

# CONTINUUM

CLUB & RESIDENCES

NORTH BAY VILLAGE • MIAMI

# AN ADDRESS WITH A VIBE OF ITS OWN

Envisioned as a worthy follow-up to the Continuum South Beach, Continuum Club & Residences is an exclusive collection of 236 impeccably designed residences and penthouses in a private community. Situated in the heart of the Continuum Waterfront District in North Bay Village, this one-of-a-kind property offers 360-degree cinematic views of the beach, downtown Miami, and Biscayne Bay. Boldly enriched with every amenity, convenience, and service that embraces the best of Miami and Miami Beach living, this is an address with a vibe of its own.





# THE BUILDING

*An Iconic Waterfront Destination*

- The first luxury branded condominium development in North Bay Village since its 2020 rezoning
- 236 one- to four-bedroom residences, lofts and penthouses spanning 850 to 4,000 sq ft
- 300 linear feet of waterfront with an Island Walk, our landscaped pedestrian promenade
- 80 feet of protected view corridors ensuring superior water views and maximum privacy
- Private, gated, valet-staffed porte-cochere leading to a 24/7 staffed double-height lobby





# THE RESIDENCES

*Where Style Meets Substance*

- Four residence collections, including Bay Lofts, Tower Sky Residences, and Penthouses
- One- to four-bedrooms, spanning 850-4,000 sq ft
- Up to 14-FT ceiling heights with floor-to-ceiling, impact-resistant windows
- City and water views from every residence
- Private wrap-around terraces with stunning sunrise-to-sunset views of Biscayne Bay, Indian Creek and downtown Miami
- In-residence laundry room with premium, full-size washer and dryer
- Exceptional storage including double walk-in closets in all primary bedrooms

## BEST-IN-CLASS KITCHENS

- State-of-the-art Sub-Zero Wolf integrated appliance package including electric cooktop, wall oven, dishwasher, refrigerator, microwave and wine fridge (select residences)
- Custom European cabinetry
- Quartz countertop and a culinary island

## LUXURIOUS PRIMARY BATHS

- Five-fixture, marble-clad baths with marble flooring
- Custom double-sink vanity framed by arched mirrors
- Dornbracht fittings
- Glass-enclosed wet rooms featuring dual rainfall shower heads overlooking Biscayne Bay in select residences





# THE CONTINUUM CLUB

*Over 60,000 sq ft of coveted amenities*

### RESORT, FITNESS & WELLNESS

- Waterfront Vista Pool with cabana seating overlooking Indian Creek
- Sun Pool ideal for sunbathing and recreational activities
- Jacuzzi Plunge nestled in lush landscaping
- Waterfront Outdoor Lawn for social, fitness & wellness pursuits
- State-of-the-art Fitness Center with cardio & strength training equipment
- Residents' Spa with private treatment rooms, cryotherapy chamber, steam room, infrared sauna and cold plunge
- Watersports Launch Dock with curated equipment including paddleboards & kayaks

### CULINARY & ENTERTAINING

- Destination waterfront restaurant with a bar and indoor-outdoor dining
- The Continuum Marketplace – restocked daily with snacks, beverages & other essentials
- Outdoor Dining Pavilion
- Full Culinary Services, including resident charging privileges at the restaurant, private event catering, and in-residence and poolside dining on weekends

### KIDS OF ALL AGES

- Arcade & Virtual Lounge
- Children's Art Zone & Playroom
- Outdoor Splash Pad
- Outdoor Glamping Retreat
- Study Hall with homework pods

### VERY IMPORTANT PETS

- Covered outdoor dog park
- Indoor Dog Wash & Spa
- Indoor Companions Lounge
- Dog-friendly waterfront promenade

### WORK FROM THE WATERFRONT

- Outdoor Garden & Cabanas with WiFi
- 5th Floor Waterfront Board Room with A/V capabilities
- Executive Lounge with work pods
- Waterfront Workspace Terrace

# PRIVATE YACHT CLUB MEMBERSHIP

*Set Sail from Your Doorstep*

- Exclusive access to a fleet of 50'-100' luxury yachts
- Sun, swim, dine, and explore the bay and beyond with family and friends
- Includes 3* half-day excursions personalized to your needs
- VIP services include priority booking, pickup, drop-off, concierge, and a members-only app for seamless reservations
- Membership begins immediately upon contract signing and remains active for one full year after move-in

**Penthouse buyers receive 6 half-day excursions*

# 20 MINUTE NEIGHBORHOOD

*Introducing North Bay Village: A Waterfront Island Destination surrounded by the best of Miami*




CONTINUUM COMPANY

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.

Ian Bruce Eichner or Continuum Company ("Ian Bruce Eichner or Continuum Company") is not the project Developer. This Condominium is being developed by 1755 JFK Owner LLC, a Delaware limited liability company ("Developer"). Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by Ian Bruce Eichner or Continuum Company and any purchaser agrees to look solely to Developer (and not to Ian Bruce Eichner or Continuum Company and/ or any of his affiliates) with respect to any and all matters relating to the marketing and/or development of the Condominium and with respect to the sales of units in the Condominium. This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. All features, specifications, brands, matters of detail are conceptual only and should not be relied upon as representations, express or implied, of the final detail of the residences or condominium. The Developer expressly reserves the right to make modifications, revisions, omissions and change without notice. Certain features may not be included with all units. Square footages, ceiling heights are all subject to change. Developer makes no representations regarding views from any particular unit. Your purchase agreement will detail items included with the Unit.

The legal name of the Condominium is 1755 JFK CAUSEWAY CONDOMINIUM. The condominium association contemplates entering into a Brand License Agreement with CONTINUUM OTB BRANDING LLS, a Delaware limited liability company ("Licensor") to allow the condominium to be known as Continuum Club and Residences. In the event that the Brand License Agreement is not entered into, or is entered into but is then terminated, the Condominium, the association and the unit owners will no longer have any rights to utilize any branded names granted under the Brand License Agreement. Licensor is not the project Developer. Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by Licensor and any purchaser agrees to look solely to Developer (and not to Licensor with respect to any and all matters relating to the marketing and/or development of the Condominium and with respect to the sales of units in the Condominium. The complete offering terms are in a CPS-12 application available from the Offeror. File No. CP26-0028.