



**site plan &  
residences floor plans**



NE 29th STREET

garage >

tennis courts

NE 28th STREET

entrance >

**01** - 2+Den/2  
1,632 Sq. Ft.

**02**  
1+Den/1  
1,093 Sq. Ft.

**03** - 2+Den/2  
1,355 Sq. Ft.

**04** - 2+Den/2  
1,335 Sq. Ft.

**05** - 2+Den/2  
1,370 Sq. Ft.

**06** - 2+Den/2  
1,300 Sq. Ft.

**07** - 2+Den/2  
1,343 Sq. Ft.

**08** - 3+Den/2.5  
1,748 Sq. Ft.

pool deck

proposed fountain

Biscayne Bay

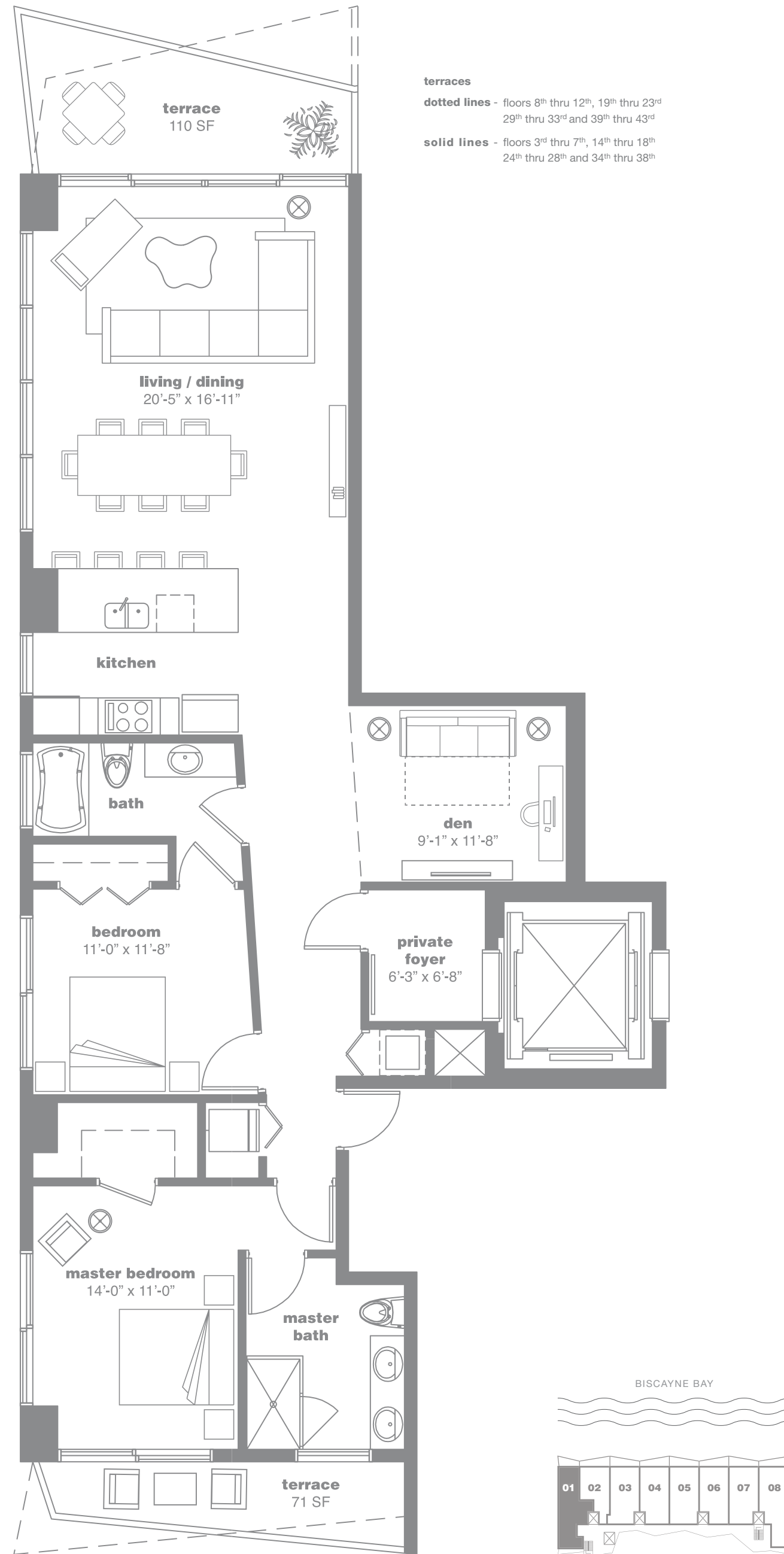
waterfront park

< Biscayne Blvd.

# site plan

Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components). For your reference, the area of the Unit, determined in accordance with those defined unit boundaries, is + or - 1,345 sq. ft. for units 01, is + or - 905 sq. ft. for units 02, is + or - 1,116 sq. ft. for units 03 and 04, is + or - 1,152 sq. ft. for units 05, is + or - 1,081 sq. ft. for units 06, is + or - 1,118 sq. ft. for units 07, is + or - 1,425 sq. ft. for units 08. Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change.

residence  
**01**



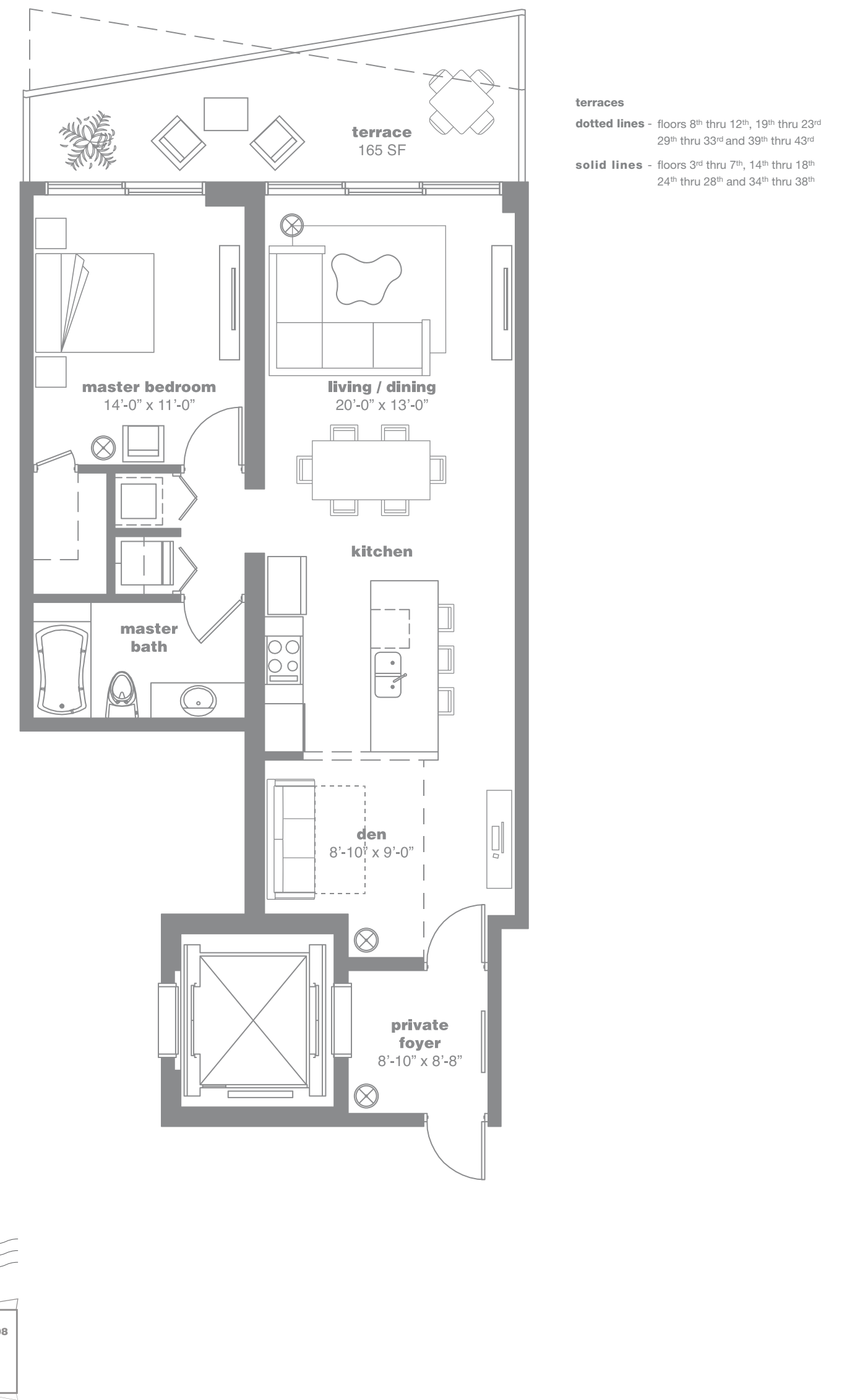
**2 Bedrooms + Den / 2 Bathrooms**

AC: 1,435 Sq. Ft. 134.70 Sq. Mt. // Terrace: 181 Sq. Ft. 16.8 Sq. Mt. // Total Sq. Ft.: 1,616 // Total Sq. Mt.: 150.1

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SEE LEGAL DISCLAIMERS ON BACK COVER

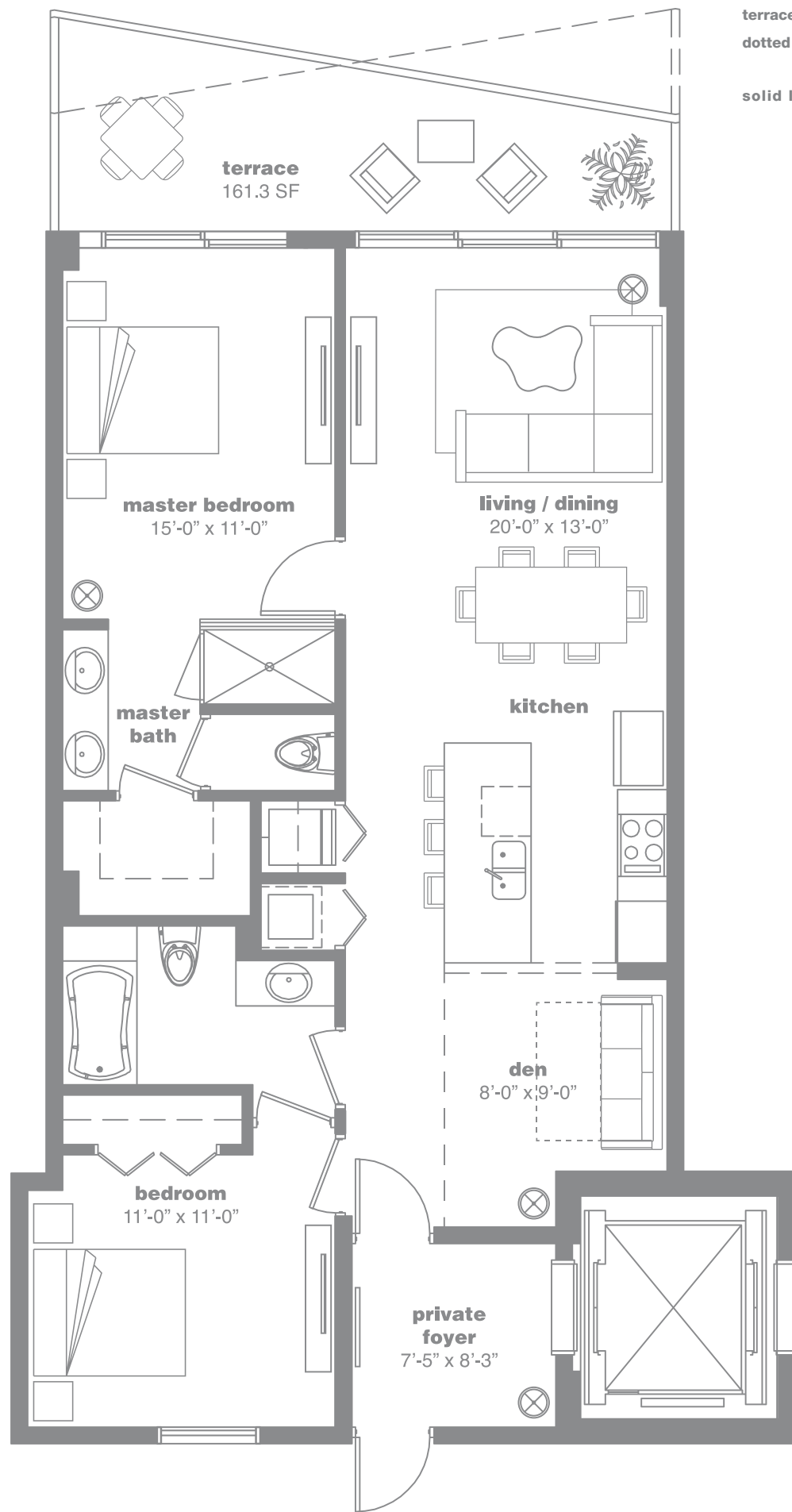
residence  
**02**



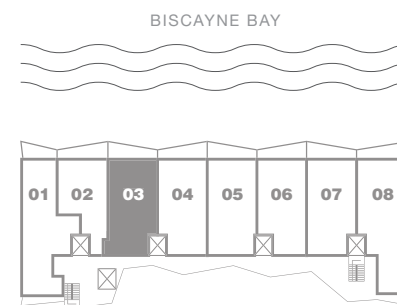
**1 Bedroom + Den / 1 Bathroom**

AC: 964 Sq. Ft. 86.2 Sq. Mt. // Terrace: 165 Sq. Ft. 15.3 Sq. Mt. // Total Sq. Ft.: 1,129 // Total Sq. Mt.: 104.8

Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components). For your reference, the area of the Unit, determined in accordance with those defined unit boundaries, is +/- 854 sq. ft. for units 02. Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change.



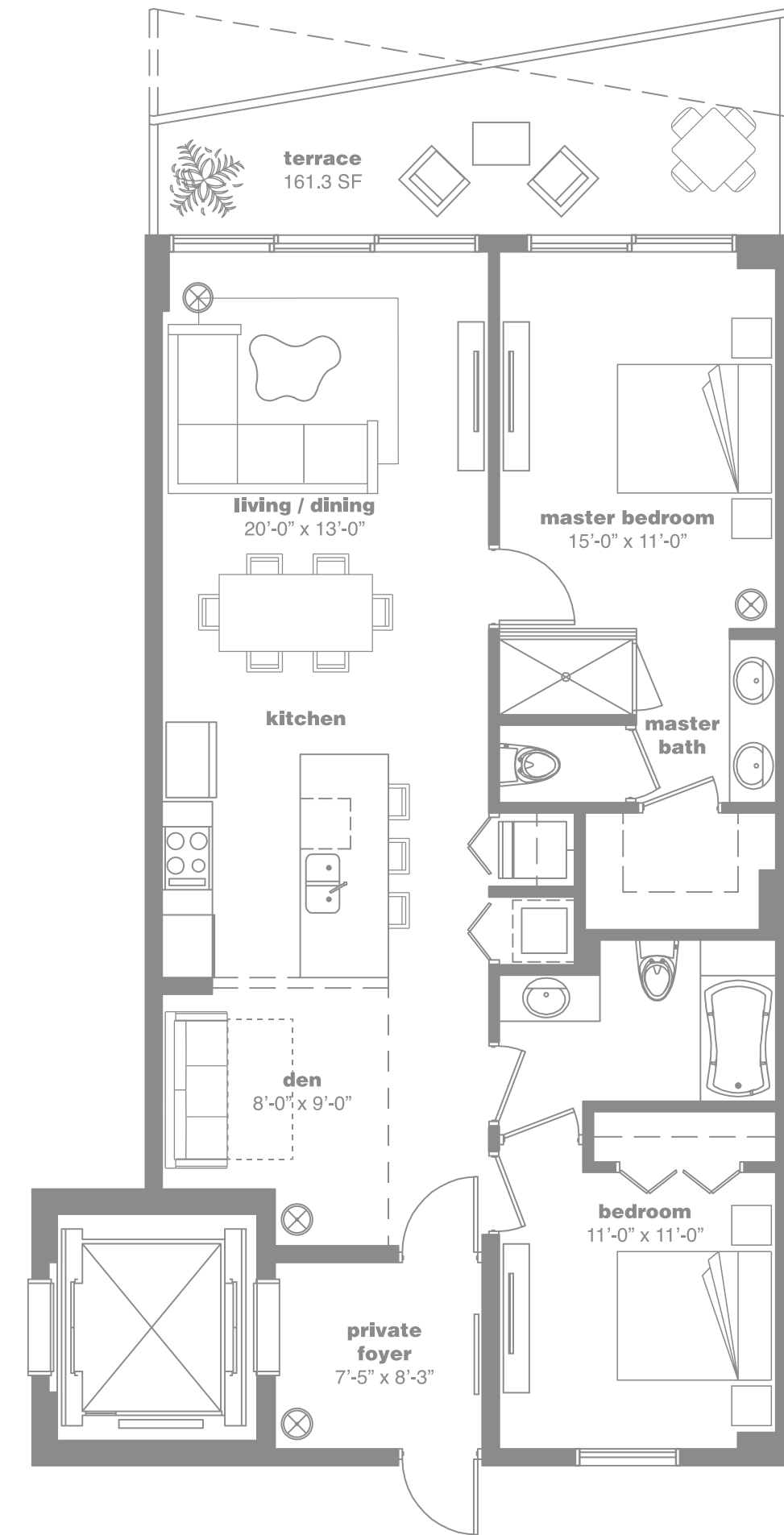
**terraces**  
**dotted lines** - floors 8<sup>th</sup> thru 12<sup>th</sup>, 19<sup>th</sup> thru 23<sup>rd</sup>, 29<sup>th</sup> thru 33<sup>rd</sup> and 39<sup>th</sup> thru 43<sup>rd</sup>  
**solid lines** - floors 3<sup>rd</sup> thru 7<sup>th</sup>, 14<sup>th</sup> thru 18<sup>th</sup>, 24<sup>th</sup> thru 28<sup>th</sup> and 34<sup>th</sup> thru 38<sup>th</sup>



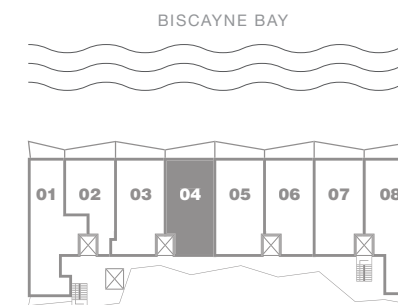
## 2 Bedrooms + Den / 2 Bathrooms

AC: 1,173 Sq.. Ft. 108.9 Sq.. Mt. // Terrace: 161.3 Sq.. Ft. 15 Sq.. Mt. // Total Sq.. Ft.: 1,335 // Total Sq.. Mt.: 124

Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components). For your reference, the area of the Unit, determined in accordance with those defined unit boundaries, is + or - 1,107 sq. ft. for units 03. Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change.



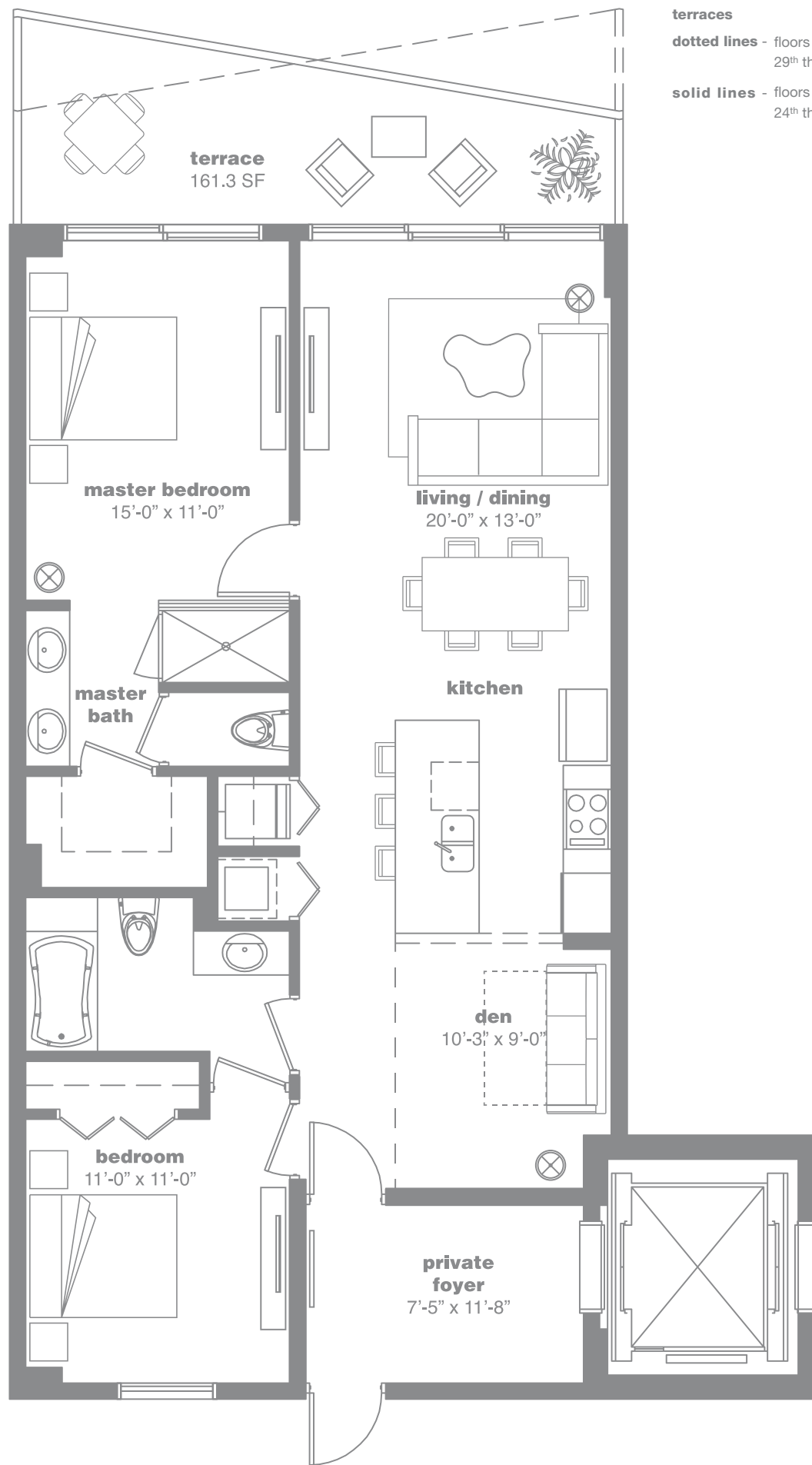
**terraces**  
**dotted lines** - floors 8<sup>th</sup> thru 12<sup>th</sup>, 19<sup>th</sup> thru 23<sup>rd</sup>, 29<sup>th</sup> thru 33<sup>rd</sup> and 39<sup>th</sup> thru 43<sup>rd</sup>  
**solid lines** - floors 3<sup>rd</sup> thru 7<sup>th</sup>, 14<sup>th</sup> thru 18<sup>th</sup>, 24<sup>th</sup> thru 28<sup>th</sup> and 34<sup>th</sup> thru 38<sup>th</sup>



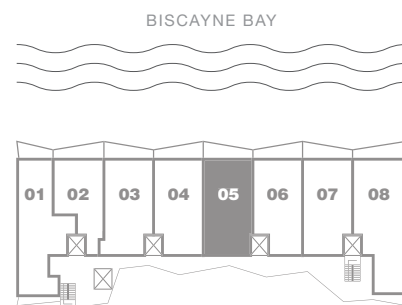
## 2 Bedrooms + Den / 2 Bathrooms

AC: 1,173 Sq.. Ft. 108.9 Sq.. Mt. // Terrace: 161.3 Sq.. Ft. 15 Sq.. Mt. // Total Sq.. Ft.: 1,335 // Total Sq.. Mt.: 124

Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components). For your reference, the area of the Unit, determined in accordance with those defined unit boundaries, is + or - 1,104 sq. ft. for units 04. Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change.



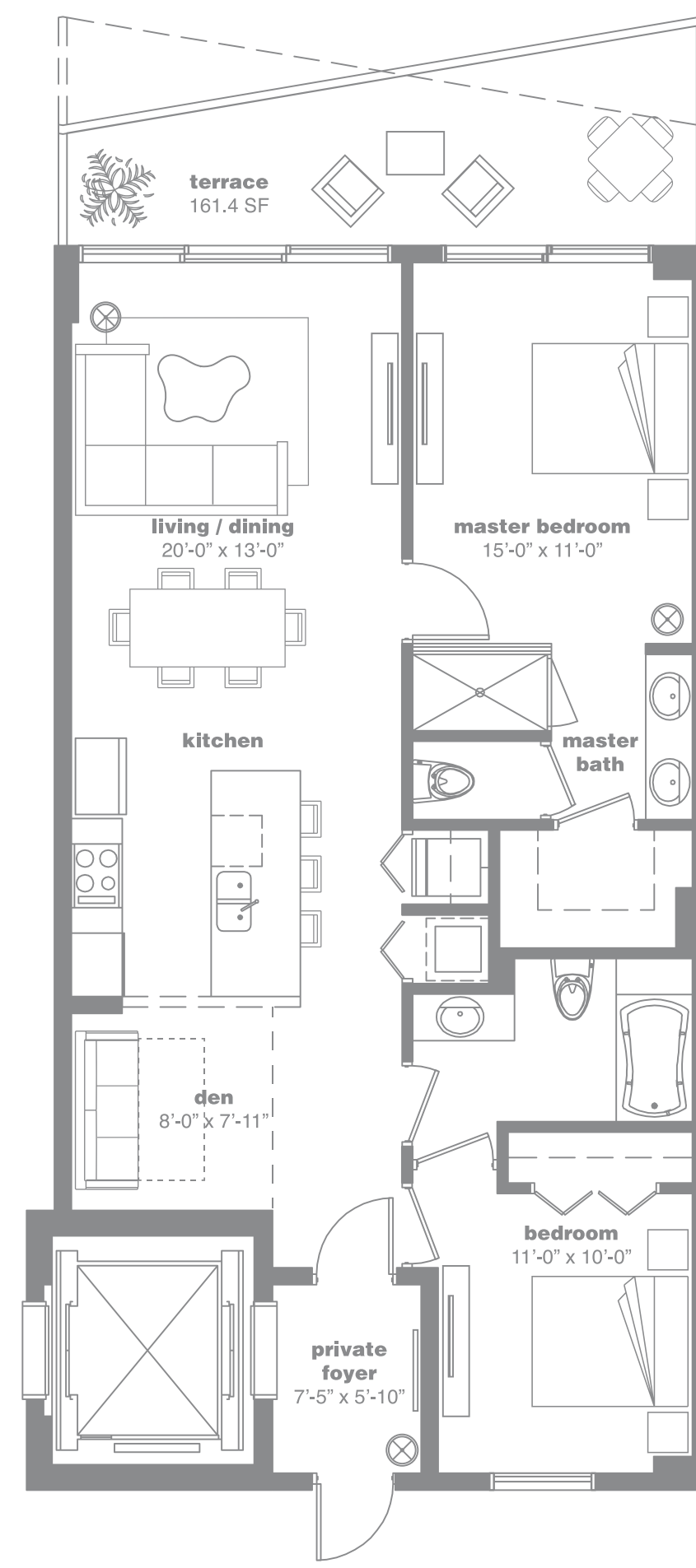
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**dotted lines** - floors 8<sup>th</sup> thru 12<sup>th</sup>, 19<sup>th</sup> thru 23<sup>rd</sup>  
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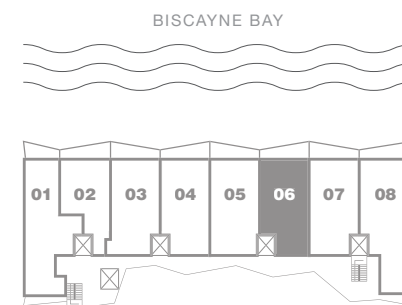
## 2 Bedrooms + Den / 2 Bathrooms

AC: 1,208 Sq.. Ft. 112.2 Sq.. Mt. // Terrace: 161.3 Sq.. Ft. 15 Sq.. Mt. // Total Sq.. Ft.: 1,370 // Total Sq.. Mt.: 127.2

Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components). For your reference, the area of the Unit, determined in accordance with those defined unit boundaries, is ~ or ~1,143 sq. ft. for units 05. Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change.



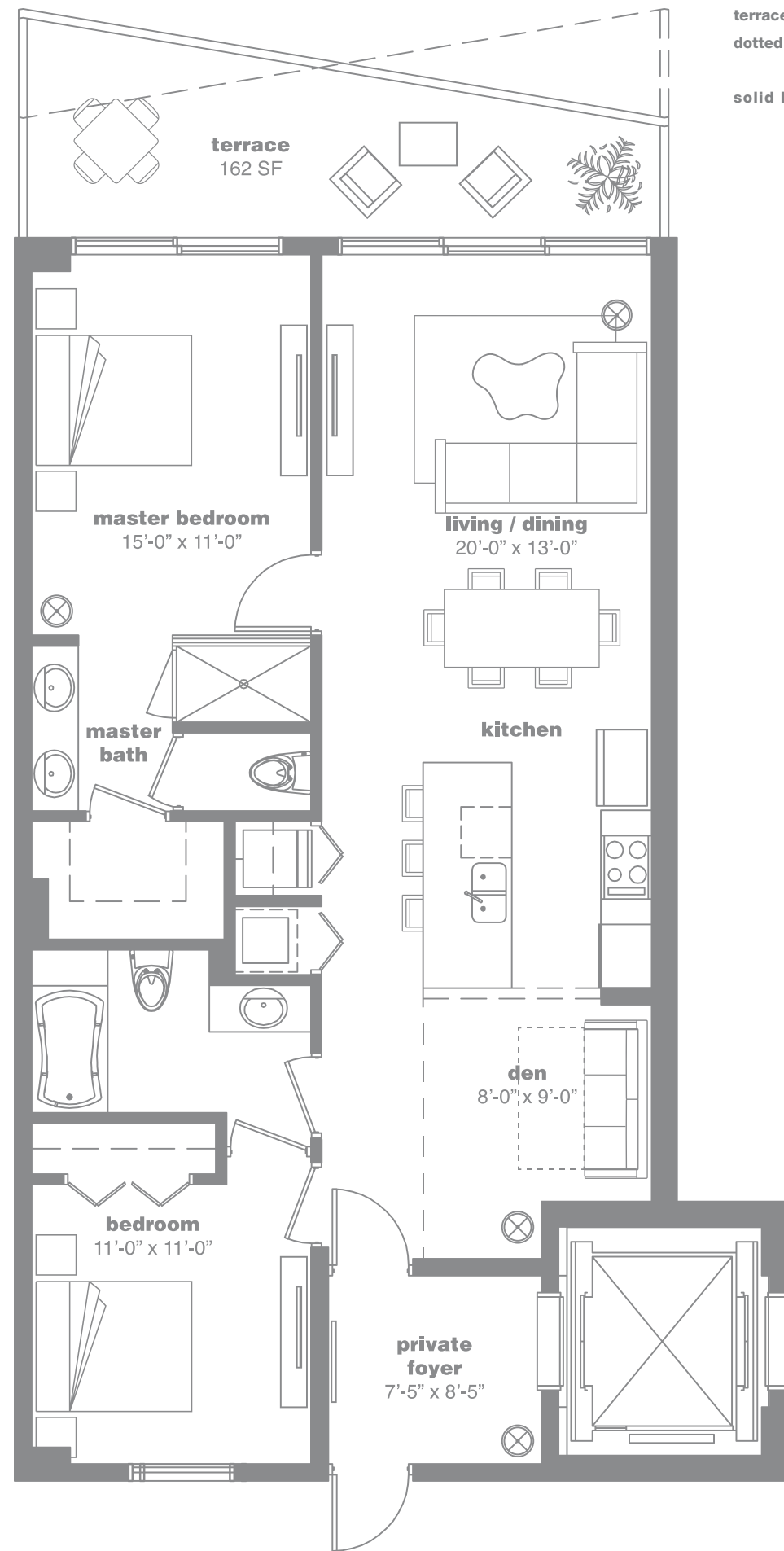
**terraces**  
**dotted lines** - floors 8<sup>th</sup> thru 12<sup>th</sup>, 19<sup>th</sup> thru 23<sup>rd</sup>  
 29<sup>th</sup> thru 33<sup>rd</sup> and 39<sup>th</sup> thru 43<sup>rd</sup>  
**solid lines** - floors 3<sup>rd</sup> thru 7<sup>th</sup>, 14<sup>th</sup> thru 18<sup>th</sup>  
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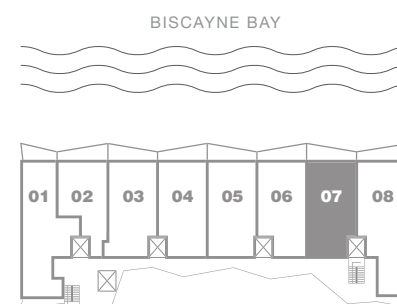
## 2 Bedrooms + Den / 2 Bathrooms

AC: 1,138 Sq.. Ft. 105.7 Sq.. Mt. // Terrace: 161.4 Sq.. Ft. 15 Sq.. Mt. // Total Sq.. Ft.\*: 1,300 // Total Sq.. Mt.: 120.7

Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components). For your reference, the area of the Unit, determined in accordance with those defined unit boundaries, is ~ or ~1,073 sq. ft. for units 06. Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change.



**terraces**  
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**solid lines** - floors 3<sup>rd</sup> thru 7<sup>th</sup>, 14<sup>th</sup> thru 18<sup>th</sup>, 24<sup>th</sup> thru 28<sup>th</sup> and 34<sup>th</sup> thru 38<sup>th</sup>

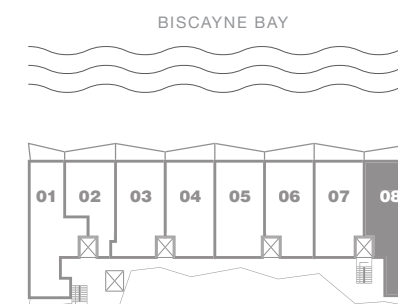
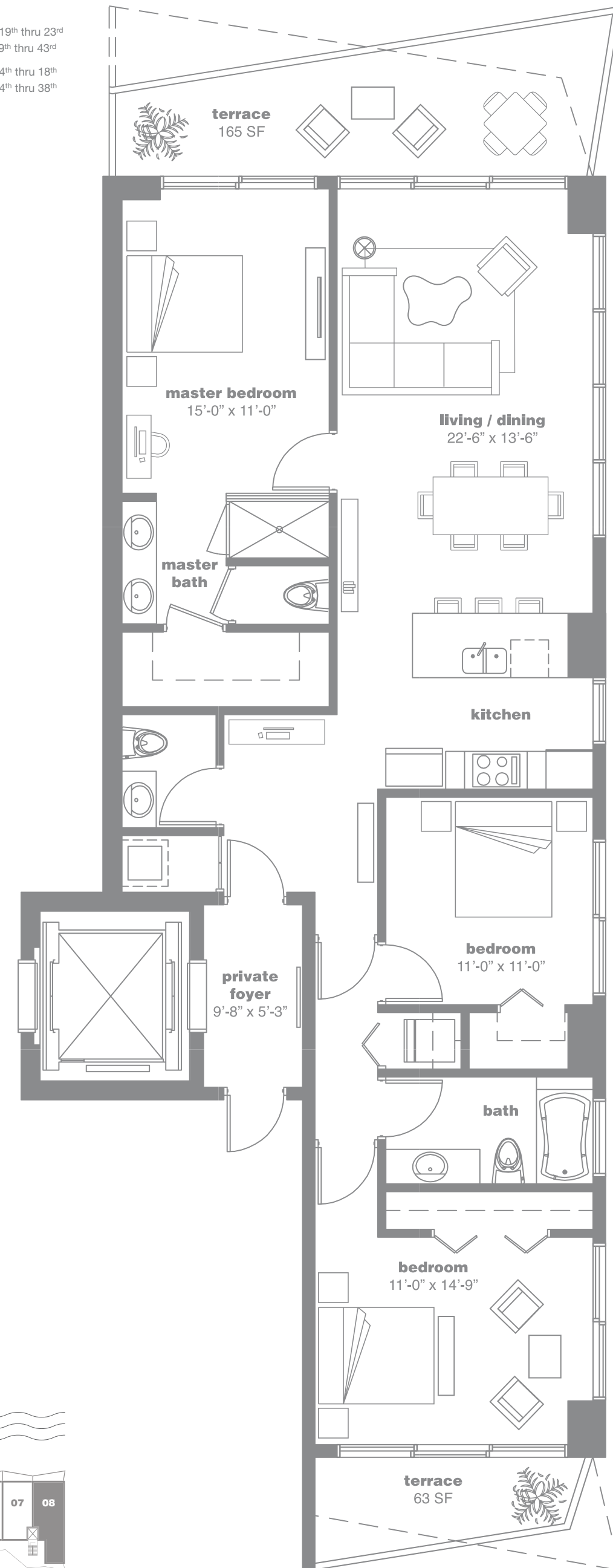


## 2 Bedrooms + Den / 2 Bathrooms

AC: 1,180 Sq.. Ft. 109.7 Sq.. Mt. // Terrace: 162 Sq.. Ft. 15 Sq.. Mt. // Total Sq.. Ft.: 1,342 // Total Sq.. Mt.: 124.6

Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components). For your reference, the area of the Unit, determined in accordance with those defined unit boundaries, is - or - 1,095 sq. ft. for units 07. Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change.

**terraces**  
**dotted lines** - floors 8<sup>th</sup> thru 12<sup>th</sup>, 19<sup>th</sup> thru 23<sup>rd</sup>, 29<sup>th</sup> thru 33<sup>rd</sup> and 39<sup>th</sup> thru 43<sup>rd</sup>  
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## 3 Bedrooms, 2 1/2 Bathrooms

AC: 1,530 Sq.. Ft. 142.1 Sq.. Mt. // Terrace: 228 Sq.. Ft. 21.2 Sq.. Mt. // Total Sq.. Ft.: 1,758 // Total Sq.. Mt.: 163.3

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