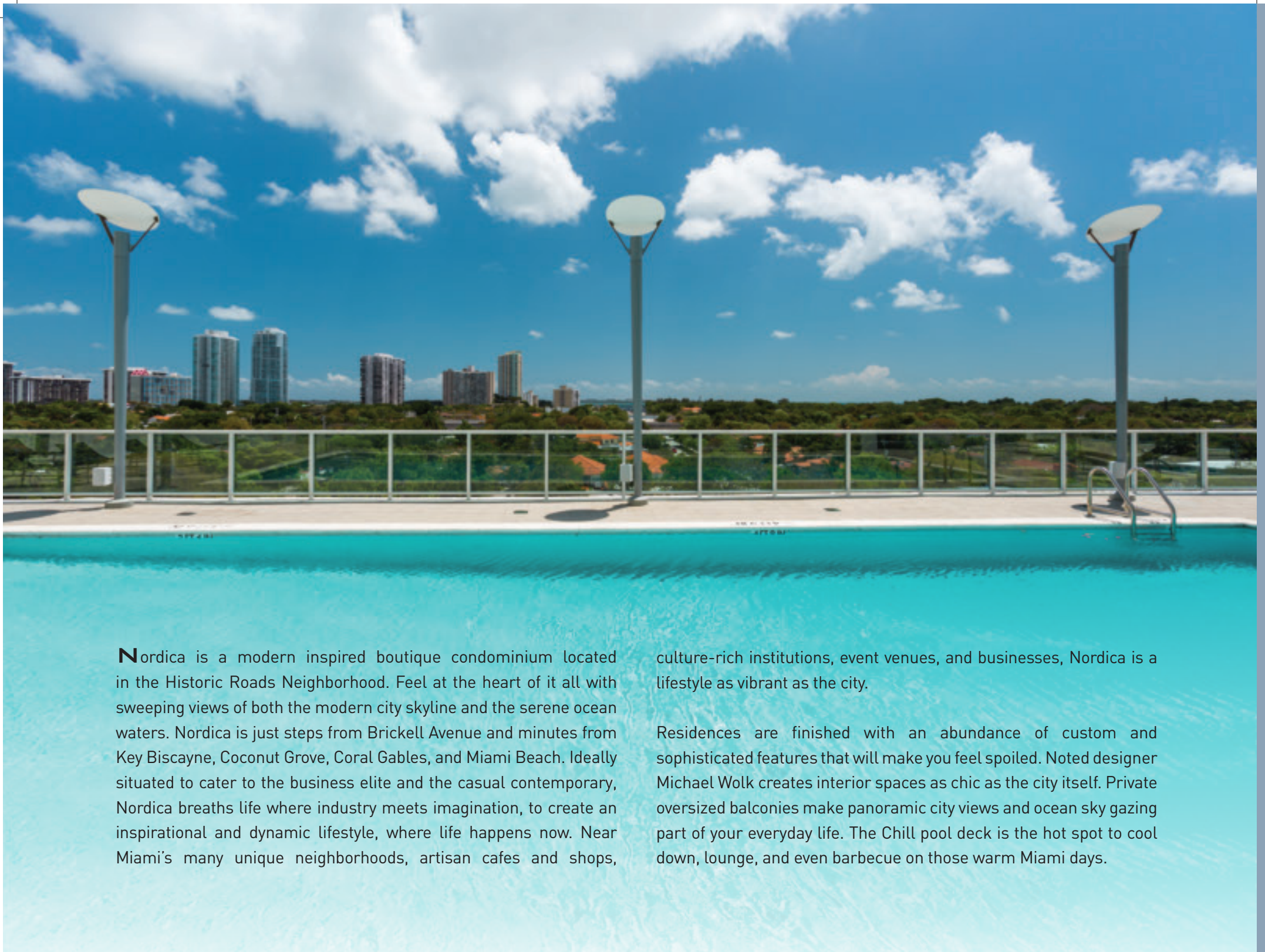


# Nordica

A COOL SPOT IN A HOT CITY.





**N**ordica is a modern inspired boutique condominium located in the Historic Roads Neighborhood. Feel at the heart of it all with sweeping views of both the modern city skyline and the serene ocean waters. Nordica is just steps from Brickell Avenue and minutes from Key Biscayne, Coconut Grove, Coral Gables, and Miami Beach. Ideally situated to cater to the business elite and the casual contemporary, Nordica breaths life where industry meets imagination, to create an inspirational and dynamic lifestyle, where life happens now. Near Miami's many unique neighborhoods, artisan cafes and shops,

culture-rich institutions, event venues, and businesses, Nordica is a lifestyle as vibrant as the city.

Residences are finished with an abundance of custom and sophisticated features that will make you feel spoiled. Noted designer Michael Wolk creates interior spaces as chic as the city itself. Private oversized balconies make panoramic city views and ocean sky gazing part of your everyday life. The Chill pool deck is the hot spot to cool down, lounge, and even barbecue on those warm Miami days.

## YOUR COOL RETREAT AWAITS

Nordica combines comfortable functionality with design as cool as ice to afford you life's little pleasures. Spacious interiors embellished by custom finishes make life at Nordica feel lavish.

At Nordica, life is about having it all. Spacious one to three bedroom floorplans accommodate your needs and leave room for your growing interests. From the moment you walk through the door, our amenities are there to cater to your needs and enhance your experience.

### Residence Features

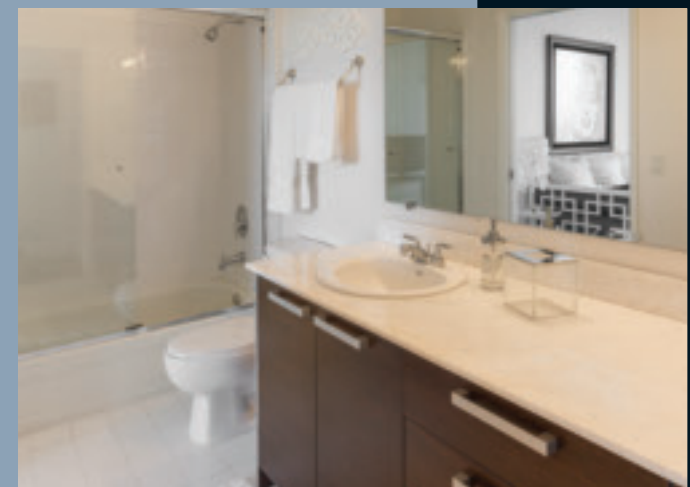
- One two and three bedroom floorplans
- Spacious private lanai balconies
- Spectacular panoramic views
- Soaring 10-12 ft ceilings
- Impact-resistant floor to ceiling windows
- Spacious custom built closet
- Energy efficient cooling and heating systems
- Pre-wired for telephone, basic cable, and high speed internet
- Extra-large capacity washer/dryer
- Beautifully tiled floors
- Window treatments by Hunter Douglas

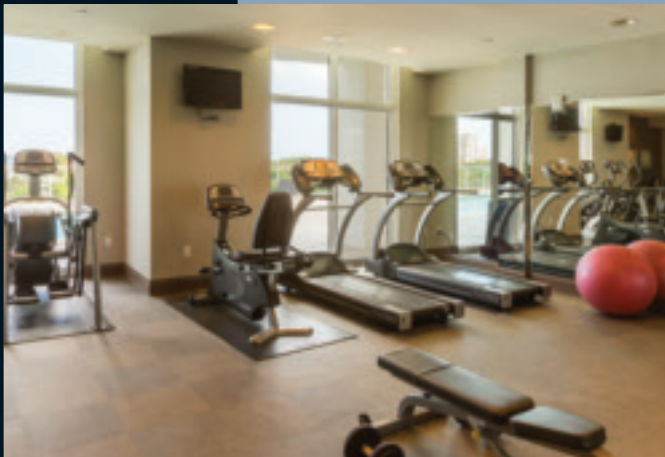
### Kitchen

- Doma kitchen cabinetry by Snaidero
- Granite or Quartz Countertops
- Exquisite stainless steel appliance package includes:
  - Side by Side refrigerator/freezer
  - Quiet power dishwasher
  - Glass top electric range stove/oven
  - Performance hood

### Bath

- Custom-designed cabinets with marble countertops
- Marble floors
- Elegantly designed fixtures and accessories





### Building Features

- 18 story building comprising 128 residences
- Award-winning interior design and furnishings by Michael Wolk
- Spacious lobby for a superb arrival impression
- Oversized lanais with beautiful glass railings
- One, two, and three bedroom floorplans
- 24 hour front desk concierge
- Valet Parking
- Covered, secured and assigned parking
- Ground level boutique retail to enhance your living experience
- Retail includes Tutto Mare, a restaurant by Tutto Restaurant Group
- Impact windows
- Executive Business Center/ Shared office space with computer ready desks & multimedia screen for presentations & conference calls
- Elegantly designed clubroom with full kitchen
- State of the Art fitness center
- Pampering massage room

### THE CHILL

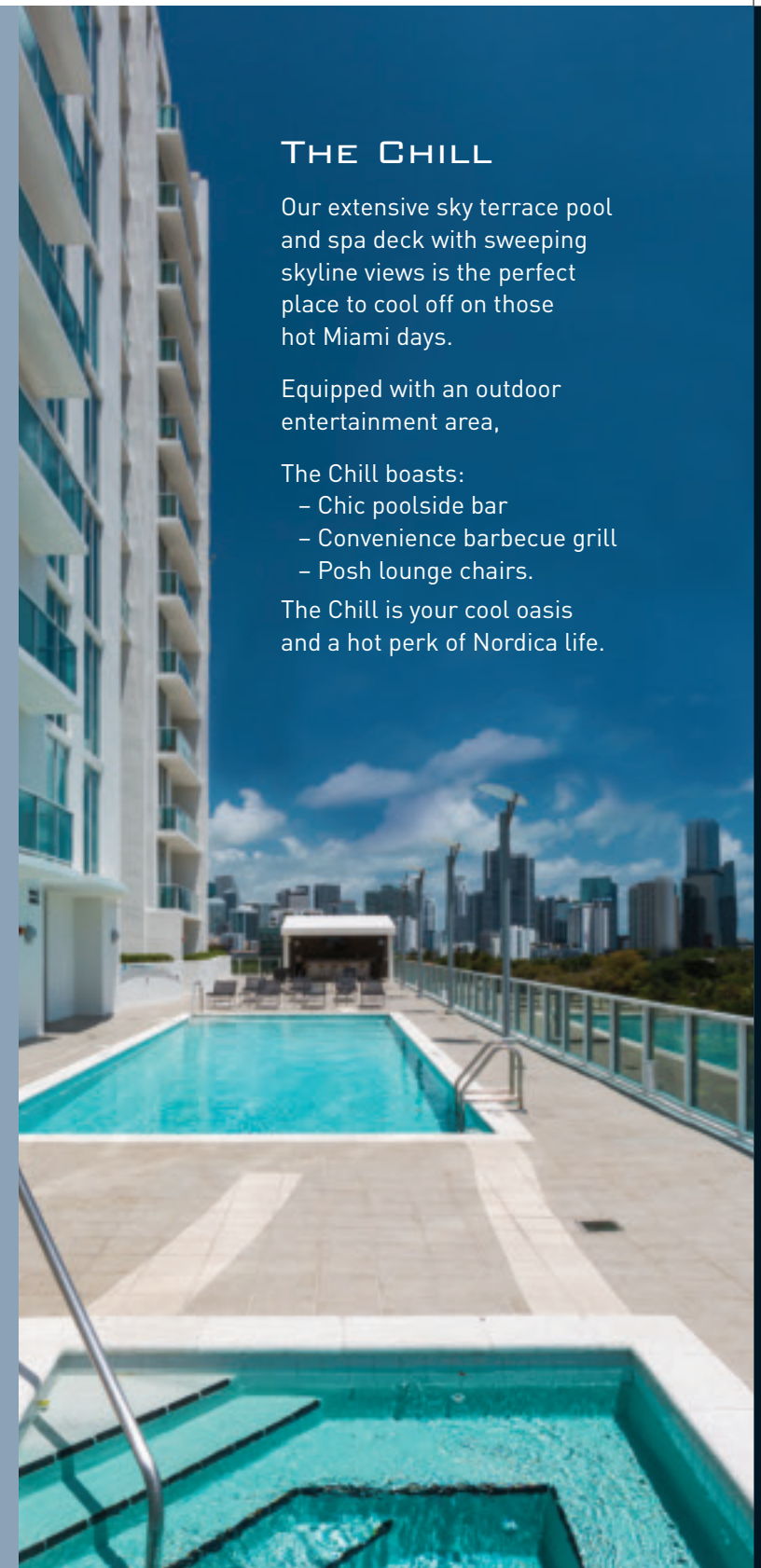
Our extensive sky terrace pool and spa deck with sweeping skyline views is the perfect place to cool off on those hot Miami days.

Equipped with an outdoor entertainment area,

The Chill boasts:

- Chic poolside bar
- Convenience barbecue grill
- Posh lounge chairs.

The Chill is your cool oasis and a hot perk of Nordica life.



# UNIT 01

**3 bedroom • 2 bath**

1238 SF a/c area

Terrace size per level

7 and 8: 447 SF

9 and 10: 306 SF

11 to PH: 447 SF

# UNIT 02

**2 bedroom • 2 bath**

1017 SF a/c area

Terrace size per level

PH: 292 SF    11: 224 SF

17: 280 SF    10: 214 SF

16: 268 SF    9: 203 SF

15: 257 SF    8: 194 SF

14: 246 SF    7: 185 SF

12: 235 SF

# UNIT 03

**1 bedroom • 1 bath**

821 SF a/c area

Terrace size per level

128 SF

Floor Plan of Nordica



## UNIT 04

**1 bedroom • 1 bath**

693 SF a/c area

Terrace size

6: 314 SF

7 to PH: 168 SF

## UNIT 05

**1 bedroom • 1 bath**

694 SF a/c area

Terrace size

6: 314 SF

7 to PH: 153 SF

## UNIT 06

**2 bedroom • 2 bath**

955 SF a/c area

Terrace size per level

6: 470 SF

7 to 16: 136 SF

17 and PH: 213 SF

## UNIT 07

**2 bedroom • 2 bath**

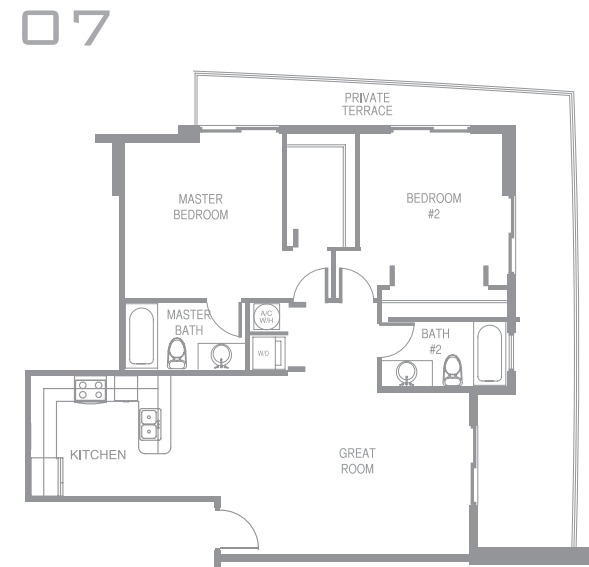
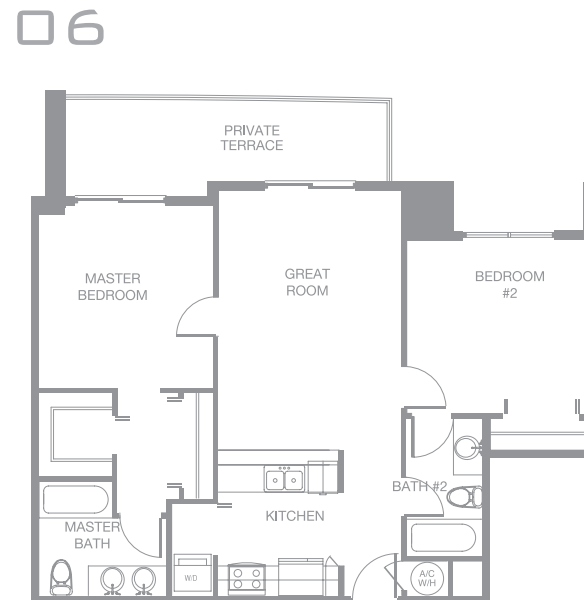
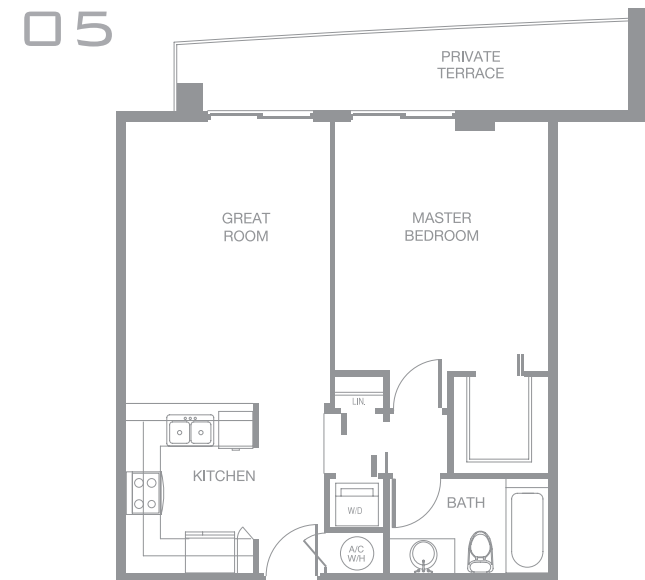
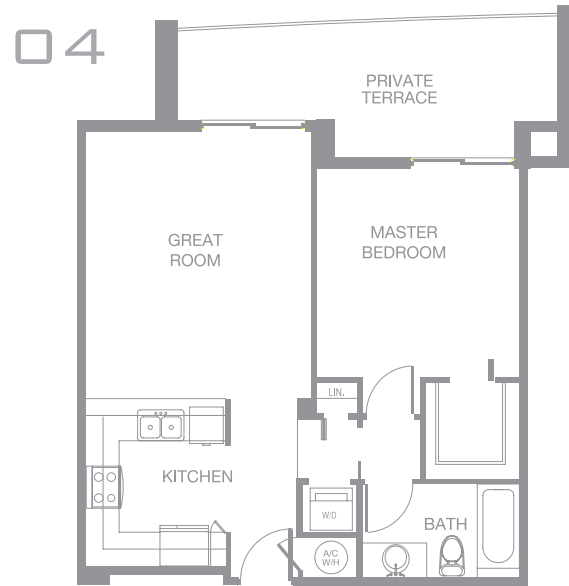
1021 SF a/c area

Terrace size per level

6: 947 SF

7 to 16: 300 SF

17 and PH: 307 SF



## UNIT 08

**2 bedroom • 2 bath**

1059 SF a/c area

Terrace size per level

6: 792 SF

7 to 16: 286 SF

17 to PH: 386 SF

## UNIT 09

**2 bedroom • 2 bath**

1041 SF a/c area

Terrace size per level

6: 263 SF

7 to PH: 167 SF

## UNIT 10

**2 bedroom • 2 bath**

1061 SF a/c area

Terrace size per level

7 to 9: 85 SF

10 to PH: 167 SF

## UNIT 11

**2 bedroom • 2 bath**

1091 SF a/c area

Terrace size per level

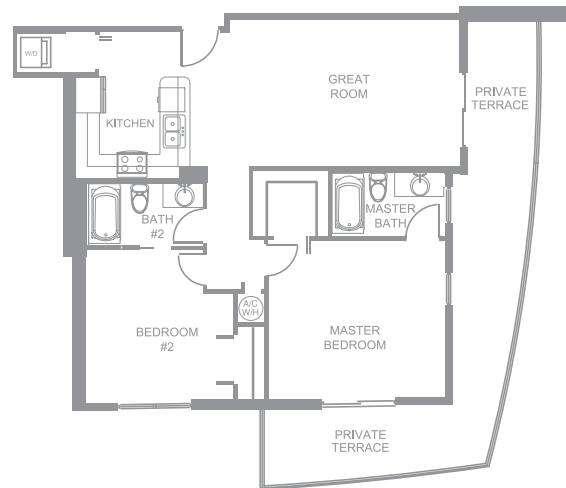
PH: 149 SF    14: 173 SF    9: 168 SF

17: 158 SF    12: 174 SF    8: 164 SF

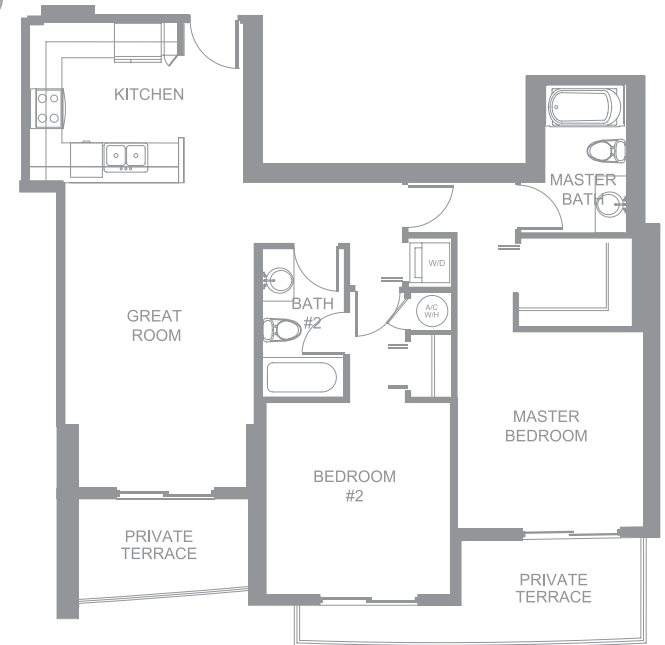
16: 164 SF    11: 173 SF    7: 162 SF

15: 171 SF    10: 171 SF

08



09



10



11

