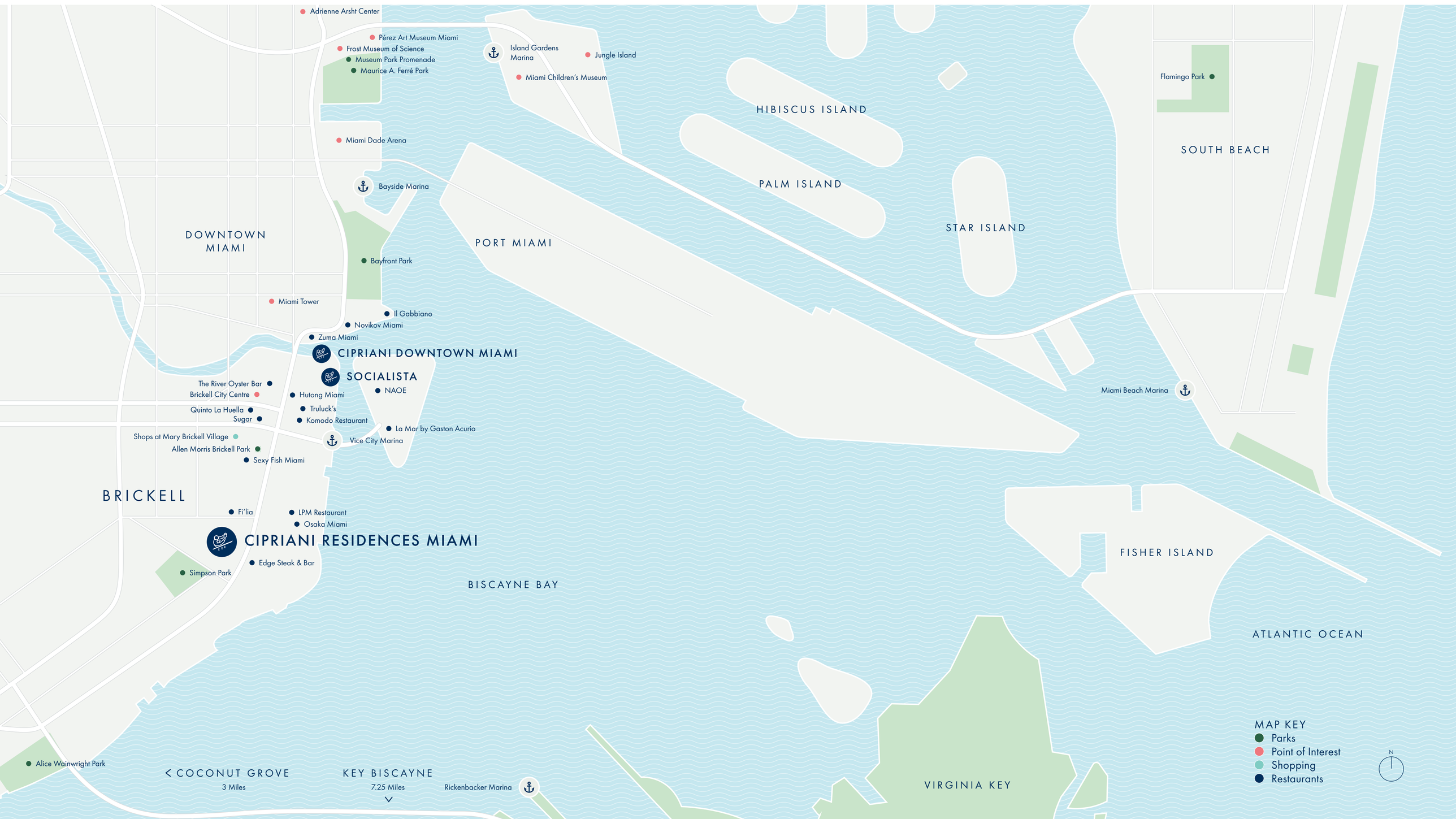
CIPRIANI

RESIDENCES MIAMI

VENETIAN HOSPITALITY MEETS BRICKELL LIVING

LOCATION


Adrienne Arsht Center
Pérez Art Museum Miami
Frost Museum of Science
Museum Park Promenade
Maurice A. Ferré Park
Island Gardens Marina
Jungle Island
Miami Children's Museum
Miami Dade Arena
Bayside Marina
HIBISCUS ISLAND
PALM ISLAND
STAR ISLAND
SOUTH BEACH
Flamingo Park
DOWNTOWN MIAMI
PORT MIAMI
Bayfront Park
Miami Tower
Il Gabbiano
Novikov Miami
Zuma Miami
CIPRIANI DOWNTOWN MIAMI
SOCIALISTA
The River Oyster Bar
Brickell City Centre
Hutong Miami
NAOE
Quinto La Huella
Sugar
Truluck's
Komodo Restaurant
La Mar by Gaston Acurio
Shops at Mary Brickell Village
Vice City Marina
Allen Morris Brickell Park
Sexy Fish Miami
Miami Beach Marina
BRICKELL
Fi'lia
LPM Restaurant
Osaka Miami
CIPRIANI RESIDENCES MIAMI
Edge Steak & Bar
Simpson Park
FISHER ISLAND
BISCAYNE BAY
ATLANTIC OCEAN
Alice Wainwright Park
COCONUT GROVE
3 Miles
KEY BISCAYNE
7.25 Miles
Rickenbacker Marina
VIRGINIA KEY
MAP KEY
Parks
Point of Interest
Shopping
Restaurants
N

THE CENTERPIECE OF BRICKELL

CIPRIANI
RESIDENCES MIAMI

CIPRIANI
RESIDENCES MIAMI

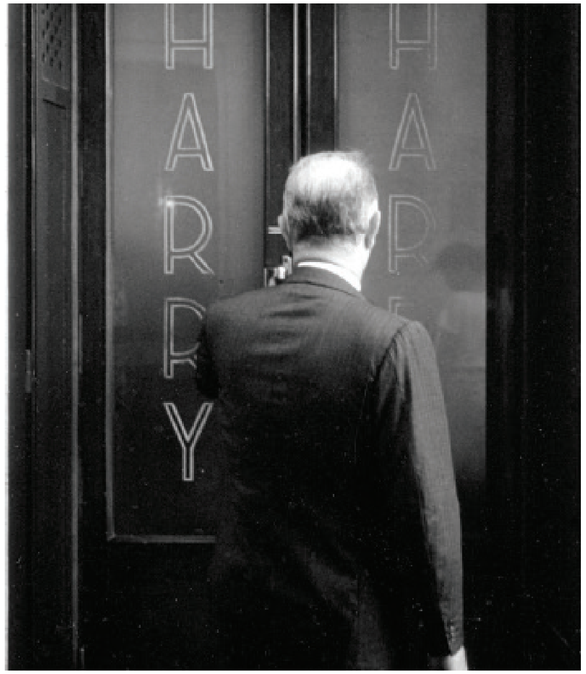
"Brickell feels more like New York than Miami, with a similar ambition, fast-paced lifestyle and walkability. Everything you need to live, work, shop and relax."

Forbes

Saks Fifth Avenue

A PERFECT PARTNERSHIP

THE CIPRIANI BRAND



"TO SERVE IS FIRST TO LOVE"

Arrigo Cipriani

The Cipriani legacy began when Giuseppe Cipriani Sr. opened Harry's Bar in Venice in 1931. Warm and inviting, the small room was soon crowded with artists, aristocrats, and writers who came for the martinis and stayed for the conversation.

The intimate, welcoming Venetian atmosphere now infuses Cipriani properties worldwide. Beloved for its convivial spirit and peerless Italian cuisine, Cipriani has established itself in cities across the globe, from restaurants in Monte Carlo and Mexico City to Casa Cipriani in New York City. Cipriani Residences Miami continues this storied tradition with its effortlessly chic style, thoughtful details, and the exclusive experiences it provides that are sure to delight residents.

Ernest Hemingway and Giuseppe Cipriani Sr. at Harry's Bar in Venice

Sophia Loren at Cipriani Hotel

Nicole Kidman at Cipriani Restaurant

Paul Newman by the Rialto Bridge in Venice

CIPRIANI HARRY'S BAR

CIPRIANI HARRY'S DOLCI

Bellini RESTAURANT

CIPRIANI

CIPRIANI CLUB RESIDENCES

Mr. C RESIDENCES COCONUT GROVE, FL BY IGNAZIO AND MAGGIO CIPRIANI

CIPRIANI CLUB 55

CIPRIANI Ocean Resort, Club Residences & Cuisine PUNTA DEL ESTE

شيبرياني وسط مدينة دبي

GIUSEPPE CIPRIANI presents DOWNTOWN Ibiza PASEO JUAN CARLOS I ,7

CIPRIANI DOLCI

CIPRIANI MONTE CARLO

Mr. C HOTELS

Socialista

YOTTO JAPANESE CUISINE

CIPRIANI DOWNTOWN 465 BRICKELL - MIAMI

LONDON

CASA CIPRIANI

CIPRIANI On location

HARRY CIPRIANI

HARRY'S TABLE By Cipriani

CIPRIANI® FOOD Venezia 1931

BELLINI alcohol-free CIPRIANI® The Famous Harry's Bar - Venezia 1931

CIPRIANI FASHION

CIPRIANI SALON DE EVENTOS

CIPRIANI MASARYK

CIPRIANI DOWNTOWN

MUSICA NEW YORK CITY CIPRIANI PIZZA

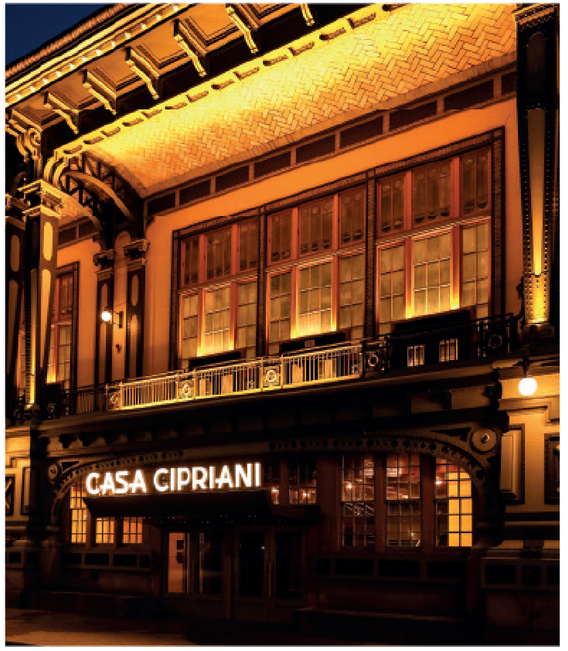
Cacao by CIPRIANI

swoop

CIPRIANI FAMILY

LEADER IN HOSPITALITY FOR FOUR GENERATIONS

Since the opening of the legendary Harry's Bar in Venice in 1931, four generations of the family have developed Cipriani into a leading hospitality brand. Cipriani has restaurants, hotels, landmarked event spaces, residences, lounges, and private membership clubs around the world.



Casa Cipriani, New York USA

Casa Cipriani Milano

Cipriani Dubai, United Arab Emirates

MAST CAPITAL

DEVELOPER

Mast Capital is a privately held real estate investment and development firm, founded by Camilo Miguel Jr. in 2006. The firm leverages deep local market perspectives and institutional quality to deliver superior execution and transformative projects. Mast Capital focuses on investing in and developing thoughtfully designed projects that enrich the fabric of local communities throughout Florida.

The Perigon, Miami, FL, USA

Little Palm Island Resort & Spa, The Florida Keys, FL, USA

Louver House, Miami, FL, USA

ARQUITECTONICA

A SIGNATURE DESIGN BY BERNARDO FORT-BRESCIA ARCHITECT

Arquitectonica was founded in 1977 by Bernardo Fort-Brescia and Laurinda Spear. The award-winning firm has worked in 59 countries but left its strongest mark on Miami, where it has transformed the skyline with a bold vision of contemporary architecture.

Testimonio, Monaco

Brickell City Centre, Miami, FL, USA

The Infinity Condominium, San Francisco, CA, USA

1508 LONDON

DESIGNER

1508 London is a collaborative design studio founded in 2010. Specializing in high-end residential and hospitality projects, as well as yachts, the team draws on history, geography, and the local architectural vernacular to create sophisticated, timeless designs. With offices spanning four continents, 1508 London offers a world-leading service of best-in-class design.

Mandarin Oriental Beverly Hills, Los Angeles, CA, USA

Carlton Tower Jumeirrah, London, UK

Chelsea Barracks, London, UK

THE BUILDING

Levels 79–81
Penthouse Collection

3,491–6,146 interior SF
Private elevators
Private oversized terraces with swimming pools*

*FEATURED IN SELECT PENTHOUSES

Levels 62–78
Two- to Four-Bedroom Residences

2,010–3,494 interior SF
Private elevators

Levels 19–61
One- to Four-Bedroom Residences

1,194–2,151 Interior SF

Levels 9–18
One- to Three-Bedroom Residences

1,194–1,959 Interior SF

Amenities

Level 8
Lap Pool | Pickle Ball
Golf Simulator

Level 7
Restaurant | Pool | Spa
Fitness | Lounge | Library
Private Dining | Screening Room | Children's Room

BUILDING OVERVIEW

Residences are entirely bespoke. Choose from a rich selection of flooring options, top-of-the-line appliances, custom cabinets, and smart technology systems and specify your preferred view. Exceptional penthouses also offer private pools, sweeping terraces, and direct elevator entry.

- Distinctive 80-story tower with curved glass façade
- Attentive, intuitive service and generous hospitality
- Expansive penthouses with private oversized terraces with swimming pools*
- Sweeping views of Biscayne Bay and the Brickell skyline
- 24-hour catering by Cipriani exclusive to residents
- Outdoor resort deck with landscaped sun terrace

*Featured in select penthouses

CIPRIANI
RESIDENCES MIAMI

SIGNATURE SERVICES & AMENITIES

TO SERVE IS FIRST TO LOVE

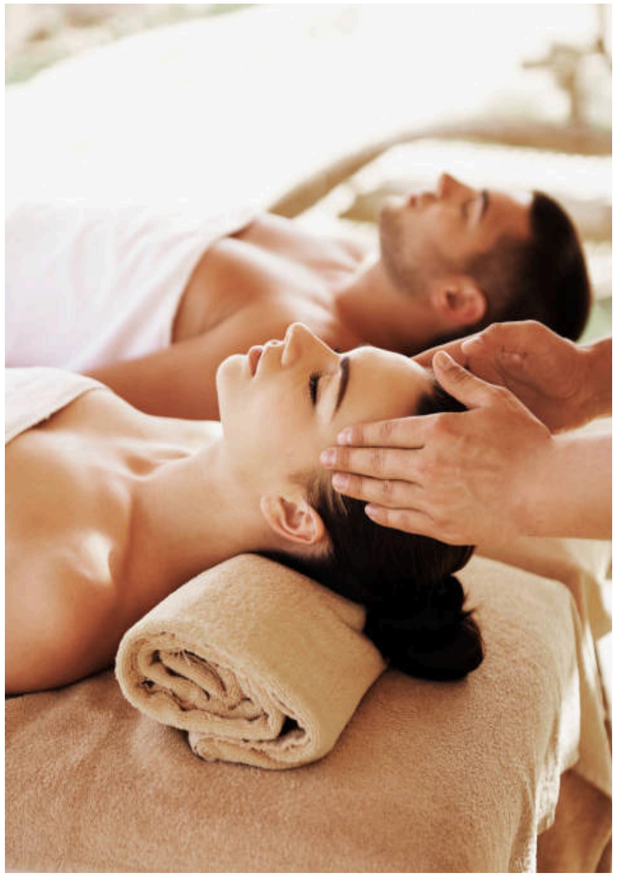
To live in Cipriani Residences Miami is to enjoy those signature service standards first established at Harry's Bar in 1931 and perfected through generations. Individual tastes are indulged and needs are anticipated with an intuitive understanding of when and where their attention is required.

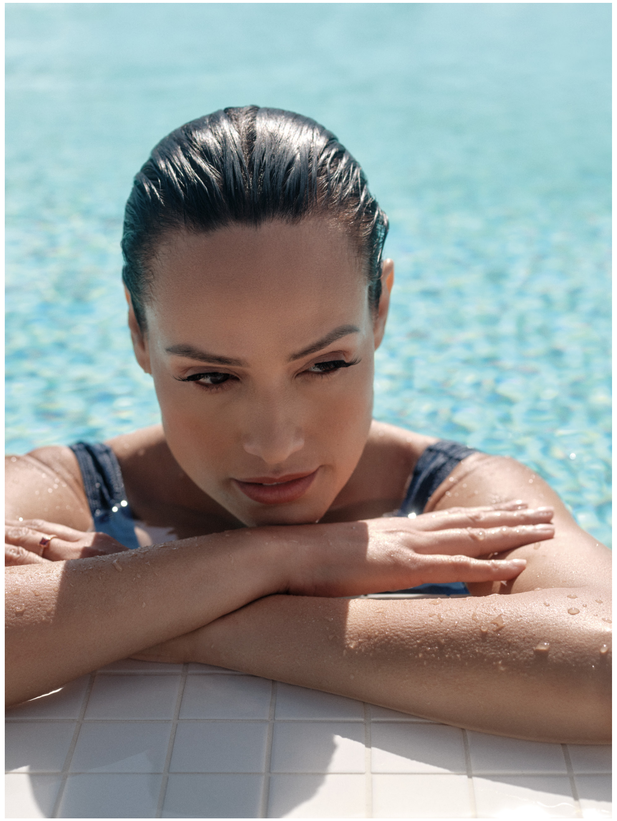
SERVICES

Extensive amenities consider residents' every need. From luxuries like a holistic spa and sauna, screening room, and golf simulator to conveniences like a dog park. Cipriani Residences Miami promises a life of effortless elegance.

- Designated Director of Residences
- Cipriani Residential Concierge
- A secure covered garage with 24-hour complimentary valet
- 24-hour security guards and controlled building access
- In-residence spa treatments*
- Personal training services*
- Residential services including plant care and away-from-home maintenance*
- Pet-friendly community with pet grooming and walk services available*
- A luxury house limousine service for convenient transport within a threemile radius*

*Available for purchase



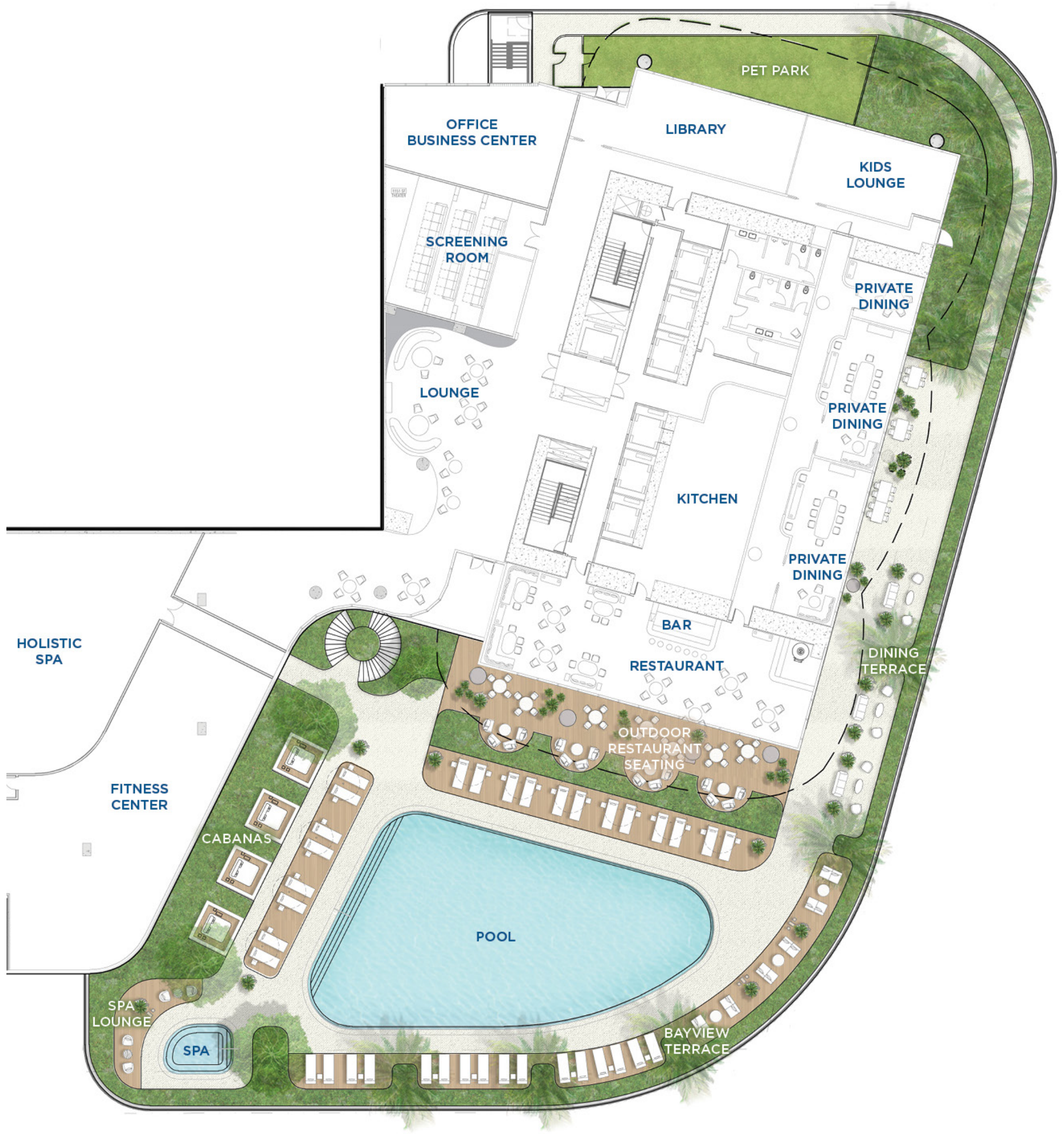


AMENITIES

- Exclusive private entrance with lush landscaping and elegant porte-cochère
- Dramatic lobby leading to two banks of high-speed, touchless elevators
- Private Cipriani restaurant exclusive to residents and their guests
- In-home dining and 24-hour catering services by Cipriani, exclusive to residents
- Private dining rooms available for reservation, catered by Cipriani
- Elevated resort deck with two swimming pools and a blissful outdoor spa
- Poolside cabanas and a beautifully landscaped sun terrace
- State-of-the-art fitness center, golf simulator and pickle ball court
- Private valet pickup is also available for residents seeking the utmost privacy
- Holistic spa with sauna, ice plunge, and treatment rooms
- Four-level cycling-focused wellness center and lounge overlooking the Brickell skyline
- Luxurious residents' social lounge for special events and intimate gatherings
- Private salon available to be reserved for personal beauty services
- Screening room with cutting-edge audio/visual equipment
- Tranquil and spacious residents' library
- Engaging children's playroom and outdoor playroom

7TH FLOOR AMENITIES

- Signature private dining experiences by Cipriani
- Private dining rooms available for reservation, catered by Cipriani
- Elevated resort deck with two swimming pools, a blissful outdoor spa, poolside cabanas, and a beautifully landscaped sun terrace
- Poolside food and beverage services catered by Cipriani
- Holistic spa with sauna and treatment rooms
- Luxurious residents' lounge for special events and intimate gatherings
- State-of-the-art fitness center
- Golf simulator
- Pickleball court
- Private salon available to be reserved for personal beauty services
- Screening room with cutting-edge audio visual equipment
- Serene and spacious residents' library
- Engaging children's playroom
- Pet-friendly community with dog park



BISCAYNE BAY

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8TH FLOOR AMENITIES

- Pickleball court
- Luxurious residents lounge for special events and intimate gatherings
- Yoga, athletic lawn
- Serene lap pool
- Outdoor pool bar

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BISCAYNE BAY

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CIPRIANI
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CIPRIANI
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CIPRIANI

CIPRIANI
RESIDENCES MIAMI

CIPRIANI
CHANEL
AI WEIWEI
HENRI MATISSE

CIPRIANI
CIPRIANI
CIPRIANI

FOLK
PRADA
Spirited
PUIG
100
YEARS
OF A
FAMILY
BUSINESS
POLO
SIMPLY
ITALIAN
CARS

POLO
ITALIAN DREAM

SPA+

TECHNOGYM
TECHNOGYM
TECHNOGYM

ELEGANT RESIDENCES

RESIDENCE FEATURES

- Elegant contemporary interiors designed by 1508 London
- Bright, airy living areas with ceiling heights up to 10 feet
- Floor-to-ceiling sliding glass doors and windows with panoramic views of Biscayne Bay, Simpson Park, and the Brickell skyline
- Expansive eight-foot-deep private terraces with glass railings for unobstructed views and wraparound terraces at corner units
- Terrace access from the living room and primary bedroom of every residence
- Gracious walk-in wardrobes in every primary bedroom
- Direct elevator entry for select residences
- Individually controlled, high efficiency central air conditioning and heating systems with linear diffusers in main areas to ensure seamless integration
- Laundry rooms with full-size washing machine and dryer, and most residences have a utility sink
- Solid core wood interior doors for enhanced soundproofing and energy efficiency
- Advanced smart technology pre-wired for window treatments, high-speed internet and Wi-Fi, data/voice, and satellite cable
- Interface technology for building services such as concierge, valet, and security and in-house audiovisual and lighting systems

ARCHITECTURAL DIGEST
Dior

Dior

VISIONARY ARCHITECTURE OF THE 20TH CENTURY
WABI-SABI WELCOME
ACNE PAPER
PRADA
CATWALK
TERRY O'NEILL

CIPRIANI
CIPRIANI

CIPRIANI
CIPRIANI
CIPRIANI

VIEWS

VIEWS

EAST

VIEWS

EAST

VIEWS

EAST

VIEWS

SOUTH EAST

VIEWS

SOUTH EAST

VIEWS

SOUTH EAST

VIEWS

SOUTH WEST

VIEWS

WEST

VIEWS

NORTH WEST

VIEWS

NORTH WEST

VIEWS

NORTH EAST

VIEWS

NORTH EAST

RESIDENCE FLOORPLANS

LEVELS 9–18

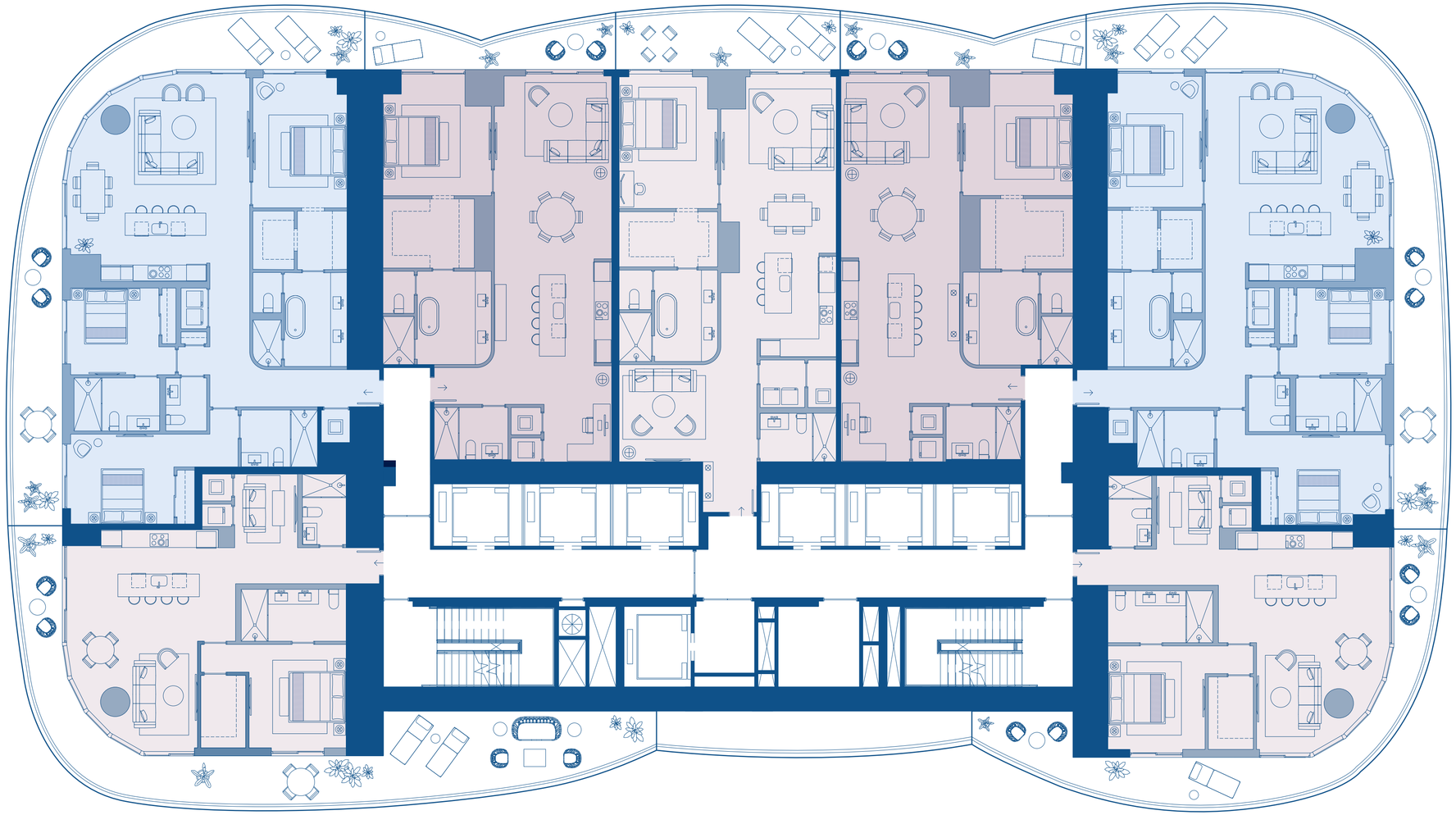
BISCYANE BAY

CIPRIANI
RESIDENCES MIAMI

04
1 BEDROOM + DEN
2 BATHROOMS

03
1 BEDROOM + DEN
2 BATHROOMS

02
1 BEDROOM + DEN
2 BATHROOMS



05
3 BEDROOMS
2.5 BATHROOMS

01
3 BEDROOMS
3.5 BATHROOMS

06
1 BEDROOM + DEN
2 BATHROOMS

07
1 BEDROOM + DEN
2 BATHROOMS

BRICKELL SKYLINE

SIMPSON PARK

NOT TO SCALE

N

LEVELS 19–36

BISCAYNE BAY

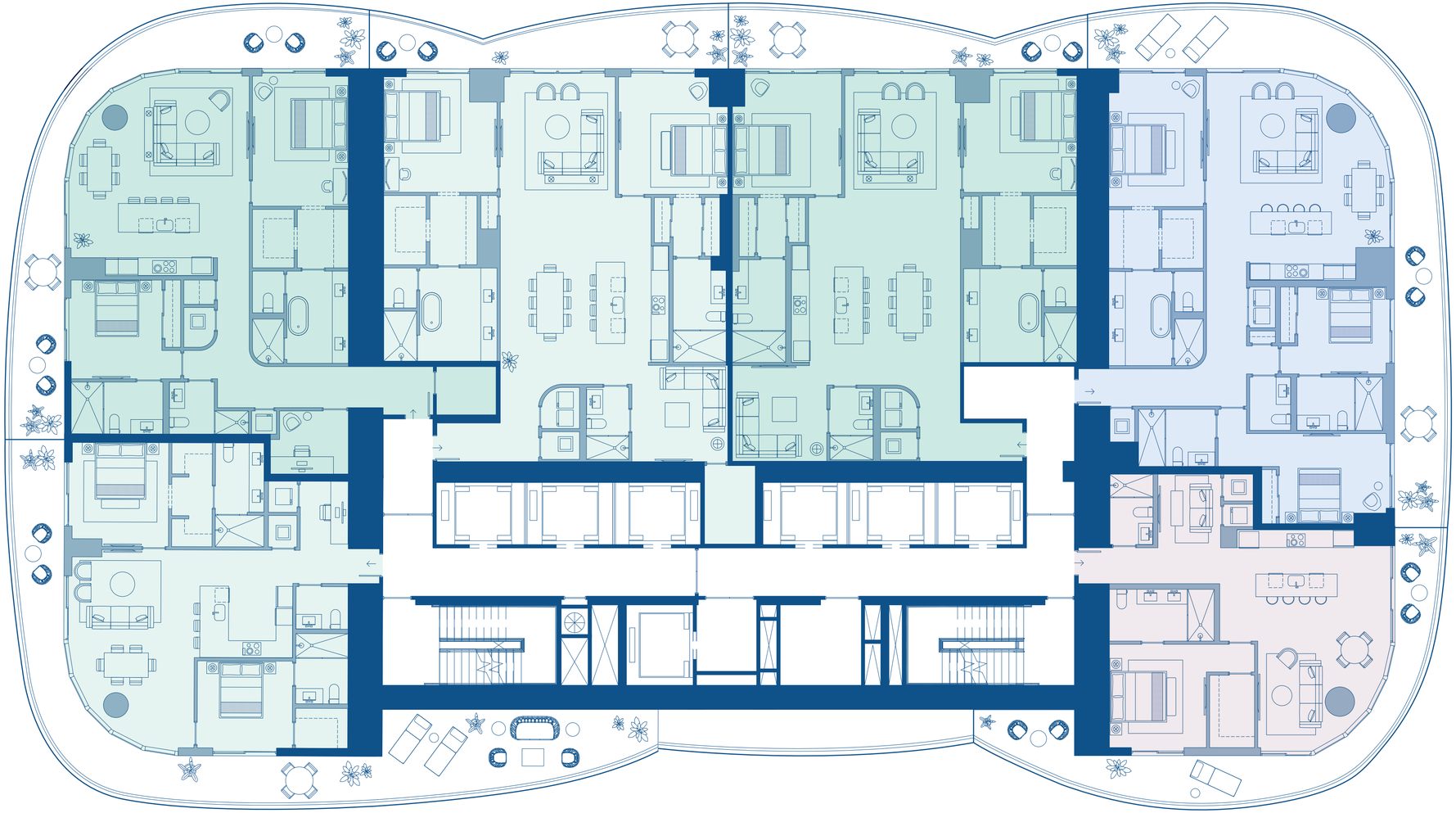
CIPRIANI
RESIDENCES MIAMI

BRICKELL SKYLINE

SIMPSON PARK

03
2 BEDROOMS + DEN
3 BATHROOMS

02
2 BEDROOMS + DEN
3 BATHROOMS



04
2 BEDROOMS + DEN
3 BATHROOMS

01
3 BEDROOMS
3.5 BATHROOMS

05
2 BEDROOMS + DEN
3.5 BATHROOMS

06
1 BEDROOM + DEN
2 BATHROOMS

NOT TO SCALE

N

LEVELS 38–61

BISCYANE BAY

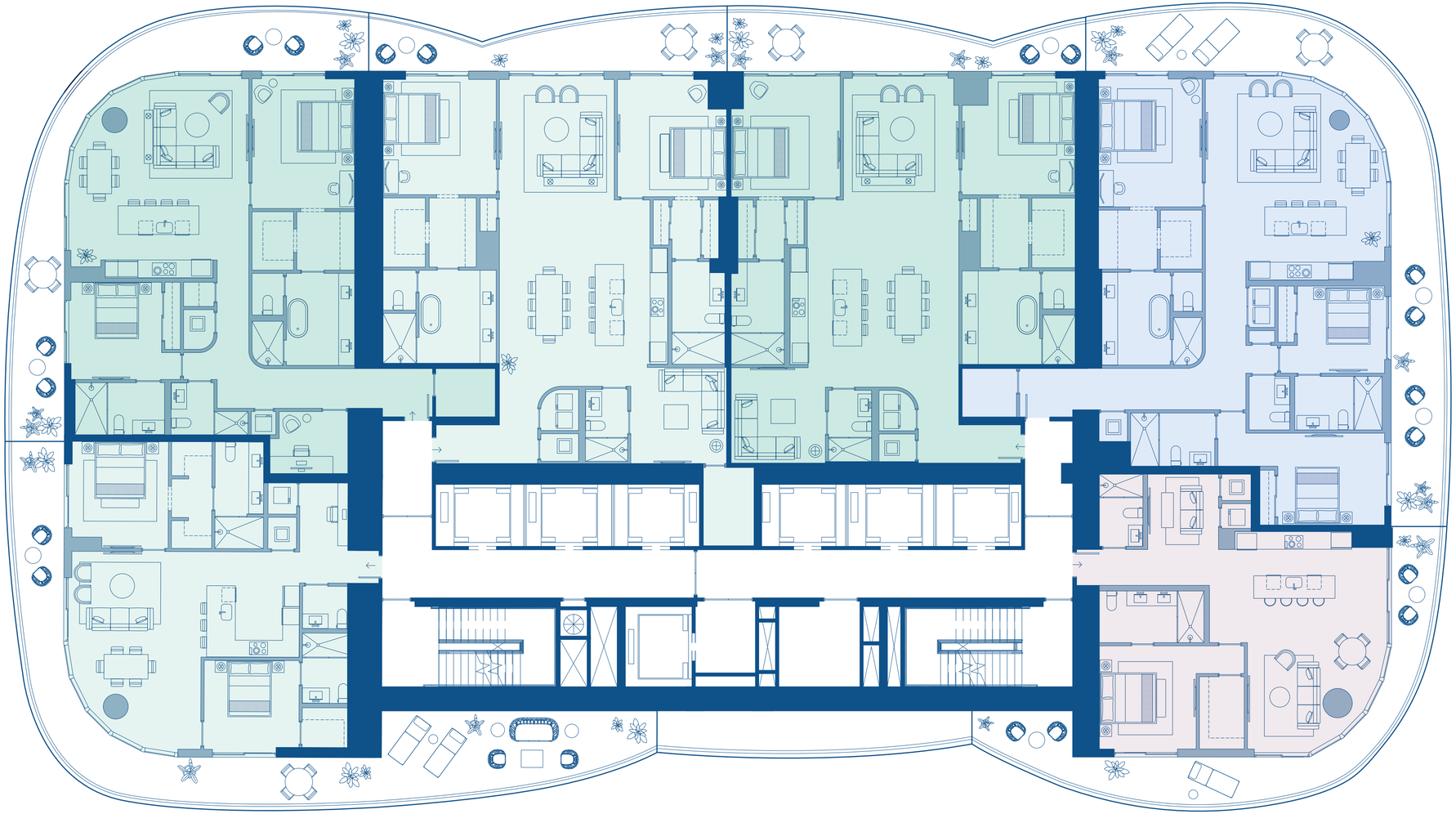
CIPRIANI
RESIDENCES MIAMI

BRICKELL SKYLINE

SIMPSON PARK

03
2 BEDROOMS + DEN
3 BATHROOMS

02
2 BEDROOMS + DEN
3 BATHROOMS



04
2 BEDROOMS + DEN
3 BATHROOMS

01
3 BEDROOMS
3.5 BATHROOMS

05
2 BEDROOMS + DEN
3.5 BATHROOMS

06
1 BEDROOM + DEN
2 BATHROOMS

NOT TO SCALE

N

LEVELS 62–78

BISCYANE BAY

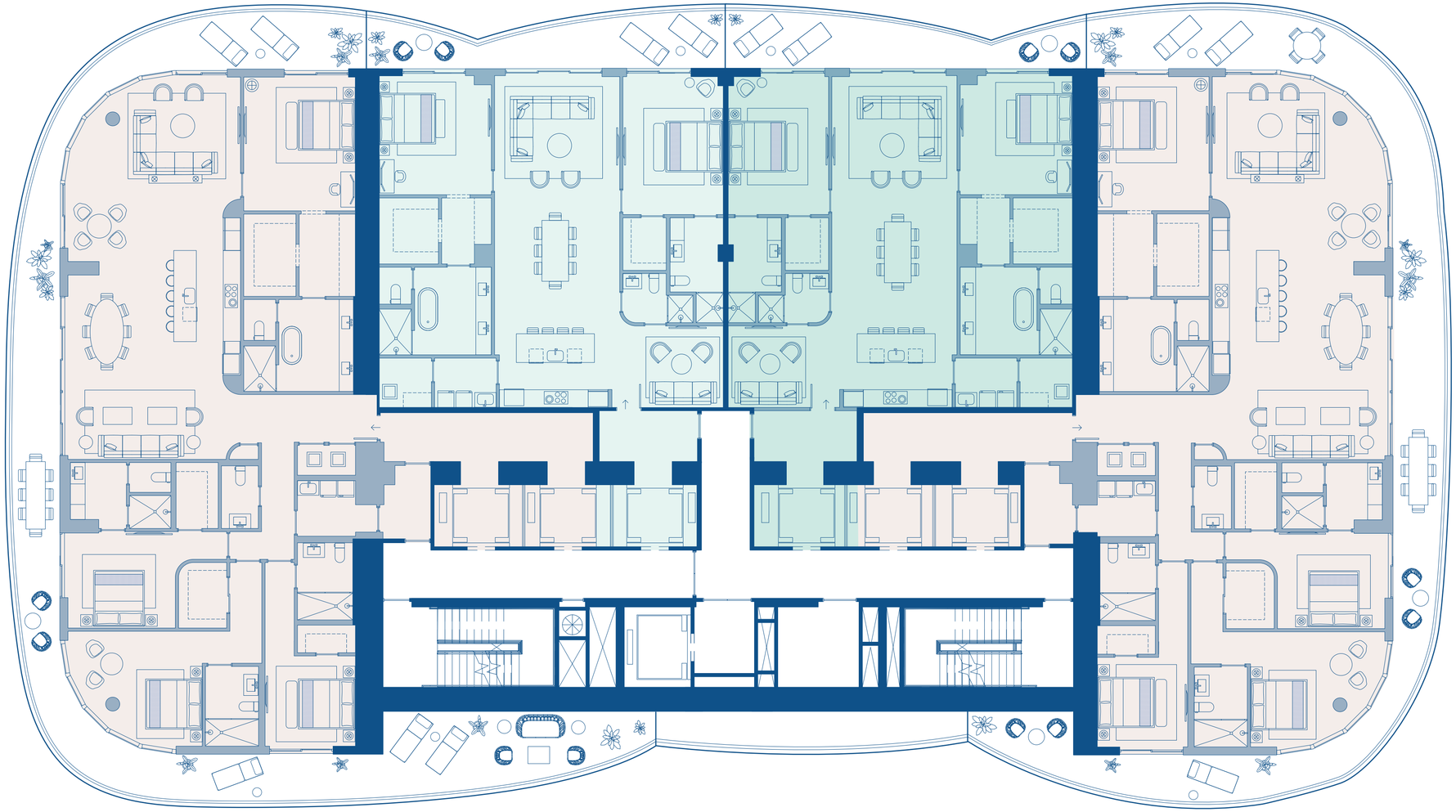
CIPRIANI
RESIDENCES MIAMI

BRICKELL SKYLINE

SIMPSON PARK

03
2 BEDROOMS + DEN
3 BATHROOMS

02
2 BEDROOMS + DEN
3 BATHROOMS



04
4 BEDROOMS
4.5 BATHROOMS
SERVICE QUARTERS

01
4 BEDROOMS
4.5 BATHROOMS
SERVICE QUARTERS

NOT TO SCALE

N

RESIDENCE 01

LEVEL 9–18

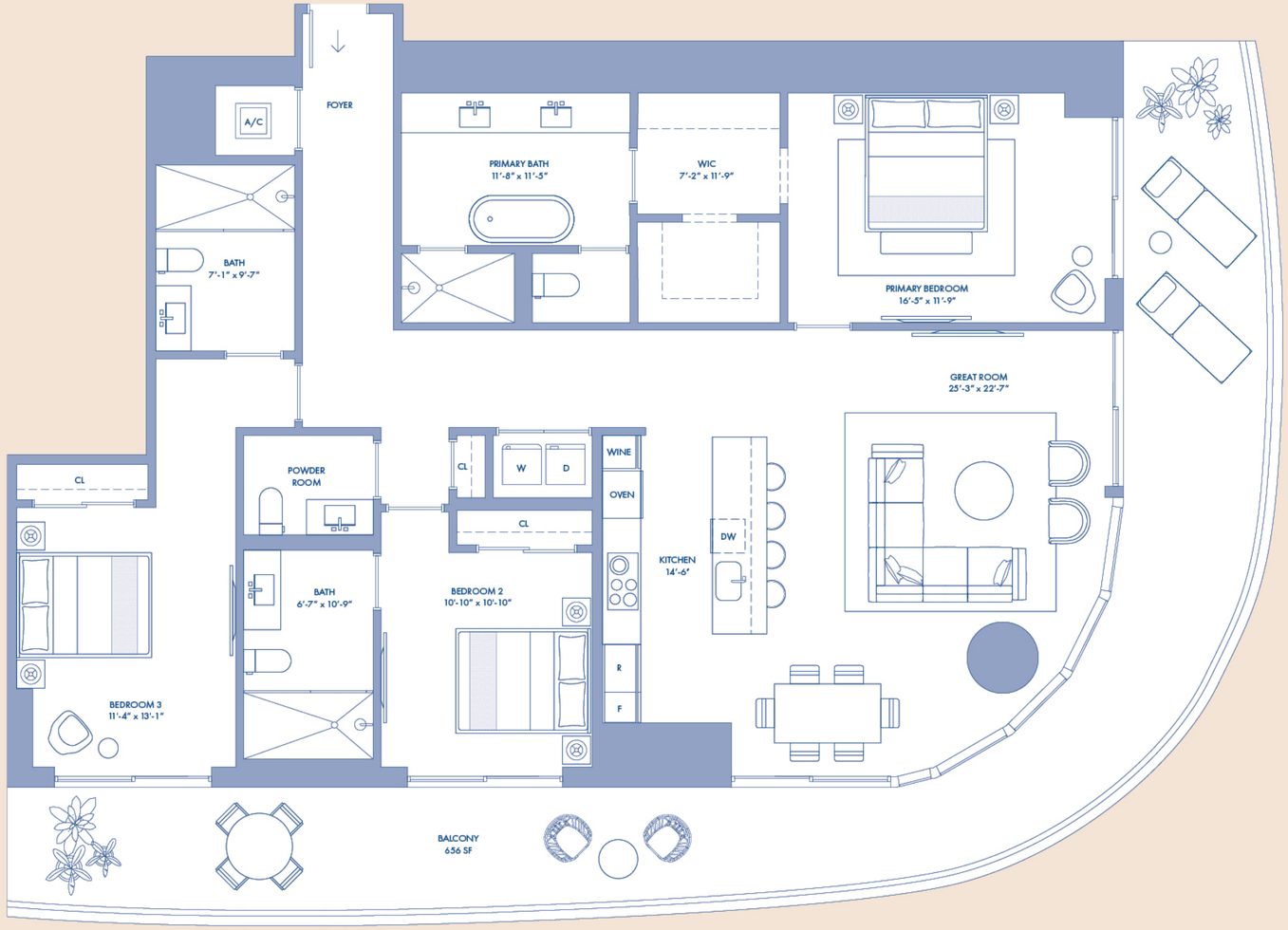
3 Bedrooms
3 Bathrooms
1 Powder Room

INTERIOR AREA

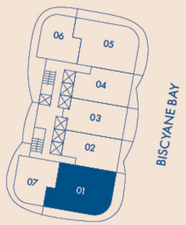
1,959 SQ. FT. / 182 SQ. M.

TERRACE AREA

656 SQ. FT. / 61 SQ. M.



BRICKELL SKYLINE



SIMPSON PARK

N

NOT TO SCALE

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RESIDENCE 02

LEVEL 9–18

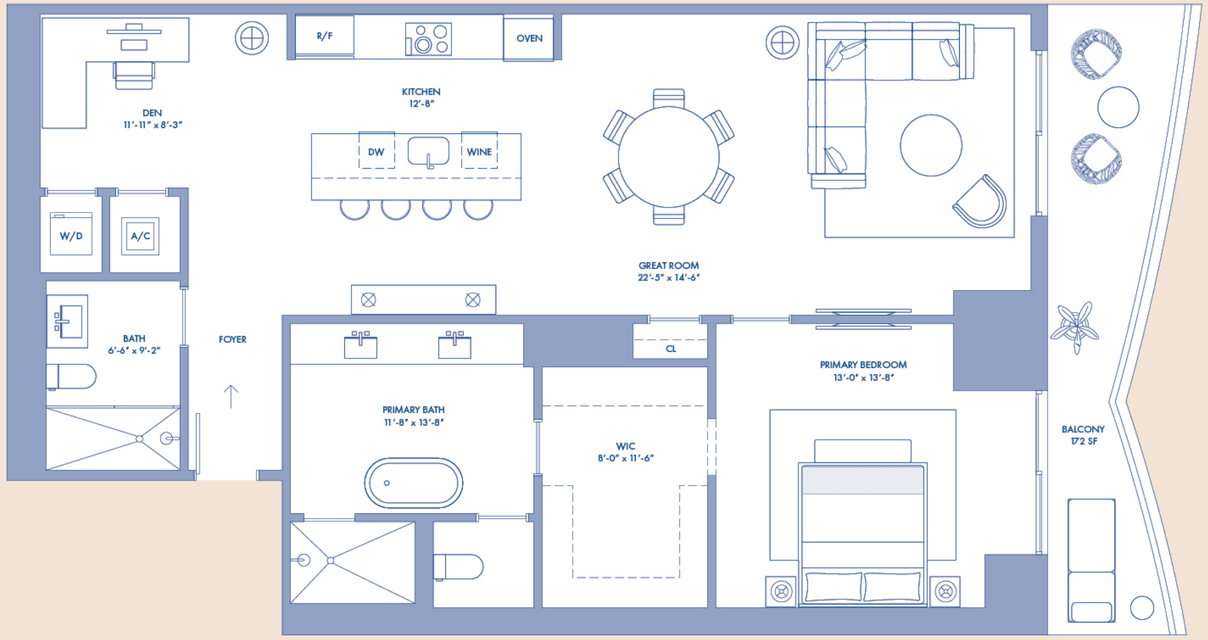
1 Bedroom
Den
2 Bathrooms

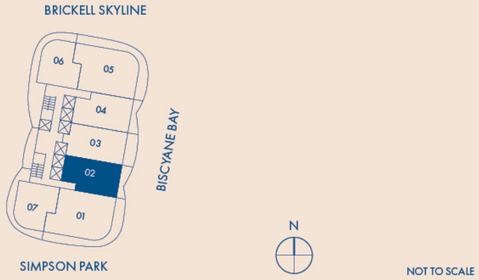
INTERIOR AREA

1,454 SQ. FT. / 135 SQ. M.

TERRACE AREA

172 SQ. FT. / 16 SQ. M.





NOT TO SCALE

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RESIDENCE 03

LEVEL 9–18

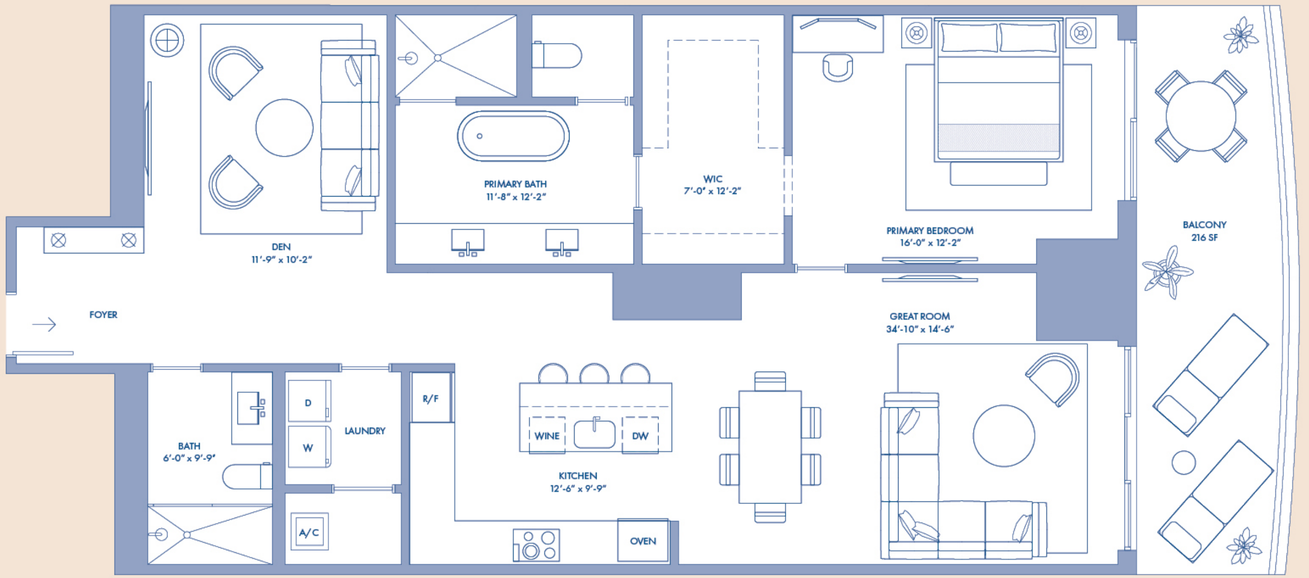
1 Bedroom
Den
2 Bathrooms

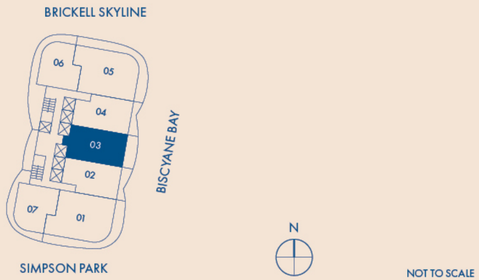
INTERIOR AREA

1,441 SQ. FT. / 134 SQ. M.

TERRACE AREA

216 SQ. FT. / 20 SQ. M.





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RESIDENCE 04

LEVEL 9–18

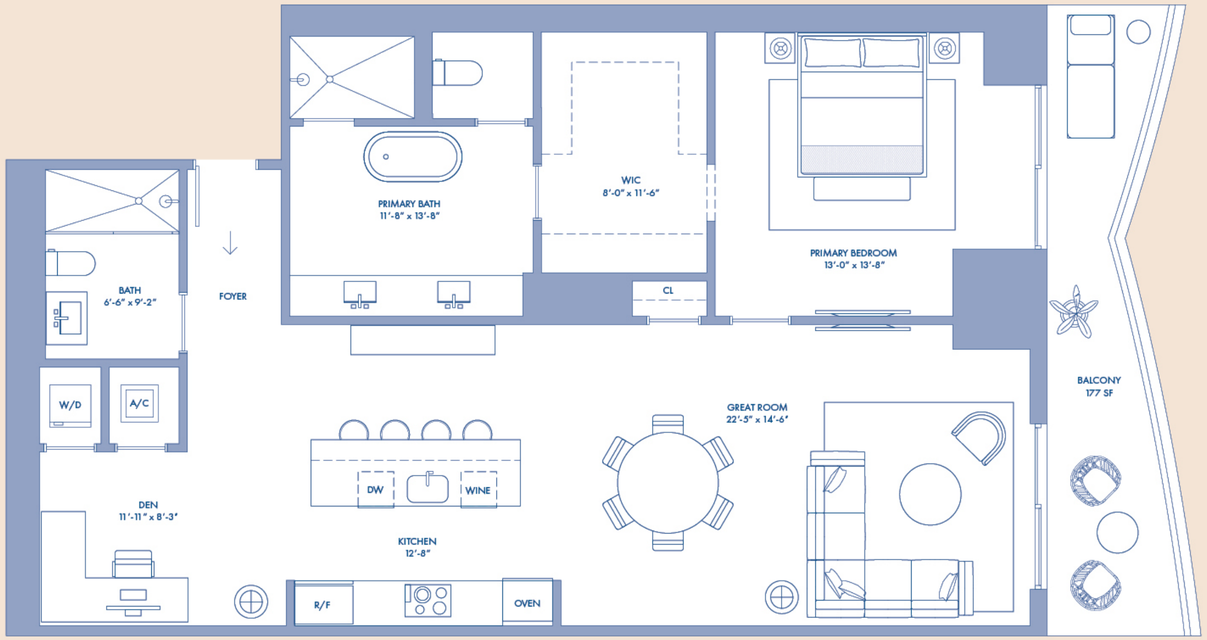
1 Bedroom
Den
2 Bathrooms

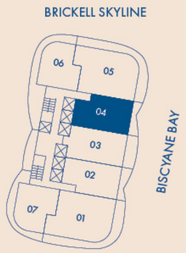
INTERIOR AREA

1,454 SQ. FT. / 135 SQ. M.

TERRACE AREA

177 SQ. FT. / 16 SQ. M.





N

NOT TO SCALE

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RESIDENCE 05

LEVEL 9–18

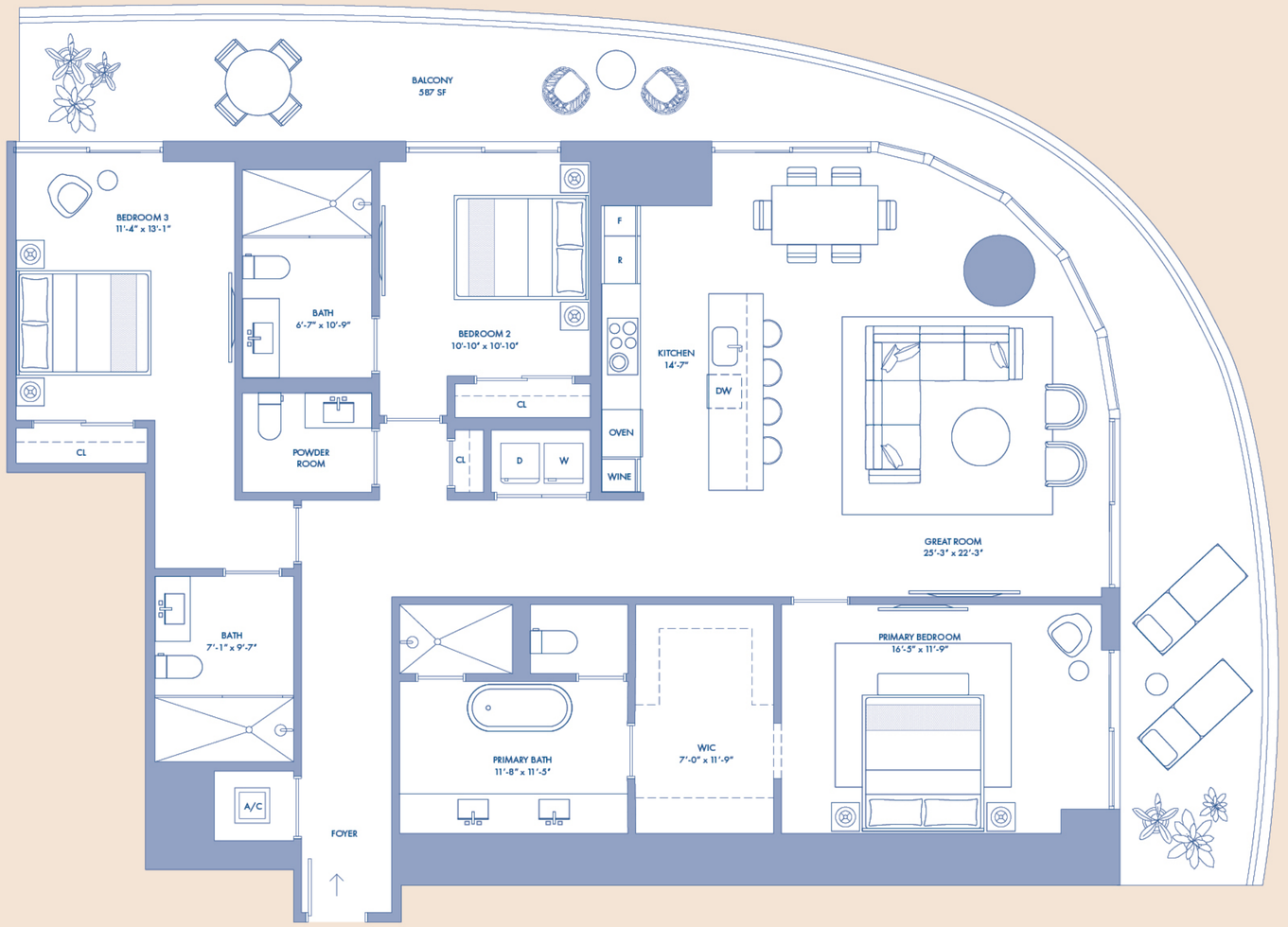
3 Bedrooms
3 Bathrooms
1 Powder Room

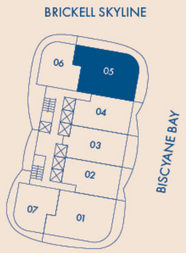
INTERIOR AREA

1,954 SQ. FT. / 182 SQ. M.

TERRACE AREA

587 SQ. FT. / 55 SQ. M.





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RESIDENCE 06

LEVEL 9–18

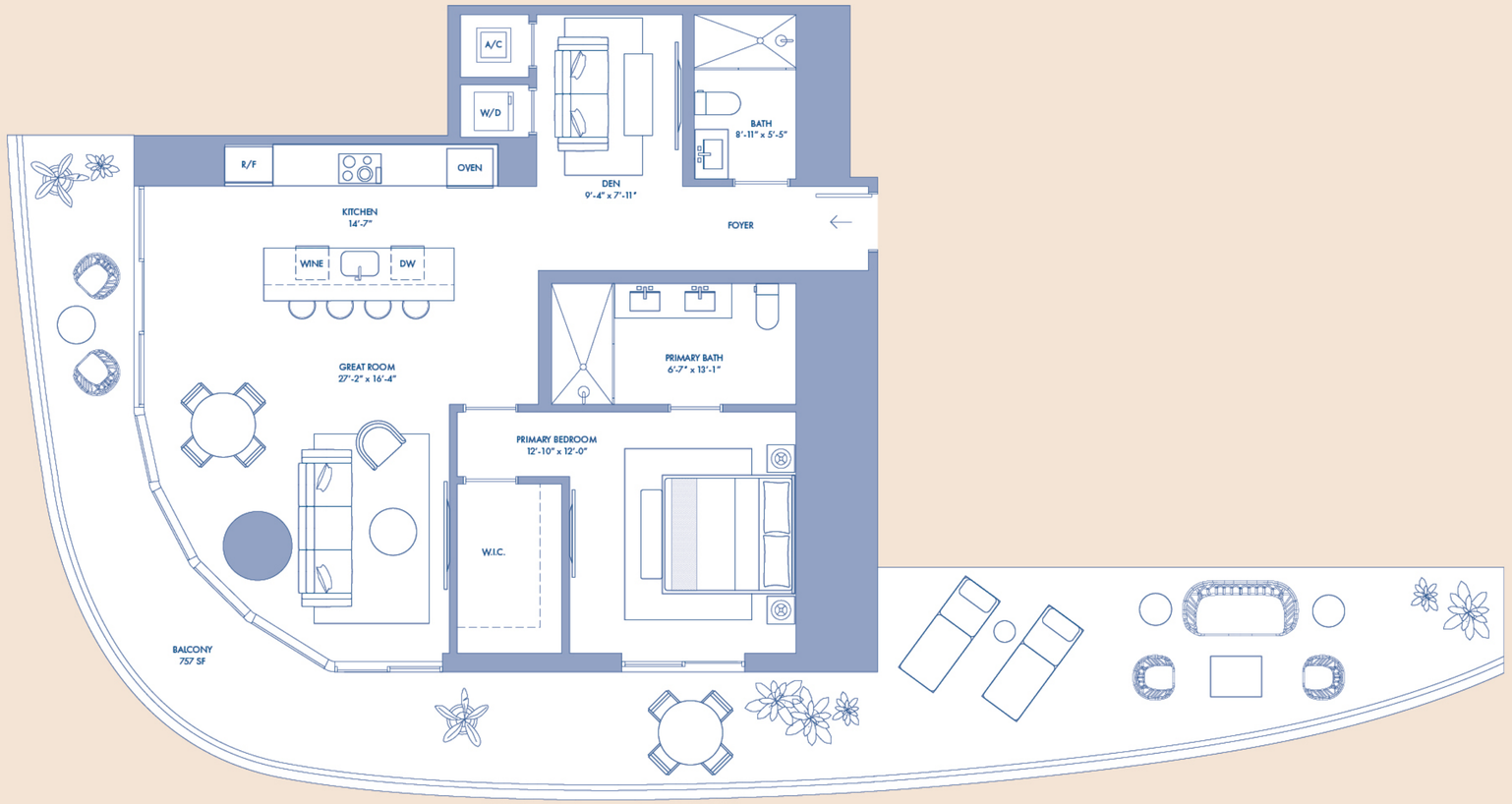
1 Bedroom
Den
2 Bathrooms

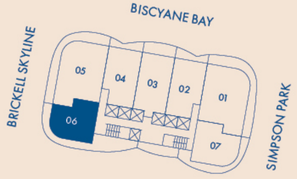
INTERIOR AREA

1,194 SQ. FT. / 111 SQ. M.

TERRACE AREA

757 SQ. FT. / 70 SQ. M.





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RESIDENCE 07

LEVEL 9–18

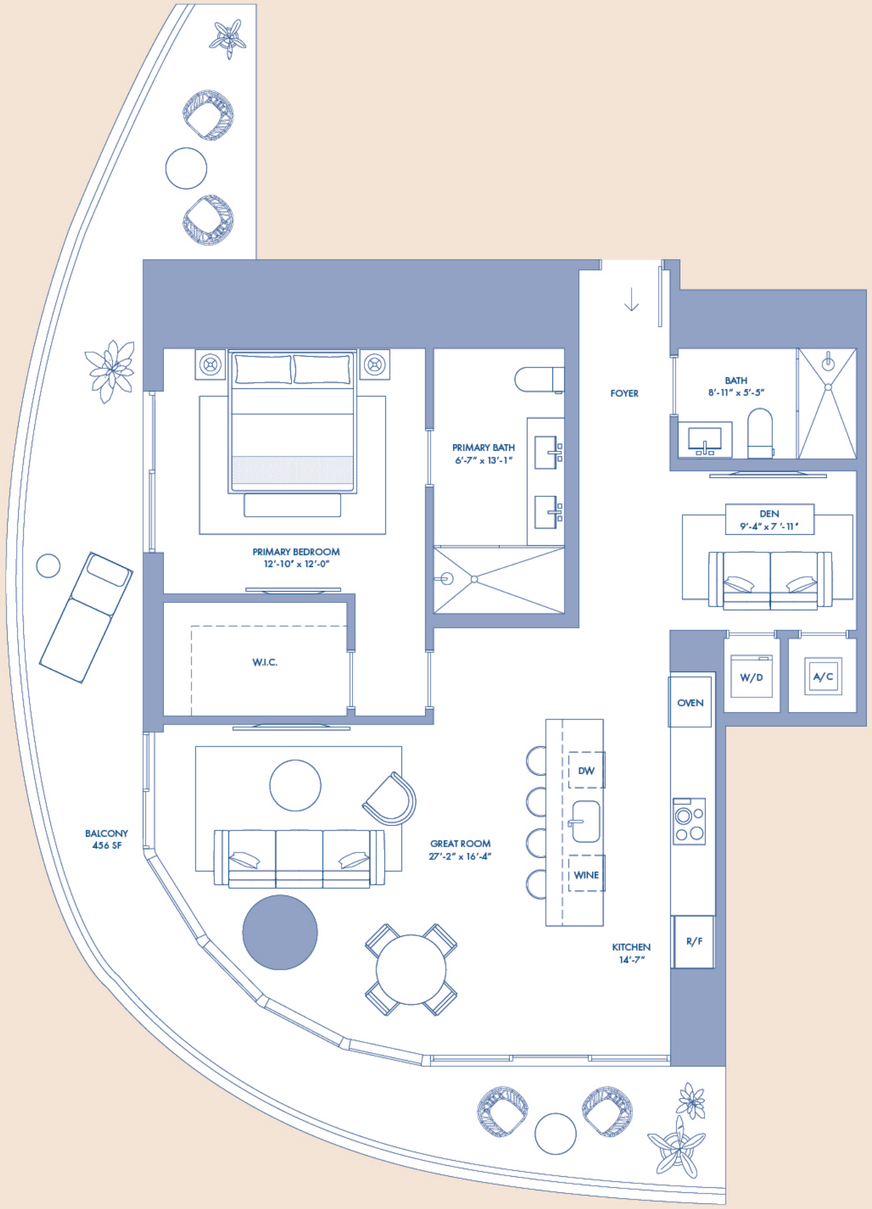
1 Bedroom
Den
2 Bathrooms

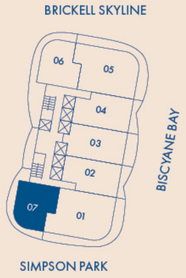
INTERIOR AREA

1,194 SQ. FT. / 111 SQ. M.

TERRACE AREA

456 SQ. FT. / 42 SQ. M.





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RESIDENCE 01

3 Bedrooms
3 Bathrooms
1 Powder Room

LEVEL 19–36

INTERIOR AREA

2,054 SQ. FT. / 191 SQ. M.

TERRACE AREA

656 SQ. FT. / 61 SQ. M.

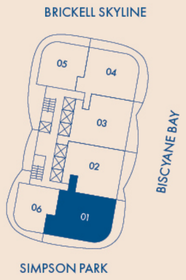
LEVEL 38–61

INTERIOR AREA

2,077 SQ. FT. / 193 SQ. M.

TERRACE AREA

656 SQ. FT. / 61 SQ. M.



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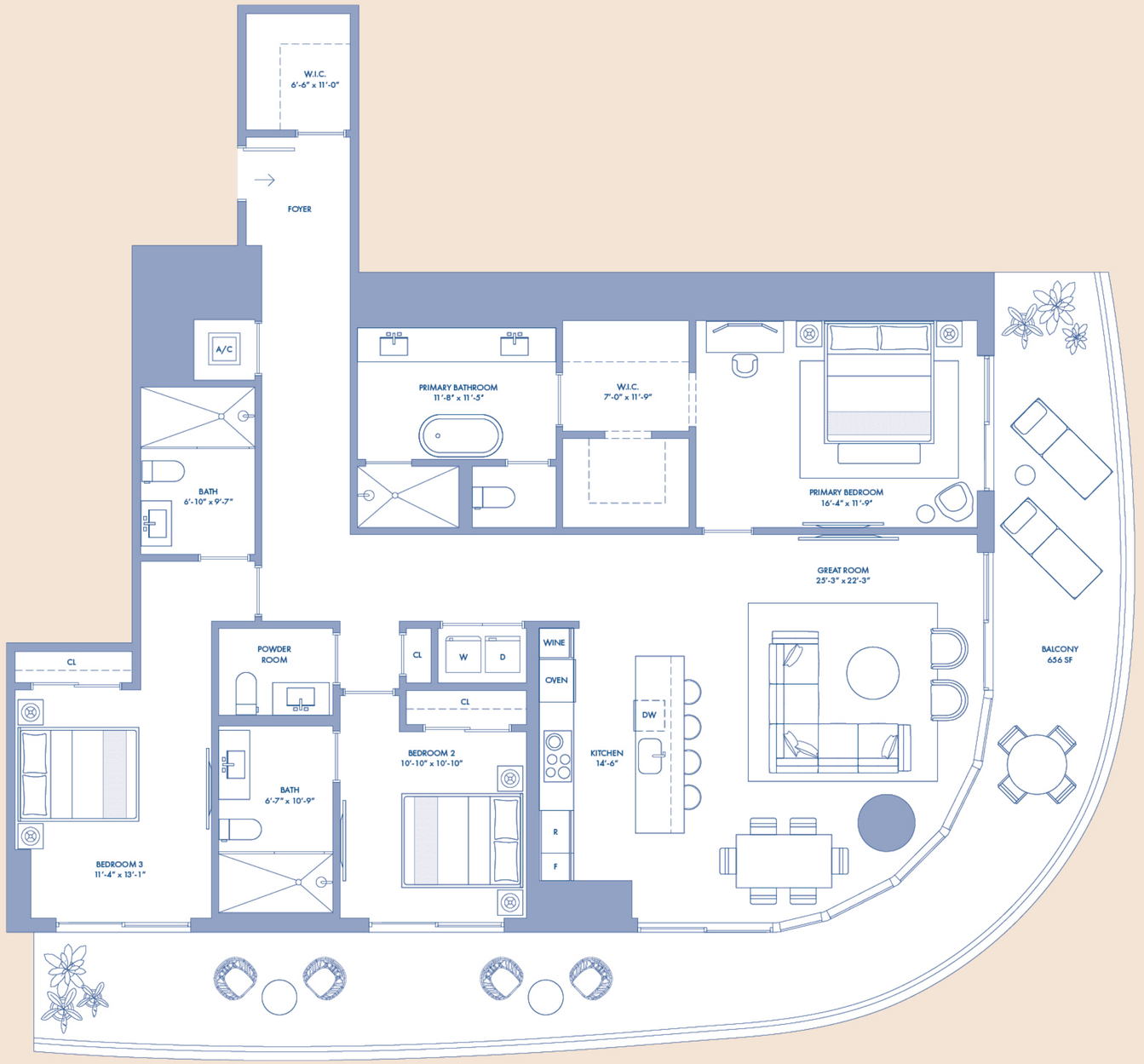

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RESIDENCE 02

2 Bedrooms
Den
3 Bathrooms

LEVEL 19–36

INTERIOR AREA

2,097 SQ. FT. / 195 SQ. M.

TERRACE AREA

281 SQ. FT. / 26 SQ. M.

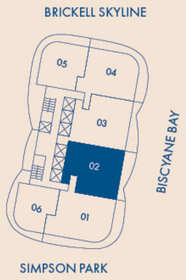
LEVEL 38–61

INTERIOR AREA

2,077 SQ. FT. / 193 SQ. M.

TERRACE AREA

281 SQ. FT. / 26 SQ. M.



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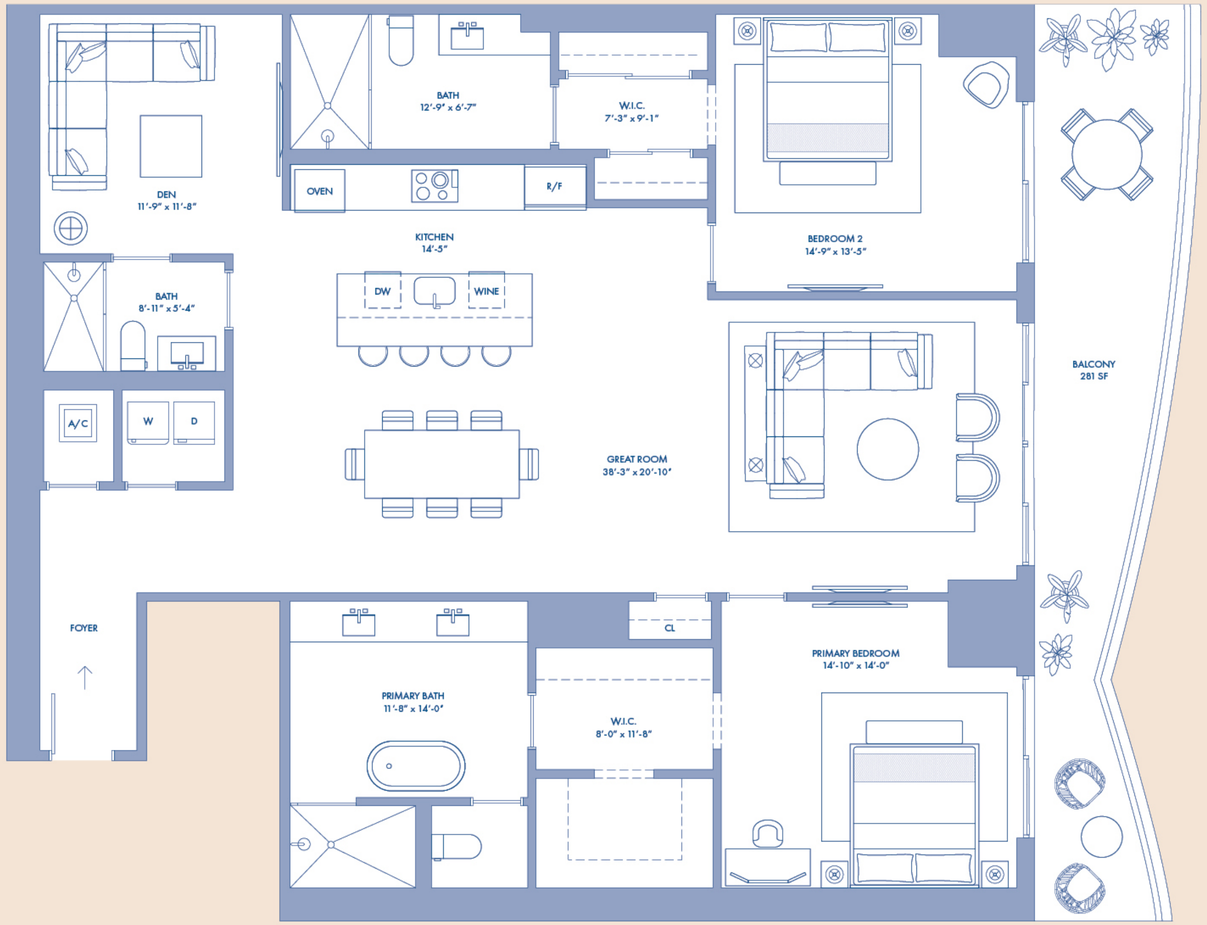

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RESIDENCE 03

2 Bedrooms
Den
3 Bathrooms

LEVEL 19–36

INTERIOR AREA

2,170 SQ. FT. / 202 SQ. M.

TERRACE AREA

280 SQ. FT. / 26 SQ. M.

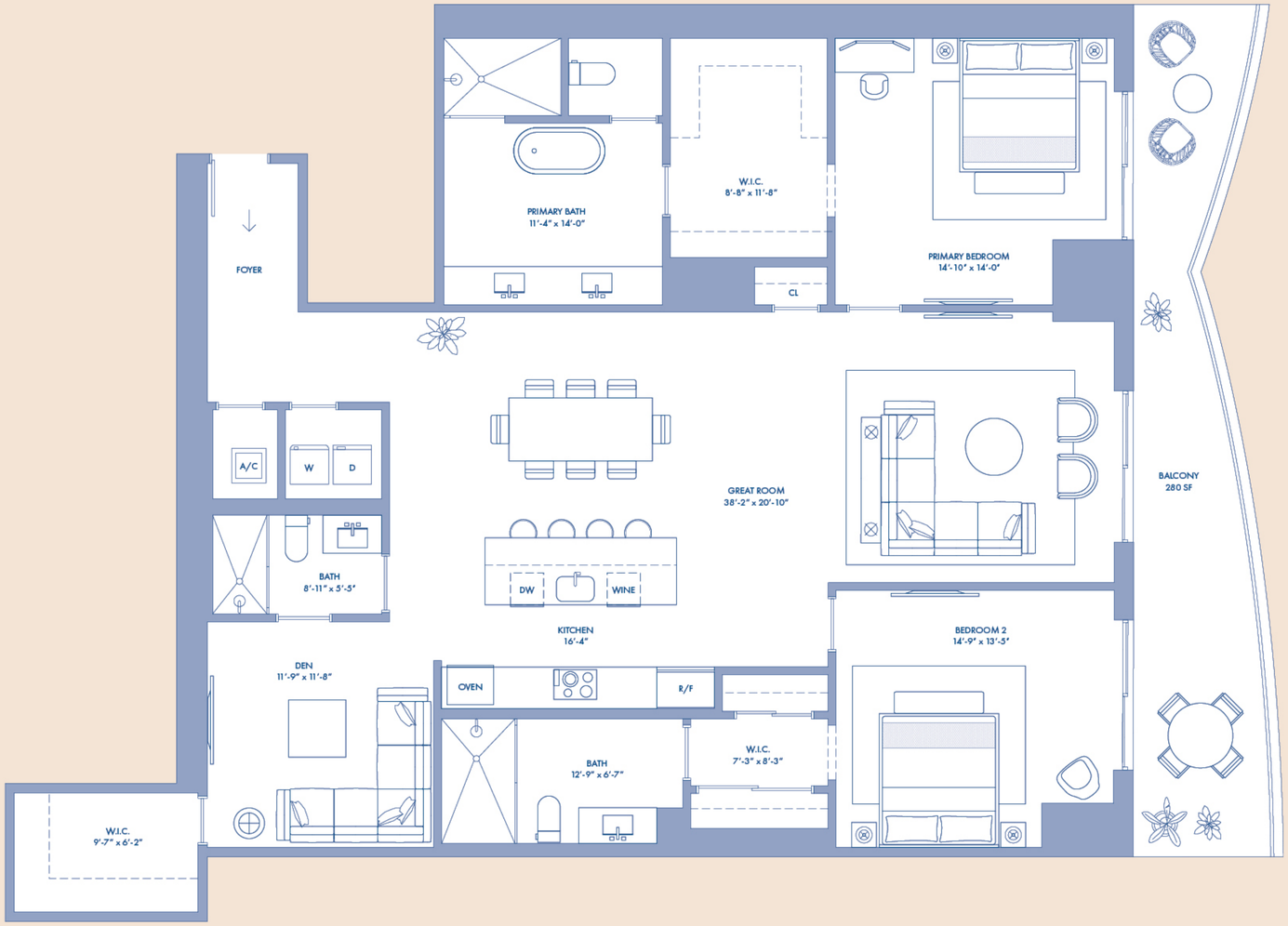
LEVEL 38–61

INTERIOR AREA

2,151 SQ. FT. / 200 SQ. M.

TERRACE AREA

280 SQ. FT. / 26 SQ. M.



BRICKELL SKYLINE

SIMPSON PARK

N

NOT TO SCALE

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RESIDENCE 04

2 Bedrooms
Den
3 Bathrooms

LEVEL 19–36

INTERIOR AREA

1,824 SQ. FT. / 169 SQ. M.

TERRACE AREA

514 SQ. FT. / 48 SQ. M.

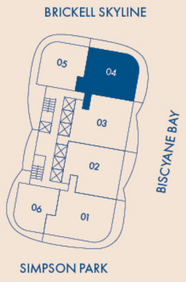
LEVEL 38–61

INTERIOR AREA

1,869 SQ. FT. / 174 SQ. M.

TERRACE AREA

513 SQ. FT. / 48 SQ. M.



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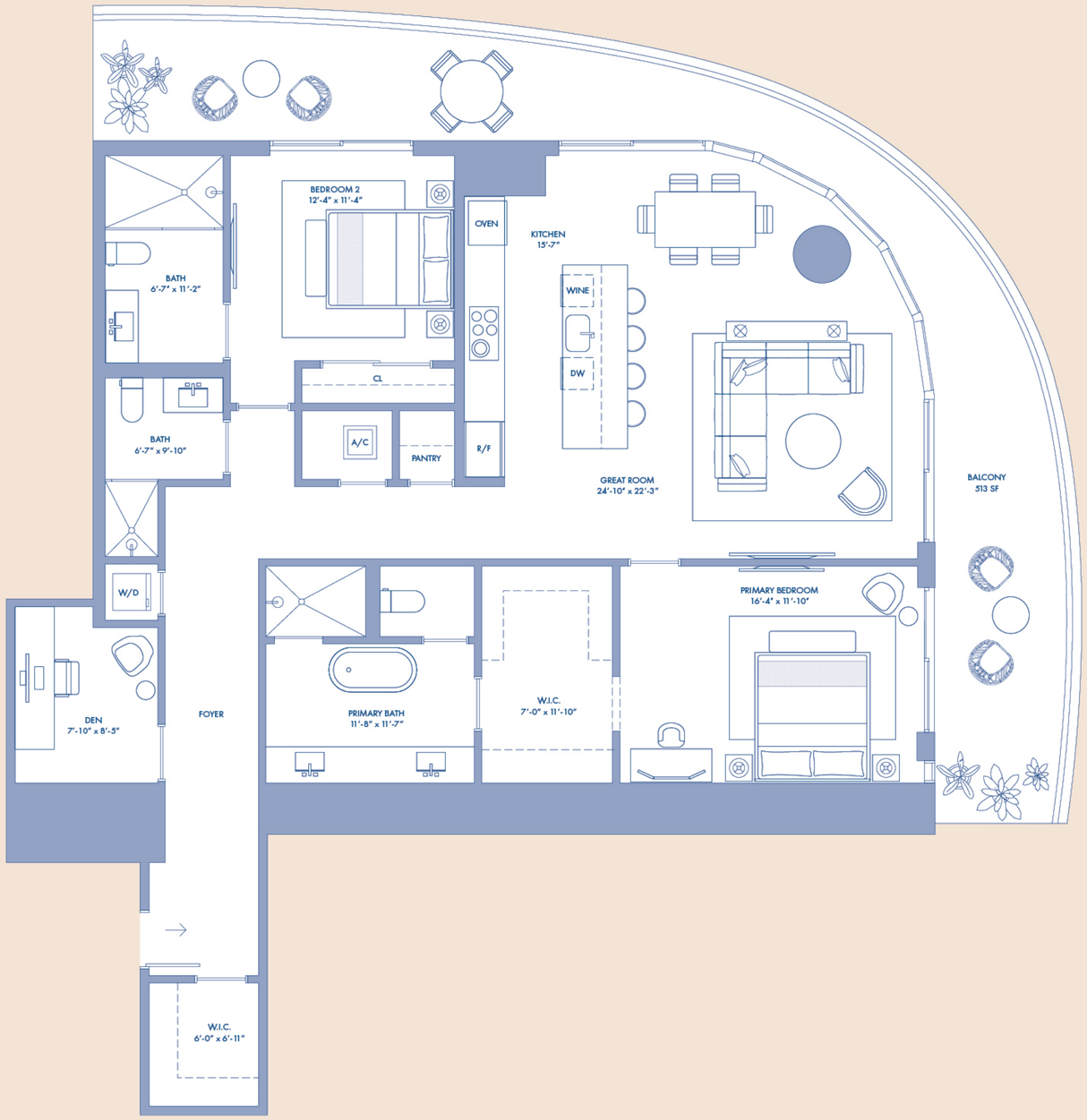
NOT TO SCALE



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RESIDENCE 05

2 Bedrooms
Den
2 Bathrooms
1 Powder Room

LEVEL 19–37

INTERIOR AREA

1,405 SQ. FT. / 131 SQ. M.

TERRACE AREA

834 SQ. FT. / 77 SQ. M.

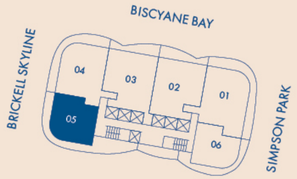
LEVEL 38–61

INTERIOR AREA

1,416 SQ. FT. / 132 SQ. M.

TERRACE AREA

835 SQ. FT. / 77 SQ. M.



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RESIDENCE 06

1 Bedroom
Den
2 Bathrooms

LEVEL 19–36

INTERIOR AREA

1,194 SQ. FT. / 111 SQ. M.

TERRACE AREA

757 SQ. FT. / 70 SQ. M.

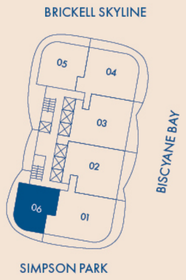
LEVEL 38–61

INTERIOR AREA

1,207 SQ. FT. / 112 SQ. M.

TERRACE AREA

456 SQ. FT. / 42 SQ. M.



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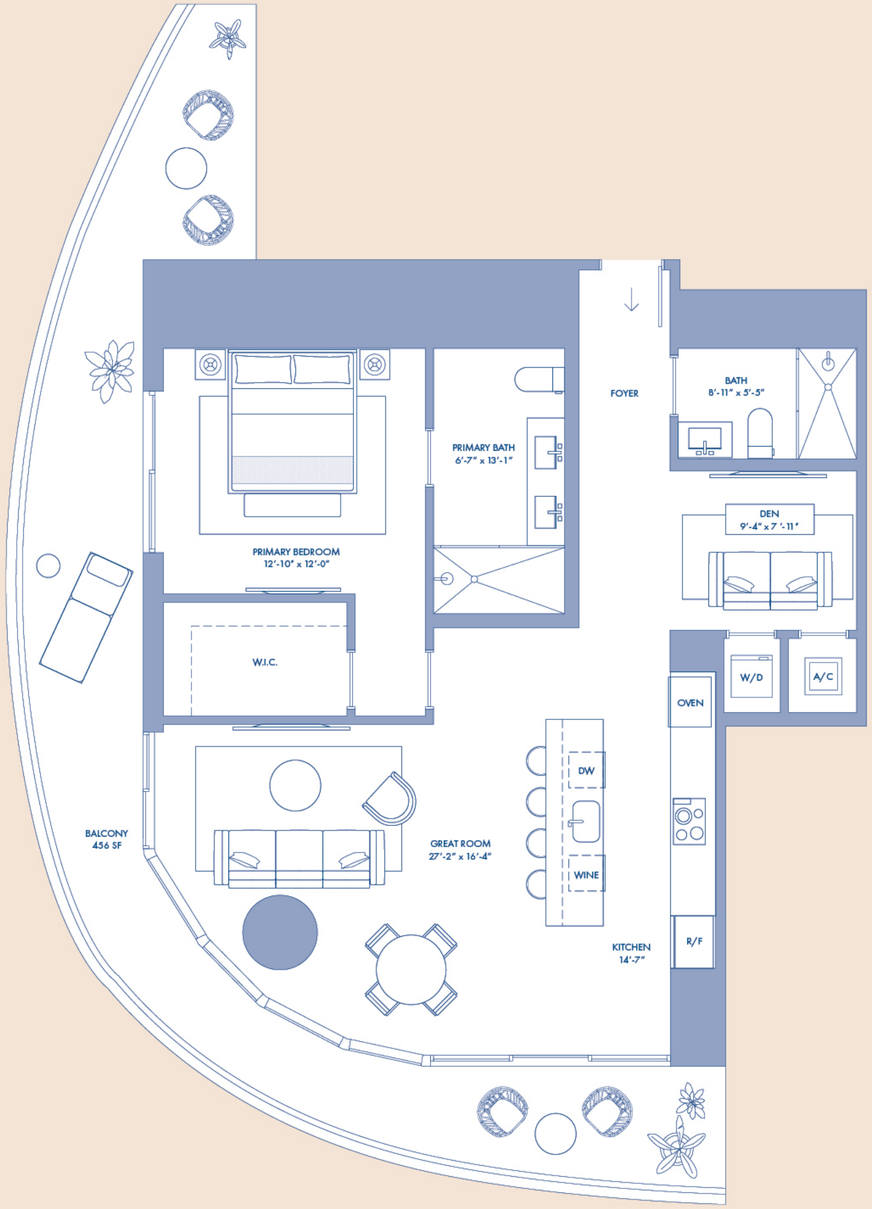

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RESIDENCE 01

LEVEL 62–78

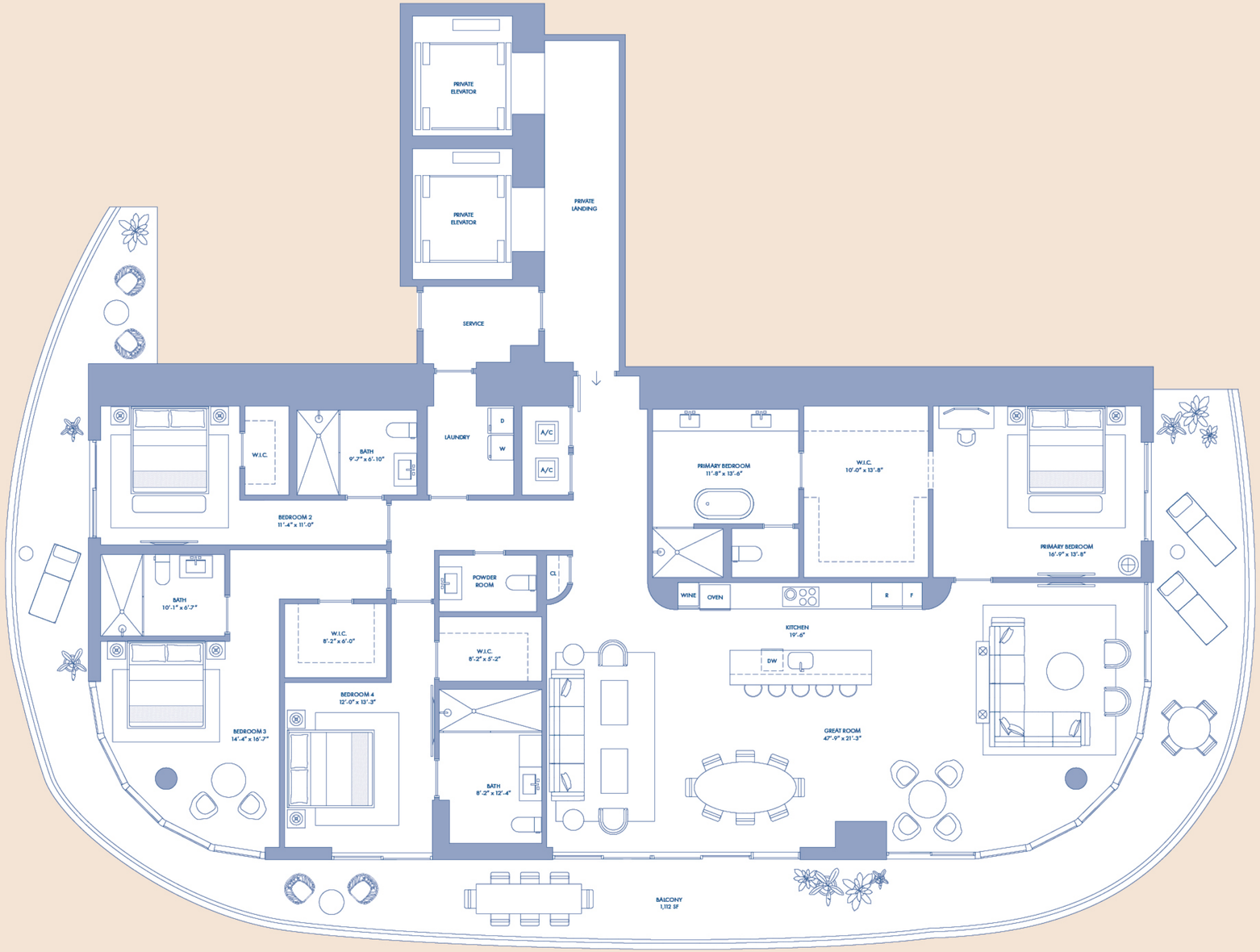
4 Bedrooms
4 Bathrooms
1 Powder Room
Service Quarters

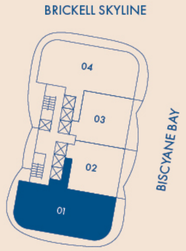
INTERIOR AREA

3,494 SQ. FT. / 325 SQ. M.

TERRACE AREA

1,112 SQ. FT. / 103 SQ. M.





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RESIDENCE 02

LEVEL 62–78

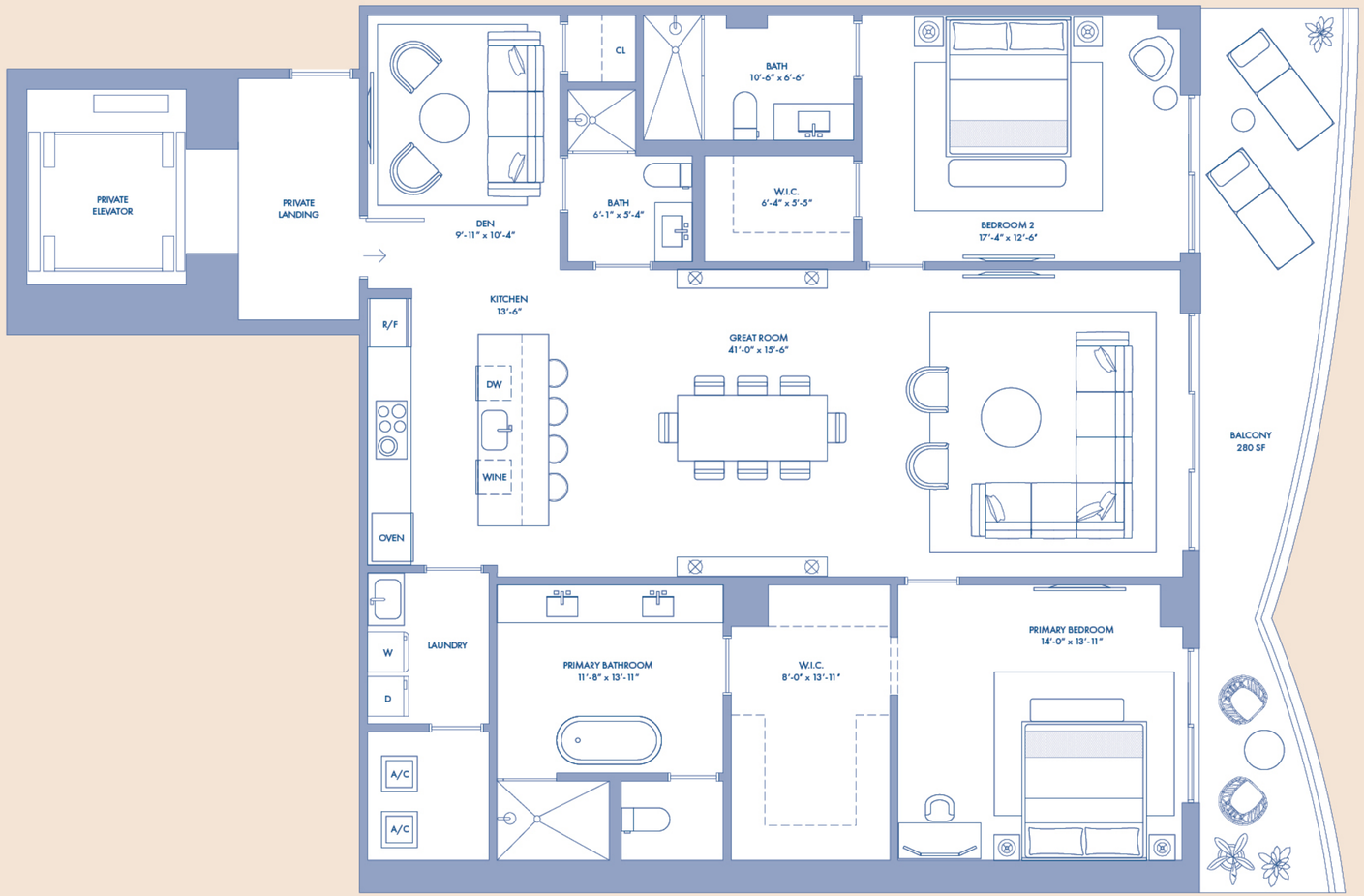
2 Bedrooms
Den
3 Bathrooms

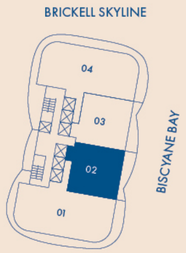
INTERIOR AREA

2,010 SQ. FT. / 187 SQ. M.

TERRACE AREA

280 SQ. FT. / 26 SQ. M.





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RESIDENCE 03

LEVEL 62–78

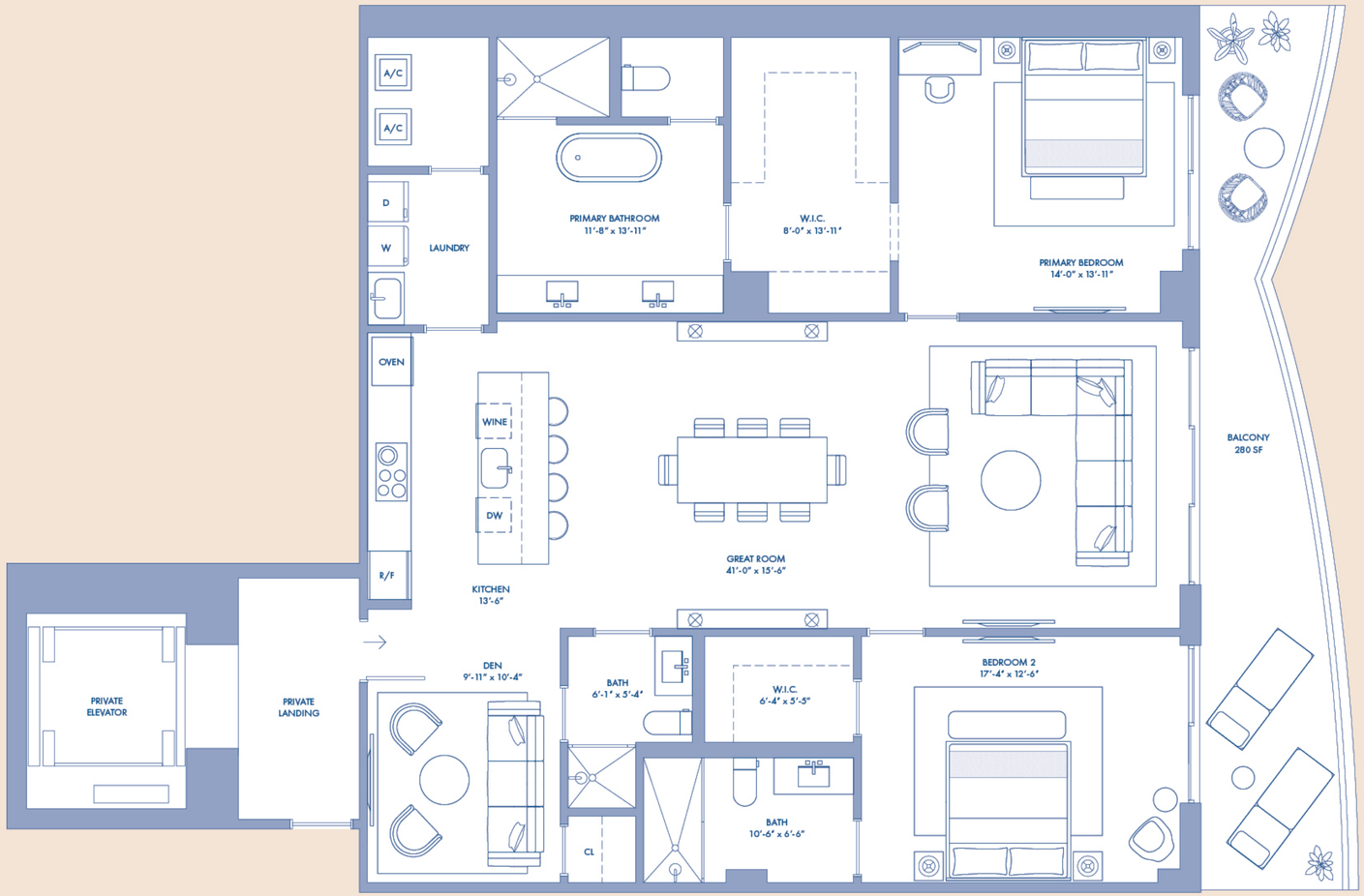
2 Bedrooms
Den
3 Bathrooms

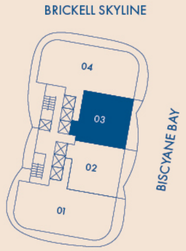
INTERIOR AREA

2,010 SQ. FT. / 187 SQ. M.

TERRACE AREA

280 SQ. FT. / 26 SQ. M.





N

NOT TO SCALE

Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the square footage and 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 all interior structural components and other common elements). This method is generally used in sales materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the same method. For your reference, the area of the Unit, determined in accordance with these defined unit boundaries, is set forth on Exhibit "3" to the Declaration. Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All dimensions are estimates which will vary with actual construction, and all floor plans, specifications and other development plans are subject to change and will not necessarily accurately reflect the final plans and specifications for the development. All depictions of appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit.

RESIDENCE 04

LEVEL 62–78

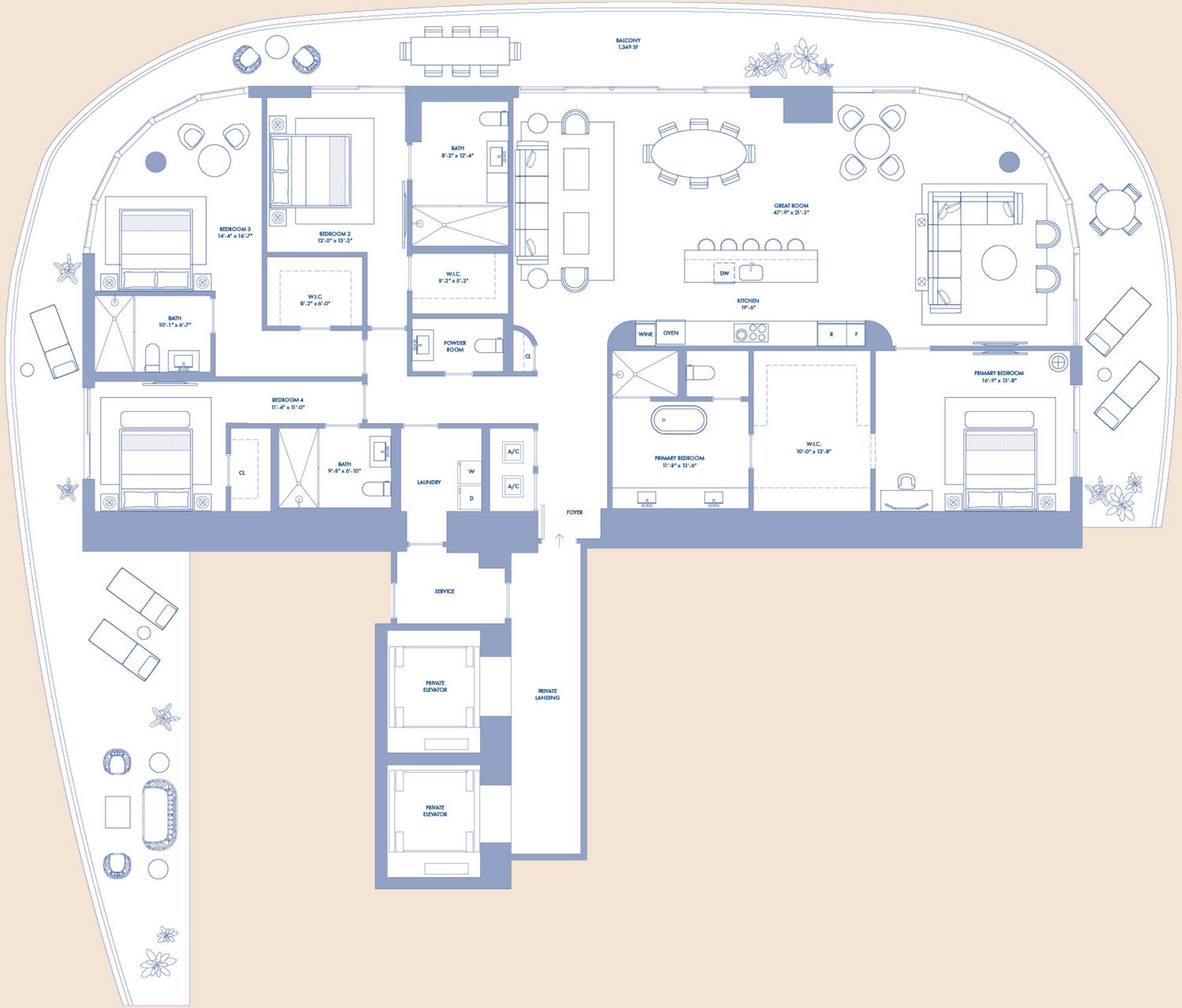
4 Bedrooms
4 Bathrooms
1 Powder Room
Service Quarters

INTERIOR AREA

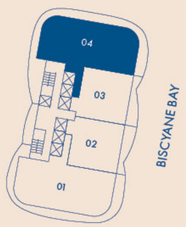
3,494 SQ. FT. / 325 SQ. M.

TERRACE AREA

1,558 SQ. FT. / 145 SQ. M.



BRICKELL SKYLINE



BISCAYNE BAY

SIMPSON PARK

N

NOT TO SCALE

Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the square footage and 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 all interior structural components and other common elements). This method is generally used in sales materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the same method. For your reference, the area of the Unit, determined in accordance with these defined unit boundaries, is set forth on Exhibit "3" to the Declaration. Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All dimensions are estimates which will vary with actual construction, and all floor plans, specifications and other development plans are subject to change and will not necessarily accurately reflect the final plans and specifications for the development. All depictions of appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit.

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10% AT GROUNDBREAKING
10% AT ROOFTOP
60% AT CLOSING

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