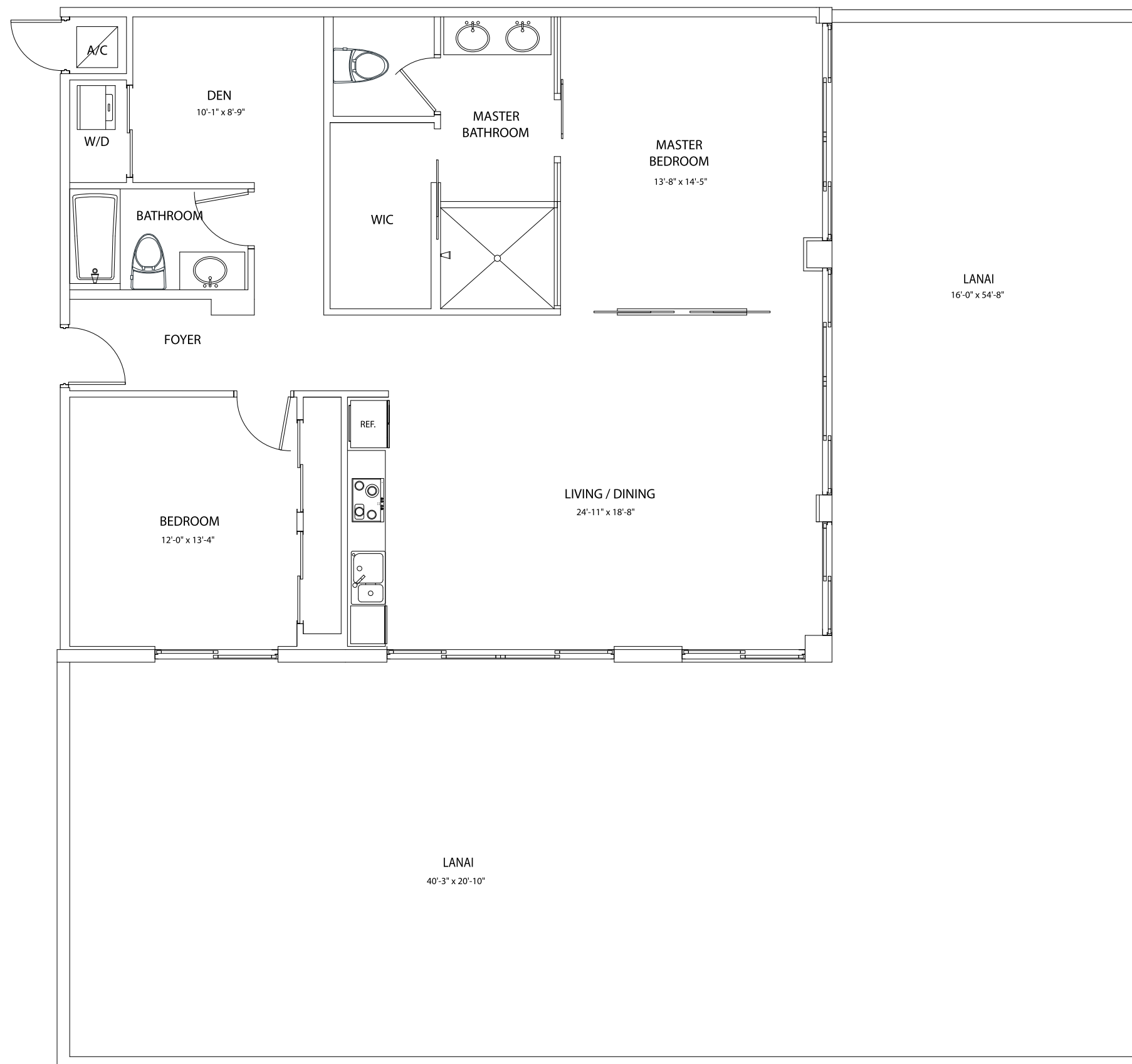
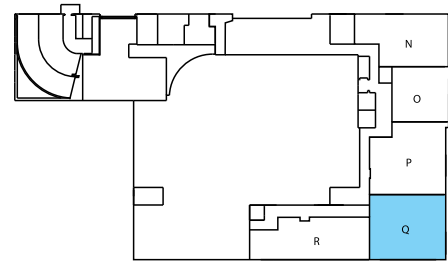


Q



BUILDING AMENITIES:

- Elegant lobby featuring cascading water
- 175 feet of breathtaking bay frontage
- 40-foot-long swimming pool with gleaming ocean glass pebbles embedded in the sides
- Pool deck adorned with natural keystone-like pebbles
- Fitness center
- Social room
- 24/7 professional onsite staff
- Air conditioned bicycle storage room
- "Smart building" technology
- Latest fiber-optic cable and wiring systems integrated into the building's high-tech core (Can be customized according to buyers' specifications)
- Optional touch-screen computers control lighting, temperature and home entertainment selections in the thoughtfully-designed residences

UNIT AMENITIES:

- Views of the sparkling waters of Biscayne Bay or lush gardens
- 13 units feature rooftop terraces with views of Downtown Miami and Biscayne Bay
- 8-foot-deep private balconies on upper floors
- Lush tropical landscaped gardens
- 9- to 10-foot ceilings
- Floor-to-ceiling opaque interior dividers
- European cabinets of rich wood, glass and stainless steel
- Granite kitchen and bathroom countertops
- Metallic brick back splash
- Contemporary designer fixtures
- Luxury marble sinks in bathrooms
- Oversized glass-walled showers
- Shower floors adorned with smooth natural pebbles

UNIT Q - 2 BEDROOMS / 2.5 BATHS

1st FLOOR

ARCHITECT DERIVED AC	1,396.00 SQ. FT.
ENGINEER DERIVED AC (*)	(1,322.91) SQ. FT.
TERRACE	N/A
LANAI	1,811.00 SQ. FT.
ROOFTOP TERRACE	N/A
<hr/>	
TOTAL ARCHITECT DERIVED AC	3,207.00 SQ. FT.

(*) Condominium measurements as defined in the condominium documents.



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING 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.