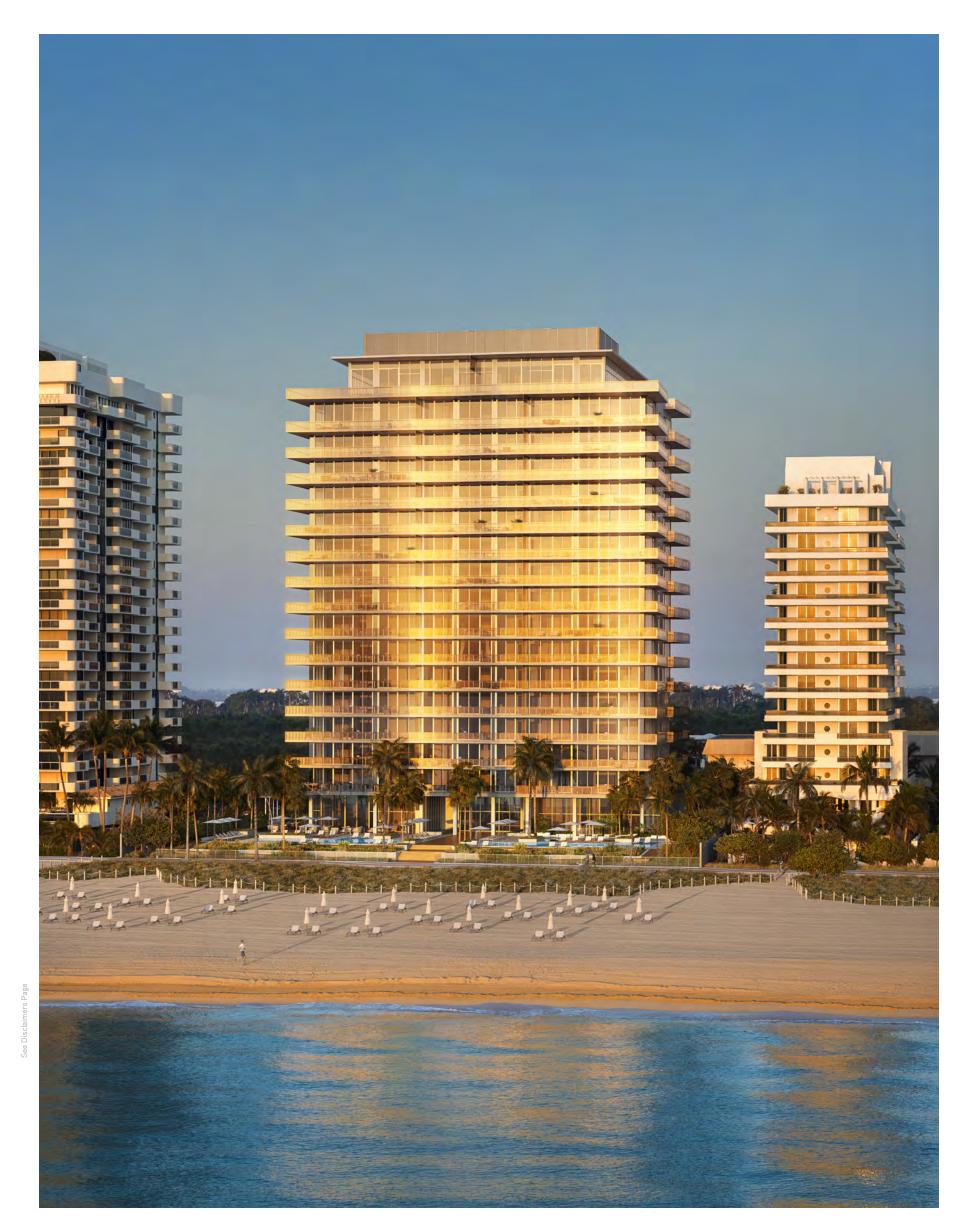
## 570CEAN MIAMIBEACH

PART ONE



Welcome to 57 Ocean.

I have been a part-time resident of Miami Beach for almost 30 years, fully appreciating why so many people enjoy this vibrant, and incredibly diverse community. I feel extremely passionate about developing in this city that I call my second home.

Il Villaggio, on Ocean Drive, was my first luxury development in Miami, back in the early '90s. We prided ourselves on that condominium and the precision of its execution. Pavarotti was there to sing at its opening event, with 120,000 people in attendance, which to this day is considered a memorable night for Miami Beach. Though much time has passed since then, Il Villaggio still reflects the timeless character of all Multiplan developments buildings that enhance and transform their landscapes.

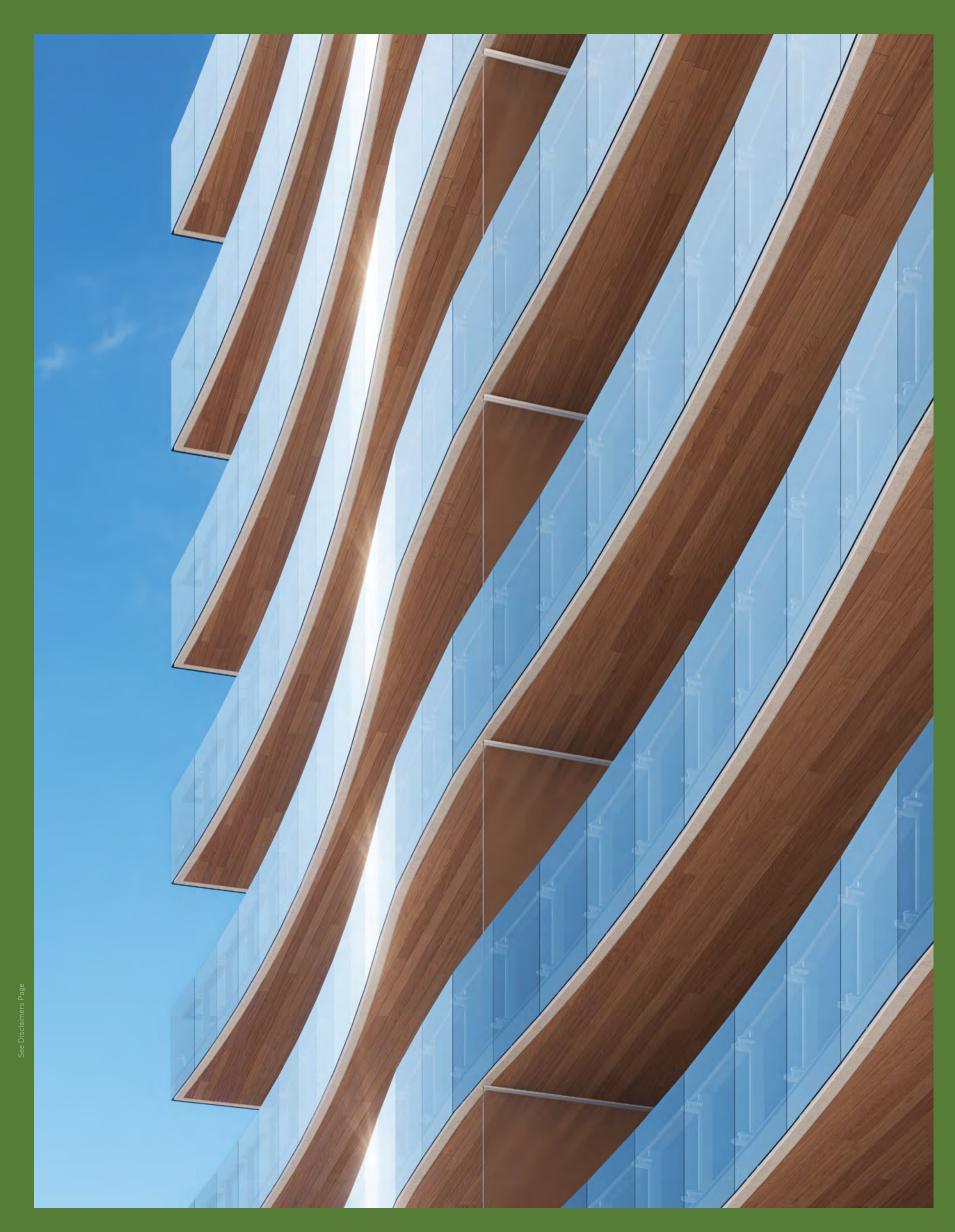
57 Ocean has been a tremendous source of inspiration for our team. I founded and grew Multiplan Empreendimentos Imobiliários S.A. in Brazil to become one of the largest publicly owned real estate companies in Latin America. It is with the same focus that I begin this new endeavor of starting Multiplan Real Estate Asset Management in the United States, continuing and expanding our long-standing history of excellence with this iconic project that heralds a new and prosperous era for Millionaire's Row on Collins Avenue.

Our team are always innovating and searching for ways we can bring joy to people as they live, work and play in the spaces we create. Lush, fresh, soothing, and elegant, the design of 57 Ocean pays homage to the Brazilian way of life by enabling meaningful connections to nature and self. It is a building where the ocean is an extension of the home, and home is the healthiest place to be.

I love the ocean, and as an entrepreneur I have always recognized the value of living by the water. These locations are unique, increasingly scarce and encompass a fantastic vision: to live in perfect balance with two distinctive worlds—land and sea. I hope you enjoy living by the ocean as much as I have enjoyed dreaming up this modern residential sanctuary.

Founder of Multiplan REAM

PART ONE



# The Ocean as Muse

On the sands of Millionaire's Row, Miami's most beautiful and exclusive strip of beachfront, sits 57 Ocean—a distinctive building that sparkles among its peers. Award-winning Arquitectonica has partnered with world-class designers to create a residence that is in complete harmony with its surroundings. Every aspect of the design—including the use of materials, the soft undulating façade, the flow of its interiors—is in constant dialogue with the sea.

From the moment you arrive, the ocean beckons. Grand vertical gardens guide you from the porte-cochère through a double-height lobby awash in natural stone, past the pools and meditation gardens, straight to the sand. The transition has never been more seamless: from city, to home, to ocean.

Here, the cadence of the Atlantic sets the pace for a life lived in full.





THE OCEAN AS MUSE 57 OCEAN



5

THE OCEAN AS MUSE 57 OCEAN



On Collins Avenue, a dense array of indigenous planting—from towering palms to sculptural vertical gardens—creates a sense of privacy and grandeur for those arriving home.

THE OCEAN AS MUSE 57 OCEAN



3



# Inspired Living Indoors & Out

Brazilian style cannot be easily defined through aesthetics. It is more a way of life: carefree and full of vigor. It is experienced both indoors, through texture and natural materials, and outdoors, through spaces that extend the home. All these elements combine to create an upparalleled sense of warmth and comfort.

Floor-to-ceiling windows are invitations to nature beyond. Each residence has ar open floor plan that allows the living, dining and kitchen areas to merge into one greatoom, which then spills out onto an expansive terrace—to become a true outdoor iving room, ready for relaxing or entertaining.

Among each residence's private spaces, master bedrooms dazzle with generoup proportions that provide his-and-her bathrooms, open-plan walk-in closets and tropical-modern design that brings a touch of Brazilian flair.

See Disclaimers P



Designed with the entertainer in mind, the great room keeps the focal point on the views, while offering ample space and multiple seating areas for reading a book, playing a game, dining with family or hosting friends.

Terraces, up to 12 feet deep, are a defining feature of 57 Ocean. These vast, breezy spaces are a gracious continuation of the home, with one-of-a-kind woodlined ceilings and glass balustrades to further connect the residence with the grand expanse of nature beyond.





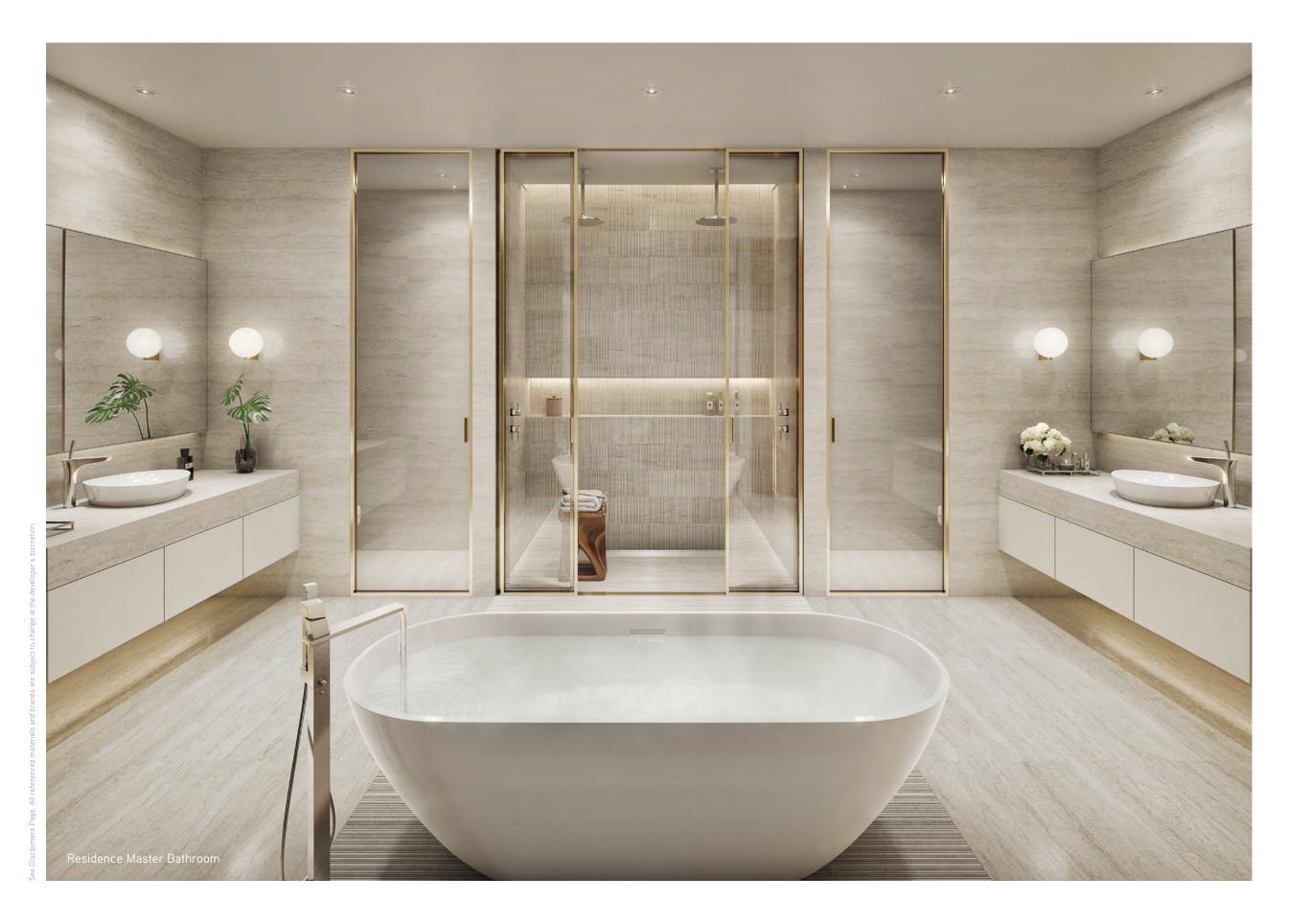
The beautifully planned kitchens were designed for the home cook, with clean and modern Poliform cabinetry, state-of-the-art appliances and a solid marble waterfall island that invites family and friends to gather. Whether it's used for prepping or celebrating, the kitchen will no doubt be the centerpiece of each home.





Spacious master bedrooms open onto the terraces, turning these private sanctuaries into ultimate expressions of tropical-modern luxury. Inside, comfort reigns, with the cozy seating lounge for reading or watching television, and the large, well-considered his-and-her closets.

1 3

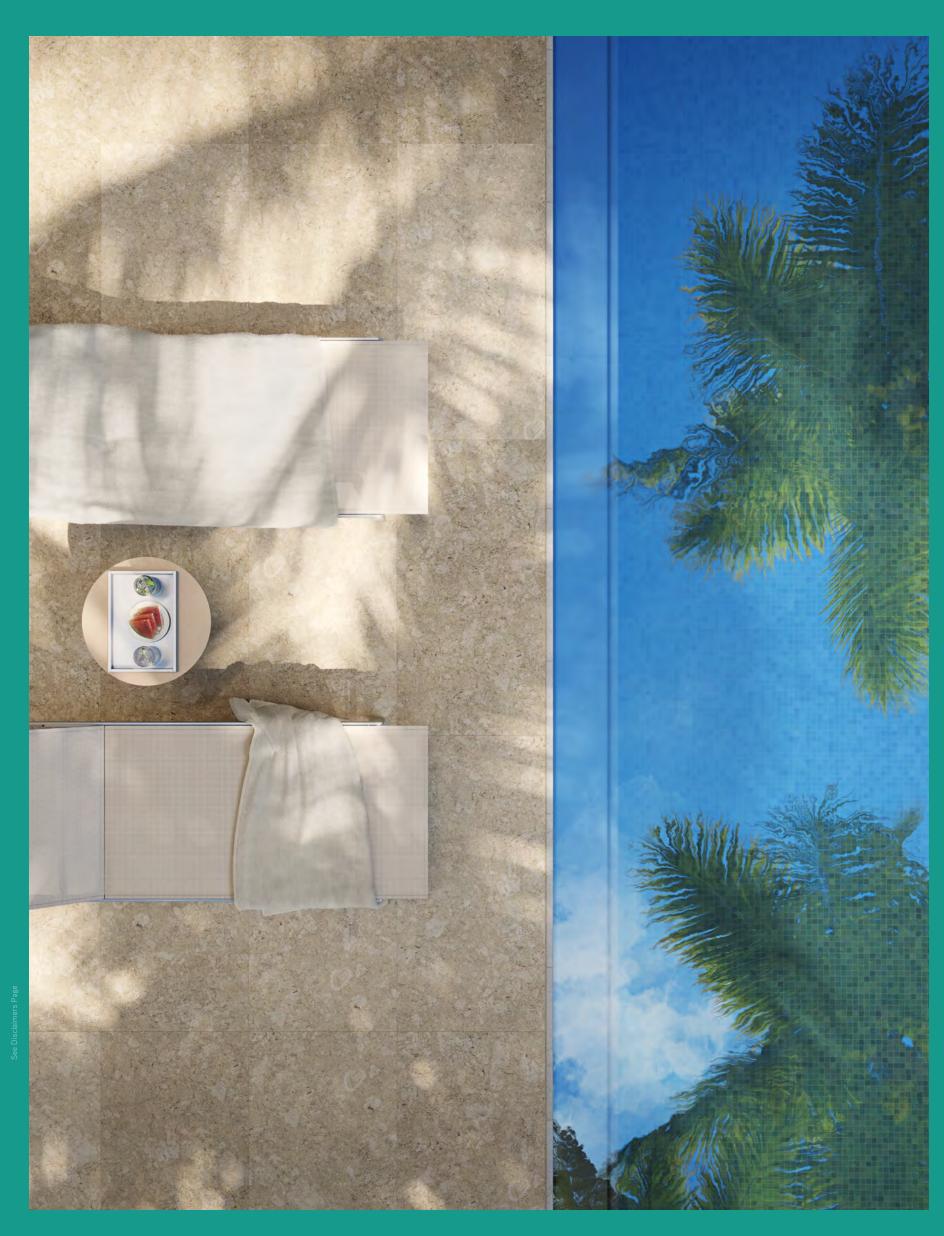


Each master bathroom is a private couples retreat, lined in floor-to-ceiling stone and outfitted with floating tubs, sliding glass doors, and vanities by Poliform. Everything is perfectly accented with soft hidden lighting that sets just the right mood.

Situated ideally between city and water, every window frames a view to treasure—whether facing the Atlantic, the Intracoastal Waterway or the Bay to the sparkling skyline of Miami.



PART THREE



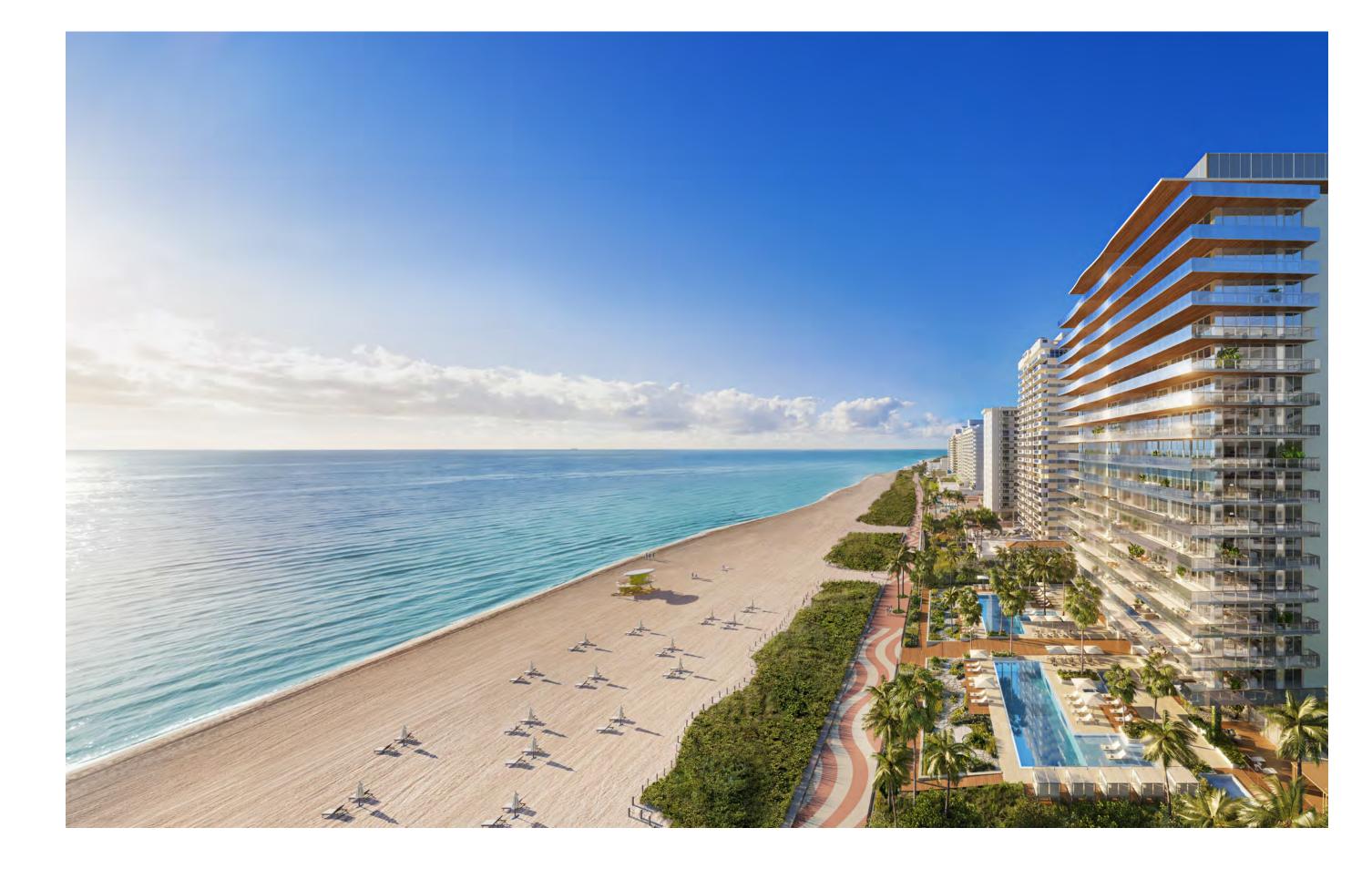
# The Future of Luxury

Anyone choosing to live in Miami, right on the sand, places a premium on well-being. At 57 Ocean, every amenity was carefully planned to ensure a healthy lifestyle.

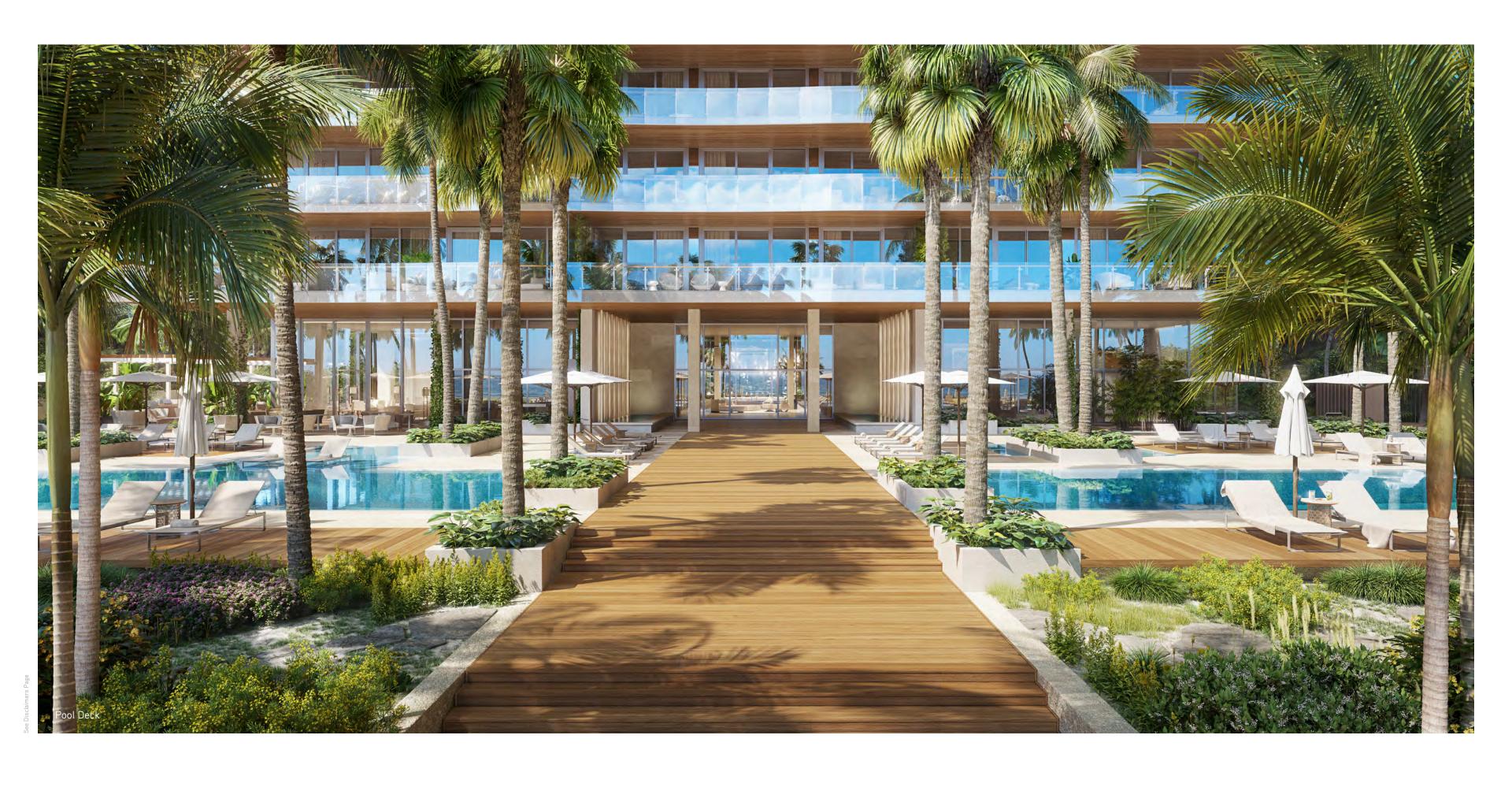
The private spa presents owners with cutting-edge therapies, soothing massages and a thermal suite designed to take them on journeys that energize both body and soul. Residents and their guests can spend time in the club room that is complete with a chef's kitchen and outdoor summer kitchen, in the outdoor bar and lounge, or simply reading in the library. Two infinity swimming pools sit just above the beach, which is only a few steps away.

On the third-floor sunset deck, the spa pool allows for relaxation while the outdoor MyEquilibria gym and indoor Technogym fitness center encourage a healthy lifestyle. The children's room lets owners entrust young ones with caregivers when they need time to pursue wellness goals or attend private training sessions.

Connecting to the ocean was paramount in defining the design of every space, including the amenities. The expansive pool deck—comprising an outdoor bar, social lounge, two pools and a sprinkling of cabanas—blends into the meditation gardens that connect the property to 250 linear feet of beach. Owners can explore the Miami Beach Walk right from the lobby door and easily walk, run or bike along Miami Beach, from Bal Harbour to South Pointe Park.



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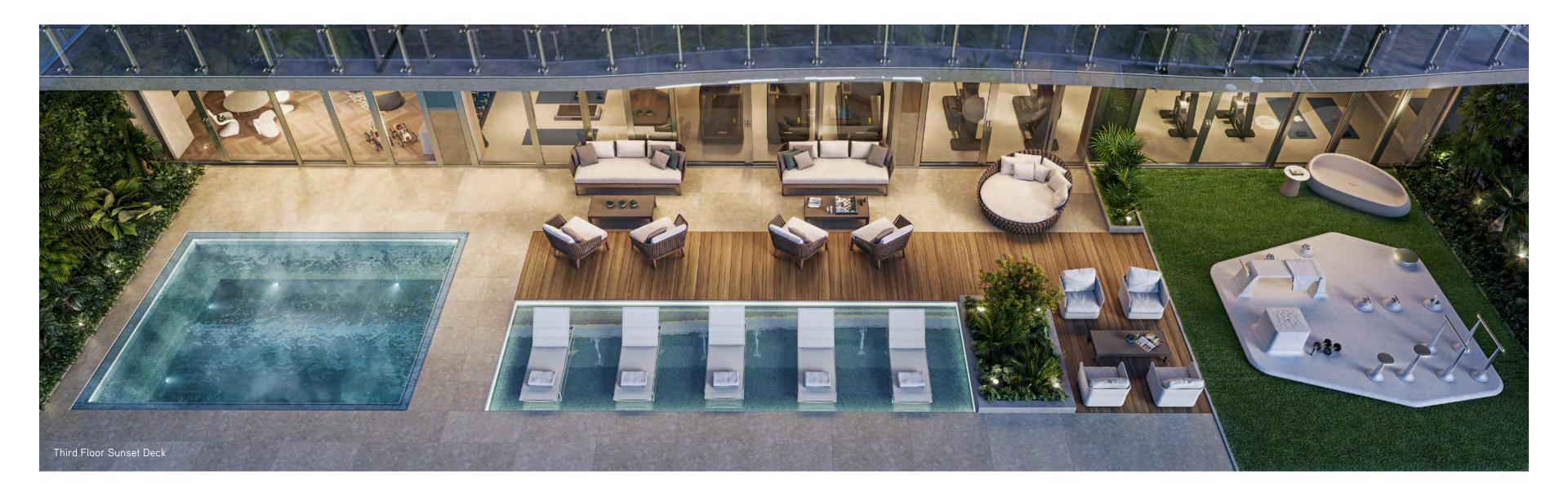
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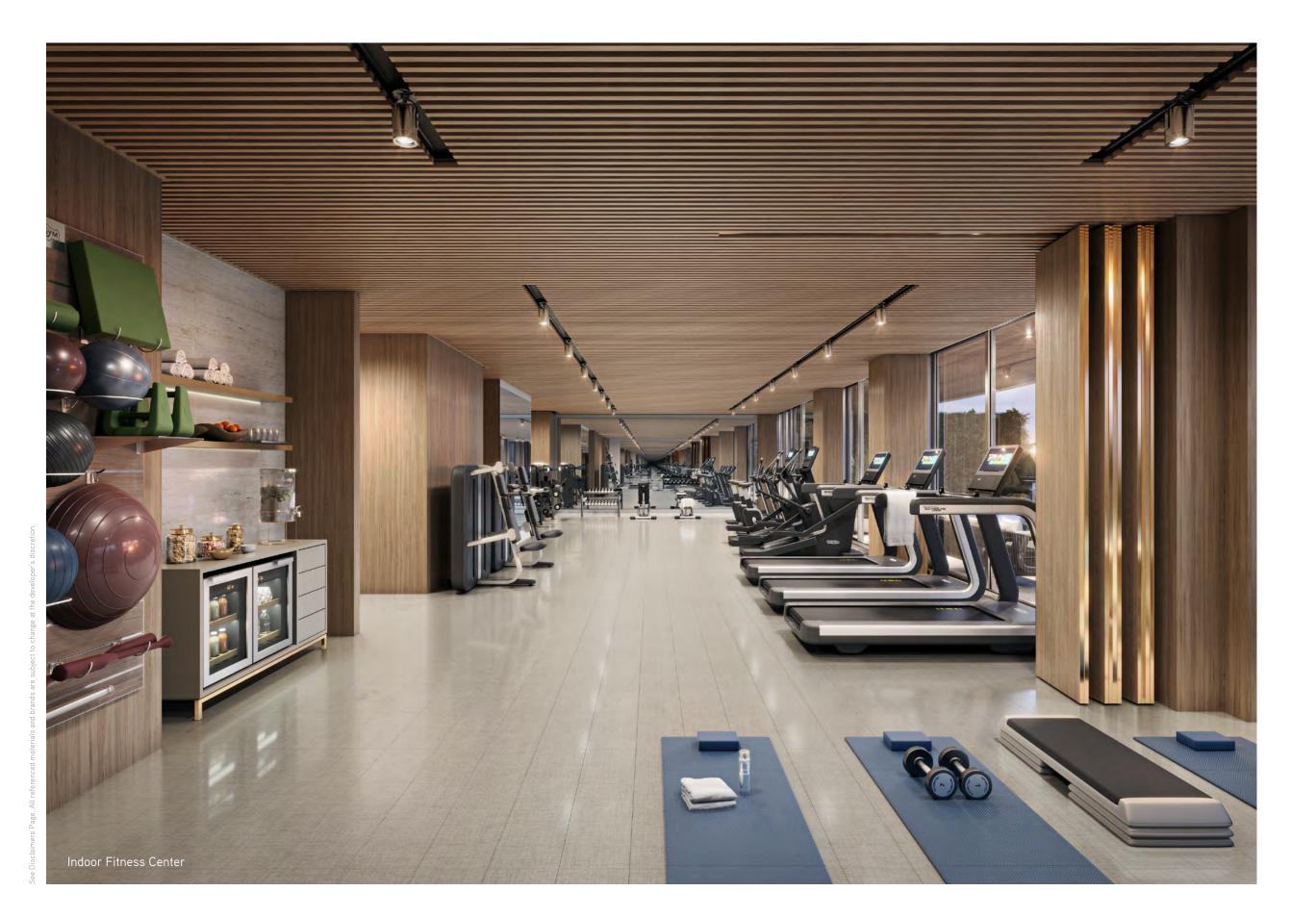


With the ocean never more than a few steps away, the transition from pool to beach is effortless. Poolside and beachfront concessions serve gourmet snacks and craft cocktails for festive gatherings or relaxing afternoons by the water.





The third floor features a state-of-theart fitness facility designed for indooroutdoor training, along with an adjacent children's entertainment room. A spa pool helps residents feel restored and rejuvenated.



The indoor fitness center is fully equipped with Technogym personalized equipment, a dedicated personal training area and a juice bar. Innovative Mylsle training equipment by MyEquilibria makes openair workouts easy to achieve.



#### 02 **LOBBY**

The double-height space, lined in natural stone, peers directly onto the ocean. A concierge staff are on call to answer any request.

#### 03 THE WELLNESS PAVILION

A world-class spa invites residents and their quests to relax and retreat.



#### 04 THERMAL SUITE

Residents can experience
an extensive journey through different
heating and cooling elements
to prepare the body before a treatment
as well as heal and recover after
exercise. The Thermal Suite will house
a steam room, aromatherapy
saunas, experience showers,
and an ice fountain.

#### 05 PRIVATE SPA SUITE

The private indoor spa suite is equipped to perform a variety of holistic treatments for the face and body.



#### 06 OUTDOOR SPA SUITE

Residents and their guests can enjoy outdoor treatments that include hammock massages, stone treatments, and Thai stretching.

### 07 RELAXATION & MEDITATION AREA

The outdoor spa lounge provides a tranquil space for quiet meditation.

#### 08 **LIBRARY**

A private place for residents to read, relax, and admire the ocean.

#### 09 **POOL DECK**

Two expansive infinity pools feature loungers and cabanas that overlook lush meditation gardens and the ocean beyond.

#### 10 WELLNESS GARDENS

Paved paths lead residents through an array of fragrant flowers and greenery to soothe the mind and indulge the senses.

### 11 POOLSIDE BAR & LOUNGE

A beverage beside the pool makes for the ultimate at-home retreat or soiree setting.



#### 12 CLUB ROOM & CHEF'S KITCHEN

A professional-grade cooking station and club room expand entertaining options.

#### 13 SUMMER KITCHEN PAVILION

An open-air space for hosting a BBQ with friends and family.



#### 14 MIAMI BEACH WALK

Residents have direct access to this paved path, ideal for strolling or exercising with dramatic views of Miami as a backdrop.

#### 15 FITNESS CENTER

Indoors, residents have exclusive access to state-of-the-art weight training and cardio equipment, as well as a fully stocked snack and juice bar.

#### 16 YOGA & PILATES

A dedicated space is accessible at all times for private practice or to meet with a personal trainer.



#### 17 MYISLE BY MYEQUILIBRIA

The world's most innovative and ergonomic outdoor training equipment.

#### 18 SPA POOL & WET DECK

A spa pool and lounge area deliver solace after hard workouts.

#### 19 CHILDREN'S ROOM

Parents and caregivers can spend quality time with young ones in the decked-out playroom.

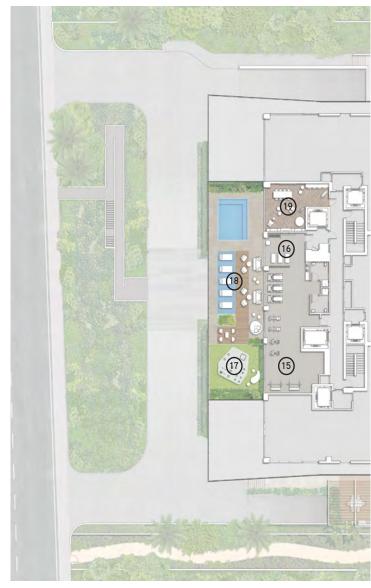


#### 20 THE BEACH

Residents and their guests can enjoy access to private beachside lounge and concession services.

No on-site fitness, kitchen, or spa staff provided. Residents may use their own service providers subject to the rules and regulations of the condominium association.





#### GROUND FLOOR

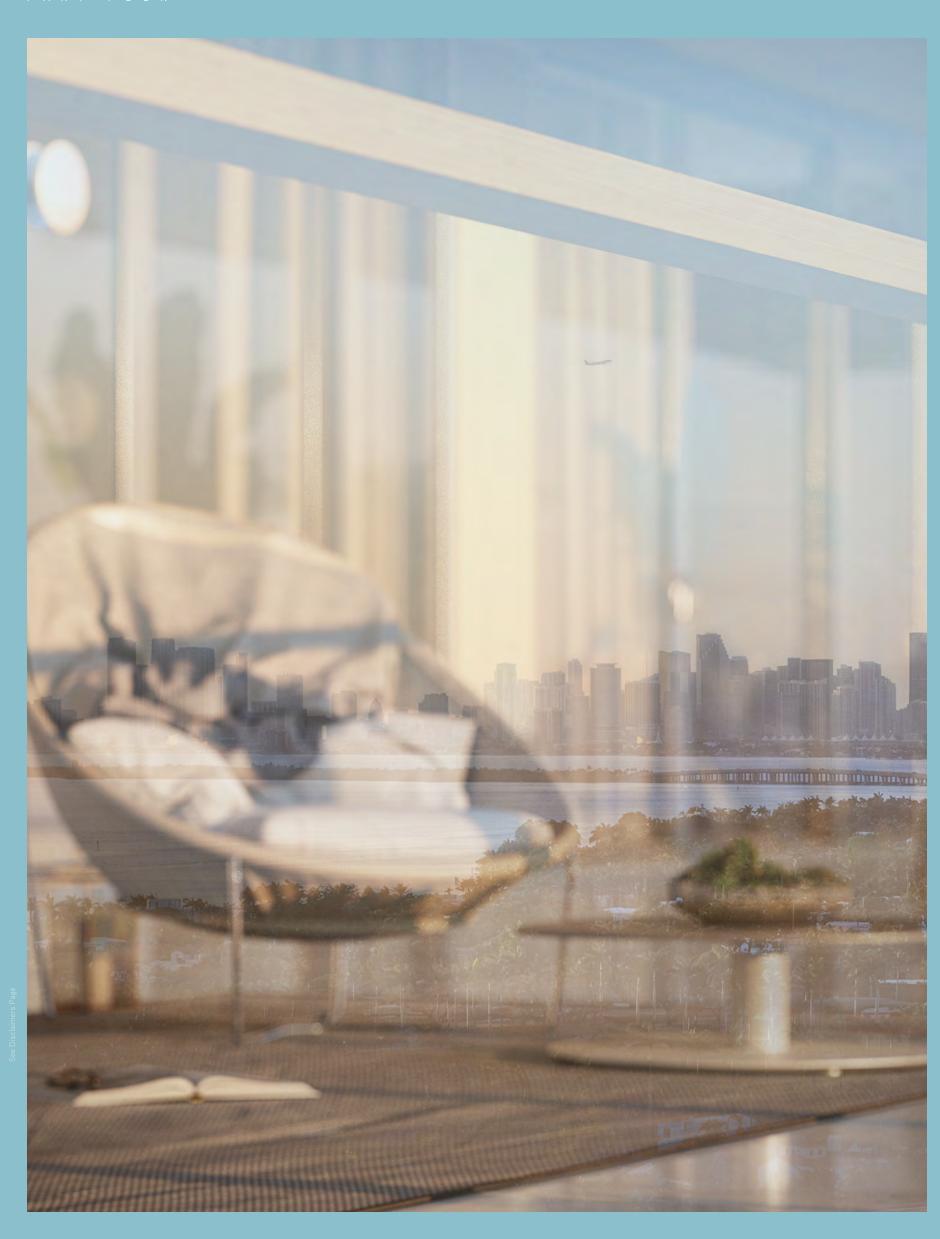
- 1 PRIVATE ARRIVAL
- 2 LOBBY
- 3 THE WELLNESS PAVILION
- 4 THERMAL SUITE
- 5 PRIVATE SPA SUITE
- 6 OUTDOR SPA SUITE
- 7 RELAXATION & MEDITATION AREA

- 8 LIBRARY
- 9 POOL DECK
- 10 WELLNESS GARDENS
- 11 POOLSIDE BAR & LOUNGE
- 12 CLUB ROOM & CHEF'S KITCHEN
- 13 SUMMER KITCHEN PAVILION
- 14 MIAMI BEACH WALK

#### THIRD FLOOR

- 15 FITNESS CENTER
- 16 YOGA & PILATES
- 17 MYISLE BY MYEQUILIBRIA
- 18 SPA POOL & WET DECK
- 19 CHILDREN'S ROOM
- 20 THE BEACH

See Disclaimers Pag



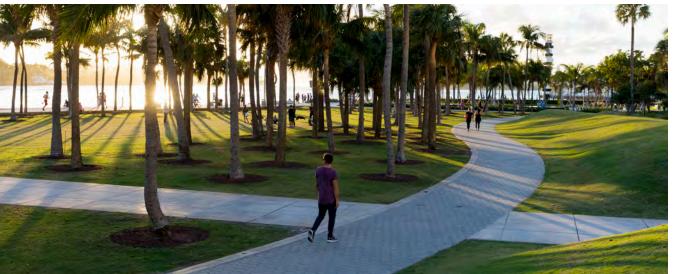
# In This City, At This Moment

Miami has gone through many iterations, and it is presently in the midst of its most cultural one. As a modern renaissance takes shape in the Magic City, sophisticates from around the world are recognizing the high quality of life here, and not only making this their home, but also making it a center of art, culture and commerce. Major museums, institutions of higher learning, corporate headquarters, design firms—they are all planting flags here in this youthful, vibrant city by the sea.

Residents of 57 Ocean can be at any of the city's new attractions within minutes. La Gorce Country Club, shopping at Bal Harbour Shops or Lincoln Road Mall, dining on the incredible Miami River waterfront, or kayaking through mangrove tunnels at Oleta River State Park—all no more than 20 minutes away.





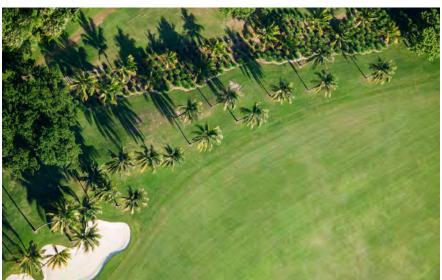


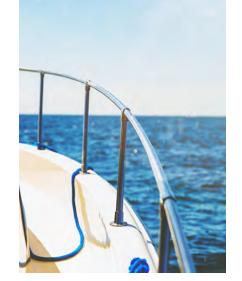
The Frank Gehry-designed New World Center boasts some of Miami's best performing arts shows. During summer, live concerts and films are presented in Soundscape Park as part of the center's Wallcast® projection series.

Bal Harbour Shops is Miami's most iconic and luxurious shopping destination, and it's only 10 minutes from home.

South Pointe Park is situated at the southernmost tip of Miami Beach. It is the perfect place for grabbing lunch along the water's edge and watching the ships go by. Spend a day cooling off at the miniature water park, playing at the dog park, checking out the sculptural art installations or just frolicking on the beach.







You can be at one of five golf courses within minutes including Miami's prestigious La Gorce Country Club.

Enjoy boating, kayaking, paddle boarding, jet skiing and more on beautiful Biscayne Bay.

### ee Disclaimers Pag

#### DESIGN DISTRICT & WYNWOOD

The world's most iconic luxury brands have set up shop in the art-filled environs of the Design District, perhaps America's most exciting new shopping destination. And there are many other opportunities for retail therapy across the city. All that may be temporarily eclipsed by Art Basel Miami Beach, which started as a small fair for artists and the patrons who love them in 2002, but has grown into a worldrenowned arts festival drawing some 77,000 people every December. Dozens of offshoots of the main event have been launched to great success, including Design Miami and Art Miami, many of whose exhibits and events take place in the immeasurably hip Wynwood area.



In the heart of the Design District stands the historic Moore Building, which plays host to local artisans as well as cultural events year-round. At its core is a sculptural installation by famed late Architect Zaha Hadid.







Though it is becoming more widely known for its extensive showcase of global street art, Wynwood is also home to bespoke luxury brands, home-grown new retail concepts, innovative culinary ventures, microbreweries and local coffee roasters.





To the south is Brickell, the city's financial district, where visitors find envelope-pushing art galleries, inventive dining establishments and glamorous rooftop bars—all of which also draw local Miamians to the urban core of their city, where something exciting is always happening.





Phillip and Patricia Frost Museum of Science and Pérez Art Museum Miami are newly designed jewels of the city, celebrating ocean life and Latin American art respectively. Museum Park, a sprawling green space along Biscayne Bay, unites the two with Jaume Plensa's sculpture of "Looking Into My Dreams, Awilda" positioned as a beacon for cruise ships as they enter and leave the Port of Miami.





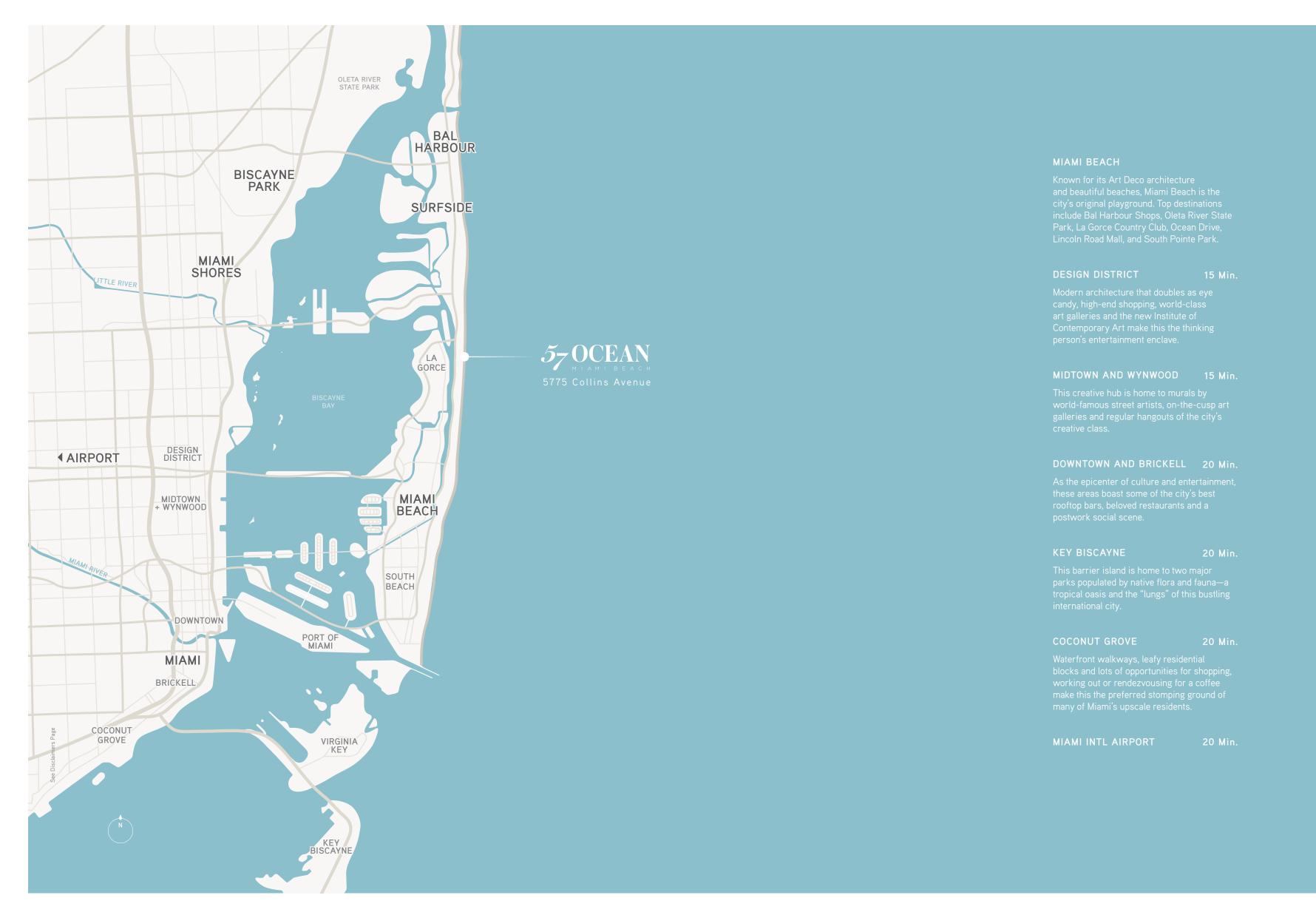
Three stories and 500,000 sf. of premier retail and restaurants make Brickell City Centre a destination of its own.

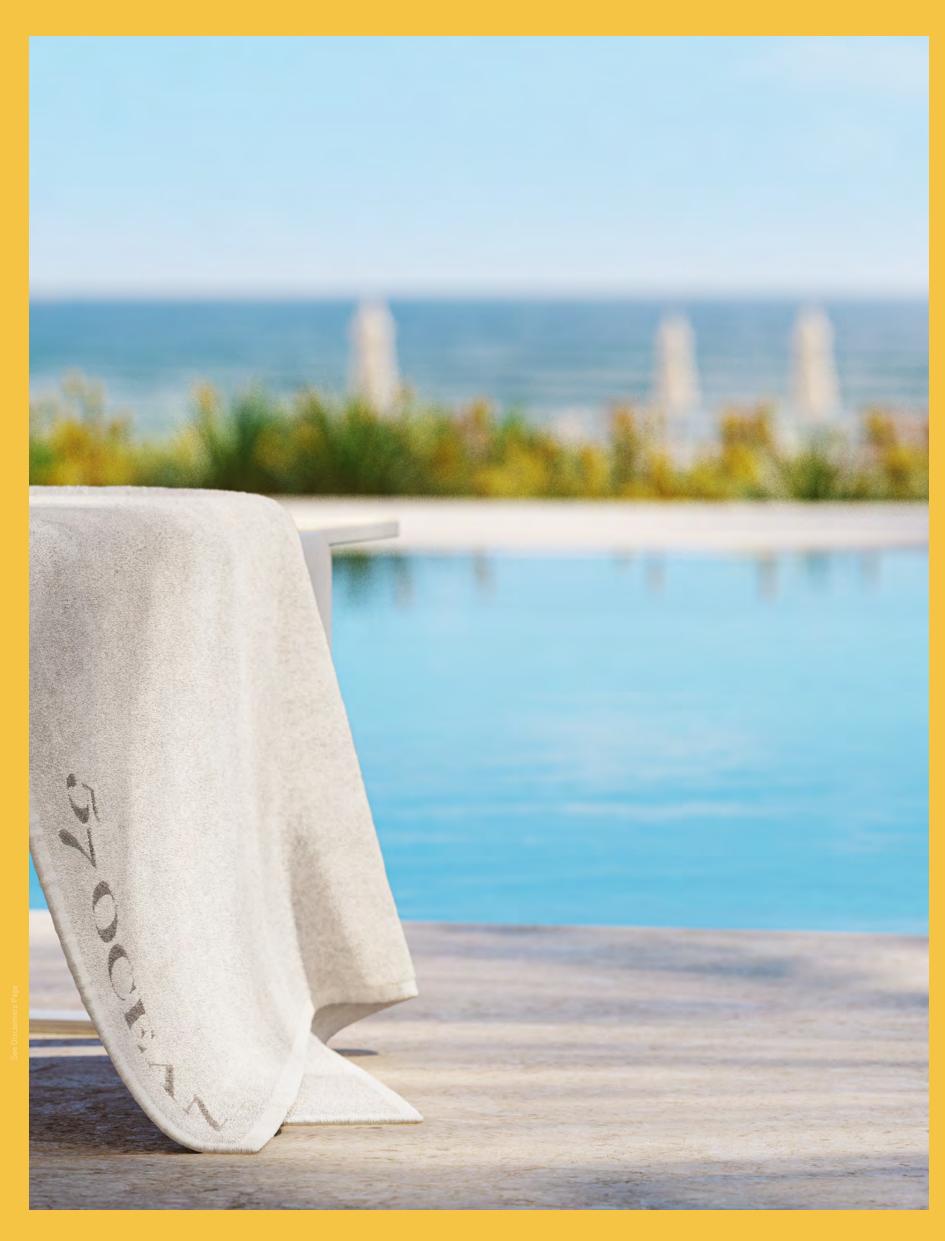




Arrive by boat to some of Downtown Miami's top restaurants, then soak up the views of the city skyline.

Vizcaya Museum and Gardens is a historic landmark just south of Brickell. Its limestone architecture and sprawling European-inspired gardens on the bay demand more than a one-time visit. IN THIS CITY, AT THIS MOMENT





# A Visionary Building

When Multiplan founder José Issac Peres decided it was time to return to Miami, he would settle for nothing less than a legacy project that would lay the foundation for a larger real estate platform in the city he has loved since he first built residential II Villaggio two decades ago. "In the same way that II Villaggio was a landmark project in the '90's, changing the landscape of Ocean Drive, we wanted 57 Ocean to be an iconic building on Millionaire's Row, says Mr. Peres.

He envisioned a quiet, reserved, contemporary building that emphasized healthy living, right on the Atlantic. The challenge was to locate a piece of land that highlighted the city's best assets: access to major traffic arteries, direct placement on the beach, and enough space to

57 Ocean catalyzed that vision on a 250-foot oceanfront site, bringing to life a one-of-a-kii boutique tower that is connected to nature in meaningful ways—through its use of natur materials, elegant architecture, intelligent design, indigenous landscaping and the mo coveted amenity in the world: direct access to the ocean.

A VISIONARY BUILDING 57 OCEAN

### Multiplan

MULTIPLAN REAL ESTATE ASSET MANAGEMENT



Il Villaggio residences in South Beach, Miami.

Multiplan Real Estate Asset Management, the visionary behind 57 Ocean, was established by internationally recognized developer José Isaac Peres to pursue real estate development opportunities in the South Florida real estate market. Over the course of his career, Mr. Peres has developed over 35,000 residential condominium units in over 350 projects within Brazil and South Florida, with a particular focus on sustainability.





Barra Golden Green condominium towers in Rio de Janeiro: luxury oceanfront residences with an exclusive residents-only golf course.

Barra Golden Green—a luxury condominium development, set accross from the Rio de Janeiro beachfront—is comprised of 13 residential towers and a private golf course. Barra Golden Green has been recognized as one of the most preferred luxury residential communities in Brazil. Subsequently, Mr. Peres developed the highly acclaimed II Villaggio residential and retail community, located on Miami Beach's Ocean Drive, facing Lummus Park and the beach. Multiplan REAM continues Mr. Peres's dedication to quality and experience with 57 Ocean, a project that breathes new life into Miami Beach's Mid-Beach neighborhood.

multiplanream.com

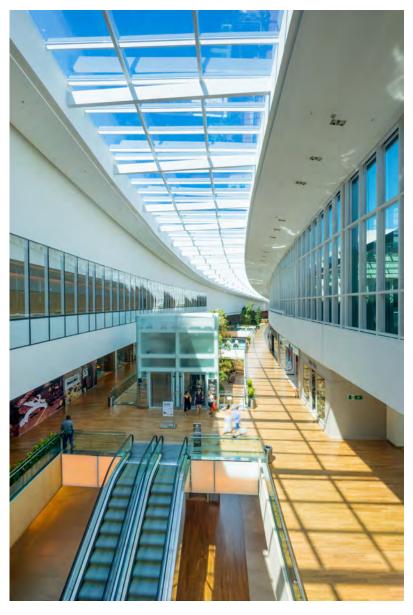
A VISIONARY BUILDING 57 OCEAN

### Multiplan

#### MULTIPLAN REAL ESTATE ASSET MANAGEMENT







Multiplan's
high-end Village Mall,
an ICSC-awarded
project, with a
luxurious collection
of iconic and
international brands,
located in Rio de
Janeiro, Brazil.

Multiplan's Morumbi Corporate Towers, comprised of more than 700,000 sf. of AAA LEED Gold leasing office space in São Paulo, Brazil.





José Isaac Peres is the founder and CEO of publicly listed Multiplan Empreendimentos Imobiliários S.A., one of Latin America largest and most reputable real estate companies, and responsible for the planning, development and management of one of the biggest and most renowned shopping mall portfolios in the region. The company has also been the innovator behind a number of mixed-use projects connected to shopping malls and has been strategically involved in the commercial and residential real estate sectors, developing a myriad of projects for high-end consumers. Adding to the company's distinction, Multiplan is the first Brazilian real estate-focused enterprise to receive an investment-grade rating from S&P on a global scale and has maintained long-term partnerships with many of the world's top institutional investors, including the Canadian Ontario Teachers' Pension Plan Fund.

multiplan.com.br

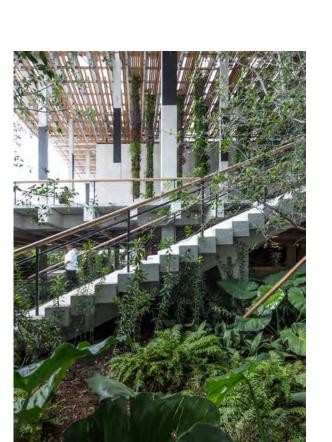
#### Arquitectonica

Architect

Based in Miami and with nine international offices, Arquitectonica is known for its bold modernism, which sparked an architectural renaissance in Miami. Founded in 1977 by principals Bernardo Fort-Brescia and Laurinda H. Spear, the company continues to push the limits of the built world, incorporating an innovative use of geometry, pattern and color to present a distinctive brand of humanistic modern design. Today the practice spans the globe, with projects in 58 countries on five continents. Arquitectonica has received hundreds of design awards for projects that include the Microsoft European Headquarters in Paris, the Bronx Museum of the Arts in New York City, the International Finance Center in Seoul, the SM Mall of Asia in Manila, the Banco Real Santander Headquarters and the WTorre Plaza in São Paulo, and the AmericanAirlines Arena in Miami.

arquitectonica.com

Image: AmericanAirlines Arena, architecture by Arquitectonica.



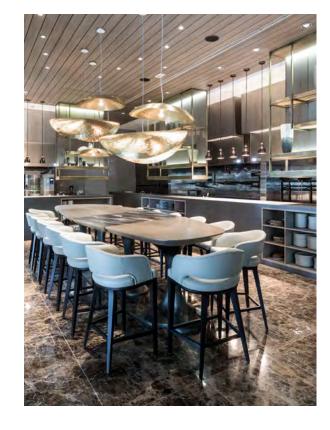
#### ArquitectonicaGEO

Landscape Architect

Founded in 2005 by Laurinda H. Spear, Miami-based ArquitectonicaGEO has been designing contemporary, technologically informed landscapes to meet the challenges of our changing environment. Their projects aim to address ecological objectives while adding value to a community by improving performance and livability. Their commitment to sustainable design, provides passive and active opportunities for a deeper understanding of emerging environmental issues. Since its founding, the firm has flourished under the additional leadership of Director, Margarita Blanco, LEED AP, ASLA. In 2015, ArquitectonicaGEO received the ASLA's General Design award for their work on Perez Art Museum Miami. Other projects include Brickell City Centre-East Miami Hotel, PortMiami Tunnel, and the Phillip and Patricia Frost Museum of Science.

arquitectonicageo.com

Image: Perez Art Museum Miami, landscape design by ArquitectonicaGEO.



#### Anastassiadis Arquitetos

Interior Design

Under the direction of architect Patricia Anastassiadis, Anastassiadis Arquitetos has become one of the most sought-after interior architect firms in Brazil. Founded in 1993, the São Paulo-based firm offers the expertise of more than 60 architects and professionals and has completed 700+ projects in several countries. Services include material research, historical and anthropological considerations, and optimized design for interiors, architecture and products. Anastassiadis works with many of the most recognizable brands in hospitality, including Four Seasons, Ritz-Carlton and Fairmont; and the firm is known for its care in creating spaces that reflect their surroundings, imprinting the value of each brand in context of the design experience.

anastassiadis.com.br

Image: Michelin-starred restaurant Tangará Jean-Georges at Palácio Tangará in Rio de Janeiro, with interiors designed by Anastassiadis Arquitetos.



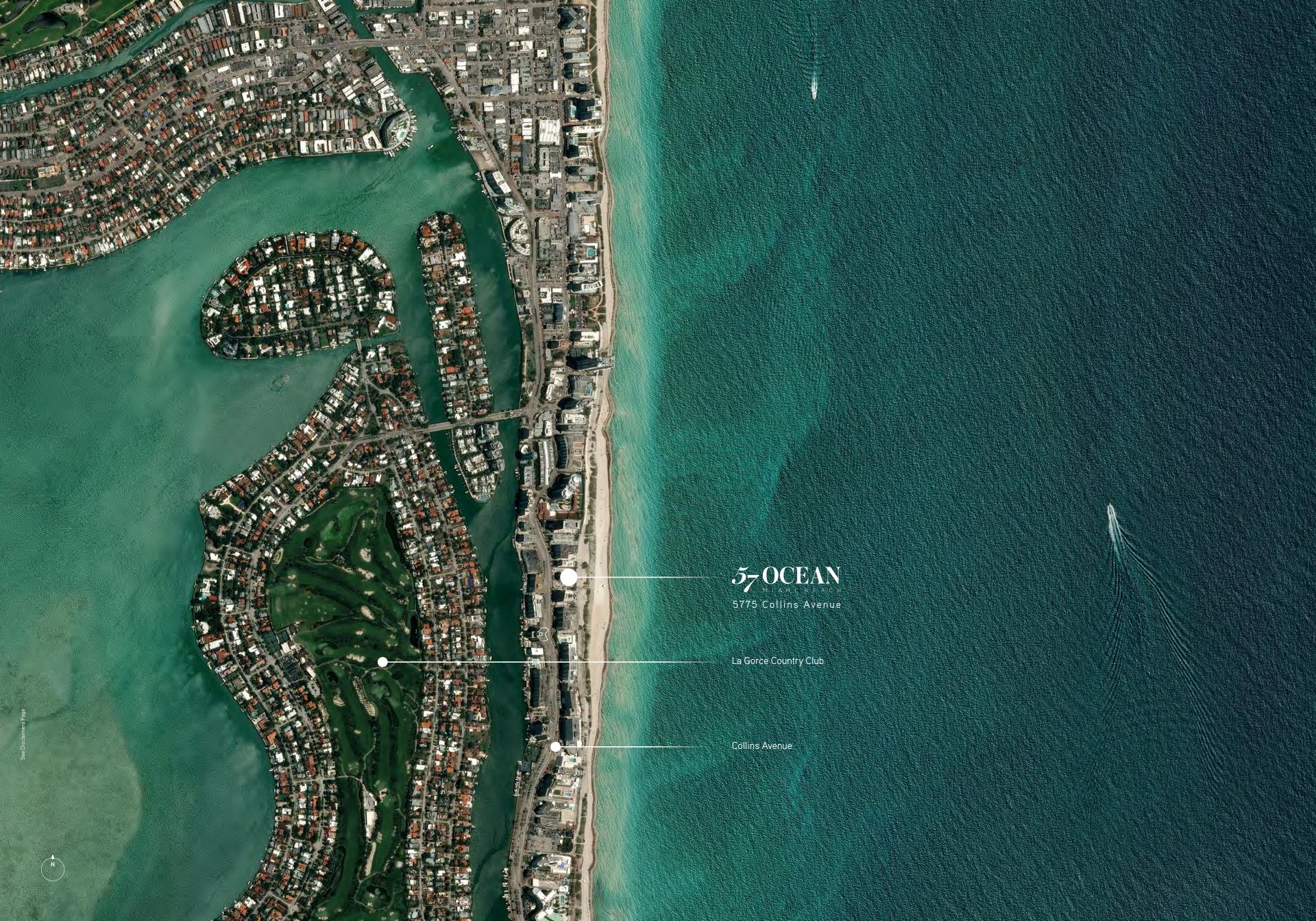
#### Fortune International Group

Sales & Marketing

Fortune Development Sales is the premier, exclusive on-site sales and marketing representative for third-party development projects in South Florida, having represented more than 80 of South Florida's most successful projects. Led by visionary founder Edgardo Defortuna, Fortune has 18 offices around the world, with nearly 1,000 associates and a worldwide brokerage network, reaching prospective buyers in markets as diverse as South Florida, Manhattan, Buenos Aires, São Paulo, Hong Kong and Paris. Fortune Development Sales is an affiliate of Fortune International Group, a recognized leader in development, sales, and marketing since 1983.

fortuneintlgroup.com

Image: Jade Signature in Sunny Isles Beach, developed and sold by Fortune International Group.





#### **DISCLAIMERS**

This brochure is not intended to be an offer to sell, or solicitation to buy a unit in the condominium. This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. 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. 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.

All images and designs depicted herein are artist's conceptual renderings, which are based upon preliminary development plans, and are subject to change without notice in the manner provided in the offering documents. All such materials are not to scale and are shown solely for illustrative purposes. Renderings depict proposed views, which are not identical from each unit. 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 an unit of from other portions of the property may in the future be limited or eliminated by future development or forces of nature and the developer in no manner guarantees the continuing existence of any view.

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 illustration of the activities and concepts depicted therein. Interior photos shown may depict options and upgrades and are not representative of standard features and may not be available for all model types. All fixtures, furniture and items of finish and decoration of units described herein are for display only and may not to be included with the unit, unless expressly provided in the purchase agreement. Furnishings are only included if and to the extent provided in your purchase agreement. The sketches, renderings, graphics materials, plans, specifications, terms, conditions and statements contained in this brochure are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of the same in its sole discretion and without prior notice. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same. These drawings and depictions are conceptual only and re for the convenience of reference. They should not be relied upon as representations, express or implied, of the final



detail of the residences, amenities or building. The developer expressly reserved the right to make modifications, revisions and changes it deeded desirable in its sole and absolute discretion. Because wood is a natural product, every piece has a unique color and appearance, and every installation will have its own distinctive visual character.

Photographs, samples and website images can offer an impression of the product, but they may not be representative of the full range of color, knots, texture and grain variations which can exist in the product itself as installed. Wood is subject to weathering and fading and as such the coloration may vary over time. Additionally, all wood materials will acclimate to the temperature and humidity in and around the Unit and seasonal movement in wood is to be expected, as wood is a product of nature and will expand and contract with changes in humidity and temperature. Gaps often appear between boards during colder periods and tighten in warmer temperatures. Even under ideal conditions, wood is subject to warping, bowing and cupping. Ceiling heights are measured from top of slab to top of slab. As a result, actual clearance between the top of the finished floor coverings and the underside of the finished ceiling, drop ceiling or soffits will be less. All ceiling heights are approximate and subject to change. Any and all reference to and/or renderings of off-site projects or nearby facilities depicted are not being developed by the Developer. As such, the Developer has no control over those projects or facilities and there is no guarantee that they will be developed (if proposed) or remain in existence. The information provided herein regarding other proposed projects or nearby facilities depicted was obtained from newspaper articles and other public information and Developer makes no representations as to same. 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. Multiplan Real Estate Asset Management ("Multiplan REAM") is not the project Developer. This Condominium is being developed by Miami Beach Associates LLC, a Florida limited liability company, which has a limited right to use the trademarked names and logos of Multiplan REAM. Any and all statements, disclosures and/or representations shall be deemed made by the Developer and not by Multiplan REAM and you agree to look solely to Developer (and not to Multiplan REAM and/or any of its affiliates) with respect to any and all matters relating to the marketing and/or development of the Condominium and with respect to the sales of units in the Condominium. Additionally, Multiplan Empreendimentos Imobiliarios ("Multiplan Brazil") is not related to, or an affiliate of, Multiplan REAM or the Developer. Any and all statements, disclosures and/or representations shall be deemed made by the Developer and not by Multiplan Brazil and you agree to look solely to Developer (and not to Multiplan Brazil and/or any of its affiliates) with respect to any and all matters relating to the marketing and/or development of the Condominium and with respect to the sales of units in the Condominium.

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