



**Metropica is a place that  
reflects the hopes and  
aspirations of individuals  
and their surroundings.**



We are pledged to the letter and spirit of U.S. policy for the achievement of equal housing throughout the Nation. We encourage and support an affirmative advertising, marketing and sales program in which there are no barriers to obtaining housing because of race, color, sex, religion, handicap, familial status or national origin.

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.

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.

**I  my life at Metropica.**





# Welcome to Metropica: a Dream Community.

The vision behind Metropica was to completely reimagine and redefine today's modern urban lifestyle. Beyond luxury, beyond the latest in technology, beyond top-of-the-line amenities or enviable views... Metropica combines all this and more, creating a dynamic community where life takes place in all its many forms. You get a place where work and play and life all happen seamlessly, together. Metropica offers residents an intriguing array of regional and international cuisine, a curated collection of boutique shops and name-brand retailers, ample outdoor areas, shared community spaces, easy access to the rest of the city, and pedestrian-friendly planning that puts it all merely moments from home.

Metropica, we are proud to say, represents a revolution in human modernism, a movement that handcrafts new cities as destinations that are reflective of the increasing richness and integration of our everyday lives.

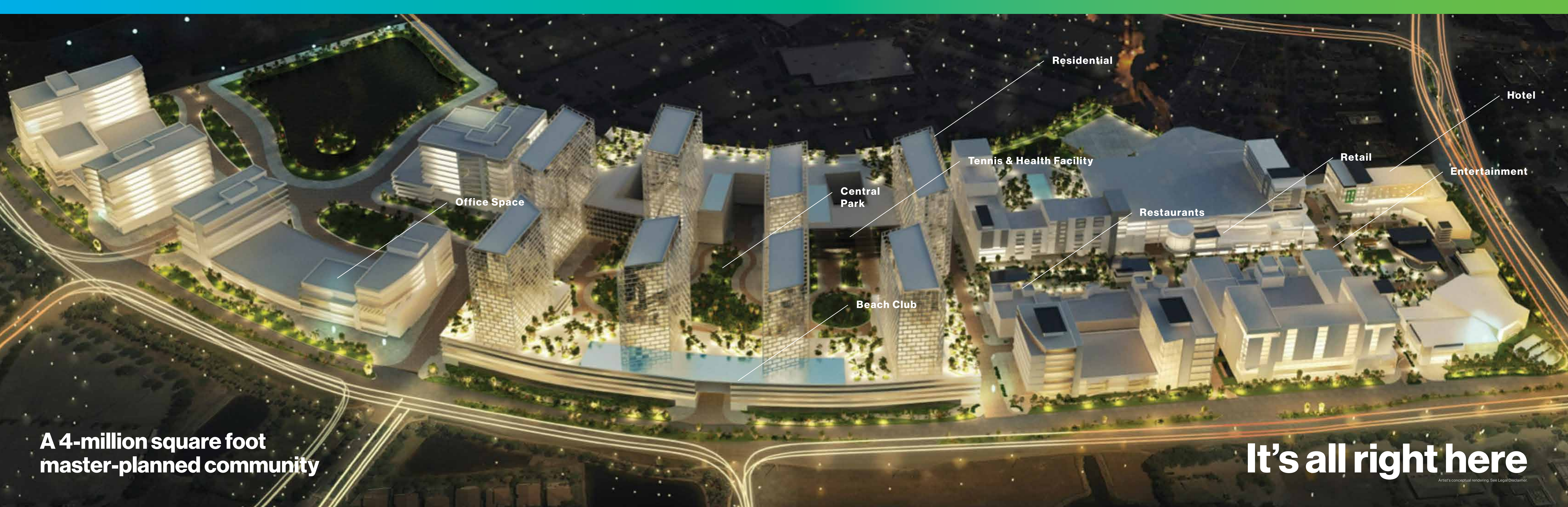
It's not just a residence or a retail or corporate complex—Metropica is a new way of life.



Joseph Kavana







Residential

Hotel

Retail

Entertainment

Tennis & Health Facility

Restaurants

Central Park

Beach Club

Office Space

**A 4-million square foot  
master-planned community**

**It's all right here**

Artist's conceptual rendering. See Legal Disclaimer.



Located in a serene, congestion-free neighborhood, Metropica is a modern urban community offering access to the very best South Florida has to offer. Minutes from the **pristine beaches of Fort Lauderdale**, headlining concerts at **BB&T Center**, and the exciting **nightlife of Miami**, this well integrated neighborhood is an effortless blend of all aspects of modern life.

you  
are  
here

Artist's conceptual rendering. See Legal Disclaimer.





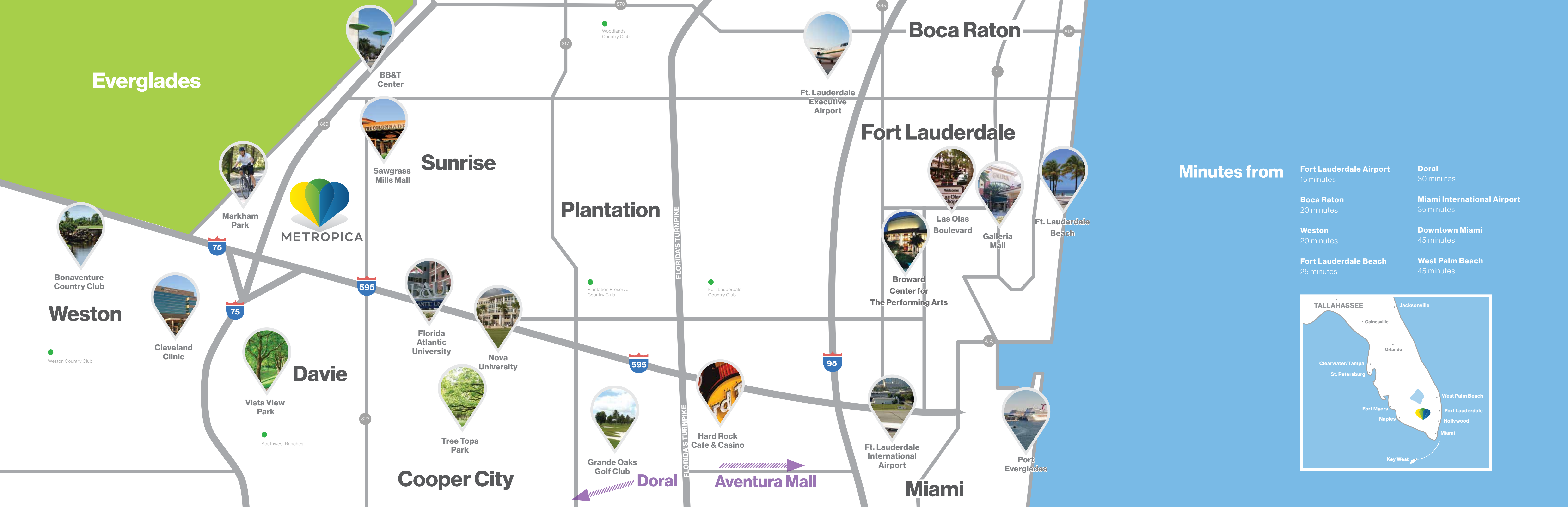


**shop, dine  
and play...  
all in one place**

**you're in  
the midst  
of it all**









# An all-in-one urban community, an abundance of top-tier amenities

Metropica offers complete access to state-of-the-art, five-star health and fitness facilities, recreational amenities such as our tennis courts and mini-soccer field, and community spaces for gatherings of family and friends.

Experience our resort-style, South Beach-inspired "Beach Club," a stunning oasis with lounge chairs, VIP pool access, and ocean-side food and beverage service.

Metropica also features an expertly landscaped park environment that blends South Florida's natural beauty with the excitement of an urban setting. Biking, hiking, walking and running paths; outdoor play areas, and Wi-Fi stations all set amidst a lush native landscape.





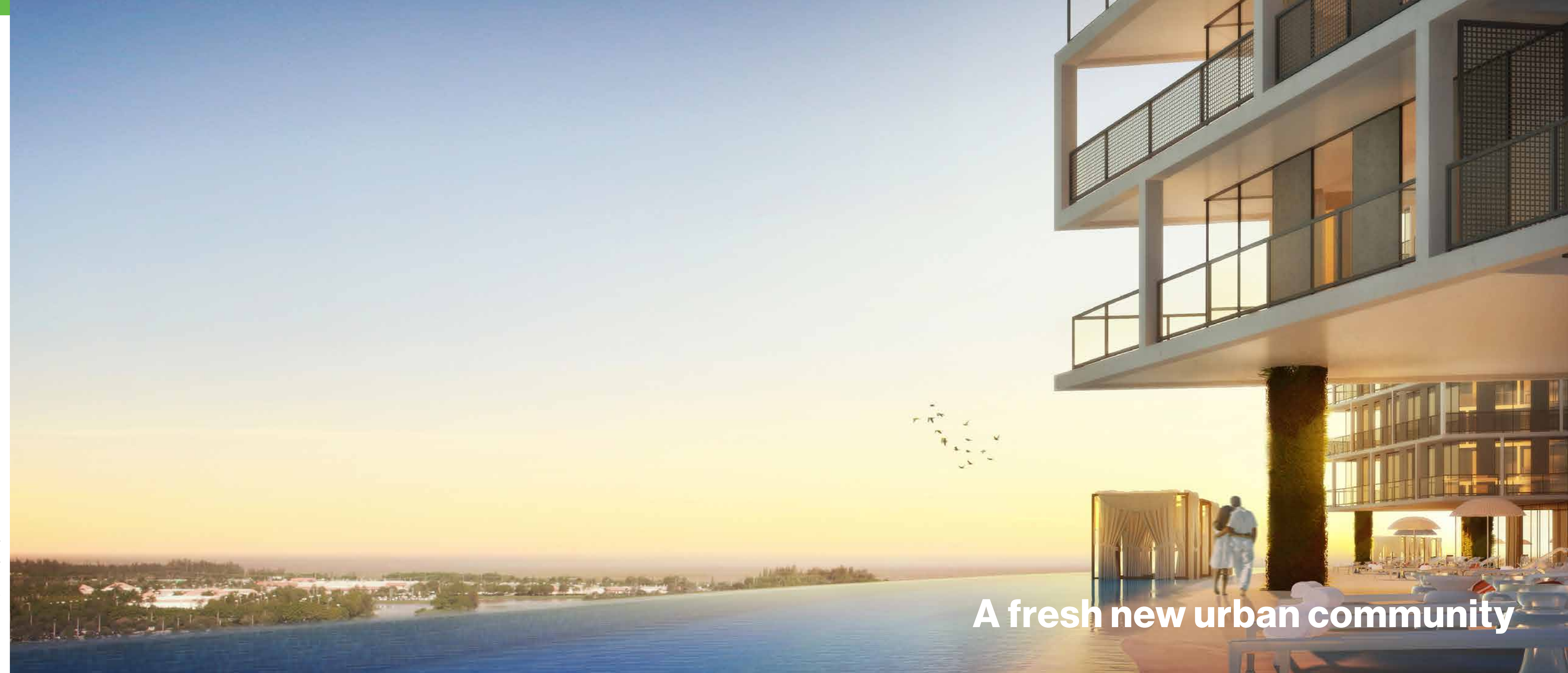




# Dream

The comfort, convenience, and comprehensive lifestyle of **Metropica** means life here comes together just a little more easily. The level of flexibility and discovery available in this integrated residential community brings everyday dreams just a little closer to reality.

Artist's conceptual rendering. See Legal Disclaimer.



A fresh new urban community



# Live in an urban oasis



## Live

**A multidimensional life** deserves a multifaceted arena, where daily joys, successes and casual moments happen naturally.



The things you want  
right where you want them



## Connect

Plug in and sync up from one of the ample connection points available on Metropica's network of community-wide Wi-Fi access points. From work to weekend, **stay connected to the things that matter most.**



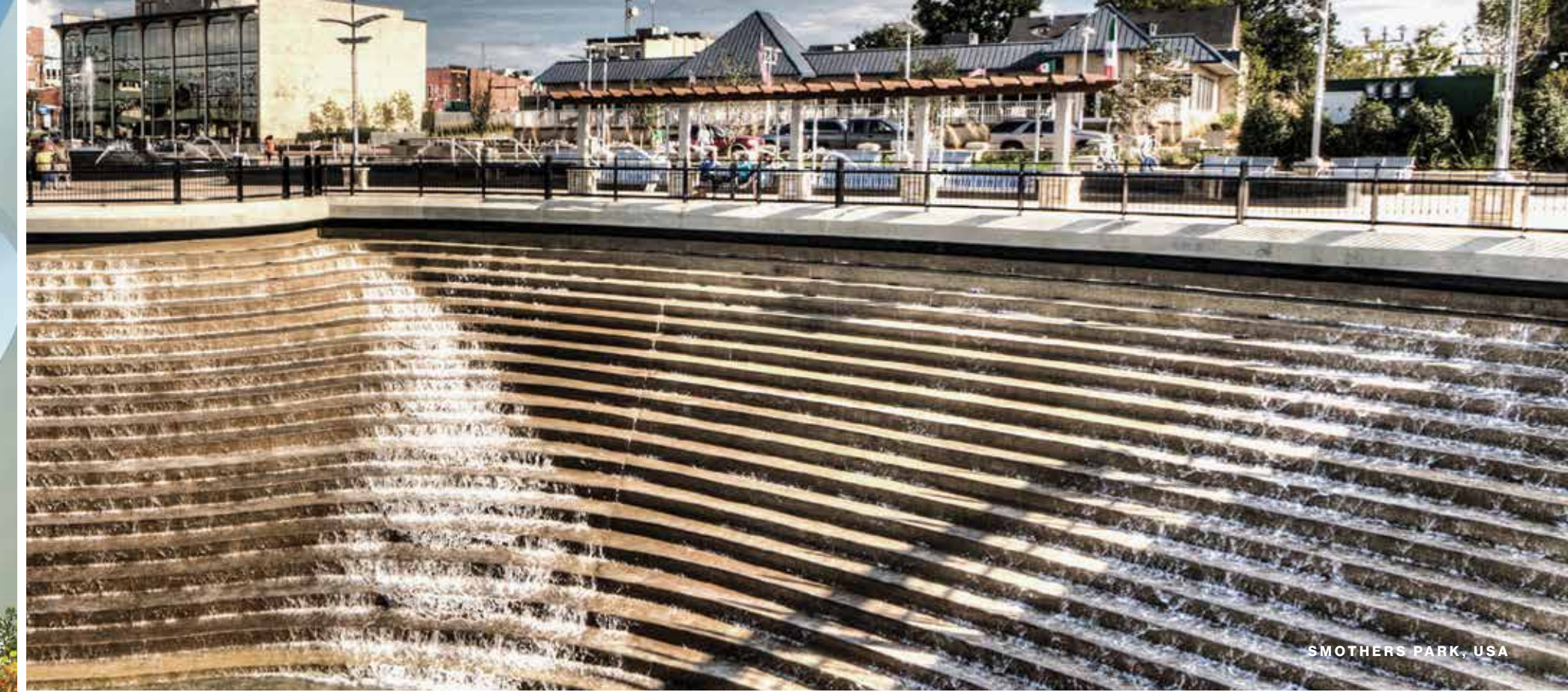
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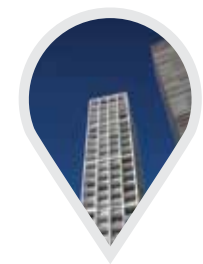
# the work of masters

## Oppenheim, EDSA, YOO Studio and CI Design

Metropica is the culmination of a team of visionaries with the expertise and ability to bring revolutionary ideas to life. From master plan architecture by CI Design and residential architecture by Oppenheim to lush landscapes by EDSA and impeccable interiors designed by YOO Studio, Metropica is an accomplishment in urban living that brings together the absolute best of all worlds.







# Oppenheim

**Chad Oppenheim, lead designer and principal of Oppenheim Architecture + Design,** is a Miami based international architect whose award-winning work encompasses all realms of design, ranging from large-scale urban architecture, hotels and resorts, and luxury homes to interiors and furnishings.

Founded in 1999, Oppenheim Architecture + Design has garnered global recognition for socially and environmentally conscious architecture, as well as setting trends in the sustainable and humanitarian sectors. An alchemist of atmosphere, Oppenheim transforms the prosaic into the poetic, eliciting a site's inherent power through passion and sensitivity towards man and nature. Projects spanning 25 countries have garnered the firm more than 50 industry distinctions, including over 40 AIA Awards.





# EDSA

For more than 50 years, EDSA, an internationally renowned planning, landscape architecture and urban design firm, has been creating sustainable outdoor environments to live, work, learn and play. EDSA operates under the tenet that successful urban environments are destinations that combine development and open spaces to create an exciting, viable neighborhood fabric.

**Through careful planning and analysis, EDSA urban projects are designed to provide optimal benefits to the surrounding community while addressing the complexities and intricate relationships that tie cities together.** From Malta to Mexico, working in nearly 100 countries across the globe, EDSA is committed to delivering thriving surroundings of both beauty and function.







**yoo**

Founded in 1999 by international property entrepreneur John Hitchcox and ubiquitous designer Philippe Starck, YOO is a residential and hotel interior design company offering the pioneering visions of globally celebrated designers Philippe Starck, Marcel Wanders, Jade Jagger, Kelly Hoppen, Steve Leung and the YOO Studio.

With 75 projects in 54 cities and 32 countries, throughout Asia, Africa, Australia, Europe, North and South America and the Middle East, YOO **is a recognized international lifestyle and design brand.**





## CI Design

CI is an international architectural design firm offering award-winning planning, architecture and interior design services to a diverse base of national and international clients. The company's areas of practice and expertise include mixed-use, retail, entertainment, hospitality, residential, advanced technology, and workplace. Its extensive portfolio presents an in-depth understanding of national and international trends while demonstrating an intimate knowledge of local markets. At CI, distinctive, high-functioning, and sustainable design solutions create unique experiences.







**YOO at Metropica is where mod meets the muse.**

Whimsically orchestrated by leading international architecture firm, Oppenheim Architecture + Design, YOO at Metropica is a tower with expertly outfitted and inspired interior design elements crafted by YOO Studio. This property and design offering from the critically acclaimed YOO Studio is part of the global YOO brand, founded by international entrepreneur John Hitchcox and renowned designer Philippe Starck.

Tropical modernism takes on new form, built on the aspirations of the next generation of cool. From sustainability to high-concept design and an ease of luxurious living, the YOO at Metropica stands for a fresh set of values that promote mind-body-spirit harmony and allows for individual personalization.

Artist's conceptual rendering. See Legal Disclaimer.

Artist's conceptual rendering. See Legal Disclaimer.



# yoo

## Across the World

YOO design with more than just bricks and mortar in mind. A YOO designed development draws together communities of like-minded people, with the same ideals and aspirations. We create modern villages in diverse environments that reflect the way people want to live. We believe that better living is simply a matter of great design.



76 residential  
projects

33 countries

Over 12,000  
homes

30 hotels

53 cities





LOBBY

Artist's conceptual rendering. See Legal Disclaimer.





# Building Features

- High-speed Wi-Fi throughout all common areas
- 24-hour, concierge and security service
- Full-time maintenance staff
- 24-hour fitness center
- Indoor and outdoor massage therapy rooms
- Steam room and sauna
- Resort-style pool with sun-shelf lounging area, poolside cabanas and lounge areas
- Two full-size tennis courts
- Outdoor area for yoga classes
- Outdoor cross-training facilities
- Children's indoor play areas
- Outdoor games area
- Indoor clubroom with bar, lounge, gourmet catering kitchen and event/party space
- Outdoor summer kitchen and BBQ with dining areas.
- Indoor surround-sound movie theater
- Bike share and repair facility
- Starbucks Coffee Lounge
- Rental program fully administered by Metropica Realty for total convenience
- Climate-controlled storage facilities separately available



FITNESS CENTER



CHILDREN'S INDOOR PLAY AREAS



POOL



INDOOR SURROUND-SOUND MOVIE THEATER



TENNIS



Step into style

LOBBY

Artist's conceptual rendering. See Legal Disclaimer.



**Connect in the  
stylish club scene**

CLUBROOM



# Residence Features

- Residences completely finished with a choice of two YOO Styles featuring exceptional details, materials and design by world-renowned YOO Studio (Penthouse units are designer-ready)
- Open floor plans with floor-to-ceiling glass windows and sliding balcony doors
- Incredible views of South Florida's breathtaking sunsets
- Smooth-finish 9- or 10-foot ceilings in all living spaces
- Spacious balconies with glass and aluminum railings directly accessible from living areas
- Wrap-around balconies in all corner units
- Spacious walk-in closets in master bedrooms
- Imported porcelain tile throughout the living rooms
- Pre-wired for high-speed Wi-Fi
- Advanced smart-home technologies that customize and integrate the building's amenities and professional concierge services into each residence
- Opportunity to select various luxury upgrades

# Designer Kitchen

- Imported porcelain tile floors and backsplashes throughout the kitchens
- Premium contemporary European-style cabinetry of varying styles preselected by YOO Studio
- Imported quartz countertops
- Designer stainless steel appliances, including counter-depth, French-door refrigerator, cooktop and oven, microwave and dishwasher
- Oversized stainless steel, zero radius, square-edge sink
- Designer plumbing fixtures by Hansgrohe

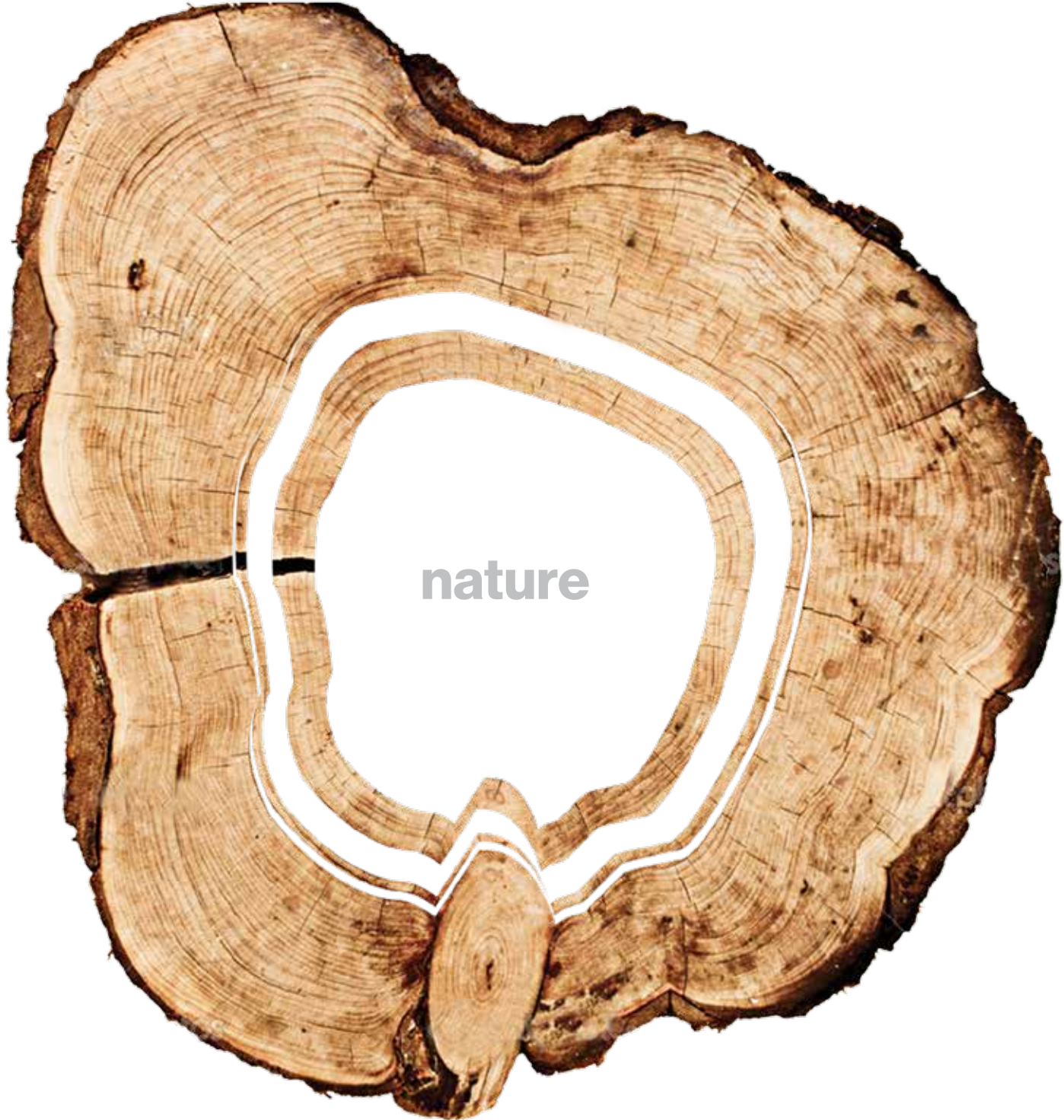
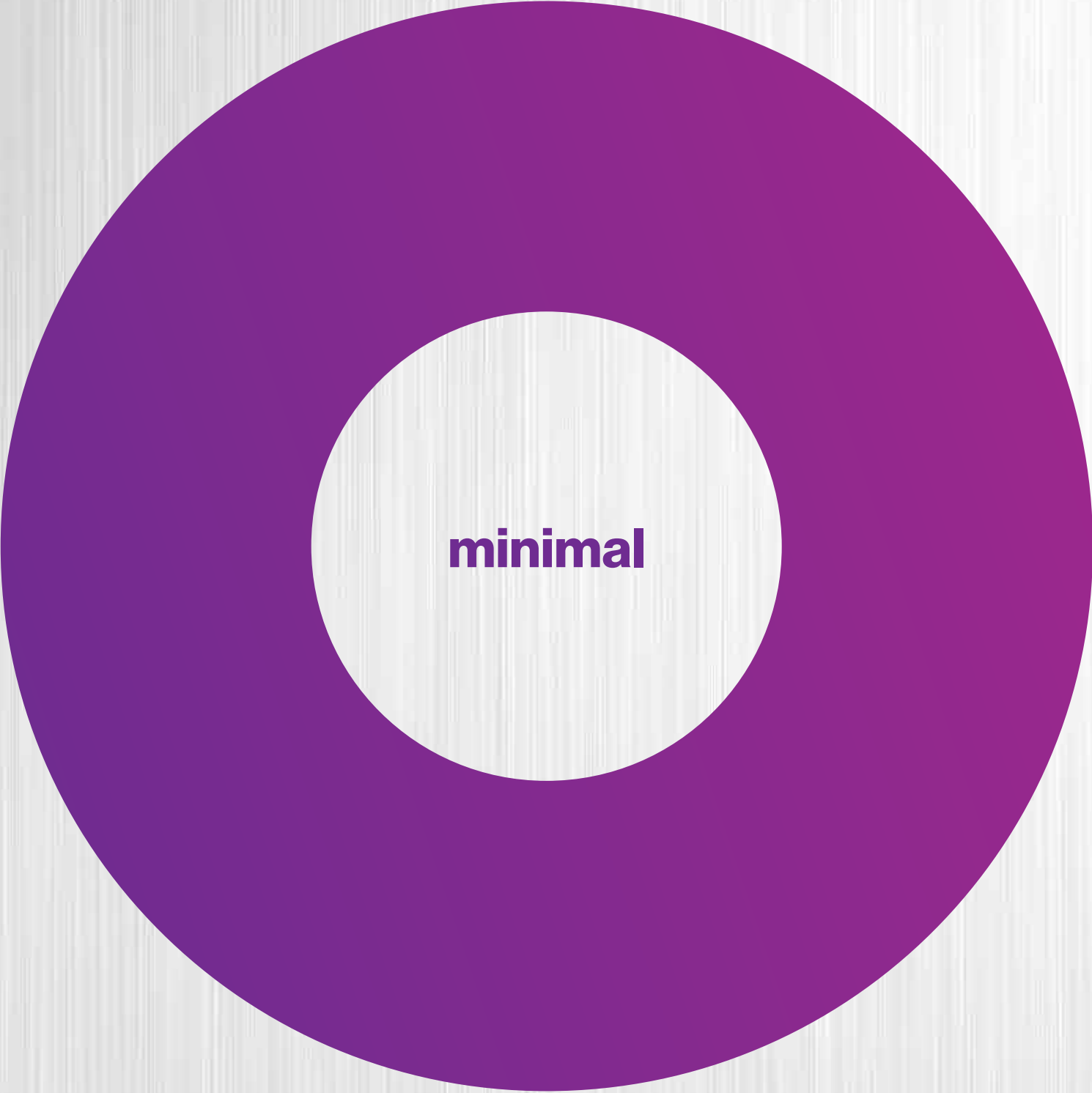
# Contemporary Baths

- Imported ceramic tile floors
- Contemporary cabinetry
- Designer plumbing fixtures by Hansgrohe
- Imported custom vanity tops
- Double sinks in all master baths
- Frameless glass-enclosed showers in select residences
- Powder room in select residences





select from  
two different  
**yoo** styles





Minimal Bedroom



Nature Bedroom





**Minimal Bathroom**



**Nature Bathroom**





**Minimal Kitchen**



**Nature Kitchen**







# KGH International Development, LLC

KGH International Development is a diversified real estate investment and development company working in the United States and Latin America that creates value in each community by always delivering quality-oriented, cost-efficient and design-focused projects.

They are diligent about implementing only products and processes that are of the highest standards while always searching for sound, cost-saving opportunities throughout the project, providing the greatest conveniences and luxury for their client's investment. Some of their other projects include YOO Nordelta, an upscale, a Master Planned Community in Buenos Aires and YOO Punta Del Este, a luxury residential development in Uruguay.



# The Trillist Companies, Inc.

Founded in 2014 by Joseph Kavana and Scott L. Leventhal, The Trillist Companies, Inc., was formed for the purpose of developing the most innovative and sought-after residential and mixed-use buildings in the United States. Combining more than 50 years of proven experience in commercial real estate development, construction management, and strategic investment, Trillist continues to bring forth signature, design-driven properties, always striving to reimagine the relationship between resident and residence. Through new technologies, thought-provoking art, and—of course—globally significant architecture, Trillist practices The Art of Development in every aspect of business.

[trillist.com](https://trillist.com)

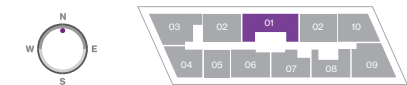
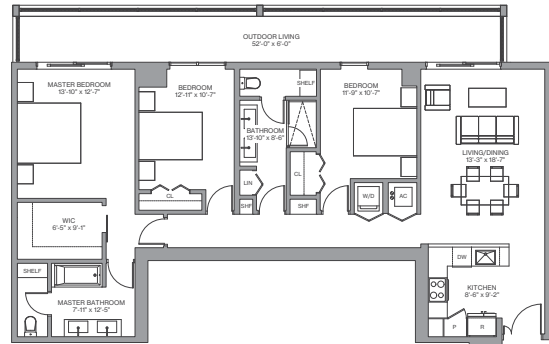




Line 01

**3 Bedrooms / 2 Baths**  
Floors: 8-26

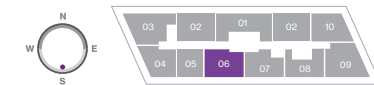
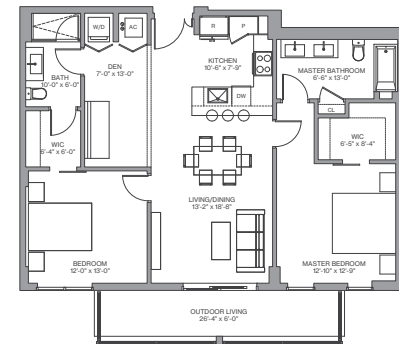
Residence Interior	1,384 Sq Ft	128 Sq M
Outdoor Living	312 Sq Ft	29 Sq M
<b>Total:</b>	<b>1,696 Sq Ft</b>	<b>157 Sq M</b>



Line 06

**2 Bedrooms / 2 Baths**  
Floors: 2-14

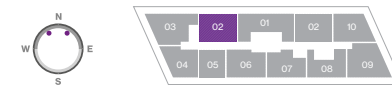
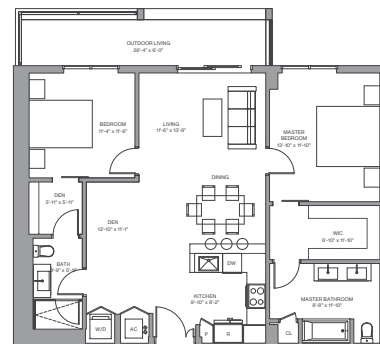
Residence Interior	1,131 Sq Ft	105 Sq M
Outdoor Living	158 Sq Ft	15 Sq M
<b>Total:</b>	<b>1,289 Sq Ft</b>	<b>120 Sq M</b>



Line 02

**2 Bedrooms / 2 Baths**  
Floors: 2-26

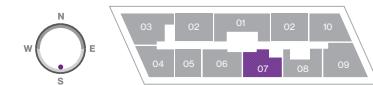
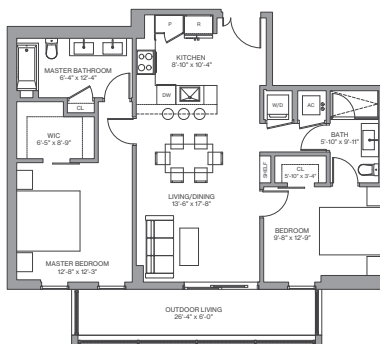
Residence Interior	1,118 Sq Ft	104 Sq M
Outdoor Living	158 Sq Ft	15 Sq M
<b>Total:</b>	<b>1,276 Sq Ft</b>	<b>119 Sq M</b>



Line 07

**2 Bedrooms / 2 Baths**  
Floors: 2-14

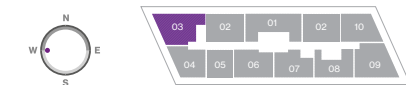
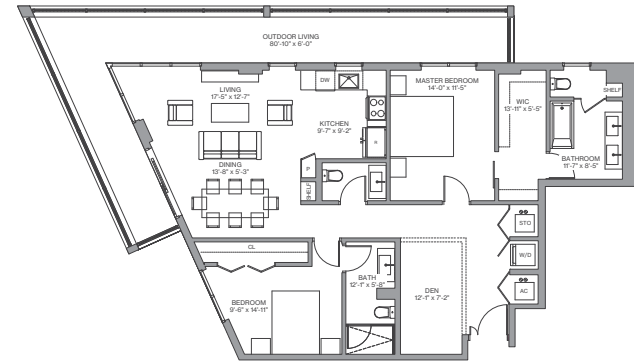
Residence Interior	1,033 Sq Ft	96 Sq M
Outdoor Living	158 Sq Ft	15 Sq M
<b>Total:</b>	<b>1,191 Sq Ft</b>	<b>111 Sq M</b>



Line 03

**2 Bedrooms / 2.5 Baths**  
Floors: 2-5, 9-25

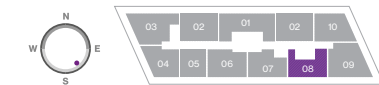
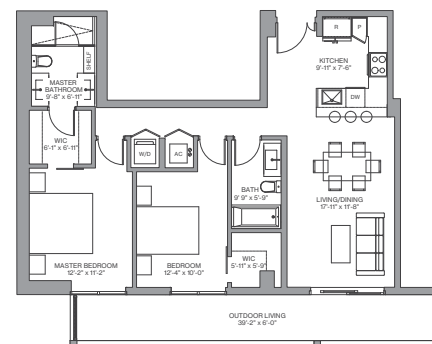
Residence Interior	1,306 Sq Ft	121 Sq M
Outdoor Living	430 Sq Ft	40 Sq M
<b>Total:</b>	<b>1,736 Sq Ft</b>	<b>161 Sq M</b>



Line 08

**2 Bedrooms / 2 Baths**  
Floors: 2-5, 9-25

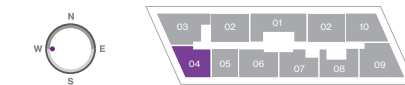
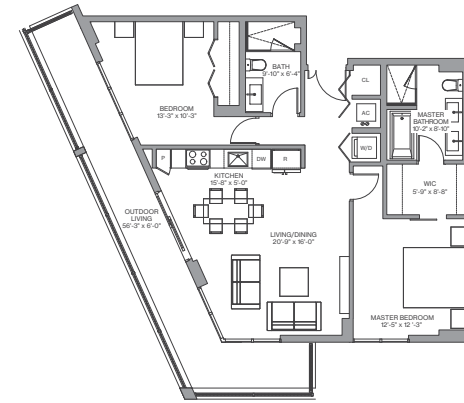
Residence Interior	996 Sq Ft	93 Sq M
Outdoor Living	235 Sq Ft	22 Sq M
<b>Total:</b>	<b>1,231 Sq Ft</b>	<b>114 Sq M</b>



Line 04

**2 Bedrooms / 2 Baths**  
Floors: 2-16

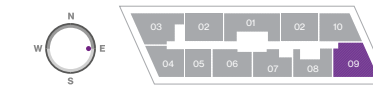
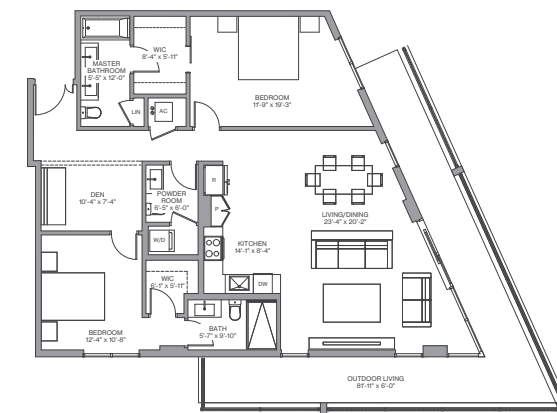
Residence Interior	1,078 Sq Ft	100 Sq M
Outdoor Living	315 Sq Ft	29 Sq M
<b>Total:</b>	<b>1,393 Sq Ft</b>	<b>129 Sq M</b>



Line 09

**2 Bedrooms / 2.5 Baths**  
Floors: 2-26

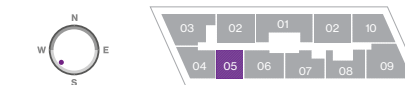
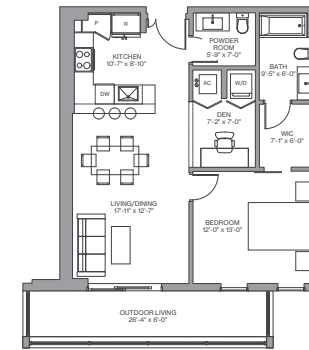
Residence Interior	1,382 Sq Ft	128 Sq M
Outdoor Living	436 Sq Ft	41 Sq M
<b>Total:</b>	<b>1,818 Sq Ft</b>	<b>169 Sq M</b>



Line 05

**1 Bedroom / 1.5 Baths**  
Floors: 2-14

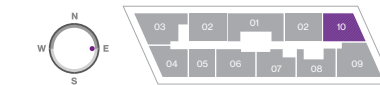
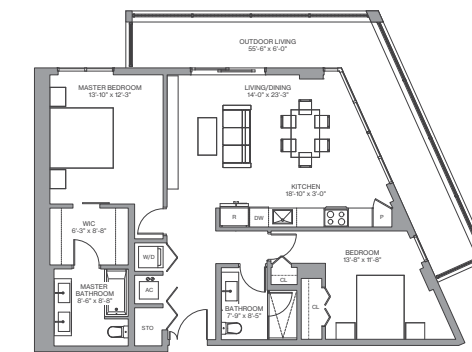
Residence Interior	779 Sq Ft	72 Sq M
Outdoor Living	158 Sq Ft	15 Sq M
<b>Total:</b>	<b>937 Sq Ft</b>	<b>87 Sq M</b>



Line 10

**2 Bedrooms / 2 Baths**  
Floors: 2-26

Residence Interior	1,109 Sq Ft	103 Sq M
Outdoor Living	306 Sq Ft	28 Sq M
<b>Total:</b>	<b>1,415 Sq Ft</b>	<b>131 Sq M</b>



We are pledged to the letter and spirit of U.S. policy for the achievement of equal housing throughout the Nation. We encourage and support an affirmative advertising, marketing and sales program in which there are no barriers to obtaining housing because of race, color, sex, religion, handicap, familial status or national origin.

Any stated square footages, dimensions and other measurements reflected herein are based on preliminary pre-construction plans, which are subject to change without notice and will vary with actual construction. Any stated square footages, dimensions and other measurements of units are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls between units and will vary from the dimensions of the unit that would be determined by using the description and definition of the "Unit" as set forth in the Declaration of Condominium (the "Declaration") for the Condominium (which generally only includes the interior airspace between the perimeter walls and excludes all interior structural components and other common elements). This method of measurement is generally used in sales materials and is provided to allow a prospective purchaser to compare the units in the Condominium with units in other condominium projects that utilize the same method. Terraces, patios and balconies are not part of the unit. Measurements and dimensions of rooms are generally taken at the farthest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts, soffits or other variations. Accordingly, the square footage of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. For the square footage of the units based on the definition of "Unit" in the Declaration, refer to Exhibit "2" to the Declaration included in the Condominium Documents.

Each purchaser is advised that there are various methods for calculating the square footage of a Unit, and that, depending on the method of calculation, the quoted square footage of a Unit in advertising materials may vary from the square footage quoted in the Prospectus and Declaration. The dimensions of the Unit shown in these floor plans have been calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls, including common elements such as structural walls and other interior structural components of the building, and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Prospectus and Declaration. The area of the Unit as defined in the Prospectus and Declaration is less than the square footage reflected here. Measurements of rooms set forth on this floor plan are generally taken at the greatest points (as if the room were a perfect rectangle), without regard for any cutouts, meaning the usable area of the actual room will typically be smaller than calculated by multiplying the length times width. All dimensions are approximate and may vary with actual construction and are subject to development plans which may change. The furnishings and décor illustrated or depicted are not included with the purchase of the Unit. See Prospectus for information on what is offered with the Unit and the Unit square footage and dimensions.



Metropica is the place to

Dream.  
Live.  
Connect.

This is not an offering for the purchase of a unit. An offering is made only by the prospectus and its exhibits (the "Condominium Documents") for Metropica North Tower I, a Condominium (the "Condominium"), and no statements should be relied upon unless made in the Condominium Documents furnished by Metropica Residential I, LLC, a Delaware limited liability company (the "Developer") pursuant to applicable law. This is not intended to be an offer to sell, or solicitation to buy, a unit in the Condominium in any jurisdiction where prohibited by law. In no event shall any solicitation, offer or sale of a unit in the Condominium be made in, or to residents of, any state or country in which such activity would be unlawful.

Broker participation is welcomed. No real estate broker or salesperson is authorized to make any representations or other statements regarding the Condominium or the overall project, and no agreements with, deposits paid to or other arrangements made with any real estate broker are or shall be binding on the Developer. The information contained herein, including, without limitation, any and all artist's or architectural conceptual renderings, plans, floor plans, specifications, features, facilities, dimensions, measurements and amenities depicted or otherwise described herein, are based upon current development plans, which are subject to change or abandonment without notice, and may not be relied upon. No guarantees or representations whatsoever are made that any plans, floor plans, specifications, features, facilities, dimensions, measurements or amenities depicted or otherwise described herein, will be provided, or, if provided, will be of the same type, size, quality, location or nature as depicted or otherwise described herein. If developed, the development of the overall project is expected to occur over many years and the development plan will likely be modified from time to time to respond to varying market conditions and changes in circumstances.

All depictions or descriptions of furniture, appliances, fixtures, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not included in the unit unless expressly indicated in your purchase agreement. Interior photos shown may depict options and upgrades and are not representative of standard features and may not be available for all model types. The Developer reserves the right, without notice to or approval by the buyers, to make changes or substitutions of equal or better quality for any fixtures, appliances, furniture and other items of finish and decoration which are included with the unit. All prices are subject to change, and price changes may occur that are not yet reflected herein. Buyers should check with the sales center for the most current pricing.

Renderings depict proposed views, which are not identical from each unit. Any view from a unit or from other portions of the Condominium may in the future be limited or eliminated by future development or forces of nature. No guarantees or representations whatsoever are made that existing or future views of the Condominium and surrounding areas depicted by artist's conceptual renderings or otherwise described herein, will be provided or, if provided, will be as depicted or described herein. All images and designs depicted herein are artist's conceptual renderings, which are based upon preliminary development plans, and are subject to change without notice. All such materials are not to scale and are shown solely for illustrative purposes.

The photographs contained herein may be stock photography or have been taken off-site and are used to depict the spirit of the lifestyle to be achieved rather than any that may exist or that may be proposed, and are merely intended as illustration of the activities and concepts depicted therein. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same. These drawings and depictions 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.

The Developer expressly reserves the right to make modifications, revisions and changes it deemed desirable in its sole and absolute discretion. Any and all references to and/or renderings, depictions or descriptions of other proposed projects or nearby facilities depicted or described are proposed only, are not constructed, and are not being developed by the Developer. The Developer has no control over those projects or facilities, and there is no guarantee that they will be developed, or if so, when and what they will consist of. Any information provided regarding any such projects or facilities was obtained from public information, including, without limitation, newspaper articles, and the Developer makes no representations as to same. Restaurants and/or other businesses establishments are anticipated to be operated from the commercial components of the project which will be offered for sale to third parties. Any restaurants and other business establishments and/or any operators of same referenced herein are subject to change at any time, and no representations regarding restaurants, businesses and/or operators within the project may be relied upon. Except as may be otherwise provided in the Condominium Documents, the use of the commercial spaces will be in discretion of the purchasers of those spaces and there is no assurance that they will be used for the purposes, and/or with the operators, named herein.

The Condominium is being developed by the Developer, which was formed solely for such purpose and has a limited right to use the trademarked names and logos of The Trillist Companies, Inc, K Group Holdings, LLC and KGH International Development, LLC pursuant to a license and marketing agreement with each entity. The Trillist Companies, Inc, K Group Holdings, LLC and KGH International Development, LLC are affiliated with the Developer, but none of them is the developer of this Condominium. Any and all statements, disclosures and/or representations shall be deemed made by the Developer and not by The Trillist Companies, Inc, K Group Holdings, LLC and KGH International Development, LLC or any other party, and each buyer shall look solely to Developer (and not to The Trillist Companies, Inc, K Group Holdings, LLC and KGH International Development, LLC and/or any of their respective affiliates) with respect to any and all matters relating to the development and construction of the Condominium and with respect to the marketing and sales of units in the Condominium.

This brochure is an overview of the Condominium and in no way whatsoever should the information be relied upon for financial, tax, accounting, investment, business, architectural design, interior design or legal advice.