



ONE BAY.®

DESIGN DISTRICT RESIDENCES



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THE CITY LIVING YOU WANT.  
THE PRIVACY YOU NEED.

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# THERE IS A NEW MIAMI UNDERWAY. A MIAMI AMIDST A CULTURAL RENAISSANCE.

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It's alive, electric and burgeoning with world-class art, theatre and magnificent shopping. Phenomenal eateries suit any taste, glamorous and low-key lounges are at every turn. In the center of this metamorphosis, is the innovative Design District featuring public art installations and chic retailers, dining, design showrooms and architecture studios. And tucked away within all this hustle and bustle, is a private enclave. Your urban oasis. Your escape. One Bay Design District Residences.



ARTIST'S CONCEPTUAL RENDERING. SEE LEGAL DISCLAIMER.

ONERAY





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UNWIND IN A PRIVATE  
ENCLAVE.

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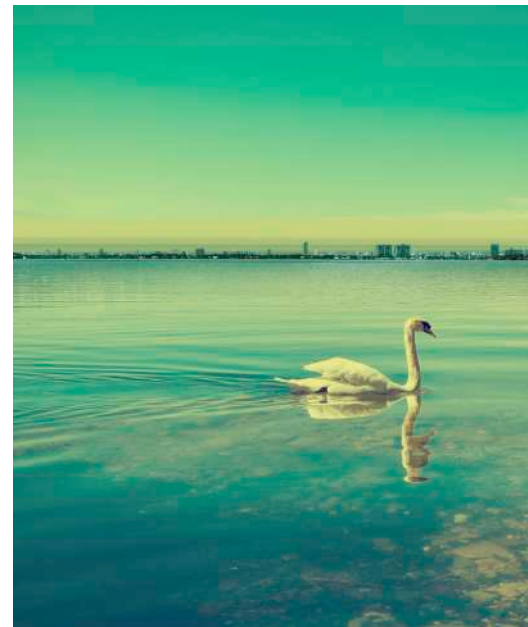


## SURROUNDED BY MIAMI'S STUNNING BACKDROP, NATURAL BEAUTY IS AT EVERY TURN.

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Life at One Bay offers the best of both worlds. You're in the heart of the city, but with a huge green park outside your door and Biscayne Bay as your stunning backdrop, you're constantly reminded how close you are to nature. Mornings are all about an early run, walking the dog and yoga in the Albert Pallot Park. Head back at night for an evening picnic and a soccer game. On the weekends - head over to the Bay - the water is calling your name.

ONE BAY | DESIGN DISTRICT RESIDENCES











## THE DESIGN DISTRICT: ECLECTIC. INSPIRING. CHIC.

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With the Design District and Midtown outside your door, an afternoon of shopping and night on the town no longer needs to include a car. All you need are some stylish shoes on your feet. You and your friends can hang out at the lounges in Midtown, hit the boutiques in the Design District and try every restaurant in the area. Day or Night. It's all walking distance away.



THE DESIGN DISTRICT BY DAY:  
PRESTIGIOUS.  
LUXURIOUS.  
FASHIONABLE.





# AN EXCLUSIVE NEIGHBORHOOD DESIGNED FOR YOUR DESIRES.



## SHOPPING

Alchemist  
Brickell City Centre  
Burberry  
Bvlgari  
Cartier  
Christian Louboutin  
Dior  
Giorgio Armani  
Hermès  
Hublot  
Louis Vuitton  
Luminaire  
MarJacobs  
Marni  
Martin Margiela  
Piaget  
Prada  
Rolex  
Tom Ford  
Vacheron constantin  
Valentino

## ARTS

Adrienne Arsht Center for the  
Performing Arts

American Airlines Arena  
Art Miami  
De La Cruz Collection: Contemporary  
Art Space  
New World Symphony  
PAMM  
Patricia and Phillip Frost Museum of  
Science  
Scope

## RESTAURANTS

Angelina's  
B sweet coffee shop  
Beaker + Gray  
Black brick  
Bocce Bar  
Buena vista bistro  
Buena vista deli  
Crumb on parchment  
Gigi's  
Harry's pizza  
Jimmy's kitchen  
Joey's  
Jugo Fresh  
La Latina  
Lemoni café

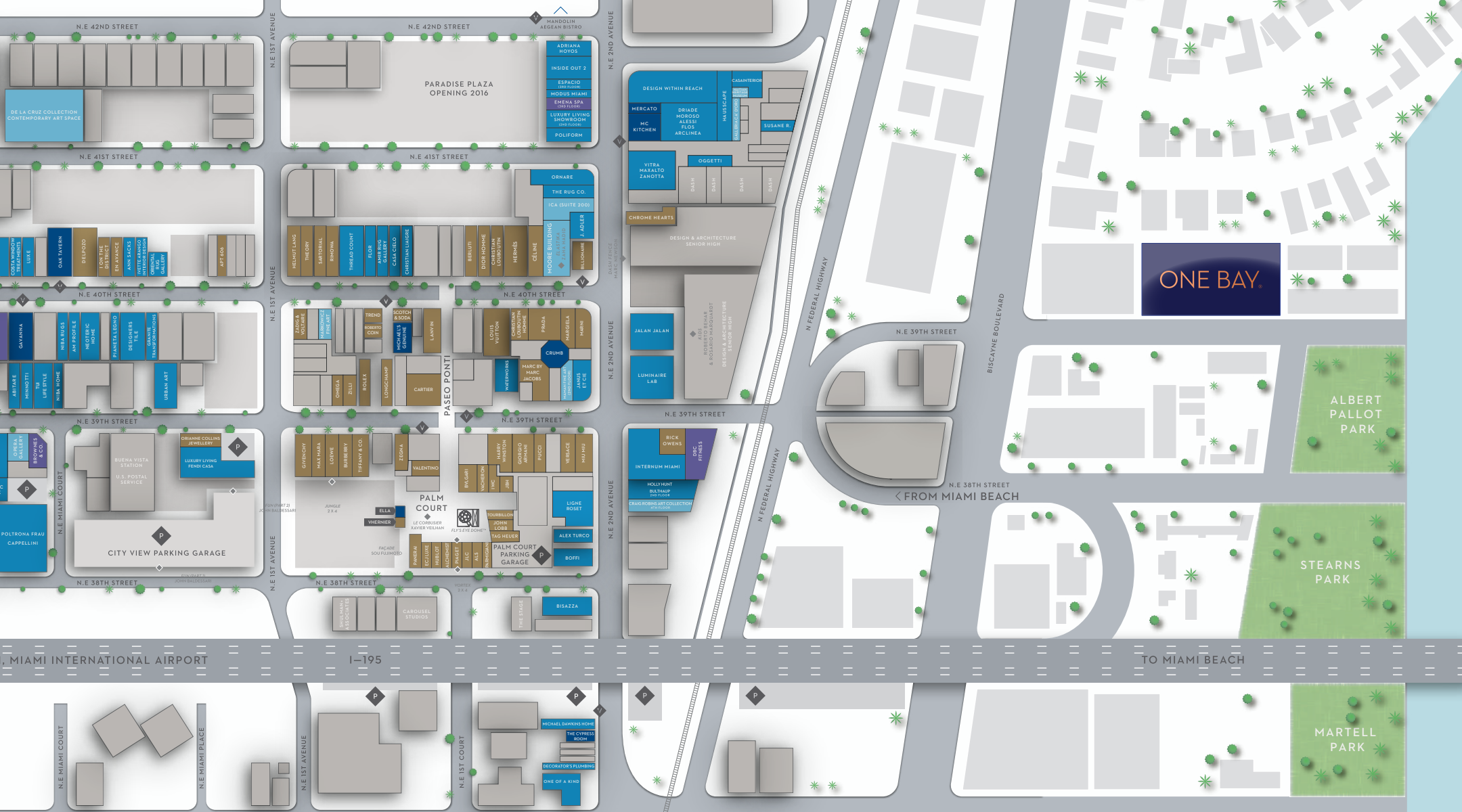
Lime  
Lost and Found Saloon  
Mandolin Aegean Bistro  
MC kitchen  
Michael's Genuine Food & Drink  
Midtown Oyster Bar  
Morgans  
Novecento  
Oak Tavern  
Panther Coffee  
Pride and Joy BBQ  
Prohibition

## NIGHTLIFE

Bardot  
The Wood Tavern  
Gramps  
Cafeina lounge  
Gabana  
World of beer  
Lagniappe  
Prohibition speak easy  
Wine vault  
The social lubricant  
Baru Urbano  
The electric pickle company

MIAMI  
DESIGN  
DISTRICT









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UNIQUE. SERENE. WELCOMING.  
YOUR ADDRESS IS YOUR ESCAPE.

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ARTIST'S CONCEPTUAL RENDERING. SEE LEGAL DISCLAIMER.



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IT'S MORE THAN A POOL,  
IT'S YOUR URBAN OASIS.

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ARTIST'S CONCEPTUAL RENDERING. SEE LEGAL DISCLAIMER.

Summer kitchen and Jacuzzi are optional. Fabric canopy and furniture not included.

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## PENTHOUSE LIVING, WITHOUT THE PENTHOUSE ATTITUDE.

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ARTIST'S CONCEPTUAL RENDERING. SEE LEGAL DISCLAIMER.











ARTIST'S CONCEPTUAL RENDERING. SEE LEGAL DISCLAIMER.



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FROM YOUR ROOFTOP TERRACE  
YOU'LL SEE YOU'RE IN  
THE HOTTEST PART OF TOWN.

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WITH ONLY 38 RESIDENCES,  
ONLY A SELECT FEW WILL CALL IT HOME.

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UNRIVALLED,  
YET UNPRETENTIOUS.

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ONE BAY | DESIGN DISTRICT RESIDENCES



ARTIST'S CONCEPTUAL RENDERING. SEE LEGAL DISCLAIMER.





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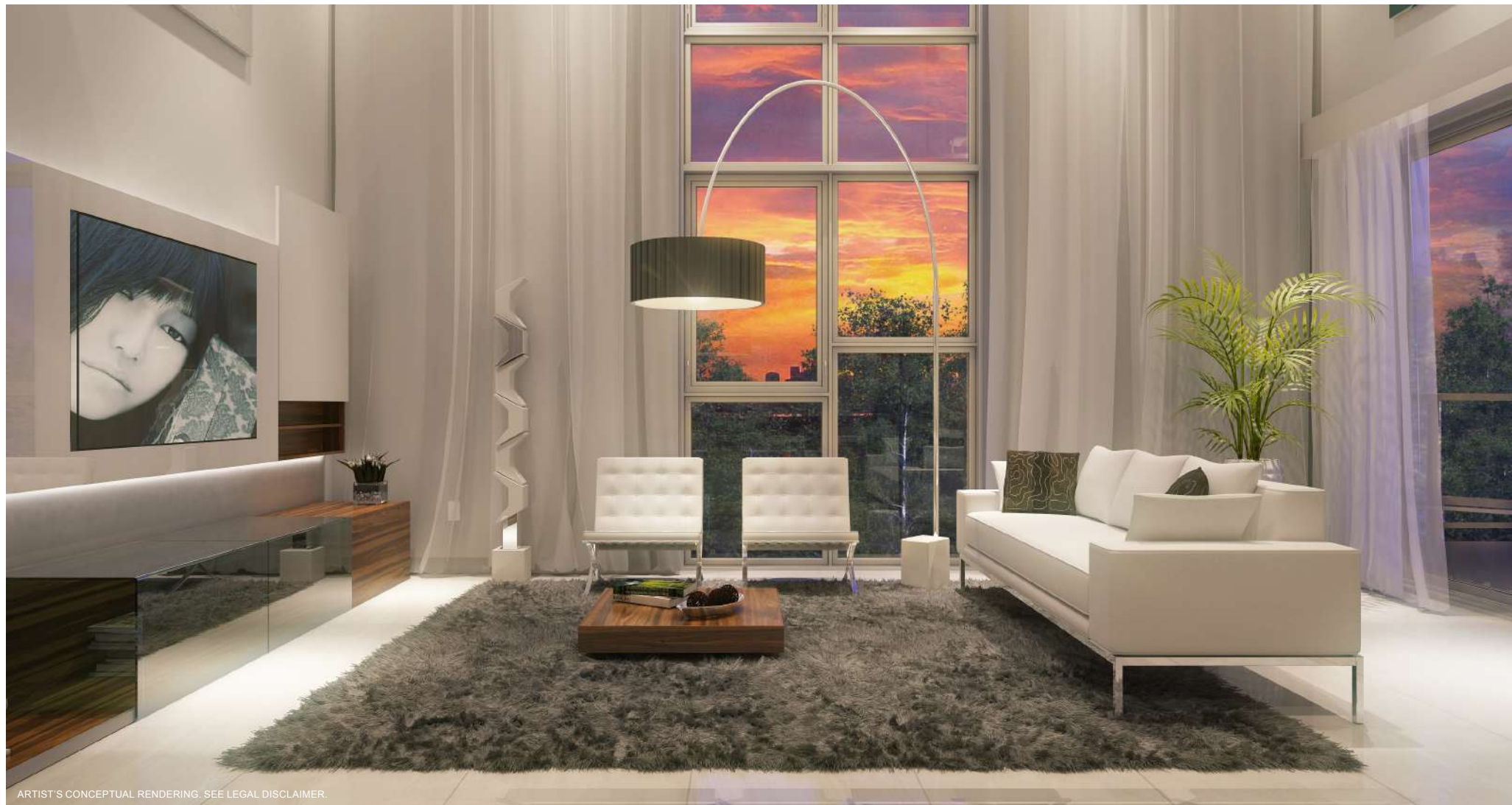
ARTIST'S CONCEPTUAL RENDERING. SEE LEGAL DISCLAIMER.

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WITH FLOOR-TO-CEILING IMPACT WINDOWS,  
SUNSETS REALLY HAVE IMPACT.

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ARTIST'S CONCEPTUAL RENDERING. SEE LEGAL DISCLAIMER.



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SPACIOUS BEDROOMS  
ALLOW YOU TO DREAM BIG.

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THE MASTER BATH AND  
A GOURMET KITCHEN.  
BOTH A MASTERPIECE.

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ONE BAY | DESIGN DISTRICT RESIDENCES







ARTIST'S CONCEPTUAL RENDERING. SEE LEGAL DISCLAIMER.



ARTIST'S CONCEPTUAL RENDERING. SEE LEGAL DISCLAIMER.





## RESIDENCE

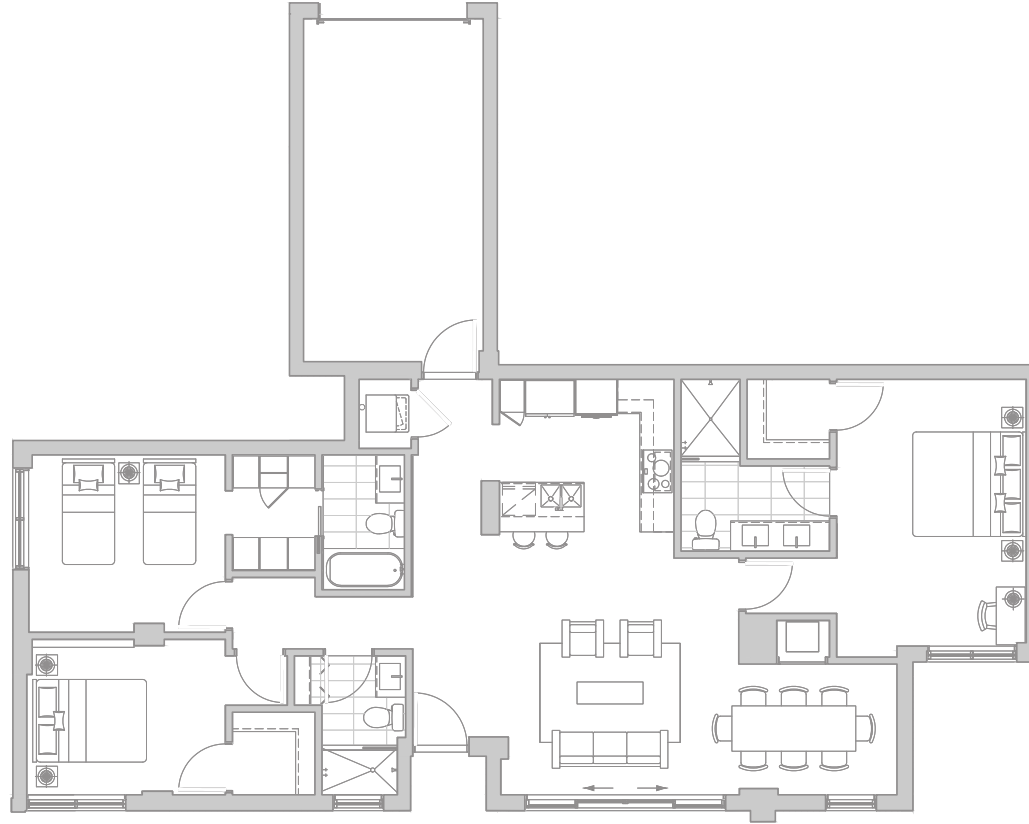
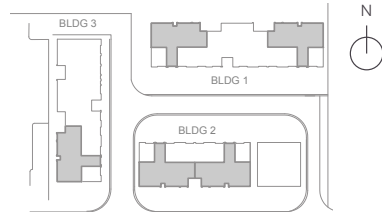
# A1

3 BEDROOMS  
3 BATHROOMS  
INDOOR GARAGE

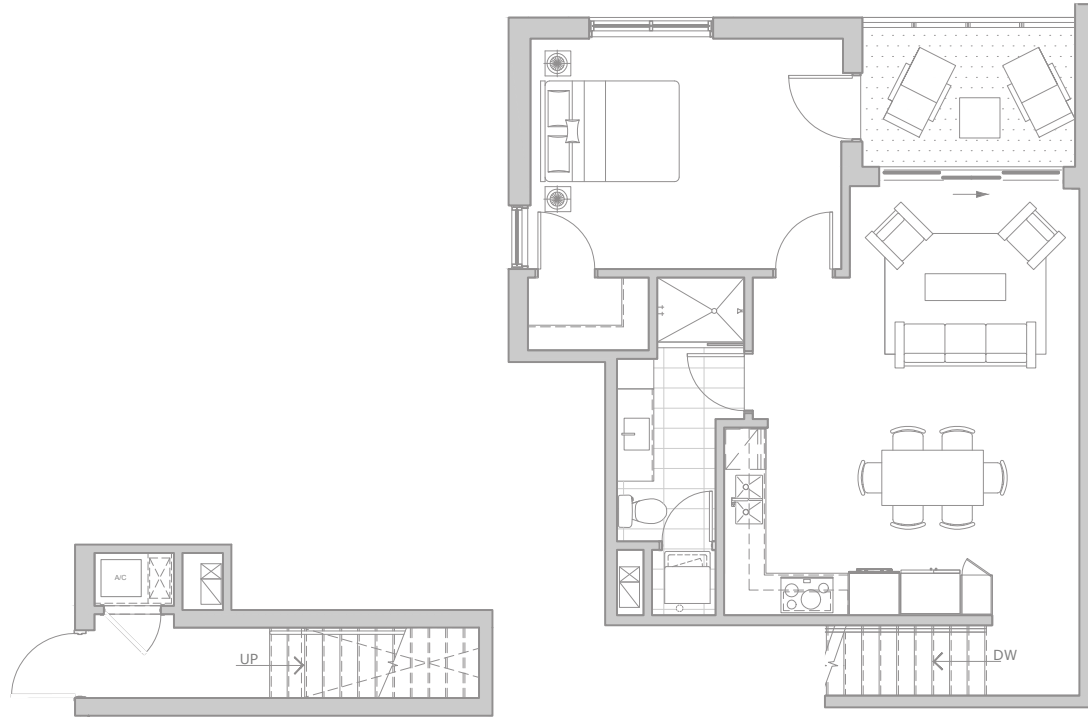
|                  |       |       |     |                |
|------------------|-------|-------|-----|----------------|
| UNIT A/C         | 1,475 | SQ FT | 137 | m <sup>2</sup> |
| TERRACE/ BALCONY | 148   | SQ FT | 14  | m <sup>2</sup> |
| ROOF TOP         | -     | -     | -   | -              |
| GARAGE           | 265   | SQ FT | 25  | m <sup>2</sup> |
| TOTAL            | 1,888 | SQ FT | 175 | m <sup>2</sup> |



SITE PLAN A1: 5 UNITS



Each purchaser is advised that there are various methods for calculating the square footage of a Unit, and that depending on the method of calculation, the quoted square footage of a Unit in advertising materials may vary from the square footage of a Unit as stated or described in the Prospectus and the Declaration. The dimensions of the Unit shown in these floor plans have been calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls, including common elements such as structural walls and other interior structural components of the building and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Prospectus and the Declaration. For your reference, the area of the Unit, determined in accordance with Unit boundaries as defined in the Prospectus and the Declaration is less than the square footage reflected here. The configuration and use of space or the floor plan design may vary from that in the Prospectus and Declaration because the Developer has reserved the right in the Prospectus to make design, dimension, specification, and plan changes at any time, in the Developer's discretion, without notice to Unit buyers. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change. The furnishings and décor illustrated are not included with the purchase of the Unit. See Prospectus for additional information regarding what is offered with the Unit and the calculation of Unit square footage and dimensions.

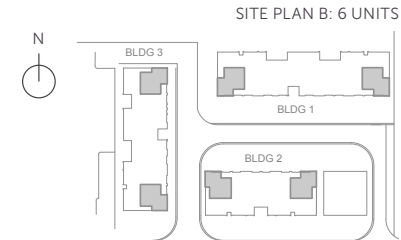


## RESIDENCE

# B

1 BEDROOM  
1 BATHROOM

|                  |     |       |    |                |
|------------------|-----|-------|----|----------------|
| UNIT A/C         | 877 | SQ FT | 81 | m <sup>2</sup> |
| TERRACE/ BALCONY | 80  | SQ FT | 7  | m <sup>2</sup> |
| ROOF TOP         | -   | -     | -  | -              |
| GARAGE           | -   | -     | -  | -              |
| TOTAL            | 957 | SQ FT | 89 | m <sup>2</sup> |



Each purchaser is advised that there are various methods for calculating the square footage of a Unit, and that depending on the method of calculation, the quoted square footage of a Unit in advertising materials may vary from the square footage of a Unit as stated or described in the Prospectus and the Declaration. The dimensions of the Unit shown in these floor plans have been calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls, including common elements such as structural walls and other interior structural components of the building and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Prospectus and the Declaration. For your reference, the area of the Unit, determined in accordance with Unit boundaries as defined in the Prospectus and the Declaration is less than the square footage reflected here. The configuration and use of space or the floor plan design may vary from that in the Prospectus and Declaration because the Developer has reserved the right in the Prospectus to make design, dimension, specification, and plan changes at any time, in the Developer's discretion, without notice to Unit buyers. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change. The furnishings and décor illustrated are not included with the purchase of the Unit. See Prospectus for additional information regarding what is offered with the Unit and the calculation of Unit square footage and dimensions.



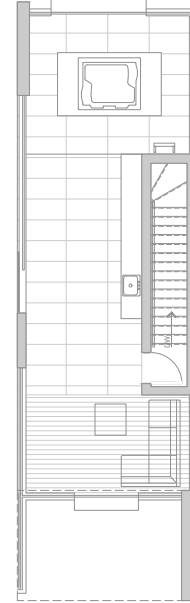
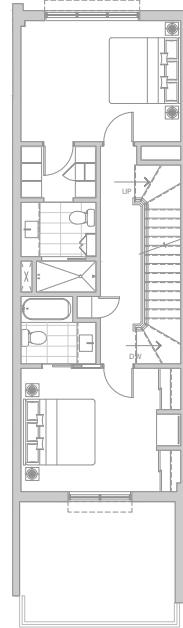
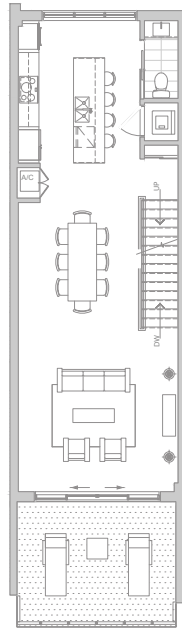
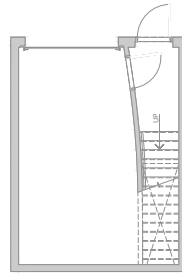
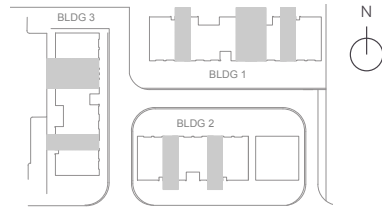
## RESIDENCE

# D1

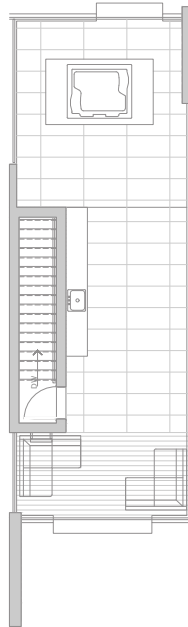
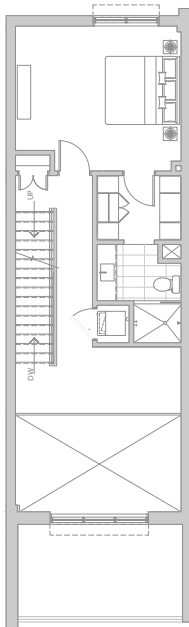
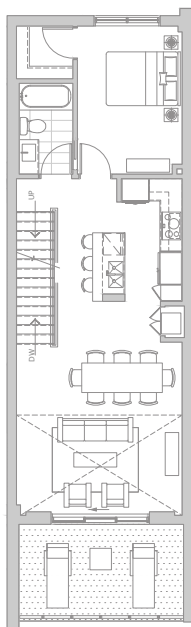
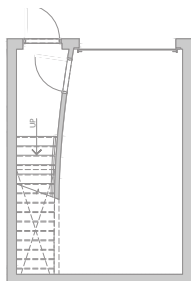
2 BEDROOMS  
2 1/2 BATHROOMS  
INDOOR GARAGE

|                  |       |       |     |                |
|------------------|-------|-------|-----|----------------|
| UNIT A/C         | 1,794 | SQ FT | 167 | m <sup>2</sup> |
| TERRACE/ BALCONY | 193   | SQ FT | 18  | m <sup>2</sup> |
| ROOF TOP         | 692   | -     | 64  | -              |
| GARAGE           | 252   | SQ FT | 24  | m <sup>2</sup> |
| TOTAL            | 2,941 | SQ FT | 273 | m <sup>2</sup> |

SITE PLAN D1: 9 UNITS



Each purchaser is advised that there are various methods for calculating the square footage of a Unit, and that depending on the method of calculation, the quoted square footage of a Unit in advertising materials may vary from the square footage of a Unit as stated or described in the Prospectus and the Declaration. The dimensions of the Unit shown in these floor plans have been calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls, including common elements such as structural walls and other interior structural components of the building and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Prospectus and the Declaration. For your reference, the area of the Unit, determined in accordance with Unit boundaries as defined in the Prospectus and the Declaration is less than the square footage reflected here. The configuration and use of space or the floor plan design may vary from that in the Prospectus and Declaration because the Developer has reserved the right in the Prospectus to make design, dimension, specification, and plan changes at any time, in the Developer's discretion, without notice to Unit buyers. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change. The furnishings and décor illustrated are not included with the purchase of the Unit. See Prospectus for additional information regarding what is offered with the Unit and the calculation of Unit square footage and dimensions.

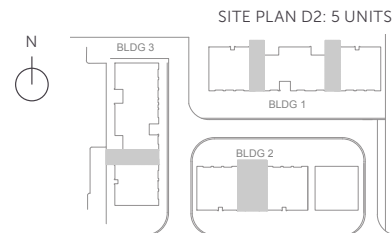


RESIDENCE

# D2

2 BEDROOMS + DEN  
2 BATHROOMS  
INDOOR GARAGE

|                  |       |       |     |                |
|------------------|-------|-------|-----|----------------|
| UNIT A/C         | 1,645 | SQ FT | 153 | m <sup>2</sup> |
| TERRACE/ BALCONY | 150   | SQ FT | 14  | m <sup>2</sup> |
| ROOF TOP         | 703   | -     | 65  | -              |
| GARAGE           | 264   | -     | 25  | -              |
| TOTAL            | 2,762 | SQ FT | 257 | m <sup>2</sup> |



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## RESIDENCE

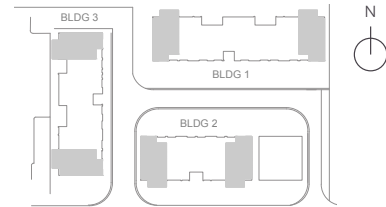
# E

3 BED + FAMILY ROOM  
2 1/2 BATHROOMS  
INDOOR GARAGE

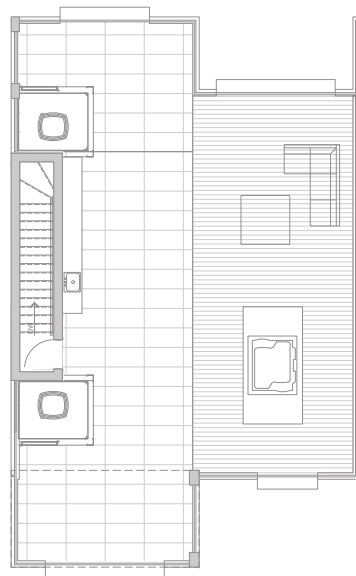
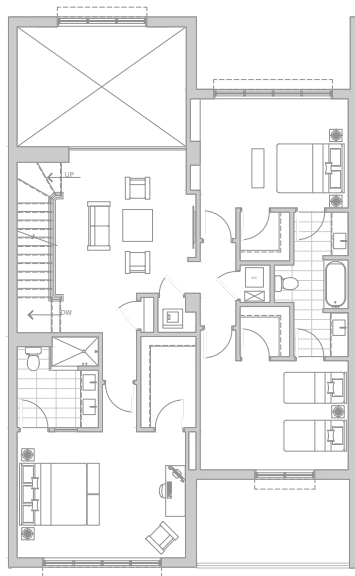
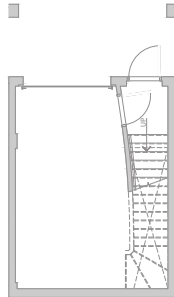
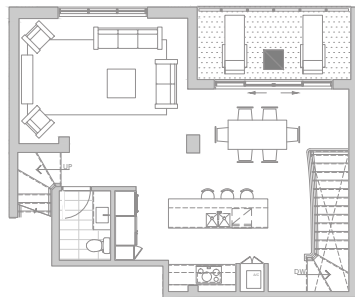
|                  |             |                    |
|------------------|-------------|--------------------|
| UNIT A/C         | 2,236 SQ FT | 208 m <sup>2</sup> |
| TERRACE/ BALCONY | 98 SQ FT    | 9 m <sup>2</sup>   |
| ROOF TOP         | 1,397 -     | 130 -              |
| GARAGE           | 264 SQ FT   | 25 m <sup>2</sup>  |
| TOTAL            | 3,995 SQ FT | 371 m <sup>2</sup> |



SITE PLAN E: 6 UNITS



Each purchaser is advised that there are various methods for calculating the square footage of a Unit, and that depending on the method of calculation, the quoted square footage of a Unit in advertising materials may vary from the square footage of a Unit as stated or described in the Prospectus and the Declaration. The dimensions of the Unit shown in these floor plans have been calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls, including common elements such as structural walls and other interior structural components of the building and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Prospectus and the Declaration. For your reference, the area of the Unit, determined in accordance with Unit boundaries as defined in the Prospectus and the Declaration is less than the square footage reflected here. The configuration and use of space or the floor plan design may vary from that in the Prospectus and Declaration because the Developer has reserved the right in the Prospectus to make design, dimension, specification, and plan changes at any time, in the Developer's discretion, without notice to Unit buyers. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change. The furnishings and décor illustrated are not included with the purchase of the Unit. See Prospectus for additional information regarding what is offered with the Unit and the calculation of Unit square footage and dimensions.

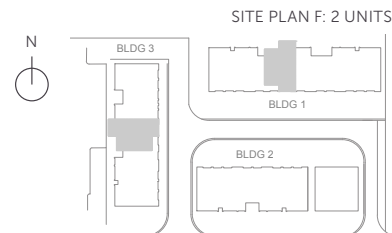


RESIDENCE

F

3 BED + FAMILY ROOM  
2 1/2 BATHROOMS  
INDOOR GARAGE

|                  |             |                    |
|------------------|-------------|--------------------|
| UNIT A/C         | 2,561 SQ FT | 238 m <sup>2</sup> |
| TERRACE/ BALCONY | 118 SQ FT   | 11 m <sup>2</sup>  |
| ROOF TOP         | 1,636 -     | 152 -              |
| GARAGE           | 269 -       | 25 -               |
| TOTAL            | 4,584 SQ FT | 426 m <sup>2</sup> |



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“We believe in bringing the outside in, so you’ll see many windows, lots of natural light and light airy colors that are reflected in nature. Your oasis in the city awaits, ONE BAY Design District Residences.”

FRANCISCO TAGLE / DEVELOPER

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### **G&L Real Estate Development**

With more than 30 years in real estate development industry, G&L Real Estate Development LLC, has built a legacy of quality construction and sales in stunning locations. Designed to accommodate modern lifestyles in ideal urban settings, their expertise gives homeowners an edge in today's market - extending the life of an investment by adding long-term value of a property.

G&L is the American division of Empresas Guzmán & Larraín. With a diversified presence throughout Chile, Argentina, Spain, Italy and South Florida, Empresas Guzmán & Larraín have developed and sold more than 40,000 residences. There are presently 19 projects on the market in Chile and seven abroad; located in 13 cities within five different countries. Empresas Guzmán & Larraín boast a portfolio of properties in excess of 560 acres in Chile, available for development in the next 10 years.

### **ONE Sotheby's International Realty**

ONE Sotheby's International Realty's Development Division currently represents over 18 pre-construction developments in Miami-Dade and Broward Counties. In its short existence, the branch has managed to break several pricing records and now handles over \$3.5 billion in real estate inventory. As a result of its dramatic growth, the Development Division continues to represent some of South Florida's most prestigious condo residences and is regarded as one of the top development sales and marketing teams in the region.



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“The development embodies the modern sophisticated lifestyle and forward thinking of Miami residences. Its human scale & perfect location provide a unique way to experience city living at its best.”

STÉPHANE L'ÉCUYER / ARCHITECT

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### **IDEA Architects**

The offspring of Canada's world-renowned TLA and S.M. Group International architectural and engineering firms, IDEA capitalizes on the full potential of scientific resources through development of integrated design, construction and execution. Their exceptional integration capabilities, allows them to complete projects with remarkable accuracy, speed, reliability and optimization, while remaining true to their commitment to work towards a better quality of life.

IDEA's impressive list of successful projects includes major hotels, commercial spaces, residential developments, educational institutions, municipal buildings, medical clinics, food chain outlets, industrial facilities, road infrastructure and energy distribution networks.

### **IDEA Interior Designers**

The interior designers of IDEA offer interiors that meet the needs and style of their clients, in which they can evolve. Their primary target is to highlight the organizational culture. Using interior design language, IDEA's interior designers create their client's personal signature. Combining functional and aesthetics aspects, their design team manages interiors from floor to ceiling. IDEA's interior designers maximize the ergonomic and luminosity of spaces by selecting and harmonizing materials, furniture, textures, finishes, accessories and colors.



We are pledged to the letter and spirit of U.S. policy for the achievement of equal housing throughout the Nation. We encourage and support an affirmative advertising and marketing program in which there are no barriers to obtaining housing because of race, color, sex, religion, handicap, familial status or national origin. These materials are not intended to be an offer to sell, or solicitation to buy a unit in the condominium. Such an offering shall only be made pursuant to the prospectus (offering circular) for the condominium and no statements should be relied upon unless made in the prospectus or in the applicable purchase agreement. In no event shall any solicitation, offer or sale of a unit in the condominium be made in, or to residents of, any state or country in which such activity would be unlawful. No real estate broker or salesperson is authorized to make any representations or other statements regarding this project, and no agreements with, deposits paid to or other arrangements made with any real estate broker are or shall be binding on the developer. All artist's or architectural renderings, sketches, graphic materials, prices, plans, specifications, terms, conditions, statements, features, dimensions, amenities, existing or future views and photos depicted or otherwise described herein are proposed and conceptual only, and are based upon preliminary development plans, which are subject to withdrawal, revisions and other changes, without notice, as provided in the purchase agreement and the offering circular. They should not be relied upon as representations, express or implied, of the final detail of the proposed improvements. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same. All features listed for the residences are representative only, and the developer reserves the right, without notice to or approval by the Buyer, to make changes or substitutions of equal or better quality for any features, materials and equipment which are included with the unit. Interior photos may depict options and upgrades that are not representative of standard features and may not be available for all model types, and all depictions of furniture, appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration, are not necessarily included in each unit. Furnishings and finishes are only included if and to the extent provided in your purchase agreement. No guarantees or representations whatsoever are made that existing or future views of the project and surrounding areas depicted by artist's conceptual renderings or otherwise described herein, will be provided or, if provided, will be as depicted or described herein. Any view from any unit, unit's rooftop or from other portions of the property may in the future be limited or eliminated by future development or forces of nature. The photographs contained in this brochure may be stock photography or have been taken off-site and are used to depict the spirit of the lifestyle to be achieved rather than any that may exist or that may be proposed, and are merely intended as illustrations of the activities and concepts depicted therein. This project is being developed by G&L Associates at One Bay, LLC, a Florida limited liability company, which entity was formed solely for such purpose. G&L Real Estate Development, LLC is affiliated with the developer, but is not the developer of this project. Any and all statements, disclosures and/or representations shall be deemed made by developer(s) and not by G&L Real Estate Development, LLC, and you agree to look solely to the developer (and not to G&L Real Estate Development, LLC, and/or any of their other affiliates) with respect to any and all matters relating to the marketing and/or development of the Condominiums and with respect to the sales of units in each Condominium. The project graphics, renderings and text provided herein are copyrighted works owned by the developer. All rights reserved. Unauthorized reproduction, display or other dissemination of such materials is strictly prohibited and constitutes copyright infringement. 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 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). The 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. All square footages and dimensions are estimates which are based on preliminary plans and will vary with actual construction. 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. All dimensions are approximate and all floor plans are subject to change by developer without notice. All illustrations are artistic conceptual renderings."



ONE

Sotheby's  
INTERNATIONAL REALTY