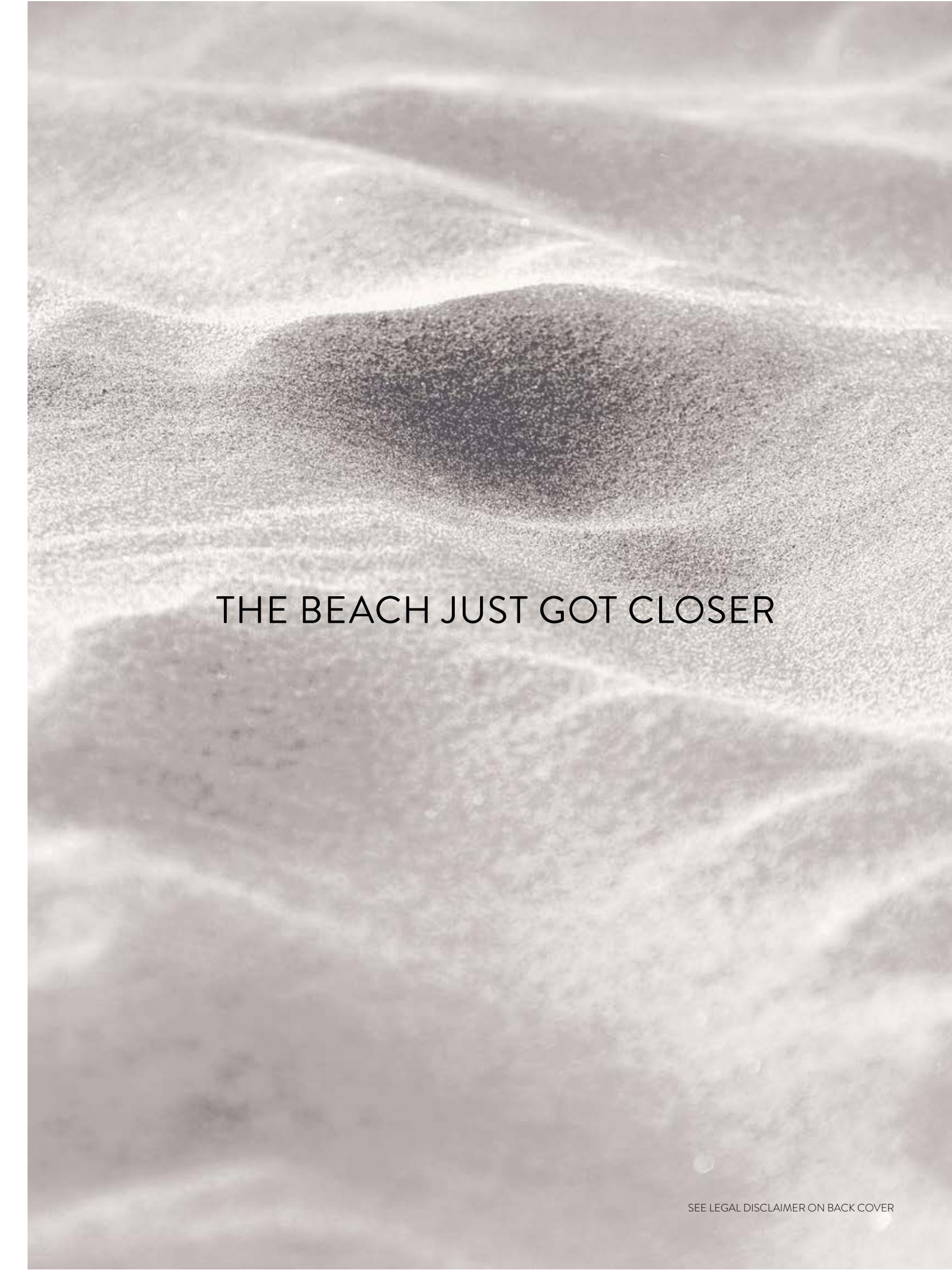


BISCAYNE BEACH

East Edgewater • Miami Residences





THE BEACH JUST GOT CLOSER



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.

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On the city shores of Biscayne Bay, a new monument to sophisticated seaside living has emerged. A striking tower of glass, stone, and stainless steel stands as Miami's premier city beach club residence... Biscayne Beach.

Beach house living isn't just closer here – it's better. 399 residences deliver an exciting concept in downtown waterfront living that includes Biscayne Bay's man-made beachfront, fresh interior design by the acclaimed Thom Filicia, Inc. , modern technologies, rich finishes, and an urban connection that takes both city and beach living to their ultimate expressions.



THE NEXT WAVE OF
WATERFRONT LIVING HAS ARRIVED



Dive In.

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DESCRIPTION

Biscayne Beach is a 399-unit luxury condominium tower being developed by Biscayne Miami Partners, which is an entity formed by affiliates of Eastview Development and GTIS Partners in Miami's East Edgewater neighborhood. The 51 story high-rise directly on the water, "Brings the beach to the city," boasting Miami's newest beach club on the Bay.

RESIDENCES

Biscayne Beach will offer luxury residences, ranging from one- to four-bedroom layouts with den options as well as exclusive penthouses with private rooftop garden terraces. All units will include floor-to-ceiling glass windows, oversized balconies, and will boast sweeping views of Biscayne Bay, Miami Beach and the city skyline.

PRICE RANGE

Preconstruction prices range from the \$400,000's to multi-million dollar penthouses.



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DESIGN WITH DEPTH

Bold and confident, yet inviting and warm, **Thom Filicia, Inc.** designs for the way people live. For Biscayne Beach, this has meant drawing inspiration from the sand, sea, and city. However, it is Filicia's trademark inventiveness that has made him an *Elle Décor A-List Designer*, one of *House Beautiful's Top 100 Designers*, and the preferred choice of Tina Fey, Peter Jennings, Jennifer Lopez, W Hotels, Delta Air Lines, and countless others. Thom's New American style can also be seen throughout his product in the Thom Filicia Home Collection and his two design books, *Style* and *American Beauty*.

THE BISCAYNE BEACH LOBBY VISION - AS CREATED BY THOM FILICIA, INC.

INTERIORS INSPIRED BY CITY AND SHORELINE

THOM FILICIA
Design Lifestyle Interiors



Thom Filicia is a genius, effortlessly mixing materials and eras to create spaces that are both hypersophisticated and extremely livable...he never loses sight of the human being...

SARA GRAY MILLER, PREVIOUS EDITOR-IN-CHIEF OF O MAGAZINE AND
HOME AND COUNTRY LIVING

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The concept is based around finding a perfect balance between a resort-style setting and the vibrant neighborhoods surrounding East Edgewater. I've mixed woods and natural elements with other raw and refined materials to create a comfortable and relaxed, yet sophisticated living environment.

THOM FILICIA - ON THE DESIGN INSPIRATION FOR BISCAYNE BEACH



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THE BEACH CLUB



WHERE ESCAPING MEANS STAYING

Transcend the typical beach experience at Miami's bayside beach club. Sands are softer than those of South Beach, and far more exclusive. Relax in the luxury of private cabanas and lounge chairs. Delight in a secluded outdoor area for children with a playful water feature. Enjoy the bay to its fullest with piers for swimming, kayaking, paddle boarding, jet skiing, and more. When you *live beyond the beach* every day is a Biscayne Beach day.

No representations are made regarding the existence, amount, type, nature or quality of any docks within the adjacent submerged lands, which are subject to approvals from the applicable governmental agencies, and if approved, the maintenance expenses, or the activities, noise and other disturbances, and the types of vessels, if any, that may be associated there with.

LIMITLESS BEACH CLUB VIEWS MADE POSSIBLE
BY 335 LINEAR FEET OF BISCAYNE BAY FRONTAGE.



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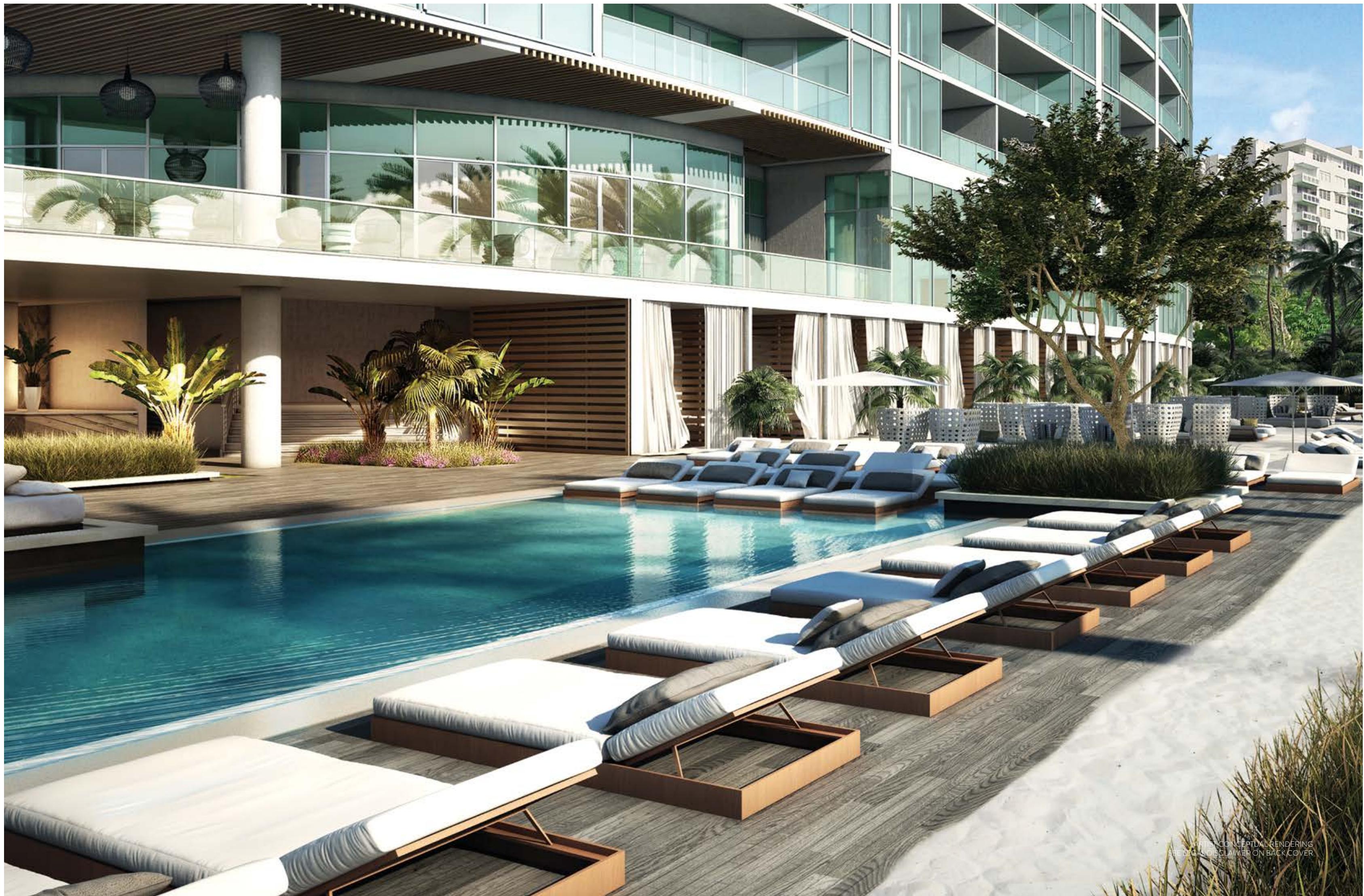


Miami's quintessential bayside atmosphere comes to life at Biscayne Beach. From family fun, to blissfully serene moments by the shore, to refined enjoyment...it all happens here.





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ENTER A WORLD OF BAREFOOT ELEGANCE

- Miami's premier members only beach club on Biscayne Bay
- Fifty one story high rise with 399 luxury residences
- Residences ranging from 1 bedroom / 1 bath to 3 bedroom / 3 baths plus den and two story penthouses
- Oversized terraces with sweeping views of Biscayne Bay, Miami Beach, and downtown skyline
- Gorgeous lobby and spectacular Beach Club level designed by world-renowned interior designer Thom Filicia, Inc.
- Spacious lobby lounge with unique indoor and outdoor atmosphere
- Fitness center overlooking Beach Club and bay
- Art wall exhibiting work by talented local artists
- Residential spa with sauna, steam room, blow-dry bar, and massage treatment rooms
- Business center with audio video connectivity

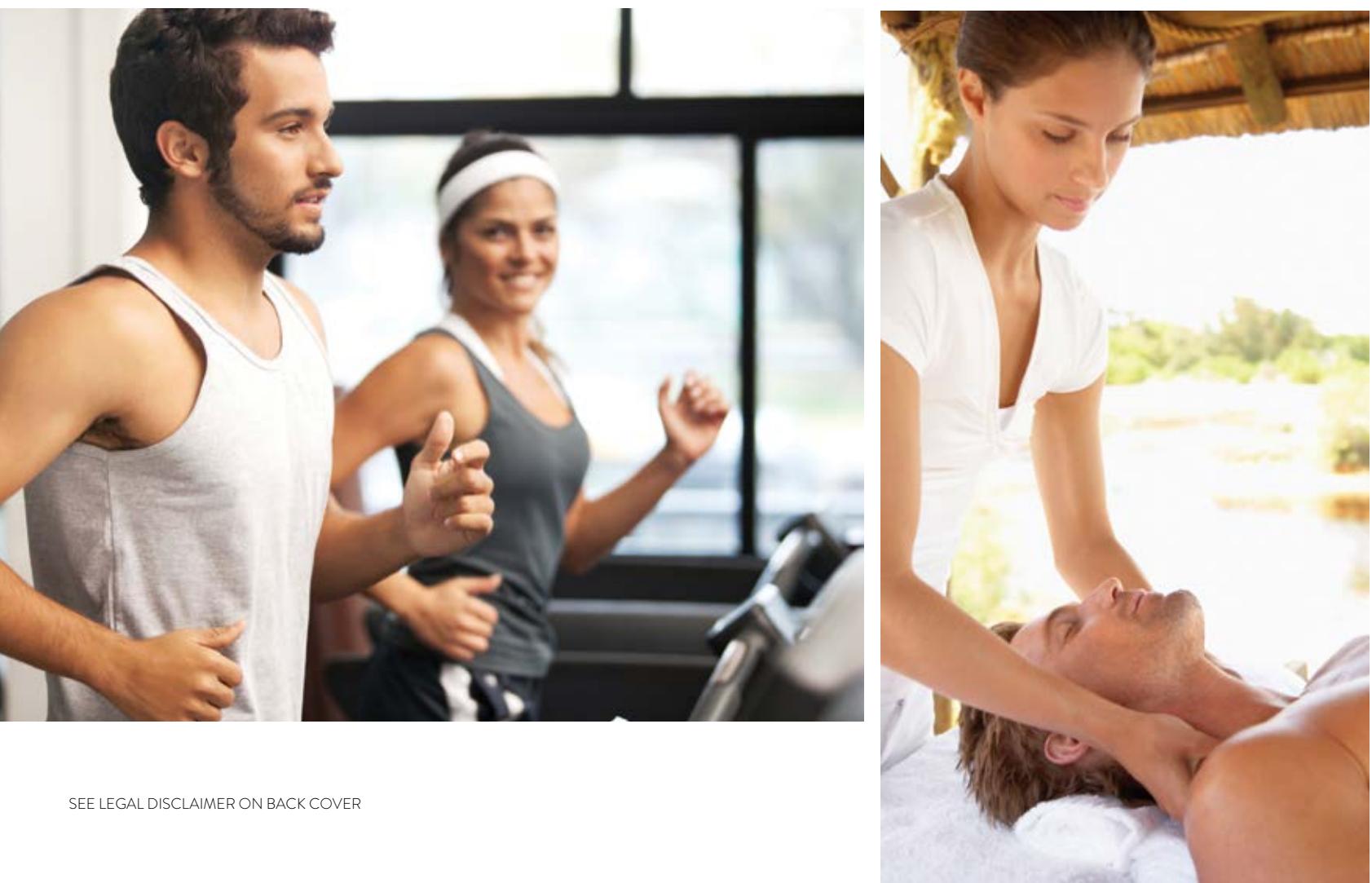
- Private high speed elevators
- 24 Hour security, video surveillance, and valet parking
- Daytime concierge services

Beach Club Level

- Bayfront Lshaped pool with limitless water views
- Elevated manmade beach above public Bay Walk
- Chaise lounges and day beds
- Changing areas
- Residents and members only cabanas

Exclusive 6th Floor Amenity Level

- Indoor and outdoor great rooms
- Summer kitchen and lounge seating areas
- Residents only pool and hot tub with panoramic views
- Two tennis courts
- Basketball half court
- Residence dog park



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Inspired living comes from the freedom to pursue your every desire. Elevated pools, sports by the bay, and carefree moments are all an effortless part of the Biscayne Beach experience.



WHO SAID SAND CASTLES
CAN'T BE SKYSCRAPERS?



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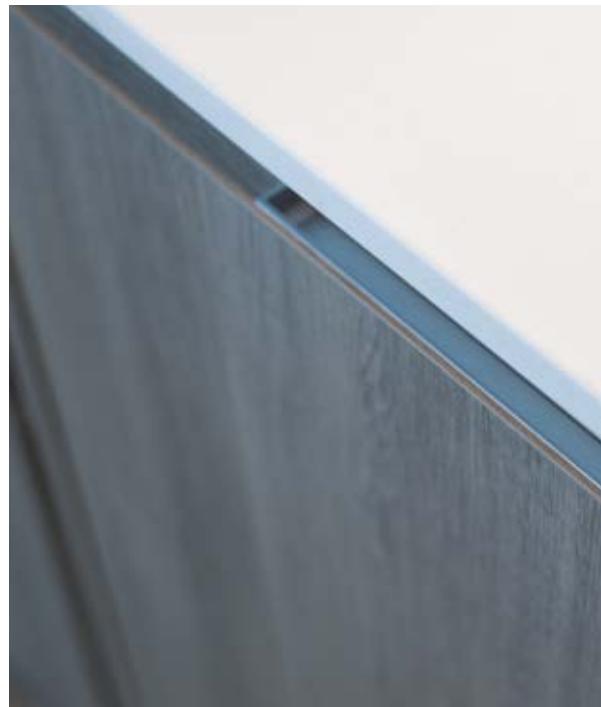
OCEANS AWAY FROM THE EXPECTED

With your toes in the sand, an exclusive community of waterfront luxury awaits. Choose an ocean-view enclave with one, two, or three bedrooms. Select an optional den for intimate moments at home in the city. Take delight in the open layouts and streamlined flow of contemporary floor plans. Or feel what it's like to live on top of the world in one of six penthouses complete with private rooftop garden terraces and summer kitchens.

FLOOR-TO-CEILING WINDOWS, OVERRIDING TERRACES, AND OPEN LAYOUTS BRING GORGEOUS ATLANTIC SUNRISES, SPARKLING CITY VISTAS, AND WARM TROPICAL BREEZES INTO EVERY INTERIOR.



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LUXURY TAKES ON DEEPER MEANING

Whether it's the chic contemporary styling of the tower residences or the stunning grandeur of the penthouses, Biscayne Beach has been designed to over-deliver on every expectation. The features, finishes, and amenities in each residence are a reflection of that commitment.

- Tower residence ceilings nearly 10-feet in height
- Impact-resistant floor-to-ceiling glass windows and sliding glass doors
- Glass-railed balconies for unobstructed bay views
- Snaidero® cabinetry in kitchens and baths
- Miele® stainless steel appliances including stovetop, oven, hood, and microwave
- Miele® dishwasher and refrigerator with custom, matching Snaidero® exteriors
- Oversized undermounted single-basin stainless steel sink
- Full-size washer and dryer in each residence
- Premium ceramic fixtures in all bathrooms
- Quartz countertops

Penthouse residences feature

- 12 to 14-foot ceilings
- Spacious master bedrooms with sitting areas and oversized private terraces
- Spa-like master bathrooms with his and hers closets
- Expansive outdoor living space with sweeping views

Upper Penthouse residences also feature

- Two-story floor plans with upper and lower living rooms, and formal and informal dining rooms
- Sky terrace with swimming pool and summer kitchens
- Separate sauna in master bathroom





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BAYSIDE RELAXATION CITY SOPHISTICATION

Living between the best of both worlds means a home that reflects both a love of the outdoors and an appreciation for the finer things in life. You'll have them both here at Biscayne Beach. All residences feature high ceilings, floor-to-ceiling glass, breathtaking panoramic views and private and semi-private elevator entrances for uncompromising privacy. Throughout, sleek architectural details and high-end finishes such as quartz countertops and rich cabinetry reflect the level of design and quality to not only expect, but deserve.

A RICH PALETTE OF HARD WOODS, STONE, AND GLASS PROVIDE DEPTH AND COMFORT TO THE CLEAN LINES AND CONTEMPORARY ARCHITECTURE OF EVERY LAYOUT.



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Direct east-facing view overlooking Biscayne Bay, the Venetian Isles, and the Miami Beach skyline.



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South-facing view overlooking downtown Miami, the Port of Miami and Key Biscayne.



SEE LEGAL DISCLAIMER ON BACK COVER

West-facing view overlooking Miami's beautiful sunset.



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East Edgewater is Miami's only neighborhood with an enviable bay-front position, spectacular views, and proximity to Miami Beach, Downtown Miami, and points beyond. High-end shopping brands like Hermès, Prada, and Dior beckon from the Design District. Artistry comes from nearby Midtown and Wynwood. New venues include the Pérez Art Museum Miami, the upcoming Patricia and Phillip Frost Museum of Science, and the highly-anticipated Brickell CityCentre bring Miami's ultimate offerings in terms of culture, the arts, luxury shopping, high-end hotels, entertainment, and corporate offices within five minutes of Biscayne Beach.



BRICKELL CITYCENTRE

PÉREZ ART MUSEUM MIAMI



ADRIENNE ARSHT CENTER FOR THE PERFORMING ARTS



AMERICAN AIRLINES ARENA

WYNWOOD



GALLERY OPENINGS AND DESIGN EVENTS OCCUR REGULARLY IN THE MIAMI DESIGN DISTRICT AND WYNWOOD



WYNWOOD KITCHEN & BAR



LUXURY SHOPS IN THE MIAMI DESIGN DISTRICT



ECLECTIC ALFRESCO DINING IN THE MIAMI DESIGN DISTRICT



PATRICIA AND PHILLIP FROST MUSEUM OF SCIENCE

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DEVELOPER

Biscayne Beach is being developed by Biscayne Miami Partners, which is an entity formed by affiliates of Eastview Development and GTIS Partners.

Eastview Development is a leading real estate development firm whose principals have combined over 120 years of experience in developing, financing and marketing residential and commercial real estate projects across the United States. The company, which is based in West Palm Beach, Florida, boasts a portfolio including condominium and multifamily developments in Florida, as well as office and multifamily projects in New York State.

www.eastviewdev.com

GTIS Partners is a global real estate investment firm headquartered in New York with offices in Los Angeles and São Paulo. GTIS Partners currently manages approximately \$2.2 billion of committed equity. To date, the firm has committed capital to residential, retail, industrial, office, hotel and mixed-use projects totaling 39 residential projects throughout the U.S., as well as over 12,000 for-sale residential units in Brazil. Together, the firm's principals have over 90 years of real estate development, investment, management, and operations experience, which spans all major property types and geographies.

www.gtispartners.com

ARCHITECT

Over the past 30 years, **WHLC** has established a full-service award-winning practice in architectural programming, planning, and design. The firm's dedicated architects, interior designers, and landscape architects continue to build a distinguished reputation of excellence in comprehensive design, with a goal of producing projects with timeless character and quality. Built around a collaborative process, the WHLC team has successfully partnered with **BC Architects AIA** of Coral Gables to be the architects of record for Biscayne Beach. www.whlarchitecture.com

SALES & MARKETING

Miami-based **Cervera Real Estate** has been South Florida's industry leader in condominium sales for 45 years. The company was the area's first firm to market extensively on an international scale, a trend it continues to broaden through strengthening its global relationships. Today, Cervera's team of more than 325 professionals specialize in Miami's premier residential towers, making them the broker of choice for the sale and purchase of the latest luxury developments.

www.cervera.com



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A photograph of a man and a woman jumping into a body of water at sunset. They are holding hands and have their arms raised. The water is calm with some ripples, reflecting the warm colors of the sky. In the background, a city skyline is visible across the water. The sky is filled with soft, pastel-colored clouds.

THE WORLD'S ONLY DOWNTOWN
DESTINATION WITH A BEACH

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