

## 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>
---	---	--	--

**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 mid-\$700,000's
- 2 Bed + den / 3 Bath | starting from the \$900,000's
- 3 Bed + den / 4 Bath | starting from the \$1,400,000's

Deposit Schedule

- 30% at Contract
- 10% at Pouring of concrete of 6<sup>th</sup> floor (Q2 2017)
- 10% at Pouring of concrete of top floor (Q4 2017)
- 50% at Closing (Q1 2019)



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 is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. The sketches, renderings, graphic materials, plans, specifications, terms, conditions and statements contained in this brochure are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of same in its sole discretion and without prior notice. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same. These drawings and depictions are conceptual only and are for the convenience of reference and including artists renderings. They should not be relied upon as representations, express or implied, of the final detail of the residences or the Condominium. The developer expressly reserves the right to make modifications, revisions, and changes it deems desirable in its sole and absolute discretion. 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. The photographs contained in this brochure may be stock photography or have been taken off-site and are used to depict the spirit of the lifestyles to be achieved rather than any that may exist or that may be proposed, and are merely intended as illustrations of the activities and concepts depicted therein. Consult your Agreement and the Prospectus for the items included with the Unit. Dimensions and square footage are approximate and may vary with actual construction. The project graphics, renderings and text provided herein are copyrighted works owned by the developer. All rights reserved. Unauthorized reproduction, display or other dissemination of such materials is strictly prohibited and constitutes copyright infringement. No real estate broker is authorized to make any representations or other statements regarding the projects, and no agreements with, deposits paid to or other arrangements made with any real estate broker are or shall be binding on the developer. All prices are subject to change at any time and without notice, and do not include optional features or premiums for upgraded units. From time to time, price changes may have occurred that are not yet reflected on this brochure. Please check with the sales center for the most current pricing.

