2, 3 AND 4 BEDROOM LUXURY WATERFRONT RESIDENCES
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.
OTT + YABU + PMG
FIVE ACRES OF AVENTURA WATERFRONT
BUILDING AMENITIES

190 luxury residences on 5 acres of Aventura waterfront

World class architecture by Carlos Ott + Yabu Pushelberg interiors in a first time collaboration

All private elevator access

Residences equipped with private service suites

Bayfront infinity-edge pool with views of the Atlantic Ocean

4,000 square foot fitness center with state-of-the-art gym and yoga room

Resort-style poolside service / breakfast and lunch clubroom

Private cooled storage space for all Tower East Residents

Two private porte-cochere entrances

Atrium event room with floor-to-ceiling windows accessible by dedicated glass elevator

5 star international concierge services
FULLY EQUIPPED FITNESS CENTER
ATRIUM EVENT ROOM WITH PANORAMIC WATERFRONT VIEWS

SEE LEGAL DISCLAIMER ON THE FINAL PAGE
RESIDENCE FEATURES

Custom designed residences by Yabu Pushelburg
Apple® home technology included in all residences
Floor-through residences featuring unobstructed water views
Each residence offers a bayfront terrace with summer kitchen
18 penthouse residences with private rooftop terraces and plunge pools
Private elevators and foyers
10’ ceilings slab-to-slab with floor to ceiling windows
Spacious residences with great room, family room, dining room and breakfast nooks
Private service suites with bathroom

Individual unit access high-speed elevators
Oversized gas stoves and custom hood
Side by side paneled SubZero/Wolf appliances
SubZero Duel Temperature Wine Storage
Built-in coffee and espresso machine
Midnight kitchen in master suite
Oversized soaking tub
Grand master his and her walk-in closets
ALL RESIDENCES DELIVERED FURNITURE READY | CUSTOM DESIGNED BY YABU PUSHELBERG

PAINT & FINISHING WORK:
Paint selections included and come recommended from Yabu Pushelburg to complement flooring selections.

CABINETRY & APPLIANCES:
All residences come equipped with custom Italian cabinetry, built-in SubZero/Wolf appliances, and exquisite stone countertops.

ADVANCED LIGHTING:
All residences come equipped with a complete lighting package which includes recessed with dimmers and smart ihome apple device controls.

SMART iHOME SYSTEM:
Each residence offers an unprecedented level of efficiency through a smart home technology experience. A fully integrated whole-house audio, video, lighting and automation system all controlled via Apple devices and the Savant Systems control hardware.

FLOORING:
Custom recommended flooring from Yabu pushelberg for interior and exterior spaces.
BAYFRONT TERRACE WITH SUMMER KITCHEN

ARTIST CONCEPTUAL RENDERING

SEE LEGAL DISCLAIMER ON THE FINAL PAGE
PRIVATE SERVICE SUITES WITH BATHROOM

ARTIST CONCEPTUAL RENDERING

SEE LEGAL DISCLAIMER ON THE FINAL PAGE
PRIVATE PENTHOUSE ROOFTOP TERRACES WITH PLUNGE POOL

SEE LEGAL DISCLAIMER ON THE FINAL PAGE
EXCLUSIVE SERVICES

24-hour concierge service

24-hour valet service & covered self parking

Complimentary breakfast for all residents

Pet walking services for all residents

Personal poolside service

Full on-site maintenance
SMART HOME SYSTEM

Each residence offers an unprecedented level of efficiency and simplicity with a smart home technology experience. A fully integrated whole-house audio, video, lighting and automation system all controlled via Apple devices and the Savant Systems control hardware.

ECHO Smart Home System includes:

- Five zone high performance in-ceiling audio devices.
- Merge and synchronize up to six sources in the great room from video to devices such as; Cable/Satellite, Blu-Ray, Apple TV, PS3/XBox and more, to one single source/TV.
- 3 iPads located in wall using the Savant ICC-2000 in wall iPad dock

Additional ECHO Smart Home System Solutions:

- Complete control at your fingertips through sleek and intuitive user interfaces — Apple's® iPad®, iPhone®, and iPod touch® as well as Intel equipped Apple computers.
- Ability to control Lighting, including on/off or dim and HVAC.
- Six predetermined lighting scenes fully functional on move in.
04 LINE
3 BEDROOMS | 4.5 BATHS
PLUS SERVICE SUITE
AC AREA: 2,365 S.F. | 219.72 M²
BALCONY 1: 365 S.F. | 33.91 M²
BALCONY 2: 188 S.F. | 17.47 M²
TOTAL: 2,918 S.F. | 271.09 M²

These drawings are conceptual only and are for the convenience of reference. They should not be relied upon as representations, express or implied, of the final detail of the residence. Units shown are examples of unit types and may not depict actual units. Stated square footages are ranges for a particular unit type and are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the area that would be determined by using the dimensions and definition of the "Unit" as forth in the Declaration of Covenants which generally includes the interior airspace between the perimeter walls and excludes interior structural components. All depictions of appliances, plumbing fixtures, equipment, cabinets, soffits, floor coverings and other matters of detail are conceptual only and are not necessarily included in each Unit. Consult your Agreement and the Prospectus for the items included with the Unit. Dimensions and square footage are approximations, will vary with specific unit type, and may vary with actual construction. Additionally, measurements of rooms set forth on any floor plan are nominal and generally take the greatest points of each given room (as of the room shown is a perfect room), without regard for any cutouts. Unit orientation and windows (including number, size, orientation and awnings), balcony/lanais (including configuration, size and railing/balustrade), structure and mechanical chases may vary. The developer expressly reserves the right to make modifications, omissions, and changes it deems desirable in its sole and absolute discretion without notice.

W. TOWER

WEST TOWER
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09 LINE
4 BEDROOMS | 5.5 BATHS
PLUS SERVICE SUITE

AC AREA: 3,295 S.F. | 306.12 M²
BALCONY 1: 580 S.F. | 53.88 M²
BALCONY 2: 280 S.F. | 26.01 M²
TOTAL: 4,155 S.F. | 386.01 M²

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These drawings are conceptual only and are for the convenience of reference. They should not be relied upon as representations, express or implied, of the final detail of the units. Units shown are examples of unit types and may not depict actual units constructed. Stated square footages are ranges for a particular unit type and are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the area that would be determined by using the description and definition of the “lot” as forth in the Declaration of Covenants, which generally only includes the interior airspace between the perimeter walls and excludes interior structural components. All depictions of appliances, plumbing fixtures, equipment, cabinets, closets, floor coverings and other matters of detail are conceptual only and are not necessarily included in a Unit (I.e., the Prospectus for the item included with the Unit). Measurements and square footage are approximate, will vary with specific unit type, and may vary with actual construction. All measurements of rooms set forth on any floor plan are nominal and generally taken at the greatest points of each given room (at the room area is a perfect square), without regard for any cutouts. Unit orientation and windows (including number, size, orientation and awnings), balcony/lanais (including configuration, size and railing/balustrade), structure and mechanical chases may vary. The developer expressly reserves the right to make modifications, revisions, and changes if it determines desirable in its sole and absolute discretion and without notice.
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DEVELOPER | PROPERTY MARKETS GROUP

Founded in 1991 by Kevin Maloney, Property Markets Group (“PMG”) has direct hands-on experience in the acquisition, renovation, financing, operation, and marketing of commercial and residential real estate. A development firm of national scope, PMG has over 150 real estate transactions including over 80 residential buildings in Manhattan during its 20-year history. PMG has distinguished itself over the last decade for its development of new construction condominium developments in Florida, New York City, South Carolina and Chicago. In 2012, PMG commenced construction on 95th On The Ocean, 7 luxury oceanfront town homes located in Surfside, Florida.
Carlos Ott has forty years of outstanding experience in the design of construction projects. Recognized internationally as one of the leading design architects, Carlos Ott has been awarded numerous International prizes and awards of merit over his illustrious career.

In 2008, Carlos received the highest 5-star Award for High-Rise Development, from CNBC Asia Pacific Awards, for his residential “One Shenton” in Singapore. In 2009, The Miami Chapter of the American Institute of Architects celebrated him with the Award of Merit for Calgary Courts Centre, Green Building.

Projects with Carlos Ott’s architectural signature have recently been completed or are under construction in France, Germany, Canada, the United Arab Emirates, Saudi Arabia, China, Singapore, Malaysia, India, Sri Lanka, Mexico, Panama, Puerto Rico, Dominican Republic, Argentina, USA, Philippines and Uruguay.
Canadian interior design duo George Yabu and Glenn Pushelberg were named two of the “101 People You Must Meet in 2011” by Town & Country magazine; have been awarded “Hot Interior Design Firm” by Conde Nast Traveler magazine and re on Elle Décor’s “A-List.” Their client roster is filled with leading visionaries and innovators of hotel groups, luxury retail brands and celebrity chefs – including Ian Schrager, Four Seasons, St. Regis, Barney’s, Tiffany’s, Jean-Georges Vongrichten to Daniel Boulud, to name a few.

Yabu Pushelberg, with over 125 designers, project managers and support staff in studios in New York, Toronto and China, is currently working in over 15 countries worldwide. Alas there is no typical day for the design duo that oftentimes finds themselves in no less than four different cities in one week alone. George and Glenn have truly traveled around the world and back but still feel that, “there is always more to explore and learn, especially when designing and applying techniques to how we approach our work,” and that “travel truly inspires and fuels creativity.”
DISCLAIMER

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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.

This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. This is not an offer to sell, or solicitation of offers to buy, the condominium units in states where such offer or solicitation cannot be made.

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All drawings are conceptual renderings and the Developer expressly reserves the right to make modifications. Actual views may vary and cannot be guaranteed. Views shown cannot be relied upon as the actual view from any particular unit within the condominium. Improvements, landscaping and amenities depicted may not exist. Photographs may be stock photography used to depict suggested lifestyles rather than any that may exist. Prices, plans, architectural interpretations and specifications are subject to change without notice.