

ELYSEE

EDGEWATER | MIAMI

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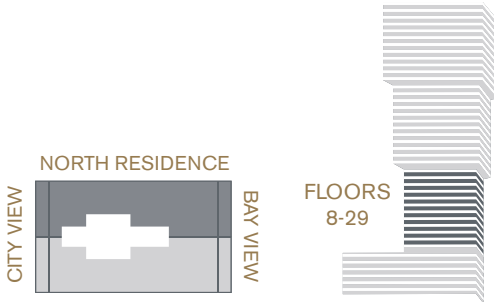
Broker Participation is welcomed and encouraged. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE SELLER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A SELLER TO A BUYER OR LESSEE. This project has been filed in the state of Florida and no other state. This is not an offer to sell or solicitation of offers to buy the condominium units in states where such offer or solicitation cannot be made. Prices and availability are subject to change at any time without notice.



3 BEDROOM + DEN / 4.5 BATH
(CONVERTIBLE TO 4 BEDROOMS)

Interior	2,743 sq. ft.	255 sq. mtrs.
Exterior	567 sq. ft.	53 sq. mtrs.

Total Area 3,310 sq. ft. 308 sq. mtrs.



RESIDENCE FEATURES

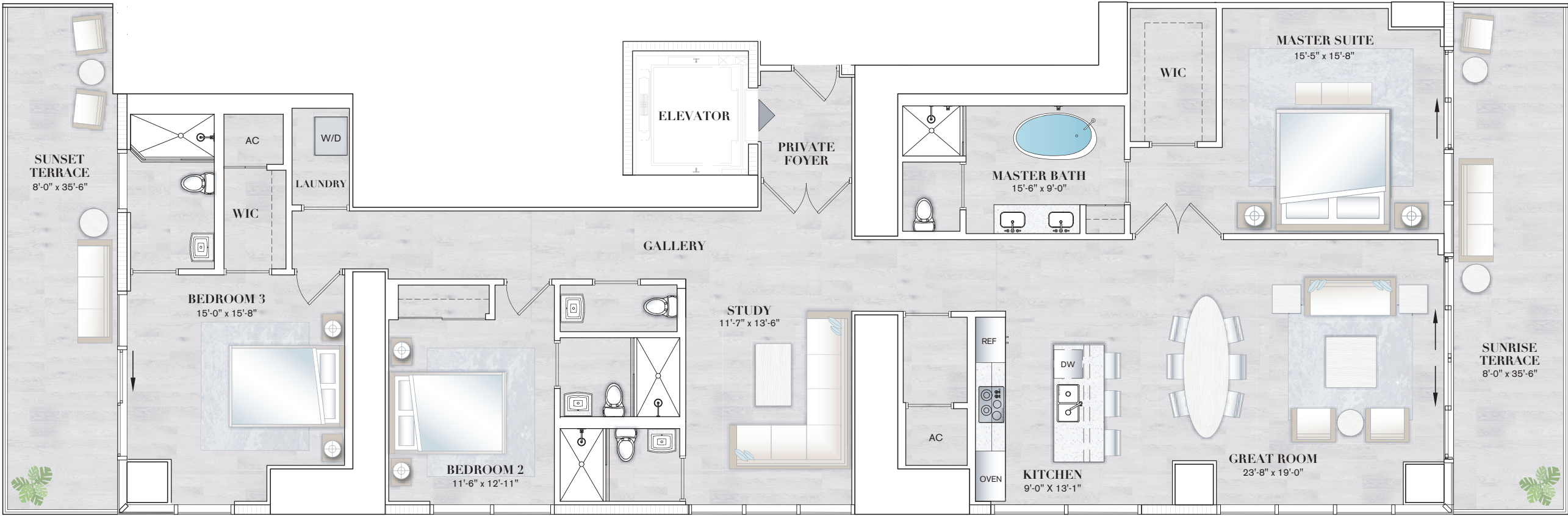
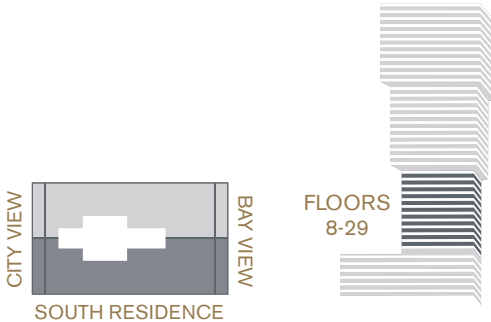
- 10' Ceiling Heights
- Two Parking Spaces Per Residence
- High-Speed Private Elevator plus Service Elevator
- Sub-Zero® and Wolf® Stainless Steel Appliances Including Gas Cooktop
- European-Style Italkraft® Cabinetry in Kitchens and Baths with Under Cabinet Lighting
- Waterworks® Designer Plumbing Fixtures
- Full-Size Stackable Washer & Dryer

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3 BEDROOM + STUDY / 4.5 BATH
(CONVERTIBLE TO 4 BEDROOMS)

Interior	2,743 sq. ft.	255 sq. mtrs.
Exterior	567 sq. ft.	53 sq. mtrs.

Total Area 3,310 sq. ft. 308 sq. mtrs.



RESIDENCE FEATURES

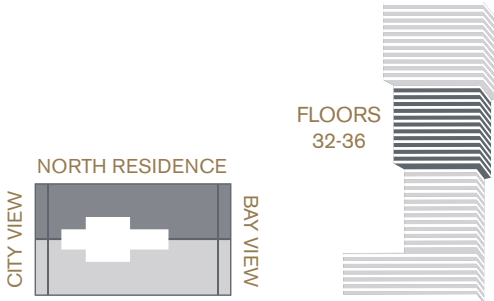
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4 BEDROOM + STUDY / 5.5 BATH
(CONVERTIBLE TO 5 BEDROOMS)

Interior	3,326 sq. ft.	309 sq. mtrs.
Exterior	567 sq. ft.	53 sq. mtrs.

Total Area 3,893 sq. ft. 362 sq. mtrs.



RESIDENCE FEATURES

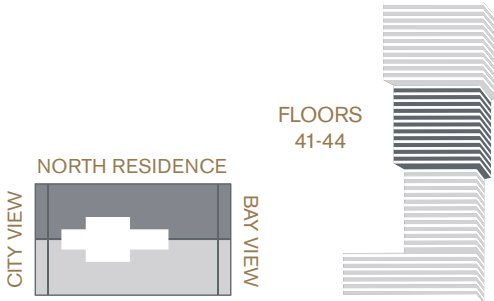
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3 BEDROOM / 3.5 BATH

Interior	3,313 sq. ft.	308 sq. mtrs.
Exterior	567 sq. ft.	53 sq. mtrs.

Total Area 3,880 sq. ft. 361 sq. mtrs.



RESIDENCE FEATURES

- 10' Ceiling Heights
- Two Parking Spaces Per Residence
- High-Speed Private Elevator plus Service Elevator
- Sub-Zero® and Wolf® Stainless Steel Appliances Including Gas Cooktop
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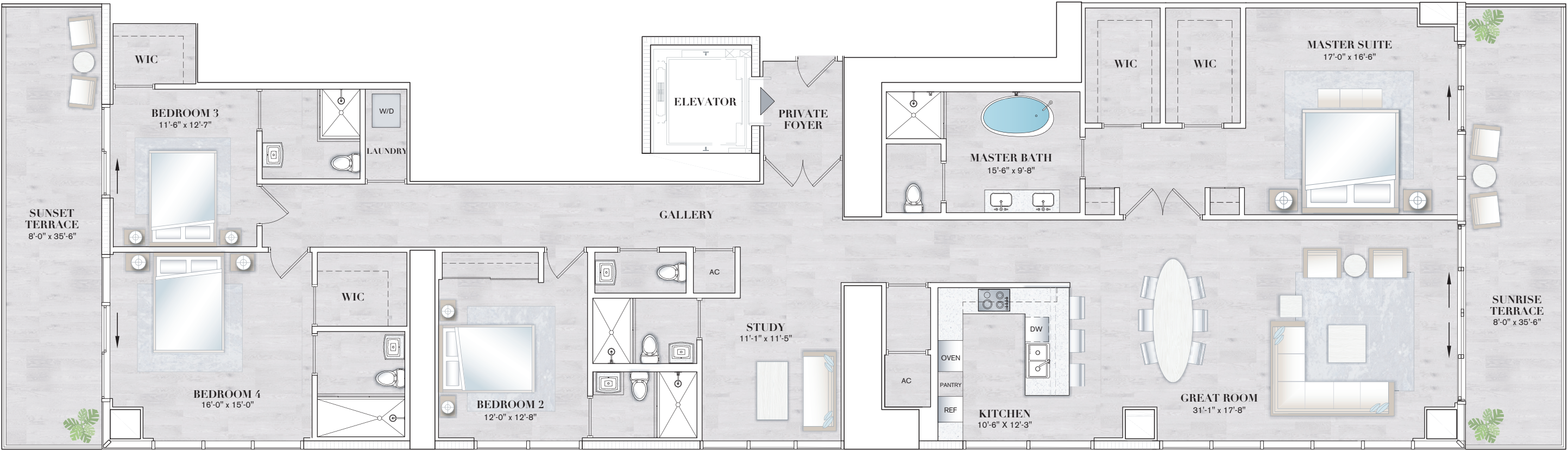
4 BEDROOM + STUDY / 5.5 BATH
(CONVERTIBLE TO 5 BEDROOMS)

Interior	3,298 sq. ft.	306 sq. mtrs.
Exterior	567 sq. ft.	53 sq. mtrs.

Total Area 3,865 sq. ft. 359 sq. mtrs.



FLOORS
31-36



RESIDENCE FEATURES

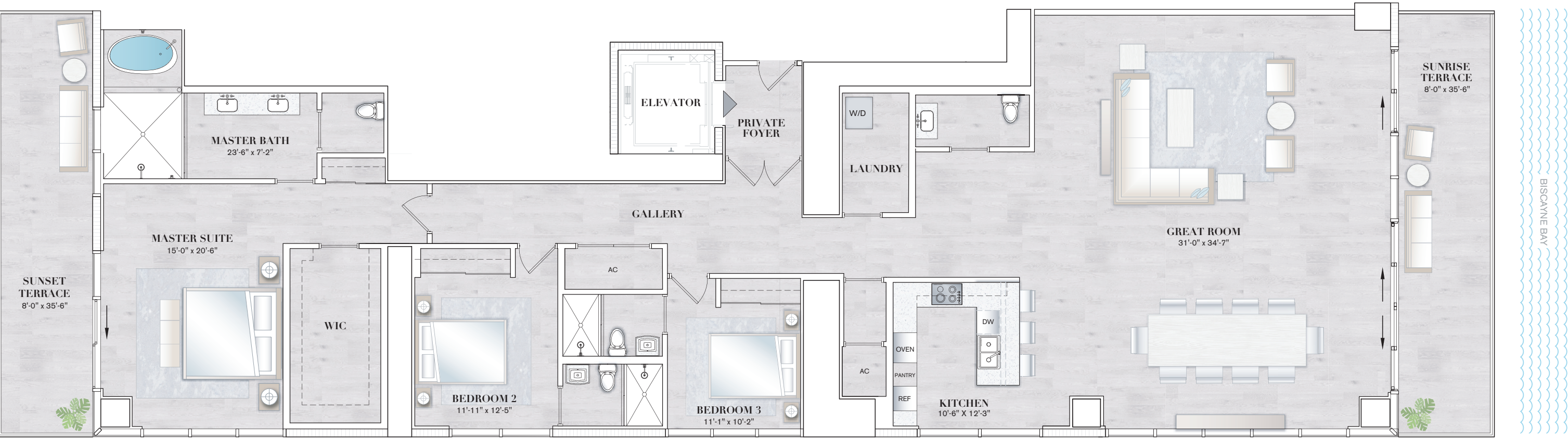
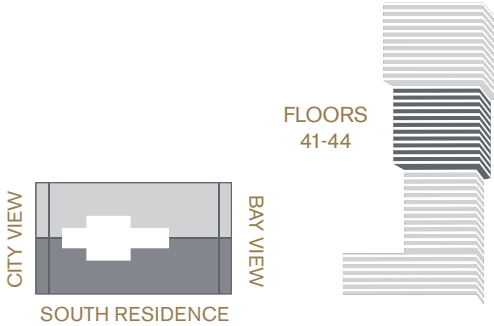
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3 BEDROOM / 3.5 BATH

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Exterior	567 sq. ft.	53 sq. mtrs.

Total Area 3,880 sq. ft. 361 sq. mtrs.



RESIDENCE FEATURES

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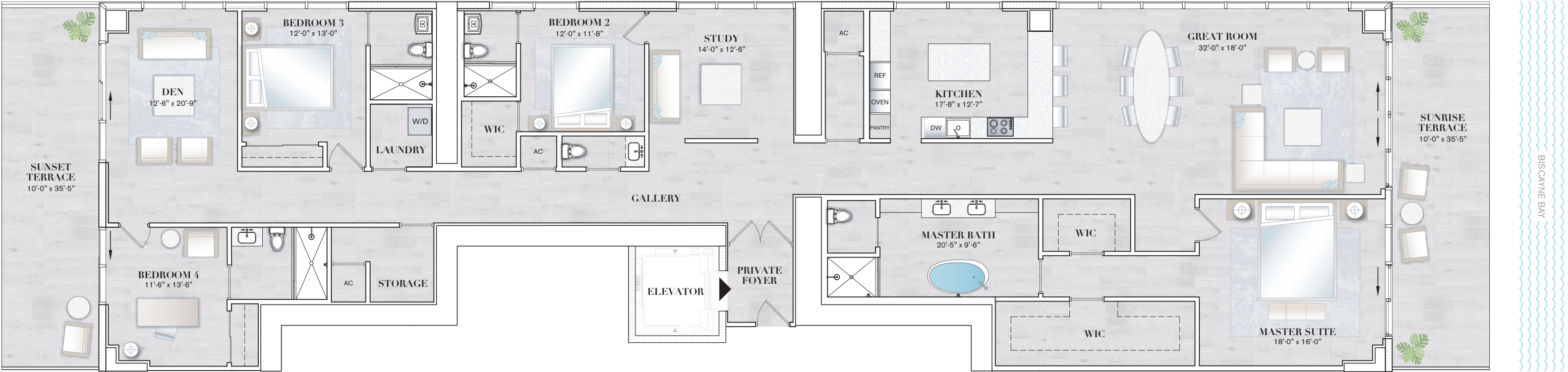
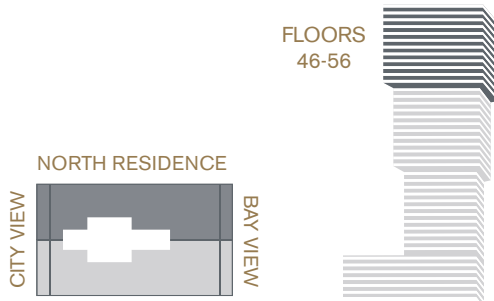
NORTH RESIDENCE E | Floors 46-49 & 53-56

ELYSEE
EDGEWATER | MIAMI

4 BEDROOM + DEN + STUDY / 4.5 BATH

Interior	3,887 sq. ft.	361 sq. mtrs.
Exterior	710 sq. ft.	66 sq. mtrs.

Total Area 4,597 sq. ft. 427 sq. mtrs.



RESIDENCE FEATURES

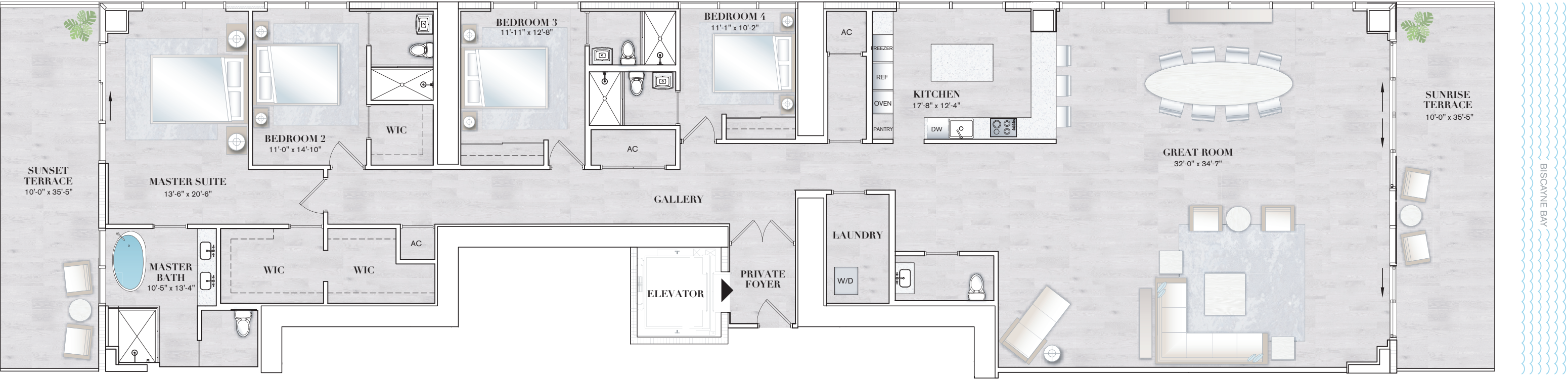
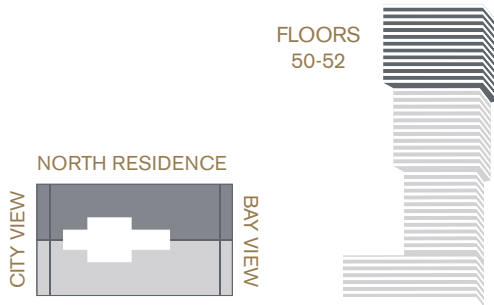
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RESIDENCE FEATURES

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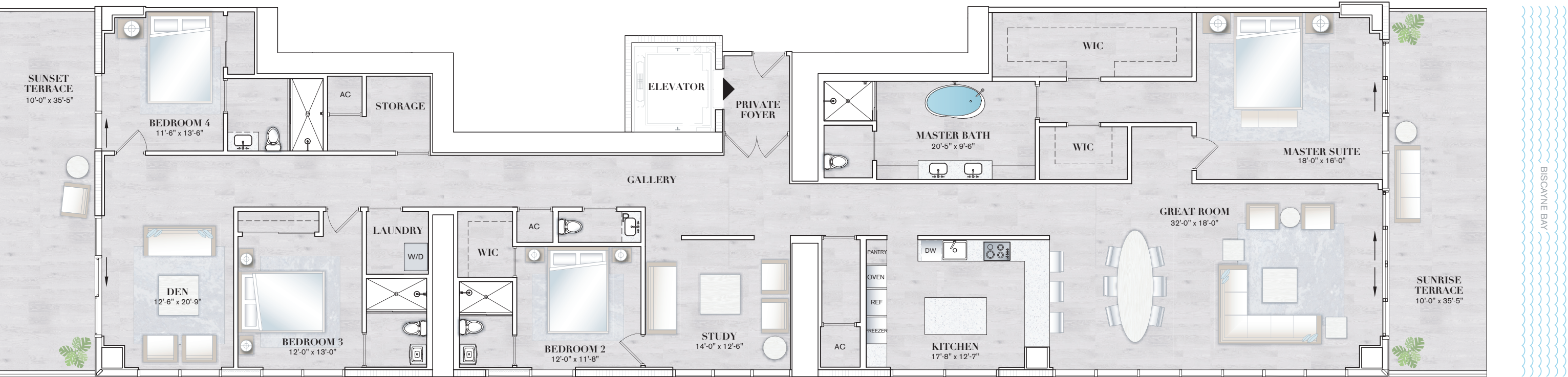
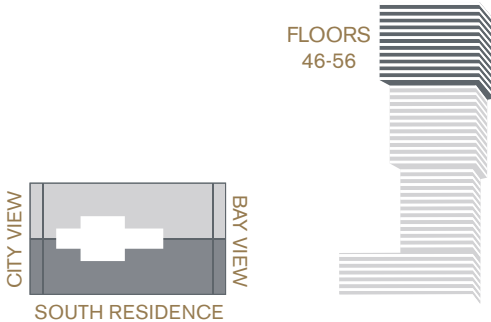
SOUTH RESIDENCE F | Floors 46-49 & 53-56

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4 BEDROOM + DEN + STUDY / 4.5 BATH

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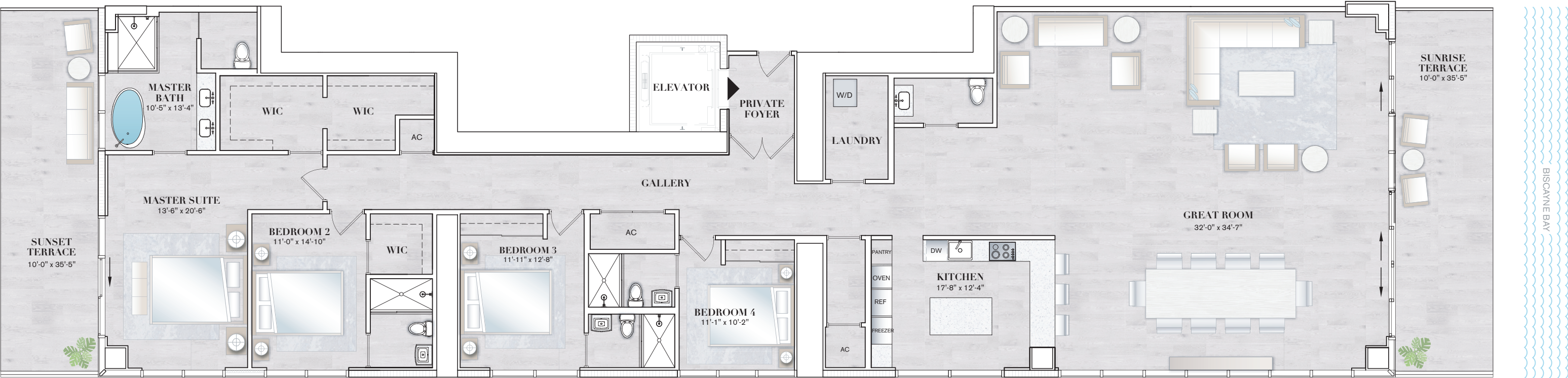
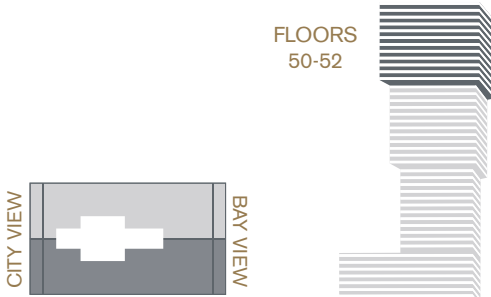
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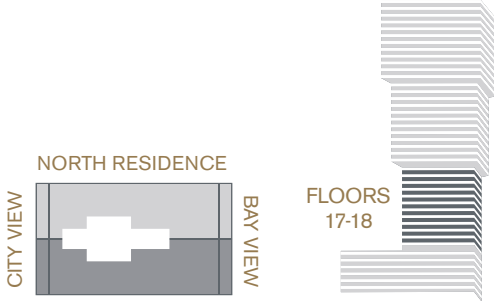
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3 BEDROOM / 2.5 BATH

Interior	2,219 sq. ft.	206 sq. mtrs.
Exterior	437 sq. ft.	41 sq. mtrs.

Total Area 2,656 sq. ft. 247 sq. mtrs.



RESIDENCE FEATURES

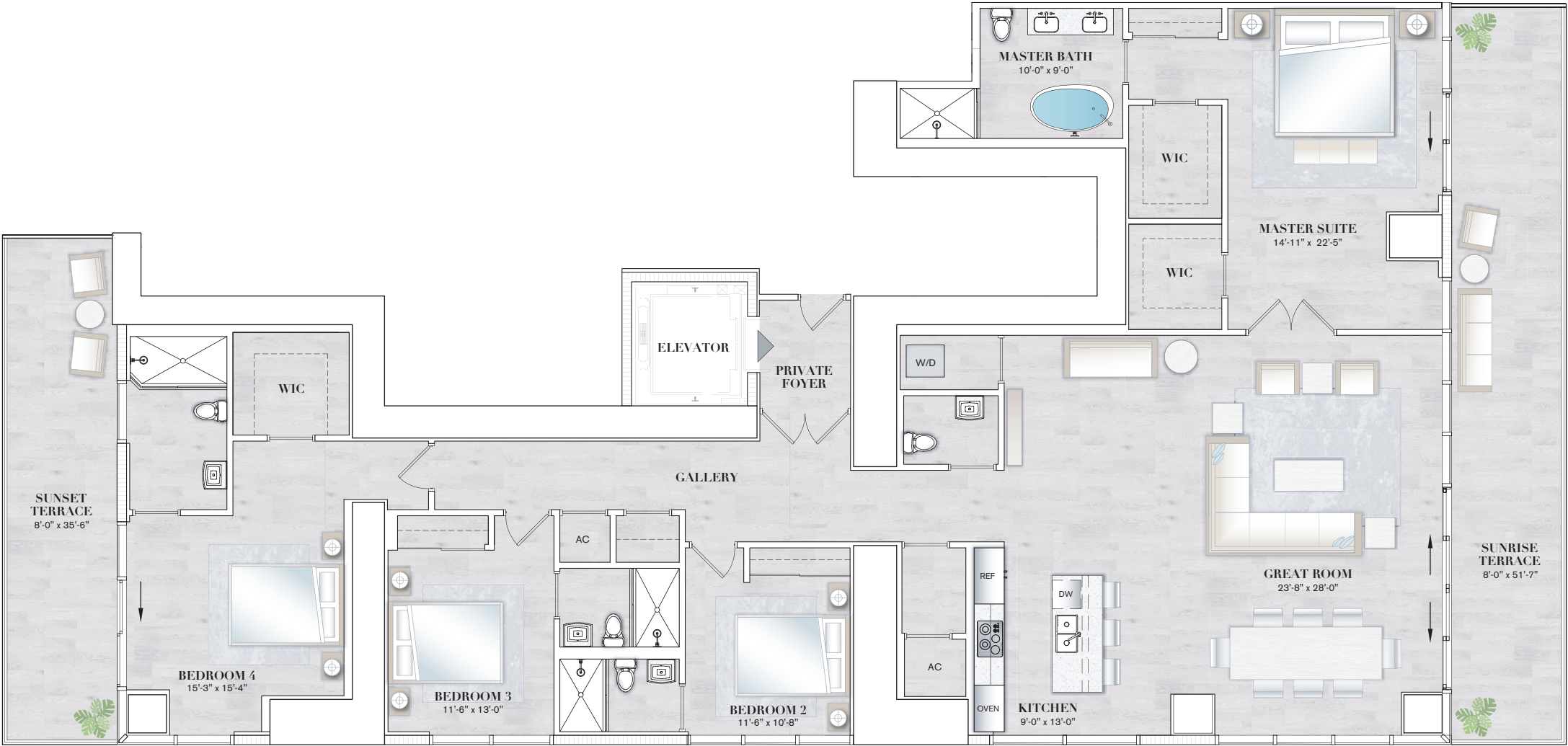
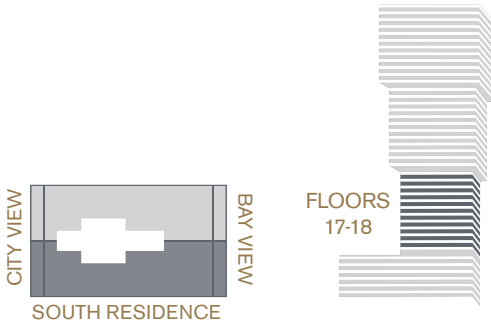
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4 BEDROOM / 4.5 BATH

Interior	3,267 sq. ft.	304 sq. mtrs.
Exterior	696 sq. ft.	65 sq. mtrs.

Total Area 3,963 sq. ft. 369 sq. mtrs.



RESIDENCE FEATURES

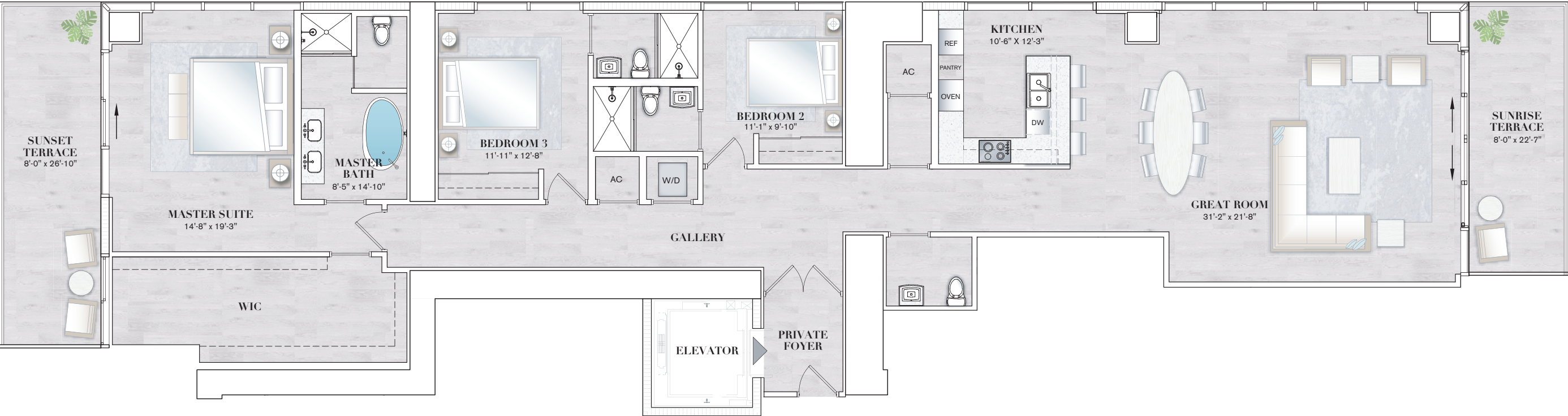
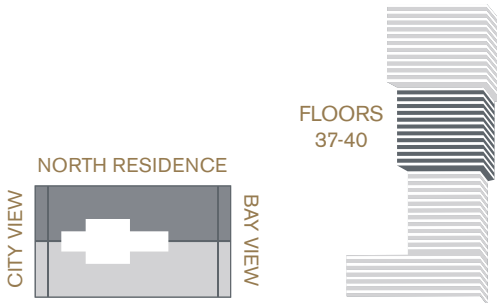
- 10' Ceiling Heights
- Two Parking Spaces Per Residence
- High-Speed Private Elevator plus Service Elevator
- Sub-Zero® and Wolf® Stainless Steel Appliances Including Gas Cooktop
- European-Style Italkraft® Cabinetry in Kitchens and Baths with Under Cabinet Lighting
- Waterworks® Designer Plumbing Fixtures
- Full-Size Stackable Washer & Dryer

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. 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 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. 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 "2" 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 farthest points of each given room (as described above and as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the interior air 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. Prices, availability, artist's renderings, dimensions, specifications, and features are subject to change at any time without notice.

3 BEDROOM / 3.5 BATH

Interior	2,664 sq. ft.	247 sq. mtrs.
Exterior	392 sq. ft.	36 sq. mtrs.

Total Area 3,056 sq. ft. 283 sq. mtrs.



RESIDENCE FEATURES

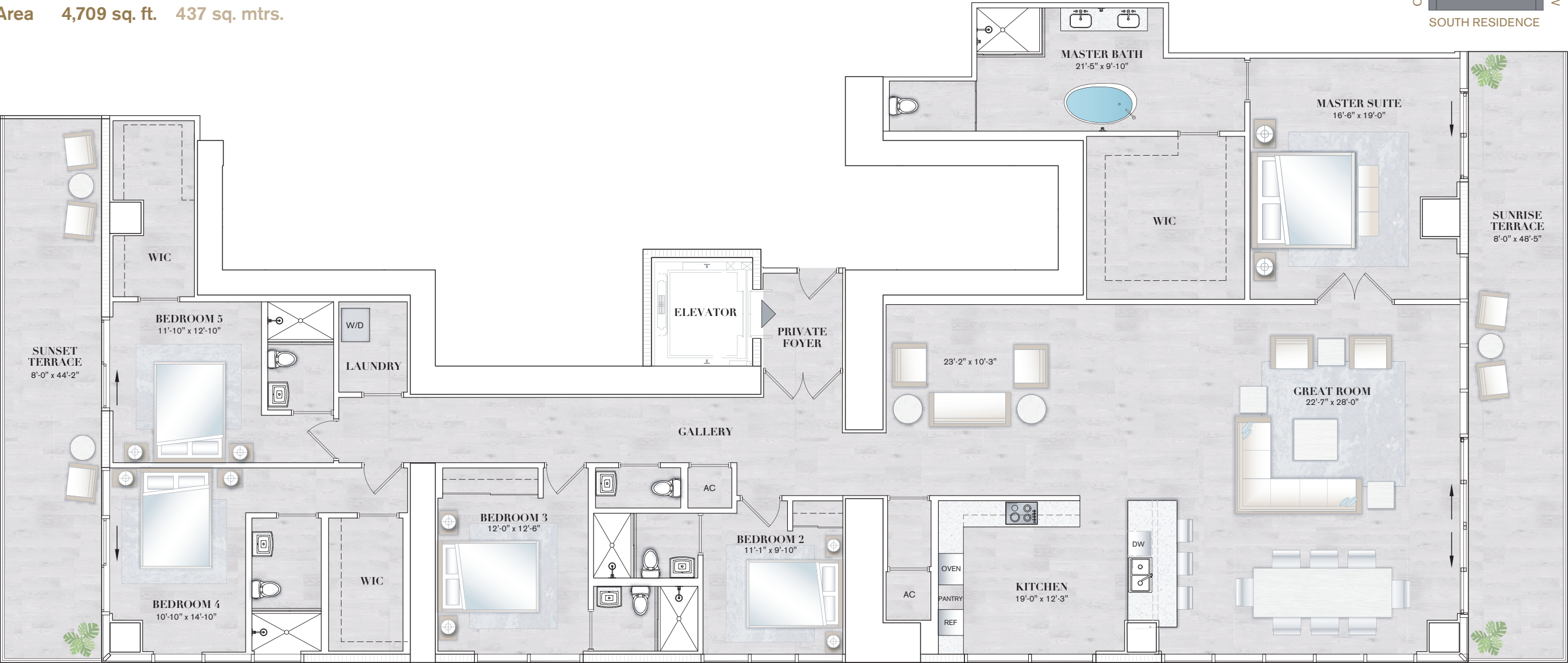
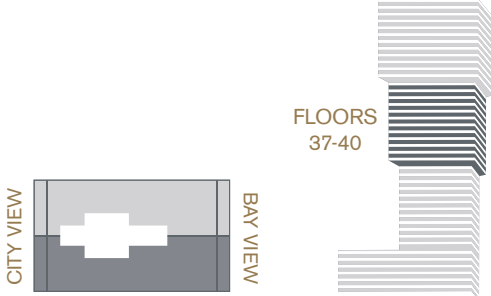
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5 BEDROOM / 5.5 BATH

Interior	3,966 sq. ft.	368 sq. mtrs.
Exterior	743 sq. ft.	69 sq. mtrs.

Total Area 4,709 sq. ft. 437 sq. mtrs.



RESIDENCE FEATURES

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- Two Parking Spaces Per Residence
- High-Speed Private Elevator plus Service Elevator
- Sub-Zero® and Wolf® Stainless Steel Appliances Including Gas Cooktop
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