

FLOORS 31-45

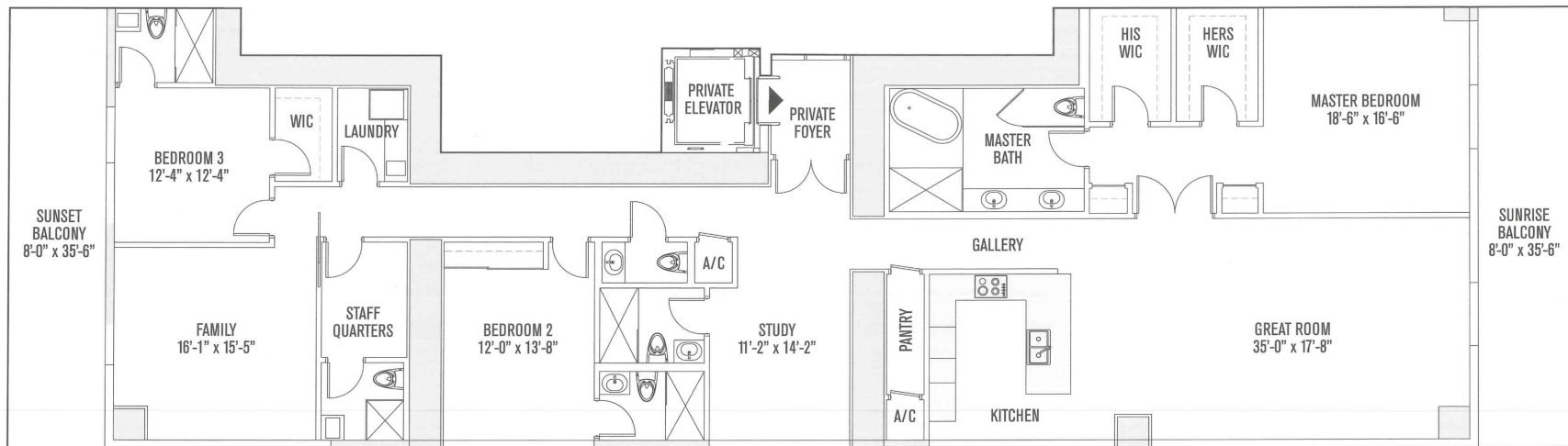
SOUTH EAST RESIDENCE

E L Y S E E

MIAMI

3 BEDROOMS / 5.5 BATHROOMS

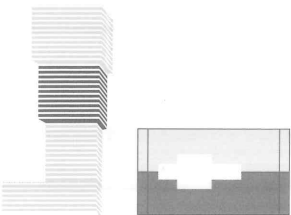
(CONVERTIBLE TO 4 OR 5 BEDROOMS)



BISCAYNE BAY

3 BEDROOMS | 5.5 BATHROOMS | GREAT ROOM | STUDY | KITCHEN | STAFF QUARTERS
SUNRISE & SUNSET BALCONIES | PRIVATE ELEVATOR | PRIVATE FOYER

ENCLOSED AREA:	3,412 SQ FEET	317 SQ METERS
BALCONY AREA:	568 SQ FEET	53 SQ METERS
TOTAL AREA:	3,980 SQ FEET	370 SQ METERS



All plans, features, designs, dimensions, and other information contained or depicted herein are based upon preliminary development plans and are subject to change without notice due to field conditions and other matters. These materials do not reflect the final, as-built plans for the unit, or any room located therein, and may not be relied upon. All improvements, designs, and construction are subject to first obtaining the appropriate federal, state, and local permits and approvals for same. No warranties or representations whatsoever are made that any plans, features, designs, or other items depicted or described herein will be provided or, if provided, will be of the same type, size, location or nature as depicted or described herein. The developer expressly reserves the right to make modifications, revisions, and changes it deems desirable in its sole and absolute discretion. This offering is made only by the prospectus for the condominium and no statement or information should be relied upon if not made in the prospectus. All architectural plans are and shall remain the property of the architect or developer and no rights are conferred hereby.

Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior dividing 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 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. For your reference, the area of the Unit, determined in accordance with these defined unit boundaries, is set forth above and is labeled as "A/C" (Terraces, although included in the total square footage, are not part of the Unit). 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 dimensions are estimates which will vary with actual construction, and all floor plans, specifications, and other development plans are proposed and conceptual only, which are subject to change and will not necessarily accurately reflect the final plans and specifications for the development.

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.