

ST3

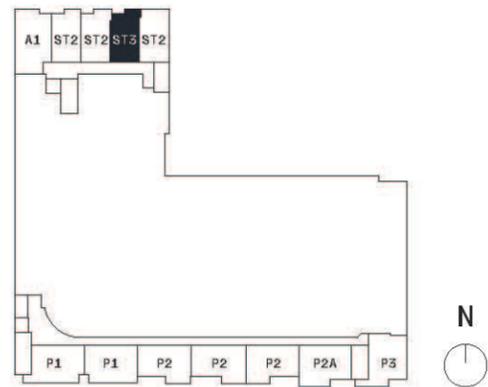
UNIT 11

FLOOR 2-8
Studio
1 Bathroom

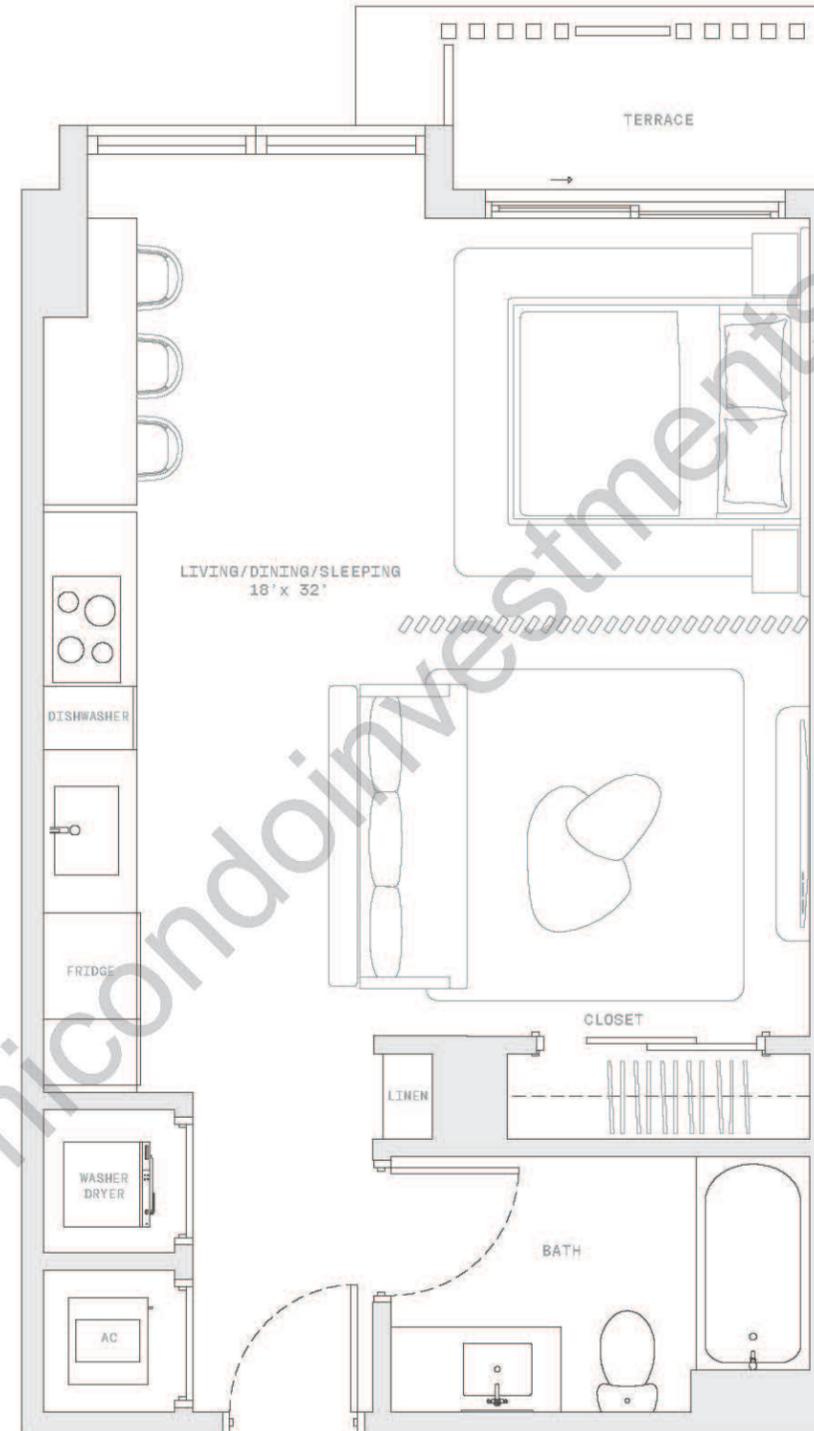
Interior Space
552 SF
51 M²

Exterior Space*
40-66 SF
4-6 M²

Total Area
592-618 SF
55-57 M²



NORTH MIAMI BEACH



www.miamicondoinvestments.com



*The balcony sizes illustrated in this floor plan are for marketing purposes only and are shown as approximate ranges. Actual balcony dimensions vary by floor, unit, and building location. Purchasers are advised that final sizes, layouts, and configurations may differ from those depicted and should refer to the purchase agreement and condominium documents for precise details.

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS THAT ARE REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. THE DEVELOPER IS BLUE QUINTA 163 ST LLC, WHICH HAS THE RIGHT TO USE THE TRADEMARK NAMES AND LOGOS OF BLUE ROAD LLC AND ILIA DEVELOPMENT GROUP. THIS IS NOT AN OFFER TO SELL, OR SOLICITATION OF OFFERS TO BUY, IN STATES WHERE SUCH OFFER OR SOLICITATION CANNOT BE MADE. These materials are provided for informational purposes only and do not constitute an offer to sell or a solicitation to buy a unit in the condominium. Any such offer will be made solely pursuant to the official prospectus and the applicable purchase agreement. No offer or sale will take place in any jurisdiction where prohibited by law. No broker, agent, or salesperson is authorized to make statements or representations about the project, and any agreements, deposits, or arrangements made through them will not be binding on the Developer. All illustrations and floor plans are conceptual and shown for reference only. They should not be relied upon as exact representations of the final product. The Developer makes no guarantees regarding the completion, availability, or precise details of any plans, features, amenities, or services depicted. All dimensions, square footage, and measurements are approximate and may vary from actual construction. Room sizes are measured at the greatest points and may not reflect usable space. Furniture, finishes, appliances, fixtures, accessories, and decorative items shown are for display purposes only and are not included with the unit unless expressly stated in the purchase agreement. The Developer reserves the right, at its sole discretion, to modify, revise, or withdraw any aspect of the project without prior notice. All improvements, designs, and construction remain subject to appropriate federal, state, and local permits and approvals. Prices, features, and specifications are preliminary and subject to change without notice. Please consult the sales center for the most current information. All content, images, and designs are copyrighted works owned by the Developer. Unauthorized reproduction, display, or distribution is strictly prohibited.