

BRAND

Raffles Hotels & Resorts

ARCHITECTURE

Brandon Haw Architecture

INTERIORS

Banda Studio

LANDSCAPE

Enea Landscape Architect



DEVELOPERS

Mast Capital
BH Group

RAFFLES
RESIDENCES
COCONUT GROVE

EXCLUSIVE SALES AND MARKETING BY DOUGLAS ELLIMAN DEVELOPMENT MARKETING

Raffles Residences Coconut Grove ("Project") and the units in the Project are not owned, developed, or sold by Accor Hotels & Resorts (Maryland) LLC ("Licensor") or its affiliates. MC-BH Bayshore Park Owner, LLC ("Developer") is independently owned and operated and is solely responsible for the ownership, development, and operation of the Project. Developer uses the Raffles brand and certain trademarks pursuant to a limited, non-exclusive, nontransferable and non-sublicensable license from Licensor. Under certain circumstances, the license may be terminated or revoked by Licensor in which case the Project shall not have the right to use the Raffles brand or Raffles trademarks. For clarity, no individual residential units ("Units") shall have the right to use the Raffles brand or have any rights to use the Raffles trademarks. Licensor does not make any representations or guarantees with respect to the Units or the Project and is not responsible for Developer's marketing practices, advertising, and sales representations. 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. 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. This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. 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. This project is being developed by MC-BH Bayshore Park Owner, LLC, a Delaware limited liability company, which was formed solely for such purpose. Mast Capital and BH Group are affiliated with the Developer and are not the developer of this project. There are various recognized methods for calculating the square footage of a Unit. The square footage and dimensions stated hereon 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). For your reference, the area of the Unit, determined in accordance with those defined unit boundaries, is set forth in the Declaration. Note that measurements of rooms set forth on this floor plan 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. The dimensions and square footage stated for this Unit floor plan are approximate and may vary with actual construction, and all floor plans and development plans are subject to change. All depictions of furnishings, appliances, built-ins, counters, soffits, floor coverings, lighting and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit. Consult the Developer's prospectus for information on what is offered with the Unit. EQUAL HOUSING OPPORTUNITY.

RAFFLES

RESIDENCES
COCONUT GROVE

RAFFLES
RESIDENCES
COCONUT GROVE

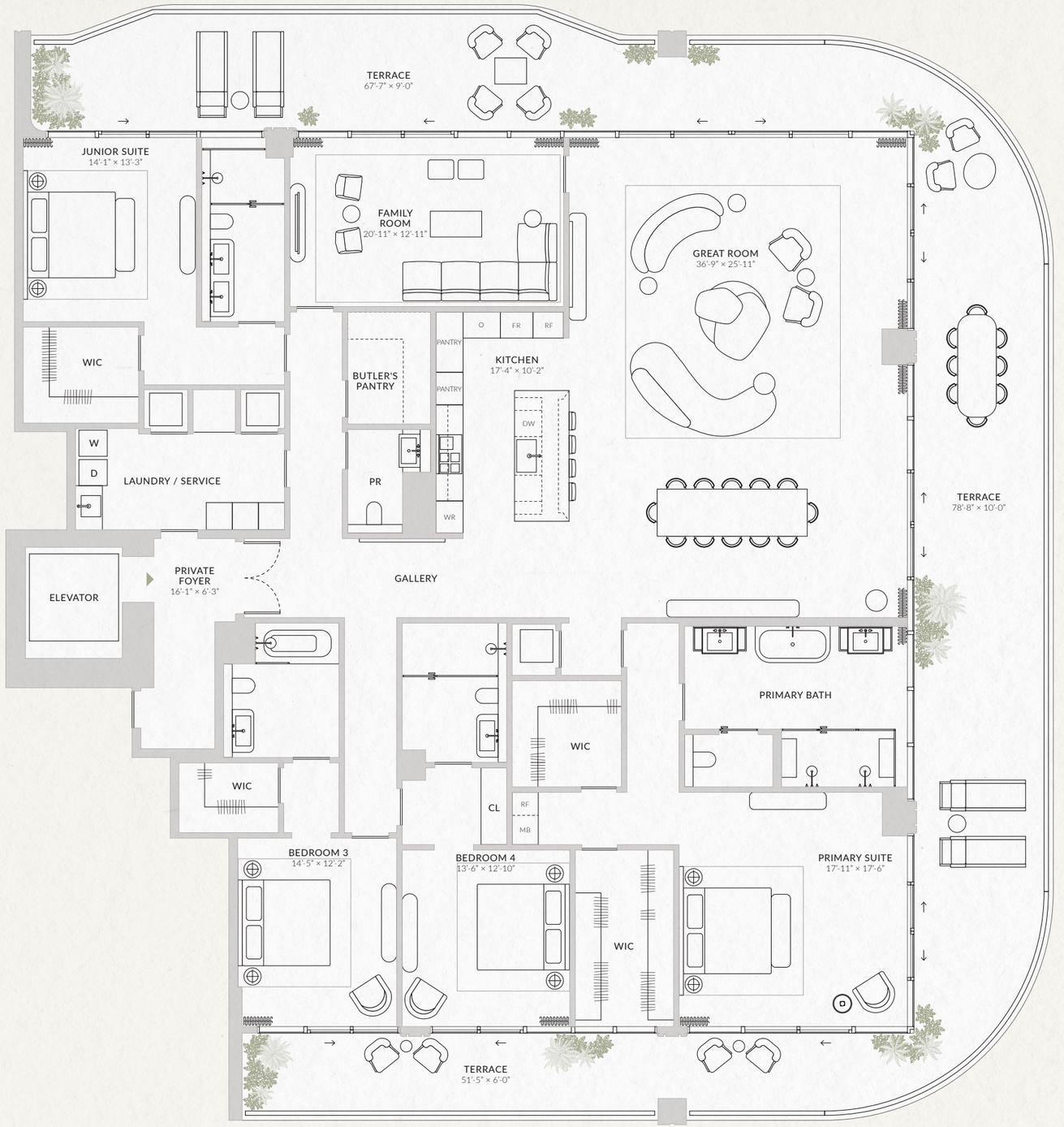
RESIDENCE 1 Floor 3

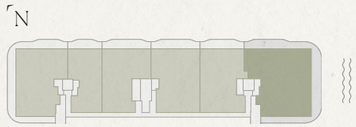
4 Bedrooms
1 Family Room
4 Bathrooms
1 Powder Room

INTERIOR
4,216 SF | 392 SM

EXTERIOR
1,682 SF | 156 SM

TOTAL
5,898 SF | 548 SM





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RAFFLES
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COCONUT GROVE

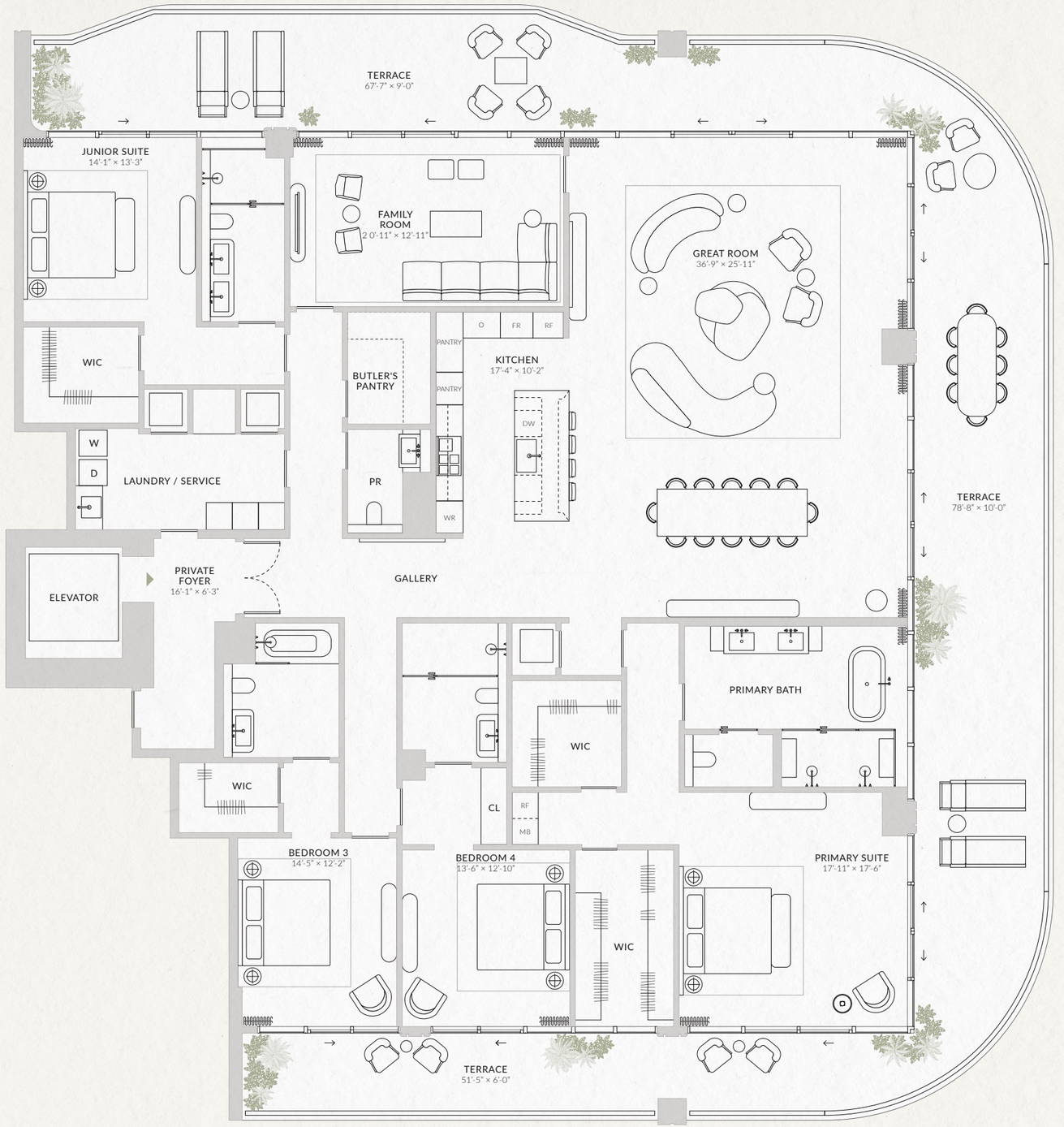
RESIDENCE 1 Floors 4 - 7

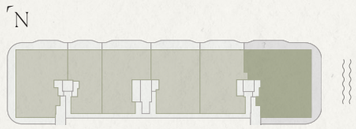
4 Bedrooms
1 Family Room
4 Bathrooms
1 Powder Room

INTERIOR
4,216 SF | 392 SM

EXTERIOR
1,682 SF | 156 SM

TOTAL
5,898 SF | 548 SM





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COCONUT GROVE

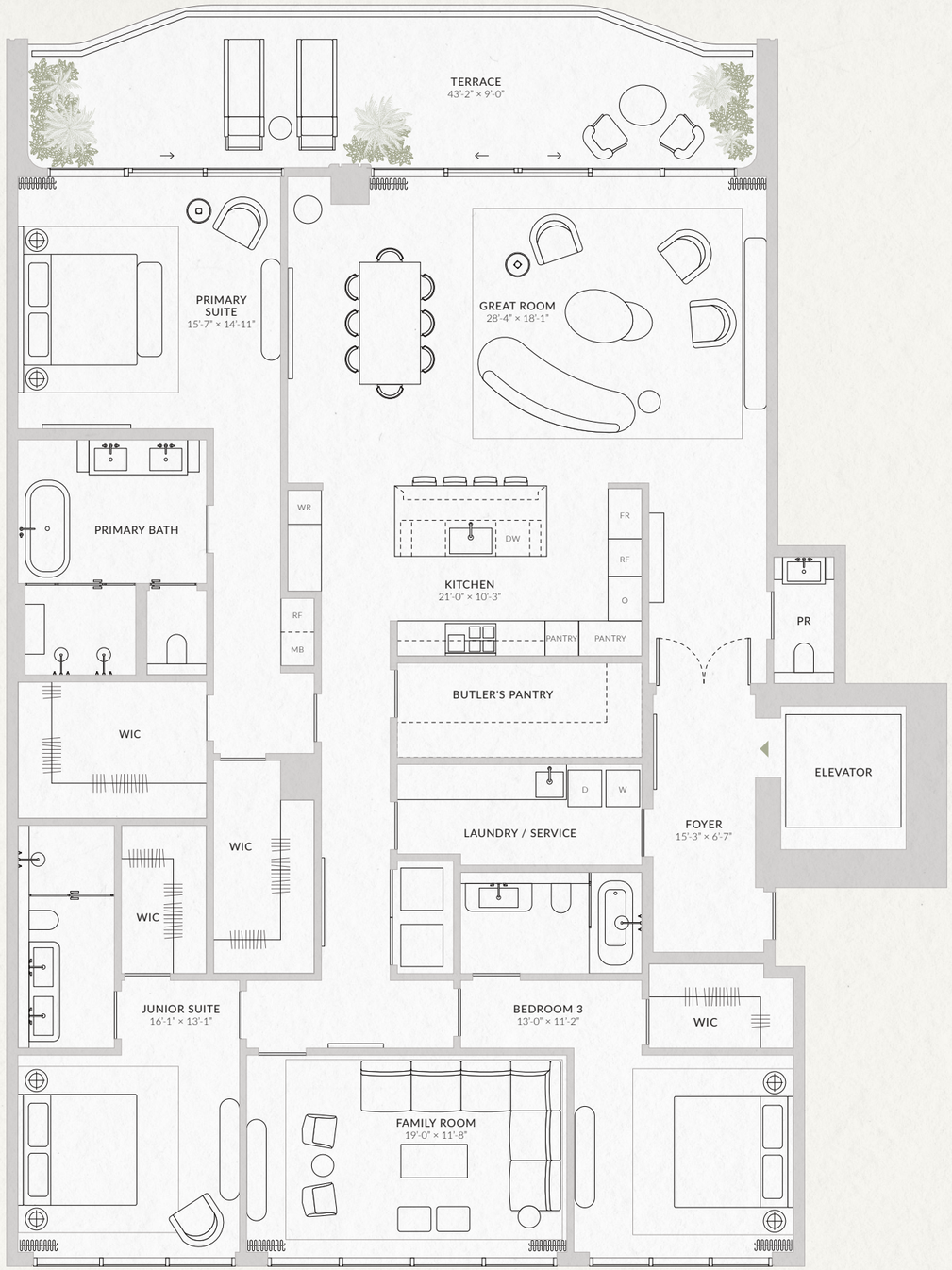
RESIDENCE 2 Floors 3 - 7

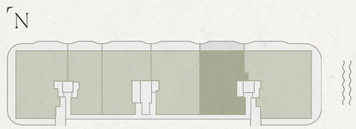
3 Bedrooms
1 Family Room
3 Bathrooms
1 Powder Room

INTERIOR
2,979 SF | 277 SM

EXTERIOR
402 SF | 37 SM

TOTAL
3,381 SF | 314 SM





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RAFFLES
RESIDENCES
COCONUT GROVE

RESIDENCE 3 Floors 3 - 7

4 Bedrooms
1 Family Room
4 Bathrooms
1 Powder Room

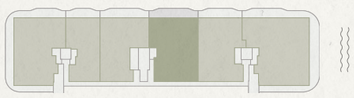
INTERIOR
3,142 SF | 292 SM

EXTERIOR
450 SF | 42 SM

TOTAL
3,592 SF | 334 SM



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RAFFLES
RESIDENCES
COCONUT GROVE

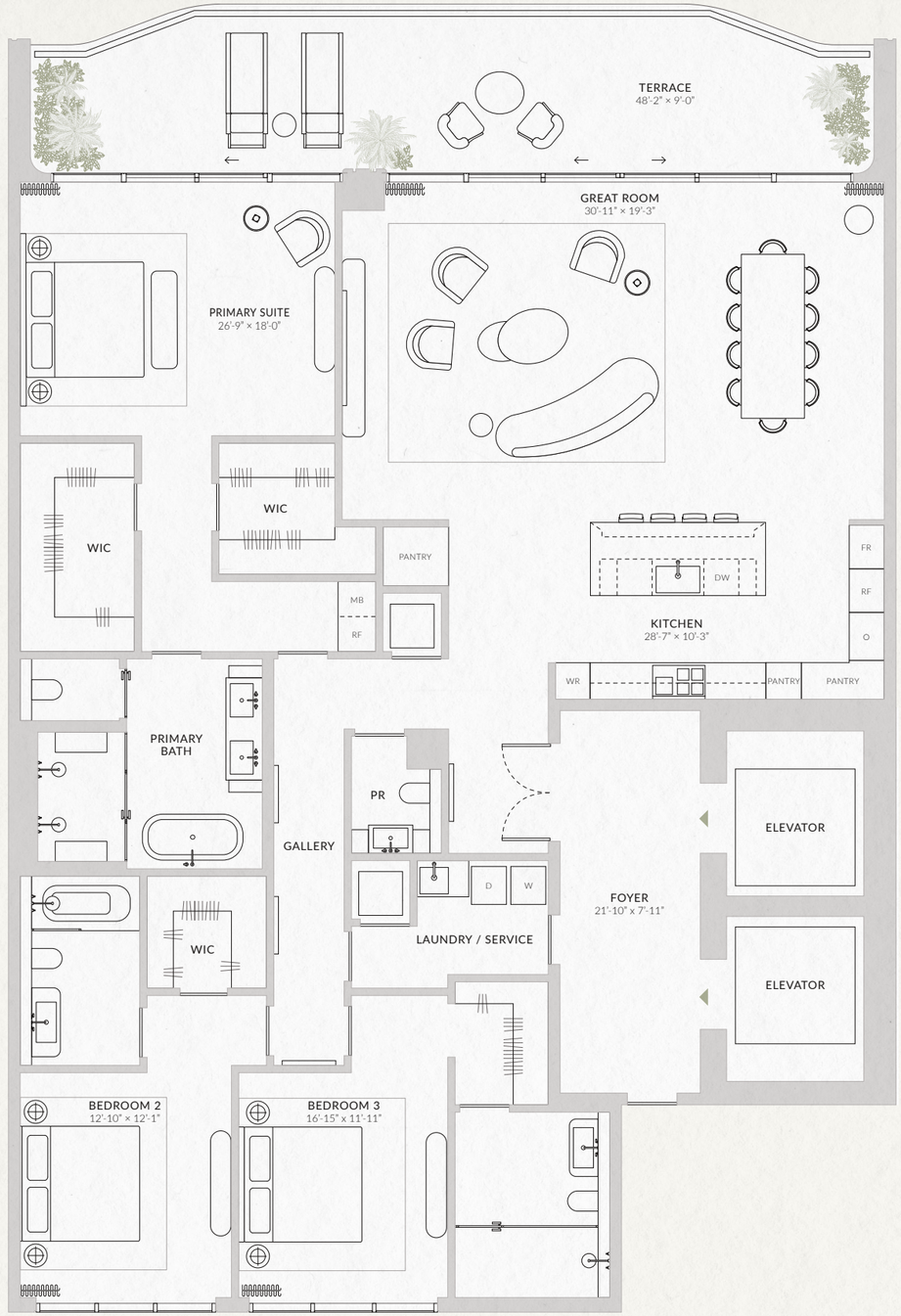
RESIDENCE 4 Floors 3 - 7

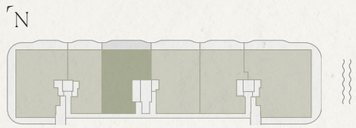
3 Bedrooms
3 Bathrooms
1 Powder Room

INTERIOR
2,643 SF | 246 SM

EXTERIOR
450 SF | 42 SM

TOTAL
3,093 SF | 287 SM





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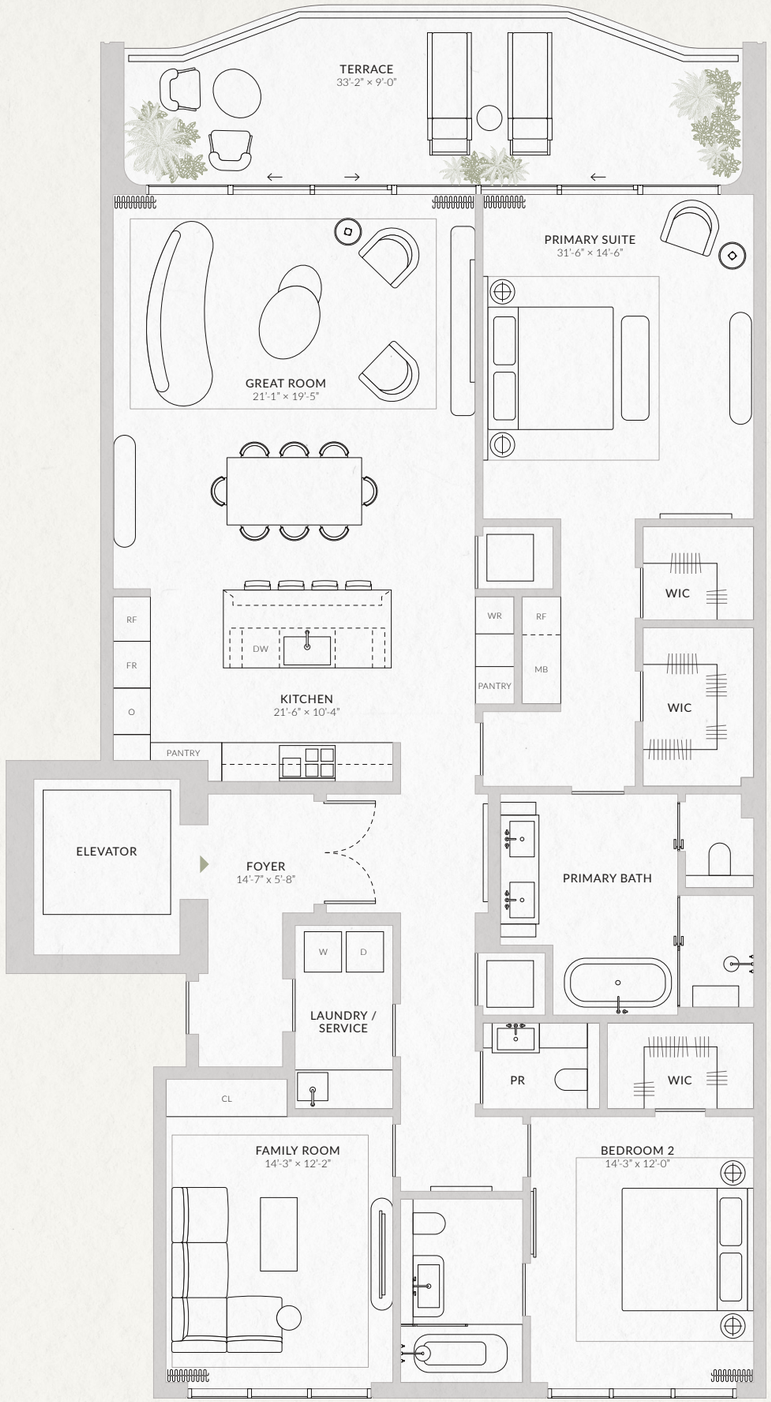
RESIDENCE 5 Floors 3 - 7

2 Bedrooms
1 Family Room
2 Bathrooms
1 Powder Room

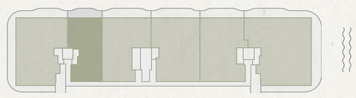
INTERIOR
2,148 SF | 200 SM

EXTERIOR
305 SF | 28 SM

TOTAL
2,453 SF | 228 SM



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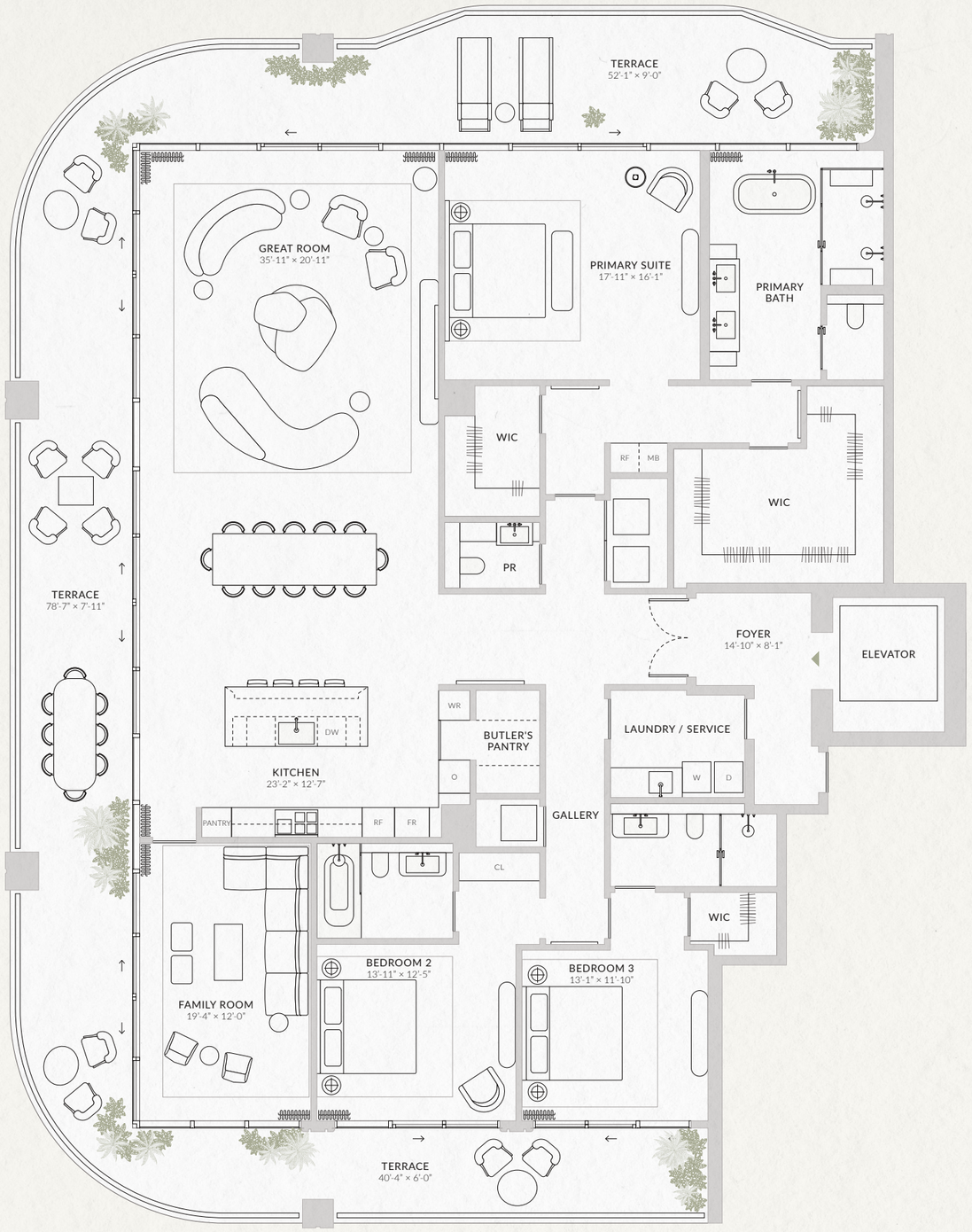
RESIDENCE 6 Floors 3 - 7

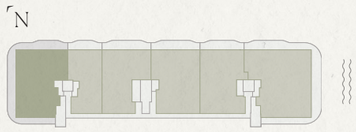
3 Bedrooms
1 Family Room
3 Bathrooms
1 Powder Room

INTERIOR
3,354 SF | 312 SM

EXTERIOR
1,333 SF | 124 SM

TOTAL
4,687 SF | 435 SM





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RAFFLES
RESIDENCES
COCONUT GROVE

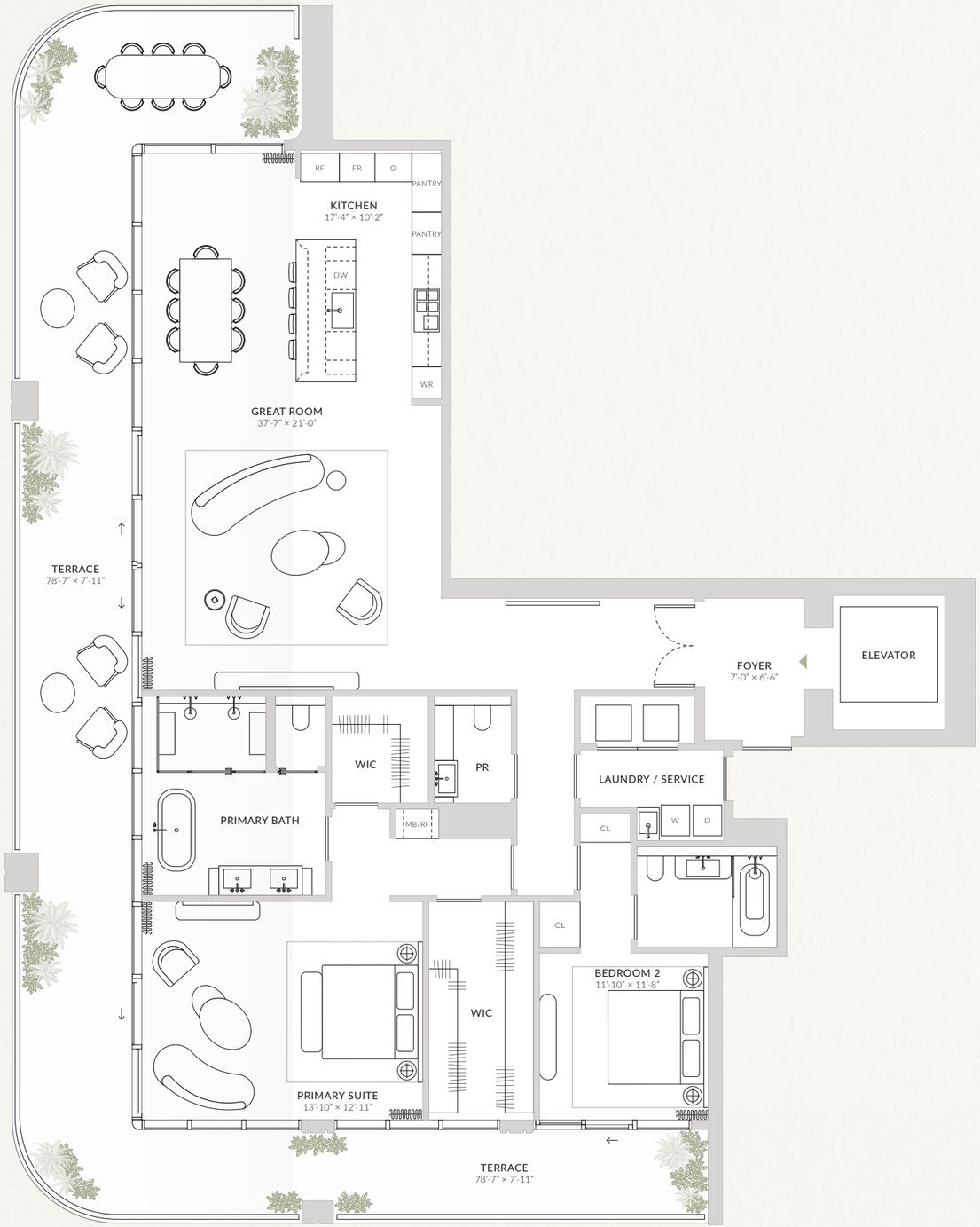
RESIDENCE 6 Floor 2

2 Bedrooms
1 Family Room
2 Bathrooms
1 Powder Room

INTERIOR
2,326 SF | 216 SM

EXTERIOR
1,045 SF | 97 SM

TOTAL
3,371 SF | 313 SM





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BRAND

Raffles Hotels & Resorts

ARCHITECTURE

Brandon Haw Architecture

INTERIORS

Banda Studio

LANDSCAPE

Enea Landscape Architect

DEVELOPERS

Mast Capital
BH Group

EXCLUSIVE SALES AND MARKETING BY DOUGLAS ELLIMAN DEVELOPMENT MARKETING

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