

TOWER OVERVIEW

700+ Feet

500+ Residences

Residences: Levels 8-54

THE TEAM

Developer:PARAMOUNT Ventures

Architect:Elkus Manfredi Architects

Interior Design:ID & Design International

AMENITIES

- LOWER LEVEL

Expansive double-height lobby

Porte Cochère with 24-hour valet

Direct access to Miami Worldcenter

Business Center

Yoga Studio

Basketball Half-Court

Racquetball Court
- 7<sup>TH</sup> FLOOR AMENITIES

Relaxation Areas

Conservatory

Relaxation Lounge

Outdoor Lounge with seating and gardens

Spa/Salon

Outdoor Bath Gardens

Steam Showers

Treatment Rooms

Hair/Nail Bar

Indoor Sports Center

State-of-the-art Fitness Center

Boxing Studio

Aerobics Area

Entertainment Center

Game Room

Golf Simulator

Kids Play Room

Recreation Lounge

Demo Kitchen

Jam Room with Recording Studio

Essentials

Food Market

RESIDENTIAL FEATURES

- Private elevator access with private foyers

10-foot ceilings in all living spaces

Outdoor living rooms

Large entertainment space

Designer European kitchens

Rain Showers

Spa Tubs

Full-size Laundry Room\*

Lock-out suite (in 3 bedroom residences)

Convertible Den

- UPPER DECK

Resort Pool

Poolside Bungalows

Poolside Daybeds

Floating Seating Pods

Sunken Pods

Summer Kitchens with BBQ

Children's Playground

Soccer Field

Tennis Courts

Dog Park

Jogging Path
- SKYDECK & LOUNGE

Lounge

Sunrise Pool

Infinity Pool

Sundeck

Observatory

Tai Chi Deck

\* Available in most residences.



THE FACTS

Residential Mix

1 Bed + den / 1.5 Bath

M	Total: 1,186 sq. ft. / 110 m <sup>2</sup>	Interior: 1,095 sq. ft. / 102 m <sup>2</sup>	Outdoor: 91 sq. ft. / 9 m <sup>2</sup>
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1 Bed + den / 2 Bath

A1/A2	Total: 1,491 sq. ft. / 138 m <sup>2</sup>	Interior: 1,294 sq. ft. / 120 m <sup>2</sup>	Outdoor: 197 sq. ft. / 18 m <sup>2</sup>
B1	Total: 1,521 sq. ft. / 141 m <sup>2</sup>	Interior: 1,318 sq. ft. / 122 m <sup>2</sup>	Outdoor: 205 sq. ft. / 19 m <sup>2</sup>
B2	Total: 1,573 sq. ft. / 146 m <sup>2</sup>	Interior: 1,386 sq. ft. / 129 m <sup>2</sup>	Outdoor: 187 sq. ft. / 17 m <sup>2</sup>
N	Total: 1,346 sq. ft. / 125 m <sup>2</sup>	Interior: 1,145 sq. ft. / 106 m <sup>2</sup>	Outdoor: 201 sq. ft. / 19 m <sup>2</sup>

2 Bed + den / 3 Bath

C1	Total: 1,835 sq. ft. / 170 m <sup>2</sup>	Interior: 1,630 sq. ft. / 151 m <sup>2</sup>	Outdoor: 205 sq. ft. / 19 m <sup>2</sup>
C2	Total: 1,877 sq. ft. / 174 m <sup>2</sup>	Interior: 1,690 sq. ft. / 157 m <sup>2</sup>	Outdoor: 187 sq. ft. / 17 m <sup>2</sup>
D1/D2	Total: 1,952 sq. ft. / 181 m <sup>2</sup>	Interior: 1,753 sq. ft. / 163 m <sup>2</sup>	Outdoor: 199 sq. ft. / 18 m <sup>2</sup>

3 Bed + den / 4 Bath

E2	Total: 2,611 sq. ft. / 243 m <sup>2</sup>	Interior: 2,320 sq. ft. / 216 m <sup>2</sup>	Outdoor: 291 sq. ft. / 27 m <sup>2</sup>
F1/F2	Total: 2,578 sq. ft. / 240 m <sup>2</sup>	Interior: 2,376 sq. ft. / 221 m <sup>2</sup>	Outdoor: 202 sq. ft. / 19 m <sup>2</sup>

Pricing

- 1 Bed + den / 2 Bath | starting from the \$700,000's
- 2 Bed + den / 3 Bath | starting from the \$900,000's
- 3 Bed + den / 4 Bath | starting from the \$1,500,000's

Deposit Schedule

- 30% at Contract
- 10% at within 90 days of Contract
- 10% at Concrete Pour of top floor (Summer 2018)
- 50% at Closing (Q1 2019)

Please Contact:

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