

ONE
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INTERNATIONAL REALTY

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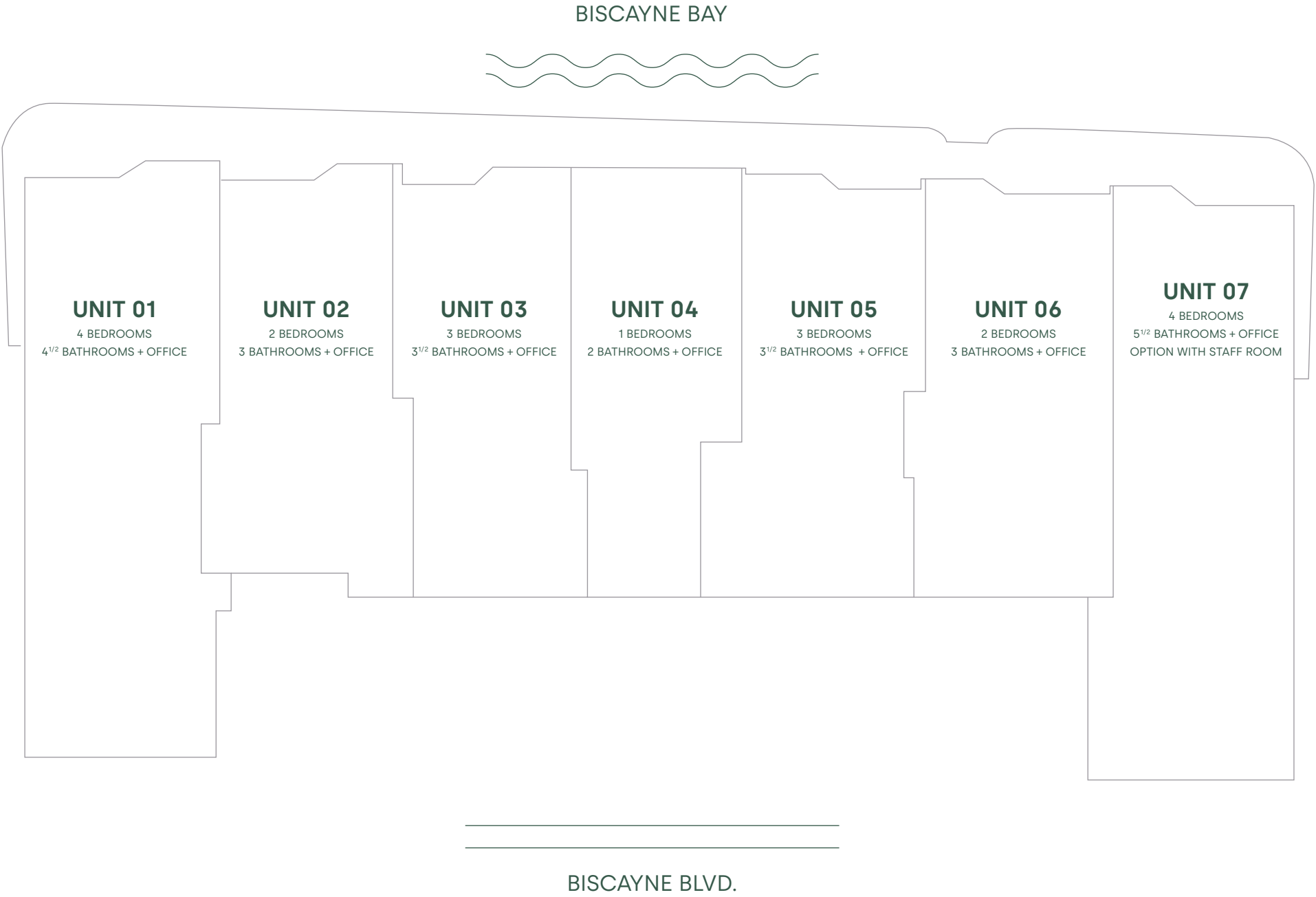
www.miami-luxury.com



Panoramic Residences



PANORAMIC RESIDENCES KEYPLAN



All dimensions are approximate and all floor plans and development plans are subject to change. Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls between units 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 all interior structural components and other common elements). This method used herein is generally found 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. Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as described above and 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 square footages and dimensions are estimates which are based on preliminary plans and will vary with actual construction. This floor plan represents the typical floor plan for the residence type indicated and is provided for informational purposes only. The actual floor plan of the residence may differ. All floor plans, specifications and other development plans are proposed and conceptual only, and are subject to change and will not necessarily accurately reflect the final plans and specifications for the development. The furnishings and decor illustrated are not included with the purchase of the Unit. See Prospectus for information regarding what is offered with the Unit and the calculation of the Unit square footage and dimensions.

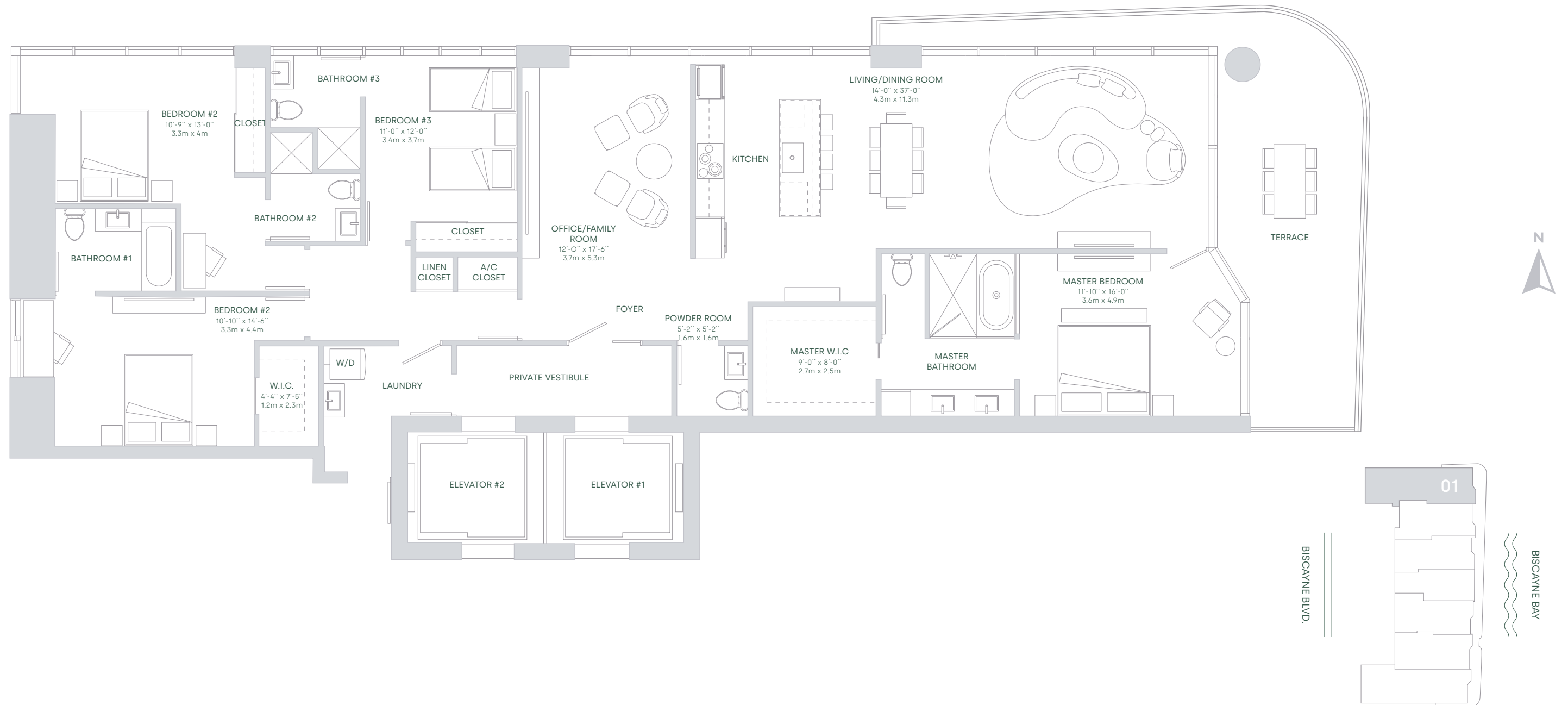


PANORAMIC RESIDENCES
LEVEL 03-50

TOTAL SQ.FT.	2,882 SQ.FT	268 SQ.MT
A/C AREA	2,584 SQ.FT	240 SQ.MT
TERRACE	298 SQ.FT	28 SQ.MT

UNIT 01

4 BEDROOMS
4^{1/2} BATHROOMS + OFFICE



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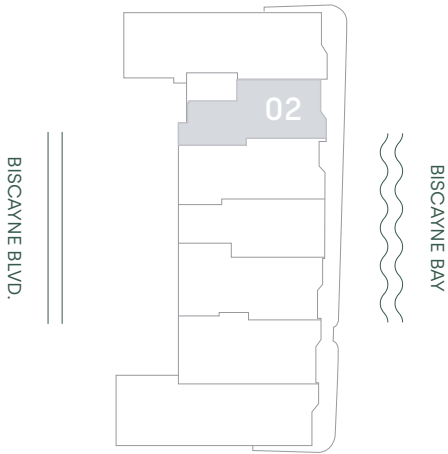
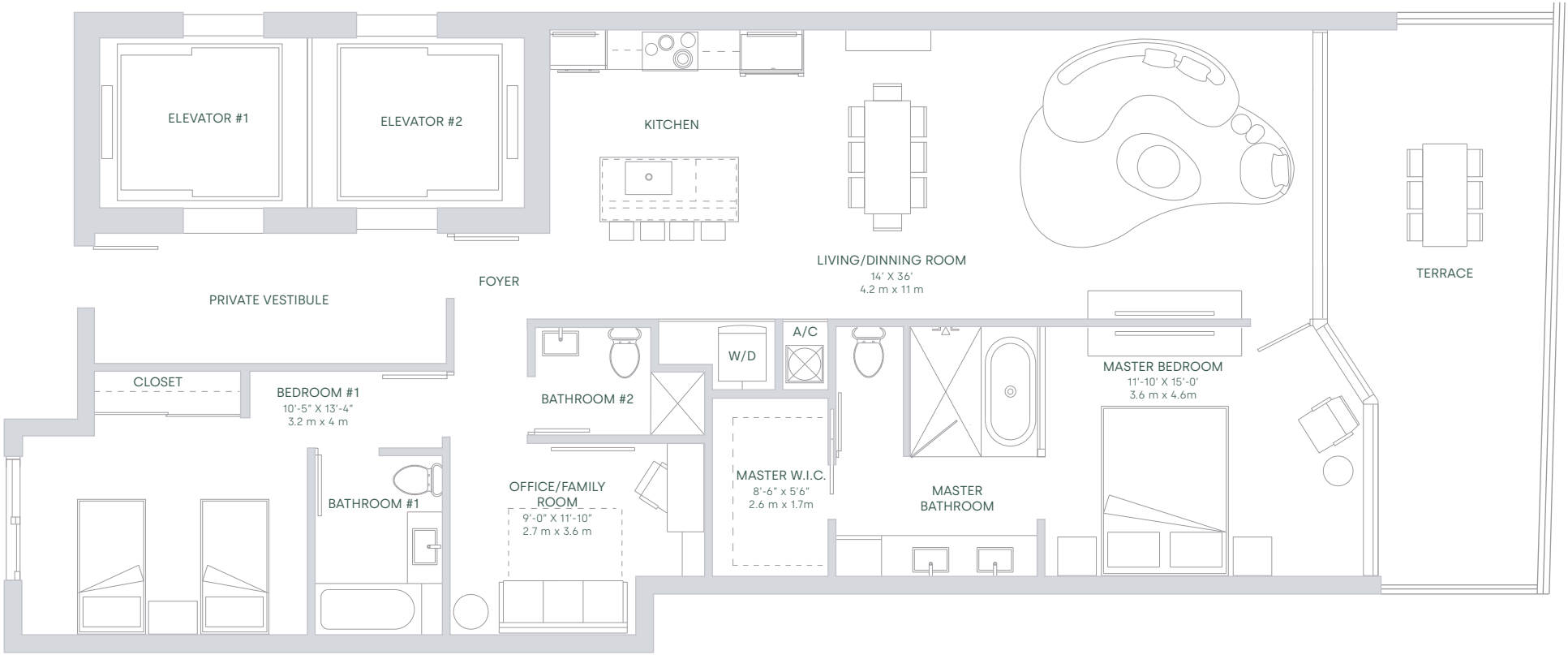


PANORAMIC RESIDENCES
LEVEL 03-50

TOTAL SQ.FT.	1,838 SQ.FT	171 SQ.MT
A/C AREA	1,571 SQ.FT	146 SQ.MT
TERRACE	267 SQ.FT	25 SQ.MT

UNIT 02

2 BEDROOMS
3 BATHROOMS + OFFICE



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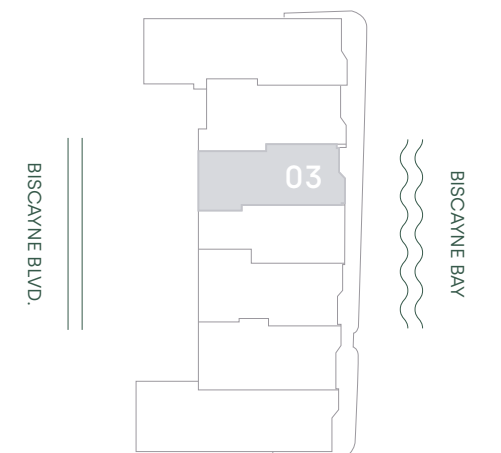
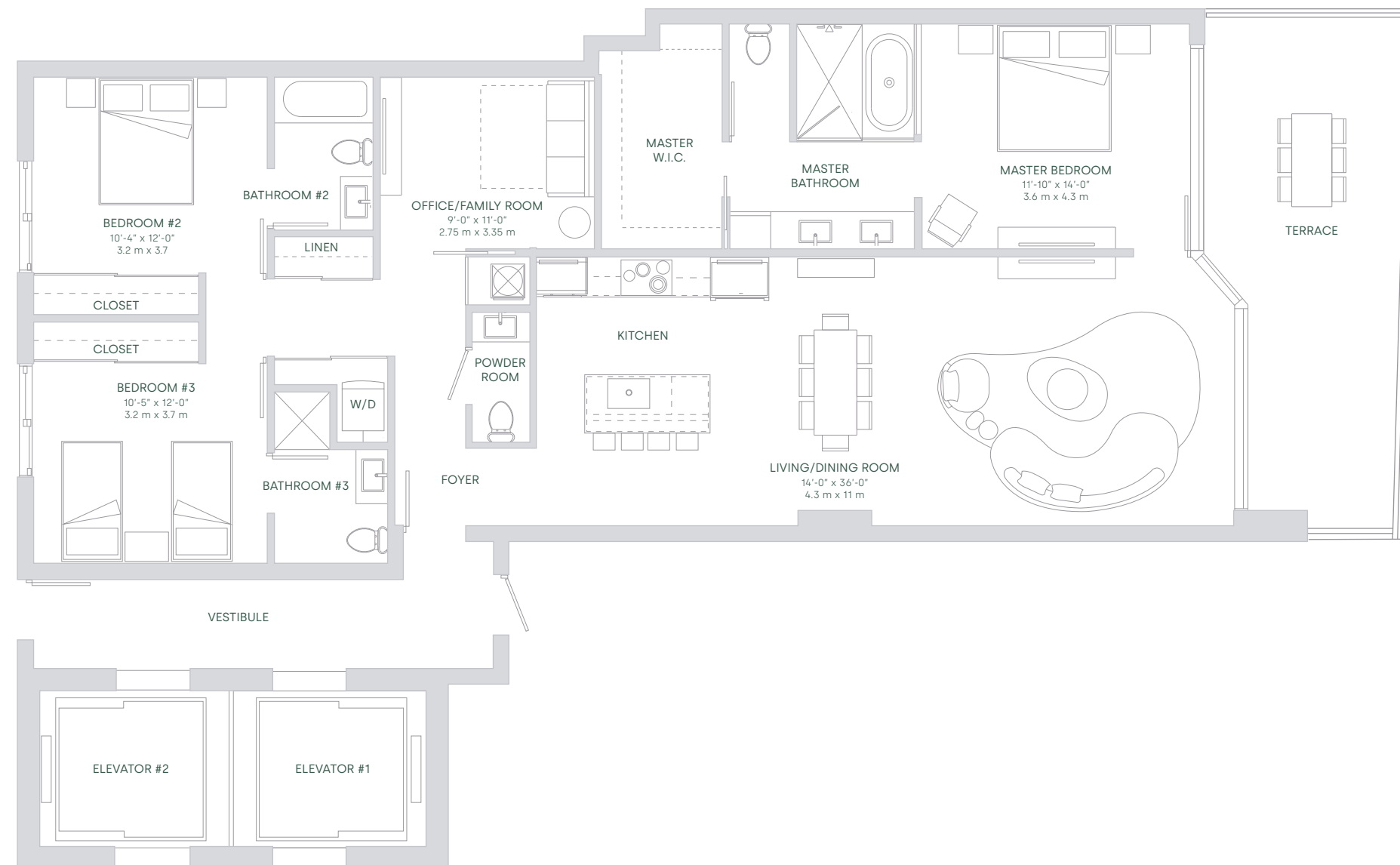


PANORAMIC RESIDENCES
LEVEL 03-50

TOTAL SQ.FT.	1,885 SQ.FT	175 SQ.MT
A/C AREA	1,643 SQ.FT	153 SQ.MT
TERRACE	242 SQ.FT	22 SQ.MT

UNIT 03

3 BEDROOMS
3^{1/2} BATHROOMS + OFFICE



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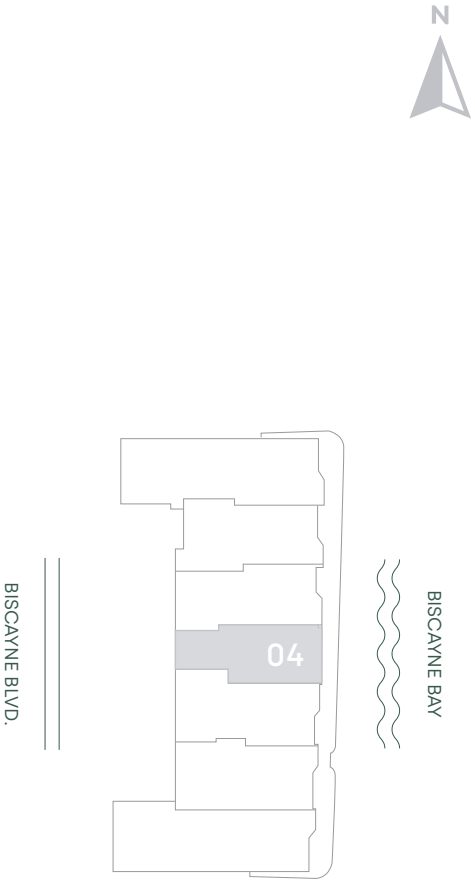
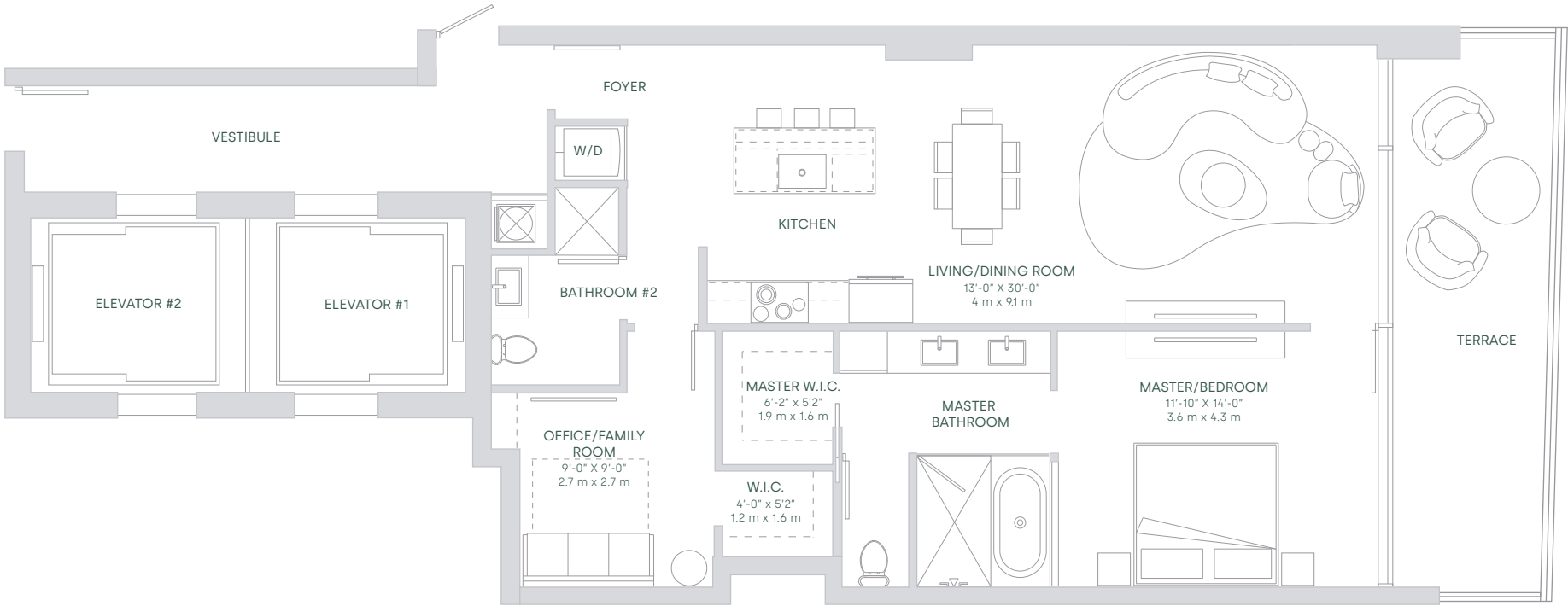


PANORAMIC RESIDENCES
LEVEL 03-50

TOTAL SQ.FT.	1,240 SQ.FT	115 SQ.MT
A/C AREA	1,059 SQ.FT	98 SQ.MT
TERRACE	181 SQ.FT	17 SQ.MT

UNIT 04

1 BEDROOMS
2 BATHROOMS + OFFICE



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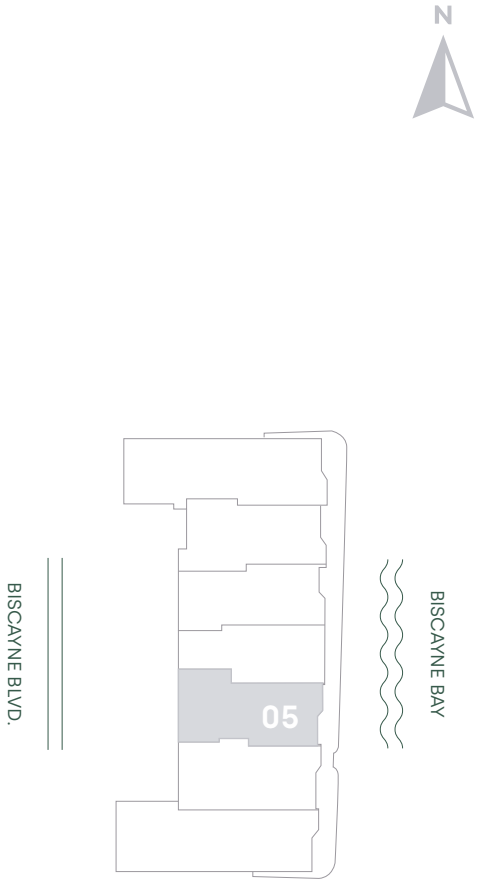
PANORAMIC RESIDENCES
LEVEL 03-50

TOTAL SQ.FT.	1,979 SQ.FT	184 SQ.MT
A/C AREA	1,750 SQ.FT	163 SQ.MT
TERRACE	229 SQ.FT	21 SQ.MT

UNIT 05

3 BEDROOMS

3^{1/2} BATHROOMS + OFFICE



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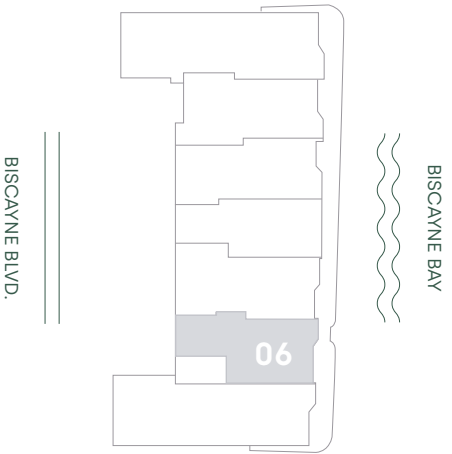
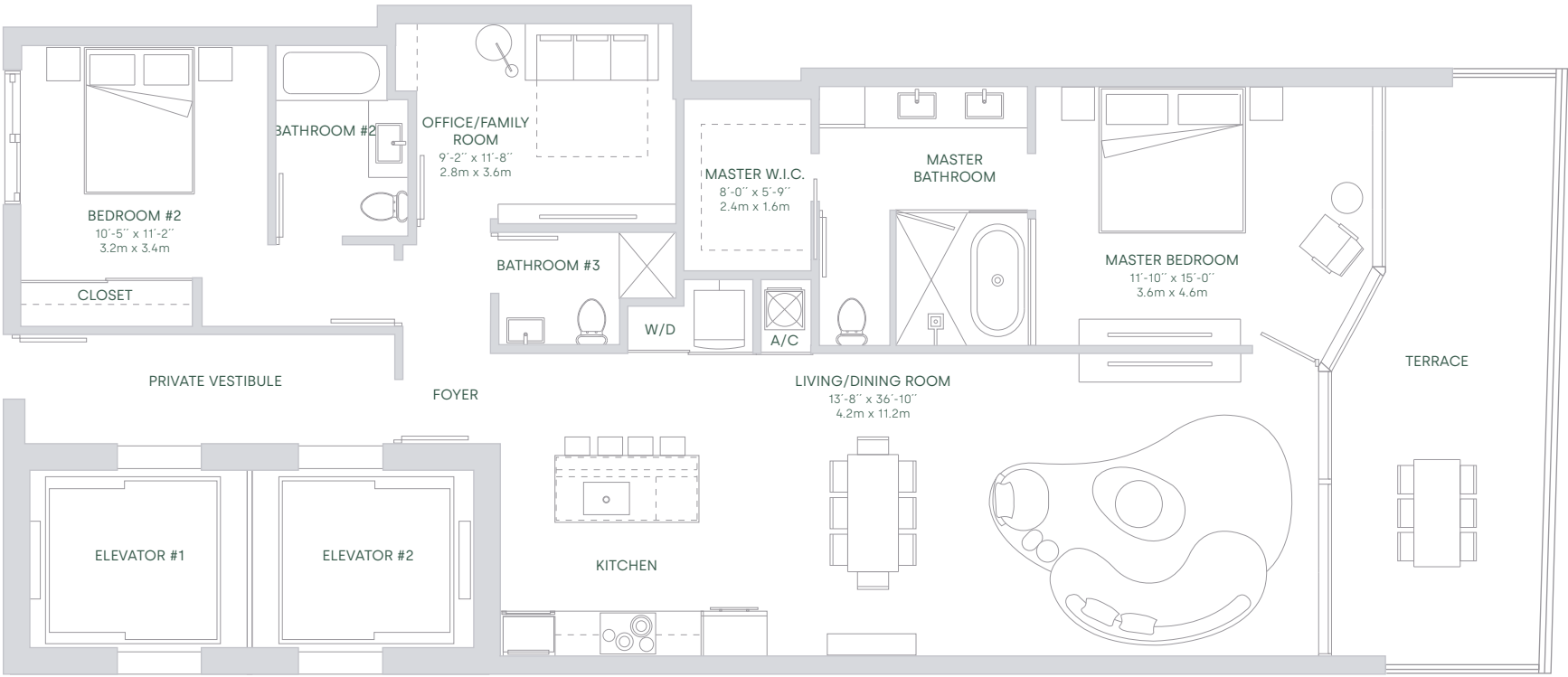


PANORAMIC RESIDENCES
LEVEL 03-50

TOTAL SQ.FT.	1,832 SQ.FT	170 SQ.MT
A/C AREA	1,576 SQ.FT	146 SQ.MT
TERRACE	256 SQ.FT	24 SQ.MT

UNIT 06

2 BEDROOMS
3 BATHROOMS + OFFICE



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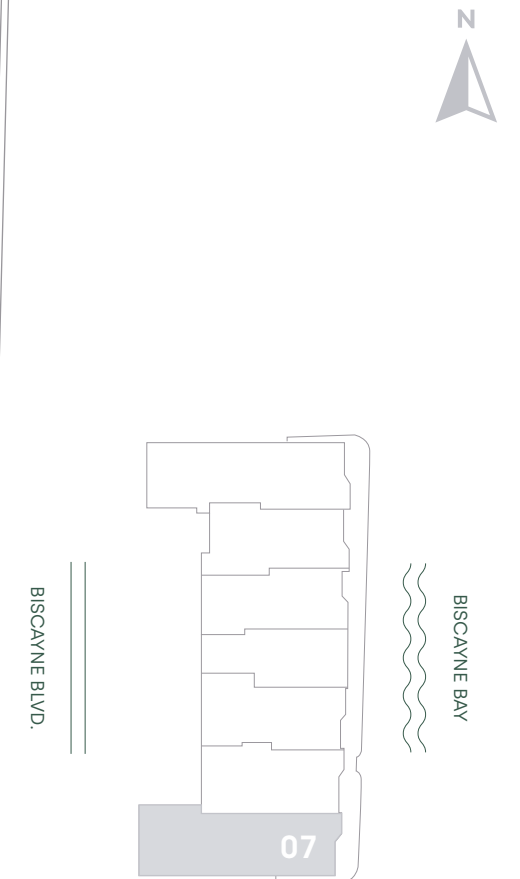
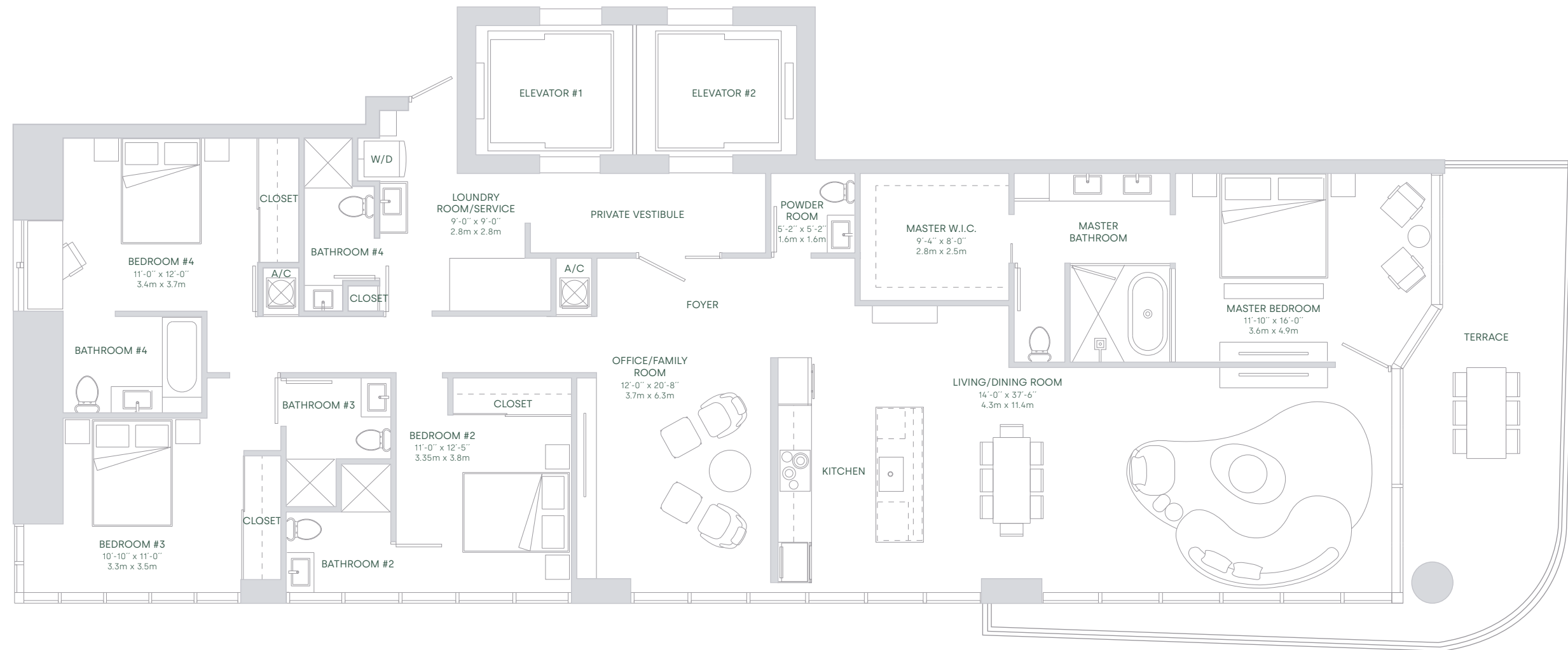


PANORAMIC RESIDENCES
LEVEL 03-50

TOTAL SQ.FT.	2,813 SQ.FT	261 SQ.MT
A/C AREA	2,520 SQ.FT	234 SQ.MT
TERRACE	293 SQ.FT	27 SQ.MT

UNIT 07

4 BEDROOMS
5^{1/2} BATHROOMS + OFFICE
OPTION WITH STAFF ROOM



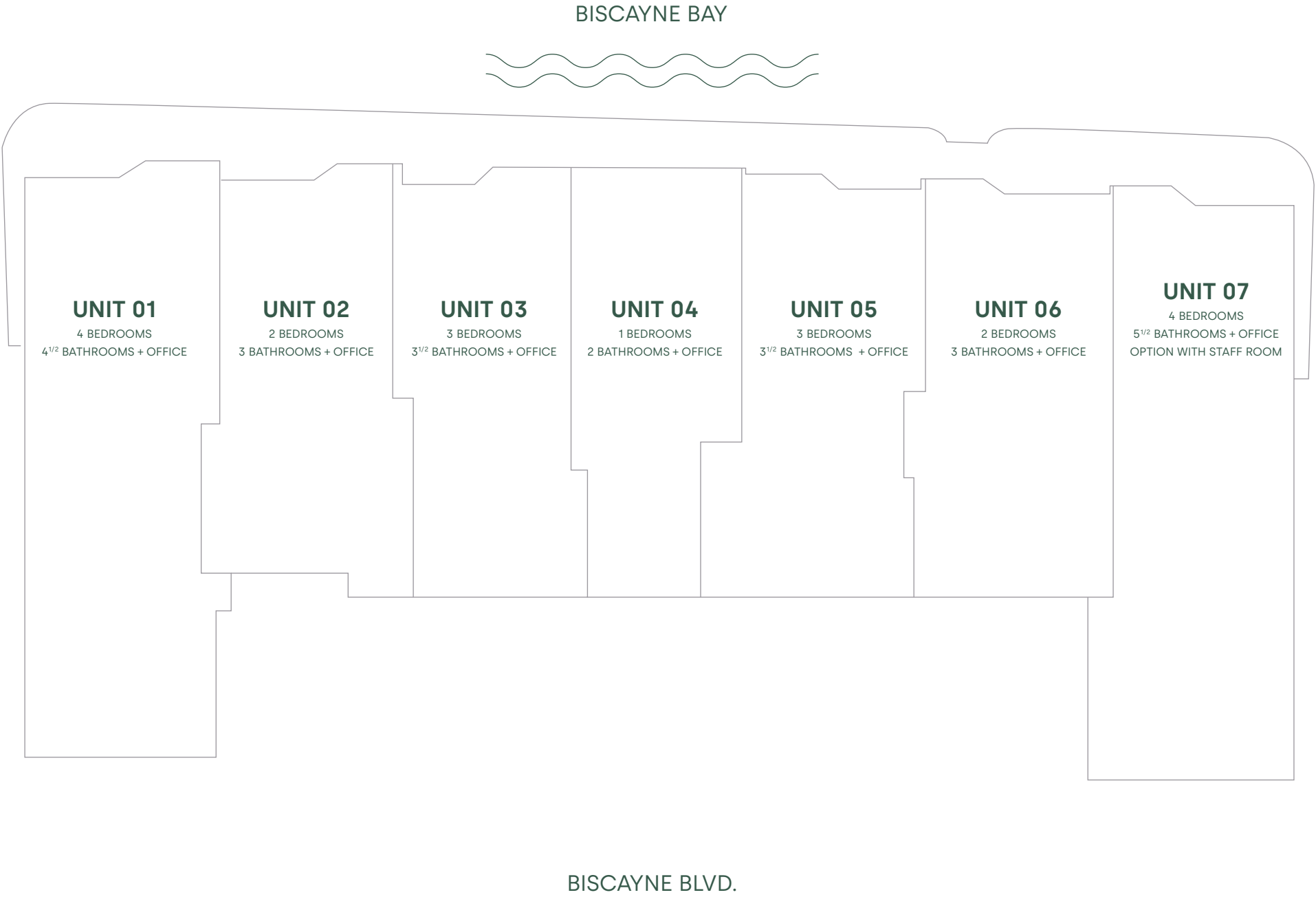
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Skyview Residences



SKYVIEW RESIDENCES KEYPLAN



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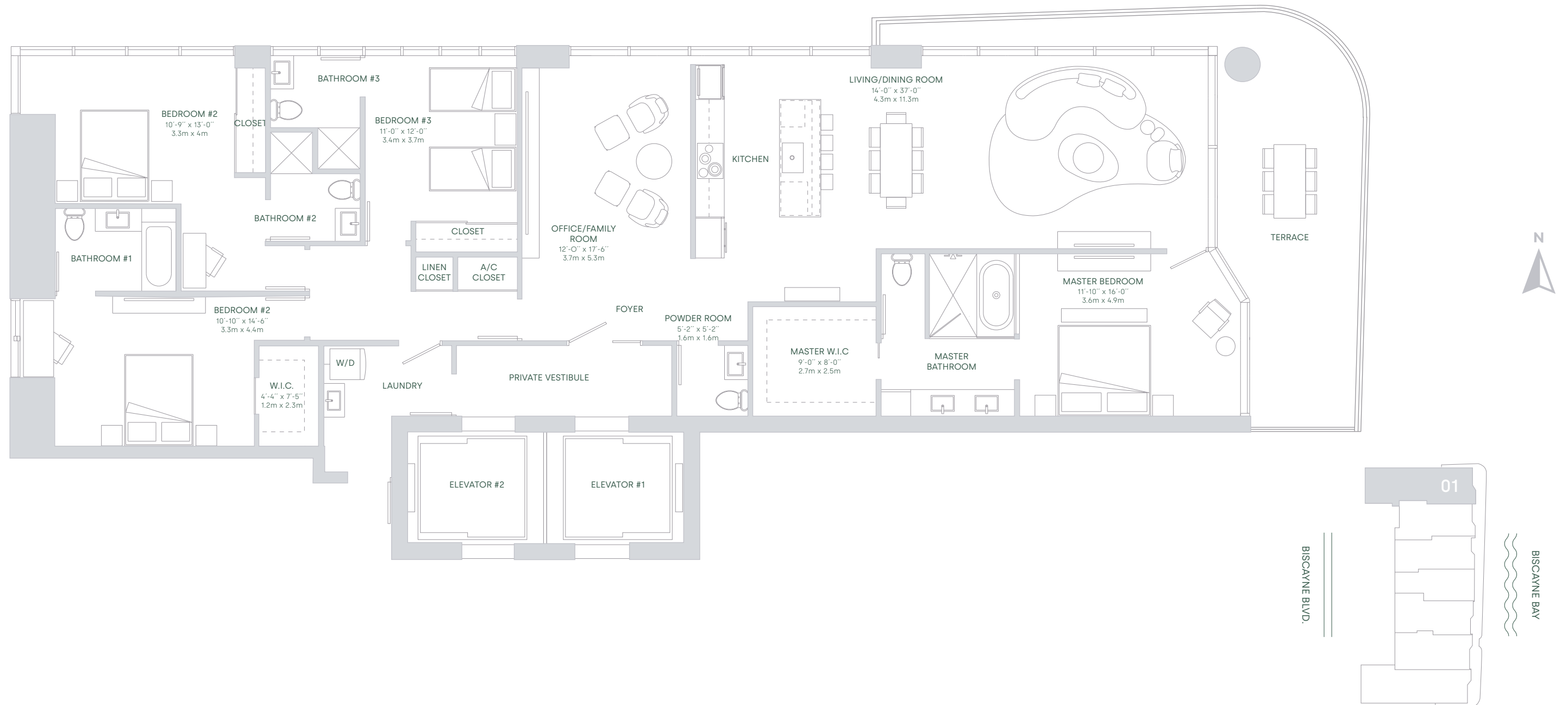


SKYVIEW RESIDENCES
LEVEL 51-56

TOTAL SQ.FT.	2,882 SQ.FT	268 SQ.MT
A/C AREA	2,584 SQ.FT	240 SQ.MT
TERRACE	298 SQ.FT	28 SQ.MT

UNIT 01

4 BEDROOMS
4^{1/2} BATHROOMS + OFFICE



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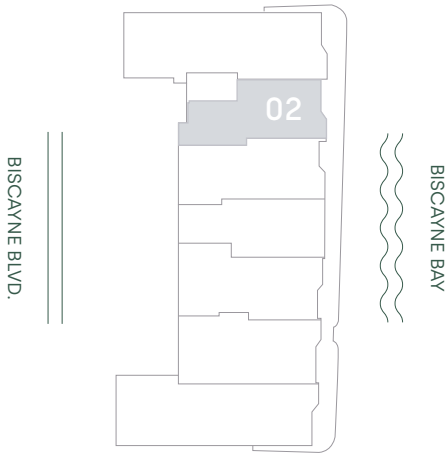
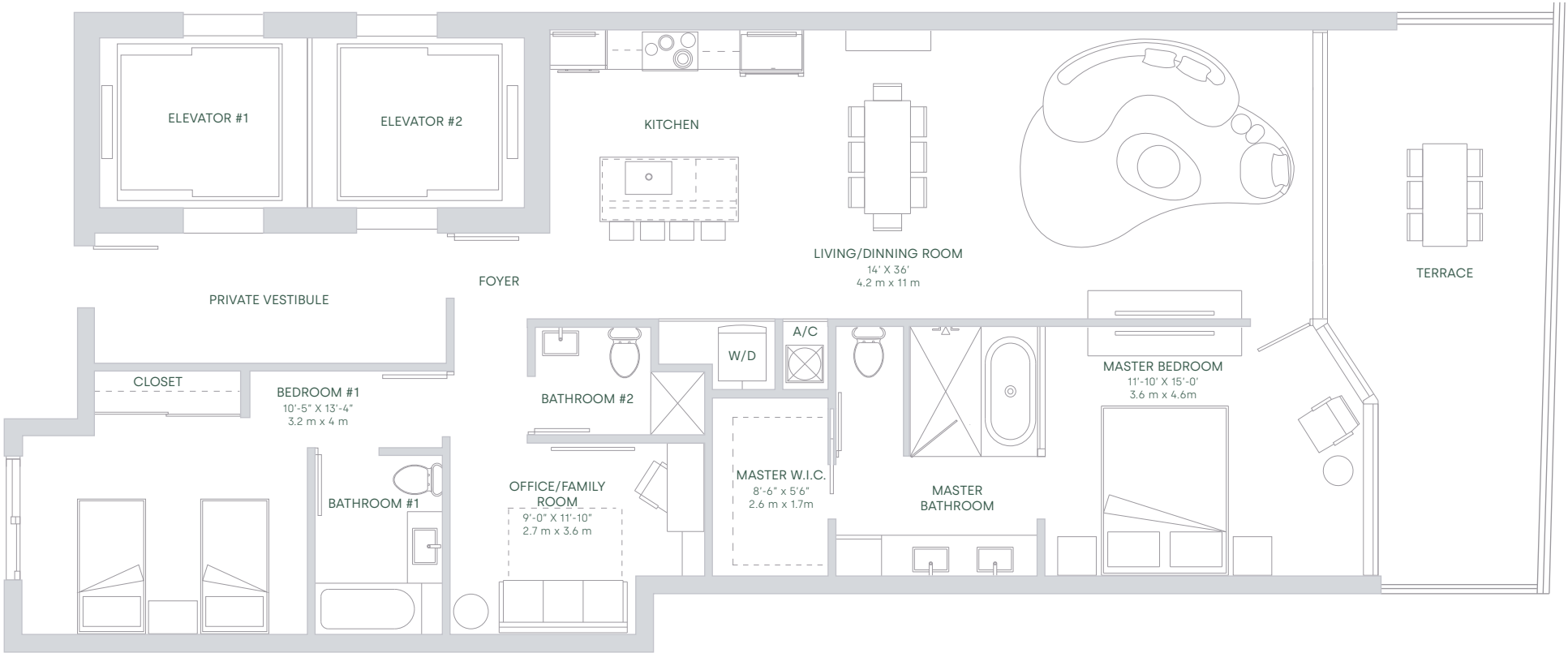


SKYVIEW RESIDENCES
LEVEL 51-56

TOTAL SQ.FT.	1,838 SQ.FT	171 SQ.MT
A/C AREA	1,571 SQ.FT	146 SQ.MT
TERRACE	267 SQ.FT	25 SQ.MT

UNIT 02

2 BEDROOMS
3 BATHROOMS + OFFICE



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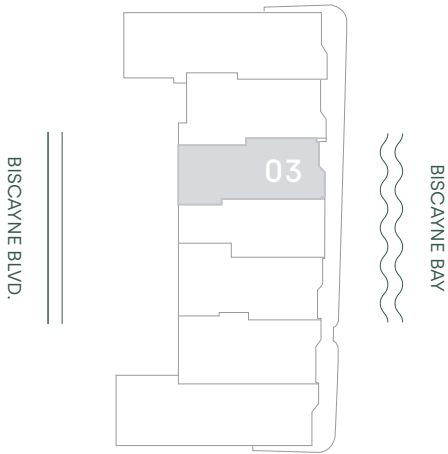
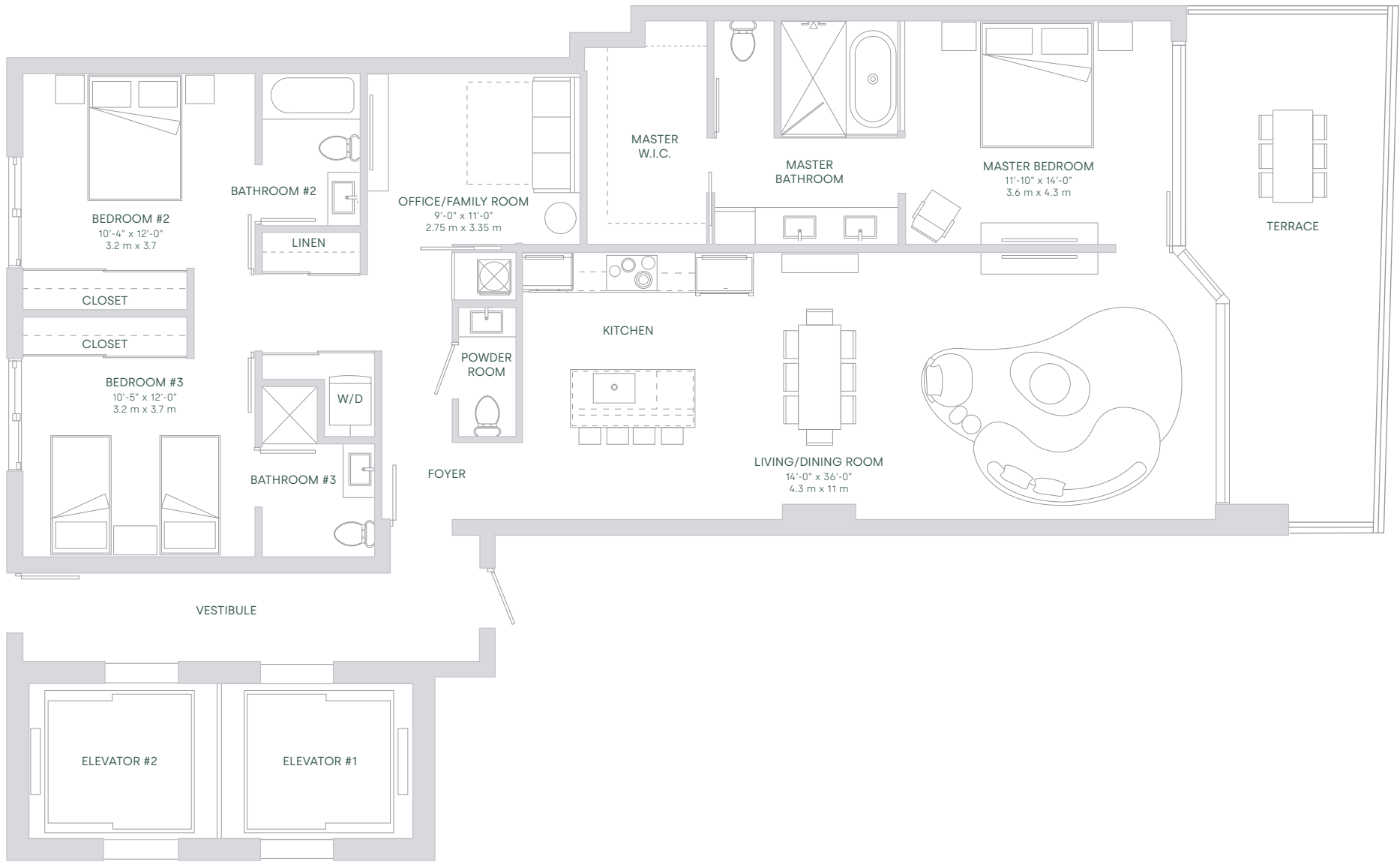


SKYVIEW RESIDENCES
LEVEL 51-56

TOTAL SQ.FT.	1,885 SQ.FT	175 SQ.MT
A/C AREA	1,643 SQ.FT	153 SQ.MT
TERRACE	242 SQ.FT	22 SQ.MT

UNIT 03

3 BEDROOMS
3^{1/2} BATHROOMS + OFFICE



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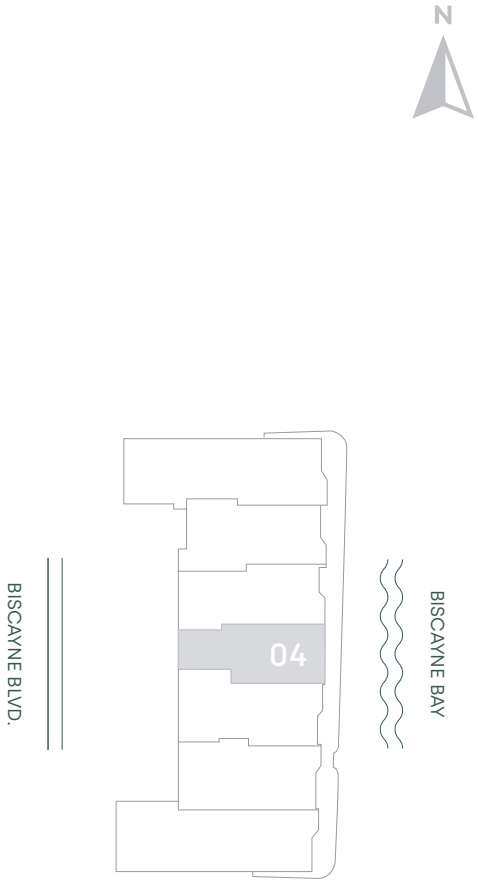
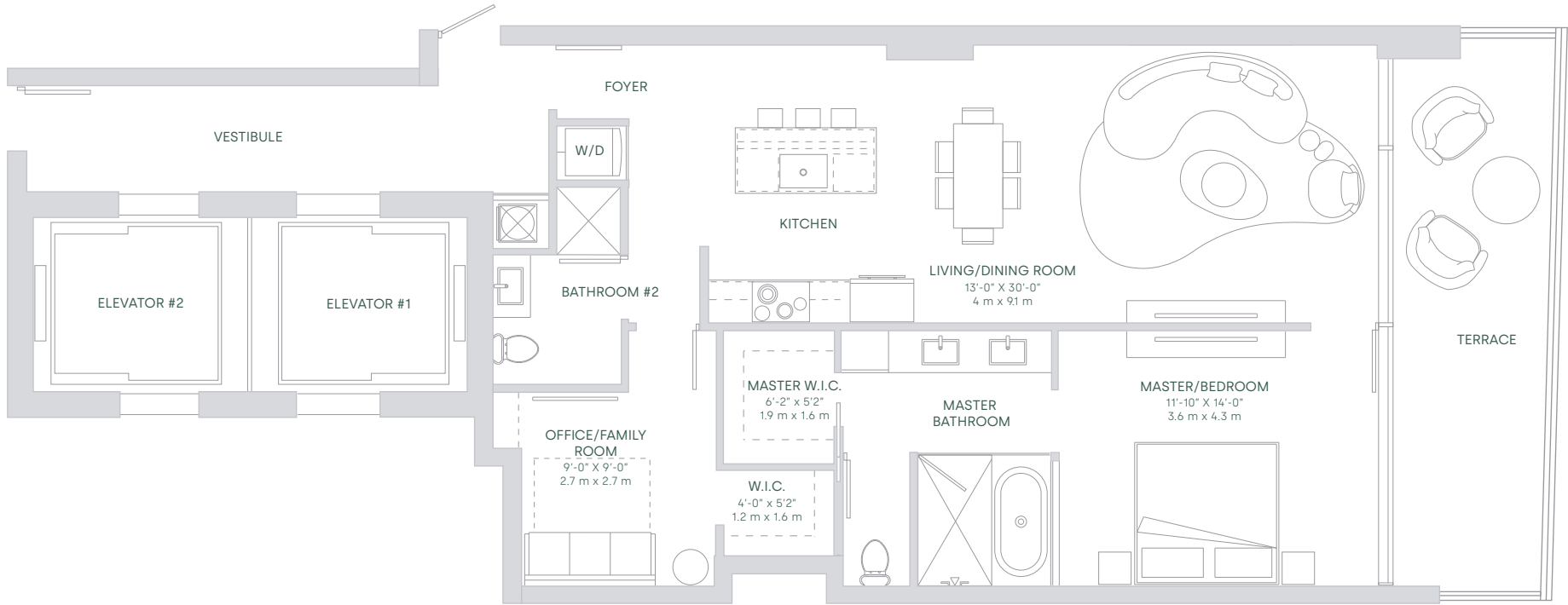


SKYVIEW RESIDENCES
LEVEL 51-56

TOTAL SQ.FT.	1,240 SQ.FT	115 SQ.MT
A/C AREA	1,059 SQ.FT	98 SQ.MT
TERRACE	181 SQ.FT	17 SQ.MT

UNIT 04

1 BEDROOMS
2 BATHROOMS + OFFICE



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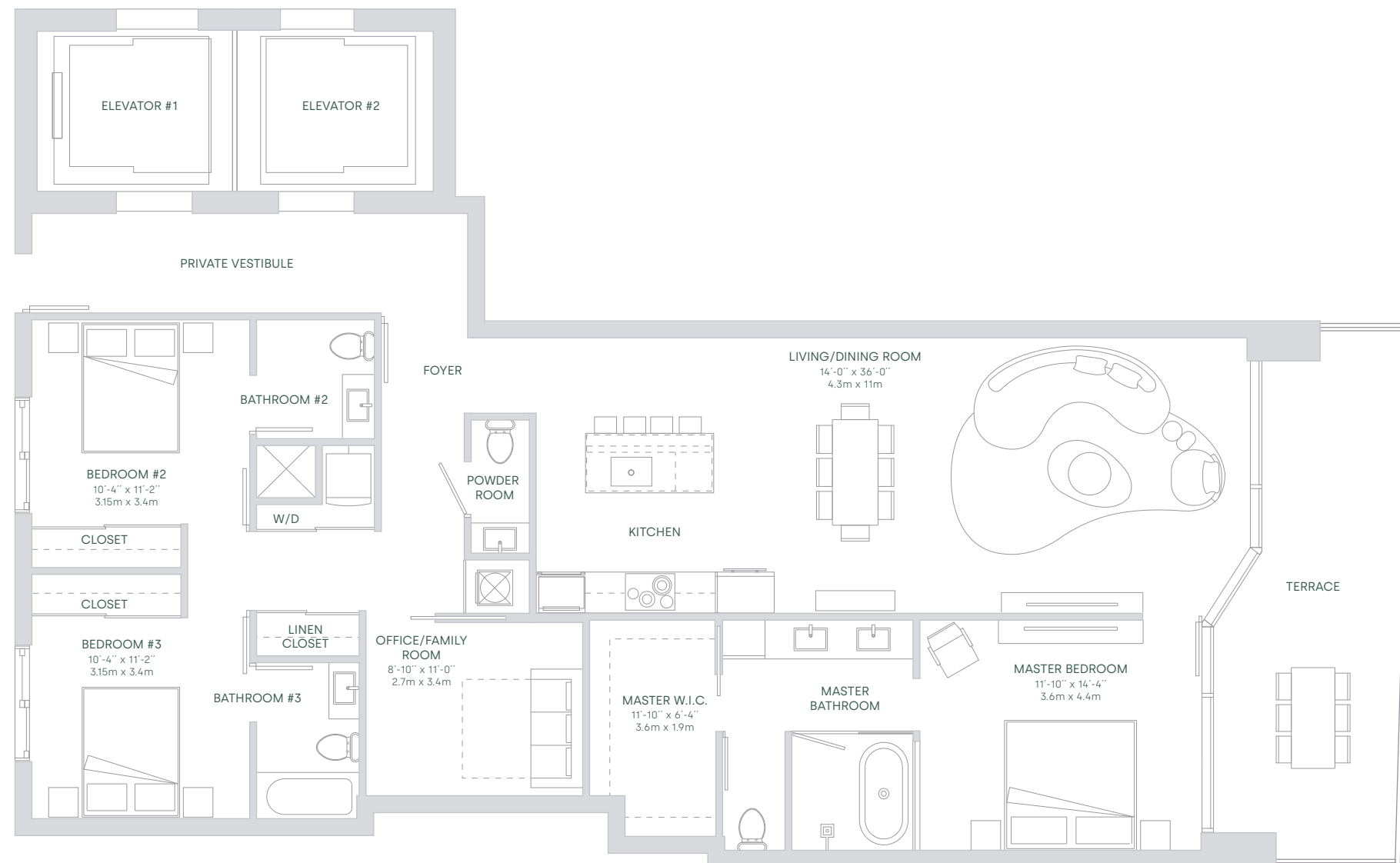


SKYVIEW RESIDENCES
LEVEL 51-56

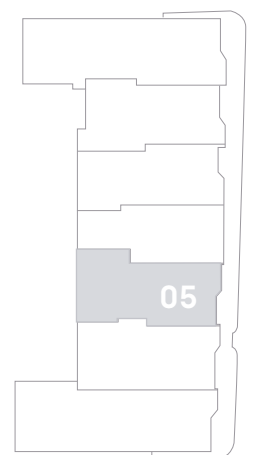
TOTAL SQ.FT.	1,979 SQ.FT	184 SQ.MT
A/C AREA	1,750 SQ.FT	163 SQ.MT
TERRACE	229 SQ.FT	21 SQ.MT

UNIT 05

3 BEDROOMS
3^{1/2} BATHROOMS + OFFICE



BISCAYNE BLVD.



BISCAYNE BAY



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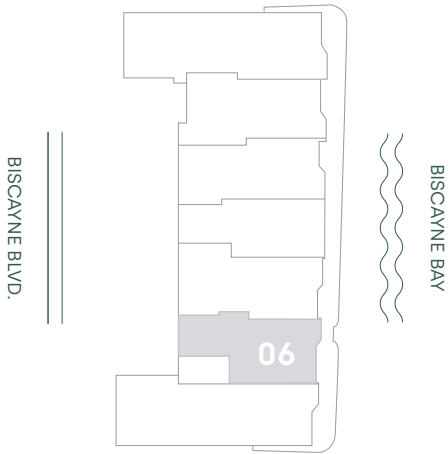
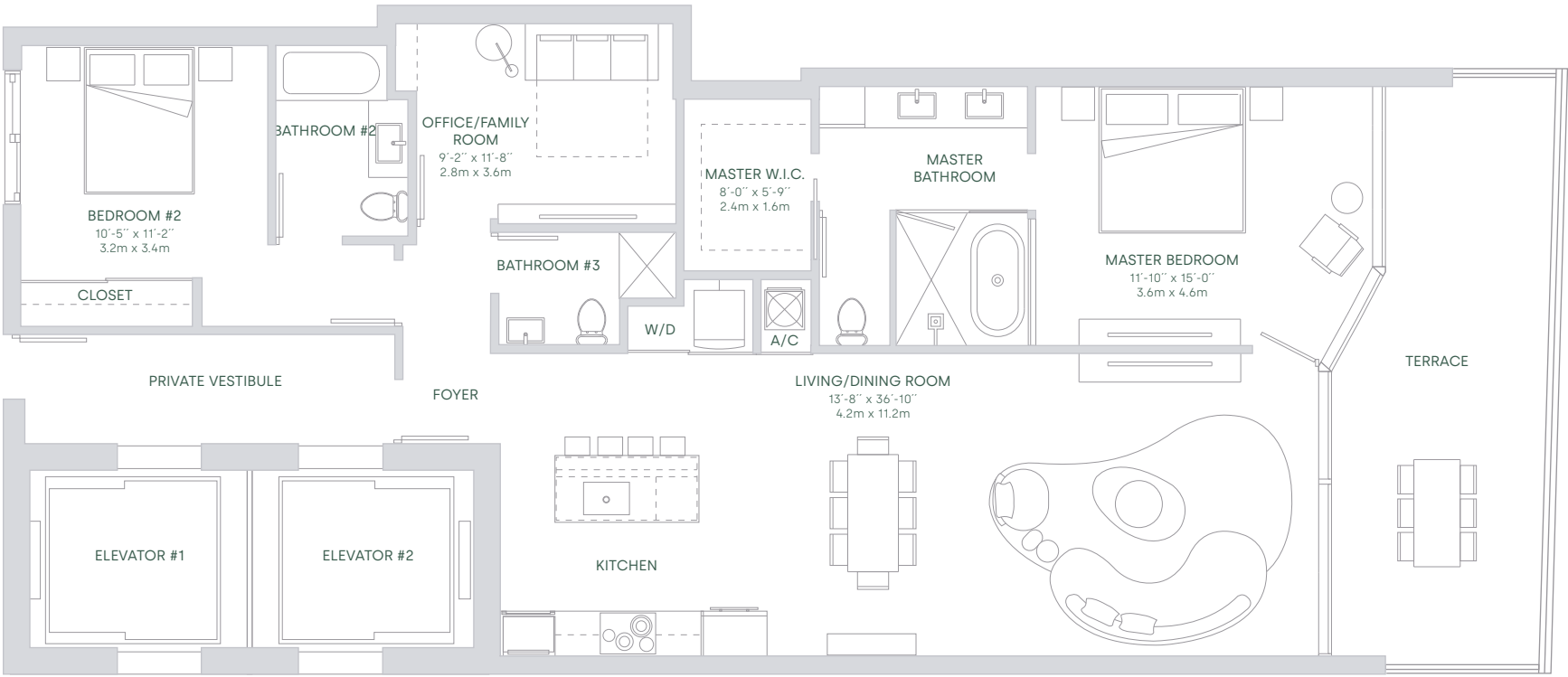


SKYVIEW RESIDENCES
LEVEL 51-56

TOTAL SQ.FT.	1,832 SQ.FT	170 SQ.MT
A/C AREA	1,576 SQ.FT	146 SQ.MT
TERRACE	256 SQ.FT	24 SQ.MT

UNIT 06

2 BEDROOMS
3 BATHROOMS + OFFICE



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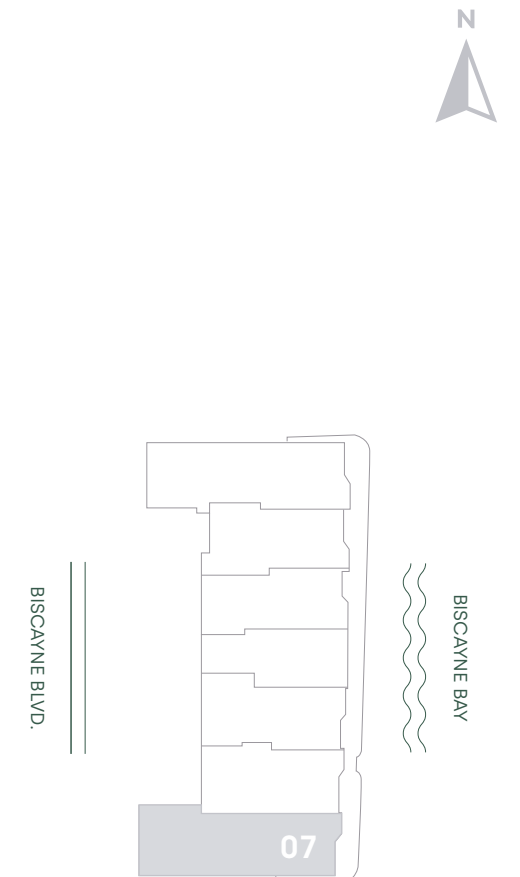
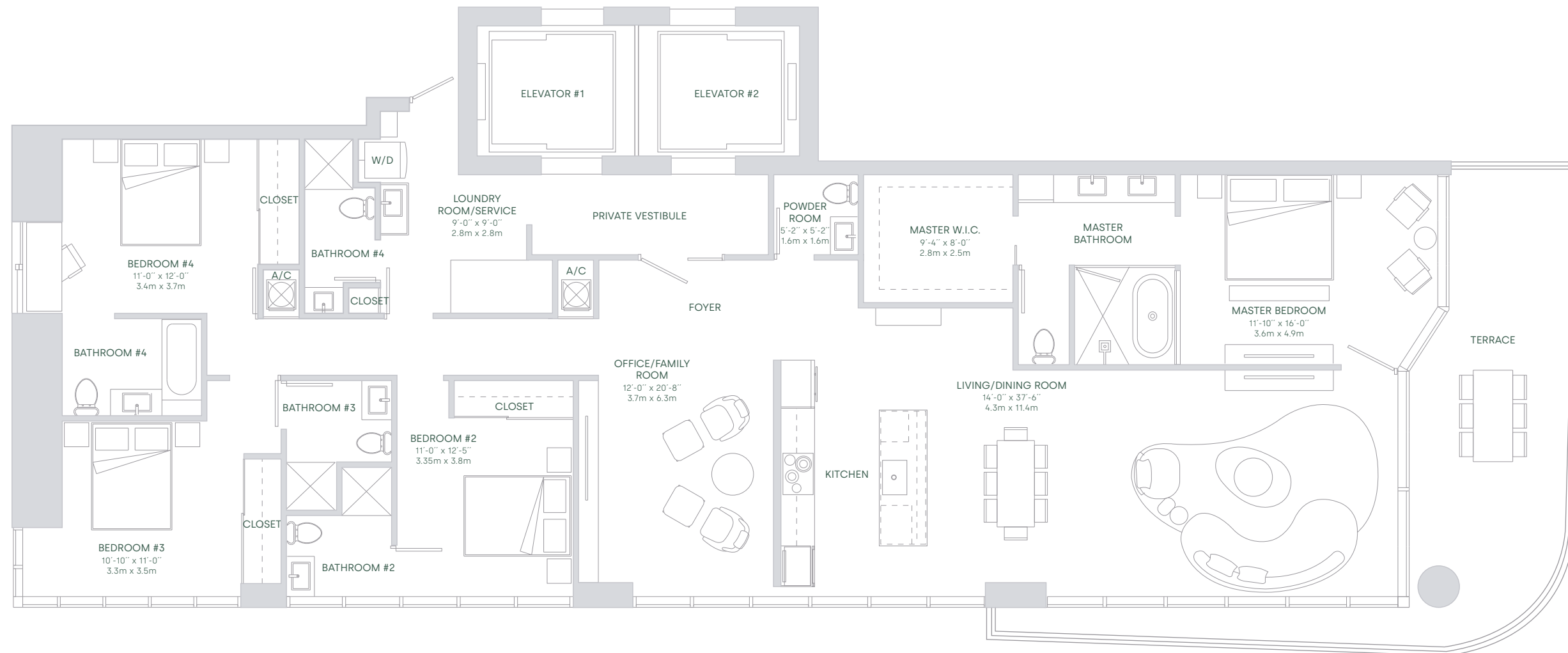


SKYVIEW RESIDENCES
LEVEL 51-56

TOTAL SQ.FT.	2,813 SQ.FT	261 SQ.MT
A/C AREA	2,520 SQ.FT	234 SQ.MT
TERRACE	293 SQ.FT	27 SQ.MT

UNIT 07

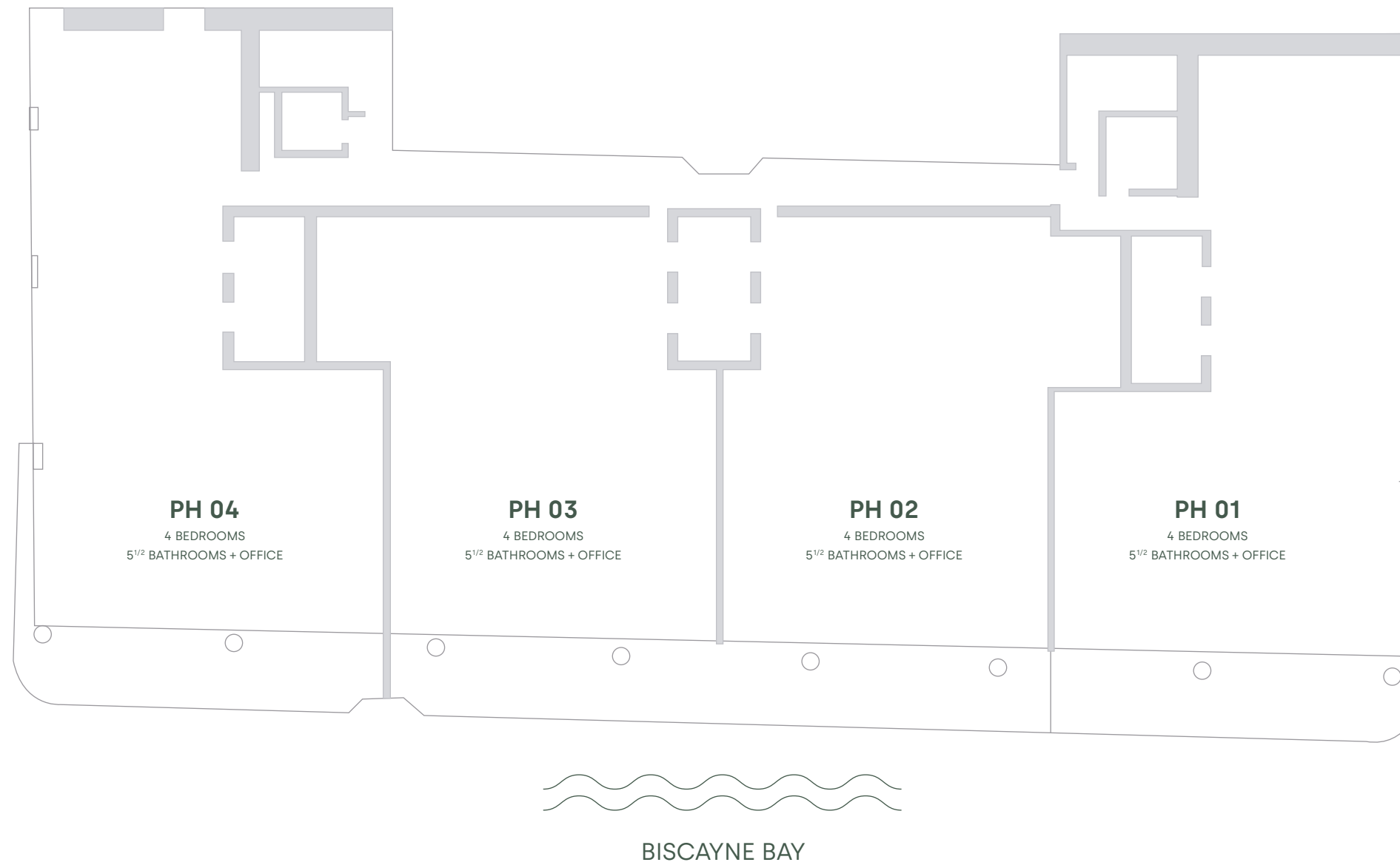
4 BEDROOMS
5^{1/2} BATHROOMS + OFFICE
OPTION WITH STAFF ROOM



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PENTHOUSE COLLECTION / Penthouses



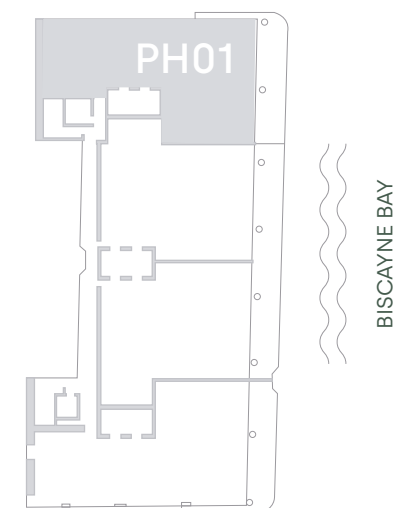
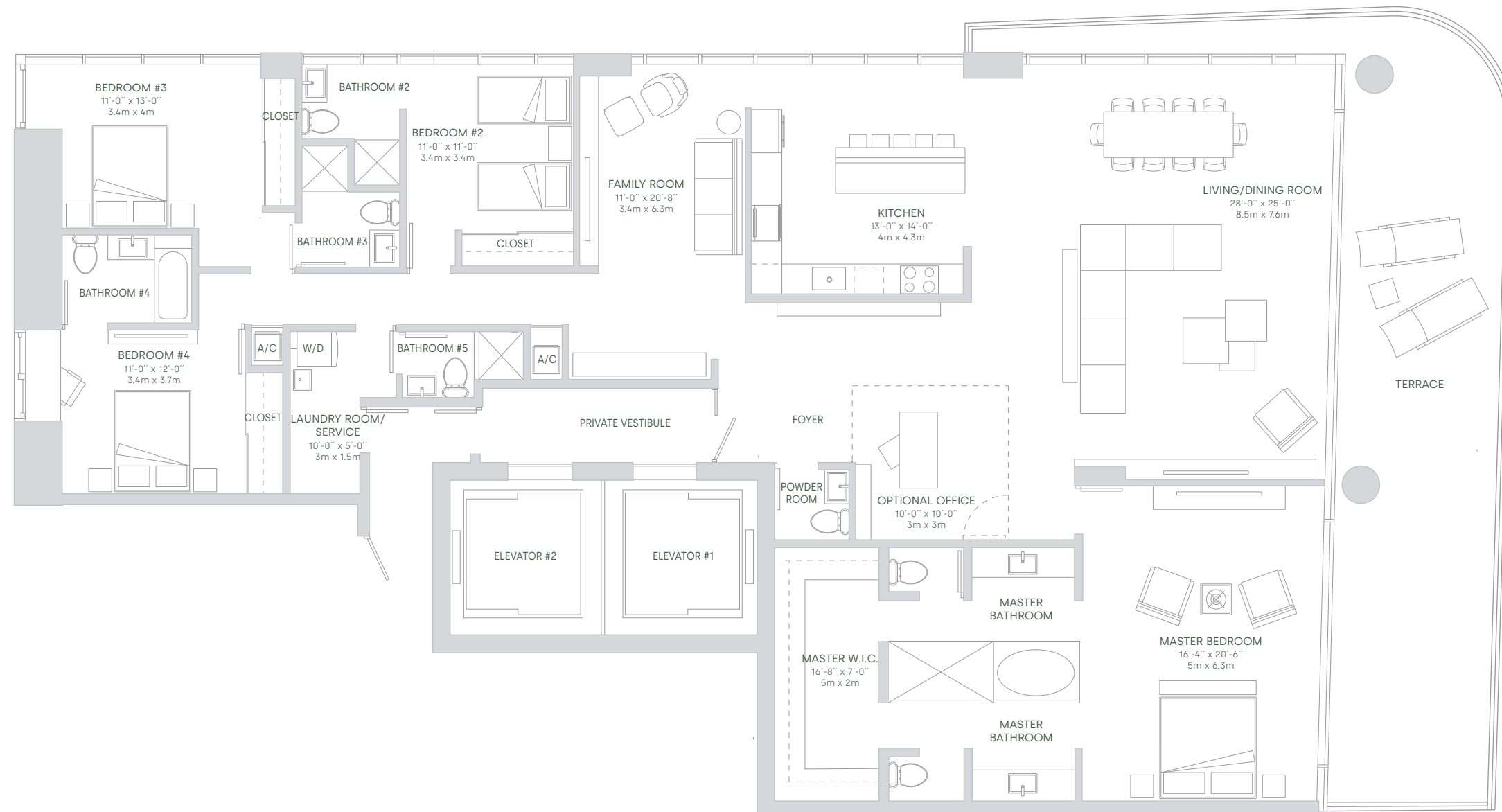


PENTHOUSES
LEVEL 57-59

TOTAL SQ.FT.	3,812 SQ.FT	354 SQ.MT
A/C AREA	3,260 SQ.FT	303 SQ.MT
TERRACE	552 SQ.FT	51 SQ.MT

PH 01

4 BEDROOMS
5^{1/2} BATHROOMS + OFFICE



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PH 02

PENTHOUSES LEVEL 57-59

TOTAL SQ.FT.	3,493 SQ.FT	325 SQ.MT
A/C AREA	3,000 SQ.FT	279 SQ.MT
TERRACE	493 SQ.FT	46 SQ.MT

4 BEDROOMS
5^{1/2} BATHROOMS + OFFICE



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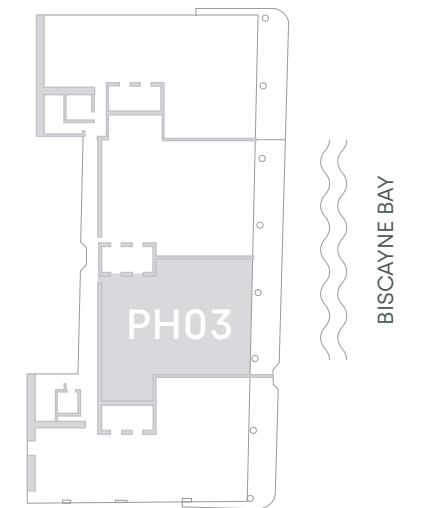
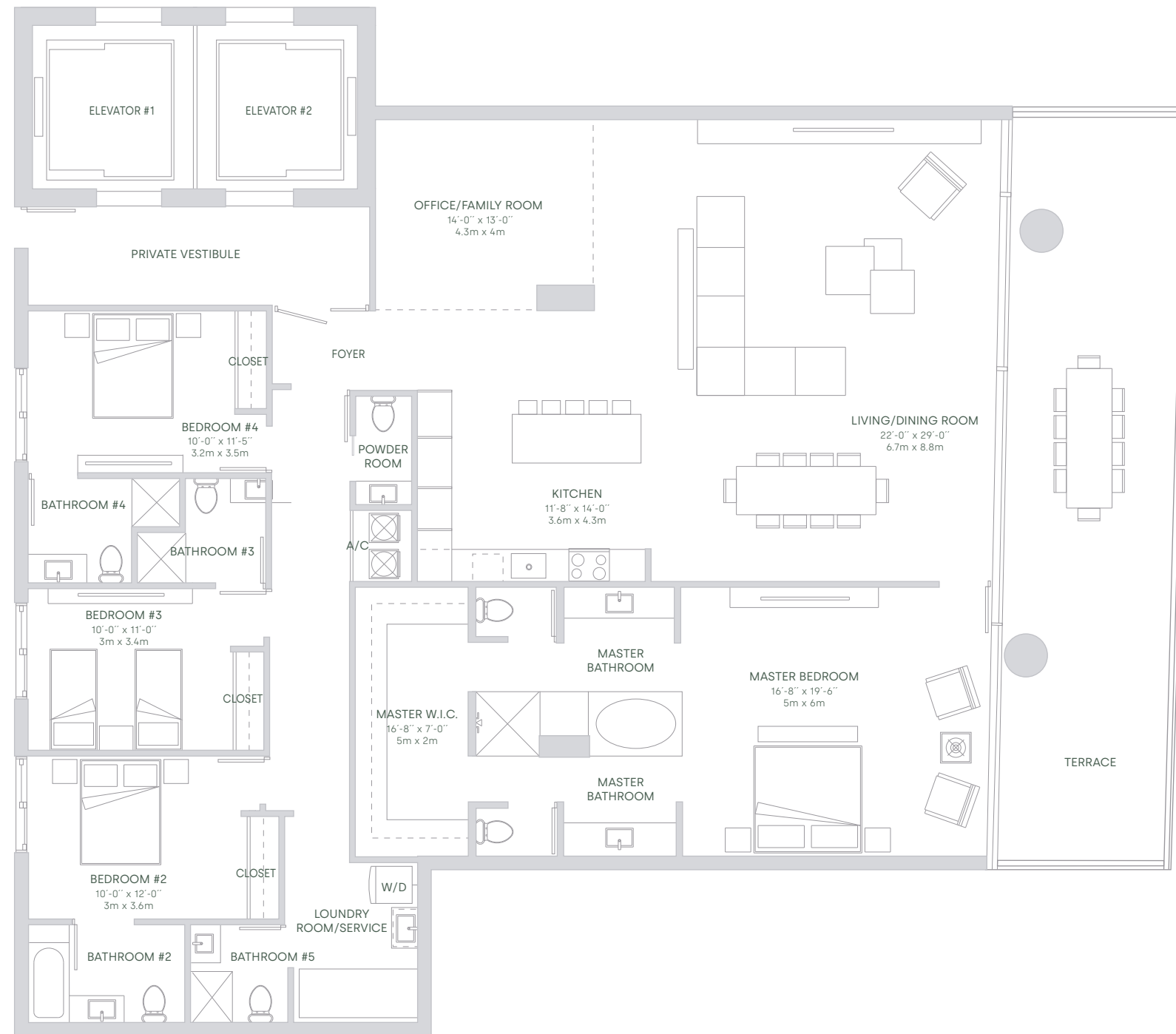


PH 03

4 BEDROOMS
5 1/2 BATHROOMS + OFFICE

PENTHOUSES
LEVEL 57-59

TOTAL SQ.FT.	3,424 SQ.FT	318 SQ.MT
A/C AREA	2,930 SQ.FT	272 SQ.MT
TERRACE	494 SQ.FT	46 SQ.MT



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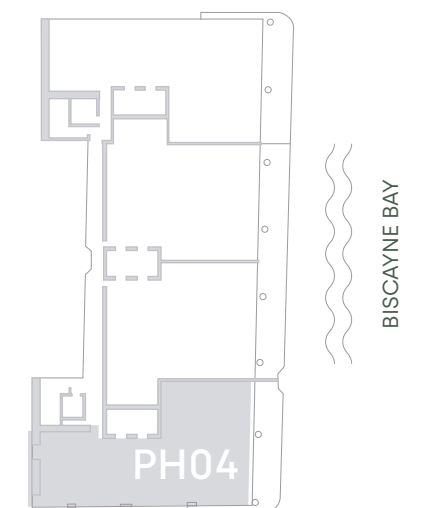
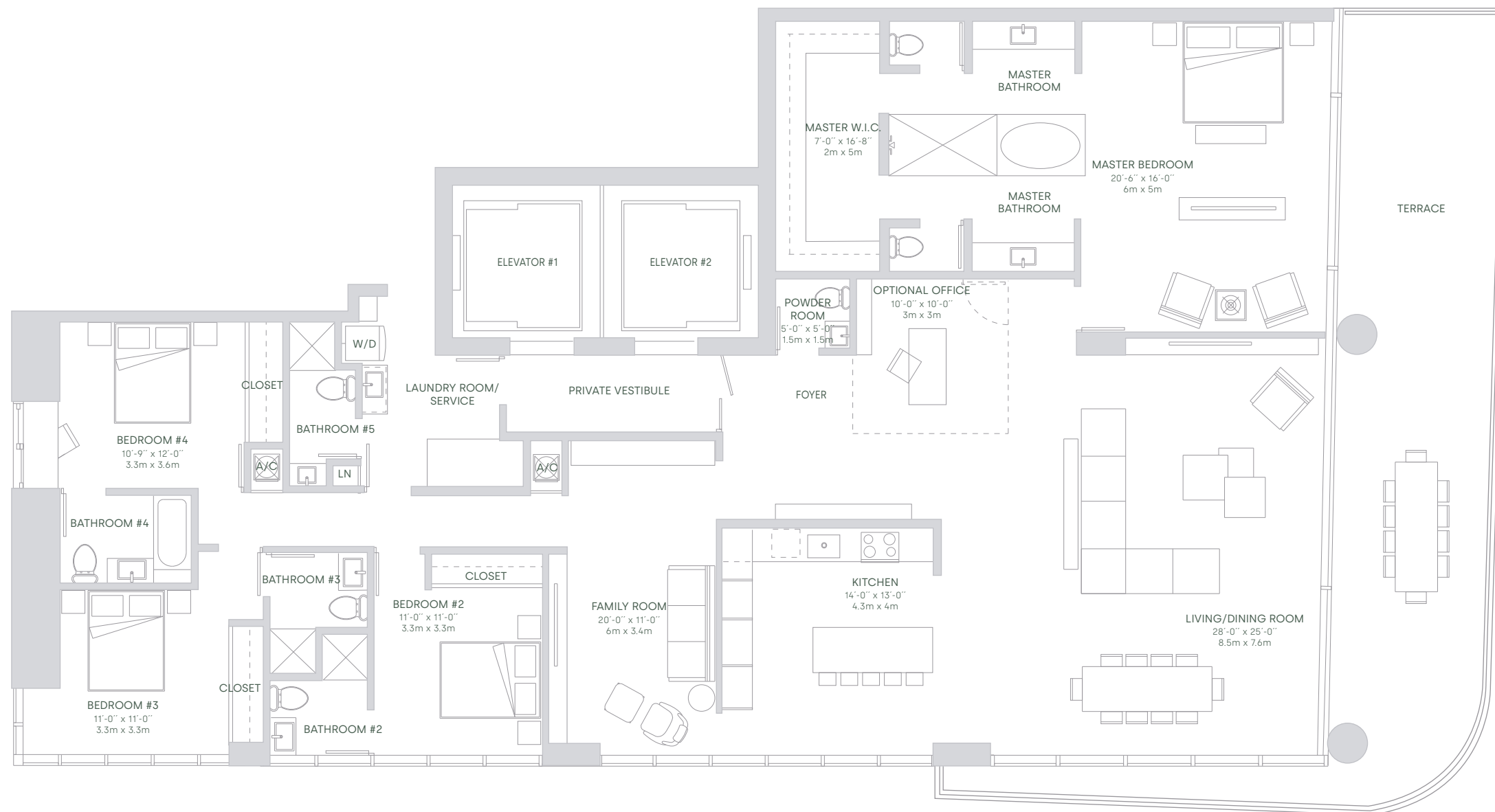


PENTHOUSES
LEVEL 57-59

TOTAL SQ.FT.	3,824 SQ.FT	356 SQ.MT
A/C AREA	3,289 SQ.FT	306 SQ.MT
TERRACE	535 SQ.FT	50 SQ.MT

PH 04

4 BEDROOMS
5^{1/2} BATHROOMS + OFFICE

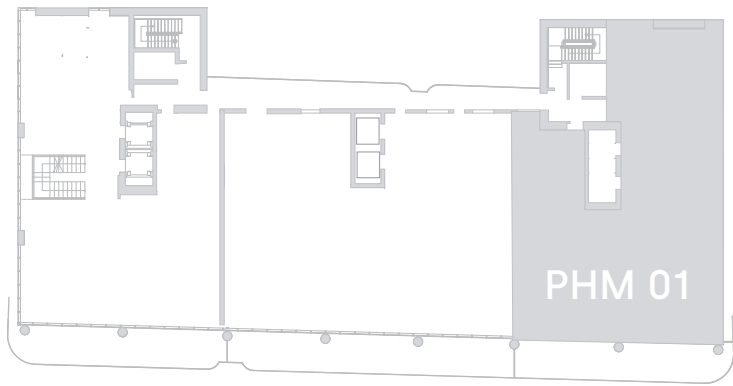


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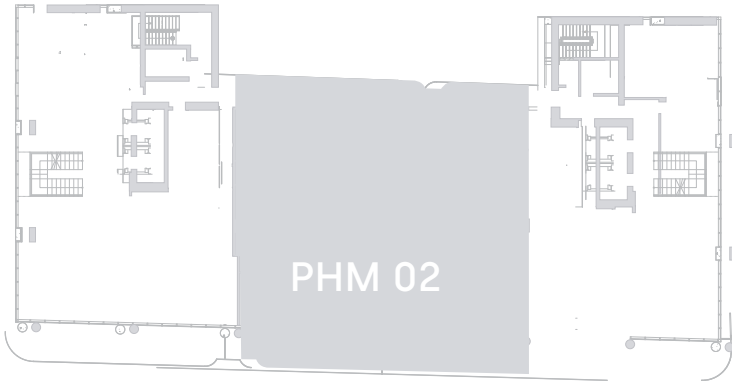


PENTHOUSE COLLECTION / Penthouse Mansions



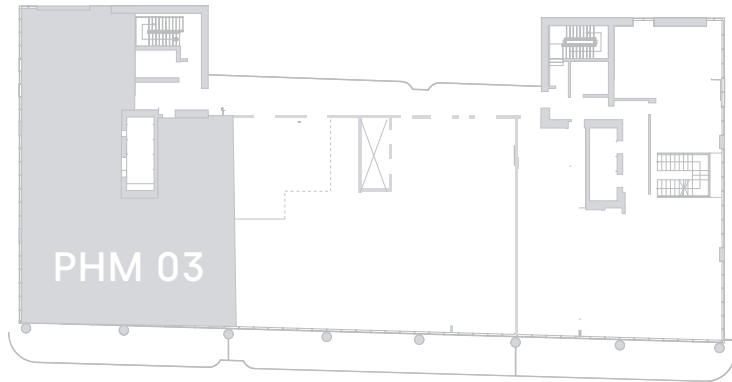
BISCAYNE BAY

PHM 01
7 BEDROOMS
7 1/2 BATHROOMS



BISCAYNE BAY

PHM 02
7 BEDROOMS
7 1/2 BATHROOMS + OFFICE



BISCAYNE BAY

PHM 03
7 BEDROOMS
7 1/2 BATHROOMS



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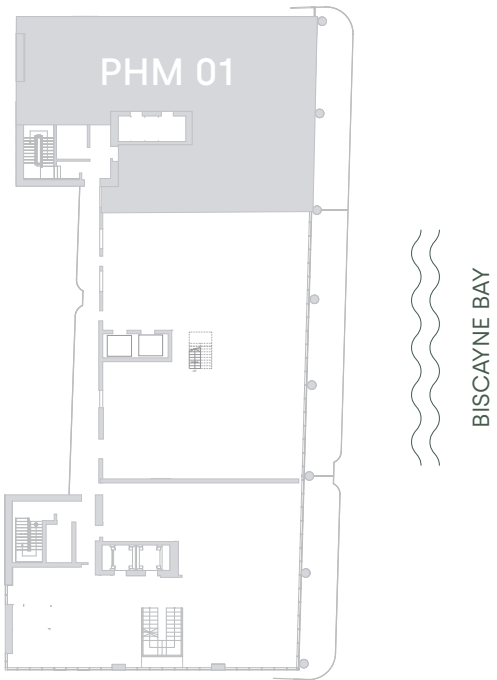


PENTHOUSES MANSIONS
LEVEL 60-62

TOTAL SQ.FT.	12,435 SQ.FT	1,155 SQ.MT
A/C AREA	8,385 SQ.FT	779 SQ.MT
TERRACE	4,050 SQ.FT	376 SQ.MT

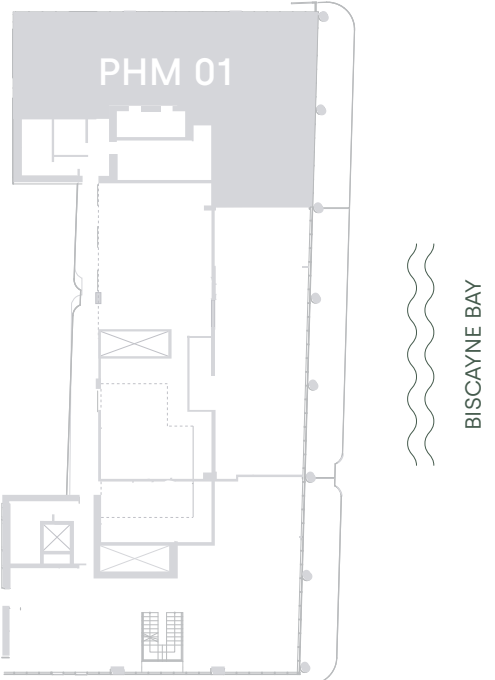
PHM 01

7 BEDROOMS
7^{1/2} BATHROOMS



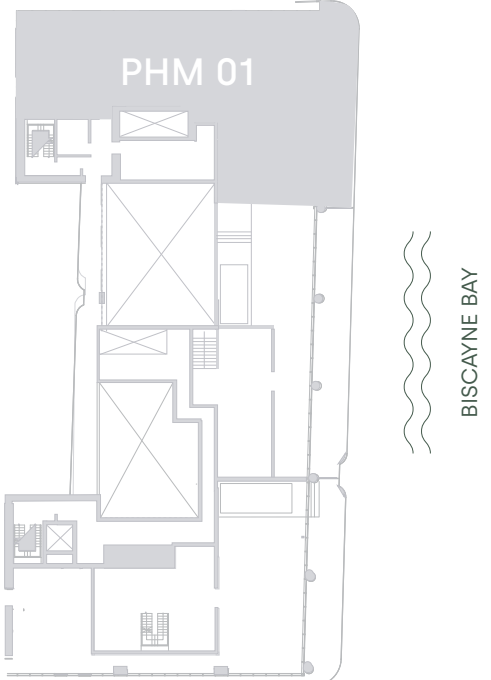
LEVEL 1

TOTAL SQ.FT.	4,735 SQ.FT	440 SQ.MT
A/C AREA	4,110 SQ.FT	382 SQ.MT
TERRACE	625 SQ.FT	58 SQ.MT



LEVEL 2

TOTAL SQ.FT.	5,441 SQ.FT	506 SQ.MT
A/C AREA	3,345 SQ.FT	311 SQ.MT
TERRACE	625 SQ.FT	58 SQ.MT



LEVEL 3

TOTAL SQ.FT.	3,730 SQ.FT	346 SQ.MT
A/C AREA	930 SQ.FT	86 SQ.MT
TERRACE	2,800 SQ.FT	260 SQ.MT



PENTHOUSES MANSIONS
LEVEL 60-62

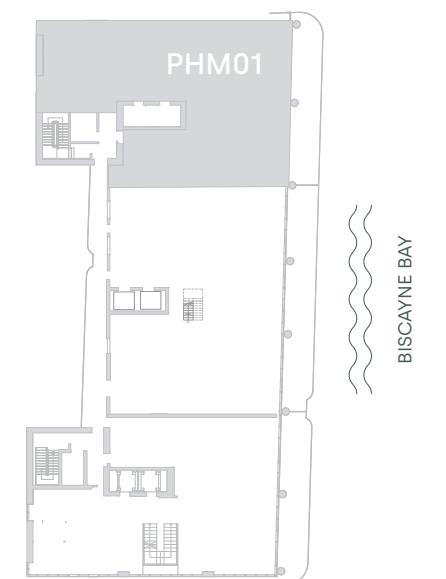
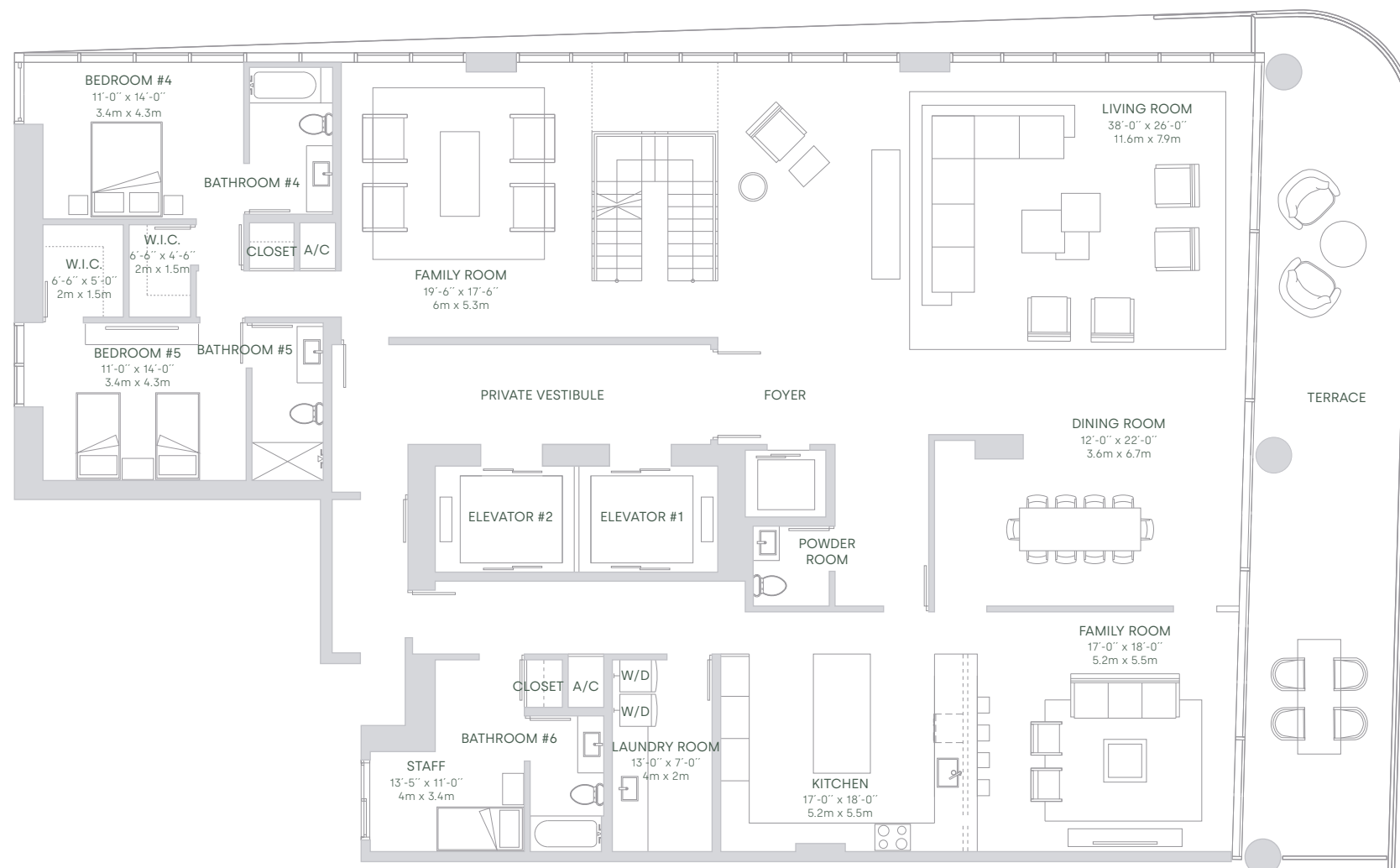
TOTAL SQ.FT.	4,735 SQ.FT	440 SQ.MT
A/C AREA	4,110 SQ.FT	382 SQ.MT
TERRACE	625 SQ.FT	58 SQ.MT

PHM 01

LEVEL 01

7 BEDROOMS

7^{1/2} BATHROOMS



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PENTHOUSES MANSIONS
LEVEL 60-62

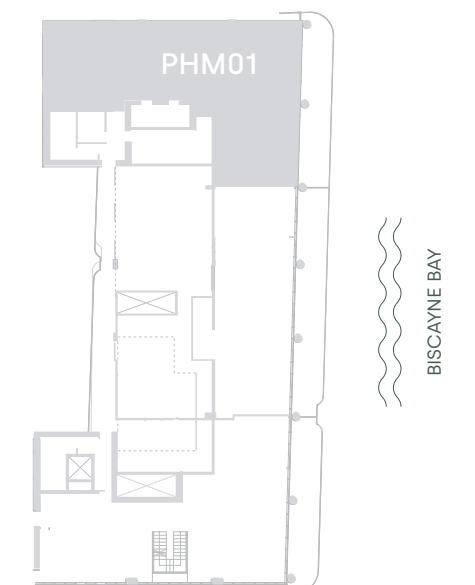
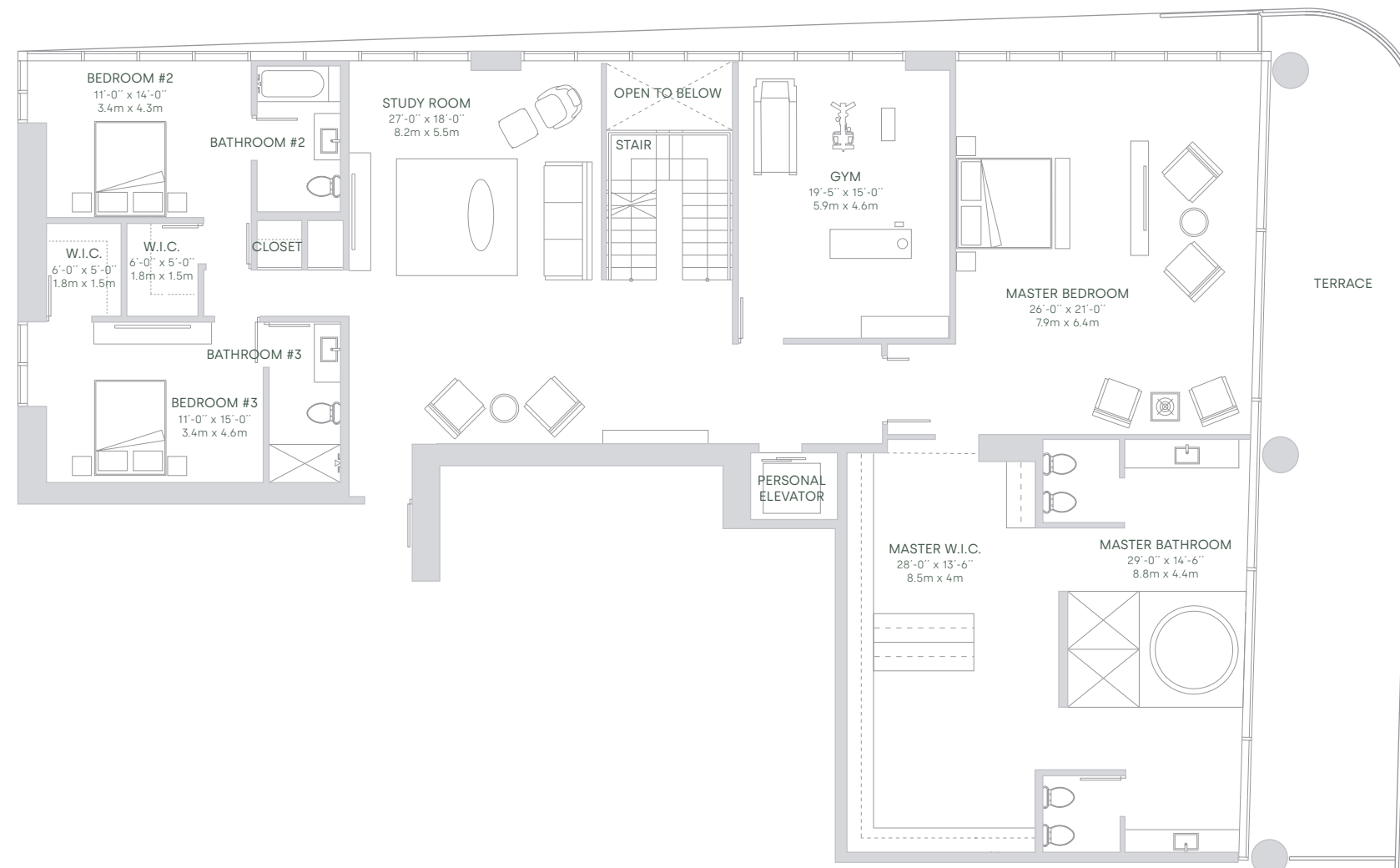
TOTAL SQ.FT.	5,441 SQ.FT	506 SQ.MT
A/C AREA	3,345 SQ.FT	311 SQ.MT
TERRACE	625 SQ.FT	58 SQ.MT

PHM 01

LEVEL 02

7 BEDROOMS

7^{1/2} BATHROOMS



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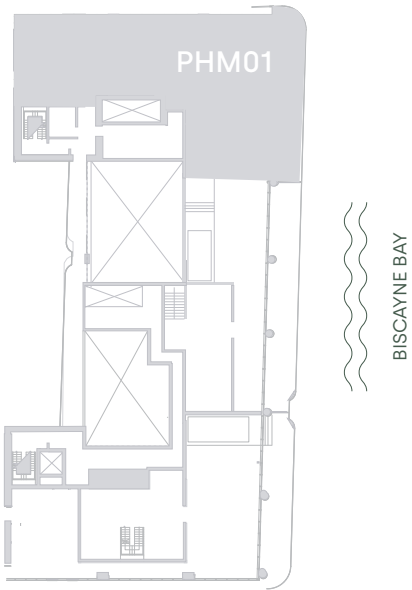
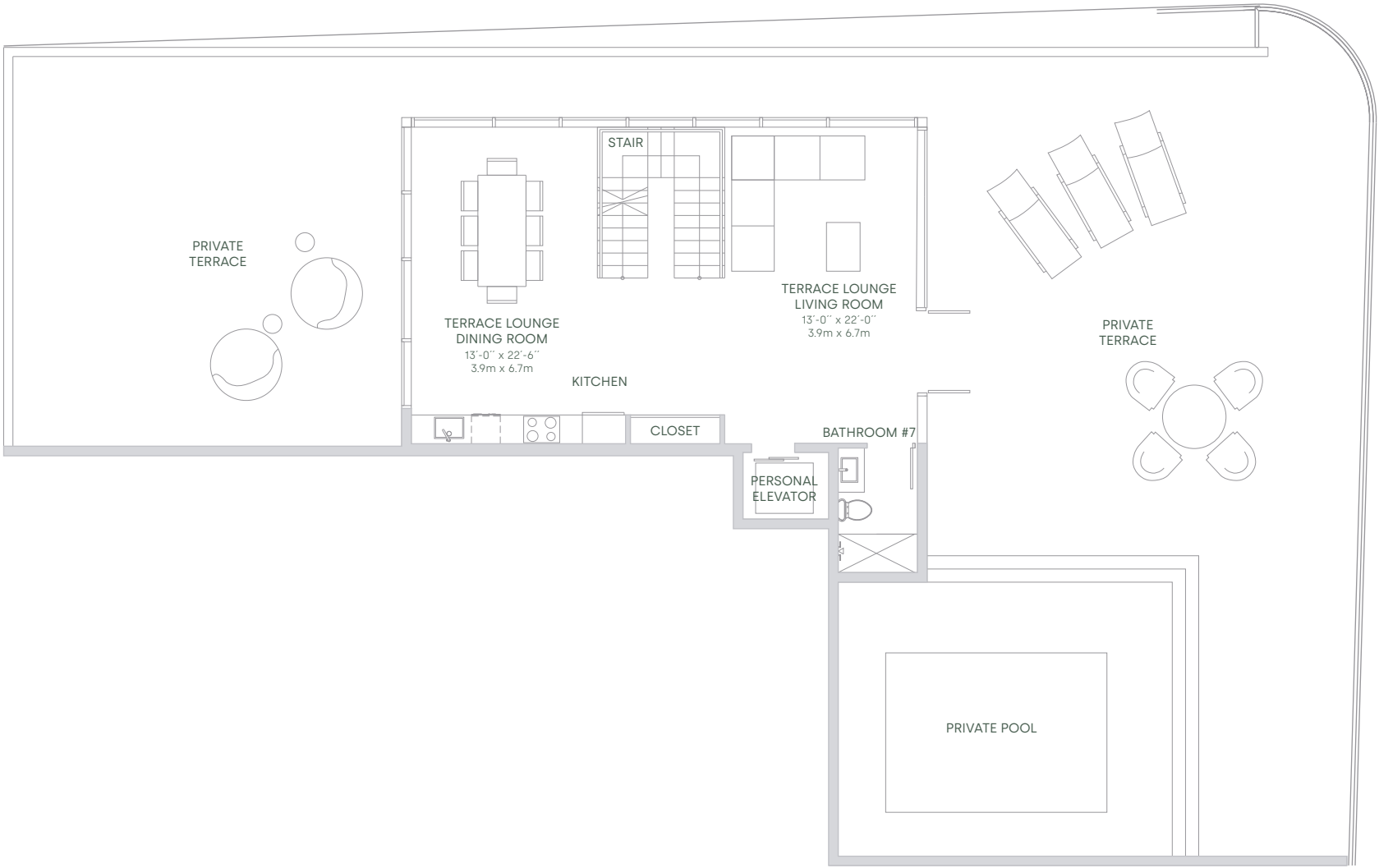


PENTHOUSES MANSIONS
LEVEL 60-62

TOTAL SQ.FT.	3,730 SQ.FT	346 SQ.MT
A/C AREA	930 SQ.FT	86 SQ.MT
TERRACE	2,800 SQ.FT	260 SQ.MT

PHM 01
LEVEL 03

7 BEDROOMS
7^{1/2} BATHROOMS



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PENTHOUSES MANSIONS
LEVEL 60-62

TOTAL SQ.FT.	11,486 SQ.FT	1,067 SQ.MT
A/C AREA	7,790 SQ.FT	724 SQ.MT
TERRACE	3,696 SQ.FT	343 SQ.MT

PHM 02

7 BEDROOMS

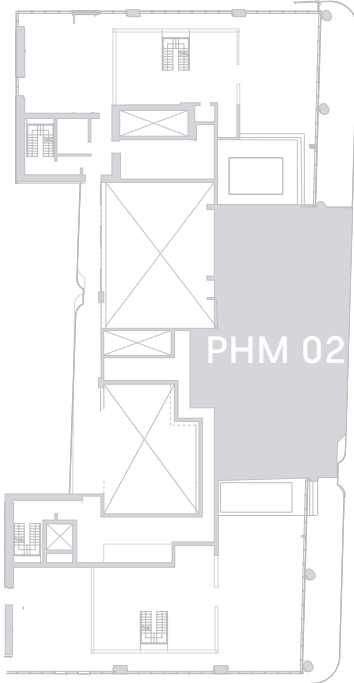
7^{1/2} BATHROOMS + OFFICE



LEVEL 1



LEVEL 2



LEVEL 3

TOTAL SQ.FT.	5,441 SQ.FT	506 SQ.MT
A/C AREA	4,605 SQ.FT	428 SQ.MT
TERRACE	836 SQ.FT	78 SQ.MT

TOTAL SQ.FT.	3,161 SQ.FT	294 SQ.MT
A/C AREA	2,325 SQ.FT	216 SQ.MT
TERRACE	836 SQ.FT	78 SQ.MT

TOTAL SQ.FT.	2,884 SQ.FT	268 SQ.MT
A/C AREA	860 SQ.FT	80 SQ.MT
TERRACE	2,024 SQ.FT	188 SQ.MT



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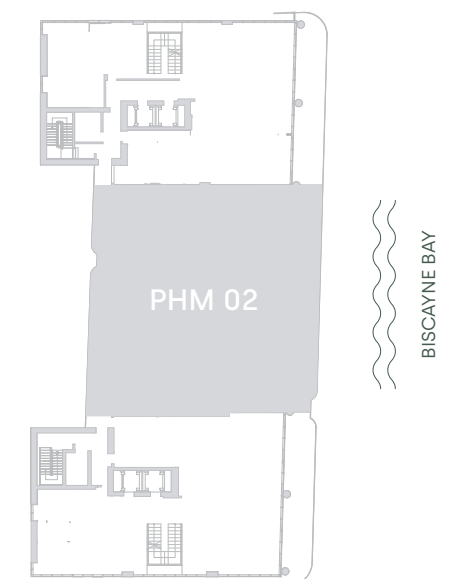
PENTHOUSES MANSIONS
LEVEL 60-62

TOTAL SQ.FT.	5,441 SQ.FT	506 SQ.MT
A/C AREA	4,605 SQ.FT	428 SQ.MT
TERRACE	836 SQ.FT	78 SQ.MT

PHM 02

LEVEL 01

7 BEDROOMS + GYM
7 1/2 BATHROOMS + OFFICE



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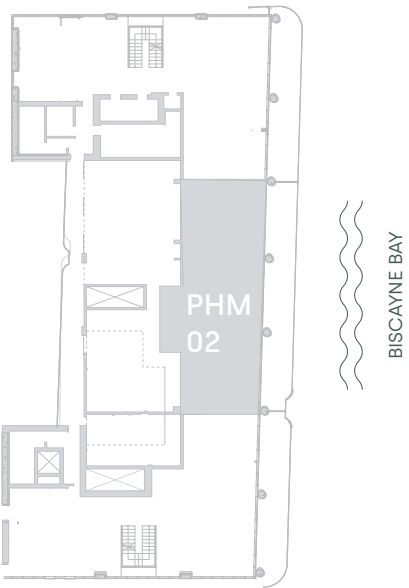
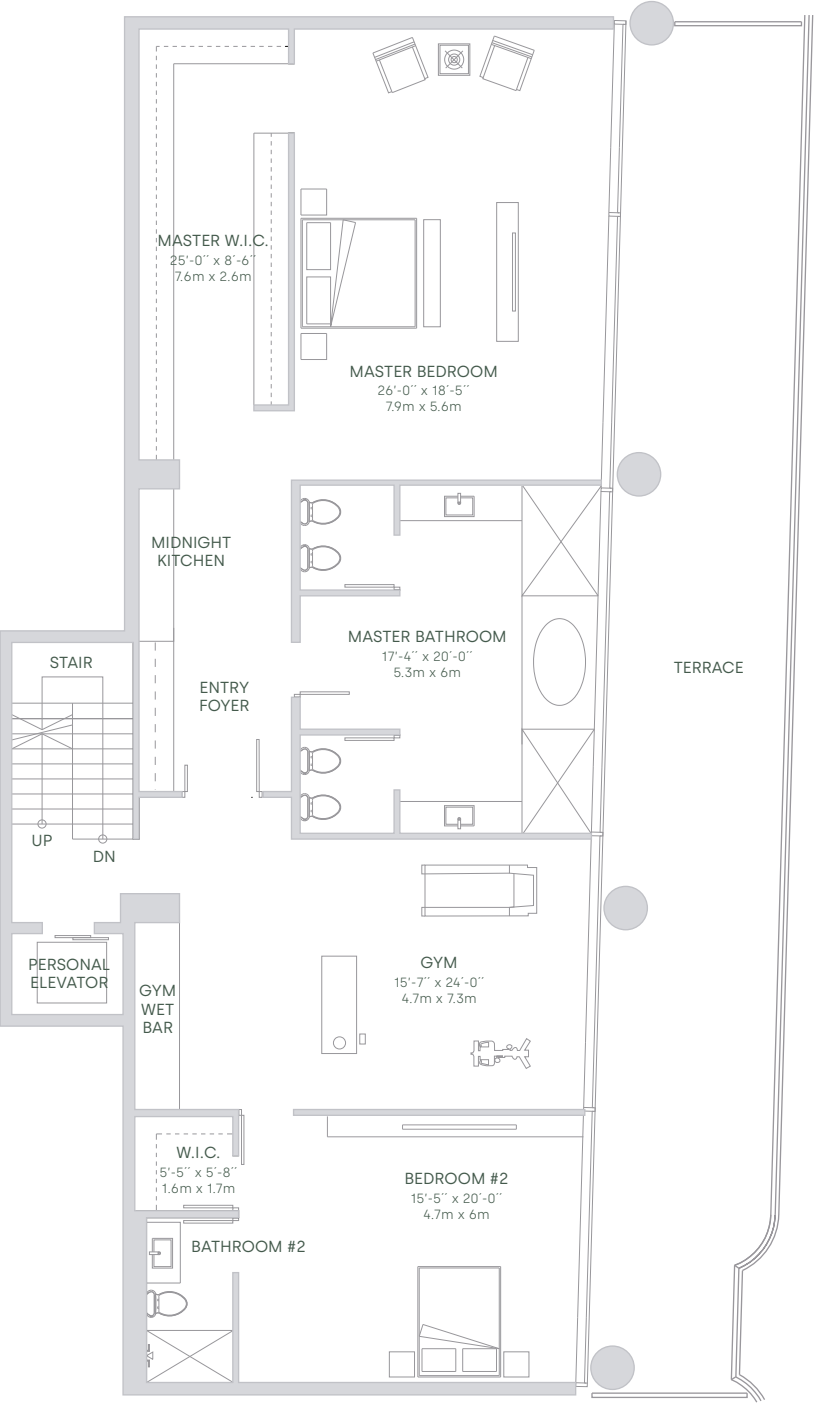


PENTHOUSES MANSIONS
LEVEL 60-62

TOTAL SQ.FT.	3,161 SQ.FT	294 SQ.MT
A/C AREA	2,325 SQ.FT	216 SQ.MT
TERRACE	836 SQ.FT	78 SQ.MT

PHM 02
LEVEL 02

7 BEDROOMS + GYM
7 1/2 BATHROOMS + OFFICE



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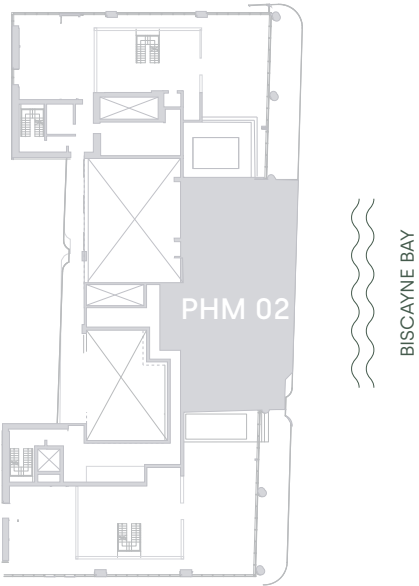
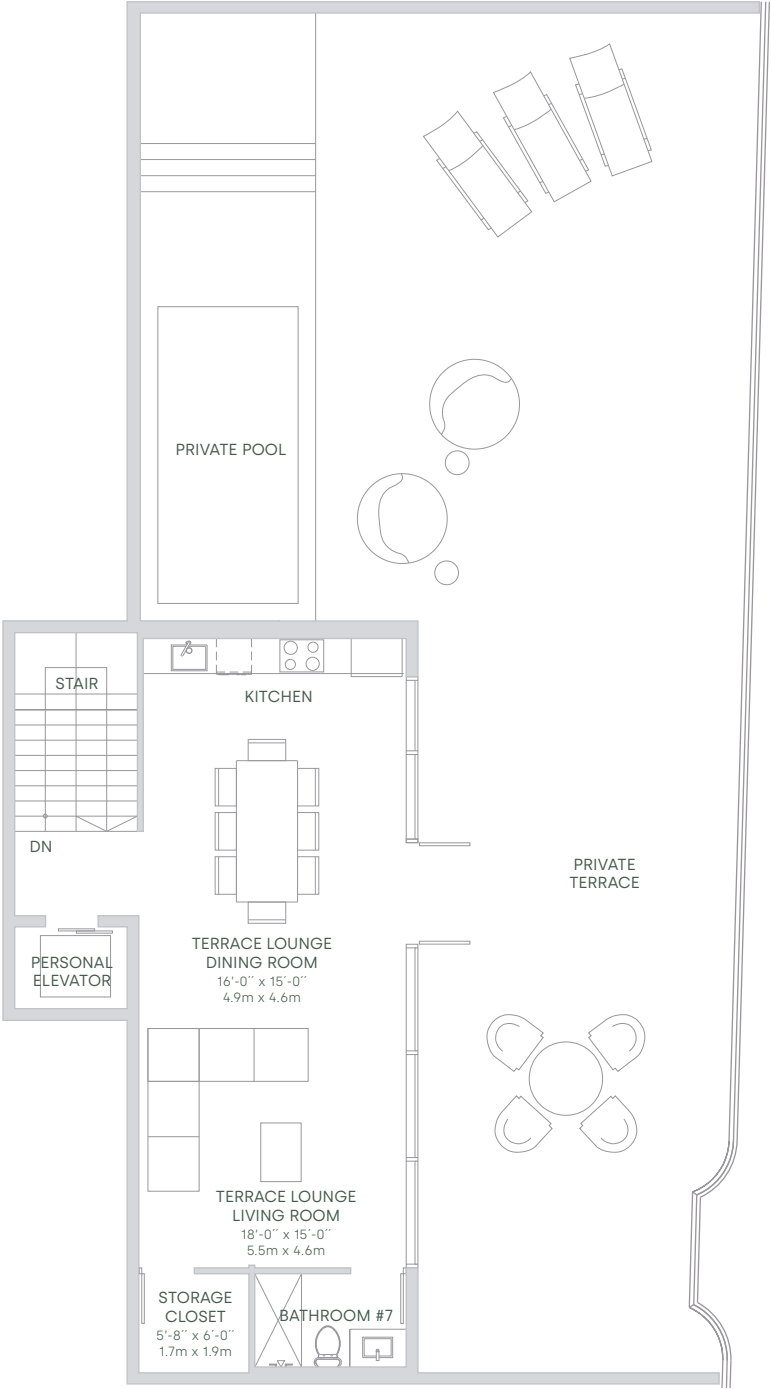


PENTHOUSES MANSIONS
LEVEL 60-62

TOTAL SQ.FT.	2,884 SQ.FT	268 SQ.MT
A/C AREA	860 SQ.FT	80 SQ.MT
TERRACE	2,024 SQ.FT	188 SQ.MT

PHM 02
LEVEL 03

7 BEDROOMS + GYM
7^{1/2} BATHROOMS + OFFICE



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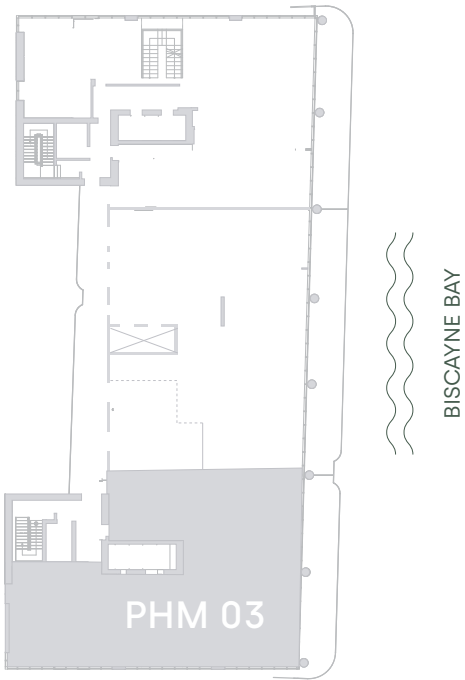


PENTHOUSES MANSIONS
LEVEL 60-62

TOTAL SQ.FT.	12,082 SQ.FT	1,122 SQ.MT
A/C AREA	7,987 SQ.FT	742 SQ.MT
TERRACE	4,095 SQ.FT	380 SQ.MT

PHM 03

7 BEDROOMS
7 1/2 BATHROOMS



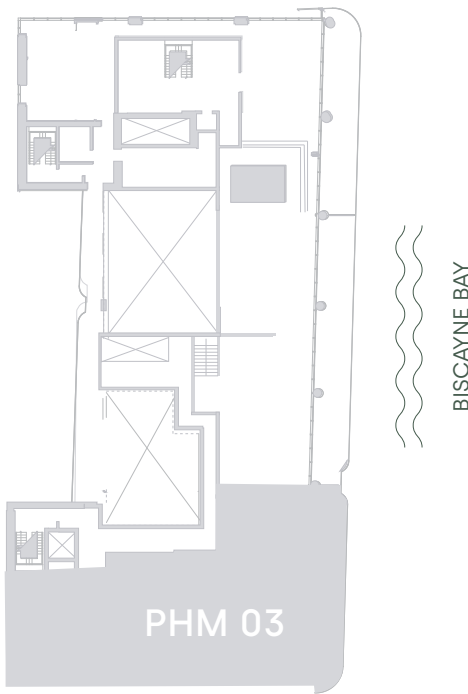
LEVEL 1

TOTAL SQ.FT.	4,538 SQ.FT	422 SQ.MT
A/C AREA	3,928 SQ.FT	365 SQ.MT
TERRACE	610 SQ.FT	57 SQ.MT



LEVEL 2

TOTAL SQ.FT.	3,894 SQ.FT	362 SQ.MT
A/C AREA	3,284 SQ.FT	305 SQ.MT
TERRACE	610 SQ.FT	57 SQ.MT



LEVEL 3

TOTAL SQ.FT.	3,650 SQ.FT	339 SQ.MT
A/C AREA	775 SQ.FT	72 SQ.MT
TERRACE	2,875 SQ.FT	267 SQ.MT



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PENTHOUSES MANSIONS
LEVEL 60-62

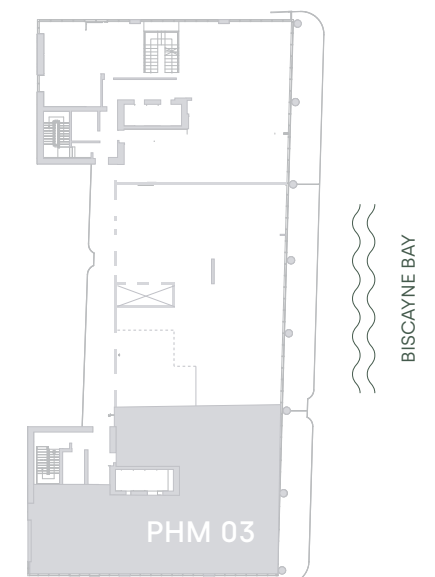
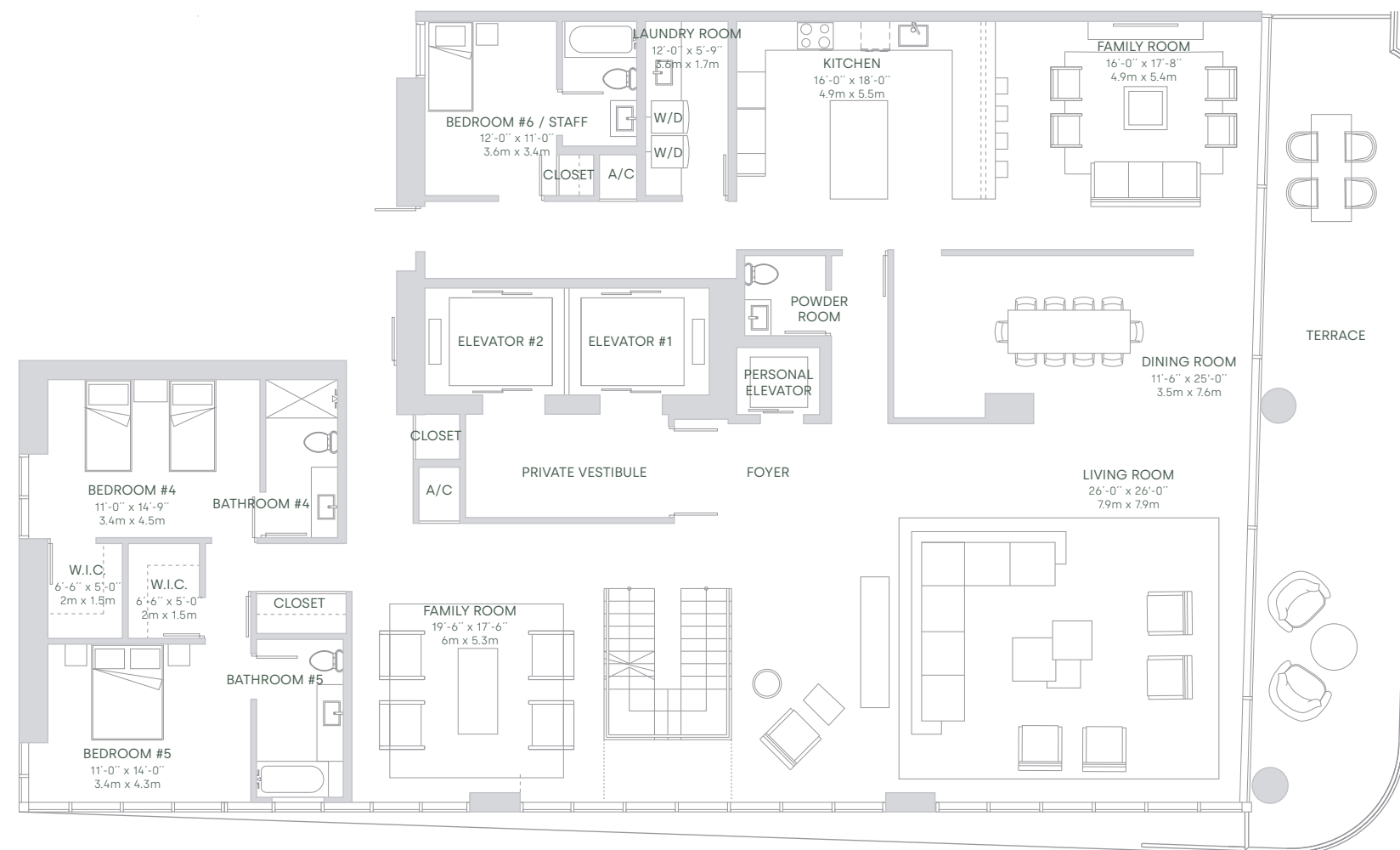
422 SQ.MT TOTAL SQ.FT.	4,538 SQ.FT
365 SQ.MT A/C AREA	3,928 SQ.FT
57 SQ.MT TERRACE	610 SQ.FT

PHM 03

LEVEL 01

7 BEDROOMS

7^{1/2} BATHROOMS



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PENTHOUSES MANSIONS
LEVEL 60-62

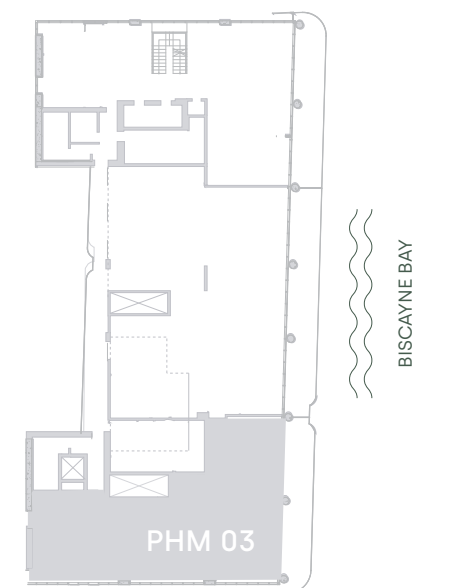
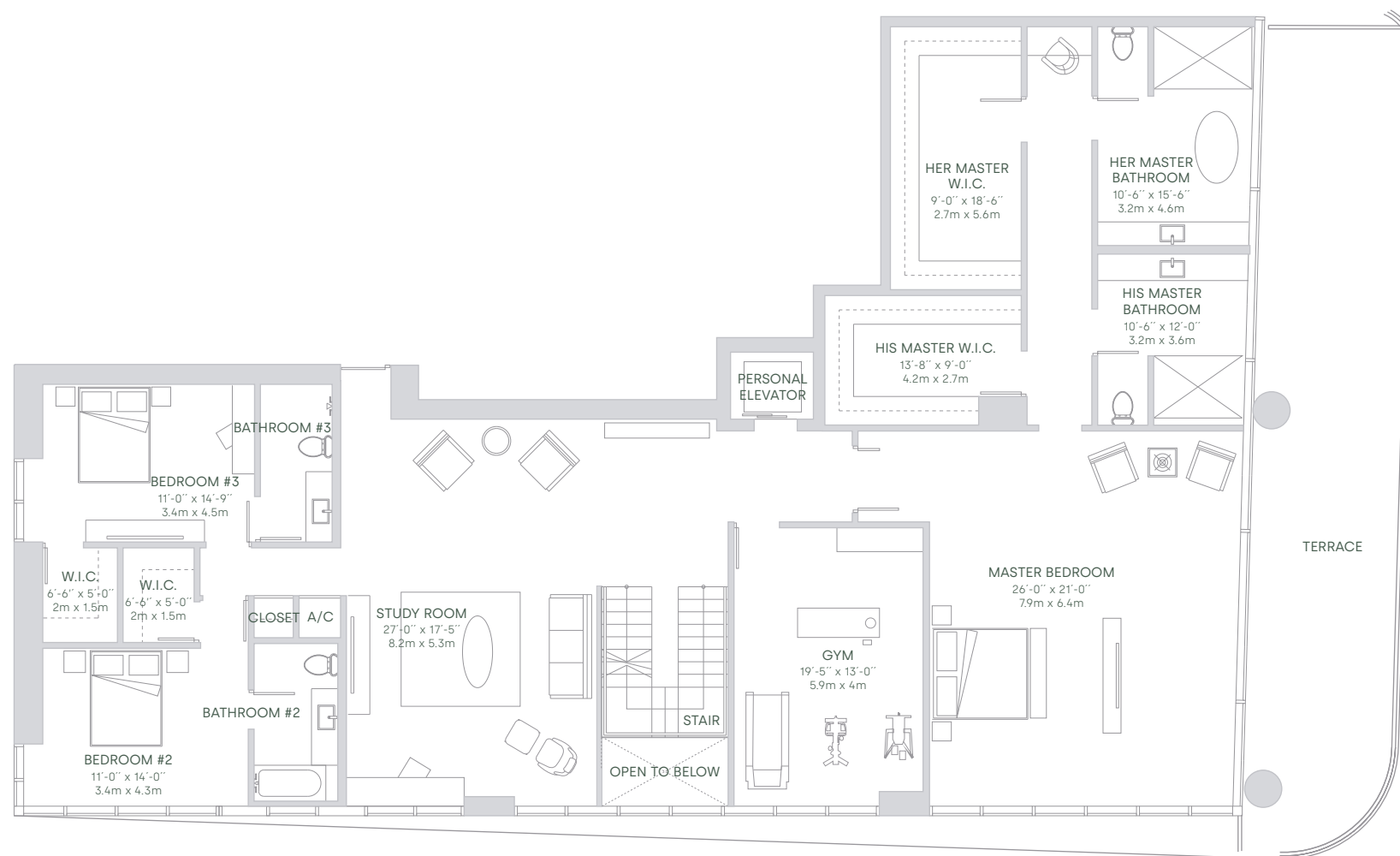
TOTAL SQ.FT.	3,894 SQ.FT	362 SQ.MT
A/C AREA	3,284 SQ.FT	305 SQ.MT
TERRACE	610 SQ.FT	57 SQ.MT

PHM 03

LEVEL 02

7 BEDROOMS

7^{1/2} BATHROOMS



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PENTHOUSES MANSIONS
LEVEL 60-62

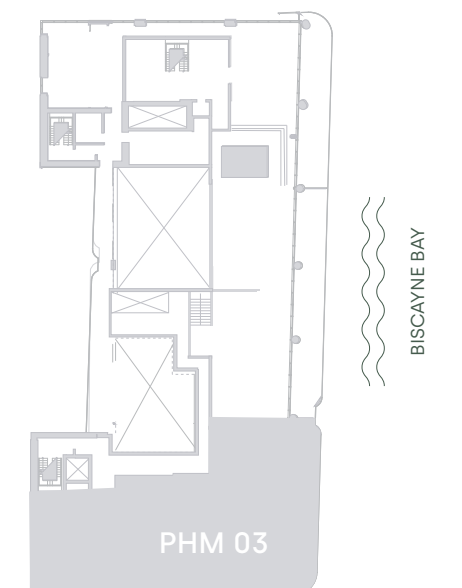
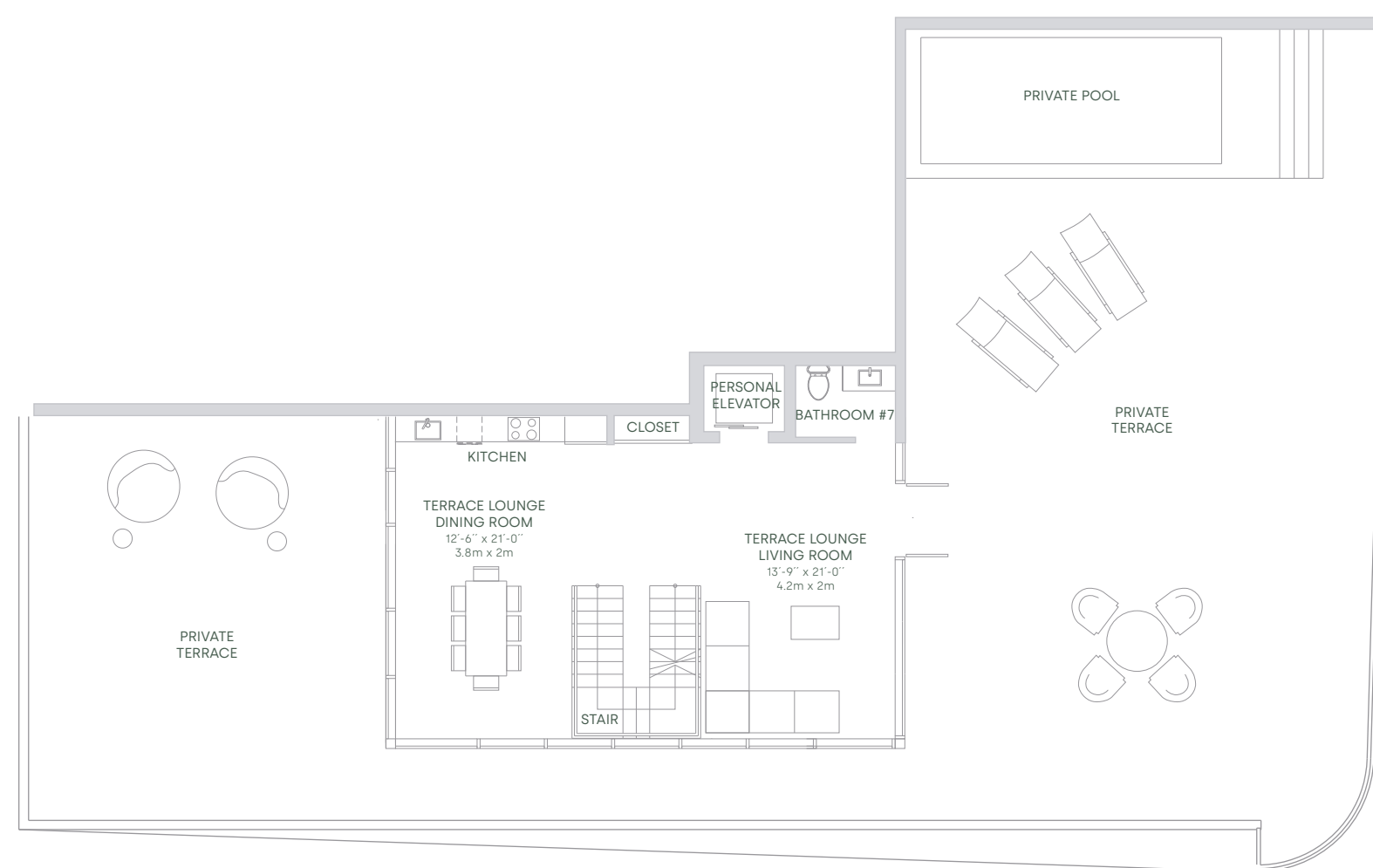
TOTAL SQ.FT.	3,650 SQ.FT	339 SQ.MT
A/C AREA	775 SQ.FT	72 SQ.MT
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PHM 03

LEVEL 03

7 BEDROOMS

7^{1/2} BATHROOMS



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