



# CLEAR

R E S I D E N C E S

*The world's first habitat designed based on science to enhance health and longevity.*

*“We shape our buildings, thereafter they shape us.”*

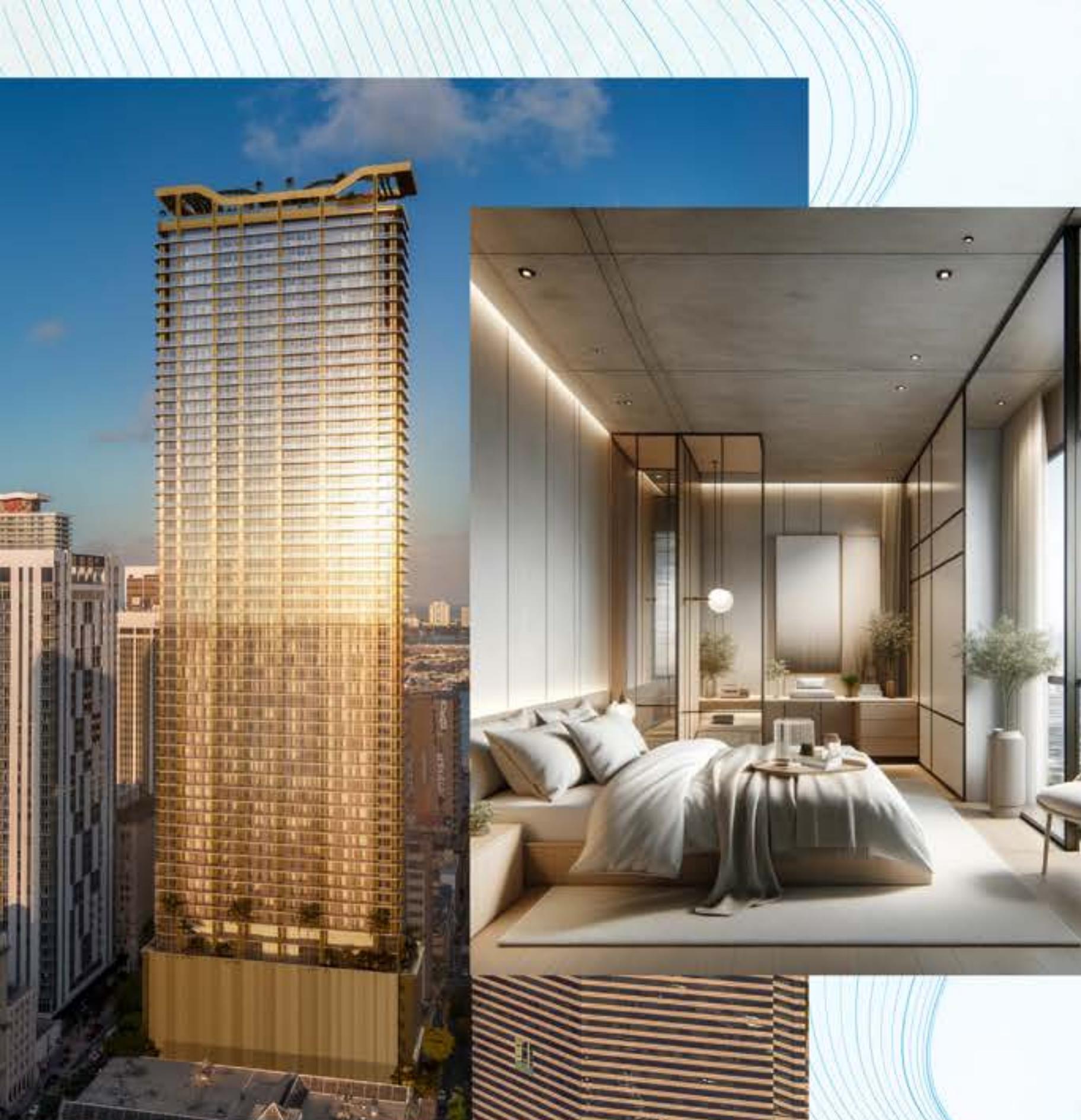
*- Winston Churchill*



## A WORLD FIRST IN URBAN LIVING

Welcome to *Clear Residences*, a revolutionary concept in urban living. A first-of-its-kind organic biosphere, an ecosystem designed not just to house but to significantly enhance and extend human life, right in the pulsating heart of Miami.

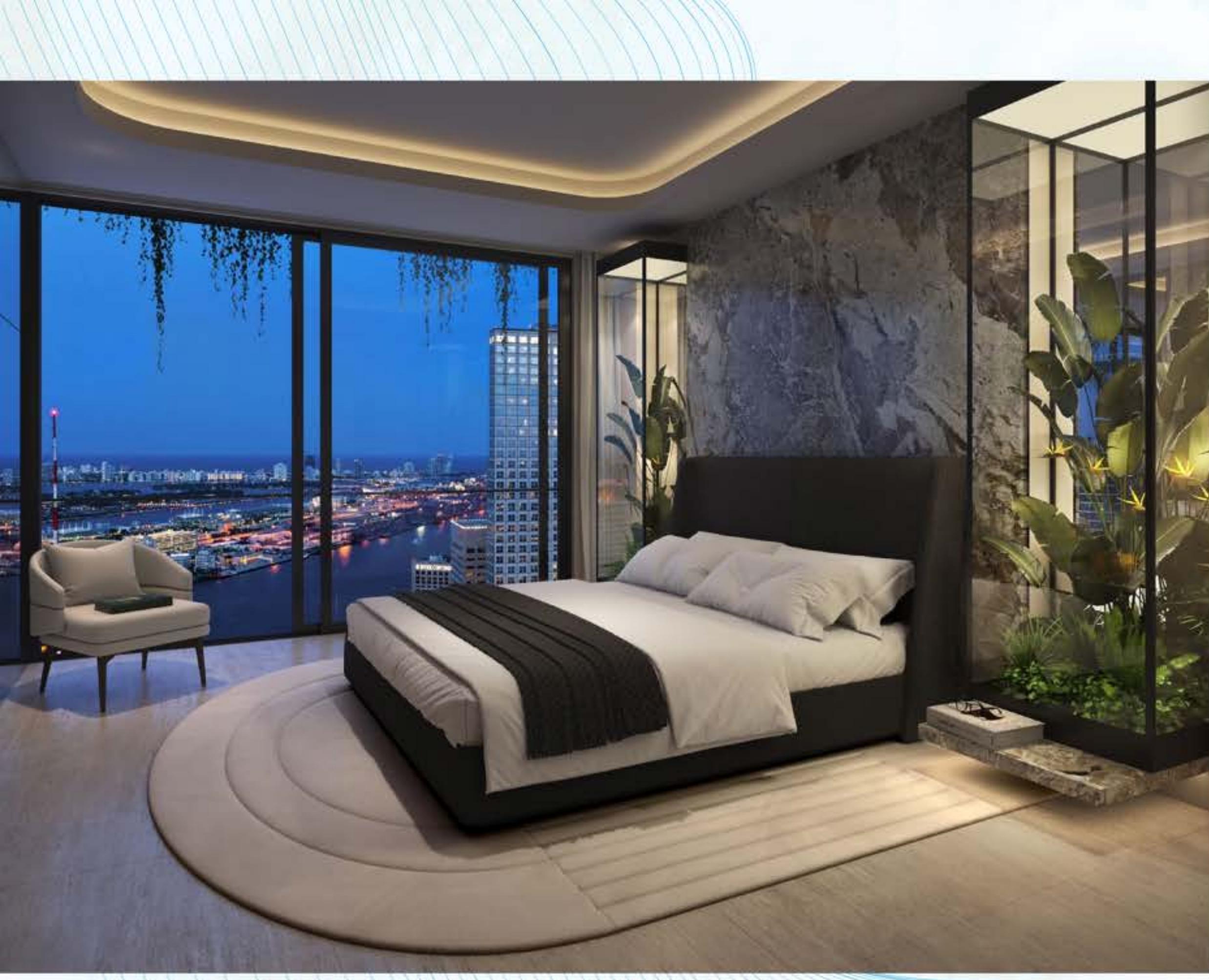




## LIVING AS PART OF AN ECOSYSTEM



*A masterpiece of design and innovation, Clear Residences stands as a self-sustaining ecosystem, a harmonious fusion of urban sophistication with the tranquility of nature.*



## LIVING AS PART OF AN ECOSYSTEM

*At Clear Residences, bedrooms are designed with a focus on both luxury and health. They feature 10ft high ceilings and windows that open to balconies for direct access to fresh air.*

*The use of healthy and hypoallergenic materials, along with specialized systems like air purification and noise-canceling technology, ensures a comfortable and safe environment. Large terrariums enhance oxygen levels, contributing to the overall well-being of residents.*



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*Clear Residences is the epitome of a life-enhancing habitat.*

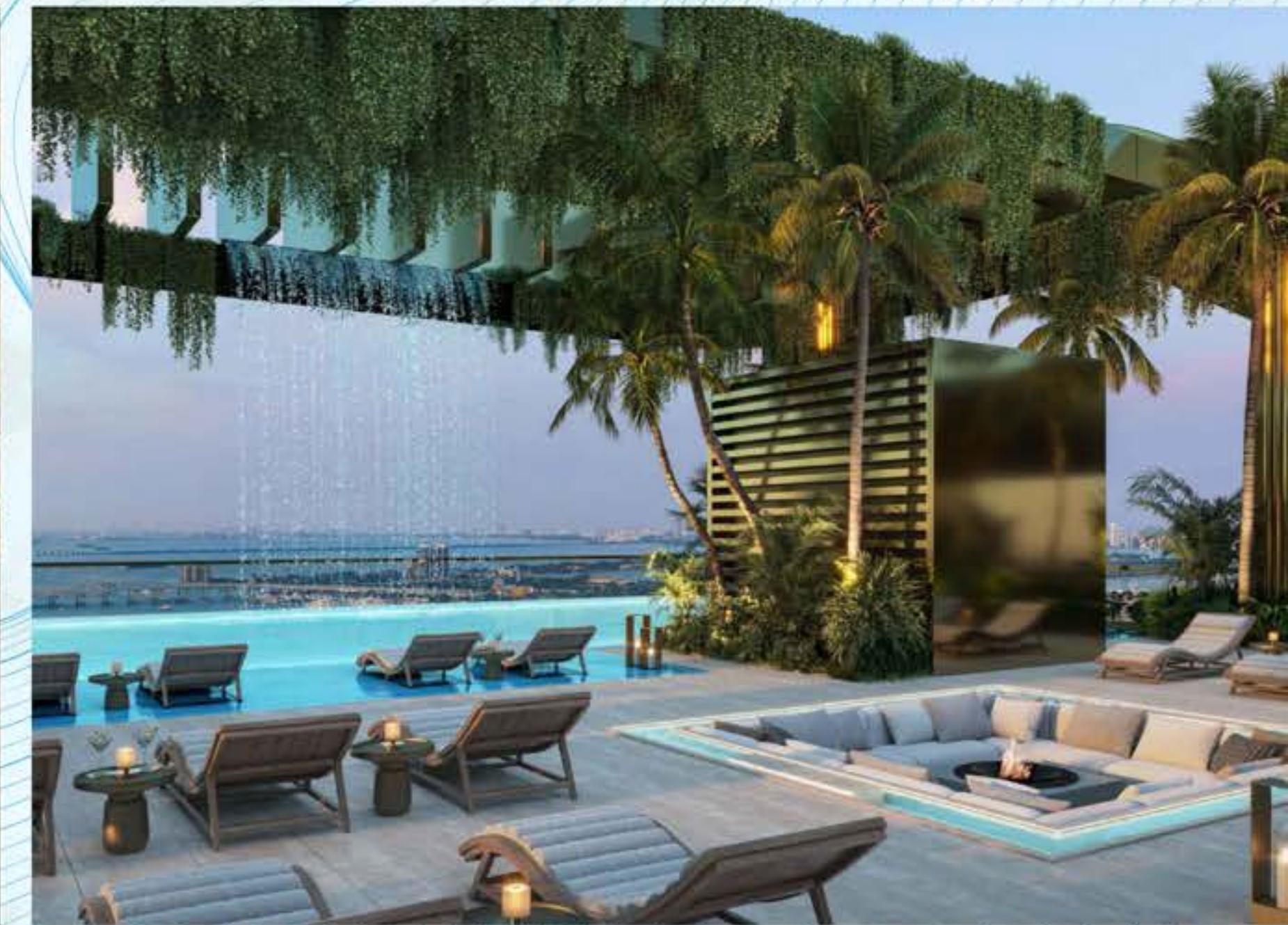
## OUR VISION & ASPIRATION

*Our aspiration is bold and clear: To forge not just a building, but a beacon of longevity, an oasis where every element fosters life extension.*





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## A GLOBAL COALITION OF EXPERTISE

*To craft a prototype of true healthy building that should enhance longevity, we've formed a Global Coalition of Expertise.*

*This team, comprising world-renowned experts in sustainable design, wellness, and environmental innovation, aims to set a new standard for health-focused living spaces.*



# THE EXPERTISE



## BILL GIANNIKOS

Australia . Victoria Chair

“Sustainability and well-being is not a choice in our buildings; it’s our responsibility.” -

As the CEO of Delos Australia, Bill Giannikos is dedicated to changing the world by providing homeowners with the opportunity to make their homes healthier. With over 30 years of experience in the Australian building industry, Bill has been at the forefront of innovative and sustainable building design. His current focus is on pioneering the ESG and wellness movement in the global residential market, with the goal of improving lives one home at a time



## KOBI KARP

Kobi Karp Architecture

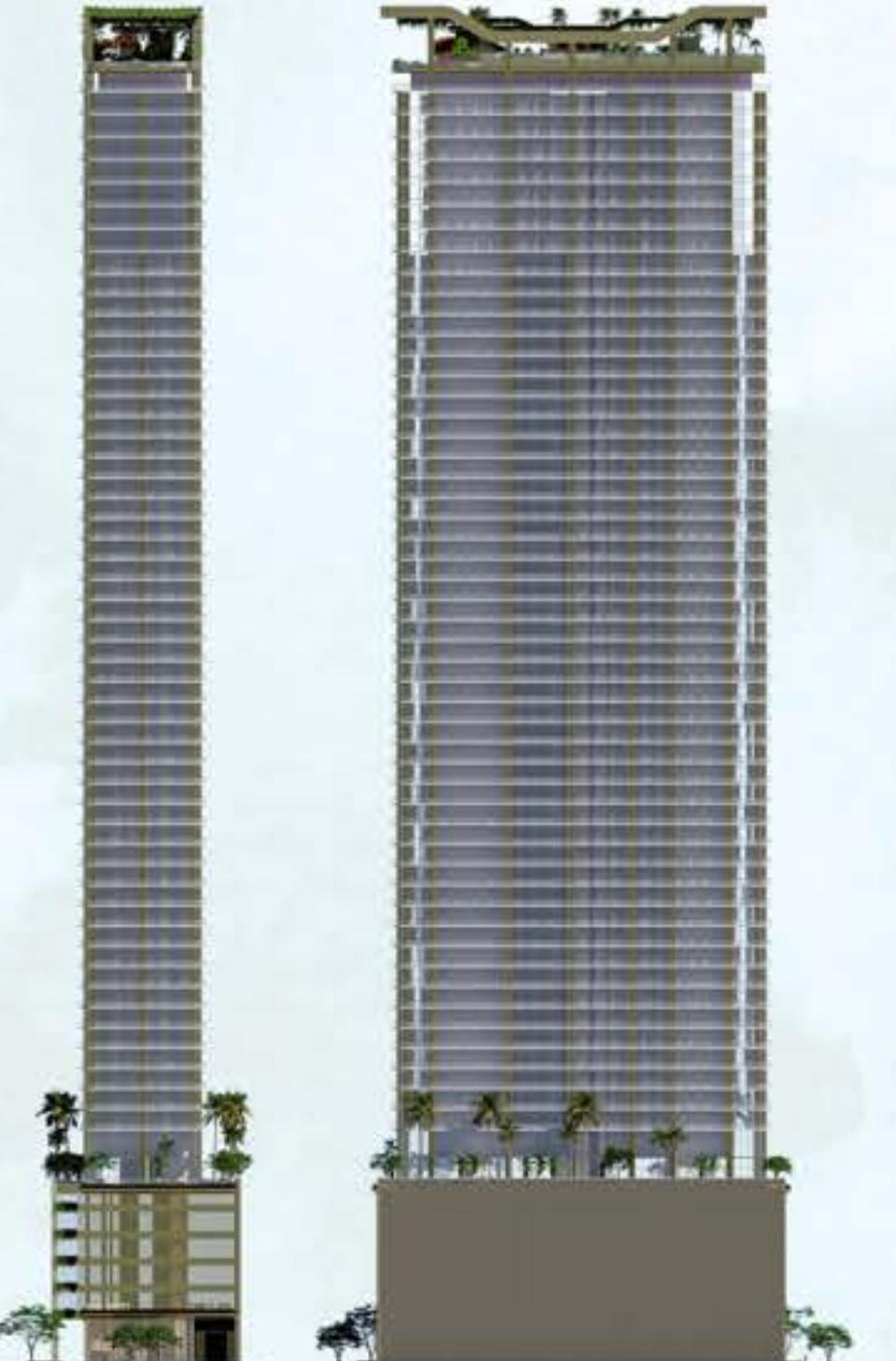
“Architecture is not just about creating beautiful spaces; it’s about designing environments that enhance people’s lives.”

Kobi Karp is the founder and principal of Kobi Karp Architecture and Interior Design, Inc. (KKAID), a Miami-based firm known for its innovative and sustainable designs. With a career spanning over 25 years, Kobi’s commitment to integrating environmental sensitivity and cultural significance into his designs has earned him numerous awards and accolades.

# THE FUTURE OF LIVING IS **CLEAR** R E S I D E N C E S

*our team of experts together with  
Miami based Arcichitect Kobi Karp  
created a modern habitat that will  
enhance your house and longevity it's  
the dawn of a new era in urban living.*

*A convergence of health, sustainability,  
and global expertise, crafting a unique  
sanctuary in the heart of Miami. This is  
where life is not just lived; it's enhanced  
and cherished*



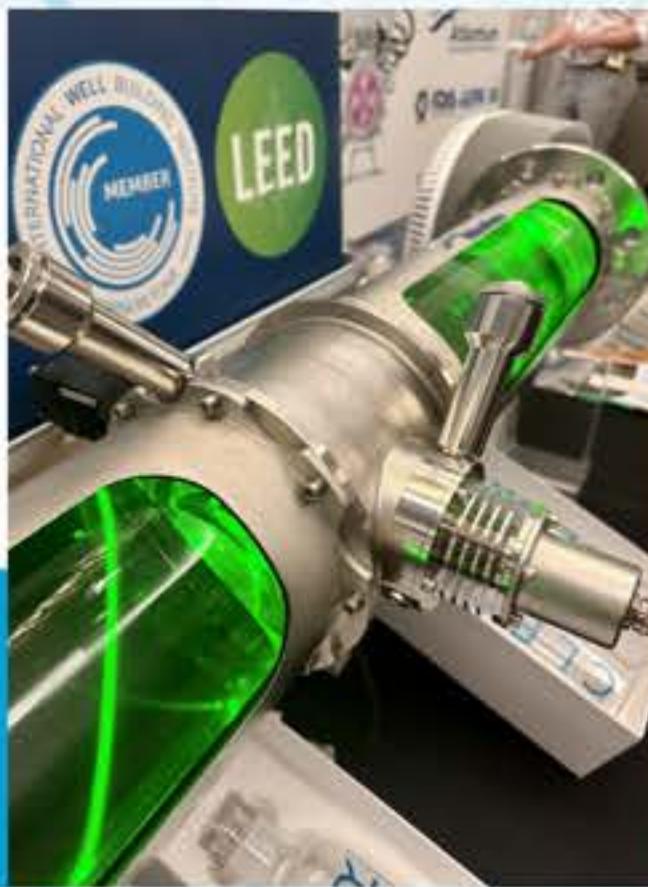


# THE CLEAR EXPERIENCE

*Welcome to the Clear  
Residences Experience  
Elevating Urban Living*

# WATER & AIR PURITY SYSTEMS

## AIR PRO XM



Experience unparalleled purity with our state-of-the-art water and air filtration systems, designed for optimal health and wellness. Our military grade air purifiers will be installed in public areas and sensitive locations to monitor and insure the safe indoor air quality.

Our Central water Purification Reactor, a state-of-the-art system designed to transform city water into microbiologically safe water for the entire tower. Clear's innovative technology ensures that every resident has access to the highest quality water, free from biological contaminants and impurities.



## HEALTHY LIVING MATERIALS

*Our commitment to your well-being is reflected in our choice of healthy living materials, ensuring a safe and sustainable environment.*

*Immerse yourself in the tranquility of our Rainforest Relaxation Area, a serene escape from urban hustle.*



## BLUE ZONE RITUAL CENTRE

*Our Blue Zone Ritual Centre, inspired by the world's healthiest regions, offers a sanctuary for holistic well-being.*



## EXTENSIVE WELLNESS FACILITIES

*Achieve physical and mental fitness with our extensive wellness facilities, equipped with the latest in health and fitness technology.*



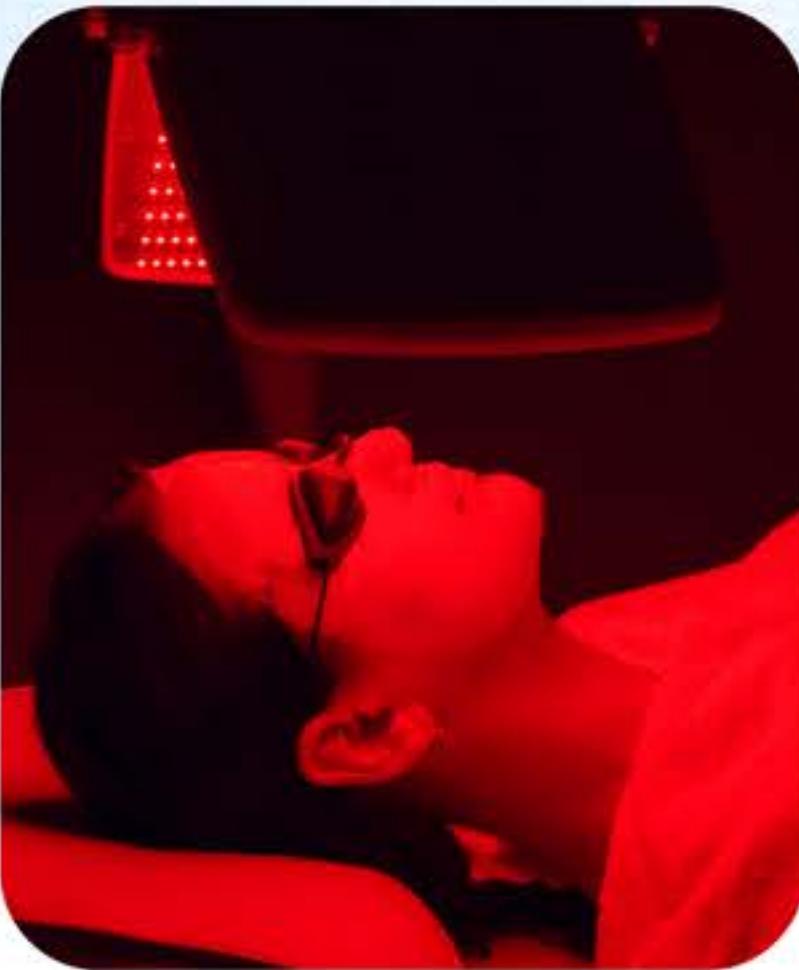
#### NOISE-CANCELING TECHNOLOGY:

We integrate noise-canceling technology into the walls and windows to reduce external noise and create a quieter living environment.



#### SMART BUILDING-WIDE LIGHTING SYSTEM

Our smart building-wide lighting system is designed to synchronize with your natural circadian rhythm, providing gradual, invigorating illumination in the morning to kickstart your day and a soothing, warm glow in the evening to promote restful deep sleep.



#### RLT, RED LIGHT THERAPY ROOM :

Key benefits of Red Light Therapy:  
Skin Health and Anti-Aging,  
Wound Healing and Tissue Repair,  
Reducing Inflammation, Enhanced  
Physical Performance, Mental  
Health and Mood & sleep  
improvement



#### HIMALAYAN SALT CAVE ROOM,

A tranquil oasis designed to promote relaxation and enhance your well-being. In this room we harnesses the natural healing properties of Himalayan salt to offer a range of health benefits: Respiratory Health, Skin Improvement, Stress Reduction, Detoxification, Better Sleep



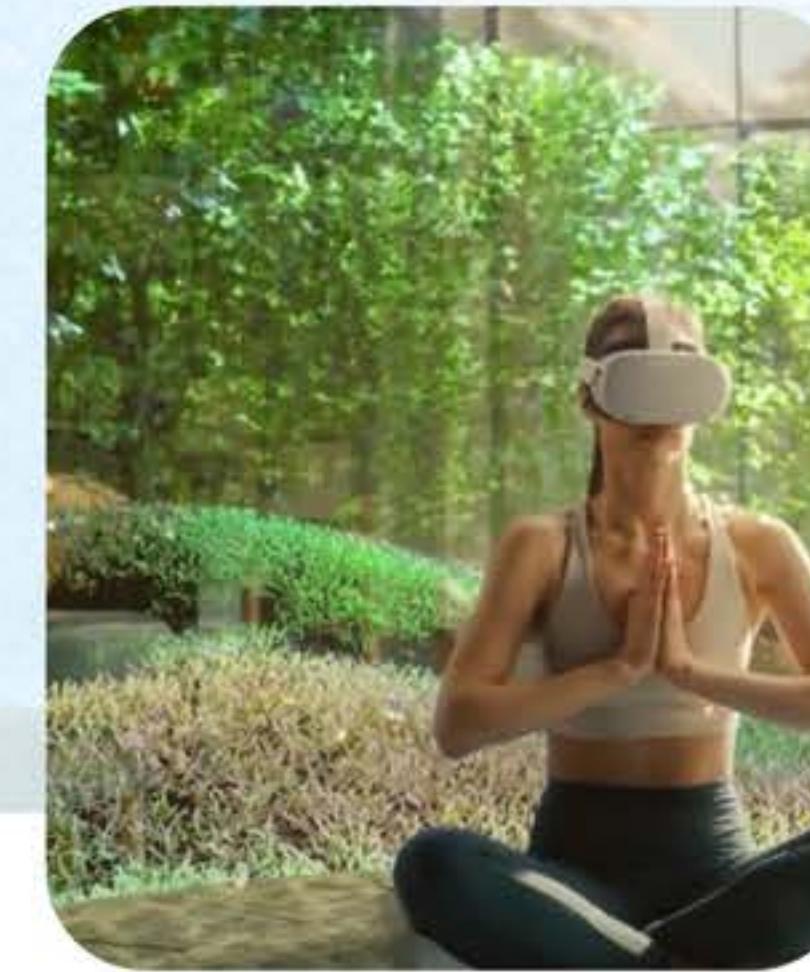
## FLOATING ROOM

At Clear Residences, our Floating Room offers a unique sensory deprivation experience for profound relaxation and well-being including deep relaxation, pain relief, improved sleep, enhanced creativity, and mental clarity. It's a sanctuary for peace and rejuvenation.



## HYPERBARIC PRESSURE CHAMBER

At Clear Residences, our Hyperbaric Pressure Chamber offers hyperbaric oxygen therapy (HBOT), a treatment where residents breathe pure oxygen in a pressurized chamber. Enhance healing, improve circulation, and increase oxygen delivery to tissues, which are crucial for maintaining cellular health and slowing down the aging process.



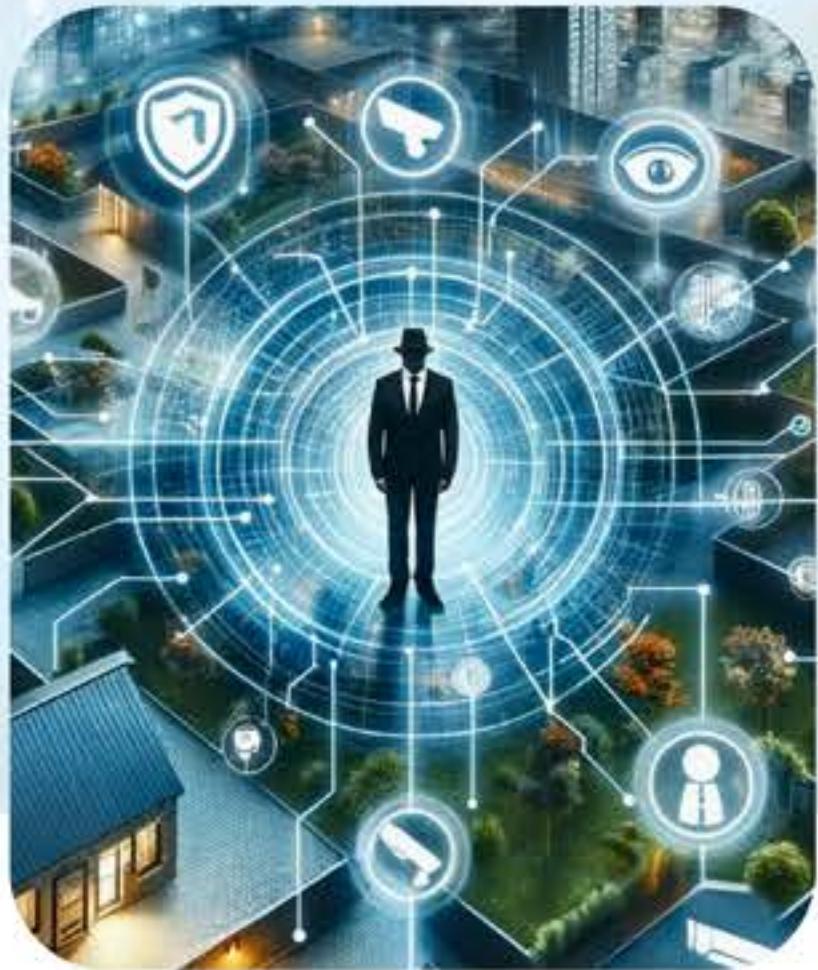
## VR ROOM

Virtual Reality Relaxation Room, a cutting-edge space designed to transport residents to a world of tranquility and relaxation. equipped with the latest virtual reality (VR) technology, allowing residents to immerse themselves in serene, lifelike environments that promote mental calm and relaxation.



## ICE ROOM

our Ice Room, is a wellness amenity designed to invigorate and rejuvenate. This chilly sanctuary provides a refreshing escape from the warmth of the sauna, offering a host of health benefits as tissues recover, mental clarity and stress relief



## HIGH-END SECURITY SYSTEMS.

*Your safety is paramount. Our top-tier security measures ensure a peaceful and protected living environment.*



## ECO-FRIENDLY TRANSPORTATION

*Embrace a greener lifestyle with our eco-friendly transportation solutions, including electric vehicle services and bike-sharing programs.*



## BIKRAM YOGA STUDIO

*Discover the transformative power of heat at our Bikram yoga studio. Designed for detox, balance, and community, it's the perfect place to rejuvenate and connect with fellow residents. Experience wellness in every session.*



## JET SET PILATES STUDIO

*Elevate your fitness journey in our Jet Set Pilates studio, where modern equipment meets expert instruction. Designed for a luxurious workout experience, this studio offers a dynamic way to strengthen, tone, and improve flexibility. Connect with your body and the Clear Residences community in a space that inspires progress and well-being.*



#### WELLNESS AREA

exclusive wellness area featuring both a cold plunge pool and separate wet and dry sauna facilities. This comprehensive experience designed to cater to a variety of relaxation and health needs.



#### LONGEVITY CENTER

state-of-the-art Longevity Center, on site private and dedicated facility designed to support and enhance the health and well-being of our residents. Our center offers a comprehensive year-round basic wide range of services and programs focused on promoting longevity and optimal health.



#### PET AREAS

our Indoor and Outdoor Pet Play Area offers a climate-controlled, safe space for residents and their pets to socialize.



#### SERVICE

Our team of dedicated lifestyle managers are at the heart of our community offering personalized assistance to residents in their day-to-day tasks. Whether it's booking reservations at exclusive restaurants, arranging transportation, coordinating housekeeping services, or managing package deliveries, our lifestyle managers are here to ensure a seamless and luxurious living experience.



## HIGHEST RUNNING TRACK IN THE WORLD AT MIAMI AT CLEAR RESIDENCES

Experience the thrill of the highest running track in Miami at Clear Residences. Perched at the height of 65 stories, our fly-bridged track is designed to provide an epic running experience, offering unparalleled views and a unique way to stay active.



## LUXURIOUS ROOFTOP AMENITIES

*“Experience serenity and stunning views in our Rooftop Area, featuring lush gardens, a pool, and relaxation zones.*

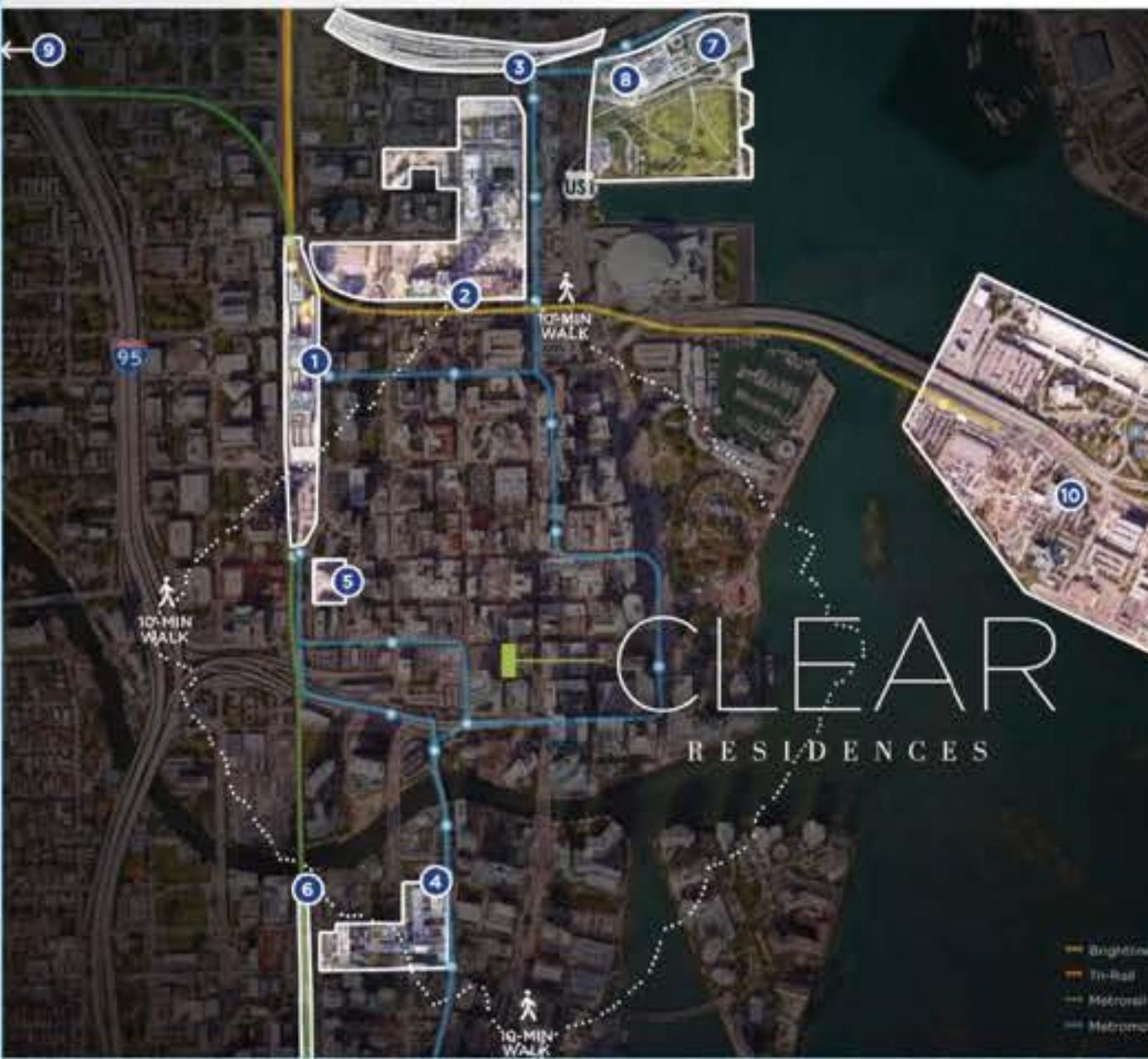


# CLEAR CLUB

at Clear Residences with our exclusive penthouse private club, and restaurant. Spanning over 10,000 square feet of indoor and outdoor space, these amenities are reserved for residents and their guests. Enjoy panoramic views from the 61st floor and rooftop, savor culinary delights at the Omakase bar, and relax in the Zen Sky Garden. The Juanita Sky Garden features a waterfall, golden fish ponds with rare and exotic species, and an amphitheater design, creating a tranquil and luxurious environment.



# THE CLEAR RESIDENCES



## BILLIONS IN NEIGHBORING PUBLIC & PRIVATE INVESTMENT

### \$10 Billion in Ongoing Infrastructure Projects

As Greater Miami continues to evolve, Brickell and Downtown Miami have benefited from significant private and public investment. More than \$10 billion dollars has been or is currently being invested in a wide array of infrastructure and commercial uses within this urban center. Noteworthy projects include MiamiCentral (Brightline), Miami Worldcenter, I-395 Signature Bridge and Park, Brickell City Centre, the new Miami-Dade civil courthouse, The Underline linear park, Perez Art Museum and Frost Museum of Science. Additionally, billions of dollars are also being invested in the expansions of the local economic engines of PortMiami and Miami International Airport.



# LOCATION - DOWNTOWN MIAMI

## IMMEDIATE MASS TRANSIT & EXPRESSWAY ACCESS

Perfect Transit Score of 100

The Clear Residences site is strategically positioned just minutes from Interstate 95 (2 blocks west), MiamiCentral, and four Metromover stops. The Metromover is a free, convenient way for passengers to commute within the Downtown and Brickell. The site's immediate proximity to I-95 facilitates easy expressway access in and out of Brickell, thereby avoiding peak hour traffic congestion.

 Interstate 95	 METROMOVER	 METRORAIL	 brightline	 TRI-RAIL
Florida's Major Expressway	Downtown & Brickell	Airport, Health District, Coral Gables & Dadeland	Fort Lauderdale, West Palm Beach, Orlando, & More	Regional South Florida Connectivity
2 MIN DRIVE to On-Ramp	3 MIN WALK Brightline Station	8 MIN WALK MiamiCentral	7 MIN WALK MiamiCentral	7 MIN WALK MiamiCentral



## UNMATCHED WALKABILITY

Walkscore of 98



**10-MINUTE WALK**

**98**

**5-MINUTE WALK**

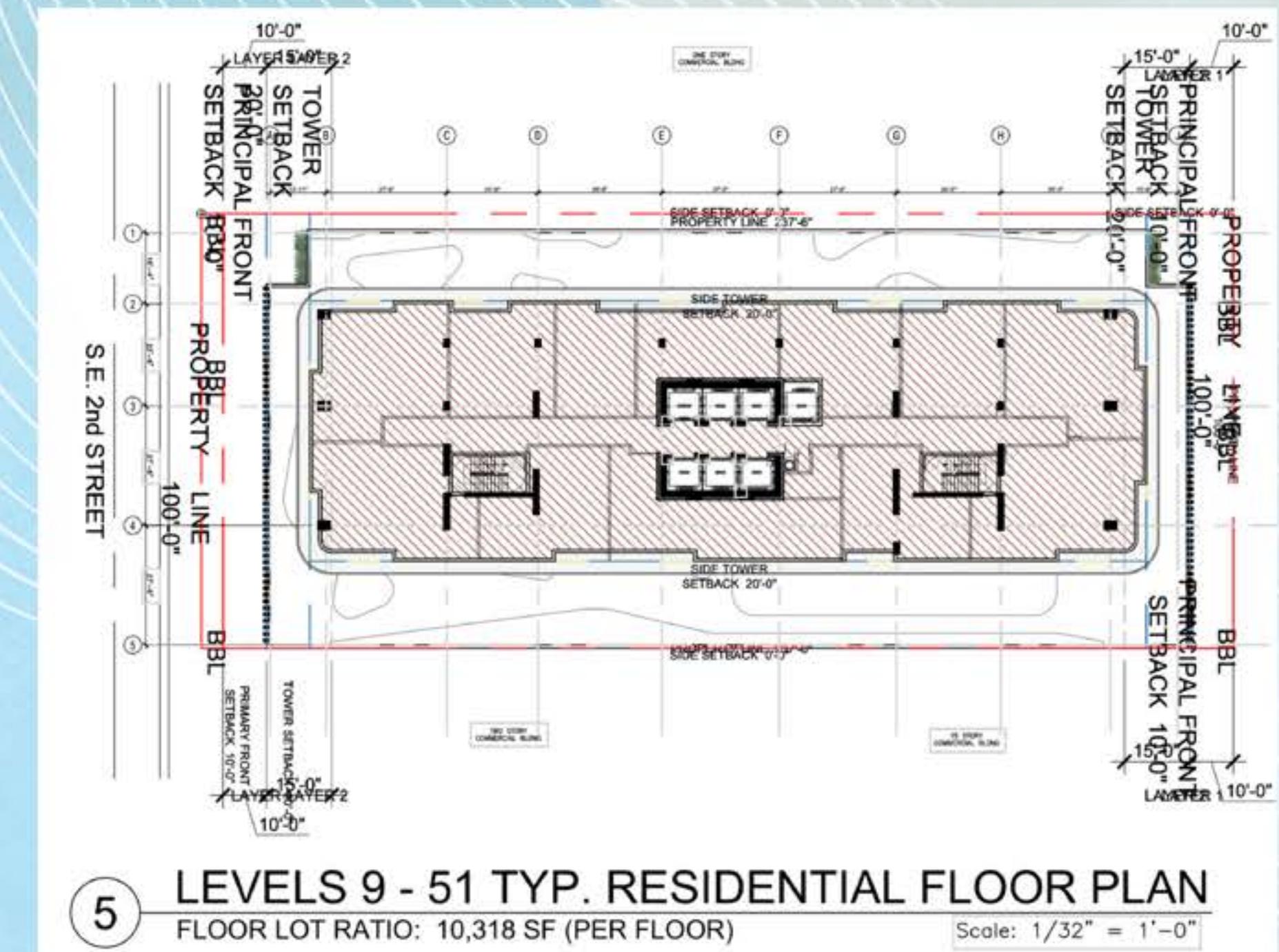
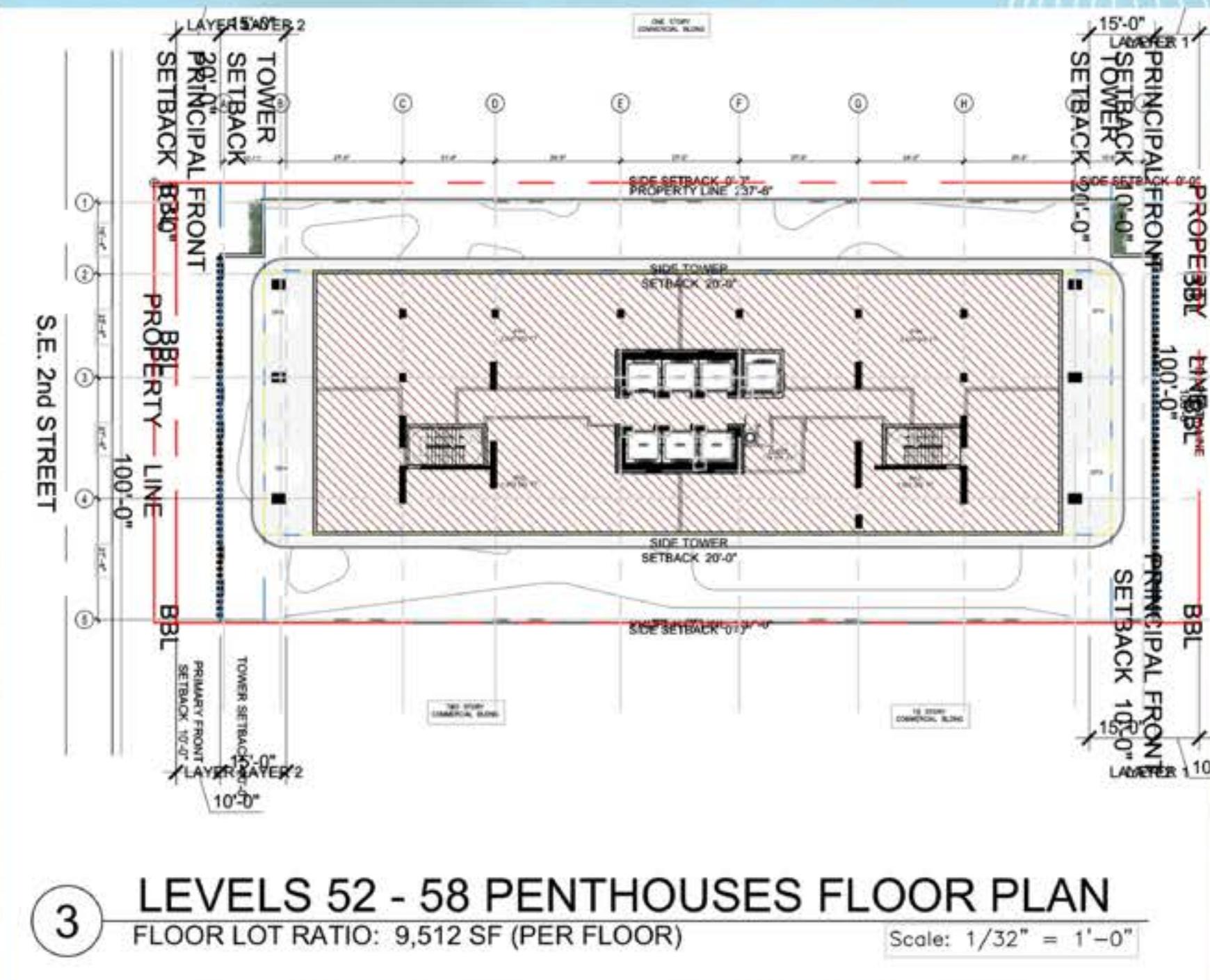
**98**

**Landmarks and Points of Interest:**

1. Miami Innovation District (Planned)
2. Miami WorldCenter (U/C)
3. 2 MiamiCentral
4. 3 MiamiCentral
5. Miami Riverfront Center
6. Bayside Marketplace
7. One Biscayne Tower
8. James L. Knight Center
9. Miami Tower
10. Southeast Financial Ctr
11. CityGroup Center
12. Metropolitan Miami
13. Brickell City Centre
14. 600 Brickell (U/C)
15. Latitude One
16. One Brickell City Centre (Planned)
17. 830 Brickell (U/C)
18. New World Tower
19. Museum Tower

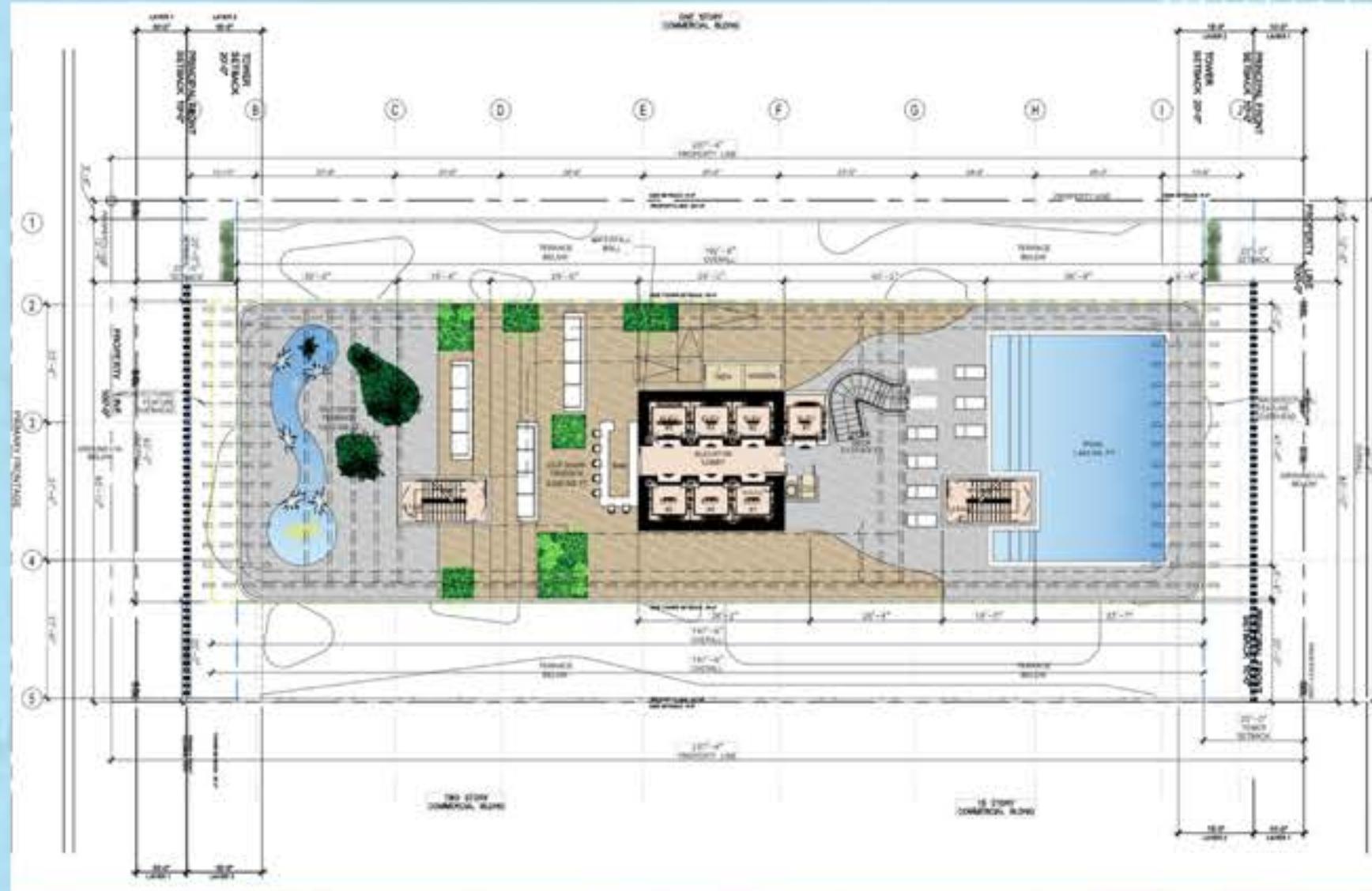
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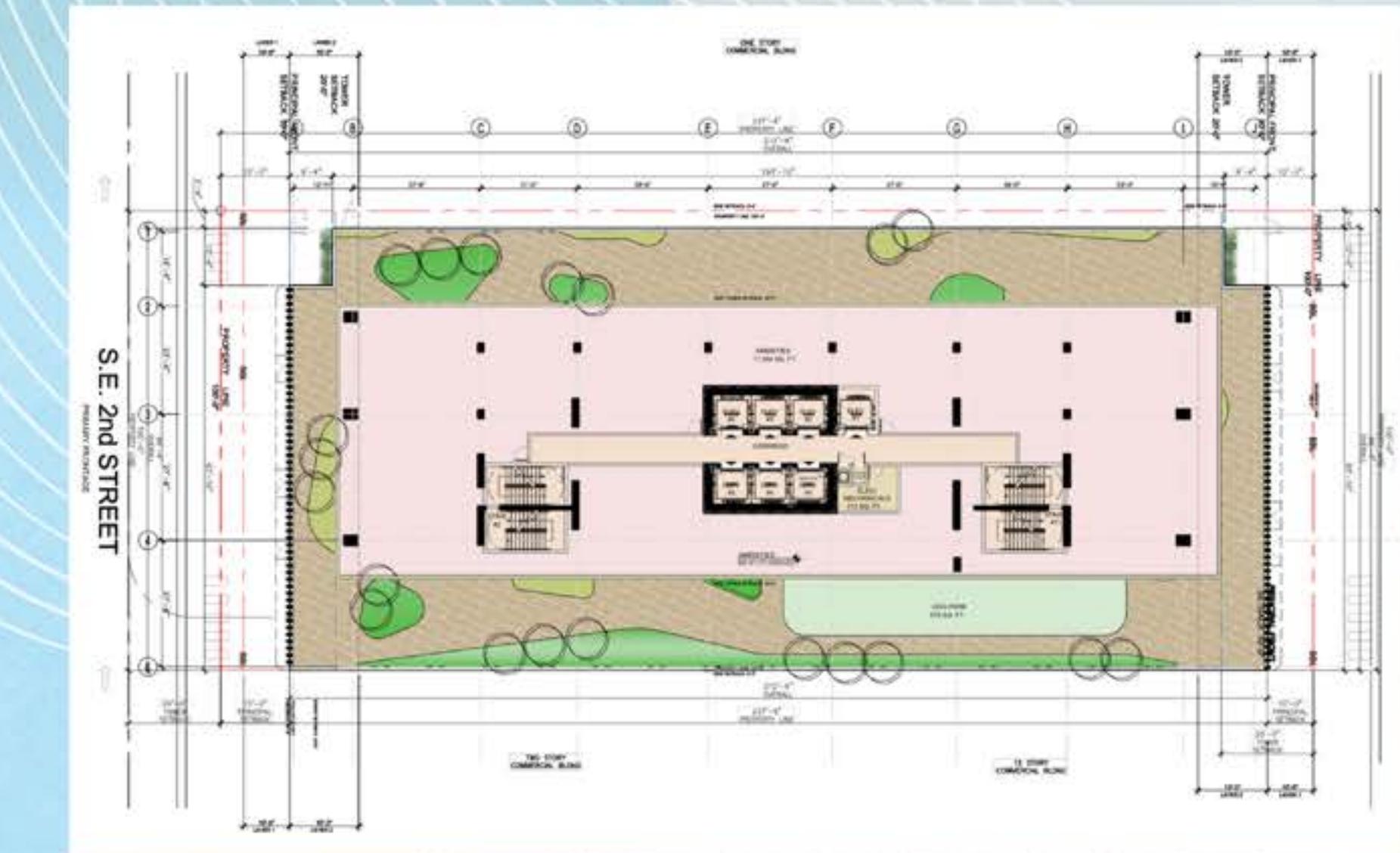


# CLEAR

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ROOFTOP AMENITIES



7TH FLOOR AMENITIES



*“Health and longevity are not just gifts; they are the foundations of true wealth, the bedrock upon which a life of abundance is built.”*

Gil D. Blutrich  
President clear residences

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*Experience the future of urban living. Your Sanctuary Awaits...*

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