



ONE BAY<sup>®</sup>

DESIGN DISTRICT RESIDENCES

THE CITY LIVING YOU WANT.  
THE PRIVACY YOU NEED.





# THERE IS A NEW MIAMI UNDERWAY. A MIAMI AMIDST A CULTURAL RENAISSANCE.

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It's alive, electric and burgeoning with world-class art, theatre and magnificent shopping. Phenomenal eateries suit any taste, glamorous and low-key lounges are at every turn. In the center of this metamorphosis, is the innovative Design District featuring public art installations and chic retailers, dining, design showrooms and architecture studios. And tucked away within all this hustle and bustle, is a private enclave. Your urban oasis. Your escape. One Bay Design District Residences.

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UNWIND IN A  
PRIVATE ENCLAVE.



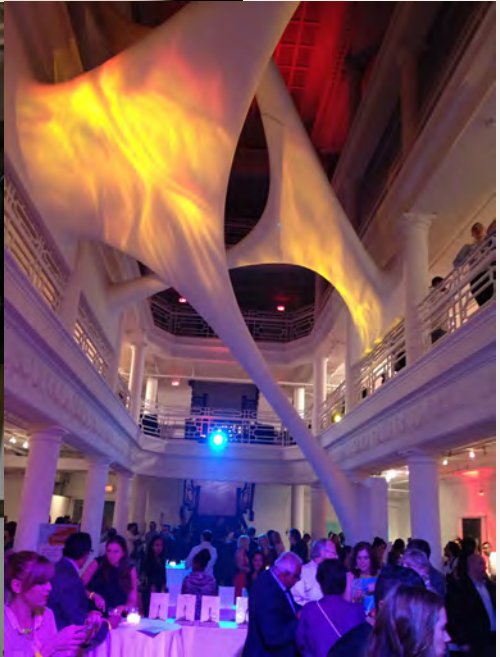
SURROUNDED BY MIAMI'S STUNNING BACKDROP,  
NATURAL BEAUTY IS AT EVERY TURN.



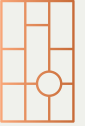
# THE DESIGN DISTRICT BY DAY: PRESTIGIOUS. LUXURIOUS. FASHIONABLE.



THE DESIGN DISTRICT BY NIGHT:  
ECLECTIC. INSPIRING. CHIC.



# AN EXCLUSIVE NEIGHBORHOOD DESIGNED FOR YOUR DESIRES





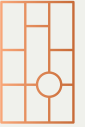
UNIQUE. SERENE. WELCOMING.  
YOUR ADDRESS IS YOUR ESCAPE.



IT'S MORE THAN A POOL,  
IT'S YOUR URBAN OASIS.



PENTHOUSE LIVING,  
WITHOUT THE PENTHOUSE ATTITUDE.



EXTRAORDINARY IS  
WITHIN REACH.



WITH ONLY 38 RESIDENCES,  
ONLY A SELECTED FEW WILL CALL IT HOME.



FROM YOUR ROOFTOP TERRACE YOU'LL SEE  
YOU'RE IN THE HOTTEST PART OF TOWN.



YOUR SANCTUARY.  
YOUR PENTHOUSE SUNRISE.



UNRIVALLED,  
YET UNPRETENTIOUS.





OPEN PLAN FOR  
OPEN MINDS.



WITH FLOOR-TO-CEILING IMPACT  
WINDOWS, SUNSETS REALLY HAVE IMPACT.



COOL. CASUAL.  
COMFORTABLE.



SPACIOUS BEDROOMS  
ALLOW YOU TO DREAM BIG.



EUROPEAN CABINETRY AND FINISHES:  
THE SECRET INGREDIENTS TO A GOURMET KITCHEN.



THE MASTER BATH  
THAT'S A MASTERPIECE.



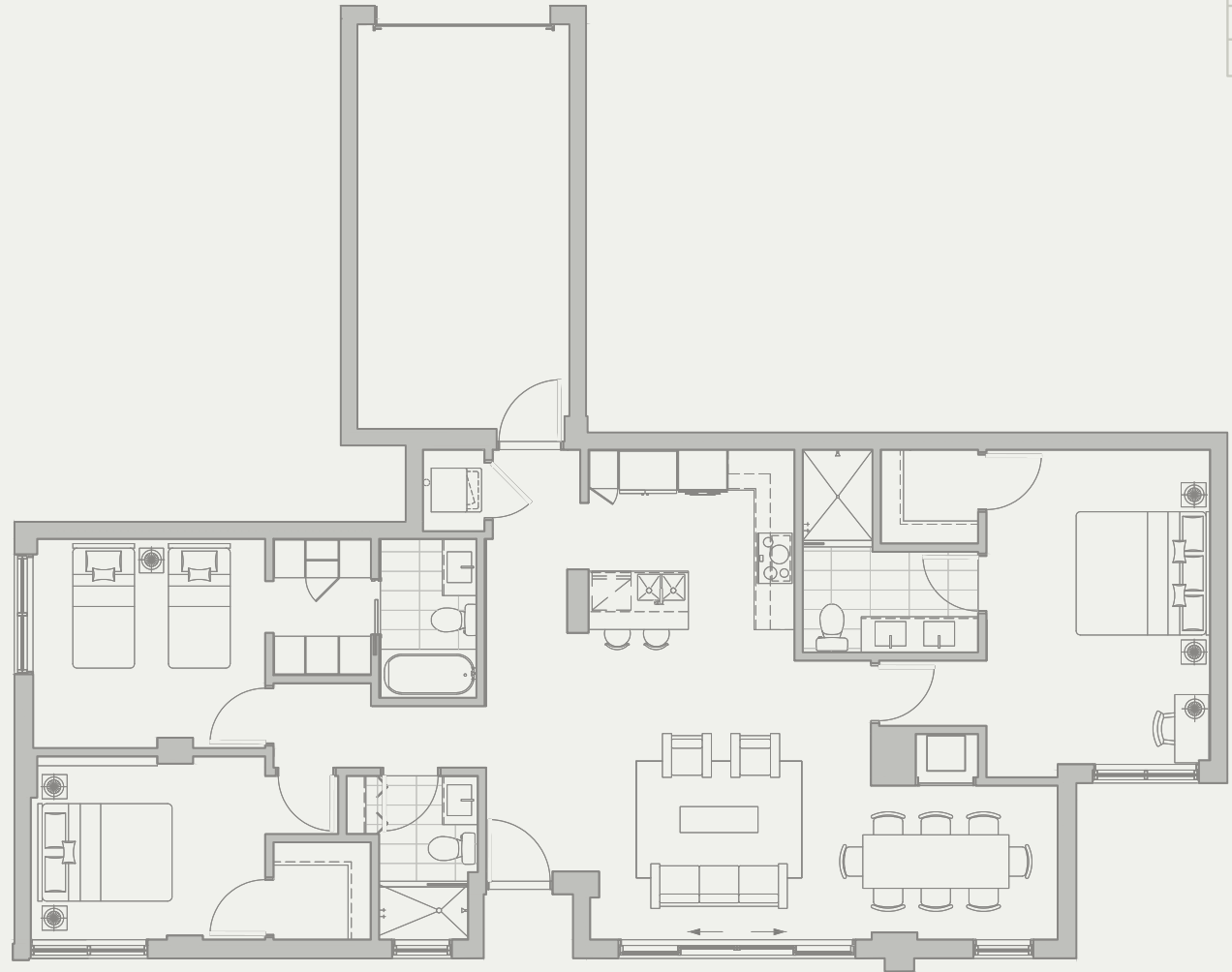
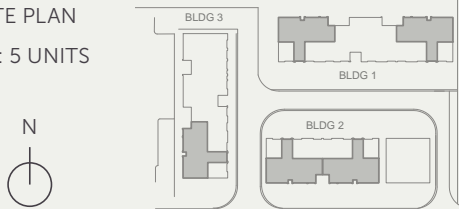
RESIDENCE

# A1

3 BEDROOMS  
3 BATHROOMS  
INDOOR GARAGE

UNIT A/C	1,475	SQ FT	137	m <sup>2</sup>
TERRACE/ BALCONY	148	SQ FT	14	m <sup>2</sup>
ROOF TOP	-	-	-	-
GARAGE	265	SQ FT	25	m <sup>2</sup>
TOTAL	1,888	SQ FT	175	m <sup>2</sup>

SITE PLAN  
A1: 5 UNITS



Each purchaser is advised that there are various methods for calculating the square footage of a Unit, and that depending on the method of calculation, the quoted square footage of a Unit in advertising materials may vary from the square footage of a Unit as stated or described in the Prospectus and the Declaration. The dimensions of the Unit shown in these floor plans have been calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls, including common elements such as structural walls and other interior structural components of the building and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Prospectus and the Declaration. For your reference, the area of the Unit, determined in accordance with Unit boundaries as defined in the Prospectus and the Declaration is less than the square footage reflected here. The configuration and use of space or the floor plan design may vary from that in the Prospectus and Declaration because the Developer has reserved the right in the Prospectus to make design, dimension, specification, and plan changes at any time, in the Developer's discretion, without notice to Unit buyers. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change. The furnishings and décor illustrated are not included with the purchase of the Unit. See Prospectus for additional information regarding what is offered with the Unit and the calculation of Unit square footage and dimensions.

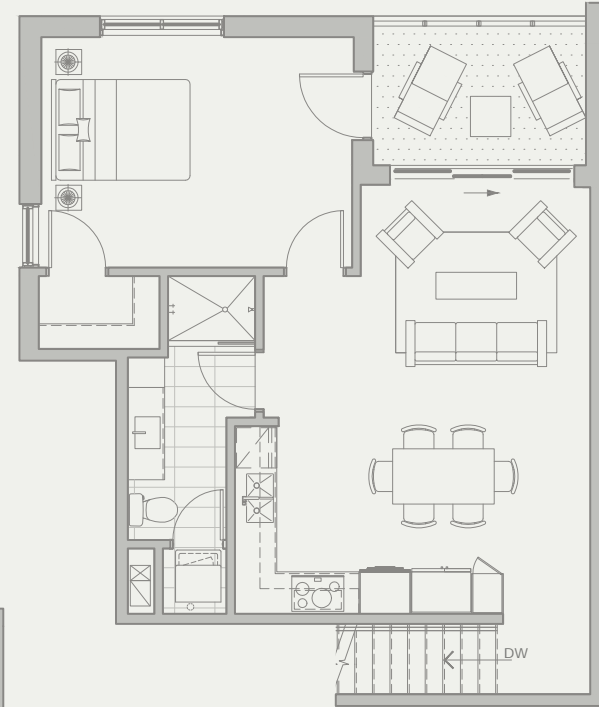
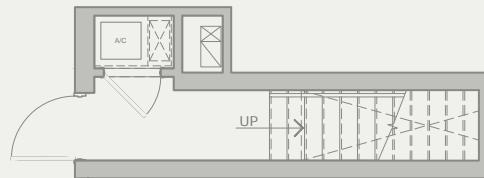
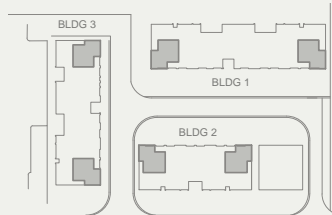
RESIDENCE

# B

1 BEDROOM  
1 BATHROOM

UNIT A/C	877	SQ FT	81	m <sup>2</sup>
TERRACE/ BALCONY	80	SQ FT	7	m <sup>2</sup>
ROOF TOP	-	-	-	-
GARAGE	-	-	-	-
TOTAL	957	SQ FT	89	m <sup>2</sup>

SITE PLAN  
B: 6 UNITS



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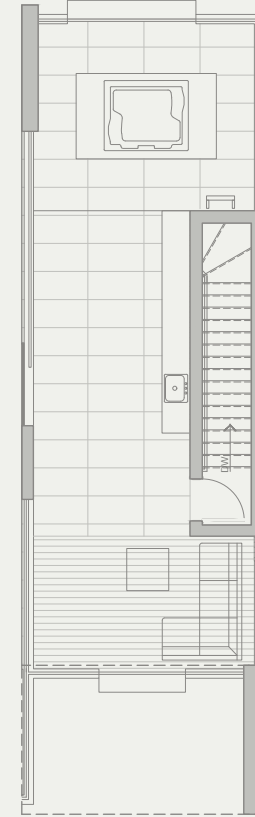
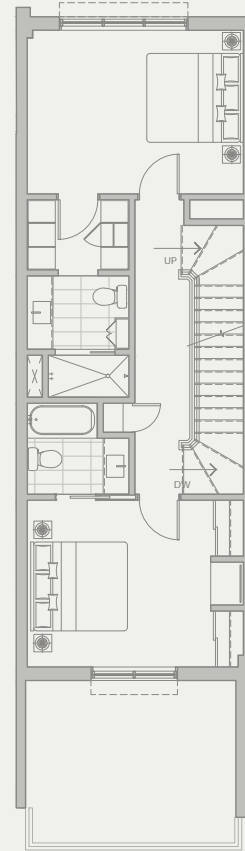
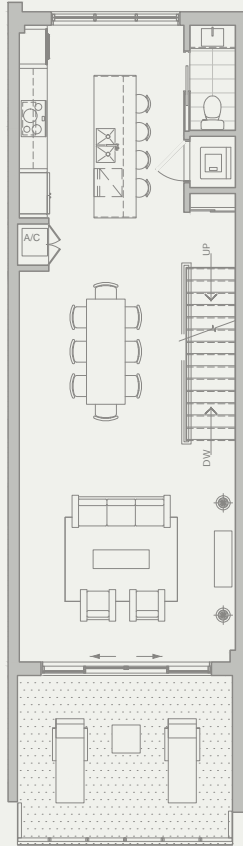
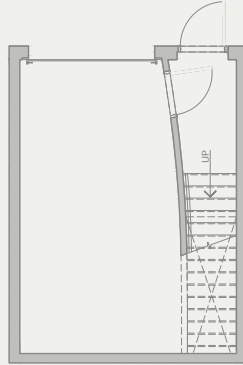
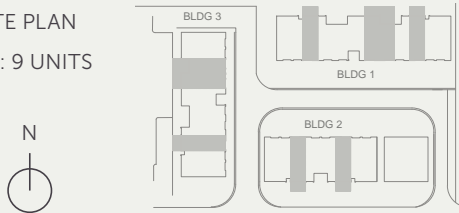
RESIDENCE

# D1

2 BEDROOMS  
2 1/2 BATHROOMS  
INDOOR GARAGE

UNIT A/C	1,794	SQ FT	167	m <sup>2</sup>
TERRACE/ BALCONY	193	SQ FT	18	m <sup>2</sup>
ROOF TOP	692	SQ FT	64	m <sup>2</sup>
GARAGE	252	SQ FT	24	m <sup>2</sup>
TOTAL	2,941	SQ FT	273	m <sup>2</sup>

SITE PLAN  
D1: 9 UNITS



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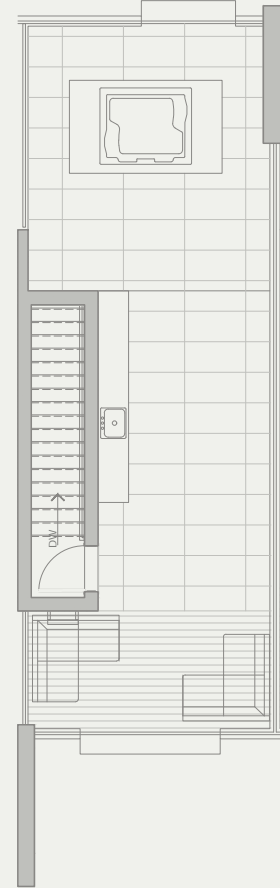
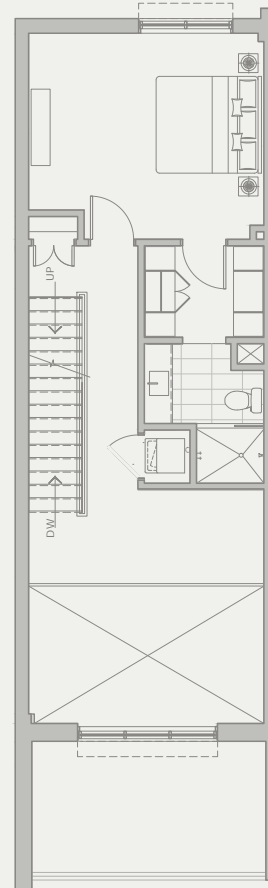
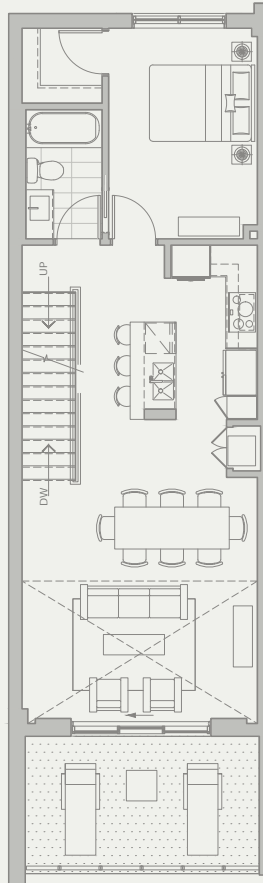
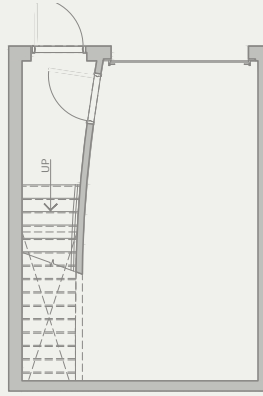
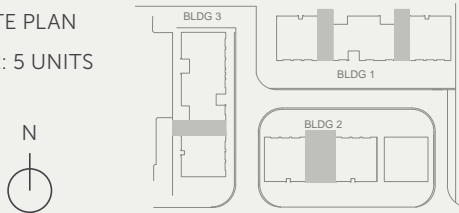
RESIDENCE

# D2

2 BEDROOMS + DEN  
 2 BATHROOMS  
 INDOOR GARAGE

UNIT A/C	1,645	SQ FT	153	m <sup>2</sup>
TERRACE/ BALCONY	150	SQ FT	14	m <sup>2</sup>
ROOF TOP	703	SQ FT	65	m <sup>2</sup>
GARAGE	264	SQ FT	25	m <sup>2</sup>
TOTAL	2,762	SQ FT	257	m <sup>2</sup>

SITE PLAN  
 D2: 5 UNITS



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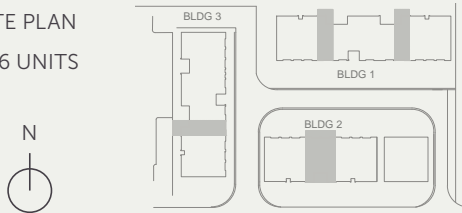
RESIDENCE

# E

3 BEDROOMS + FAMILY ROOM  
 3 1/2 BATHROOMS  
 INDOOR GARAGE

UNIT A/C	2,236	SQ FT	208	m <sup>2</sup>
TERRACE/ BALCONY	98	SQ FT	9	m <sup>2</sup>
ROOF TOP	1,397	SQ FT	130	m <sup>2</sup>
GARAGE	264	SQ FT	25	m <sup>2</sup>
TOTAL	3,395	SQ FT	371	m <sup>2</sup>

SITE PLAN  
 E: 6 UNITS



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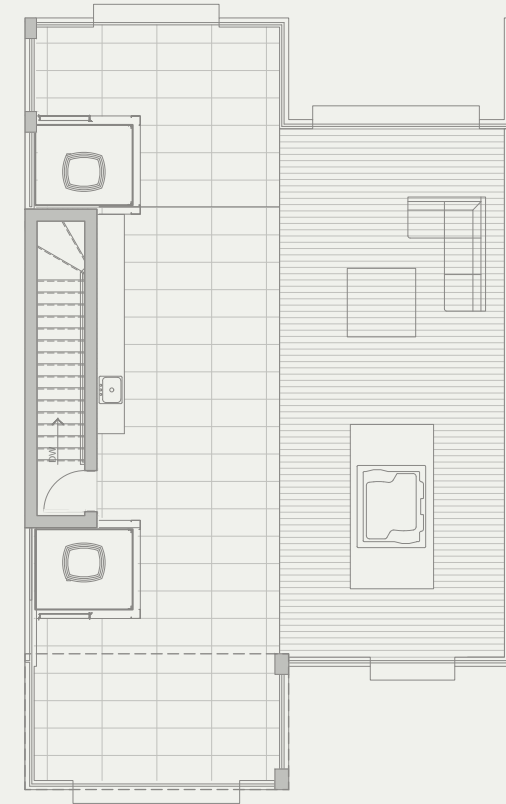
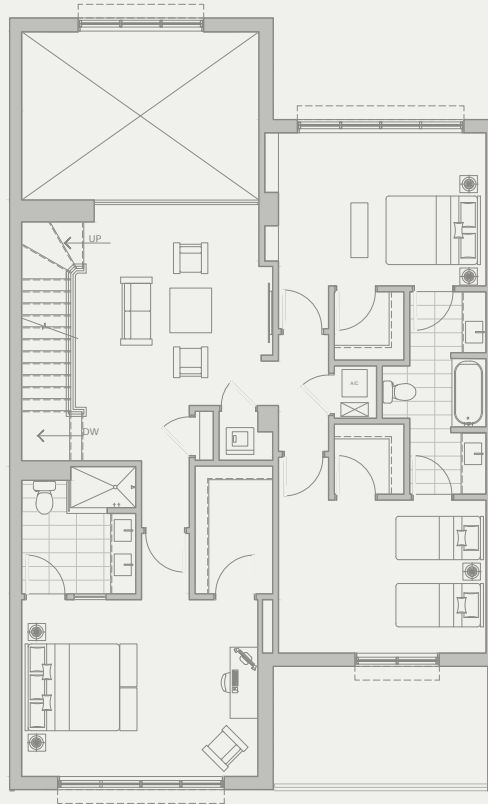
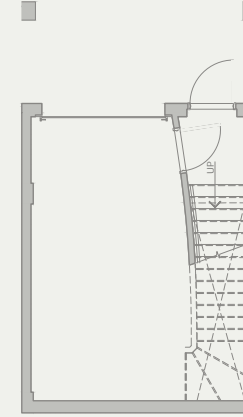
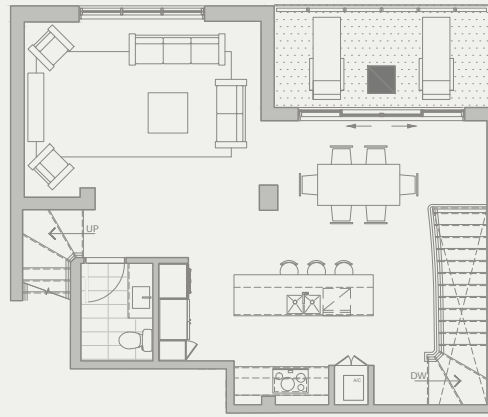
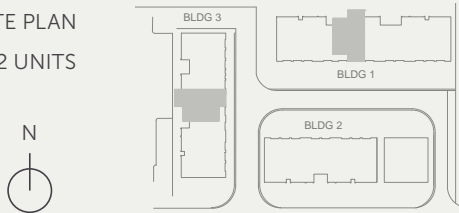
RESIDENCE

F

3 BEDROOMS + FAMILY ROOM  
 3 1/2 BATHROOMS  
 INDOOR GARAGE

UNIT A/C	2,561	SQ FT	238	m <sup>2</sup>
TERRACE/ BALCONY	118	SQ FT	11	m <sup>2</sup>
ROOF TOP	1,636	SQ FT	152	m <sup>2</sup>
GARAGE	269	SQ FT	25	m <sup>2</sup>
TOTAL	4,584	SQ FT	426	m <sup>2</sup>

SITE PLAN  
 F: 2 UNITS



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## ONE BAY.

DESIGN DISTRICT RESIDENCES



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. OBTAIN THE PROPERTY REPORT REQUIRED BY FEDERAL LAW AND READ IT BEFORE SIGNING ANYTHING. NO FEDERAL AGENCY HAS JUDGED THE MERITS OR VALUE, IF ANY, OF THIS PROPERTY.

We are pledged to the letter and spirit of U.S. policy for the achievement of equal housing throughout the Nation. We encourage and support an affirmative advertising and marketing program in which there are no barriers to obtaining housing because of race, color, sex, religion, handicap, familial status or national origin. 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. No real estate broker or salesperson is authorized to make any representations or other statements regarding this project, and no agreements with deposits paid to or other arrangements made with any real estate broker are or shall be binding on the developer. All artist's or architectural renderings, sketches, graphic materials, prices, plans, specifications, terms, conditions, statements, features, dimensions, amenities, existing or future views and photos depicted or otherwise described herein are proposed and conceptual only, and are based upon preliminary development plans, which are subject to withdrawal, revisions and other changes, without notice, as provided in the purchase agreement and the offering circular. They should not be relied upon as representations, express or implied, of the final detail of the proposed improvements. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same. All features listed for the residences are representative only, and the developer reserves the right, without notice to or approval by the Buyer, to make changes or substitutions of equal or better quality for any features, materials and equipment which are included with the unit. Interior photos may depict options and upgrades that are not representative of standard features and may not be available for all model types, and all depictions of furniture, appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration, are not necessarily included in each unit. Furnishings and finishes are only included if and to the extent provided in your purchase agreement. No guarantees or representations whatsoever are made that existing or future views of the project and surrounding areas depicted by artist's conceptual renderings or otherwise described herein, will be provided or, if provided, will be as depicted or described herein. Any view from any unit, unit's rooftop or from other portions of the property may in the future be limited or eliminated by future development or forces of nature. The photographs contained in this brochure may be stock photography or have been taken off-site and are used to depict the spirit of the lifestyle to be achieved rather than any that may exist or that may be proposed, and are merely intended as illustrations of the activities and concepts depicted therein. This project is being developed by G&L Associates at One Bay, LLC, a Florida limited liability company, which entity was formed solely for such purpose. G&L Real Estate Development, LLC is affiliated with the developer, but is not the developer of this project. Any and all statements, disclosures and/or representations shall be deemed made by developer(s) and not by G&L Real Estate Development, LLC, and you agree to look solely to the developer (and not to G&L Real Estate Development, LLC, and/or any of their other affiliates) with respect to any and all matters relating to the marketing and/or development of the Condominiums and with respect to the sales of units in each Condominium. The project graphics, renderings and text provided herein are copyrighted works owned by the developer. All rights reserved. Unauthorized reproduction, display or other dissemination of such materials is strictly prohibited and constitutes copyright infringement. All dimensions are approximate and all floor plans and development plans are subject to change. Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls between units and 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). The method used herein is generally found 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. All square footages and dimensions are estimates which are based on preliminary plans and will vary with actual construction. All floor plans, specifications and other development plans are proposed and conceptual only, and are subject to change and will not necessarily accurately reflect the final plans and specifications for the development. All dimensions are approximate and all floor plans are subject to change by developer without notice. All illustrations are artistic conceptual renderings.