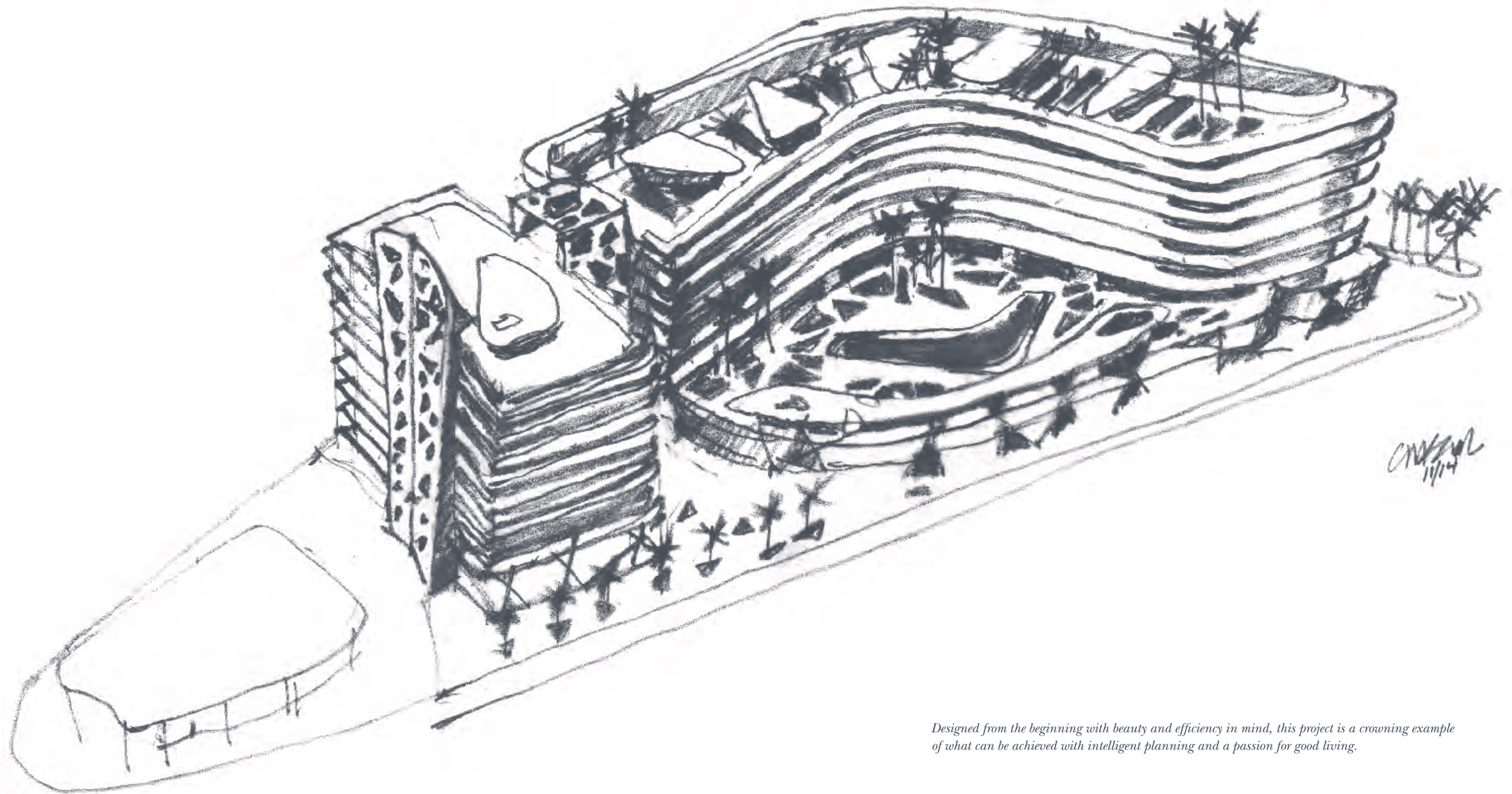




BOULEVARD 57





Designed from the beginning with beauty and efficiency in mind, this project is a crowning example of what can be achieved with intelligent planning and a passion for good living.



157

When design, dimension,
planning, efficiency and aesthetics
all work together seamlessly, you
get something that's more than
just luxurious - it's smart.



*A limited collection of
magnificent residences with
expansive private terraces*





INTELLIGENT
DISTINCTIVE





RESIDENCE FEATURES

At Boulevard 57, residents can experience a distinctively unique lifestyle. The Upper Eastside Miami's new landmark building houses a splendid collection of incredible features. World-class comforts are abundant in every facet, in a home that offers the best of everything. From the high ceilings, to the custom designed European closets, every detail has been crafted for excellence.

- Select residences with flow-through layouts
- Open-concept contemporary floor plans featuring one, two, three and four bedroom residences with den and maid quarter options ranging from 1,123 to 4,622 square feet
- 10 to 12 foot ceiling heights featuring floor-to-ceiling glass windows accessible from the living room and bedrooms
- 7 to 10 foot deep terraces with glass railings
- Summer kitchens in select residences
- White lacquer interior doors
- Private and Semiprivate elevators with access to each residence through a private foyer entrance in most units
- State-of-the-art Italian kitchens
- Top-of-the-line Gaggenau stainless steel appliances including refrigerator, freezer, wine cooler, induction cooktop with downdraft exhausts, oven, steam oven and built-in coffee machine
- Master bathrooms feature unique finishes with double sink vanities, free standing tubs and chrome fixtures
- Frameless glass enclosures with overhead rainfall shower in master bathrooms
- Custom designed European closets in master bedrooms
- Custom illuminated kitchen interiors by Porsche Design Studio
- Smart automated home system
- Wireless and high-speed internet access
- Optional designer finish packages available upon request

An aerial photograph showing a dense residential area with many houses and lush green trees in the foreground. In the middle ground, there is a large body of blue water with a small island. In the far distance, a city skyline with several tall buildings is visible under a clear blue sky.

DIFFERENT
FROM EVERY
POINT OF VIEW



Discover a new vision and a new perspective with incredible views from your own private terrace.



CUSTOM EUROPEAN KITCHEN

BY VALCUCINE

Spacious, minimalistic kitchens with the finest European finishes and fixtures featuring high-performance appliances by Gaggenau, which includes refrigerators, wine coolers, induction cooktops with down draft exhausts, ovens, steam ovens, dishwashers and integrated coffee makers. Faucets by Dornbracht.



ELEGANT EUROPEAN BATHS

Custom European cabinetry and stone countertops that have been designed with spa quality features and finishes.



FINELY CRAFTED ITALIAN CLOSETS

Custom designed closets from one of Italy's most distinguished designers of contemporary furnishings. An in-house team of visionary designers and professional engineers brings superior functionality to the storage of clothing and accessories.



Close to the city, yet a world apart, Boulevard 57 gives residents the expansiveness of a home with the smart planning and first class amenities you would expect in a luxury high-rise.

Supreme comfort, convenience and craftsmanship make Boulevard 57 the perfect place to call home, providing residents with everyday privacy and enjoyment.

BUILDING AMENITIES

- Unique architectural design by award-winning Sieger Suarez Architects
- Spectacular landscaping design by ESG2
- Artwork by notable artist Manolo Valdés
- 105 exclusive residences with dazzling city views and Biscayne Bay views from selected residences
- Penthouses with private rooftop terraces and pool
- Pool deck featuring an infinity edge pool, hot tub, poolside cabanas, grill and bar area with seating area
- Fitness Studio with state-of-the-art aerobic and cardiovascular equipment
- Indoor & Outdoor Yoga
- High security access to elevators and common areas
- Stunning two-story lobby with elegant porte-cochere
- Integrated digital concierge services for all residences
- Lift system in underground parking garage
- Twenty-four hour valet parking
- Residents lounge with bar, catering-ready kitchen and state-of-the-art entertainment system, perfect for private events
- Children's playroom with video games and smart board
- Approximately 45,000 square feet of commercial and retail space located in the ground floor





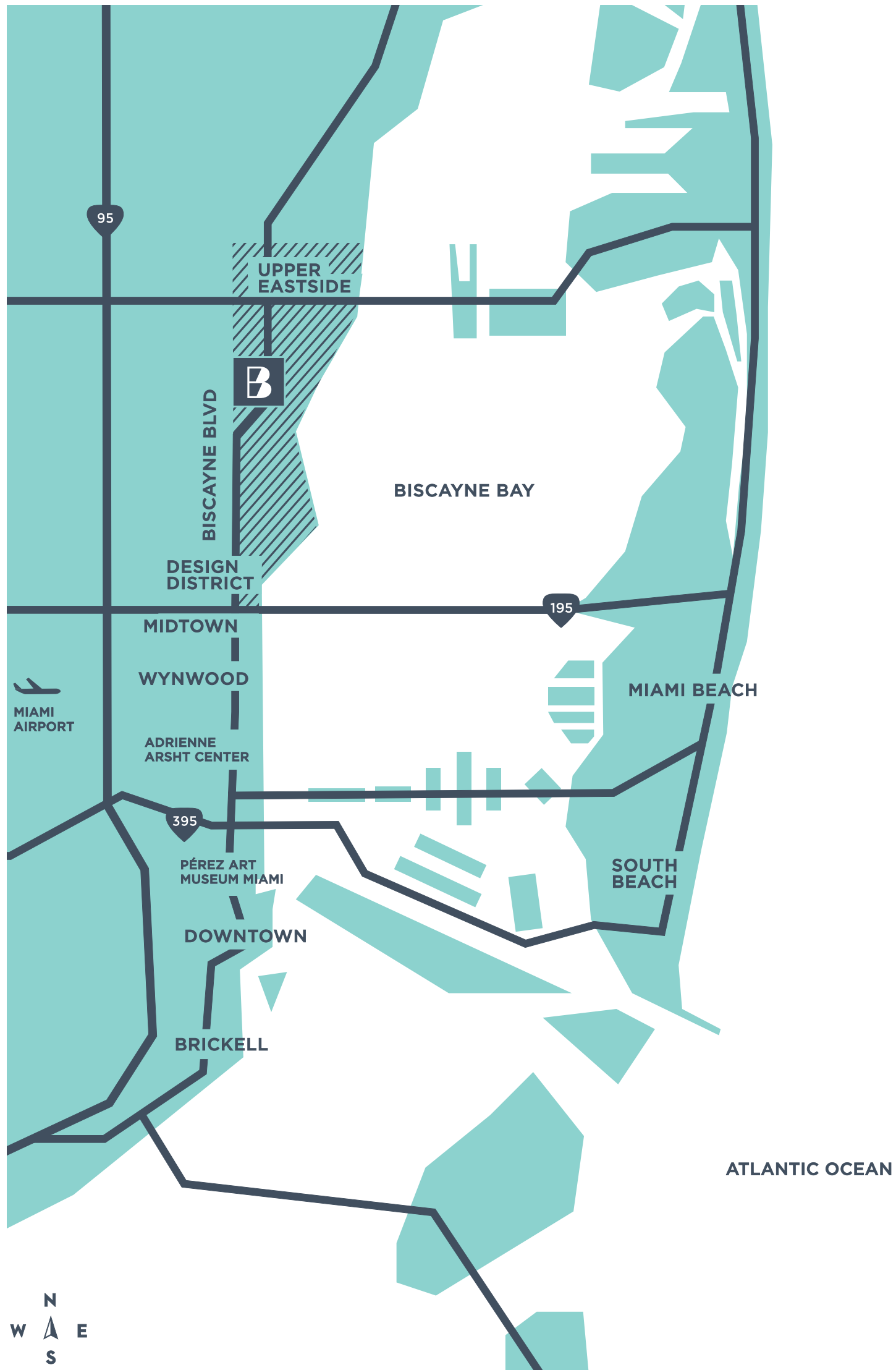
GROW SMARTER

Boulevard 57 incorporates cutting-edge smart technologies and plans to deliver the highest standards of living.



PASEO 57 AT YOUR DOORSTEP

The delightful shops located on the ground floor offers an enticing beverage selection and a variety of signature products and services.



THE LOCATION



- Miami Airport / 15 minutes
- Bal Harbour Shops / 25 minutes
- American Airlines Arena / 15 minutes
- Wynwood / 10 minutes
- Midtown / 8 Minutes
- Design District / 5 Minutes
- Brickell / 15 Minutes
- Downtown Miami / 12 Minutes
- Pérez Art Museum Miami / 10 Minutes
- Adrienne Arsht Center / 10 Minutes
- South Beach / 15 Minutes





A
P E R F E C T
D E S T I N A T I O N

Experience residential bliss in this peaceful community just moments away from the beating heart of the city.



UPPER EASTSIDE MIAMI

Living in Miami's Upper Eastside puts you at the center of a dynamic and unique community which is close to the pulse of the city yet has a personality of its own.



THROUGH THE YEARS

The first car to drive down Biscayne Boulevard made its journey in March of 1927. It marked the first use of what would become an important thoroughfare for Miami during a time when the nation was on the verge of a complete cultural and economic transformation. In the years to come, Biscayne Boulevard would be the central artery of a new class of travel and leisure marked by the popularity of the automobile, road trips, and roadside motels. The Biscayne Boulevard of the 1930's-1950's was a glitzy promenade of turquoise pools, drive-up eateries and cars with fins. As the years rolled by, the architecture that rose and fell along the boulevard reflected the changing economy and taste of American culture, including

Vernacular, Mediterranean Revival, Art Deco and Miami Modern styles.

Miami's Upper Eastside has been reborn into a booming commercial and residential mecca once again, maintaining the charm and interest of the architectural styles that reflect its fascinating history. Offering everything from boutique shops to charming restaurant and dining options, the area is attracting Miami's culturally-attuned elite in droves to live, work or visit.

Due to the combination of its stunning residences and thriving commercial/cultural scene, Curbed Magazine listed the Upper Eastside as Miami's best neighborhood in 2014.



WYNWOOD ART DISTRICT

Founded in 2003 by a group of art dealers, artists and curators, the area today is home to over 70 art galleries, cafes, boutiques, restaurants and bars. It features one of the largest open-air street-art installations in the world.

MIAMI DESIGN DISTRICT

The internationally renowned Miami Design District offers an infinite array of luxury shopping boutiques, design stores and art galleries. It is also home to a wide variety of restaurants.





Rostro sobre fondo Vinotinto. 2014



Butterflies. 2012



Reina Mariana. 2008

ARTFUL LIVING

Manolo Valdés

Residents of Boulevard 57 will enjoy a privileged glimpse into the soul of this artist. A unique and original Valdés sculpture will decorate the porte-cochere of the building.

The renowned award-winning artist Manolo Valdés was born in Valencia, Spain in 1942. He studied Fine Arts in Valencia's own Escuela de Bellas Artes de San Carlos. His collection includes large works of art, paintings, monumental sculptures, etchings and collages. He creates using light and colors to express his emotions and has received several accolades. Valdés lives in New York and has studios both in the city and in Madrid, Spain. His various works and sculptures are featured all over the world. Valdés' art is heavily influenced by Matisse, Picasso, Rembrandt, Rubens and Velázquez, among others.

THE TEAM

The Developer

UNITAS Development Group boasts an impressive roster of real estate professionals whose combined experience make up some of the most successful residential and commercial projects throughout South Florida.

With its unparalleled expertise and strong dedication to collaboration, research, education and outreach, UNITAS Development Group continues to lead the way in innovation and advancement for the real estate industry.

The Architect

Sieger Suarez Architects enjoys a distinguished 42-year reputation for award-winning, design-forward, quality architecture. Owned and managed by Charles M. Sieger and Jose J. Suarez, the firm has received a multitude of awards, in addition to peer and community recognition for its outstanding work over the decades.

The firm is known for its innovation of the “floor through/see through” unit design, one of the most successful design concepts in the high-rise residential market. Innovations such as private elevators and robotic parking have also raised the bar of quality and expectation in luxury residences.

Landscape Architect

Over the years, Sieger Suarez Architects has expanded to include William A. Eager of EGS2 Corporation, a landscape architectural division, making them one of the most comprehensive firms in the Southeastern United States.

Michael Wolk Interior Design

Michael Wolk is the chairman and creative director of Miami-based Wolk Associates. Hailed for his visionary and unconventional designs, Wolk has mastered a broad scope of projects that include condominiums, lobbies, spas, country clubs, hotels, restaurants and deluxe residences. Among leading furniture manufacturers, Wolk is known for creating timeless collections and design classics. real estate industry.

Poggi Design

Juan Poggi was born in Peru and has over 27 years of experience working in the Miami design industry. Juan uses colors and forms to inspire his inimitable style, which has been featured in Interiors, Florida Design, Miami Home, Décor and many other publications. His work is a vision of the future that reflects a combination of knowledge, experience and creativity, making a space into a home.



 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.

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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 be included with the unit, unless expressly provided in the purchase agreement. 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They should not be relied upon as representations, express or implied, of the final detail of the residences. The developer expressly reserved the right to make modifications, revisions and changes it deemed desirable in its sole and absolute discretion. All prices, plans, specifications, features, amenities and other descriptions are preliminary and are subject to change without notice, as provided in your purchase agreement. Prices do not include optional features or premiums for upgraded units. Price changes may occur that are not yet reflected on this brochure. Buyers should check with the sales center for the most current pricing. All depictions of furniture, appliances, counters, soffits, floor coverings and other matters of detail including, without limitation, terms of finish and decoration, are conceptual only and are not necessarily included in each Unit. Furnishings are only included if and to the extent provided in your purchase agreement. Restaurants and other business establishments and/or any operators of same referenced herein are subject to change at any time, and no representations regarding restaurants, businesses and/or operators within the project may be relied upon. Restaurants, and/or other business establishments, are anticipated to be operated from the commercial components of the project which will be offered for sale to third parties. Except as may be otherwise provided in the offering materials, the use of the commercial spaces will be in discretion of the purchasers of those spaces and there is no assurance that they will be used for the purposes, and/or with the operators, named herein. Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising 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 "AC" (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. 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.

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BOULEVARD 57

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