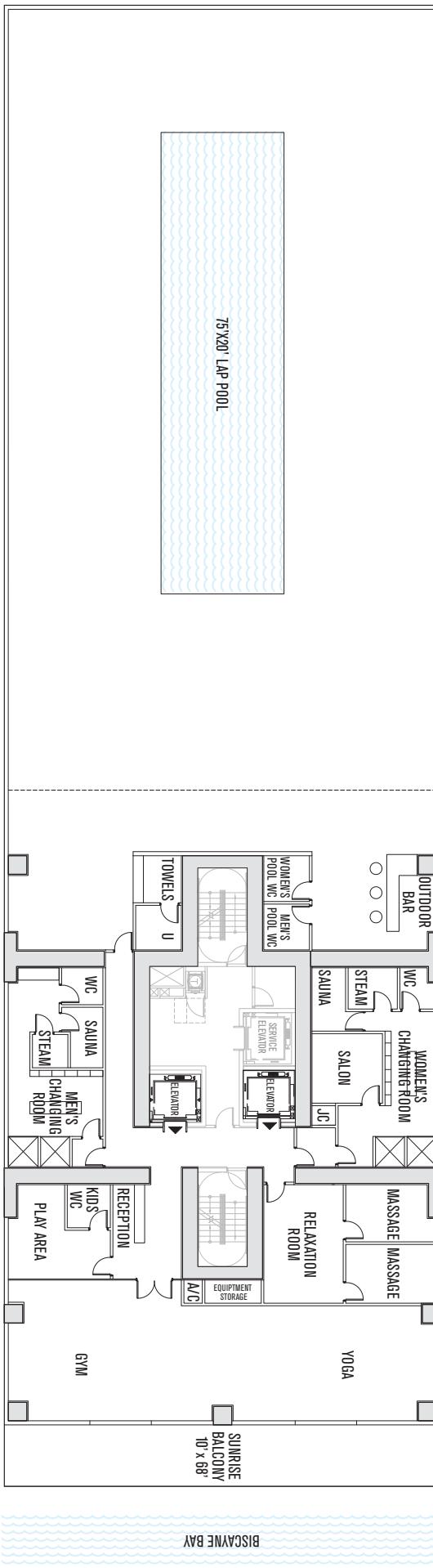


## SEVENTH FLOOR AMENITY LEVEL

# LETTERS

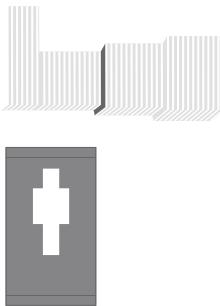
MIAMI



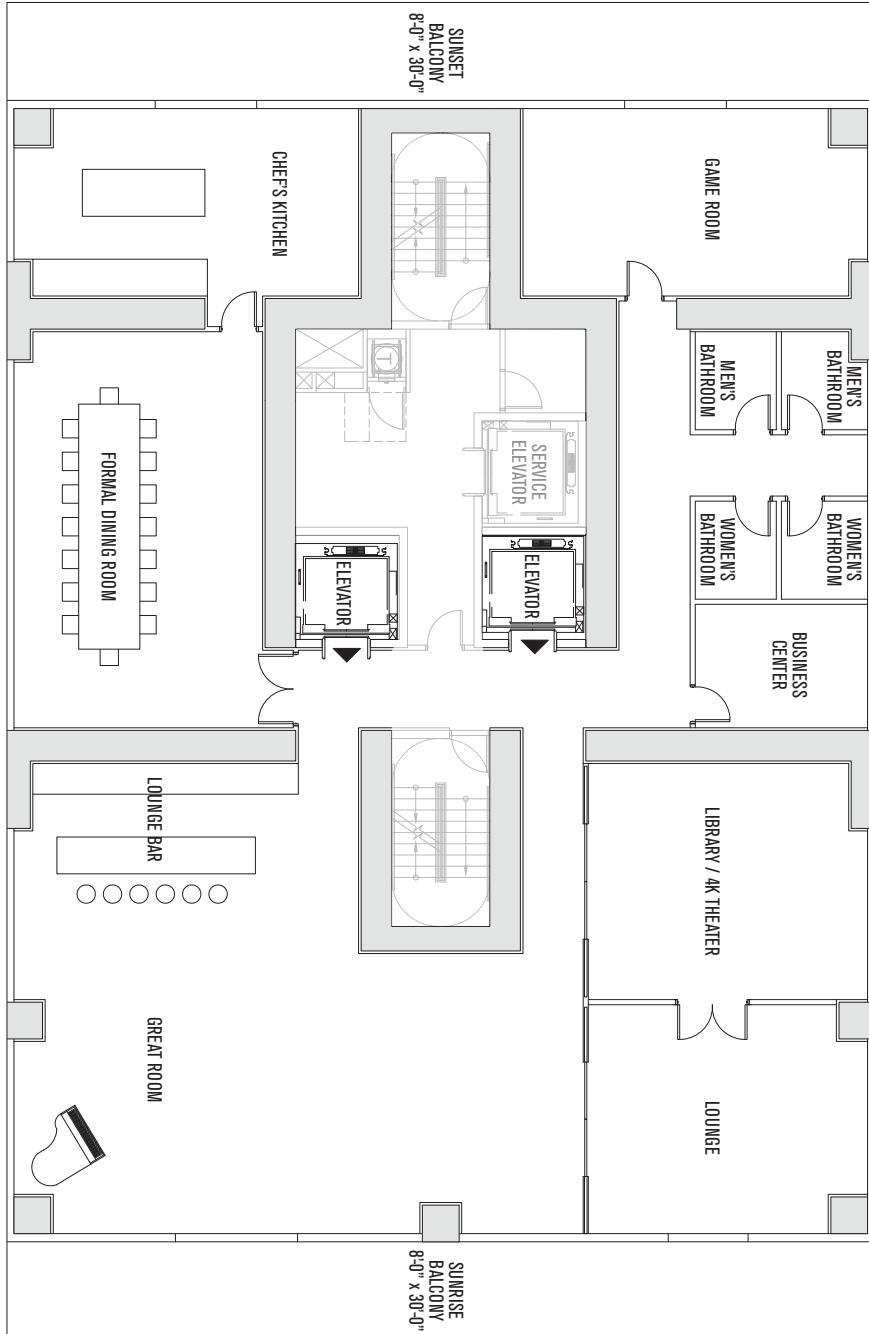
## THIRTIETH FLOOR AMENITY LEVEL

# THE S E E

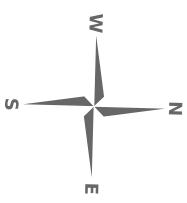
MIAMI



**GREAT ROOM | FORMAL DINING ROOM | LIBRARY / 4K THEATER | CHEF'S KITCHEN  
BUSINESS CENTER | LOUNGE & DRINKING BAR | GAME ROOM**



BISCAYNE BAY



The logo consists of a stylized house outline with the words "EQUAL HOUSING OPPORTUNITY" stacked vertically inside the outline.

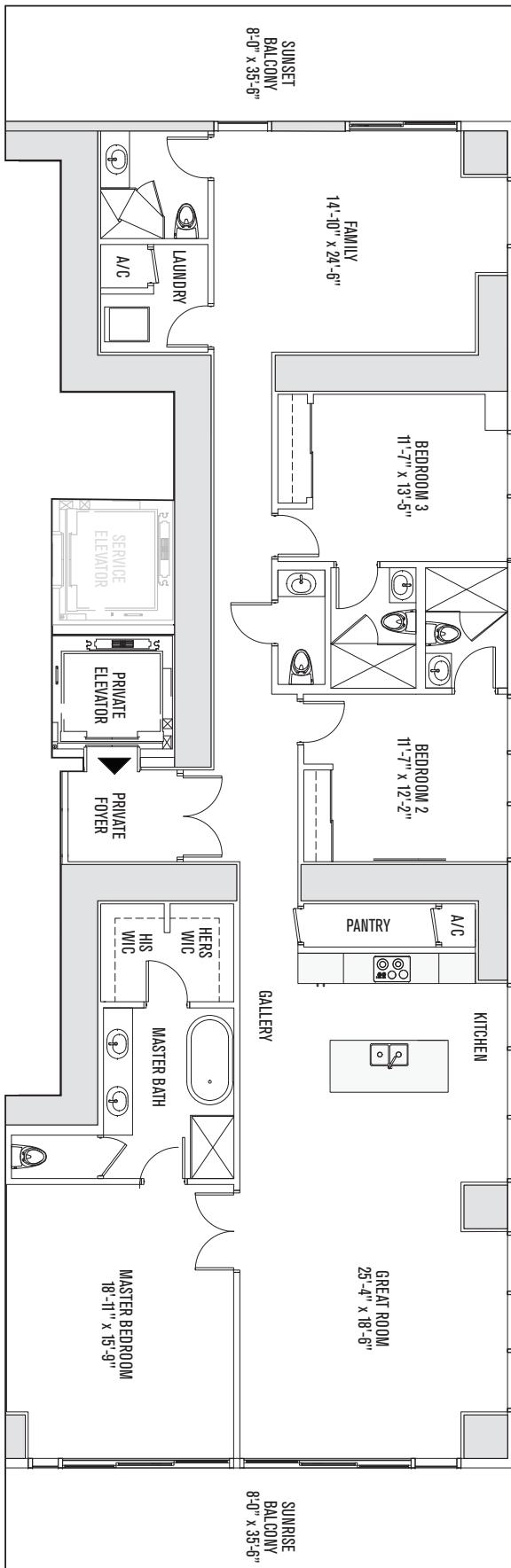
# FLOORS 8-29

## NORTH EAST RESIDENCE

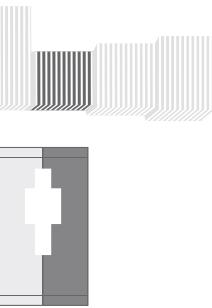
ELYS  
MIAMI

### 3 BEDROOMS / 3.5 BATHROOMS

(CONVERTIBLE TO 4 OR 5 BEDROOMS)

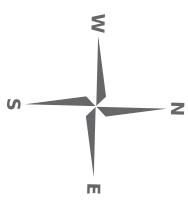


BISCAYNE BAY



3 BEDROOMS | 3.5 BATHROOMS | GREAT ROOM | FAMILY ROOM | KITCHEN  
SUNRISE & SUNSET BALCONIES | PRIVATE ELEVATOR | PRIVATE FOYER

ENCLOSED AREA:	2,850 SQ FEET	265 SQ METERS
BALCONY AREA:	568 SQ FEET	53 SQ METERS
TOTAL AREA:	3,418 SQ FEET	318 SQ METERS



All plans, features, designs, dimensions and other information contained or depicted herein are based upon preliminary development plans and are subject to change without notice due to local conditions and other factors. These floor plans do not reflect the final as-built plans for the unit or any room located therein, and may not be relied upon. All improvements, designs, and construction are subject to final obtainng the appropriate federal, state, and local permits and approvals for same. No guarantees or representations are made that any basic features, designs, or other items depicted or described herein will be provided if provided, will be of the same type, size, location or nature as depicted or described herein. This offering is made only by the prospectus for the condominium and no statement or information should be relied upon if not made in the prospectus. All architecture plans are and shall remain the property of the architect or developer and are not to be reproduced without the prior written consent of the architect or developer and all rights are reserved hereby. Standard square footage and dimensions are measured as of the interior boundaries of the exterior walls and the conference of exterior piping walls and are not very far from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration which generally includes the interior areas between the exterior walls and excludes all interior structural components and other common elements. This method is generally used in real estate measurements and is not the same as the "net square foot" method used in the construction industry which is the area within the exterior walls and excludes all interior structural components and other common elements. Actual dimensions may differ from the stated dimensions due to the nature of the construction and the actual dimensions may be smaller than the stated dimensions due to the nature of the construction and the actual dimensions may be larger than the stated dimensions due to the nature of the construction and the actual dimensions may be subject to change and are not increased or decreased by reason that the floor plans and specifications for the development are not final. Oral representations cannot be relied upon as correct since the representations of the developer for corrected representations, make reference to this brochure and to the documents required by section 718.302, Florida Statutes, to be furnished by a developer to a buyer or lessee.

FLoORS 8-29

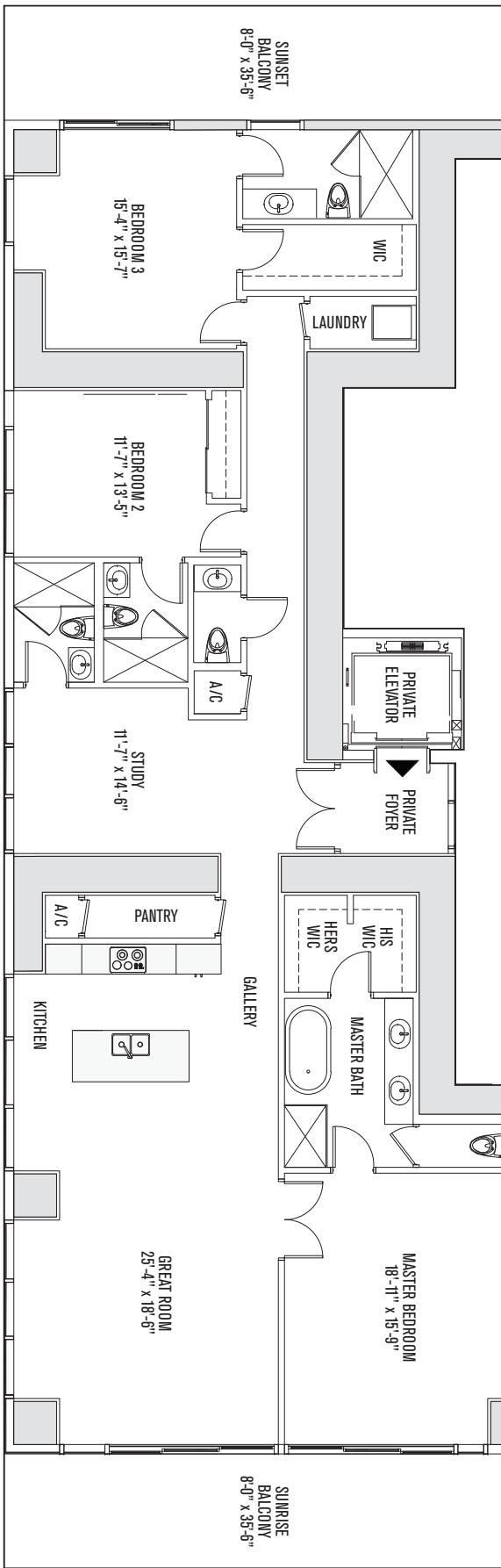
SOUTH EAST RESIDENCE

3 BEDROOMS / 4.5 BATHROOMS

(CONVERTIBLE TO 4 OR 5 BEDROOMS)

ELYSIEN

LITERATURE

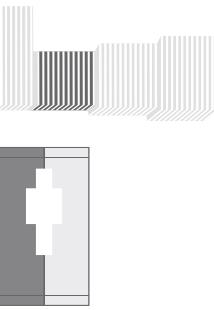


BISCAYNE BAY



**3 BEDROOMS | 4.5 BATHROOMS | GREAT ROOM | STUDY | KITCHEN**  
**SUNRISE & SUNSET BALCONIES | PRIVATE ELEVATOR | PRIVATE FOYER**

ENCLOSED AREA:	2,860 SQ FEET	266 SQ METERS
BALCONY AREA:	568 SQ FEET	53 SQ METERS
TOTAL AREA:	3,428 SQ FEET	319 SQ METERS



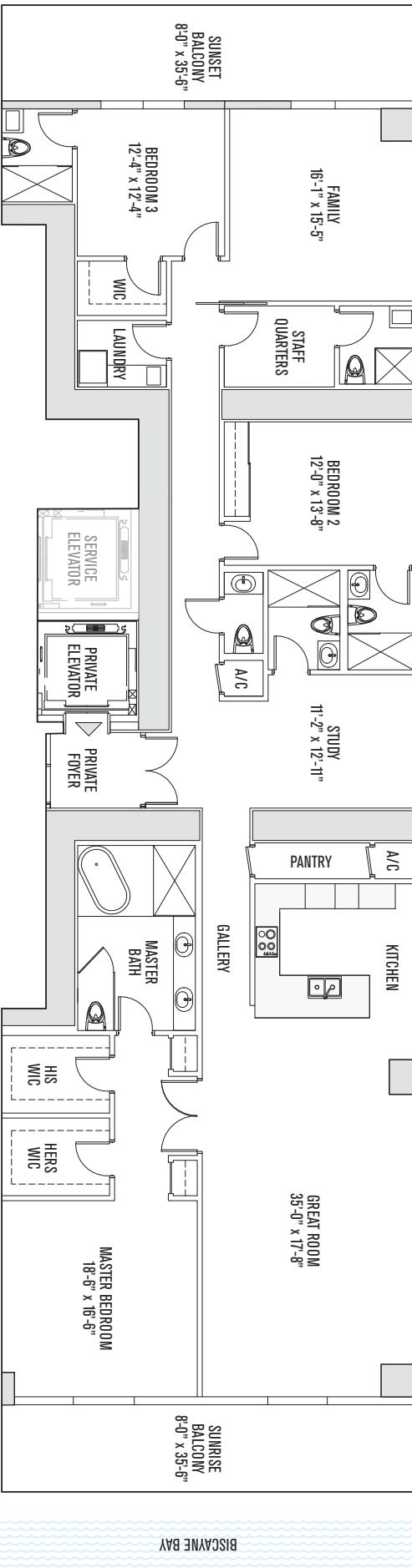
The logo consists of a stylized house outline with the words "EQUAL HOUSING OPPORTUNITY" stacked vertically to its left.

FLOORS 31-45

## NORTH EAST RESIDENCE

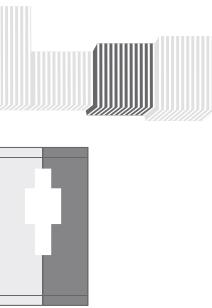
3 BEDROOMS / 4.5 BATHROOMS

(CONVERTIBLE TO 4 OR 5 BEDROOMS)



3 BEDROOMS | 4.5 BATHROOMS | GREAT ROOM | FAMILY ROOM | STUDY | KITCHEN | STAFF QUARTERS  
SUNRSE & SUNSET BALCONIES | PRIVATE ELEVATOR | PRIVATE FOYER

ENCLOSED AREA:	3412 SQ FEET	317 SQ METERS
BALCONY AREA:	568 SQ FEET	53 SQ METERS
TOTAL AREA:	3980 SQ FEET	370 SQ METERS



The logo consists of a stylized house outline with a horizontal bar inside containing two vertical lines, representing an equals sign, symbolizing equality and opportunity.

FLOORS 31-45

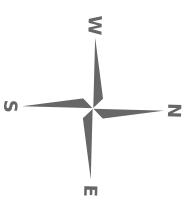
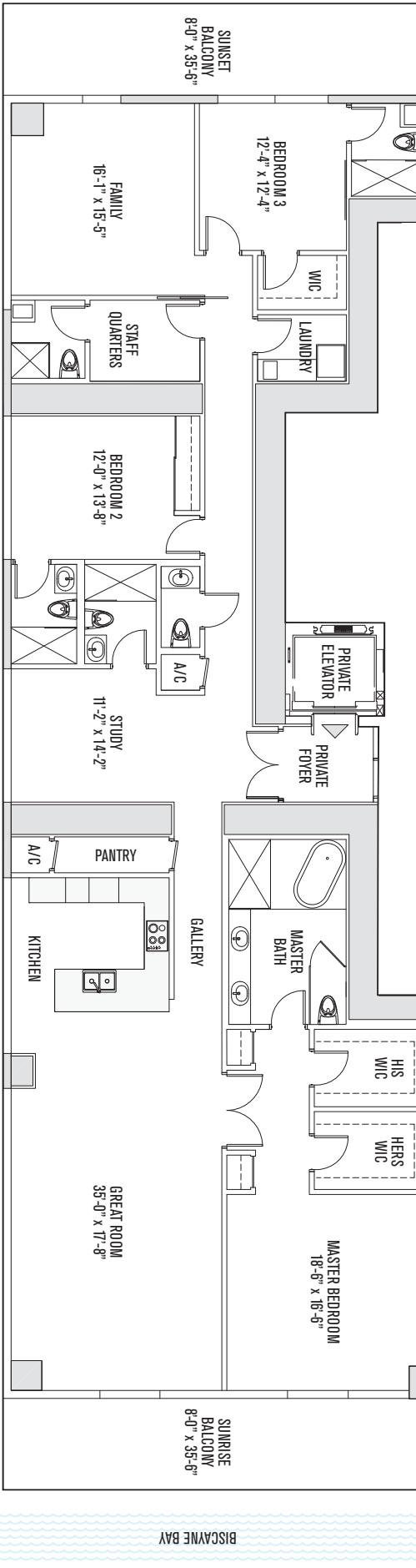
SOUTH EAST RESIDENCE

3 BEDROOMS / 5.5 BATHROOMS

(CONVERTIBLE TO 4 OR 5 BEDROOMS)

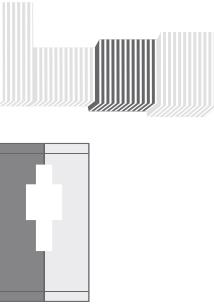
# ESTE

MAMI



3 BEDROOMS | 5.5 BATHROOMS | GREAT ROOM | STUDY | KITCHEN | STAFF QUARTERS  
SUNRISE & SUNSET BALCONIES | PRIVATE ELEVATOR | PRIVATE FOYER

ENCLOSED AREA:	3412 SQ FEET	317 SQ METERS
BALCONY AREA:	568 SQ FEET	53 SQ METERS
TOTAL AREA:	3980 SQ FEET	370 SQ METERS



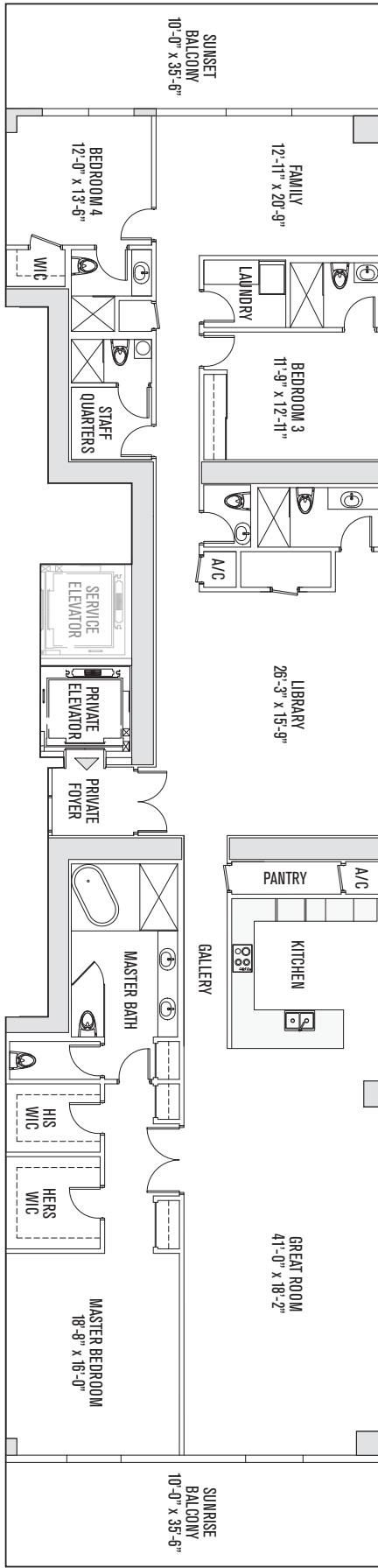
The logo consists of a stylized house outline with the words "EQUAL HOUSING OPPORTUNITY" stacked vertically inside the outline.

FLOORS 46-56

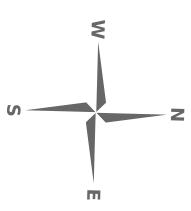
NORTH EAST RESIDENCE

PENTHOUSE 4 BEDROOMS / 5.5 BATHROOMS

(CONVERTIBLE TO 3 OR 4 BEDROOMS)

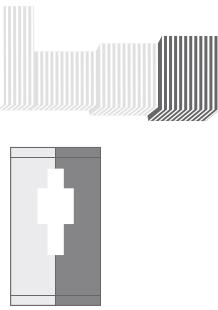


### BISCAYNE BAY



4 BEDROOMS | 5.5 BATHROOMS | GREAT ROOM | FAMILY ROOM | LIBRARY | KITCHEN | STAFF QUARTERS  
SUNRISE & SUNSET BALCONIES | PRIVATE ELEVATOR | PRIVATE FOYER

ENCLOSED AREA:	3,979 SQ FEET	370 SQ METERS
BALCONY AREA:	710 SQ FEET	66 SQ METERS
TOTAL AREA:	4,689 SQ FEET	436 SQ METERS



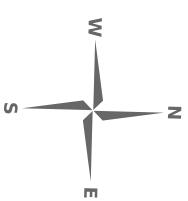
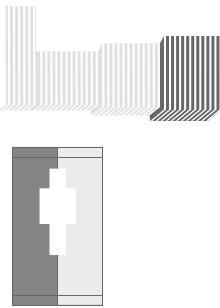
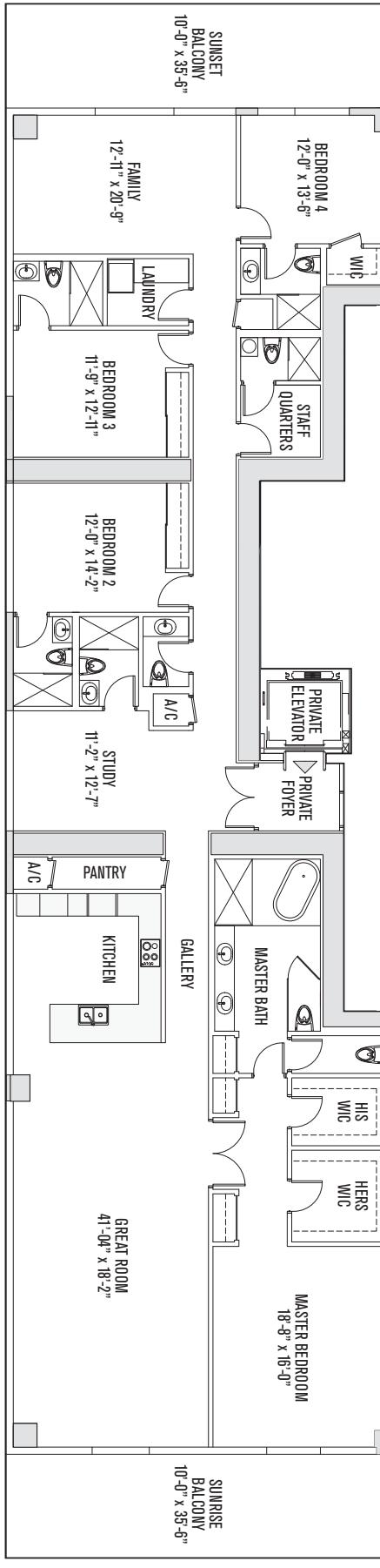
The logo consists of a stylized house outline with a horizontal bar inside containing two vertical lines, representing an equals sign.

FLOORS 46-56

SOUTH EAST RESIDENCE

PENTHOUSE 4 BEDROOMS / 6.5 BATHROOMS

(CONVERTIBLE TO 3 OR 4 BEDROOMS)



4 BEDROOMS | 6.5 BATHROOMS | GREAT ROOM | FAMILY ROOM | STUDY | KITCHEN | STAFF QUARTERS  
SUNRISE & SUNSET BALCONIES | PRIVATE ELEVATOR | PRIVATE FOYER

ENCLOSED AREA:	3,979 SQ FEET	370 SQ METERS
BALCONY AREA:	710 SQ FEET	66 SQ METERS
TOTAL AREA:	4,689 SQ FEET	436 SQ METERS

# MIAMI ESTATE TAXES

The logo consists of a stylized house outline with an equals sign inside the body of the house, representing equal housing opportunity.