

ELYSEE

MIAMI

THE FIRST AND ONLY LUXURY BOUTIQUE TOWER IN EAST EDGEWATER

Rising directly from the shores of Biscayne Bay in the wonderful emerging neighborhood of East Edgewater, Elysee Miami sets a new standard for refined luxury with its masterful confluence of design, luxury and waterfront location. At 57 stories, Elysee is tall and impressive, but with only 100 residences -- no more than two per floor -- Elysee maintains the intimacy and sophistication of living in a boutique-style building. Each residence has the unique distinction of having an unobstructed, breathtaking view of Biscayne Bay.

World-renowned architect Bernardo Fort-Brescia, of Arquitectonica, has designed Elysee to be instantly recognizable yet discreet. This is not an ordinary residential tower. From its three-tiered telescoping shape and alluringly light tones to the fine materials used to construct it, Elysee is an exquisite tribute to the power of design to lift the soul. Inside, France's top interior designer, Jean-Louis Deniot, introduces his rich signature style. At once timeless, elegant and entirely fresh, Deniot's vision brings a new level of fine living to Miami.

NEIGHBORHOOD

Elysee Miami is located in the fast-growing neighborhood of East Edgewater. East of Biscayne Boulevard and between the Venetian and Julia Tuttle Causeways, East Edgewater is at the "center of it all". No other neighborhood can claim adjacency to more of Miami's best districts. Miami Design District, Wynwood Arts District, Miami Beach, Midtown and Downtown Miami neighborhoods are all within easy reach providing the top destinations for luxury shopping, high-end dining, sports activities and world-class arts, culture and entertainment.

BUILDING SPECS

Elysee Miami, located at 700 NE 23rd St. on the shores of Biscayne Bay in East Edgewater will have 100 residences on 57 floors, ranging from 3 to 5 bedrooms from 2,660 to 3,995 square feet (257 to 371 square meters), 2 floors of amenities and abundant on-site parking and storage.

PRICING

Pre-construction prices range from luxury 3-bedroom residences for \$1.65 million to the penthouses whose prices will be provided upon request.

TIMETABLE

Construction will commence the first quarter of 2016, with completion slated for 2018.

AMENITIES

SERVICES

- 24-hour Door Attendants
- 24-hour Security and Video Surveillance
- White Glove Concierge Service
- Valet Parking for Residents and Guests
- Expansive 30ft wide Motor Court
- Robotic Parking Integrated with Onsite Auto Concierge, Valet and Service Attendant
- Car Staging Area
- 2 Car Spots Per Residence
- Two Guest Suites Available
- Storage Area
- Bike Storage

LOBBY LEVEL

- Grand Marble Lobby with 13-Foot Ceilings
- Bayfront-Facing Sunrise Pool
- Private High Speed Elevators for all Residences
- Separate Exit for Recreation and Loading
- Mail & Package Room
- Grand entrance with regal stairs to lobby mezzanine

7TH FLOOR AMENITIES

- 75-Foot Resort Pool
- Outdoor Summer Kitchen & BBQ Terrace
- Fitness Center
- Gym Reception
- Yoga Studio
- Dedicated Men and Women's Spa with Sauna, Steam Shower & Private Massage Rooms
- Blow Dry Bar
- Children's Room Adjacent to Fitness Center

30TH FLOOR AMENITIES

- Great Room with Grand Piano and Unobstructed views of Biscayne Bay and Downtown Miami
- South-Facing Grand Dining Room (Seats up to 30 Guests) with Wine Coolers
- Library that Converts to Private Theatre with High-Definition 4K Projector
- Full Lounge Bar
- Chef's Kitchen
- Chef's Table with Indoor and Outdoor Seating
- Business Center
- Resident Wine Storage
- Game Room

RESIDENCE FEATURES

- 3-, 4-, 5-Bedroom Layouts with Den Options
- Duplex Options (available upon request)
- Floor Plans from 2,660 to 3,995 Sq Feet / 257 to 371 Sq Meters
- Residences are Decorator Ready
- Private Elevators and Foyers
- 10 to 11-Foot Ceilings
- Two 8 to 10-Foot Terraces Facing East & West (sunrise & sunset) with Unobstructed Views of Biscayne Bay, Miami Beach, Downtown
- Advanced Savant Wireless Technology System allowing Residents to control Unit's A/C Thermostat, Lighting Systems, Entertainment System and Window Treatment from Smartphone.

- Designer Faucets and Fixtures
- ItalKraft® Cabinetry in Kitchens and Baths
- Sub-Zero® and Wolf® Stainless Steel Appliances including Stovetop, Oven, Hood, Microwave, Refrigerator and Freezer
- Full Size Washer & Dryer
- Toto® Toilets
- Service and Staff Elevator
- Over 50% of Residences have Nanny/Maid's Quarters
- Impact Resistant Floor-to-Ceiling Glass Windows and Sliding Glass Balcony Doors

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DEVELOPERS – TWO ROADS DEVELOPMENT

As one of the emerging leaders in the development of residential communities, Two Roads Development has quickly established itself as a premier developer of multi-family and residential communities. Two Roads Development has set the standard in luxury housing by developing, building and managing residential properties with the best location, architecture, amenities and services in the industry. With a hands-on approach to managing the details of the development process from property acquisition, project finance and design, through construction and marketing, the firm has built a reputation for superior quality, energy efficiency, and open book integrity. Two Roads Development takes on the responsibility of carrying a development project through from conception to market and believe in building projects that strike the balance between the needs and wants of the end user (resident, retail consumer, office worker, etc.), creative vision of the architect and design team, and financial landscape and market realities of Ownership. With that vision in mind, Two Roads works with experts in relevant fields to define the project's market; conceptualize, plan, and design the project to meet that market; obtain all entitlements for the project from prospective tenants and/or purchasers; arrange equity for the project, as required; and prepare the project for construction. www.tworoadsre.com.

INTERIOR DESIGNER – JEAN-LOUIS DENIOT

Jean-Louis Deniot has brought his unique sophistication to some of the most important residences in the world – in Paris, the Cote D'Azur as well as Beverly Hills, Fifth Avenue, London, Moscow, Istanbul and New Delhi. Deniot undertakes each of his projects with the vigor and inquisitiveness that is peculiar to true visionaries, conceiving and defining novel design aesthetics with utmost dash and confidence. Deniot is proud to be regularly featured in international publications including Architectural Digest (US), AD France, AD Spain, AD Germany, AD Russia, AD India, House and Garden, Belle Australia, ELLE Decor US, ELLE Decoration in France and Russia, Marie Claire Italy, More Than Classic Holland, as well as a number of Emirates and Asian magazines, making him one of the most published designers today. Now Deniot lends his sophisticated, classic, though sometimes unexpected style to the aesthetic and sensibility of Elysee.

ARCHITECT – BERNARDO FORT-BRESCIA, ARQUITECTONICA

Bernardo Fort-Brescia, founding principal of Arquitectonica is known as one of the pioneers of globalization in the architecture profession. Well-known projects by his firm include the Microsoft Europe Headquarters in Paris, the Bronx Museum and Westin Times Square in New York, Festival Walk and the Cyberport Technology Campus in Hong Kong, the International Finance Center in Seoul, the headquarters of the Construction Bank and Agricultural Bank of China in Shanghai, the Mall of Asia in Manila, the Banco Santander Headquarters and W Torre Plaza in Sao Paulo, the US Embassy in Lima, the Infinity towers in San Francisco, the Hilton Americas in Houston, the Philips Arena in Atlanta and the American Airlines Arena in Miami. www.architectonica.com.

SALES AND MARKETING – CERVERA REAL ESTATE

By combining unparalleled local knowledge with an established international clientele, Miami-based Cervera Real Estate has been South Florida's industry leader in luxury condominium sales for more than four decades. Cervera was the area's first brokerage to market extensively on an international scale. With a team of more than 400 professionals, the company has exclusively sold over 100 condominium projects, closed more than 45,000 units and represented some of the most prominent developers. Today, Cervera remains the broker of choice for the sale and launch of South Florida's newest luxury developments. Learn more at www.cervera.com.

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. These materials are not intended to be an offer to sell, or solicitation to buy a unit in the condominium. Such an offering shall only be made pursuant to the prospectus (offering circular) for the condominium and no statements should be relied upon unless made in the prospectus or in the applicable purchase agreement. In no event shall any solicitation, offer or sale of a unit in the condominium be made in, or to residents of, any state or country in which such activity would be unlawful.

All plans, features and amenities depicted herein are based upon preliminary development plans, and are subject to change without notice in the manner provided in the offering documents. No guarantees or representations whatsoever are made that any plans, features, amenities or facilities will be provided or, if provided, will be of the same type, size, location or nature as depicted or described herein.

This project is being developed by 700 Miami Partners LLC, a Delaware limited liability company, which was formed solely for such purpose. Two Roads Development LLC, a Florida limited liability company ("Two Roads"), is affiliated with this entity, but is not the developer of this project.

