



CONTINUUM
CLUB & RESIDENCES
NORTH BAY VILLAGE • MIAMI

AN ADDRESS WITH A VIBE OF ITS OWN

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- The first luxury branded condo development in North Bay Village since its 2020 rezoning
- 198 one- to four-bedroom residences, lofts & penthouses spanning 850 to 4,000 SQ FT
- 300 linear feet of waterfront with an Island Walk, our landscaped pedestrian promenade
- 80 feet of protected view corridors ensuring superior water views and maximum privacy
- Private, valet-staffed porte-cochère entrance into a 24/7 staffed double-height lobby



THE RESIDENCES

Where Style Meets Substance

- Four residence collections – including Bay Lofts, Tower & Sky Residences, and Penthouses
- One- to four-bedrooms, spanning 850-4,000 SQ FT
- Up to 14-FT ceiling heights with floor-to-ceiling, impact-resistant windows
- City and water views from every residence
- Private wrap-around terraces with stunning sunrise-to-sunset views of Biscayne Bay, Indian Creek and downtown Miami
- In-residence laundry room with premium, full-size washer & dryer
- Exceptional storage including double walk-in closets in all primary bedrooms

BEST-IN-CLASS KITCHENS

- State-of-the-art Sub-Zero/Wolf integrated appliance package including electric cooktop, wall oven, dishwasher, refrigerator, microwave and wine fridge (select residences)
- Custom European cabinetry
- Quartz countertop and a culinary island

LUXURIOUS PRIMARY BATHS

- Five-fixture, marble-clad baths with marble flooring
- Custom double-sink vanity framed by arched mirrors
- Dornbracht fittings
- Glass-enclosed wet rooms featuring dual rainfall shower





THE CONTINUUM CLUB

Over 60,000 SQ FT of Covet-Worthy Amenities

RESORT, FITNESS & WELLNESS

- Waterfront Vista Pool with cabana seating overlooking Indian Creek
- Sun Pool ideal for sunbathing and recreational activities
- Jacuzzi Plunge nestled in lush landscaping
- Waterfront Outdoor Lawn for social, fitness & wellness pursuits
- State-of-the-art Fitness Center with cardio & strength training equipment
- Residents' Spa with private treatment rooms, cryotherapy chamber, steam room, and infrared sauna
- Watersports Launch Dock with curated equipment including paddleboards & kayaks

CULINARY & ENTERTAINING

- Destination waterfront restaurant with a bar and indoor/outdoor dining
- The Continuum Marketplace – restocked daily with wine & snacks
- Outdoor Dining Pavilion
- Full Culinary Services, including resident charging privileges at the restaurant, private event catering, in-residence and poolside dining on weekends

KIDS OF ALL AGES

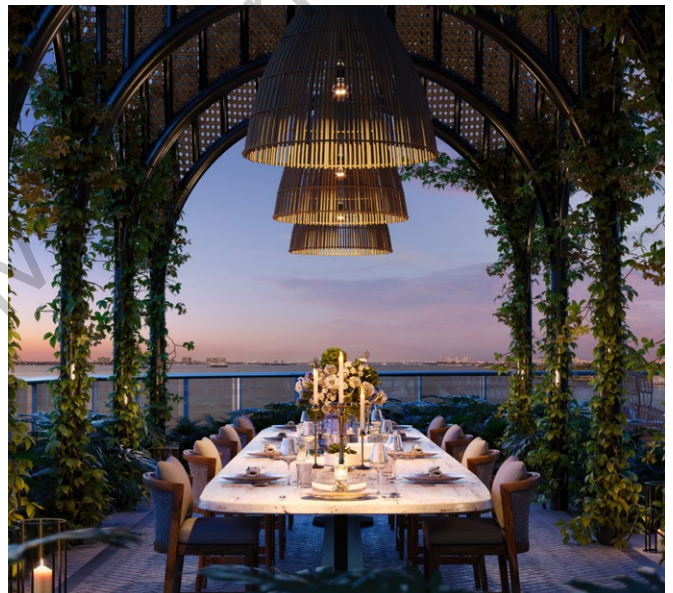
- Arcade & Virtual Lounge
- Children's Art Zone & Playroom
- Outdoor Splash Pad
- Outdoor Glamping Retreat
- Study Hall with homework pods

VERY IMPORTANT PETS

- Covered outdoor dog park
- Indoor Dog Wash & Spa
- Indoor Companions Lounge
- Dog-friendly waterfront promenade

WORK FROM THE WATERFRONT

- Outdoor Garden & Cabanas with WiFi
- 5th Floor Waterfront Board Room with A/V capabilities
- Executive Lounge with work pods
- Waterfront Workspace Terrace

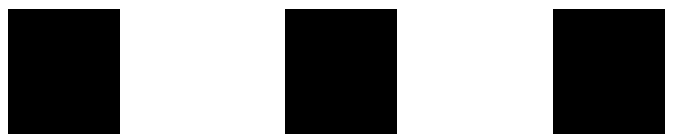


PRIVATE YACHT CLUB MEMBERSHIP

Set Sail from Your Doorstep

- Exclusive access to a fleet of 50'-100' luxury yachts
- Sun, swim, dine, and explore the bay and beyond with family and friends
- Includes 3* half-day excursions personalized to your needs
- VIP services include priority booking, pickup, drop-off, concierge, and a members-only app for seamless reservations
- Membership begins immediately upon contract signing and remains active for one full year after move-in

**Penthouse buyers receive 6 half-day excursions*



20 MINUTE NEIGHBORHOOD

Introducing North Bay Village: A Waterfront Island Destination surrounded by the best of Miami



SITE ADDRESS 1755 79th St Causeway, North Bay Village, FL 33141



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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The legal name of the Condominium is 1755 JFK CAUSEWAY CONDOMINIUM. The condominium association contemplates entering into a Brand License Agreement with CONTINUUM OTB BRANDING LLS, a Delaware limited liability company ("Licensor") to allow the condominium to be known as Continuum Club and Residences. In the event that the Brand License Agreement is not entered into, or is entered into but is then terminated, the Condominium, the association and the unit owners will no longer have any rights to utilize any branded names granted under the Brand License Agreement. Licensor is not the project Developer. Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by Licensor and any purchaser agrees to look solely to Developer (and not to Licensor with respect to any and all matters relating to the marketing and/or development of the Condominium and with respect to the sales of units in the Condominium.