



OKAN TOWER

MIAMI
RESIDENCES

*“Okan Tower's unique architecture
is poised to be a defining element of
the Miami skyline.”*

- Robert Behar, Principal - Behar Font & Partners, P.A.



Welcome to Inspired Luxury

Like the petals of a flower, Okan Tower presents layers of luxury and design, each more breathtaking than the last. Discover them all as the story unfolds.

THE LOCATION

Feel Moved to Do,
See and Live More.

Downtown Is Your Playground

Okan Tower stands in the heart of downtown making it easy to enjoy many of the local cultural offerings from concerts to film festivals and top-notch dining. When you live minutes from everything, the spirit of Miami and its plentiful offerings are yours to celebrate at any moment.

A World of entertainment awaits

Less than 1 mile away:

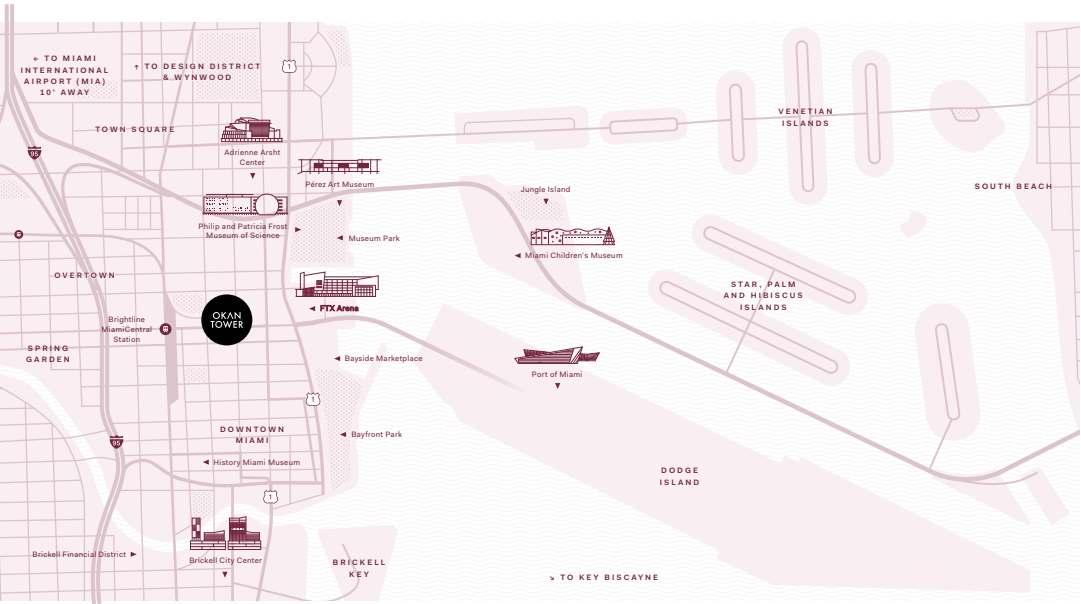
- FTX Arena
- Arsht Center for the Performing Arts
- Bayfront Park & Amphitheater
- Bayside Marketplace
- Government Center
- History Miami Museum
- Miami-Dade College Wolfson Campus
- Olympia Theater
- Perez Art Museum
- Philip & Patricia Frost Museum of Science
- Brightline at MiamiCentral
- Museum Park

Under 3 miles away:

- Brickell City Centre
- Jungle Island
- Health District/Civic Center
- Mary Brickell Village
- Miami Children's Museum
- Miami Design District
- Miami Riverwalk
- Shops at Midtown Miami
- Port of Miami Cruise Terminals
- Vizcaya Museum and Gardens
- Wynwood

Under 10 miles Away:

- Bass Museum
- Miami Beach Botanical Garden
- New World Symphony
- South Beach
- Coconut Grove
- Downtown Coral Gables/ Miracle Mile
- Key Biscayne
- Miami International Airport (MIA)
- Shops at Merrick Park
- University of Miami



THE BUILDING

An Instant *Icon.*

Downtown Miami's Masterpiece

With a gently rippling glass façade that soars gracefully towards its curved apex, Okan Tower is a 70-story work of art. Architectural firm Behar Font & Partners, P.A., has thoughtfully envisioned a sensational addition to Miami's skyline that both residents and observers can appreciate and enjoy. Okan Tower epitomizes elegance and symbolizes optimism.

Tower Features:

- 163 luxury Sky Residences rising above the 51st floor
- 236 Condo-Hotel Residences starting on the 36th floor
- Five-star Hilton Hotel & Resort
- Endless amenity and entertainment levels for residents and hotel guests
- Dedicated, separate high-speed elevators for Sky Residence owners, and hotel/ Condo-Hotel guests
- 10+ foot ceilings
- Upscale Italian cabinetry in kitchens and bathrooms





SKY RESIDENCES

A Vision of *Luxury*.

Modern luxury living meets the amenities and services of a world-class hotel. Okan Tower's owners-only, amenity-rich areas go above and beyond. Discover a lifestyle that pampers, serves and comforts its residents.

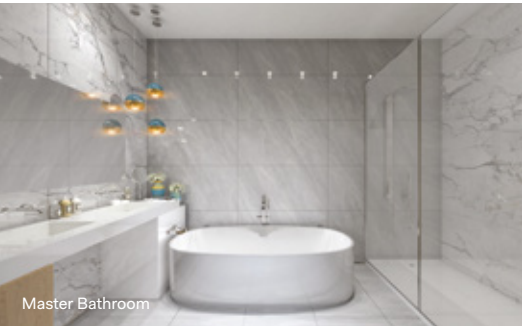
Exclusive Sky Residence Features & Amenities:

- Ground floor arrival entrance with dedicated, 24-hour reception and concierge
- Rooftop pool and sky deck with outdoor lounge area and private cabanas, offering 360° bay and city views
- Additional 12th floor lap pool with clubroom, indoor and outdoor lounges, and private cabanas.
- State-of-the-art fitness center with Peloton® bikes, yoga studio and interactive fitness MIRROR®
- Wine cellar and owner's lounge
- Dedicated wellness spa with sauna, steam room and treatment rooms
- Cutting-edge technology theater
- Children's sensorial room
- Top-of-the-line appliances
- Award-winning services from Hilton Hotels & Resorts available

Experience luxury designed to please the senses, from marble baths and flooring to captivating floor-to-ceiling views.



Kitchen



Master Bathroom



Master Bedroom



Living Room



THE HOTEL

A Five-Star Experience at Home

Enjoy everyday life with the services you expect from a vacation. Okan Tower has partnered with Hilton Hotels & Resorts to provide amenities and hospitality that invite you to relax and pamper yourself.

For nearly 100 years, Hilton hotels have innovated, perfected and elevated the idea of hospitality. Conrad Hilton, founder of Hilton Hotels & Resorts once said, "It has been, and continues to be, our responsibility to fill the earth with the light and warmth of hospitality." Now, Okan Tower is pleased to bring the resort lifestyle to you, so you can spend more time enjoying the moment.

Services Presented by Hilton Hotels & Resorts:

- 24-hour security, front desk reception, and valet parking
- In-room private dining
- In-room spa treatments
- Professional housekeeping services
- On-site laundry and dry cleaning
- Dedicated maintenance and engineering staff
- Access to personal trainers and fitness specialists
- Lifestyle concierge services, including transportation arrangements, car services, dinner reservations, concert tickets, pet-services and more

WORLD-CLASS LIFESTYLE

Okan Tower, *Your Urban Utopia.*

Condo-Hotel Residences Features & Amenities:

- 29TH floor arrival lobby with dedicated, 24-hour reception and concierge
- Access to the hotel's three amenity levels, located on the 27TH, 28TH and 30TH floors
- State-of-the-art fitness center and training facilities
- Outdoor pool, located on the 27TH floor, with indoor and outdoor lounges and private cabanas
- Signature wellness spa offering innovative and restorative treatments inspired by Turkish traditions, featuring a marble hamman
- Gourmet restaurant serving breakfast, lunch and dinner, plus grab-and-go café and multiple bars
- Conference, event and meeting rooms
- Over 4,500 square feet of ballroom space available, including full catering and kitchen facility





Okan Tower represents a convergence of visionaries — forward-thinkers who see downtown Miami as a home for individualists, professionals, collectors, creatives and connoisseurs. In downtown Miami, historic landmarks and modern culture coexist. Just minutes from entire blocks dedicated to art, fashion, design and performance.

It's a home where the resort-style pool, spa, fitness center and other world-class amenities along with the award-winning services of the Hilton brand make everyday feel like a getaway.

THE TEAM

“Okan Tower is a *monument to all that is possible* when imagination and opportunity come together.”

— Bekir Okan, Developer/Chairman of the Board of Directors

Okan Group

Founded in 1972, Okan Group is Turkey's leading, innovative enterprise. Boasting international experience and advanced technology, the company began in the industrial arena and has since expanded to a real estate focus with its first U.S. development in Downtown Miami being Okan Tower. Its investments in the Central Asia, primarily Turkmenistan and Kazakhstan, as well as around the world, have earned Okan Group a deep-rooted reputation in the construction, banking, textile, production and tourism industries, among others. Continuously engaging in quality research and identifying growth opportunities, the company's global footprint has resulted in nearly 40 projects that service the community through technological, economic and cultural advancement.

www.okan.com.tr



Hilton Hotels & Resorts

As the most recognized name in the industry, travelers all over the world have been saying “Take me to the Hilton” for almost a century. And because of the innovative approach to products, amenities and service, Hilton continues to be synonymous with hotels across the globe. Hilton Hotels & Resorts remains the stylish, forward thinking global leader of hospitality – and they help make traveling easier with our smart design, innovative restaurant concepts, authentic hospitality and commitment to the global community.

www.hiltonhotels.com



Behar Font & Partners, P.A.

Behar Font & Partners, P. A. is a professional organization dedicated to the practice of architecture, planning and interior design. Our principals have a combined total of 65 years of architectural experience and, as such, have served as architects and designers for a wide variety of project types. This varied experience includes retail facilities from individual stores to shopping malls, residential facilities from single-family residences to multi-unit complexes, professional office centers, religious architecture, governmental facilities, educational facilities and multi-use complexes. Confident in our ability and experience, we continue to dedicate ourselves to the design of creative, functional, flexible and efficient projects.

www.beharfont.com



Fortune Development Sales

Fortune Development Sales is the premier, exclusive on-site sales and marketing representative for third-party development projects in South Florida, having represented more than 80 of South Florida's most successful projects. Led by visionary founder Edgardo Defortuna, Fortune has 18 offices around the world, with nearly 1,000 associates and a worldwide brokerage network, reaching prospective buyers in markets as diverse as South Florida, Manhattan, Buenos Aires, São Paulo, Hong Kong and Paris. Fortune Development Sales is an affiliate of Fortune International Group, a recognized leader in development, sales, and marketing since 1983.

www.fortuneintlgroup.com



"Okan Tower is a beacon
to everything that *makes*
the Miami experience so
unforgettable."

— Bekir Okan, Developer/Chairman of the Board of Directors

SITE

555 N Miami Avenue
Miami, FL 33136



FORTUNE
DEVELOPMENT
SALES



Prices, plans, elevations, specifications, features, designs, dimensions, materials, equipment, brochures and other marketing materials and availability are subject to material change or substitutions without notice by Developer. Developer specifically reserves the right without notice to make changes to or substitutions of any prices, plans, features, designs, dimensions, materials, equipment, brochures and other marketing materials and availability. The information contained herein is deemed accurate but not guaranteed. Without limiting the generality of the foregoing, Developer reserves the right to make without notice, substitutions of materials or products of substantially equal or better quality in Developer's sole opinion and discretion. All improvements, designs and construction are subject to first obtaining the appropriate Federal, State, County, Municipal and other local authority or governmental agency permits and approvals for same NOT AN OFFER WHERE PROHIBITED BY THE STATE STATUTES. THE COMPLETE OFFERING TERMS ARE IN A FLORIDA PROSPECTUS AVAILABLE FROM DEVELOPER. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, REFERENCE SHOULD BE MADE TO THE DOCUMENTS REQUIRED BY SECTION 718.503. FLORIDA STATUTES TO BE FURNISHED BY A DEVELOPER OR LESSEE.