



Building Amenities

Distinct Design Philosophy

Architect Luis Revuelta's inspiration began with EPIC's distinctive waterfront location, interpreted throughout his architectural design. Billowing boat sails echo throughout the façade; likewise, the prow of a powerboat and sweeping horizontals invoke movement and breeze. Also present, symbols of the natural elements; fire, water and earth are meant to honor the area's Native American past. In all, Revuelta's artistic mastery allows a dual-personality to emerge, conjuring sailboats on the river by the light of day and the small fires of Miami's native Tequesta nation by night.

The Grounds at Epic

Bask in the serenity of cascading waterfalls; one of the soothing elements that grace the common areas at EPIC from the arrival plaza and portico, to the "Seascape Pool" and courtyards. Enjoy a picturesque stroll surrounded by tropical botanicals. Take a moment to relax while watching the passing boats along the EPIC Riverwalk, a private promenade connected to Bayfront Park. The EPIC grounds are beautifully designed by one of the world's leading landscape architects so that when you arrive home, you have truly left the world outside.

Private Boat Dock

When your guests arrive by boat for a lounge by the pool, or for a carefree afternoon of cocktails, the dockmaster will graciously ensure a smooth arrival into one of our private boat slips.

Accelerated Passenger Elevators

You are transported to your doorstep in seconds by high-speed elevators, traveling at velocities of 1,000 feet per minute. Quiet and smooth, these gearless elevators utilize a state-of-the-art computerized security key system to bring you directly to your floor without unnecessary delay.

Incomparable Mechanical & Electrical Design

- A Culligan central filtering system delivers crystal clear water throughout the building.
- Enjoy efficient centralized air-conditioning and heating systems incorporating water source heat pumps with electronic thermostats in each residence.
- Energy efficient centralized gas-fired boiler system facilitates unlimited hot water.
- A state-of-the-art fire alarm system lends added peace of mind.
- Generous wall insulation ensures maximum soundproofing.

Prevailing Technology and Security

- 24-hour front desk and roving security safeguard the property.
- Building-wide electronic access control system is linked directly to front desk security.
- Around-the-clock video surveillance and digital recordings of building entry points provide added security.
- Monitored, state-of-the-art resident elevators transport you and your guests safely to your floor.
- Enjoy the convenience of wireless Internet capabilities in all building common areas.

Special Conveniences

- Residents enjoy a private lobby, elevators and "Cityscape Pool," separate from the hotel for added convenience and privacy.
- Your storables can be conveniently warehoused in your secured, air-conditioned storage space.
- A fully secured and covered parking garage ensures comfort and piece of mind.
- Separate service elevators allow discrete deliveries directly to your residence.

Grand Views

Towering at the mouth of the Miami River, EPIC offers sweeping views in every direction, views that encompass the panoramas of the captivating downtown Miami skyline, along with expansive water views of Miami Beach, Fisher Island, Key Biscayne and the charming islands of Biscayne Bay.

Epic Residences & Hotel Living

As an EPIC resident, your comfort, care, style and enjoyment are anticipated by full service, around-the-clock, well trained and attentive staff provided by EPIC Hotel.

Hotel Services

- Valet
- Doorman
- Concierge
- 24-hour room service
- Signing privileges in the signature restaurant, bar lounge, pool, and spa
- In-residence spa and salon treatments and fitness training
- Housekeeping
- Tailor and cobbler services
- Dry cleaning and laundry service
- On-call engineering maintenance
- Pet services including walking, feeding, and grooming
- In-residence botanical services
- Limousine service
- Vehicle detailing
- Babysitting
- Grocery delivery
- Catering and event planning
- Mail and packaging services

Some services are offered at an additional charge.







The Lobby

There is an EPIC quality to the lobby that engulfs one from the moment of entrance. It is more than grandiose; the design is radiantly clean and refined, with architectural elements and water features that invite residents and their guests into our urban sanctuary.



Lobby Level Site Plan

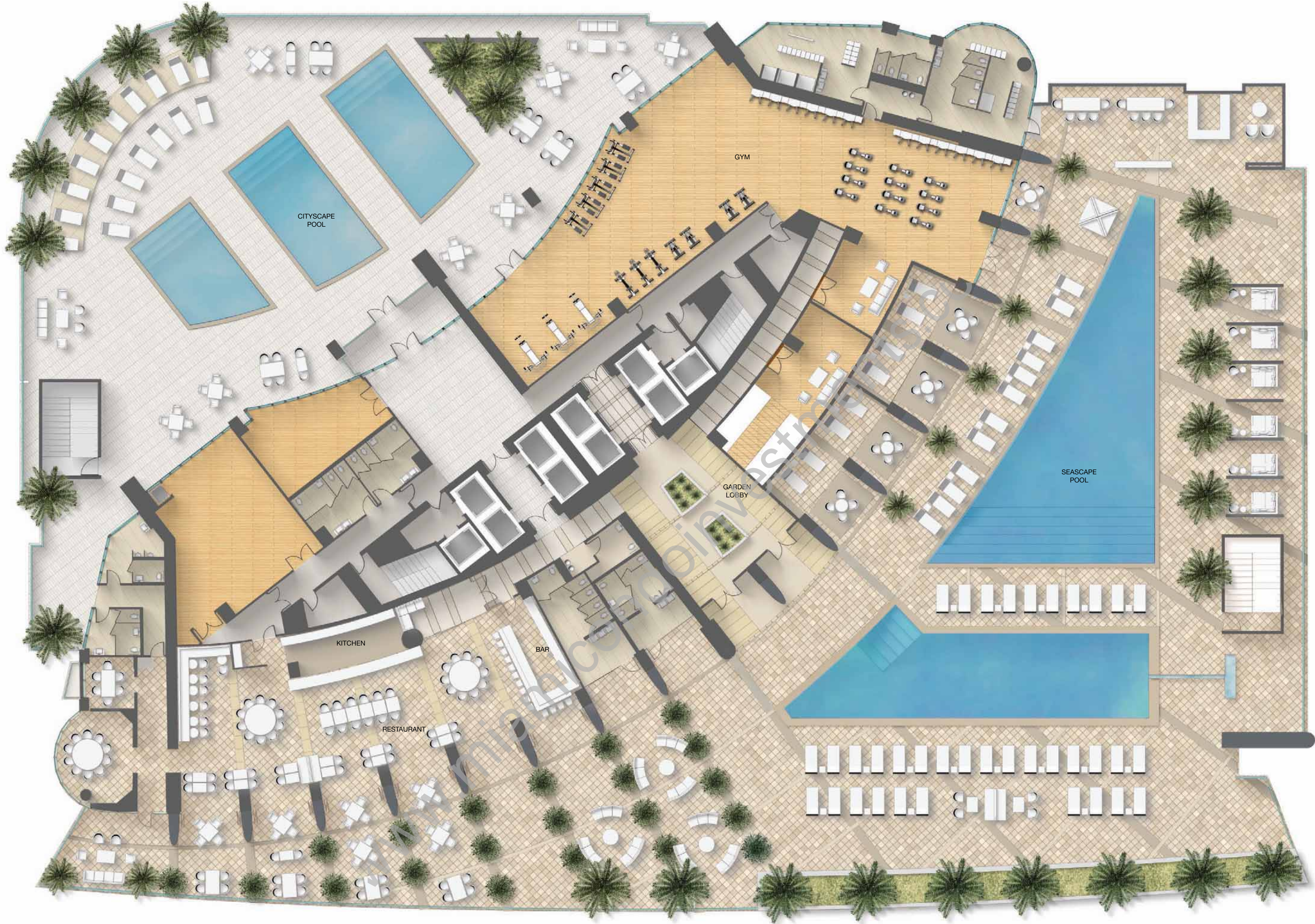


The Pool

Relaxing by the pool at EPIC comes with your choice of view: Cityscape or Seascape. Lounge chairs, day beds and cabanas border their periphery. Poolside cafe, bar and pampering services enhance an already delightful experience. Here, the poolside lifestyle is elevated to a day in paradise.



Pool Level Site Plan



Interior Amenities

Kitchen

- Snaidero "Time" cabinetry, designed by Lucci e Orlandini in dark oak wood with stainless steel inserts
- Inlay countertops with full-height backsplash in white
- Under counter and interior cabinetry lighting
- Miele electric oven with Navitronic™ controls and oxygen sensor in stainless steel
- Miele flat Ceran® electric cooktop with variable cooking zones
- Microwave with multi-sensor cooking mode in stainless steel
- Exhaust hood in stainless steel
- Subzero® refrigerator/freezer and ice maker paneled with Snaidero cabinetry
- Miele dishwasher with flow-through heating and thermal drying system paneled with Snaidero cabinetry
- Franke double sink in stainless steel
- Garbage disposal
- Zucchetti sink mixer with stainless steel spring in polish chrome

Master Bath

- Imported Italian Calacatta white marble floor, baseboard, shower, and toilet wall
- Marble accents in Gray Bardillo
- Imported Italian suspended cabinetry in dark oak finish
- His and Her vessel sinks in white high-gloss ceramic
- Zucchetti faucets and fixtures in polished chrome
- Lighted wall mirror
- KOS 72" x 60" tub/shower
- TOTO® "Pacifica" toilet with soft close lid in white high-gloss ceramic
- TOTO® "Pacifica" bidet in white high-gloss ceramic
- Zucchetti bathroom accessory set to include towel bars, towel rings, and toilet tissue dispenser

Second Bath

- Imported Italian marble floors, baseboards, shower, and tub walls
- Imported Italian suspended cabinetry in light oak finish
- Vessel sink in white high-gloss ceramic
- Zucchetti faucets and fixtures in polished chrome
- Lighted wall mirror
- TOTO® "Pacifica" toilet with soft close lid in white high-gloss ceramic
- Zucchetti bathroom accessory set to include towel bars, towel rings, and toilet tissue dispenser

Powder Room

- Imported Italian Calacatta white marble floor and baseboard
- Imported Italian suspended vanity with clear glass sink
- Zucchetti faucets and fixtures in polished chrome
- Lighted wall mirror
- TOTO® "Pacifica" toilet with soft close lid in white high-gloss ceramic
- Zucchetti bathroom accessory set to include towel ring and toilet tissue dispenser

Laundry

- Bosch front-loading washer with Sensotronic™ Plus and Logixx™ Control in white
- Bosch front-loading dryer with Duotronic™ technology and 11 auto-dry cycles in white

Ceiling

- Smooth finish ceilings with two coats of white paint
- Ceiling outlets for installation of fans and light fixtures
- Recessed lighting

Walls

- Dual layer drywall with resilient channel and fiberglass insulation for optimal sound proofing and privacy
- 5/8" fire-rated drywall taped, sanded, and primed
- Water resistant drywall in bathrooms and Durock® behind all marble wall locations
- Designer outlets and switches

Doors and Hardware

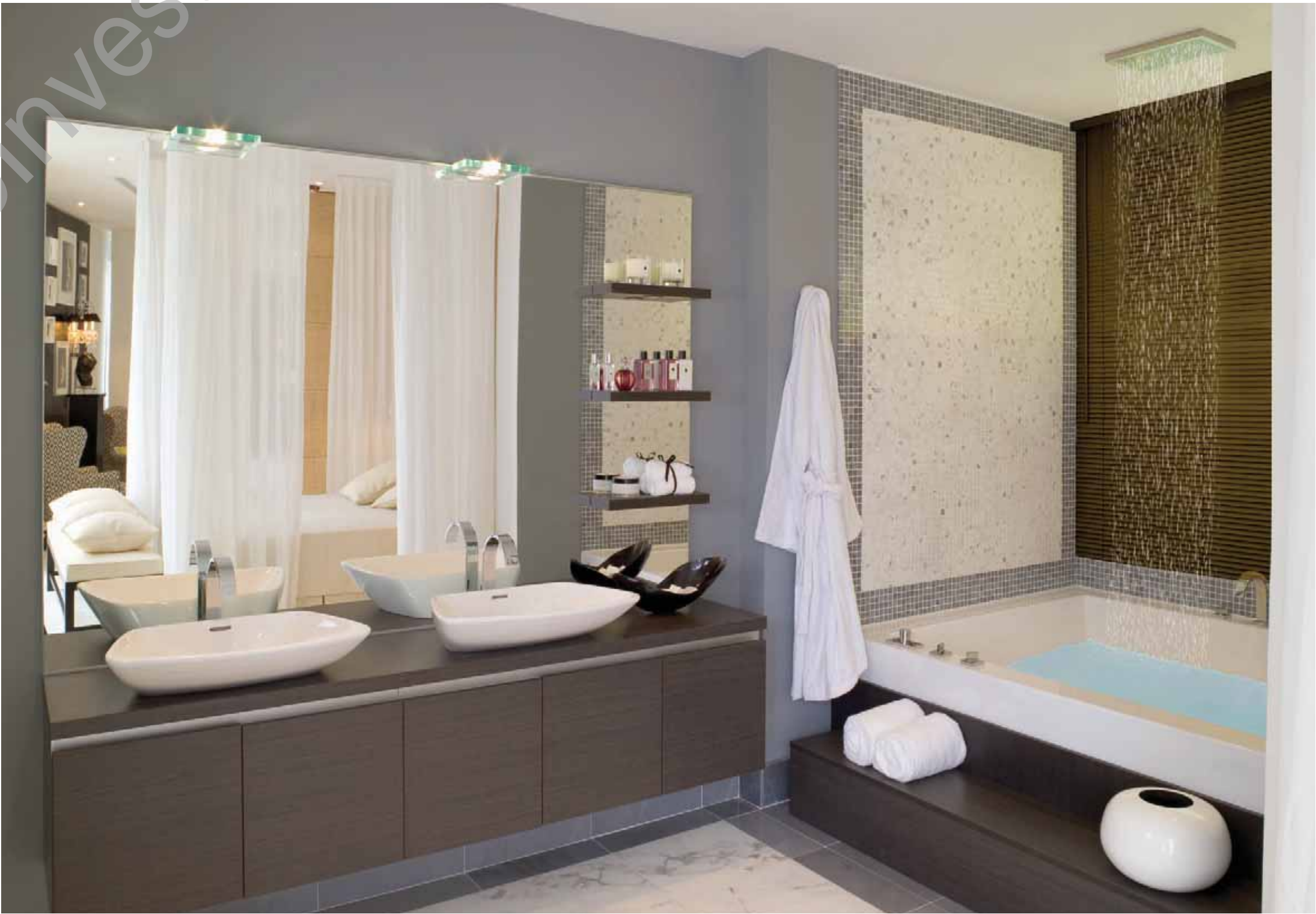
- Imported Italian Valli & Valli door hardware in polished chrome
- Imported Italian Lualdi doors in white matte lacquer

Glass System

- Glasswall impact resistant floor-to-ceiling windows and sliding glass doors built to meet the latest hurricane safety requirements
- Glass balcony railing

Security System and Technology

- State-of-the-art security system with keypad at entry door
- "EPIC-Link" an integrated system allowing interactive communication to the hotel amenities and services, via an in-residence touch panel or PC from anywhere in the world
- Pre-installed "EPIC-Link" e-mail addresses
- State-of-the-art structured media panel, pre-wired for a telephone system, HDTV, cable television, and computer network
- Fiber-optic building backbone provides high-speed Internet access
- HDTV and cable television outlets in kitchen, living, and sleeping areas
- Smart technology available for lighting and window treatment control systems



Vision

As an EPIC resident, you can be assured of having the very finest and most luxurious finishes and amenities. True to form, one, two and three-bedroom waterfront residences, from 1,040 sq. ft. to a magnificent Roof Upper Penthouse of 7,480 sq. ft., spare no detail of comfort and luxury.



Services

EPIC affords access to a lavishness of attention like no other. It integrates you into the world of Kimpton Hotels, the undisputed leader of the upscale lifestyle hotel industry, at the forefront of redefining the boutique hotel experience.



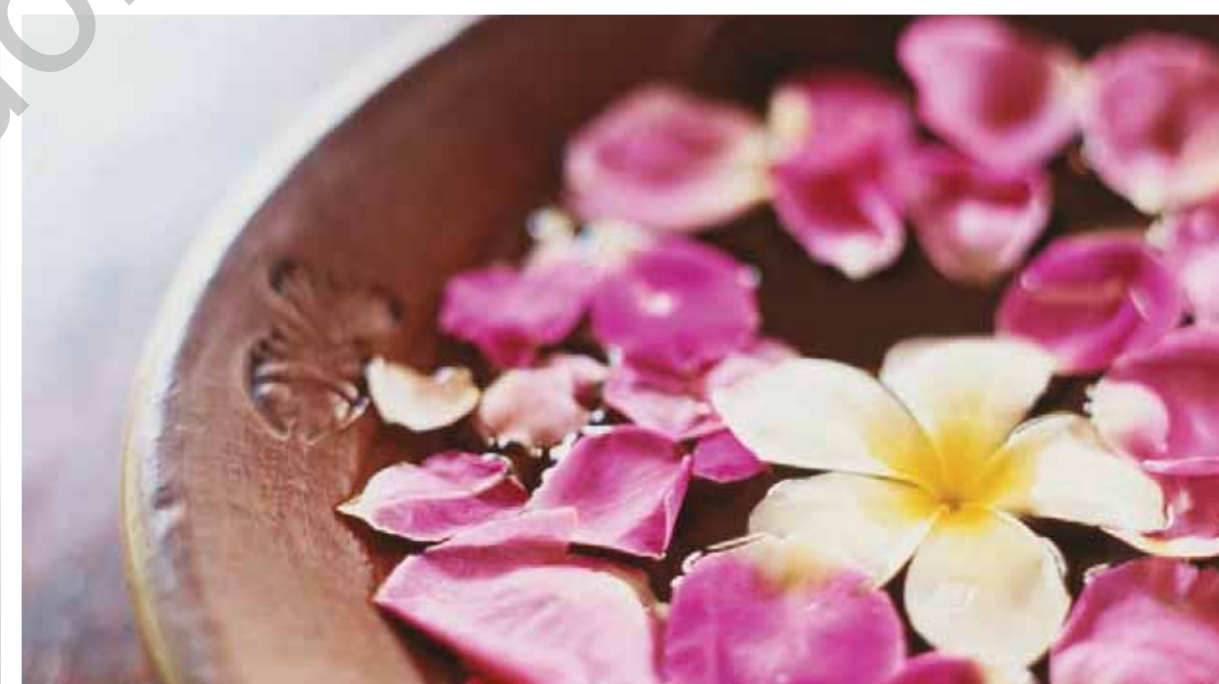
Kimpton operates over 40 high-end lifestyle hotels, each designed to reflect the personality and pulse of its host city. Kimpton is known for uniquely personalized guest services, luxurious amenities, and a welcoming atmosphere that embraces the brand's signature commitment to care, comfort, style, flavor, and fun.



Spa & Gym

EPIC welcomes you home each day with an array of tailored services and amenities that make life all the more comfortable. Retreat to your urban sanctuary in the 12,000 square foot world-class spa, overlooking tranquil Biscayne Bay.

Private treatment rooms, herbal steam rooms, and therapeutic whirlpools offer the finest for pure relaxation. Our fitness center will exceed your every expectation with high-tech cardiovascular and weight-training facilities and certified personal trainers.



Views

Towering at the mouth of the Miami River, EPIC offers sweeping views in every direction, views that encompass the incredible panoramas of the captivating downtown Miami skyline, along with expansive water views of Miami Beach, Fisher Island, Key Biscayne and the charming islands of Biscayne Bay.

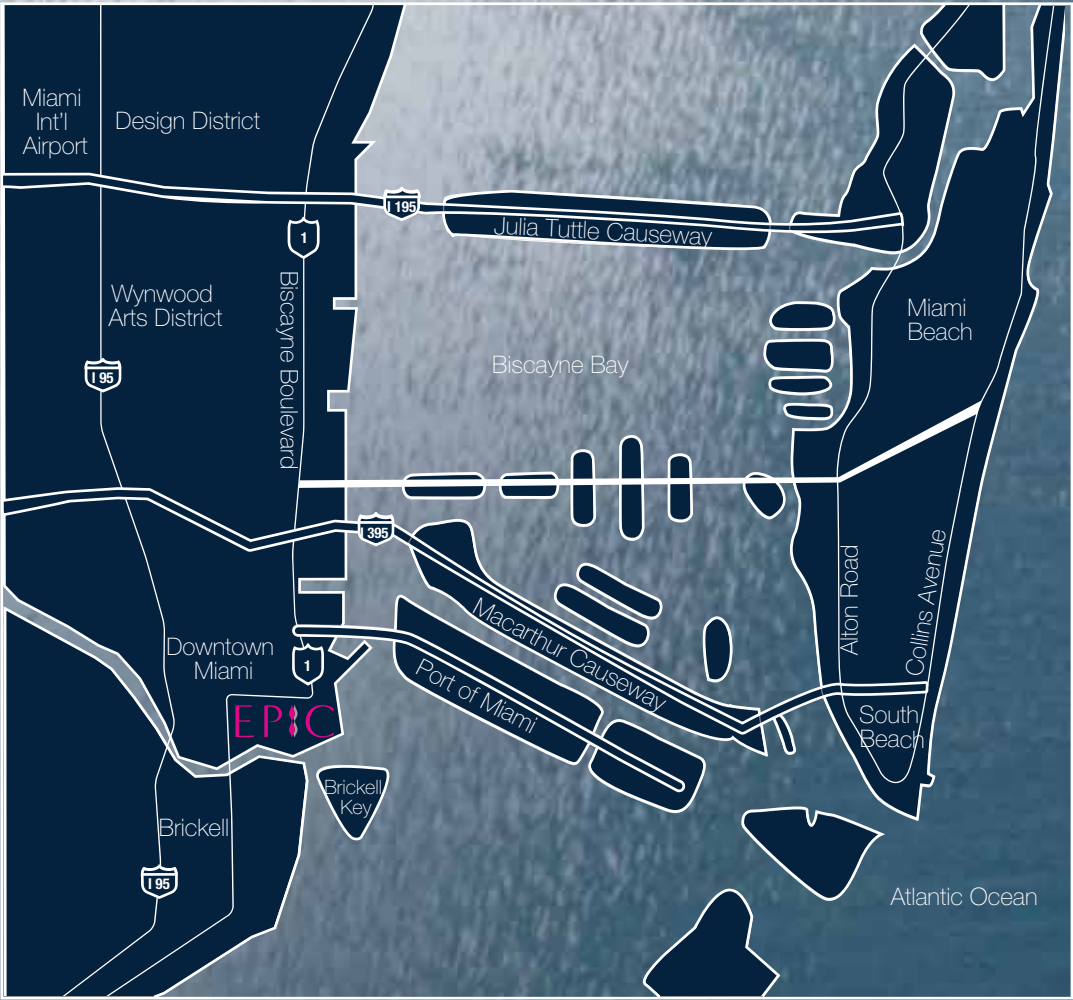




Location

Living at EPIC Residences & Hotel means you are at the epicenter of vibrant, urban energy. Waterfront living merges with all that is exhilarating about city life. Your tall sweeping glass walls are a window to sunrises dancing on Biscayne Bay. Here, the city's financial and cultural heart races; languages fill the air and international currencies energize the economy.

Excellent dining spans the globe and satisfies every discerning palate. Shoppers from virtually everywhere have made Miami a must-stop destination. Renowned cultural events grace nearby museums, playhouses, concert halls and the new Miami Performing Arts Center, and the global gateways at the Port of Miami and Miami International Airport are conveniently close to home.



Bayside Market Place	0.5 miles	Key Biscayne	5 miles
Port of Miami	2 miles	Coconut Grove	5 miles
Vizcaya	3 miles	Village of Merrick Park	6 miles
Parrot Jungle	3 miles	Miami International Airport	7 miles
Lincoln Road	4 miles	Shops at Bal Harbour	12 miles
Miami Beach	5 miles	Dolphin Stadium	15 miles
Fisher Island	5 miles	Ft. Lauderdale Jet Center	23 miles

Developers

EPIC is a convergence of all that is exquisite, the coming together of the luxury residential expertise of Ugo Colombo, the distinctive hotel savvy of Alfredo and Diego Lowenstein and the global presence of Amancio Ortega.



BRISTOL TOWER, MIAMI



SANTA MARIA, MIAMI



PORTO VITA, AVENTURA



GROVENOR HOUSE, COCONUT GROVE



RITZ CARLTON HOTEL, SOUTH BEACH



RITZ CARLTON CLUB & RESIDENCES, SOUTH BEACH



CANTON SEDE SCH BANK, LA CORUNA



TORRE PASEO SEDE ERNST & YOUNG, MEXICO DF



SERRANO 49 SEDE ROYAL BANK OF SCOTLAND, MADRID

With an exceptional eye for style and elegance, Ugo Colombo of CMC Group is known for bringing lavish high-rise residential developments to Miami, such as Santa Maria and Bristol Tower, both gracing the Brickell Avenue skyline. Most recently, Colombo completed Grovenor House on prestigious South Bayshore Drive in Coconut Grove.

One of today's quintessential father-and-son entrepreneurial teams, Alfredo and Diego Lowenstein of Lionstone Development have been a prominent force in the hospitality and real estate industries for more than 30 years, developing such distinctive properties as The Ritz-Carlton Hotel, South Beach, The Ritz Carlton Club & Residences, South Beach, St. Regis Hotel & Residences, Costa Rica and other high-end resort and residential ventures in the Caribbean.

Amancio Ortega's Ponte Gadea Group owns and develops real estate projects in cosmopolitan cities, including Madrid, Barcelona, London, Paris, and New York City. Ortega is also the founder and chairman of the Inditex Group, one of the worlds largest fashion distributors, with outlets Zara, Pull and Bear, Massimo Dutti, Bershka, Stradivarius, Oysho, Zara Home and Kiddy's Class boasting 2,858 stores in 64 countries.

Sales Center:
300 Biscayne Boulevard Way, Miami, FL 33131
www.epicmiami.com
305 400 7399

Developer:
Ugo Colombo, Alfredo and Diego Lowenstein, and
Amancio Ortega

Sales:
Cervera Real Estate

Graphic Design:
Ilona Agency

Photographer:
Robert Curran

Developed by
Ponte Gadea



Note: Plans, materials and specifications are subject to architectural and other revisions at the sole discretion of the developer, builder or architect, or as may be requested by law. Floor plans shown are not to any particular scale. All dimensions are measured to the exterior boundaries of the exterior walls, corridor walls and to the centerline of interior demising walls and may vary from description and definition of the "unit" set forth in the declaration. All dimensions are approximate, and floor plans and development plans are subject to change. Oral representations cannot be relied upon to correctly state the representations of the developer. For correct representations, make reference to the documents required by section 718.503 Florida Statutes, to be furnished by a developer to a buyer, or lessee. This is not an offer to sell, or solicitation of offers to buy the condominium units in states where such offer of solicitation cannot be made by a developer to a buyer, or lessee. This is not an offer to sell, or solicitation of offers to buy the condominium units in states where such offers of solicitation cannot be made.