

PALAZZO DELLA LUNA



YOU HAVE ARRIVED.

YOUR PRIVATE ISLAND PARADISE.

Imagine a destination where you are greeted by the gentle swaying of palm trees, the meditative rhythm of the Atlantic Ocean, and the very best that one of the world's most international cities has to offer. This heavenly environment has the power to calm and relax, whilst encouraging visitors to leave their stress and worries behind. Whether your arrival here is the beginning of a temporary reprieve or a return home from life's daily commitments, it is a place where unparalleled luxury and service anticipate your every desire and need. On Fisher Island in Miami, Florida, the exclusive community of Palazzo Della Luna proves that even paradise can be reality.

Views include a resplendent cityscape combining the best of urban life with the beauty and tranquility of the open ocean.

FISHER ISLAND, MIAMI, FLORIDA

AN EXCLUSIVE ISLAND REFUGE.

A HEARTBEAT AWAY FROM A COSMOPOLITAN METROPOLIS.



Southern tip of Miami Beach as seen from Palazzo Della Luna.

Accessible exclusively via the island's own auto-ferry or private yacht, Fisher Island is truly an urban oasis. Just a stone's throw from the vibrant cultural and cosmopolitan business centers of Downtown Miami and Miami Beach, it offers 216 private acres of pristine tropical living at its very best. While the unique community of pedigreed residents who spend their time on Fisher Island includes an impressive mix of global business leaders and distinguished world citizens who appreciate living at its finest, the island itself has emerged as one of the world's most sought-after destinations as evidenced by property values here, which are amongst the highest in the United States.

Private island, world class resort, home... Fisher Island is a world apart from ordinary life. Only here is it possible to live without compromise.



PALAZZO DELLA LUNA

AN OASIS OF CALM AND CONVIVIALITY.

The distinctive architecture combines classic Mediterranean style with luxurious accents and details throughout.

Palazzo Della Luna was meticulously designed to honor the legacy of Fisher Island. Architecturally, the sprawling 10-storey, 50-residence Kobi Karp-designed Palazzo is a contemporary homage to the island's original development, the Mediterranean Vanderbilt Mansion, built in 1936. Offering an exciting range of amenities unrivaled in South Florida, the Palazzo boasts stunning interior spaces by Champalimaud Design, and is set within exotic tropical gardens and outdoor spaces designed by world-renowned Swiss landscape architect Enzo Enea.

Privileges available to residents include an extensive range of luxurious services indoors and out. A robust amenities package includes a beauty salon, two private treatment and massage suites, Media Room, Business Center, Children's Playroom and gym, as well as a luxurious indoor/outdoor waterfront lounge and aperitivo bar with butler service and adjacent reading lounge. Two contemporary pool terraces imbue relaxation with a sunset and sunrise pool lined with Ipe-wrapped cabanas, a serviced pool bar with towel and refreshment attendant and a spa cabana. All this is complimented by a Central Park designed by Enzo Enea featuring tranquil outdoor tea gardens, a croquet lawn and bocce ball court, as well as a serenity yoga lawn on the property's west side.

The same level of attention to detail and thought has been paid to the hospitality and services offered at Palazzo Della Luna. A multilingual concierge team offering extensive white glove service is on hand to deal with your every desire or need no matter where you are in the world, from securing the city's most sought-after dinner reservations to coordinating shopping, transportation and housekeeping tasks.

Palazzo Della Luna's luxurious residences set the bar high, combining stunning design with a selection of the world's finest quality interior appointments including Lualdi doors, Boffi kitchens with Miele appliances and Sub-Zero refrigeration, master bathrooms complete with custom Fisher Island soaking bathtubs from Boffi, sumptuous honed Margraf statuarial Italian marble and Dornbracht and Duravit plumbing controls and fixtures. Enjoy private elevator entry from the luxurious lobby into move-in-ready residences with wide-plank European oak wood flooring throughout interiors, and full height window systems to bring revitalizing daylight inside. While expansive terraces set the scene for romantic al fresco dining, spacious modern floorplans with fine porcelain flooring allow one room to flow into the next.

CLAIMING ONE OF THE CHOICEST SPOTS ON THE ISLAND.



01



02



03



04

- 01 | Deep terraces enjoy enchanting views.
- 02 | Stunning view across Government Cut.
- 03 | Palazzo Della Luna main entry and view of gardens and sunset pool.
- 04 | Prestigious penthouses feature landscaped private rooftop decks.





Coconut Palm



Peacock Ginger



Gardenia



Spider Lily



Green Island Ficus



Water Lily



Purple Allamanda



Seagrape



Zaysia Grass



Florida Thatch Palm



Confederate Jasmine



Bermuda Grass



Siam Tulip



Yellow Allamanda



Boston Fern



Crape Jasmine



Seabreeze Bamboo



Dwarf Small Leaf Clusia

PALAZZO DELLA LUNA GARDEN

LIFE IN FULL BLOOM.

Residents of Palazzo Della Luna have the luxury of enjoying the thriving and vibrant outdoor life as much as the indoor comfort of their luxury homes thanks to Fisher Island's tropical setting. Majestic Coconut Palms, scarlet Siam Tulip, and Seabreeze Bamboo are among the innumerable varieties of exotic trees, plants and flowers that have been planted throughout the grounds under the artistic vision of master landscape architect Enzo Enea.



Giant Dioon



Small Leaf Clusia



Verawood



Match Stick



Railroad Vine



Brazilian Beautyleaf



Wart Fern



Simpson Stopper



Lady Palm



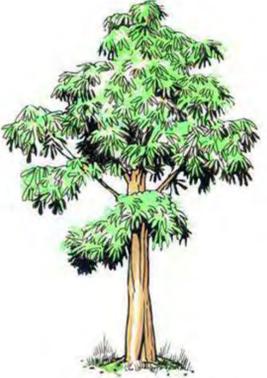
Dwarf Mexican Petunia



Fiddle Leaf Fig



Dwarf Fakahatchee Grass



Guana Chestnut



Pink Lantana



Pink Tabebuia



Water Lily



Japanese Privet



Frangipani Singapore



Shell Ginger



Baby tears



Gumbo Limbo



European Fan Palm



Coontie



Verbena lanai



Saw Palmetto



Pongam



Giant Lilyturf



Purple Lantana



Shell Ginger



Champaca Tree



Mondo Grass



Blue Sky Vine



Pitch Apple



Ylang Ylang



Dwarf Oleander

EMBRACED BY NATURE.

Take a look at everything that makes up the Outdoor Amenities at Palazzo Della Luna. See where you'll enjoy swimming laps or relaxing in the sauna, the children will play together or you'll catch up with friends over a refreshing drink by the pool.

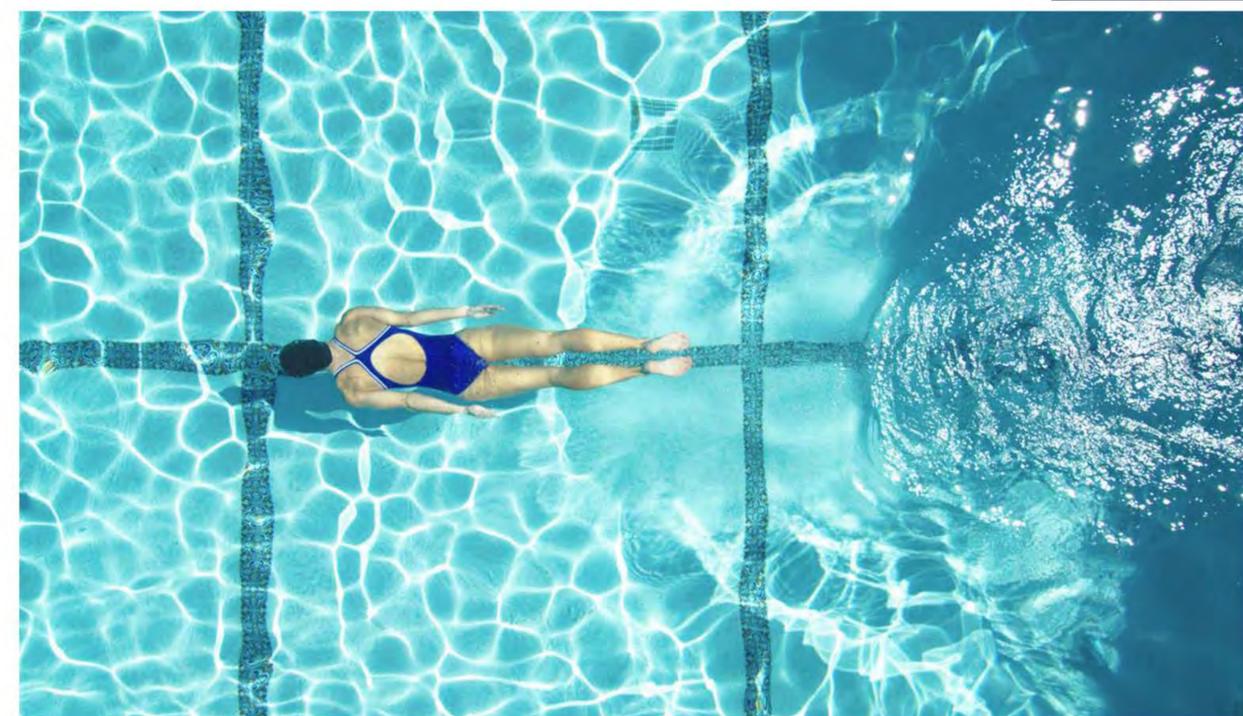
- 1 PALAZZO DELLA LUNA
- 2 PALAZZO DEL SOL
- 3 ARRIVAL/VALET PARKING
- 4 COVERED PARKING ENTRANCE
- 5 NORTH LOUNGE
- 6 CENTRAL PARK DESIGNED BY ENZO ENEA
- 7 CROQUET LAWN
- 8 BOCCE BALL COURT
- 9 34-METER SUNSET POOL
- 10 HIS & HERS SPA CABANA
- 11 SPA
- 12 COLD PLUNGE
- 13 POOL BAR/TOWEL SERVICE AND REFRESHMENT CABANA
- 14 TRANQUILITY GARDEN/YOGA LAWN
- 15 PALAZZO DEL MARE
- 16 GOVERNMENT CUT
- 17 SUNRISE POOL
- 18 SOUTH LOBBY



PALAZZO DELLA LUNA
POOL TERRACES

DIP INTO COOL WATERS.

Consciously located among flowering vines of Palazzo Della Luna's gardens and surrounding tropical grounds are two inviting pool terraces. Highlights of this paradise include a 34-meter infinity-edge Sunset Pool totaling more than 4,000 square feet, with two lap lanes, underwater banquette seating for basking in the Florida sunshine and a nearby Sunrise Pool. An intimate His & Hers Spa Cabana houses soothing sauna and steam options, with an adjacent cold plunge and heated spa creating a rejuvenating, Zen-like feel. Nine poolside cabanas are available for purchase, and for a lucky few residents at Palazzo Della Luna, these bungalows will serve as extensions of their homes. The pool bar is overseen by an attendant providing towel and refreshment service, as well as ensuring your desires are met with exemplary attention to detail.



PALAZZO DELLA LUNA SOUTH LOBBY
AND NORTH LOUNGE

A GRACIOUS WELCOME.

On arriving at Palazzo Della Luna, you will experience the elegantly-appointed South Lobby and amenity interior spaces, exquisitely designed, conceptualized and built under the direction of world-renowned interior designer Champalimaud Design. This acclaimed New York-based studio has designed a number of the world's most distinctive properties, including the Hotel Bel-Air, the Carlyle and the Pierre Hotels, as well as the Waldorf Astoria, Four Seasons and St. Regis locations and projects around the world, including Hong Kong, China, Japan, Indonesia, Sweden, the West Indies, Bahamas, the UK and elsewhere. At Palazzo Della Luna, Champalimaud artfully blends elements of classical grandeur and old world style with sophisticated contemporary accents, rich colors and textures and abstract patterns set against the backdrop of a private island oasis.

Features include extensive bas-relief custom designed exclusively for Palazzo Della Luna, imaginative screens with intricate metalwork that serve to create intimate vignettes, as well as detailed terrazzo floors that exude timeless elegance in a relaxed ambience. Enter through Palazzo Della Luna's gracious reception and concierge area in the South Lobby and stroll to the waterfront North Lounge for pristine views of Biscayne Bay, Government Cut, and South Pointe Park, the southernmost tip of Miami's famed South Beach. Here, one can get lost in a good book from one of several in the reading lounge, or enjoy the aperitivo bar, which is open for casual meetings, afternoon tea or an evening cocktail with friends.



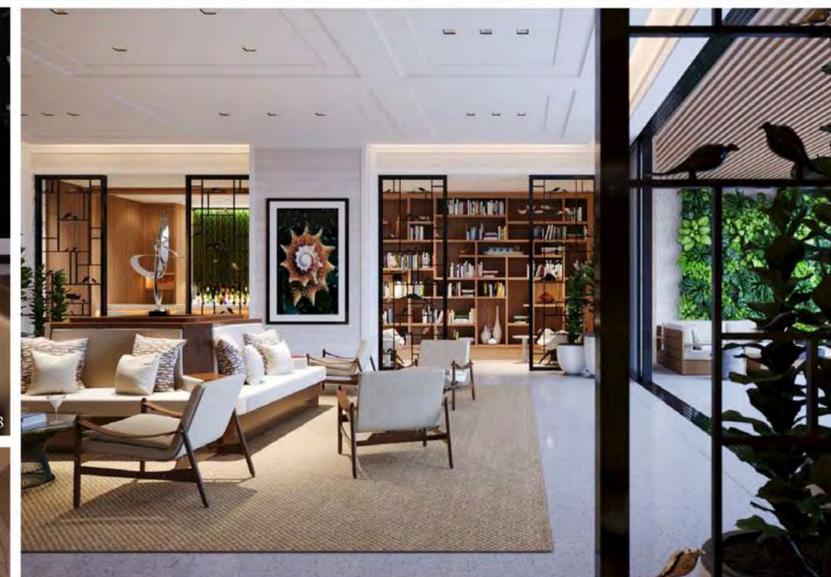
01



02



03



01 | The Waterfront North Lobby Lounge overlooking beautiful Miami South Beach.

02 | Looking in on the elegant North Lobby Lounge.

03 | The butler-serviced Aperitivo Bar.

PALAZZO DELLA LUNA AMENITIES

WORK & PLAY.

A home is not truly a home without space for the entire family to enjoy their individual pursuits.

Taking an impromptu video conference meeting is no problem at all, with the convenience afforded by the ground floor Business Center at Palazzo Della Luna. The building's Media Room and luxury seating is the perfect place to get together and watch your family's favorite sporting event or gather with friends for a game night.

For the youngest family members, Palazzo Della Luna offers a space to engage in safe play and creative activity. The Children's Playroom was designed by the award-winning brand, Kidville, with input from students at Fisher Island Day School who enjoyed participating in a school-wide design competition as part of their curriculum based on the disciplines of science, technology, engineering and mathematics. The Kidville Children's Playroom will be thoughtfully appointed with developmentally-appropriate activities guaranteed to engage the young children of families at Palazzo Della Luna.

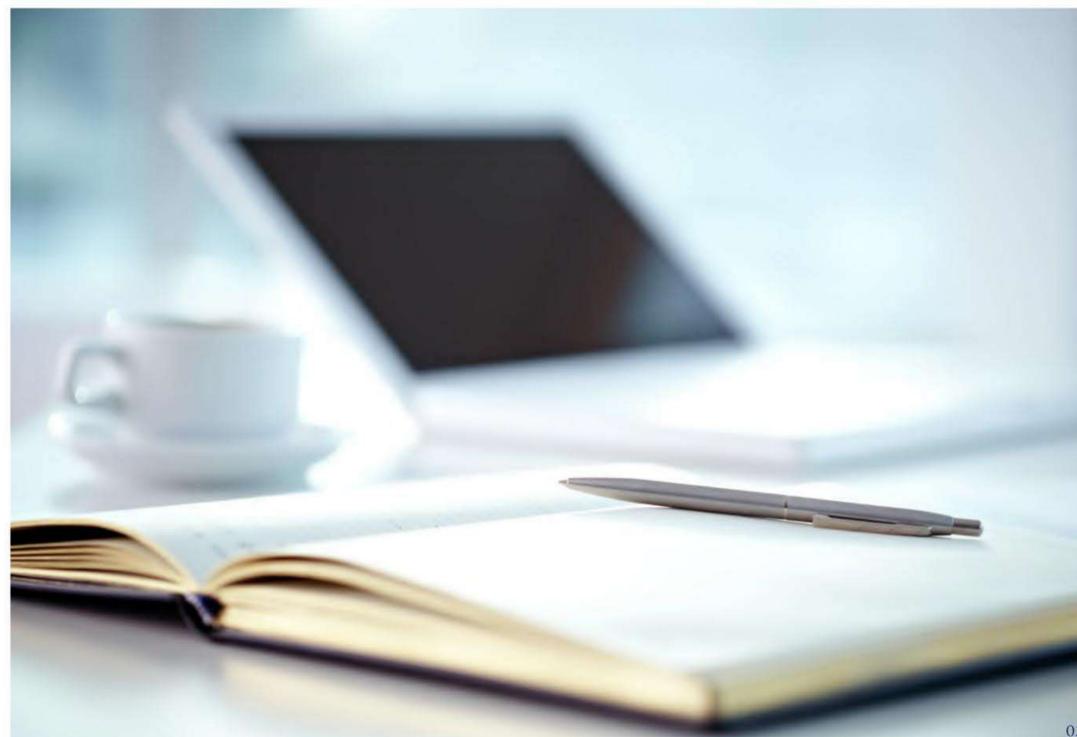


01

01 | State-of-the-art Media Room.

02 | Palazzo Della Luna Business Center.

03 | Kidville Playroom inspired by the students at Fisher Island Day School.



02



03

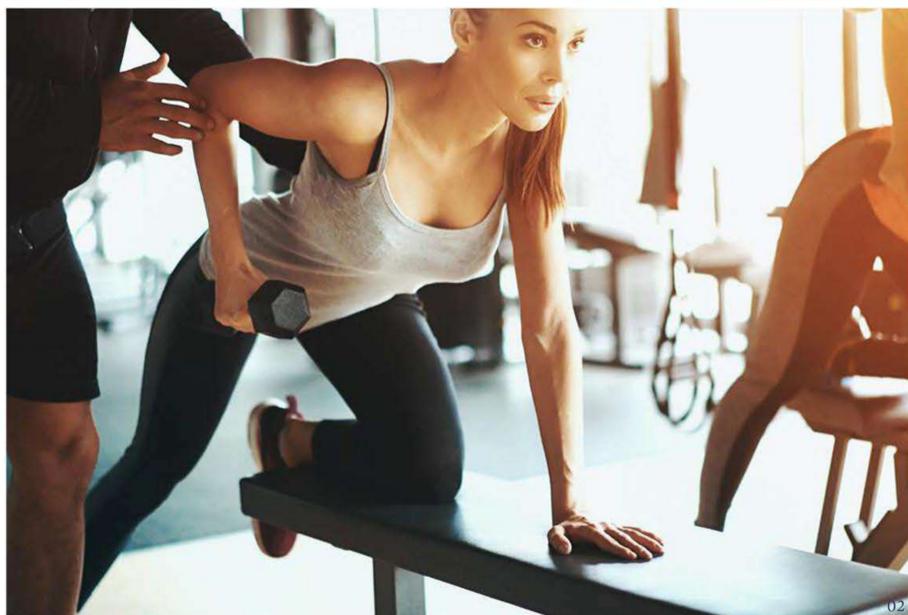
PALAZZO DELLA LUNA AMENITIES

IMMERSE YOURSELF.

No detail has been overlooked at Palazzo Della Luna where the amenities are sure to appeal to the entire family. Unwind with an aromatic massage in one of the two treatment and massage suites and be sure to make time for a manicure and pedicure after a blow dry in the beauty salon. Enjoy the convenience of working out with your personal trainer or independently in the state-of-the-art Fitness Center designed by The Wright Fit.



01



02



03



01 | Treatment and Massage Suite.

02 | Fitness Center designed by The Wright Fit.

03 | Beauty salon.

RESIDENCE CONCEPTUALIZATION
BY CHAMPALIMAUD DESIGN

DESIGNED FOR OPULENT LIVING.

The residence interior conceptualizations at Palazzo Della Luna are examples of Champalimaud Design's ability to create distinctive living environments with international appeal that are equal parts comfort, luxury and style. These ethereal interiors maximize each living space and are evocative of the elegant features and motifs that grace the property's lobby and lounge areas. Full height window systems draw in the warmth and sunlight of Miami's famous shoreline, while dynamic color palettes and precious materials evoke the island's essence and pay homage to local flavors and cultures. Large sliding glass doors designed with superior acoustics open to reveal deep Mediterranean terraces giving residents the privilege of enjoying fragrant tropical breezes and breathtaking panoramic views year-round.



01

01 | Bright, spacious living areas with multiple options for entertaining.

02 | Unmatched views set the mood in the master bedroom.

03 | An intimate study offers space for personal retreat.



02



03

FIXTURES AND FINISHES

APPOINTMENTS CURATED FOR EXCELLENCE.

Palazzo Della Luna's residences are appointed with a list of inspired details that are not only beautiful, but also offer the highest quality functionality from a well-edited selection of the world's leading luxury brands. All materials, surfaces and fixtures have been hand-selected to achieve supreme levels of comfort and luxury.



DURAVIT
SensoWash®

Duravit SensoWash® represents a new feel for design, comfort and cleanliness. The intelligent shower-toilet offers great quality of life and its various functions – from opening the toilet lid to selecting the cleaning nozzles – can be easily operated by remote control.



“The world’s best design meets the world’s finest materials at every touch point.”

DORN BRACHT

Luxurious faucets

Dornbracht plumbing controls at Palazzo Della Luna are the embodiment of exclusive design. Dornbracht is distinguished by its German heritage, and the company's sophisticated designs have won numerous international awards. The brand is renowned worldwide for being an innovative leader of vibrant creativity and luxury innovation.



lualdi
Interior doors

Lualdi has earned recognition for its leadership in designing interior doors and custom-built furniture through a combination of intense research and experimenting with new forms, technologies, processes and materials over time. A pioneer in industrial design since 1960, Lualdi has developed a range of high quality products curated by top names in Italian and international design, including models featured in the residences and common areas of Palazzo Della Luna. Lualdi has paid meticulous attention to product quality and processes for four generations, while at the same time upholding a time-honored commitment to protect the environmental, social and ecological sustainability of all materials and resources used.



Flooring

Residences at Palazzo Della Luna are fitted with sumptuous wide plank European oak wood flooring throughout the interiors, while deep terraces come complete with wood-look porcelain tile flooring. Crafted with exceptional materials, the flooring enhances the spacious floor-through layout of each unit, and allows owners to move in quickly and easily.



Boffi
Kitchen finishes

Following its successful collaboration with Palazzo Del Sol, Boffi is honored to partner with Palazzo Della Luna, bringing consistency of quality, design and passion the brand is known for to the kitchens and master bathrooms of Fisher Island's most prestigious building once again. Boffi's 360-degree design view is harmoniously integrated with Champalimaud's total design concept, and perfectly suited to the beauty of the island and prestigious project. Kitchens with Boffi's Xila Collection cabinetry and Blum self-closing hardware are delivered with durable, stylish Bohemian grey granite countertops.



Miele
Kitchen appliances

Palazzo Della Luna's residences boast gourmet kitchens at the vanguard of design thanks to a selection of Miele appliances that everyone from the novice home cook to an accomplished chef will love. Miele products set the standard for durability, performance, ease of use, energy efficiency, design and service.

SUBZERO

Refrigeration & wine coolers

Customized refrigerators from Sub-Zero, a pioneer in integrated refrigeration, blend seamlessly into the kitchens at Palazzo Della Luna. And Sub-Zero wine preservation units act not merely as coolers but as guardians against heat, humidity, vibration and light – the four enemies that can rob wine of its complexity and character. Better storage for the bottle means more enjoyment in the glass.



MARGRAF
INDUSTRIA MARMA VICENTINI
Bookmatched Italian marble

Palazzo Della Luna is interpreting marble in architecture in a visionary new way. Each residence has its own distinct personality. Every Margraf marble panel is prepared according to the ancient Italian technique of “open book”, known to the Romans since the first century AD. The “bookmatched” marble and natural stones are by definition impossible to reproduce, and like works of art they are open to individual objective artistic interpretation. Homeowners will delight in the honed finished marble found in all residence bathrooms at Palazzo Della Luna.



Boffi
Master bathrooms

The luxurious “Fisher Island” bathtub, inspired by its namesake, illustrates the prestige of our unique design partnership with Boffi. In addition to the residences at Palazzo Della Luna, the tub is now available at Boffi's flagship location, across Europe, the Americas, and the Far East. Secondary bathrooms are equipped with Velvet Statuario.



01

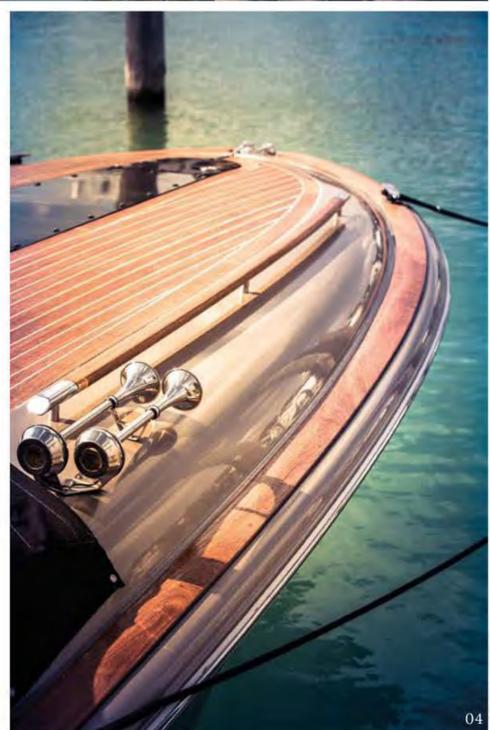
- 01 | Yachts over 250 feet in length can easily be accommodated.
- 02 | The Island's marinas feature exotic wood decking throughout.
- 03 | The Atlantic Ocean: a perfect launch point or welcome home.
- 04 | Power pedestals sheltered from the elements offer easy electrical access.



02



03



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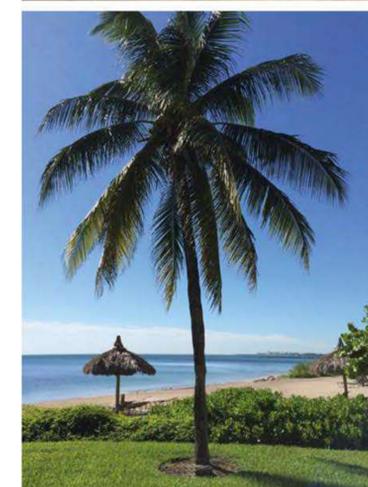


THE MARINAS

SHIPSHAPE.

The yachting set at Palazzo Della Luna will appreciate Fisher Island Club's two deep-water, surge proof marinas with 118 slips and capacity to accommodate vessels up to 250 feet in length. Recent upgrades to marina facilities include exotic wood decking, new dock pilings and state-of-the-art power pedestals.

The two marinas are dramatically situated on the Atlantic Ocean and Biscayne Bay, while the exclusive resident marina is also adjacent to Fisher Island's charming piazza, the area's most popular casual meeting point. Around the coral stone fountain centerpiece, you will find the favorite local restaurants, Porto Cervo and La Trattoria serving fresh Italian cuisine, as well as the Island Market gourmet store, which offers an extensive selection of fresh groceries and a comprehensive variety of wines and beverages. With the exciting buzz of activity, there is a never a dull moment around Fisher Island's marinas.



THE BEACH

EMERALD WATERS AND PRISTINE WHITE SAND BEACHES.

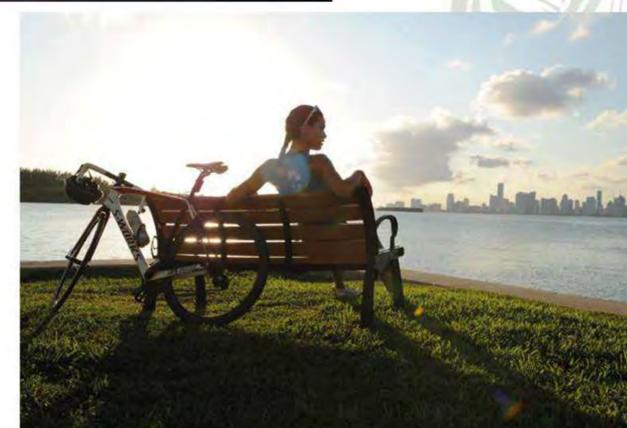
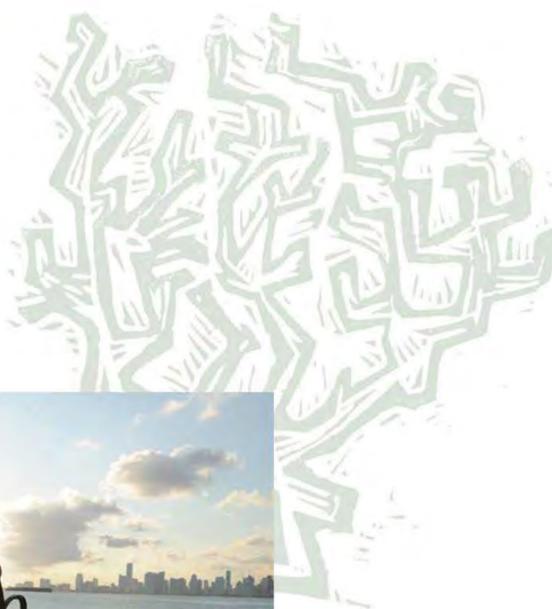
The feeling of soothing waves cooling your feet on a warm Miami afternoon is one of the most uniquely special features of the Palazzo Della Luna lifestyle, and the ocean is never more than moments away from your island home. You can avoid the crowds here, and enjoy the imported fine Bahamian white sand beach sparkling against a backdrop of the ocean and lush greenery. Over a mile in length, the private beach is reserved exclusively for the enjoyment of residents and Fisher Island Club members. Like everything on the island, the beach is kept in immaculate condition, offering every opportunity to relax or energize oneself in the emerald water under a clear blue sky.



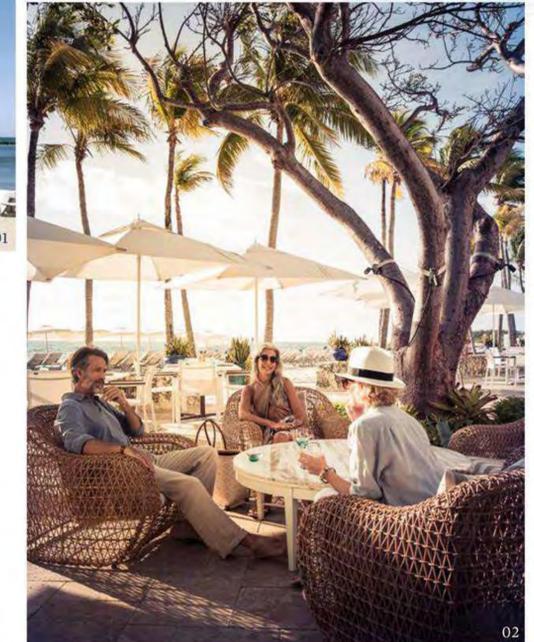
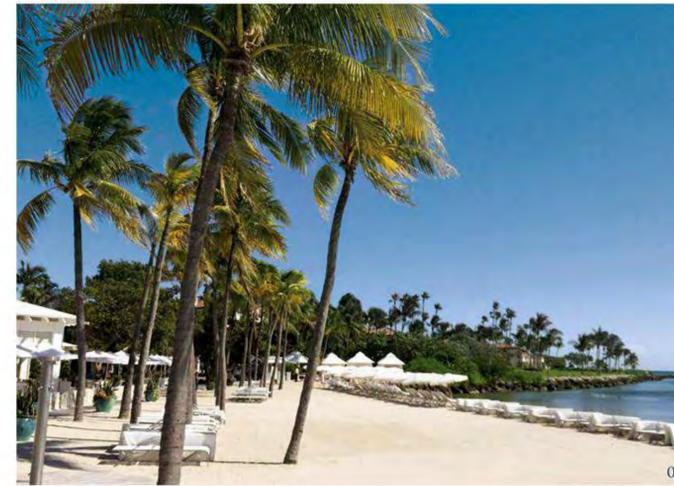
ACTIVE LIFESTYLE

AN ACTIVE PARADISE.

Whether it be in the sea, on the trail or on the courts, Fisher Island provides unlimited opportunities to lead a healthy and active lifestyle through fun-filled exercise and activity. Throughout the island, palm tree-lined streets and ocean front paths wind through tropical gardens, providing ample space to go jogging, walking or cycling. These paths also offer access to the private beach, where the sea beckons for a brisk swim or some time out standup paddleboarding. Alternatively, the extensive facilities of the Vanderbilt Park exercise area include well-lit courts for basketball, volleyball and other outdoor sports, making it perfect for individual training or group activities.



No shoes
take you to
good places.



THE BEACH CLUB

A CLUB WHERE
YOU BELONG.

One of Fisher Island's crown jewels is the exclusive Beach Club. With panoramic views taking in the Atlantic Ocean and Biscayne Bay, the Beach Club is the epicenter of the island's social life. Members can indulge in an entire day's activity, from lounging in the sun on the beach through to taking a dip in the Vanderbilt Mansion's swimming pool or dining on a delicious meal of expertly-prepared Japanese delicacies.

The Beach Club is dotted with billowing cotton lounge chairs and umbrellas, providing a contrast to the turquoise water and blue sky above, while majestic palms and historic buildings conjure up a charming "Riviera chic" ambiance. Members can enjoy delicious light fare throughout the day and night both at the Beach Club's restaurant and Sunset Bar. The perfect place for family and friends to share a moment, and toast the good life.



01 | Fine Bahamian sand stretches into the warm waters of the Atlantic Ocean.

02 | Relax in the Beach Club's lounge area to the soundtrack of the ocean.

03 | The perfect vantage point for enjoying spectacular sunsets.



THE LINKS GOLF COURSE

HIT THE LINKS.

The Links at Fisher Island is among the best 9-hole golf courses in the country, providing the perfect opportunity for club members to hone their game from two sets of tees. Designed by celebrated golf course designer P.B. Dye, the course is a worthy challenge for golfers of all levels with its fast-playing Paspalum grass and cleverly-positioned lagoons, bunkers, and laser-leveled tees. The Links features a full-size driving range with short-game facilities – making it the perfect place to improve your skills alone or with the assistance of one of the club’s teaching professionals. After a day on The Links, members can retreat to the comfort of the Greenside Golf Grill to relax and recount the day’s best shots.



THE RACQUET CLUB

SUPREME COURT.

Fisher Island Racquet Club boasts some of the country’s finest tennis facilities, and is widely viewed as one of the best clubs in the world. The Mediterranean-inspired Club offers 18 tennis courts, with all four Grand Slam playing surfaces to choose from, including nine hydro Har-Tru courts, two “deco turf” cushion hard courts, two grass courts and five red clay courts. All the courts are maintained to championship standards, to provide a superior playing surface for Fisher Island Club members of all ages and abilities. The courts are surrounded by lush green tropical hedging to ensure complete privacy. The Racquet Club also houses a pro shop, offering tennis instruction, the latest tennis merchandise, locker facilities and steam rooms.



SPA INTERNAZIONALE

INDULGE IN THE FINEST.

- 01 | Members can relax poolside after an invigorating workout.
- 02 | The Spa Internazionale, featuring Mediterranean architecture from the Vanderbilt era.
- 03 | State-of-the-art equipment is provided to suit all fitness levels.
- 04 | The Spa's cardio theater features treadmills, cross trainers and elliptical machines.



Exclusively accessible to Club members and resort guests, Fisher Island's Spa Internazionale is the premier full-service spa in Miami. Housed in a 24,000-square foot facility (once the seaplane hangar of William K. Vanderbilt II), the Spa evokes a soothing Mediterranean ambiance and offers a full range of rejuvenating and indulgent treatments to promote relaxation, anti-ageing and beautification.

Spa Internazionale is also home to an extensive "wet area", including a lap pool, hot and cold plunge pools, Roman waterfall, steam rooms and an infrared sauna. Perfect for preparing for a special night out or simply as part of one's regular routine, the full service salon offers a complete set of services, from hairstyling to skin and nail care.

Spa Internazionale's guests also have a wide range of different spaces and amenities dedicated to exercising indoors available to them. The facility is equipped with state-of-the-art equipment including a variety of cardiovascular training machines, weights and inversion machines, as well as private training rooms, group class facilities for spinning, Pilates and more. Friendly, motivating professional trainers head up all the featured programs, providing the perfect foundation for your fitness regimen.





FISHER ISLAND DAY SCHOOL

BEST IN ITS CLASS.

To prepare young residents for their academic journeys, Fisher Island is home to the accredited Fisher Island Day School, serving students from early education through sixth grade. With an enrollment of more than 100 students, the school is led by a faculty whose passion and qualifications instill a life-long love of learning through exciting subjects ranging from Mandarin Chinese to nature studies, with the latter benefiting from study of surrounding ecosystems. State-of-the-art facilities and opportunities for further instruction and after-school care contribute to the appeal of the school, while the strong academic performance of students has enabled Fisher Island Day School to consolidate its place as one of the leading elementary schools in Dade County, Florida.



01 | The school's playground is a safe and secure retreat during recess.

02 | The Fisher Island Day School is conveniently located, just a short walk from Palazzo Della Luna.

03 | Soccer is one of many activities for students during the Active Hours After School Program.



VANDERBILT MANSION

UNDER THE SHADE OF THE OLD BANYAN TREE.



The heart and soul of the Fisher Island Club is the grand Vanderbilt Mansion. Built in 1936 by Swiss-born American architect Maurice Fatio from beautiful coral stone in charming Mediterranean style, the baronial estate has housed dignitaries and luminaries for nearly a century. Its adjacent courtyard is centered around a majestic 200-year-old Banyan tree that is as historic as the mansion itself. One will often see peacocks resting in the extensive branches overhead.

Railroad magnate William K. Vanderbilt II originally built the house with his beloved wife Rosamund to serve as a winter retreat from the cold Northeast. Recently renovated, it is the perfect location for members of the Fisher Island Club to gather in any of its elegant salons, its Napoleonic-era walnut-paneled library, or chandeliered ballroom. Outdoors, the Mansion invites guests to enjoy its expansive terraces and lounge area overlooking the spectacular swimming pool.

A member of the exclusive Leading Hotels of the World collection, Fisher Island Club Hotel is housed in the Mansion's surrounding villas and historic cottages, giving members a luxurious space to host guests and visitors.

01 | Fisher Island namesake, Carl Fisher, famously traded 7 acres of the island for Vanderbilt's 250ft yacht, *The Eagle*.

02 | William K. Vanderbilt II with his wife, Rosamund, enjoying Fisher Island's private beach.

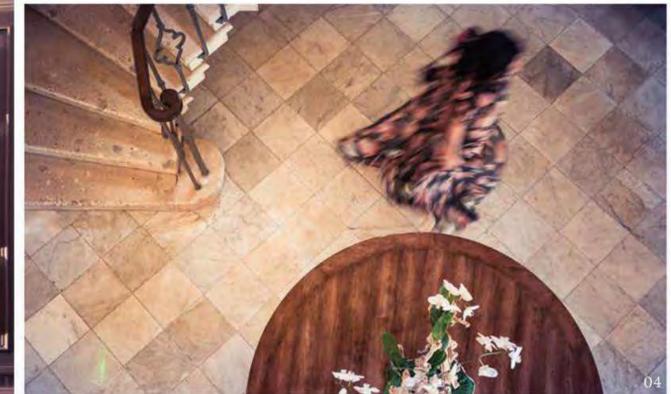
03 | Automotive parts pioneer, Carl Fisher, in conversation with William K. Vanderbilt II.

SNOOKER CLUB AND GARWOOD LOUNGE

IT'S LIVELY AT THE TOP.

In accordance with the Mansion's noble heritage, The Snooker Club is a private billiards and dining venue open only to equity members of Fisher Island Club. Housed on the Vanderbilt Mansion's second floor, the club exudes an atmosphere of exclusivity reminiscent of the finest members-only clubs throughout the world.

The Garwood Lounge and Piano Bar serves imaginatively prepared fresh seafood and a tempting selection of choice cuts from the grill. Its dark oak decor and golden accents lend the Garwood Lounge a sumptuous 1920s' charm, with tuxedoed waiters offering impeccable service in the elegant setting.



- 01 | Shaken or stirred, master bartenders prepare cocktails for members in the Snooker Club.
- 02 | Classic interiors throughout the Vanderbilt Mansion.
- 03 | Enchanting dining for special moments in the wood-paneled Vanderbilt Mansion Library.
- 04 | Marble floors and coral stone stairs create a warm canvas for elegant evenings.
- 05 | Billiards in The Snooker Club with views of the Atlantic Ocean.
- 06 | The al fresco cocktail area is the perfect place for an aperitif under the Banyan tree.



FISHER ISLAND'S CAFES, RESTAURANTS AND BARS

AT THE MARINA



AT THE LINKS CLUBHOUSE



Greenside Golf Grill

The Greenside Golf Grill offers guests indoor or terrace dining to enjoy picturesque views of the verdantly landscaped Links course. The Grill offers a full menu of delicious selections from fresh salads and sandwiches to the carving board buffet.

AT THE BEACH



The Beach Club

Airy and elegant white seaside pavilions provide shade along the stunning Beach Club. Breakfast and lunch are served in a relaxed atmosphere here, and feature casual fare just perfect for the beach.

Susbi Bar

A popular gathering place during sunset hours, artfully-presented sushi and Japanese delicacies are served here with a side of fresh ocean breeze.



Sunset Bar

The island's most popular casual waterfront locale for a Sundowner with friends, the Sunset Bar hosts a range of regular fun-filled events for guests including a French Bistro Night, Clambakes and the occasional Sunday Jazz Brunch.

AT THE VANDERBILT MANSION



Garwood Lounge & Piano Bar

Fine dining in an intimate setting can be found at this outstanding steakhouse tucked away within the historic Vanderbilt Mansion. The Garwood's restored 1920's era oak paneling and décor create an ambience of true elegance and sophistication.



City View Cafe & Library

Also located in the Vanderbilt Mansion is the City View Café. Here, guests are treated to casual dining with views of the spectacular Miami skyline. Menu highlights include the Café's legendary barbecued ribs, fresh crab cakes and indulgent mac & cheese. The Library is ideal for celebrating in style, meanwhile, and can be set up as an extended dining room or an exclusive setting for private dining.



Porto Cervo

The restaurant has a well-earned reputation for serving crowd-pleasing dishes for the most discerning palates. Its menu tempts with classic Italian and Mediterranean cuisine, while its casually elegant setting sets a relaxed mood.



La Trattoria

This Italian eatery is part of the new piazza-style town center. The casual and inviting atmosphere offers both indoor and al fresco dining with a view of the marina. The menu delights with delicious pizzas, pastas and fresh salads in generous portions for the whole family.



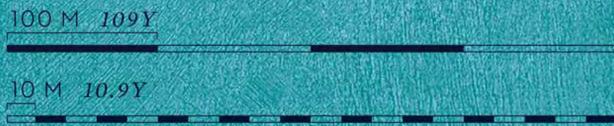
Gourmet Island Market

At Gourmet Island Market, residents have access to an extensive selection of groceries and wine. Regular deliveries from around the world ensure that no wish or desire will go unsatisfied, while the Market's central location means it could not be quicker and easier to reach and use.



FISHER ISLAND

- 1 Palazzo Della Luna
- 2 Palazzo Del Sol
- 3 Ferry Terminal
- 4 Sales Pavilion
- 5 Post Office
- 6 Fire Station
- 7 Auxiliary Ramp
- 8 The Links Golf Club/Golf Grill
- 9 Café Porto Cervo
- 10 Island Market
- 11 La Trattoria
- 12 Barge
- 13 Membership Office
- 14 Accounting
- Regions Bank
- 15 Tennis Center/Conference Center
- 16 Spa Internazionale
- Salon di Belleza
- 17 Dockmaster's Office
- 18 Vanderbilt Mansion
- Garwood Lounge
- City View Café
- Library
- Ballroom
- Snooker Club
- 19 Fisher Island Hotel
- 20 Beach Club Restaurant
- 21 Sunset Bar
- 22 Member Beach
- 23 Fisher Island Day School
- 24 Vanderbilt Park
- 25 Seaside Villas
- 26 Courtyard Villas
- 27 Rosemary's Cottage
- 28 Junior Suites
- 29 Resident Marina
- 30 Deep Water/Guest Marina



BUILDING SERVICES AND AMENITIES

BUILDING AMENITIES

- 6-star multilingual concierge receives you in the elegantly appointed South Lobby
- Waterfront North Lounge with butler-served Italian aperitivo bar and intimate library
- Two treatment & massage suites
- Beauty salon for hair, manicures, pedicures and makeup
- Fitness Center with top-of-the-line equipment designed by The Wright Fit
- *Kidville* Children's Playroom inspired by the students at Fisher Island Day School
- Media Room with luxury seating available for private viewings and functions
- Business Center with video conferencing capability
- Wireless high-speed internet throughout lobby level and pool terraces
- 24-hour front desk reception and security
- Valet parking with optional self-parking

OUTDOOR AMENITIES

- 4,000+ sq. ft., 34-meter, infinity-edge Sunset Pool with two lap lanes and underwater banquette seating
- 1,750+ sq. ft., 21-meter, infinity-edge Sunrise Pool with underwater banquette seating
- Pool bar with attendant offering towel and refreshment service
- Intimate His and Hers Spa Cabana with sauna, steam and shower, adjacent to cold plunge and spa
- Expansive pool terraces enveloped in lush landscaping
- Nine poolside cabanas available for purchase (subject to availability)
- Central Park designed by Enzo Enea, with outdoor tea gardens, croquet lawn and bocce ball court
- Tranquility garden with serenity yoga lawn

PARKING & RELATED FACILITIES

- Covered parking for vehicles and golf carts
- Capacity for electric car charging stations
- PDL Signature Garia golf cart with dedicated charging stations

- Air-conditioned storage spaces available for purchase (subject to availability)
- On-site emergency generator for elevators and life safety systems

RESIDENCE FEATURES

- Contemporary floor plans with spacious floor-through layouts
- Panoramic water, city and island views
- Deep terraces with fine porcelain flooring
- Wide-plank European oak wood flooring throughout interiors
- Private elevator entry
- Full-height, impact-resistant insulated window system
- *Lualdi* interior doors and hardware with magnetic locks
- High-efficiency AC system with linear air diffusers operated by *Nest* thermostat
- Mold-resistant level 5 drywall finish
- High-speed fiber-optic internet service

CUSTOM BOFFI KITCHENS

- *Boffi* “Xila Collection” kitchen with *Blum* self-closing hardware
- Bohemian grey granite countertops
- *Miele* appliances
- *Sub-Zero* refrigeration and wine coolers
- *Dornbracht* sink faucet
- Dimmable under-cabinet LED lighting

LUXURIOUSLY APPOINTED MASTER BATHROOMS

- Custom *Boffi* “Fisher Island” soaking bathtub with *Dornbracht* faucet
- *Boffi* floating vanity with LED lighting built-in to mirror
- *Margraf* honed statuarial bookmatched marble
- *Dornbracht* oversize rain shower with Starphire glass door
- *Dornbracht* plumbing controls
- Wall-mounted *Duravit* toilets with *SensoWash*®
- Designer wall coverings

SECONDARY BATHROOMS

- *Boffi* cabinetry with *Cristalplant*® floating vanity
- *Margraf* honed Carrara marble with velvet finish
- *Dornbracht* plumbing controls
- *Duravit* wall-mounted toilets
- Starphire glass shower doors

POWDER ROOMS

- *Boffi* cabinetry with *Cristalplant*® floating vanity
- *Dornbracht* plumbing controls
- *Duravit* wall-mounted toilets
- Designer wall coverings

PENTHOUSES

- Up to 15-foot ceilings
- Private rooftop terraces with panoramic views
- *Viking* outdoor summer kitchens
- Private stainless steel pools with glass tile finish by *Bradford* and outdoor showers
- Enzo Enea-designed private rooftop decks finished with Ipe wood and Sea Grey granite hardscaping and manicured grass landscaping
- Two-car air-conditioned garage with storage and Tesla electric car charger

EAST & WEST LANAIS

- Ceilings up to 13-foot high
- Private stainless steel pools with glass tile finish by *Bradford* and outdoor showers
- Enzo Enea-designed private pool decks finished with Ipe wood and Sea Grey granite hardscaping and verdant landscaping

FISHER ISLAND SERVICES AND AMENITIES

VANDERBILT MANSION

- Historic 1936 Mediterranean mansion
- Garwood Lounge & Piano Bar, fine dining
- City View Café, elegant restaurant
- Library, Drawing Room and Salon
- Grand Ballroom available for Club and private functions
- Snooker Club billiards and dining room for equity members only
- Heated saltwater pool with attendant service

FISHER ISLAND HOTEL AND RESORT

- Member of *Leading Hotels of the World*
- Recipient of the Condé Nast Johansen “Most Excellent Small Hotels” Award for the Americas, Caribbean, Atlantic & Pacific regions
- Boutique hotel with 15 charming rooms including one-of-a-kind villas, luxurious guest house suites and enchanting cottages all situated around the Vanderbilt Mansion, many with private in-ground spas

BEACH CLUB

- Imported Bahamian white sand
- Seaside pavilions with beach attendant service
- Casual beachside restaurant
- Stunning Sunset Bar
- Sushi Bar serving fresh delicacies

SPA INTERNAZIONALE

- Full-service wellness center, spa and salon
- 24,000 sq. ft. Fitness Center housed in historic Mediterranean building
- State-of-the-art fitness equipment
- Personal training and group classes
- Indoor and outdoor pools
- Roman waterfall

THE LINKS

- Par 35, nine-hole championship golf course designed by P.B. Dye
- Driving range and putting green
- Clubhouse with pro shop
- Professional instruction for private lessons, playing lessons, group lessons and clinics
- Professional video swing analysis
- Greenside Golf Grill, casual restaurant

THE RACQUET CLUB

- World-class facility with 18 tennis courts
- Ranked #1 in the East Coast region of the United States by Tennis Magazine
- Four playing surfaces including each ATP Grand Slam surface
- Eight professional instructors offering lessons and clinics year-round
- Pro shop with equipment and merchandise
- Meeting facilities

MARINAS

- Two surge-proof marinas with over 100 slips, including one deep water marina
- Accommodation for vessels up to 250 feet
- Ship store
- Seaplane ramp
- Yacht and fishing charters available

TOWN CENTER

- Waterfront dining and shopping
- Gourmet Island Market
- La Trattoria, casual Italian eatery
- Porto Cervo, fine dining restaurant
- Dry cleaner
- Bank

FISHER ISLAND DAY SCHOOL

- Private accredited day school
- Early education through 6th grade
- Considered one of finest private schools in the region

FISHER ISLAND RESIDENT SERVICES

- The Fisher Island fire station and Emergency Medical Services station provide first aid and life-saving services 24 hours a day.
- Mail facility
- Private auto-ferry service

OTHER ISLAND RECREATION

- Scenic Vanderbilt Park with dog park, playground, sand volleyball court, basketball court, soccer and multi-purpose field
- Vanderbilt Theater

- Professionally-maintained aviary
- Observatory with Celestron C14 Compustar telescope
- Fisher Island is a designated bird sanctuary

DINING

- Beach Club, Sunset Bar & Sushi Bar
- Garwood Lounge & Piano Bar
- City View Café
- Vanderbilt Mansion Library and Snooker Club
- Porto Cervo
- La Trattoria
- Greenside Golf Grill
- Gourmet Island Market

ISLAND PRIVACY, SECURITY AND TRANSPORTATION

- Access to Fisher Island is strictly limited to residents, their guests and registered hotel guests.
- Transportation to Fisher Island is by private yacht or auto-ferry only, and regulated and monitored at all times. The identity of anyone boarding the ferry to access the island is verified by security officers, and residents use a designated priority lane for ease of access.
- Fisher Island's ferries accommodate passenger vehicles and depart regularly from the island and access point on MacArthur Causeway 365 days a year. The easy journey between the mainland and the island takes just seven-and-a-half minutes. Residents can also walk onto the ferry and access the designated residents-only pedestrian cabin lounge.
- Residents are provided with a courtesy golf cart shuttle to any point on the island, while employees use an off-island parking lot and trolleybus.
- The Fisher Island Public Safety Department is a multi-functional department employing officers with security experience in both the private and public sectors. Trained security officers man strategic posts throughout the island, 24 hours a day, 7 days a week.

DEVELOPMENT TEAM



**Heinrich
von Hanau**

*Developer,
Fisher Island Holdings LLC*



Cedrik Denain

*Principal,
ASR Construction*



Joseph R. Dieppa

*Principal,
ASR Construction*

Heinrich von Hanau provides overall operational leadership for the development of Palazzo Della Luna, Fisher Island's newest luxury condominium. He brings to this project a wealth of experience gained in serving as development officer for similar projects including Continuum and Portofino Tower in Miami Beach as well as developments around the world in locations such as Aspen, Las Vegas and Marbella, Spain. "We're creating a new paradigm for waterfront luxury living by consciously integrating high design, technology, incomparable amenities and the white glove services that are expressive of Palazzo Della Luna's privileged location on Fisher Island."

As co-lead on all of Fisher Island's new construction, Cedrik Denain aims to maintain Fisher Island's stylistic integrity while advancing technology and sustainability. Hailing from a family of developers, the veteran builder has designed and constructed many of South Florida's most prestigious addresses, with Palazzo Del Sol among the most recent. "Like the fourth movement of a symphony or the spectacular grand finale of a fireworks display, we've saved the very best 'til last on Fisher Island. With its prize location, contemporary design and unparalleled amenities, Palazzo Della Luna will leave an indelible mark as the most exclusive and luxurious residence ever built on the island enclave."

Joe Dieppa has built ASR on a foundation of service, expertise and quality since founding the company in 1998. He has since directed construction activities of over \$875 million, and played a significant role in the development and evolution of Fisher Island. Previously, he has acted as a construction manager for some of the largest insurance companies in the US, restoring commercial claims resulting out of some of the biggest disasters in the country. "Nothing on Fisher Island even comes close to the quality of design and construction at Palazzo Della Luna. Quality and logistics are the foundation for building this landmark development, from conception right through to completion."

DESIGNER TEAM



Kobi Karp

*President/CEO,
Kobi Karp Architecture &
Interior Design*

"The contemporary elegance and sophisticated Mediterranean charm of Palazzo Della Luna's architectural design place a unique emphasis on the indoor/outdoor experience of living on a private island. With the goal of fostering human interaction with architecture and nature, we've created a series of indoor and outdoor rooms that are luxurious, intimate, and comforting in design and scale. The finest materials and finishes also lend themselves to an experience that is both individual and thoughtful of the Fisher Island year-round experience."



Champalimaud Design

*Alexandra Champalimaud,
Winston Kong*

"The bespoke design of Palazzo Della Luna embraces the tranquil and natural environment of Fisher Island, creating a lifestyle experience that emphasizes refined living. By crafting a series of spaces that are epicurean yet subdued, and curating bespoke finishes, the public realm provides a sense of "luxury upon arrival", with the residences havens of serenity. Material choices such as plaster bas relief, gilded glass, statuary marble, and cerused oak help create an atmosphere of understated elegance & ease with just the right touch of indulgence."



Enea Garden Design

*President,
Enea Garden Design*

"The refined elegance of Palazzo Della Luna's landscape architectural design places an emphasis on the outdoor garden experience, and serves to foster meaningful human connection with nature. By curating a series of outdoor spaces that are comfortable, intimate in scale and lush with plant species such as Seagrapes, Gumbo Limbos and Clusias, we're creating a microclimate and typology that is unique to each garden and enjoyable year-round. The outdoor spaces are seamlessly woven together to form one of Palazzo Della Luna's most fundamental cornerstones, both physically and symbolically. At the same time, its lush landscapes synergistically unite the outdoor spaces shared by the building's sister project, Palazzo Del Sol. The end result is an authentic full-sensory experience with nature in what is truly one of the world's most beautiful places."



WELCOME
TO FISHER ISLAND.

