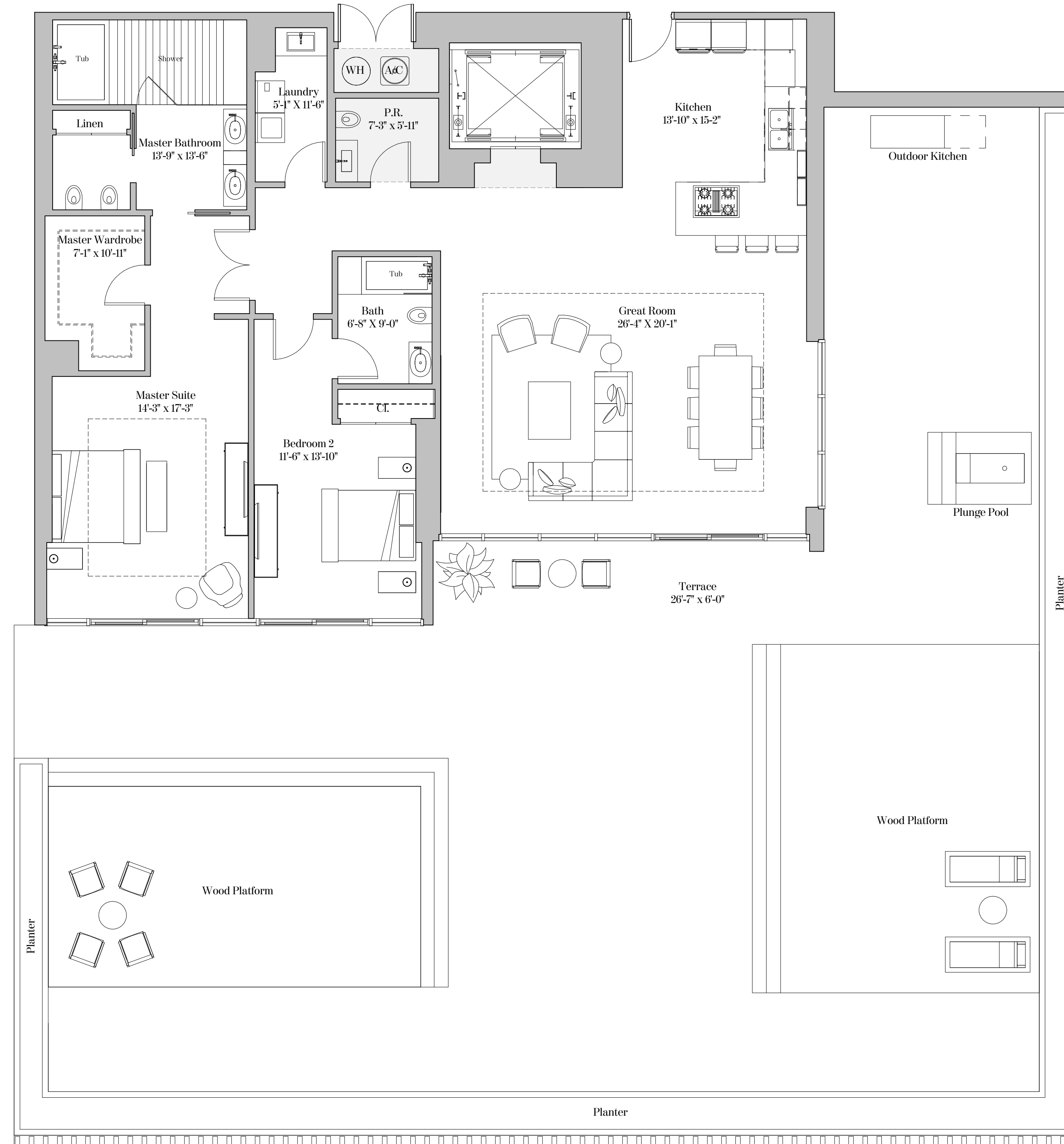


Key Plan

**RESIDENCE TYPE B3**  
 LIVING AREA..... 2,040 SQ.FT  
 TERRACE..... 2,352FT  
 TOTAL AREA..... 4,392FT  
 TOTAL AREA..... 408 SQ. M.

**RESIDENCE DETAILS**  
 2 BEDROOM / 2.5 BATH  
 RESIDENCES 517:  
 9'-8" CEILING HEIGHT AT GREAT RM/ MASTER SUITE  
 9'-0" CEILING HEIGHT AT ALL OTHER AREAS  
 8'-6" CEILING HEIGHT AT AREAS NOTED IN GREY





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### RESIDENCE TYPE B3

2 Bedrooms | 2.5 Bathrooms

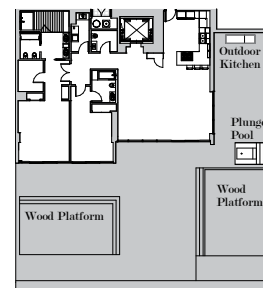
Residence 517  
 Ceiling height (Master & Great Rm): 9'-8" (2.95m)  
 Ceiling height (All Other Areas): 9'-0" (2.74m)  
 \*Ceiling height (■■■■): 8'-6" (2.59m)

\*Shading depicts lower ceiling heights on the 5th floor only

Residence 617 & 717  
 Ceiling height (Master & Great Rm): 10'-4" (3.15m)  
 Ceiling height (All Other Areas): 9'-2" (2.79m)

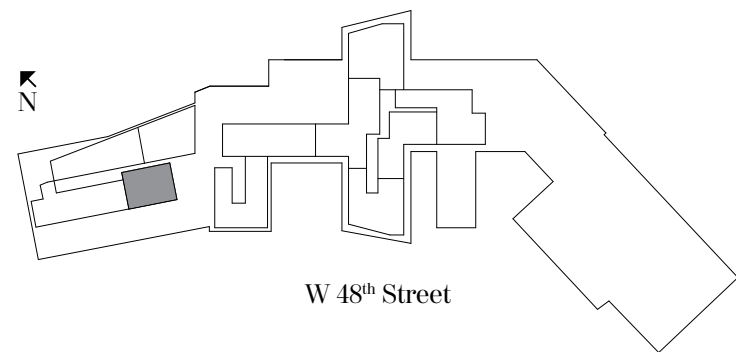
Residence LPH17  
 Ceiling height (Master & Great Rm): 10'-5" (3.18m)  
 Ceiling height (All Other Areas): 9'-2" (2.79m)

Residence 517		
Living Area:	2,040 sq. ft	(190 sq. m)
Terrace:	2,352 sq. ft	(219 sq. m)
Total Area:	4,392 sq. ft	(408 sq. m)
Residence 617, 717 & LPH17		
Living Area:	2,040 sq. ft	(190 sq. m)
Terrace:	212 sq. ft	(20 sq. m)
Total Area:	2,252 sq. ft	(209 sq. m)

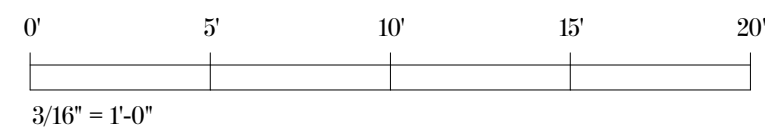


Terrace at Fifth Floor

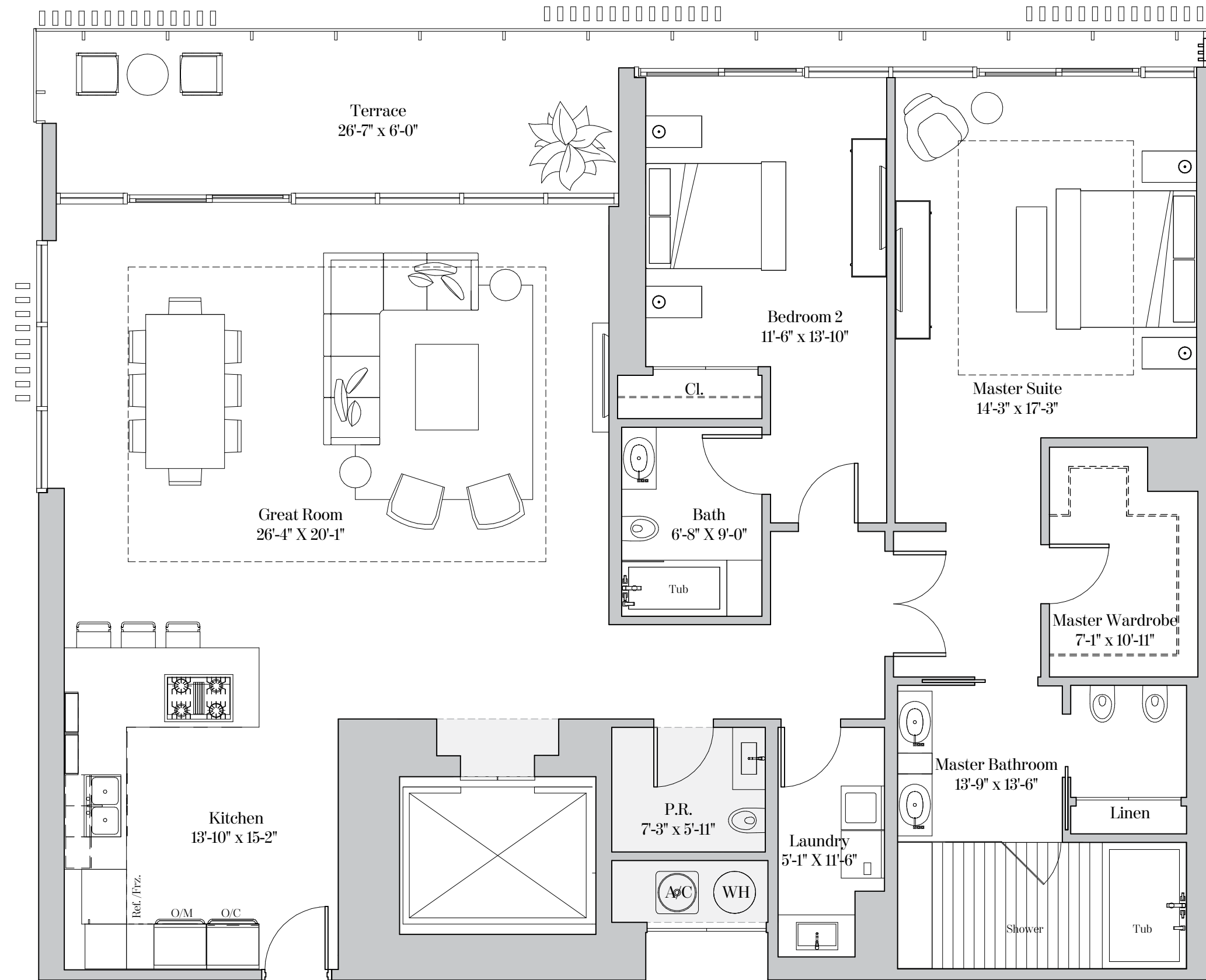
Surprise Lake



W 48<sup>th</sup> Street



LIONHEART CAPITAL





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### RESIDENCE TYPE B4

2 Bedrooms | 2.5 Bathrooms

Residence 212 Ceiling height: 12'-2" (3.70m)

Residence 312 Ceiling height: 12'-2" (3.70m)

Residence 412

Ceiling height (Master & Great Rm): 10'-0" (3.05m)

Ceiling height (All Other Areas): 9'-0" (2.74m)

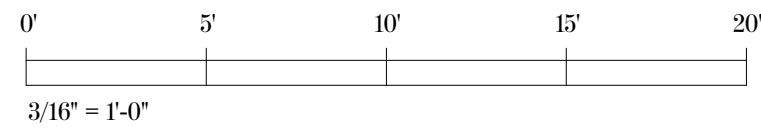
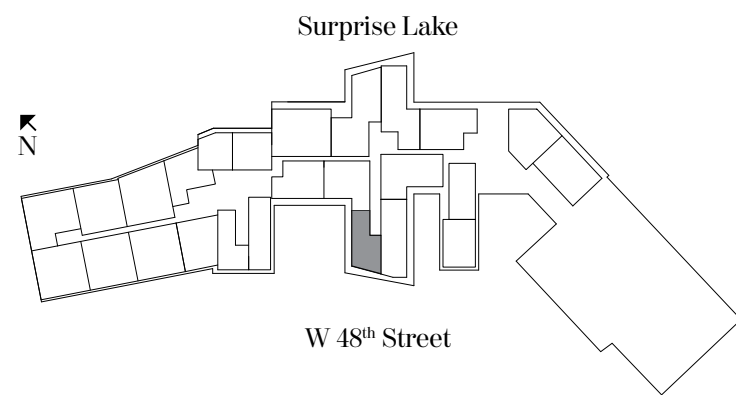
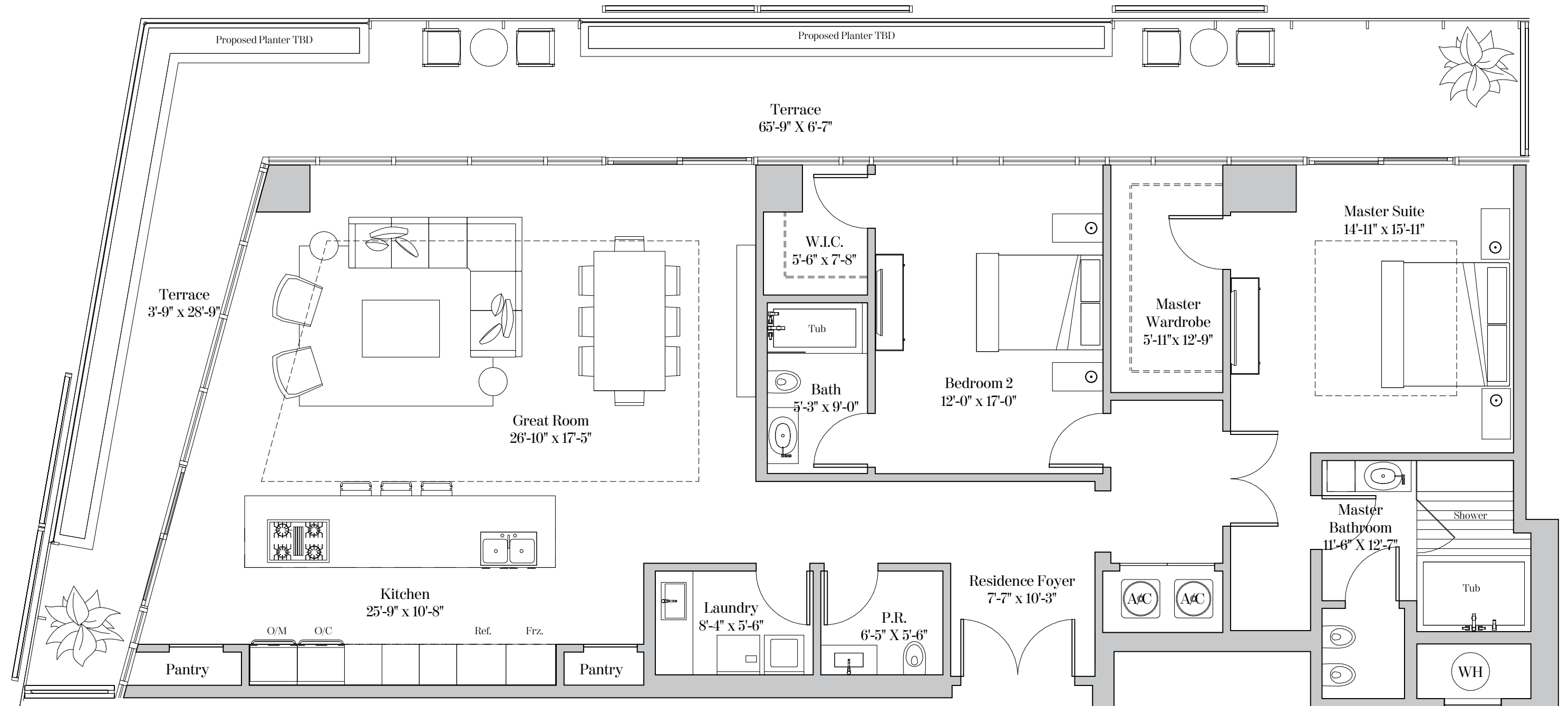
Dotted lines depict the increased ceiling height on 4th floor only.

Residence 212, 312 & 412

Living Area: 2,085 sq. ft (194 sq. m)

Terrace: 427 sq. ft (40 sq. m)

Total Area: 2,512 sq. ft (234 sq. m)





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**RESIDENCE TYPE B7**

2 Bedrooms | 2.5 Bathrooms

Residence 214 Ceiling height: 12'-2" (3.71m)

Residence 314 Ceiling height: 12'-2" (3.71m)

Residence 414

Ceiling height (Master & Great Rm): 10'-0" (3.05m)

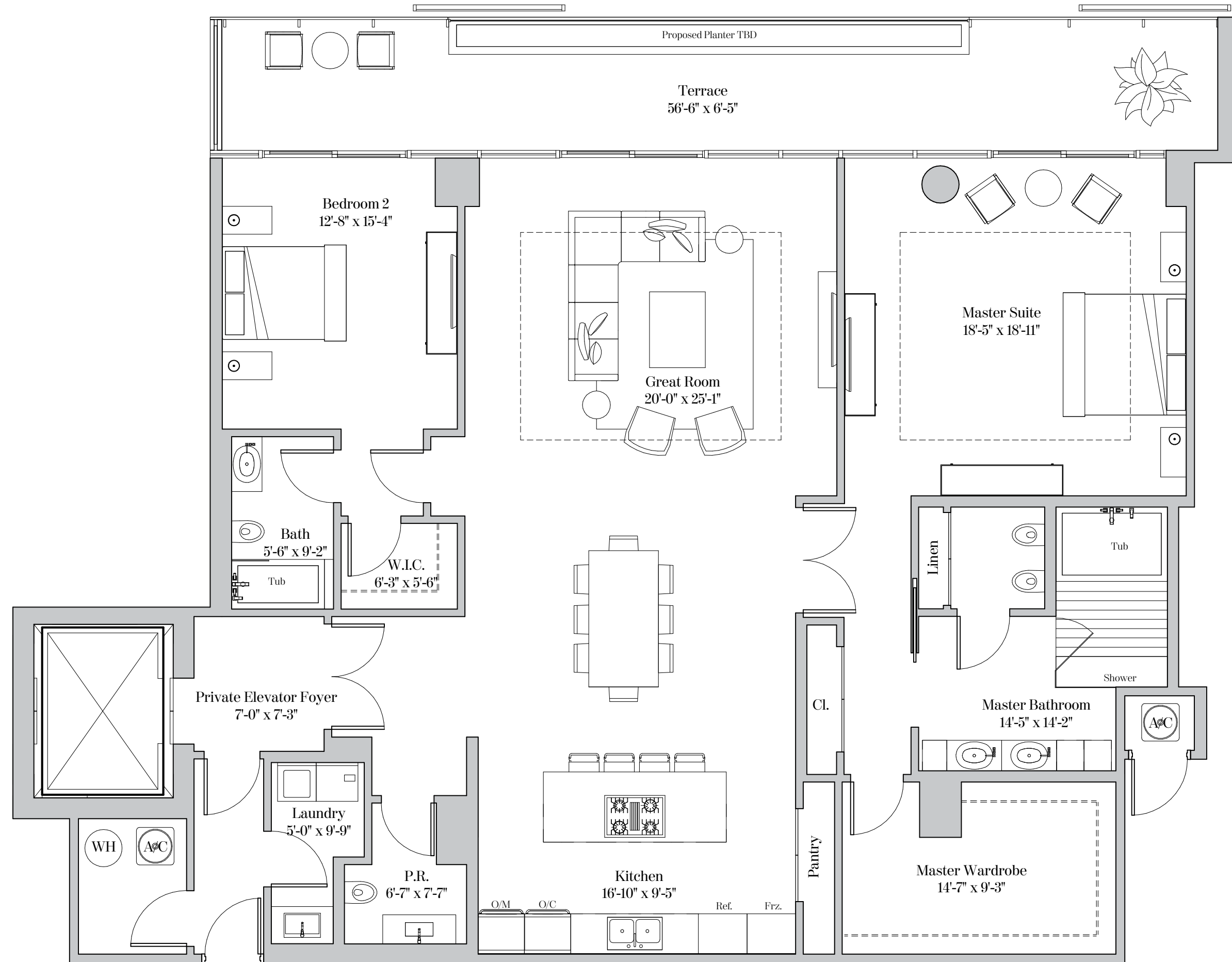
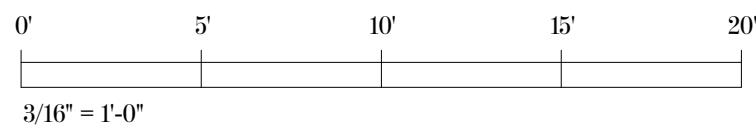
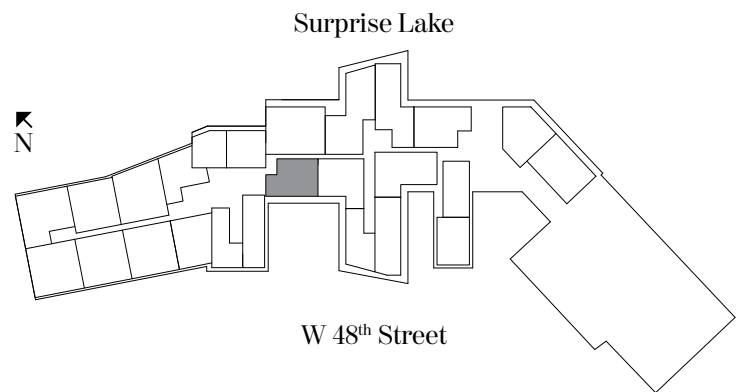
Ceiling height (All Other Areas): 9'-0" (2.74m)

Dotted lines depict the increased ceiling height on 4th floor on y.

Living Area: 2,351 sq. ft (218 sq. m)

Terrace: 259 sq. ft (24 sq. m)

Total Area: 2,610 sq. ft (242 sq. m)





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MIAMI BEACH

### RESIDENCE TYPE C5

2 Bedrooms | 2.5 Bathrooms | Study

Residence 418 & 420

Ceiling height (Great Room): 10'-2" (3.10m)

Ceiling height (All Other Areas): 8'-2" (2.44m)

Residence 418

Living Area: 2,751 sq. ft (256 sq. m)

Terrace: 312 sq. ft (29 sq. m)

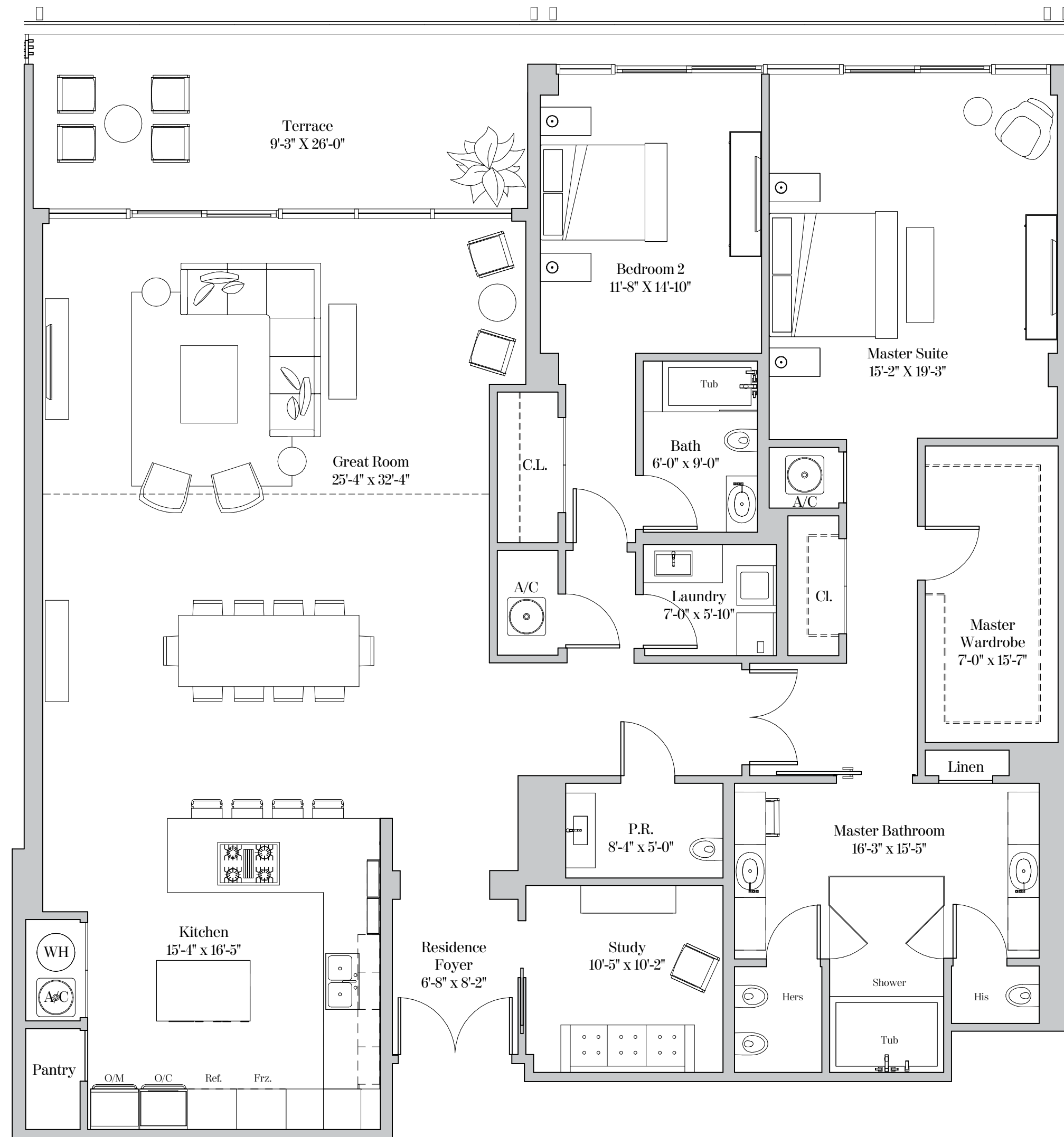
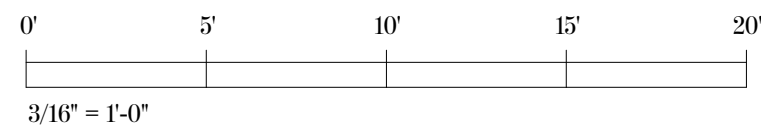
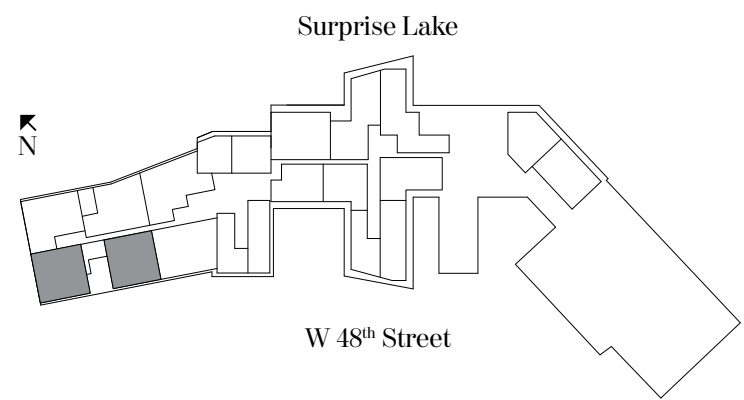
Total Area: 3,063 sq. ft (285 sq. m)

Residence 420

Living Area: 2,844 sq. ft (264 sq. m)

Terrace: 292 sq. ft (27 sq. m)

Total Area: 3,136 sq. ft (291 sq. m)



**RESIDENCE TYPE C8**

2 Bedrooms | 3.5 Bathrooms | Media Room

Residence 102 Ceiling height: 12'-2" (3.71m)  
 Residence 202 Ceiling height: 12'-2" (3.71m)  
 Residence 302 Ceiling height: 12'-2" (3.71m)

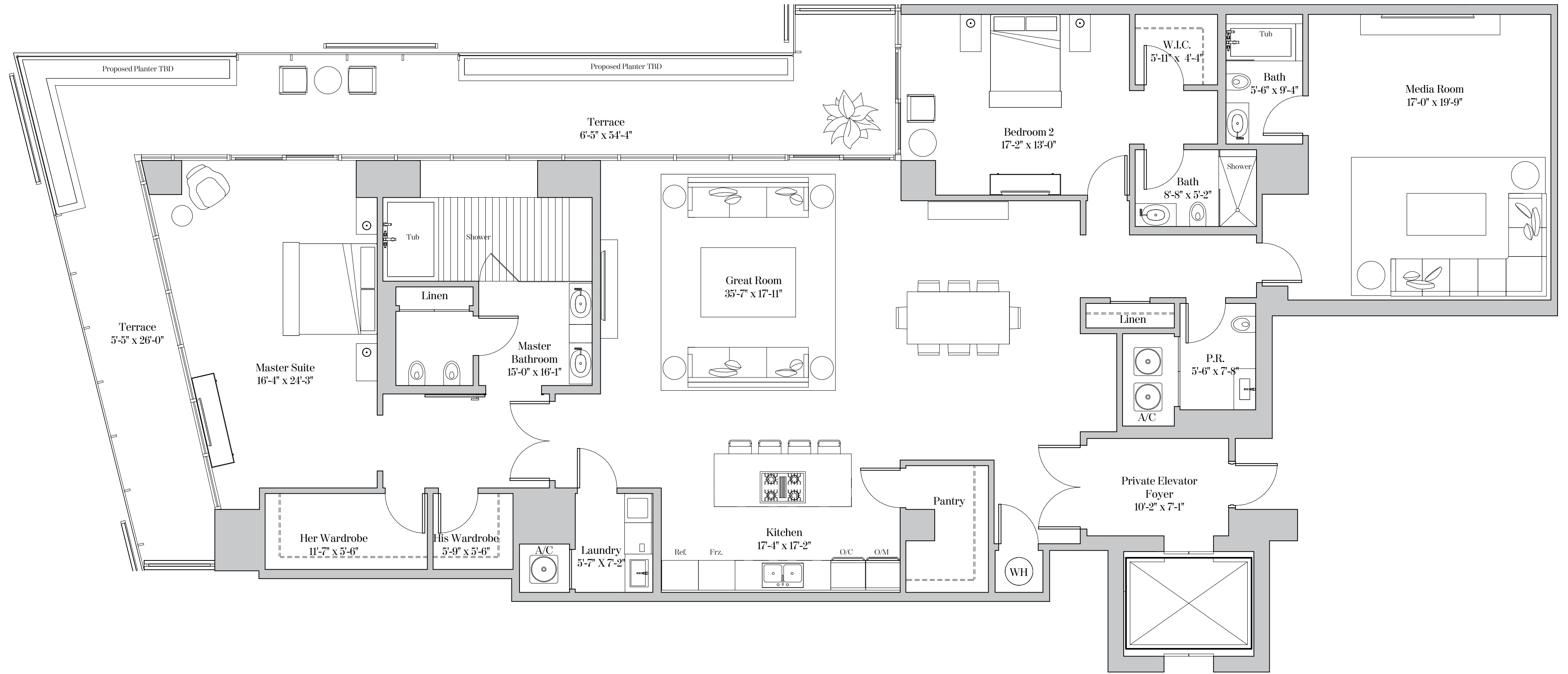
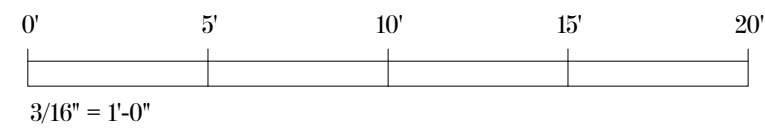
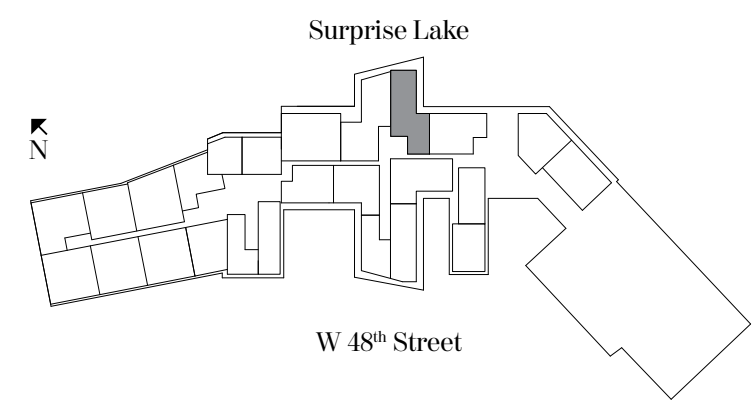
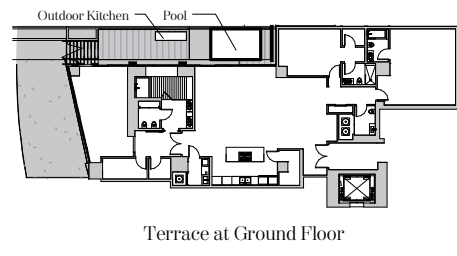
**Residence 102**

Living Area: 3,040 sq. ft (282 sq. m)  
 Terrace: 822 sq. ft (73 sq. m)  
 Total Area: 3,862 sq. ft (355 sq. m)

Residence 102 does not include a private elevator lobby.

**Residence 202 & 302**

Living Area: 3,121 sq. ft (290 sq. m)  
 Terrace: 453 sq. ft (42 sq. m)  
 Total Area: 3,574 sq. ft (332 sq. m)



**RESIDENCE TYPE D5**

3 Bedrooms | 3.5 Bathrooms

Residence 421

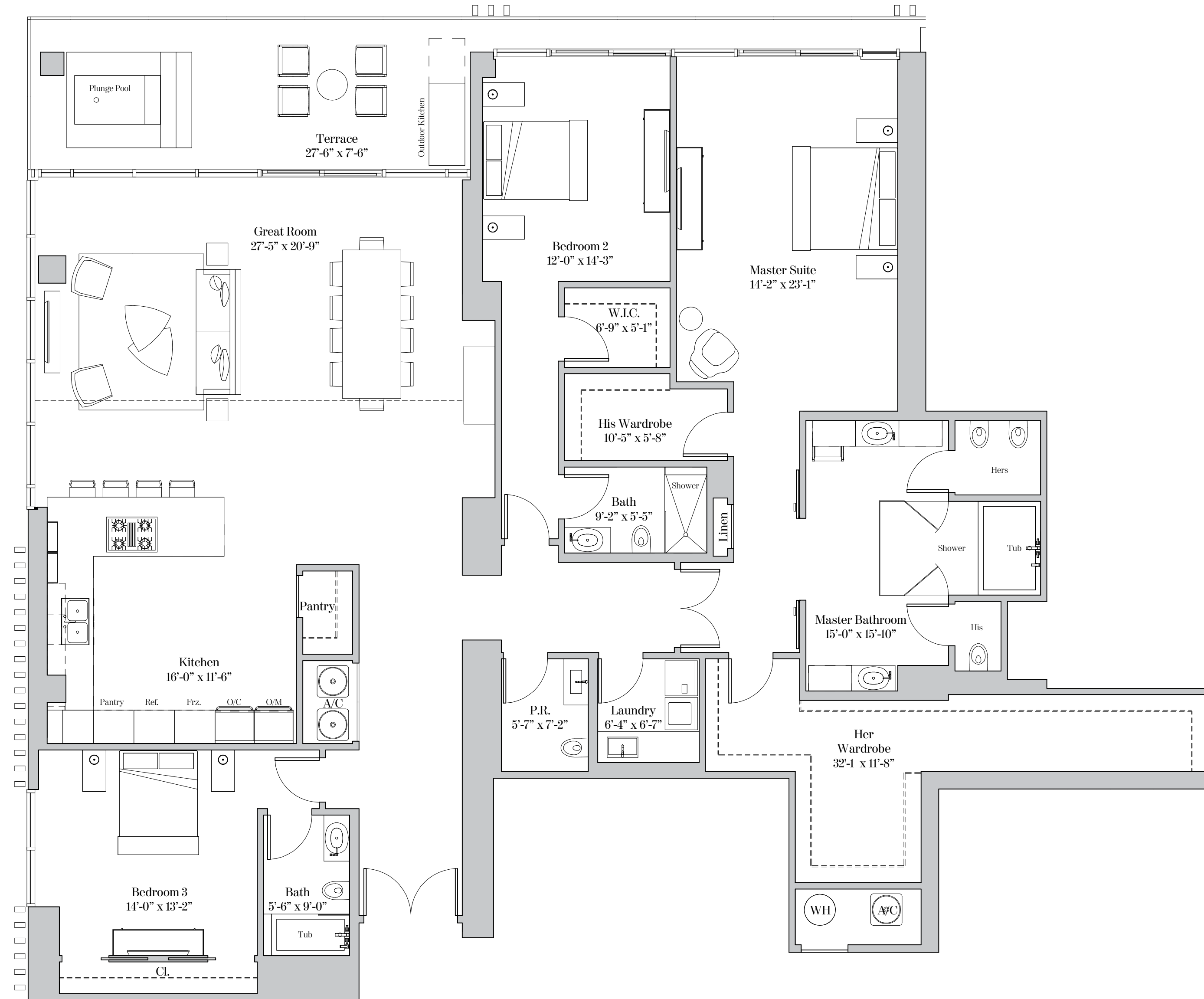
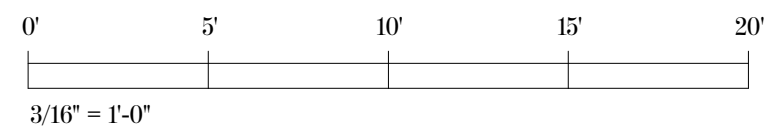
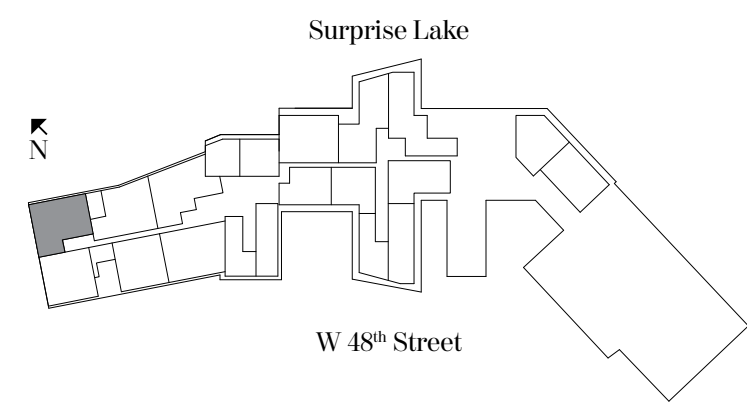
Ceiling height (Great Room): 10'-2" (3.10m)

Ceiling height (All Other Areas): 8'-2" (2.48m)

Living Area: 3,140 sq. ft (292 sq. m)

Terrace: 303 sq. ft (28 sq. m)

Total Area: 3,443 sq. ft (319 sq. m)



**RESIDENCE TYPE E1**

3 Bedrooms | 3.5 Bathrooms | Study

**Residence 510 & 610**

Ceiling height (Master, Great Rm & Dining Rm): 10'-0" (3.05m)

Ceiling height (All Other Areas): 9'-0" (2.74m)

**Residence LPH10**

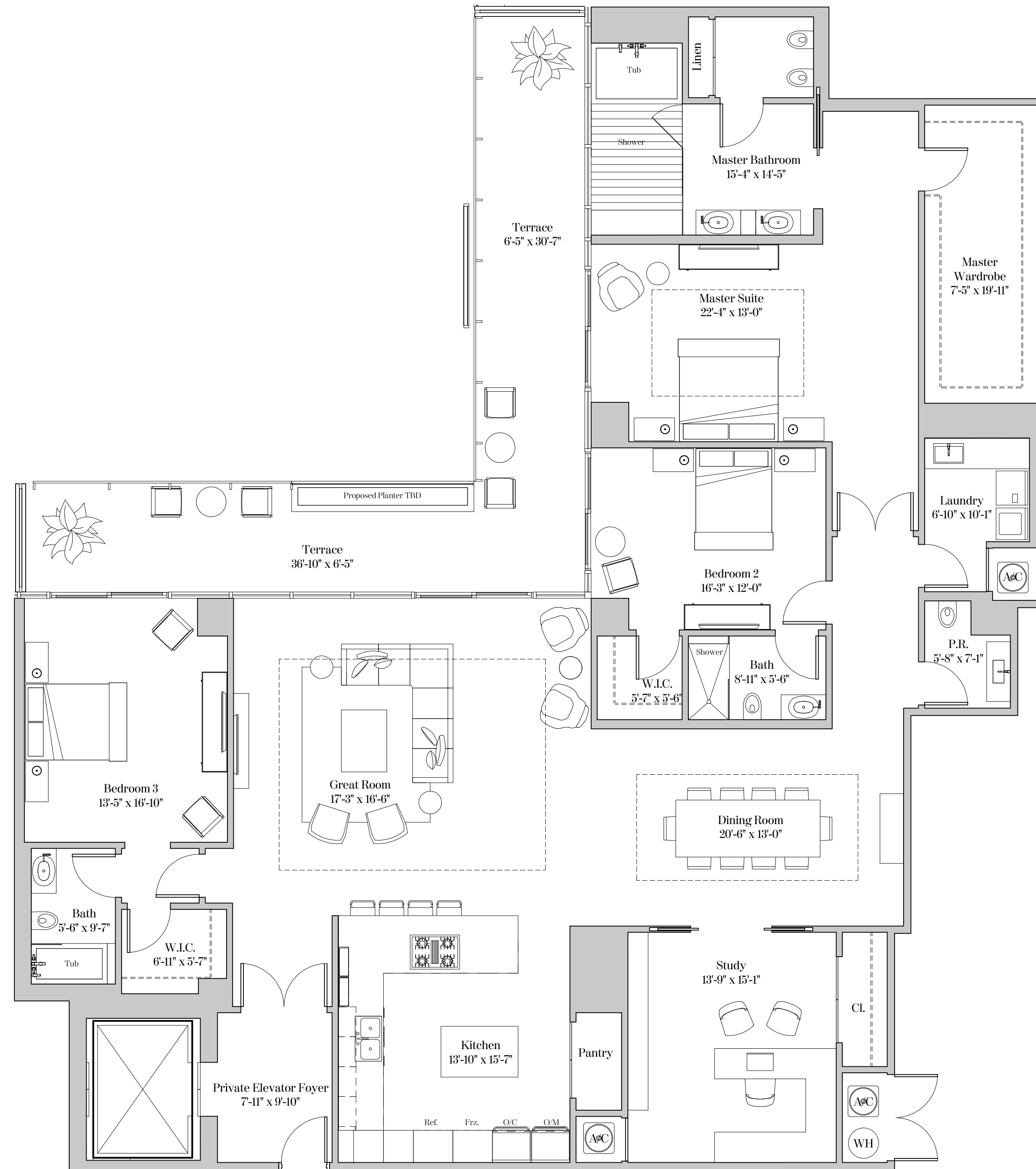
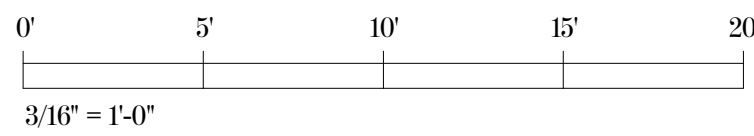
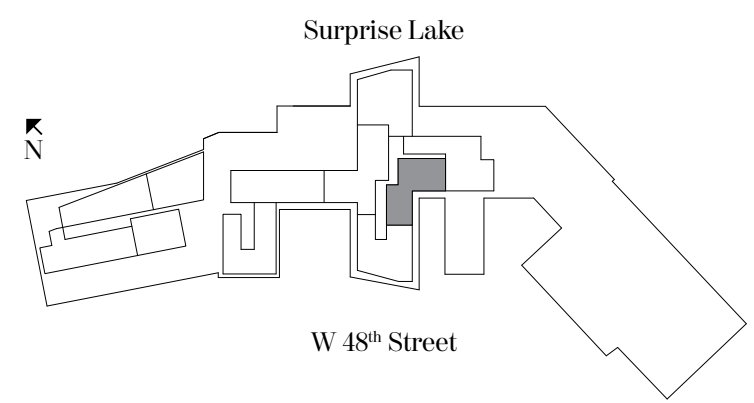
Ceiling height (Master, Great Rm & Dining Rm): 11'-0" (3.35m)

Ceiling height (All Other Areas): 10'-0" (3.05m)

Living Area: 3,232 sq. ft (300 sq. m)

Terrace: 372 sq. ft (35 sq. m)

Total Area: 3,604 sq. ft (334 sq. m)





**RESIDENCE TYPE E4**

3 Bedrooms | 3.5 Bathrooms | Study

Residence 521, 621 & 721

Ceiling height (Master & Great Rm): 10'-0" (3.05m)

Ceiling height (All Other Areas): 9'-1" (2.77m)

Residence LPH21

Ceiling height (Master & Great Rm): 10'-0" (3.05m)

Ceiling height (All Other Areas): 9'-0" (2.74m)

Residence 521

Living Area: 3,418 sq. ft (318 sq. m)

Terrace: 1,702 sq. ft (158 sq. m)

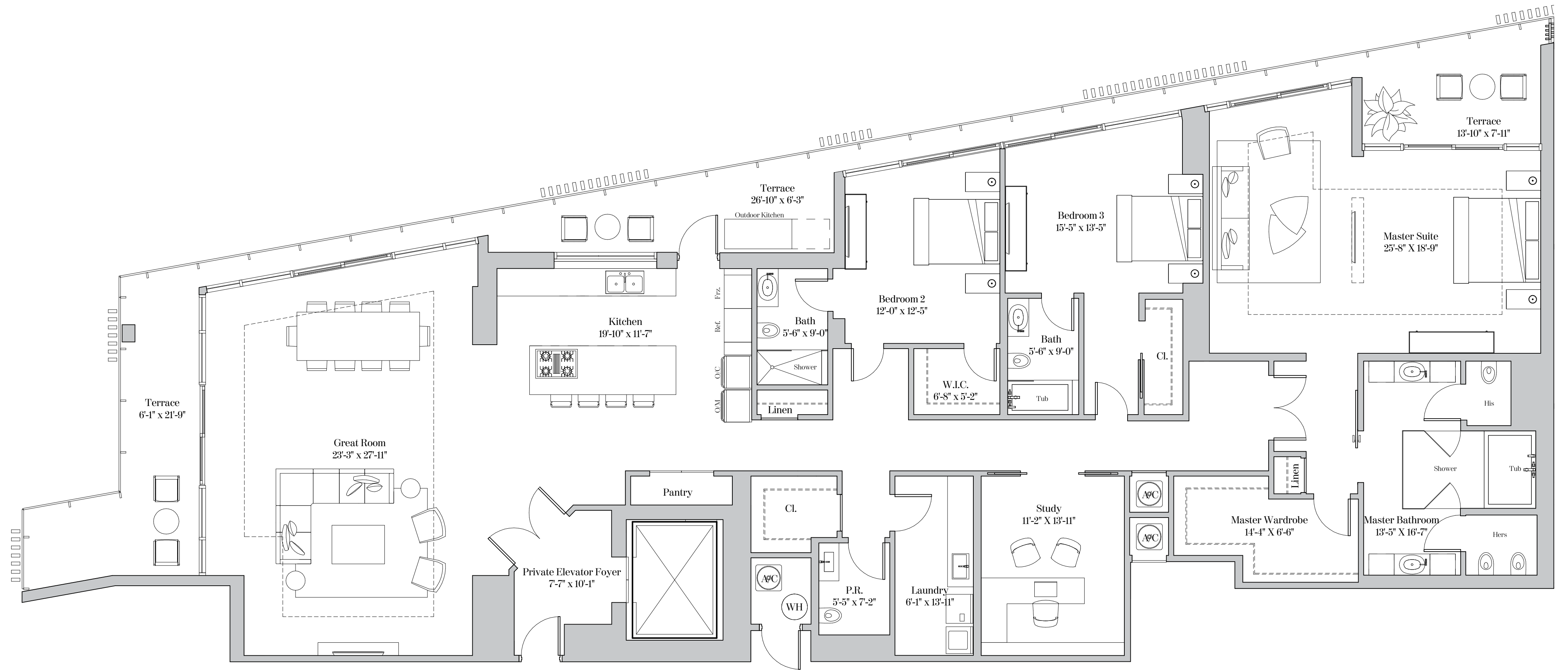
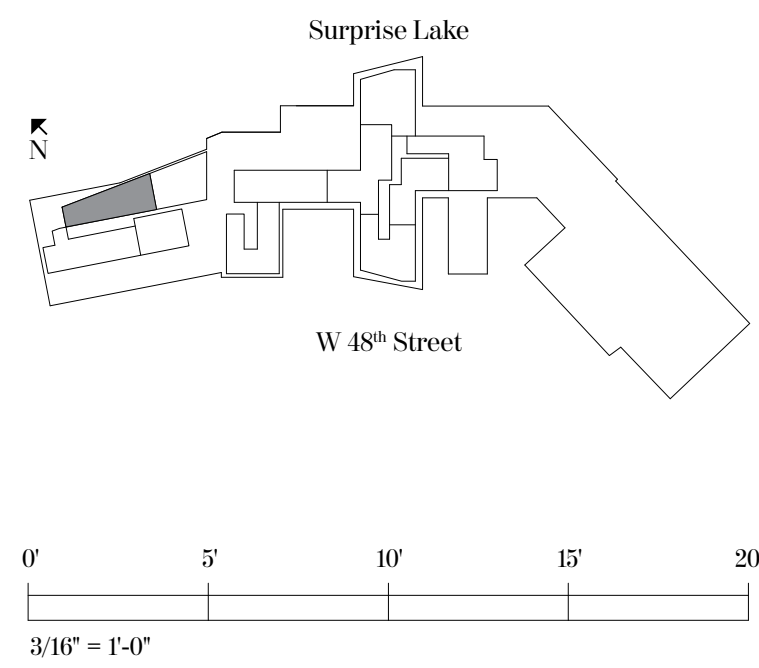
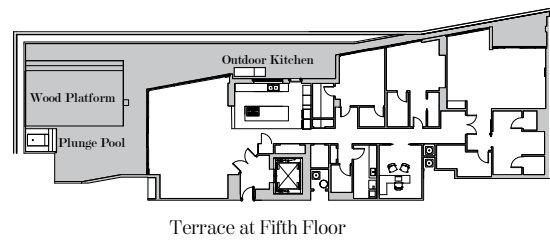
Total Area: 5,120 sq. ft (476 sq. m)

Residence 621, 721 & LPH21

Living Area: 3,418 sq. ft (318 sq. m)

Terrace: 480 sq. ft (45 sq. m)

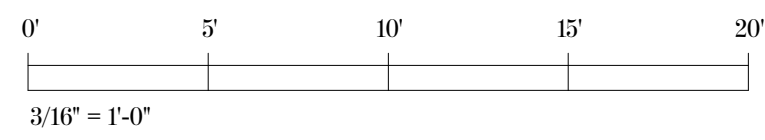
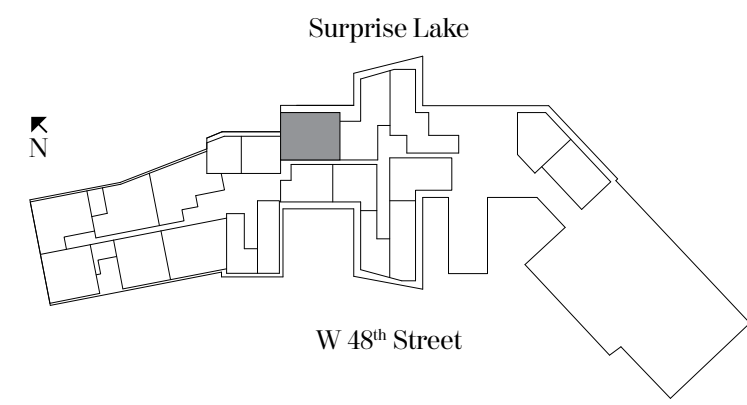
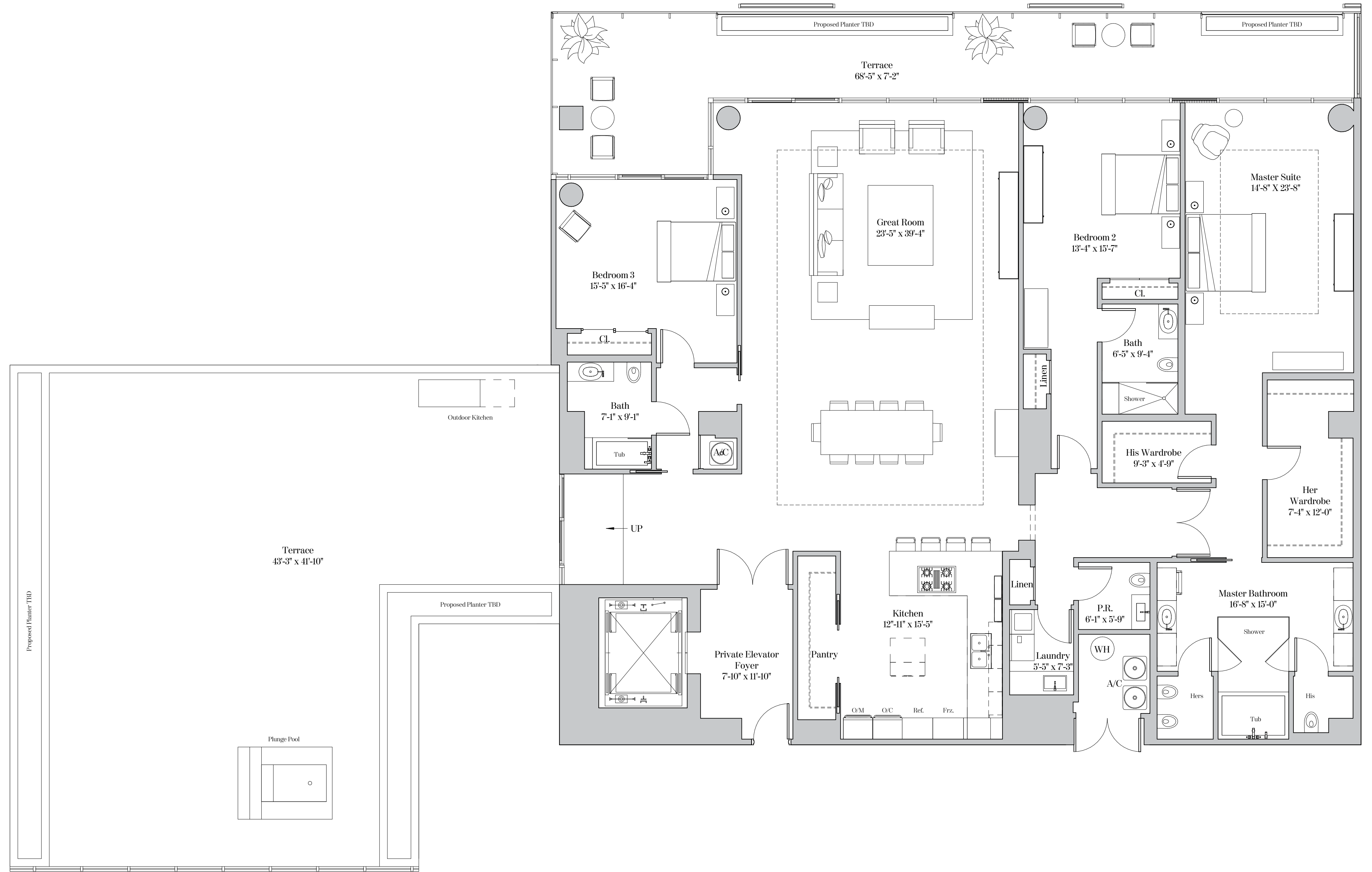
Total Area: 3,898 sq. ft (362 sq. m)



**RESIDENCE TYPE E7A**  
3 Bedrooms | 3.5 Bathrooms

Residence 427  
Ceiling height (Master & Great Rm): 9'-5" (2.87m)  
Ceiling height (All Other Areas): 8'-5" (2.56m)

Residence 427  
Living Area: 3,546 sq. ft (329 sq. m)  
Terrace: 1,474 sq. ft (41 sq. m)  
Total Area: 5,020 sq. ft (370 sq. m)



**RESIDENCE TYPE E8**

3 Bedrooms | 3.5 Bathrooms | Study | Family Room

Residence 527 & 627

Ceiling height (Master & Great Rm): 10'-0" (3.05m)  
Ceiling height (All Other Areas): 9'-0" (2.71m)

Residence LPH27

Ceiling height (Master & Great Rm): 11'-0" (3.35m)  
Ceiling height (All Other Areas): 10'-0" (3.05m)

Residence 527

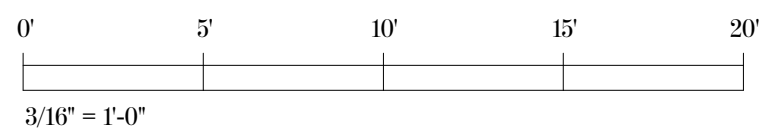
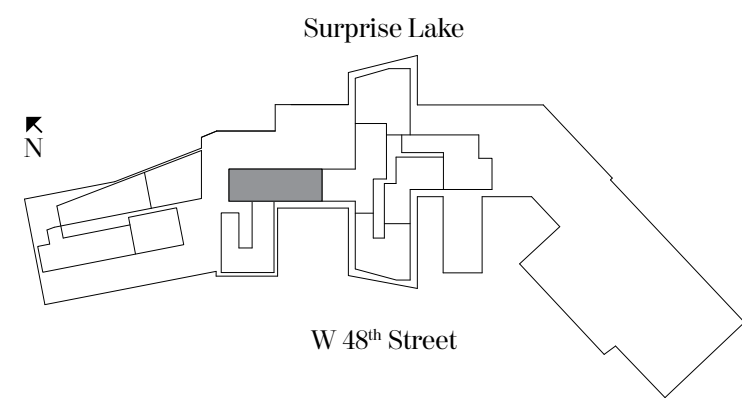
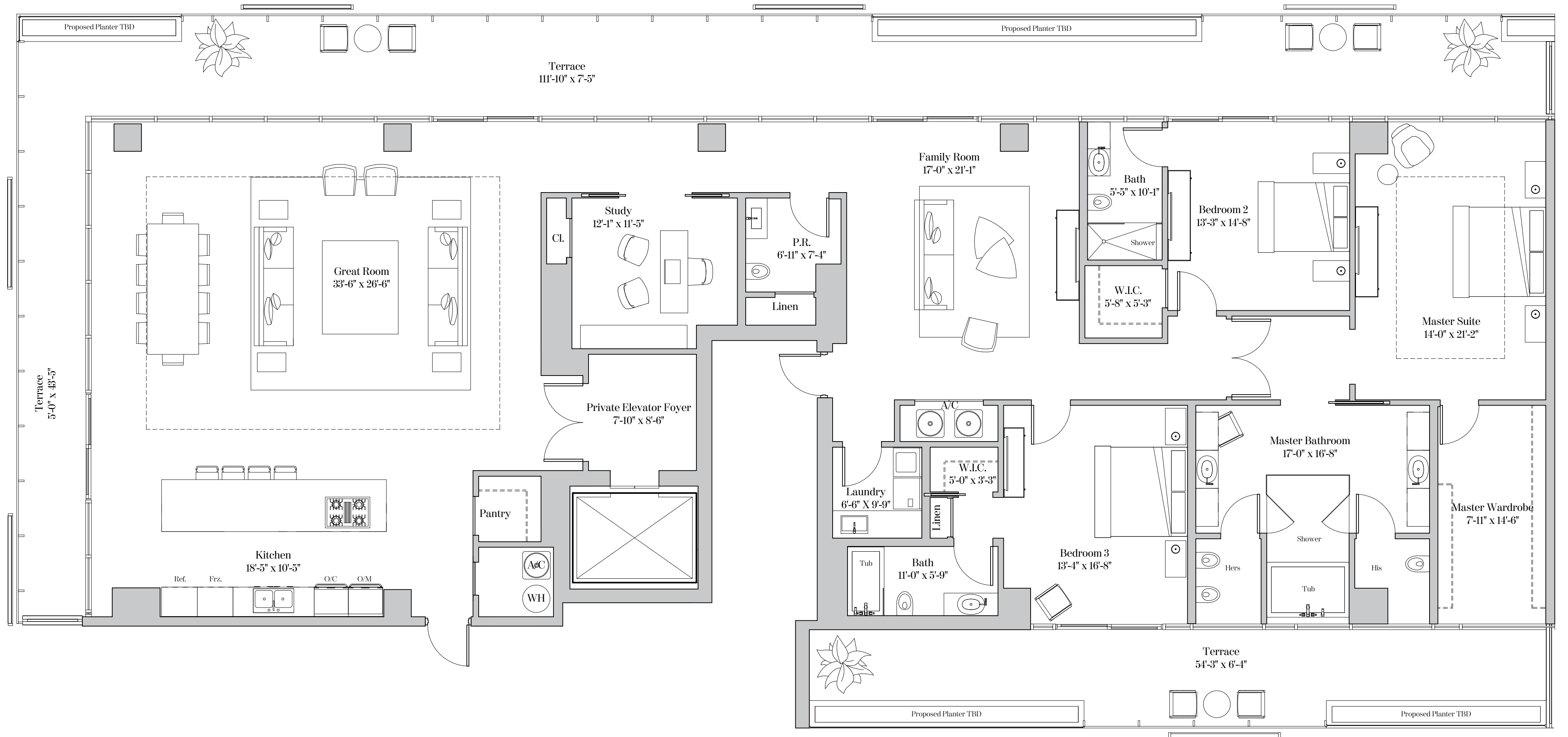
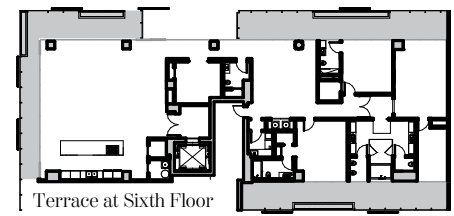
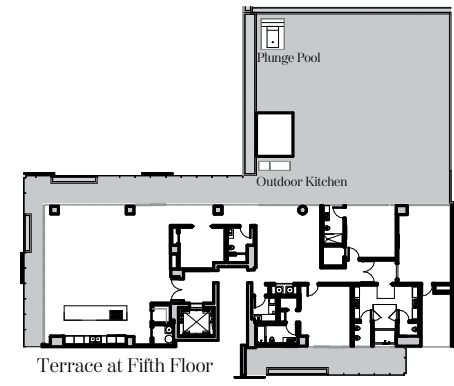
Living Area: 3,838 sq. ft (357 sq. m)  
Terrace: 3,132 sq. ft (291 sq. m)  
Total Area: 6,970 sq. ft (648 sq. m)

Residence 627

Living Area: 3,835 sq. ft (356 sq. m)  
Terrace: 708 sq. ft (66 sq. m)  
Total Area: 4,543 sq. ft (422 sq. m)

Residence LPH27

Living Area: 3,817 sq. ft (355 sq. m)  
Terrace: 1,034 sq. ft (96 sq. m)  
Total Area: 4,851 sq. ft (450 sq. m)



**RESIDENCE TYPE E9**

3 Bedrooms | 3.5 Bathrooms | Library | Family Room

**Residence 512 & 612**

Ceiling height (Master, Great Rm & Family Rm): 10'-0" (3.05m)

Ceiling height (All Other Areas): 9'-0" (2.74m)

**Residence LPH12**

Ceiling height (Master, Great Rm & Family Rm): 11'-0" (3.35m)

Ceiling height (All Other Areas): 10'-0" (3.05m)

**Residence 512 & LPH12**

Living Area: 4,380 sq. ft (407 sq. m)

Terrace: 882 sq. ft (82 sq. m)

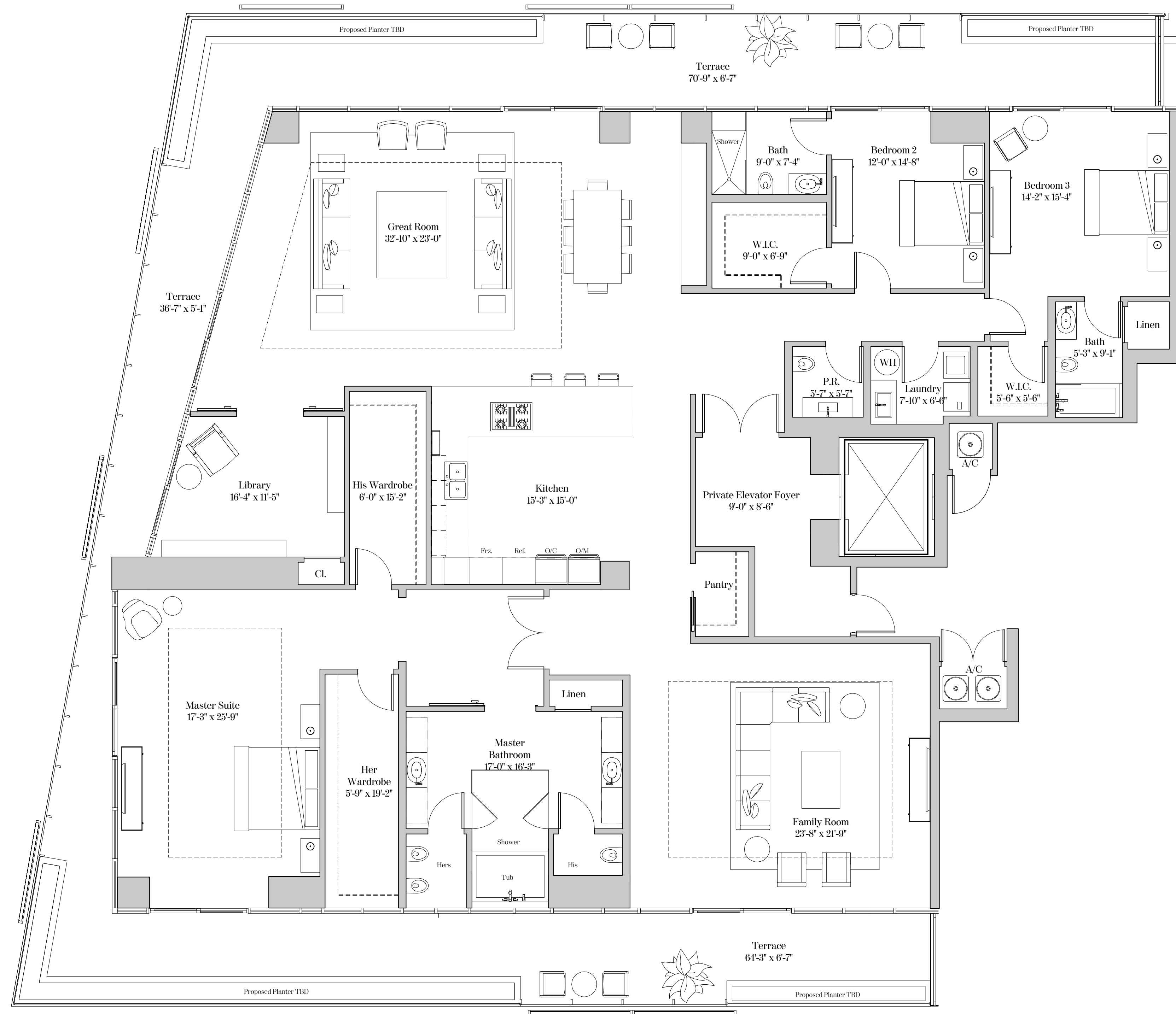
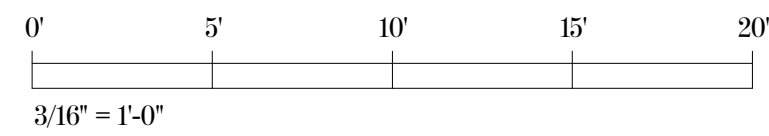
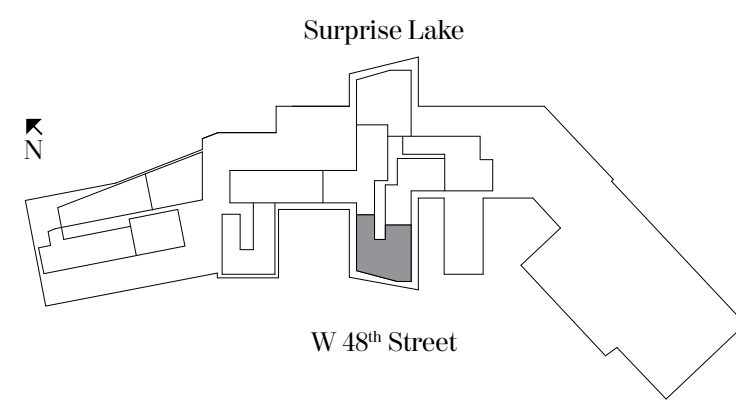
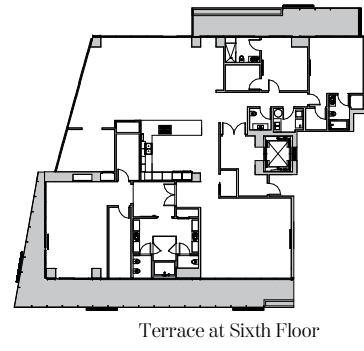
Total Area: 5,262 sq. ft (488 sq. m)

**Residence 612**

Living Area: 4,347 sq. ft (404 sq. m)

Terrace: 755 sq. ft (54 sq. m)

Total Area: 5,102 sq. ft (477 sq. m)



**RESIDENCE TYPE G1**

4 Bedrooms | 3.5 Bathrooms | Study

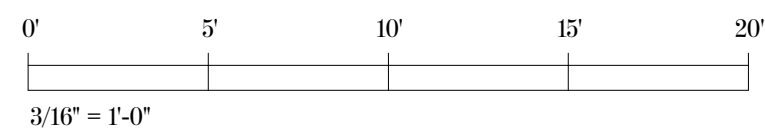
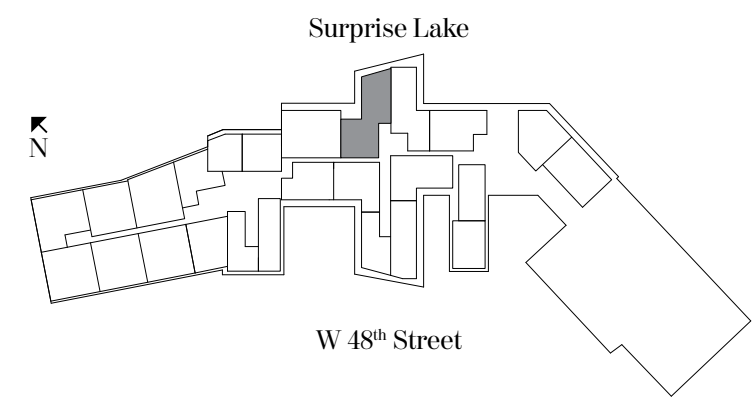
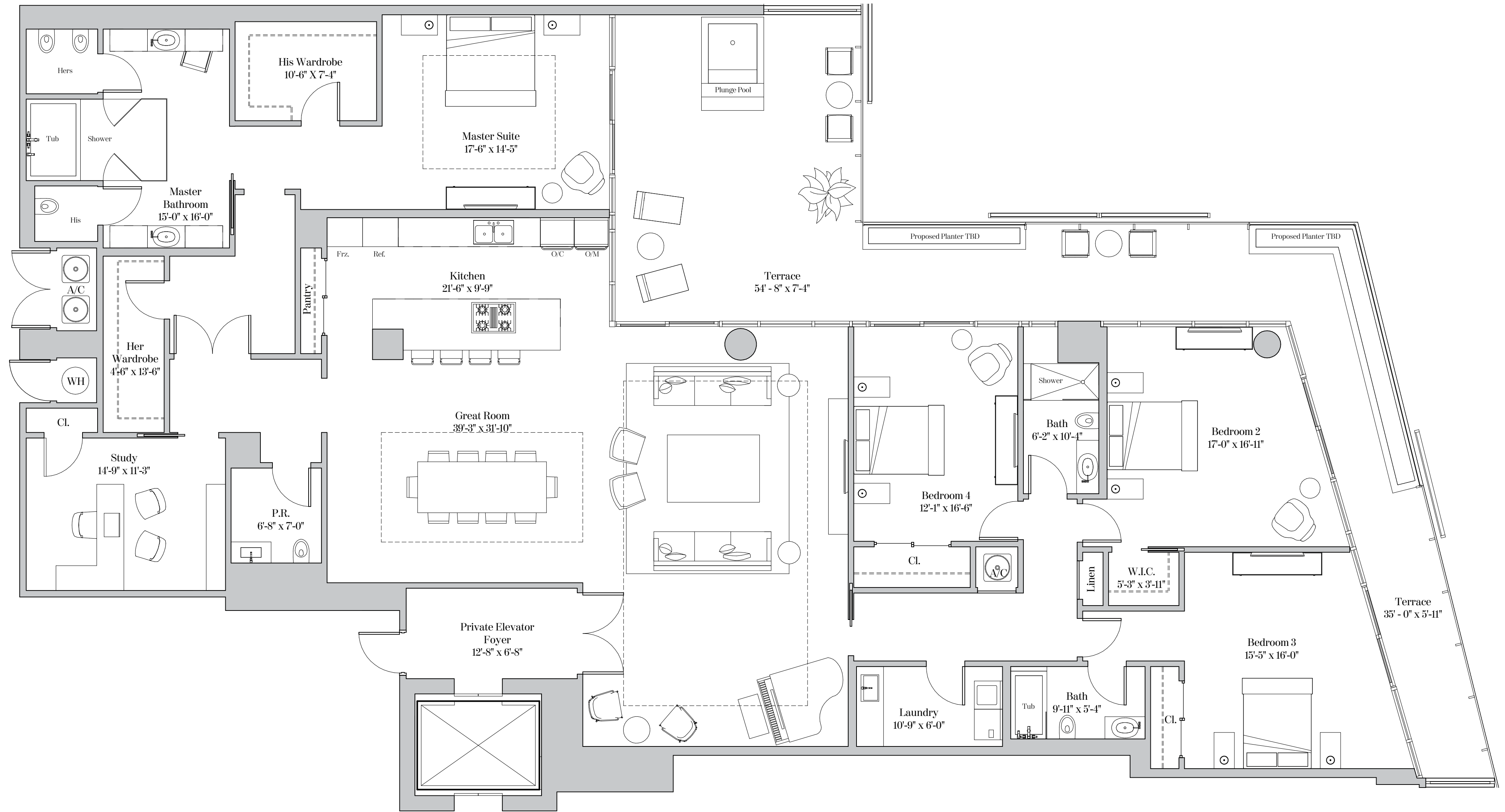
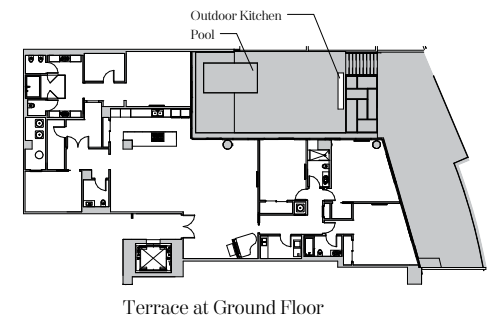
Residence 101 Ceiling height: 12'-2" (3.71m)  
 Residence 201 Ceiling height: 12'-2" (3.71m)  
 Residence 301 Ceiling height: 12'-2" (3.71m)

Residence 401  
 Ceiling height (Master & Great Rm): 10'-0" (3.05m)  
 Ceiling height (All Other Areas): 9'-0" (2.74m)

Dotted lines depict the increased ceiling height on 4th floor only.

**Residence 101**  
 Living Area: 3,767 sq. ft. (355 sq. m)  
 Terrace: 1,859 sq. ft. (60 sq. m)  
 Total Area: 5,626 sq. ft. (415 sq. m)  
 Residence 101 does not include a private elevator lobby.

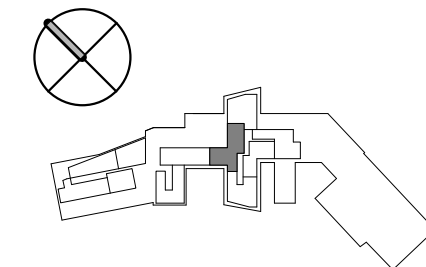
**Residence 201, 301, & 401**  
 Living Area: 3,820 sq. ft. (355 sq. m)  
 Terrace: 650 sq. ft. (60 sq. m)  
 Total Area: 4,470 sq. ft. (415 sq. m)



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Oral representations cannot be relied upon as correctly stating the representations of the developer. For correct representations, reference should be made to the documents required by section 718.503, Florida statutes, to be furnished by a developer to a buyer or lessee.

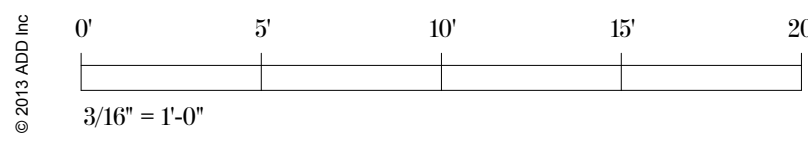
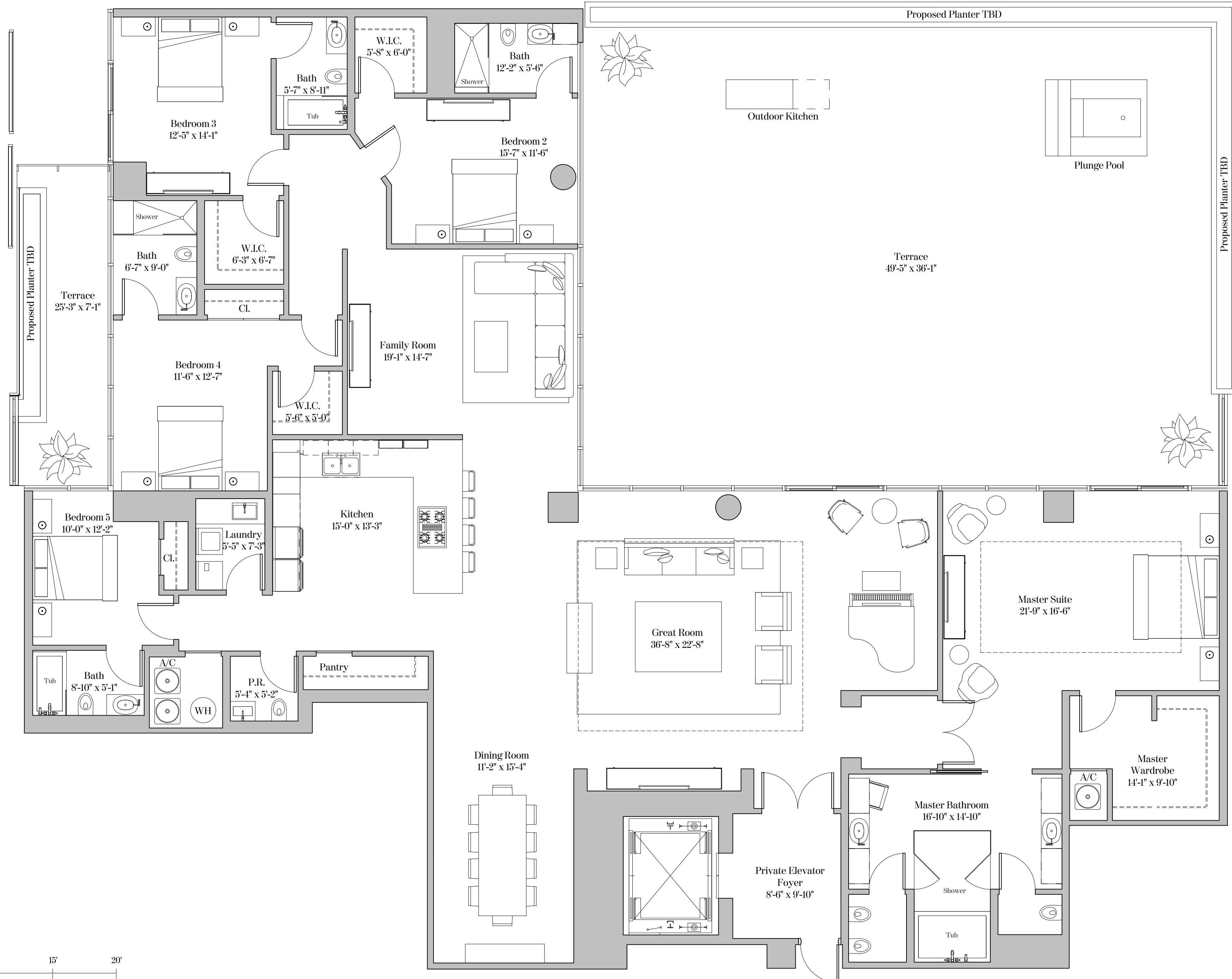
This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. Prices, plans and specifications are subject to change without notice. All depictions of appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish, furnishings and decoration, are conceptual only and are not necessarily included in each Unit. Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the 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 interior structural components). For the precise Unit boundaries, please refer to the Declaration. Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions and ceiling heights are approximate and may vary with actual construction, and all floor plans and development plans are subject to change. Additionally, ceiling height measurements exclude those areas where any soffits, moldings, drop and/or suspended ceilings and/or light fixtures may be installed. As such, the referenced ceiling height may not represent actual ceiling clearance. The seller reserves the absolute right, in its sole judgment and discretion, to substitute appliances, materials, fixtures, and equipment of equal or greater quality or value for those specified.



Key Plan

**RESIDENCE TYPE H1**  
 LIVING AREA..... 4,150 SQ.FT  
 TERRACE..... 1,951 SQ.FT  
 TOTAL AREA..... 6,101 SQ.FT  
 TOTAL AREA..... 567 SQ.M

**RESIDENCE DETAILS**  
 5 BEDROOM / 5.5 BATH + FAMILY  
 RESIDENCE 501:  
 10'-4" CEILING HEIGHT AT GREAT RM/ MASTER SUITE  
 9'-2" CEILING HEIGHT AT ALL OTHER AREAS



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**RESIDENCE TYPE L4-B**

3 Bedrooms | 3.5 Bathrooms | Loft

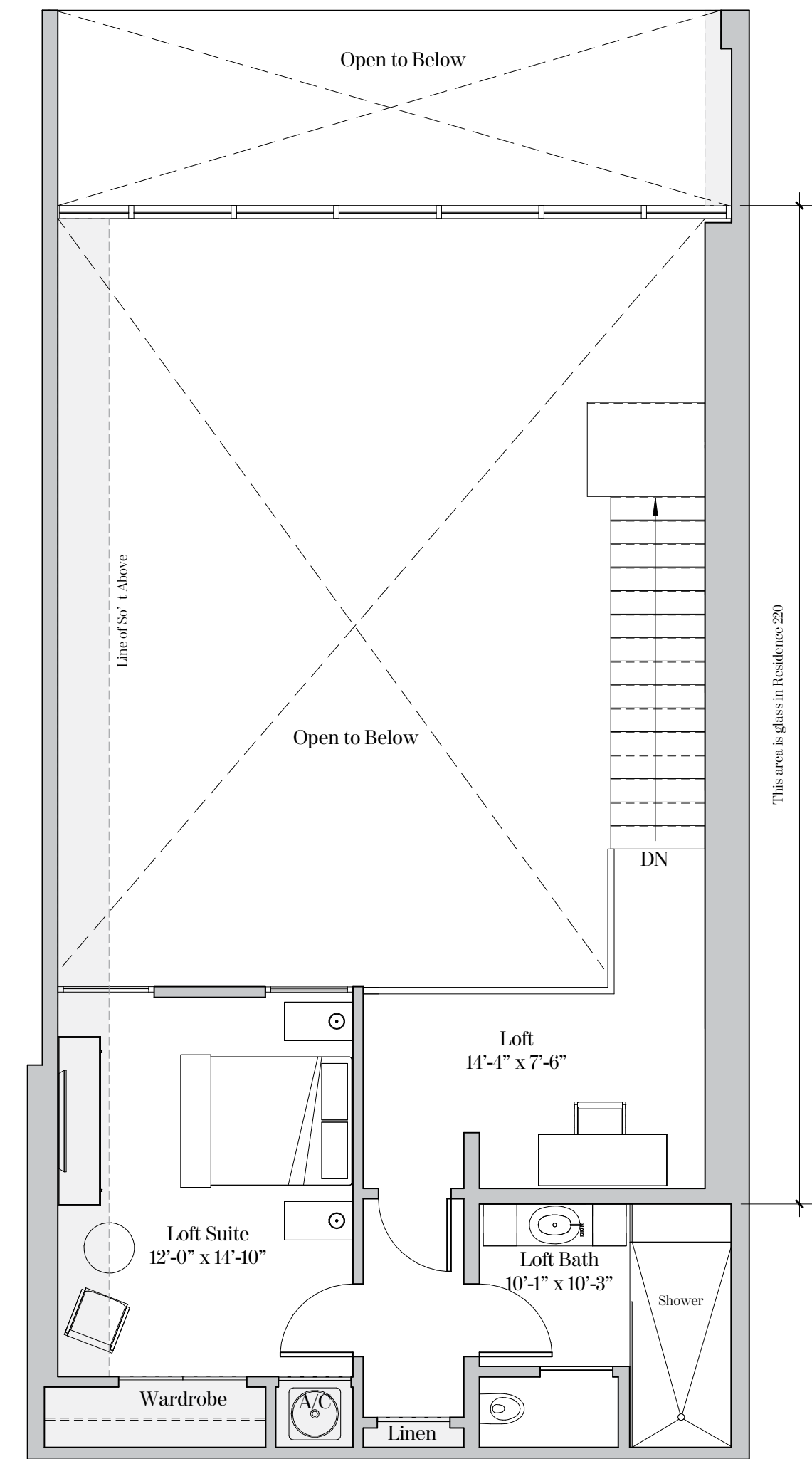
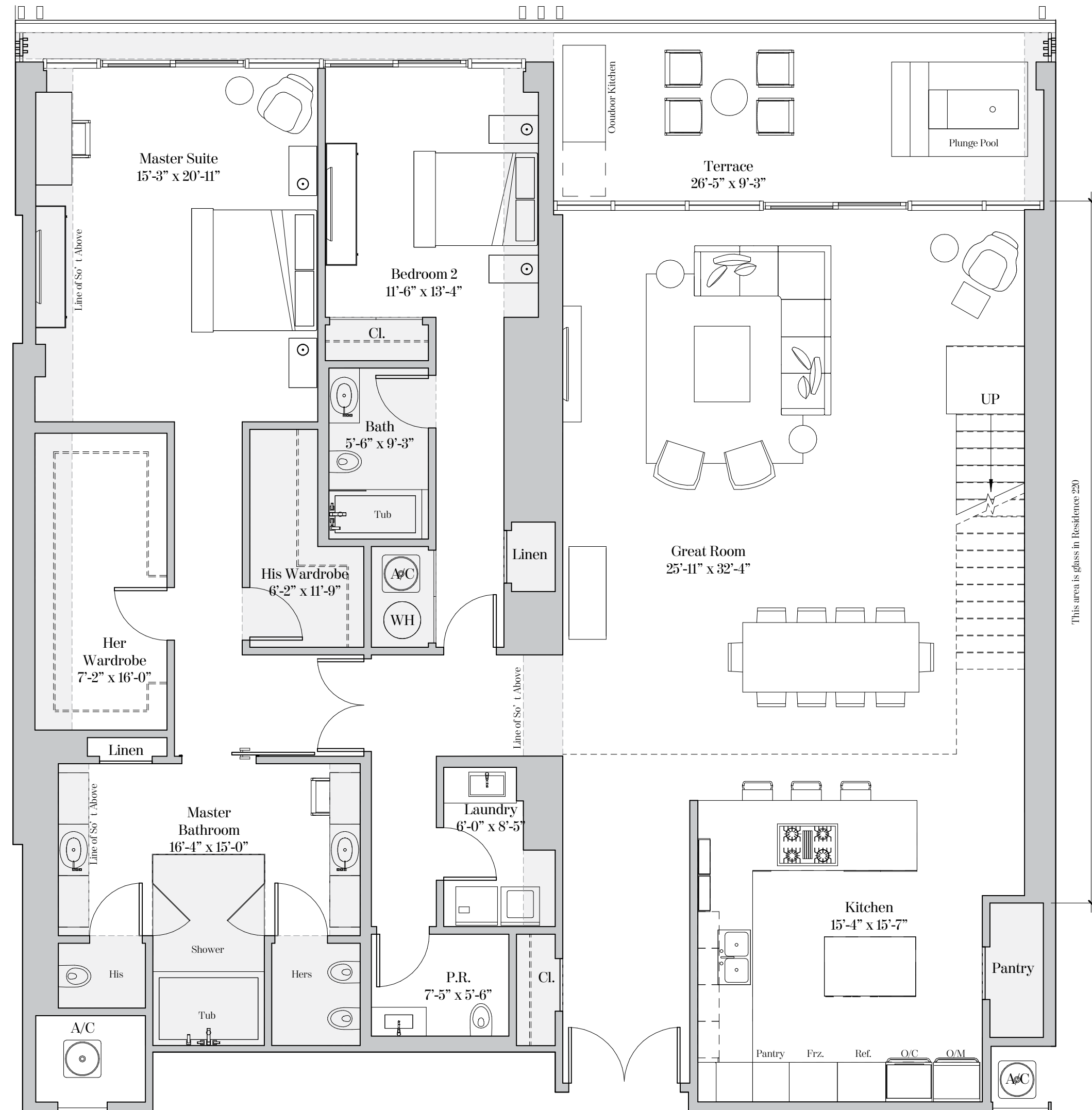
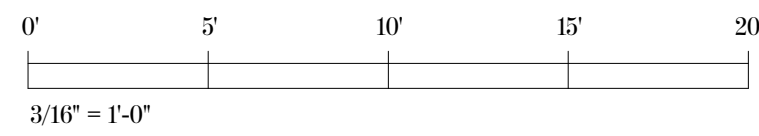
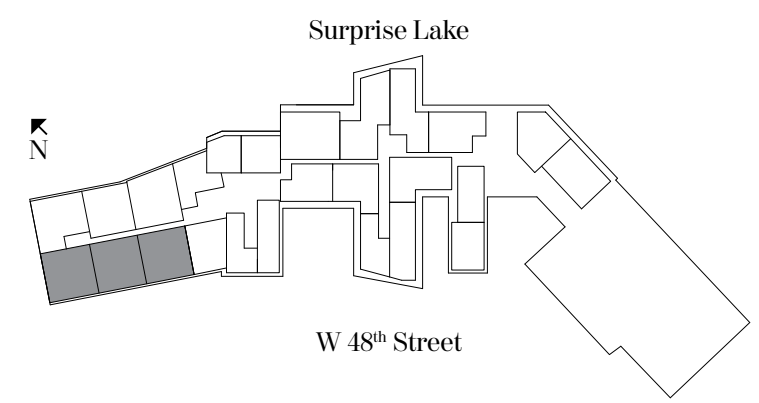
Residence 218, 219, 220 & 319  
 Ceiling height (Great Room): 16'-0" (4.88m)  
 Ceiling height (All Other Areas): 8'-0" (2.44m)  
 Ceiling/Soffit height ( ): 7'-6" (2.29m)

**Residence 218**  
 Living Area: 3,292 sq. ft (306 sq. m)  
 Terrace: 333 sq. ft (31 sq. m)  
 Total Area: 3,625 sq. ft (337 sq. m)

**Residence 219**  
 Living Area: 3,275 sq. ft (304 sq. m)  
 Terrace: 264 sq. ft (25 sq. m)  
 Total Area: 3,539 sq. ft (329 sq. m)

**Residence 220**  
 Living Area: 3,342 sq. ft (310 sq. m)  
 Terrace: 332 sq. ft (31 sq. m)  
 Total Area: 3,674 sq. ft (341 sq. m)

**Residence 319**  
 Living Area: 3,304 sq. ft (307 sq. m)  
 Terrace: 325 sq. ft (30 sq. m)  
 Total Area: 3,629 sq. ft (337 sq. m)



**RESIDENCE TYPE 17-B**

3 Bedrooms | 3.5 Bathrooms | Family Room

Residence 224

Ceiling height (Great Rm & Family Rm): 16'-0" (4.88m)

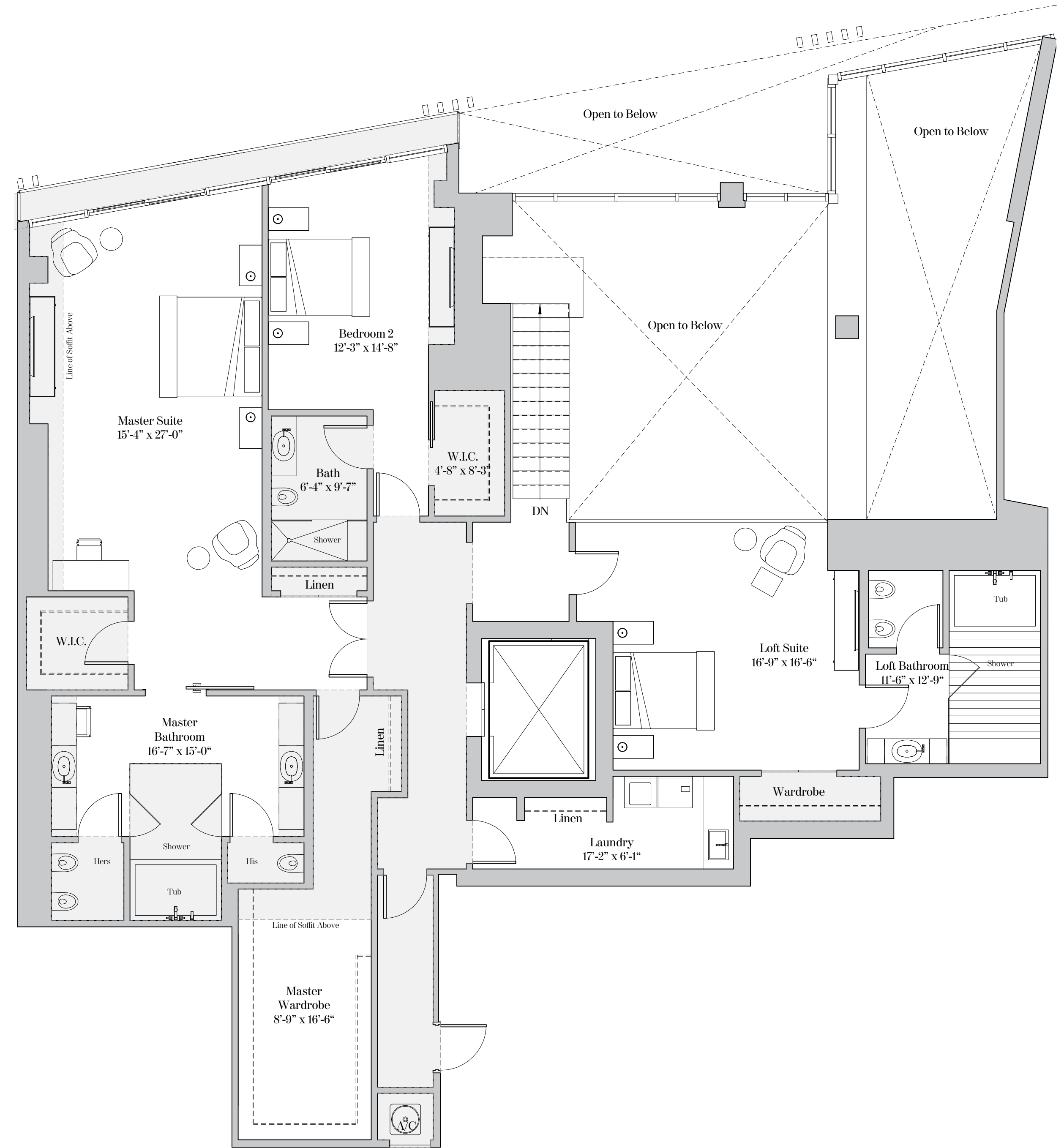
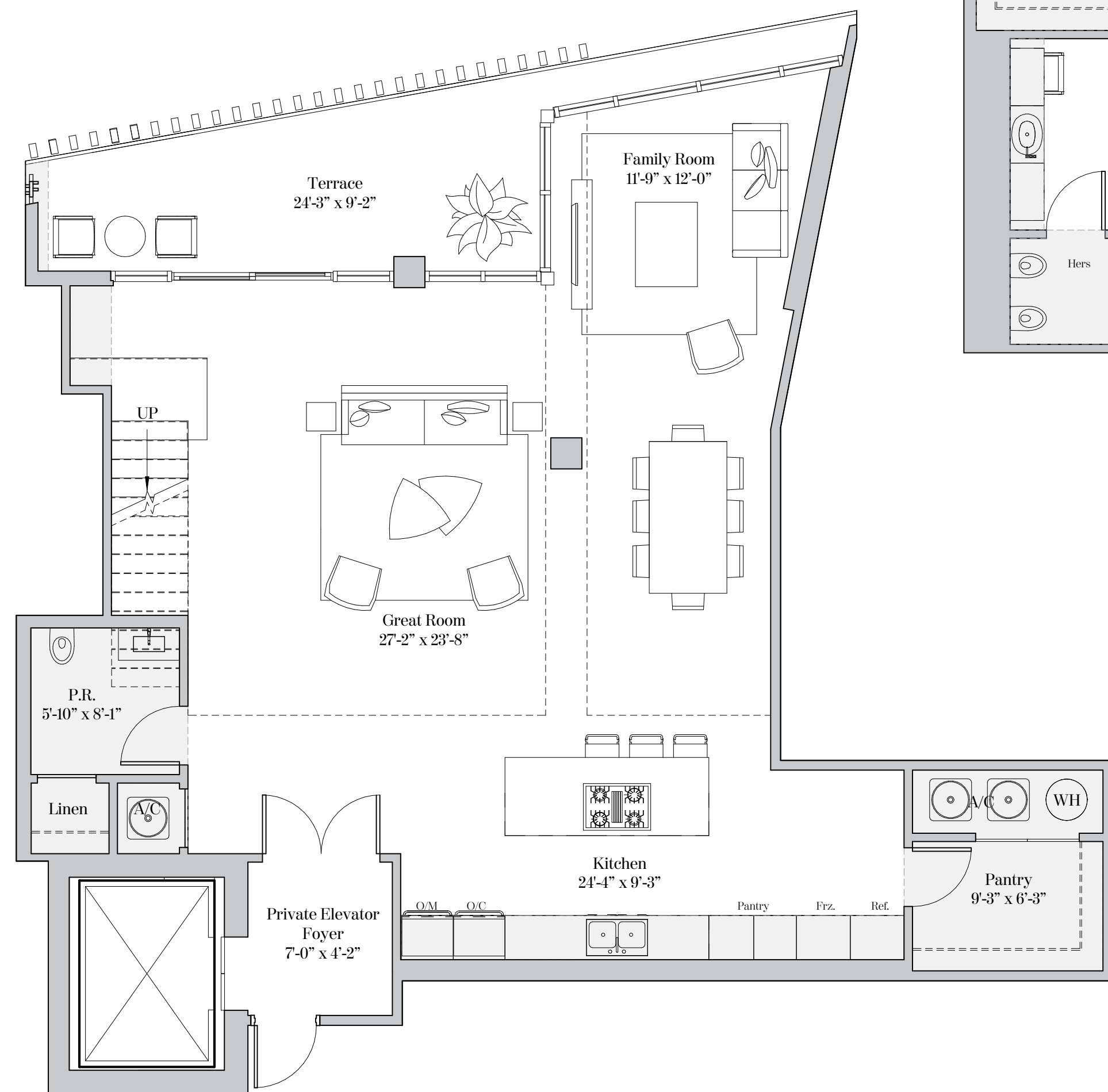
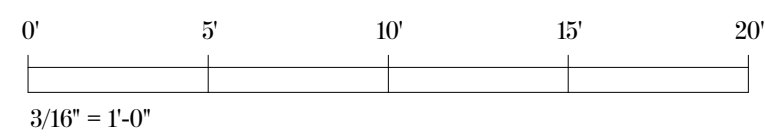
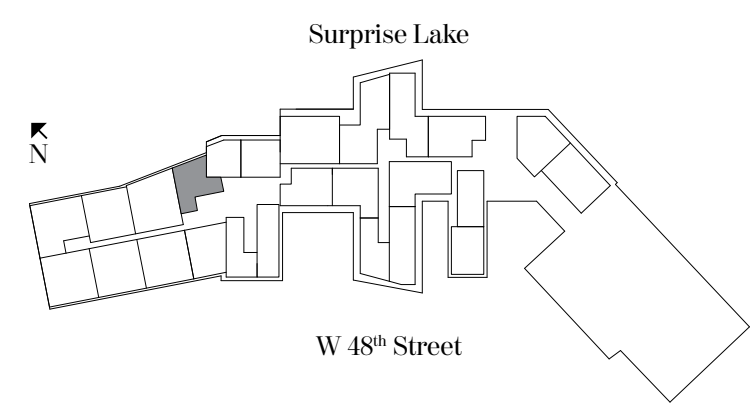
Ceiling height (All Other Areas): 8'-0" (2.44m)

Ceiling/Soffit height ( ): 7'-6" (2.29m)

Living Area: 3,778 sq. ft (351 sq. m)

Terrace: 188 sq. ft (17 sq. m)

Total Area: 3,966 sq. ft (368 sq. m)







**RESIDENCE TYPE E4**

3 Bedrooms | 3.5 Bathrooms | Study

Residence 521, 621 & 721

Ceiling height (Master & Great Rm): 10'-0" (3.05m)

Ceiling height (All Other Areas): 9'-1" (2.77m)

Residence LPH21

Ceiling height (Master & Great Rm): 10'-0" (3.05m)

Ceiling height (All Other Areas): 9'-0" (2.74m)

Residence 521

Living Area: 3,418 sq. ft (318 sq. m)

Terrace: 1,702 sq. ft (158 sq. m)

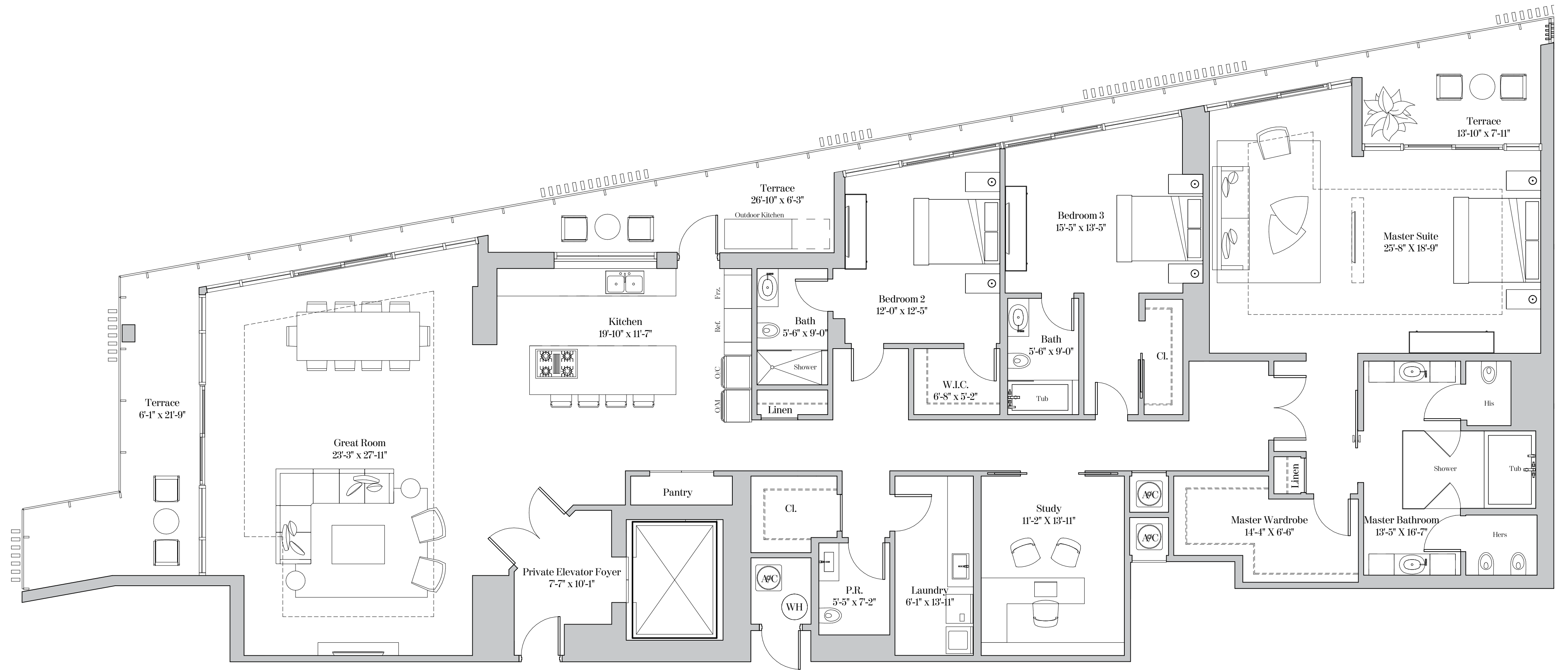
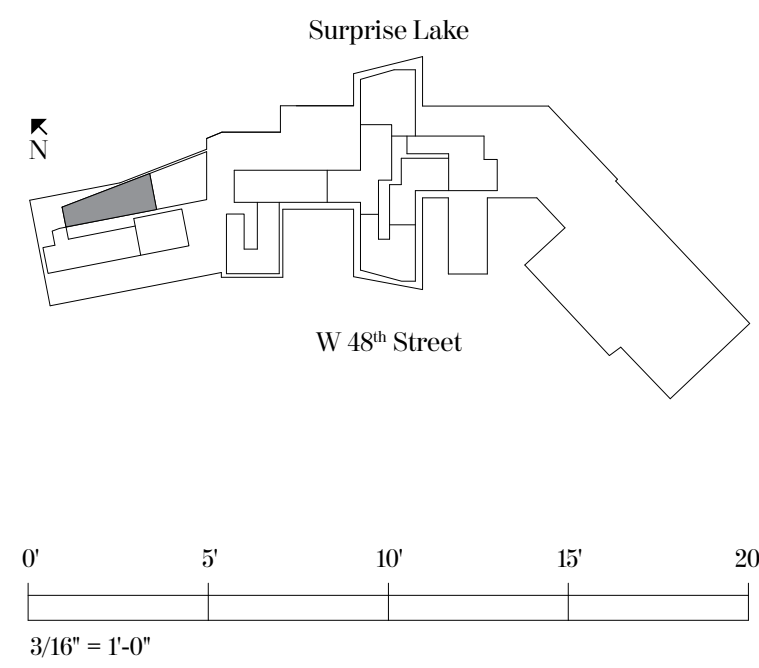
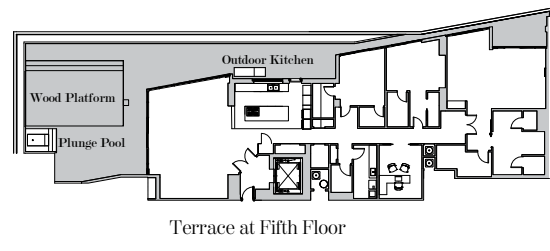
Total Area: 5,120 sq. ft (476 sq. m)

Residence 621, 721 & LPH21

Living Area: 3,418 sq. ft (318 sq. m)

Terrace: 480 sq. ft (45 sq. m)

Total Area: 3,898 sq. ft (362 sq. m)



**RESIDENCE TYPE E8**

3 Bedrooms | 3.5 Bathrooms | Study | Family Room

Residence 527 & 627

Ceiling height (Master & Great Rm): 10'-0" (3.05m)  
Ceiling height (All Other Areas): 9'-0" (2.71m)

Residence LPH27

Ceiling height (Master & Great Rm): 11'-0" (3.35m)  
Ceiling height (All Other Areas): 10'-0" (3.05m)

Residence 527

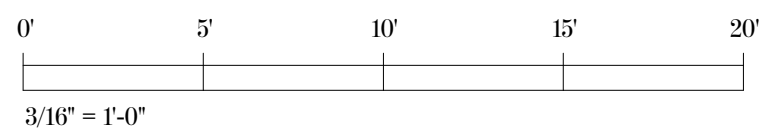
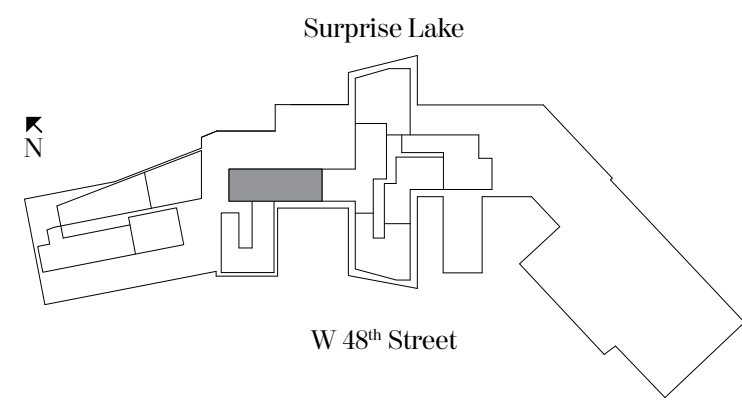
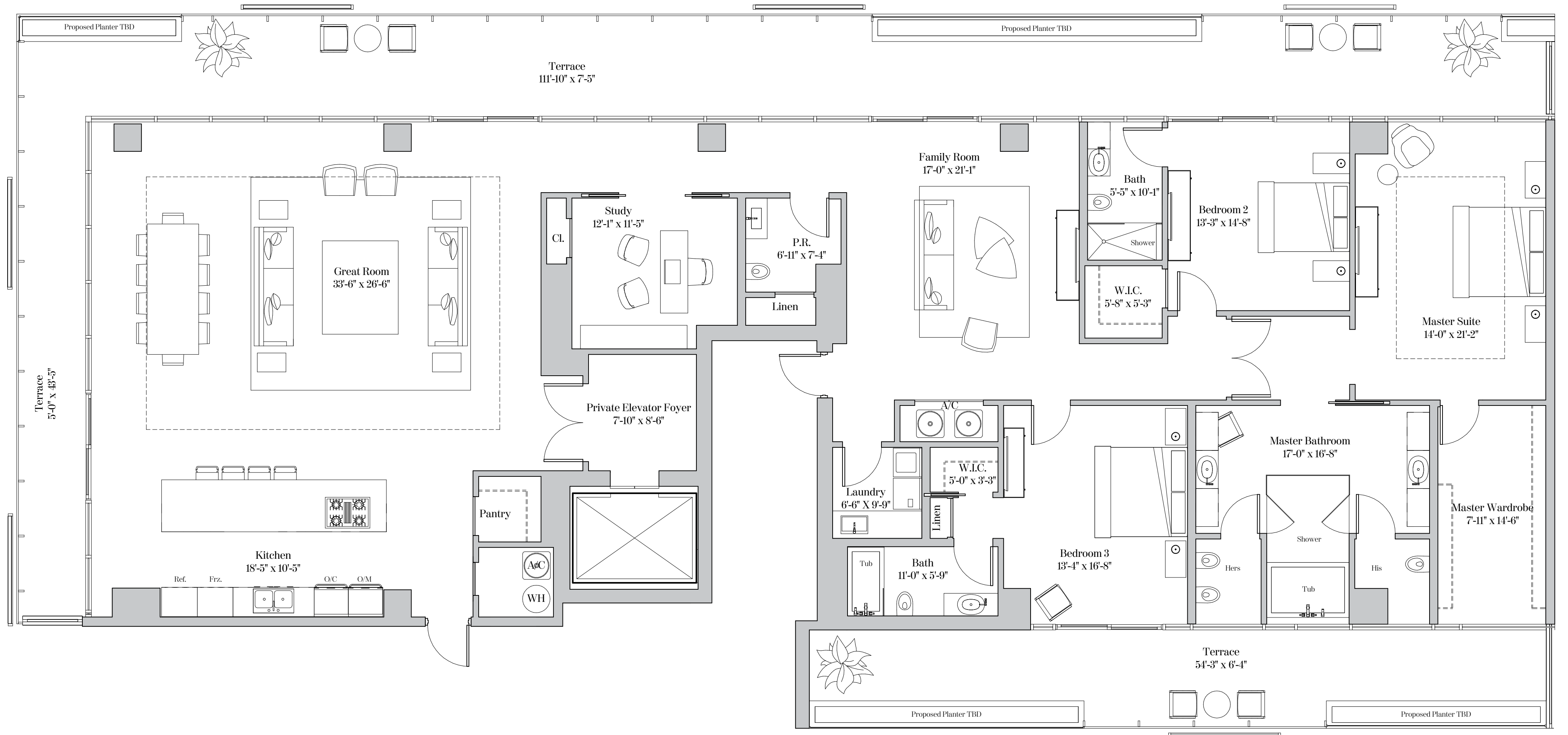
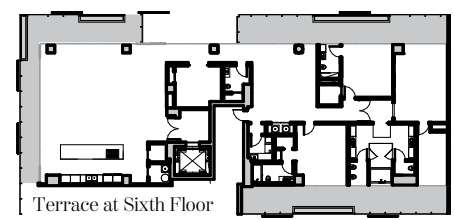
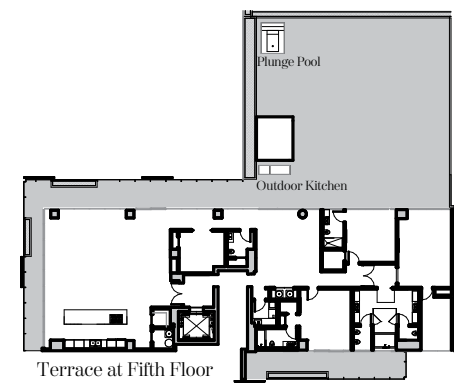
Living Area: 3,838 sq. ft (357 sq. m)  
Terrace: 3,132 sq. ft (291 sq. m)  
Total Area: 6,970 sq. ft (648 sq. m)

Residence 627

Living Area: 3,835 sq. ft (356 sq. m)  
Terrace: 708 sq. ft (66 sq. m)  
Total Area: 4,543 sq. ft (422 sq. m)

Residence LPH27

Living Area: 3,817 sq. ft (355 sq. m)  
Terrace: 1,034 sq. ft (96 sq. m)  
Total Area: 4,851 sq. ft (450 sq. m)



**RESIDENCE TYPE E9**

3 Bedrooms | 3.5 Bathrooms | Library | Family Room

**Residence 512 & 612**

Ceiling height (Master, Great Rm & Family Rm): 10'-0" (3.05m)

Ceiling height (All Other Areas): 9'-0" (2.74m)

**Residence LPH12**

Ceiling height (Master, Great Rm & Family Rm): 11'-0" (3.35m)

Ceiling height (All Other Areas): 10'-0" (3.05m)

**Residence 512 & LPH12**

Living Area: 4,380 sq. ft (407 sq. m)

Terrace: 882 sq. ft (82 sq. m)

Total Area: 5,262 sq. ft (488 sq. m)

**Residence 612**

Living Area: 4,347 sq. ft (404 sq. m)

Terrace: 755 sq. ft (54 sq. m)

Total Area: 5,102 sq. ft (477 sq. m)

