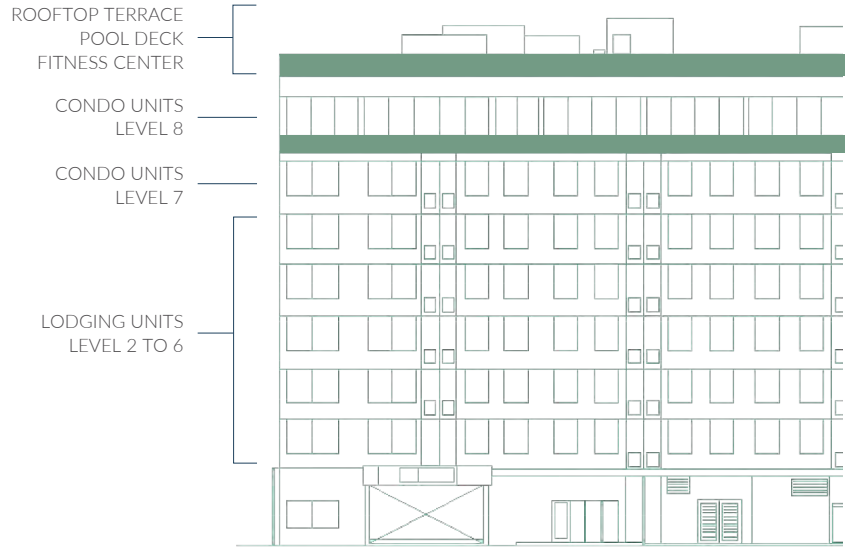


THE BUILDING

187 elegantly designed residences.
8 story high building.
Fully finished and furnished.
Approved for short-term rentals.
Mixed Use / Condo lodging units.

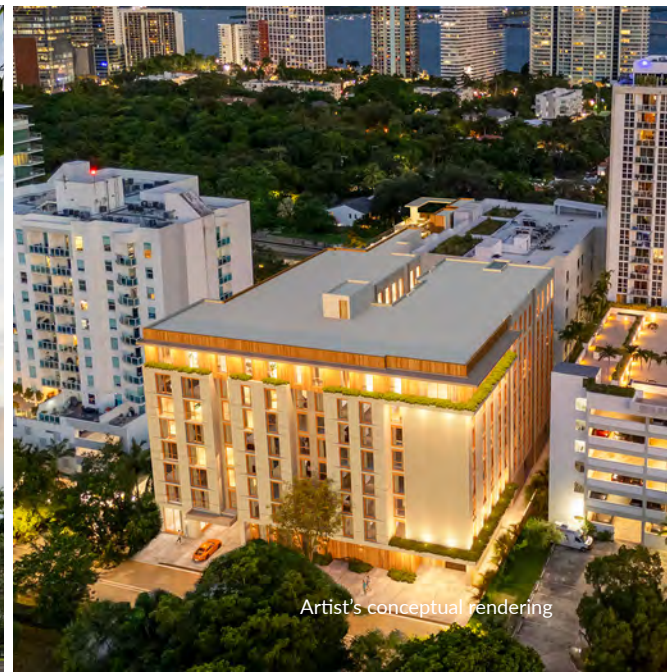
THE TEAM

ARCHITECTURE **KOBI KARP HABITAT**
DEVELOPERS **GROUP**
BI GROUP USA



BUILDING FEATURES

- 8-story boutique residence.
- Prime location in the heart of Brickell.
- 24-hour concierge and secure access control.
- 24-hour valet parking.
- Short-term rental permitted.
- On-site hospitality management.



BUILDING AMENITIES

- Panoramic rooftop pool deck.
- Rooftop fitness center.
- Secure package room.
- Poolside beach style cabanas.
- Ground floor restaurant.
- Shuttle service to Brickell City Centre and the beach.
- Summer kitchen and bar.
- EV charging stations.

RESIDENCE FEATURES

- Open concept floor plans featuring studios, one-, and two-bedroom residences.
- Energy-efficient, impact resistant, floor-to-ceiling windows.
- Fully furnished units.
- Marble countertops and stainless steel appliances.
- Custom Italian cabinetry.
- Custom lighting design.
- Bathroom featuring frameless glass showers and Italian cabinetry.
- Glass railing enclosed balconies.
- Washer and dryer in every unit.
- High-efficiency central air conditioning and heating system.

PRICE RANGE

Studios starting from the low \$500,000s.
1 Bedroom 1 Bath starting from the low \$700,000s.
2 Bedrooms 2 Baths starting from the low \$900,000s.
Leaseback program offering 10% return.
No rental restrictions.

DEPOSIT SCHEDULE

\$10,000 at Reservation.
20% at Contract Execution.
10% at Groundbreaking.
10% at Top Off.
60% at Closing.

