

**COCONUT GROVE** 

## 4 Bedroom + Den 3 Bathroom **Powder Room**

### **Interior Dimensions**

Lower Level: 1,595 SF. / 148 m<sup>2</sup> Upper Level: 1,136 SF. / 106 m²

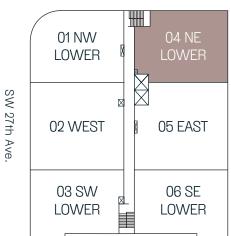
### **Exterior Dimensions**

Lower Level: 612 SF, / 57 m<sup>2</sup> Upper Level: 136 SF. / 12 m²

### **Total Dimensions**

Interior: 2,731 SF. / 254 m<sup>2</sup> Exterior: 748 SF. / 69 m<sup>2</sup>

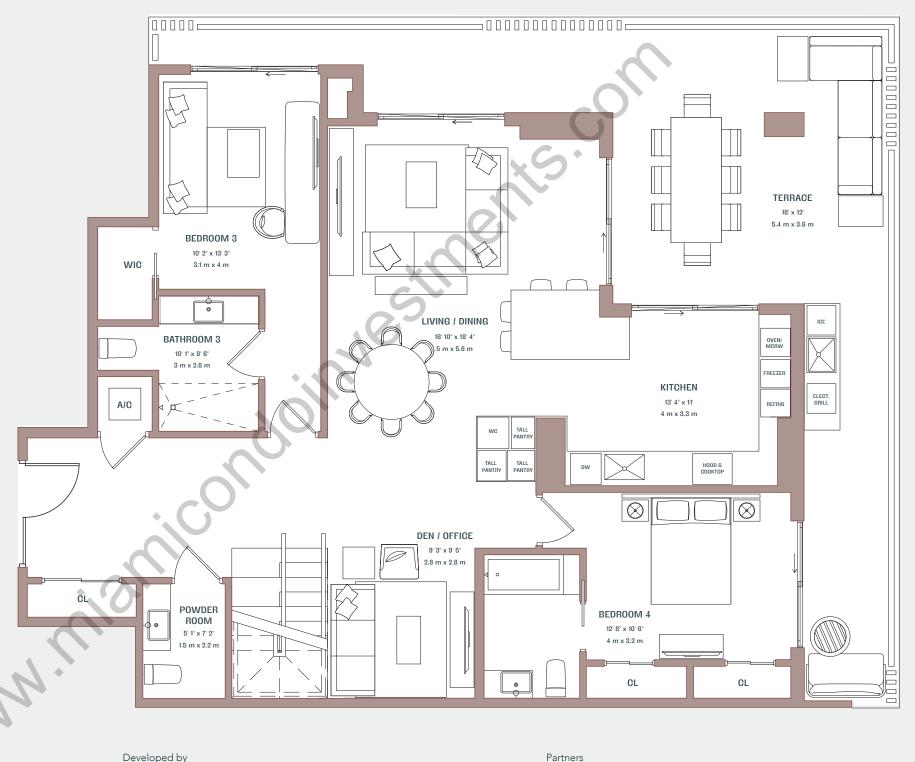
#### Lincoln Ave.







## Penthouse 04 NE - Lower Level



Developed by







**OPPORTUNITY** 

hese materials are not intended to be an offer to sell, or solicitation to buy a unit in the condominium. Such an offering shall only be made pursuant to the prospectus (offering circular) for the condominium and no statements should be relied upon unless made in the prospectus or in the applicable purchase agreement. In no event shall any solicitation, offer or sale of a unit in the condominium be made in, or to residents of, any state or country in which such activity would be unlawful. The purchase of real estate is a significant decision. Developer makes no representations concerning any potential for future profit, any future appreciation in value, any income potential, tax advantages, depreciation or investment potential regarding acquiring a unit, nor any monetary or financial advantages are made regarding the economic or tax benefits to be derived, if any, by buyer from acquiring a unit, nor any monetary or financial advantages related to same. No statements or representations are made regarding the economic or tax benefits to be derived, if any, by buyer from acquiring a unit, nor any monetary or financial advantages related to same. No statements or representations are made regarding the economic or tax benefits to be derived, if any, by buyer from acquiring a unit, nor any monetary or financial advantages related to same. No statements or representations are made regarding the economic or tax benefits to be derived, if any, by buyer from acquiring a unit, nor any monetary or financial advantages related to same. No statements or representations are made regarding the economic or tax benefits to be derived, if any, by buyer from acquiring a unit, nor any monetary or financial advantages related to same. No statements or representations are made regarding the economic or tax benefits to be derived, if any, by buyer from acquiring a unit, nor any monetary or financial advantages related to same. No statements or representations are made regarding the economic or tax benefits to be derived, if any, by buyer from acquiring a unit, nor any monetary or financial advantages related to same. No statements or representations are made regarding the economic or tax benefits to be derived, if any, by buyer from acquiring a unit, nor any monetary or financial advantages related to same. No statements or representations are made regarding the economic or tax benefits to be derived, if any statements or representations are made regarding the economic or tax benefits to be derived, if any statements or representations are made regarding to tax benefits to be derived, if any statement are made regarding to tax benefits to the developer of the proper of the proper of the than developer) 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. All images and designs depicted herein are artist's conceptual renderings, which are based upon preliminary development plans, and are subject to change without notice in the manner provided in the offering documents. All such materials are not to scale and additional fees may apply for certain services. Square footages stated herein are measured to the exterior boundaries of the exterior walls and the centerline of interior demissing walls and the centerline of interior demission walls are considered walls and the centerline of interior demission walls are considered walls are considered walls and the centerline of interior demission walls are considered wall and considered walls are considered walls are considered wall are consid includes the interior airspace between the perimeter walls and excludes interior structural components. Creative by Metrostudio.com



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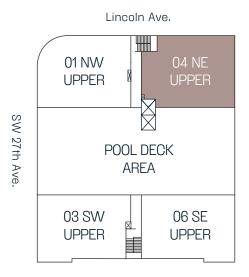
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### **Total Dimensions**

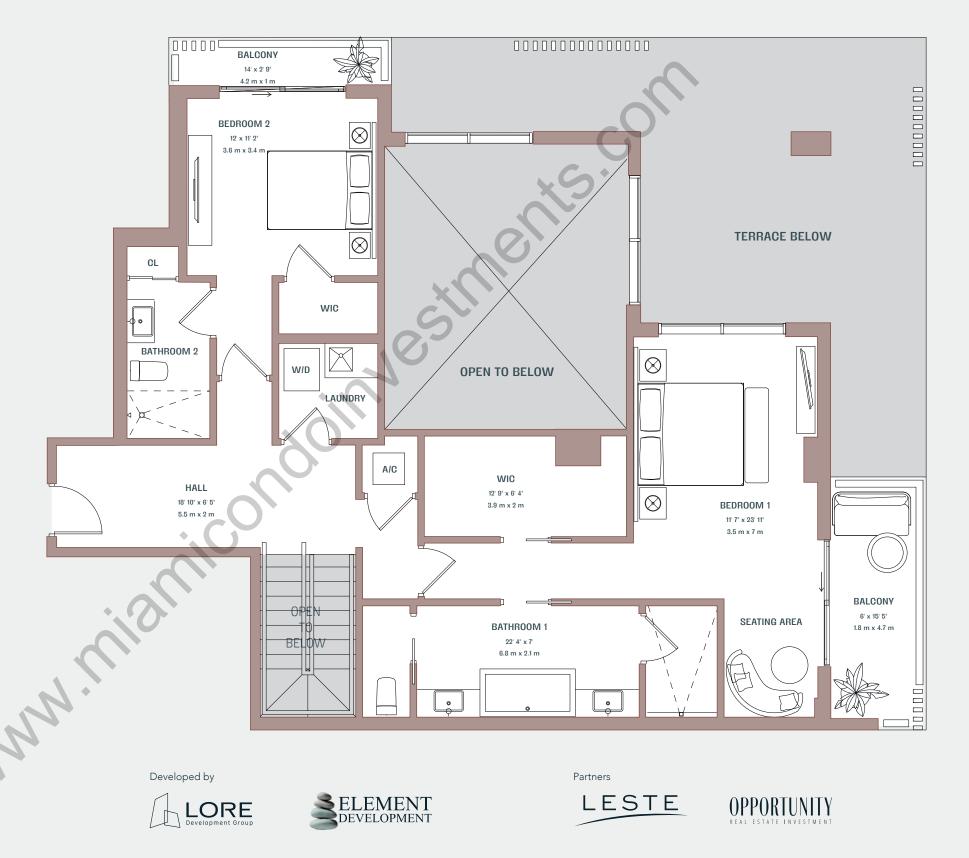
Interior: 2,731 SF. / 254 m<sup>2</sup> Exterior: 748 SF. / 69 m<sup>2</sup>







# Penthouse 04 NE - Upper Level



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