

ELLE
RESIDENCES
MIAMI

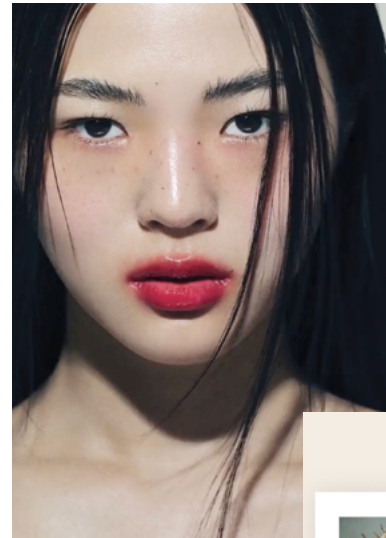


*Live
Fashionably*

THE
RESIDENCES

DEVOTED TO A LIFE OF STYLE

Now you can live the five pillars of **ELLE** every day in the brand's first immersive residential experience.



2 BEAUTY



Meet ELLE's 2023 Women in Hollywood



3 SOCIETY



1 FASHION

4 CULTURE



5 LIFESTYLE

THE RESIDENCES

Live in high style in Edgewater, on the runway to Miami's design, fashion and cultural districts. **ELLE Residences**, inspired by 80 years of trendsetting fashion and decor – fully finished, perfectly furnished and ready-to-live.

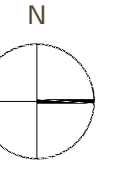
Inspired by the pages of ELLE Decor, the Residences blend mid-century modern and contemporary French chic with a splash of tropical luxury, for a new twist on Miami living.

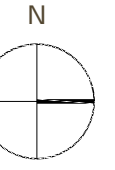
FEATURES

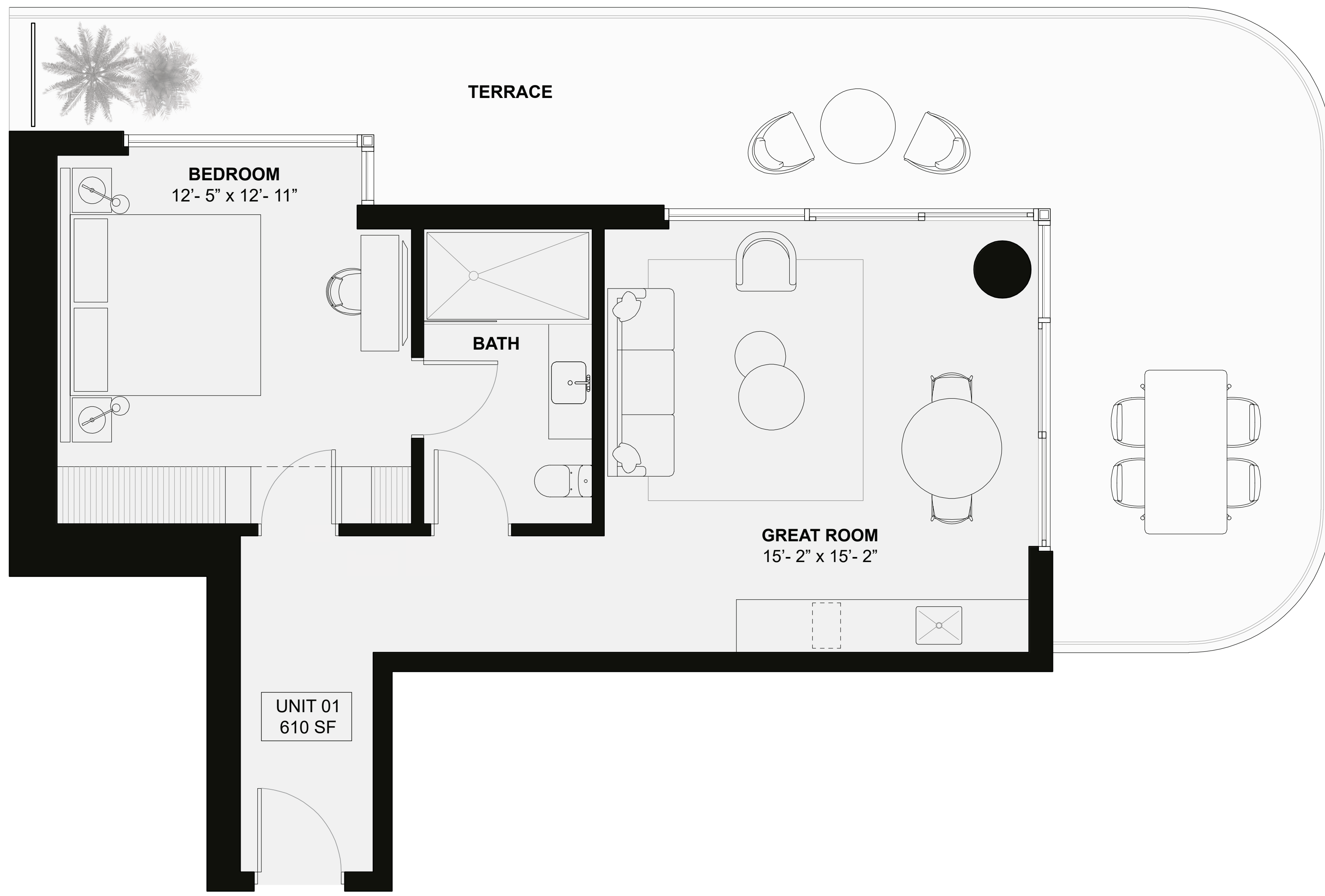
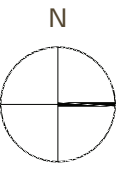
- Option to use rental platforms with flexibility or through a fully managed rental program*
- Panoramic water and skyline views*
- Top-floor Grande Suites with 11-foot ceiling height*
- Floor-to-ceiling impact windows and doors*
- Spacious terraces*
- Streamlined modern kitchens by Italkraft*
- Miele kitchen appliance suite*
- Imported Italian cabinetry and woodwork*
- Exquisite quartz countertops*
- Modern brass and black powder-coated fixtures*
- Smart climate control systems*
- Built-in closets*
- High-efficiency washer and dryer*



Pied-A-Terre





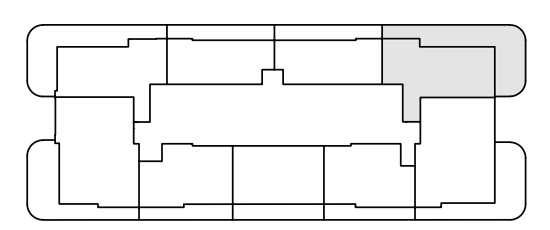


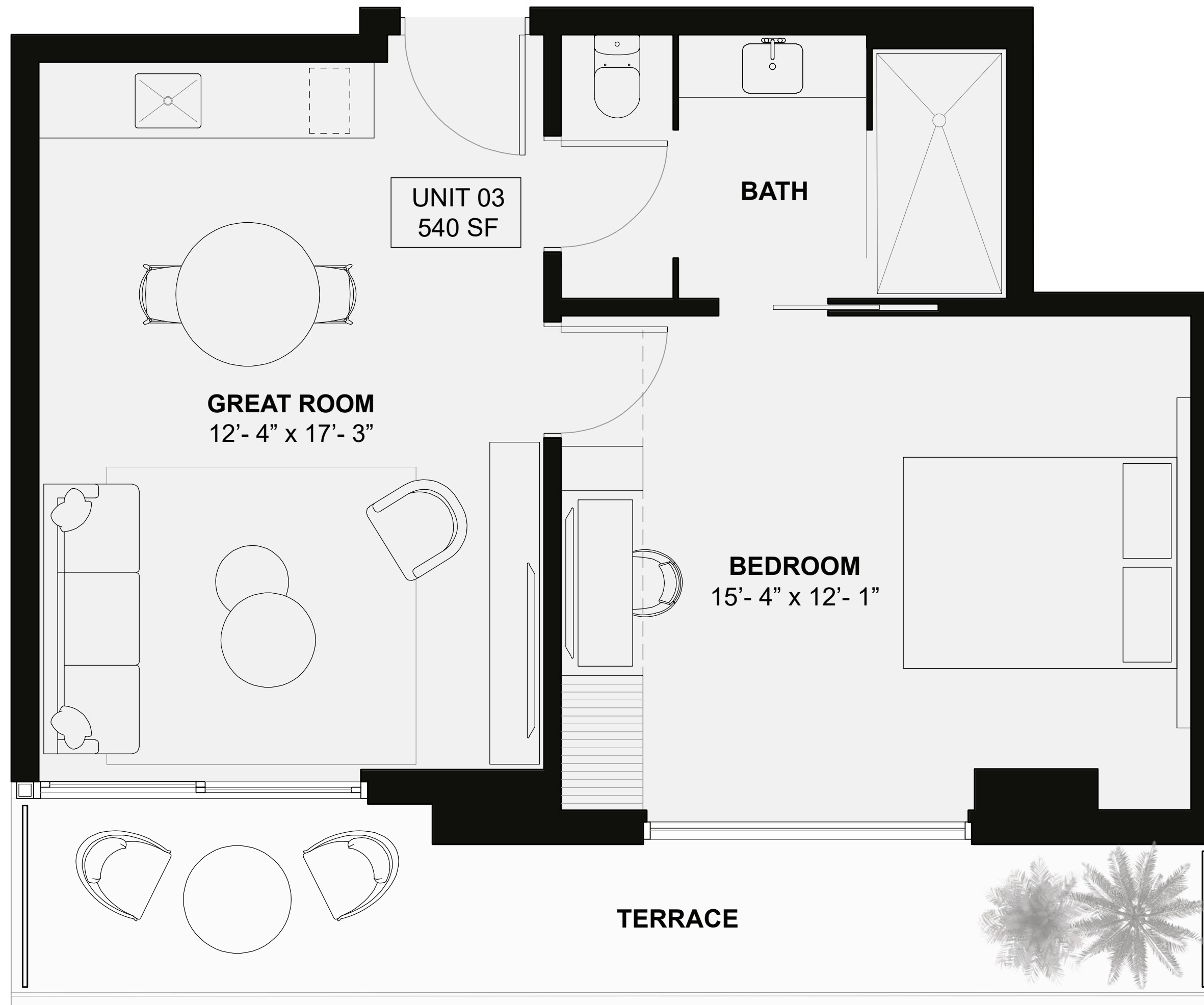
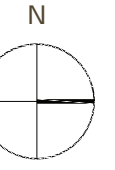
UNIT 01
610 SF

RESIDENCE 01

NORTH WEST

1 Bedroom, 1 Bathroom
Interior 610 SF / 57 M²
Terrace
5th, 6th and 24th Floors 135 SF / 13 M²
7th - 23rd Floors 157 SF / 15 M²



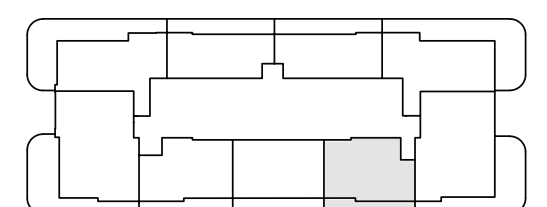


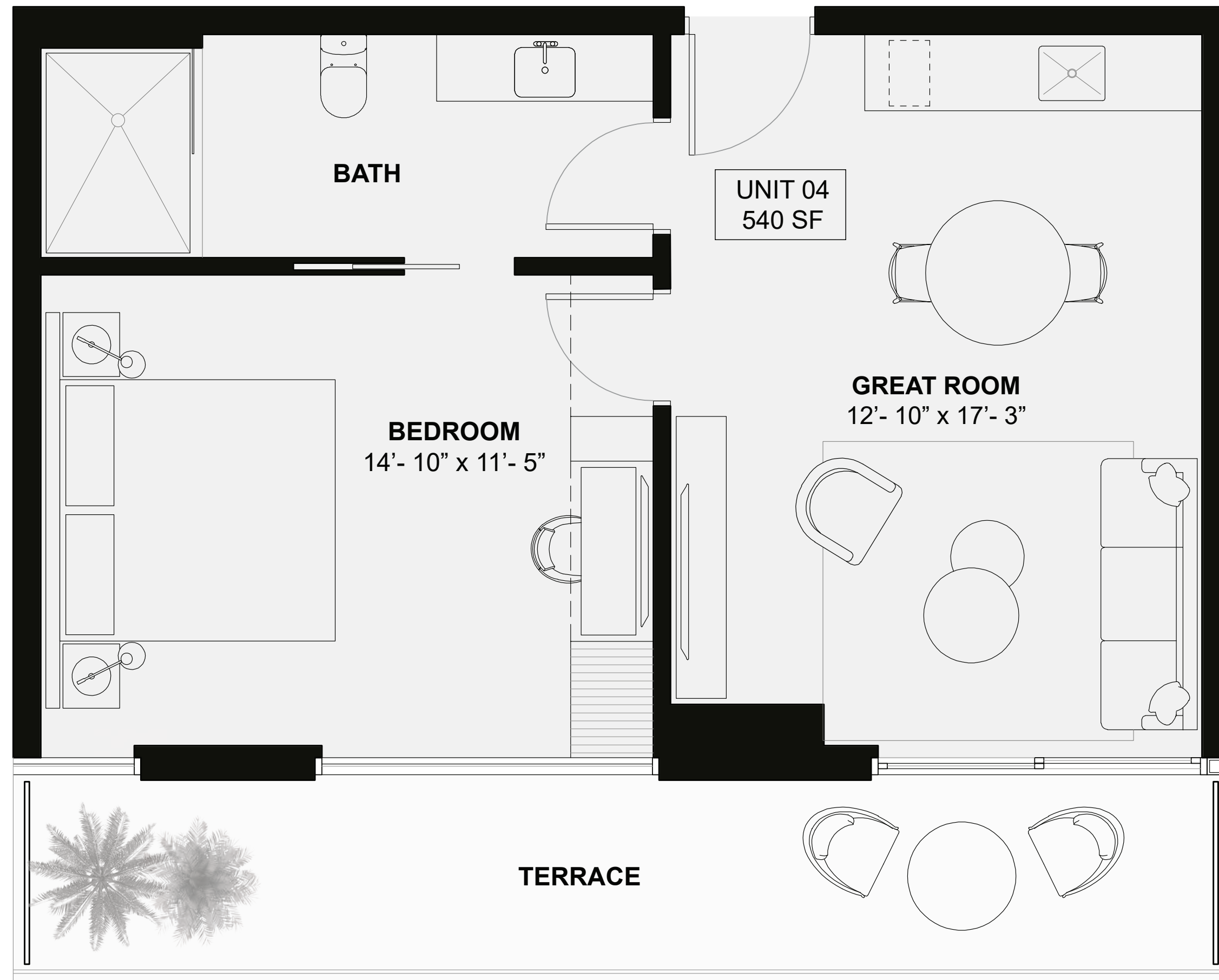
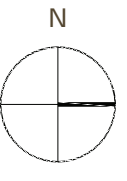
UNE 03

RESIDENCE 03

NORTH EAST

*1 Bedroom, 1 Bathroom
Interior 540 SF / 50 M²
Terrace
5th, 6th and 24th Floors 125 SF / 12 M²
7th - 23rd Floors 127 SF / 12 M²*



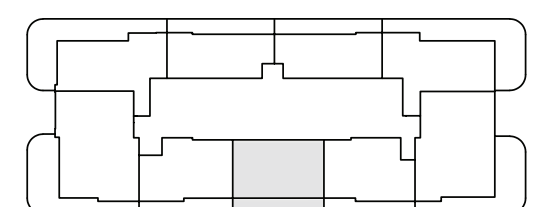


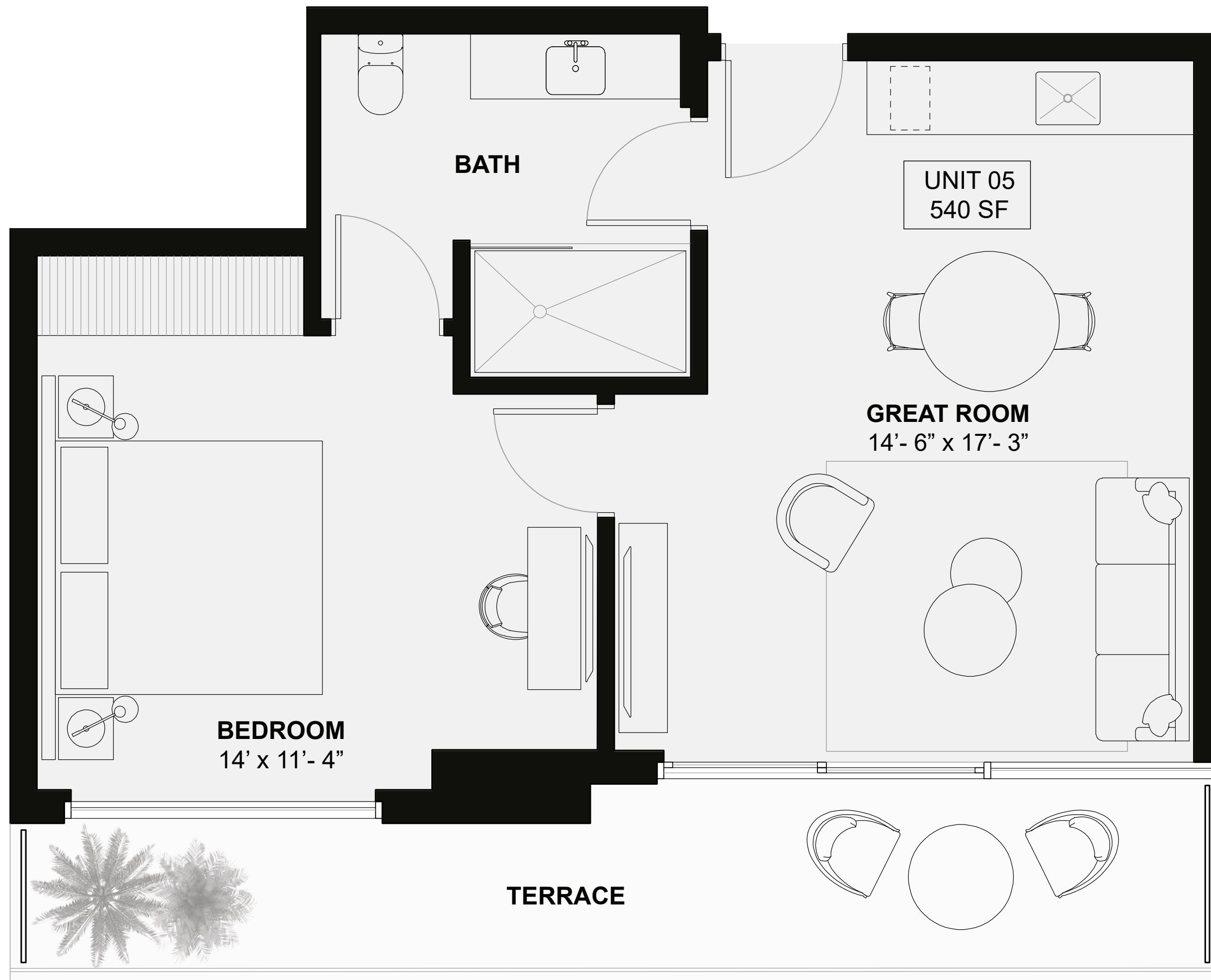
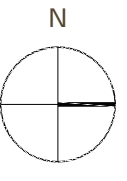
UNE 04

RESIDENCE 04

EAST

1 Bedroom, 1 Bathroom
Interior 540 SF / 50 M²
Terrace
5th, 6th and 24th Floors 125 SF / 12 M²
7th - 23rd Floors 127 SF / 12 M²



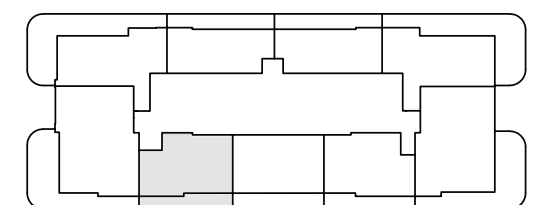


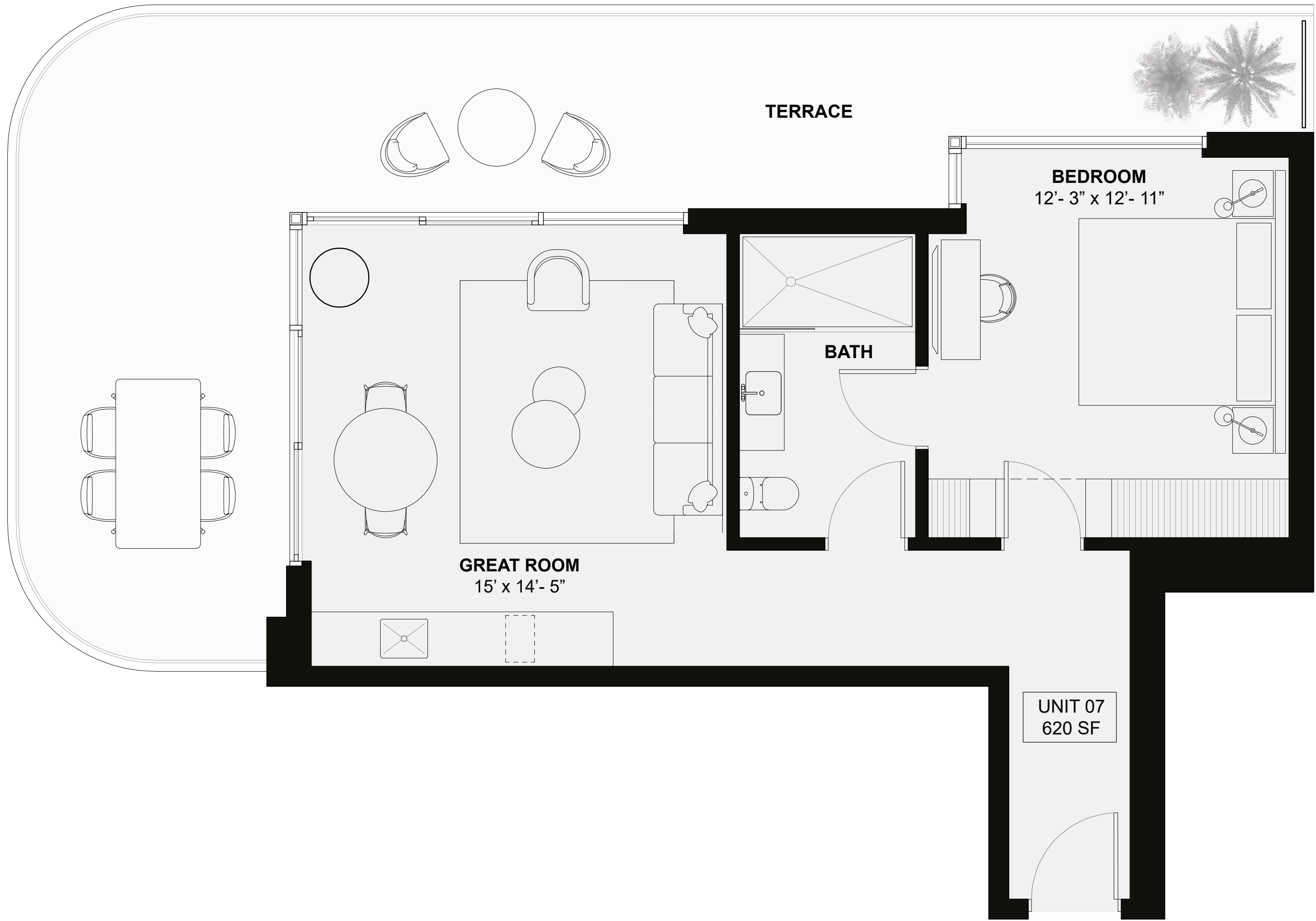
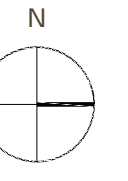
UNE 05

RESIDENCE 05

SOUTH EAST

*1 Bedroom, 1 Bathroom
Interior 540 SF / 51 M²
Terrace
5th, 6th and 24th Floors 125 SF / 12 M²
7th - 23rd Floors 127 SF / 12 M²*



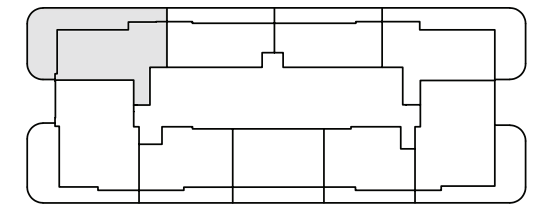


UNIT 07
620 SF

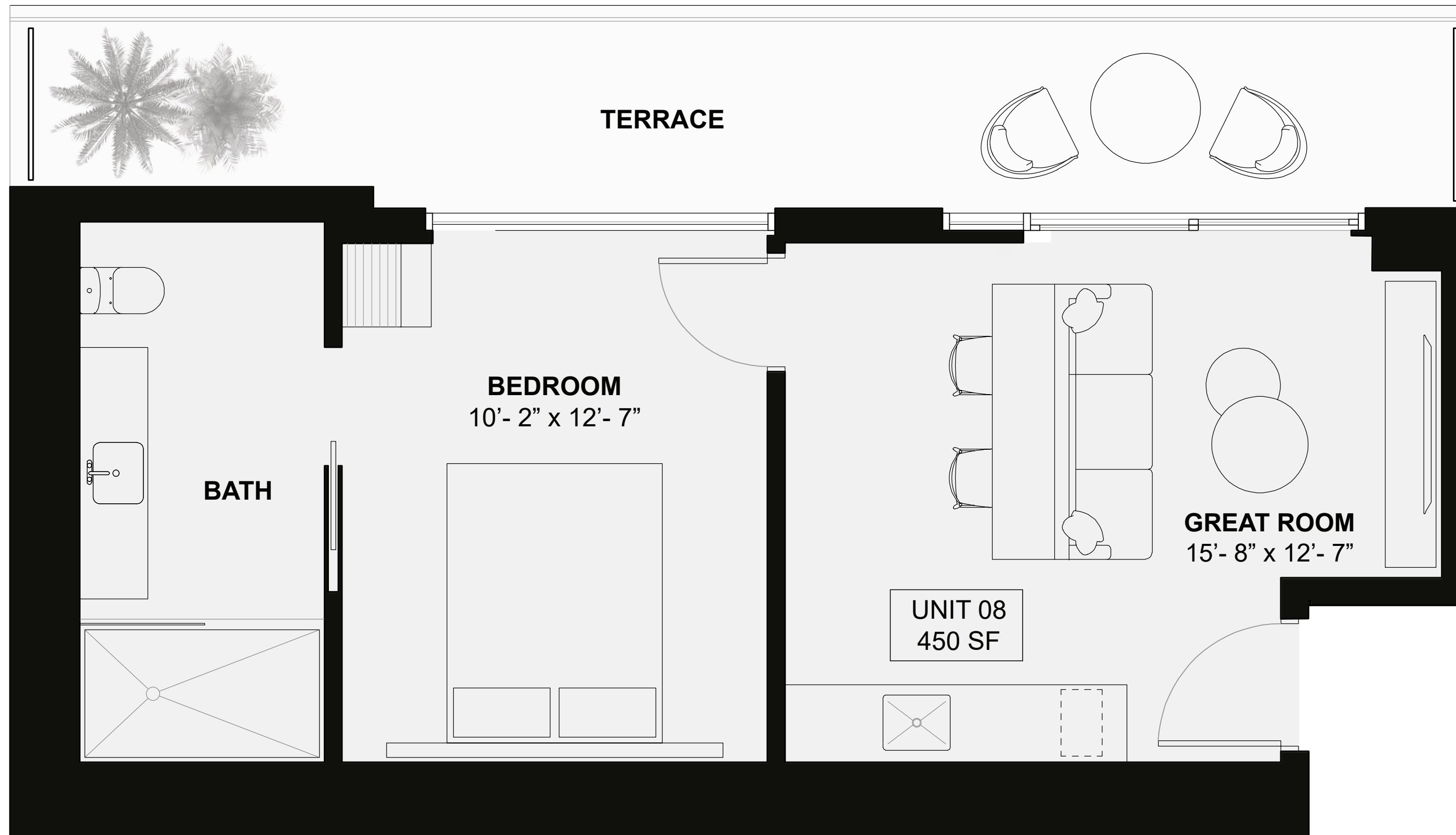
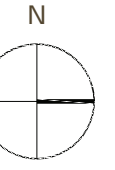
RESIDENCE 07

SOUTH WEST

1 Bedroom, 1 Bathroom
Interior 620 SF / 58 M²
Terrace
5th, 6th and 24th Floors 425 SF / 40 M²
7th - 23rd Floors 375 SF / 35 M²



UNE 07

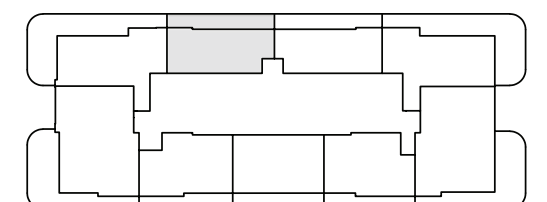


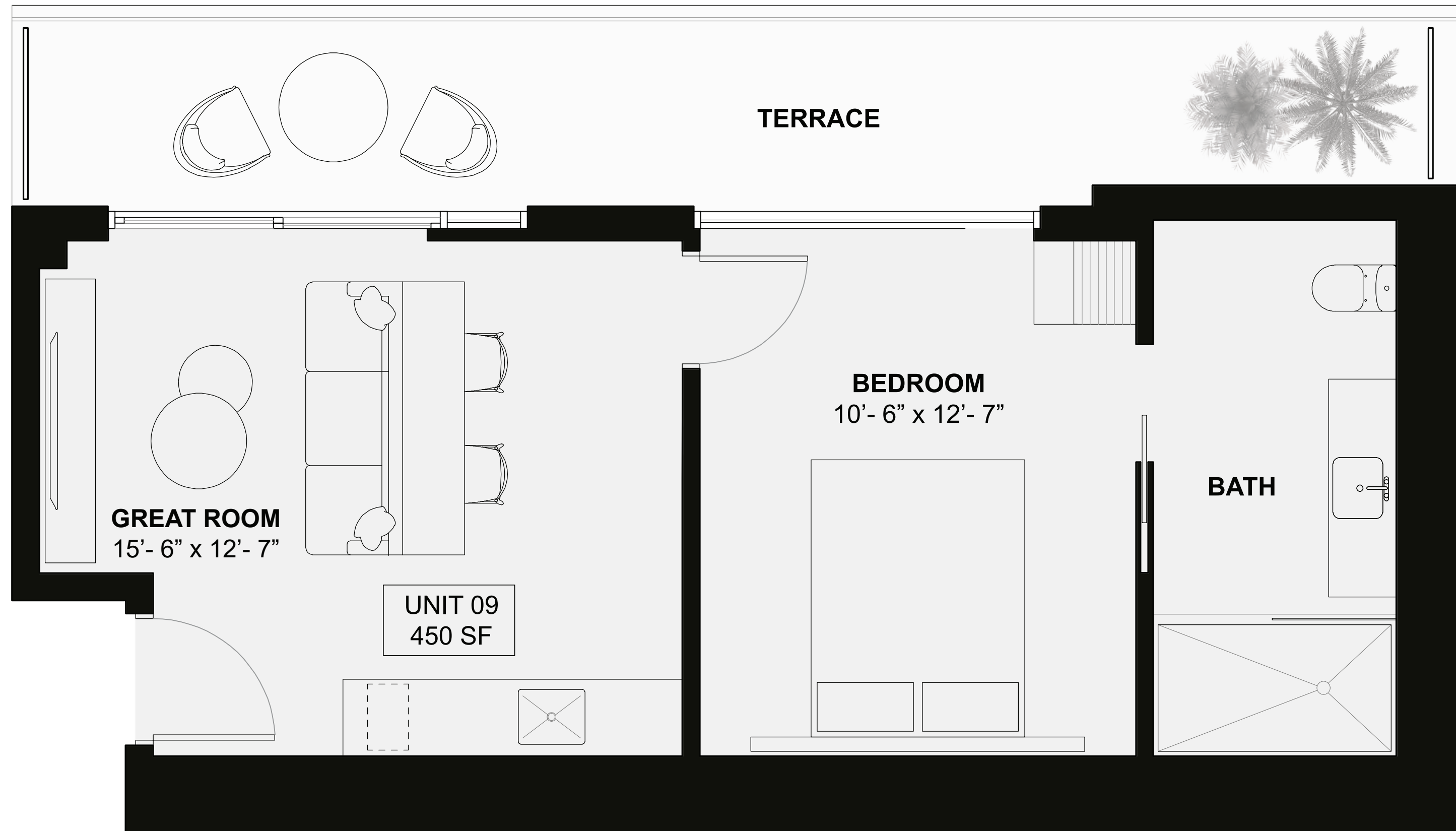
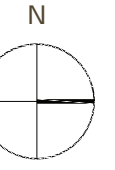
UNE 08

RESIDENCE 08

WEST

*1 Bedroom, 1 Bathroom
Interior 450 SF / 42 M²
Terrace
5th, 6th and 24th Floors 160 SF / 15 M²
7th - 23rd Floors 170 SF / 16 M²*



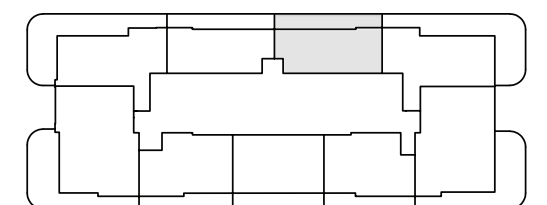


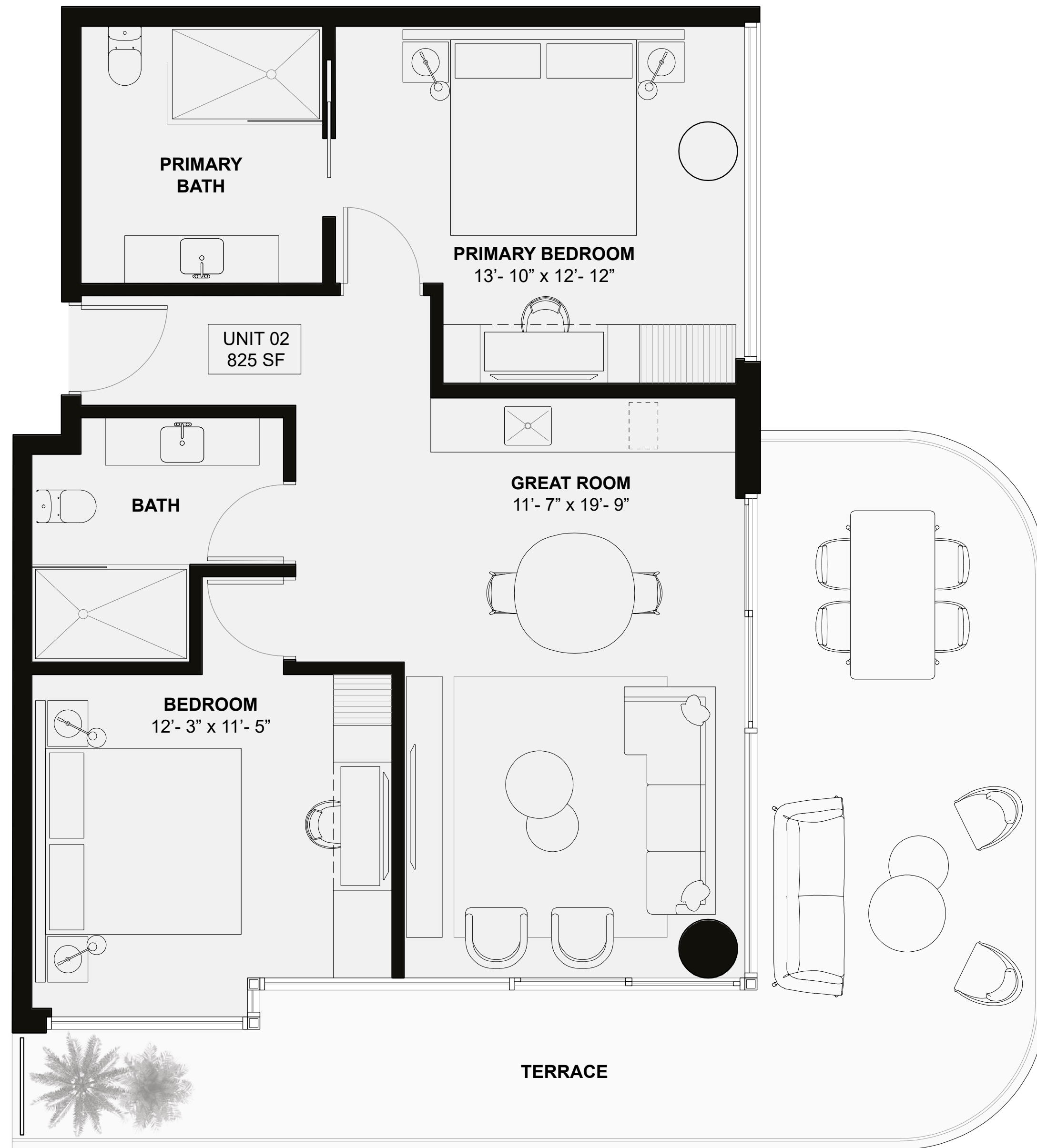
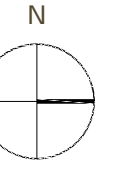
UNE 09

RESIDENCE 09

WEST

*1 Bedroom, 1 Bathroom
Interior 450 SF / 42 M²
Terrace
5th, 6th and 24th Floors 160 SF / 15 M²
7th - 23rd Floors 170 SF / 16 M²*

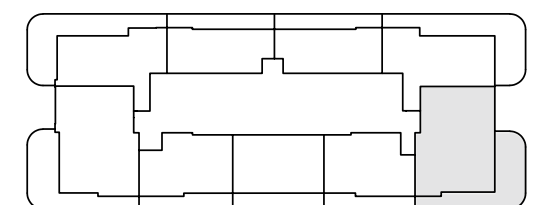


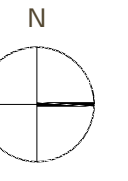


RESIDENCE 02

NORTH EAST

2 Bedroom, 2 Bathroom
Interior 825 SF / 77 M²
Terrace
5, 6th and 24th Floors 355 SF / 33 M²
7th - 23rd Floors 320 SF / 30 M²

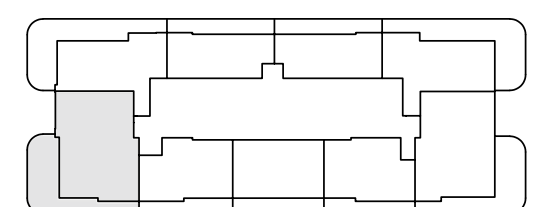




RESIDENCE 06

SOUTH EAST

2 Bedroom, 2 Bathroom
 Interior 855 SF / 80 M²
 Terrace
 5, 6th and 24th Floors 365 SF / 34 M²
 7th - 23rd Floors 305 SF / 28 M²



ELLE RESIDENCES MIAMI



"WE ARE PLEDGED TO THE LETTER AND SPIRIT OF THE U.S. POLICY FOR ACHIEVEMENT OF EQUAL HOUSING OPPORTUNITY THROUGHOUT THE NATION. WE ENCOURAGE AND SUPPORT AN AFFIRMATIVE ADVERTISING AND MARKETING PROGRAM IN WHICH THERE ARE NO BARRIERS TO OBTAINING HOUSING BECAUSE OF RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN."

This advertisement is not an offering. Oral representations cannot be relied upon as correctly stating representations of the developer. For correct representations, make reference to the documents required by section 718.503, Florida statutes, to be furnished by a developer to a buyer or lessee. The artist representations and interior decorations, finishes, appliances and furnishings are provided for illustrative purposes only. Developer makes no representations or warranties except as may be set forth in the offering plan. Developer reserves the right to substitute materials, appliances, equipment, fixtures and other construction and design details specified herein with similar materials, appliances, equipment and/or fixtures of substantially equal or better quality. All dimensions are approximate and subject to normal construction variances and tolerances. Square footage exceeds the usable floor area. Developer reserves the right to make changes in accordance with the terms of the offering plan. Plans and dimensions may contain minor variations from floor to floor."

"These drawings are conceptual only and are for the convenience of reference. They should not be relied upon as representations, express or implied, of the final detail of the residences. Units shown are examples of unit types and may not depict actual units. Stated square footages are ranges for a particular unit type and are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the area 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 interior structural components). All depictions of appliances, plumbing fixtures, equipment, counters, soffits, floor coverings and other matters of detail are conceptual only and are not necessarily included in each Unit. Consult your Agreement and the Prospectus for the items included with the Unit. Dimensions and square footage are approximate, will vary with specific unit type, and may vary with actual construction. Additionally, measurements of rooms set forth on any floor plan are nominal and generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Unit orientation and windows (including number, size, orientation and awnings), balcony/lanais (including configuration, size and railing/balustrade), structure and mechanical chases may vary. The developer expressly reserves the right to make modifications, revisions, and changes it deems desirable in its sole and absolute discretion and without notice."



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FORTUNE
DEVELOPMENT
— SALES —



VERTICAL
DEVELOPMENTS

V&V GROUP