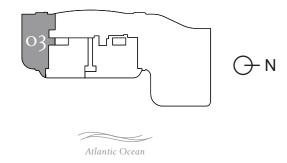


South Tower / Level 6

3 BEDROOMS
3 BATHROOMS
2,654 SF / 246.5 SM INTERIOR
207 SF / 19.2 SM EXTERIOR
2,861 SF / 265.7 SM TOTAL



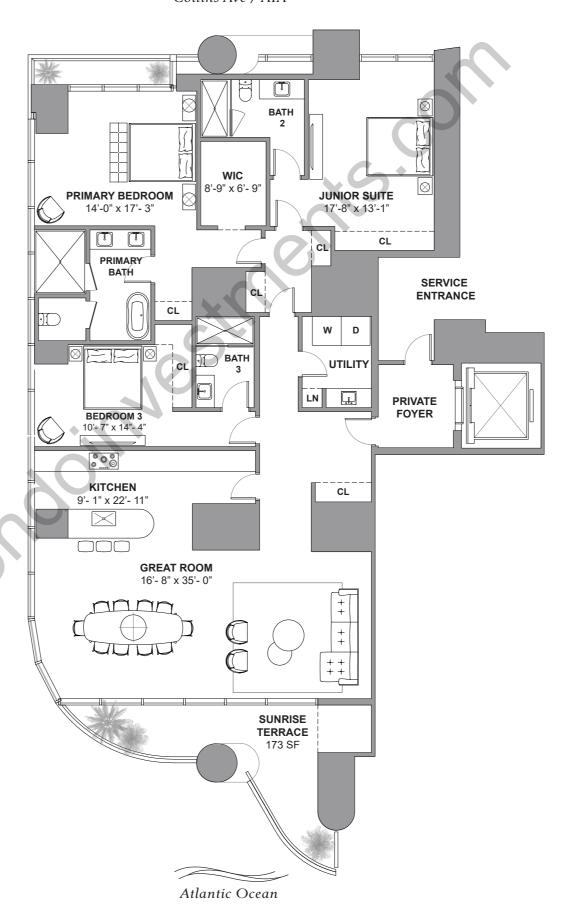
18801 Collins Ave, Sunny Isles Beach, FL 33160

DEVELOPMENT AND SALES





Collins Ave / AIA



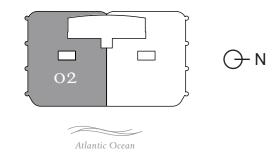
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This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residents of the exterior walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only inclusing the exterior extended by multipolying the exterior walls and excludes interior structural components). For your reference, the area of the Unit, determined in accordance with those defined unit boundaries, is set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the obtained by multipolying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change. Furniture is not included with the sale of the Units.



South Tower / Level 8

4 BEDROOMS + FLEX
5.5 BATHROOMS
4,696 SF / 436.3 SM INTERIOR
1,190 SF / 110.5 SM EXTERIOR
5,886 SF / 546.8 SM TOTAL

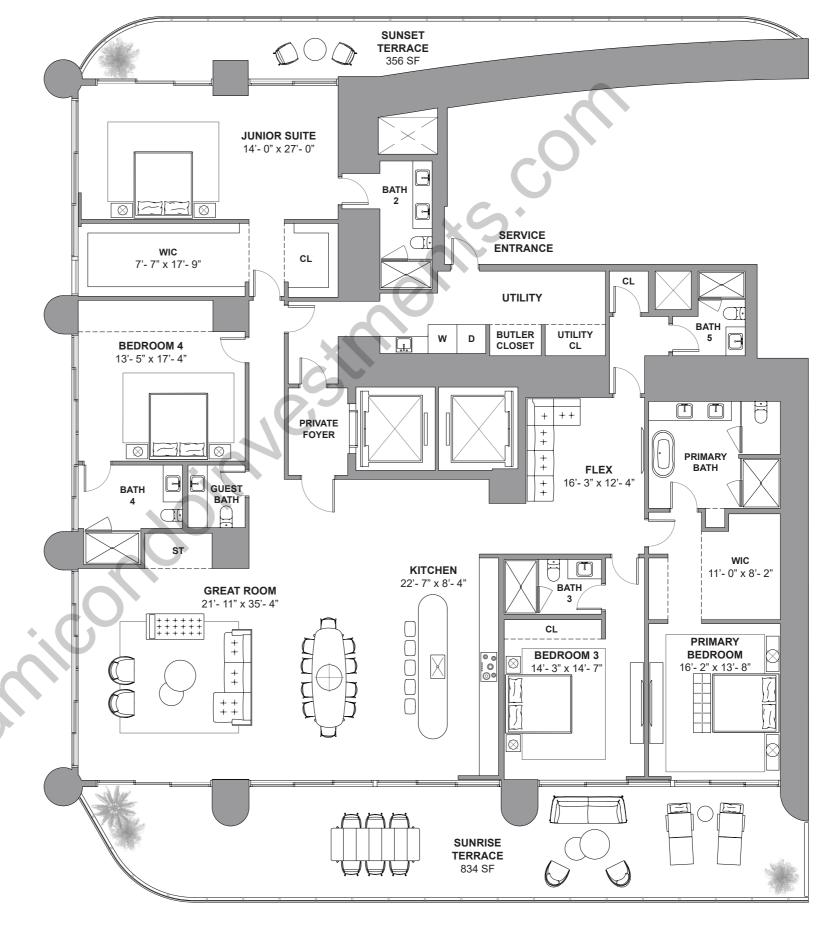


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DEVELOPMENT AND SALES









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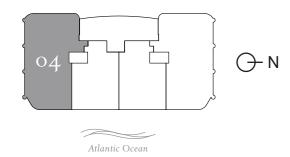
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South Tower / Level 12

3 BEDROOMS + FLEX
4.5 BATHROOMS
3,243 SF / 301.2 SM INTERIOR
762 SF / 70.8 SM EXTERIOR
4,005 SF / 372 SM TOTAL

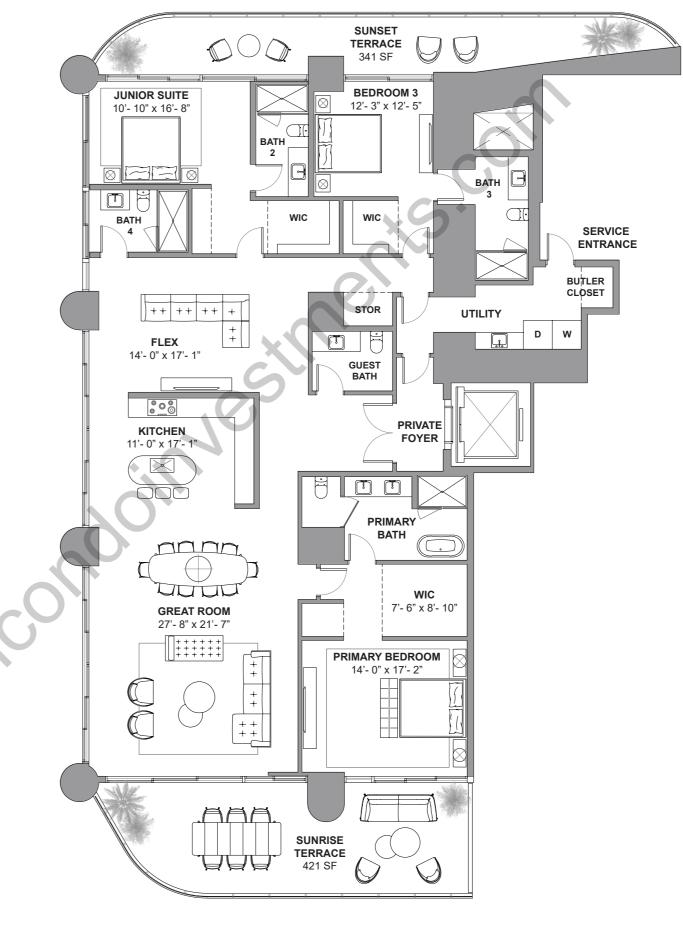


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DEVELOPMENT AND SALES









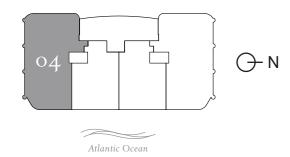
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South Tower / Level 15

3 BEDROOMS + FLEX
4.5 BATHROOMS
3,436 SF / 319.2 SM INTERIOR
794 SF / 73.7 SM EXTERIOR
4,230 SF / 392.9 SM TOTAL

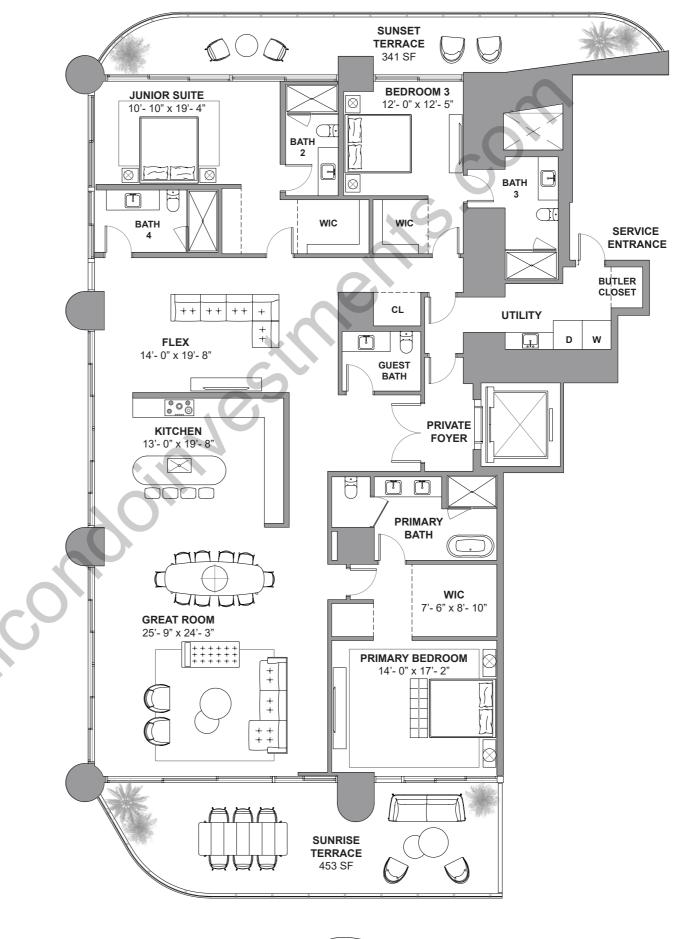


18801 Collins Ave, Sunny Isles Beach, FL 33160

DEVELOPMENT AND SALES









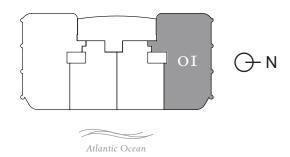
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South Tower / Level 17

4 BEDROOMS + FLEX
4.5 BATHROOMS
3,577 SF / 332.3 SM INTERIOR
813 SF / 75.5 SM EXTERIOR
4,390 SF / 407.8 SM TOTAL

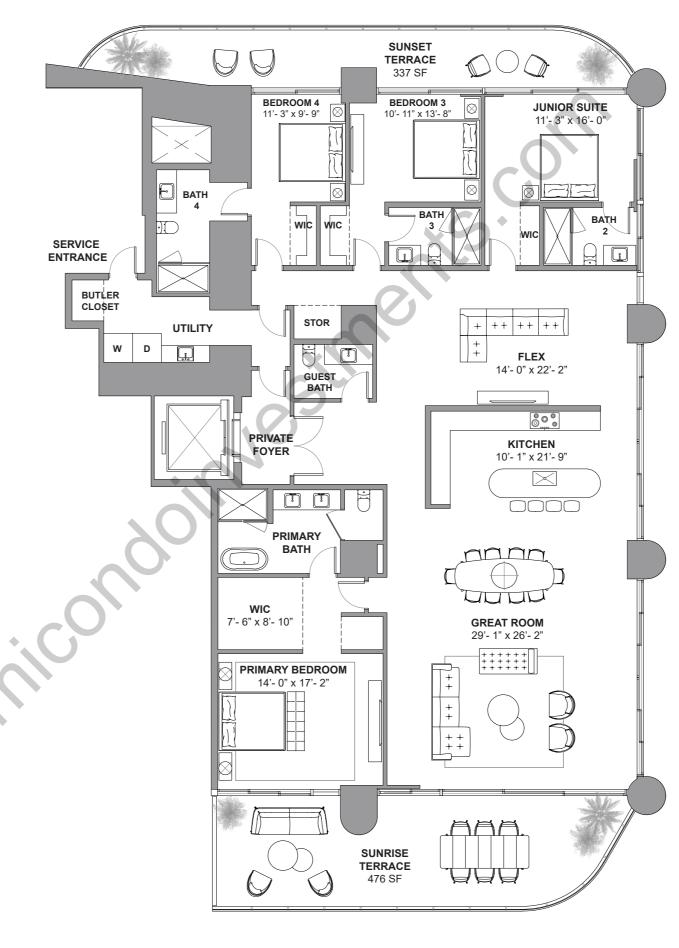


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DEVELOPMENT AND SALES









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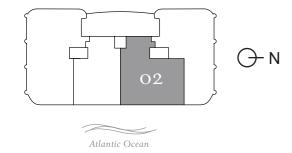
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South Tower / Level 19

3 BEDROOMS + DEN
4.5 BATHROOMS
2,581 SF / 239.8 SM INTERIOR
698 SF / 64.8 SM EXTERIOR
3,279 SF / 304.6 SM TOTAL

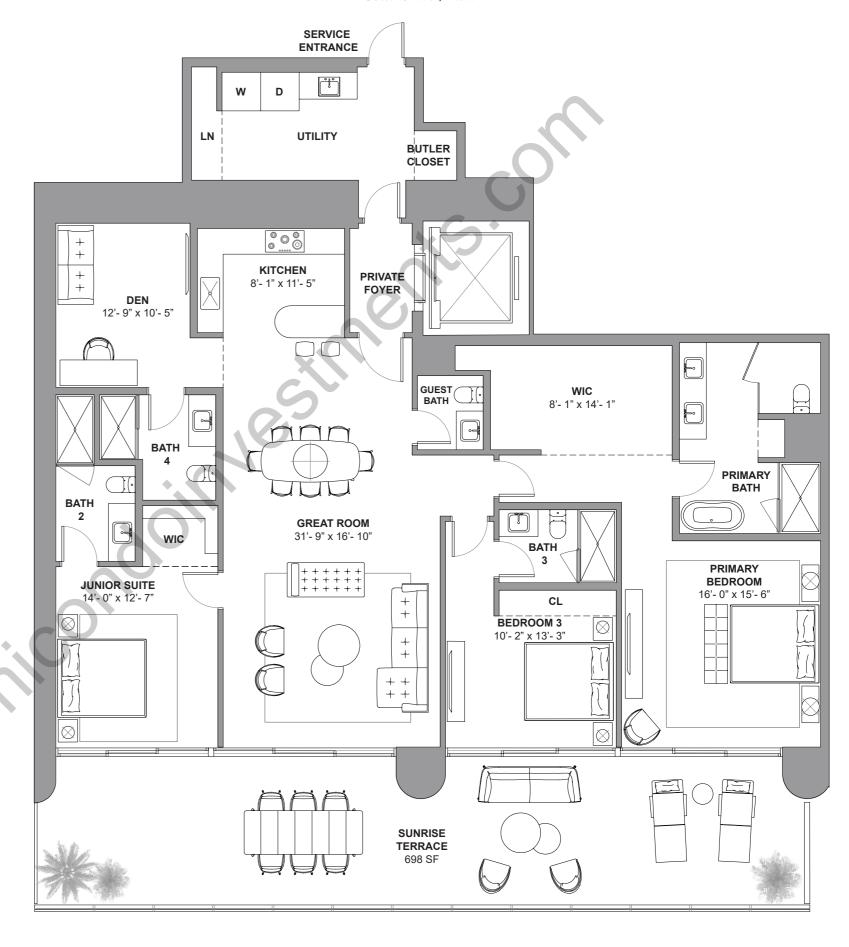


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DEVELOPMENT AND SALES









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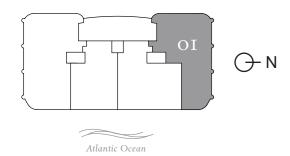
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South Tower / Level 20

3 BEDROOMS + FLEX
4.5 BATHROOMS
3,056 SF / 283.9 SM INTERIOR
626 SF / 58.1 SM EXTERIOR
3,682 SF / 342 SM TOTAL

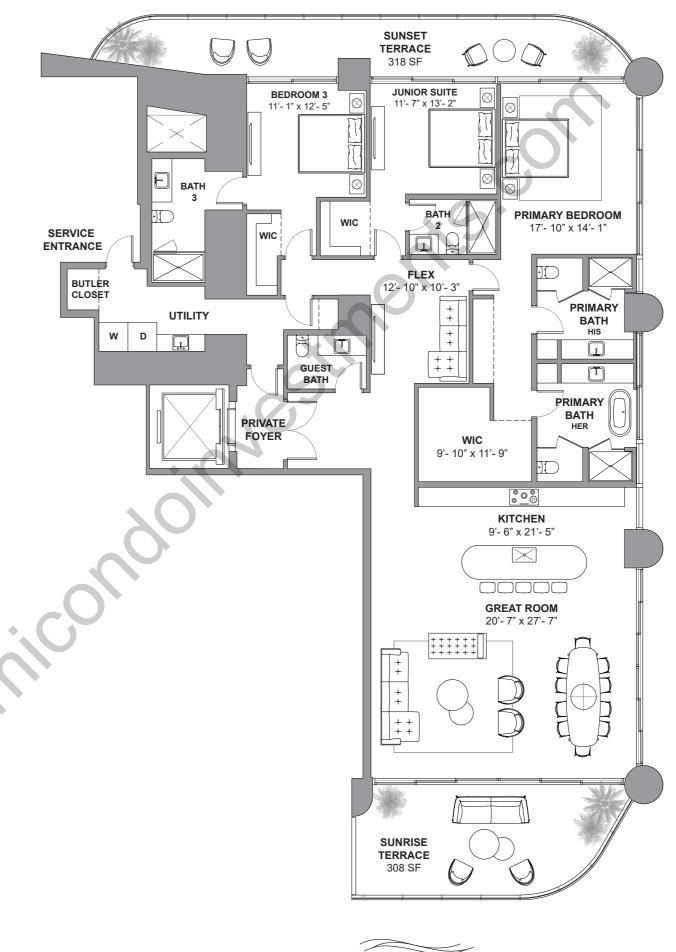


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DEVELOPMENT AND SALES









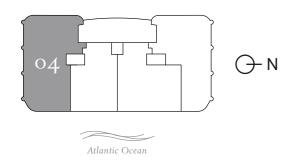
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interior airspace between the perimeter walls and excludes interior structural components. For your reference, the area of the Units, determined in accordance with those defined unit best and the units of the Unit



South Tower / Level 23

4 BEDROOMS + FLEX
4.5 BATHROOMS
3,592 SF / 333.7 SM INTERIOR
783 SF / 72.7 SM EXTERIOR
4,375 SF / 406.4 SM TOTAL

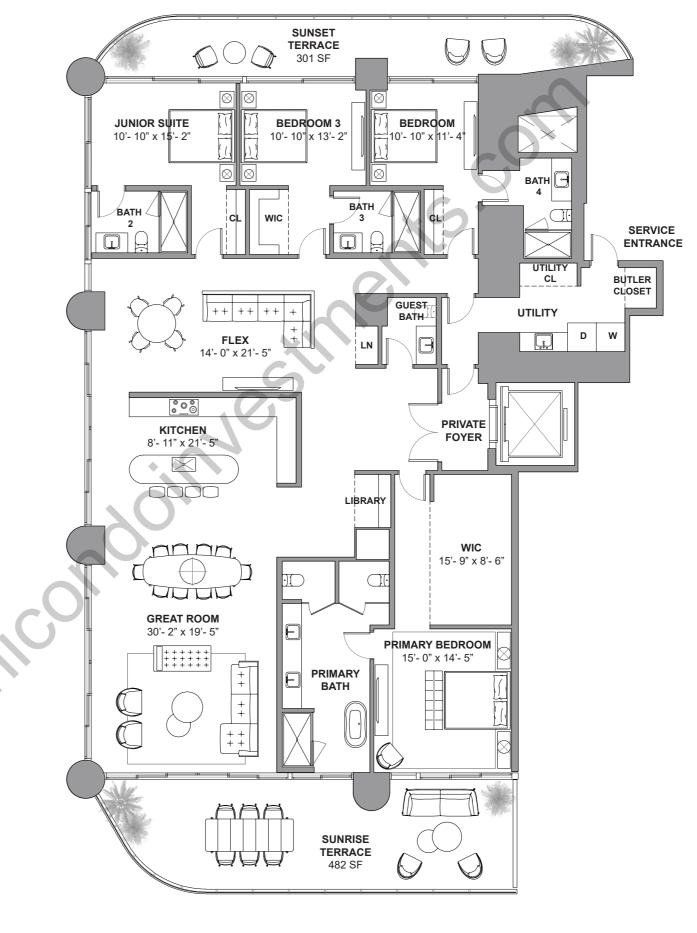


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DEVELOPMENT AND SALES









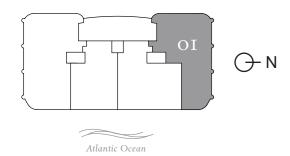
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South Tower / Level 29

3 BEDROOMS + FLEX
4.5 BATHROOMS
3,056 SF / 283.9 SM INTERIOR
587 SF / 54.5 SM EXTERIOR
3,643 SF / 338.4 SM TOTAL

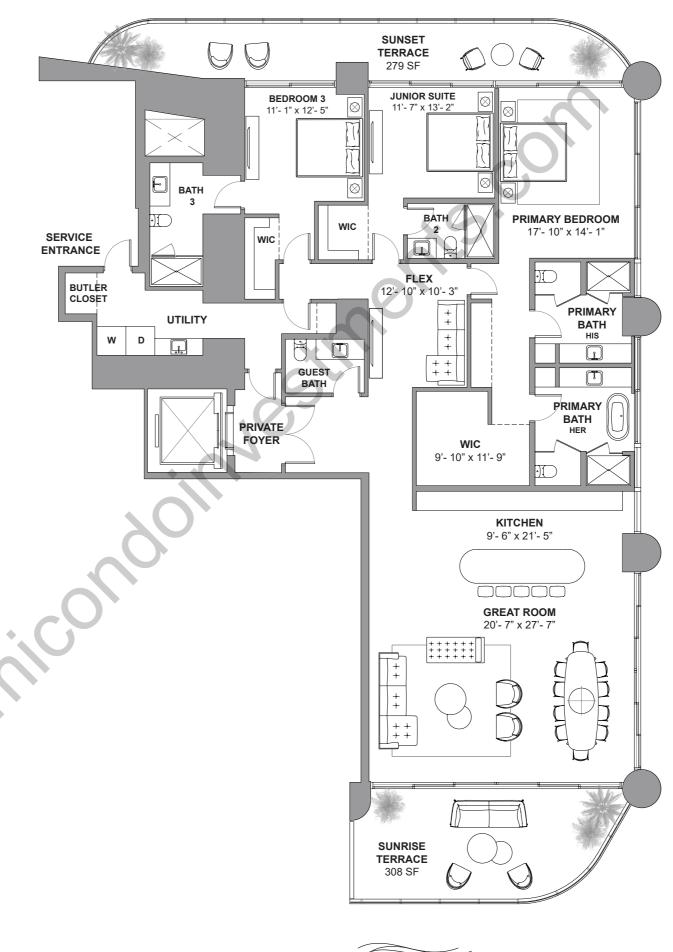


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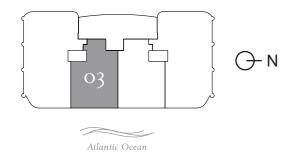
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South Tower / Level 33

2 BEDROOMS + DEN
3.5 BATHROOMS
2,086 SF / 193.8 SM INTERIOR
523 SF / 48.5 SM EXTERIOR
2,609 SF / 242.3 SM TOTAL

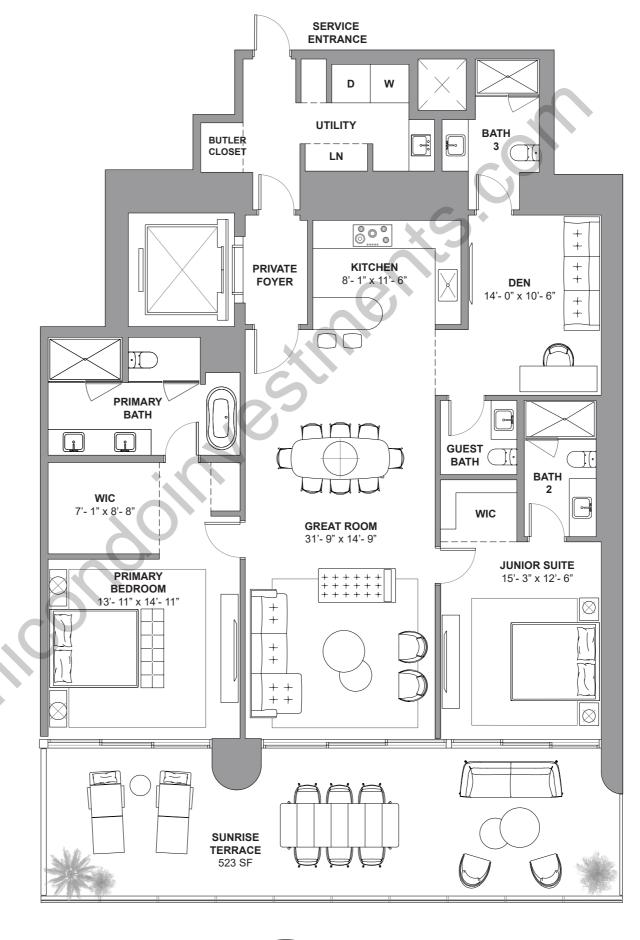


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DEVELOPMENT AND SALES









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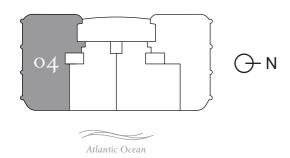
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South Tower / Level 33

4 BEDROOMS + FLEX
4.5 BATHROOMS
3,592 SF / 333.7 SM INTERIOR
755 SF / 70.1 SM EXTERIOR
4,347 SF / 403.8 SM TOTAL

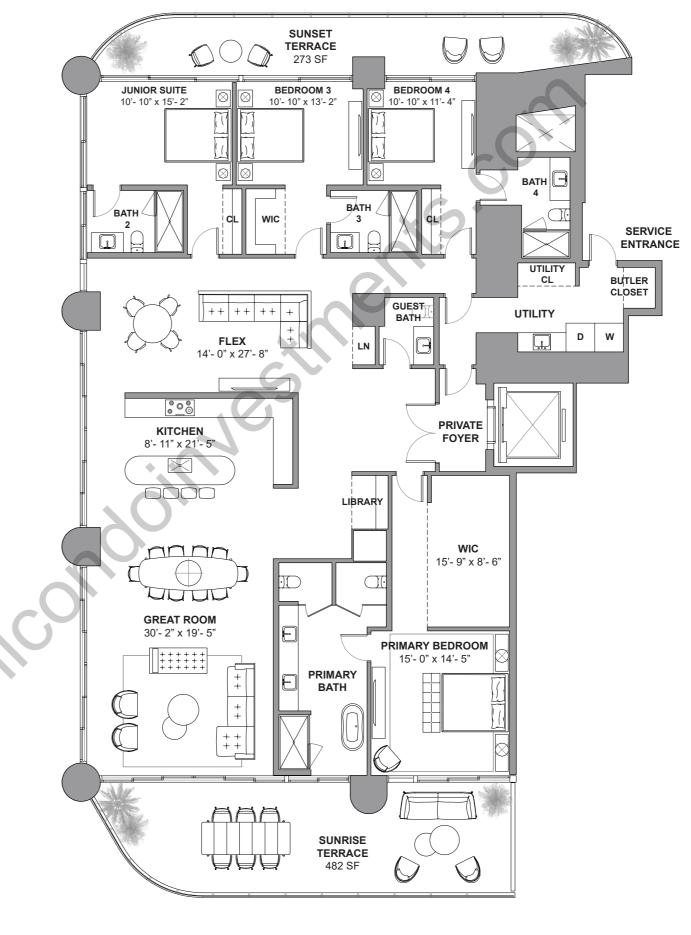


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DEVELOPMENT AND SALES







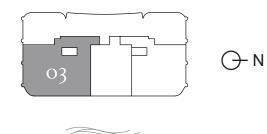


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South Tower / Level 34

4 BEDROOMS
5.5 BATHROOMS
3,641 SF / 338.2 SM INTERIOR
825 SF / 76.6 SM EXTERIOR
4,466 SF / 414.9 SM TOTAL



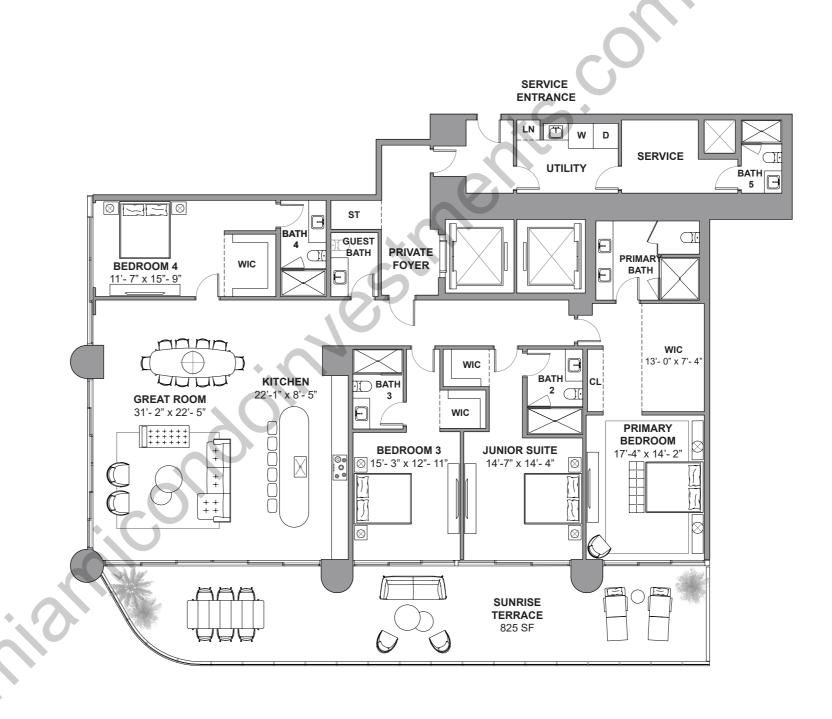
18801 Collins Ave, Sunny Isles Beach, FL 33160

Atlantic Ocean

DEVELOPMENT AND SALES







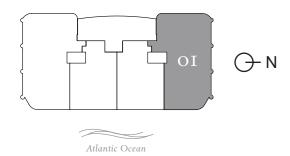


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South Tower / Level 35

4 BEDROOMS + FLEX
4.5 BATHROOMS
3,587 SF / 333.2 SM INTERIOR
758 SF / 70.4 SM EXTERIOR
4,345 SF / 403.6 SM TOTAL

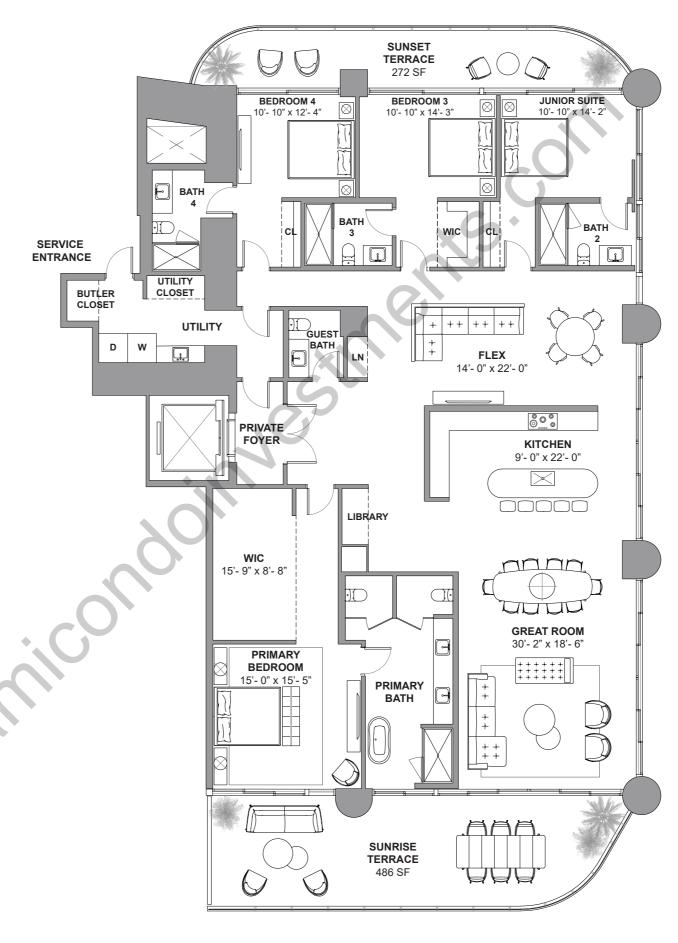


18801 Collins Ave, Sunny Isles Beach, FL 33160

DEVELOPMENT AND SALES









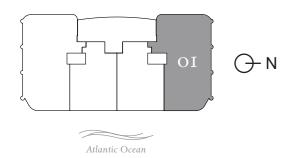
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South Tower / Level 35

5 BEDROOMS
4.5 BATHROOMS
3,587 SF / 333.2 SM INTERIOR
758 SF / 70.4 SM EXTERIOR
4,345 SF / 403.6 SM TOTAL

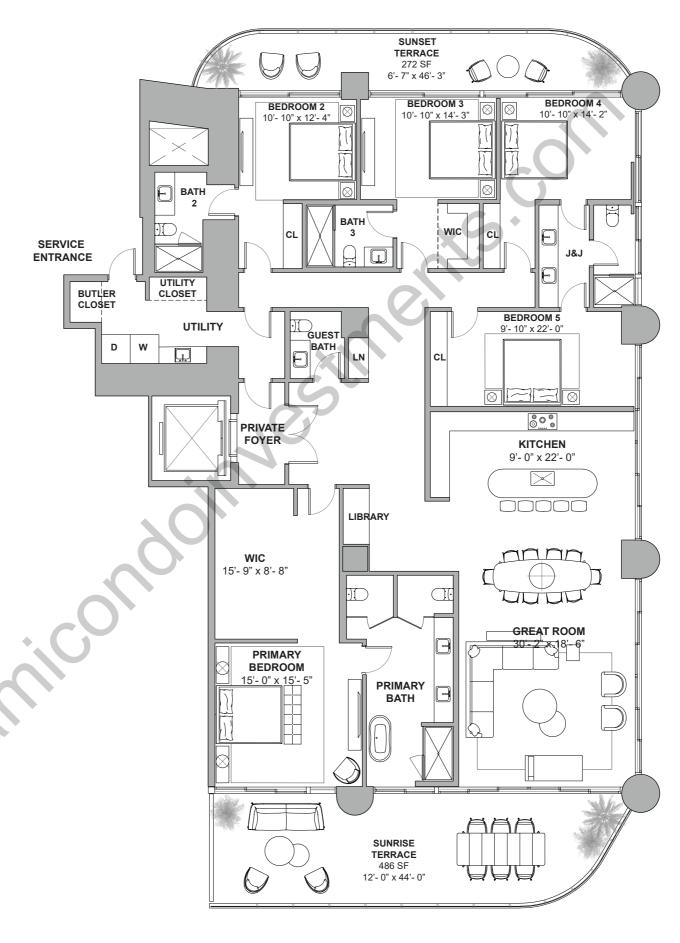


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DEVELOPMENT AND SALES









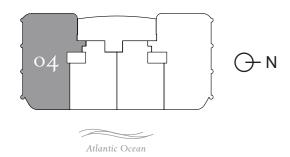
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South Tower / Level 37

4 BEDROOMS + FLEX
4.5 BATHROOMS
3,587 SF / 333.2 SM INTERIOR
758 SF / 70.4 SM EXTERIOR
4,345 SF / 403.6 SM TOTAL

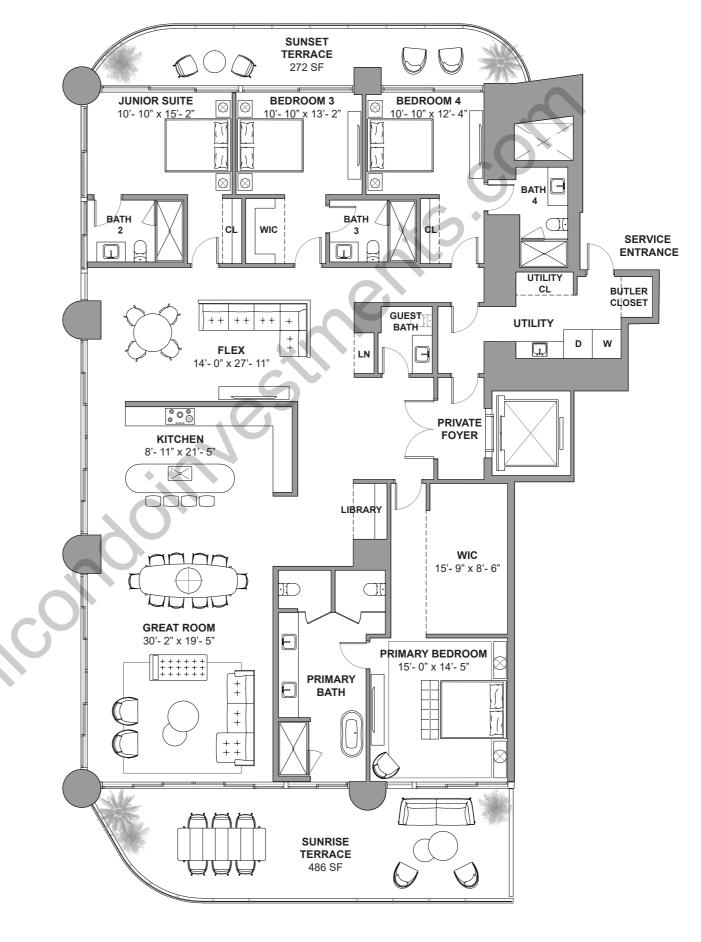


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DEVELOPMENT AND SALES









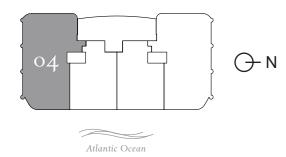
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South Tower / Level 38

4 BEDROOMS + FLEX
4.5 BATHROOMS
3,587 SF / 333.2 SM INTERIOR
759 SF / 70.5 SM EXTERIOR
4,346 SF / 403.7 SM TOTAL

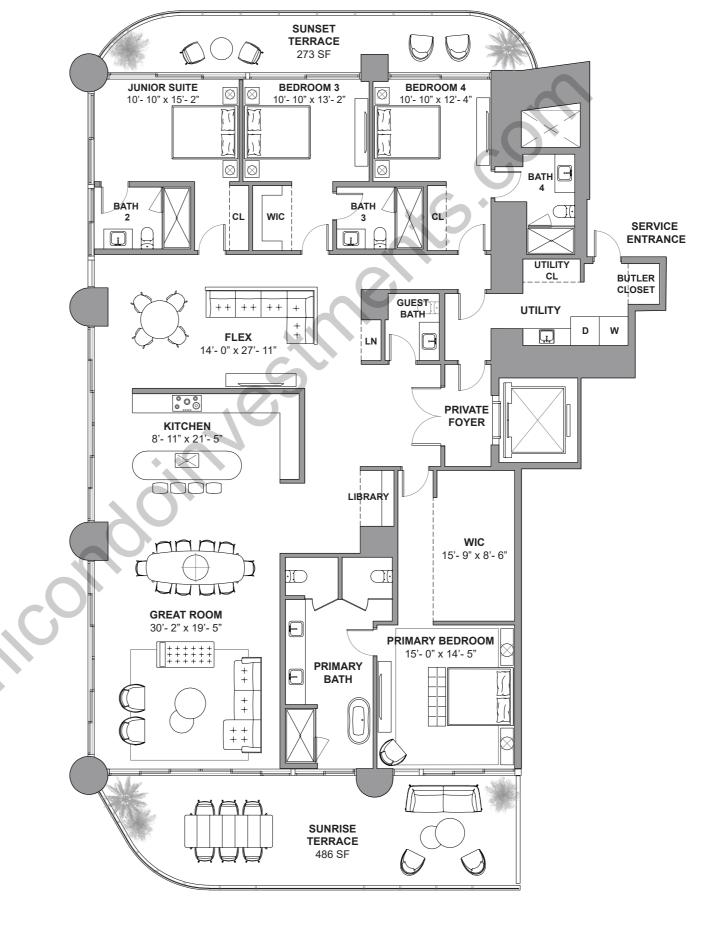


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DEVELOPMENT AND SALES









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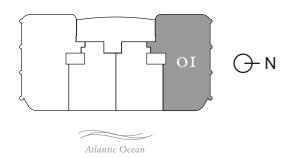
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South Tower / Level 40

4 BEDROOMS + FLEX
4.5 BATHROOMS
3,587 SF / 333.2 SM INTERIOR
761 SF / 70.7 SM EXTERIOR
4,348 SF / 403.9 SM TOTAL

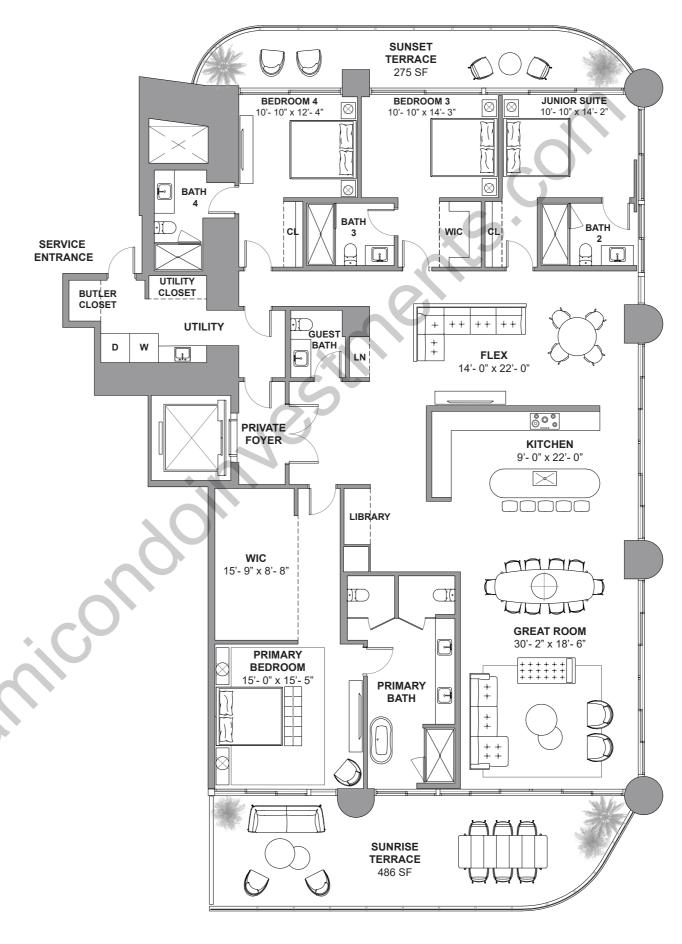


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DEVELOPMENT AND SALES









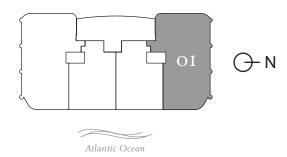
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South Tower / Level 41

4 BEDROOMS + FLEX
4.5 BATHROOMS
3,587 SF / 333.2 SM INTERIOR
763 SF / 70.8 SM EXTERIOR
4,350 SF / 404.1 SM TOTAL

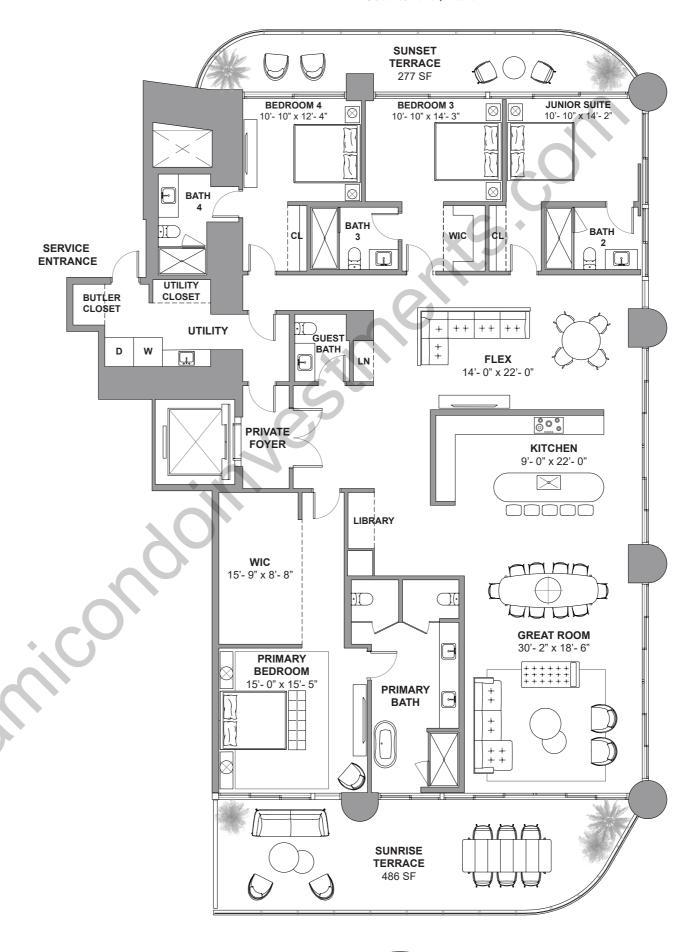


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DEVELOPMENT AND SALES









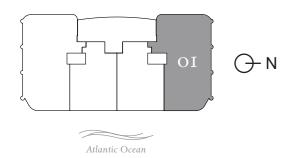
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South Tower / Level 43

4 BEDROOMS + FLEX
4.5 BATHROOMS
3,587 SF / 333.2 SM INTERIOR
768 SF / 71.3 SM EXTERIOR
4,355 SF / 404.6 SM TOTAL

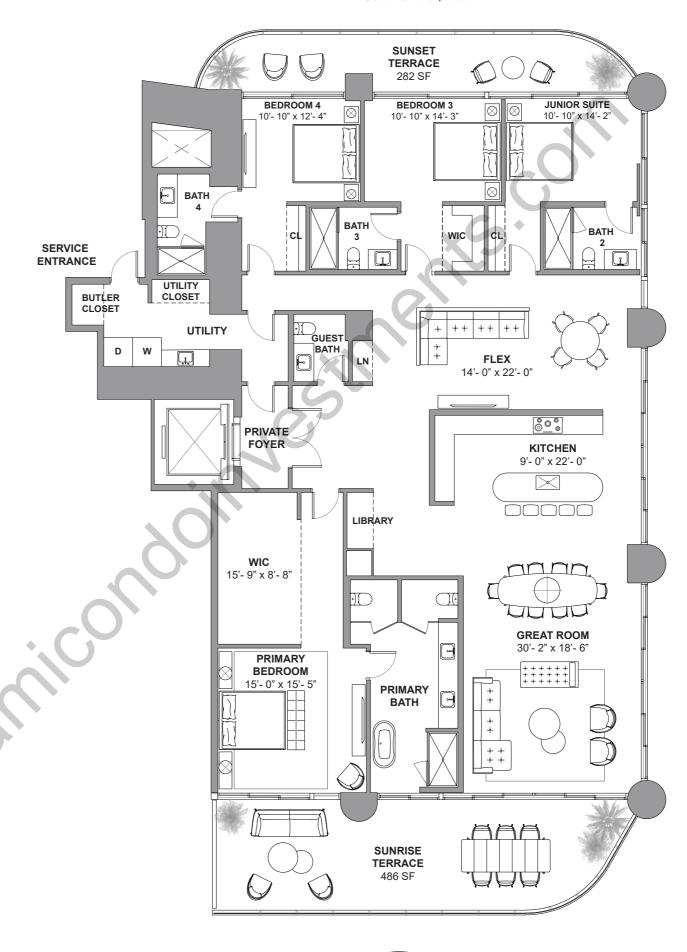


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DEVELOPMENT AND SALES







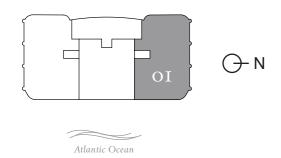


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South Tower / Level 45

4 BEDROOMS + FLEX
5.5 BATHROOMS
4,113 SF / 382.1 SM INTERIOR
953 SF / 88.5 SM EXTERIOR
5,066 SF / 470.6 SM TOTAL

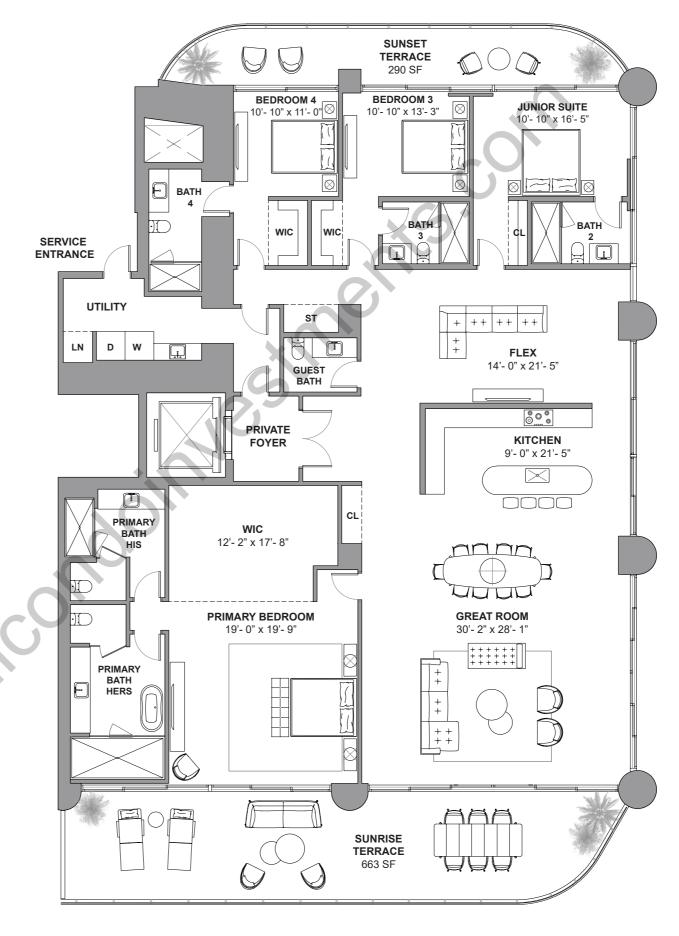


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DEVELOPMENT AND SALES









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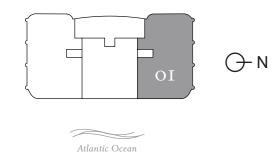
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South Tower / Level 46

4 BEDROOMS + FLEX
5.5 BATHROOMS
4,187 SF / 389 SM INTERIOR
957 SF / 88.9 SM EXTERIOR
5,144 SF / 477.9 SM TOTAL

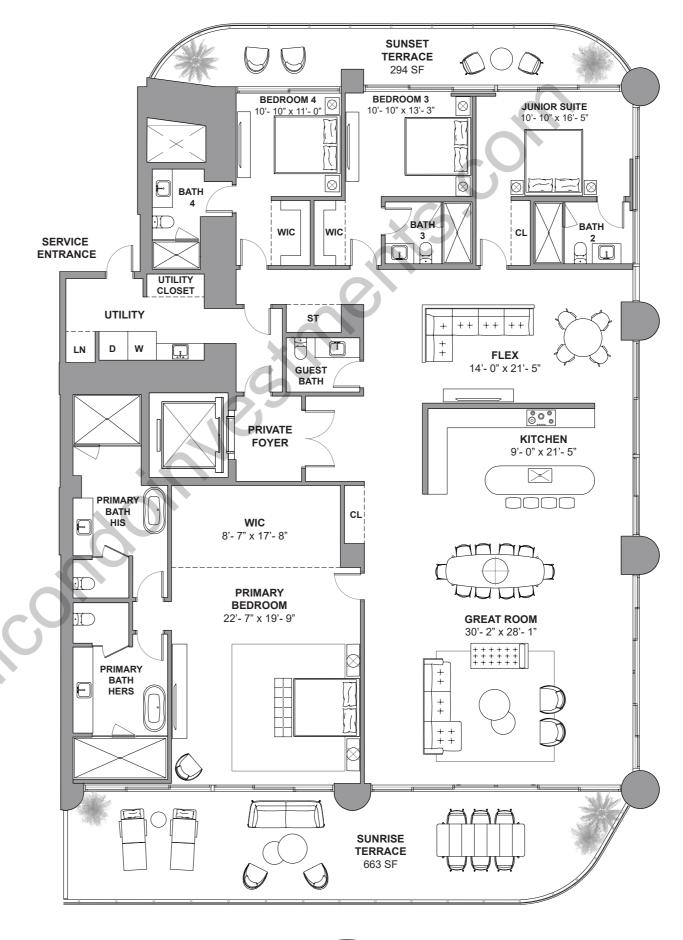


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DEVELOPMENT AND SALES









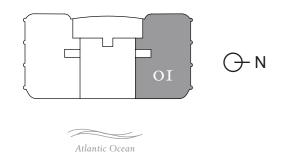
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South Tower / Level 47

4 BEDROOMS + FLEX
5.5 BATHROOMS
4,187 SF / 389 SM INTERIOR
962 SF / 89.3 SM EXTERIOR
5,149 SF / 478.3 SM TOTAL

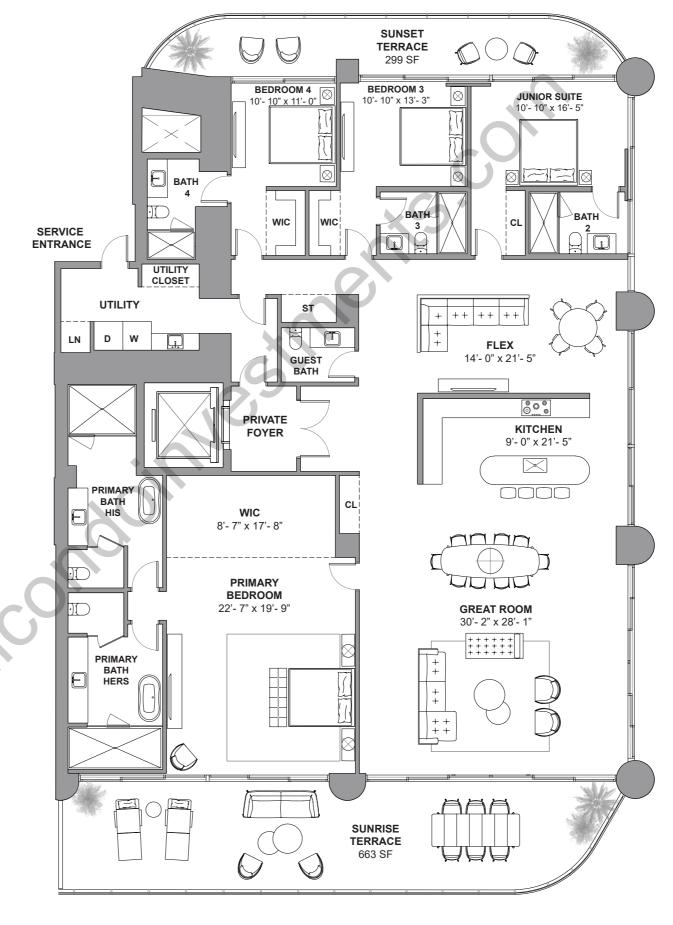


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DEVELOPMENT AND SALES









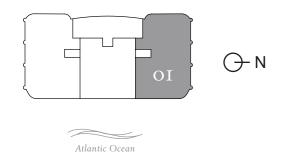
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South Tower / Level 48

4 BEDROOMS + FLEX
5.5 BATHROOMS
4,187 SF / 389 SM INTERIOR
966 SF / 89.7 SM EXTERIOR
5,153 SF / 478.7 SM TOTAL

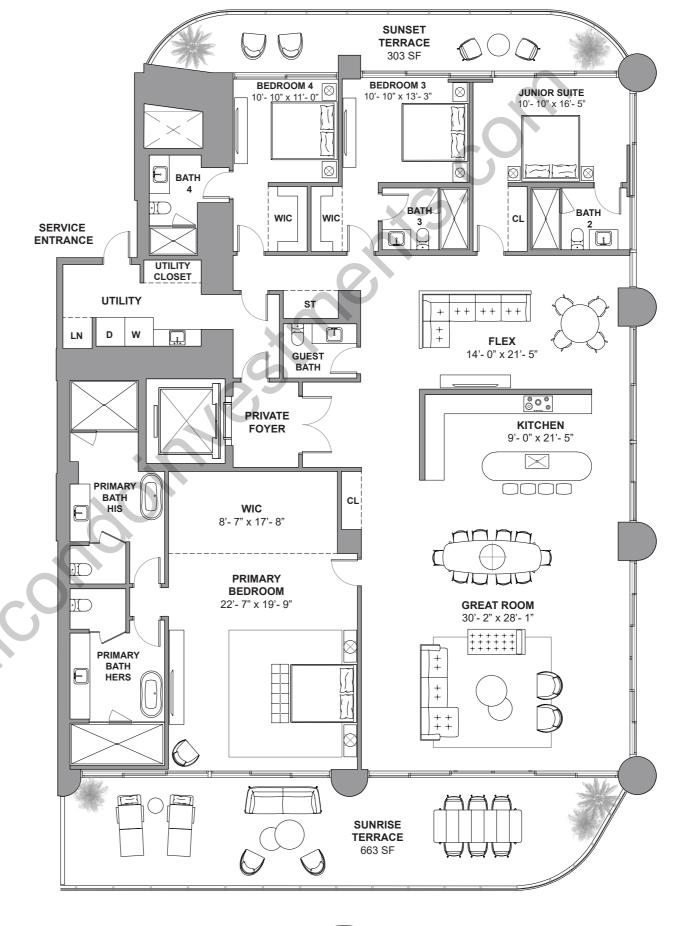


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DEVELOPMENT AND SALES







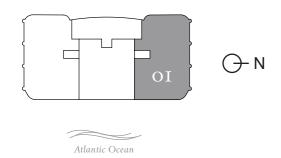


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South Tower / Level 49

4 BEDROOMS + FLEX
5.5 BATHROOMS
4,187 SF / 389 SM INTERIOR
971 SF / 90.2 SM EXTERIOR
5,158 SF / 479.2 SM TOTAL

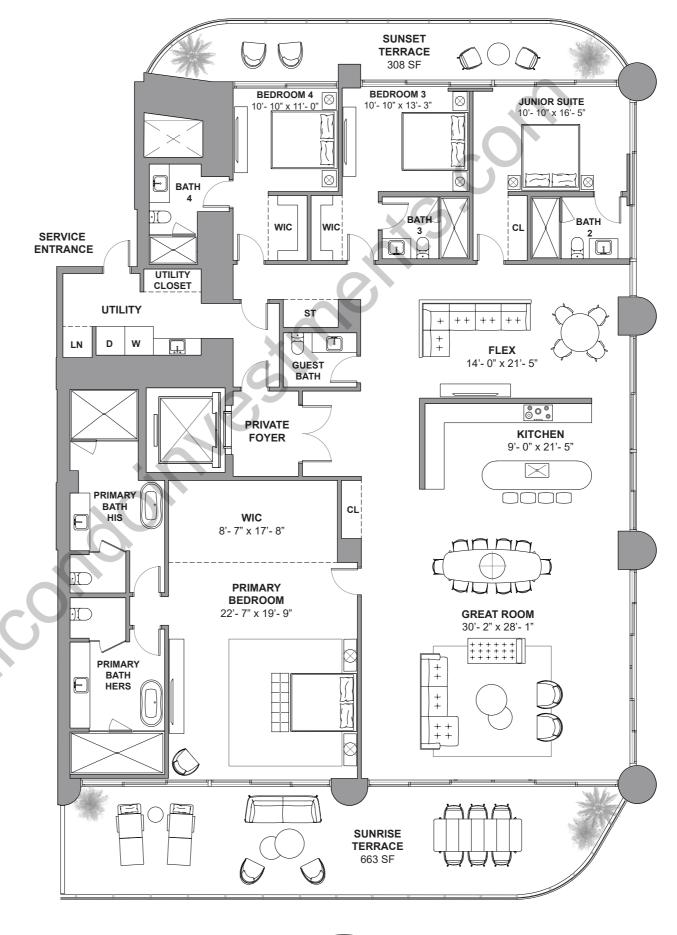


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DEVELOPMENT AND SALES









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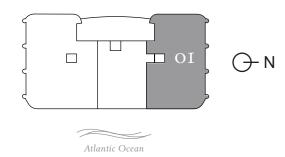
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South Tower / Level 50

4 BEDROOMS + FLEX
4.5 BATHROOMS
3,530 SF / 327.9 SM INTERIOR
1.542 SF / 143.2 SM EXTERIOR
5,072 SF / 471.2 SM TOTAL

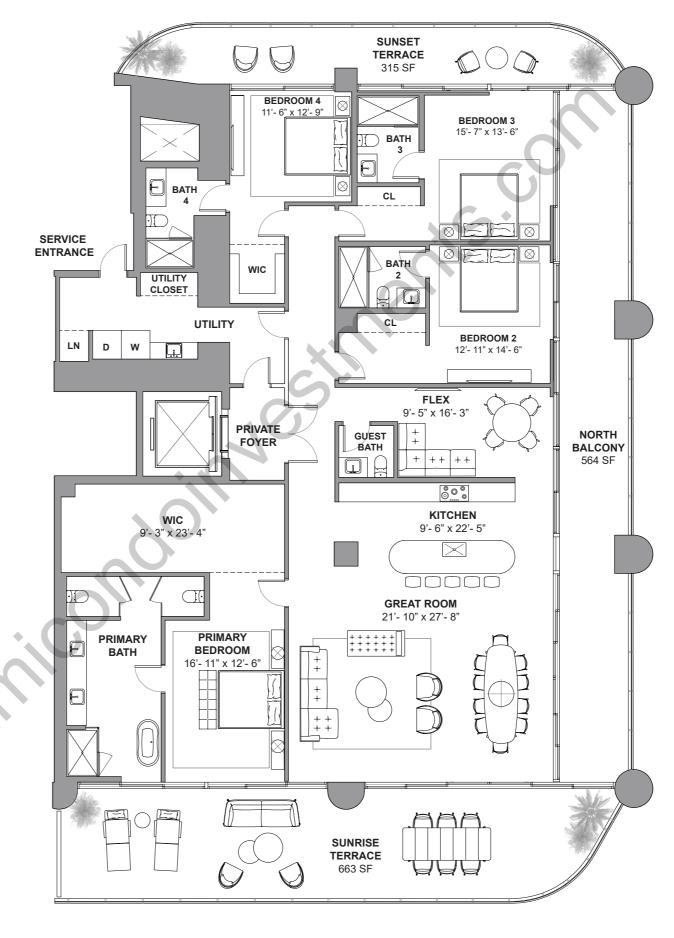


18801 Collins Ave, Sunny Isles Beach, FL 33160

DEVELOPMENT AND SALES









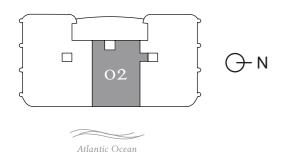
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South Tower / Level 50

2 BEDROOMS + DEN
2.5 BATHROOMS
2,562 SF / 238 SM INTERIOR
562 SF / 52.2 SM EXTERIOR
3,124 SF / 290.2 SM TOTAL

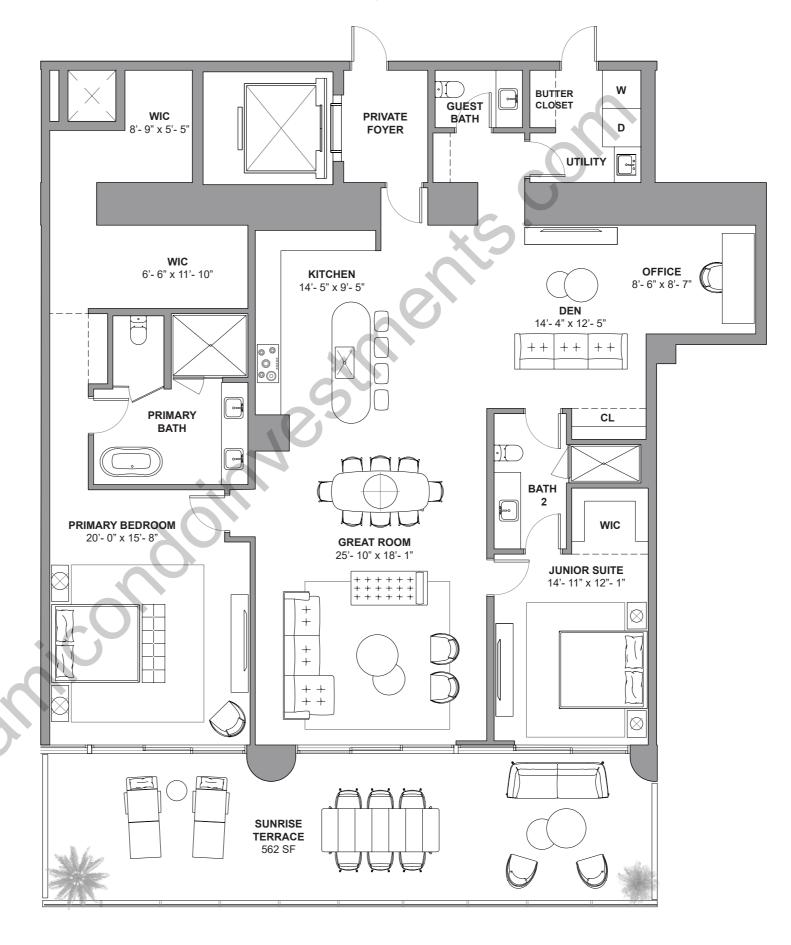


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DEVELOPMENT AND SALES









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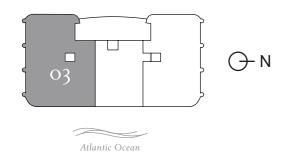
ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECT IN STATING THE REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS REQUIRED BY SECTION 18.503, FLORED BY SECTION 18.503, FLORED BY SECTION 18.503, FLORED BY SECTION 18.503, FLORED BY SECTION 19.504 and in a confirmation of the vision of

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South Tower / Level 50

4 BEDROOMS + FLEX
5.5 BATHROOMS
4,255 SF / 395.3 SM INTERIOR
1.685 SF / 156.5 SM EXTERIOR
5,940 SF / 551.8 SM TOTAL

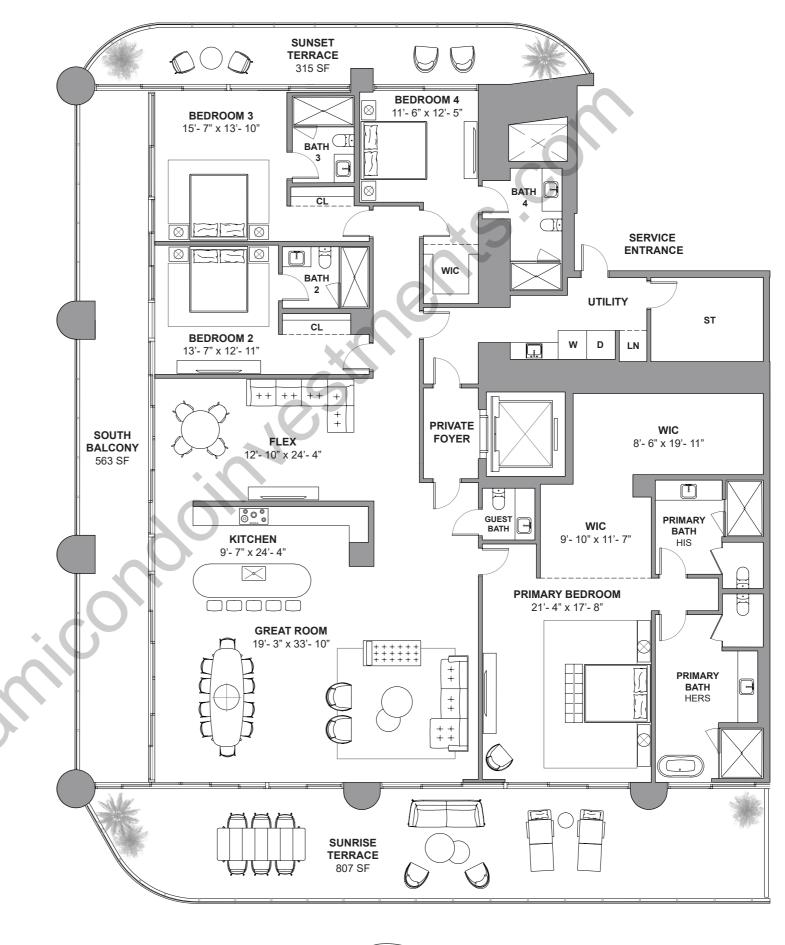


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DEVELOPMENT AND SALES









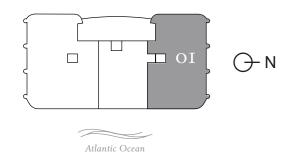
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interior airspace between the perimeter walls and excludes interior structural components). For your reference, the area of the Unit, determined in accordance with those defined unit boundaries, is set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a problement by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans are subject to change. Furniture is not included with the sale of the Units.



South Tower / Level 51

4 BEDROOMS + FLEX
4.5 BATHROOMS
3,960 SF / 367.9 SM INTERIOR
1.110 SF / 103.1 SM EXTERIOR
5,070 SF / 471 SM TOTAL

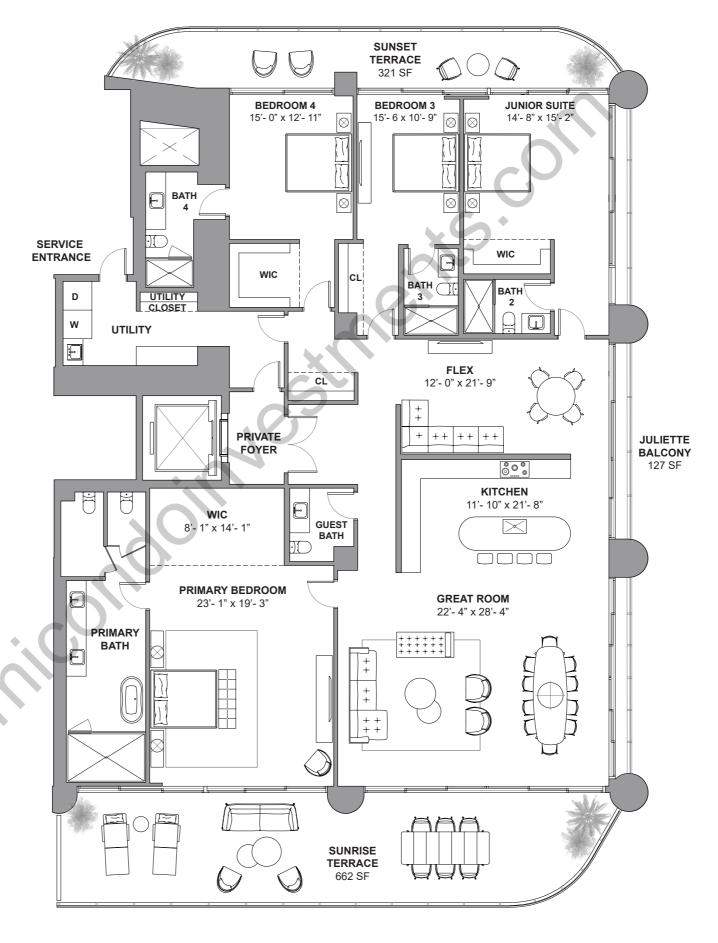


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DEVELOPMENT AND SALES









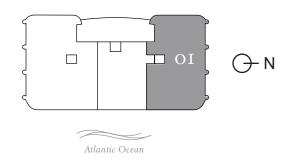
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South Tower / Level 53

4 BEDROOMS + FLEX
4.5 BATHROOMS
3,730 SF / 346.5 SM INTERIOR
1.083 SF / 100.6 SM EXTERIOR
4,813 SF / 447.1 SM TOTAL

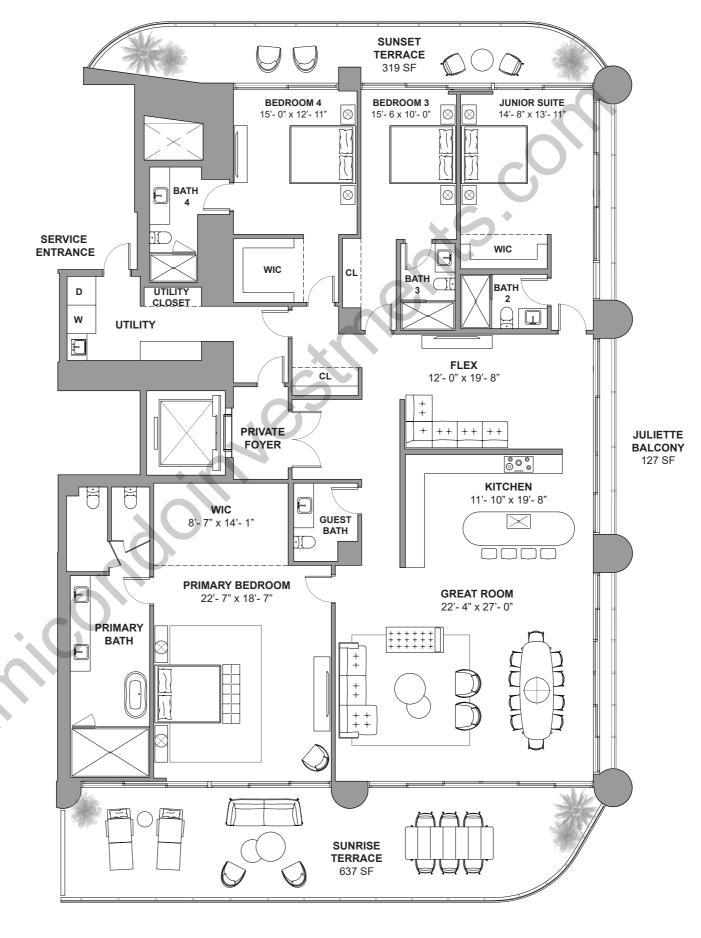


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DEVELOPMENT AND SALES









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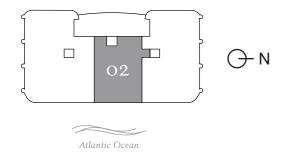
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South Tower / Level 53

2 BEDROOMS + DEN
2.5 BATHROOMS
2,562 SF / 238 SM INTERIOR
562 SF / 52.2 SM EXTERIOR
3,124 SF / 290.2 SM TOTAL

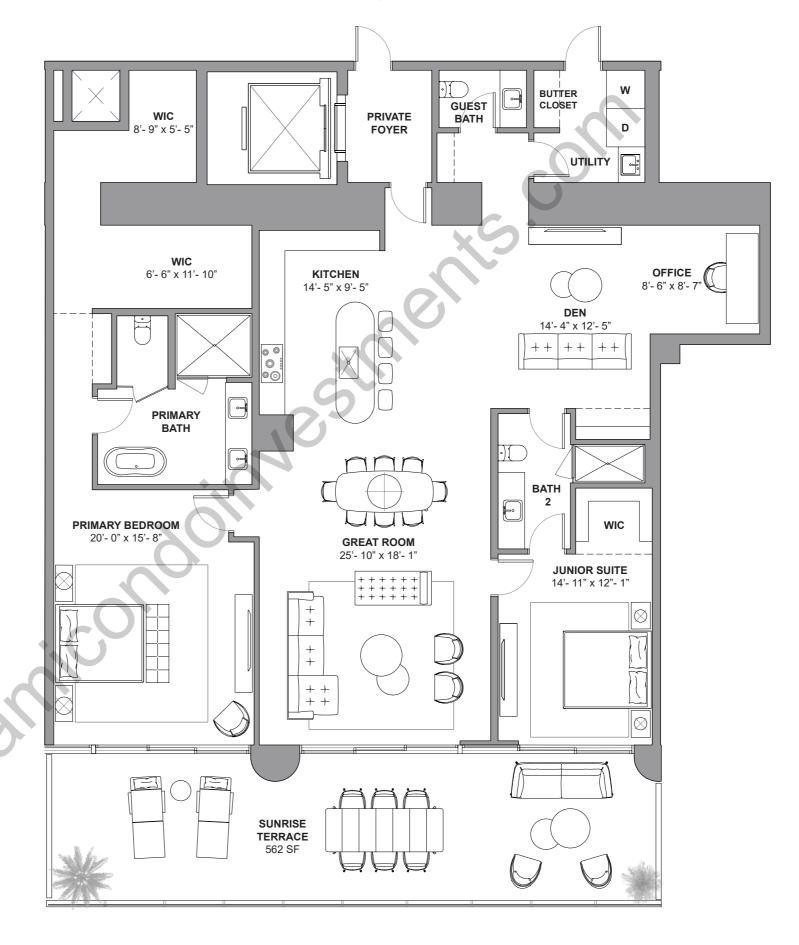


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DEVELOPMENT AND SALES







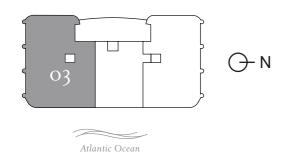


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South Tower / Level 53

4 BEDROOMS + FLEX
5.5 BATHROOMS
4,553 SF / 423 SM INTERIOR
1.242 SF / 115.4 SM EXTERIOR
5,795 SF / 538.4 SM TOTAL

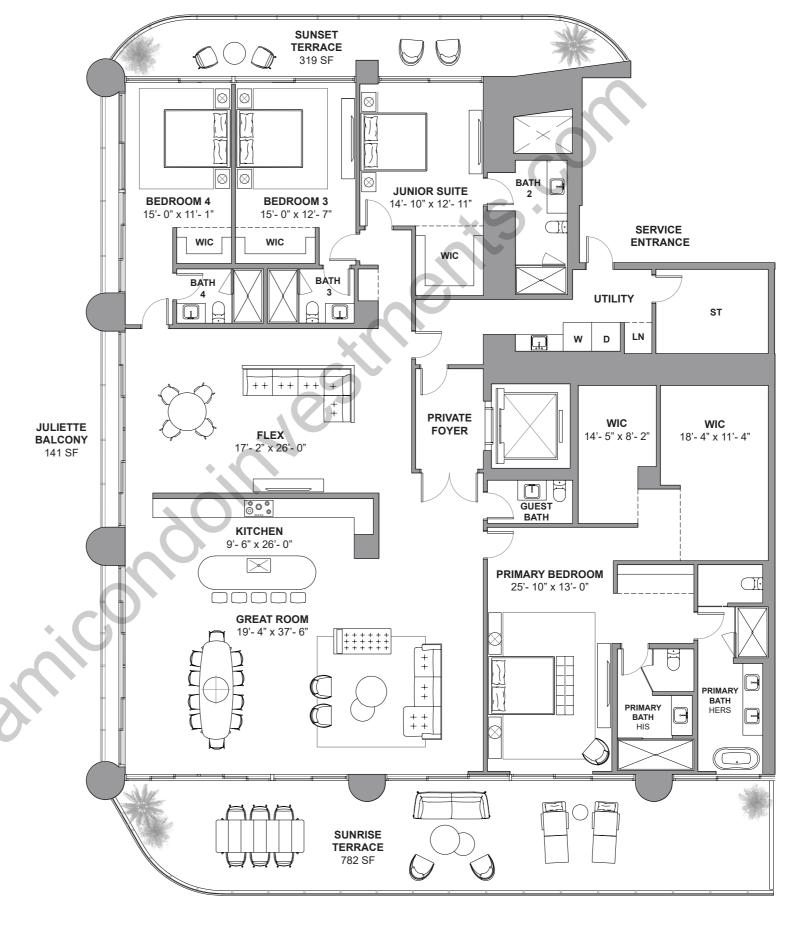


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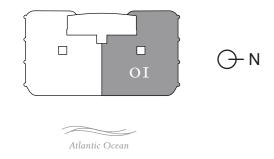
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South Tower / Level 54

4 BEDROOMS
6.5 BATHROOMS
5,373 SF / 499.1 SM INTERIOR
1.422 SF / 132.1 SM EXTERIOR
6,795 SF / 631.2 SM TOTAL

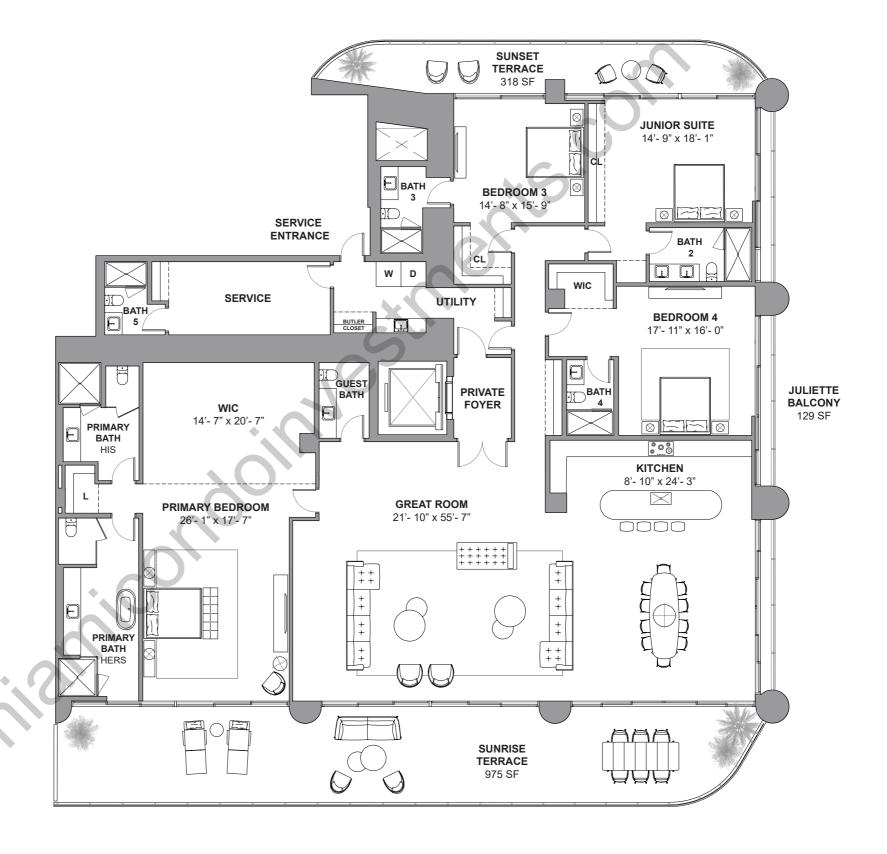


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DEVELOPMENT AND SALES









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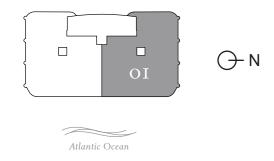
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South Tower / Level 55

4 BEDROOMS
6.5 BATHROOMS
5,262 SF / 488.8 SM INTERIOR
1.408 SF / 130.8 SM EXTERIOR
6,670 SF / 619.6 SM TOTAL

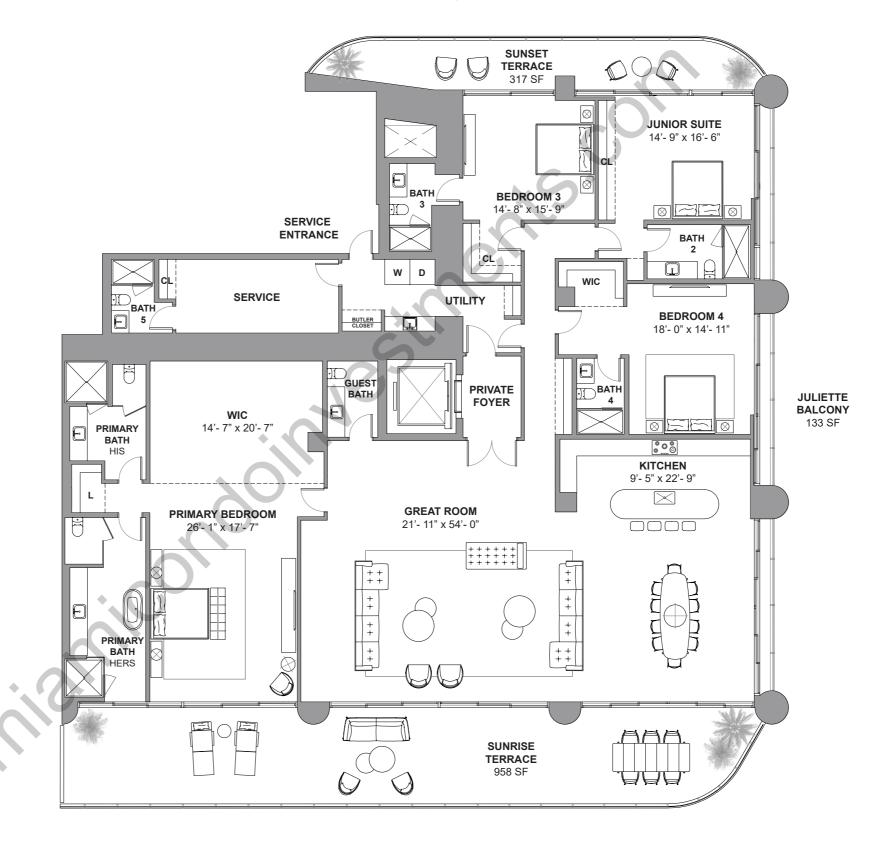


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DEVELOPMENT AND SALES









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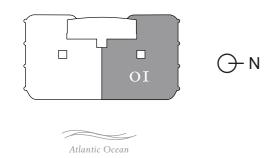
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South Tower / Level 56

4 BEDROOMS
6.5 BATHROOMS
5,135 SF / 477 SM INTERIOR
1.391 SF / 129.2 SM EXTERIOR
6,526 SF / 606.2 SM TOTAL

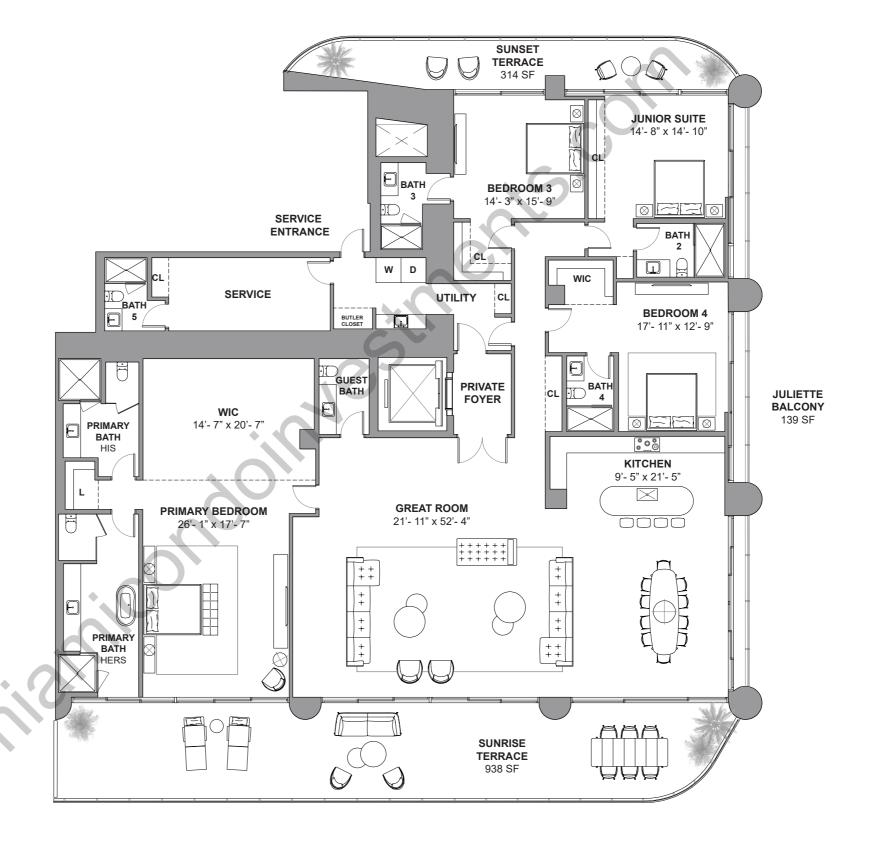


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DEVELOPMENT AND SALES









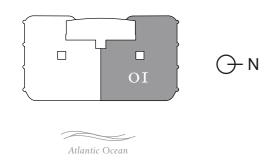
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South Tower / Level 57

4 BEDROOMS
6.5 BATHROOMS
4,960 SF / 460.8 SM INTERIOR
1.405 SF / 130.5 SM EXTERIOR
6,365 SF / 591.3 SM TOTAL

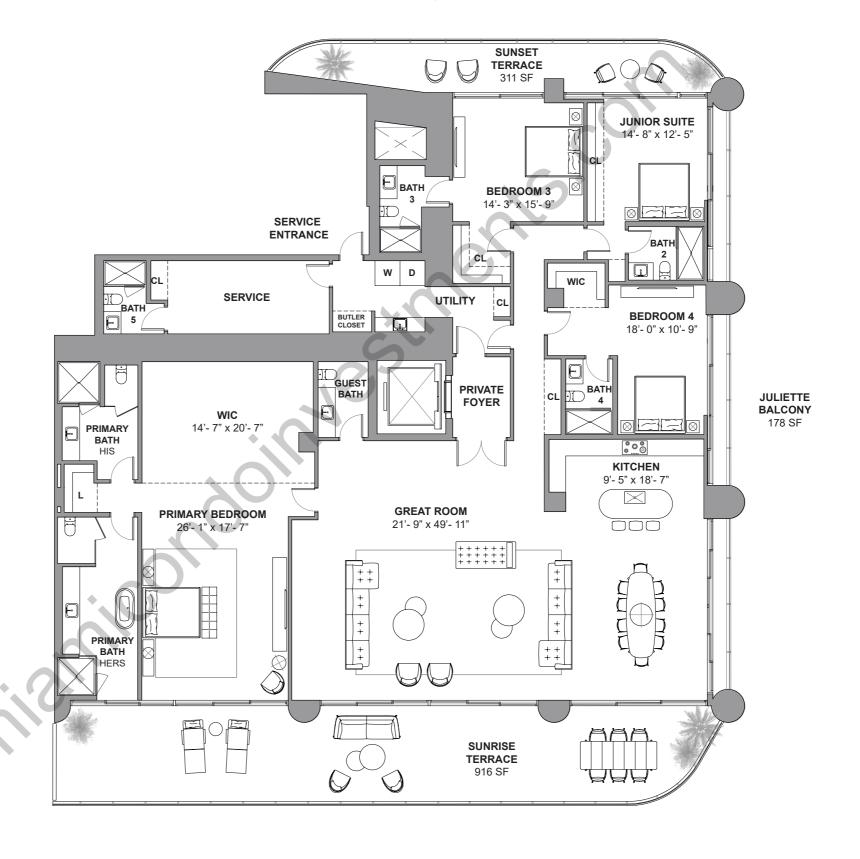


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DEVELOPMENT AND SALES









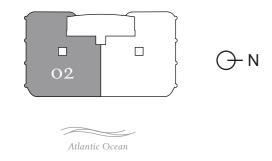
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South Tower / Level 57

4 BEDROOMS + FLEX
6.5 BATHROOMS
4.937 SF / 458.6 SM INTERIOR
1.405 SF / 130.5 SM EXTERIOR
6,342 SF / 589.1 SM TOTAL

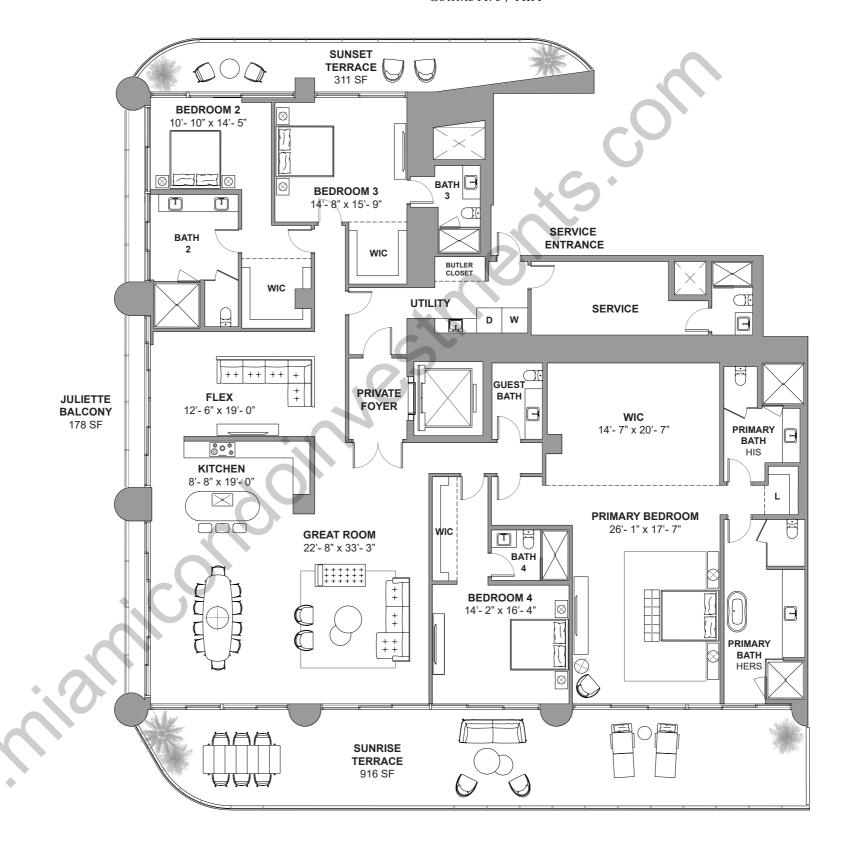


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DEVELOPMENT AND SALES









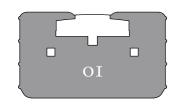
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South Tower / Level 58

4 BEDROOMS + OFFICE + STAFF
QUARTERS + JACUZZI + 7.5 BATHROOMS
7,761 SF / 721 SM INTERIOR
4.433 SF / 411.8 SM EXTERIOR
12,194 SF / 1132.8 SM TOTAL





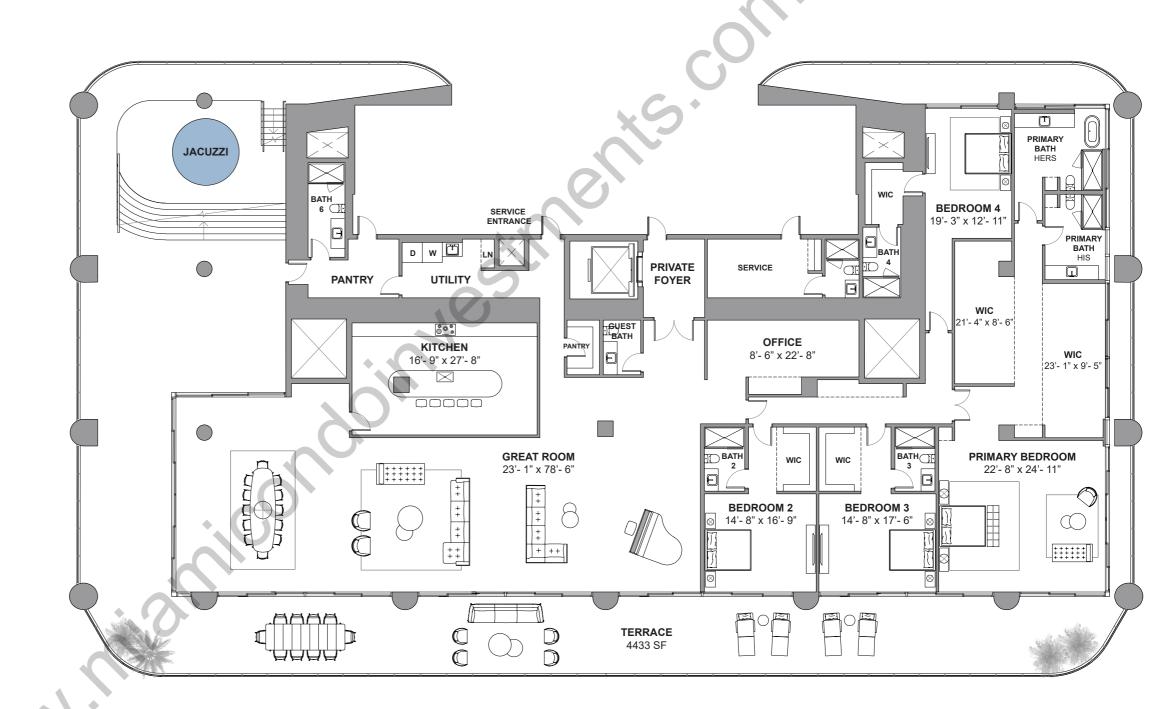


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DEVELOPMENT AND SALES







Collins Ave / AIA



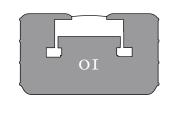
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South Tower / Level 59

4 BEDROOMS + OFFICE + STAFF
QUARTERS + JACUZZI + 7.5 BATHROOMS
7,143 SF / 663.6 SM INTERIOR
4.110 SF / 381.8 SM EXTERIOR
11,253 SF / 1045.4 SM TOTAL





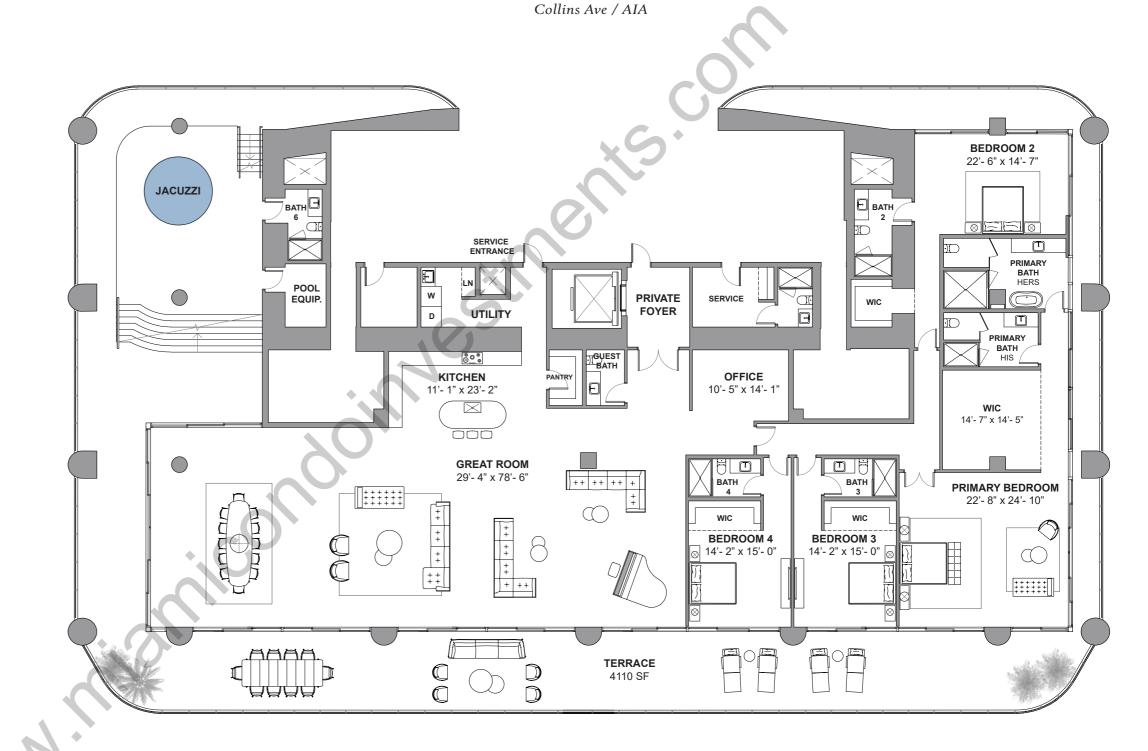


18801 Collins Ave, Sunny Isles Beach, FL 33160

DEVELOPMENT AND SALES









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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. Stated dimensions are measured to the exterior walls and the centerline of interior airspace between the perimeter walls and excludes interior structural components). For your reference repense, the area of the actual room will typically be smaller than the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the greatest points of each given room. (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the greatest points of each given room.



South Tower / Level 60

4 BEDROOMS + OFFICE + STAFF
QUARTERS + SPA + 7.5 BATHROOMS
6,778 SF / 629.6 SM INTERIOR
3.997 SF / 371.3 SM EXTERIOR
10,775 SF / 1001 SM TOTAL

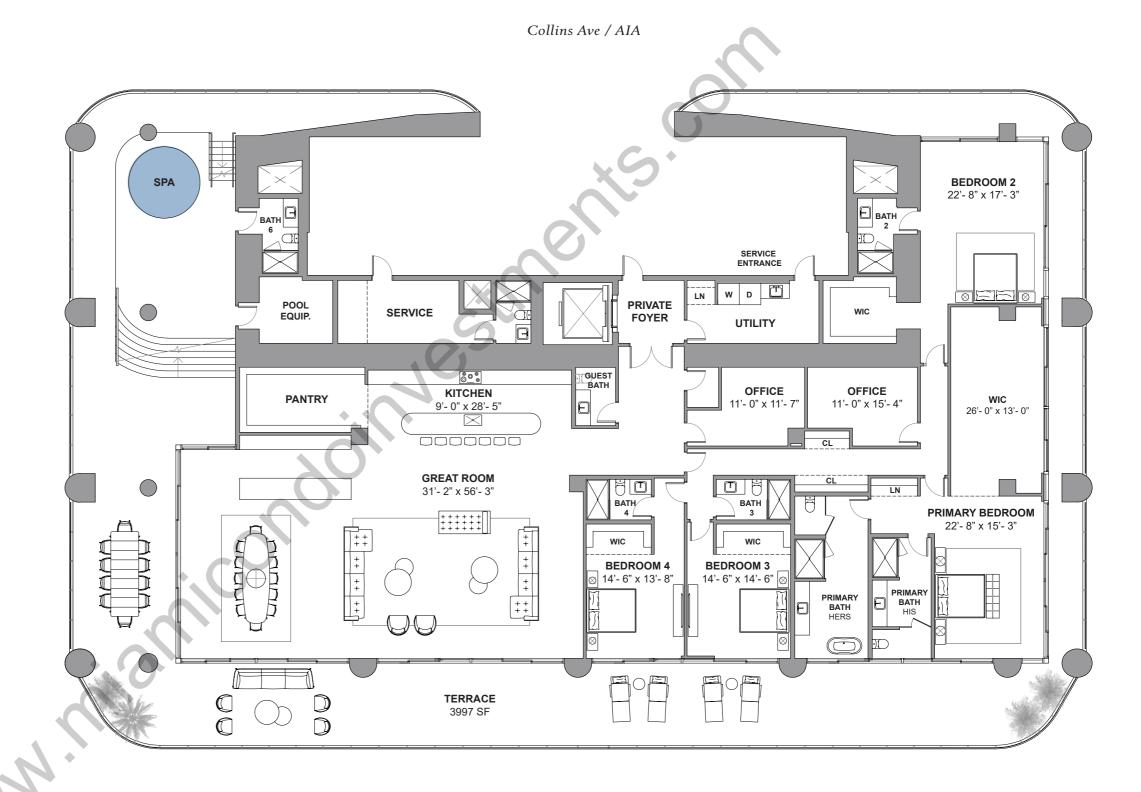


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