

ELYSEE

MIAMI

TRUE WATERFRONT IS MORE THAN JUST A VIEW



A SPECTACULAR, SOPHISTICATED NEW CONDOMINIUM TOWER ON BISCAYNE BAY IN MIAMI, FLORIDA

- Elysee Miami sets **a new standard for refined luxury** with its masterful confluence of design, luxury and waterfront location
- Located in the **emerging, central neighborhood** of East Edgewater
- At **57 stories**, Elysee is tall and impressive
- **Only 100 residences**
- No more than **two residences per floor**
- Elysee offers the intimacy and sophistication of living in a **boutique-style building**
- Each residence has the unique distinction of having **unobstructed, breathtaking views** of Biscayne Bay
- Construction will commence the second quarter of 2016, with **completion slated for 2018**



ELYSEE
MIAMI

SPECTACULAR
ARCHITECTURE



ARCHITECTURE BY WORLD- RENOWNED **BERNARDO FORT-BRESCIA**

- Bernardo Fort-Brescia has designed Elysee to be **instantly recognizable** yet discreet
- Three-tiered **telescoping shape**
- Alluringly **light tones**
- Built with **exquisite materials**
- Elysee is a tribute to the power of design to lift the soul

ARQUITECTONICA

ELYSEE
MIAMI

REFINED INTERIOR DESIGN



INTERIOR DESIGNED BY FRANCE'S TOP DESIGNER, **JEAN-LOUIS DENIOT**

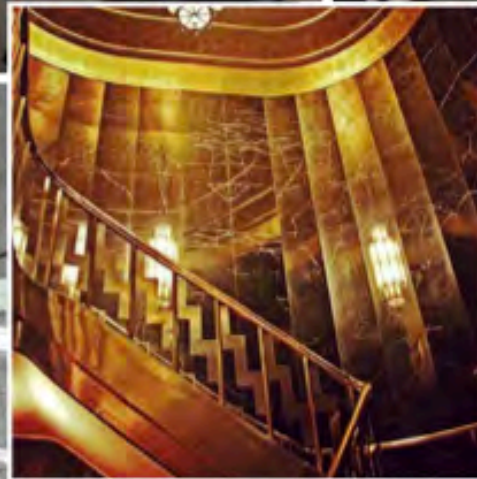
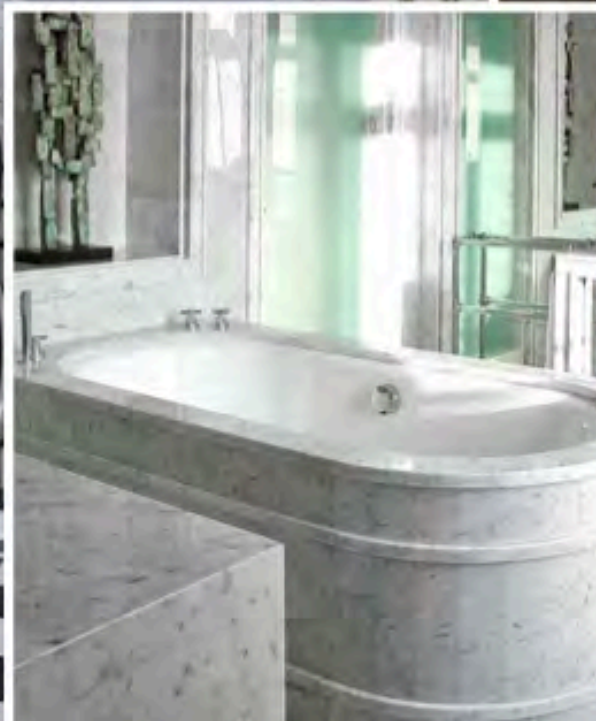
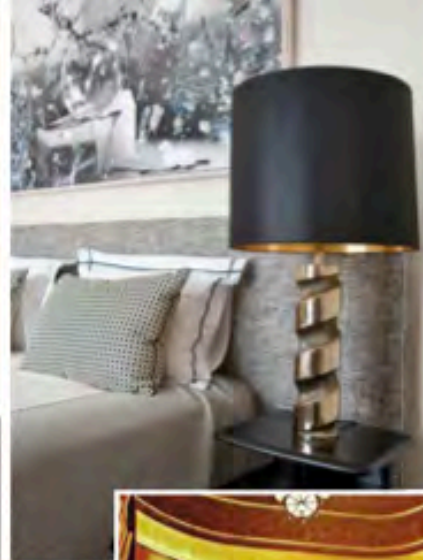


- France's top interior designer, Jean-Louis Deniot, introduces his **rich signature style**
- Jean-Louis Deniot has brought his unique sophistication to **some of the most important residences in the world** – in Paris, the Cote D'Azur, Beverly Hills, Fifth Avenue, London, Moscow, Istanbul and New Delhi. He also designed The Carlyse Residences in NY.
- At once **timeless, elegant and entirely fresh**
- Deniot's vision brings **a new level of fine living to Miami**

JEAN-LOUIS' *LUXURY*



ELYSEE
MIAMI



ELYSEE
MIAMI

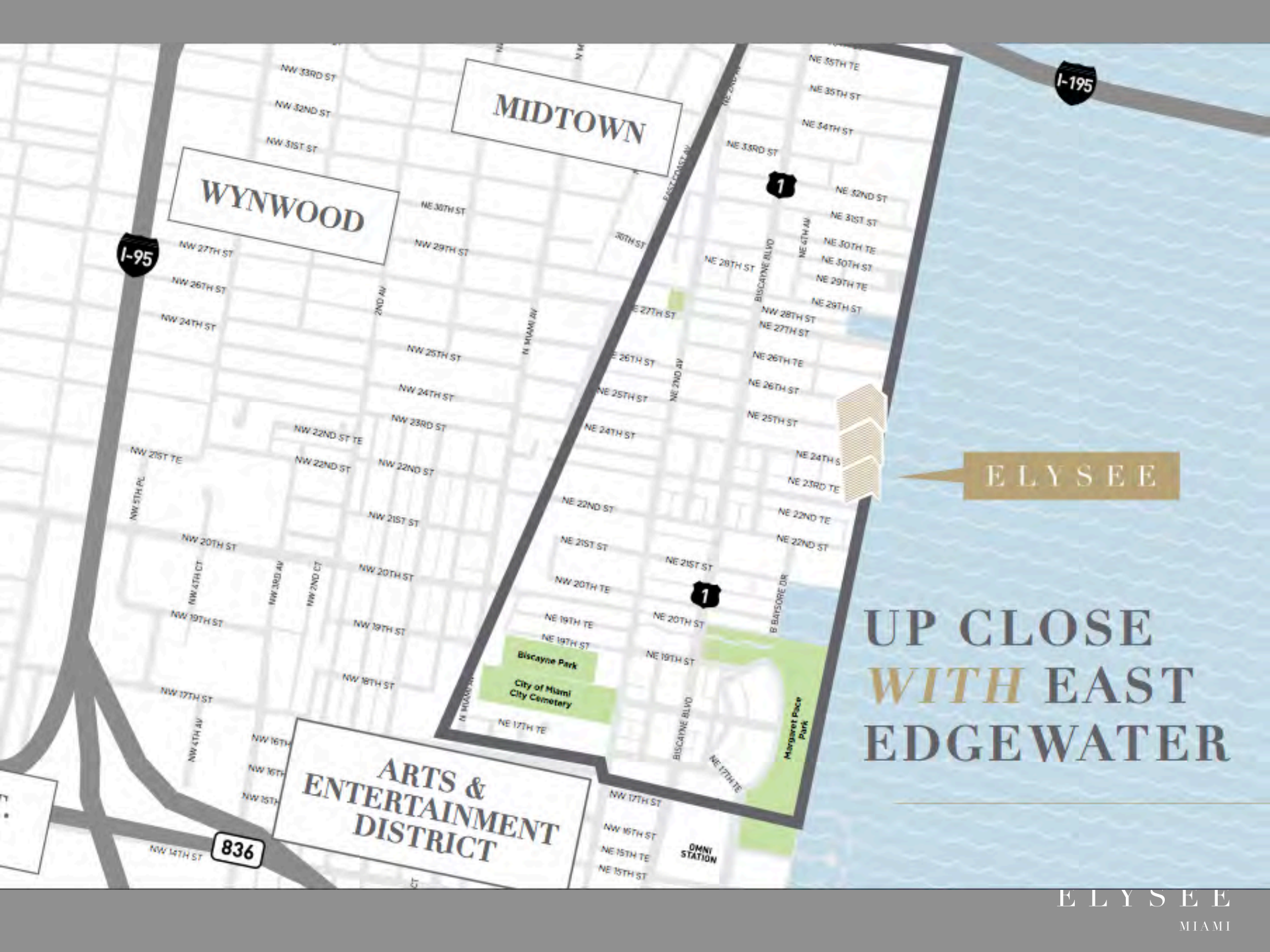
MIAMI'S BEST NEW NEIGHBORHOOD





ELYSEE
MIAMI





MIDTOWN

WYNWOOD

ELYSEE

UP CLOSE
WITH EAST
EDGEWATER

ARTS &
ENTERTAINMENT
DISTRICT

ELYSEE
MIAMI

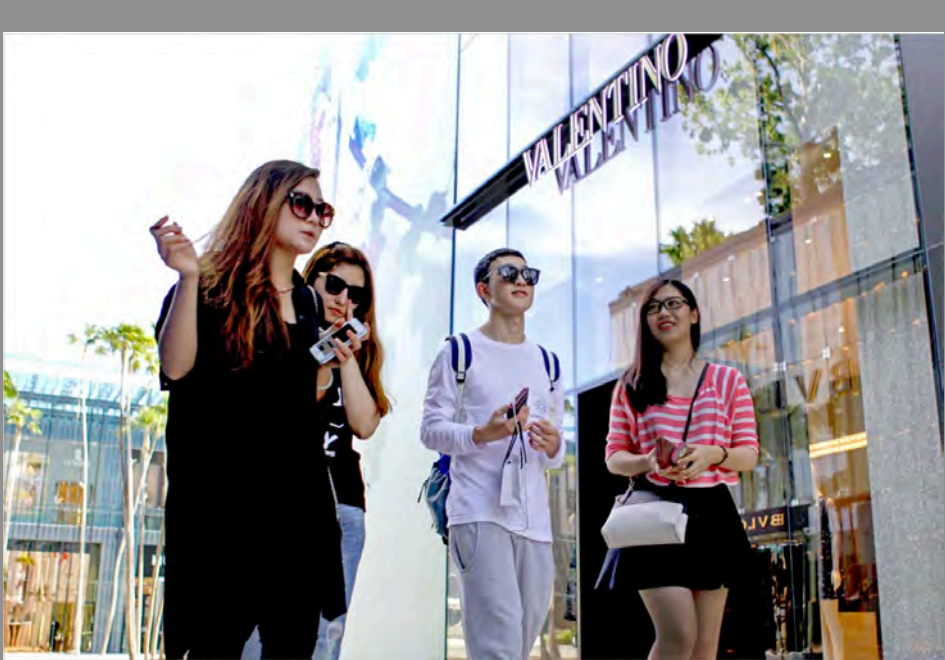
EAST EDGEWATER IS MIAMI'S MOST IMPORTANT NEW NEIGHBORHOOD

- Elysee is located **directly on Biscayne Bay** in the fast-growing neighborhood of East Edgewater
- **Centrally located** 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**. These neighborhoods have emerged as some of Miami's top destinations for **luxury shopping, high-end dining, and world-class arts and culture**
- Proximity to **Miami Airport and Private Airports, Adrienne Arsht Center, Science Museum, Cruise Port Miami Beach, Aventura**





ELYSEE
MIAMI





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AN ABUNDANCE OF
LUXURY AMENITIES



ARRIVAL



ELYSEE
MIAMI

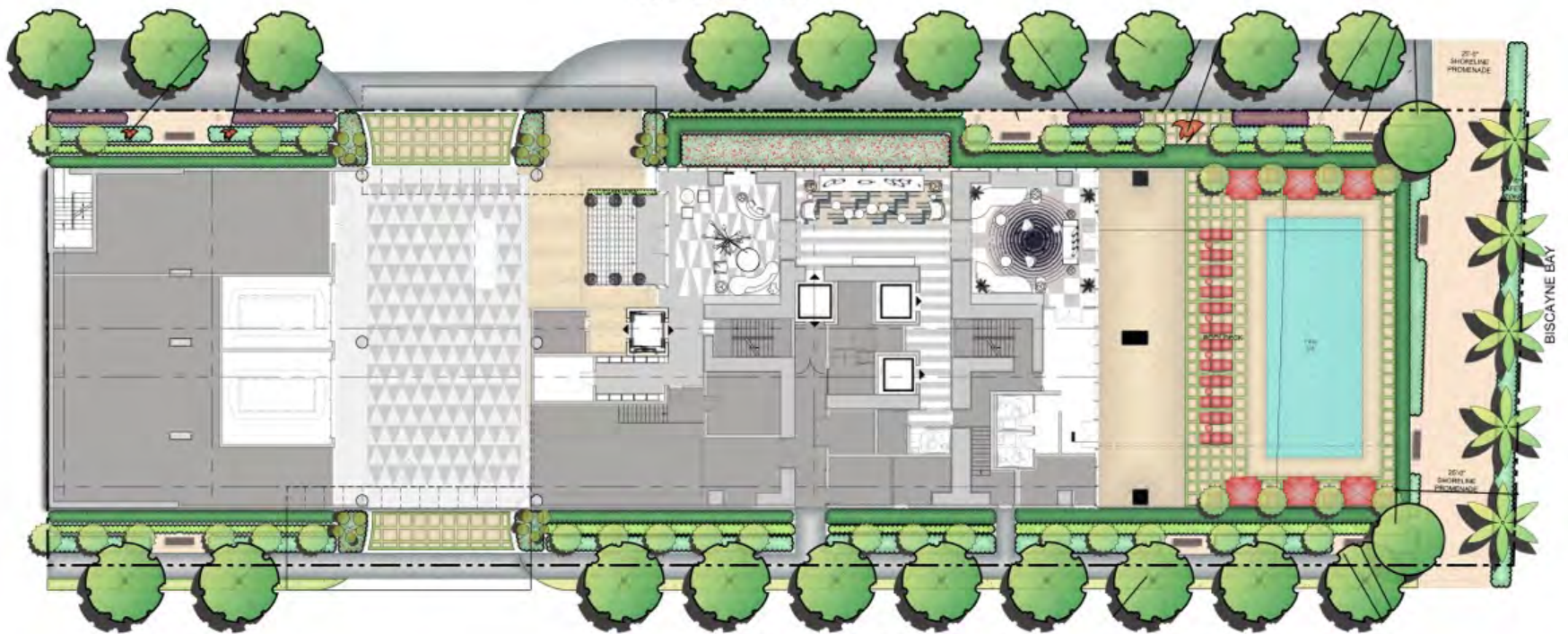
N.E. 23RD STREET

N.E. 22ND TERRACE

20'-0" SHORELINE PROMENADE

BISCAYNE BAY

20'-0" SHORELINE PROMENADE



FOYER TO GRAND LOBBY



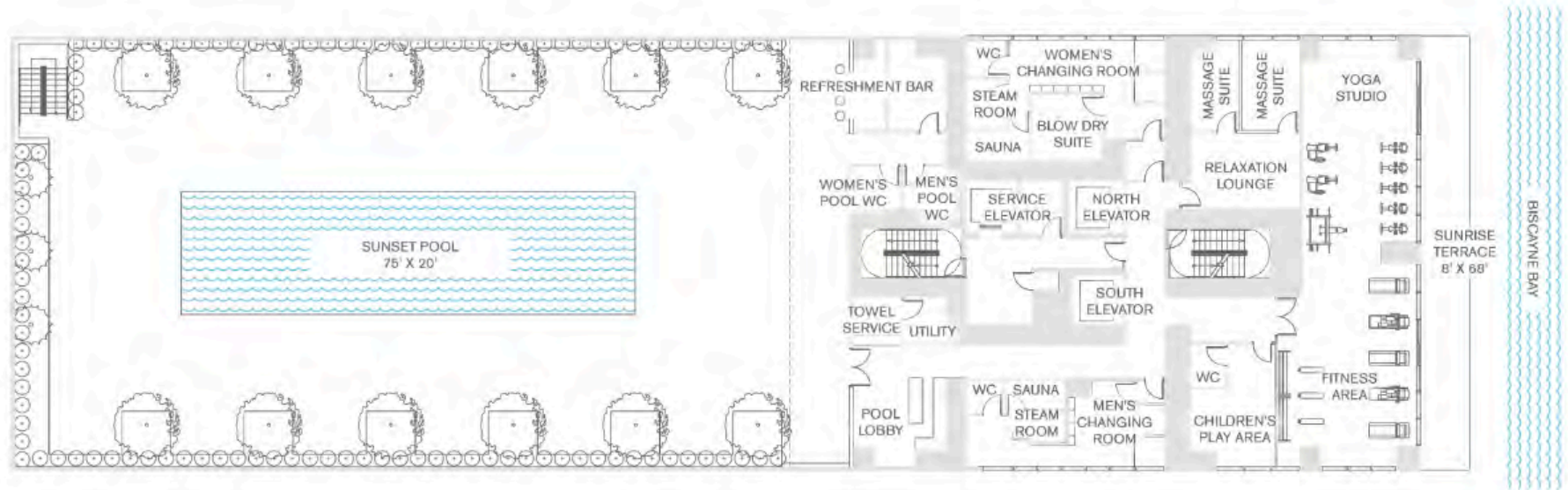
BAYFRONT POOL



ELYSEE
MIAMI

HEALTH CLUB AND AMENITIES

LOCATED ON THE 7TH FLOOR



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 718.5(6), FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior dividing walls between Units 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 space between the perimeter walls and excludes all interior structural components and other common elements. This 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. For the dimensions of the Units based on the definition of "Unit" in the Declaration, refer to Exhibit "D" in the Declaration of Condominium included in the prospectus. Terraces and Private Elevators are not part of the Unit. Measurements of rooms set forth on this floor plan are generally taken at the furthest points of each given room (as described above) and do not take into account any columns or variations. Accordingly, the interior or space dimensions of the actual room will be smaller than the product obtained by multiplying the stated length and width. All square footages and dimensions are estimates based on preliminary plans and will vary with actual construction. All floor plans, specifications, and other development plans are proposed and conceptual only, are subject to change, and will not necessarily accurately reflect the final plans and specifications for the development.

FITNESS CENTER



ELYSEE
MIAMI

AMENITIES

SERVICES

- 24-hour Door Attendants
- 24-hour Security and Video Surveillance
- White Glove Butler and Concierge Service
- Valet Parking for Residents and Guests
- Expansive 30ft wide Motor Court
- Automated Parking with Onsite Valet and Service Attendant
- Car Staging Area
- 2 Car Spots Per Residence
- Two Guest Suites Available
- Storage Area
- Bike Storage
- Secure wine vault and Storage
- Direct Package Delivery to Unit

LOBBY LEVEL

- Grand Marble Lobby with 16-Foot Ceilings
- Bay Front-Facing Sunrise Pool
- Private High Speed Elevators for all Residences
- Separate Exit for Recreation and Loading
- Mail & Package Room
- Formal reception area
- Owners Bayfront Lounge
- Elegant Guest Foyer

HEALTH CLUB + AMENITIES LOCATED ON THE 7TH FLOOR (FULL FLOOR)

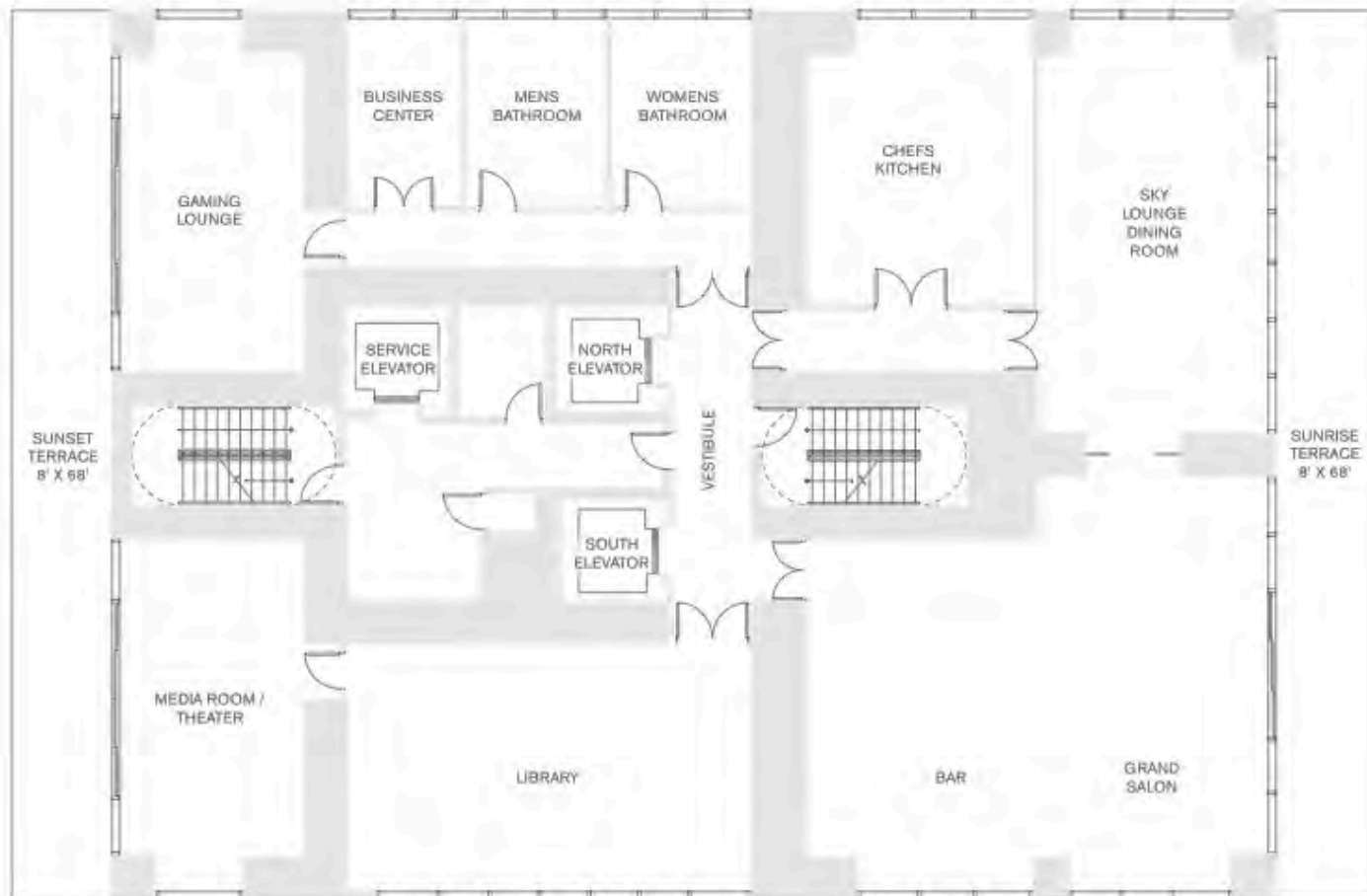
- Resort Sized lap pool
- Outdoor Summer Kitchen & BBQ Terrace
- Waterfront Fitness Center
- Yoga Studio
- Dedicated Spa with Sauna, Steam Shower & Massage tables
- Blow Dry Bar
- Children's Room Adjacent to Fitness Center
- Poolside Refreshment Bar

OWNERS SKY LOUNGE LOCATED ON THE 30TH FLOOR (FULL FLOOR)

- Grand Salon with Full Bar and Great Room 360 Degree views of Biscayne Bay and Downtown Miami
- Grand Dining Room (Seats up to 30 Guests) with Wine Coolers
- Library that Converts to Private Theatre with High-Definition 4K Projector
- Chef-Grade commercial Kitchen
- Chef's Table with Indoor Seating
- Game Room

OWNERS SKY LOUNGE

LOCATED ON THE 30TH FLOOR



BISCAYNE BAY



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 714.40, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. Skyline images, footprints and dimensions are intended to provide a general impression of the exterior walls and the centerline of interior dividing walls between Units and in fact may not be 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 space between the perimeter walls and exclusive of 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 follow the same method. For the dimensions of the Units based on the definition of "Unit" in the Declaration, refer to Exhibit 12 in the Declaration of Condominium included in the prospectus. Terrace and Private Balcony are not part of the Unit. Measurements of rooms set forth on this floor plan are generally taken at the defined points of each given room as described above and as if the room were a perfect rectangle, without regard for any columns or variations. Accordingly, the actual in-space dimensions of the actual room will be smaller than the product obtained by multiplying the stated length and width. All square footages and dimensions are estimates based on preliminary plans and will vary with actual construction. All floor plans, specifications, and other development plans, uncompleted and completed, only are subject to change, and will not necessarily accurately reflect the final plans and specifications of the development.

30TH FLOOR SKY LOUNGE DINING ROOM



30TH FLOOR GRAND SALON



30TH FLOOR LIBRARY



ELYSEE

MIAMI

BREATHTAKING WATER VIEWS
FROM EVERY RESIDENCE





NORTH VIEW



SOUTH VIEW





NORTH VIEW



SOUTH VIEW



WORLD-CLASS RESIDENTIAL FEATURES



KITCHEN



ELYSEE
MIAMI

MASTER BATHROOM





ESTB. 1978

WATERWORKS



ELYSEE
MIAMI

RESIDENCE FEATURES

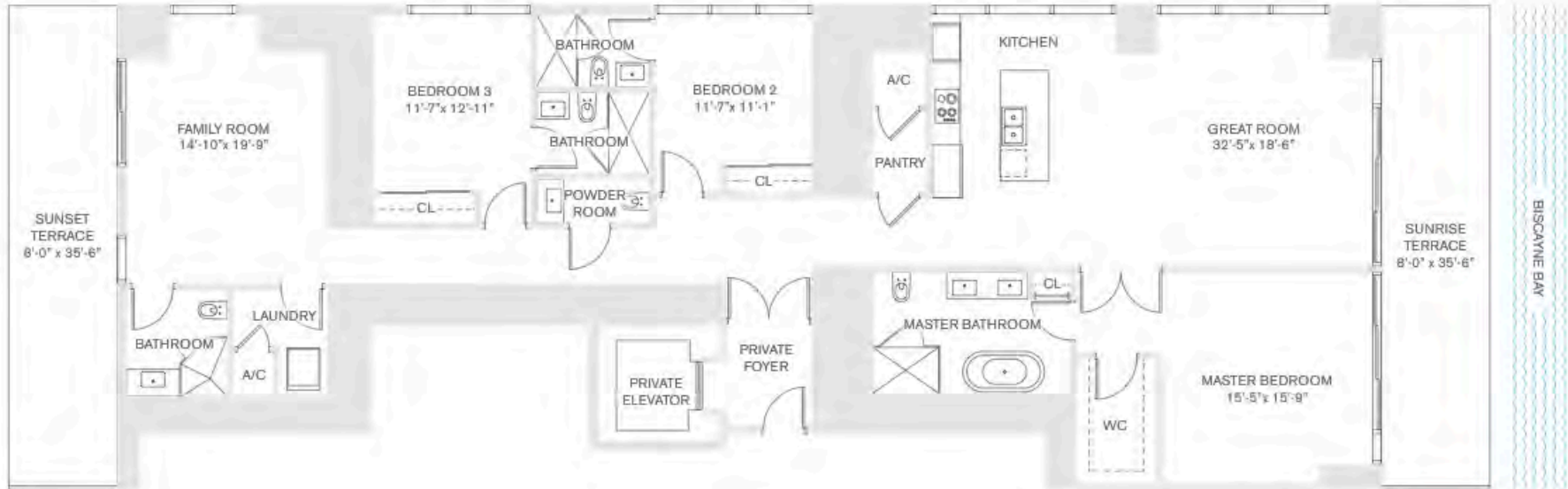
- 3-, 4-, 5-Bedroom Layouts with Den Options
- Duplex Options (available upon request)
- Floor Plans from 2,663 to 3,891 Sq Feet / 247 to 361 Sq Meters
- Residences are Decorator Ready
- Private Elevators and Foyers
- 10 to 11-Foot Ceilings
- Two 8 to 10-Foot Terraces Facing East & West (sunrise & sunset) with Unobstructed Views of Biscayne Bay, Miami Beach, Downtown
- Integrated Smart System Technology
- Waterworks® Faucets and Fixtures in Master Bath
- Italkraft® Cabinetry in Kitchens and Baths
- Sub-Zero® and Wolf® Stainless Steel Appliances including Stovetop, Oven, Hood, Microwave, gas stoves, Refrigerator and Freezer
- Full Size Washer & Dryer
- Service and Staff Elevator
- Select residences have Staff Lounges
- Impact Resistant Floor-to-Ceiling Glass Windows and Sliding Glass Balcony Doors

RESIDENCE A

FLOORS 8-29

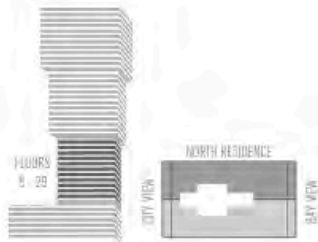
NORTH RESIDENCE

3 BEDROOM / 4.5 BATH
(CONVERTIBLE TO 4 BEDROOMS)



GREAT ROOM | FAMILY ROOM | SUNRISE & SUNSET TERRACES | PRIVATE ELEVATOR & FOYER

UNDER A/C:	2,727 SQ FT	253 M ²
TERRACE:	568 SQ FT	53 M ²
TOTAL:	3,295 SQ FT	306 M ²



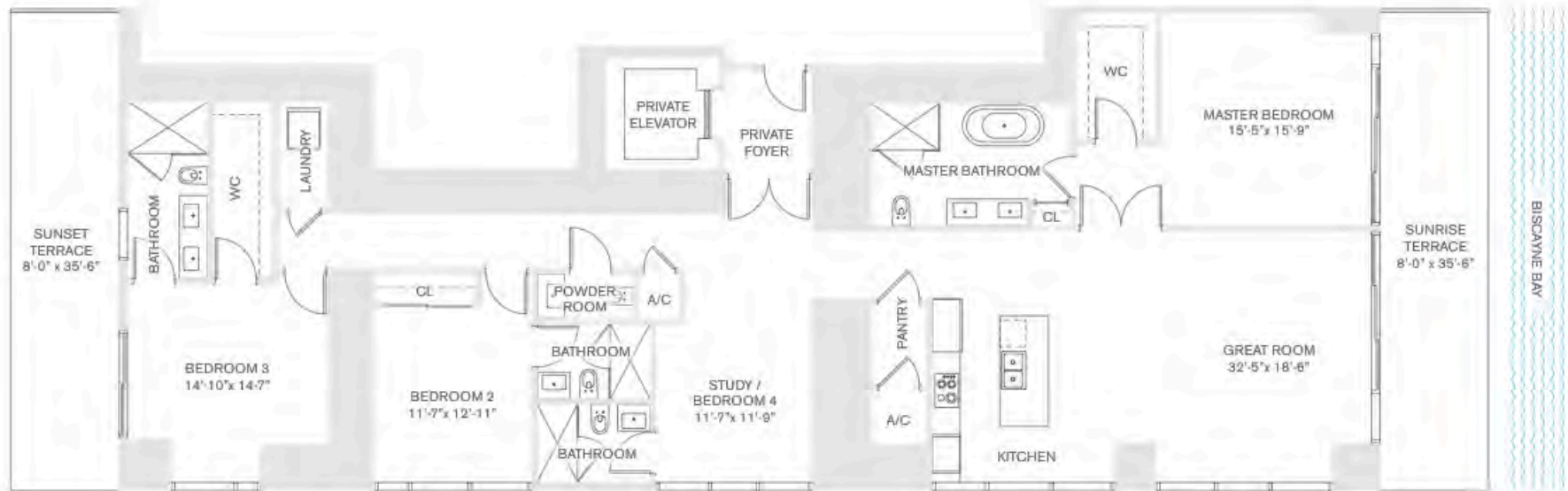
VERBAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 914.509, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. Space square footages and dimensions are measured to the exterior boundaries of the exterior walls and the perimeter of interior openings with between lines and it is not to be taken as 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 space between the perimeter walls and enclosed all interior structural components and other common elements. The method used herein is generally found in same 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 the dimensions of the Units based on the definition of "Unit" in the Declaration, refer to Exhibit "2" to the Declaration of Condominium included in the prospectus (disclosure) and Please Note that the Units are generally taken at the finished floor level and as if the room were a perfect rectangle, without regard for any columns or obstacles. Accordingly, the interior square footages of the actual units will be smaller than the product obtained by multiplying the stated length and width. All square footages and dimensions are approximate, based on preliminary plans and are subject to change, but will not necessarily accurately reflect the final plans and specifications for the development.

RESIDENCE B

FLOORS 8-29

SOUTH RESIDENCE

3 BEDROOM / 4.5 BATH
(CONVERTIBLE TO 4 BEDROOMS)



GREAT ROOM | STUDY | SUNRISE & SUNSET TERRACES | PRIVATE ELEVATOR & FOYER

UNDER A/C:	2,727 SQ FT	253 M ²
TERRACE:	568 SQ FT	53 M ²
TOTAL:	3,295 SQ FT	306 M ²



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 111.00, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of your driveway walk between units 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 space between the perimeter walls and includes 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. For the dimensions of the Units based on the definition of "Unit" in the Declaration, refer to Exhibit "D" to the Declaration of Condominium included in the prospectus. Terraces and Private Elevators are not part of the Unit. Measurements of rooms set forth on this floor plan are generally taken at the furthest points of each room, as described above, and as if the room were a perfect rectangle, without regard for protrusions or setbacks. Accordingly, the stated air space dimensions of this unit may not be smaller than the product obtained by multiplying the stated length and width. All square footages and dimensions are estimates based on preliminary plans and will vary with actual construction. All floor plan, specifications, and other development plans are proposed and tentative only, are subject to change, and do not necessarily accurately reflect the final plans and specifications for the development.

RESIDENCE C

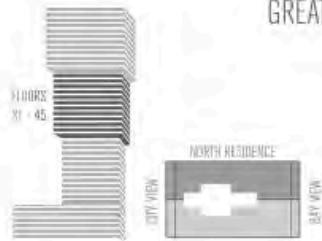
FLOORS 31-45

NORTH RESIDENCE

3 BEDROOM / 5.5 BATH (CONVERTIBLE TO 4 BEDROOMS)



GREAT ROOM | FAMILY ROOM | STUDY | STAFF LOUNGE | SUNRISE & SUNSET TERRACES | PRIVATE ELEVATOR & FOYER



UNDER A/C:	3,319 SQ FT	308 M ²
TERRACE:	568 SQ FT	53 M ²
TOTAL:	3,887 SQ FT	361 M ²



VERBAL 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 914.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the perimeter of exterior openings with horizontal lines and in feet and inches 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 space between the perimeter walls and excludes all interior structural components and other common elements. The method used herein is generally found in sales contracts and is intended to allow a prospective buyer to compare the Units with units in other condominium projects that are for sale at the same time. For the dimensions of the Units based on the exterior of "Unit" in the Declaration, refer to Exhibit "B" to the Declaration of Condominium included in the prospectus. Dimensions and Floor Plans are not part of the Unit. Measurements of rooms set forth on the floor plan are generally taken at the widest points of each room with the described doors and as if the room were a perfect rectangle, without regard for any alcove or nook. Accordingly, the interior square dimensions of the actual room will be smaller than the product obtained by multiplying the stated length and width. All square footages and dimensions are approximate, based on preliminary plans and will vary with actual construction. All floor plans, space layouts, and other development plans are proposed and conceptual only, are subject to change, and will not necessarily accurately reflect the final plans and specifications for the development.

RESIDENCE D

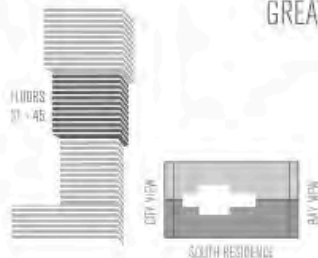
FLOORS 31-45

SOUTH RESIDENCE

3 BEDROOM / 5.5 BATH
(CONVERTIBLE TO 4 OR 5 BEDROOMS)



GREAT ROOM | FAMILY ROOM | STUDY | STAFF LOUNGE | SUNRISE & SUNSET TERRACES | PRIVATE ELEVATOR & FOYER



UNDER A/C:	3,300 SQ FT	307 M ²
TERRACE:	568 SQ FT	53 M ²
TOTAL:	3,868 SQ FT	360 M²



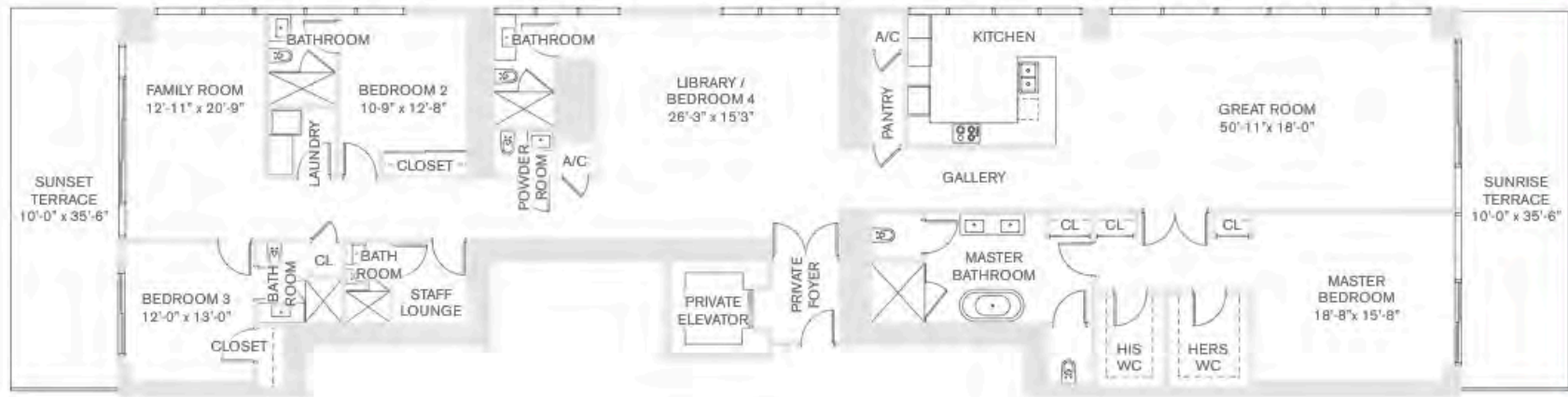
ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, PLEASE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 118.06, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. Said square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior dividing walls between Units and in fact vary from the dimensions this would be determined by using the description and definition of the "Unit" set forth in the Declaration, which generally only includes the interior space between the perimeter walls and includes all interior structural components and other common elements. The related use herein is generally found in sales contracts and is provided to allow a prospective buyer to compare the Unit with units in other condominium projects that enter the same project. For the dimensions of the Unit based on the definition of "Unit" in the Declaration, refer to Exhibit "E" in the Declaration of Condominium included in the prospectus. Terraces and Private Elevators are not part of the Unit. Measurements of rooms and both on the floor plan are generally taken at the widest points of each given room (excluding closets and alcoves). If the room were a perfect rectangle, without regard for any alcoves or closets, etc. Accordingly, the interior square dimensions of the actual room will be greater than the product obtained by multiplying the stated length and width. All square footages and dimensions are estimates based on preliminary plans and will vary with actual construction. All floor plans, specifications and other development plans are preliminary and conceptual only, are subject to change, and will not necessarily accurately reflect the final plans and specifications by the developer.

RESIDENCE E

FLOORS 46-56

NORTH RESIDENCE

4 BEDROOM / 5.5 BATH
(CONVERTIBLE TO 5 OR 6 BEDROOMS)



GREAT ROOM | FAMILY ROOM | LIBRARY | STAFF LOUNGE | SUNRISE & SUNSET TERRACES | PRIVATE ELEVATOR & FOYER

UNDER A/C:	3,891 SQ FT	361 M ²
TERRACE:	710 SQ FT	66 M ²
TOTAL:	4,601 SQ FT	427 M²



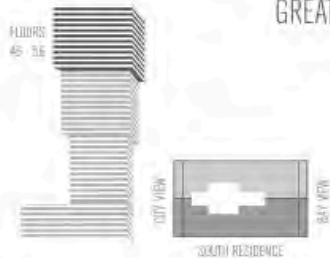
VERBAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 914.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the perimeter of minor openings with between lines and not 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 space between the perimeter walls and excludes all interior structural components and other common elements. The method used herein is generally found in same materials and is intended to allow a professional buyer to compare the units with units in other condominium projects that utilize the same method. For the dimensions of the Unit issued on the exterior of "Unit" in the Declaration, refer to Exhibit "B" to the Declaration of Condominium included in the prospectus supplement. These dimensions go well past the Unit. Measurements of rooms set forth on this floor plan are generally taken at the widest points of each room (note the dashed lines) and as if the room were a perfect rectangle, without regard for any columns or nooks. Accordingly, the interior square dimensions of the actual room will be smaller than the product obtained by multiplying the stated length and width. All square footages and dimensions are approximations, based on preliminary plans and will vary with actual construction. All floor plans, space heating, and other development plans are prepared and conceptual only, are subject to change, but will not necessarily accurately reflect the final plans and specifications for the development.

RESIDENCE F

FLOORS 46-56

SOUTH RESIDENCE

4 BEDROOM / 6.5 BATH
(CONVERTIBLE TO 5 OR 6 BEDROOMS)



GREAT ROOM | FAMILY ROOM | STUDY | STAFF LOUNGE | SUNRISE & SUNSET TERRACES | PRIVATE ELEVATOR & FOYER

UNDER A/C:	3,891 SQ FT	361 M ²
TERRACE:	710 SQ FT	66 M ²
TOTAL:	4,601 SQ FT	427 M ²



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ELYSEE 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.





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.

ARQUITECTONICA



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.



JEAN-LOUIS DENIOT

ELYSEE

MIAMI

ELYSEE

MIAMI

DISCLAIMER

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.

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.

ALL PLANS, FEATURES AND AMENITIES DEPICTED HEREIN ARE BASED UPON PRELIMINARY DEVELOPMENT PLANS, AND ARE SUBJECT TO CHANGE WITHOUT NOTICE IN THE MANNER PROVIDED IN THE OFFERING DOCUMENTS. NO GUARANTEES OR REPRESENTATIONS WHATSOEVER ARE MADE THAT ANY PLANS, FEATURES, AMENITIES OR FACILITIES WILL BE PROVIDED OR, IF PROVIDED, WILL BE OF THE SAME TYPE, SIZE, LOCATION OR NATURE AS DEPICTED OR DESCRIBED HEREIN.

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.