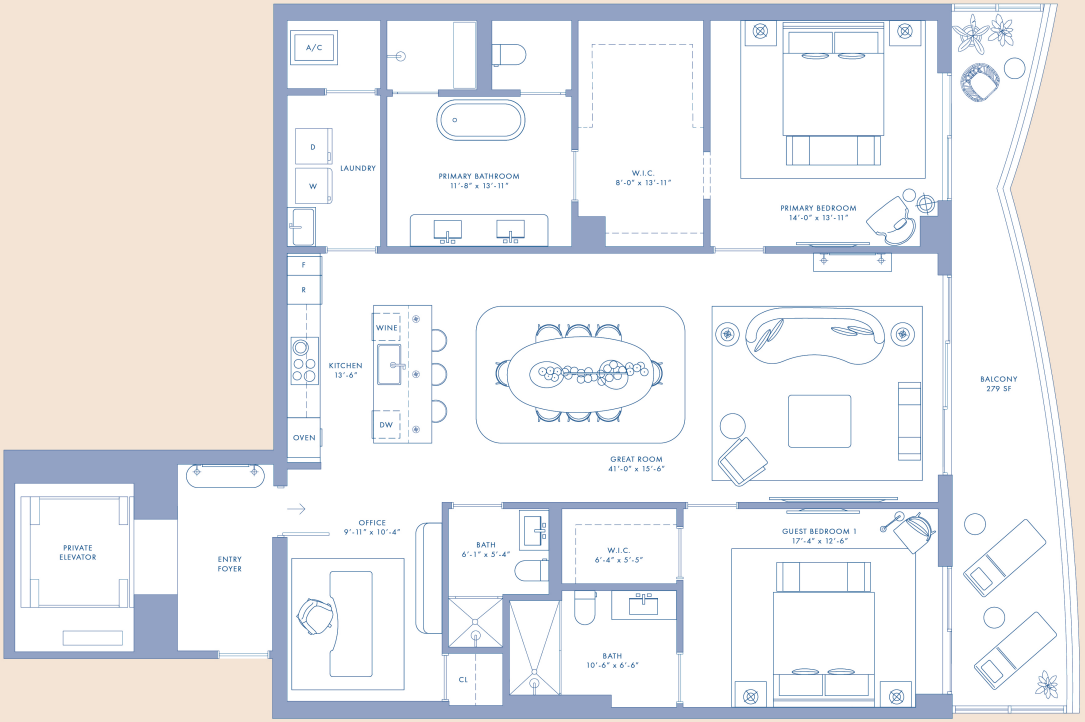
RESIDENCE 03

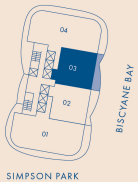
LEVEL 62–78 CONTEMPORANEO

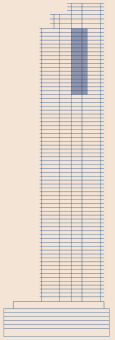
2 Bedrooms
Den
3 Bathrooms

Interior: 2,001 FT² | 186 M²
Terrace: 279 FT² | 26 M²

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Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the square footage and dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes all interior structural components and other common elements). This method is generally used in sales materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the same method. For your reference, the area of the Unit, determined in accordance with these defined unit boundaries, is set forth on Exhibit "1" to the Declaration. Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All dimensions are estimates which will vary with actual construction, and all floor plans, specifications and other development plans are subject to change and will not necessarily accurately reflect the final plans and specifications for the development. All depictions of appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit. EQUAL HOUSING OPPORTUNITY. The complete offering terms are in a CPS-12 application available from the offeror. File NO.CP23-0069. Warning: the California department of real estate has not inspected, examined, or qualified this offering. Registration certificate file NO.1794398C-DOS80. This advertisement is a solicitation for the sale of units in 1420 S. Miami Avenue Condominium A.N.J. Registration NO.24-04-0005. Cornel & Bayes PLLC shall not be held liable or responsible for the failure by client and/or its agents to provide complete and accurate information in the disclosure documents and/or representations. Under no circumstances shall Cornel & Bayes PLLC be liable for any claims, direct, indirect, incidental, special, or consequential damages arising out of your failure to provide complete and accurate information and/or to adequately review a document for accuracy prior to its dissemination or use.

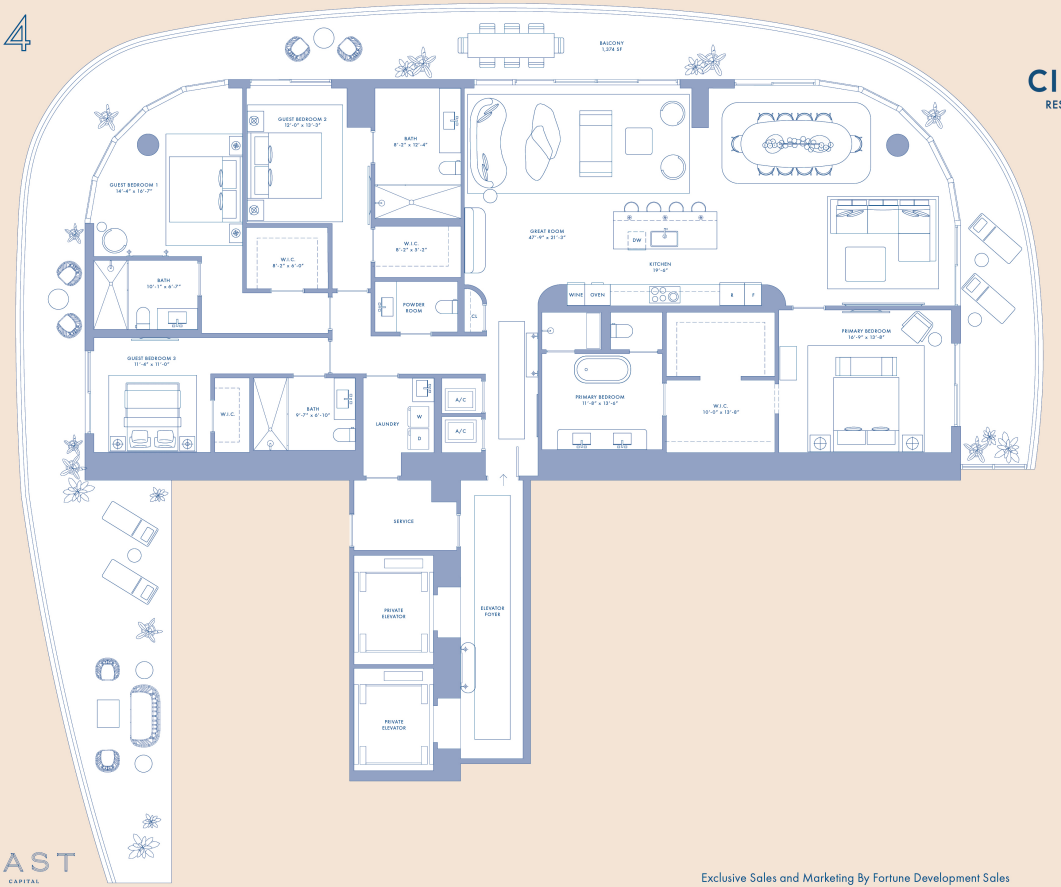
RESIDENCE 04

LEVEL 62–78 CONTEMPORANEO

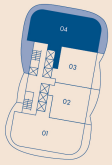
4 Bedrooms
4 Bathrooms
1 Powder Room
Service Quarters

Interior: 3,436 FT² | 319 M²
Terrace: 1,374 FT² | 128 M²

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BRICKELL SKYLINE

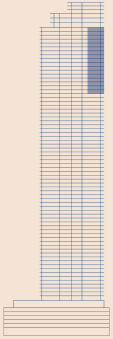


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AMENITIES

LEVEL 7

1. SUNRISE POOL
2. BAYVIEW TERRACE
3. SPA POOL
4. CABANAS
5. FITNESS CENTER
6. SPINNING ROOM
7. SPA
8. SALON
9. TREATMENT ROOMS
10. CHANGING ROOMS
11. WELLNESS RECEPTION / LOUNGE
12. SOCIAL LOUNGE
13. SCREENING ROOM
14. LIBRARY
15. MEDITATION GARDEN
16. KIDS OUTDOOR PARK
17. KIDS LOUNGE
18. PRIVATE DINING
19. CANALETTO LOUNGE
20. RESTAURANT & BAR
21. DINING TERRACE



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AMENITIES

LEVEL 8

1. CANALETTO POOL & LOUNGE
2. LAP POOL
3. CABANAS
4. BAR
5. DOG PARK
6. PICKLEBALL
7. GOLF SIMULATOR
8. RESIDENT LOUNGE



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RESIDENCE 01

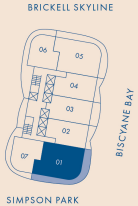
LEVEL 9–18

3 Bedrooms
3 Bathrooms
1 Powder Room

Interior: 1,952 FT² | 181 M²
Terrace: 660 FT² | 61 M²

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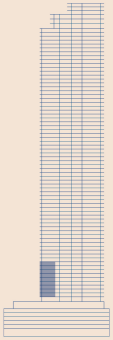
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RESIDENCE 01

3 Bedrooms
3 Bathrooms
1 Powder Room

LEVEL 19–36

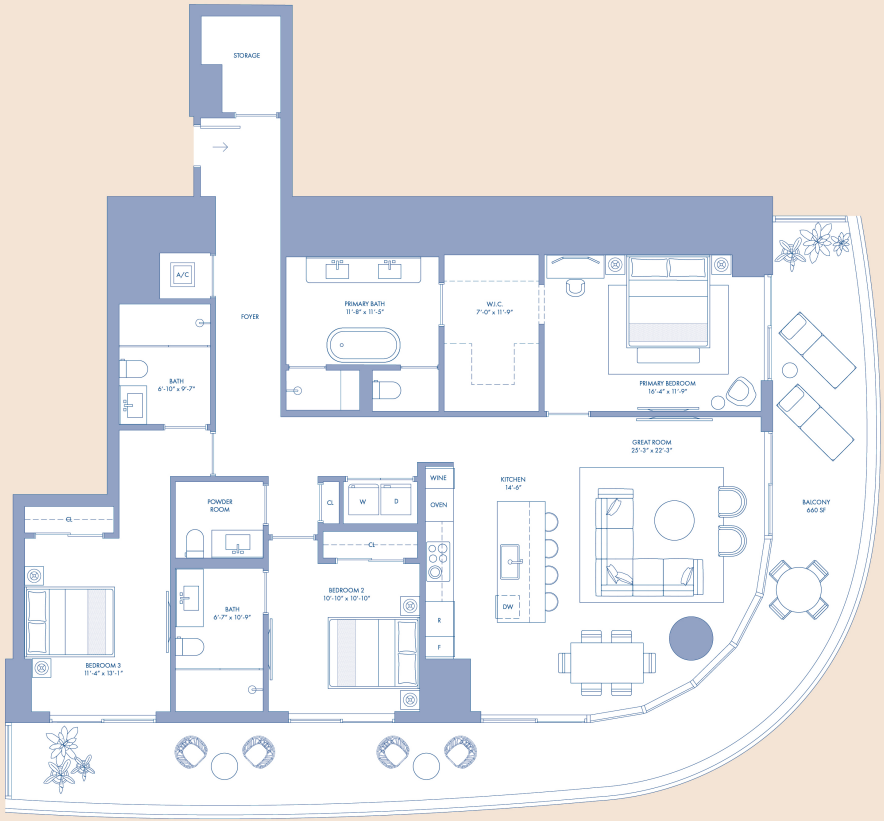
Interior: 2,053 FT² | 191 M²
Terrace: 660 FT² | 61 M²

LEVEL 38–54

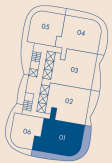
Interior: 2,074 FT² | 193 M²
Terrace: 661 FT² | 61 M²

LEVEL 55–61

Interior: 2,064 FT² | 192 M²
Terrace: 661 FT² | 61 M²

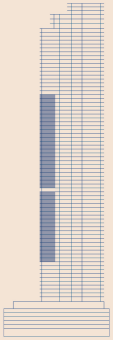


BRICKELL SKYLINE



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RESIDENCE 01

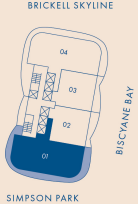
LEVEL 62–78 CONTEMPORANEO

4 Bedrooms
4 Bathrooms
1 Powder Room
Service Quarters

Interior: 3,433 FT² | 319 M²
Terrace: 1,122 FT² | 104 M²

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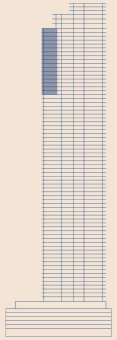


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RESIDENCE 01

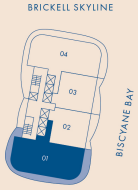
LEVEL 62–78 TRADIZIONALE

4 Bedrooms
4 Bathrooms
1 Powder Room
Service Quarters

Interior: 3,433 FT² | 319 M²
Terrace: 1,122 FT² | 104 M²

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RESIDENCES MIAMI



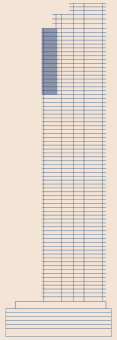


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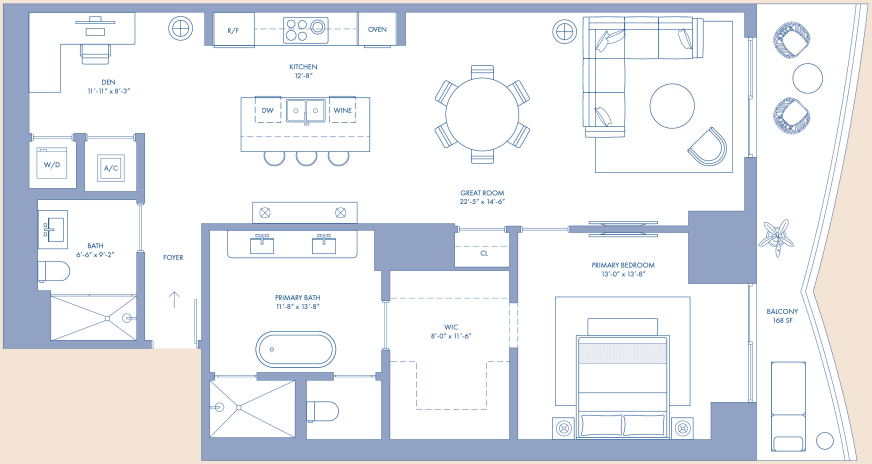
RESIDENCE 02

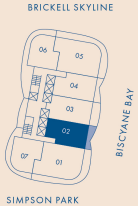
LEVEL 9–18

1 Bedroom
Den
2 Bathrooms

Interior: 1,449 FT² | 135 M²
Terrace: 168 FT² | 16 M²

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RESIDENCES MIAMI





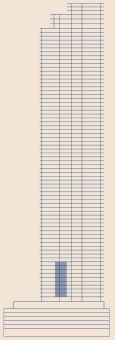
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RESIDENCE 02

2 Bedrooms
Den
3 Bathrooms

LEVEL 19–36

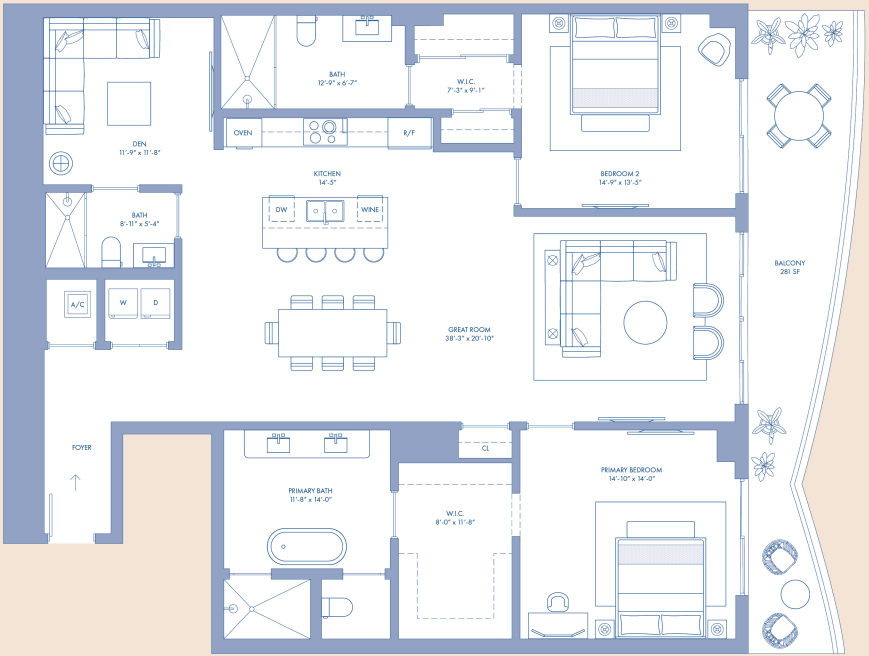
Interior: 2,088 FT² | 194 M²
Terrace: 281 FT² | 26 M²

LEVEL 38–54

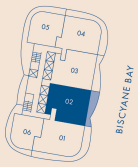
Interior: 2,070 FT² | 192 M²
Terrace: 282 FT² | 26 M²

LEVEL 55–61

Interior: 2,079 FT² | 193 M²
Terrace: 282 FT² | 26 M²

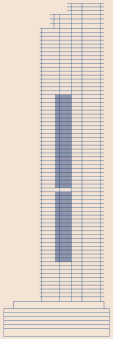


BRICKELL SKYLINE



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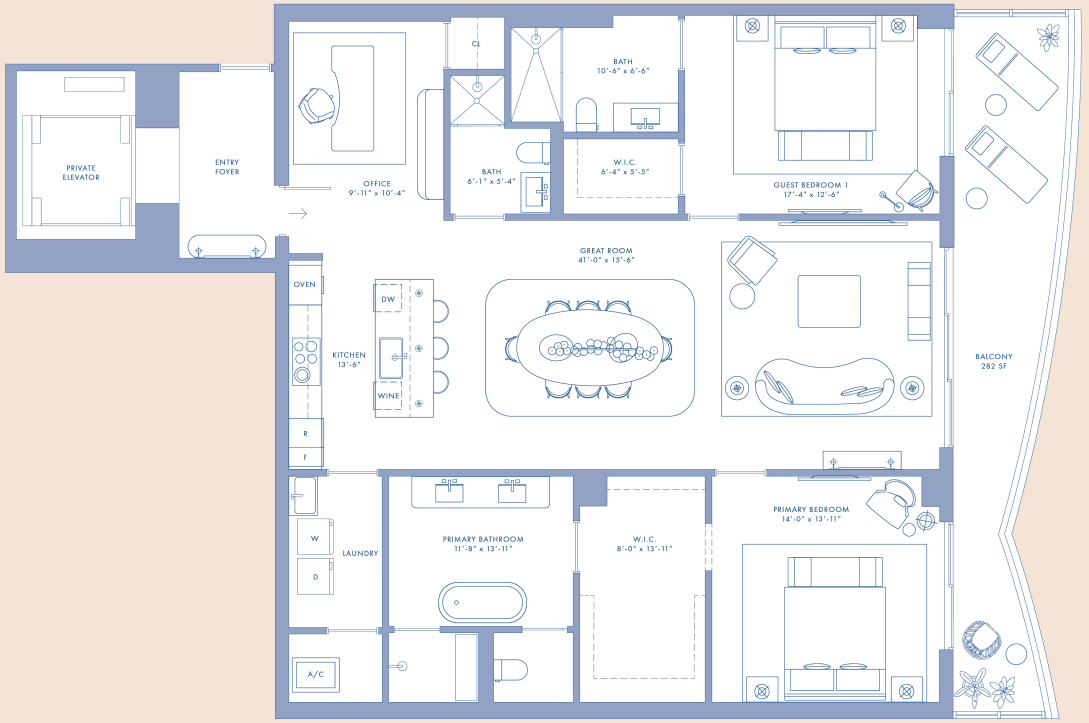
RESIDENCE 02

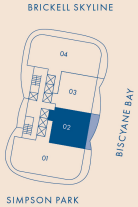
LEVEL 62–78 CONTEMPORANEO

2 Bedrooms
Den
3 Bathrooms

Interior: 2,001 FT² | 186 M²
Terrace: 282 FT² | 26 M²

CIPRIANI
RESIDENCES MIAMI





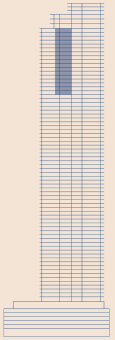
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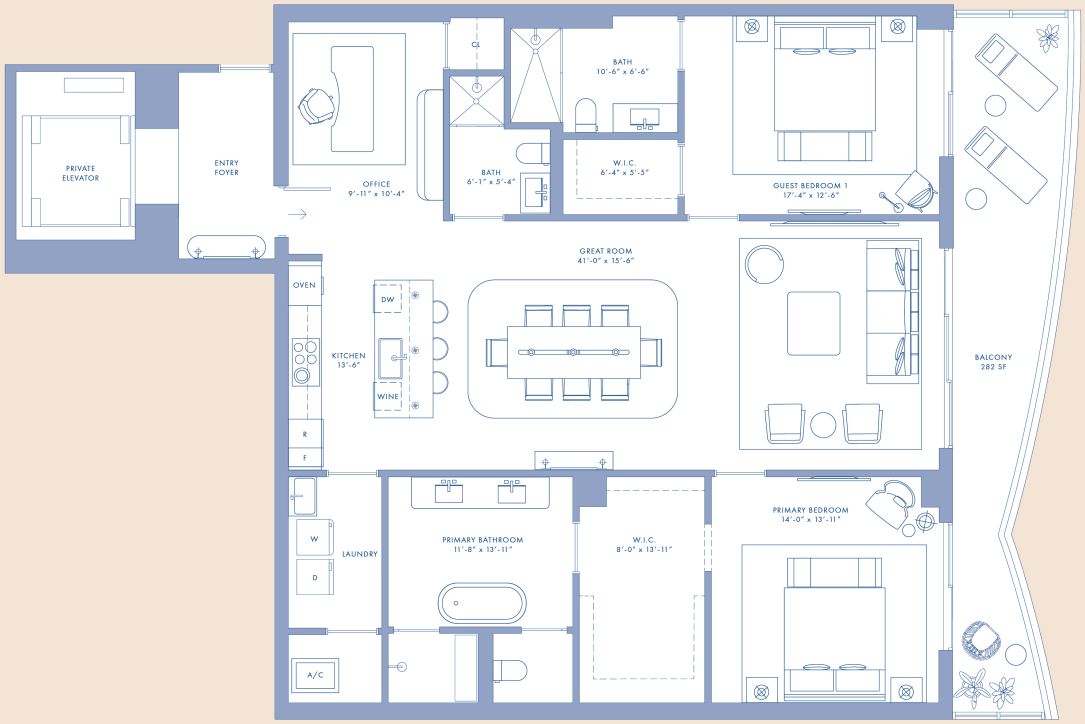
RESIDENCE 02

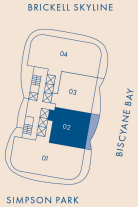
LEVEL 62–78 TRADIZIONALE

2 Bedrooms
Den
3 Bathrooms

Interior: 2,001 FT² | 186 M²
Terrace: 282 FT² | 26 M²

CIPRIANI
RESIDENCES MIAMI



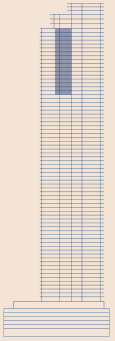


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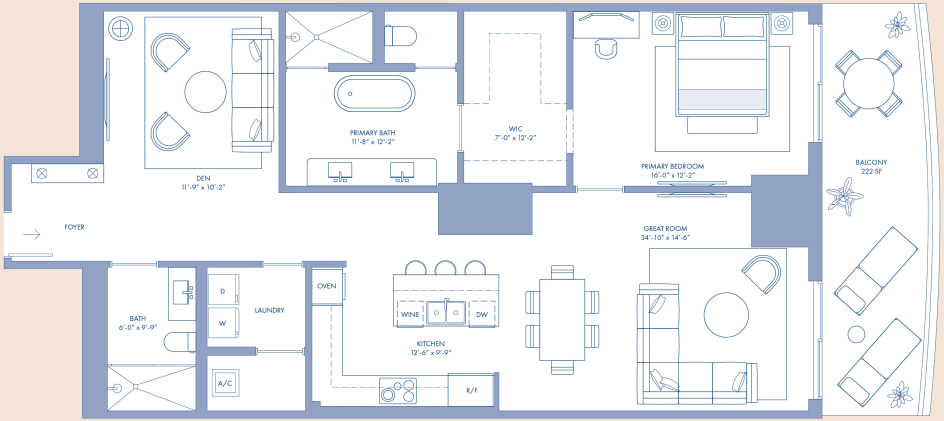
RESIDENCE 03

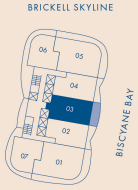
LEVEL 9–18

1 Bedroom
Den
2 Bathrooms

Interior: 1,448 FT² | 135 M²
Terrace: 222 FT² | 21 M²

CIPRIANI
RESIDENCES MIAMI



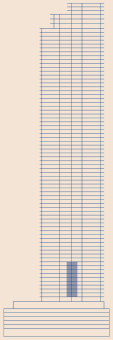


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RESIDENCE 03

2 Bedrooms
Den
3 Bathrooms

LEVEL 19–36

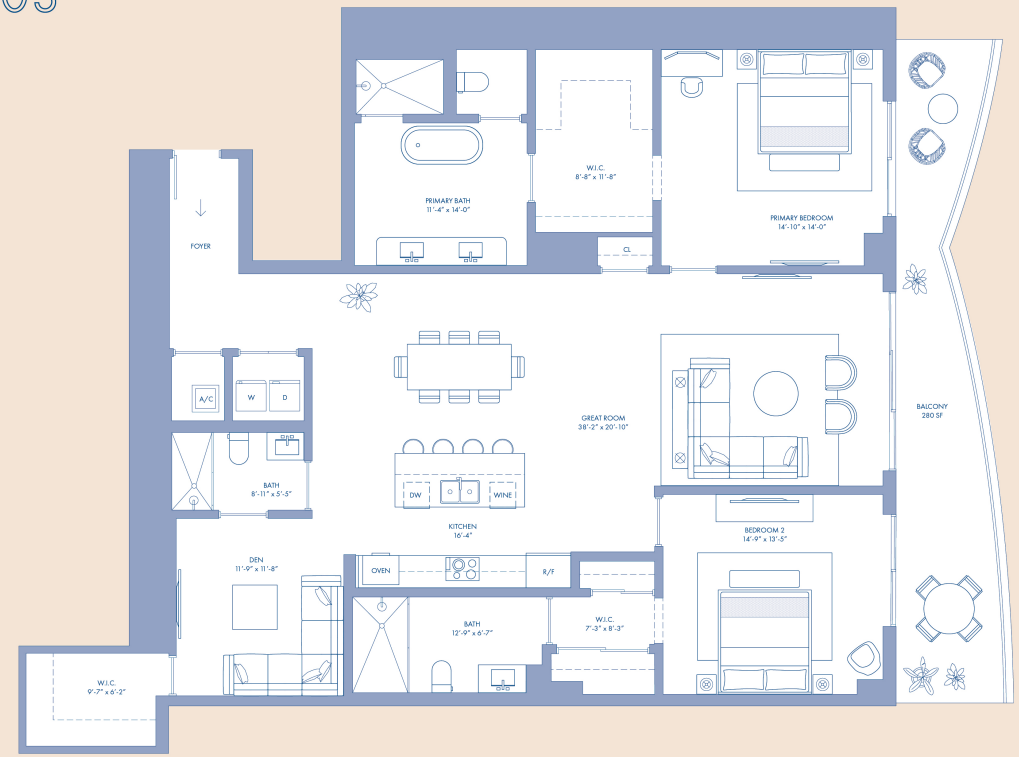
Interior: 2,167 FT² | 201 M²
Terrace: 280 FT² | 26 M²

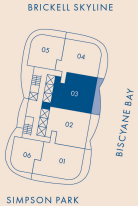
LEVEL 38–54

Interior: 2,142 FT² | 199 M²
Terrace: 280 FT² | 26 M²

LEVEL 55–61

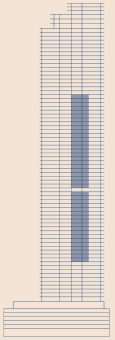
Interior: 2,151 FT² | 200 M²
Terrace: 280 FT² | 26 M²





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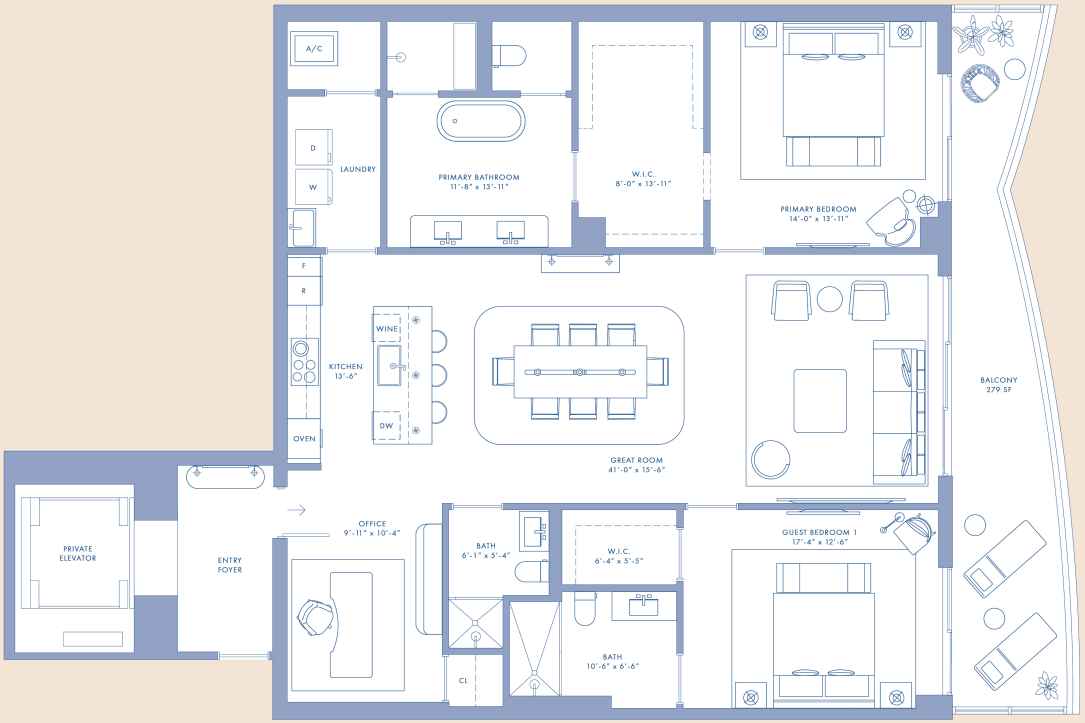
RESIDENCE 03

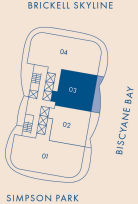
LEVEL 62–78 TRADIZIONALE

2 Bedrooms
Den
3 Bathrooms

Interior: 2,001 FT² | 186 M²
Terrace: 279 FT² | 26 M²

CIPRIANI
RESIDENCES MIAMI





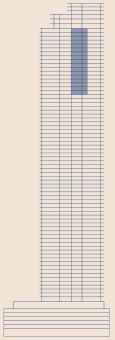
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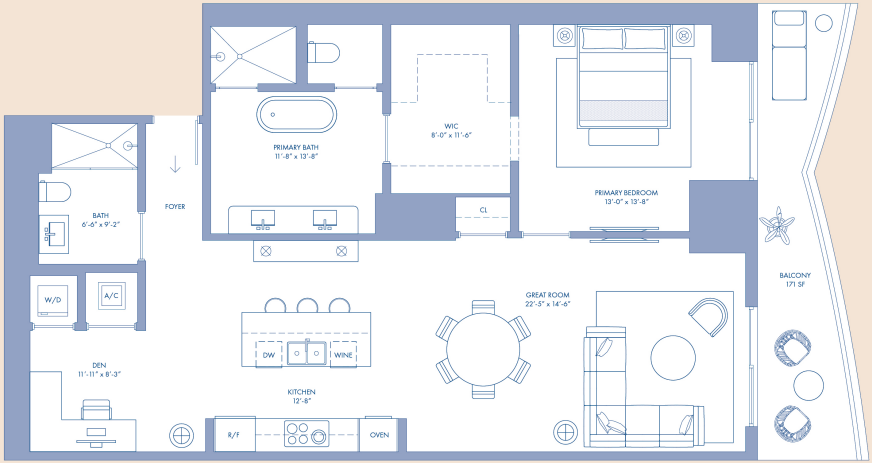
RESIDENCE 04

LEVEL 9–18

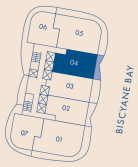
1 Bedroom
Den
2 Bathrooms

Interior: 1,449 FT² | 135 M²
Terrace: 171 FT² | 16 M²

CIPRIANI
RESIDENCES MIAMI

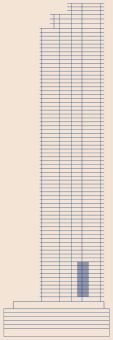


BRICKELL SKYLINE



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RESIDENCE 04

2 Bedrooms
Den
3 Bathrooms

LEVEL 19–36

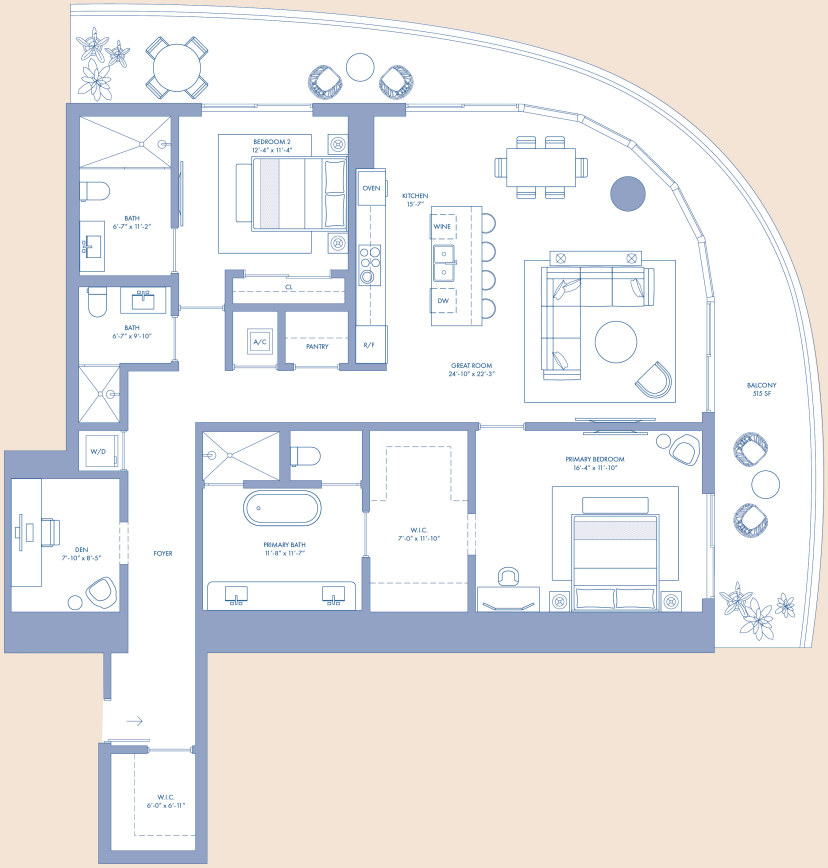
Interior: 1,846 FT² | 171 M²
Terrace: 515 FT² | 48 M²

LEVEL 38–54

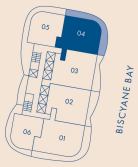
Interior: 1,872 FT² | 174 M²
Terrace: 515 FT² | 48 M²

LEVEL 55–61

Interior: 1,861 FT² | 173 M²
Terrace: 515 FT² | 48 M²



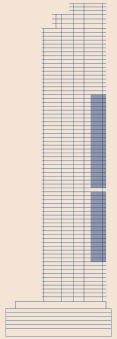
BRICKELL SKYLINE



SIMPSON PARK

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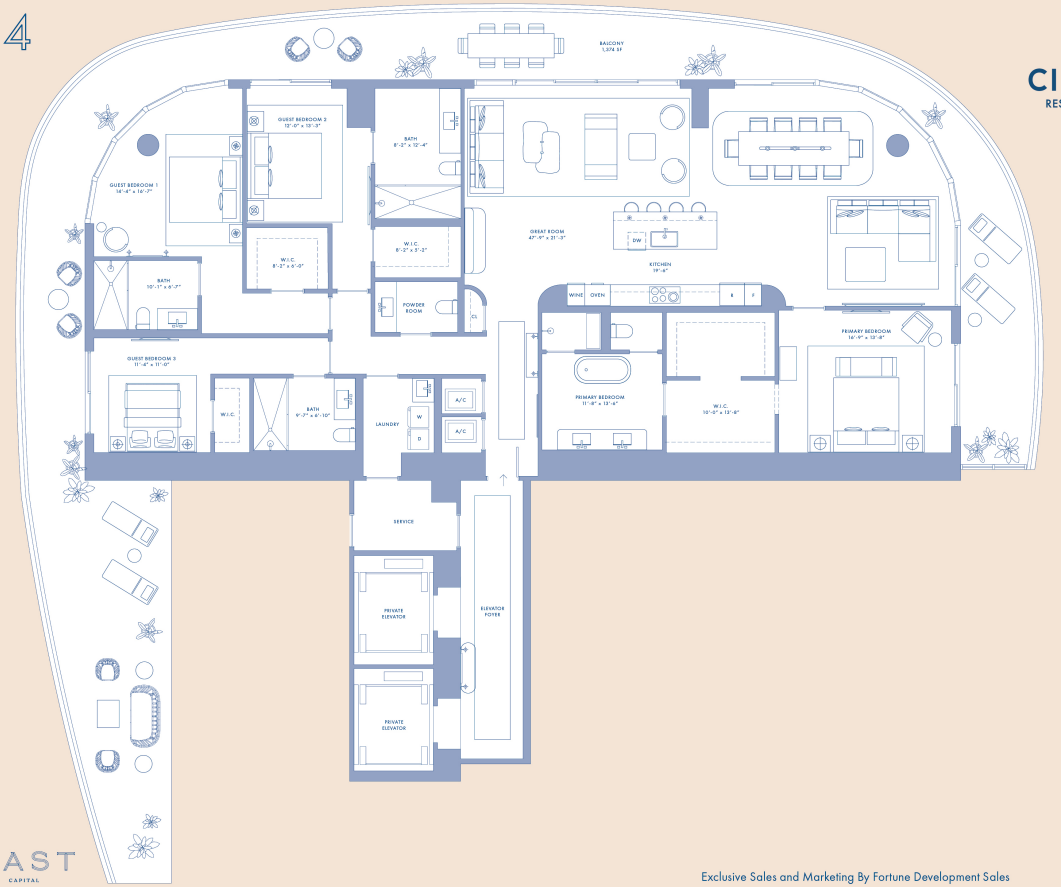
RESIDENCE 04

LEVEL 62–78 TRADIZIONALE

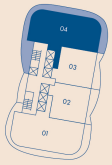
4 Bedrooms
4 Bathrooms
1 Powder Room
Service Quarters

Interior: 3,436 FT² | 319 M²
Terrace: 1,374 FT² | 128 M²

CIPRIANI
RESIDENCES MIAMI



BRICKELL SKYLINE

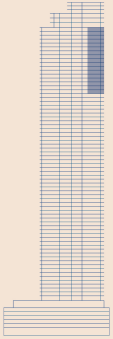


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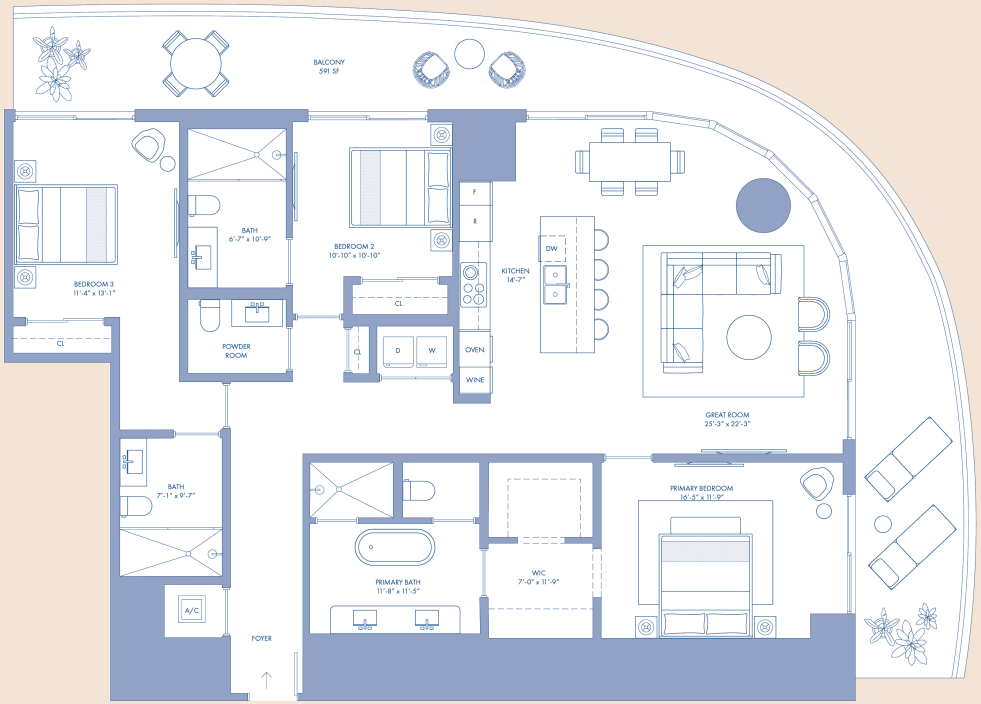
RESIDENCE 05

LEVEL 9–18

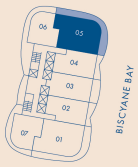
3 Bedrooms
3 Bathrooms
1 Powder Room

Interior: 1,951 FT² | 181 M²
Terrace: 591 FT² | 55 M²

CIPRIANI
RESIDENCES MIAMI



BRICKELL SKYLINE

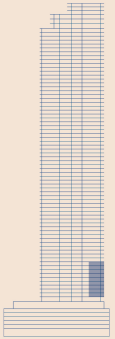


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NOT TO SCALE

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RESIDENCE 05

2 Bedrooms
Den
2 Bathrooms
1 Powder Room

LEVEL 19–36

Interior: 1,384 FT² | 129 M²
Terrace: 833 FT² | 77 M²

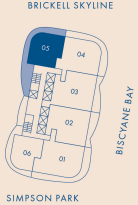
LEVEL 38–54

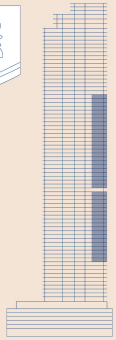
Interior: 1,400 FT² | 130 M²
Terrace: 832 FT² | 77 M²

LEVEL 55–61

Interior: 1,391 FT² | 129 M²
Terrace: 858 FT² | 80 M²







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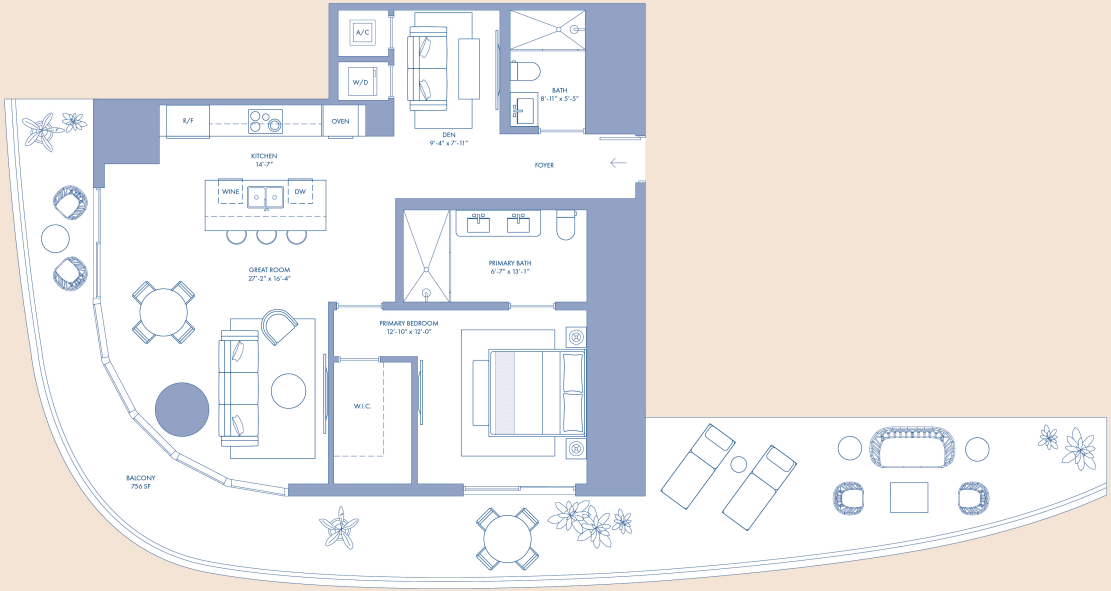
RESIDENCE 06

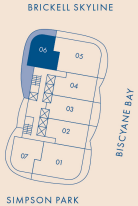
LEVEL 9–18

1 Bedroom
Den
2 Bathrooms

Interior: 1,180 FT² | 110 M²
Terrace: 756 FT² | 70 M²

CIPRIANI
RESIDENCES MIAMI

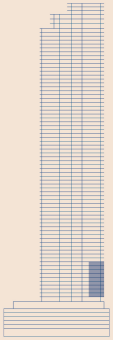




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RESIDENCE 06

1 Bedroom
Den
2 Bathrooms

LEVEL 19–36

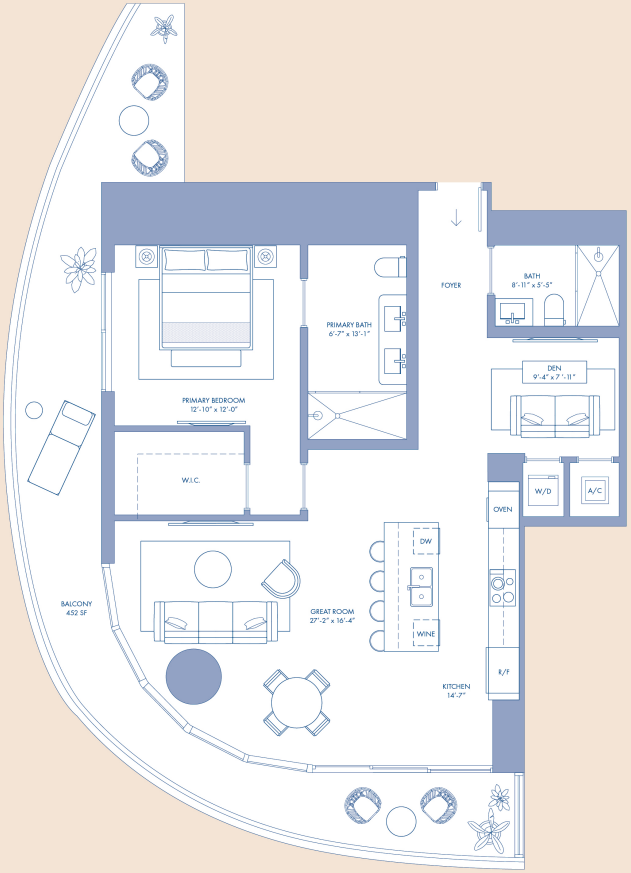
Interior: 1,176 FT² | 109 M²
Terrace: 452 FT² | 42 M²

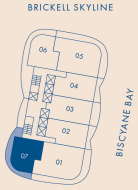
LEVEL 38–54

Interior: 1,194 FT² | 111 M²
Terrace: 452 FT² | 42 M²

LEVEL 55–61

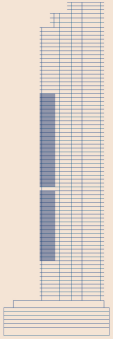
Interior: 1,184 FT² | 110 M²
Terrace: 463 FT² | 43 M²





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RESIDENCES MIAMI

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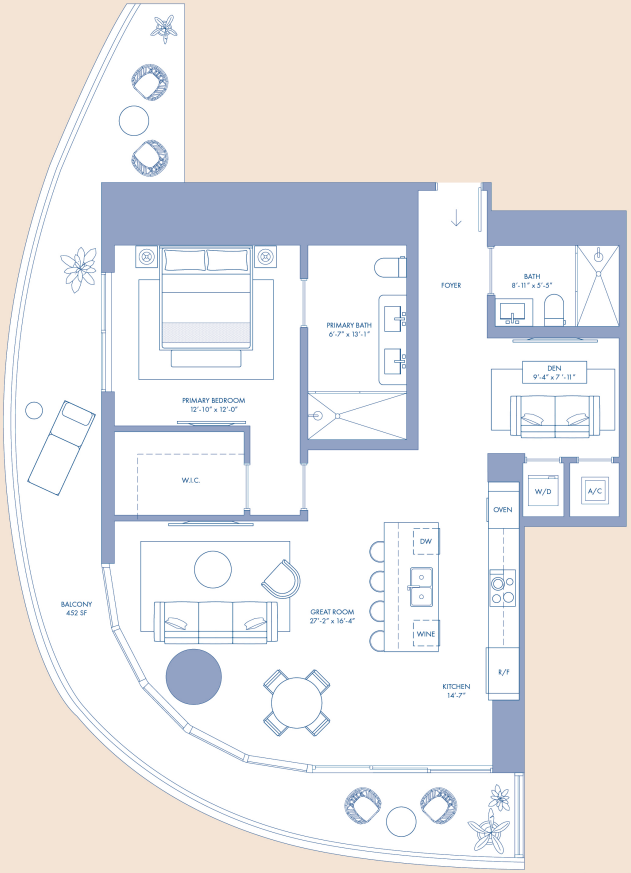
RESIDENCE 07

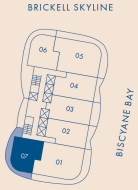
LEVEL 9–18

1 Bedroom
Den
2 Bathrooms

Interior: 1,180 FT² | 110 M²
Terrace: 453 FT² | 70 M²

CIPRIANI
RESIDENCES MIAMI



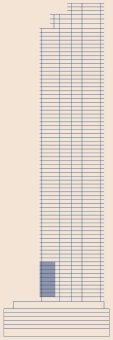


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LEVELS 9–18

BISCYANE BAY

CIPRIANI
RESIDENCES MIAMI

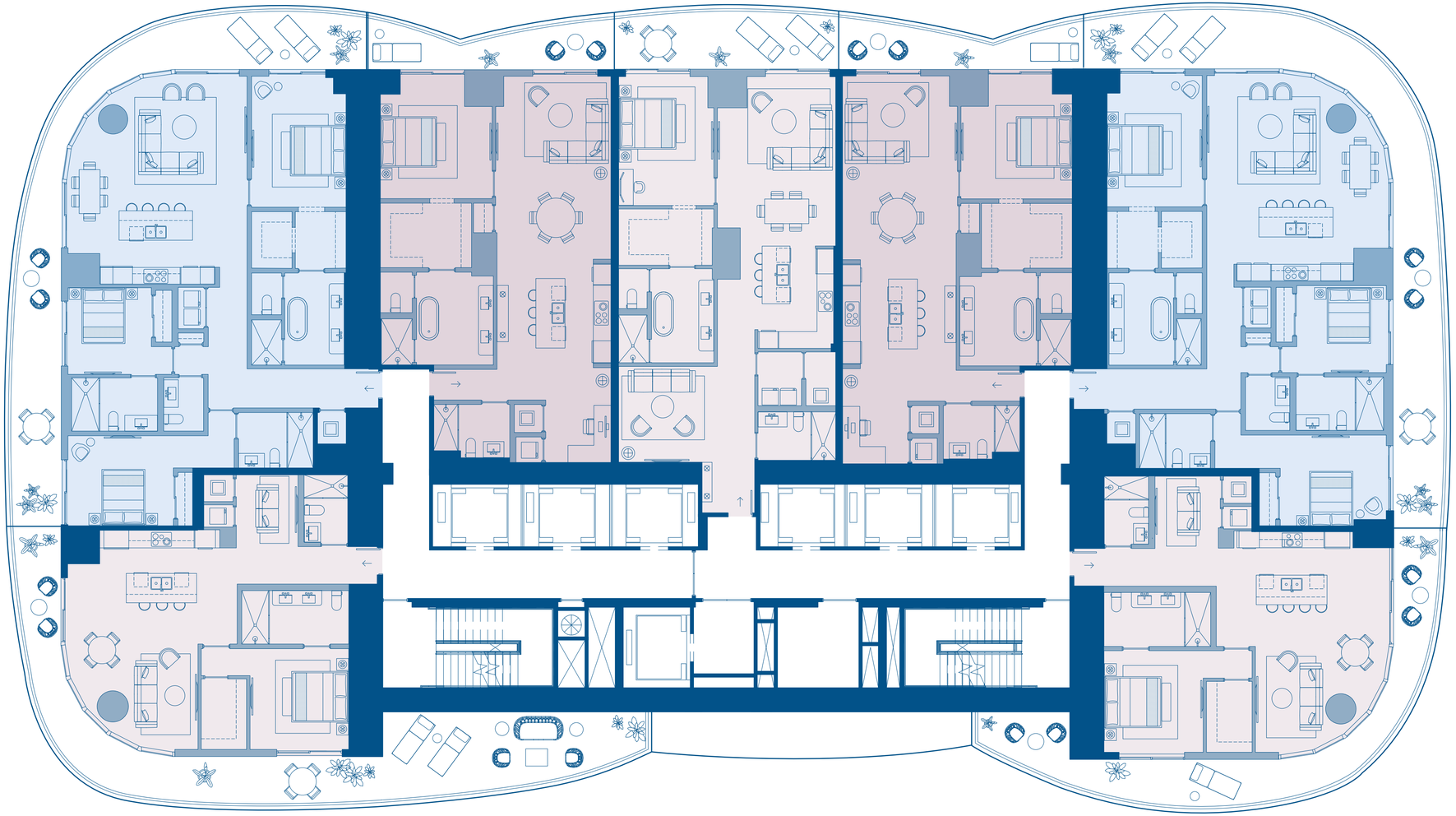
BRICKELL SKYLINE

SIMPSON PARK

04
1 BEDROOM + DEN
2 BATHROOMS

03
1 BEDROOM + DEN
2 BATHROOMS

02
1 BEDROOM + DEN
2 BATHROOMS



05
3 BEDROOMS
2.5 BATHROOMS

01
3 BEDROOMS
3.5 BATHROOMS

06
1 BEDROOM + DEN
2 BATHROOMS

07
1 BEDROOM + DEN
2 BATHROOMS

NOT TO SCALE

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LEVELS 19–36

BISCYANE BAY

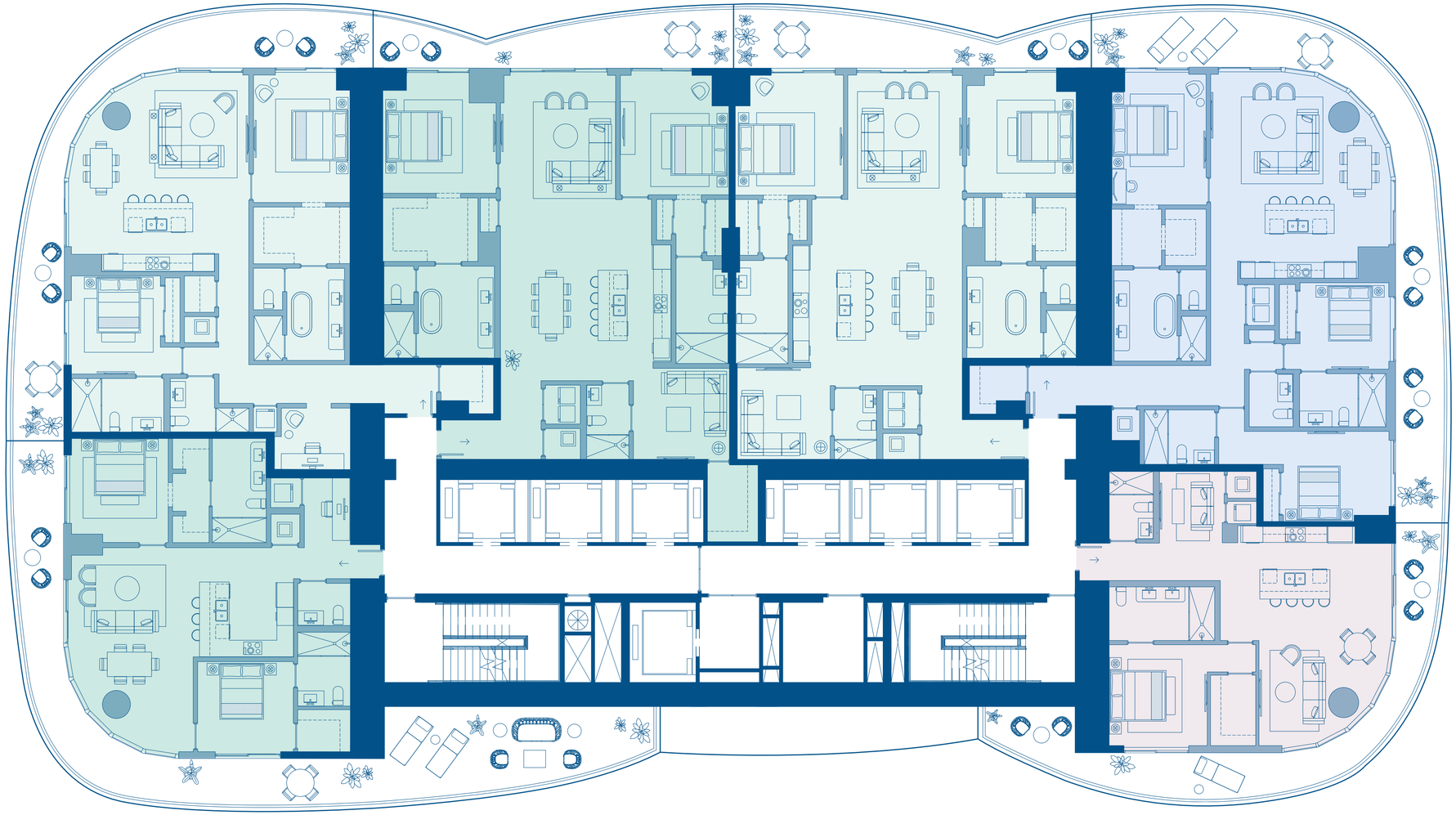
CIPRIANI
RESIDENCES MIAMI

BRICKELL SKYLINE

SIMPSON PARK

03
2 BEDROOMS + DEN
3 BATHROOMS

02
2 BEDROOMS + DEN
3 BATHROOMS



04
2 BEDROOMS + DEN
3 BATHROOMS

01
3 BEDROOMS
3.5 BATHROOMS

05
2 BEDROOMS + DEN
3.5 BATHROOMS

06
1 BEDROOM + DEN
2 BATHROOMS

NOT TO SCALE

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LEVELS 38–61

BISCYANE BAY

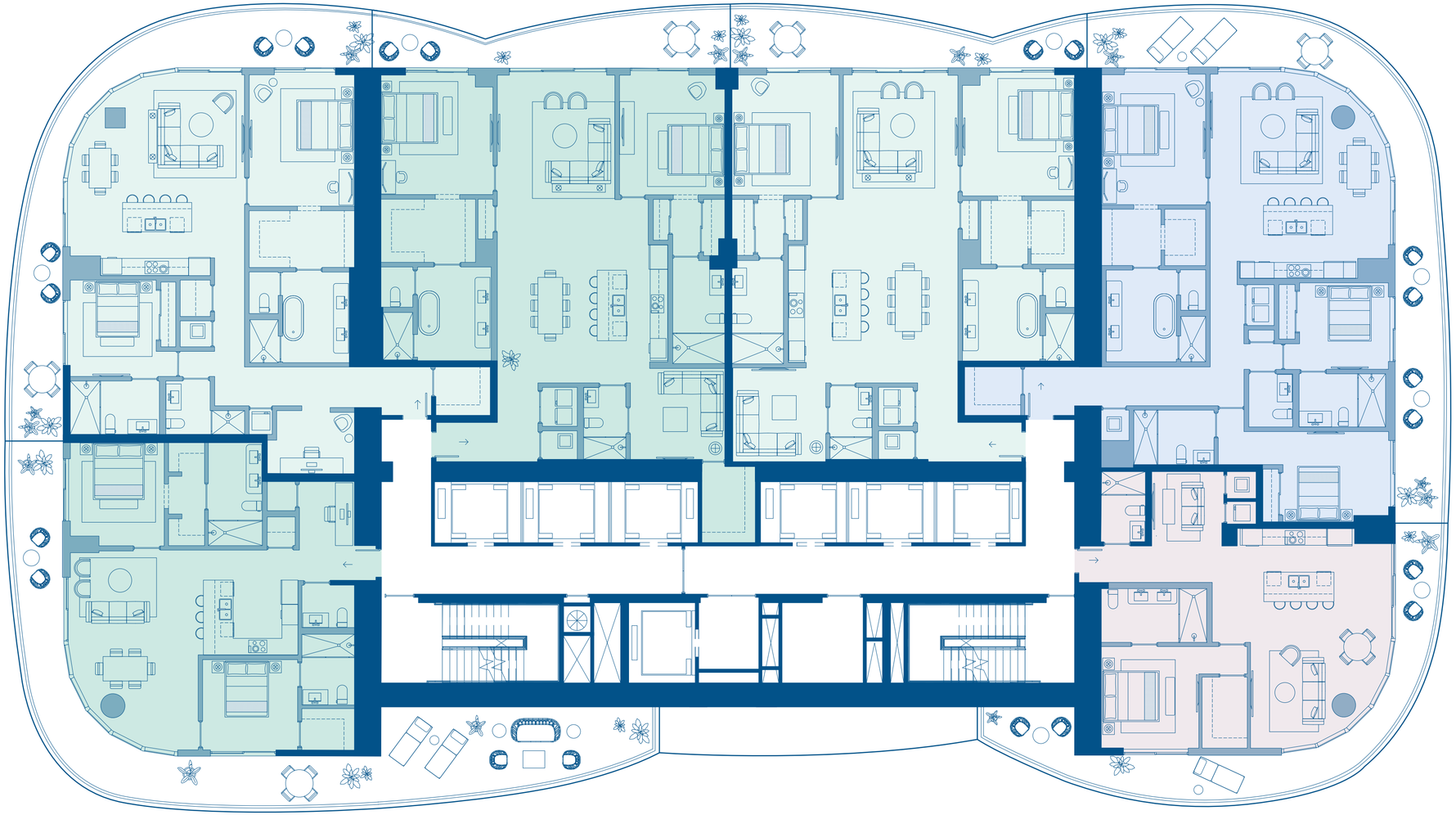
CIPRIANI
RESIDENCES MIAMI

BRICKELL SKYLINE

SIMPSON PARK

03
2 BEDROOMS + DEN
3 BATHROOMS

02
2 BEDROOMS + DEN
3 BATHROOMS



04
2 BEDROOMS + DEN
3 BATHROOMS

01
3 BEDROOMS
3.5 BATHROOMS

05
2 BEDROOMS + DEN
3.5 BATHROOMS

06
1 BEDROOM + DEN
2 BATHROOMS

NOT TO SCALE

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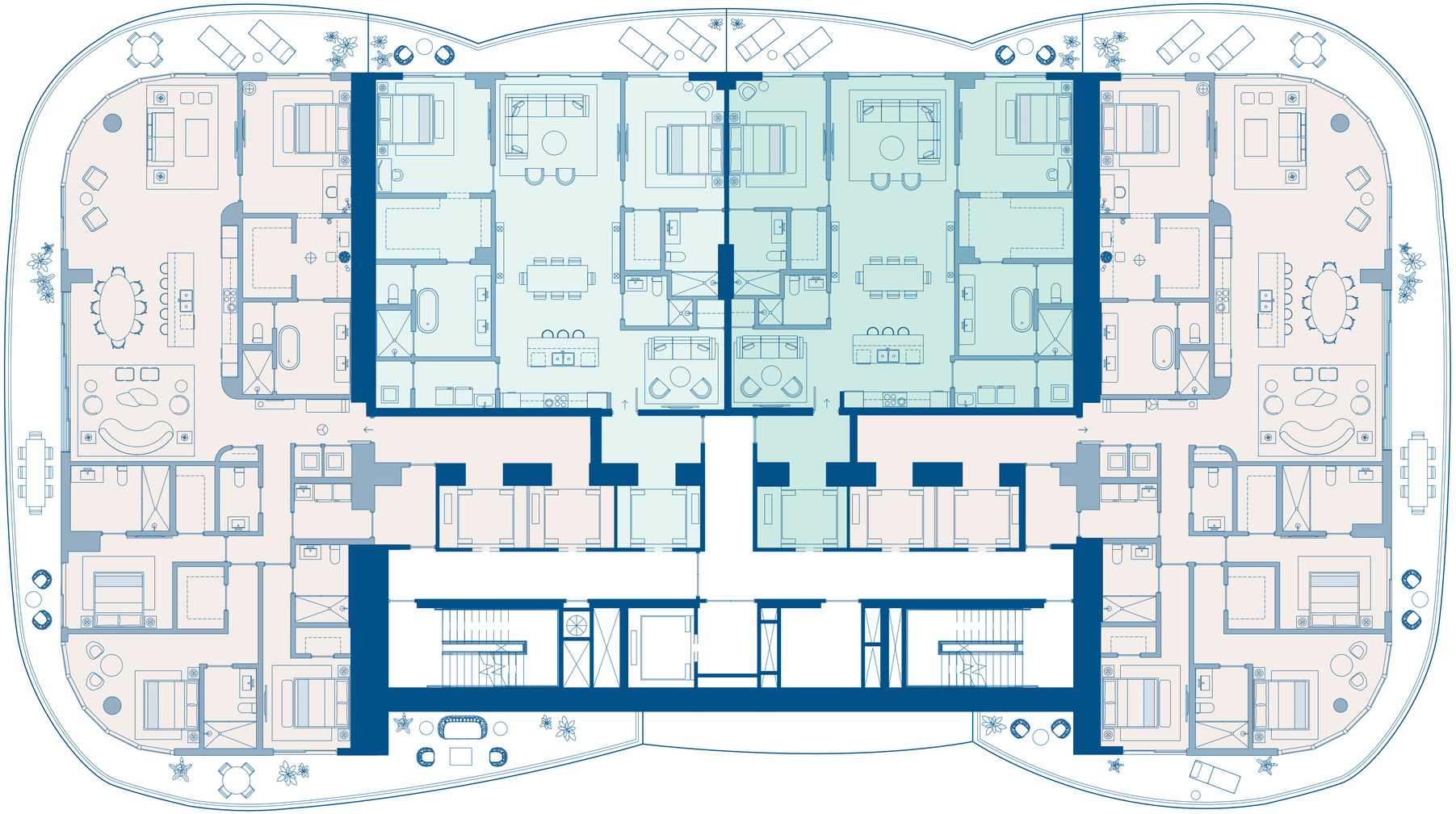
LEVELS 62–78

BISCYANE BAY

CIPRIANI
RESIDENCES MIAMI

03
2 BEDROOMS + DEN
3 BATHROOMS

02
2 BEDROOMS + DEN
3 BATHROOMS



04
4 BEDROOMS
4.5 BATHROOMS
SERVICE QUARTERS

01
4 BEDROOMS
4.5 BATHROOMS
SERVICE QUARTERS

BRICKELL SKYLINE

SIMPSON PARK

NOT TO SCALE

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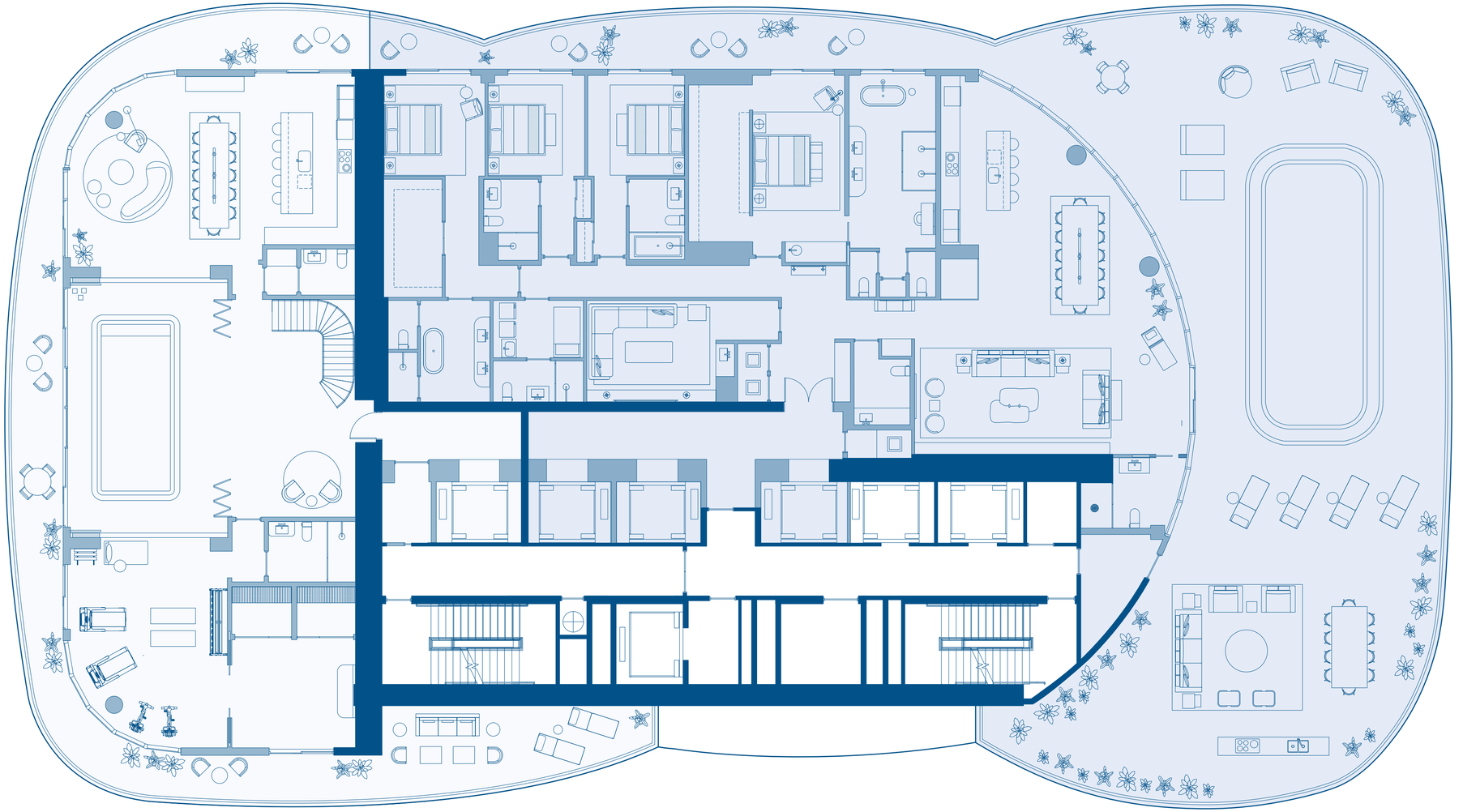
LEVEL 79

BISCYANE BAY

CIPRIANI
RESIDENCES MIAMI

PENTHOUSE 01

4 BEDROOMS
5 BATHROOMS



PENTHOUSE 02

(FIRST FLOOR)

5 BEDROOMS
8 BATHROOMS

BRICKELL SKYLINE

SIMPSON PARK

NOT TO SCALE

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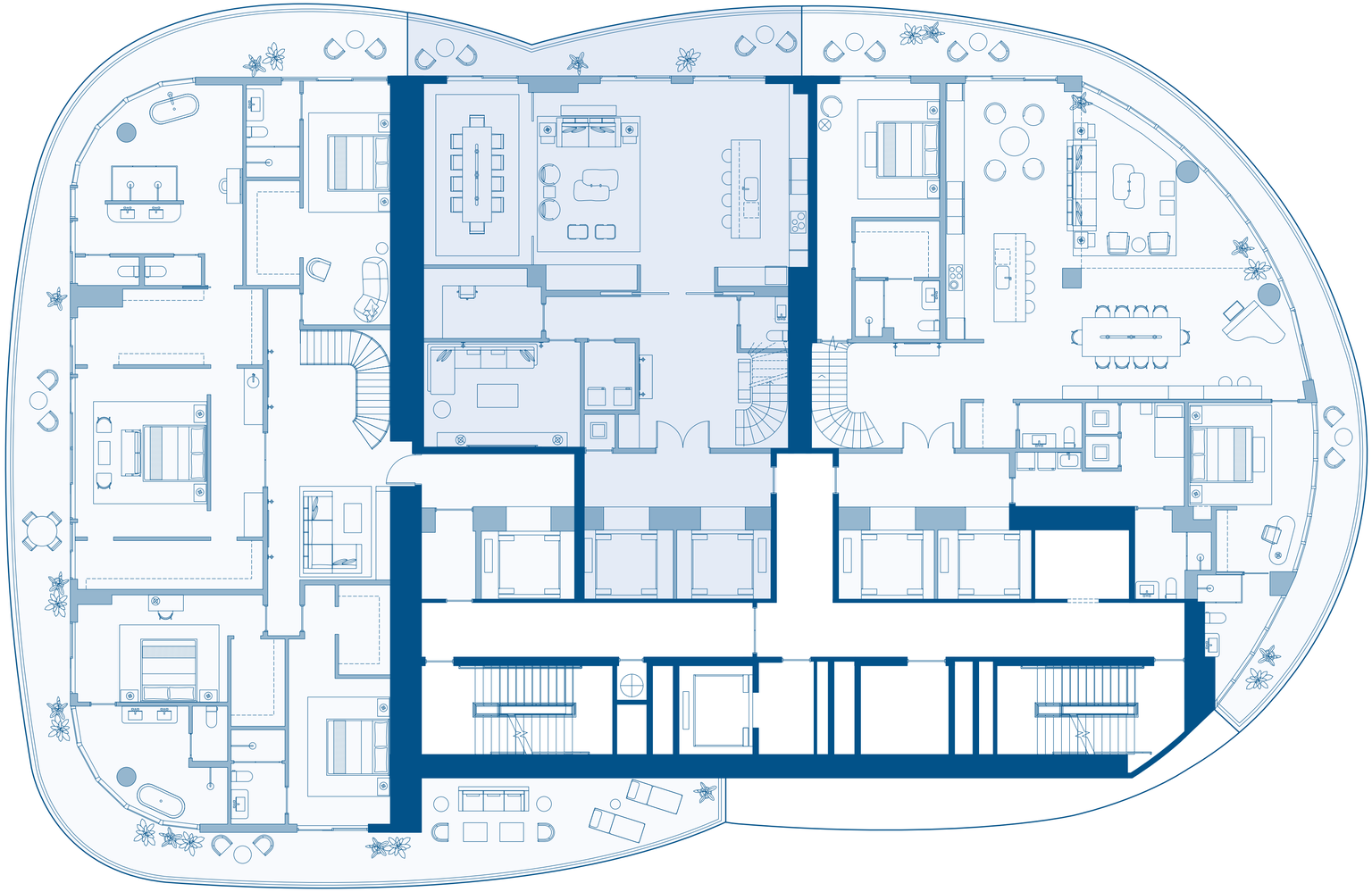
LEVEL 80

BISCYANE BAY

CIPRIANI
RESIDENCES MIAMI

PENTHOUSE 04
(FIRST FLOOR)

4 BEDROOMS
4 BATHROOMS



PENTHOUSE 02
(SECOND FLOOR)

5 BEDROOMS
8 BATHROOMS

PENTHOUSE 03
(FIRST FLOOR)

5 BEDROOMS
6 BATHROOMS

BRICKELL SKYLINE

SIMPSON PARK

NOT TO SCALE

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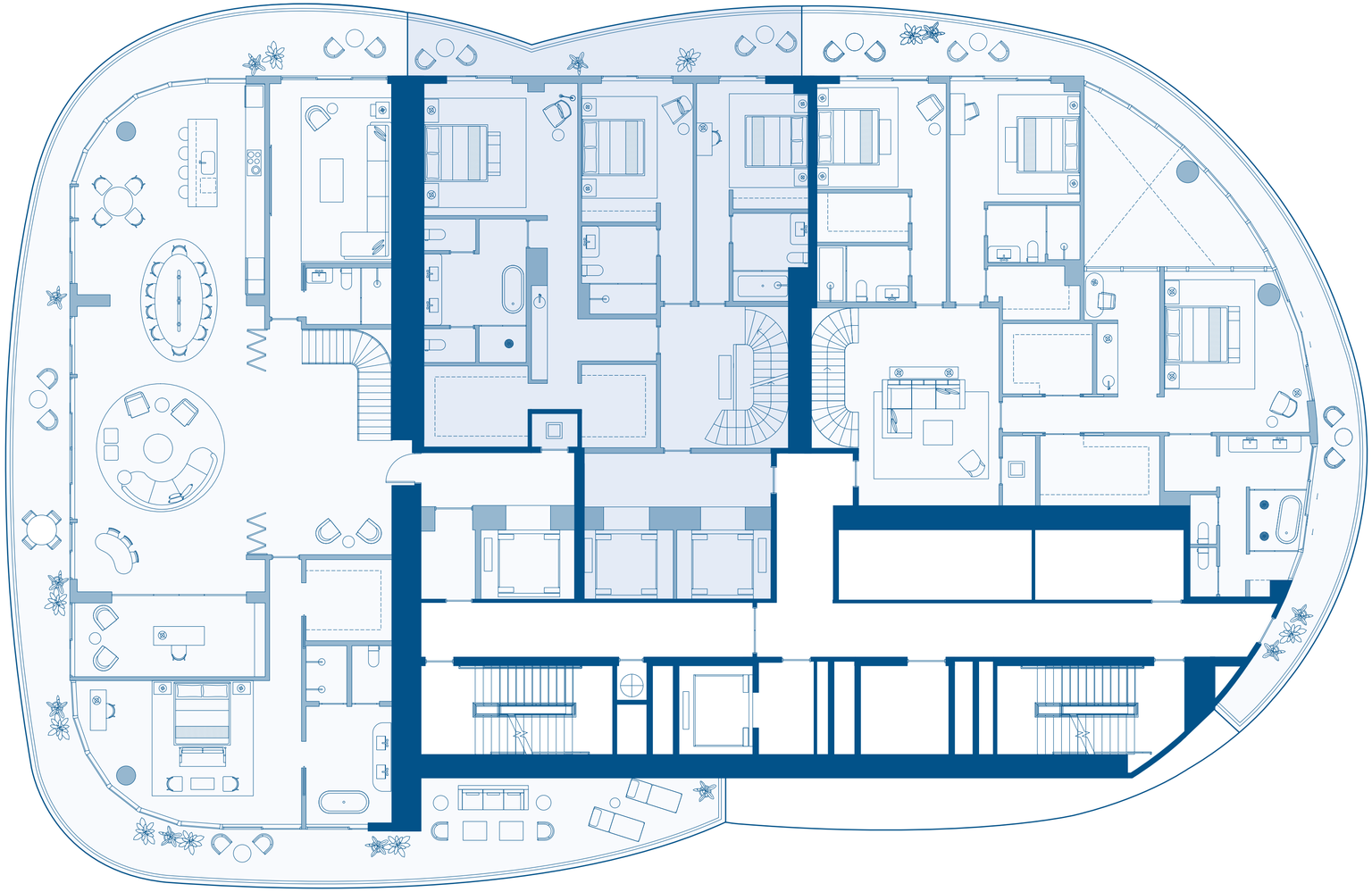
LEVEL 81

BISCYANE BAY

CIPRIANI
RESIDENCES MIAMI

PENTHOUSE 04
(SECOND FLOOR)

4 BEDROOMS
4 BATHROOMS



PENTHOUSE 02
(THIRD FLOOR)

5 BEDROOMS
8 BATHROOMS

PENTHOUSE 03
(SECOND FLOOR)

5 BEDROOMS
6 BATHROOMS

BRICKELL SKYLINE

SIMPSON PARK

NOT TO SCALE

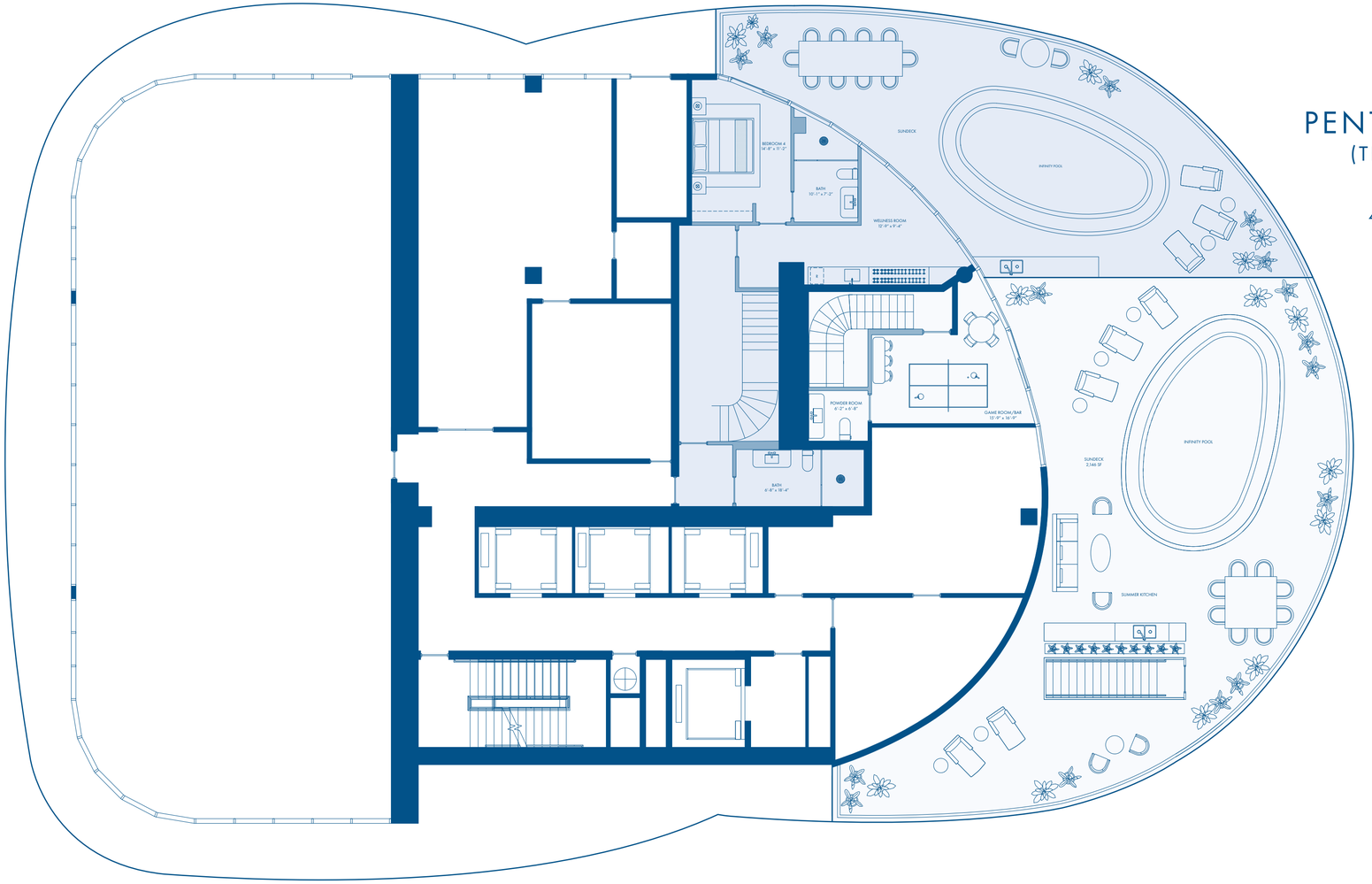
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LEVEL 82

BISCYANE BAY

CIPRIANI
RESIDENCES MIAMI

BRICKELL SKYLINE



PENTHOUSE 04
(THIRD FLOOR)

4 BEDROOMS
4 BATHROOMS

PENTHOUSE 03
(THIRD FLOOR)

5 BEDROOMS
6 BATHROOMS

SIMPSON PARK

NOT TO SCALE

N