

EPIC

RESIDENCES & HOTEL

PARADISE FOUND  
URBAN SOPHISTICATION, RESORT LIFESTYLE  
IN THE HEART OF MIAMI



# Building Amenities

## EPIC RESIDENCES & HOTEL LIVING

Luxury hotel service welcomes you home. As an EPIC Resident, take full advantage of the many extraordinary hotel services, amenities and comforts beyond the usual expectations.

## DISTINCT DESIGN PHILOSOPHY

Architect Luis Revuelta's inspiration for EPIC's 54-story design began with its distinct waterfront location, along the banks of the Miami River, where it joins Biscayne Bay. Billowing boat sails and the prow of a powerboat are symbolic in the façade while sweeping horizontal lines evoke movement. Revuelta's artistic mastery allows inspiring cityscapes and glimmering views of the bay from every vantage point due to the unique positioning of the tower.

## THE GROUNDS AT EPIC

Shimmering reflective pools flow through the indoor and outdoor areas while cascading water features adorn the river walk and pool areas. Two Seascape glass mosaic infinity pools, plush day beds and chaises are the perfect retreat to relax while private cabanas provide an escape from the sun. Dine at one of the two chef-driven restaurants providing world class cuisine or have cocktails while watching the sunset on the river terrace as the boats sail by. The holistic über chic spa and full service fitness center is the perfect place to unwind.

## PRIVATE BOAT DOCKING

The dockmaster will ensure a smooth arrival into one of the deep water slips at EPIC Marina, comprised of 900 linear feet. Able to accommodate yachts over 300 feet, this full service marina includes 24-hour staff and security, no bridges to ocean, daytime docking, overnight mooring with a reservation, and on-vessel catering services.

## INCOMPARABLE MECHANICAL & ELECTRICAL DESIGN

- A Culligan central filtering system delivers crystal clear water throughout the building.
- Enjoy efficient centralized air-conditioning and heating systems in each residence.
- Energy efficient centralized gas-fired boiler system facilitates unlimited hot water.
- A state-of-the-art fire alarm system lends added peace of mind.
- Generous wall insulation ensures maximum soundproofing.

## PREVAILING TECHNOLOGY AND SECURITY

- 24-hour front desk and roving security safeguard the property.
- Building-wide electronic access control system is linked directly to front desk security.
- Around-the-clock video surveillance and digital recording of building entry points provide added security.
- Monitored passenger elevators quickly transport you and your guests safely to your floor.
- Enjoy the convenience of wireless internet capabilities in building common areas.

## GLASS SYSTEM

- Glasswall impact resistant floor-to-ceiling windows and sliding glass doors built to meet the latest hurricane safety requirements.
- Glass balcony railings ensure an unobstructed view.

## SPECIAL CONVENIENCES

- Residents enjoy a private entrance, lobby, accelerated passenger elevators and "Cityscape Pool", separate from hotel for added convenience and privacy.
- Your storables can be conveniently warehoused in your secured, air-conditioned storage space.
- Separate service elevators allow discrete deliveries directly to your residence.



# The EPIC Home

As an EPIC resident, you can be assured of having the very finest and most luxurious finishes and amenities. True to form, one-, two-, and three-bedroom waterfront and city view residences, from 1,040 sq. ft. to a magnificent Roof Upper Penthouse of 7,480 sq. ft., spare no detail of comfort and luxury.





# Interior Essentials

## KITCHEN

- Snaidero "Time" cabinetry designed by Lucci e Orlandini in dark oak wood with stainless steel inserts
- Marble countertops with full height backsplash in stainless steel
- Miele electric oven with Navitronic™ controls and oxygen sensor in stainless steel
- Miele flat Ceran® electric cook top with variable cooking zones and stainless steel exhaust hood
- Microwave with multi-sensor cooking mode in stainless steel
- Subzero® refrigerator/freezers and ice maker paneled with Snaidero cabinetry
- Miele dishwasher with flow-through heating and thermal drying system paneled with Snaidero cabinetry
- Franke double sink in stainless steel with garbage disposal
- Zucchetti sink mixer with stainless steel spring in polished chrome

## MASTER BATH

- Imported Italian Calacatta white marble floor, baseboard, shower and toilet wall
- Marble accents in Gray Bardillo
- Imported Italian suspended cabinetry in dark oak finish
- His and Her vessel sinks in white high-gloss ceramic
- Zucchetti faucets and fixtures in polished chrome
- Lighted wall mirror
- KOS 72" x 60" tub/shower with rain showerhead
- TOTO® "Pacifica" toilet with soft close lid in white high-gloss ceramic
- TOTO® "Pacifica" bidet in white high-gloss ceramic

## SECOND BATH

- Imported Italian marble floors, baseboards, shower and tub walls
- Imported Italian suspended cabinetry in oak finish
- Vessel sink in white high-gloss ceramic
- Zucchetti faucets and fixtures in polished chrome
- Lighted wall mirror
- TOTO® "Pacifica" toilet with soft close lid in white high-gloss ceramic

## POWDER ROOM

- Imported Italian Calacatta white marble floor and baseboard
- Imported Italian suspended vanity with clear glass sink
- Zucchetti faucets and fixtures in polished chrome
- Lighted wall mirror
- TOTO® "Pacifica" toilet with soft close lid in white high-gloss ceramic

## LAUNDRY

- Bosch front loading washer with Sensotronic™ Plus Logixx™ Control in white
- Bosch front loading dryer with Duotronic™ technology and 11 auto-dry cycles in white

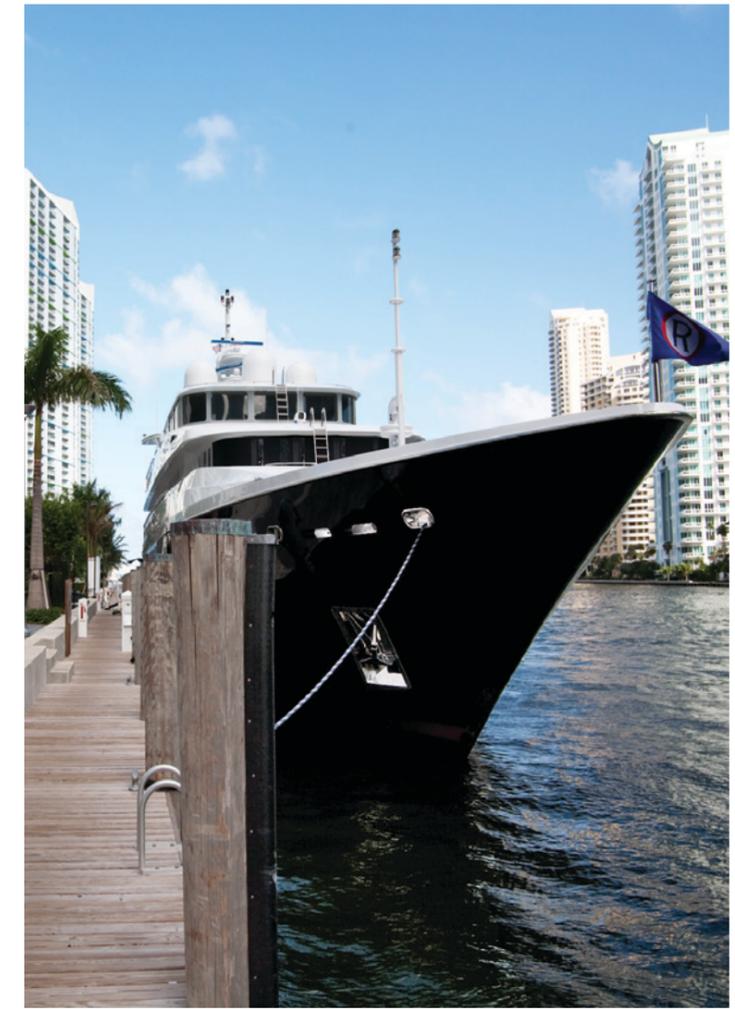
## DOORS AND HARDWARE

- Imported Italian Lualdi doors in white matte lacquer
- Imported Italian Valli & Valli door hardware in polished chrome

## SECURITY SYSTEM AND TECHNOLOGY

- State-of-the-art security system with key pad at entry door
- "EPIC-Link", an integrated system allowing interactive communication to the hotel amenities and services via an in-residence touch panel or PC from anywhere in the world
- Pre-installed "EPIC-Link" e-mail addresses
- State-of-the-art structured media panel pre-wired for a telephone system, HDTV, cable television and computer network
- Fiber optic building backbone provides high-speed internet access
- HDTV and cable television outlets in kitchen, living and sleeping areas
- Smart technology available for lighting and window treatment control systems



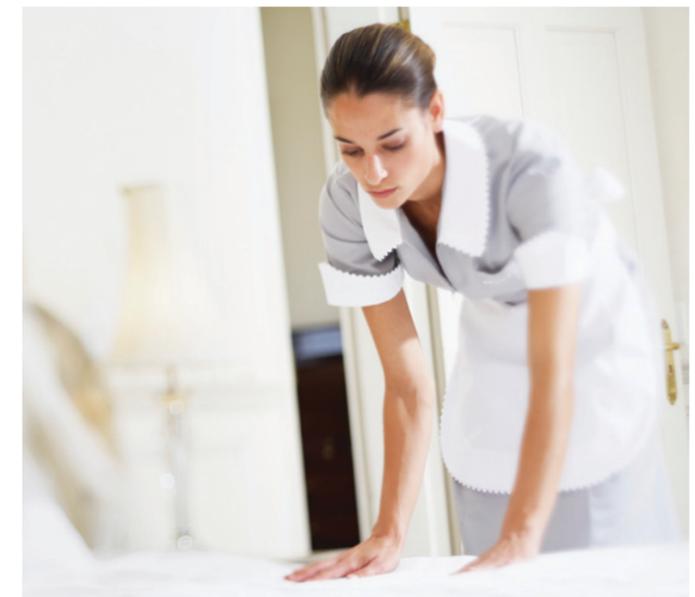


## The EPIC Pool

Sitting 16 floors above sea level, the 13,000 plus-square-foot wrap-around pool deck boasts sweeping water and city views. Two Seascape glass mosaic infinity pools, plush day beds and chaises are the perfect retreat to relax and soak up the sunshine while private cabanas are available for those seeking an escape from the sun. Attentive poolside staff provides you with essentials like sunscreen, towels and the tantalizing poolside menu and beverage list.

## EPIC Marina

900 Linear Feet of Dockage • Deep Water Slips • Accommodates Yachts Over 300 Feet  
• Full Service • 24-Hour Staff and Security • 30/50/100 Amp Service (Single and Three Phase)  
• Pump - Out Facility • Overnight Mooring Available with Reservations • Restaurant and Bar Docking •  
Wireless Internet Capabilities • No Bridges To Ocean • Onboard Yacht Catering • Departure for Deep  
Sea Fishing and Sightseeing Water Tours



## Hotel Services

Valet • Doorman • Concierge • 24-Hour Room Service • Restaurant and Spa Signing Privileges • In-Residence Salon and Spa Treatments and Fitness Training • Housekeeping • Dry Cleaning and Laundry • Pet Services • In-Residence Botanical Services • Car Service • Vehicle Detailing • Babysitting • Grocery Delivery • Catering and Event Planning • Mailing and Packaging • Some services are offered at an additional charge

# Cuisine & Nightlife

## area 31

Featuring seafood from its namesake fishing region, Area 31 delivers a dramatic menu of fresh, premium seafood prepared with a Mediterranean influence. Dine at the restaurant's magnificent outdoor terrace and pool deck or reserve one of the private dining rooms with unparalleled views.



## ZUMA

ZUMA, the award-winning London-based restaurant, brings its internationally acclaimed style of modern Japanese cuisine to America, opening early 2010. Located on EPIC's lobby level with indoor and outdoor seating, ZUMA overlooks the Miami River and is one of only a few restaurants in Downtown accessible by boat.

## RIVER LOUNGE

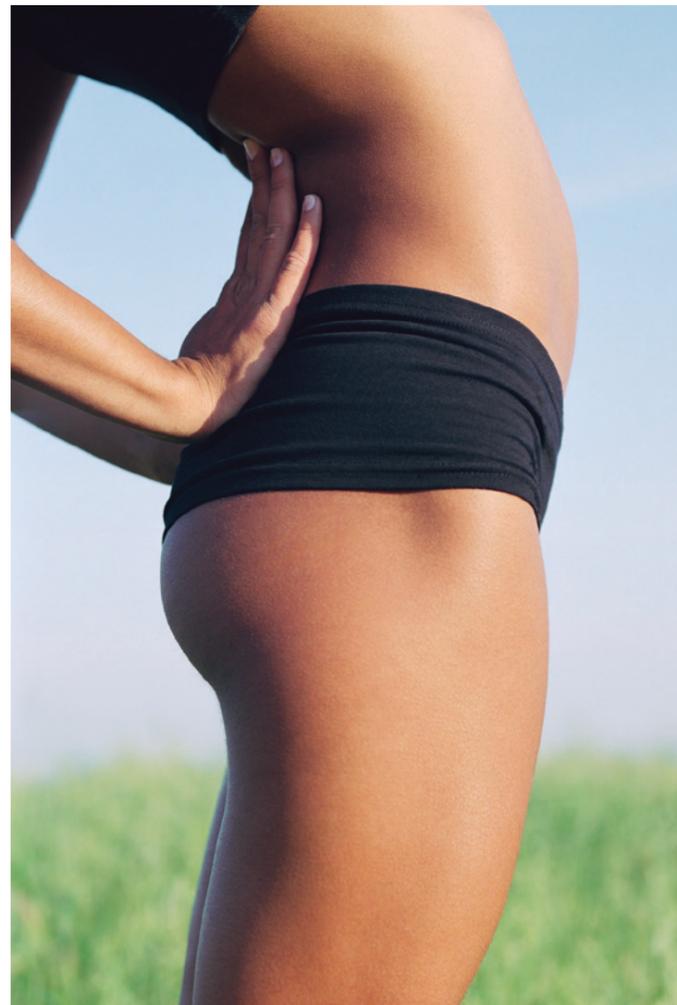
Ideally situated perched above the marina walk, the chic two-story River Lounge exudes a sexy atmosphere and stunning views of the Miami River as it joins Biscayne Bay. The river terrace is the perfect place to watch the passing boats at sunset while sipping a cocktail from the one-of-a-kind signature martini list.





## exhale mind body spa & gym

Retreat to your urban sanctuary, dedicated to helping our residents achieve inner and outer wellbeing, overlooking tranquil Biscayne Bay. Exhale is a unique spa concept combining therapeutic services with a host of offerings including the highly-acclaimed Core Fusion® classes, yoga, acupuncture, nutrition, detox and diet programs, and wellbeing apothecary. A beauty bar, private treatment rooms, and hammam detox chamber offer the finest for pure relaxation in this über-chic oasis. Our fitness center will exceed your every expectation with high-tech cardiovascular and weight-training facilities and certified personal trainers. All services are available in-residence and poolside.



# Views

EPIC offers inspiring cityscape and glimmering bay vistas in every direction. The views encompass incredible panoramas of the captivating downtown Miami skyline, along with magnificent expansive views of Miami Beach, Fisher Island, Key Biscayne and the charming islands of Biscayne Bay.

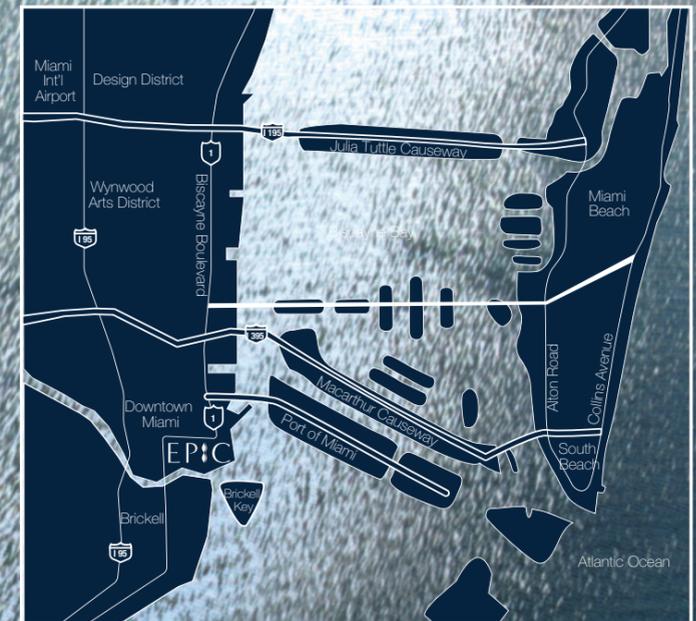




## Location

Uniquely situated where Biscayne Bay meets the Miami River, EPIC is destined to become one of the Magic City's most recognized waterfront landmarks. At the epicenter of a vibrant cultural mecca, EPIC's graceful simplicity and understated elegance is the perfect retreat for the seasoned resident and traveler. Minutes from Brickell Avenue's financial district, art galleries in the Design District and the indulgences of

South Beach; all one might desire for a life well lived is within reach. Renowned cultural events grace the nearby museums and Adrienne Arsht Center for the Performing Arts while concerts and sporting events entertain the masses at the American Airlines Arena. The Port of Miami, dubbed the "Cruise Capital of the World" and Miami International Airport are conveniently close to home.

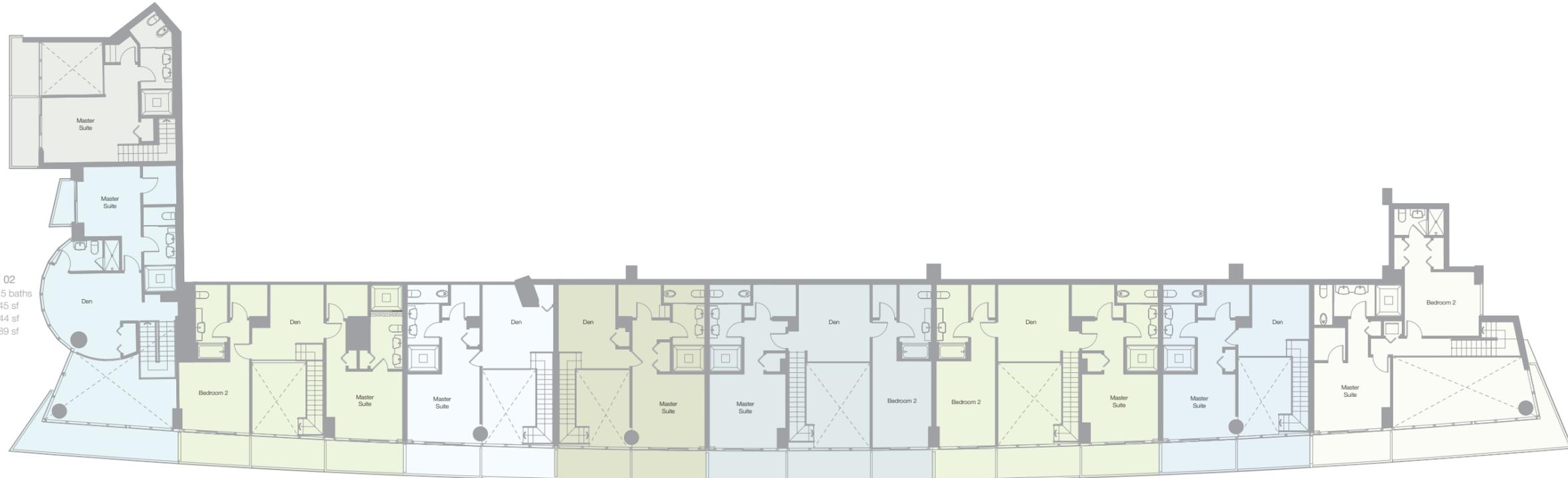


Bayside Market Place	0.5 miles	Key Biscayne	5 miles
Port of Miami	2 miles	Coconut Grove	5 miles
Vizcaya	3 miles	Village of Merrick Park	6 miles
Parrot Jungle	3 miles	Miami International Airport	7 miles
Lincoln Road	4 miles	Shops at Bal Harbour	12 miles
Miami Beach	5 miles	Landshark Stadium	15 miles
Fisher Island	5 miles	Ft. Lauderdale Jet Center	23 miles

# TOWNHOUSE FLOORS 3 THROUGH 14

**TOWNHOUSE 01**  
 1 bedroom 1.5 baths  
 Interior 1,033 sf  
 Terrace 190 sf  
 Total 1,223 sf

**TOWNHOUSE 02**  
 2 bedrooms den 3.5 baths  
 Interior 1,845 sf  
 Terrace 244 sf  
 Total 2,089 sf



## UPPER LEVEL

**TOWNHOUSE 03**  
 2 bedrooms den 2.5 baths  
 Interior 1,563 sf  
 Terrace 332 sf  
 Total 1,895 sf

**TOWNHOUSE 04**  
 2 bedrooms den 2.5 baths  
 Interior 1,664 sf  
 Terrace 334 sf  
 Total 1,998 sf

**TOWNHOUSE 05**  
 2 bedrooms den 2.5 baths  
 Interior 1,708 sf  
 Terrace 334 sf  
 Total 2,042 sf

**TOWNHOUSE 06**  
 2 bedrooms den 2.5 baths  
 Interior 1,763 sf  
 Terrace 322 sf  
 Total 2,085 sf

**TOWNHOUSE 07**  
 2 bedrooms den 2.5 baths  
 Interior 1,729 sf  
 Terrace 324 sf  
 Total 2,053 sf

**TOWNHOUSE 08**  
 2 bedrooms den 2.5 baths  
 Interior 1,579 sf  
 Terrace 335 sf  
 Total 1,914 sf

**TOWN HOUSE 09**  
 2 bedrooms den 3 baths  
 Interior 1,635 sf  
 Terrace 407 sf  
 Total 2,042 sf

**TOWNHOUSE 01**  
 1 bedroom 1.5 baths  
 Interior 1,033 sf  
 Terrace 190 sf  
 Total 1,223 sf

**TOWNHOUSE 02**  
 2 bedrooms den 3.5 baths  
 Interior 1,845 sf  
 Terrace 244 sf  
 Total 2,089 sf



## LOWER LEVEL

**TOWNHOUSE 03**  
 2 bedrooms den 2.5 baths  
 Interior 1,563 sf  
 Terrace 332 sf  
 Total 1,895 sf

**TOWNHOUSE 04**  
 2 bedrooms den 2.5 baths  
 Interior 1,664 sf  
 Terrace 334 sf  
 Total 1,998 sf

**TOWNHOUSE 05**  
 2 bedrooms den 2.5 baths  
 Interior 1,708 sf  
 Terrace 334 sf  
 Total 2,042 sf

**TOWNHOUSE 06**  
 2 bedrooms den 2.5 baths  
 Interior 1,763 sf  
 Terrace 322 sf  
 Total 2,085 sf

**TOWNHOUSE 07**  
 2 bedrooms den 2.5 baths  
 Interior 1,729 sf  
 Terrace 324 sf  
 Total 2,053 sf

**TOWN HOUSE 08**  
 2 bedrooms den 2.5 baths  
 Interior 1,579 sf  
 Terrace 335 sf  
 Total 1,914 sf

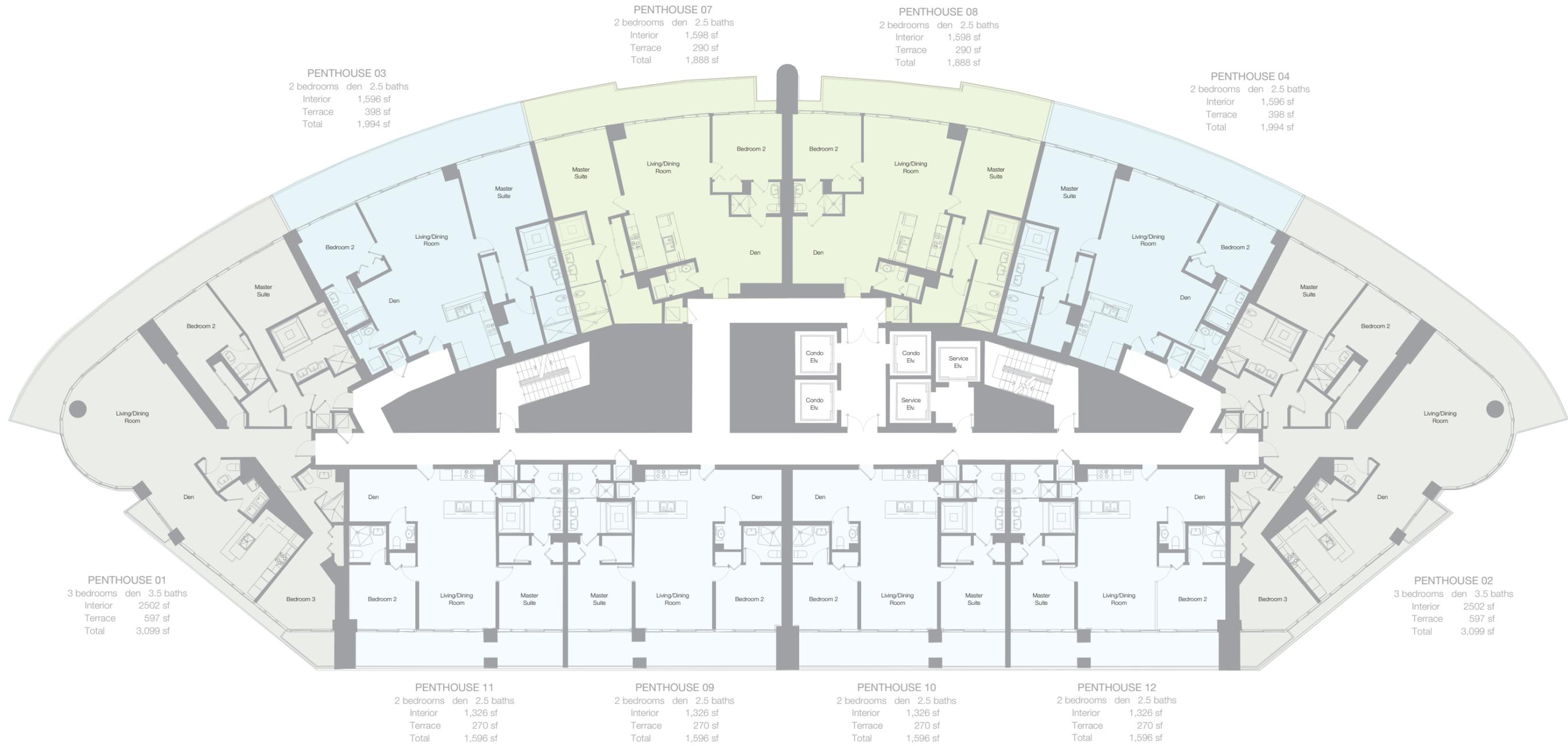
**TOWNHOUSE 09**  
 2 bedrooms den 3 baths  
 Interior 1,635 sf  
 Terrace 407 sf  
 Total 2,042 sf



TOWER FLOORS 31 THROUGH 44



PENTHOUSE FLOORS 45 THROUGH 52



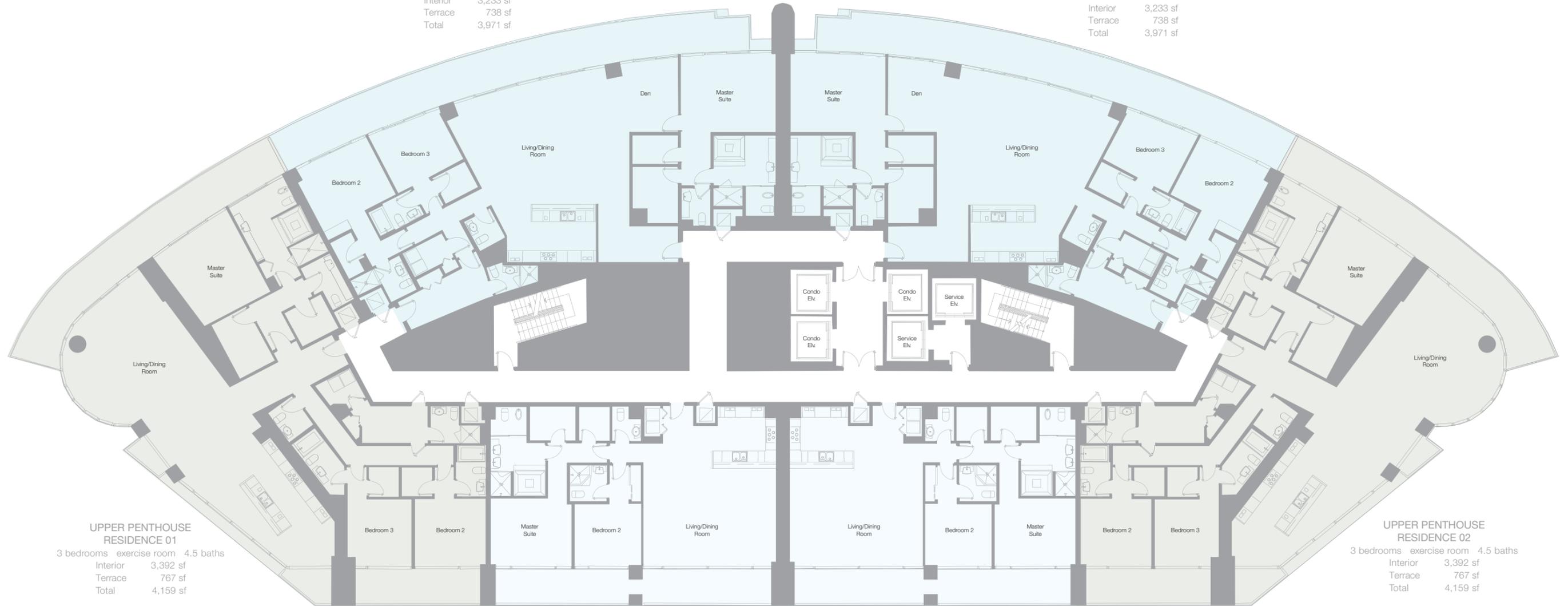
UPPER PENTHOUSE FLOORS 53 AND 54

UPPER PENTHOUSE  
RESIDENCE 03

3 bedrooms den exercise room 4.5 baths  
Interior 3,233 sf  
Terrace 738 sf  
Total 3,971 sf

UPPER PENTHOUSE  
RESIDENCE 04

3 bedrooms den exercise room 4.5 baths  
Interior 3,233 sf  
Terrace 738 sf  
Total 3,971 sf



UPPER PENTHOUSE  
RESIDENCE 01

3 bedrooms exercise room 4.5 baths  
Interior 3,392 sf  
Terrace 767 sf  
Total 4,159 sf

UPPER PENTHOUSE  
RESIDENCE 02

3 bedrooms exercise room 4.5 baths  
Interior 3,392 sf  
Terrace 767 sf  
Total 4,159 sf

UPPER PENTHOUSE  
RESIDENCE 09

2 bedrooms 2.5 baths  
Interior 1,761 sf  
Terrace 359 sf  
Total 2,120 sf

UPPER PENTHOUSE  
RESIDENCE 10

2 bedrooms 2.5 baths  
Interior 1,761 sf  
Terrace 359 sf  
Total 2,120 sf

