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SITE LOCATION 123 NE 25 ST, Miami, FL 33137







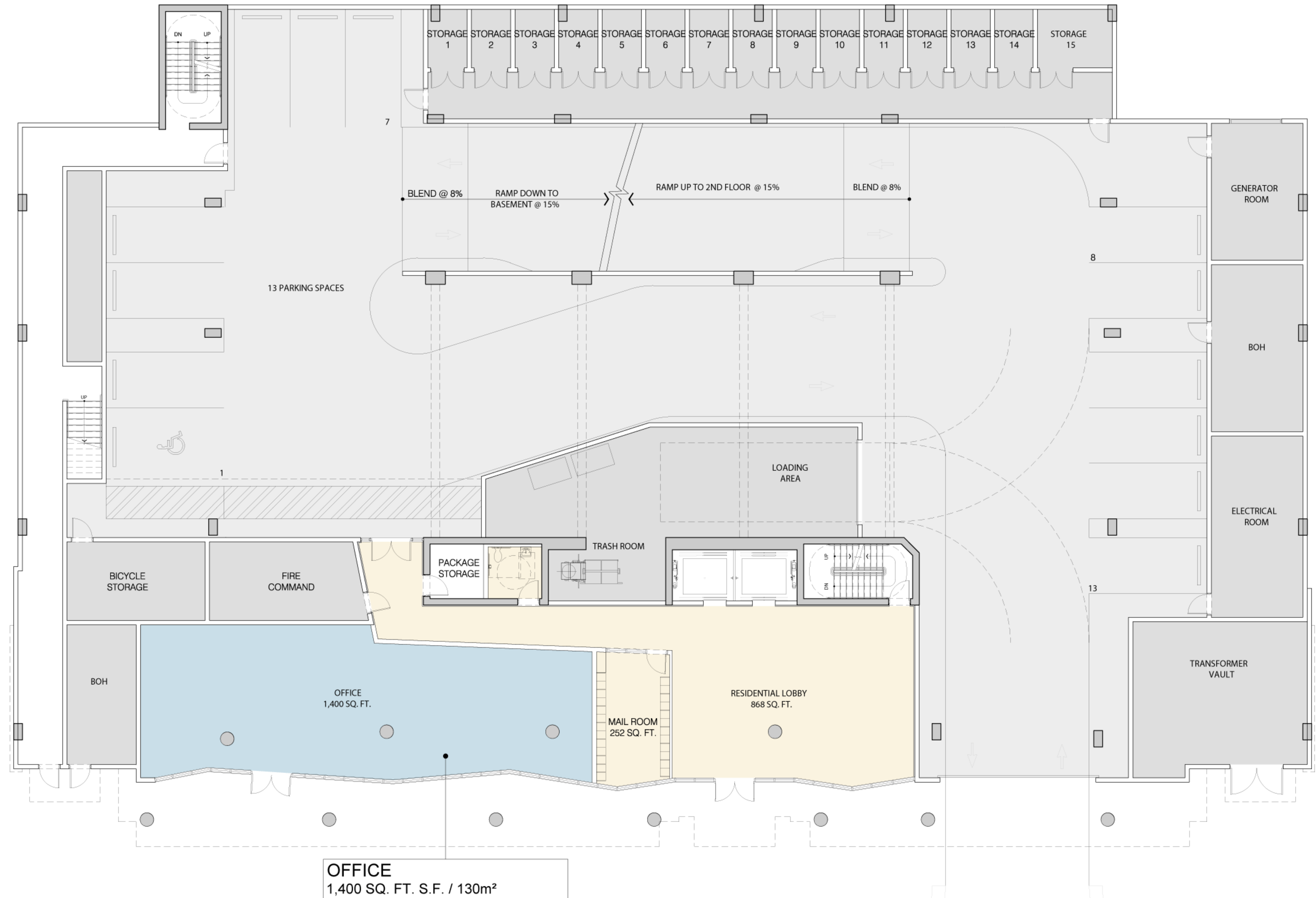








## GROUND FLOOR PLAN





be Happy...

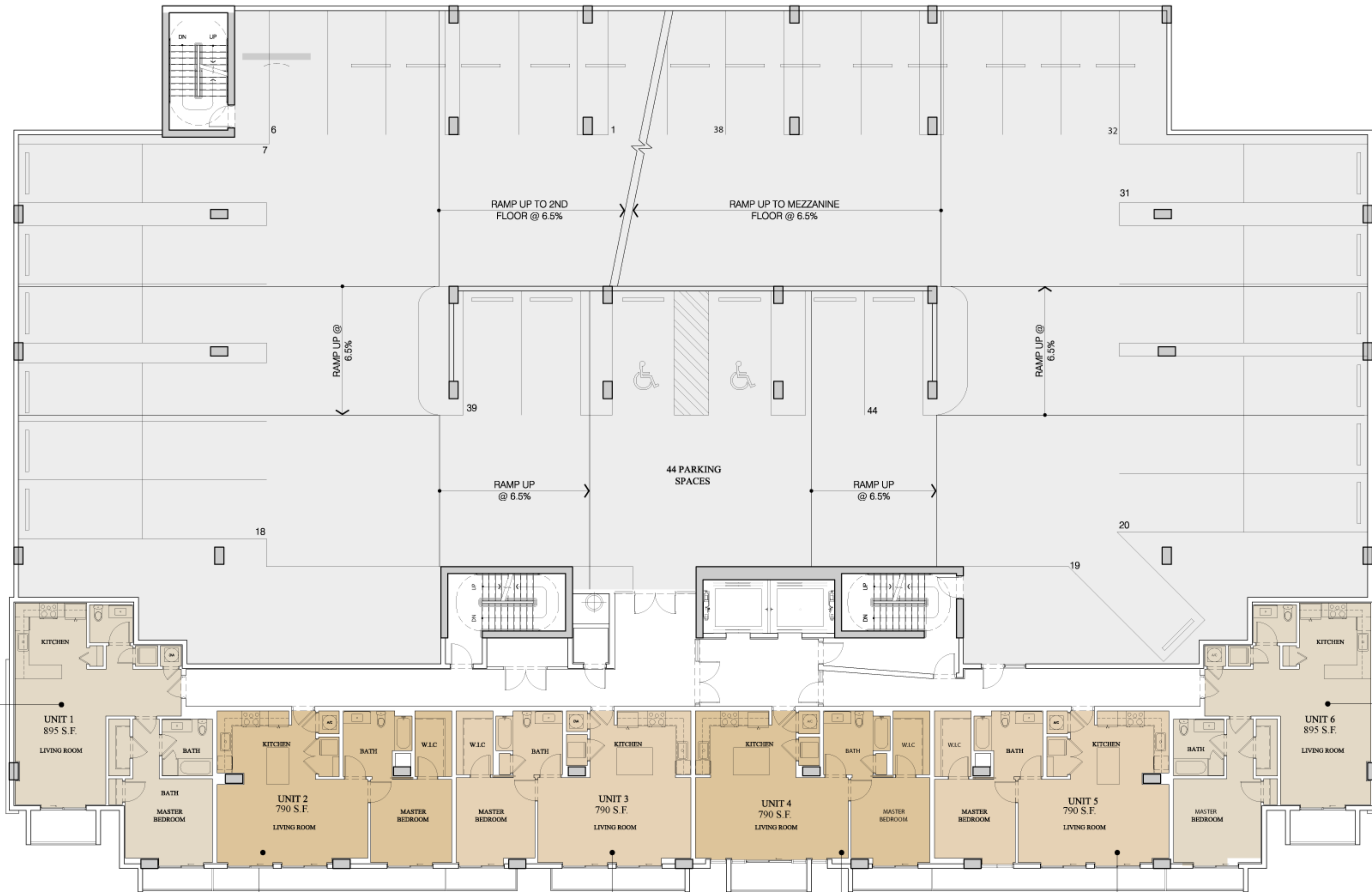
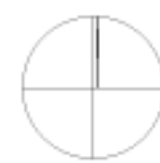








TYPICAL FLOOR PLAN (2ND & 3RD LEVEL)



**UNIT 1**  
1 bedroom - 2 bath.  
895 S.F. / 85.94m<sup>2</sup>  
Balcony (Living Room):  
47 S.F. / 4.36m<sup>2</sup>  
Balcony (Bedroom):  
32 S.F. / 2.97m<sup>2</sup>

Kitchen  
10'-4" x 10'-11" / 3.15 m x 3.32 m  
Living Room  
13'-1" x 18'-3" / 3.99 m x 5.56 m  
Master Bedroom  
12'-8" x 12'-1" / 3.86 m x 3.68 m

**UNIT 6**  
1 bedroom - 2 bath.  
895 S.F. / 85.94m<sup>2</sup>  
Balcony (Living Room):  
47 S.F. / 4.36m<sup>2</sup>  
Balcony (Bedroom):  
32 S.F. / 2.97m<sup>2</sup>

Kitchen  
10'-4" x 10'-11" / 3.15 m x 3.32 m  
Living Room  
13'-1" x 18'-3" / 3.99 m x 5.56 m  
Master Bedroom  
12'-8" x 12'-1" / 3.86 m x 3.68 m

**UNIT 2**  
1 bedroom - 1 bath  
790 S.F. / 73.39m<sup>2</sup>  
Balcony: 109 S.F. / 10.13m<sup>2</sup>

Kitchen 10'-4" x 9'-0" / 3.15 m x 2.74 m  
Living Room 21'-10" x 11'-4" / 6.65 m x 3.45 m  
Master Bedroom 11'-8" x 12'-1" / 3.6 m x 3.68 m  
Walk in closet 5'-4" x 9'-6" / 1.63m x 2.9m

**UNIT 3**  
1 bedroom - 1 bath  
790 S.F. / 73.39m<sup>2</sup>  
Balcony (Living Room): 72 S.F. / 6.7m<sup>2</sup>  
Balcony (Master Bedroom): 32 S.F. / 2.97m<sup>2</sup>

Kitchen 10'-8" x 9'-3" / 3.25 m x 2.82 m  
Living Room 22'-2" x 12'-4" / 6.76 m x 3.76 m  
Master Bedroom 11'-5" x 12'-4" / 3.47 m x 3.76 m  
Walk in closet 5'-4" x 9'-3" / 1.62m x 2.81m

**UNIT 4**  
1 bedroom - 1 bath  
790 S.F. / 73.39m<sup>2</sup>  
Balcony (Living Room): 45 S.F. / 4.18m<sup>2</sup>  
Balcony (Master Bedroom): 37 S.F. / 3.44m<sup>2</sup>

Kitchen 10'-8" x 9'-3" / 3.25 m x 2.82 m  
Living Room 22'-2" x 11'-8" / 6.76 m x 3.56 m  
Master Bedroom 11'-5" x 12'-4" / 3.47 m x 3.76 m  
Walk in closet 5'-4" x 9'-3" / 1.62m x 2.81m

**UNIT 5**  
1 bedroom - 1 bath  
790 S.F. / 73.39m<sup>2</sup>  
Balcony: 109 S.F. / 10.13m<sup>2</sup>

Kitchen 10'-4" x 9'-0" / 3.15 m x 2.74 m  
Living Room 21'-10" x 11'-4" / 6.65 m x 3.45 m  
Master Bedroom 11'-8" x 12'-1" / 3.6 m x 3.68 m  
Walk in closet 5'-4" x 9'-6" / 1.63m x 2.9m



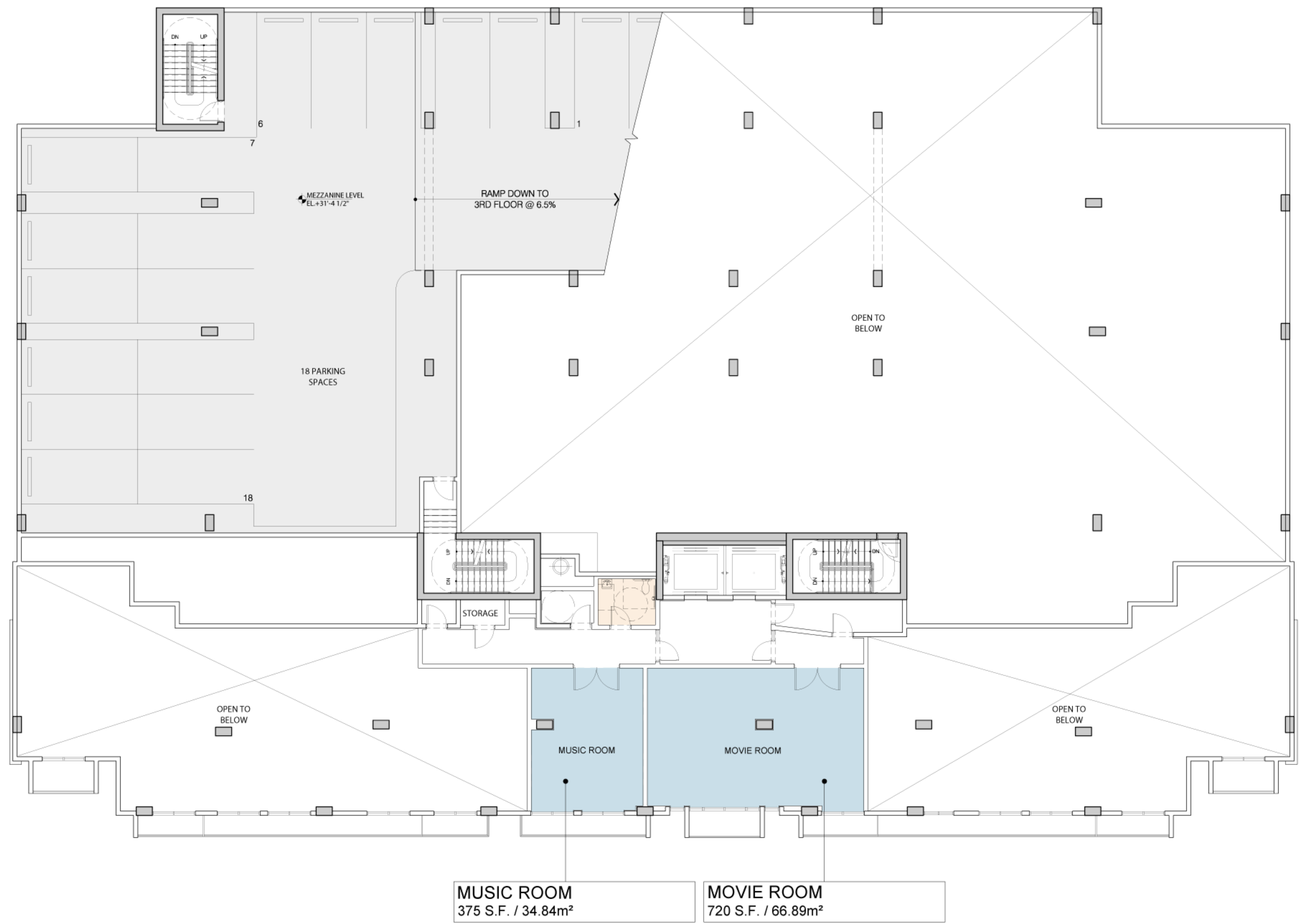
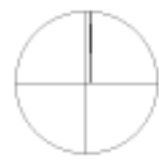








MEZZANINE LEVEL







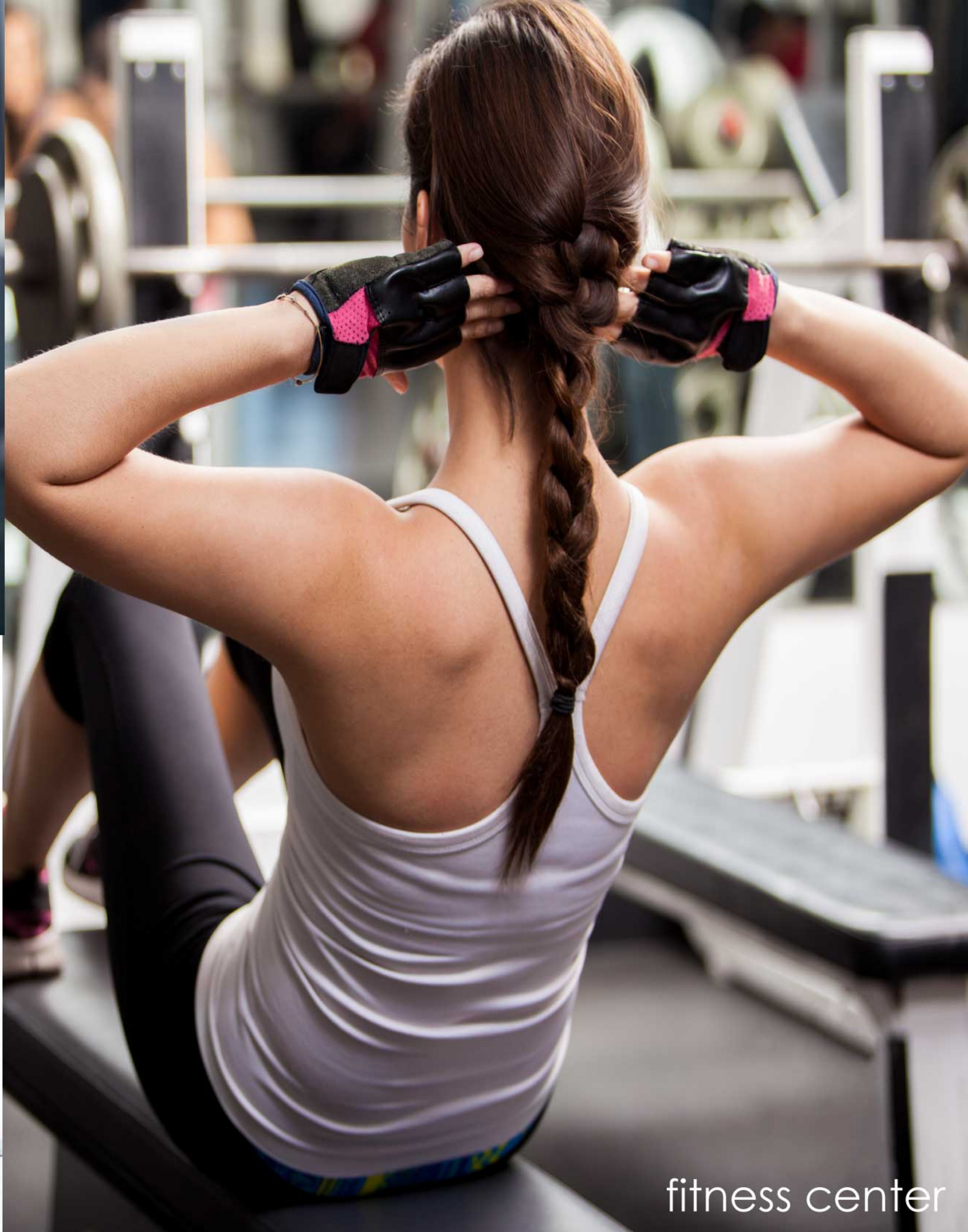




spinning room



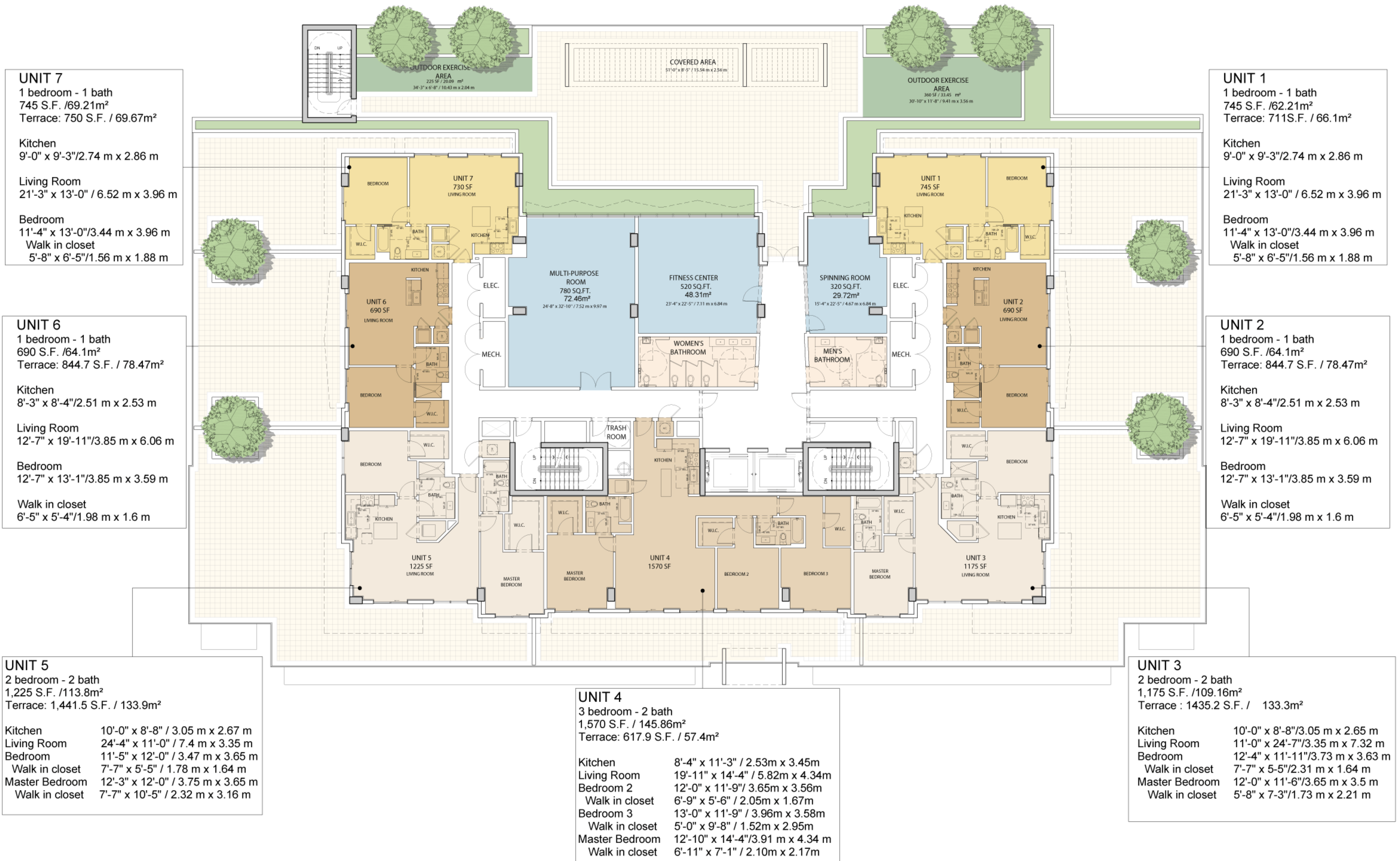
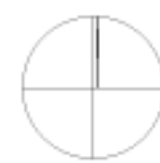
yoga area



fitness center



# RECREATIONAL FLOOR PLAN (4TH LEVEL)



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], which will typically be smaller. Note that measurements of rooms set forth on the floor plan(s) above 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 and square footages are approximate based on preliminary plans and may vary with actual construction. The floor plan(s) above represents the typical floor plan for the residence type indicated, but the actual floor plan of a specific residence may differ. All floor plans and development plans are proposed and conceptual only, and are subject to change. See Legal Disclaimers on Final Page.















we are fashionable, cool, open minded and fun









## UNIT 8

1 bedroom - 1 bath  
860 S.F. / 79.9m<sup>2</sup>  
Balcony: 95 S.F. / 8.83m<sup>2</sup>

Kitchen	12'-1" x 7'-10"/3.68 m x 2.39 m
Living Room	17'-5" x 11'-10"/5.30 m x 3.61 m
Bedroom	15'-3" x 12'-10"/4.65 m x 3.9 m
Walk in closet	5'-6" x 5'-4"/1.67 m x 1.62 m

## UNIT 9

**STUDIO** 1 bedroom - 1 bath  
790 S.F. / 73.4m<sup>2</sup>  
Balcony: 131 S.F. / 12.17m<sup>2</sup>

Kitchen	12'-11" x 5'-5" / 3.15 m x 2.26 m
Living / Bedroom	16'-8" x 22'-2" / 5.08 m x 6.76 m
Walk in closet	3'-9" x 6'-5" / 1.16 m x 1.95 m

## UNIT 10

1 bedroom - 1 bath  
860 S.F. / 79.9m<sup>2</sup>  
Balcony: 95 S.F. / 8.83m<sup>2</sup>

Kitchen	12'-1" x 7'-10"/3.68 m x 2.39 m
Living Room	17'-5" x 11'-10"/5.30 m x 3.61 m
Bedroom	15'-3" x 12'-10"/4.65 m x 3.9 m
Walk in closet	5'-6" x 5'-4"/1.67 m x 1.62 m

## UNIT 7

1 bedroom - 1 bath  
745 S.F. /69.21m<sup>2</sup>  
Balcony (Living Room): 31.2 S.F. / 2.9m<sup>2</sup>  
Balcony (Bedroom): 77.5 S.F. / 7.2m<sup>2</sup>

Kitchen	9'-0" x 9'-3"/2.74 m x 2.86 m
Living Room	21'-3" x 13'-0" / 6.52 m x 3.96 m
Bedroom	11'-4" x 13'-0"/3.44 m x 3.96 m
Walk in closet	5'-8" x 6'-5"/1.56 m x 1.88 m

## UNIT 6

1 bedroom - 1 bath  
690 S.F. / 64.1m<sup>2</sup>  
Balcony: 93.52 S.F. / 8.68m<sup>2</sup>

Kitchen	8'-3" x 8'-4"/2.51 m x 2.53 m
Living Room	12'-7" x 19'-11"/3.85 m x 6.06 m
Bedroom	12'-7" x 11'-9"/3.85 m x 3.59 m
Walk in closet	6'-5" x 5'-4"/1.98 m x 1.6 m

## UNIT 5

2 bedroom - 2 bath  
1,225 S.F. /113.8m<sup>2</sup>  
Balcony (Living Room): 106.7 S.F. / 9.91m<sup>2</sup>  
Balcony (Master Bedroom): 28.5 S.F. / 2.64m<sup>2</sup>

Kitchen	10'-0" x 8'-8"/3.05 m x 2.67 m
Living Room	24'-4" x 11'-0"/7.4 m x 3.35 m
Bedroom	11'-5" x 12'-0"/3.47 m x 3.65 m
Walk in closet	7'-7" x 5'-5"/2.32 m x 1.64 m
Master Bedroom	12'-3" x 12'-0"/3.75 m x 3.65 m
Walk in closet	7'-7" x 10'-5"/2.32 m x 3.16 m

## UNIT 4

3 bedroom - 2 bath  
1,570 S.F. /145.86m<sup>2</sup>  
Balcony: 198 S.F. / 18.39m<sup>2</sup>

Kitchen	8'-4" x 11'-3" / 2.53m x 3.45m
Living Room	19'-11" x 14'-4" / 5.82m x 4.34m
Bedroom 2	12'-0" x 11'-9" / 3.65m x 3.56m
Walk in closet	6'-9" x 5'-6" / 2.05m x 1.67m
Bedroom 3	13'-0" x 11'-9" / 3.96m x 3.58m
Walk in closet	5'-0" x 9'-8" / 1.52m x 2.95m
Master Bedroom	12'-10" x 14'-4" / 3.91 m x 4.36 m
Walk in closet	6'-11" x 7'-1" / 2.10m x 2.17m

## UNIT 1

1 bedroom - 1 bath  
745 S.F. /69.21m<sup>2</sup>  
Balcony (Living Room): 31.2 S.F. / 2.9m<sup>2</sup>  
Balcony (Bedroom): 77.5 S.F. / 7.2m<sup>2</sup>

Kitchen	9'-0" x 9'-3"/2.74 m x 2.86 m
Living Room	21'-3" x 13'-0" / 6.52 m x 3.96 m
Bedroom	11'-4" x 13'-0"/3.44 m x 3.96 m
Walk in closet	5'-8" x 6'-5"/1.56 m x 1.88 m

## UNIT 2

1 bedroom - 1 bath  
690 S.F. / 64.1m<sup>2</sup>  
Balcony: 93.52 S.F. / 8.68m<sup>2</sup>

Kitchen	8'-3" x 8'-4"/2.51 m x 2.53 m
Living Room	12'-7" x 19'-11"/3.85 m x 6.06 m
Bedroom	12'-7" x 11'-9"/3.85 m x 3.59 m
Walk in closet	6'-5" x 5'-4"/1.98 m x 1.6 m

## UNIT 3

2 bedroom - 2 bath  
1,175 S.F. /109.16m<sup>2</sup>  
Balcony (Living Room): 106.3 S.F. / 9.59m<sup>2</sup>  
Balcony (Master Bedroom): 28.5 S.F. / 2.64m<sup>2</sup>

Kitchen	10'-0" x 8'-8"/3.05 m x 2.65 m
Living Room	11'-0" x 24'-7"/3.35 m x 7.32 m
Bedroom	12'-4" x 11'-11"/3.73 m x 3.63 m
Walk in closet	7'-7" x 5'-5"/2.31 m x 1.64 m
Master Bedroom	12'-0" x 11'-6"/3.65 m x 3.5 m
Walk in closet	5'-8" x 7'-3"/1.73 m x 2.21 m

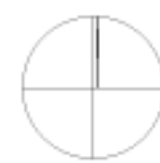








# 11TH LEVEL FLOOR PLAN



**UNIT 8**  
2 bedroom - 2 bath  
1,300 S.F. / 120.77m<sup>2</sup>  
Balcony: 160 S.F. / 14.86m<sup>2</sup>

Kitchen	11'-8" x 10'-0"/3.56 m x 3.04 m
Living Room	12'-8" x 23'-1"/3.86 m x 7.04 m
Den	11'-9" x 9'-4"/3.58 m x 2.84 m
Bedroom	15'-3" x 12'-10"/4.65 m x 3.9 m
Walk in closet	6'-11" x 5'-4"/2.1 m x 1.62 m
Master Bedroom	13'-0" x 17'-6"/3.96 m x 5.33 m
Walk in closet	5'-6" x 5'-4"/1.67 m x 1.62 m

**UNIT 9**  
1 bedroom - 1 bath  
860 S.F. / 79.9m<sup>2</sup>  
Balcony: 95 S.F. / 8.83m<sup>2</sup>

Kitchen	12'-1" x 7'-10"/3.68 m x 2.39 m
Living Room	17'-5" x 11'-10"/5.30 m x 3.61 m
Bedroom	13'-0" x 17'-6"/3.96 m x 5.33 m
Walk in closet	5'-6" x 5'-4"/1.67 m x 1.62 m

**UNIT 7**  
1 bedroom - 1 bath  
745 S.F. / 69.21m<sup>2</sup>  
Balcony (Living Room): 31.2 S.F. / 2.9m<sup>2</sup>  
Balcony (Bedroom): 77.5 S.F. / 7.2m<sup>2</sup>

Kitchen	9'-0" x 9'-3"/2.74 m x 2.86 m
Living Room	21'-3" x 13'-0" / 6.52 m x 3.96 m
Bedroom	11'-4" x 13'-0"/3.44 m x 3.96 m
Walk in closet	5'-8" x 6'-5"/1.56 m x 1.88 m

**UNIT 1**  
1 bedroom - 1 bath  
745 S.F. / 69.21m<sup>2</sup>  
Balcony (Living Room): 31.2 S.F. / 2.9m<sup>2</sup>  
Balcony (Bedroom): 77.5 S.F. / 7.2m<sup>2</sup>

Kitchen	9'-0" x 9'-3"/2.74 m x 2.86 m
Living Room	21'-3" x 13'-0" / 6.52 m x 3.96 m
Bedroom	11'-4" x 13'-0"/3.44 m x 3.96 m
Walk in closet	5'-8" x 6'-5"/1.56 m x 1.88 m

**UNIT 6**  
1 bedroom - 1 bath  
690 S.F. / 64.1m<sup>2</sup>  
Balcony: 93.52 S.F. / 8.68m<sup>2</sup>

Kitchen	8'-3" x 8'-4"/2.51 m x 2.53 m
Living Room	12'-7" x 19'-11"/3.85 m x 6.06 m
Bedroom	12'-7" x 11'-9"/3.85 m x 3.59 m
Walk in closet	6'-5" x 5'-4"/1.98 m x 1.6 m

**UNIT 2**  
1 bedroom - 1 bath  
690 S.F. / 64.1m<sup>2</sup>  
Balcony: 93.52 S.F. / 8.68m<sup>2</sup>

Kitchen	8'-3" x 8'-4"/2.51 m x 2.53 m
Living Room	12'-7" x 19'-11"/3.85 m x 6.06 m
Bedroom	12'-7" x 11'-9"/3.85 m x 3.59 m
Walk in closet	6'-5" x 5'-4"/1.98 m x 1.6 m

**UNIT 5**  
2 bedroom - 2 bath  
1,225 S.F. / 113.8m<sup>2</sup>  
Balcony (Living Room): 106.7 S.F. / 9.91m<sup>2</sup>  
Balcony (Master Bedroom): 28.5 S.F. / 2.64m<sup>2</sup>

Kitchen	10'-0" x 8'-8"/3.05 m x 2.67 m
Living Room	24'-4" x 11'-0"/7.4 m x 3.35 m
Bedroom	11'-5" x 12'-0"/3.47 m x 3.65 m
Walk in closet	7'-7" x 5'-5"/2.32 m x 1.64 m
Master Bedroom	12'-3" x 12'-0"/3.75 m x 3.65 m
Walk in closet	7'-7" x 10'-5"/2.32 m x 3.16 m

**UNIT 3**  
2 bedroom - 2 bath  
1,175 S.F. / 109.16m<sup>2</sup>  
Balcony (Living Room): 106.3 S.F. / 9.59m<sup>2</sup>  
Balcony (Master Bedroom): 28.5 S.F. / 2.64m<sup>2</sup>

Kitchen	10'-0" x 8'-8"/3.05 m x 2.65 m
Living Room	11'-0" x 24'-7"/3.35 m x 7.32 m
Bedroom	12'-4" x 11'-11"/3.73 m x 3.63 m
Walk in closet	7'-7" x 5'-5"/2.31 m x 1.64 m
Master Bedroom	12'-0" x 11'-6"/3.65 m x 3.5 m
Walk in closet	5'-8" x 7'-3"/1.73 m x 2.21 m

**UNIT 4**  
3 bedroom - 2 bath  
1,570 S.F. / 145.86m<sup>2</sup>  
Balcony: 198 S.F. / 18.39m<sup>2</sup>

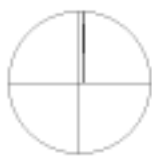
Kitchen	8'-4" x 11'-3" / 2.53m x 3.45m
Living Room	19'-11" x 14'-4" / 5.82m x 4.34m
Bedroom 2	12'-0" x 11'-9" / 3.65m x 3.56m
Walk in closet	6'-9" x 5'-6" / 2.05m x 1.67m
Bedroom 3	13'-0" x 11'-9" / 3.96m x 3.58m
Walk in closet	5'-0" x 9'-8" / 1.52m x 2.95m
Master Bedroom	12'-10" x 14'-4"/3.91 m x 4.36 m
Walk in closet	6'-11" x 7'-1" / 2.10m x 2.17m











UNIT 5  
2 bedroom - 2 bath + Den  
1,445 S.F. /134.24m<sup>2</sup>  
Balcony (Living Room): 92 S.F. / 8.55m<sup>2</sup>  
Balcony (Master Bedroom): 62 S.F. / 5.76m<sup>2</sup>  
Balcony (Bedroom/Den): 93 S.F. / 8.64m<sup>2</sup>

Kitchen

Living Room

Den

Bedroom 1

Walk in closet

Master Bedroom

Walk in closet

9'-8" x 11'-8" / 2.95 m x 3.56 m

20'-4" x 12'-3" / 6.2 m x 3.73 m

13'-8" x 13'-4" / 4.17 m x 4.06 m

13'-6" x 13'-2" / 4.11 m x 4.01 m

5'-4" x 7'-0" / 1.6 m x 2.13 m

12'-3" x 12'-3" / 3.73 m x 3.73 m

7'-0" x 6'-8" / 2.13 m x 2.06 m

UNIT 4  
2 bedroom - 2 bath  
1,225 S.F. /113.8m<sup>2</sup>  
Balcony (Living Room): 176 S.F. / 16.4m<sup>2</sup>  
Balcony (Master Bedroom): 35 S.F. / 3.25m<sup>2</sup>

Kitchen

Living Room

Bedroom 1

Walk in closet

Master Bedroom

Walk in closet

9'-7" x 8'-8" / 2.92m x 2.64m

24'-7" x 11'-0" / 7.49m x 3.35m

12'-1" x 12'-0" / 3.68m x 3.66m

7'-7" x 5'-5" / 2.31m x 1.65m

10'-6" x 12'-0" / 3.23m x 3.66m

7'-7" x 10'-5" / 2.31m x 3.18m

UNIT 3  
3 bedroom - 2 bath  
1,570 S.F. /145.86m<sup>2</sup>  
Balcony: 239 S.F. / 22.2m<sup>2</sup>

Kitchen

Living Room

Bedroom 2

Walk in closet

Bedroom 3

Walk in closet

Master Bedroom

Walk in closet

8'-4" x 11'-3" / 2.53m x 3.45m

19'-11" x 14'-4" / 5.82m x 4.34m

12'-0" x 11'-9" / 3.65m x 3.56m

6'-9" x 5'-6" / 2.05m x 1.67m

13'-0" x 11'-9" / 3.96m x 3.58m

5'-0" x 9'-8" / 1.52m x 2.95m

12'-10" x 14'-4" / 3.91 m x 4.36 m

6'-11" x 7'-1" / 2.10m x 2.17m

UNIT 1  
2 bedroom - 2 bath + Den  
1,435 S.F. /133.32m<sup>2</sup>  
Balcony (Living Room): 92 S.F. / 8.55m<sup>2</sup>  
Balcony (Master Bedroom): 62 S.F. / 5.76m<sup>2</sup>  
Balcony (Bedroom/Den): 93 S.F. / 8.64m<sup>2</sup>

Kitchen

Living Room

Den

Bedroom 1

Walk in closet

Master Bedroom

Walk in closet

9'-8" x 11'-8" / 2.95 m x 3.56 m

20'-4" x 12'-3" / 6.2 m x 3.73 m

13'-8" x 13'-4" / 4.17 m x 4.06 m

13'-6" x 13'-2" / 4.11 m x 4.01 m

5'-4" x 7'-0" / 1.6 m x 2.13 m

12'-3" x 12'-3" / 3.73 m x 3.73 m

7'-0" x 6'-8" / 2.13 m x 2.06 m

UNIT 2  
2 bedroom - 2 bath  
1,175 S.F. /109.16m<sup>2</sup>  
Balcony (Living Room): 176 S.F. / 16.4m<sup>2</sup>  
Balcony (Master Bedroom): 35 S.F. / 3.25m<sup>2</sup>

Kitchen

Living Room

Bedroom 1

Walk in closet

Master Bedroom

Walk in closet

9'-7" x 8'-8" / 2.92m x 2.64m

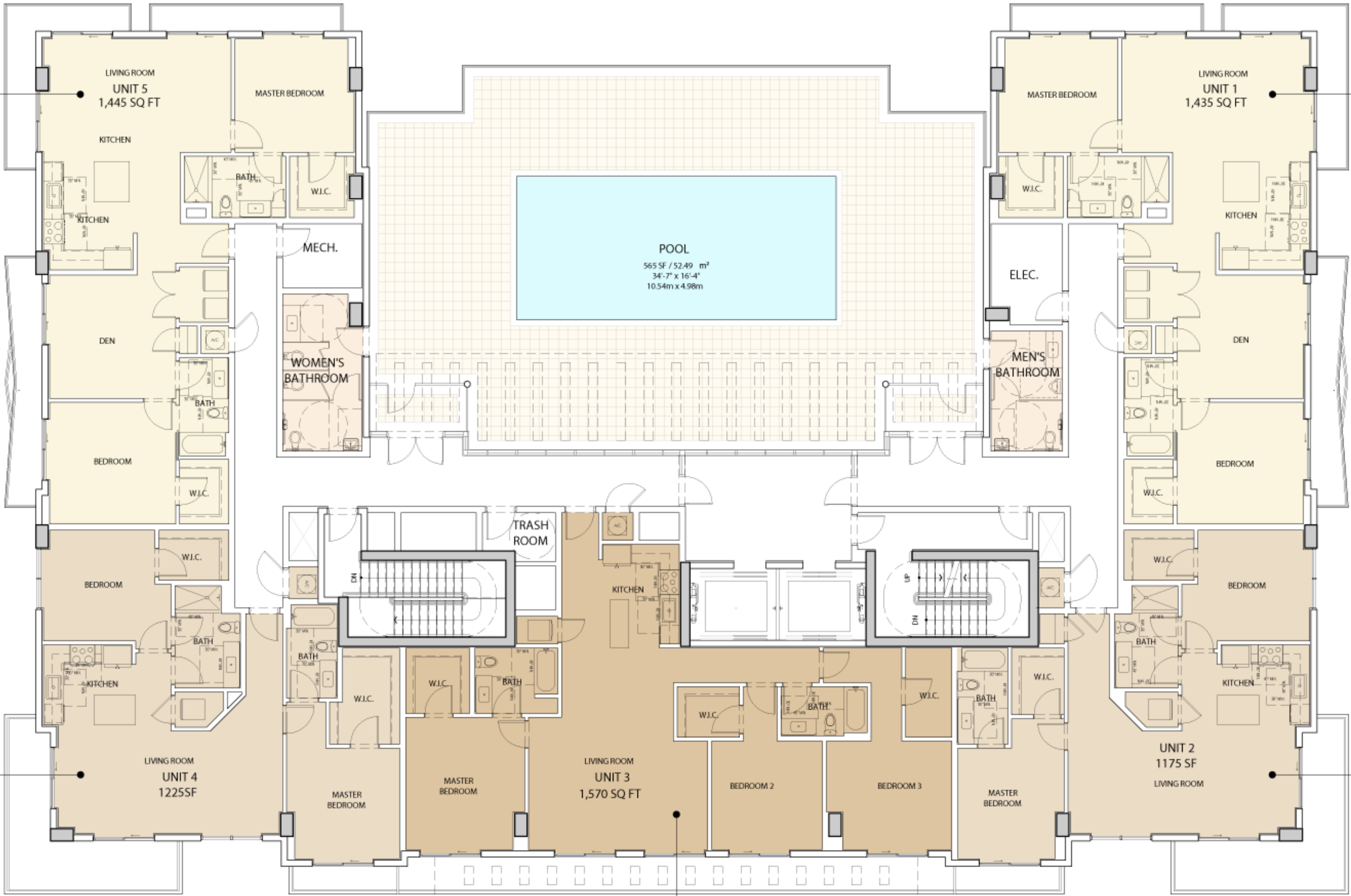
24'-7" x 11'-0" / 7.49m x 3.35m

12'-1" x 12'-0" / 3.68m x 3.66m

7'-7" x 5'-5" / 2.31m x 1.65m

10'-6" x 12'-0" / 3.23m x 3.66m

5'-8" x 7'-3" / 1.73m x 2.20m







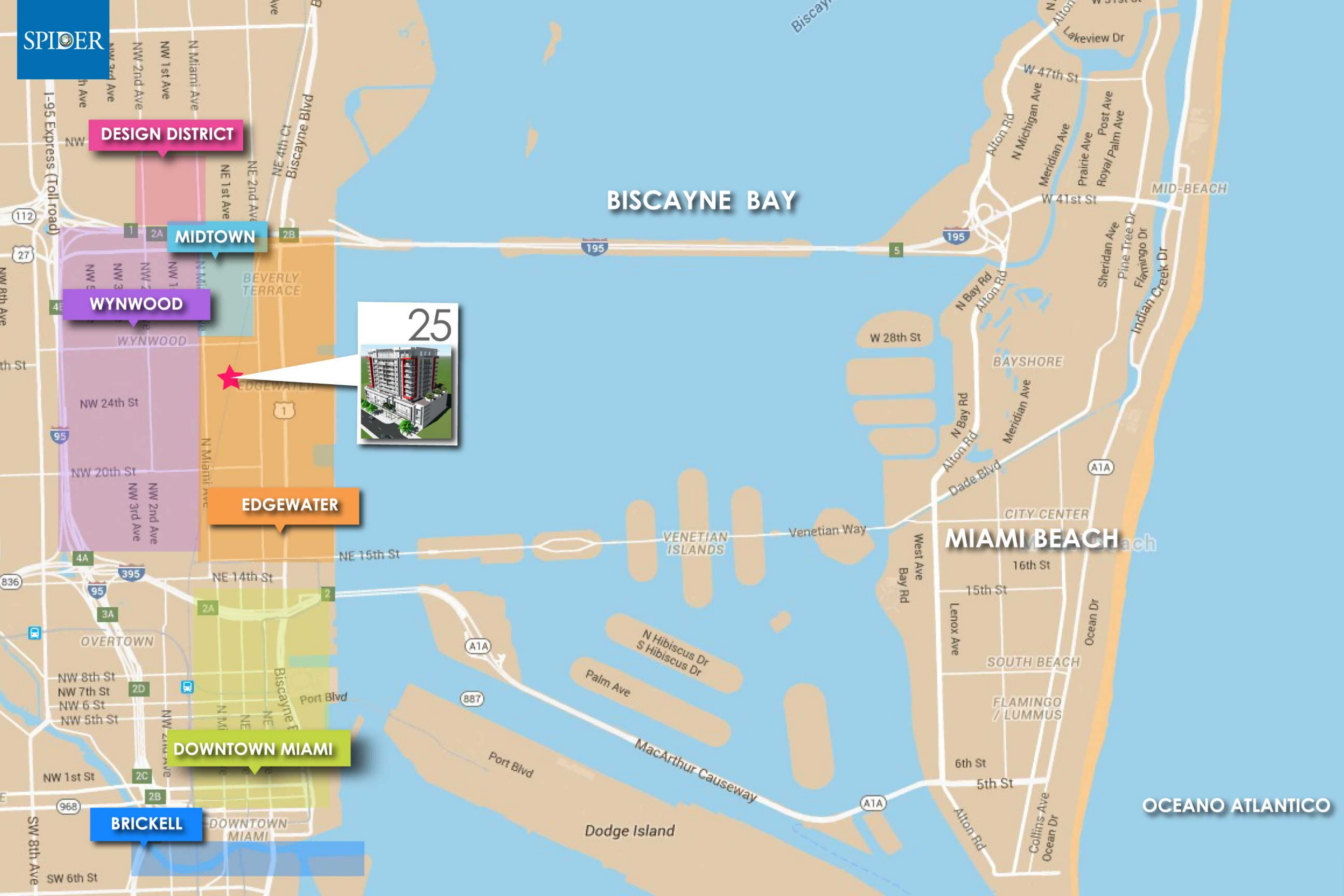






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# 25

SITE LOCATION 123 NE 25 ST, Miami, FL 33137



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