

#### Residence Features

- Custom interior details designed by Piero Lissoni
- Private elevator foyers in most residences
- Choice of imported stone floors in living areas
- Choice of wood floors in bedrooms
- Solid-core oversized doors
- Expansive hurricane resistant windows and doors throughout
- Laundry room with front-loading washer and dryer
- Summer kitchens in select residences
- Plunge pools in select residences
- Pre-wired for smart-home technology
- Variable refrigerant flow HVAC System

#### Piero Lissoni Custom-Designed Kitchens

- Designer Boffi Kitchen by Lissoni
- Fully integrated, custom poured Boffi countertops in Corian®
- Gaggenau built-in fully integrated refrigerator
- Gaggenau built-in fully integrated freezer
- Gaggenau gas cook top and hood with external ventilation system
- Gaggenau built-in espresso machine
- Gaggenau microwave oven
- Gaggenau stainless-steel wall oven
- Gaggenau full-size fully integrated dishwasher
- Dornbracht plumbing fixtures

#### Master Bathrooms

- Designer Boffi Bathroom Cabinetry by Lissoni
- Dornbracht Fixtures
- Stone floors and walls
- Oversized Glass-enclosed stand alone rain showers
- Jetted soaking tubs

#### Residential Amenities

- Tropically landscaped half-acre, roof-top pool deck with stunning views of Miami Beach, Downtown Miami and Biscayne Bay
- On-site marina
- Private day yacht
- Two 24-hour attended lobbies
- 24-hour valet parking service
- Waterfront social room with bar and catering kitchen and State-of-the-art entertainment systems
- Expansive infinity-edge pool with waterfall
- Spacious cabanas
- Whirlpool spa
- Private poolside Grille Restaurant
- Private BBQ/dining area
- Club Room with bar, virtual golf and billiard table
- Cinema-style private screening room
- On-site spa with a treatment suite, steam rooms and sauna
- State-of-the-art fitness center
- Indoor & outdoor yoga studios
- Boardroom/library
- Game Room with large-screen TV, Wii and Xbox consoles
- Kids Room
- Outdoor, waterside children's playground
- Carwash Facilities
- Dog Walk
- Pet grooming room



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MIAMI BEACH



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ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, REFERENCE SHOULD BE MADE TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

All depictions of appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish, furnishings and decoration, are conceptual only and are not necessarily included in each Unit. This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. Prices, plans and specifications are subject to change without notice. Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising 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 includes the 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 1669 sq. ft. Note that measurements of rooms 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 product obtained by multiplying 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. The seller reserves the absolute right, in its sole judgment and discretion, to substitute appliances, materials, fixtures, and equipment of equal or great quality or value for those specified.

## Residence TYPE A2

1 Bedrooms | 2 Bathrooms | Study



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**RESIDENCE TYPE A2**

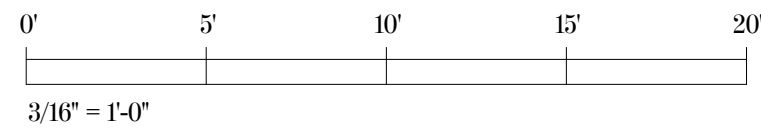
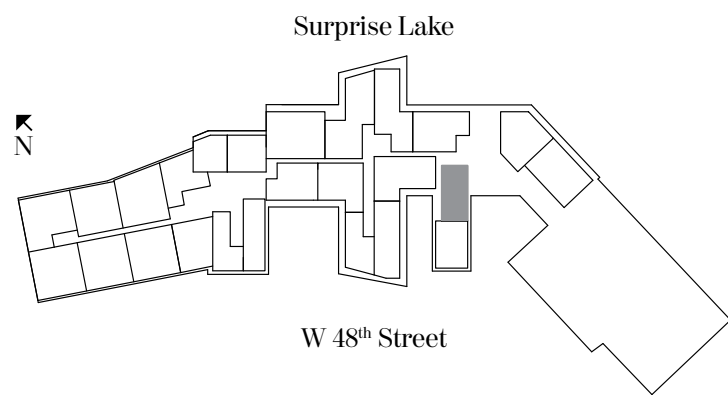
1 Bedrooms | 2 Bathrooms | Study

Residence 209 Ceiling height: 12'-5" (3.78m)

Living Area: 1,749 sq. ft (162 sq. m)

Terrace: 163 sq. ft (15 sq. m)

Total Area: 1,912 sq. ft (178 sq. m)



LIONHEART CAPITAL

