



THE RESIDENCES AT  
**1428 BRICKELL**

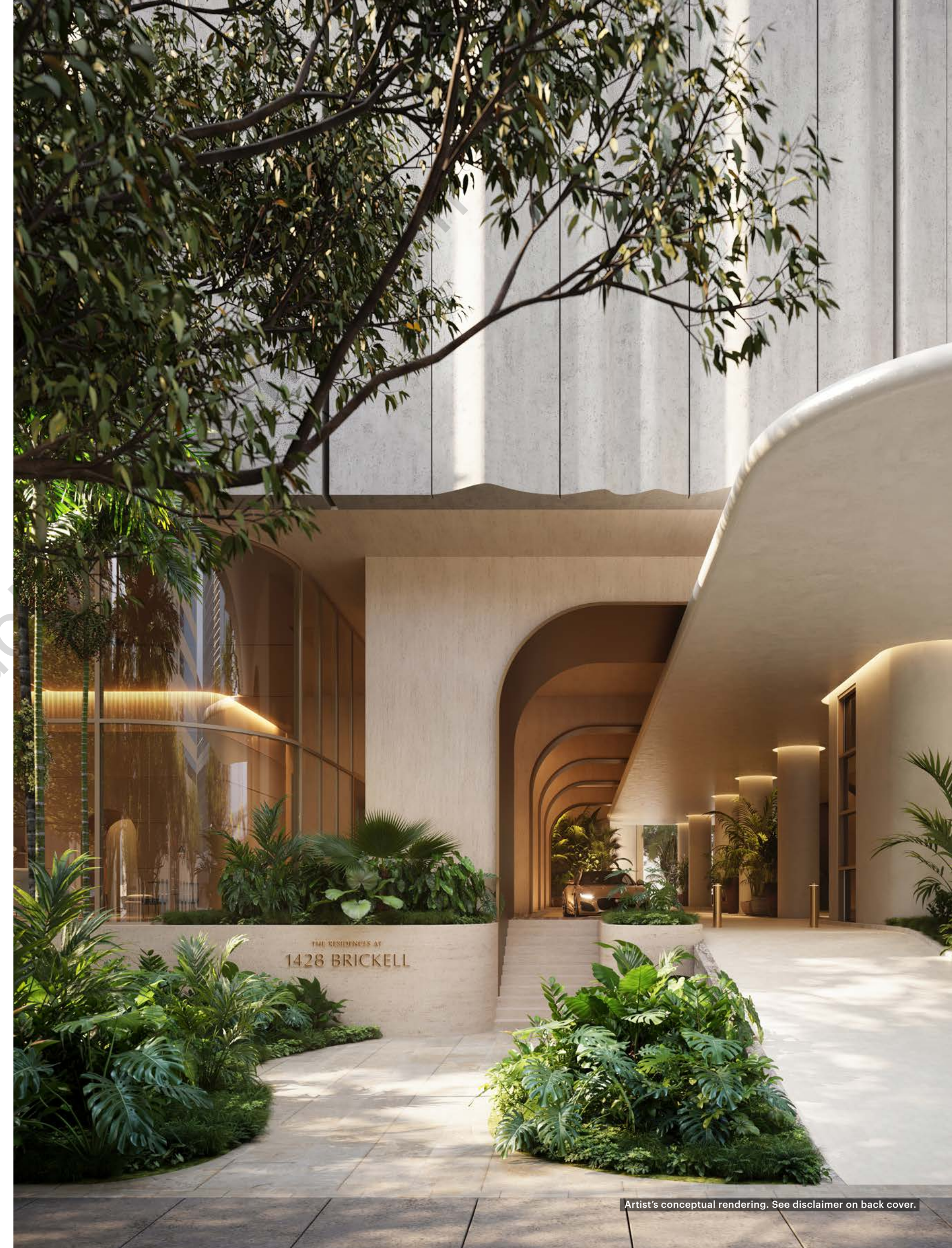
SERVICES AND FEATURES



## Estate-Inspired Living

This is the promise and guiding concept for the lifestyle at The Residences at 1428 Brickell. Like every element of this unique property, services are bespoke. They are tailored to elevate experiences from lobby to rooftop, to respond perfectly to each resident's preferences and needs at any given moment.

From valet and concierge, back-of-house porters to poolside attendants, staff are both experienced and passionate about providing service that is discreet, thoughtful, and personalized. The result is an atmosphere that is as elegant as it is comforting.





## Residences

The Residences at 1428 Brickell’s limited collection of 189 exclusive homes will be fully finished with two- to four-bedroom plus den floorplans providing from 1,800 to 4,000 square feet. The Penthouse Collection ranges from 4,000 to 10,000 square feet. Every home faces east and has been thoughtfully designed to maximize light.

### BUILDING OVERVIEW

- An iconic 70-story centerpiece within the Miami skyline
- Limited collection of 189 exclusive homes
- First ever high-rise residential tower in the world partially powered by the sun with a solar backbone on the west façade
- 80,000 square feet of amenities dedicated exclusively to the 189 residences
- State-of-the-art, high-speed private elevators
- Completely private property for residents only
- Distinctive residential lobby
- 24/7 guardhouse and gated entrance
- Full-time reception, concierge, valet, and porter service
- Each unit comes with two or more valet-serviced parking spaces with private loading and unloading areas
- Private valet drop-off bays to provide more time to disembark
- Enhanced solid concrete wall construction between residences ensures privacy and eliminates sound transmission
- EV charging stations

### KITCHENS

- Kitchens are exquisitely designed by Antonio Citterio and are offered in a variety of color palettes
- Glass enclosure by Rimadesio provides flexibility for the entire kitchen to be open for entertainment or closed off for a more elegant dining experience
- Italian marble countertops and limestone backsplashes
- Arclinea and Vaselli kitchen cabinetry designed and artisanally crafted in Caldogno and Rapolano, Italy

#### Specialized fully-integrated Gaggenau appliance package, including:

- Paneled refrigerator
- Paneled freezer
- Wine refrigerator
- Convection oven
- Steam combination oven
- Built-in, fully automatic coffee machine

### HOME AUTOMATION

- Fully pre-wired to easily control the home’s environment, including lighting, shading, audio, and temperature from a phone or tablet
- Pre-wired for automated window treatments to optimize light morning, noon, and evening
- Lighting moods for entertaining, family movie night, and daily activities
- Full control of the alarm system from anywhere on the property or around the world
- Multi-zone temperature control for the high-efficiency central air-conditioning and heating system

### RESIDENCES OVERVIEW

- Each home faces east towards Biscayne Bay and features spacious and light-filled spaces with floor-to-ceiling glass throughout
- Expansive terraces with summer kitchens to maximize indoor-to-outdoor lifestyles
- Ceiling heights start at 11 ft. and rise to 30 ft. in select residences
- Double-door entry with private foyer and open views for a dramatic arrival experience
- Two-story residences feature Antonio Citterio-designed sculptural staircases
- Integrated linear diffusers throughout
- Move-in ready with all lighting, wall detailing, closets, and flooring in place
- Package and dry cleaning delivery compartment

### PRIMARY BEDROOMS AND BATHROOMS

- Floor-to-ceiling windows with panoramic views
- Oversized travertine showers and free-standing sculptural bathtubs designed and artisanally crafted in Rapolano, Italy
- Split vanities with Antonio Citterio-designed Axor fixtures
- Two private water closets with high-efficiency smart toilets

### TECHNOLOGY

- Over 500 photovoltaic-integrated glass panels along the west façade create a “Solar Backbone” that comprises more than 20,000 square feet of energy-producing glass which will partially power the building
- Private, state-of-the-art elevator foyer
- LEED certification
- Keyless residential entry, guest registration, and secure access management with gated entry and 24/7 guard services
- High-speed Wi-fi and wired internet options for uninterrupted and secure access
- Smartphone app to book on-demand concierge, spa and personal training services, schedule package delivery, contact valet, and reserve amenity spaces throughout the property from spa suites to cabanas



## EXTERIORS



The building's guarded entrance features a lush, tropical garden and an elegant porte cochère.



Porte cochère entrance on Brickell Avenue.

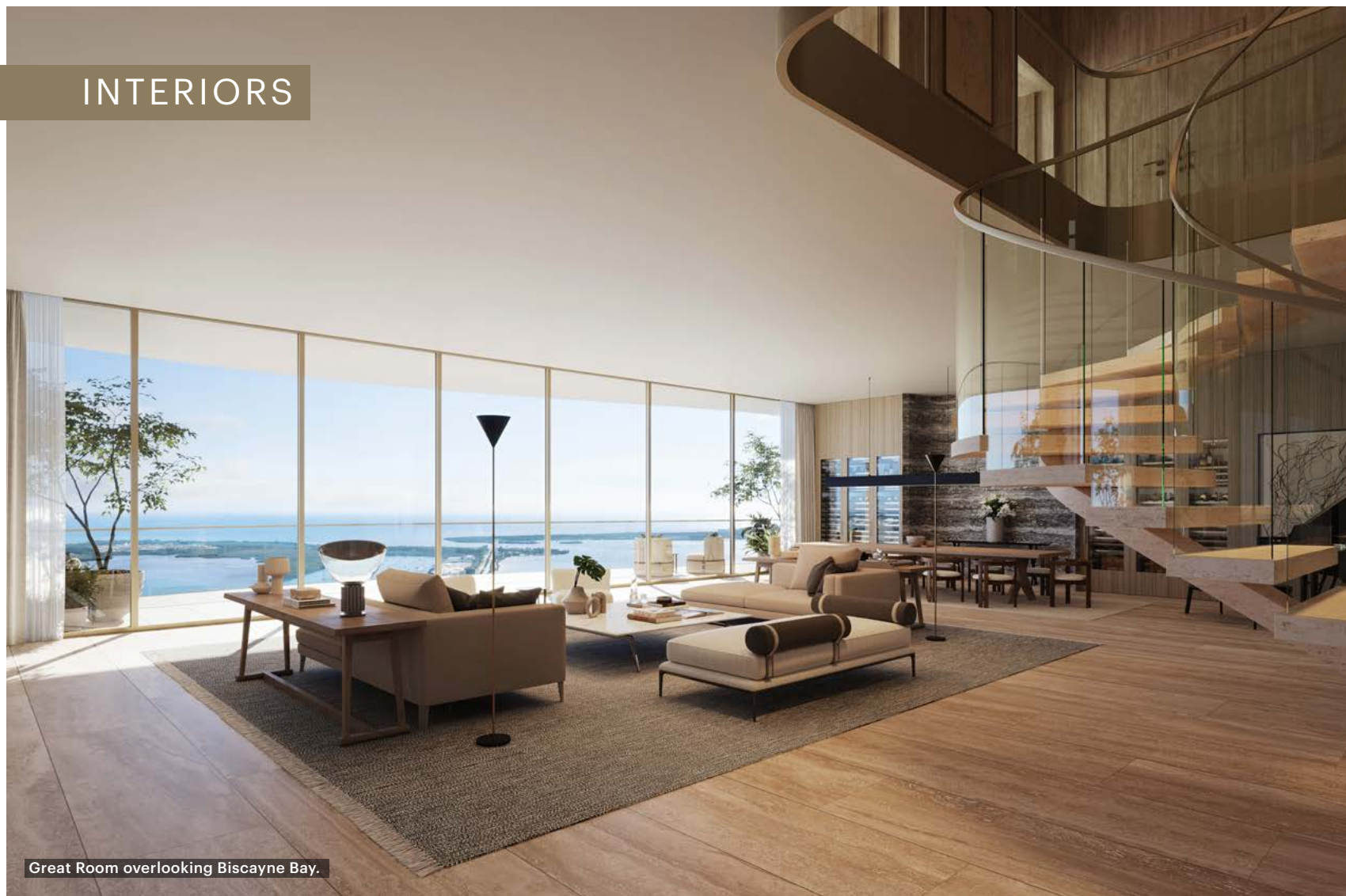


View of the east façade.

Artist's conceptual rendering. See disclaimer on back cover.



# INTERIORS



Great Room overlooking Biscayne Bay.



Two-story residences feature an Antonio Citterio-designed sculptural staircase.



Penthouses feature Antonio Citterio-designed custom wine storage with capacity for 600 bottles.



Great Room with expansive glass frontage and terrace.

Artist's conceptual rendering. See disclaimer on back cover.





Expansive and generously proportioned, the duplex residences feature two levels, each with an east-facing terrace for seamless indoor-outdoor living.

Artist's conceptual rendering. See disclaimer on back cover.



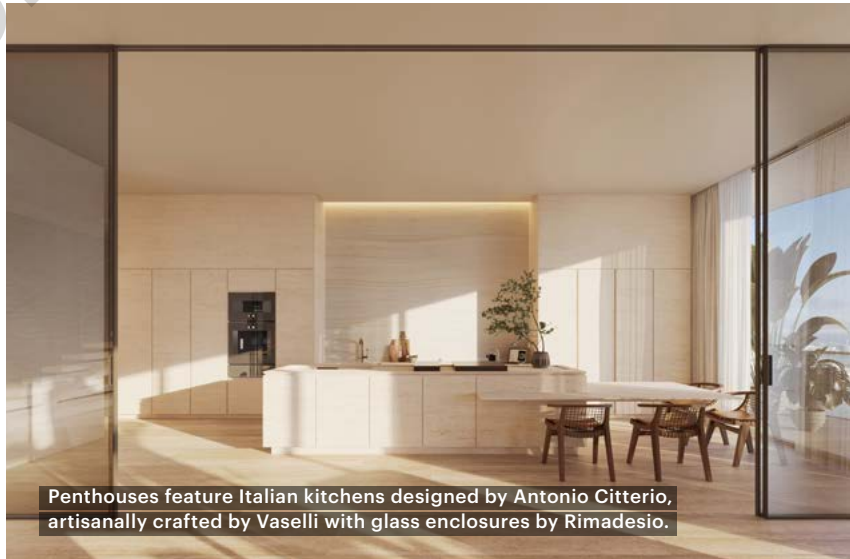


Italian marble countertops and limestone backsplashes create a sophisticated, timeless aesthetic.

Artist's conceptual rendering. See disclaimer on back cover.



Italian kitchen designed by Antonio Citterio, artisanally crafted by Arclinea with glass enclosure by Rimadesio.



Penthouses feature Italian kitchens designed by Antonio Citterio, artisanally crafted by Vaselli with glass enclosures by Rimadesio.



Expansive terrace with summer kitchen to maximize indoor-to-outdoor lifestyle.



Split vanities with Antonio Citterio-designed Axor fixtures.



Bedroom with floor-to-ceiling windows.



## Amenities

An unprecedented 80,000 square feet of amenities is dedicated exclusively to the 189 residences. These purposefully designed spaces serve as extensions of the home. They feature both intimate places for private contemplation and expansive areas for social gatherings.

At the uppermost levels of the tower, where views are the most spectacular, the two-story Owners Club and the full floor Wellness Club are thoughtfully designed for socializing, entertaining, tending to business, and caring for your wellbeing. Personalized services, including the sommelier, building concierge, and wellness concierge, enable residents to make the most of every moment.



The club bar and lounge serve light seasonal fare, craft cocktails, and soft beverages.

Artist's conceptual rendering. See disclaimer on back cover.



THE RESIDENCES AT  
1428 BRICKELL

Discrete and impeccably serviced, yet warmly welcoming, arrival home begins in a porte cochère with a 24/7 staffed guard house. A valet tends to your vehicle while a porter assists with packages.

Artist's conceptual rendering. See disclaimer on back cover.





Inside the double-height lobby, reception greets guests and the concierge team is available in a private office to make arrangements for all of your lifestyle needs.

Artist's conceptual rendering. See disclaimer on back cover.





Artist's conceptual rendering. See disclaimer on back cover.



#### LOBBY

Inside the double-height lobby, reception greets guests and the concierge team is available in a private office to make arrangements for all of your lifestyle needs.



#### LIBRARY LOUNGE AND APERITIVO BAR

The Library Lounge and Aperitivo Bar serve aromatic coffee, freshly brewed tea, cocktails, soft beverages, and light bites.

## LEVEL 01 – LOBBY AND ARRIVAL EXPERIENCE

### Services

#### PORTE COCHÈRE

- Vehicular access from Brickell Avenue and SE 14th Street
- 24/7 Valet
  - 24/7 Porter
  - 24/7 Staffed guard house at driveway entrance
  - 24/7 Roaming security

#### LOBBY

- Reception desk and conversational seating
- Dedicated Residential Director
  - 24/7 Receptionist

#### LIBRARY LOUNGE AND APERITIVO BAR

- Lounge, communal table, and bar seating
- Coffee and tea service
  - Wine and cocktail service
  - Breakfast and an all-day menu featuring baked goods from a local bakery
  - Gourmet coffee, tea, and cold pressed juices

#### CONCIERGE SUITE

Full-time concierge to assist owners in arranging for à la carte services, which are performed by well qualified third parties at additional cost.

### À la Carte Services

#### HOME AND HOUSEKEEPING

- Residence oversight program
- Move-in
- Housekeeping
- Floral and plant care
- Dry cleaning pick-up / delivery
- Alterations services
- Personal chef
- In-residence dining
- In-residence catering
- Nanny / childcare
- Pet care (grooming, spa, dog walking)

#### ENTERTAINMENT AND EXCURSIONS

- Car service reservations
- Restaurant recommendations and reservations
- Theater and entertainment reservations
- Airline / private air reservations
- Travel / vacation planning
- Yachting reservations
- Golf tee time reservations
- Personal shopping
- Event planning and catering

#### ADMINISTRATIVE

- Mail packaging / shipping
- Car washing / detailing
- Translation services

#### BACK OF HOUSE

- Mail room, parking garage, bike storage, and pet spa
- In-residence package delivery
  - Cold storage
  - Newspaper delivery





With every residence accessible from two private elevators, residents enjoy an enhanced level of speed and privacy.



Inspired by best-in-class back-of-house design, all of the arrangements and efforts that create a seamlessly orchestrated experience for residents and their guests happen just out of view and hearing.

Artist's conceptual rendering. See disclaimer on back cover.



LEVEL 01 – LOBBY AND ARRIVAL EXPERIENCE

The Arrival Level ushers residents from Brickell’s vibrant urban energy to the elegance and tranquility of home, where every need is anticipated, and service is offered with care.

PACKAGE ROOM

The package room is staffed by a dedicated team responsible for accepting, storing, and delivering packages, including dry cleaning and perishables, which can be held in cold storage. Once received, packages are stored or delivered to each residence’s private storage.

LIBRARY LOUNGE

The library lounge offers a breakfast and an all-day menu featuring baked goods from a local bakery, gourmet coffee, tea, and cold pressed juices. The all-day menu includes a variety of options including paninis, avocado toasts, and charcuterie boards, providing residents with a diverse range of delicious food and beverage choices.

SPECIAL EXPERIENCE

Enjoy a delightful afternoon tea featuring cakes, finger sandwiches, and a selection of teas. Share the experience with special friends or children while taking in picturesque views of the botanical garden on Brickell Avenue.

DOG PARK AND PET SPA

Residents can step outside to a dedicated dog park where your furry friend can enjoy play time with other residents’ pets.

SPECIAL EXPERIENCE

Treat your pups to a session at the pet spa with professional grooming arranged by the concierge. Other services available from carefully vetted third-party providers include obedience lessons and dog-sitting.

VALET PARKING – LEVEL 02

For a more discreet and personalized experience, drive your car to the second level to fully serviced, private, air-conditioned drop-off slips. Here, you can easily communicate with the porter via the building app to collect your packages and deliver them to your residence.

VALET PARKING – PORTE COCHÈRE

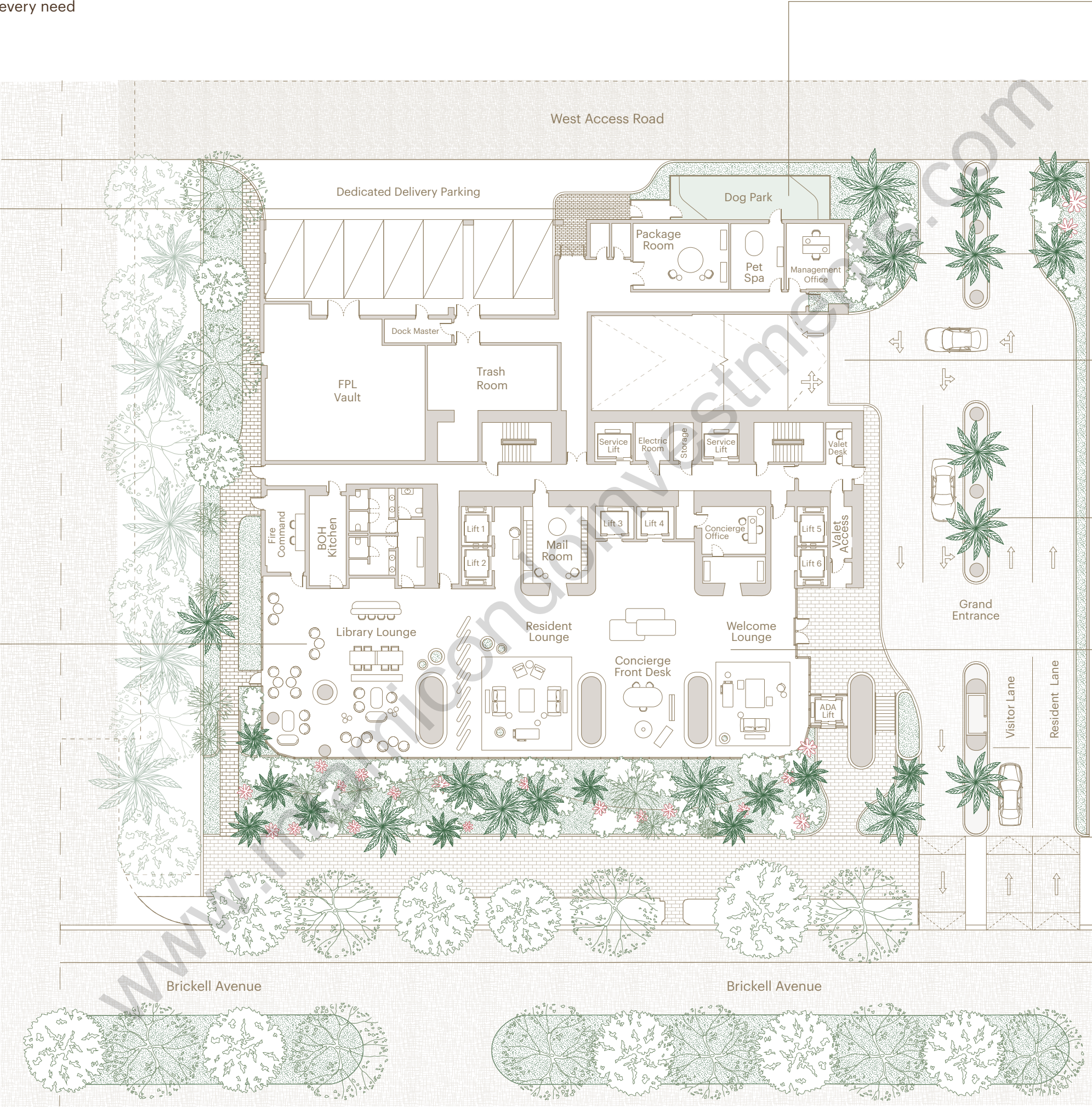
The porte cochère is staffed 24/7 with valet attendants to park your car in the garage, and with porters to transfer any packages or luggage to the elevator or your residence.

WELCOME LOUNGE

In the lobby, the dedicated concierge team is available around the clock in a private office to assist you with any needs. Dining and entertainment reservations, in-residence services, personal shopping, and special event planning are among a virtually endless array of arrangements the concierge team can manage for you.

CONCIERGE AND SECURITY

You drive up through your private residence greeted by a gate house, a 24-hour concierge, and security services.





Services

- Food and beverage service throughout the Resort Level
- Poolside towel service
- Children’s programming
- Private event planning, including catering and reservation of amenity spaces

Features

POOL TERRACE

- Pool for all ages
- Poolside cabanas
- Spa cabana
- Events pavilion
- Herb garden

DECK

- Endless pool
- Conversational seating
- Semi-private lounges
- Semi-private dining area

KIDS’ SPACES

- Imaginarium indoor play space
- Outdoor playground
- Outdoor splash pad

À la Carte Services

- Swimming lessons
- Babysitting
- Water aerobics instructor
- Swim coach

CLUB BAR

- Bar
- Conversational seating
- Chef-inspired menu of light seasonal fare, craft cocktails, and beverages

CINEMA ROOM

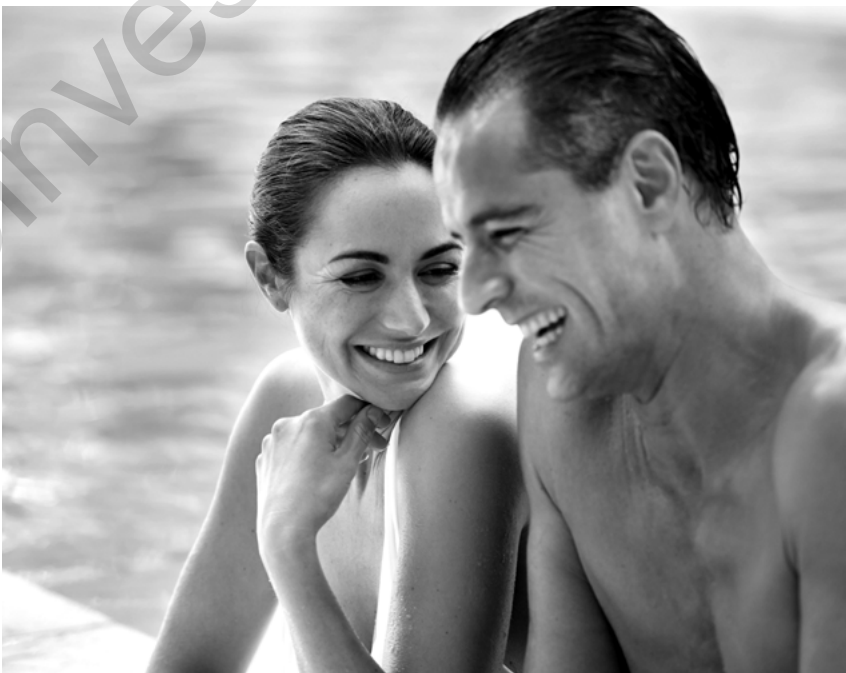
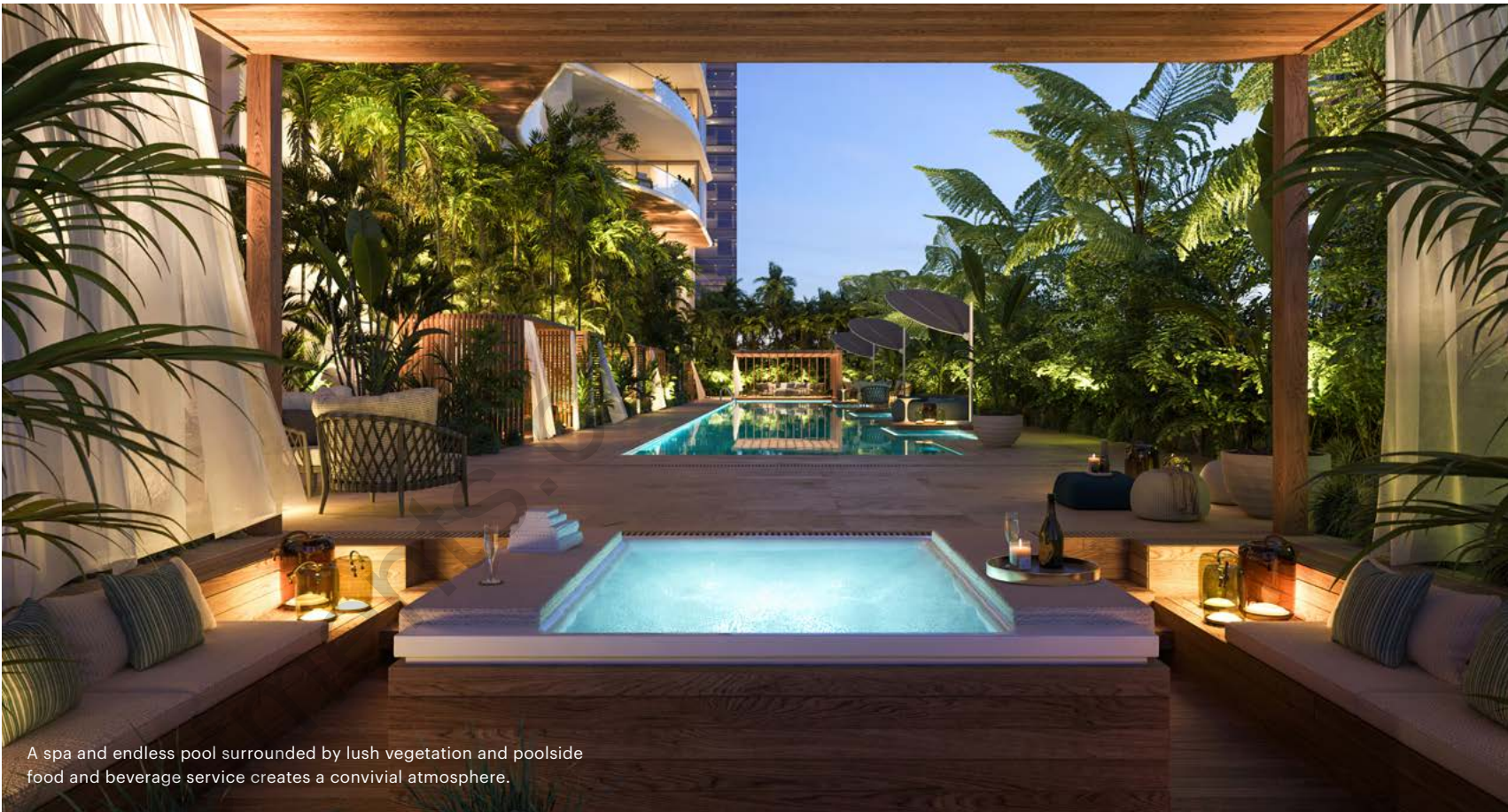
- Café-style lounge seating



The cinema room offers scheduled programming and can be reserved for private screenings.

Artist’s conceptual rendering. See disclaimer on back cover.







LEVEL 08 – RESORT LEVEL

On the Resort Level, a thoughtfully curated array of indoor and outdoor amenities serve as extensions of private residences, providing spaces to relax, socialize, and fully enjoy time spent at home.

THE EVENTS PAVILION

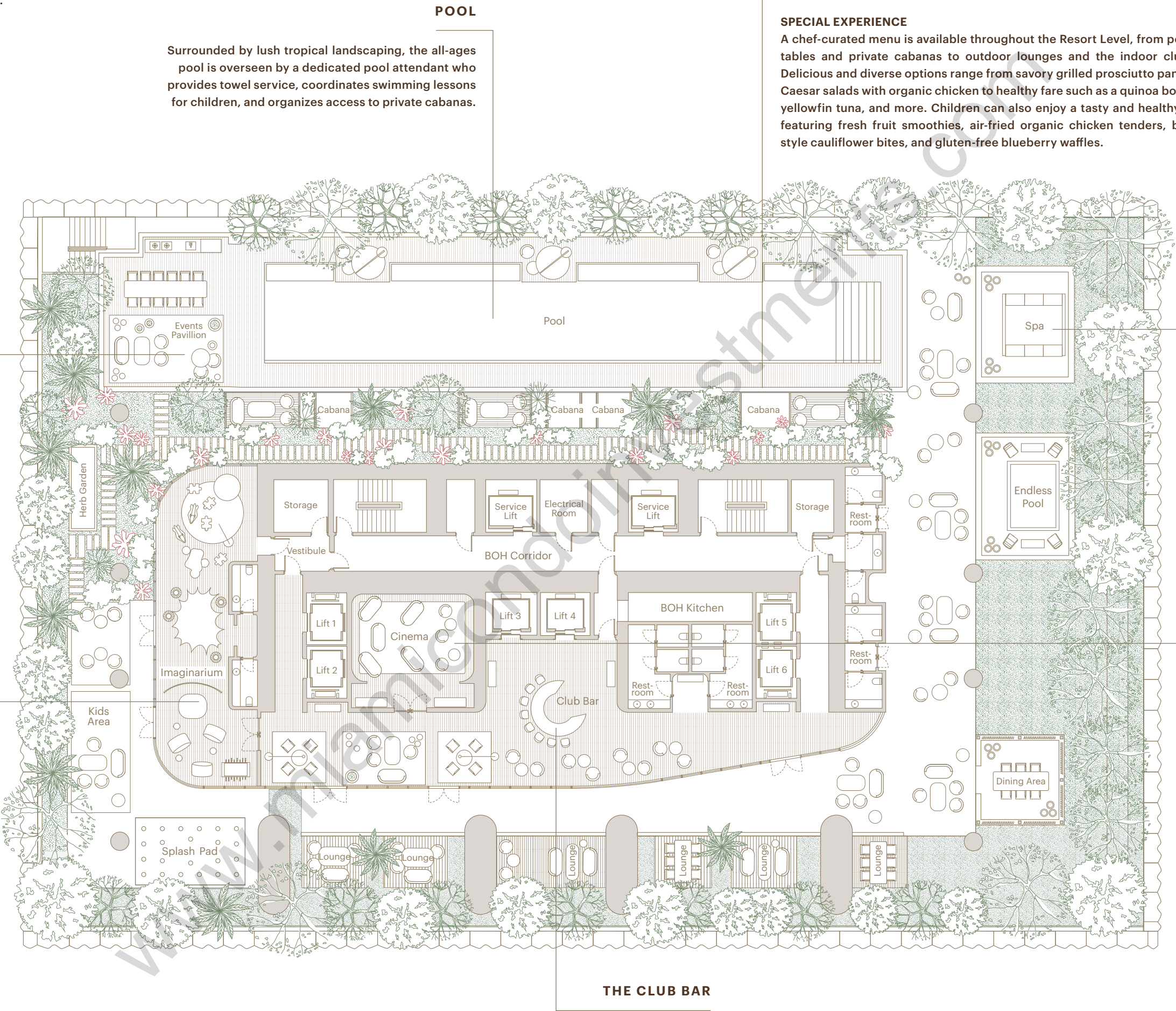
Set next to the all-ages pool and featuring conversational seating as well as a dining table, the events pavilion is an intimately scaled poolside venue that is ideal for family gatherings and special occasions.

**SPECIAL EXPERIENCE**  
At your request, the concierge can assist with event planning and coordination, including catering and bar services as well as imaginative decor options in the pavilion. Bring in the best paella in Miami for a themed celebration or select from our house menu.

IMAGINARIUM

Designed to enrich the lives of our youngest residents, the Imaginarium offers a variety of options for immersive play, including educational and tutoring programs. Just outside, the splash pad is perfect for warm-weather activity.

**SPECIAL EXPERIENCE**  
Reserve the Imaginarium for your child’s next birthday party and have the concierge arrange every detail, from balloons and cake to magicians and clowns. Other child-oriented services the concierge can arrange include babysitting and assistance with school admissions.



CABANAS

Private cabanas offer residents a cozy poolside space for lounging in or out of the sun, chatting with friends, and enjoying a snack, meal, or refreshments selected from the house menu and served by wait staff.

**SPECIAL EXPERIENCE**  
A chef-curated menu is available throughout the Resort Level, from poolside tables and private cabanas to outdoor lounges and the indoor club bar. Delicious and diverse options range from savory grilled prosciutto paninis, to Caesar salads with organic chicken to healthy fare such as a quinoa bowl with yellowfin tuna, and more. Children can also enjoy a tasty and healthy menu featuring fresh fruit smoothies, air-fried organic chicken tenders, buffalo-style cauliflower bites, and gluten-free blueberry waffles.

SPA AND ENDLESS POOL

Dive in for some aquatic exercise in the endless pool and then follow with the deep relaxation of the hot spa, all in the lush surrounds of tropical vegetation.

CINEMA ROOM

With plush velvet curtains, cozy love seats, and café-style club chairs, the cinema brings old-school glamour together with contemporary comfort.

**SPECIAL EXPERIENCE**  
Host movie night in the cinema with a Master Pizzaiolo who presents a pizza tasting experience with three distinct and delicious pizza styles. When the lights go down, the movie screening is accompanied by fresh gourmet popcorn selections and wine or craft beer for adults.

THE CLUB BAR

Indoor features on the Resort Level include the club bar, where you can enjoy light seasonal fare, craft cocktails, and soft beverages in an airy, elegant atmosphere.



LEVEL 10 – GUEST SUITES

Fully furnished, Antonio Citterio-designed private suites are available exclusively for residents’ guests.

À la Carte Services

- Food and beverage service
- Newspaper delivery
- Housekeeping



Fully furnished, Antonio Citterio-designed private suites are available exclusively for residents’ guests.

Artist’s conceptual rendering. See disclaimer on back cover.





The Wellness Club arrival area features a juice and nutrition wellness bar for healthy post-workout food and beverages.

Artist's conceptual rendering. See disclaimer on back cover.

LEVEL 66 – WELLNESS CLUB

Services

- Wellness concierge to assist in scheduling personal training, spa treatments, beauty treatments, nutritional coaching, and IV treatments
- Food and beverage service on the terrace

À la Carte Services

- Personal trainer
- Yoga instructor
- Beautician
- Nutritional coach
- Golf coach
- Aesthetician
- Certified massage therapist

Features

RECEPTION

- Lounge seating

TERRACE

- Atlantic Ocean views
- Conversational and lounge seating
- Yoga pavilion

GYMNASIUM

- Cardio room
- Weight room
- Private personal training room
- Yoga room
- Meditation room
- Golf Simulator

SPA

- Beauty suite with mani-pedi chair, hair-washing chair, and styling chair
- Female spa with steam and sauna rooms
- Male spa with steam and sauna rooms
- Double treatment room



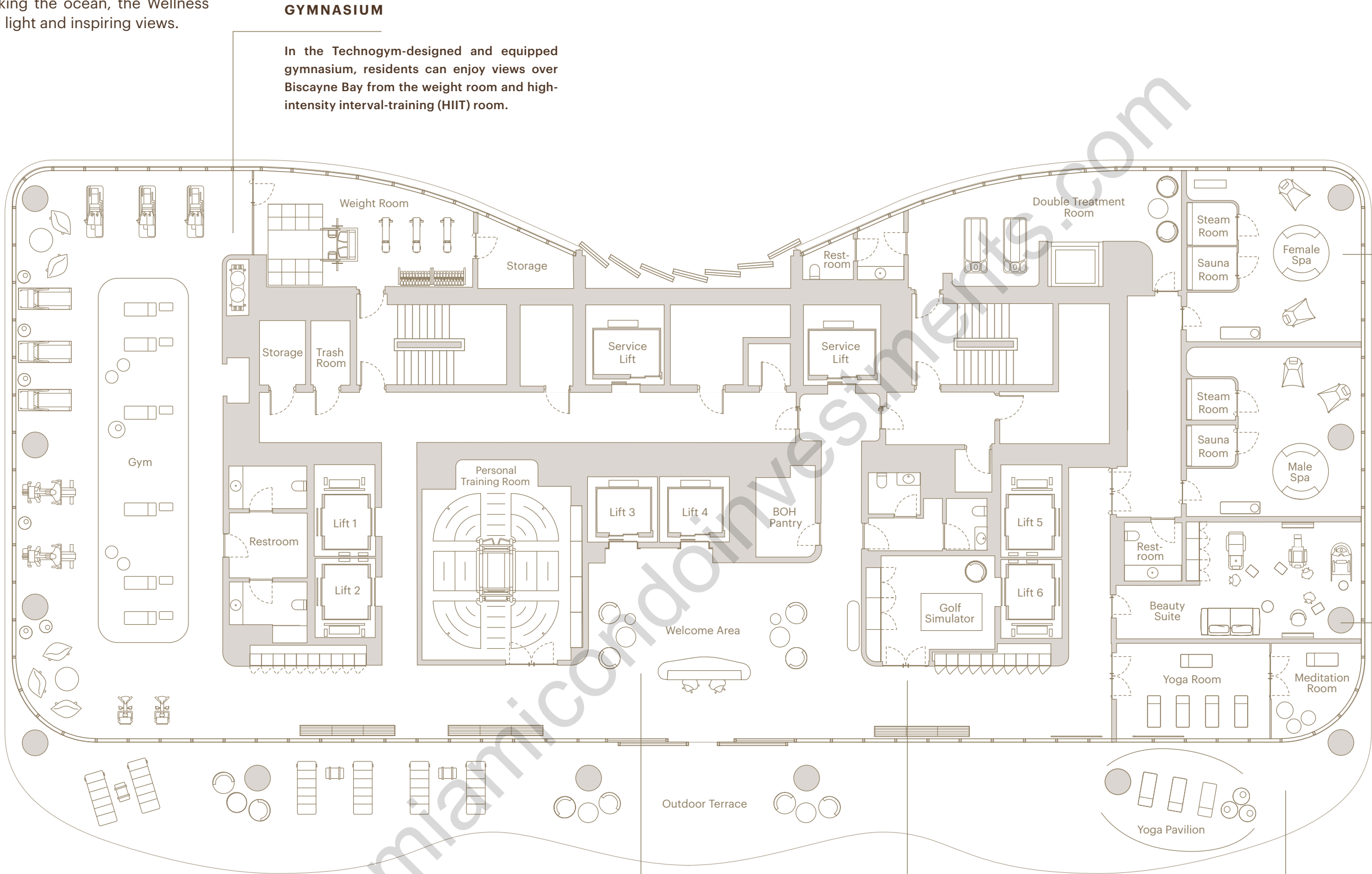


The 3,500 square foot Sky Spa offers a meditation room, infrared sauna, steam room, a treatment room, beauty suite, and barbershop. The wellness concierge is available to assist in scheduling personal training, spa treatments, beauty treatments, nutritional coaching, and IV treatments.

Artist's conceptual rendering. See disclaimer on back cover.



Poised at the 66th floor, wrapped in double-height window walls, and opening to a dramatic terrace overlooking the ocean, the Wellness Club is defined by incomparable natural light and inspiring views.



**GYMNASIUM**

In the Technogym-designed and equipped gymnasium, residents can enjoy views over Biscayne Bay from the weight room and high-intensity interval-training (HIIT) room.

**SKY SPA**

Beautifully designed for relaxation and rejuvenation, the spa features separate male and female steam, sauna, and hot tubs; a treatment room with ample space for couples or friends; and a beauty suite for styling and grooming.

**SPECIAL EXPERIENCE**

Let the wellness concierge organize a romantic spa experience for you and your partner, complete with massages in the double treatment room followed by a champagne brunch on the terrace.

**BEAUTY AND GROOMING SUITE**

Get perfectly styled and groomed just an elevator ride away. The concierge will be happy to arrange for a hairdresser, barber, manicurist/pedicurist, or makeup artist.

**YOGA ROOM AND PAVILION**

Overlooking the ocean and opening to a yoga pavilion, the yoga room and adjacent meditation room offer a tranquil yet inspiring environment for wellbeing. Mats, blocks, straps, and other props are available.

**SPECIAL EXPERIENCE**

The wellness concierge can organize classes focusing on meditation, sound healing, mindfulness practices, and breathing exercises. Private yoga sessions can also be booked with experienced instructors.

**GOLF SIMULATOR**

Hone your fairway skills before hitting the links with a state-of-the-art simulator that provides detailed ball data and features a wide array of virtual courses.

**WELCOME AREA**

The wellness concierge is available to assist in scheduling spa treatments, personal training, and nutritional coaching, among many other possibilities. A juice and nutrition bar offers healthy post-workout refreshments with fresh-squeezed juices and made-to-order smoothies on request.



Services

- Beverage director and sommelier to advise owners on purchasing wine and spirits for storage in the private cellar
- Food and beverage service throughout the Owners Club level
- Live music (piano/jazz) in the Lounge Bar
- Private event planning, including catering and reservation of amenity spaces

Features

TERRACE

- Atlantic Ocean views
- Conversational seating

WINE AND SPIRITS LOUNGE

- Individual wine cellar for every resident
- Lounge and high-top seating
- Circular staircase to wine cellar mezzanine

PRIVATE DINING ROOM

- Dining table seats up to 12
- Vaselli chef’s kitchen

BUSINESS LOUNGE

- Lounge
- Private offices
- Conference room

À la Carte Services

- Meeting catering and videoconferencing support
- Secretarial services
- Photocopies and faxes
- Wine tastings
- Cooking classes

LOUNGE BAR

- Lounge seating
- Circular staircase to Private Events Mezzanine

PRIVATE EVENTS MEZZANINE

- Lounge
- Dining / conference table seats up to 8



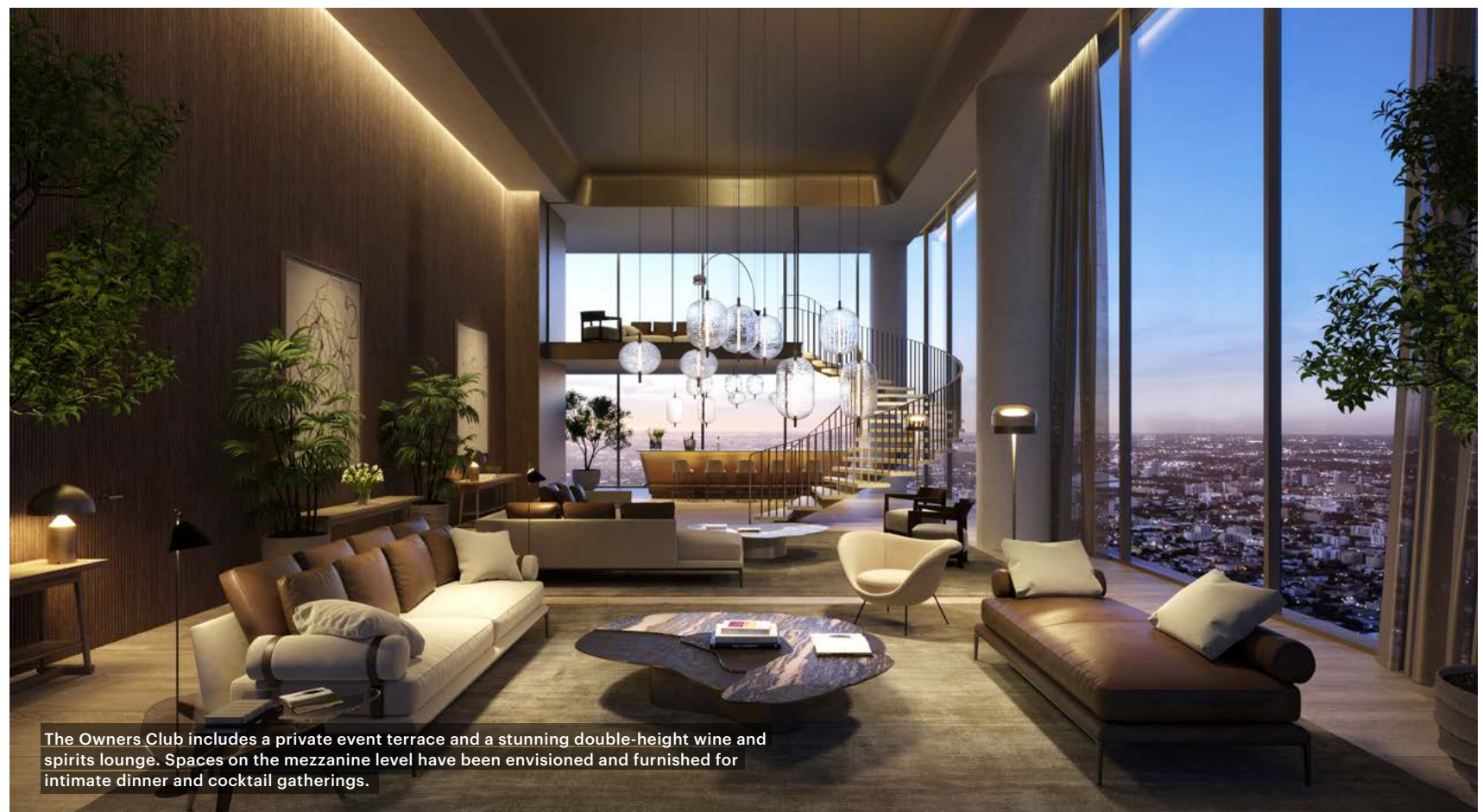
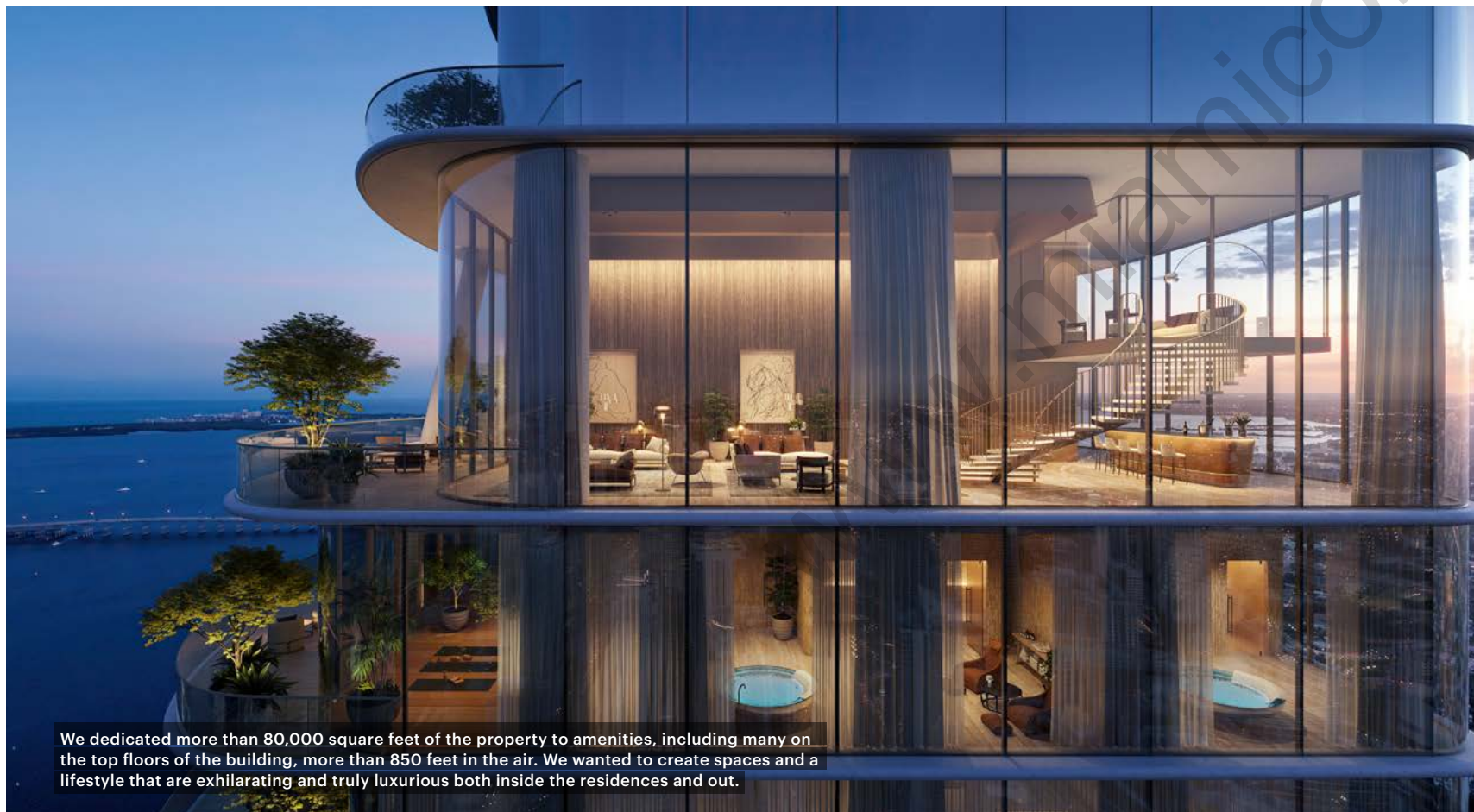
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WINE AND SPIRITS LOUNGE

An exquisitely catered dinner in the skyline. Your sommelier decants a favorite vintage from your private cellar as the chef-designed menu is served to treasured guests and loved ones.







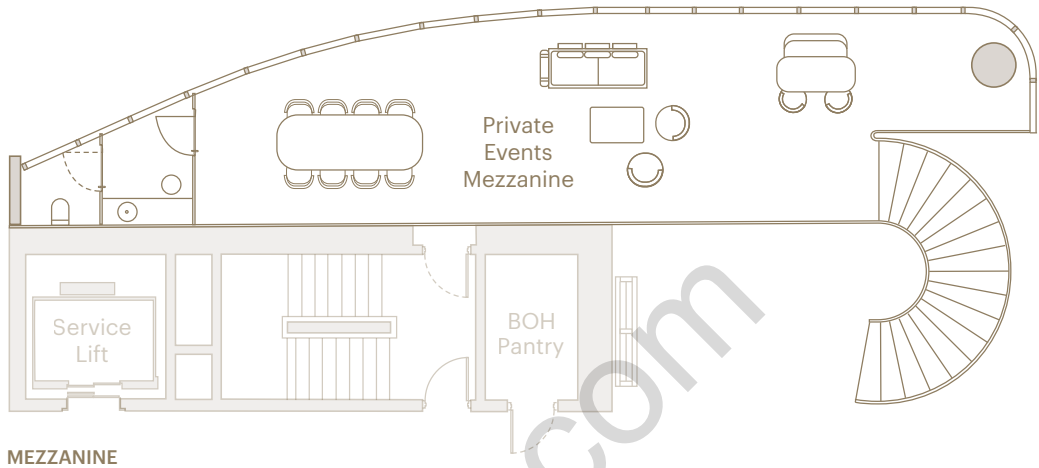
LEVEL 67 – TWO-STORY OWNERS CLUB

In the two-level Owners Club, a curated collection of sophisticated amenity spaces is thoughtfully designed for socializing, entertaining, and tending to business.

BUSINESS LOUNGE

The business lounge enables residents to easily tend to everyday work matters, meet with colleagues, and host important meetings. It is designed with lounge seating, a collaborative worktable, and private offices.

Complimentary coffee, tea, and snacks are provided and staff is available to assist with IT needs and coordination of business services, including printing and couriers.

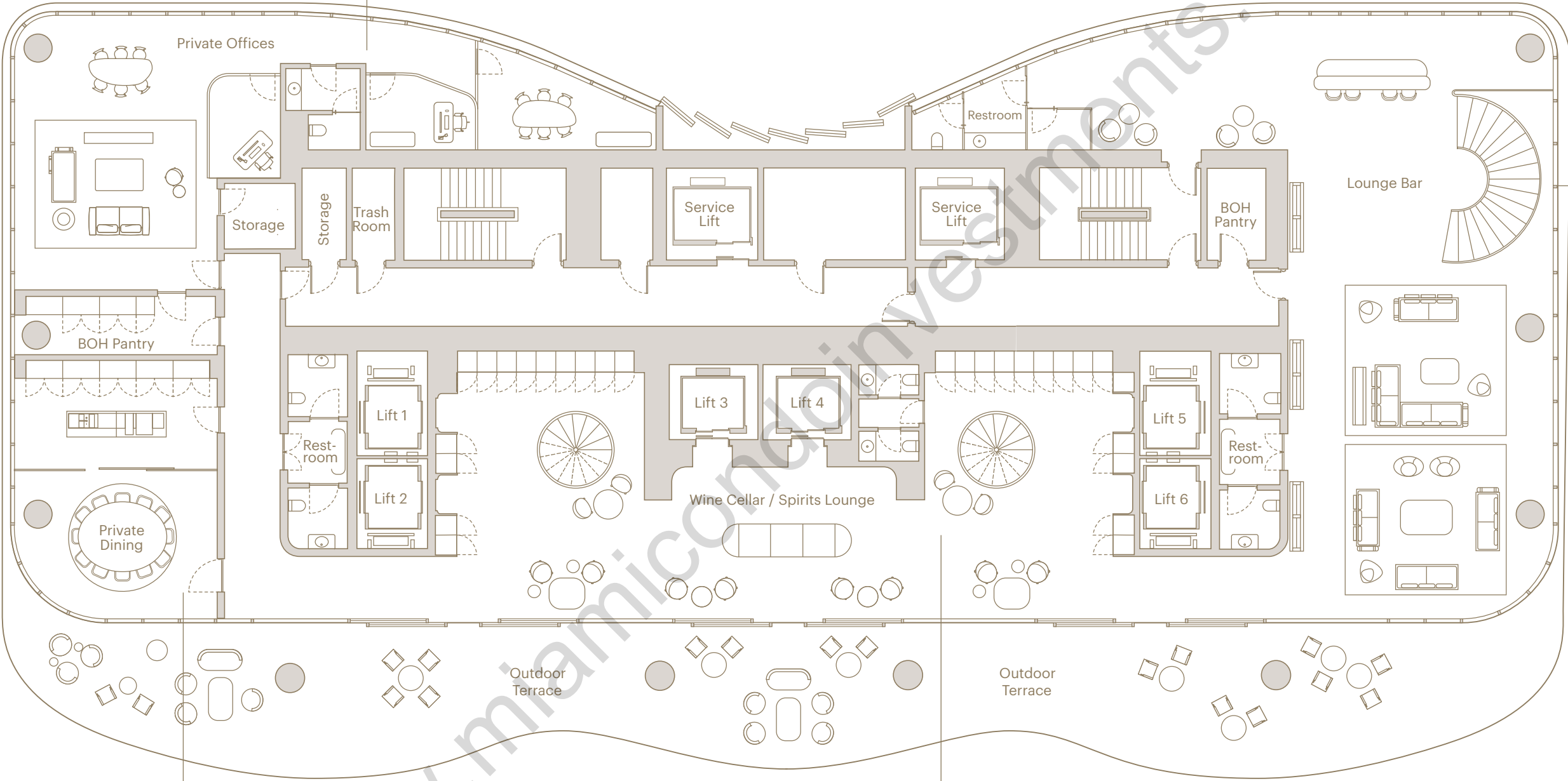


PRIVATE EVENTS MEZZANINE

Wrapped in skyline views, this intimately scaled space is designed with a formal dining table and lounge seating, making it ideal for private events such as a wine tasting or cocktails and dinner with friends, family, or colleagues.

OWNERS CLUB LOUNGE BAR

A sweeping panorama of views from the Miami skyline to the Atlantic Ocean is the cinematic backdrop for the lounge bar. Residents can relax in lounge seating and at café tables to enjoy live jazz performances and a menu created by renowned local chefs.



PRIVATE DINING

Set at the corner of the tower, the private dining room showcases sweeping Atlantic Ocean and Biscayne Bay views. An exquisite Vaselli chef’s kitchen, designed by Antonio Citterio, is perfect for demonstrations, and is set behind a floor-to-ceiling Rimadesio glass wall with retractable doors when not needed.

SPECIAL EXPERIENCE

Invite special guests for an exquisite culinary journey with an omakase chef featuring expertly crafted Japanese dishes. The concierge can organize a dedicated server and the sommelier can assist with suggesting pairings.

WINE CELLAR AND SPIRITS LOUNGE

This double-height space with dramatically illuminated glass-front private wine cellars features seating on the main level as well as the mezzanine level, which can be accessed by elevator or a floating spiral staircase.

SPECIAL EXPERIENCE

With services including an onsite beverage director and wine sommelier, à la carte catering, and special event planning, the Owners Club becomes the ideal setting for everything from cocktail parties and wine tastings to formal sit-down dinners with friends or business associates.





### SKY DECK AND POOL

An afternoon overlooking the Atlantic Ocean. Chilled beverages arrive poolside. A fresh towel is on your lounge chair when you emerge from a swim.



Artist's conceptual rendering. See disclaimer on back cover.

### ROOFTOP SKY ATRIUM

Inspired by the seaside paradise of Positano situated on the cliffs of the Amalfi Coast, the Rooftop Sky Atrium and Pool offer a scenic yet serene atmosphere 850 feet in the sky. Enjoy a bite to eat, a craft cocktail or simply relax poolside in this enchanting environment.

## LEVEL 70 – ROOFTOP OBSERVATORY

### Services

- Food and beverage service throughout the Rooftop Observatory
- Poolside towel service
- Private event planning, including catering and reservation of amenity spaces

### Features

#### ROOFTOP SKY ATRIUM

- Lounge bar
- Conversational seating

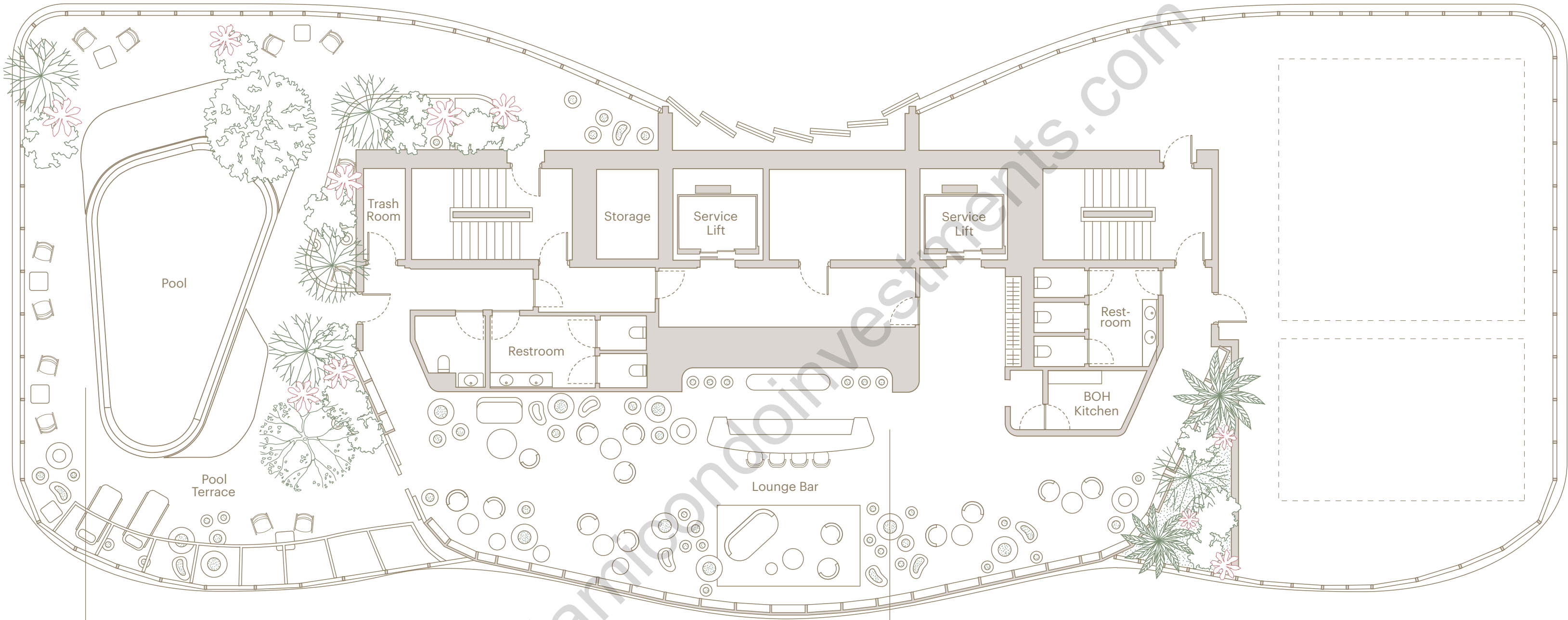
#### SKY DECK AND POOL

- Atlantic Ocean views
- Adults-only pool
- Conversational and lounge seating



LEVEL 70 – ROOFTOP OBSERVATORY

With sweeping views, a dramatic double-height atrium lounge, and an adults-only pool terrace, the crown of the tower is an oasis in the skyline.



SKY DECK AND POOL

The rooftop pool offers personalized services and amenities, including poolside food and beverage service, comfortable loungers with plush towels, and a dedicated concierge to assist with any requests. The pool area is designed to provide a luxurious and tranquil experience for residents, with stunning views overlooking Biscayne Bay.

SPECIAL EXPERIENCE

A guided stargazing experience on the rooftop offers residents the opportunity to explore the wonders of the night sky in a luxurious and serene setting. Under the guidance of an expert astronomer, residents can marvel at the stars and learn about the constellations while enjoying refreshing cocktails and hors d'oeuvres.

ROOFTOP SKY ATRIUM

The Rooftop Sky Atrium features a unique organically inspired lighting installation that creates a serene greenhouse experience where residents can enjoy wine and cocktails.

SPECIAL EXPERIENCE

Saturday night drinks in the Rooftop Sky Atrium is a chic and upscale atmosphere. With live music and stunning city views, you can relax while enjoying craft cocktails and delicious bites in this sophisticated setting.



## THE RESIDENCES AT 1428 BRICKELL

The Residences at 1428 Brickell is a work of art,  
an iconic centerpiece within the Miami skyline.





## DEVELOPMENT TEAM

### YTECH – DEVELOPMENT

ACPV ARCHITECTS  
ANTONIO CITTERIO PATRICIA VIEL – DESIGN AND ARCHITECTURE

### ARQUITECTONICA – ARCHITECTURE

### ARQUITECTONICA GEO – LANDSCAPE ARCHITECTURE

## YTECH

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.

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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. 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, services, design techniques, design features, 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. Developer further reserves the right to modify, change or replace any members of the design team and buyer has not relied upon the participation of any particular design professional. 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. Materials shown are reflective of the design vision, but are not representations of actual materials selected or to be utilized. 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, balcony railing configurations, landscaping plans 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. Views vary from each unit and there is no assurance of the views from any particular unit. Ceiling heights are subject to change and actual clearance from finished floor to finished ceiling will typically be less than stated. The results of the solar powered features of the design may be more or less than presently contemplated, as actual results will vary based on a number of factors, many of which are beyond Developer's control. Wine storage areas are for convenience only, but no representation is made regarding the suitability of same for wine storage. Many services provided will be offered on an a la carte basis, with charges for use required. Offering and then continuation of services is not assured and should not be relied upon. 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.