

## TOWER OVERVIEW

700+ Feet

500+ Residences

Residences: Levels 8-54

## THE TEAM

Developer: PARAMOUNT Ventures

Architect: Elkus Manfredi Architects

Interior Design: ID & Design International

## AMENITIES

### LOWER LEVEL

- Expansive double-height lobby
- Porte Cochère with 24-hour valet
- Direct access to Miami Worldcenter
- Basketball Half-Court
- Racquetball Court
- Business Center and Meeting Rooms

### 7<sup>TH</sup> FLOOR AMENITIES

- Relaxation Areas
  - Conservatory
  - Relaxation Lounge
  - Outdoor Lounge with seating and gardens
- Spa/Salon
  - Outdoor Bath Gardens
  - Steam Showers
  - Yoga Studio
  - Treatment Rooms
  - Hair/Nail Bar
- Indoor Sports Center
  - State-of-the-art Fitness Center
  - Boxing Studio
  - Aerobics Area
- Entertainment Center
  - Game Room
  - Golf Simulator
  - Kids Play Room
  - Recreation Lounge
  - Demo Kitchen
  - Jam Room with Recording Studio
- Essentials
  - Food Market

## RESIDENTIAL FEATURES

- Private elevator access with private foyers
- 10-foot ceilings in all living spaces
- Outdoor living rooms
- Large entertainment space
- Designer European kitchens
- Rain Showers
- Spa Tubs
- Full-size Laundry Room\*
- Lock-out suite (in 3 bedroom residences)
- Convertible Den

### UPPER DECK

- Resort Pool
- Poolside Bungalows
- Poolside Daybeds
- Floating Seating Pods
- Sunken Pods with Firepits
- Summer Kitchens with BBQ
- Children's Playground
- Soccer Field
- Tennis Courts
- Dog Park
- Jogging Path

### SKYDECK & LOUNGE

- Lounge
- Sunrise Pool
- Firepit
- Infinity Pool
- Sundeck
- Observatory
- Tai Chi Deck



\* Available in most residences.

**THE FACTS**

Residential Mix

**1 Bed + den / 1.5 Bath**

M	Total: 1,186 sq. ft. / 110 m <sup>2</sup>	Interior: 1,095 sq. ft. / 102 m <sup>2</sup>	Outdoor: 91 sq. ft. / 9 m <sup>2</sup>
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**1 Bed + den / 2 Bath**

A1/A2	Total: 1,491 sq. ft. / 138 m <sup>2</sup>	Interior: 1,294 sq. ft. / 120 m <sup>2</sup>	Outdoor: 197 sq. ft. / 18 m <sup>2</sup>
B1	Total: 1,521 sq. ft. / 141 m <sup>2</sup>	Interior: 1,318 sq. ft. / 122 m <sup>2</sup>	Outdoor: 205 sq. ft. / 19 m <sup>2</sup>
B2	Total: 1,573 sq. ft. / 146 m <sup>2</sup>	Interior: 1,386 sq. ft. / 129 m <sup>2</sup>	Outdoor: 187 sq. ft. / 17 m <sup>2</sup>
N	Total: 1,346 sq. ft. / 125 m <sup>2</sup>	Interior: 1,145 sq. ft. / 106 m <sup>2</sup>	Outdoor: 201 sq. ft. / 19 m <sup>2</sup>

**2 Bed + den / 3 Bath**

C1	Total: 1,835 sq. ft. / 170 m <sup>2</sup>	Interior: 1,630 sq. ft. / 151 m <sup>2</sup>	Outdoor: 205 sq. ft. / 19 m <sup>2</sup>
C2	Total: 1,877 sq. ft. / 174 m <sup>2</sup>	Interior: 1,690 sq. ft. / 157 m <sup>2</sup>	Outdoor: 187 sq. ft. / 17 m <sup>2</sup>
D1/D2	Total: 1,952 sq. ft. / 181 m <sup>2</sup>	Interior: 1,753 sq. ft. / 163 m <sup>2</sup>	Outdoor: 199 sq. ft. / 18 m <sup>2</sup>

**3 Bed + den / 4 Bath**

E2	Total: 2,611 sq. ft. / 243 m <sup>2</sup>	Interior: 2,320 sq. ft. / 216 m <sup>2</sup>	Outdoor: 291 sq. ft. / 27 m <sup>2</sup>
F1/F2	Total: 2,578 sq. ft. / 240 m <sup>2</sup>	Interior: 2,376 sq. ft. / 221 m <sup>2</sup>	Outdoor: 202 sq. ft. / 19 m <sup>2</sup>

Pricing

- 1 Bed + den / 2 Bath | starting from the mid-\$700,000's
- 2 Bed + den / 3 Bath | starting from the \$900,000's
- 3 Bed + den / 4 Bath | starting from the \$1,400,000's

Deposit Schedule

- 30% at Contract
- 10% at Pouring of concrete of 6<sup>th</sup> floor (Q1 2017)
- 10% at Pouring of concrete of top floor (Q4 2017)
- 50% at Closing (2018)



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