



South Tower—Collection III

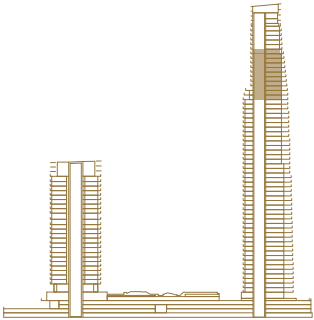
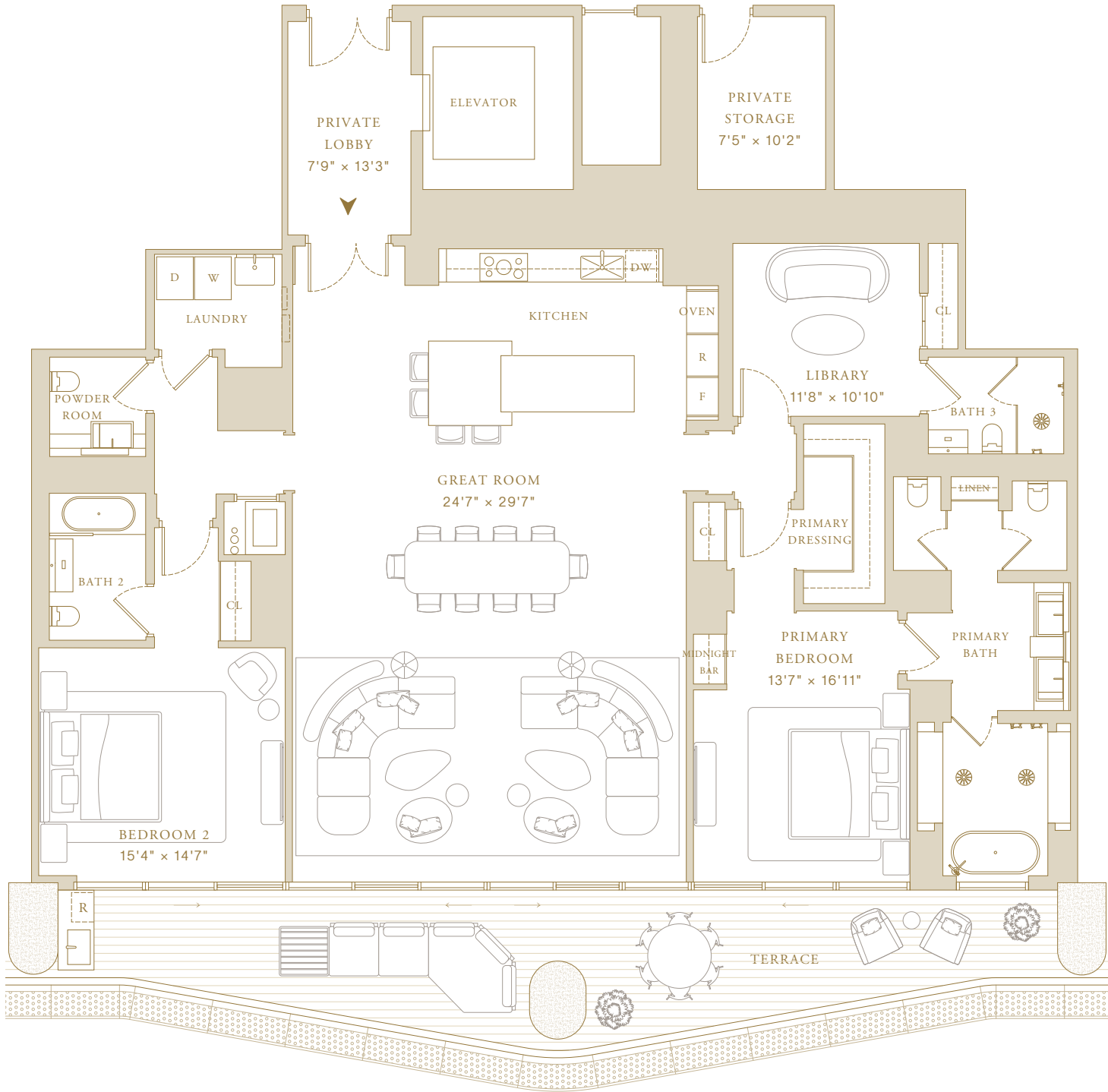
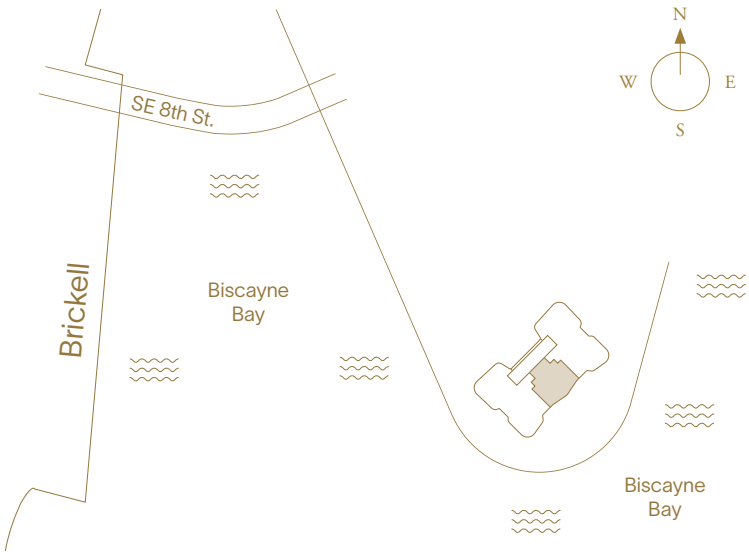
Residence 03

2 Bedrooms + Library
3 Bathrooms
Powder Room

Indoor Area
2,738 ft² (254 m²)

Features

- Private Elevator and Entry Foyer
- Double Door Entry
- Molteni Kitchen with Gaggenau Appliances
- Primary Closet by Tristan Auer
- Private Storage Adjacent to Residence
- Library
- Midnight Bar
- Laundry Room
- Expansive Terraces
- Outdoor Built-in Bar



This project is being developed by affiliates of OID T1 Developer LLC, a Florida limited liability company ("Developer"), which has a limited right to use the trademarked names and logos of Swire Properties and Mandarin Oriental Hotel Group. The Residences at Mandarin Oriental, Miami ("The Residences") are not developed, sponsored, owned, offered or sold by Mandarin Oriental Hotel Group or any affiliate thereof (MOHG), and MOHG makes no representation, warranty or guaranty of any kind regarding The Residences. Developer and owners of The Residences use the Mandarin Oriental name and trademarks subject to the terms of revocable licenses from MOHG which may expire or be terminated. These materials are for the South Tower only and any and all depictions, renderings, descriptions, etc., of any additional improvements within the overall project, including, without limitation, an additional tower and amenities associated with such additional tower are subject to change at any time, without notice. Those additional improvements may not be available at the time of closing and/or may never be made available and shall not be relied upon in any manner. ORAL REPRESENTATIONS CANNOT BE RELIED UPON. AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS WEBSITE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. THE COMPLETE OFFERING TERMS ARE IN A CPS-12 APPLICATION AVAILABLE FROM THE OFFEROR. FILE NO. CP24-0048. WARNING: THE CALIFORNIA DEPARTMENT OF REAL ESTATE HAS NOT INSPECTED, EXAMINED, OR QUALIFIED THIS OFFERING. This advertisement is a solicitation for the sale of Units in Island Drive South Condominium, N.J. Registration No. 24-04-0007. This Condominium has been registered with the Massachusetts Board of Registration of Real Estate Brokers and Salespersons F-1294-01-01. 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. 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 balcony areas are to interior glass face of guardrail (not construction gross). 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 Residences. Prices, features, amenities and other descriptions are preliminary and are subject to change without notice, as provided in your purchase agreement. Prices do not include optional features or premiums for upgraded units. Price changes may occur that are not yet reflected herein. Buyers should check with the sales center for the most current pricing. 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.