



THE HIGHLANDS

designed by

CARLOS OTT & FRANKEL BENAYOUN





THE PROYEECT

Surrounded by lush greenery, THE HIGHLANDS
is located in one of the most sought after
areas of Miami, NORTH MIAMI BEACH.

THE DETAILS

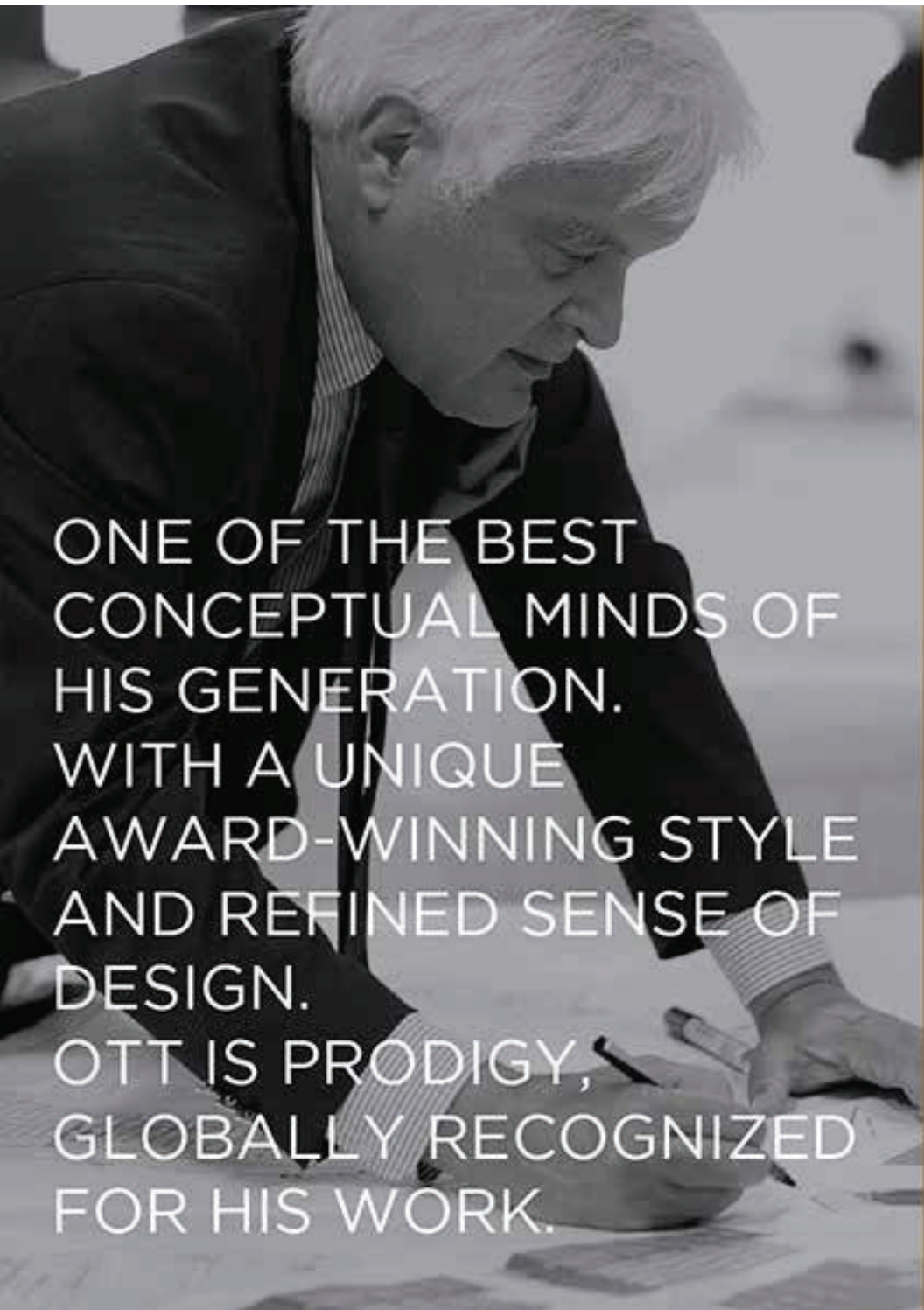
Designed exclusively by Carlos Ott and Frankel Benayoun the building reflects their unique award-winning styles and refined sense of design

This building has over 81,000 square feet, 8th story building with 60 units total all of the units are 2 bedrooms 2 baths and some floor plans offer a den . Units square feet go from 915 sqft up to 1,140 sqft LA.

AMENITIES:

- Lobby.
- Gym.
- Clubhouse.
- Conference room.
- Swimming pool.
- Playground.
- 1 parking space assigned per unit.





ONE OF THE BEST
CONCEPTUAL MINDS OF
HIS GENERATION.
WITH A UNIQUE
AWARD-WINNING STYLE
AND REFINED SENSE OF
DESIGN.
OTT IS PRODIGY,
GLOBALLY RECOGNIZED
FOR HIS WORK.

CARLOS OTT
ARCHITECT



PROSCENIUM AT ROCKWELL
Manila, Philippines
2012

CARLOS OTT is a global architect; his talent took him from Uruguay to the USA, and then Paris.

It was in France that his unsurpassed excellence in design overcame expectations and made him the renown, worldwide success he is today.

Having designed The Opera Bastille, Ott's architecture continued leaving a mark in settings as dissimilar as Toronto, Dubai, Singapore, and Shanghai.

Today his modern and dynamic style can be cherished in residential buildings as well as offices.



HELIUM RESIDENCE
Kuala Lumpur, Malaysia
2005



PARK LANE TOWER
Dubai/United Arab Emirates
2008

UNITS SIZES

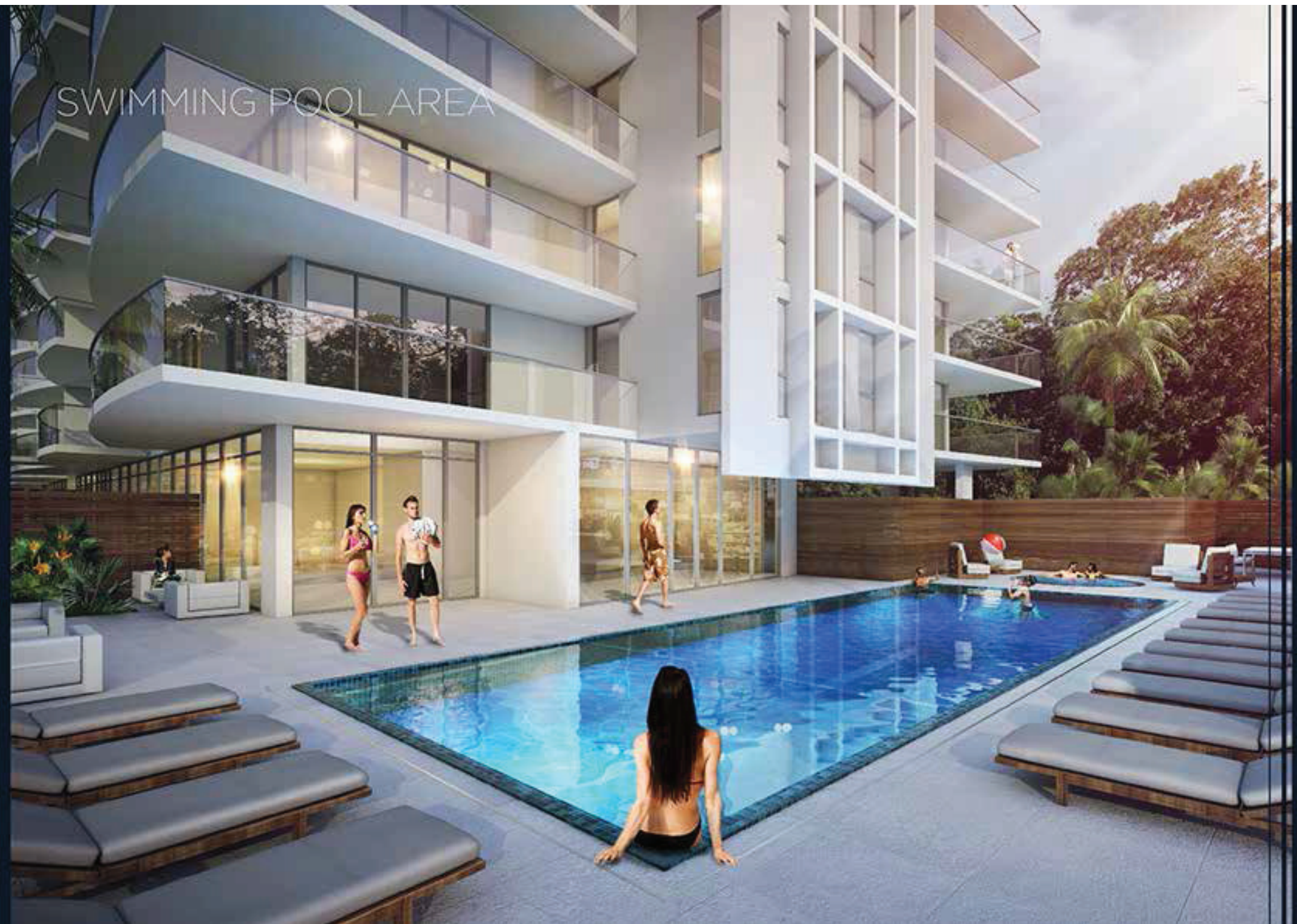
UNIT TYPE	LIVING AREA	BALCONIES	BED / BATHS
UNIT 1	1,140	232	2 BD/2 BTH
UNIT 2	933	120	2 BD/2 BTH
UNIT 3	916	117	2 BD/2 BTH
UNIT 4	915	114	2 BD/2 BTH
UNIT 5	1,088	235	2 BD/2 BTH
UNIT 6	1,115	219	2 BD/2 BTH
UNIT 7	1,098	118	2 BD/2 BTH+DEN
UNIT 8	1,162	118	2 BD/2 BTH+DEN
UNIT 9	1,085	119	2 BD/2 BTH+DEN
UNIT 10	984	213	2 BD/2 BTH





BUILDING EXTERIOR

SWIMMING POOL AREA





TERRACES VIEW

LIVING AREA



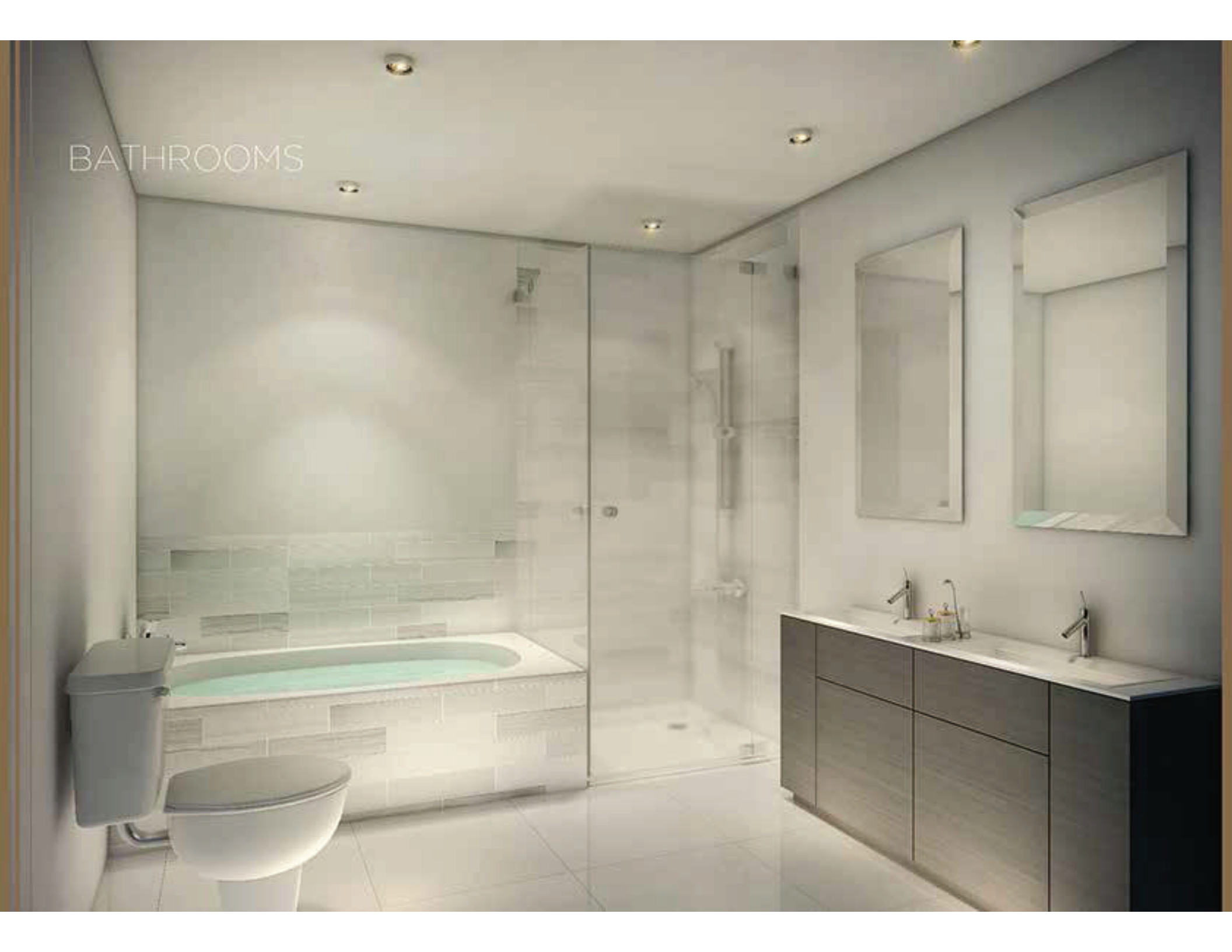
BEDROOMS

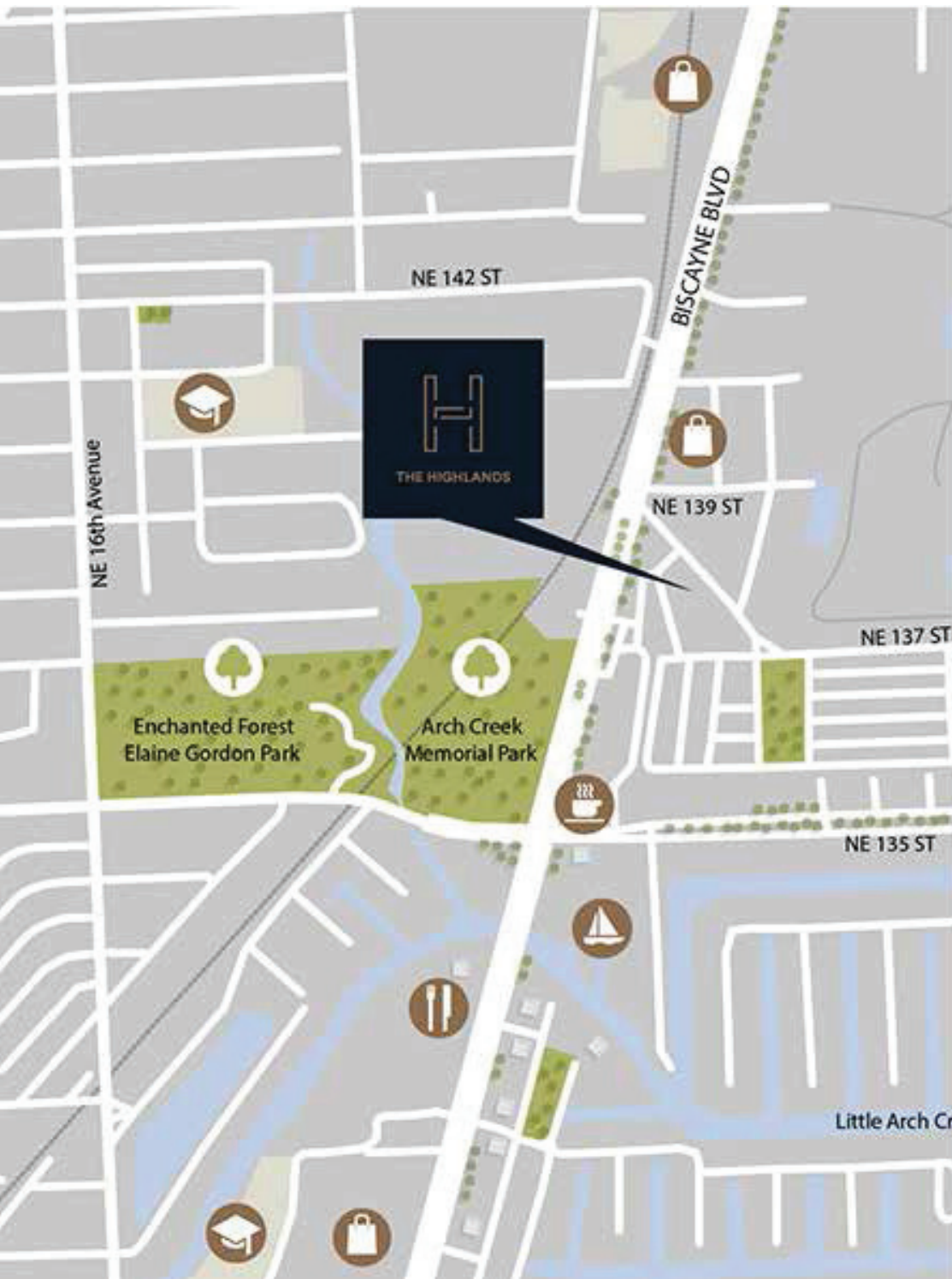


REFINED INTERIORS



BATHROOMS



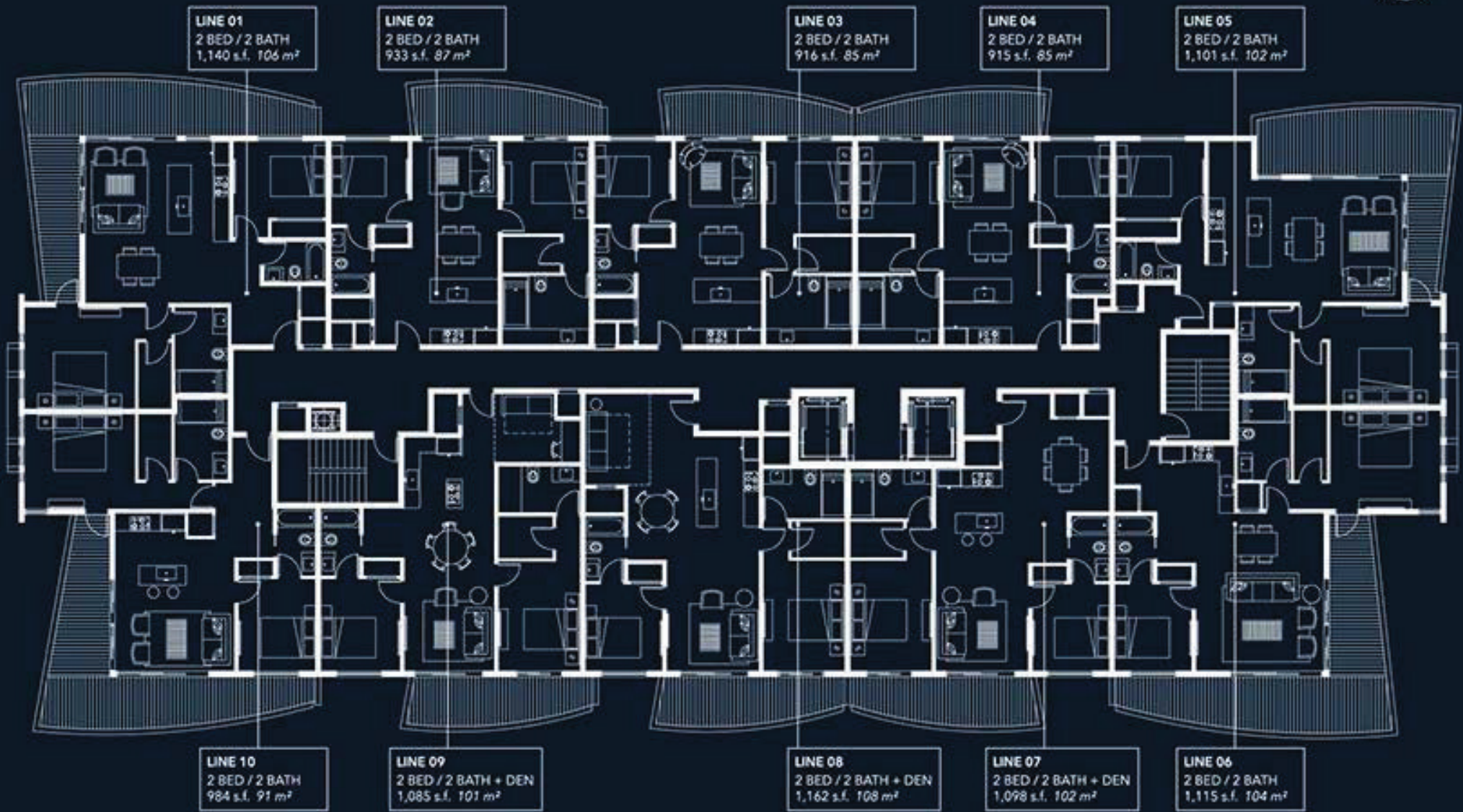


LOCATION

Located in North Miami Beach, steps away from Biscayne Boulevard, minutes away from Aventura, Bal Harbor shops and the beaches.

The residents will enjoy the restaurants, shopping centers, boutiques and much more.

KEYPLAN LEVEL TYPICAL



LINE 01

2 BED / 2 BATH

Interior: 1,140 s.f. 106 m²

Outdoor: 406 s.f. 38 m²

TOTAL: 1,546 s.f. 144 m²



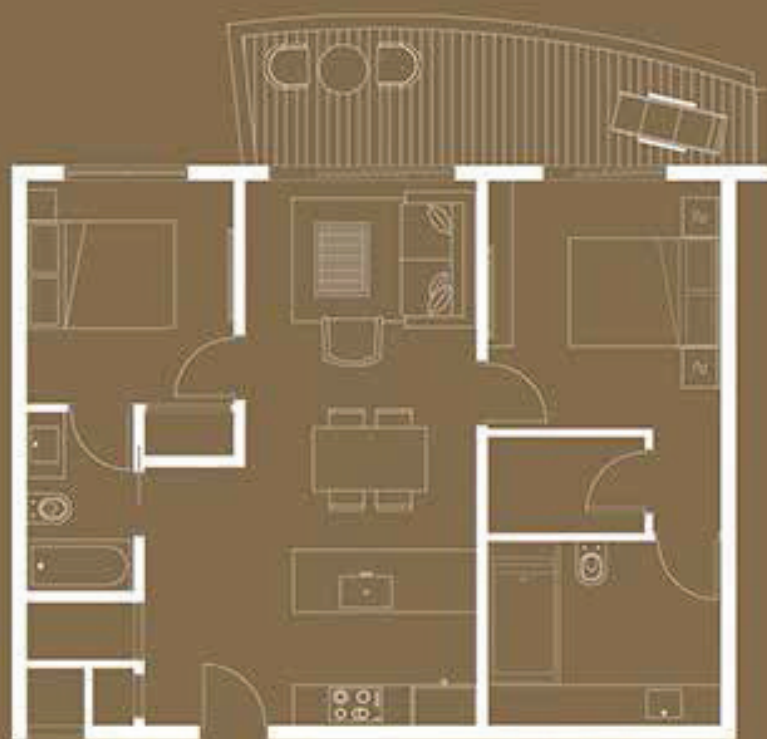
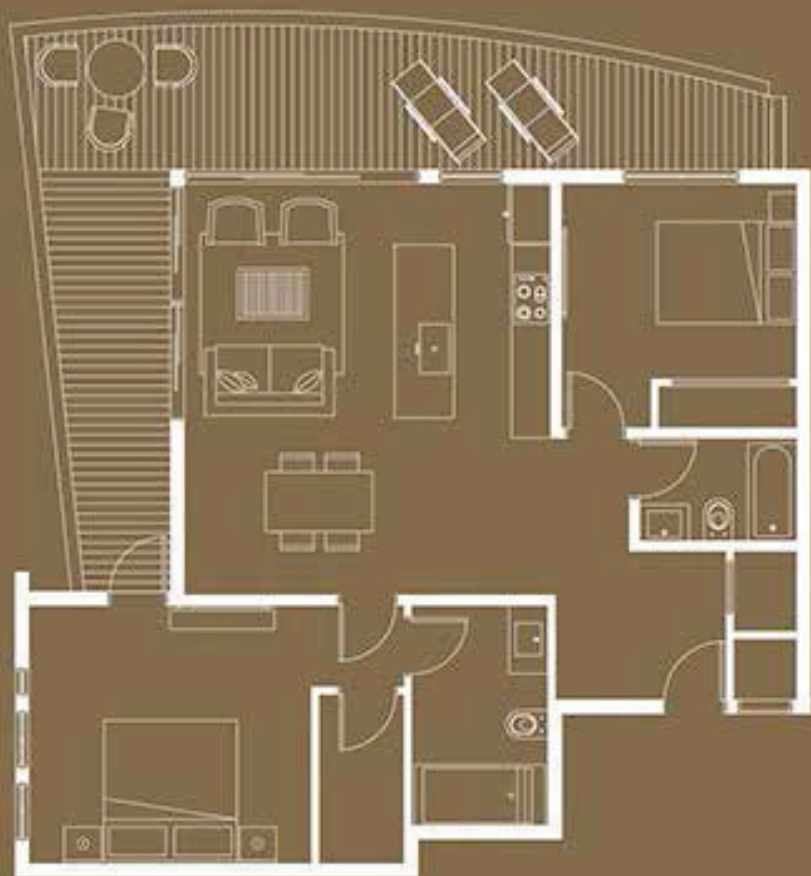
LINE 02

2 BED / 2 BATH

Interior: 933 s.f. 87 m²

Outdoor: 165 s.f. 15 m²

TOTAL: 1,098 s.f. 102 m²



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 definitions of the "unit" set forth in the declaration. All floor plans and development plans are approximate and subject to change.

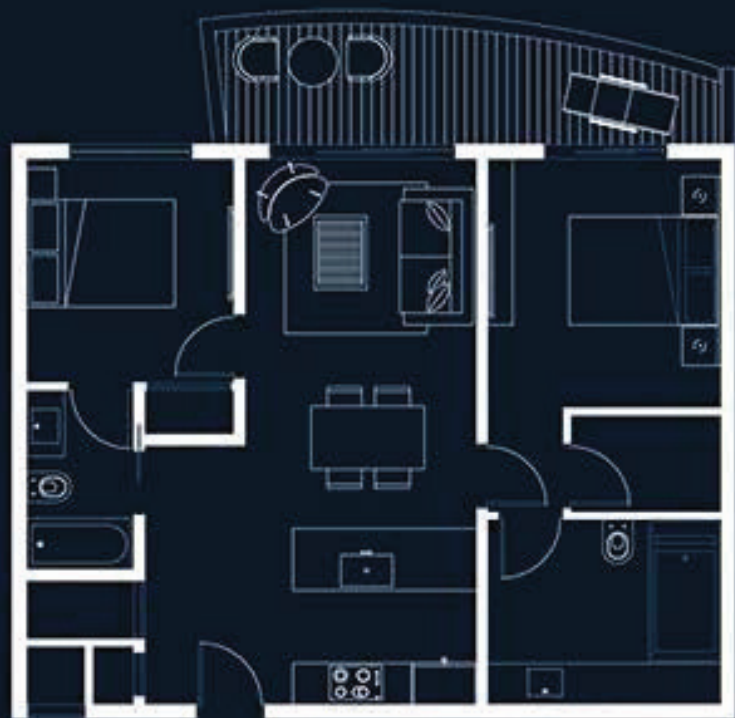
LINE 03

2 BED / 2 BATH

Interior: 916 s.f. 85 m²

Outdoor: 143 s.f. 13 m²

TOTAL: 1,059 s.f. 98 m²



LINE 04

2 BED / 2 BATH

Interior: 915 s.f. 85 m²

Outdoor: 143 s.f. 13 m²

TOTAL: 1,058 s.f. 98 m²



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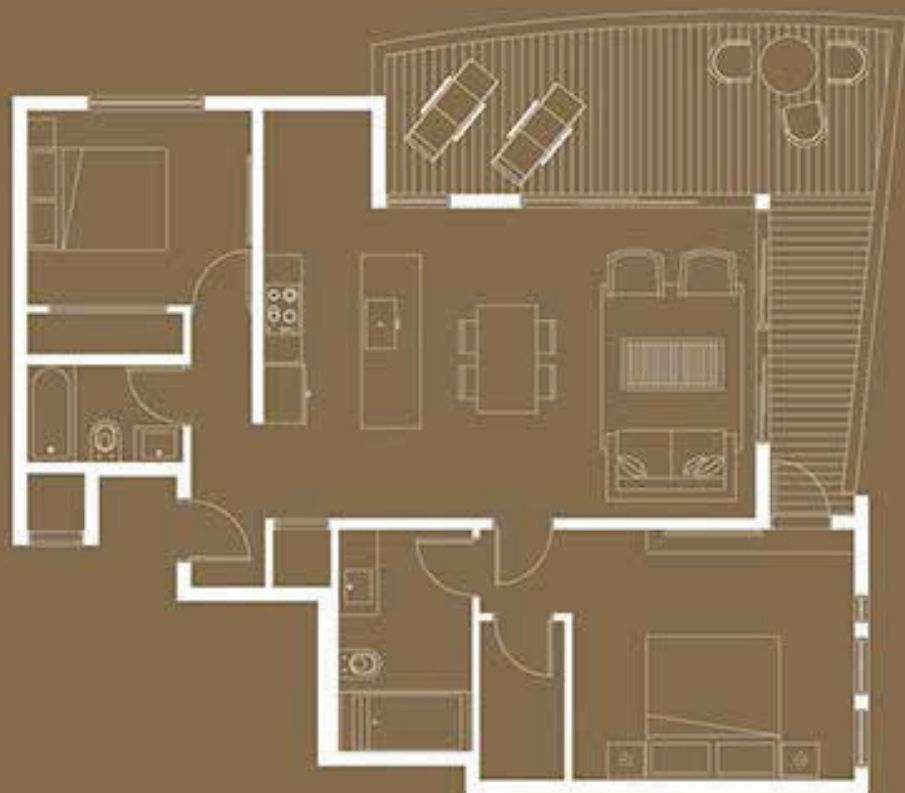
LINE 05

2 BED / 2 BATH

Interior: 1,101 s.f. 102 m²

Outdoor: 318 s.f. 30 m²

TOTAL: 1,419 s.f. 132 m²



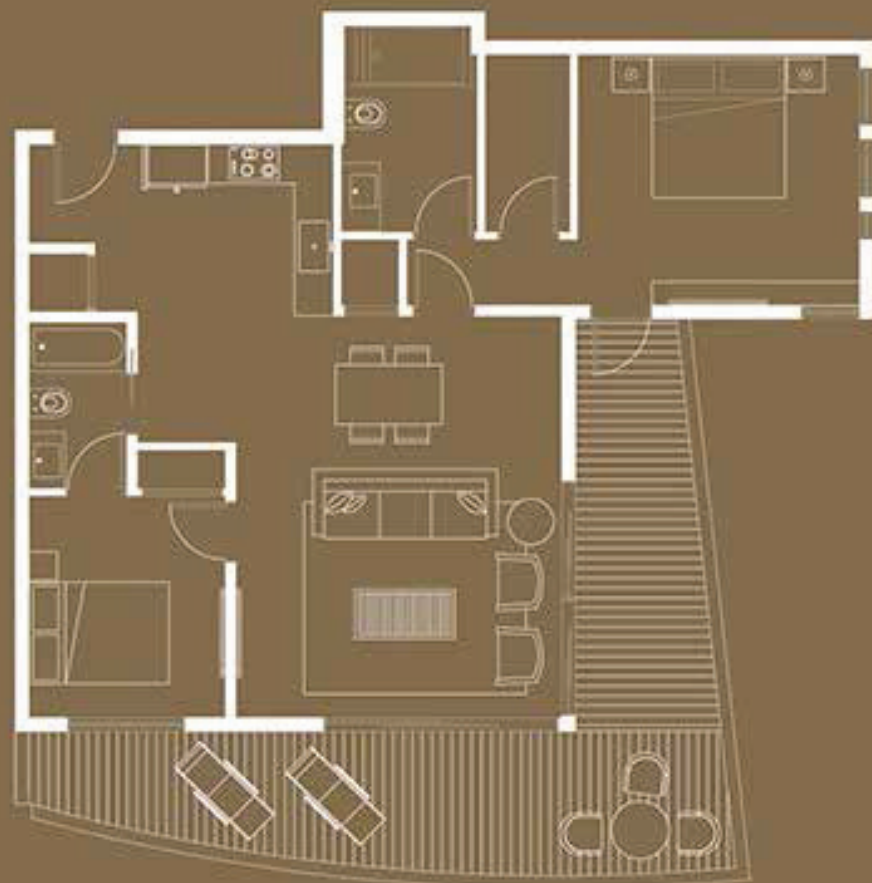
LINE 06

2 BED / 2 BATH

Interior: 1,115 s.f. 104 m²

Outdoor: 403 s.f. 37 m²

TOTAL: 1,518 s.f. 141 m²



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LINE 07

2 BED / 2 BATH + DEN

Interior: 1,098 s.f. 102 m²

Outdoor: 160 s.f. 15 m²

TOTAL: 1,258 s.f. 117 m²



LINE 08

2 BED / 2 BATH + DEN

Interior: 1,162 s.f. 108 m²

Outdoor: 160 s.f. 15 m²

TOTAL: 1,322 s.f. 123 m²



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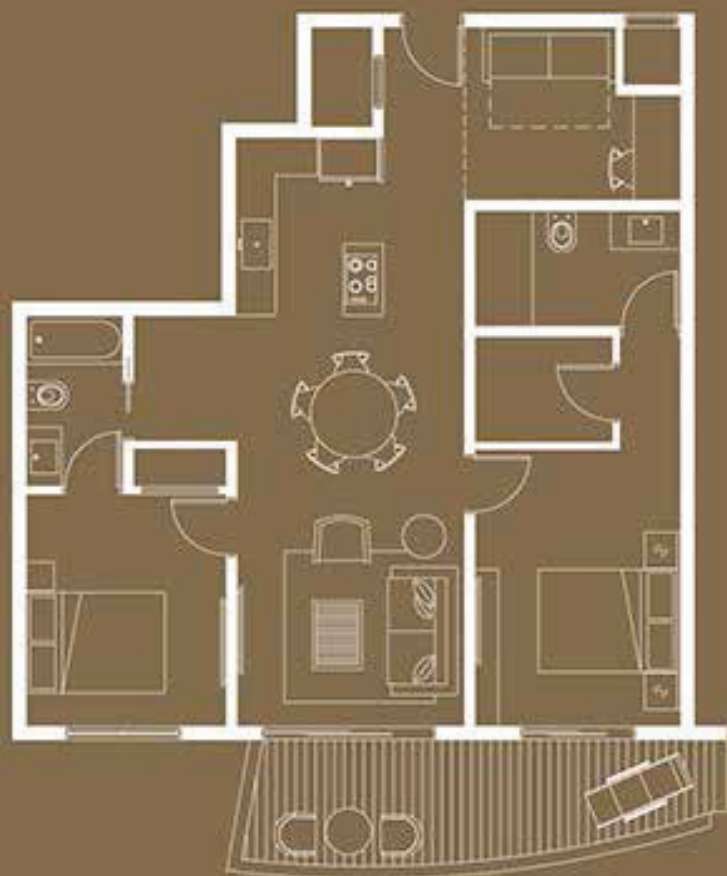
LINE 09

2 BED / 2 BATH + DEN

Interior: 1,085 s.f. 101 m²

Outdoor: 160 s.f. 15 m²

TOTAL: 1,245 s.f. 116 m²



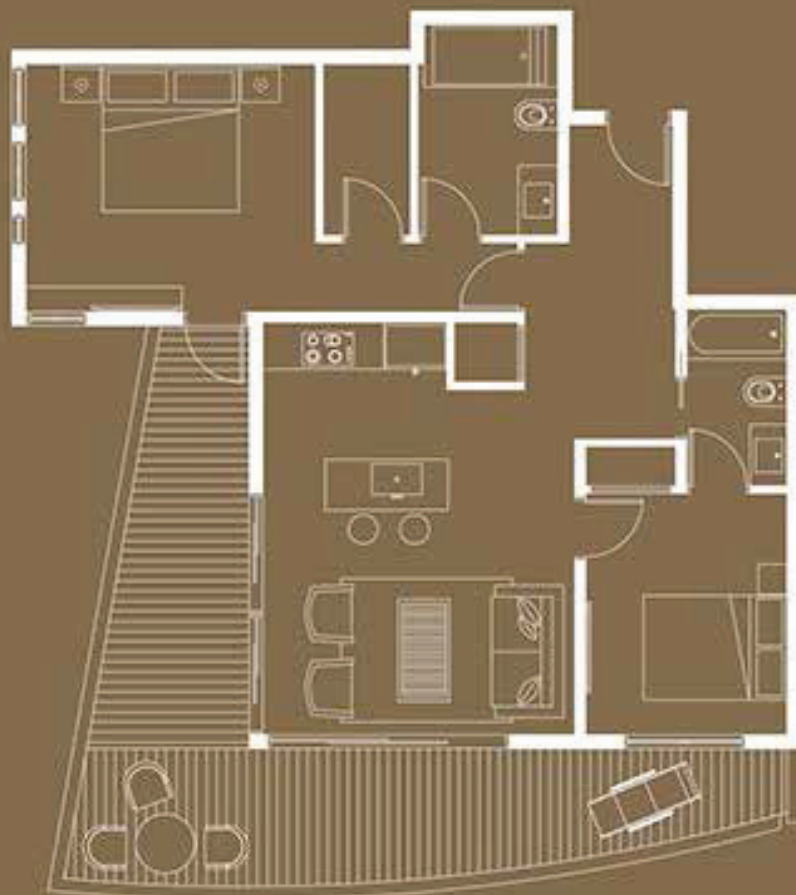
LINE 10

2 BED / 2 BATH

Interior: 984 s.f. 91 m²

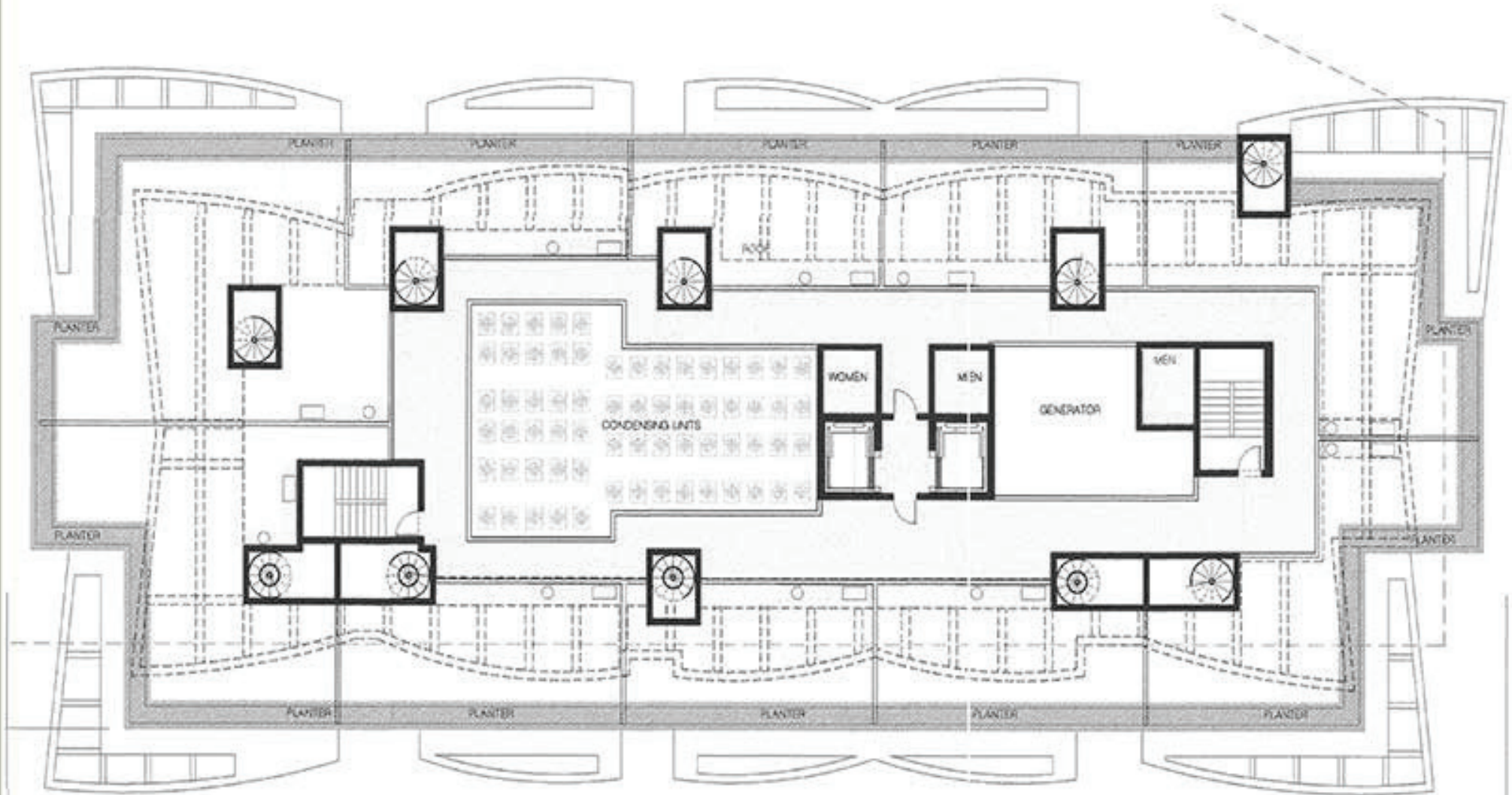
Outdoor: 382 s.f. 35 m²

TOTAL: 1,366 s.f. 126 m²



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ROOF LEVEL



DEMOGRAPHIC ANALYSIS

Miami, international gateway and center of trade and business globally attracts tourists, investors and foreign residents.

Miami Beach area and surrounding area is a high-growth environment, with a total current population has almost doubled in the last 20 years. What generates the inventory of available housing units is declining.

The prospects of new private development projects, from homes to offices and mixed-use projects, expected to be built within five years, is a testament to the appeal of the area.





NEW PROJECTS IN THE AREA

Heralding the start of their \$4 billion, 183-acre master-planned community in North Miami that is aimed at revitalizing the long-vacant site of former landfill, LeFrak and Turnberry Associates broke ground on SoLé Mia Miami, on Thursday.

The Soffer, LeFrak joint venture, announced in March, will include 12 residential buildings, 4,390 residential units, more than 1 million square feet of commercial space, 37 acres of parks, two swimmable lagoons, and 4,171 parking spaces.

The partnership will put in about \$150 million out of the \$4 billion needed for the development, originally called Biscayne Landing, at 15045 Biscayne Landing Boulevard.

Developers have started work on the roads and sewers.

SoLēMia

M I A M I



The logo for Blue Road is a blue, rounded triangle pointing to the right. Inside the triangle, the words "blue" and "road" are stacked vertically in a white, lowercase, sans-serif font.

blue
road

BLUE ROAD DEVELOPER

Investing in a company with more than 10 years of experience and multiple projects developed throughout Florida, is investing in confidence.

We began with the Riviere Hotel on Collins Avenue and today we count over 800 remodeled units that include successful hotels in South Beach such as Riviere Hotel, Greenview Hotel, Aqua Hotel, Ocean Reef Suites and Lorraine Hotel, all renovated to maximize their income, with sales and occupancy rates higher than the market average.





Our portfolio also includes residential buildings such as Blue Bay Tower in Bay Village; The Club and The Palms, boutique buildings located in the prestigious Bay Harbor Islands. Moreover, we develop luxury residences and golf communities in Destin and leaders in their segment properties such as the newly acquired Berkeley and Waldorf Hotels, or the new Flamingo Waterpark Resort positioning us in Orlando, the world capital of family entertainment.

At Blue Road we develop profitable and well-supported business, a model we know to perfection