



Key Biscayne

Four
Seasons

Viceroy
Hotel

Brickell Key

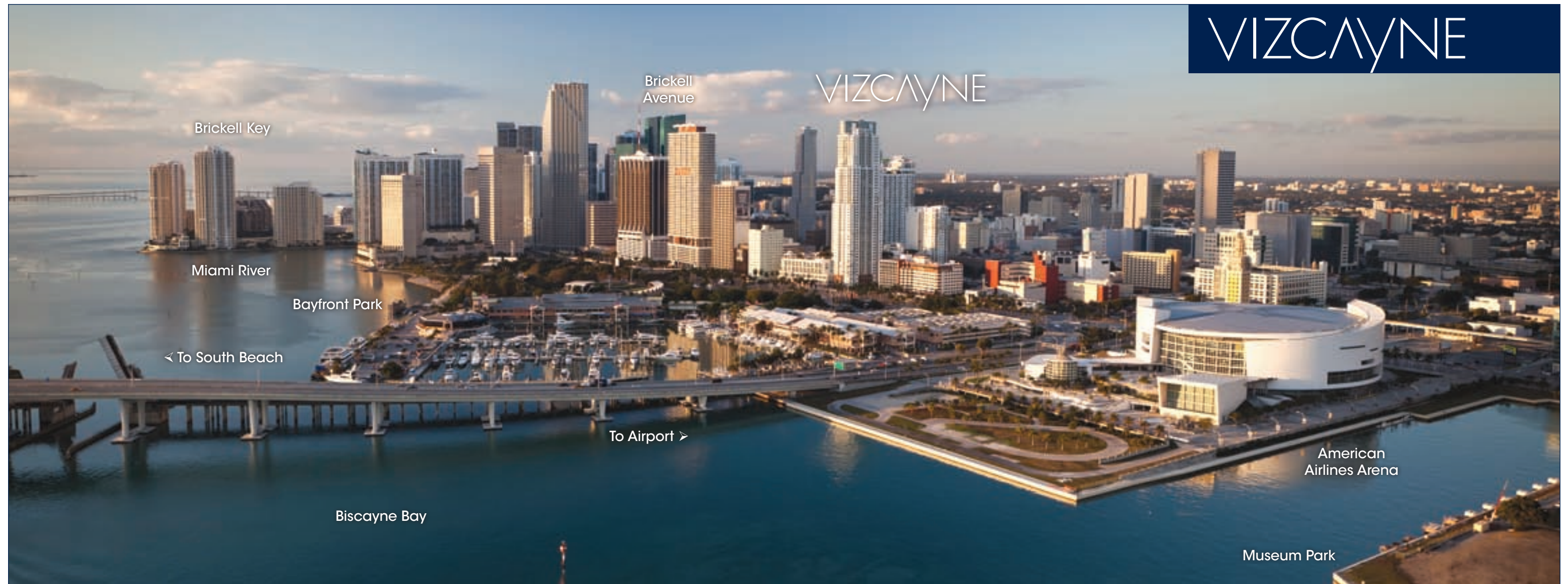
Biscayne Bay

Bayfront Park

VIZCAYNE

Biscayne
Blvd.

VIZCAYNE



VIZCAYNE: IMPORTANT FACTS

PROPERTY FEATURES:

- Distinctive architectural design by Miami's Fullerton Diaz; twin 49-story towers are icons of Miami's skyline.
- Prestigious Biscayne Boulevard address at the heart of new downtown; neighboring upscale hotels, restaurants, cultured venues and bayfront park.
- Views of Biscayne Bay and parks; views of city lights and brilliant sunsets.
- Ground level retail and shops along Biscayne Blvd., 3rd street and 2nd street.
- Private garage parking in 1000-space garage with security service.
- Bank of high-speed elevators in each tower lobby.
- 24/7 attended lobby for each tower
- Top-to-bottom building security systems.

RESIDENTS' AMENITIES:

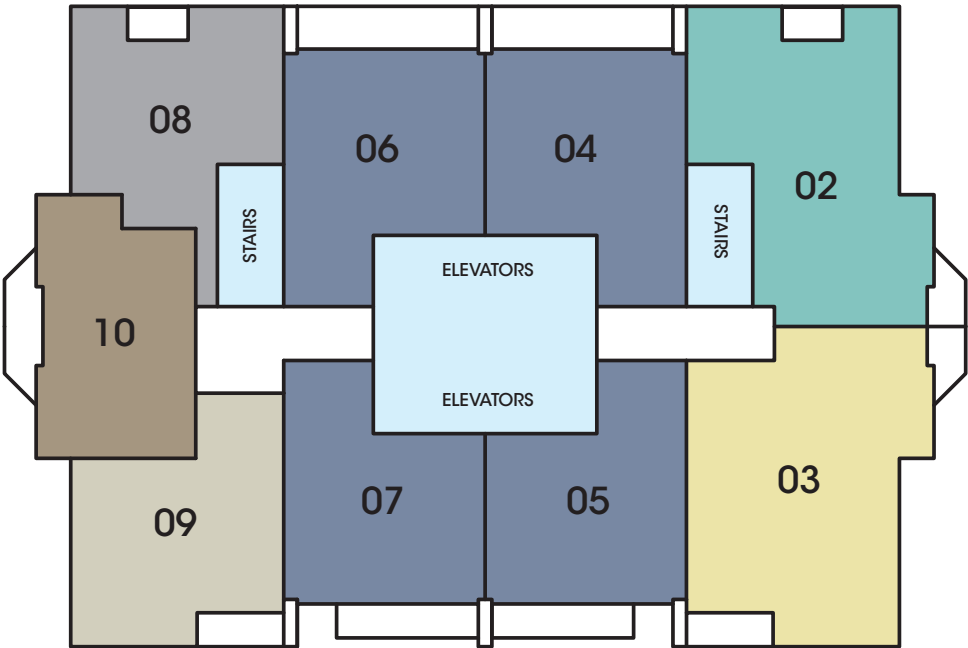
- Reception lobbies with attendant and "Smart Building" communications system and concierge.
- Reception lounge / bar in South Lobby
- Equipped business center and conference rooms.
- Residents' club on 8th floor Pool Deck level.
 - Three-level Clubhouse with Lounge, card room, billiards and catering kitchen.
 - Theatre for private showing
 - Fitness Center with locker rooms, yoga, aerobics and Precor equipment.
 - Spa & Wellness center with saunas, steam and plunge pools.
 - Swim Center with four heated pools, sun deck and outdoor bar & grill, tropical landscaping and bay views.
- Nikki Beach Club Membership; welcome at South Beach location and worldwide.

RESIDENCE FEATURES:

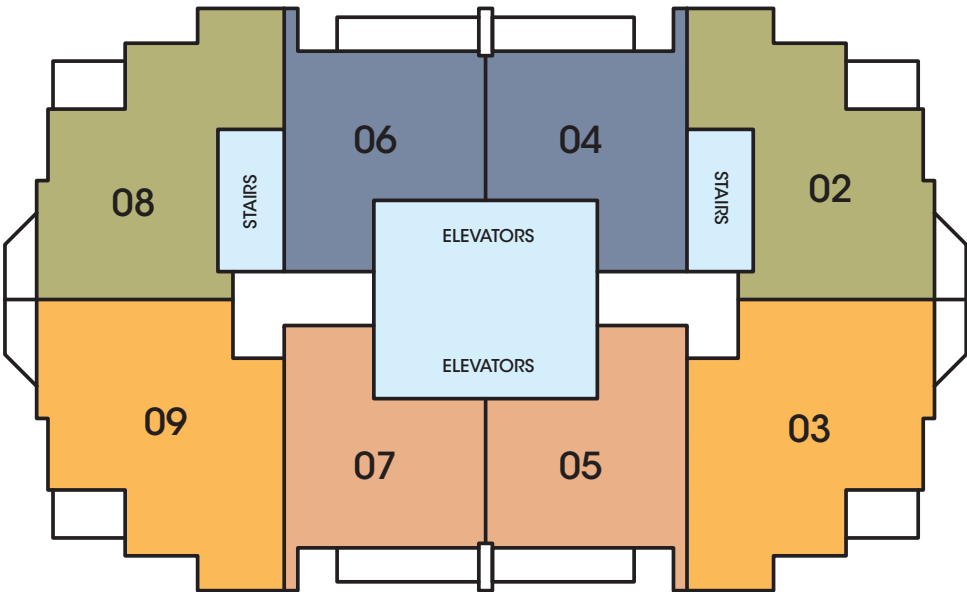
- Fully equipped kitchen with Italian cabinetry and granite countertops.
- Stainless steel appliances by Kitchen Aid.
- Marble-floored baths with tubs and glass enclosed shower.
- Smart-building technology enables 24/7 communication and access to building services.
- Pre-wired for internet and cable television, phone service.

KEYPLANS FOR RESIDENCES | NORTH TOWER

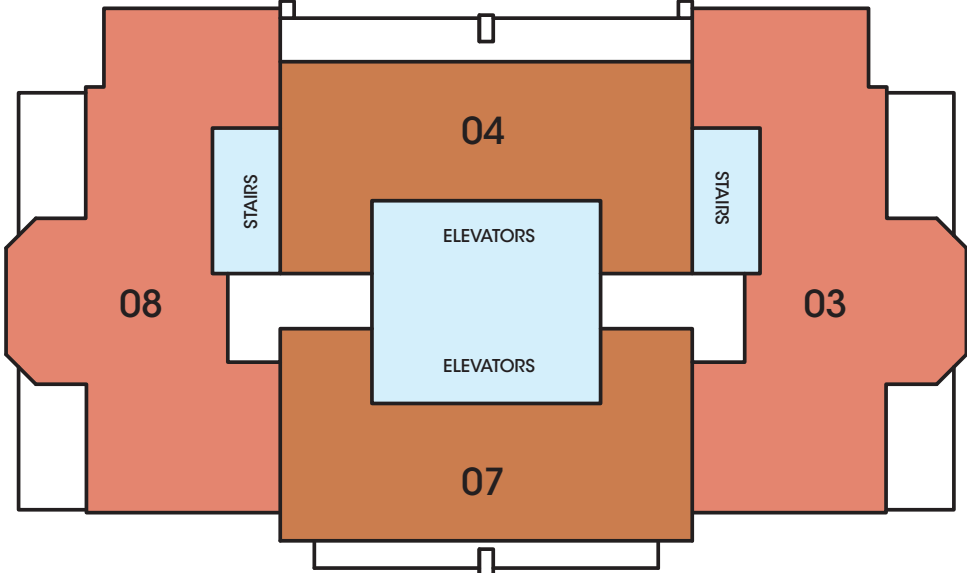
North Tower Floors 8-27



North Tower Floors 28-39



North Tower Floors 40-49

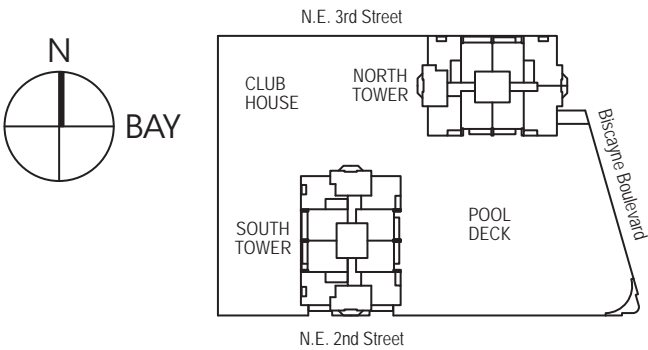


Key to Residences
Floor Plans

NORTH
TOWER

- PLAN 1, 1R
- PLAN 2, 2R
- PLAN 3, 3R
- PLAN 4, 4R
- PLAN 5, 5R
- PLAN 6, 6R
- PLAN 7, 7R
- PLAN 8, 8R
- PLAN 9, 9R
- PLAN 12
- PLAN 13

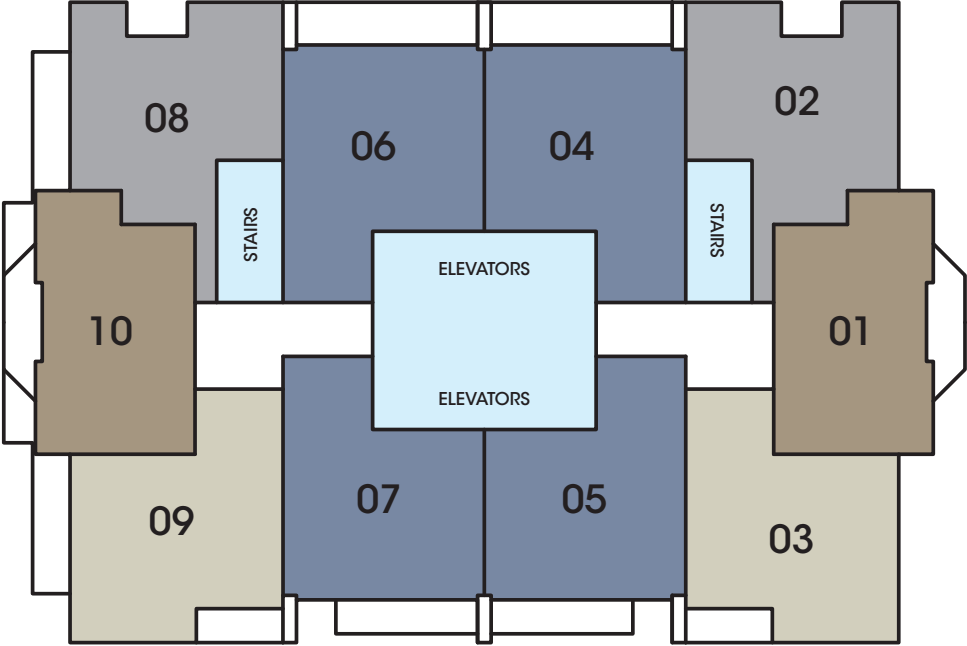
Property Keyplan



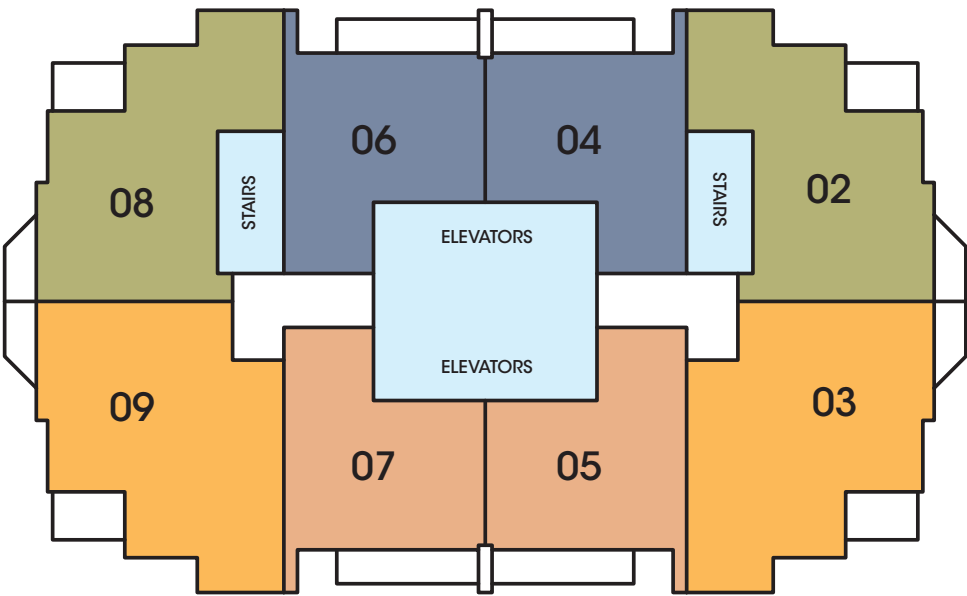
Unit Dimensions and Square Footages. There are two generally accepted methods of measuring the boundaries of units in residential condominiums. The first method is based on the description of the boundaries of the Unit, as set forth in Section 3.2 of the Declaration of Condominium, and generally only includes the airspace within the Unit (the "Engineering Method"). The other method, which is customarily used in sales brochures, generally measures the Unit to the outside finished surface of exterior walls and to the centerline of interior demising walls, includes portions of the adjacent Common Elements of the Condominium (the "Architectural Method"). The estimated square footage of the Unit, as determined under the Architectural Method, will be greater than the estimated square footage as determined under the Engineering Method. The Architectural Method is generally used in sales materials and may be provided to allow a prospective buyer to compare the Unit with units in other condominium projects that utilize this method of measurement.

KEYPLANS FOR RESIDENCES | SOUTH TOWER

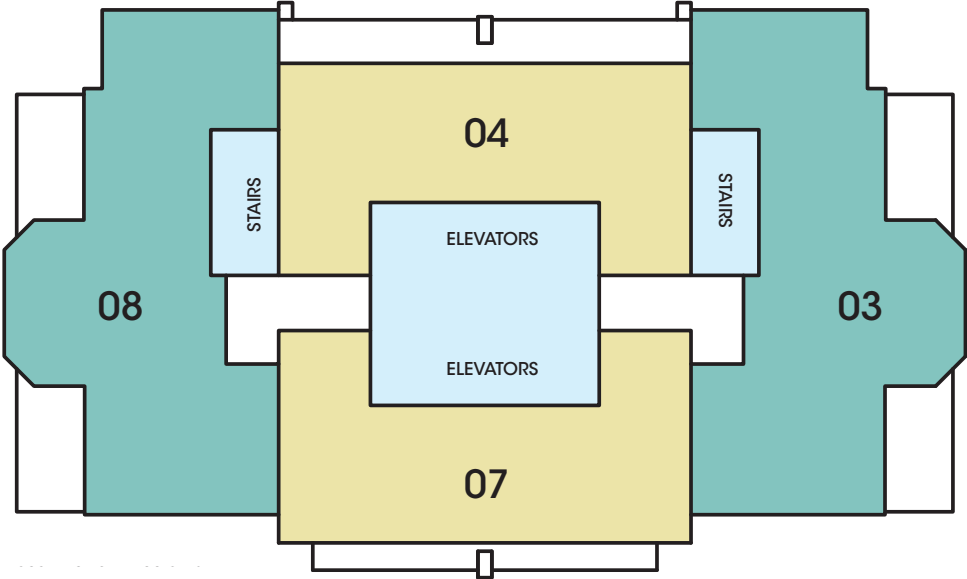
South Tower Floors 8-27



South Tower Floors 28-39



South Tower Floors 40-49

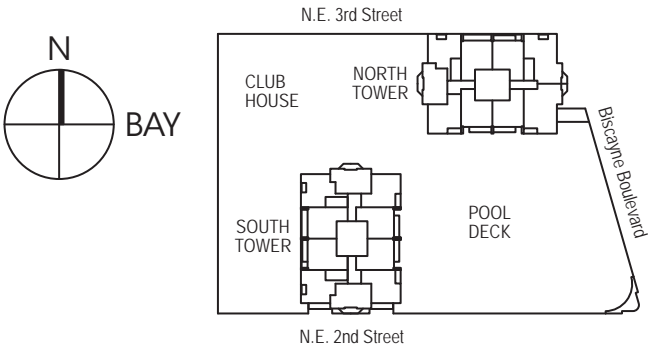


Key to Residences
Floor Plans

SOUTH
TOWER

- PLAN 1, 1R
- PLAN 2, 2R
- PLAN 3, 3R
- PLAN 4, 4R
- PLAN 5, 5R
- PLAN 6, 6R
- PLAN 7, 7R
- PH 10

Property Keyplan

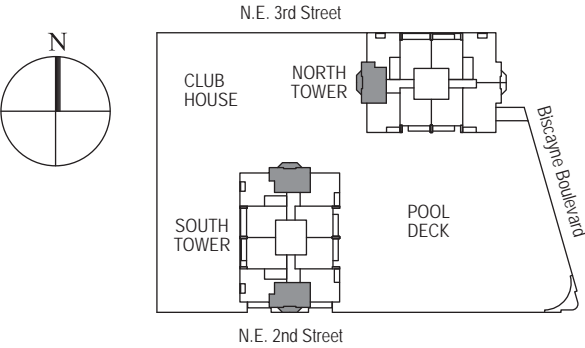
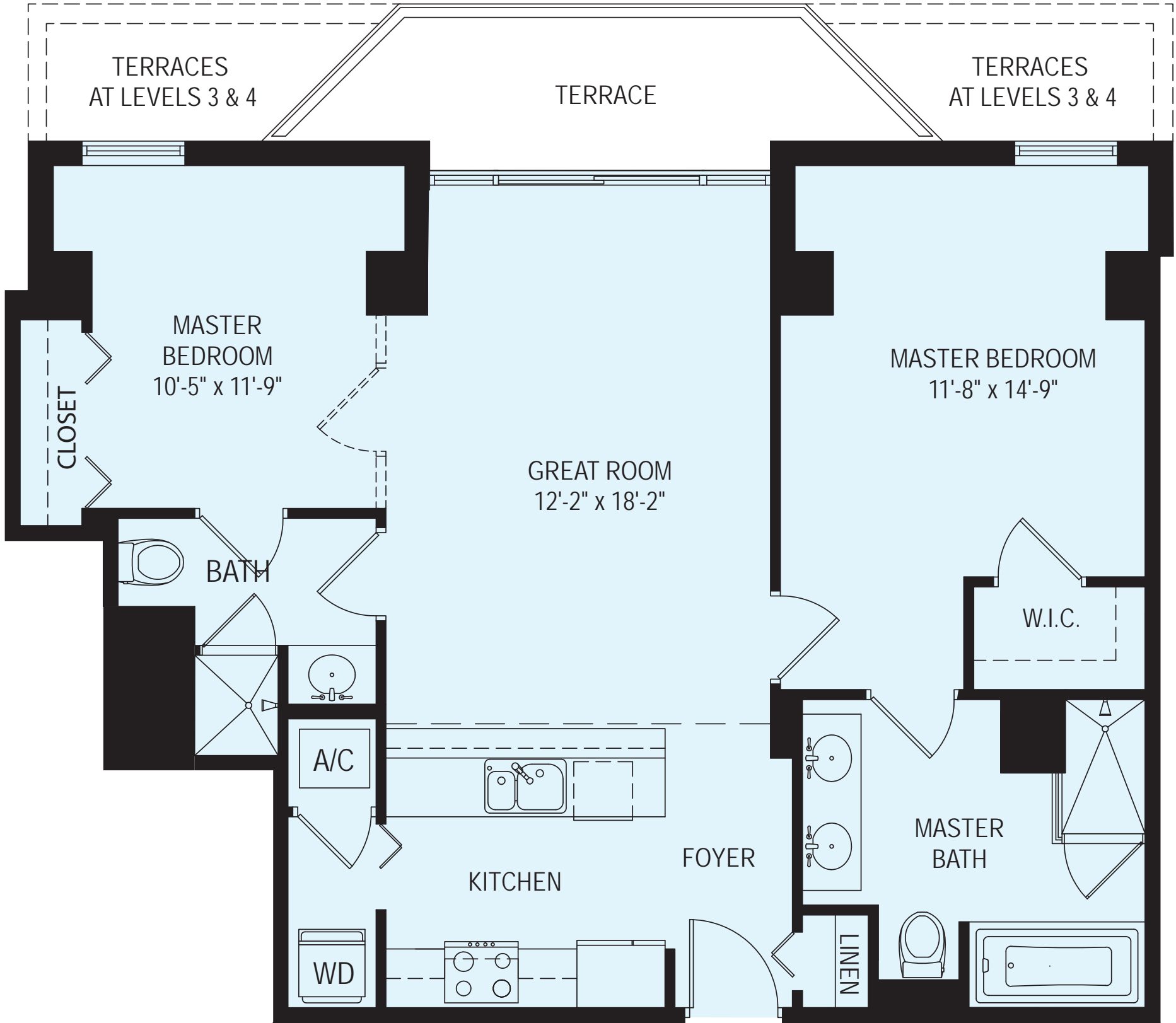


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RESIDENCE 1

2 Bedroom, 2 Bath

Living Space	1044 sq. ft. (96.99 m²)
Balcony	98 sq. ft. (9.10 m²)
Total Living Area	1142 sq. ft. (106.09 m²)

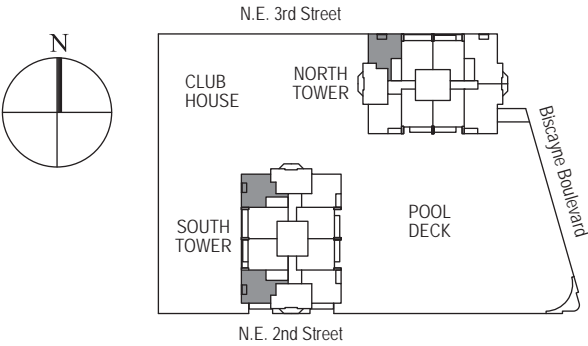
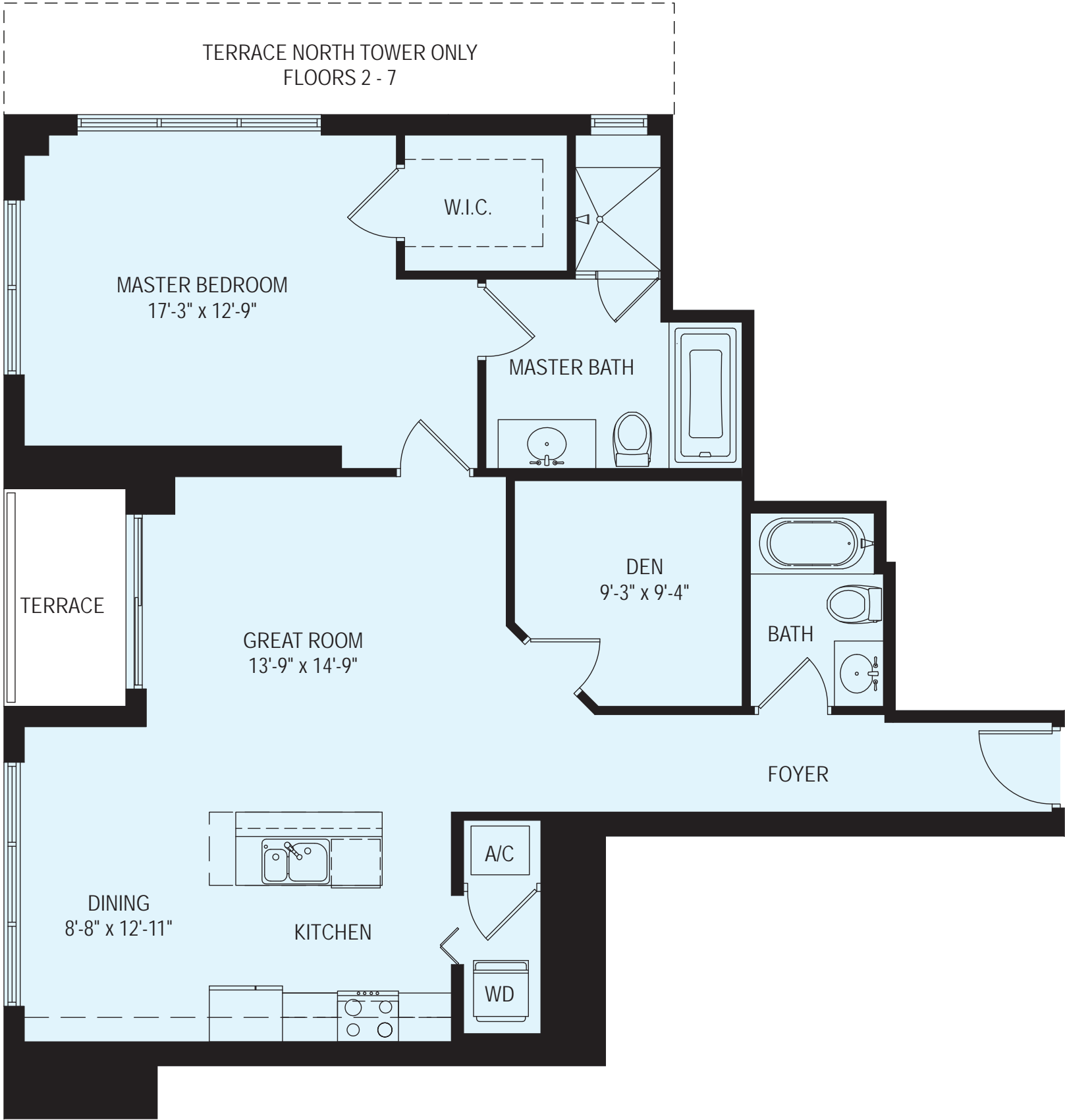


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RESIDENCE2

1 Bedroom, 2 Bath with Den

Living Space	1146 sq. ft. (106.46 m²)
Balcony	45 sq. ft. (4.18 m²)
Total Living Area	1191 sq. ft. (110.64 m²)



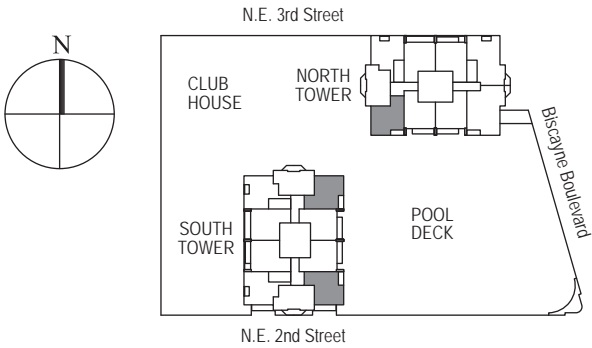
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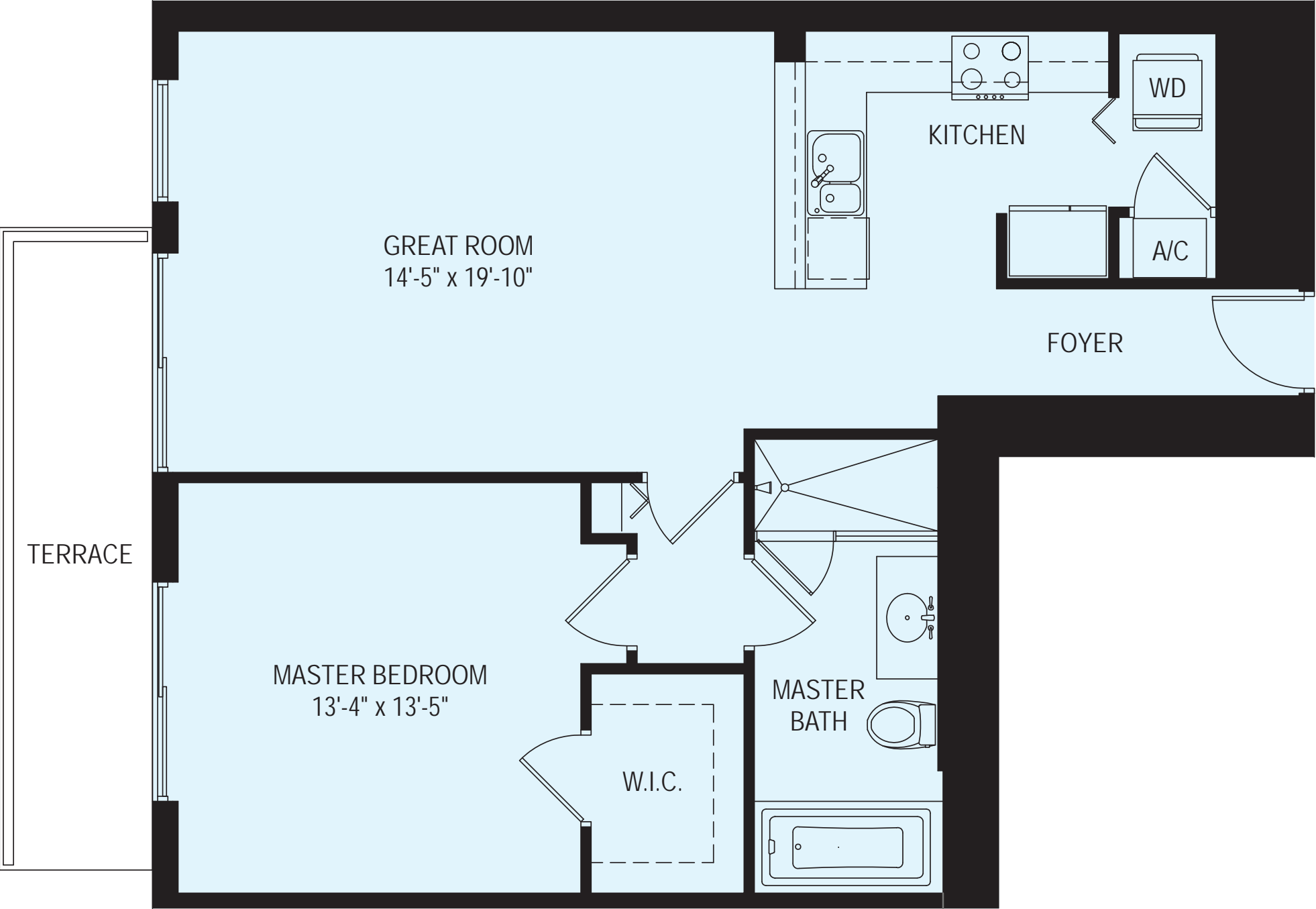
RESIDENCE3

2 Bedroom, 2 Bath

Living Area	1195 sq. ft. (11.02 m²)
Balcony	63 sq. ft. (5.85 m²)
Total Living Area	1258 sq. ft. (116.87 m²)



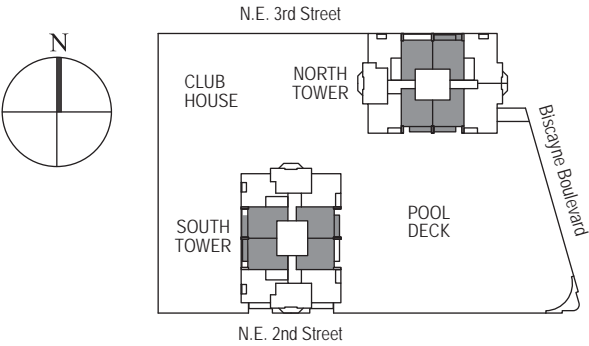
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RESIDENCE4

1 Bedroom, 1 Bath

Living Area	881 sq. ft. (81.85 m²)
Balcony	104 sq. ft. (9.66 m²)
Total Living Area	985 sq. ft. (91.51 m²)

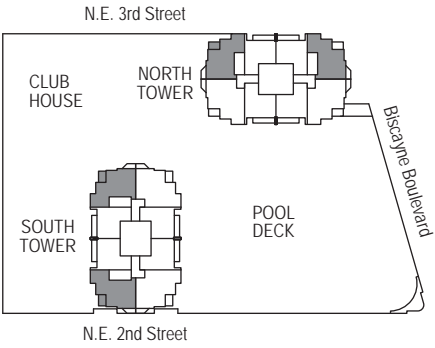
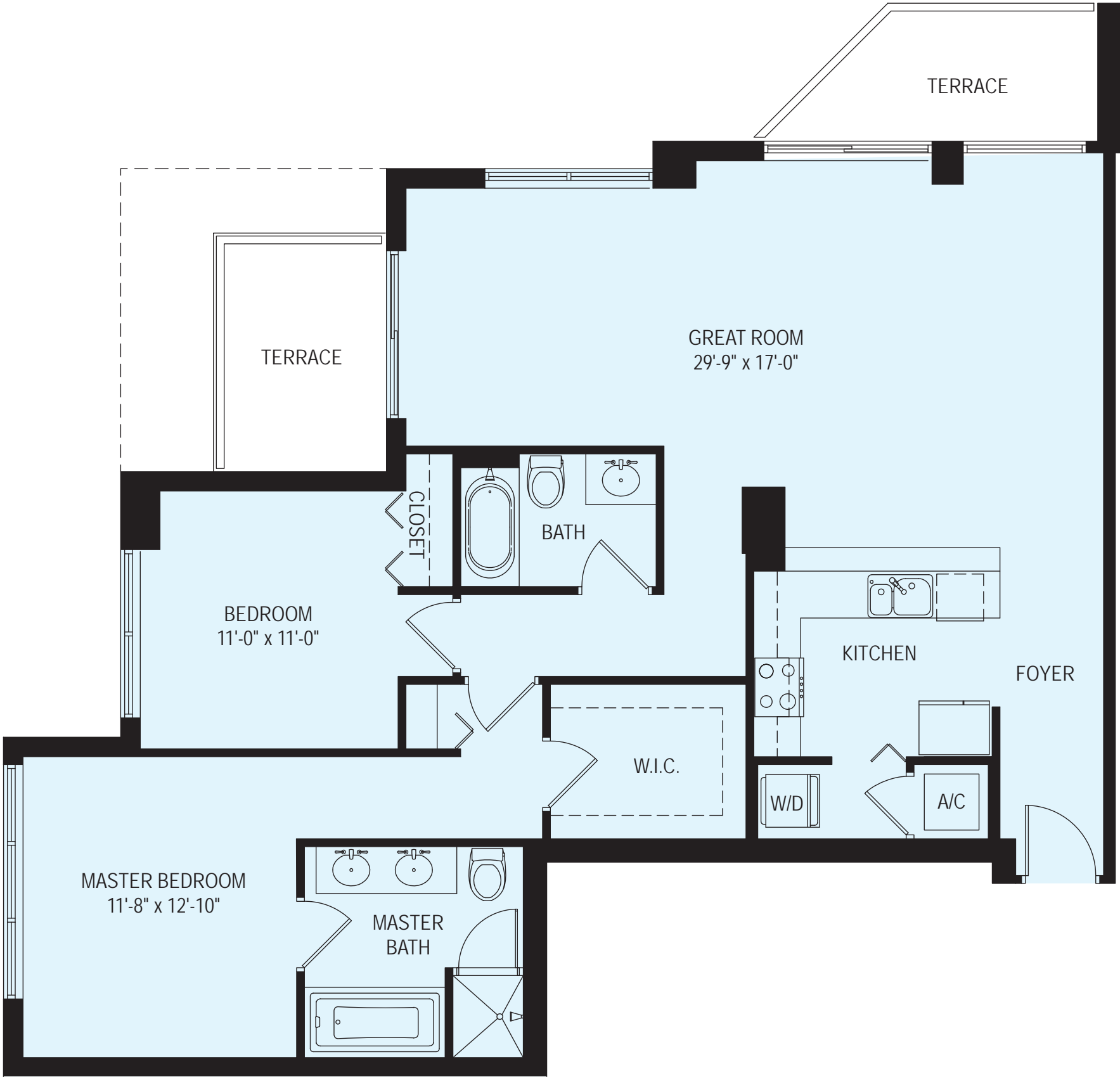


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RESIDENCE5

2 Bedroom, 2 Bath

Living Area	1357 sq. ft. (126.07 m²)
Balcony	147 sq. ft. (13.66 m²)
Total Living Area	1504 sq. ft. (139.73 m²)

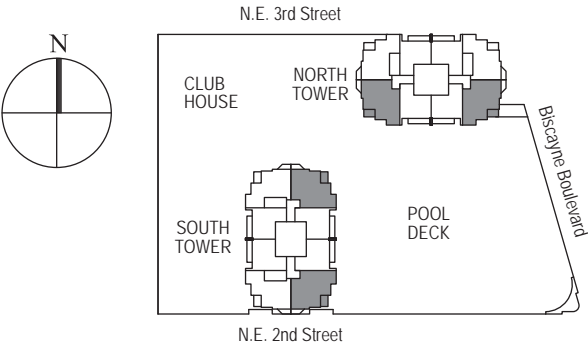
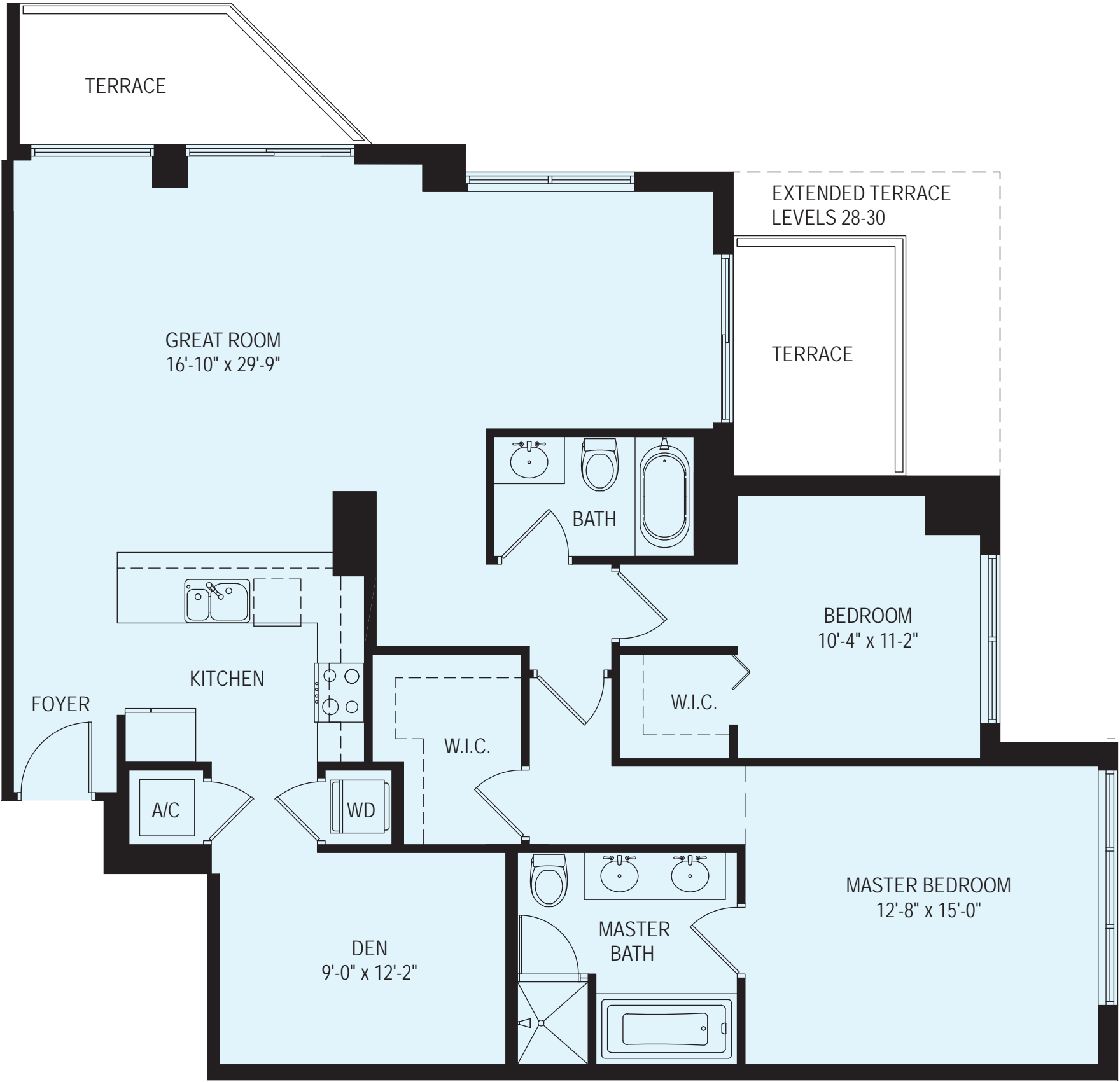


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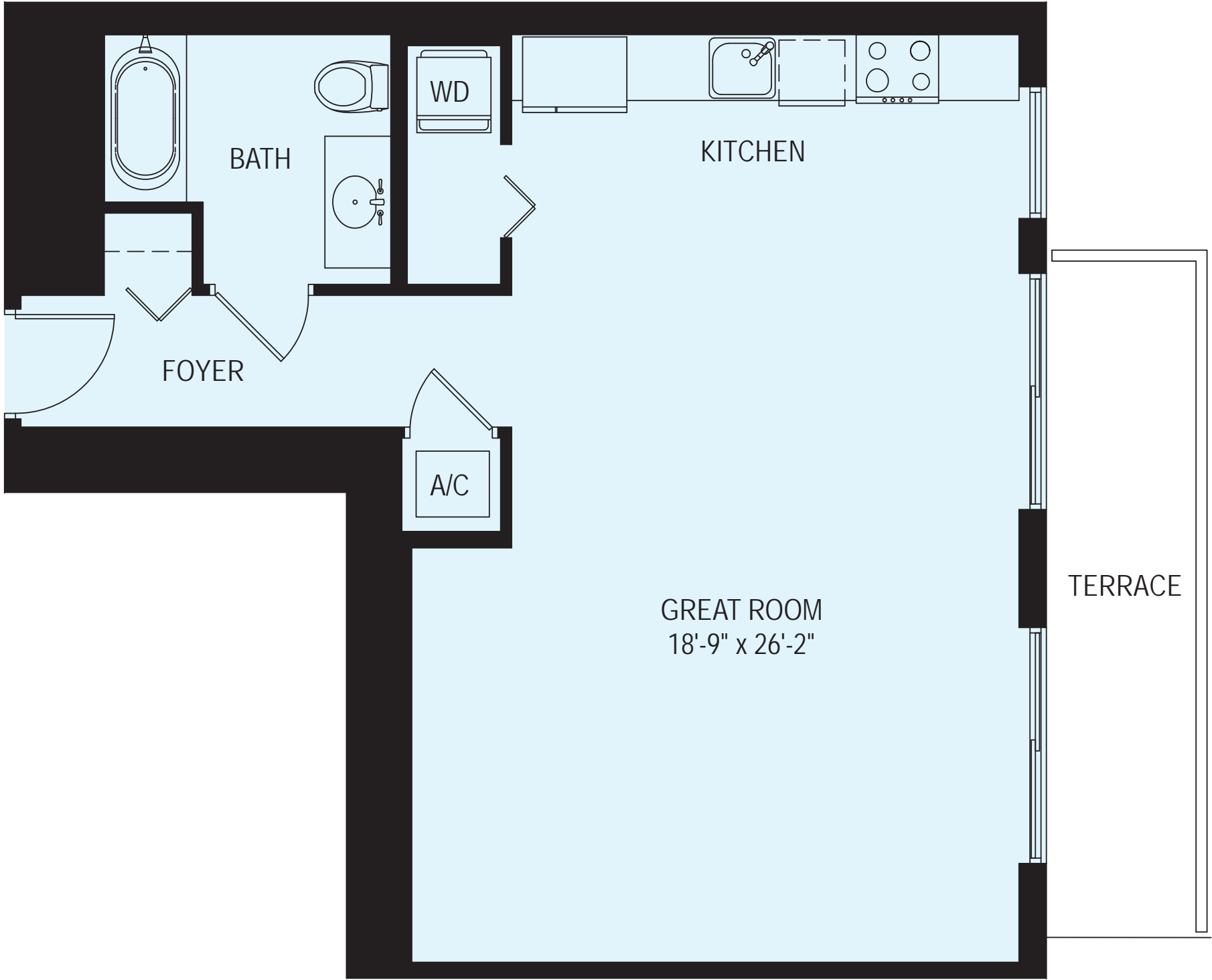
RESIDENCE6

2 Bedroom, 2 Bath with Den

Living Area	1515 sq. ft. (104.74 m²)
Balcony	147 sq. ft. (13.66 m²)
Total Living Area	1662 sq. ft. (154.40 m²)



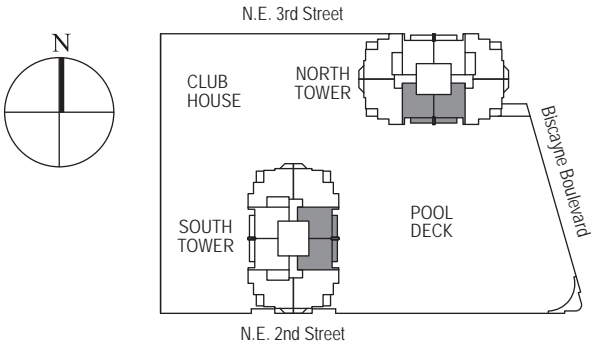
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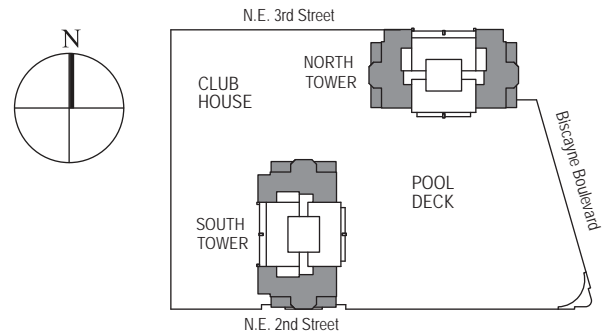
RESIDENCE7

Studio, 1 Bath

Living Area	708 sq. ft. (65.77 m²)
Balcony	104 sq. ft. (9.66 m²)
Total Living Area	812 sq. ft. (75.43 m²)



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RESIDENCE8

3 Bedroom, 3 Bath

Living Area	1970 sq. ft. (183.01 m²)
Balcony	268 sq. ft. (24.90 m²)
Total Living Area	2238 sq. ft. (207.91 m²)



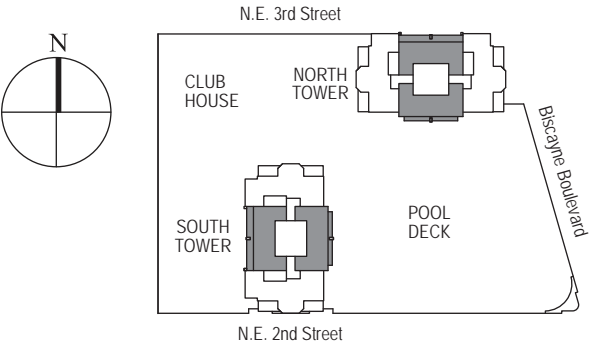
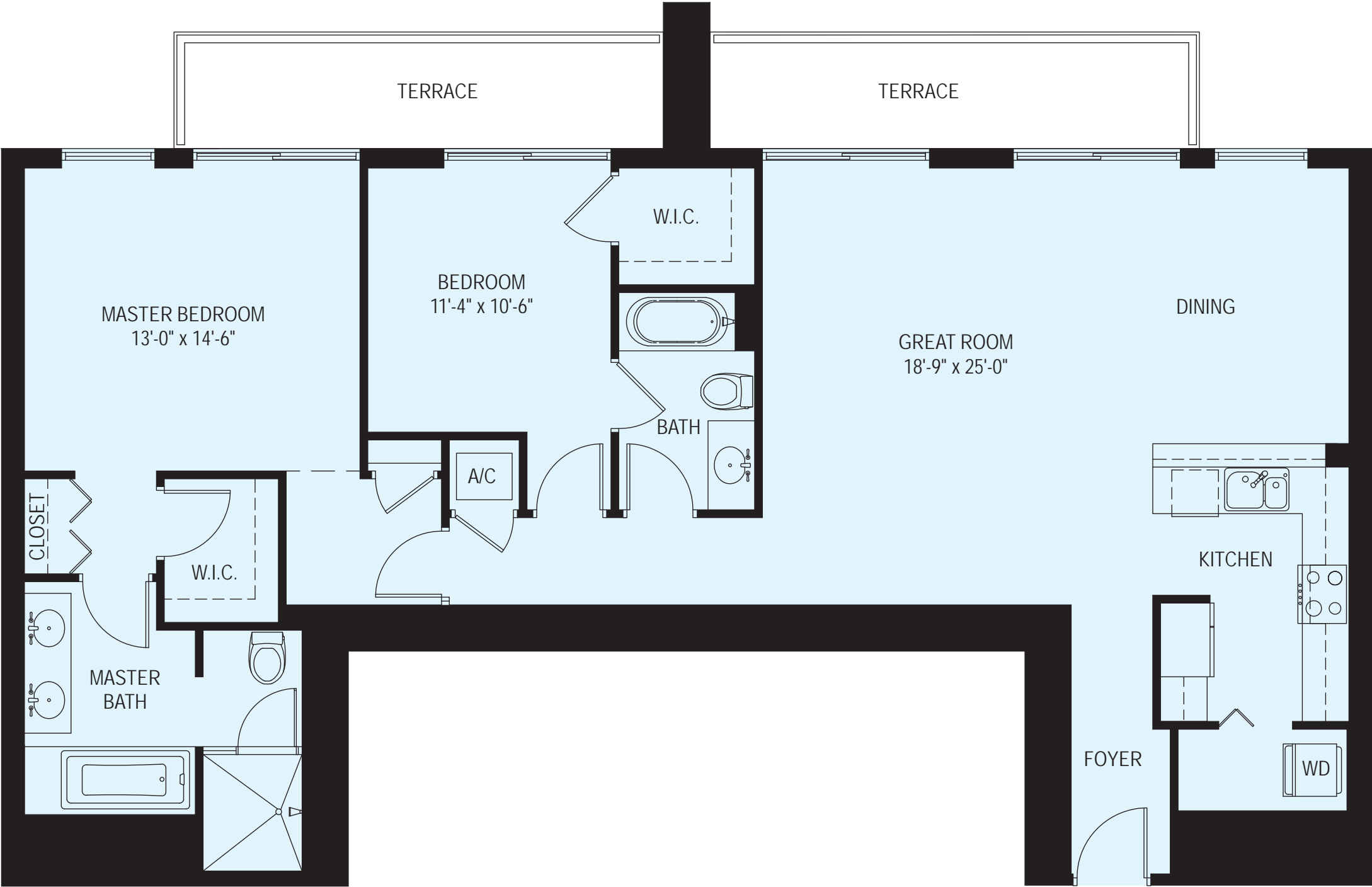
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RESIDENCE 9

2 Bedroom, 2 Bath

Living Area	1419 sq. ft. (131.83 m²)
Balcony	208 sq. ft. (19.32 m²)
Total Living Area	1627 sq. ft. (151.15 m²)



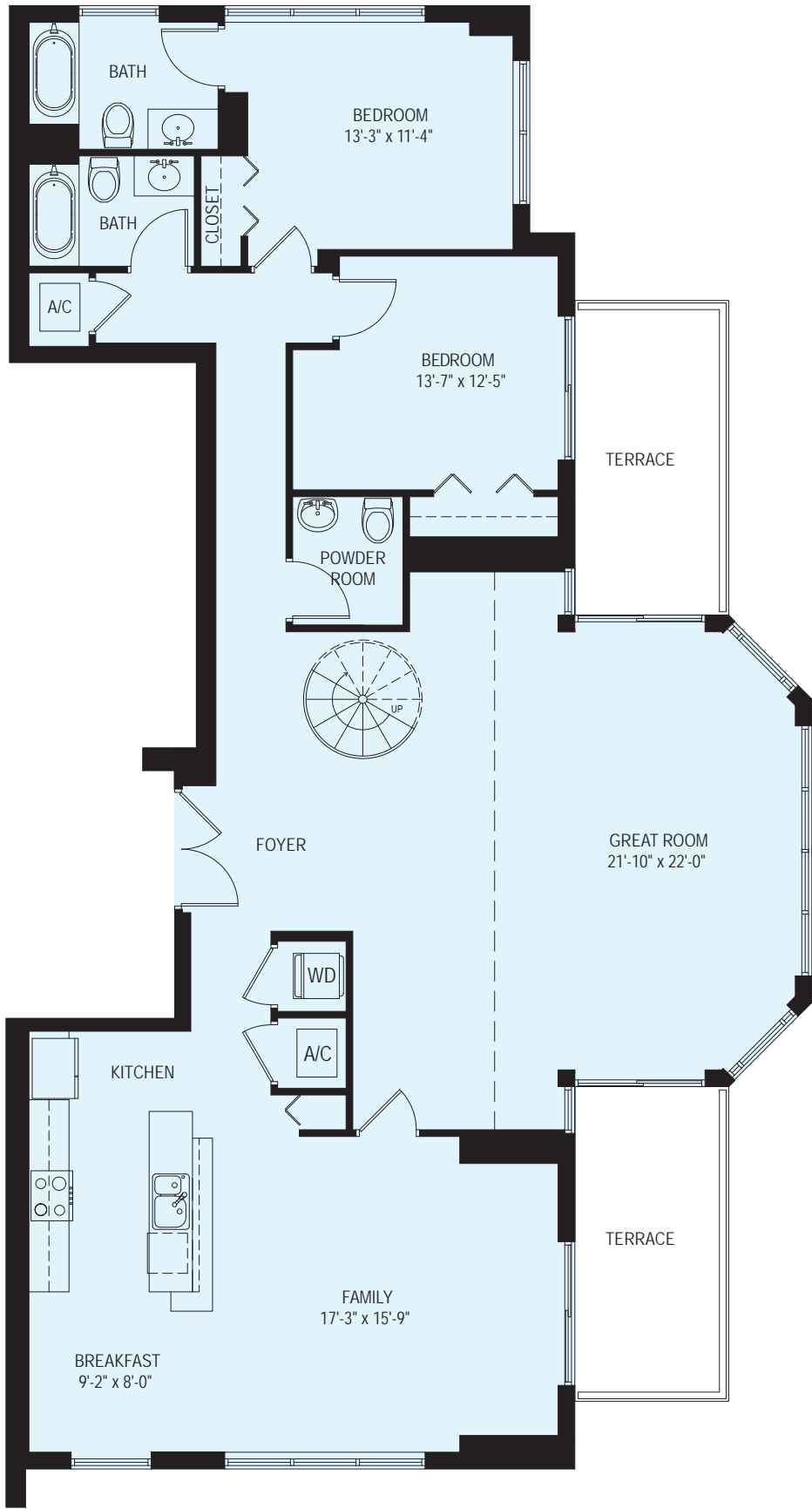
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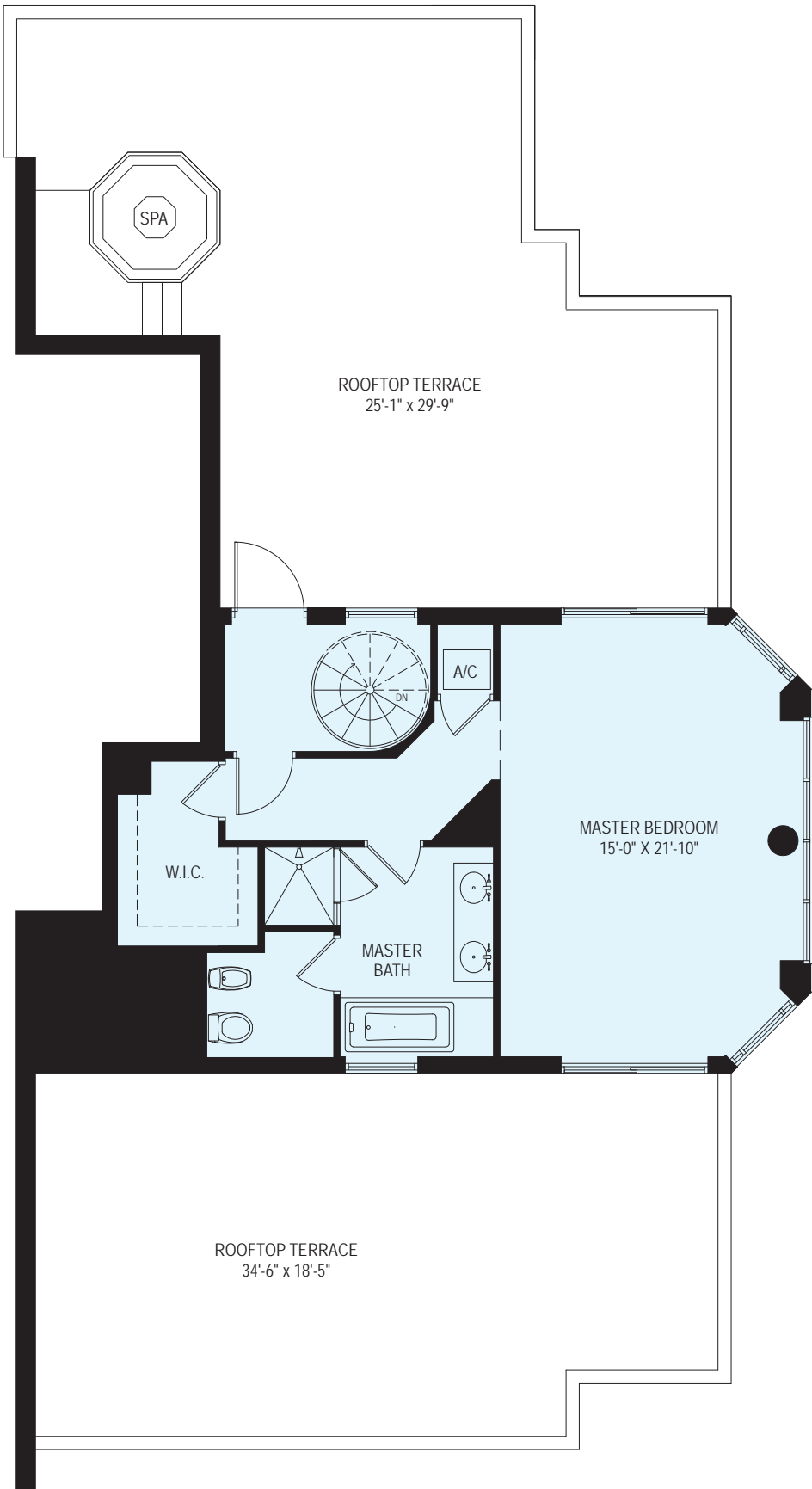
PENTHOUSE 10

Two Story, 3 Bedroom, 3.5 Baths & Outdoor Spa

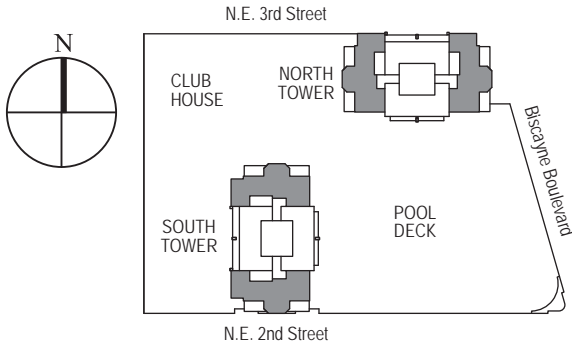
Living Area	2795 sq. ft. (259.66 m²)
Balcony	1700 sq. ft. (157.93 m²)
Total Living Area	4495 sq. ft. (417.59 m²)



1st Floor



2nd Floor

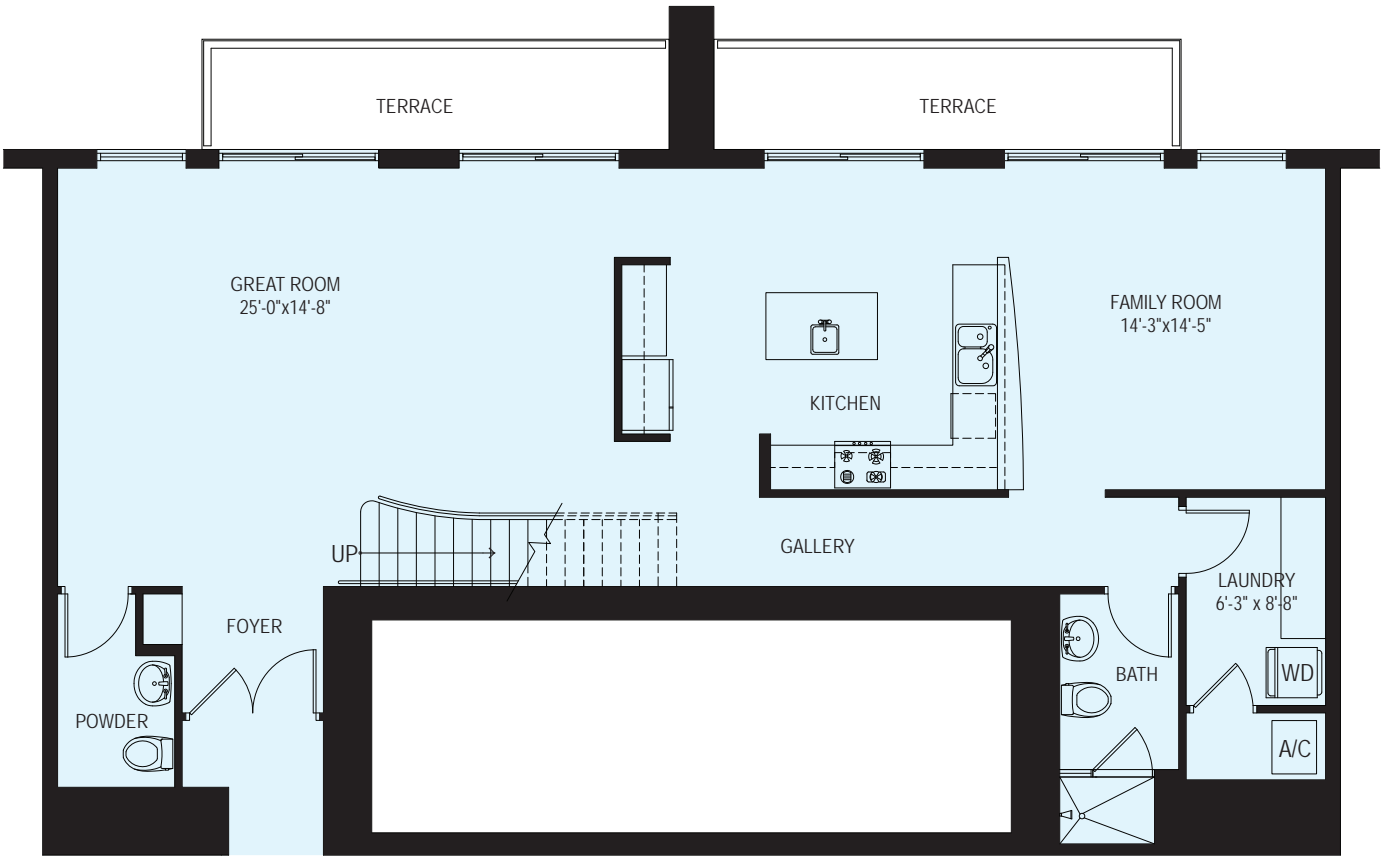


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PENTHOUSE 11

Three Story, 3 Bedroom, 5.5 Bath,
with Study & Outdoor Spa

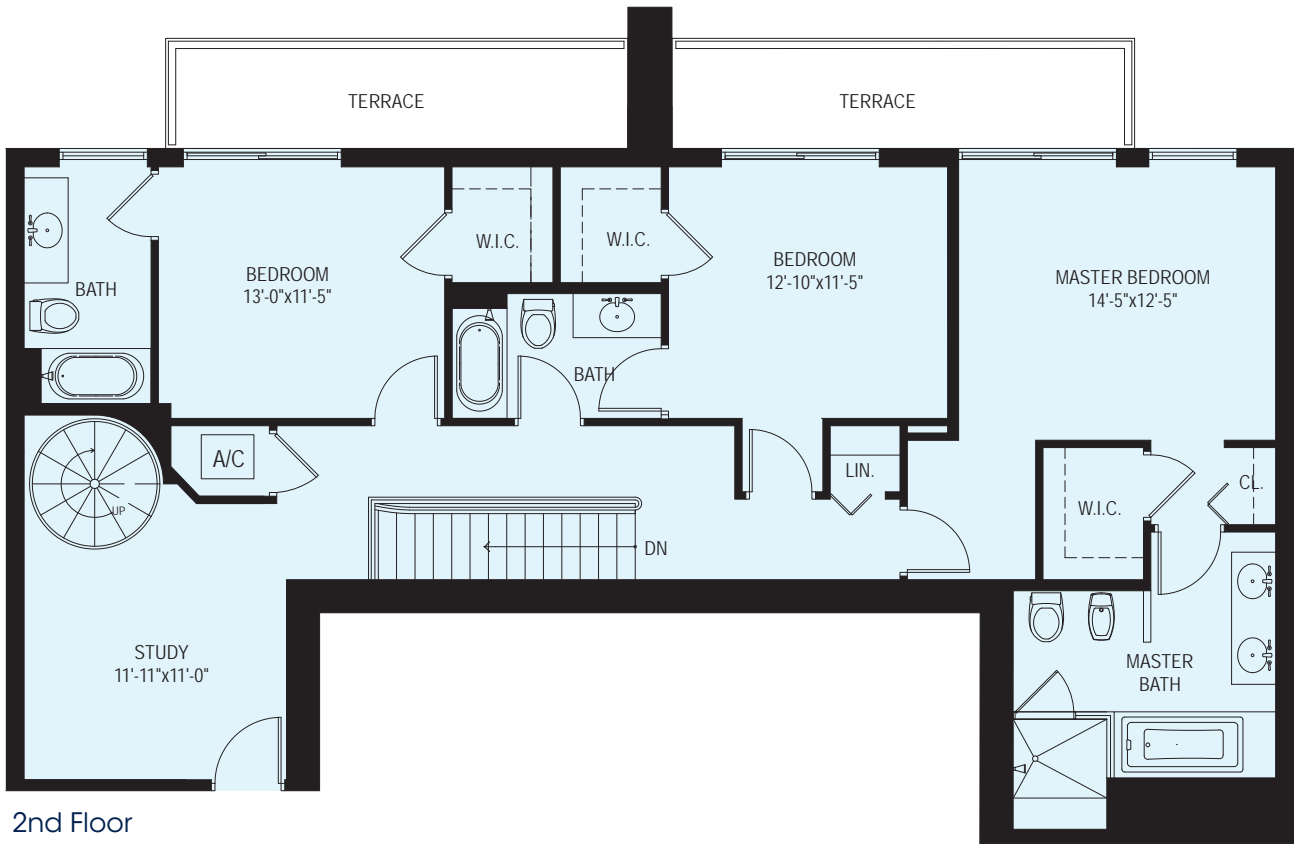
Living Area	3281 sq. ft. (304.80 m²)
Balcony	897 sq. ft. (83.33 m²)
Total Living Area	4178 sq. ft. (388.13 m²)



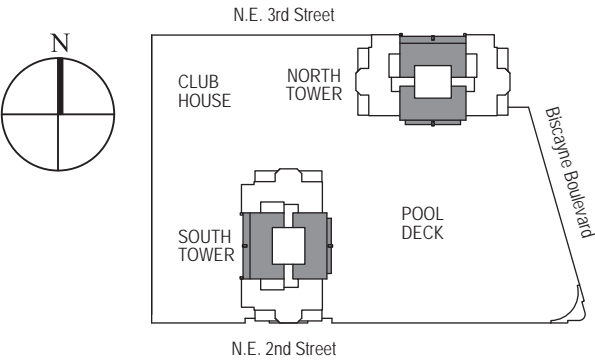
1st Floor



3rdFloor



2nd Floor

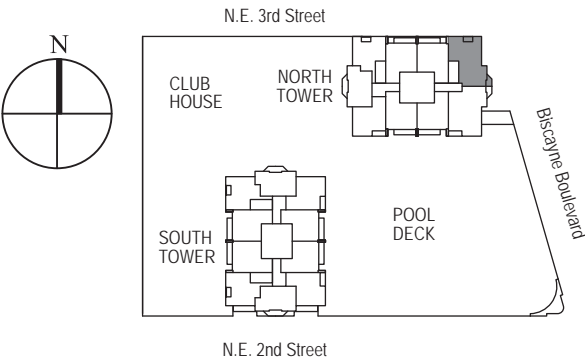


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RESIDENCE 12

2 Bedroom, 2.5 Bath

Living Area	1603 sq. ft. (148.92 m²)
Balcony	88 sq. ft. (8.18 m²)
Total Living Area	1691 sq. ft. (157.1 m²)



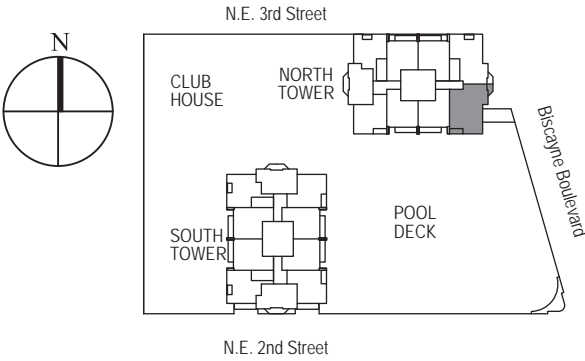
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RESIDENCE 13

2 Bedroom, 2.5 Bath with Den

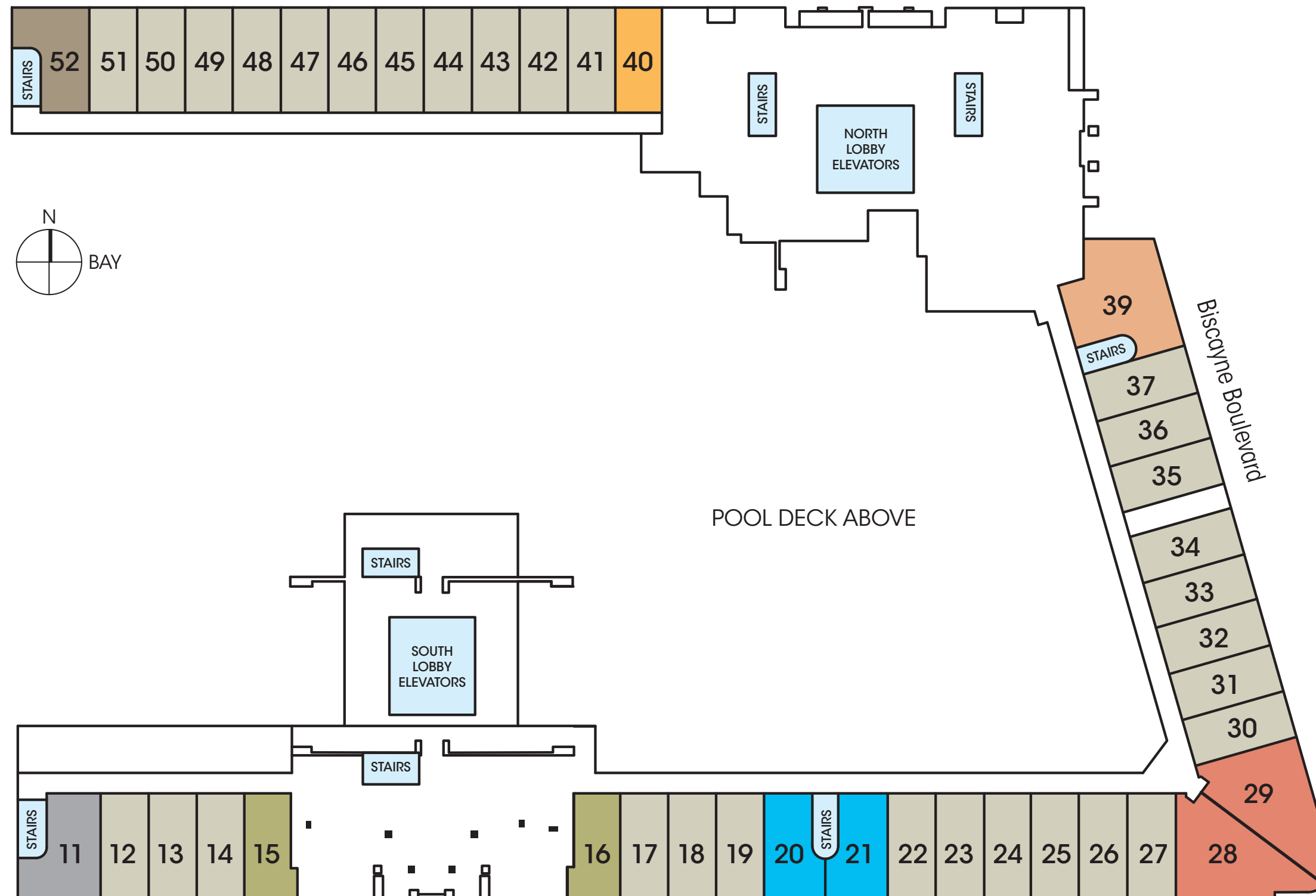
Living Area	1741 sq. ft. (161.74 m²)
Balcony	106 sq. ft. (9.85 m²)
Total Living Area	1847 sq. ft. (171.59 m²)



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KEYPLANS FOR FLATS | LEVELS 2 & 3

N.E. 3rd Street



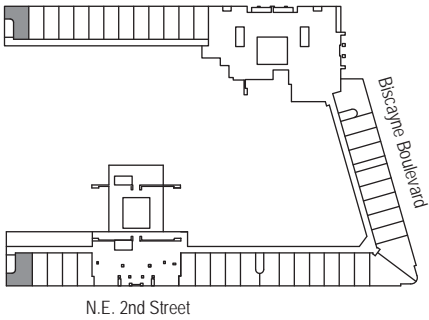
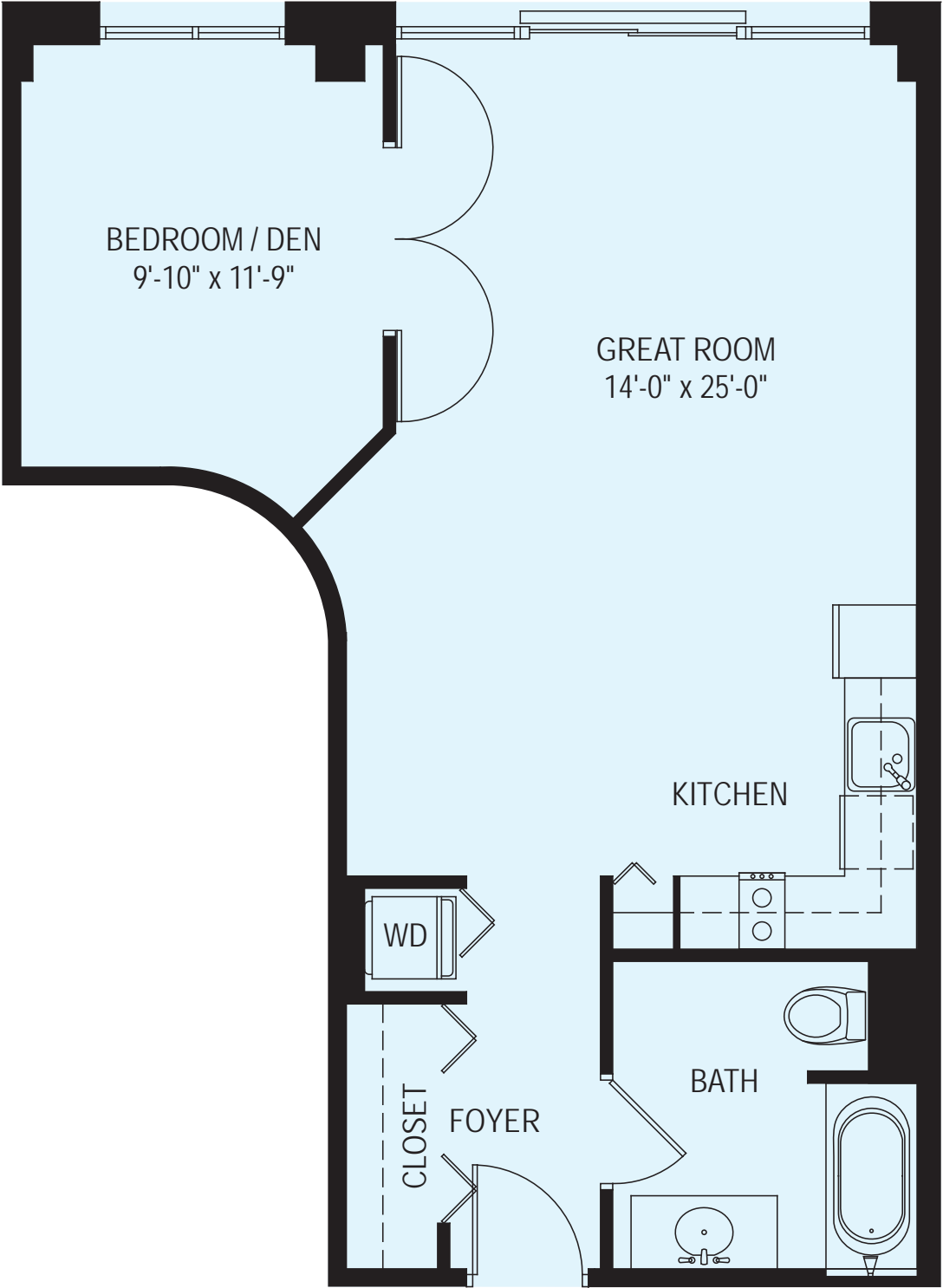
N.E. 2nd Street

Key to Flats
Floor Plans

- FLATS 1
- FLATS 1M
- FLATS 2, 2R
- FLATS 2M, 2MR
- FLATS 3
- FLATS 4, 4R
- FLATS 5, 5R
- FLATS 6
- FLATS 7

FLAT 1
1 Bedroom, 1 Bath

Living space 696 ft. (64.66 m²)



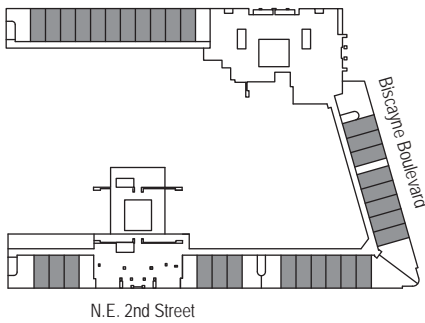
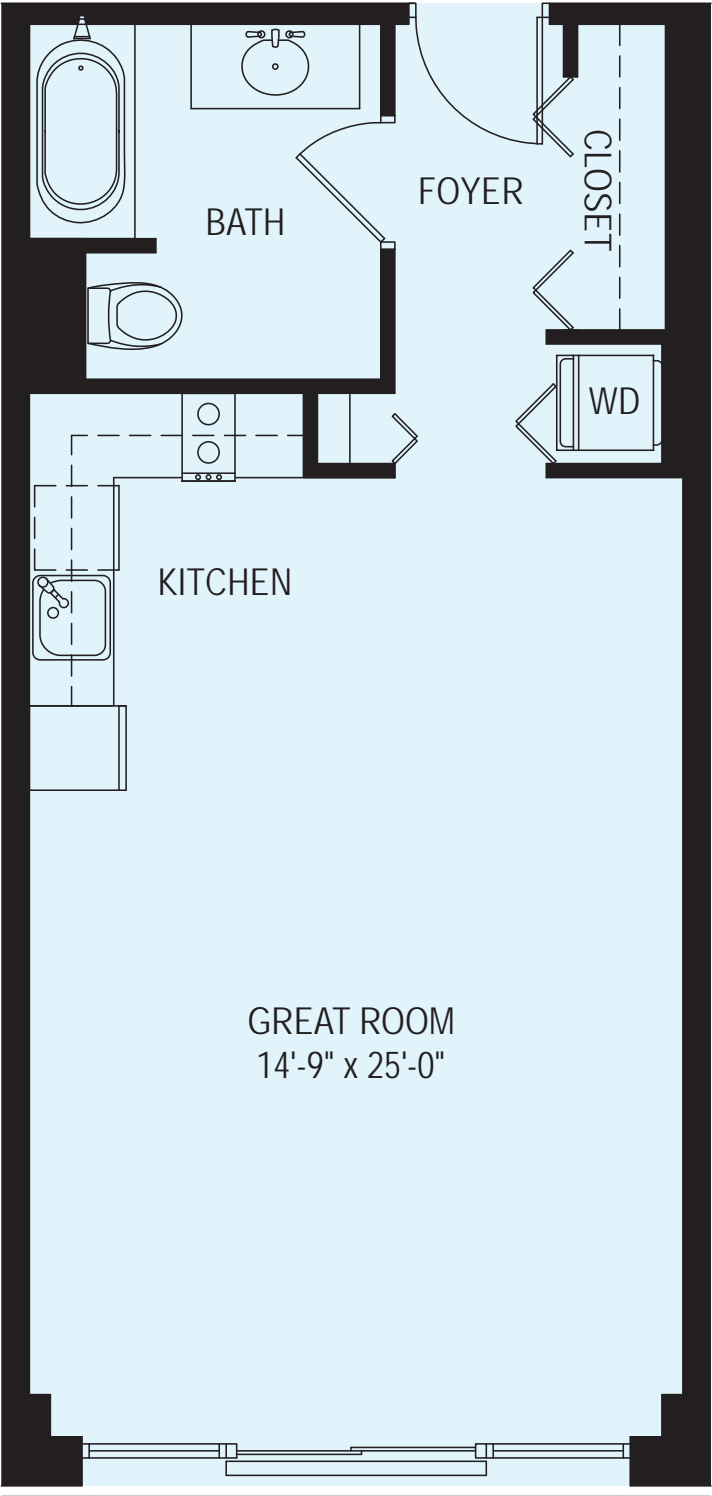
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FLAT2

1 Bath

Living Space 563 sq. ft. (52.30 m²)



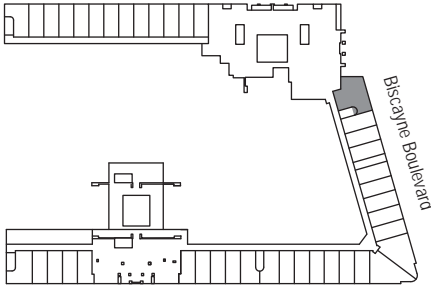
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VIZCAYNE

FLAT3

1 Bath

Living Space 1107 sq. ft. (102.84 m²)



N.E. 2nd Street

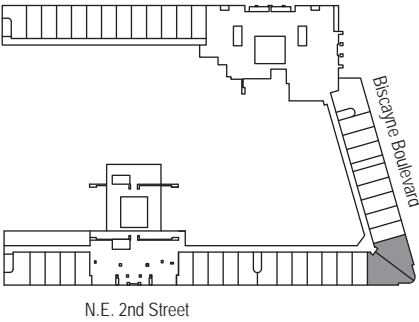
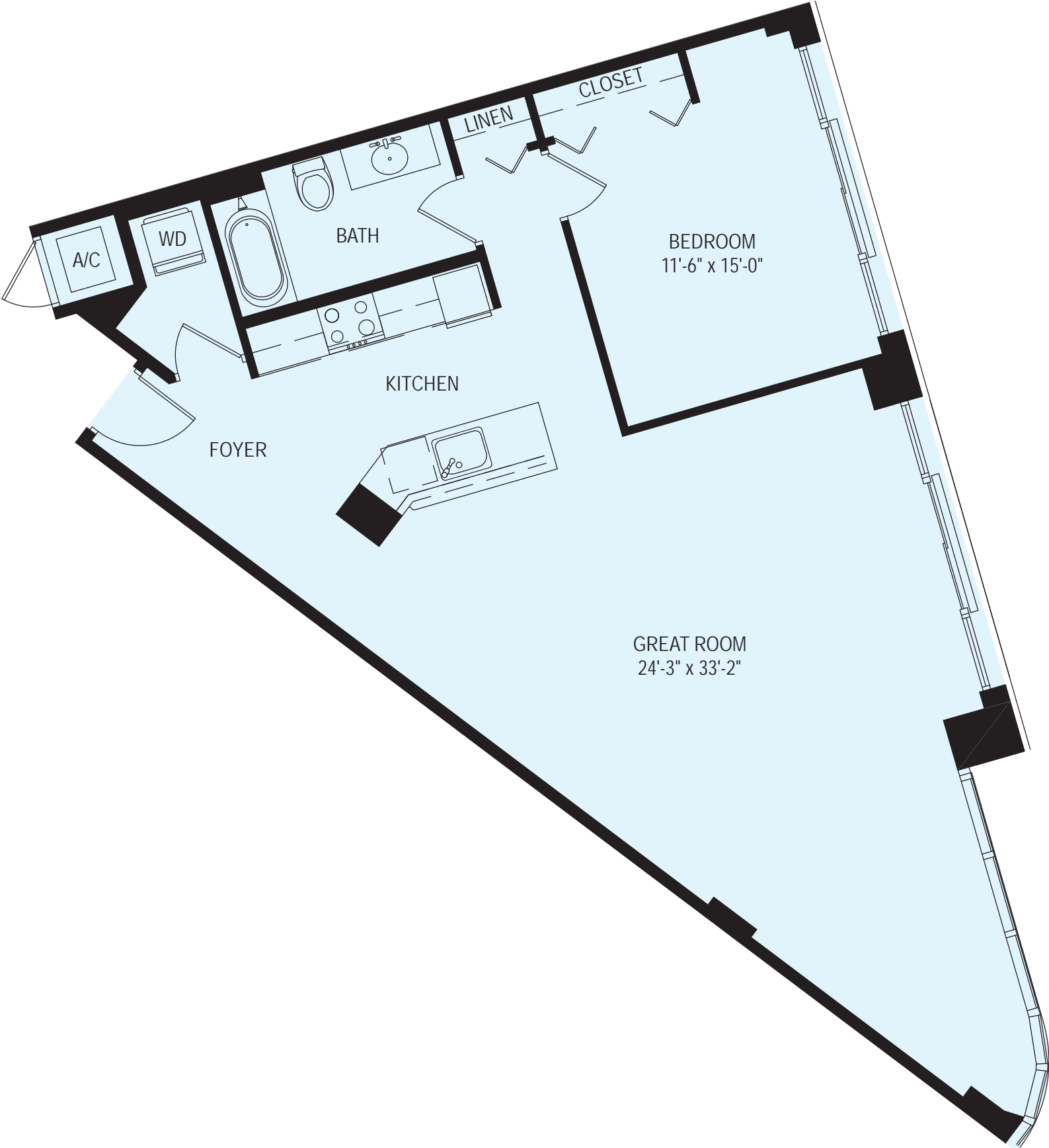
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VIZCAYNE

FLAT4

1 Bedroom, 1 Bath

Living Space 1095 sq. ft. (101.72 m²)

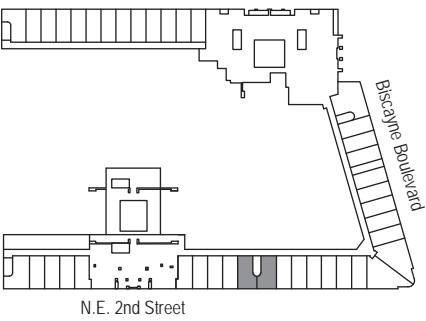
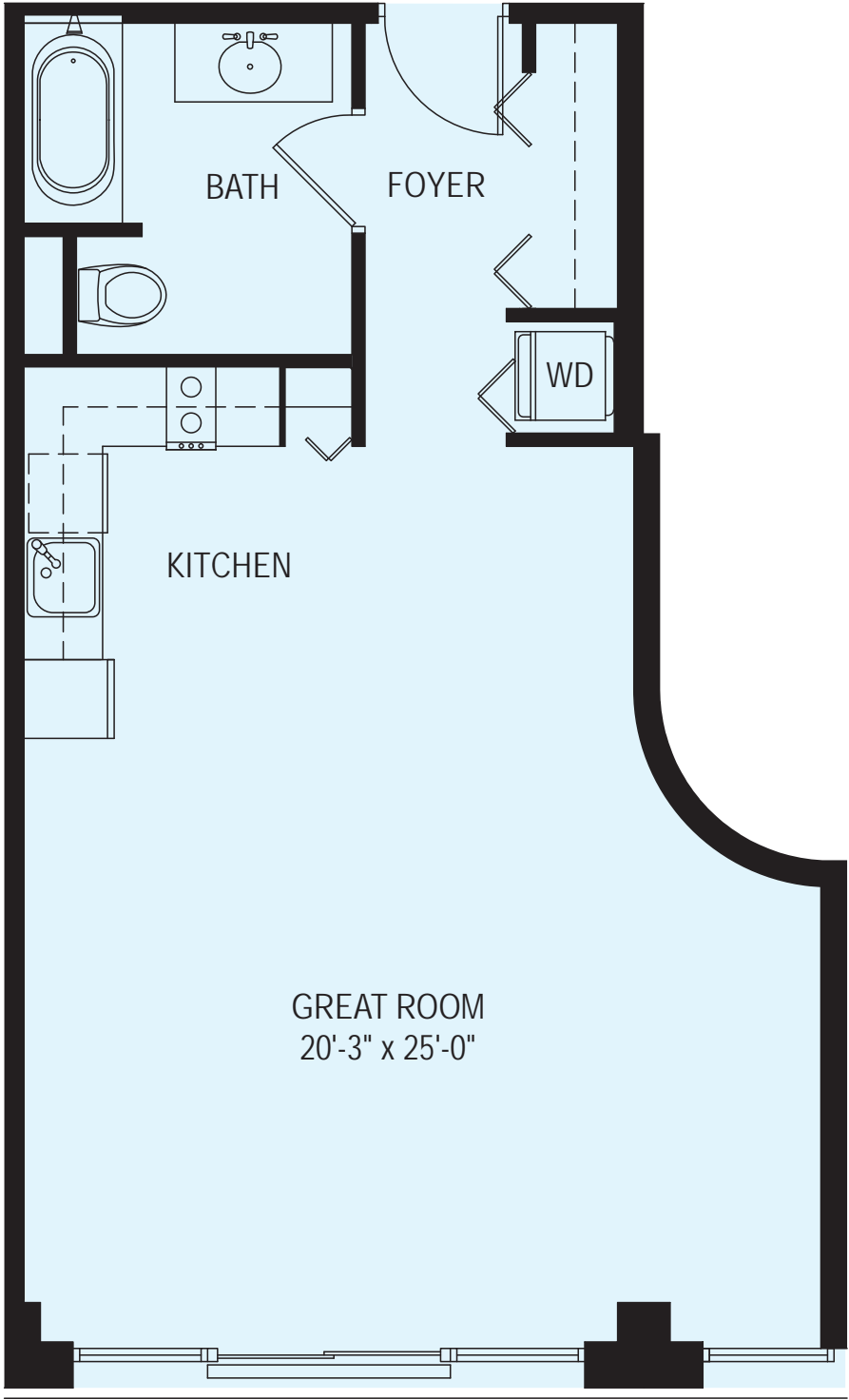


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FLAT5

1 Bath

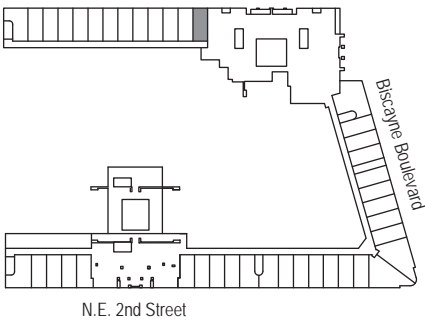
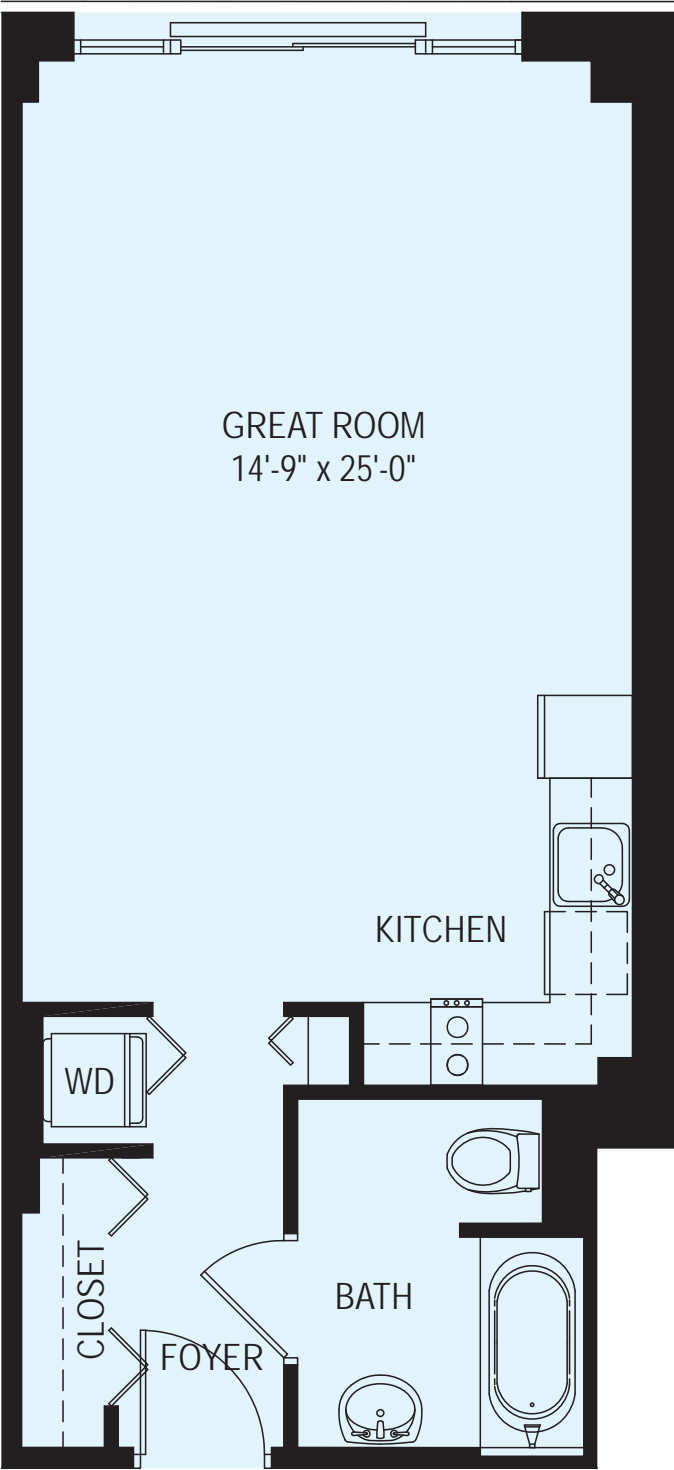
Living Space628 sq. ft. (58.34 m²)



FLAT7

1 Bath

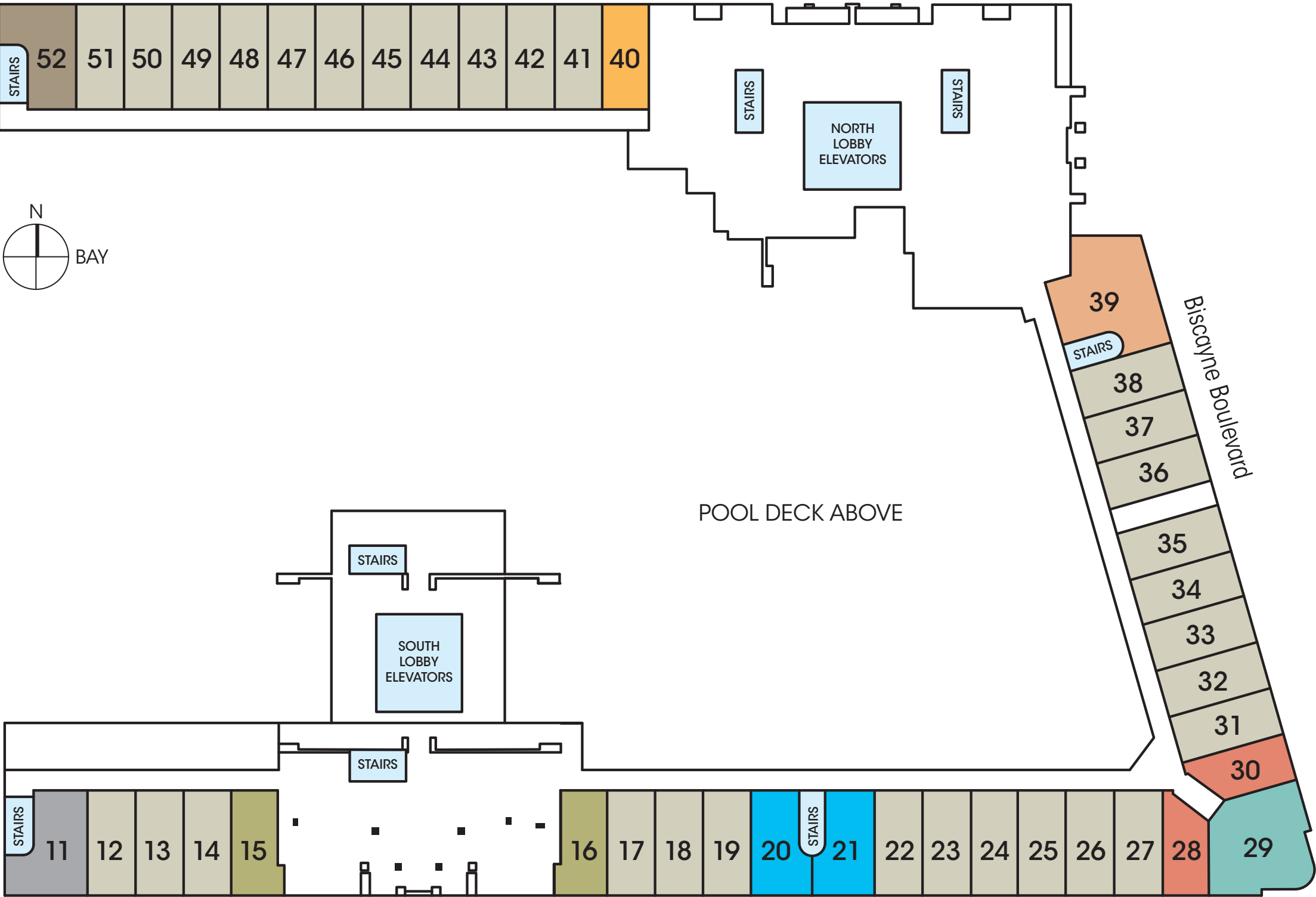
Living Space 531 sq. ft. (49.32 m²)



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KEYPLANS FOR LOFTS | LEVELS 4/5 & 6/7

N.E. 3rd Street



N.E. 2nd Street

Key to Lofts
Floor Plans

- LOFT 1
- LOFT 1M
- LOFT 2, 2R
- LOFT 2M, 2MR
- LOFT 3
- LOFT 4, 4R
- LOFT 5, 5R
- LOFT 6
- LOFT 7

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VIZCAYNE

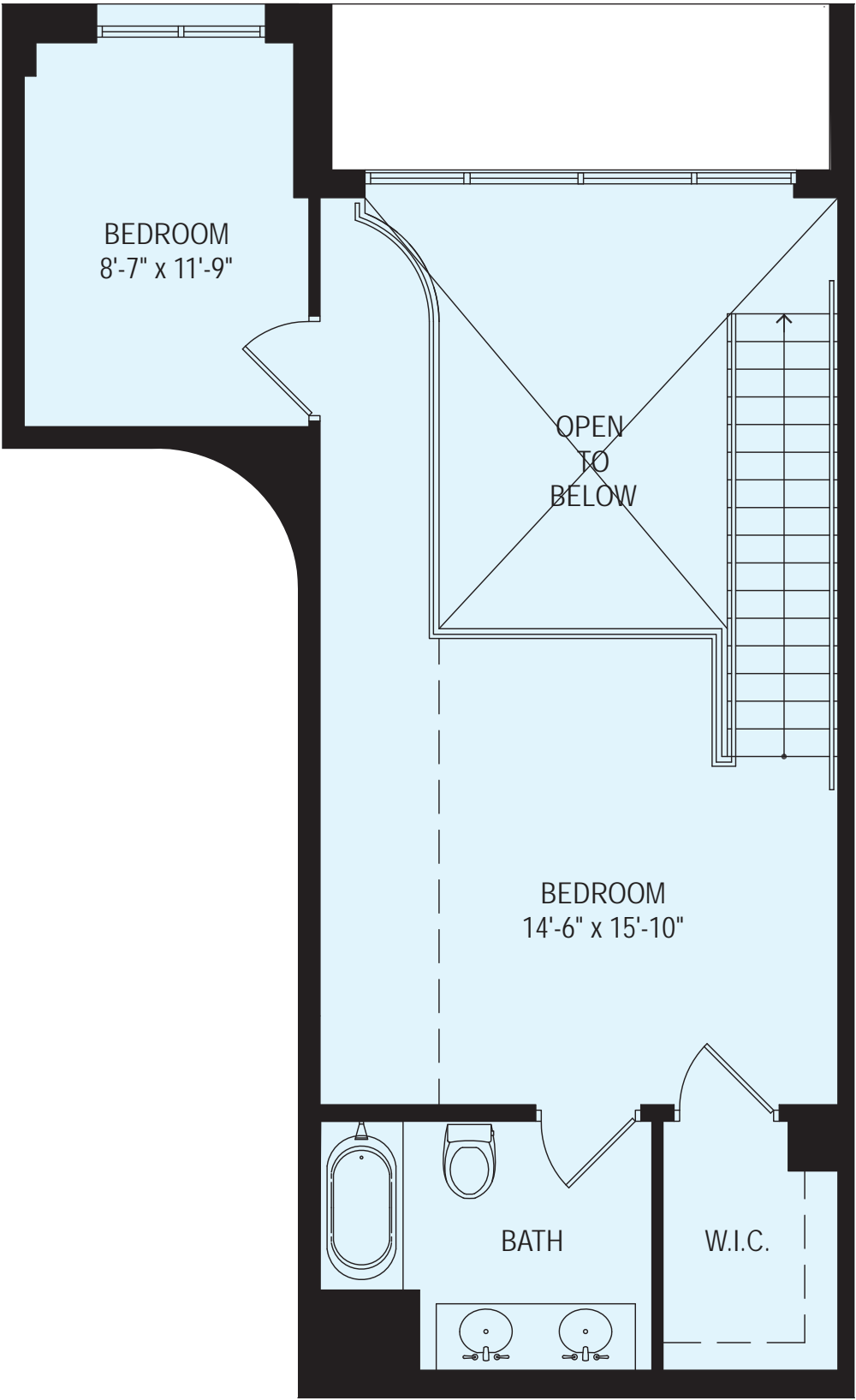
LOFT 1

2 Bedroom, 2 Bath

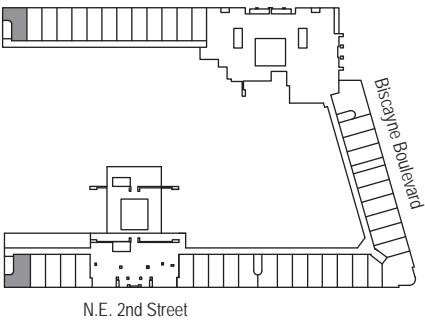
Living Space	1133 sq. ft. (105.26 m²)
Balcony	76 sq. ft. (7.06 m²)
Total Living Area	1209 sq. ft. (112.32 m²)



1st Floor



2nd Floor



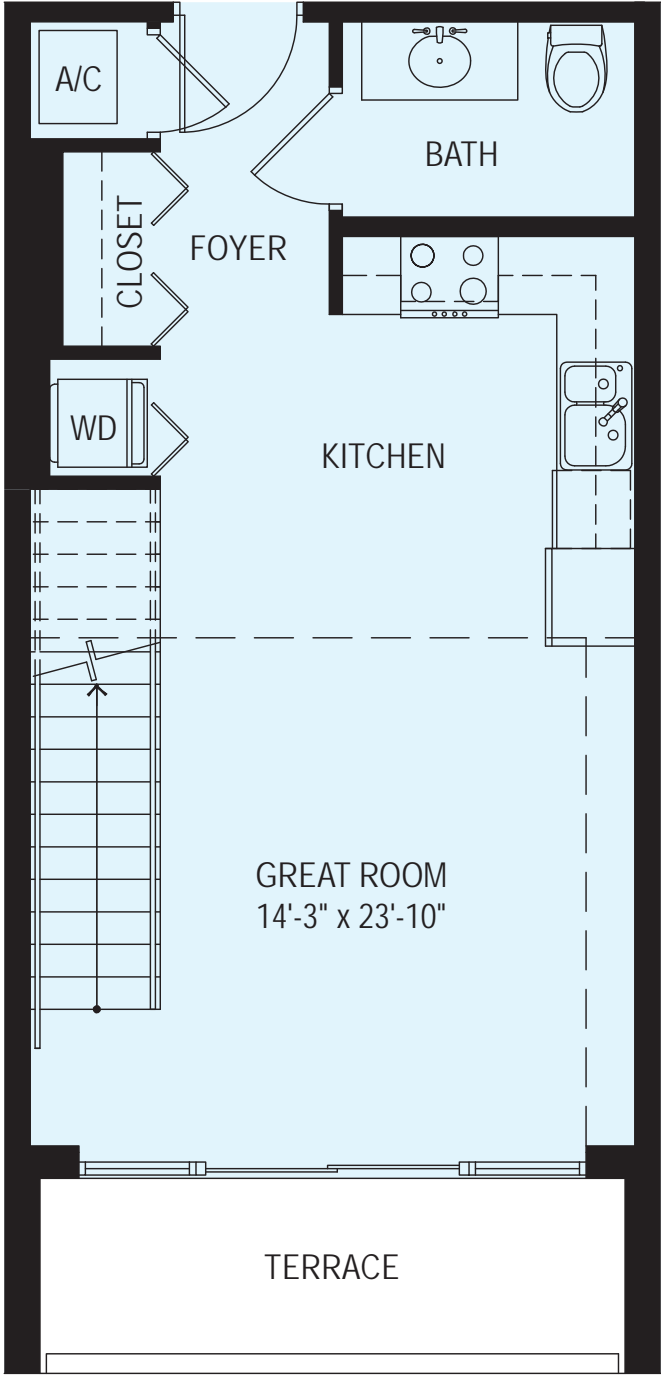
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VIZCAYNE

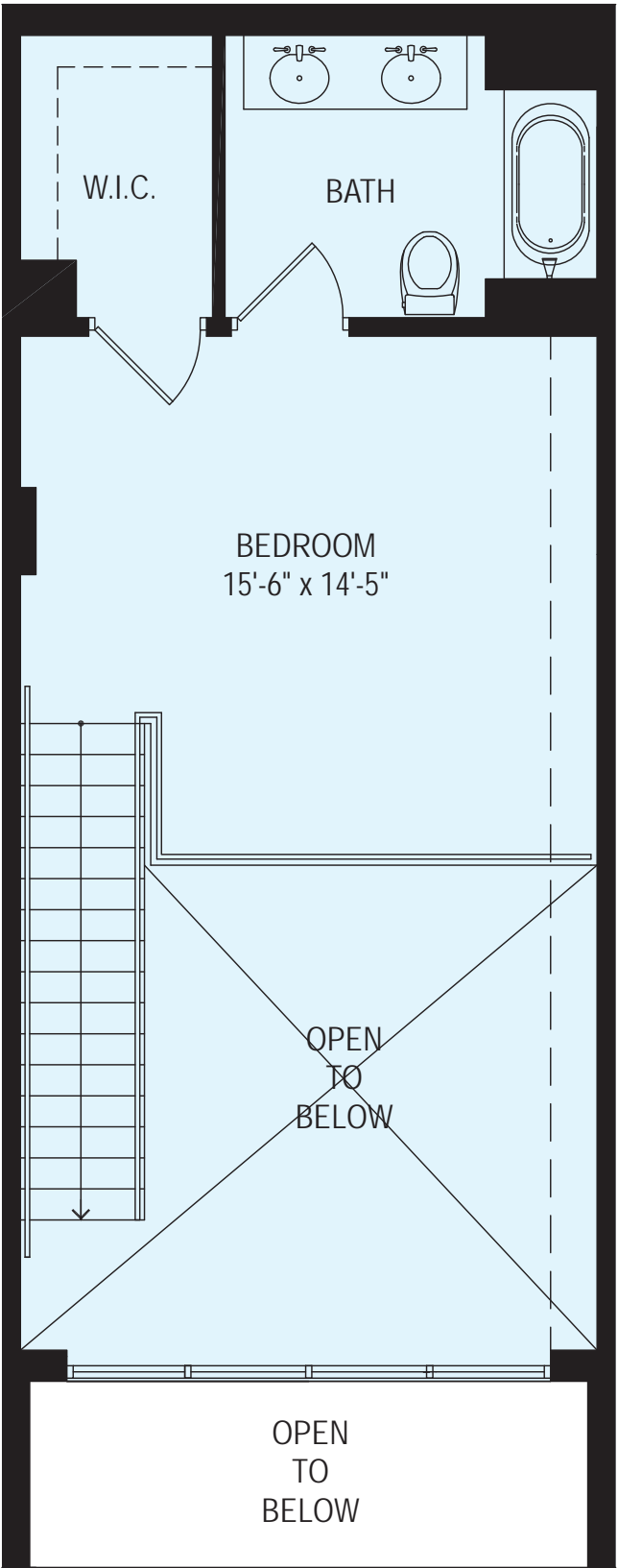
LOFT2

1 Bedroom, 1.5 Bath

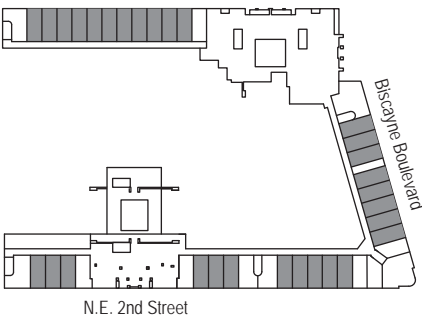
Living Space	835 sq. ft. (77.57 m²)
Balcony	80 sq. ft. (7.43 m²)
Total Living Area	915 sq. ft. (85 m²)



1st Floor



2nd Floor



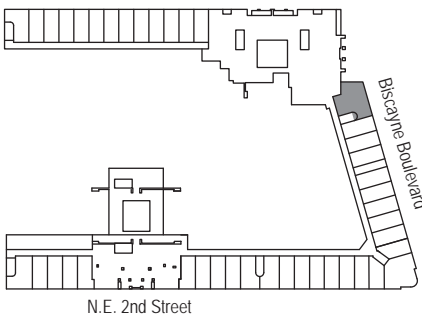
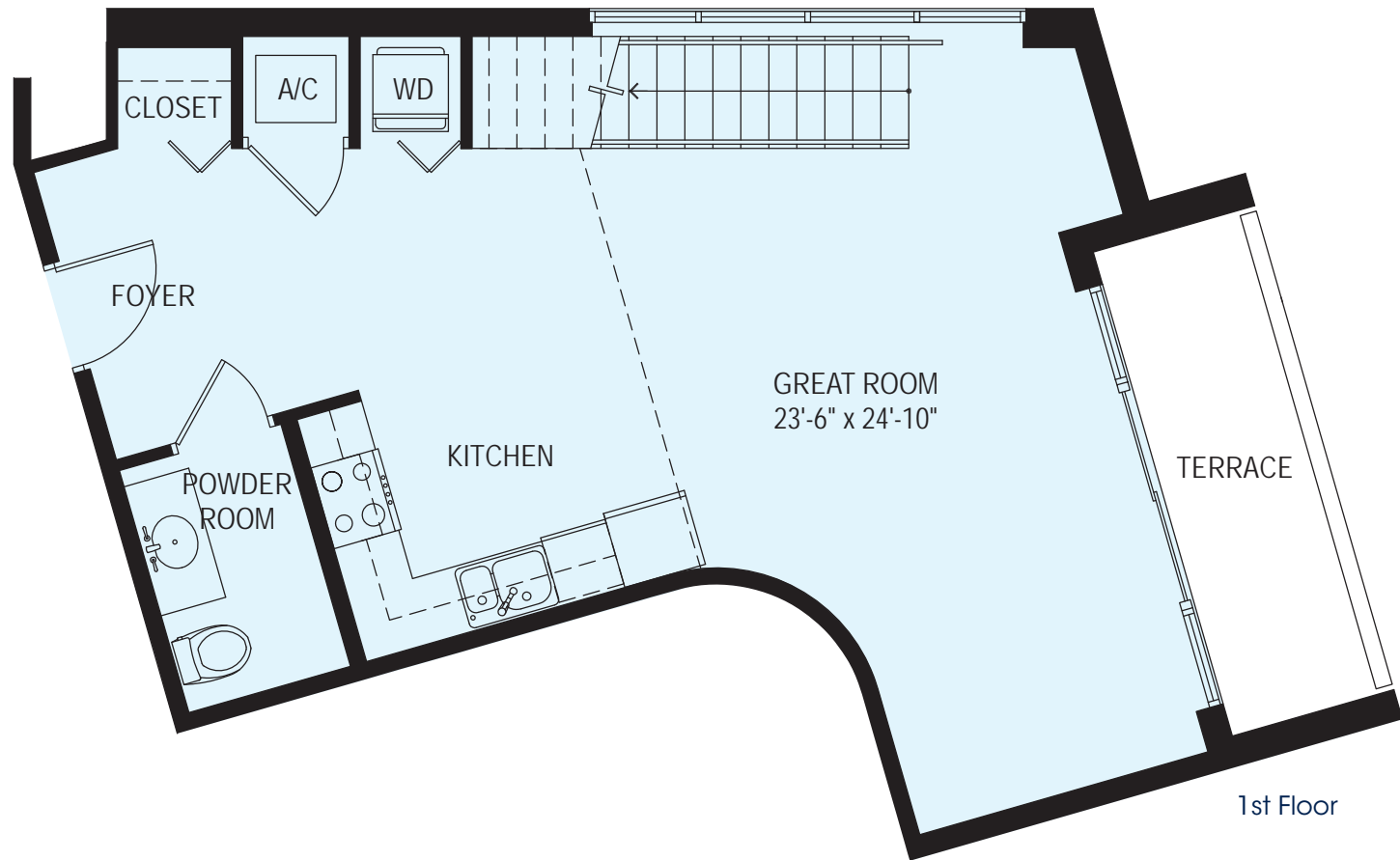
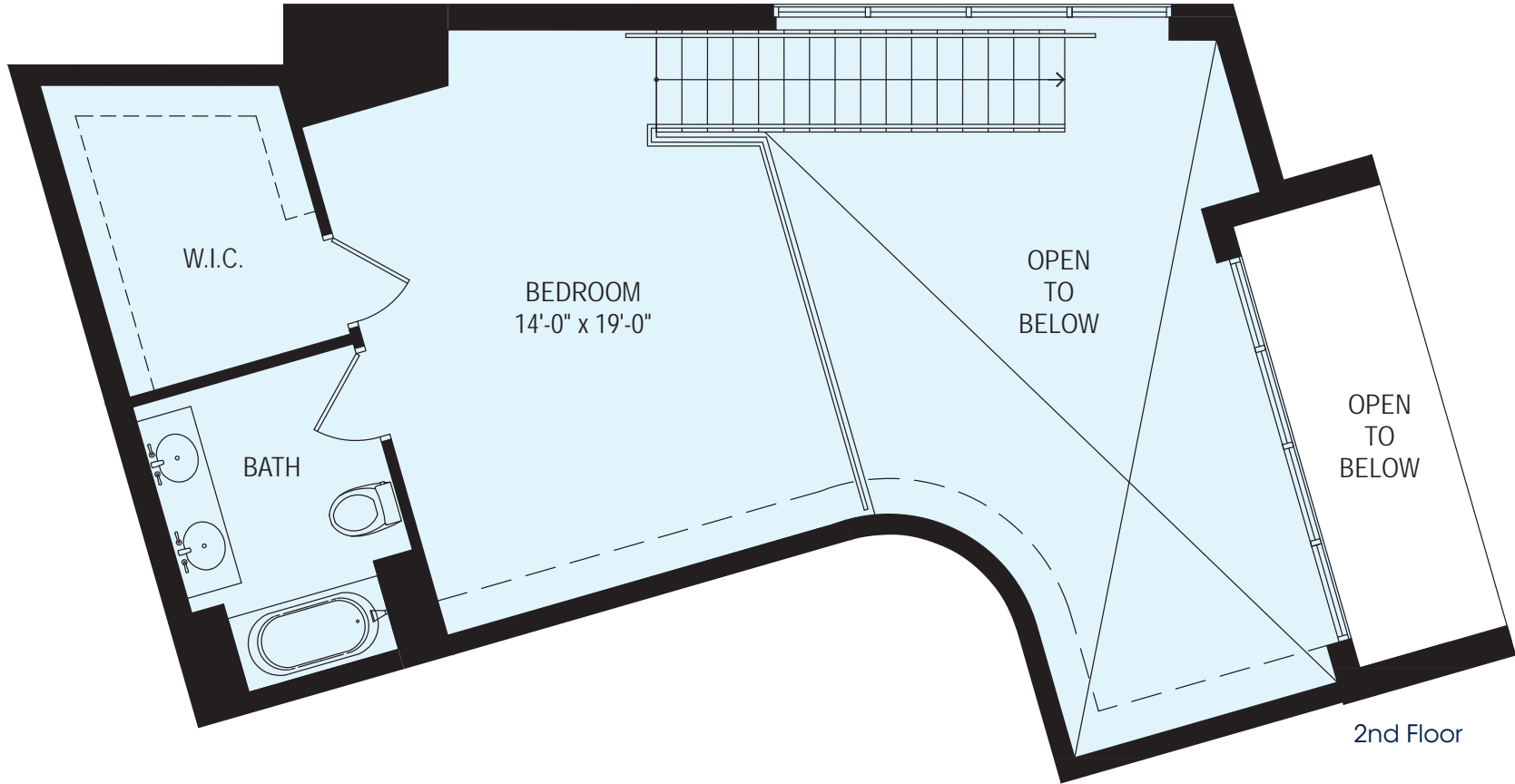
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VIZCAYNE

LOFT3

1 Bedroom, 1.5 Bath

Living Space	1086 sq. ft. (100.89 m²)
Balcony	78 sq. ft. (7.25 m²)
Total Living Area	1164 sq. ft. (108.14 m²)

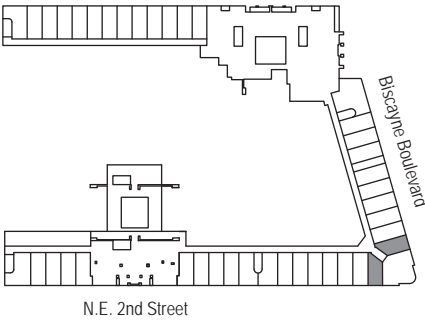
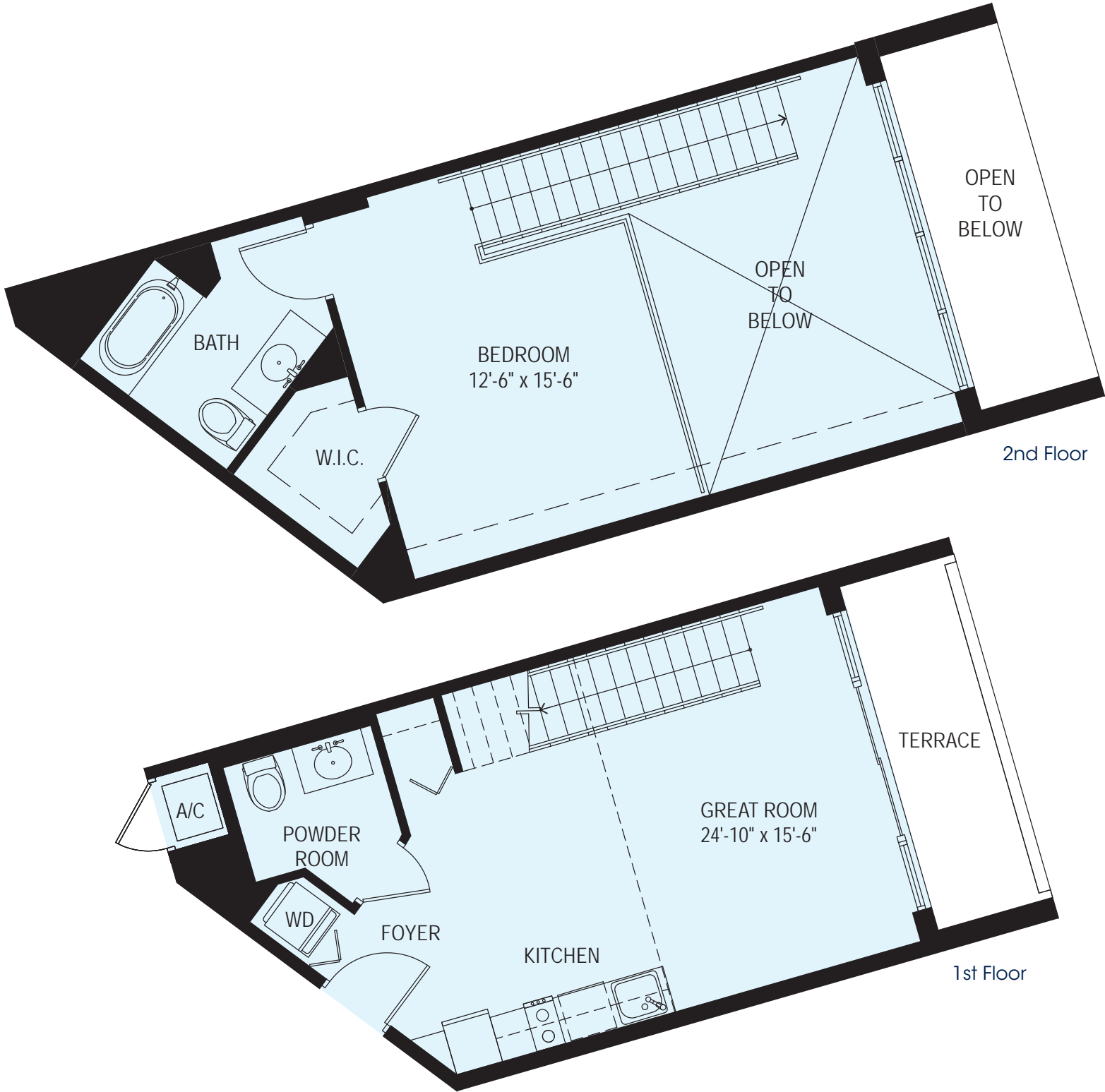


VIZCAYNE

LOFT4

1 Bedroom, 1.5 Bath

Living Space	730 sq. ft. (67.82 m²)
Balcony	80 sq. ft. (7.43 m²)
Total Living Area	810 sq. ft. (75.25 m²)

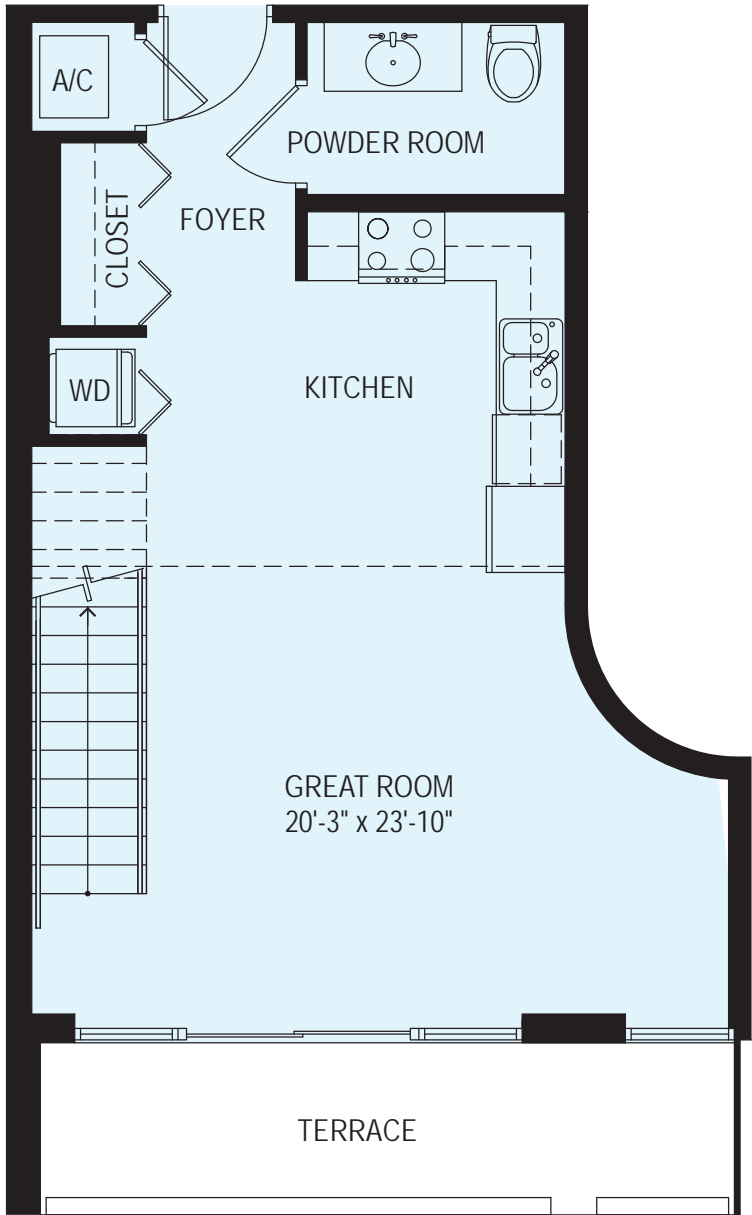


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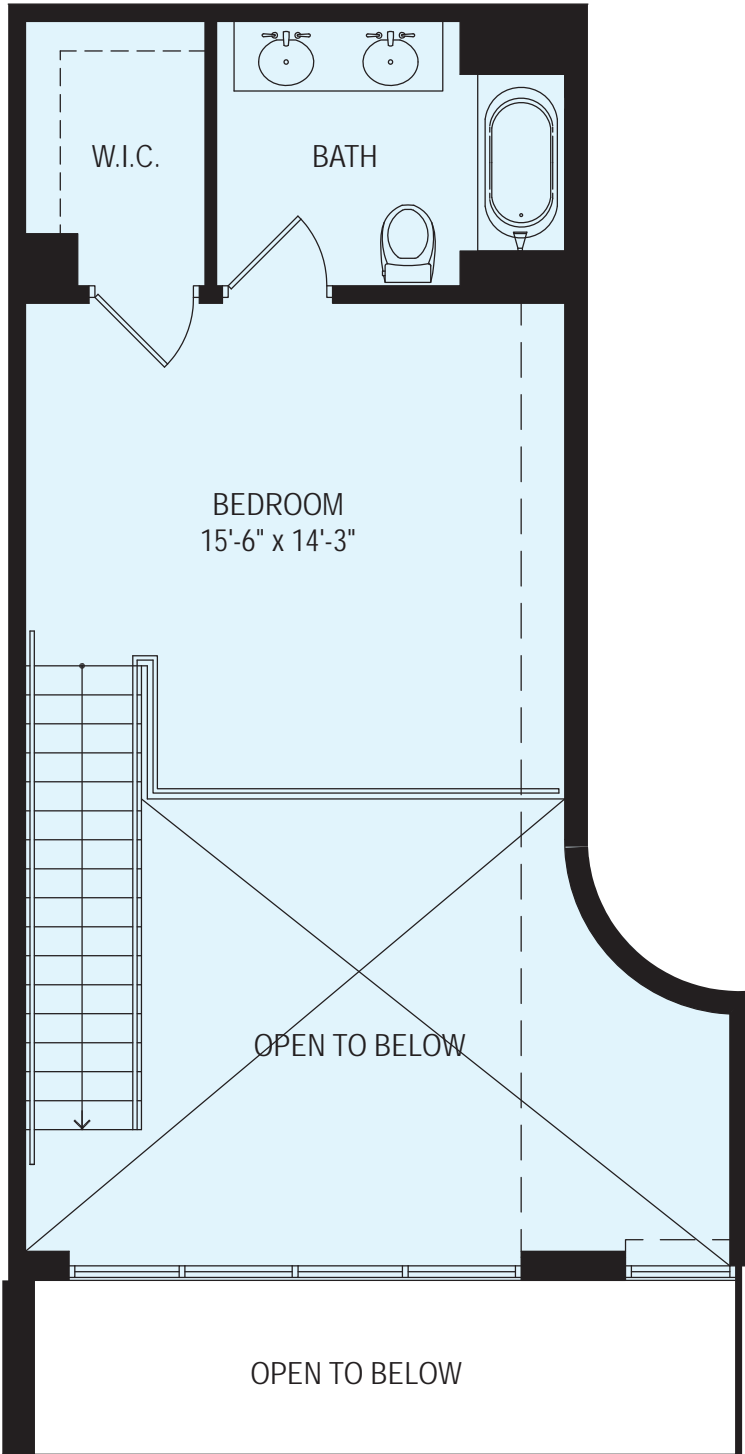
LOFT5

1 Bedroom, 1.5 Bath

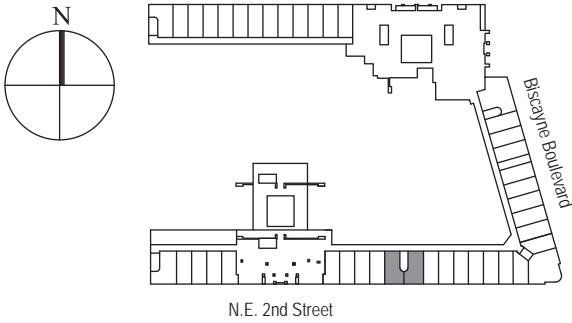
Living Space	880 sq. ft. (81.75 m²)
Balcony	105 sq. ft. (9.76 m²)
Total Living Area	985 sq. ft. (91.51 m²)



1st Floor



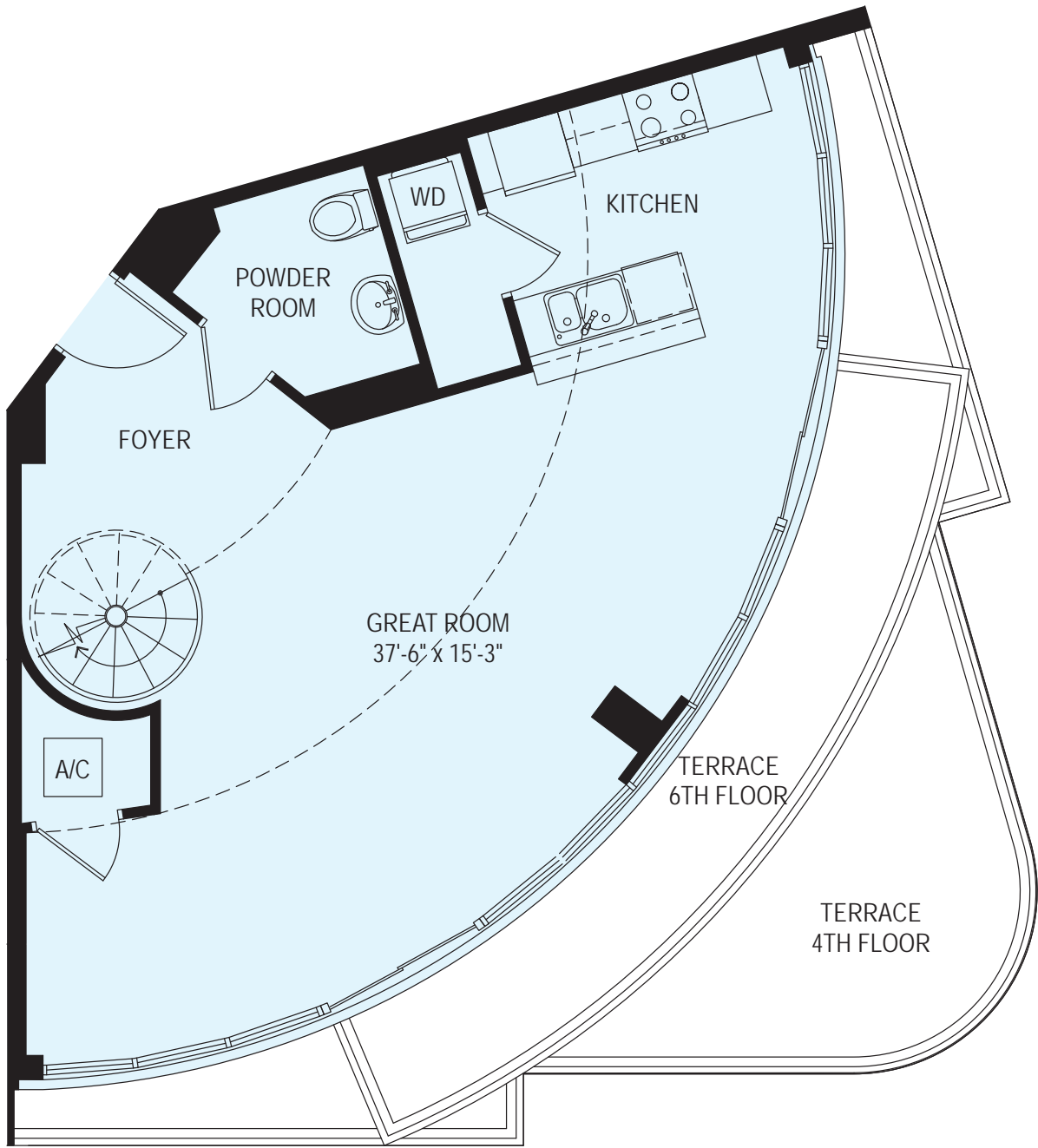
2nd Floor



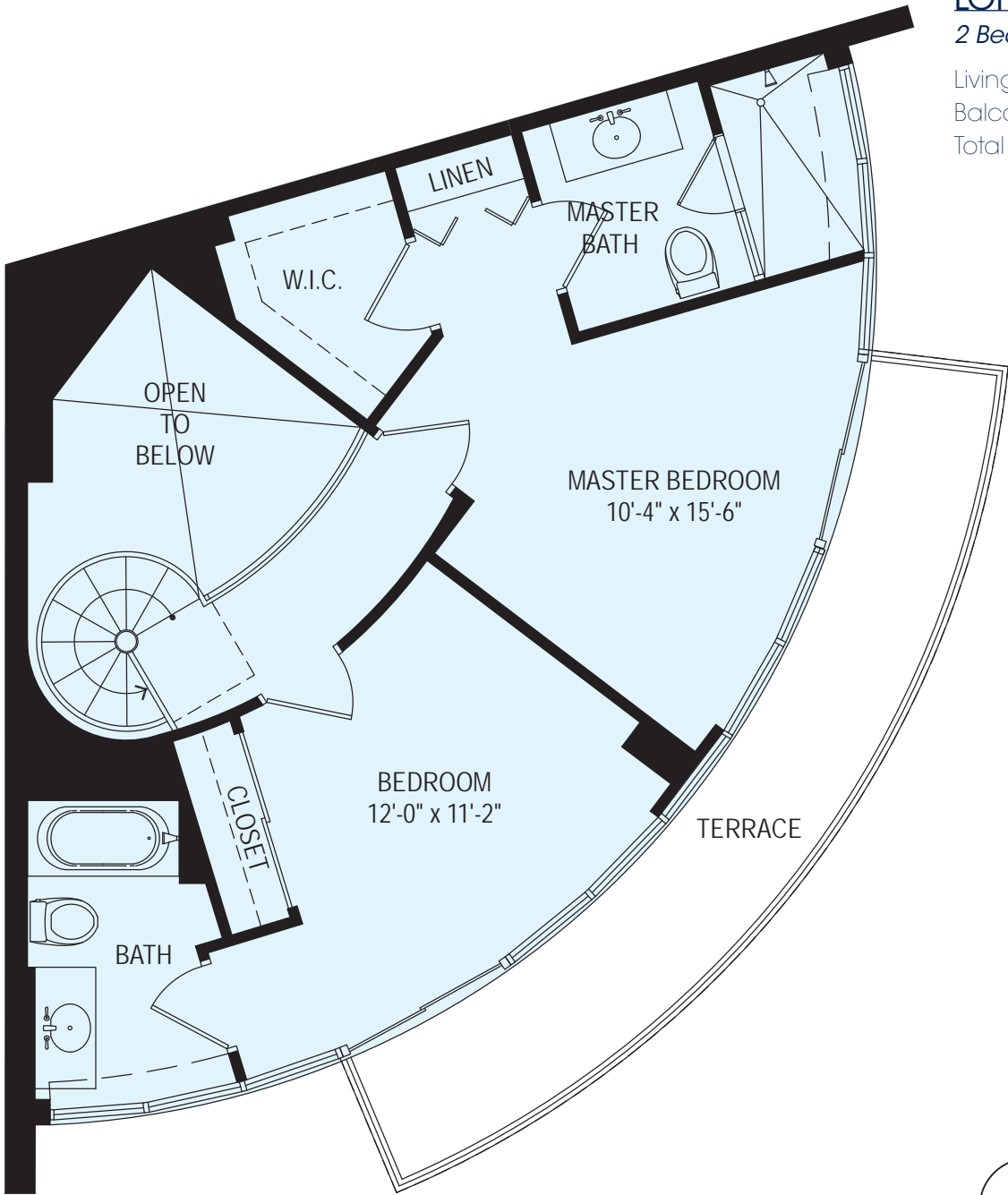
LOFT6

2 Bedroom, 2.5 Bath

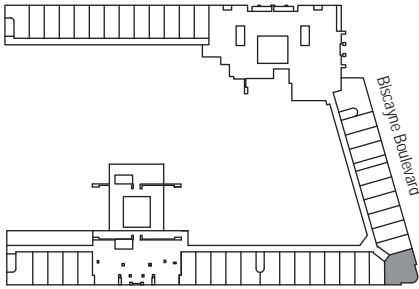
Living Space	1371 sq. ft. (127.37 m²)
Balcony	358 sq. ft. (33.26 m²)
Total Living Area	1729 sq. ft. (160.63 m²)



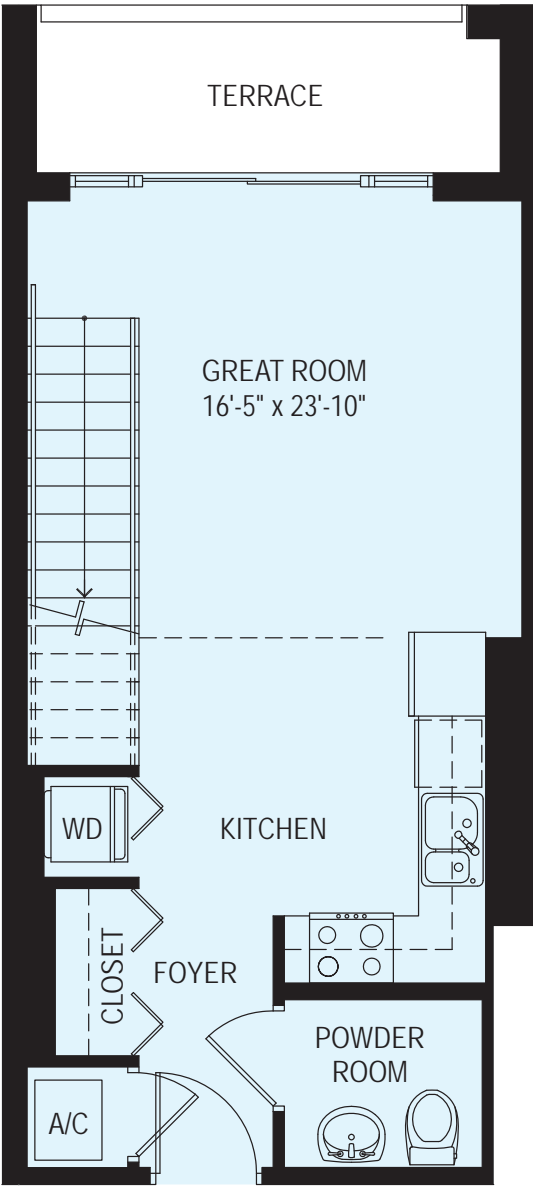
1st Floor



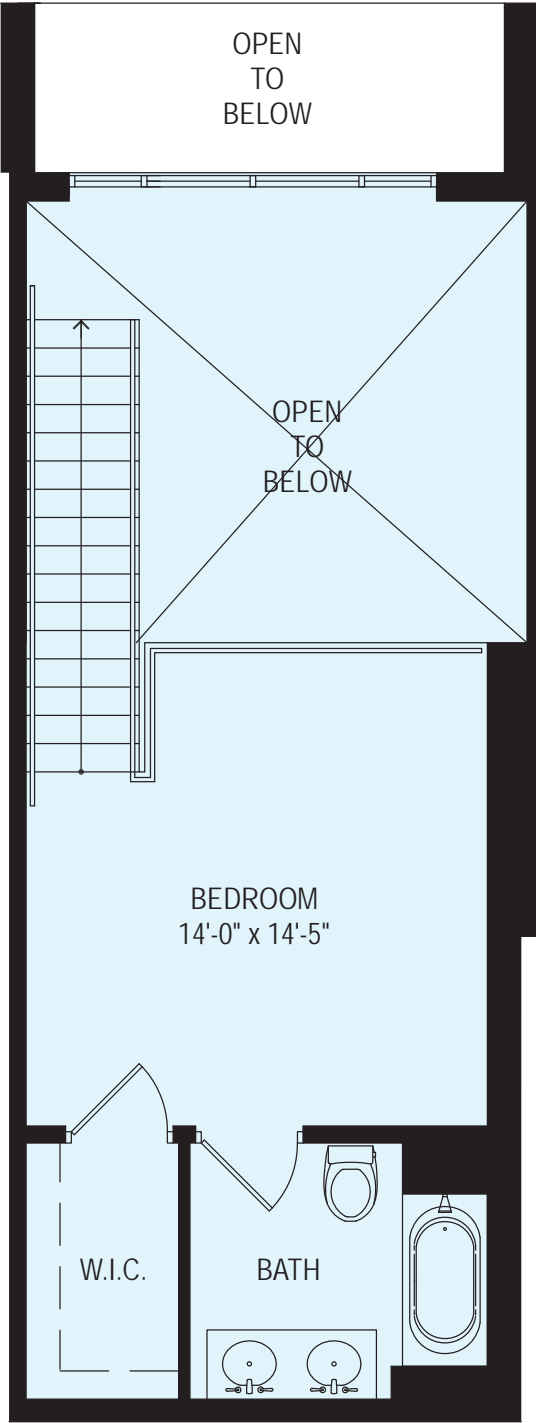
2nd Floor



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1st Floor



2nd Floor

LOFT7

1 Bedroom, 1.5 Bath

Living Space	774 sq. ft. (71.90 m ²)
Balcony	77 sq. ft. (7.15 m ²)
Total Living Area	851 sq. ft. (79.05 m ²)

