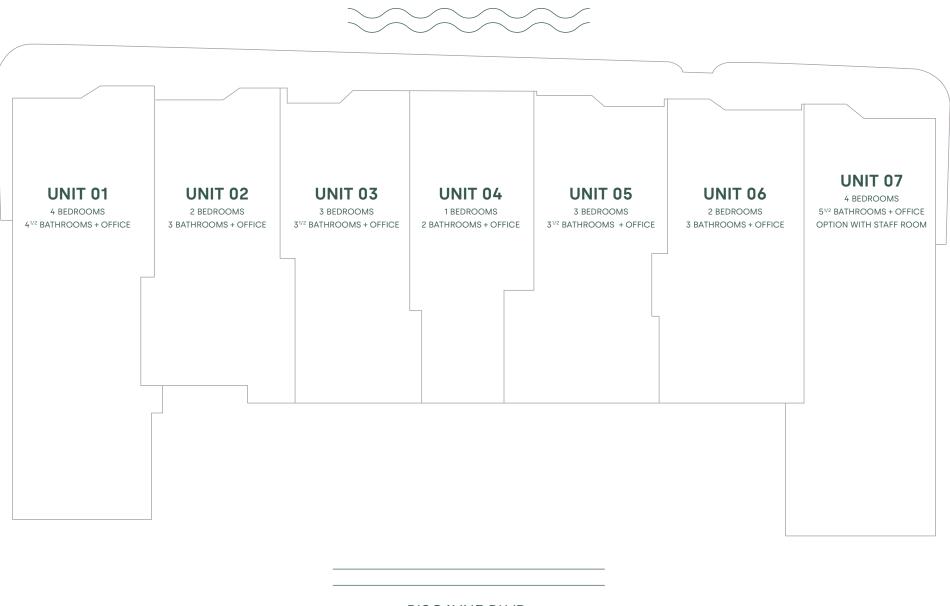


Panoramic Residences





BISCAYNE BAY



BISCAYNE BLVD.

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TOTAL SQ.FT. | 2,882 SQ.FT | A/C AREA | 2,584 SQ.FT | TERRACE | 298 SQ.FT |

268 SQ.MT

240 SQ.MT

28 SQ.MT

UNIT 01

4 BEDROOMS 4^{1/2} BATHROOMS + OFFICE



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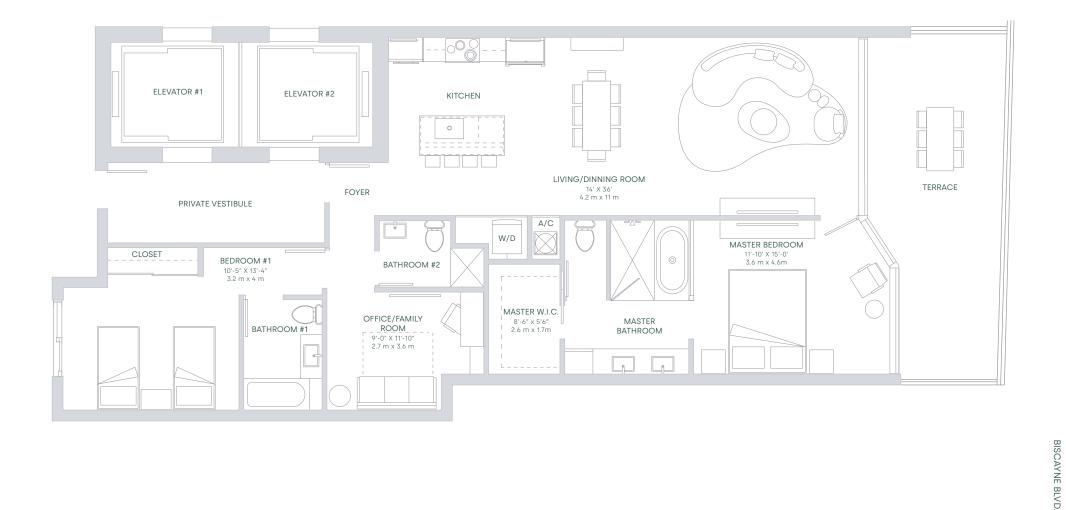


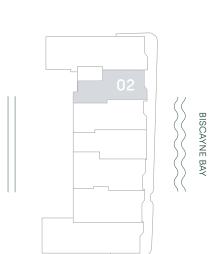
TOTAL SQ.FT. A/C AREA TERRACE

1,838 SQ.FT 171 SQ.MT 1,571 SQ.FT 146 SQ.MT 267 SQ.FT 25 SQ.MT

UNIT 02

2 BEDROOMS 3 BATHROOMS + OFFICE





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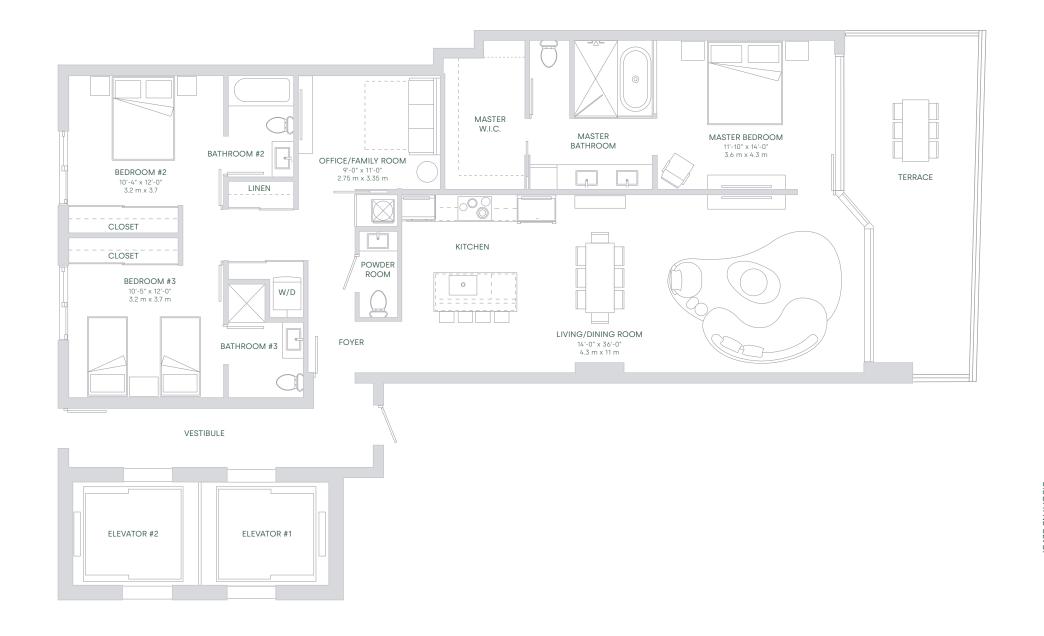


TOTAL SQ.FT.
A/C AREA
TERRACE

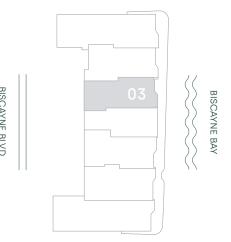
1,885 SQ.FT 175 SQ.MT 1,643 SQ.FT 153 SQ.MT 242 SQ.FT 22 SQ.MT

UNIT 03

3 BEDROOMS
31/2 BATHROOMS + OFFICE







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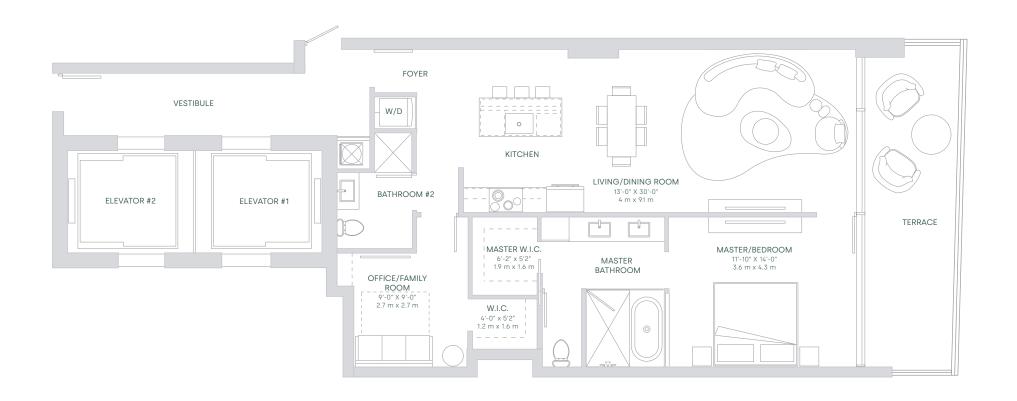


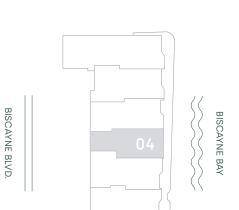
TOTAL SQ.FT. A/C AREA TERRACE

1,240 SQ.FT 115 SQ.MT 1,059 SQ.FT 98 SQ.MT 181 SQ.FT 17 SQ.MT

UNIT 04

1 BEDROOMS 2 BATHROOMS + OFFICE





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

would be determined by using the description and the definition of the Unit set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes structural components). For reference, the area of the unit, determined in accordance with the unit boundaries set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes structural components). All dimensions are approximate and may vary with actual construction. Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts or irregularities. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. The size and configuration of balconies and terraces varies throughout the balcony for your unit, see Exhibit "2" to the Declaration of Condominium. All floor plans and development plans are subject to change it deems desirable in its sole and absolute discretion. Certain amenities and/or services require a separate Club membership and/or payment of certain use or access fees. All depictions of furnishings, appliances, built-ins, counters, and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit. Consult your prospectus and Purchase Agreement.



TOTAL SQ.FT.
A/C AREA
TERRACE

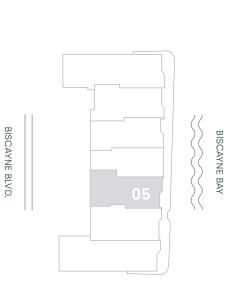
1,979 SQ.FT 184 SQ.MT 1,750 SQ.FT 163 SQ.MT 229 SQ.FT 21 SQ.MT

UNIT 05

3 BEDROOMS

31/2 BATHROOMS + OFFICE





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PANORAMIC RESIDENCES

LEVEL 03-50

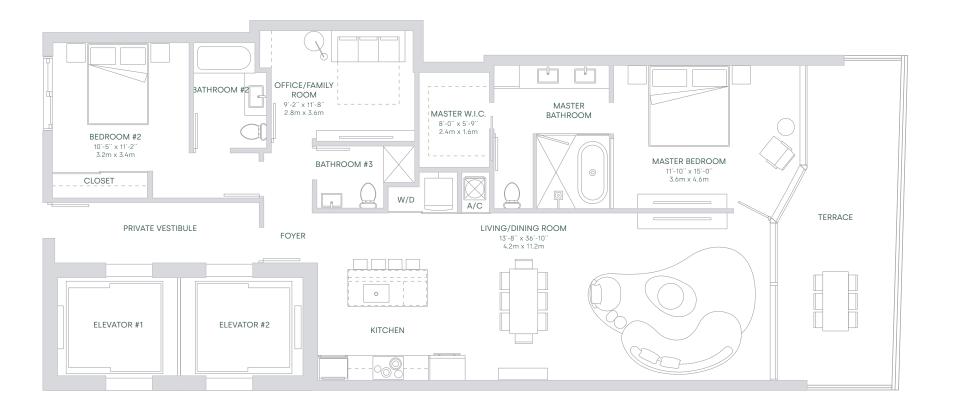
TOTAL SQ.FT. A/C AREA

TERRACE

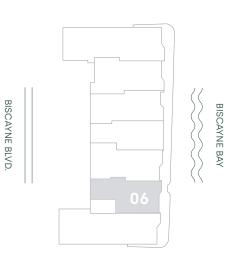
1,832 SQ.FT 170 SQ.MT 1,576 SQ.FT 146 SQ.MT 256 SQ.FT 24 SQ.MT

UNIT 06

2 BEDROOMS 3 BATHROOMS + OFFICE







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 TOTAL SQ.FT.
 2,813 SQ.FT
 261 SQ.MT

 A/C AREA
 2,520 SQ.FT
 234 SQ.MT

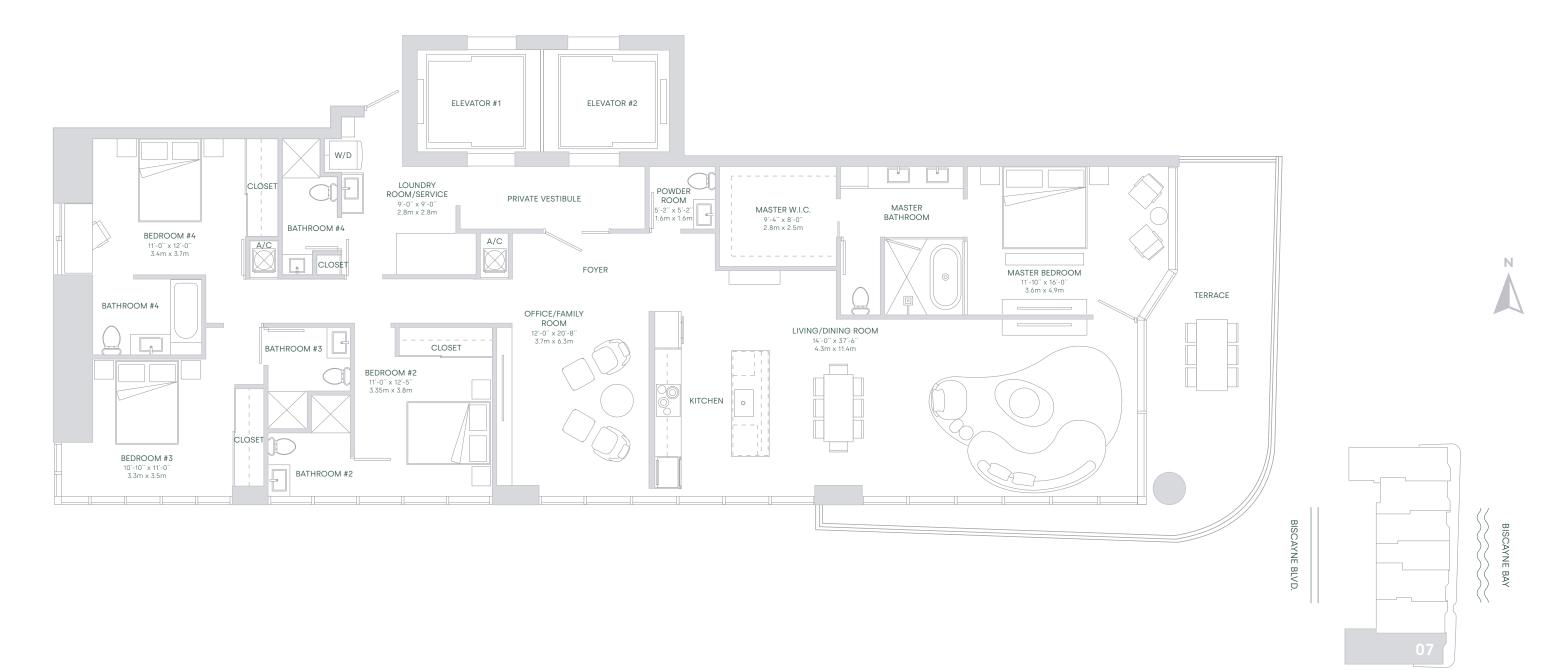
 TERRACE
 293 SQ.FT
 27 SQ.MT

UNIT 07

4 BEDROOMS

5^{1/2} BATHROOMS + OFFICE

OPTION WITH STAFF ROOM



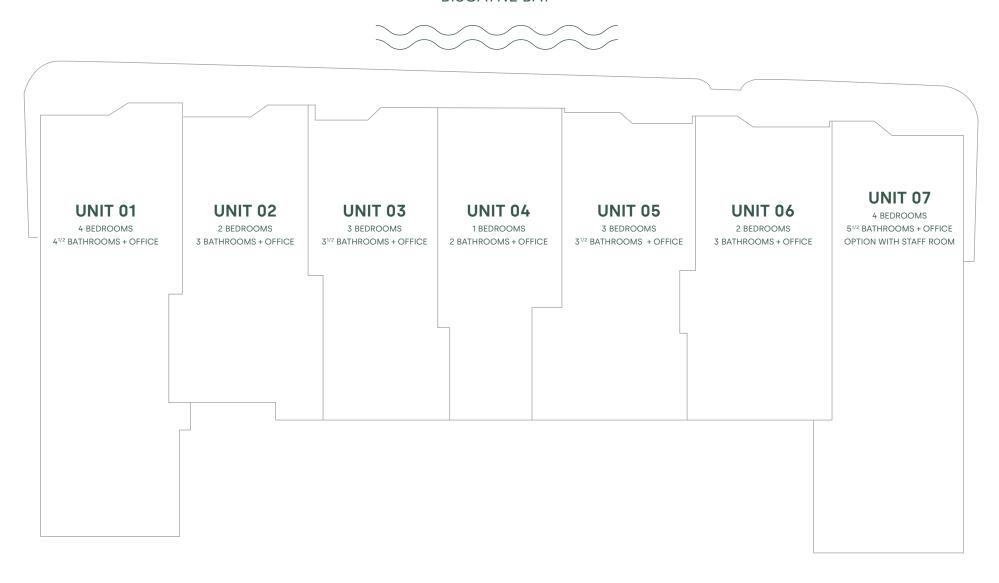
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In the control of the





BISCAYNE BAY





BISCAYNE BLVD.

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SKYVIEW RESIDENCES

LEVEL 51-56

TOTAL SQ.FT. A/C AREA

TERRACE

2,882 SQ.FT | 268 SQ.MT 2,584 SQ.FT | 240 SQ.MT 298 SQ.FT | 28 SQ.MT

UNIT 01

4 BEDROOMS 4^{1/2} BATHROOMS + OFFICE



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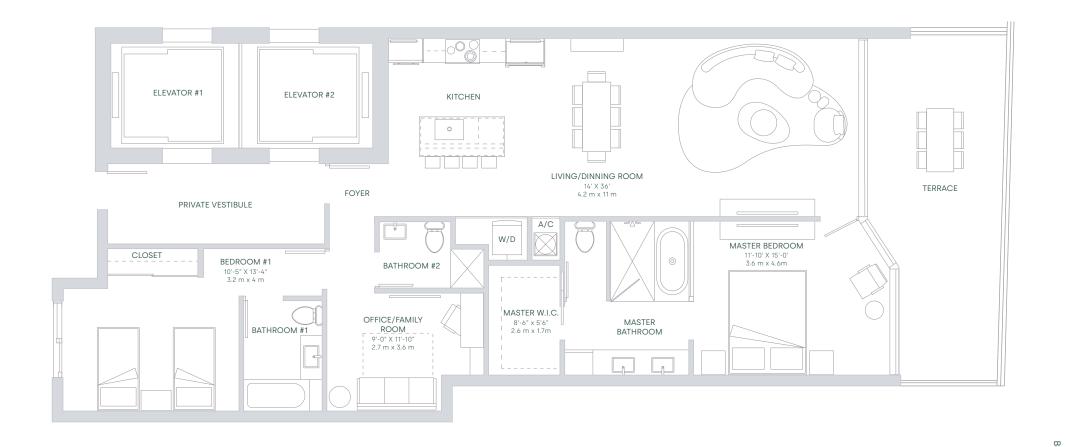
SKYVIEW RESIDENCES LEVEL 51-56

TOTAL SQ.FT. A/C AREA TERRACE

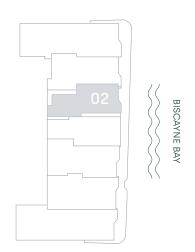
1,838 SQ.FT 171 SQ.MT 1,571 SQ.FT 146 SQ.MT 267 SQ.FT 25 SQ.MT

UNIT 02

2 BEDROOMS 3 BATHROOMS + OFFICE







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SKYVIEW RESIDENCES

LEVEL 51-56

TOTAL SQ.FT. A/C AREA

TERRACE

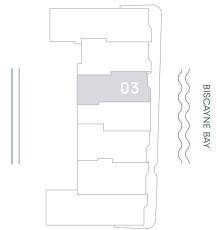
1,885 SQ.FT 175 SQ.MT 1,643 SQ.FT 153 SQ.MT 242 SQ.FT 22 SQ.MT

UNIT 03

3 BEDROOMS
31/2 BATHROOMS + OFFICE







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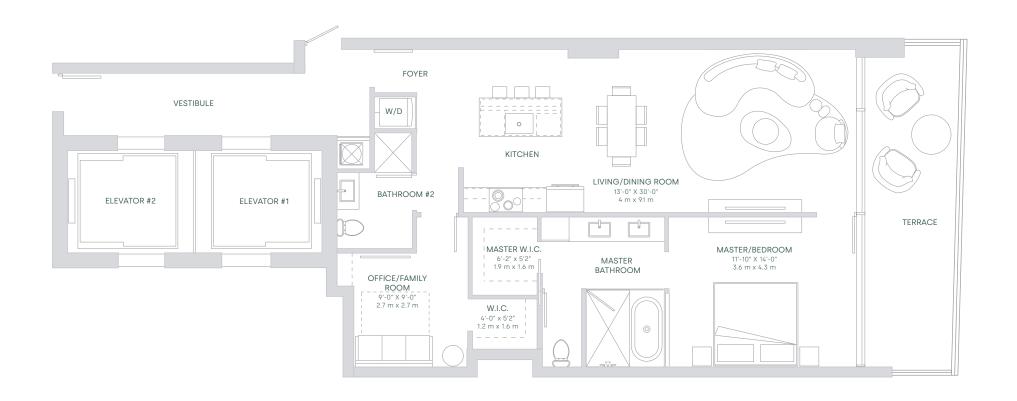
SKYVIEW RESIDENCES
LEVEL 51-56

TOTAL SQ.FT.
A/C AREA
TERRACE

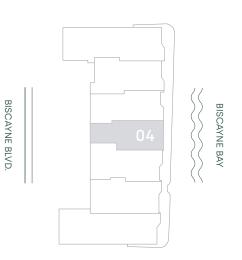
1,240 SQ.FT 115 SQ.MT 1,059 SQ.FT 98 SQ.MT 181 SQ.FT 17 SQ.MT

UNIT 04

1 BEDROOMS 2 BATHROOMS + OFFICE







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SKYVIEW RESIDENCES
LEVEL 51-56

TOTAL SQ.FT. 1,979 SQ.FT
A/C AREA 1,750 SQ.FT
TERRACE 229 SQ.FT

184 SQ.MT

163 SQ.MT

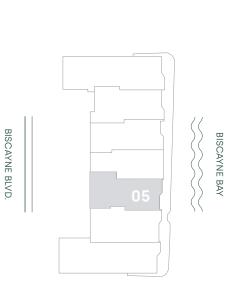
21 SQ.MT

UNIT 05

3 BEDROOMS

31/2 BATHROOMS + OFFICE





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SKYVIEW RESIDENCES

LEVEL 51-56

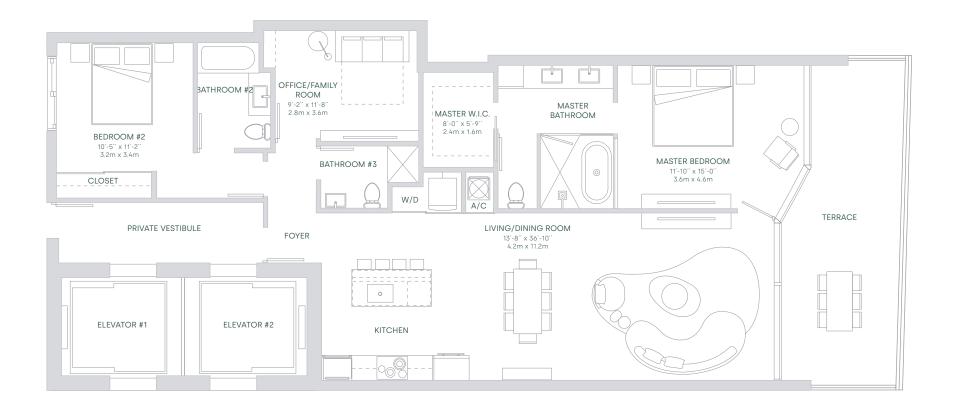
TOTAL SQ.FT. A/C AREA

TERRACE

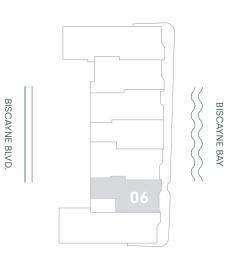
1,832 SQ.FT 170 SQ.MT 1,576 SQ.FT 146 SQ.MT 256 SQ.FT 24 SQ.MT

UNIT 06

2 BEDROOMS 3 BATHROOMS + OFFICE







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SKYVIEW RESIDENCES LEVEL 51-56

A/C AREA TERRACE

TOTAL SQ.FT. | 2,813 SQ.FT | 261 SQ.MT A/C AREA | 2,520 SQ.FT | 234 SQ.MT

293 SQ.FT

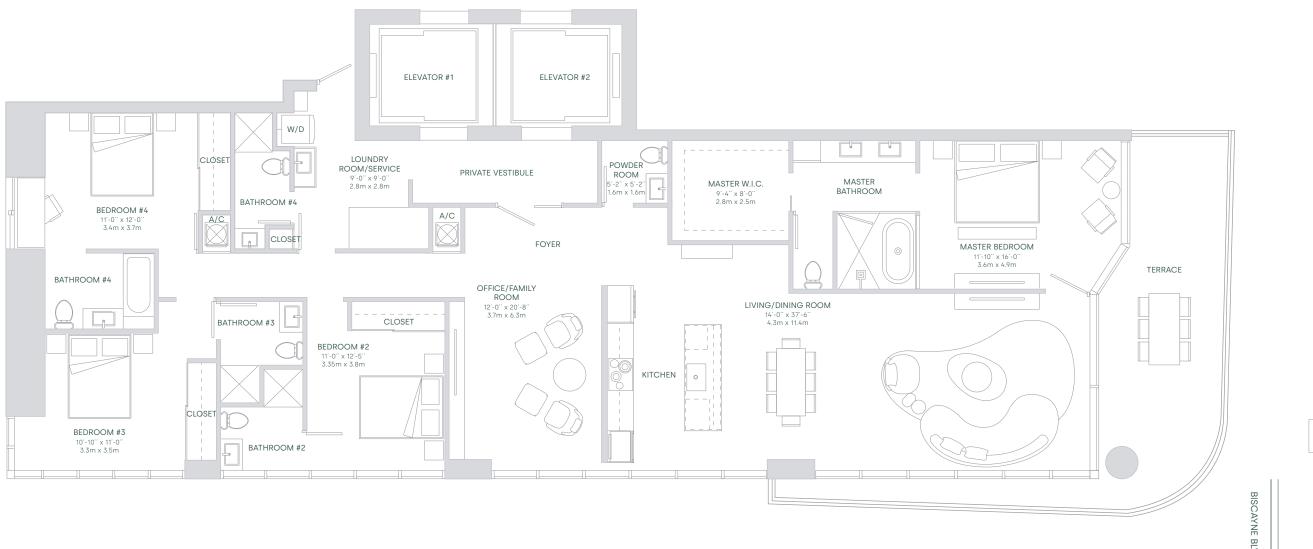
27 SQ.MT

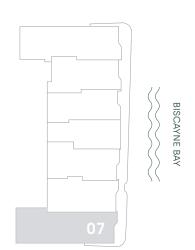
UNIT 07

4 BEDROOMS

5^{1/2} BATHROOMS + OFFICE

OPTION WITH STAFF ROOM





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BISCAYNE BAY



PH 01 4 BEDROOMS 5 ^{1/2} BATHROOMS + OFFICE	PH 02 4 BEDROOMS 5 ^{1/2} BATHROOMS + OFFICE	PH 03 4 BEDROOMS 5 ^{1/2} BATHROOMS + OFFICE	PH 04 4 BEDROOMS 51/2 BATHROOMS + OFFICE

z <

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.



PENTHOUSESLEVEL 57-59

TOTAL SQ.FT. A/C AREA

TERRACE

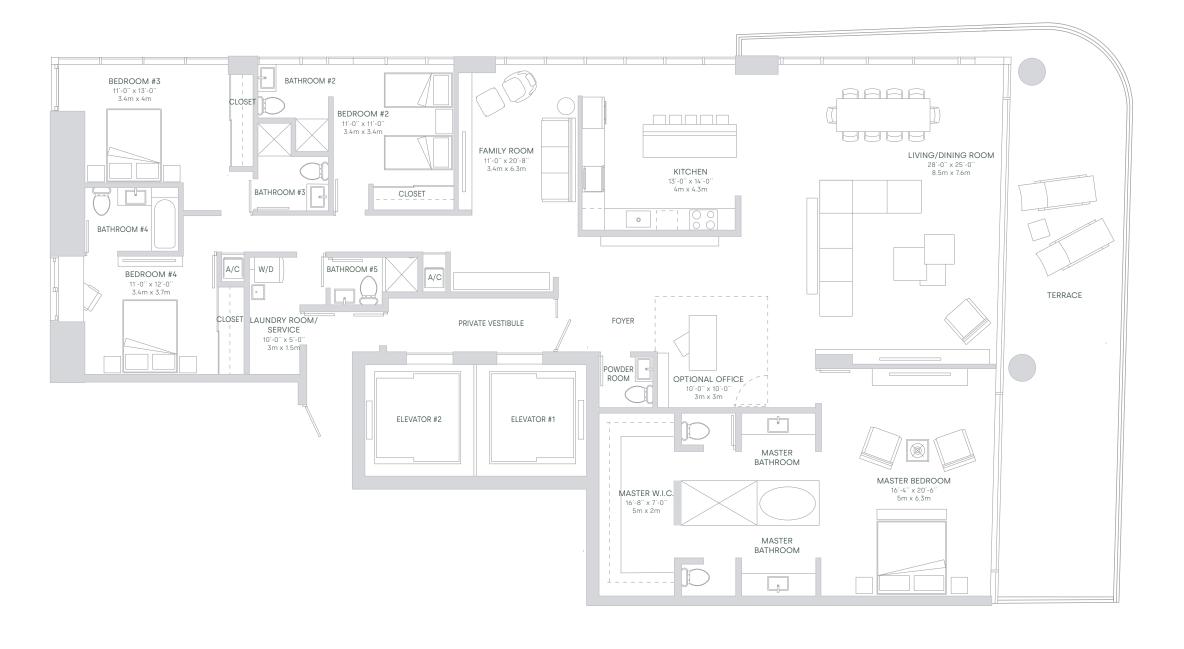
3,812 SQ.FT 3,260 SQ.FT 552 SQ.FT

303 SQ.MT 51 SQ.MT

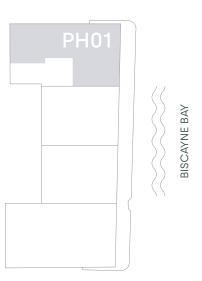
354 SQ.MT

PH 01

4 BEDROOMS 5^{1/2} BATHROOMS + OFFICE







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 RUYER OR LESSEE.

This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. The offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. Stated interior square footage is measured to the exterior face of exterior walls and to the centerior demising walls or to the exterior face of walls adjoining corridors or other common elements or shared facilities without extended by using the description and the definition of the Unit set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes structural components). For reference, where the area of the accordance with the unit set forth in the Declaration in Exhibit "3" to the Declaration. All dimensions are approximate and may vary with actual construction. Note that measurements of rooms set forth on this floor plan are generally token at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any unitary with actual construction. Note that measurements of rooms set forth on this floor plan are generally token at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any unitary with actual size of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. The size and configuration of balconies and terraces varies throughout the building. The balcony depicted above is among the larger balconies and is not reflective of the actual size or configuration of the balcony for each unit of this unit type. For the actual size and configuration of the balcony for your unit, see Exhibit "2" to the product obtained by the product obtained by the product obtained and precises and configuration of the balcony for payment of certain use or access fees. All depicti



PENTHOUSES

LEVEL 57-59

TOTAL SQ.FT. A/C AREA

3,493 SQ.FT 3,000 SQ.FT 493 SQ.FT

325 SQ.MT 279 SQ.MT 46 SQ.MT

PH 02

4 BEDROOMS 5^{1/2} BATHROOMS + OFFICE





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would be determined by using the description and the definition of the Unit set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes structural components). For reference, the area of the unit, determined in accordance with the unit boundaries set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes structural components). All dimensions are approximate and may vary with actual construction. Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts or irregularities. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. The size and configuration of balconies and terraces varies throughout the balcony for your unit, see Exhibit "2" to the Declaration of Condominium. All floor plans and development plans are subject to change it deems desirable in its sole and absolute discretion. Certain amenities and/or services require a separate Club membership and/or payment of certain use or access fees. All depictions of furnishings, appliances, built-ins, counters, and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit. Consult your prospectus and Purchase Agreement.



PENTHOUSES

LEVEL 57-59

TOTAL SQ.FT. A/C AREA

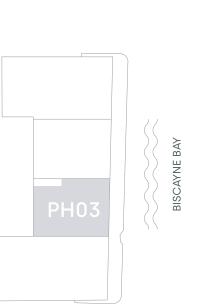
3,424 SQ.FT 2,930 SQ.FT

318 SQ.MT 272 SQ.MT 46 SQ.MT

PH 03

4 BEDROOMS 5^{1/2} BATHROOMS + OFFICE





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PENTHOUSES
LEVEL 57-59

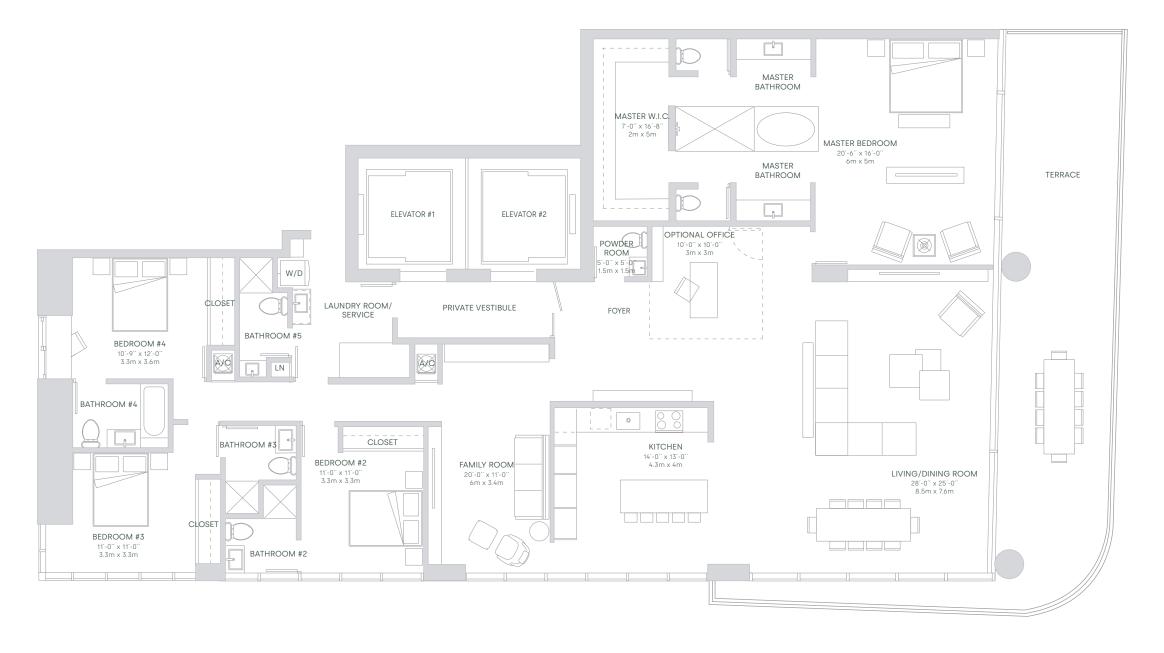
TOTAL SQ.FT. A/C AREA

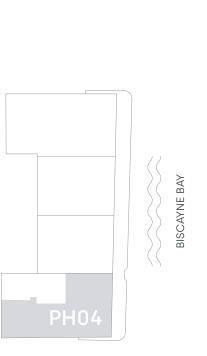
TERRACE

3,824 SQ.FT 3,289 SQ.FT 535 SQ.FT 356 SQ.MT 306 SQ.MT 50 SQ.MT

PH 04

4 BEDROOMS 5^{1/2} BATHROOMS + OFFICE





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