



CANVAS





# ***INSPIRAÇÃO TEM UM NOVO ENDEREÇO***

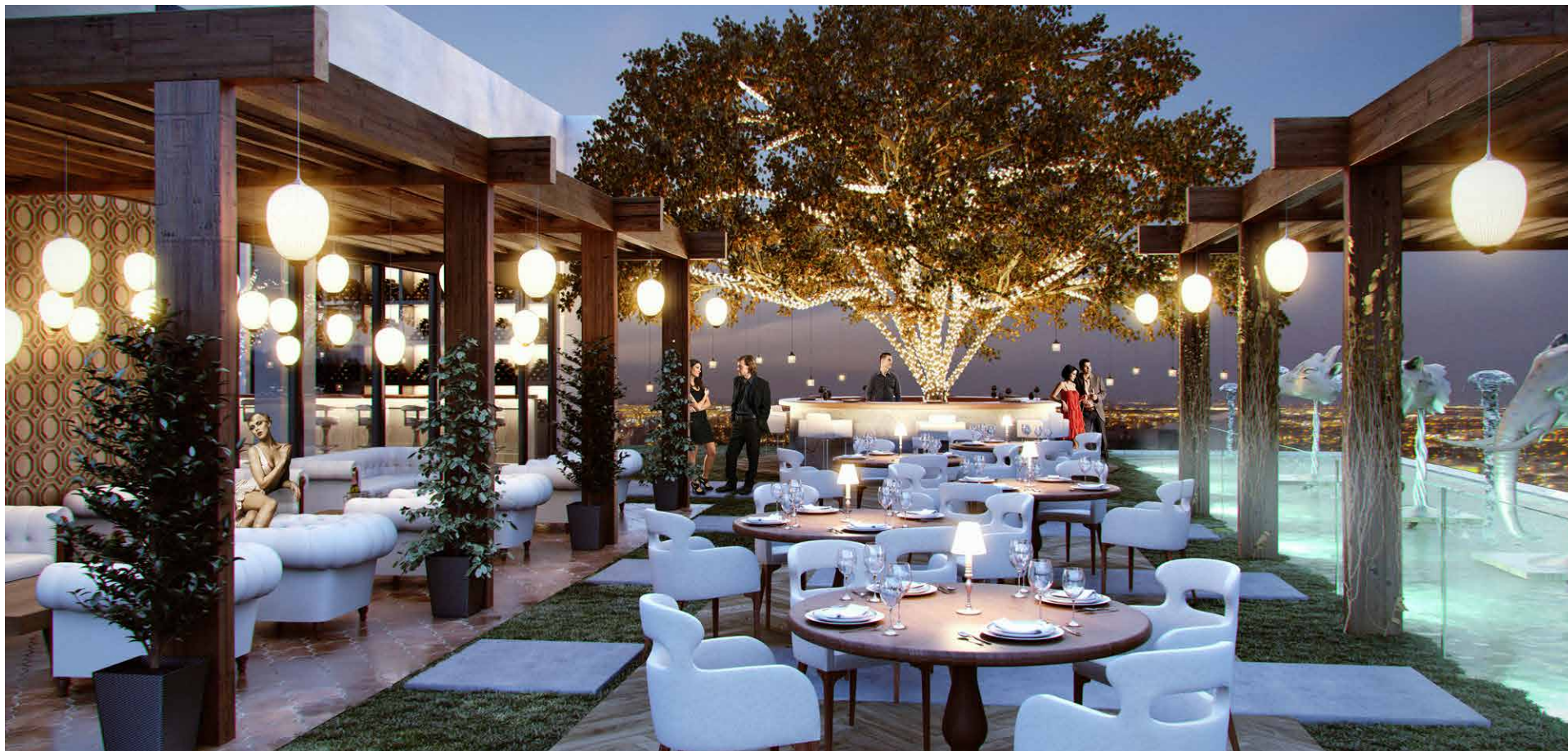
Localizado no Distrito de Artes e Entretenimento, estrategicamente situado entre os já conhecidos bairros de Midtown, South Beach, Wynwood, Brickell e Design District, e a uma curta distância do Metro Mover, Centro de Artes Performáticas de Miami, Ziff Ballet e Opera House, Canvas é um projeto urbano, jovem e moderno que estará bem no centro da região que mais vem crescendo e valorizando em Miami.



***ÁREAS DE LAZER FUNCIONAIS, CONFORTÁVEIS E LUXUOSAS QUE DEFINEM UM ESTILO DE VIDA REFINADO***







### **2,787 M² DE ÁREAS DE LAZER:**

- Duas piscinas com vistas do Porto, Centro de Miami e da Baía, com áreas sociais
- Jacuzzi
- Jardinagem ecologicamente correta
- Sun Deck
- Academia de ponta com 280 metros quadrados
- Spa / sauna e sala de tratamento
- Jardim Yoga Indoor / Outdoor
- Quadra de Squash
- Salão de Festas com cozinha completa
- Brinquedoteca e laboratório infantil adjacente
- Sala de Jogos

### **COBERTURA:**

- Lounge com vistas para a cidade e a baía
- Piscina Sky plunge com paisagismo tropical
- Business Center
- Sala de teatro e triagem Multimedia
- Restaurante com jardins e áreas internas
- Exclusiva "árvore de vida", novo ponto de referência do centro de Miami











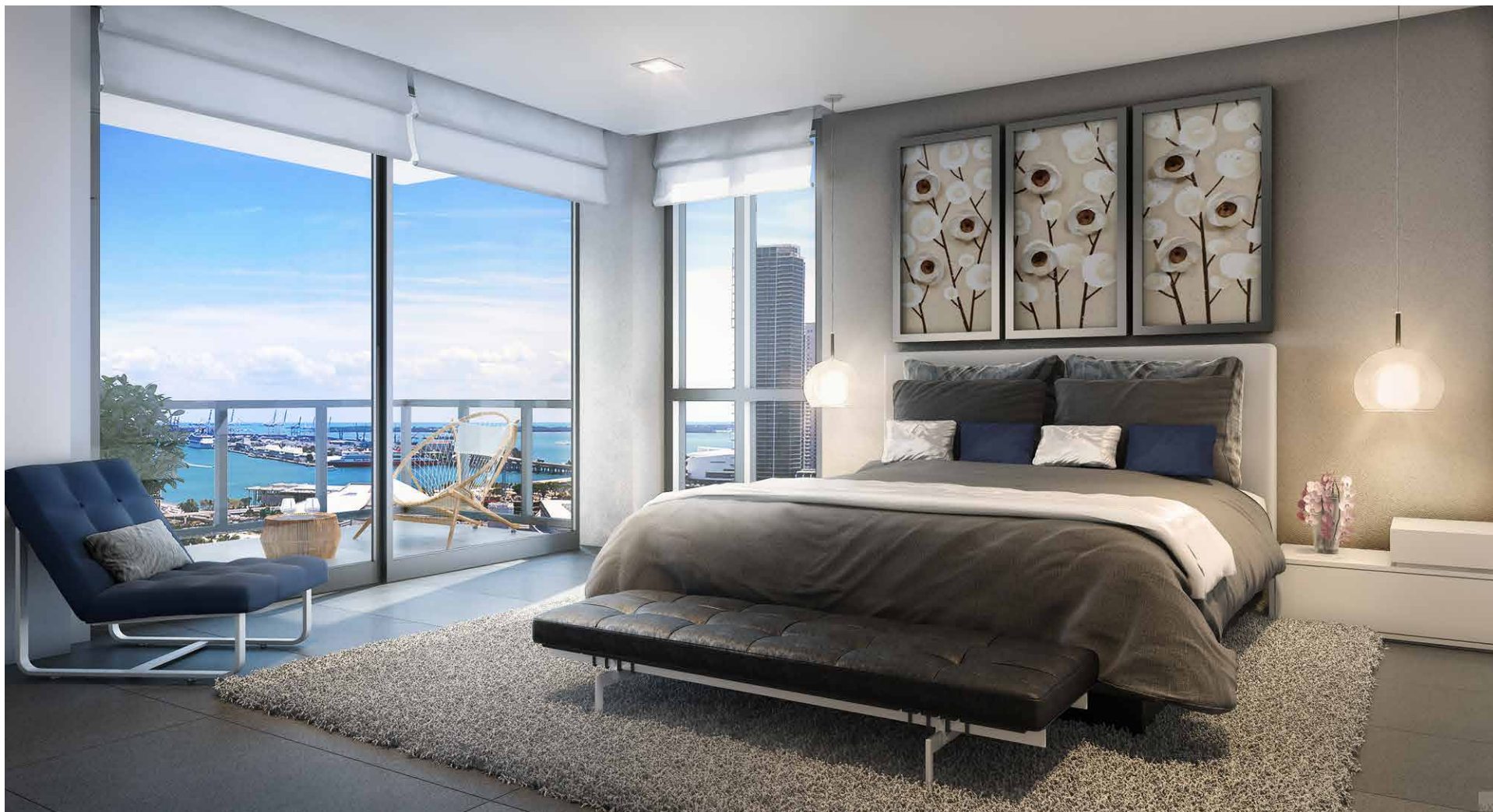
# ***UMA VIDA SEM FRONTEIRAS***

## ***A UM PREÇO ACESSÍVEL***





Canvas Miami foi magistralmente projetado como uma obra-prima elegante de 37 andares com inovadora arquitetura. Este exclusivo edifício arranha-céu de uso misto residencial e comercial, está destinado a ser o primeiro de sua classe no Distrito de Artes e Entretenimento, proporcionando ambientes requintados de edifícios de alto-luxo, porém com um toque de arte, música, intriga e romance.





## **CARACTERÍSTICAS DAS RESIDÊNCIAS**

- Vistas panorâmicas da baía, porto e da cidade
- Janelas do chão ao teto
- Plantas eficientes
- Unidades totalmente equipadas, com Pisos de porcelanato de 30 x 60 cm e 60 x 60cm nos banheiros
- Cozinha de combinação branca top de linha armários e bancadas de quartzo
- Cozinha com layout funcional
- Aparelhos de aço inoxidável de alto padrão
- Banheira com chuveiro e acabamento de blindex
- Closets espaçosos





## SITE

90 NE 17<sup>TH</sup> STREET - MIAMI, FL 33132

1. Park Lofts
2. Filling Station Lofts
3. Miami Entertainment Complex
4. Estefan Hotel & Restaurant
5. NR Investments 14th Street Project
6. Miami World Center
7. Brickell City Centre
8. Bayside
9. AA Arena
10. Skyrise Miami
11. Port of Miami
12. Perez Art Museum Miami
13. Patricia and Phillip Frost Museum of Science
14. Adrienne Arsht Center for the Performing Arts
15. Resorts World Miami
16. Island Gardens
17. Melody Tower
18. Hilton Miami Downtown







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.

We are pledged to the letter and spirit of U.S. policy for the achievement of equal housing throughout the Nation. We encourage and support an affirmative advertising, marketing and sales program in which there are no barriers to obtaining housing because of race, color, sex, religion, handicap, familial status or national origin. 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 documents furnished by NR MaxMiami LLC, a Florida limited liability company (the "Developer"). 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. 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.

All artist's or architectural renderings, sketches, graphic materials, prices, plans, specifications, terms, conditions, statements, features, dimensions, amenities, existing or future views and photos depicted or otherwise described herein are proposed and conceptual only, and are based upon preliminary development plans, which are subject to withdrawal, revisions and other changes, without notice, as provided in the purchase agreement and the offering circular. They should not be relied upon as representations, express or implied, of the final detail of the proposed improvements. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same. Any features described for the residences are representative only, and the Developer reserves the right, without notice to or approval by the Buyer, to make changes or substitutions of equal or better quality for any features, materials and equipment which are included with the unit. Interior photos may depict options and upgrades that are not representative of standard features and may not be available for all model types, and all depictions of furniture, appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration, are not necessarily included in each unit. Furnishings and finishes are only included if and to the extent provided in your purchase agreement.

No representations or warranties whatsoever are made that existing or future views of the project and nearby areas depicted by artist's conceptual renderings or otherwise described herein, including green spaces and other existing or proposed buildings, will be provided or, if provided, will be as depicted or described herein. The project is in a rapidly developing area and any view from any unit, or from any other portions of the property, may in the future be limited or eliminated by future development or by forces of nature. These renderings include certain (but not all) nearby existing and proposed projects and facilities. Since these other properties and proposed projects and facilities are not owned by, and are not being developed by, the Developer, no representations or warranties are made as to whether or when they will be developed, or if developed, as to their nature, size, appearance or quality. Certain adjacent or nearby green space areas, and other areas and improvements depicted or described herein, are conceptual only and may not reflect currently existing, proposed or other potential improvements for such sites. Accordingly, the Developer makes no representations or warranties whatsoever regarding what, if anything, will be included within any adjacent or nearby properties.

Except as may be otherwise provided in the prospectus for the Condominium, the use of the commercial spaces will be in discretion of the purchasers or lessees of those spaces and there is no assurance that they will be used for the purposes, and/or with any particular operators. Restaurants and/or other businesses establishments may (without imposing any obligation) be operated from the commercial components of the project which will be offered for sale to third parties. Any restaurants and other business establishments and/or any operators of same are subject to change at any time, and no representations regarding restaurants, businesses and/or operators within or adjacent to the project may be relied upon.

The photographs contained in this brochure may be stock photography or have been taken off-site and are used to depict the spirit of the lifestyle to be achieved rather than any that may exist or that may be proposed, and are merely intended as illustrations of the activities and concepts depicted therein. In addition, photographs contained herein may depict artwork located within public or private areas located adjacent to or within close proximity to the Condominium. Such artwork is not and will not be part of or located within the Condominium and may be a subject to copyright or other proprietary rights governing use, reproduction, distribution, modification, adaptation and republication of such materials.

The trademarks, service marks and logos used in this brochure, if any, are trademarks of Developer and others. No license or right to use any trademark contained in this brochure is granted, whether by implication or otherwise, and any use of any trademark contained herein is expressly prohibited unless authorized in writing by the trademark holder.

The Condominium is being developed by the Developer, which was formed solely for such purpose. Any and all statements, disclosures and/or representations set forth in this brochure shall be deemed made by the Developer and not by any of its affiliates, and each buyer shall look solely to Developer (and not any of its affiliates) with respect to any and all matters relating to the development and construction of the Condominium and with respect to the marketing and sales of units in the Condominium.