

# PARAMOUNT

FORT LAUDERDALE BEACH



PARAMOUNT

Our touch points include:  
*Design, Service & Technology.*

### *Above and Beyond™*

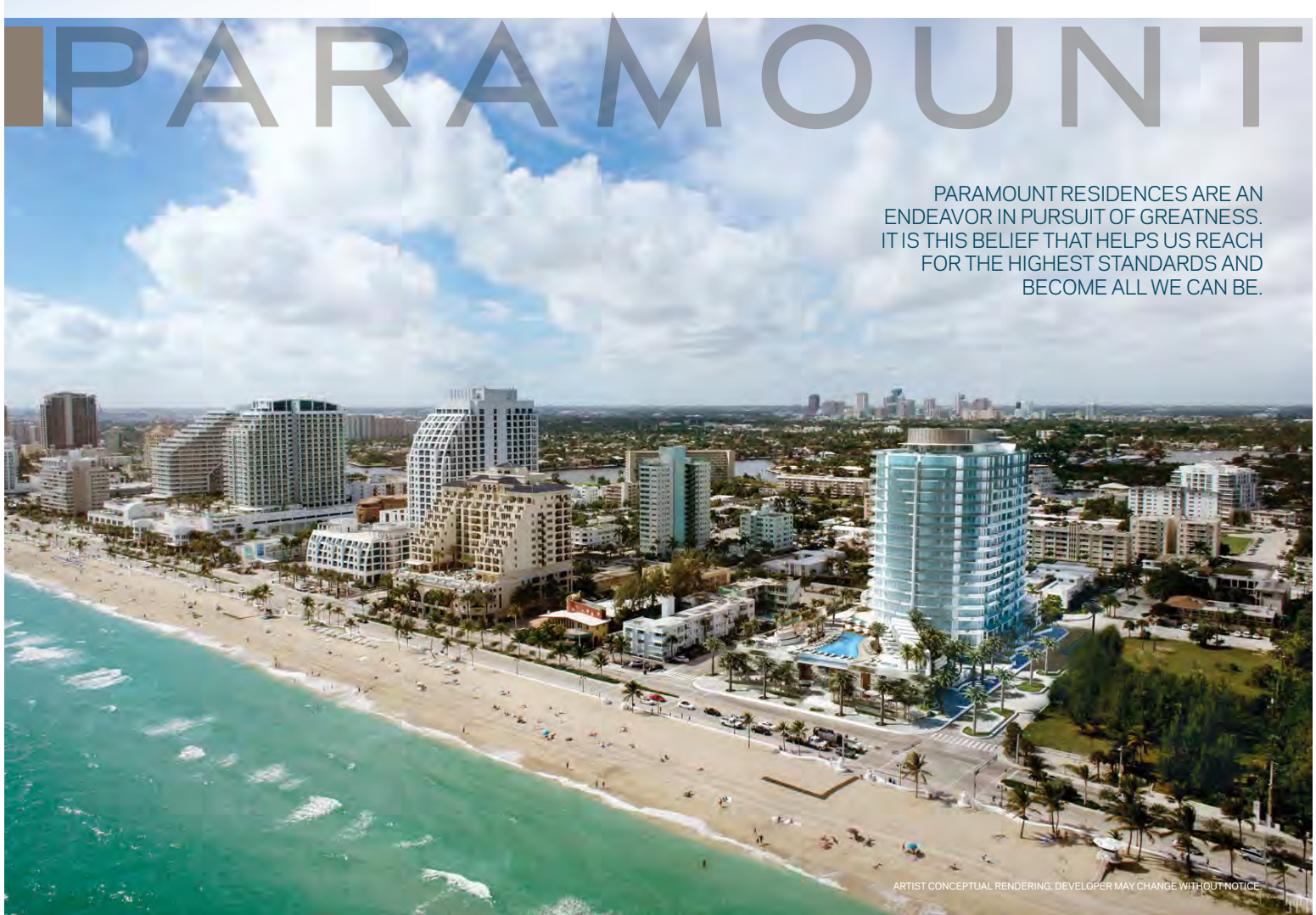
Paramount offers a residential experience that is above and beyond most expectations. With uncompromising design, service and technology, every moment is an experience at the highest level with no details overlooked and flawless delivery every time.

This promise is the very core of our vision and forms the commitment to create a home that is above and beyond in every way.



# PARAMOUNT

PARAMOUNT RESIDENCES ARE AN ENDEAVOR IN PURSUIT OF GREATNESS. IT IS THIS BELIEF THAT HELPS US REACH FOR THE HIGHEST STANDARDS AND BECOME ALL WE CAN BE.



ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.



ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.



## FORT LAUDERDALE BEACH

WHERE MINIMAL MEETS MAXIMAL AND FUNCTION GREETSS FORM.

In an age of the superfluous and superficial, each of our 95 residences at PARAMOUNT Fort Lauderdale Beach defy conventional thinking with a contemporary luxury that tells the ornate and over indulgent... your time is up.

Set along a supremely private stretch of Fort Lauderdale's powdery white sands, PARAMOUNT proudly claims forever-unobstructed views of the Atlantic's glittering turquoise water and Intracoastal waterway. Composed of two acres adjoining Bonnet House's tropical gardens, open-air spaces and contemporary amenities, you will experience a residential community as luxuriously appointed as it is effortlessly relaxed. Tropical landscaping completes a private pool deck where warm sea breezes grace restful poolside afternoons. The ocean-side signature restaurant welcomes discerning PARAMOUNT homeowners with a range of high-style dining options.

Set to raise expectations for luxury residences the world over, PARAMOUNT Fort Lauderdale Beach is a stunning example of what generous luxury and exceptional design can accomplish together.



**P** OCEAN VIEW POOL DECK WITH SUPER-CABANAS



ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

GIVING RISE TO A  
NEW ERA OF CONTEMPORARY LUXURY



**BUILDING AMENITIES**

- + Porte cochere
- + 24-hour valet
- + Club and social room
- + Social lounge
- + Fitness center with locker room
- + Massage and steam room
- + Kids room and playground
  - + Feature pool
  - + Poolside bar
- + Private "island" cabanas
- + Summer kitchens with BBQ grills
- + Pool side & beach service
  - + Signature oceanside restaurant

ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.





ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

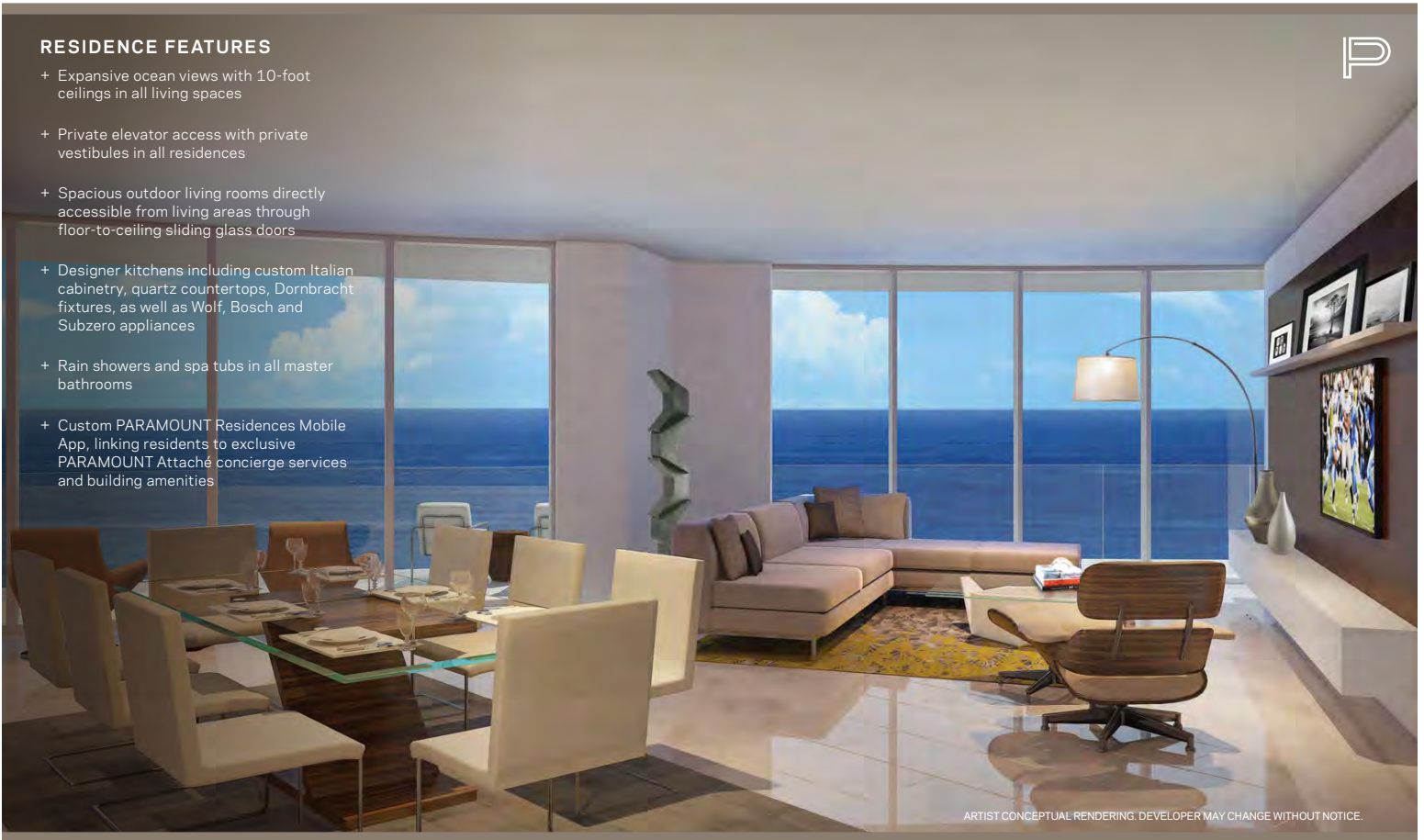
### CONSCIOUS INTERIOR DESIGN

What seems obvious, rarely happens, and inside is where everything counts. From our choice of fixtures to our unique placement of both stove and kitchen sink, you'll find that every PARAMOUNT residence bring uncompromising quality and convenience into your life.



## RESIDENCE FEATURES

- + Expansive ocean views with 10-foot ceilings in all living spaces
- + Private elevator access with private vestibules in all residences
- + Spacious outdoor living rooms directly accessible from living areas through floor-to-ceiling sliding glass doors
- + Designer kitchens including custom Italian cabinetry, quartz countertops, Dornbracht fixtures, as well as Wolf, Bosch and Subzero appliances
- + Rain showers and spa tubs in all master bathrooms
- + Custom PARAMOUNT Residences Mobile App, linking residents to exclusive PARAMOUNT Attaché concierge services and building amenities



ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

*THE LIFESTYLE OF  
TOMORROW*





## ABOUT THE AREA

MODERN LUXE MEETS SUNNY FLORIDA EASE

Stimulate and indulge personal passions — boating, shopping, dining, sunbathing — while building lasting memories with friends and family. Surrounded by beachside boutiques, open-air restaurants, tropical gardens and a cultivated social landscape, immerse yourself in a world of leisure pursuits, where exhilaration and serenity thrive in blissful harmony.

### SHOPPING

- 01 GALLERIA MALL
- 02 LAS OLAS RIVERFRONT
- 03 MARRIOTT BEACHPLACE
- 04 SHOP 603
- 05 THE SHOPS ON LAS OLAS

### CULTURE

- 06 BONNET HOUSE MUSEUM & GARDENS
- 07 BROWARD CENTER FOR THE PERFORMING ARTS
- 08 FORT LAUDERDALE CHILDREN'S THEATRE
- 09 MUSEUM OF ART FORT LAUDERDALE
- 10 MUSEUM OF DISCOVERY & SCIENCE
- 11 STRANAHAN HOUSE MUSEUM

### SPORTS & RECREATION

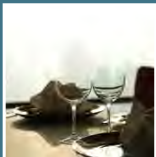
- 12 BB&T CENTER
- 13 CINEMA PARADISO
- 14 CORAL RIDGE COUNTRY CLUB
- 15 DOLPHINS STADIUM
- 16 LAUDERDALE MARINA
- 17 SUNRISE PADDLE BOARDS

### ATTRACTIONS

- 18 PORT EVERGLADES / CRUISE PORT
- 19 HUGH TAYLOR BIRCH STATE PARK

### NECESSITIES

- 20 FT LAUDERDALE INT'L AIRPORT
- 21 THE FRESH MARKET
- 22 PINE CREST PRIVATE SCHOOL
- 23 RED DOOR SPA
- 24 WHOLE FOODS MARKET



*THE LAST. THE BEST. YOUR VIEW.*

# PARAMOUNT



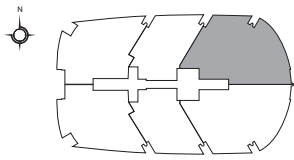
FORT LAUDERDALE BEACH



# UNIT A2

4 BEDROOM | 4.5 BATH

Interior Area	3,474 sq ft	323.74 m <sup>2</sup>
Balcony Area	891 sq ft	82.77 m <sup>2</sup>
<b>Total</b>	<b>4,365 sq ft</b>	<b>405.51 m<sup>2</sup></b>



ATLANTIC OCEAN

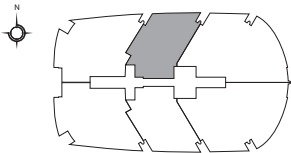


Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components). Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change.

# UNIT B2

2 BEDROOM | 2.5 BATH

Interior Area	1,910 sq ft	177.44 m <sup>2</sup>
Balcony Area	545 sq ft	50.63 m <sup>2</sup>
<b>Total</b>	<b>2,455 sq ft</b>	<b>228.07 m<sup>2</sup></b>



ATLANTIC OCEAN

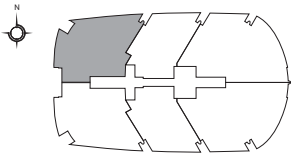


Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components). Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change.

# UNIT C2

3 BEDROOM | 3.5 BATH

Interior Area	2,626 sq ft	243.96 m <sup>2</sup>
Balcony Area	732 sq ft	68.00 m <sup>2</sup>
<b>Total</b>	<b>3,358 sq ft</b>	<b>311.96 m<sup>2</sup></b>



ATLANTIC OCEAN



Stated 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 interior structural components). Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change.





PARAMOUNT

ATLANTIC OCEAN  
ENDLESS BEACHES  
UNOBSTRUCTED VIEWS  
SUPER CABANAS  
EXCEPTIONAL AMENITIES  
SMART TECHNOLOGY  
FORT LAUDERDALE BEACH  
FUNCTIONAL FLOORPLANS

LUXURY

SIGNATURE RESTAURANT  
PARAMOUNT ATTACHE  
ROOM SERVICE  
SUMMER KITCHENS  
ULTIMATE LOCATION ON THE BEACH  
COOL OCEAN BREEZES

**ABOVE & BEYOND**



## DEVELOPMENT TEAM

### *Art Falcone*

**CO-FOUNDER AND MANAGING PRINCIPAL OF ENCORE HOUSING OPPORTUNITY FUND**

As Co-Founder and Managing Principal of real estate investment vehicle Encore Housing Opportunity Fund, Art Falcone has more than 30 years of experience purchasing, financing, developing and managing a wide range of real estate product types. Prior to founding Encore, he was CEO and Chairman of the Falcone Group, a vertically integrated real estate group that directed a multi-billion dollar investment strategy, including the acquisition, development and sale of master-planned communities with more than 30,000 homes, in addition to a broadband division.

Today, Mr. Falcone has two equity funds he founded and manages under the Encore Housing Opportunity Fund brand that together have deployed more than \$700 million in equity, with the ability to build tens of thousands of residences on 3,000 acres in Florida, California, Texas and Arizona. In addition to Paramount Fort Lauderdale Beach, the first luxury beachfront condominium in a decade

on Fort Lauderdale's internationally renowned strip, Mr. Falcone's recent projects include Aventura Isles, a community of 490 single-family homes in Miami-Dade County. He also recently closed on the \$33 million sale of the Boca Village Corporate Center, which set a pricing record in Palm Beach County. Mr. Falcone is the visionary, majority stakeholder and master developer of Miami Worldcenter, a 30-acre assemblage of parcels in Miami's highly desirable urban core that is the foundation for one of the largest mixed-use commercial and residential projects in the country.

### *Nitin Motwani*

**MANAGING DIRECTOR OF ENCORE HOUSING OPPORTUNITY FUND**

With a long family history of improving Fort Lauderdale beach, Nitin Motwani serves as Managing Director of real estate investment vehicle Encore Housing Opportunity Fund, which currently has more than \$700 million of investments in Florida, California, Texas, and Arizona. In addition to the Paramount project, Mr. Motwani is Managing Principal of the Miami Worldcenter project in downtown Miami, one of the largest mixed-use development in the United States.

Earlier in his career, he served as President of Merrimac Ventures, where he oversaw various hotel, office, retail and residential assets throughout the country. Before Merrimac Ventures, Mr. Motwani was an equity derivatives trader at Goldman Sachs in New York. In addition to his work, Mr. Motwani is Chairman of both the Economic Development and Marketing Committees of the Miami Downtown Development Authority, Miami's planning and business development organization, and is a Board Member of the University of Miami's Masters of Science in Real Estate Development (MSRED) degree program.

### *Daniel Kodsi*

**CEO OF ROYAL PALM COMPANIES**

Including his time as CEO of Royal Palm Companies, Daniel Kodsi has more than 25 years of experience developing a diversified real estate portfolio of more than \$1.1 billion in mixed-use, multi-family, condominium and planned single-family home communities. From award winning master planned communities around the state, to the luxurious Paramount Bay high-rise in Miami's Edgewater neighborhood, as CEO of Royal Palm Companies Mr. Kodsi developed more than 30 separate development projects, generating over 3,000 units throughout the state of Florida.

In recent years, Mr. Kodsi has focused on asset managing over a quarter of a billion dollars in distressed assets throughout the state of Florida and the Southeast United States. In addition to developing Paramount Fort Lauderdale Beach, Mr. Kodsi has plans to pursue future projects with Mr. Falcone and Mr. Motwani and expand the Paramount branded residences to other locations.