

ELYSEE

MIAMI

An aerial night view of the Miami skyline, featuring a prominent, illuminated skyscraper (Elysee Miami) on the right side, surrounded by other high-rise buildings and a waterfront area with a marina. The city lights are reflected in the water, and the sky is a deep blue twilight.

TRUE WATERFRONT IS MORE THAN JUST A VIEW

THE FIRST AND ONLY LUXURY BOUTIQUE TOWER IN EAST EDGEWATER

Rising directly from the shores of Biscayne Bay in the wonderful emerging neighborhood of East Edgewater, Elysee Miami sets a new standard for refined luxury with its masterful confluence of design, luxury and waterfront location. At 57 stories, Elysee is tall and impressive, but with only 100 residences -- no more than two per floor -- Elysee maintains the intimacy and sophistication of living in a boutique-style building. Each residence has the unique distinction of having an unobstructed, breathtaking view of Biscayne Bay.

World-renowned architect Bernardo Fort-Brescia, of Arquitectonica, has designed Elysee to be instantly recognizable yet discreet. This is not an ordinary residential tower. From its three-tiered telescoping shape and alluringly light tones to the fine materials used to construct it, Elysee is an exquisite tribute to the power of design to lift the soul. Inside, France's top interior designer, Jean-Louis Deniot, introduces his rich signature style. At once timeless, elegant and entirely fresh, Deniot's vision brings a new level of fine living to Miami.

This is living the way is supposed to be, realizing what life really has to offer -- and getting it. A rare place, not so easy to access and very special once you're in.

For the lucky few, the experience of living at Elysee Miami starts at the waterfront and goes on to provide the world's finest lifestyle.



Interior Designer Jean-Louis Deniot

IMPECCABLY DESIGNED BY WORLD RENOWNED INTERIOR DESIGNER JEAN LOUIS DENIOT

Elysee's abundant suite of amenities and services far exceeds all expectations. Residents will have the best of two worlds: the intimate sophistication of a boutique building and the expansive and unique amenities normally found only in much larger condominiums. Residents experience a seamless transition between their home and a very long list of usable, thoughtful, luxurious amenities.



(previous projects by Jean-Louis Deniot)



SERVICES

- 24-hour Door Attendants
- 24-hour Security and Video Surveillance
- White Glove Concierge Service
- Valet Parking for Residents and Guests
- Expansive 30ft wide Motor Court
- Robotic Parking Integrated with Onsite Auto Concierge, Valet and Service Attendant
- Car Staging Area
- Two Guest Suites Available
- Storage Area
- Bike Storage

LOBBY LEVEL

- Grand Marble Lobby with 13-Foot Ceilings
- Bayfront-Facing Sunrise Pool
- Private High Speed Elevators for all Residences
- Separate Exit for Recreation and Loading
- Mail & Package Room

SEVENTH FLOOR AMENITIES (FULL FLOOR)

- 75-Foot Resort Pool
- Outdoor Summer Kitchen & BBQ Terrace
- Fitness Center
- Yoga Studio
- Dedicated Spa with Sauna, Steam, Shower & Massage Tables
- Blow Dry Bar
- Children's Room Adjacent to Fitness Center

THIRTIETH FLOOR AMENITIES (FULL FLOOR)

- Great Room with Grand Piano and Unobstructed views of Biscayne Bay and Downtown Miami
- South-Facing Grand Dining Room (Seats up to 30 Guests) with Wine Coolers
- Library that Converts to Private Theatre with High-Definition 4K Projector
- Full Lounge Bar
- Chef-Grade Commercial Kitchen
- Chef's Table with Indoor and Outdoor Seating
- Business Center
- Resident Wine Storage
- Game Room









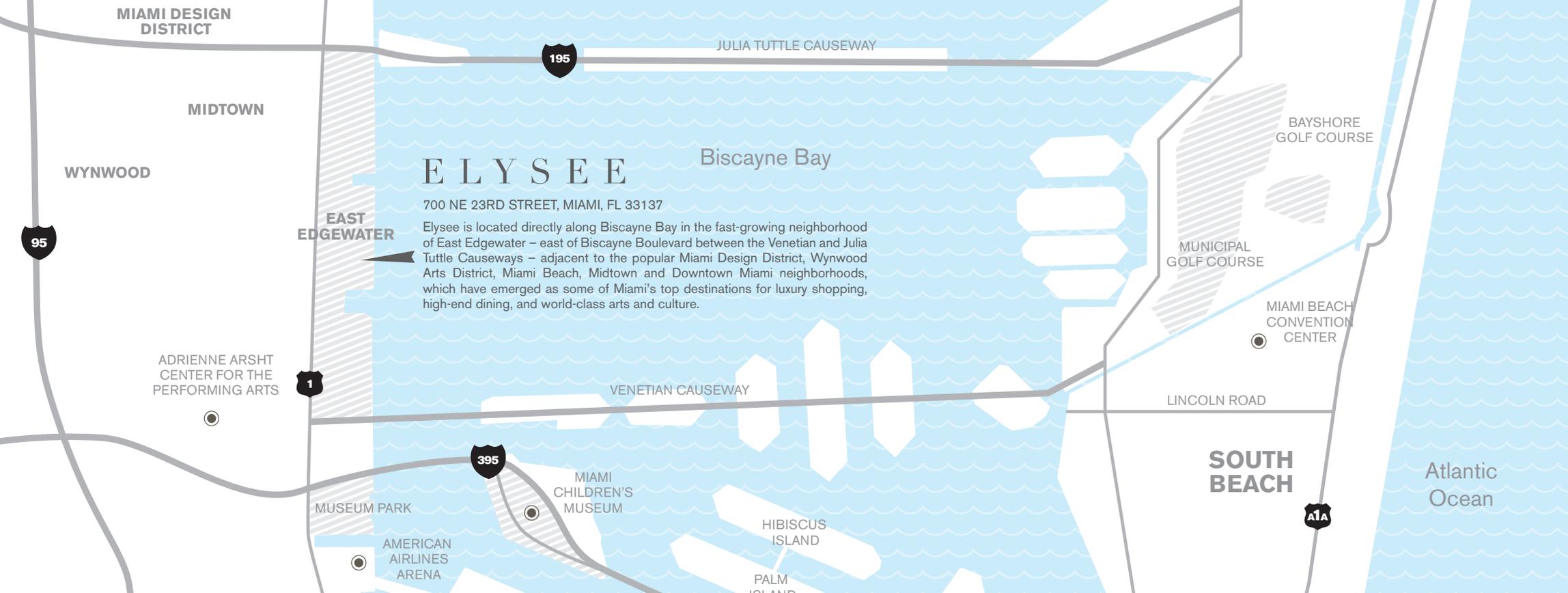




LIMITED EDITION LIVING

Elysee offers 100 luxury residences, ranging from three bedrooms to five-bedroom penthouses with den options, floor-to-ceiling high impact glass windows, oversized private terraces with sweeping views of Biscayne Bay and Downtown Miami, wood cabinetry by Italkraft®; Wolf® Gas Ranges and Subzero® appliances, private elevators, and two parking spaces per residence.

- 3, 4, 5-Bedroom Layouts with Den Options
- Duplex Options (available upon request)
- Floor Plans from 2,770 to 3,995 Square Feet / 257 to 371 Square Meters
- Residences are Decorator Ready
- Private Elevators and Foyers
- 10 to 11-Foot Ceilings
- Two 8 to 10-Foot Terraces Facing East & West (sunrise & sunset) with Unobstructed Views of Biscayne Bay, Miami Beach, Downtown
- Advanced Savant Wireless Technology System allowing Residents to control Unit's A/C Thermostat, Lighting Systems, Entertainment System and Window Treatment from Smartphone.
- Designer Faucets and Fixtures
- Italkraft® Cabinetry in Kitchens and Baths
- Sub-Zero® and Wolf® Stainless Steel Appliances including Stovetop, Oven, Hood, Microwave, Refrigerator and Freezer
- Full Size Washer & Dryer
- Toto® Toilets
- Service and Staff Elevator
- Over 50% of Residences have Nanny/Maid's Quarters
- Impact Resistant Floor-to-Ceiling Glass Windows and Sliding Glass Balcony Doors



ELYSEE

700 NE 23RD STREET, MIAMI, FL 33137

Elysee is located directly along Biscayne Bay in the fast-growing neighborhood of East Edgewater – east of Biscayne Boulevard between the Venetian and Julia Tuttle Causeways – adjacent to the popular Miami Design District, Wynwood Arts District, Miami Beach, Midtown and Downtown Miami neighborhoods, which have emerged as some of Miami's top destinations for luxury shopping, high-end dining, and world-class arts and culture.

TEAM

DEVELOPER: TWO ROADS DEVELOPMENT

As one of the emerging leaders in the development of residential communities, Two Roads Development has quickly established itself as a premier developer of multi-family and residential communities. Two Roads Development has set the standard in luxury housing by developing, building and managing residential properties with the best location, architecture, amenities and services in the industry. With a hands-on approach to managing the details of the development process from property acquisition, project finance and design, through construction and marketing, the firm has built a reputation for superior quality, energy efficiency, and open book integrity. Two Roads Development takes on the responsibility of carrying a development project through from conception to market and believe in building projects that strike the balance between the needs and wants of the end user (resident, retail consumer, office worker, etc.), creative vision of the architect and design team, and financial landscape and market realities of Ownership. With that vision in mind, Two Roads works with experts in relevant fields to define the project's market; conceptualize, plan, and design the project to meet that market; obtain all entitlements for the project from prospective tenants and/or purchasers; arrange equity for the project, as required; and prepare the project for construction. Learn more at www.tworoadsre.com.

INTERIOR DESIGNER: JEAN-LOUIS DENIOT

Jean-Louis Deniot has brought his unique sophistication to some of the most important residences in the world – in Paris, the Cote D'Azur as well as Beverly Hills, Fifth Avenue, London, Moscow, Istanbul and New Delhi. Deniot undertakes each of his projects with the vigor and inquisitiveness that is peculiar to true visionaries, conceiving and defining novel design aesthetics with utmost dash and confidence. Deniot is proud to be regularly featured in international publications including Architectural Digest (US), AD France, AD Spain, AD Germany, AD Russia, AD India, House and Garden, Belle Australia, ELLE Decor US, ELLE Decoration in France and Russia, Marie Claire Italy, More Than Classic Holland, as well as a number of Emirates and Asian magazines, making him one of the most published designers today. Now Deniot lends his sophisticated, classic, though sometimes unexpected style to the aesthetic and sensibility of Elysee.

ARCHITECT: BERNARDO FORT-BRESCIA OF ARQUITECTONICA

Bernardo Fort-Brescia, founding principal of Arquitectonica is known as one of the pioneers of globalization in the architecture profession. Well-known projects by his firm include the Microsoft Europe Headquarters in Paris, the Bronx Museum and Westin Times Square in New York, Festival Walk and the Cyberport Technology Campus in Hong Kong, the International Finance Center in Seoul, the headquarters of the Construction Bank and Agricultural Bank of China in Shanghai, the Mall of Asia in Manila, the Banco Santander Headquarters and W Torre Plaza in Sao Paulo, the US Embassy in Lima, the Infinity towers in San Francisco, the Hilton Americas in Houston, the Philips Arena in Atlanta and the American Airlines Arena in Miami. Learn more at www.architectonica.com.

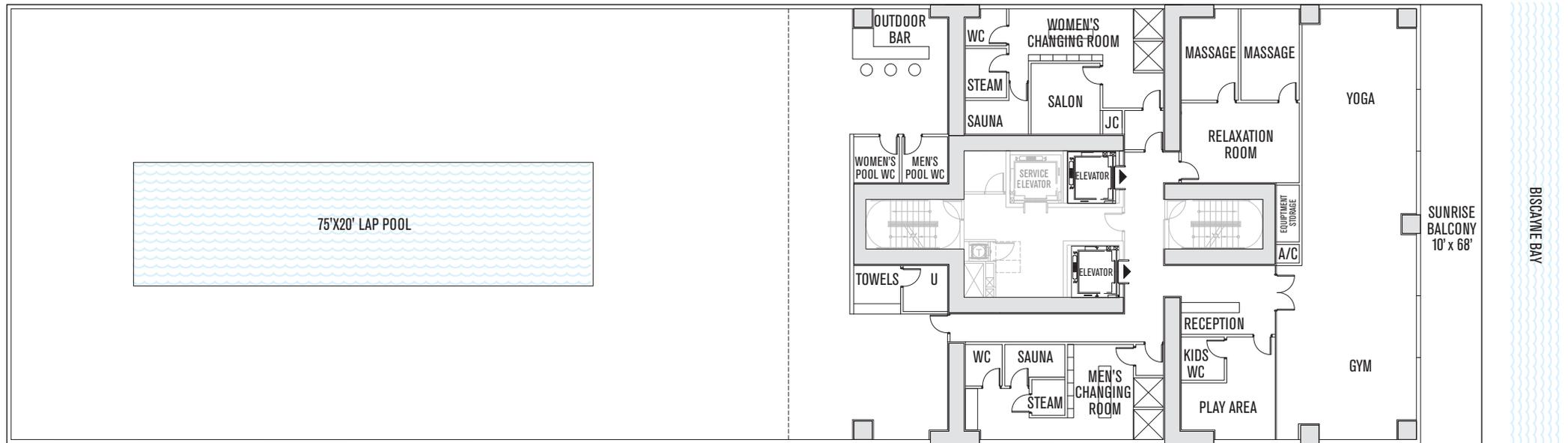
SALES & MARKETING: CERVERA REAL ESTATE

By combining unparalleled local knowledge with an established international clientele, Miami-based Cervera Real Estate has been South Florida's industry leader in luxury condominium sales for more than four decades. Cervera was the area's first brokerage to market extensively on an international scale. With a team of more than 400 professionals, the company has exclusively sold over 100 condominium projects, closed more than 45,000 units and represented some of the most prominent developers. Today, Cervera remains the broker of choice for the sale and launch of South Florida's newest luxury developments. Learn more at www.cervera.com.

SEVENTH FLOOR AMENITY LEVEL

E L Y S E E

MIAMI



LAP POOL | GYM | MASSAGE | YOGA | SAUNA | STEAM ROOM
 OUTDOOR BAR | PLAY AREA | SUNRISE BALCONY



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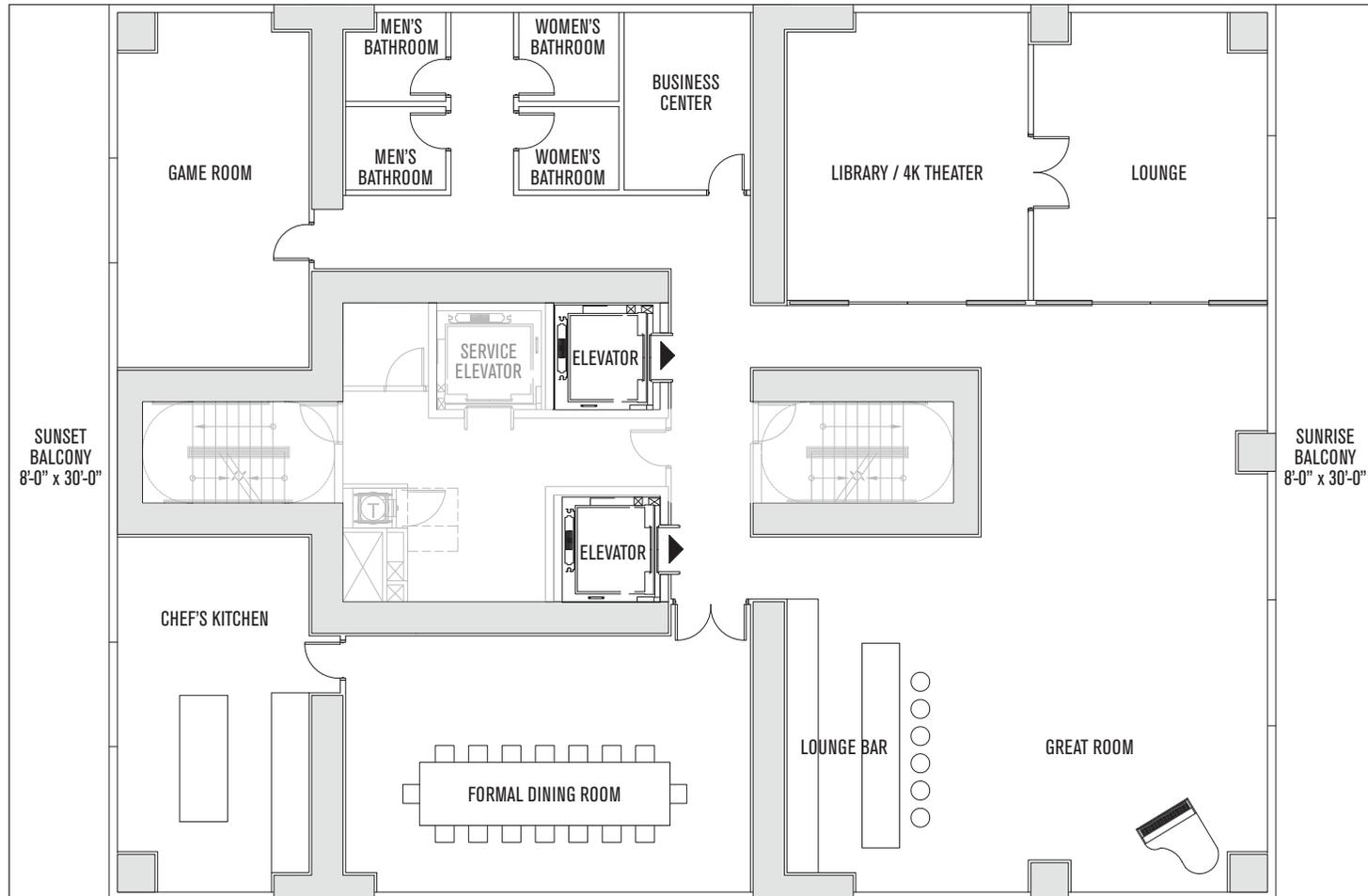
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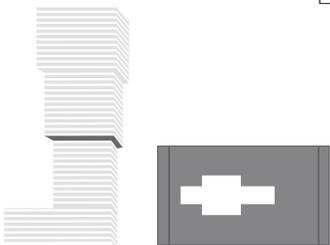
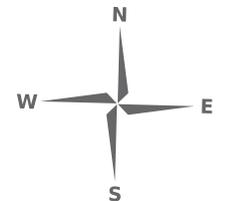
THIRTIETH FLOOR AMENITY LEVEL

E L Y S E E

MIAMI



GREAT ROOM | FORMAL DINING ROOM | LIBRARY / 4K THEATER | CHEF'S KITCHEN
 BUSINESS CENTER | LOUNGE & LOUNGE BAR | GAME ROOM

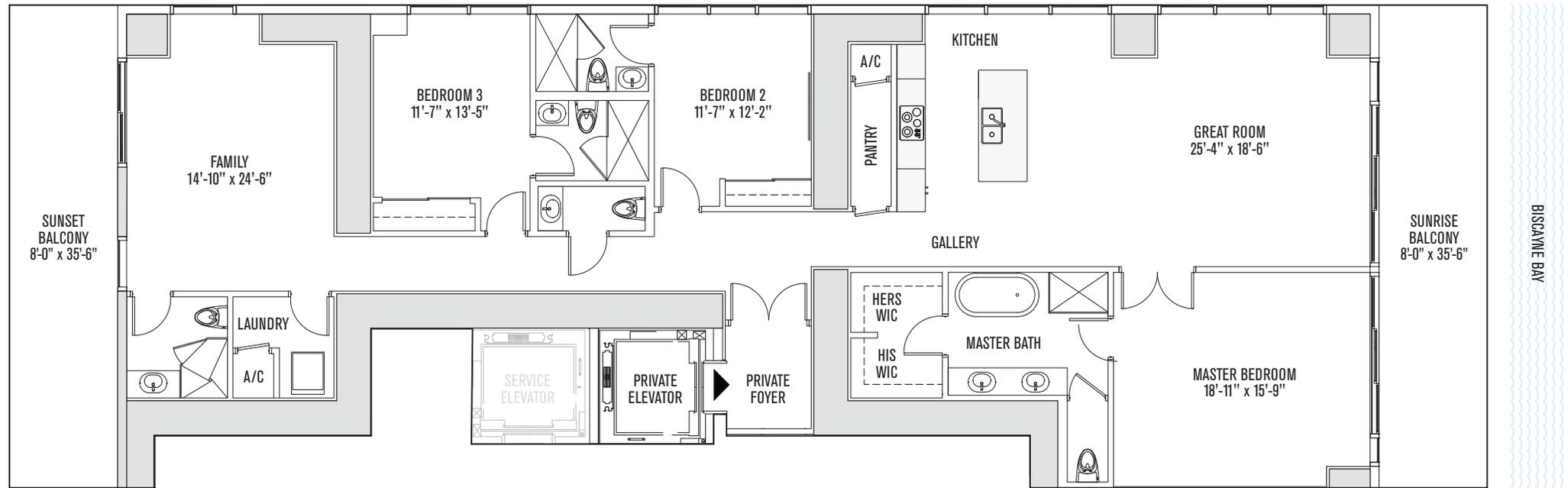


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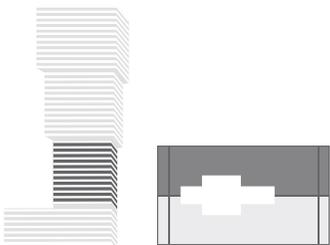
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3 BEDROOMS / 3.5 BATHROOMS
(CONVERTIBLE TO 4 OR 5 BEDROOMS)



3 BEDROOMS | 3.5 BATHROOMS | GREAT ROOM | FAMILY ROOM | KITCHEN
SUNRISE & SUNSET BALCONIES | PRIVATE ELEVATOR | PRIVATE FOYER

ENCLOSED AREA:	2,850 SQ FEET	265 SQ METERS
BALCONY AREA:	568 SQ FEET	53 SQ METERS
TOTAL AREA:	3,418 SQ FEET	318 SQ METERS

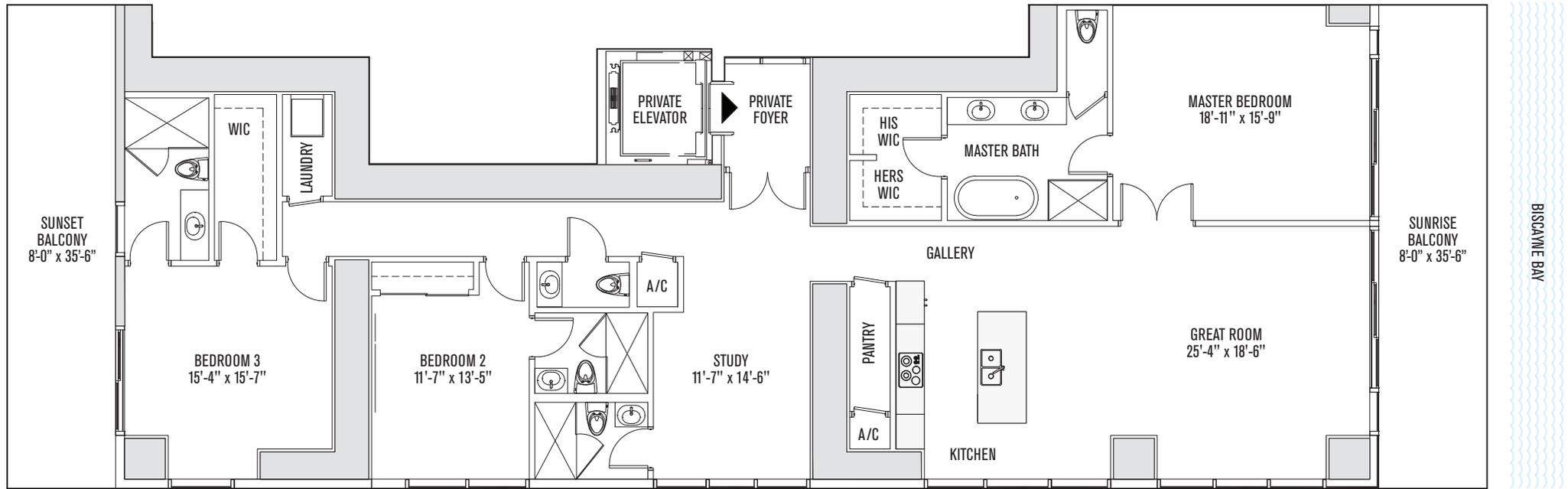


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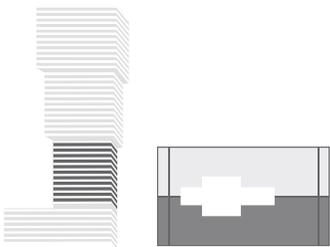
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3 BEDROOMS / 4.5 BATHROOMS
(CONVERTIBLE TO 4 OR 5 BEDROOMS)



3 BEDROOMS | 4.5 BATHROOMS | GREAT ROOM | STUDY | KITCHEN
SUNRISE & SUNSET BALCONIES | PRIVATE ELEVATOR | PRIVATE FOYER

ENCLOSED AREA:	2,860 SQ FEET	266 SQ METERS
BALCONY AREA:	568 SQ FEET	53 SQ METERS
TOTAL AREA:	3,428 SQ FEET	319 SQ METERS



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FLOORS 31-45

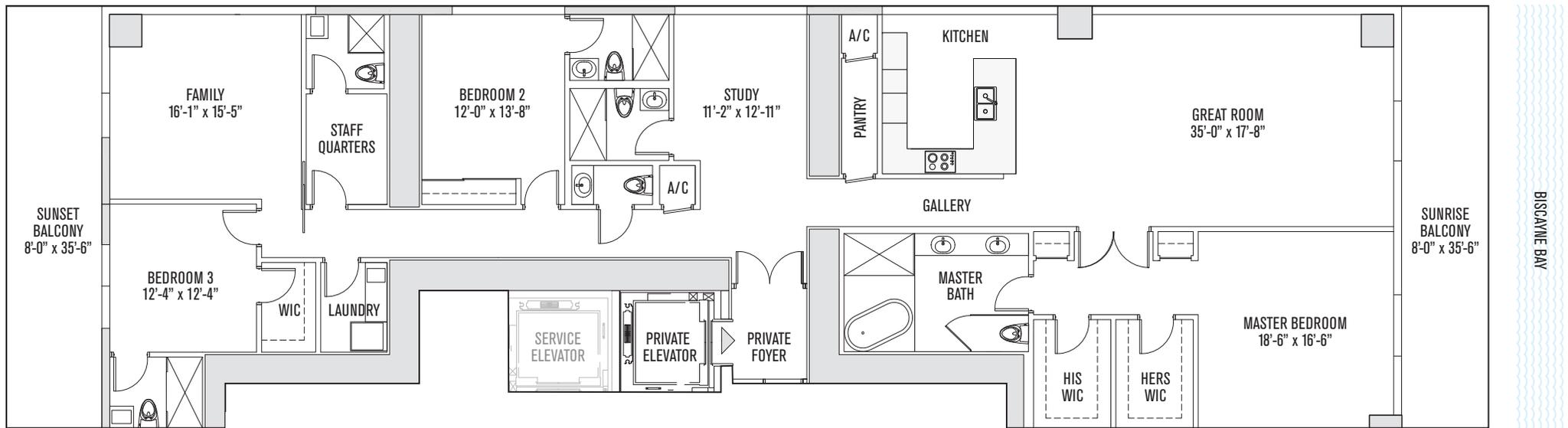
NORTH EAST RESIDENCE

E L Y S E E

MIAMI

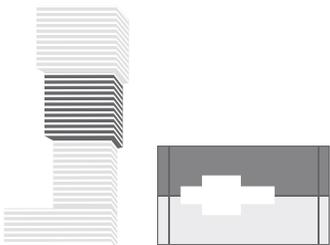
3 BEDROOMS / 4.5 BATHROOMS

(CONVERTIBLE TO 4 OR 5 BEDROOMS)



3 BEDROOMS | 4.5 BATHROOMS | GREAT ROOM | FAMILY ROOM | STUDY | KITCHEN | STAFF QUARTERS
 SUNRISE & SUNSET BALCONIES | PRIVATE ELEVATOR | PRIVATE FOYER

ENCLOSED AREA:	3,412 SQ FEET	317 SQ METERS
BALCONY AREA:	568 SQ FEET	53 SQ METERS
TOTAL AREA:	3,980 SQ FEET	370 SQ METERS



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FLOORS 31-45

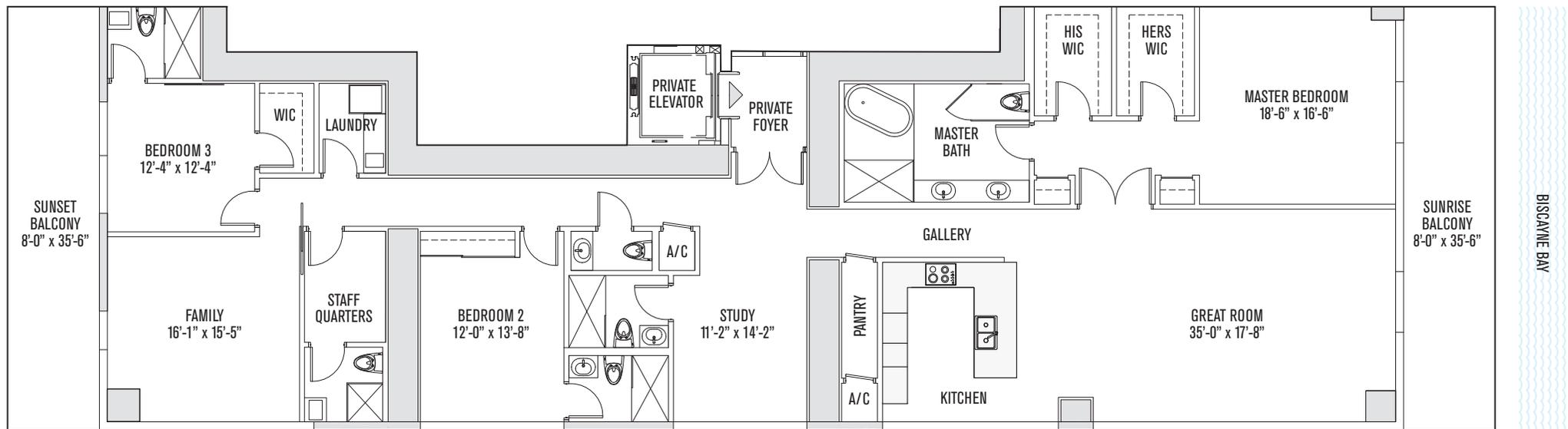
SOUTH EAST RESIDENCE

E L Y S E E

MIAMI

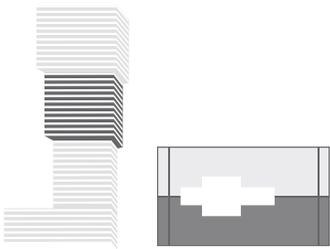
3 BEDROOMS / 5.5 BATHROOMS

(CONVERTIBLE TO 4 OR 5 BEDROOMS)



3 BEDROOMS | 5.5 BATHROOMS | GREAT ROOM | STUDY | KITCHEN | STAFF QUARTERS
 SUNRISE & SUNSET BALCONIES | PRIVATE ELEVATOR | PRIVATE FOYER

ENCLOSED AREA:	3,412 SQ FEET	317 SQ METERS
BALCONY AREA:	568 SQ FEET	53 SQ METERS
TOTAL AREA:	3,980 SQ FEET	370 SQ METERS



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FLOORS 46-56

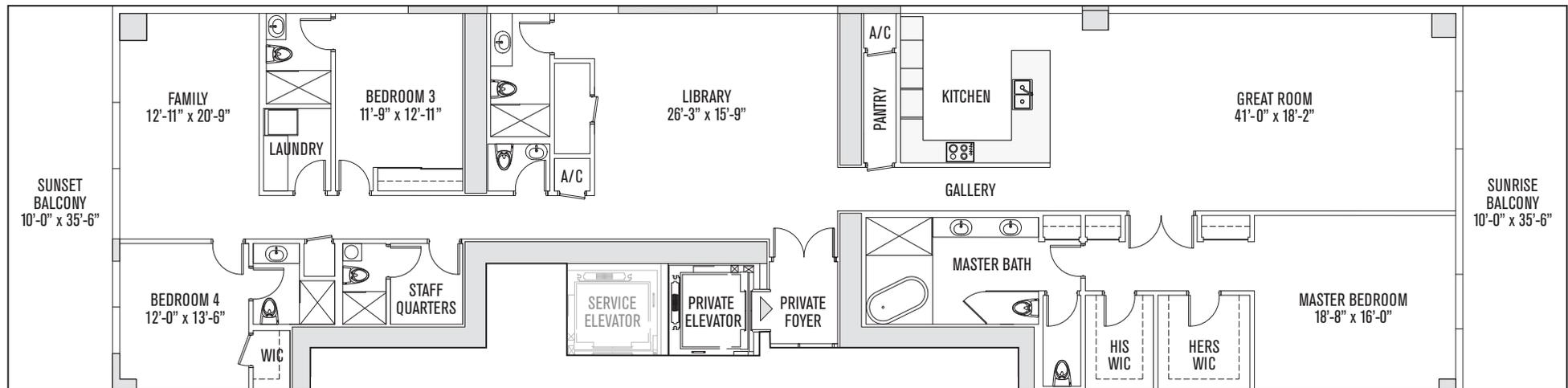
NORTH EAST RESIDENCE

E L Y S E E

MIAMI

PENTHOUSE 4 BEDROOMS / 5.5 BATHROOMS

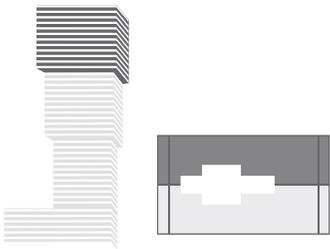
(CONVERTIBLE TO 5 OR 6 BEDROOMS)



BISCAYNE BAY

4 BEDROOMS | 5.5 BATHROOMS | GREAT ROOM | FAMILY ROOM | LIBRARY | KITCHEN | STAFF QUARTERS
 SUNRISE & SUNSET BALCONIES | PRIVATE ELEVATOR | PRIVATE FOYER

ENCLOSED AREA:	3,979 SQ FEET	370 SQ METERS
BALCONY AREA:	710 SQ FEET	66 SQ METERS
TOTAL AREA:	4,689 SQ FEET	436 SQ METERS



All plans, features, designs, dimensions, and other information contained or depicted herein are based upon preliminary development plans and are subject to change without notice due to field conditions and other matters. These materials do not reflect the final, as-built plans for the unit, or any room located therein, and may not be relied upon. All improvements, designs, and construction are subject to first obtaining the appropriate federal, state, and local permits and approvals for same. No guarantees or representations whatsoever are made that any plans, features, designs, or other items depicted or described herein will be provided or, if provided, will be of the same type, size, location or nature as depicted or described herein. The developer expressly reserves the right to make modifications, revisions, and changes it deems desirable in its sole and absolute discretion. This offering is made only by the prospectus for the condominium and no statement or information should be relied upon if not made in the prospectus. All architectural plans are and shall remain the property of the architect or developer and no rights are conferred hereby.

Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior partitioning 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 all interior structural components and other common elements). This method is generally used in sales materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the same method. For your reference, the area of the Unit, determined in accordance with these defined unit boundaries, is set forth above and is labeled as "A/C" (terraces, although included in the total square footage, are not part of the Unit). Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All dimensions are estimates which will vary with actual construction, and all floor plans, specifications, and other development plans are proposed and conceptual only, which are subject to change and will not necessarily accurately reflect the final plans and specifications for the development.

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.

FLOORS 46-56

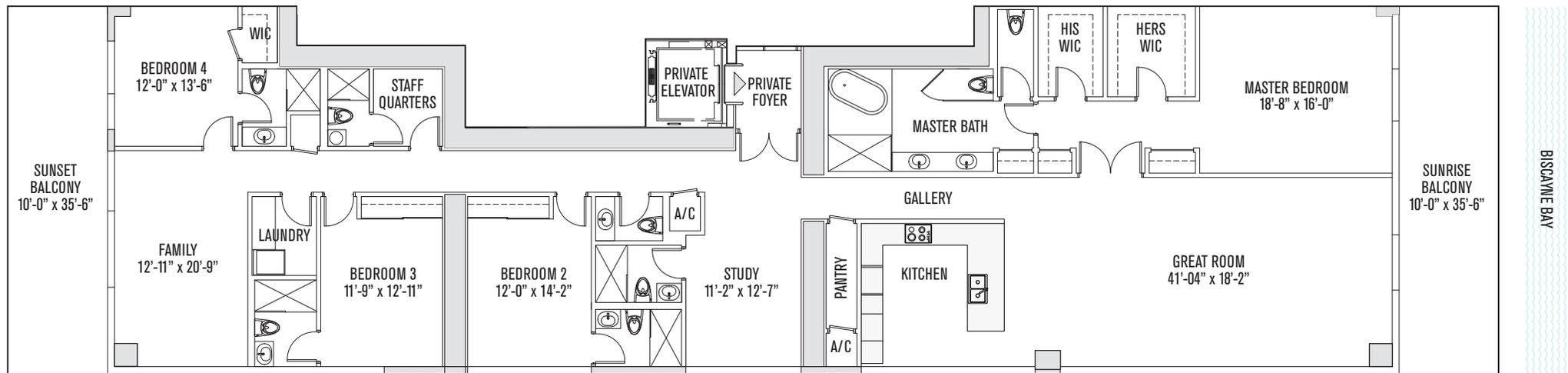
SOUTH EAST RESIDENCE

E L Y S E E

MIAMI

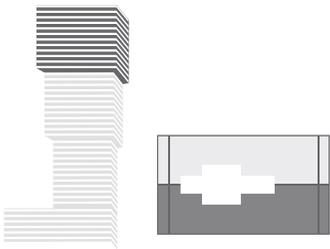
PENTHOUSE 4 BEDROOMS / 6.5 BATHROOMS

(CONVERTIBLE TO 5 OR 6 BEDROOMS)



4 BEDROOMS | 6.5 BATHROOMS | GREAT ROOM | FAMILY ROOM | STUDY | KITCHEN | STAFF QUARTERS
SUNRISE & SUNSET BALCONIES | PRIVATE ELEVATOR | PRIVATE FOYER

ENCLOSED AREA:	3,979 SQ FEET	370 SQ METERS
BALCONY AREA:	710 SQ FEET	66 SQ METERS
TOTAL AREA:	4,689 SQ FEET	436 SQ METERS



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ELYSEE

MIAMI

DISCLAIMER

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THIS OFFERING IS MADE ONLY BY THE PROSPECTUS FOR THE CONDOMINIUM AND NO STATEMENT SHOULD BE RELIED UPON IF NOT MADE IN THE PROSPECTUS. THESE 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.

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THIS PROJECT IS BEING DEVELOPED BY 700 MIAMI PARTNERS LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHICH WAS FORMED SOLELY FOR SUCH PURPOSE. TWO ROADS DEVELOPMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY ("TWO ROADS"), IS AFFILIATED WITH THIS ENTITY, BUT IS NOT THE DEVELOPER OF THIS PROJECT.

