

FACT SHEET



LE PARC AT BRICKELL

Le Parc at Brickell is a 12-story, 128-unit luxury condominium planned by a joint venture between AXA Developers and Strategic Properties Group in Miami's upscale Brickell neighborhood. Slated for delivery in 2014, the eco-friendly, boutique-style building will boast a central location just blocks away from Miami's urban core with panoramic views of Simpson Park looking out towards Biscayne Bay and the Downtown Miami/Brickell skyline. Exclusively featuring designs and furnishings inspired by Ligne Roset, Le Parc at Brickell will be home to the internationally-renowned luxury furniture designer's first residential development in the United States.



SIMPSON PARK

Located across Simpson Park, its eight acres of protected botanical life offer residents a sanctuary to relax, stepping away from the busy city living, enjoying a natural trail to exercise, admire natural springs, dine in picnic areas and learn about Miami's botanical history at its local community center.



RESIDENCES

Le Parc at Brickell will offer 128 luxury "move-in ready" residences including studios, 1-, 2- and 3-bedroom layouts, as well as 9 expansive two-story townhome units, with floor plans ranging from approximately 576 to 1,968 square feet in size. The development's 6-foot-wide private balconies feature sprawling luscious-green park views and panoramic city views of the Downtown Miami/Brickell skyline looking out towards Biscayne Bay. Residents also have the additional option to purchase custom-designed Turn-Key Furniture Lifestyle Packages exclusively offered by Ligne Roset.

LE PARC
— AT BRICKELL —
inspired by **ligne roset**



BROKER PARTICIPATION WELCOME. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE PROSPECTUS AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER. ALL ILLUSTRATIONS ARE ARTISTIC CONCEPTUAL RENDERINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE. UNITS IN THIS CONDOMINIUM ARE SUBJECT TO THE LAWS OF THE STATE OF FLORIDA GOVERNING CONDOMINIUMS. OBTAIN THE PROPERTY REPORT REQUIRED BY FEDERAL LAW AND READ IT BEFORE SIGNING ANYTHING. NO FEDERAL AGENCY HAS JUDGED THE MERITS OR VALUE, IF ANY, OF THIS PROPERTY.

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BUILDING AMENITIES

Privileged location with unobstructed views of Simpson Park
Interior designs by Ligne Roset
Gated entry and secured garage parking
24-hour security monitored surveillance
Security keycard access throughout the building
WiFi throughout all common areas
State-of-the-art fitness center
Cafe station at lobby
Club room for resident's entertainment
Executive business lounge with conference room
Pet-friendly environment
Kids' entertainment room (TBD)
LEED silver certified building
Outdoor summer kitchen
Private storage

RESIDENCE FEATURES

European-style kitchen and bathroom cabinetry
Energy-efficient appliances
Convertible smart floor plans with 9-foot ceiling heights
6-foot-deep private terraces with glass railings
8-foot entrance door
Walls and floors finished throughout the unit
High-impact hurricane windows
Pre-wired for high speed Internet

CONVENIENT LOCATION

Across the street from Simpson Park
Walking distance to Brickell Avenue, the Shops at Mary
Brickell Village and Brickell CityCentre
Easy access to main highways
Walking distance to public transportation

KITCHEN / BATHROOM FEATURES

Contemporary European-style cabinetry
Imported quartz stone countertops
Stainless steel appliance package
Porcelain / glass-enclosed showers

ECO FRIENDLY FEATURES

LEED certified building
Energy-efficient appliances
Electric car-charging stations
Eco-inspired natural finishes and wall coverings
High-efficiency AC units
Insulated, UV-blocking glass windows

TURN-KEY FURNITURE LIFESTYLE PACKAGES INSPIRED BY LIGNE ROSET®

Ligne Roset is offering exclusive, custom-designed Turn-Key Furniture Lifestyle Packages at Le Parc at Brickell featuring design at its best: a carefully assembled set of beautiful designer pieces to transform the units at Le Parc at Brickell into worlds of luxury, comfort and elegance.

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TEAM

Developer: Joint-Venture between AXA Developers and Strategic Properties
Architect: Luis Revuelta in collaboration with Archiplan
Interior Designer: Ligne Roset
Exclusive Real Estate Broker: Cervera Real Estate
Estimated Completion: December 2014

ARCHITECT

Luis Revuelta in collaboration with Archiplan
Revuelta Architecture International was founded with a commitment to provide our clients quality designs balanced with sustainable and economically-feasible solutions, delivered within stringent time schedules. This philosophy, in the past two decades, has been the cornerstone of the success of many of our projects. We have partnered with top local and national developers in the design and creation of some south Florida's leading landmark residential, commercial, hospitality, automobile dealerships and mixed-use projects.
Visit www.revuelta.com.

DEVELOPER

Le Parc at Brickell is a joint venture development between AXA Developers and Strategic Properties. In August of 2012, AXA Developers entered into an alliance with Strategic Properties Group to pursue a vertical residential development opportunity in South Florida.

AXA Developers is a joint venture collaboration between Aconcagua and Archiplan. Aconcagua is the largest publicly traded residential development firm in Chile, in existence since 1979. Currently, the firm is in different development stages of over 100 projects throughout Chile and Miami.

Archiplan USA is a South Florida real estate development firm that has been involved in the business since 2001 with previous developments including Metropolis at Dadeland, Quantum on the Bay and 900 Biscayne Bay, with more that 1650 units built.

Strategic Properties Group is a well-recognized South Florida real estate development firm headed by Henry Pino. The firm has successfully accomplished the completion of several mixed-use projects throughout South Florida since 1995 and brings a vast knowledge of this market.
For more information about the alliance's partners, please visit www.axadevelopers.com and www.strategicproperties.com.



INTERIOR DESIGN

Ligne Roset is a French manufacturer of Luxury Modern Furniture. This award-winning designs organization has grown from a small business into an International company with factories near Lyon, France, with over 1,000 retail distributors worldwide. All the while, the company has remained a family-run business since its inception in 1860.

Le Parc at Brickell and Ligne Roset have entered into a partnership with the objective to set this building apart in the Miami and international market through the development of an elegant and artful, French-inspired live-work building.

Through this partnership, Ligne Roset is offering Turn-Key Furniture Lifestyle Packages at an exclusive price for customers purchasing at Le Parc at Brickell. These packages are designed at their best: a carefully assembled set of beautiful designer pieces to transform the units at Le Parc at Brickell onto worlds of luxury, comfort and elegance. Each package has been custom designed, promoting a design-forward lifestyle in which each owner can indulge.

For more products information, please visit www.lignerosemiami.com

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TIMETABLE

Construction will get underway in October 2013 with completion slated for December 2014.

DEPOSIT SCHEDULE

10% at Reservation
10% at Contract
20% at Groundbreaking
10% at Top-Off
50% at Closing

LE PARC ADDRESS

1600 SW 1st Avenue, Miami FL, 33129

PRICE RANGE

Preconstruction prices range from \$280,000 to \$600,000 (\$400 per square foot).

*** subject to availability and change without notice

MEDIA CONTACT

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A Joint Venture between:



Inspired by:

ligne roset®

Architecture:

revuelta
■



Designed by **metrostudio**
THE ART OF DESIGN

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