



PARAISO **BAYVIEWS**  
by *Kantin*

“DESIGN IS ABOUT  
THE BETTERMENT  
OF OUR LIVES  
POETICALLY,  
AESTHETICALLY,  
EXPERIENTIALLY,  
SENSORIALLY,  
AND EMOTIONALLY”

KARIM RASHID

© ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE 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.



CUTTING-EDGE  
CONTEMPORARY  
DESIGN IN THE  
MIDST OF A GREEN  
PARADISE ON  
BISCAYNE BAY





## ARQUITECTONICA

Arquitectonica is a Miami-based architecture, interior design and planning firm led by Bernardo Fort-Brescia and Laurinda Spear. Working from multiple offices across North America, Latin America, Europe, Asia and the Middle East, the firm designs mixed-use developments, resorts, hotels, luxury condominiums, schools, universities and museums.

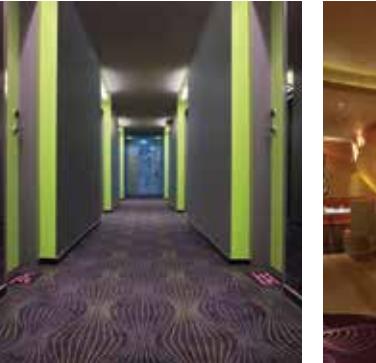


Since its founding in 1977, Arquitectonica has won more than 200 awards for its iconic designs as well as numerous American Institute of Architects and Progressive Architecture Design Awards. Mr. Fort-Brescia received the 1996 AIA Florida Honor for Design Award, the 1998 AIA Silver Medal for Design Excellence, was honored as a Fellow of the American Institute of Architects in 1992 and was inducted into the Interior Design Hall of Fame in 1999.



## KARIM RASHID

Karim Rashid is one of the most prolific designers of his generation. Over 3,000 designs in production, over 300 awards and working in over 40 countries attest to Karim's legend of design.



His award winning designs include luxury goods for Christofle, Veuve Clicquot, and Alessi, democratic products for Umbra, Bobble, and 3M, furniture for Bonaldo and Vondom, lighting for Artemide and Fabbian, high tech products for Asus and Samsung, surface design for Marburg and Abet Laminati, brand identity for Citibank and Sony Ericsson and packaging for Method, Paris Baguette, Kenzo and Hugo Boss.



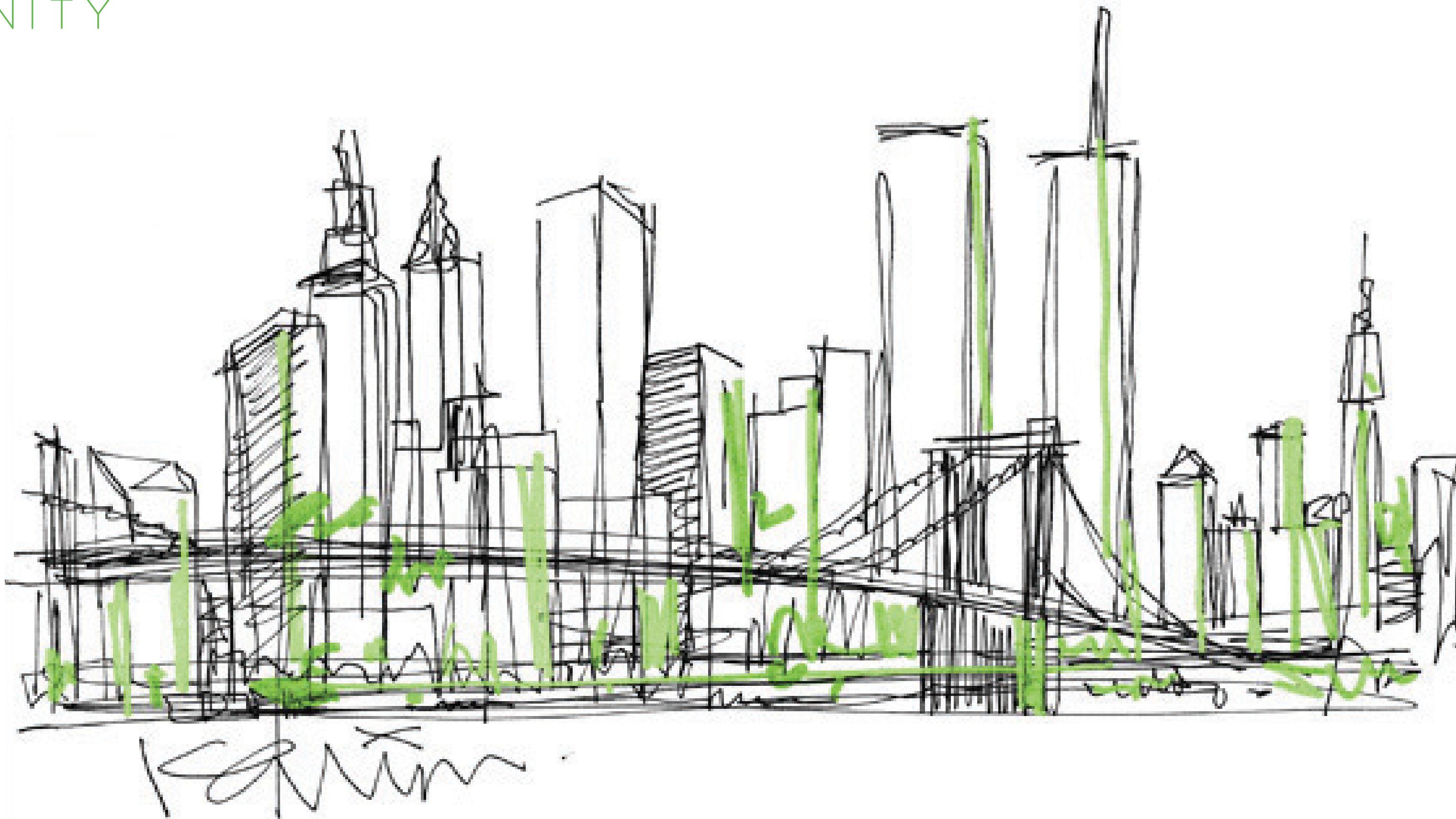
## THE RELATED GROUP

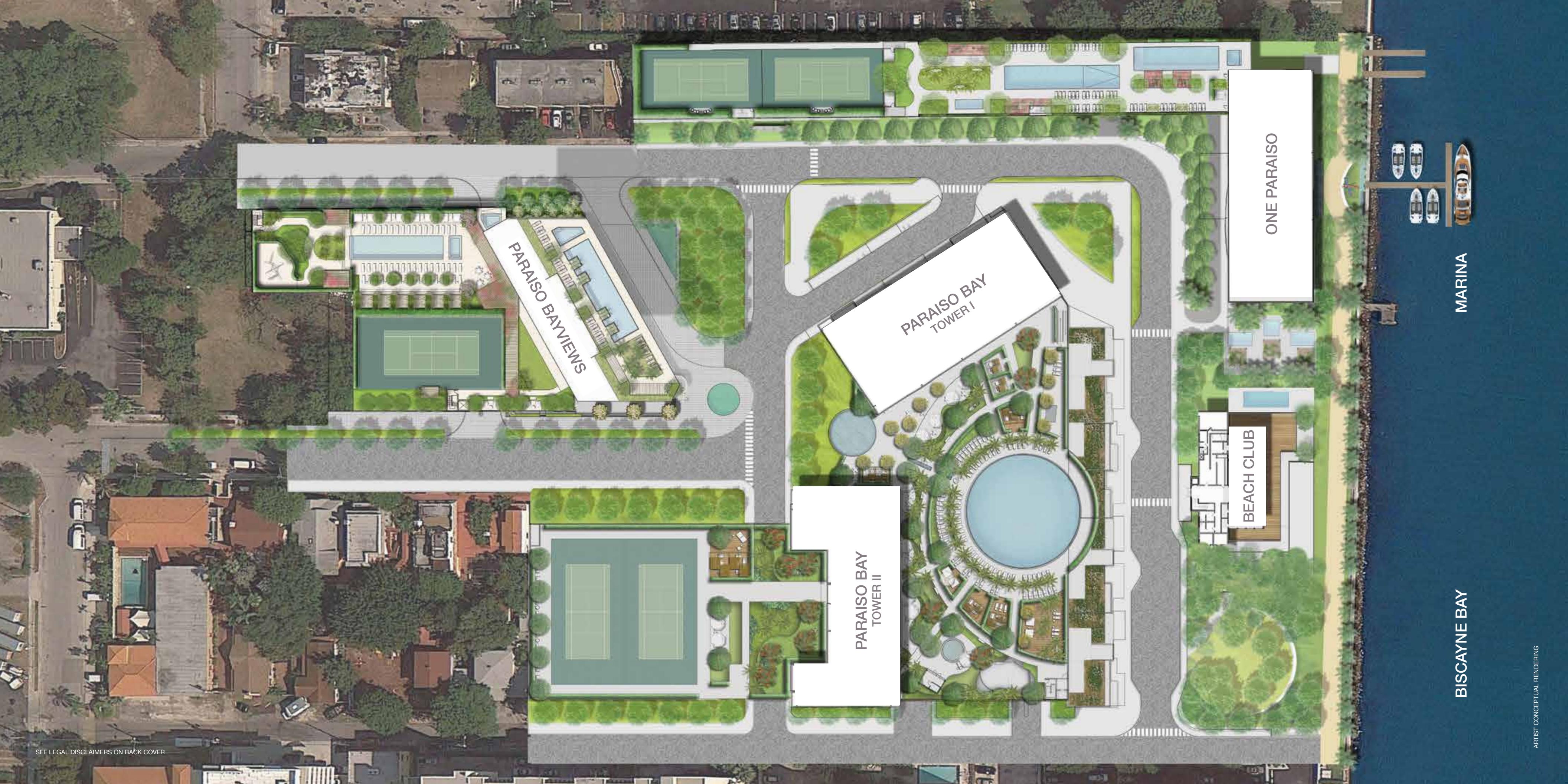
Founded in 1979 by Jorge M. Pérez, The Related Group is the nation's leading developer of multi-family residences. Under his direction, as well as the leadership of Carlos Rosso, President of Condominium Development Division, The Related Group and its affiliates have redefined the South Florida landscape.



The Related Group's developments are often distinguished by groundbreaking partnerships with world-renowned architects, designers, and artists, resulting in residential properties that are recognized as urban landmarks. Its many distinctive properties in South Florida include Icon Brickell, The Plaza, One Miami, Murano, Apogee, Ocean IV, Trump Hollywood, and BeachClub. Properties currently in development include One Ocean, Marea, Millecento, IconBay, Beachwalk, HYDE Hollywood, SLS Hotel & Residences Brickell, and SLS LUX.

A BRILLIANTLY  
IMAGINED  
COMMUNITY





SEE LEGAL DISCLAIMERS ON BACK COVER

# INNOVATIVE CONTEMPORARY ARCHITECTURE

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SERIOUSLY  
OUTSIDE-THE-BOX  
INTERIOR DESIGN



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REVEL IN THE BEAUTY  
OF HORIZON-TO-HORIZON  
BISCAYNE BAY AND  
ATLANTIC OCEAN VIEWS



ROOFTOP POOL  
WITH SPECTACULAR  
BISCAYNE BAY VIEWS



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LOVE MATCH,  
THE PRIVATE  
TENNIS COURT

SEE LEGAL DISCLAIMERS ON BACK COVER



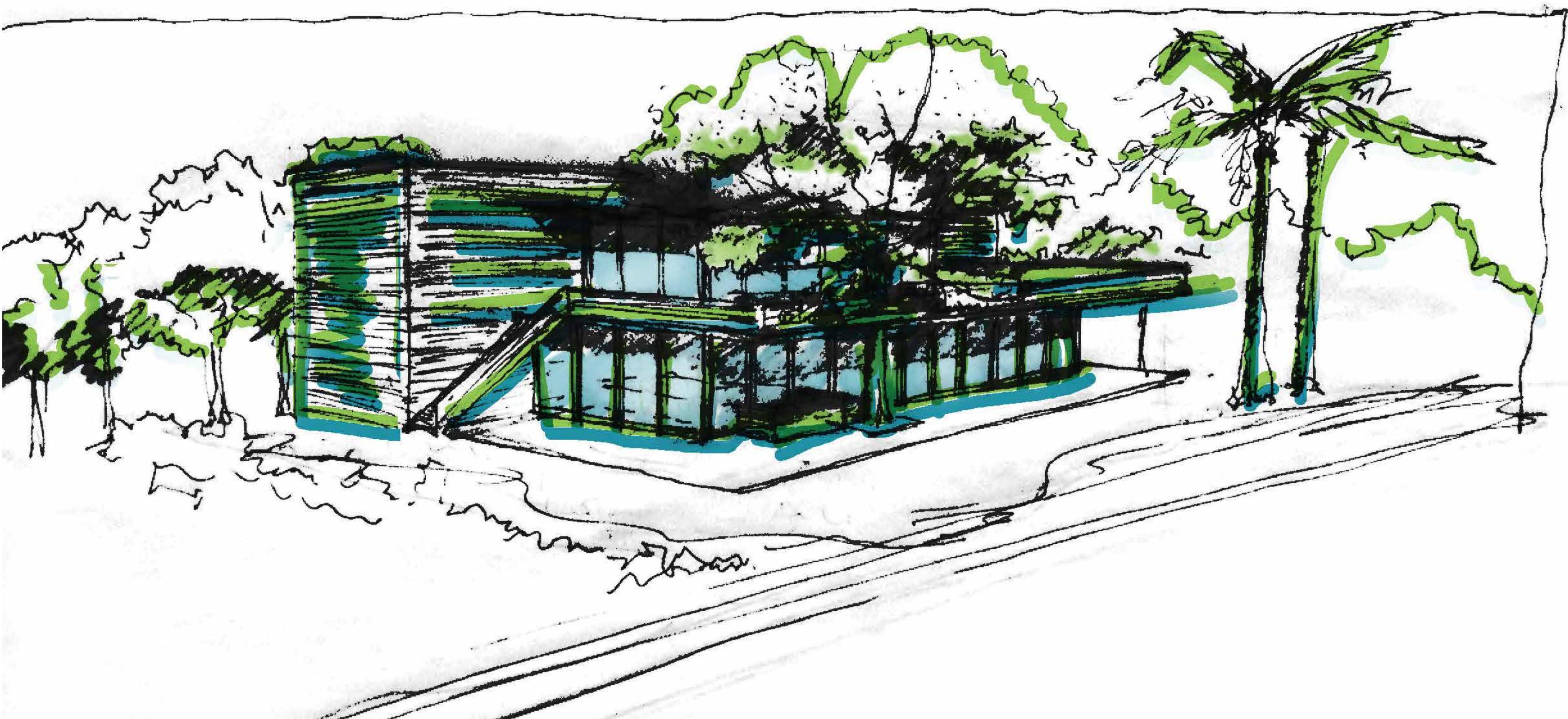
EXPERTLY DESIGNED  
CONTEMPORARY  
RESIDENCES



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ARTIST CONCEPTUAL RENDERING

PURE PLEASURE,  
THE EXCLUSIVE  
BEACH CLUB





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ARTIST CONCEPTUAL RENDERING



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THE PLANNED BEACHCLUB  
RESTAURANT AND MARINA



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SEASIDE ADVENTURES,  
WATERFRONT LIVING





“THE SECRET  
TO GOOD FOOD  
IS SIMPLE, FRESH  
INGREDIENTS  
FROM THE BEST  
SOURCES.”

MICHAEL SCHWARTZ

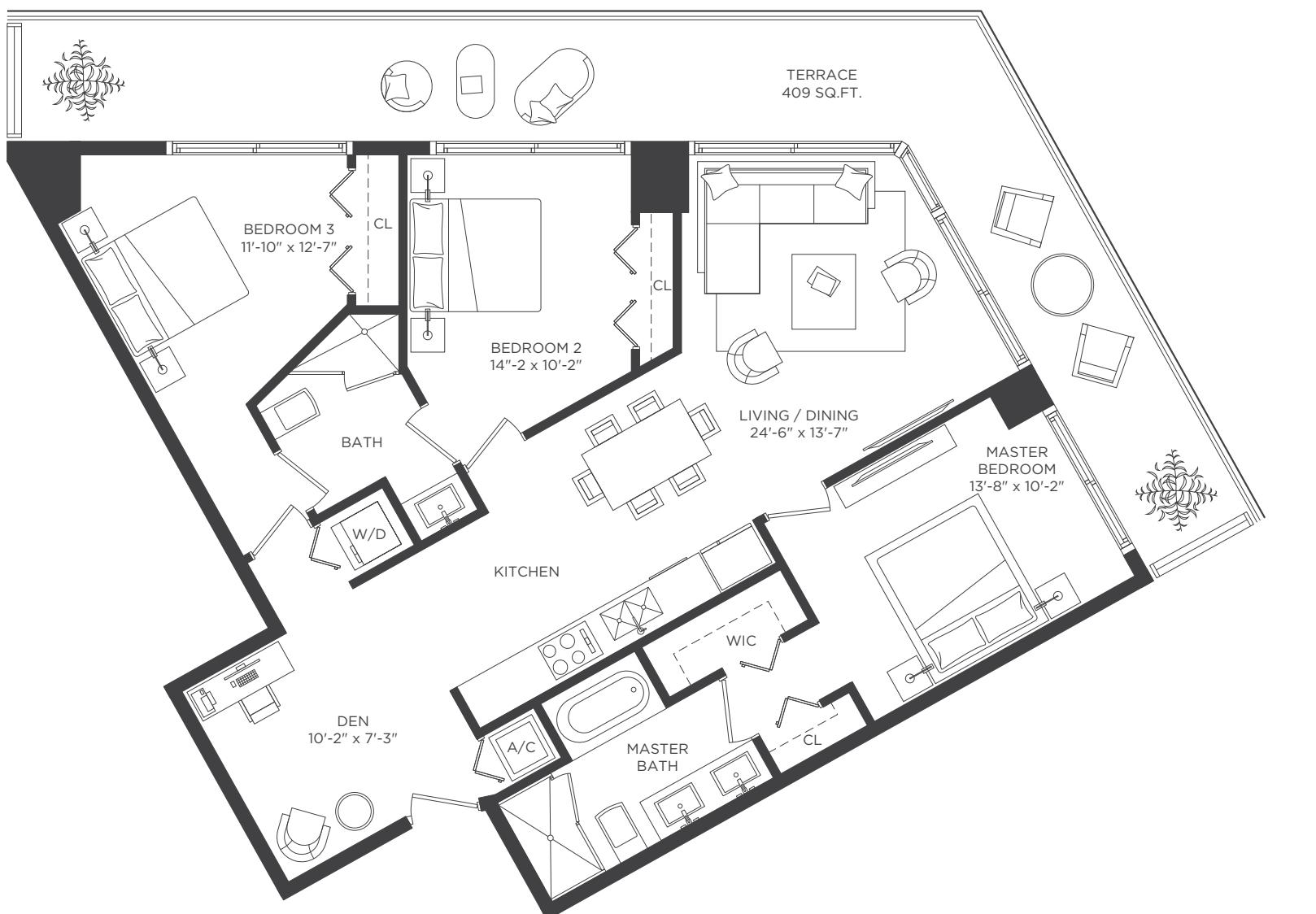
An edgewater paradise of good food and spirits awaits at James Beard Award-winning chef and restaurateur Michael Schwartz's planned beach club restaurant. Building flavor through thoughtfully-sourced ingredients and simple cooking techniques centered around the flame, Schwartz's passion for fresh, simple and pure cuisine comes alive, complemented by stunning bay views.

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MASTERFULLY  
DESIGNED  
RESIDENCES  
FLOOR PLANS

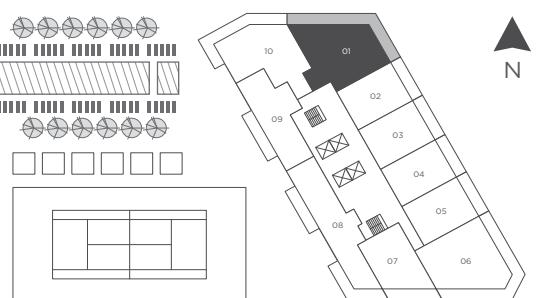


**RESIDENCE 01**  
3 BEDROOMS + DEN / 2 BATHS

A/C INTERIOR AREA  
TERRACE AREA  
TOTAL RESIDENCE

1,261 SQ. FT.  
409 SQ. FT.  
1,670 SQ. FT.

117.15 SQ. M.  
37.99 SQ. M.  
155.14 SQ. M.



**RESIDENCE 02 & 04**  
1 BEDROOM + DEN / 1 1/2 BATHS

A/C INTERIOR AREA  
TERRACE AREA  
TOTAL RESIDENCE

750 SQ. FT.  
139 SQ. FT.  
889 SQ. FT.

69.67 SQ. M.  
12.91 SQ. M.  
82.58 SQ. M.

Each purchaser is advised that there are various methods for calculating the square footage of a Unit, and that depending on the method of calculation, the quoted square footage of a Unit in advertising materials may vary from the square footage of a Unit as stated or described in the Prospectus and the Declaration. The dimensions of the Unit shown in these floor plans have been calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls, including common elements such as structural walls and other interior structural components of the building and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Prospectus and the Declaration. For your reference, the area of the Unit, determined in accordance with Unit boundaries as defined in the Prospectus and the Declaration is less than the square footage reflected here. The configuration and use of space or the floor plan design may vary from that in the Prospectus and Declaration because the Developer has reserved the right in the Prospectus to make design, dimension, specification, and plan changes at any time, in the Developer's discretion, without notice to Unit buyers. 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. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change. The furnishings and décor illustrated are not included with the purchase of the Unit. See Prospectus for additional information regarding what is offered with the Unit and the calculation of Unit square footage and dimensions.

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**RESIDENCE 03 & 05**  
1 BEDROOM + DEN / 1 1/2 BATHS

A/C INTERIOR AREA  
TERRACE AREA  
TOTAL RESIDENCE

750 SQ. FT.  
139 SQ. FT.  
889 SQ. FT.

69.67 SQ. M.  
12.91 SQ. M.  
82.58 SQ. M.

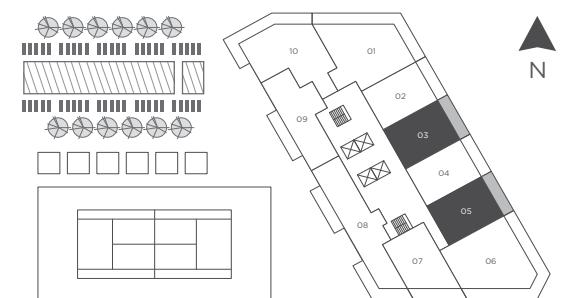


**RESIDENCE 06**  
3 BEDROOMS / 2 BATHS

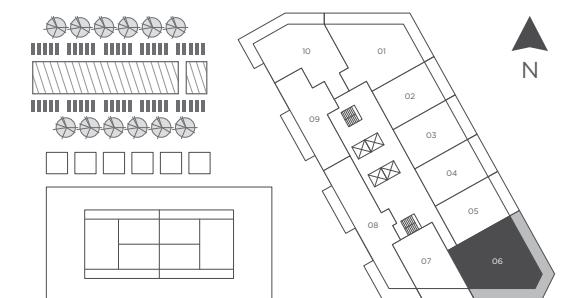
A/C INTERIOR AREA  
TERRACE AREA  
TOTAL RESIDENCE

1,287 SQ. FT.  
520 SQ. FT.  
1,807 SQ. FT.

119.56 SQ. M.  
48.30 SQ. M.  
167.86 SQ. M.



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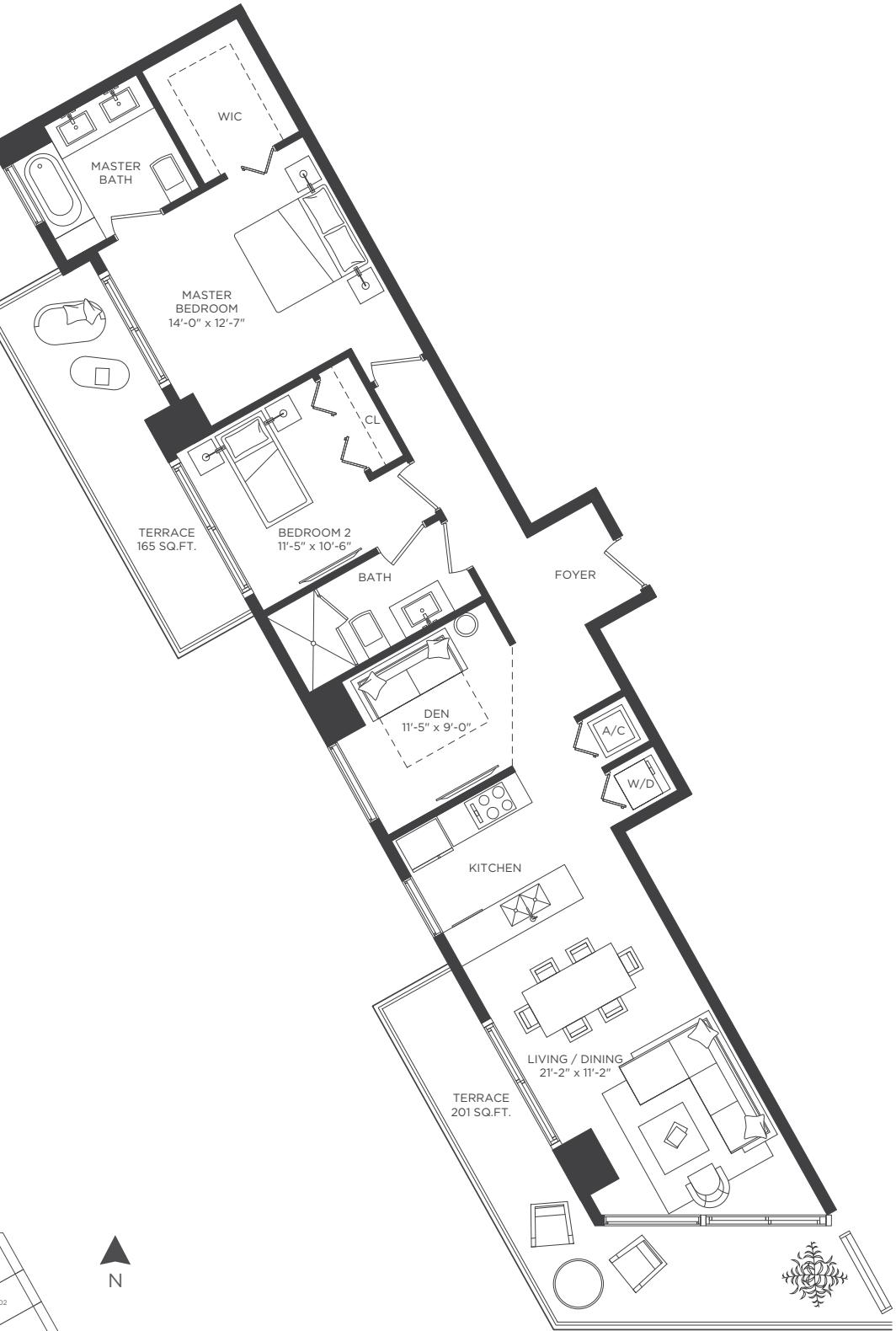
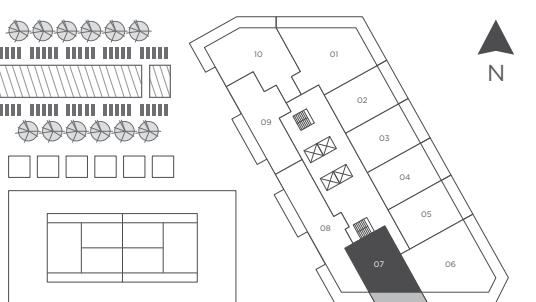


**RESIDENCE 07**  
1 BEDROOM + DEN / 1 BATH

A/C INTERIOR AREA  
TERRACE AREA  
TOTAL RESIDENCE

885 SQ. FT.  
159 SQ. FT.  
1,044 SQ. FT.

82.21 SQ. M.  
14.77 SQ. M.  
96.98 SQ. M.



**RESIDENCE 08**  
2 BEDROOMS + DEN / 2 BATHS

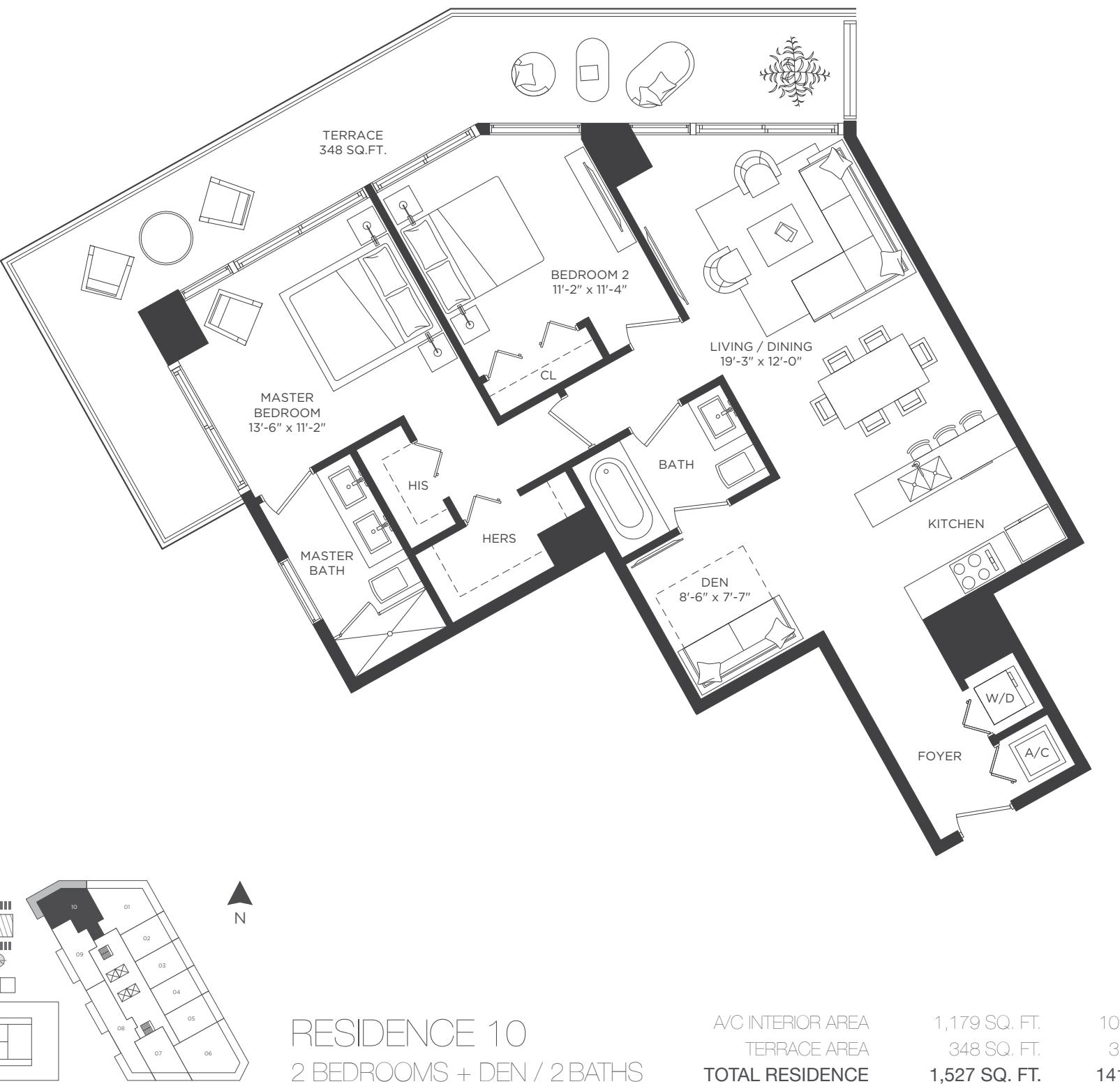
A/C INTERIOR AREA  
TERRACE AREA  
TOTAL RESIDENCE

1,222 SQ. FT.  
356 SQ. FT.  
1,578 SQ. FT.

113.52 SQ. M.  
33.07 SQ. M.  
146.59 SQ. M.

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