

**ONE**  
PARAISO

BY PIERO LISSONI

The background of the entire page is a vibrant blue gradient. On the left side, there is a dense cluster of water bubbles of various sizes, some appearing to rise or fall. In the center-right, a bright, circular light source, resembling the sun or moon, is partially obscured by a soft, white, misty or cloud-like effect. The overall atmosphere is clean, fresh, and dynamic.

# PARA I SO

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE 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 THE FEDERAL LAW AND READ IT BEFORE SIGNING ANYTHING. NO FEDERAL AGENCY HAS JUDGED THE MERITS OR VALUE, IF ANY, OF THIS PROPERTY.

## A WORLD APART RISES OVER BISCAYNE BAY

One Paraiso offers a private enclave of luxury contemporary residences where breathtaking views over Biscayne Bay define a style of living that embraces both elegance and natural beauty. To bring this exquisite property to life, The Related Group has called on an internationally renowned team of designers: Bernardo Fort-Brescia of Arquitectonica to design the elegant glass tower and beautifully proportioned floor plans; Piero Lissoni to design and furnish the generous interior public spaces; and, Enzo Enea to artfully create the luscious gardens and waterfront promenades. Together, these masters of contemporary design have created a world of exquisite beauty and serene spaces.



ARTIST'S CONCEPTUAL RENDERING

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Pablo Atchugarry "Cosmic Embrace"

## BESPOKE INTERIORS

Designed by Piero Lissoni, One Paraiso's elegant double height lobby frames the breathtaking views of Biscayne Bay in a sumptuously appointed setting to welcome residents and guests upon arrival to a new definition of luxury. Original works of art and sculpture curated and commissioned by the developer will elevate the tone of interior amenity spaces and will bring cultural dimension to the surrounding gardens at One Paraiso.



ARTIST'S CONCEPTUAL RENDERING

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## PARADISE FOUND

One Paraiso's expansive 10<sup>th</sup> level pool terrace overlooking Biscayne Bay offers a serene sanctuary from everyday cares. Loaded with a wide array of amenities: a lap pool, a zero-entry pool, an infinity edge spa, cabanas and grilling area, and two lighted tennis courts and exquisitely framed by the luscious gardens of award-winning Swiss landscape architect Enzo Enea.



ARTIST'S CONCEPTUAL RENDERING

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WITH TWO LIGHTED PRIVATE TENNIS COURTS TUCKED INTO ONE PARAISO'S EDEN-LIKE SETTING, THE PERFECT CLUB IS AT YOUR FRONT DOOR.

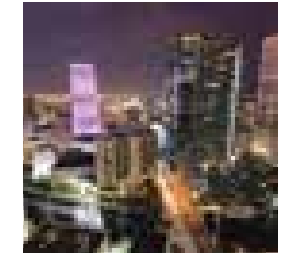
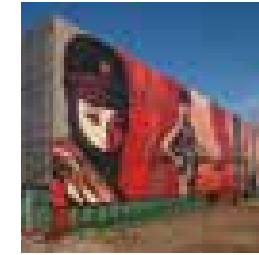
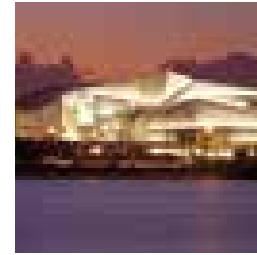
IMPROVE YOUR GAME UNDER THE EXPERT GUIDANCE OF A TENNIS PRO OR MEET FRIENDS AND NEIGHBORS FOR AN IMPROMPTU MATCH.



## A PRIVATE SANCTUARY IN THE MIDDLE OF IT ALL

The paradisiacal residential community of One Paraiso offers an escape into luxurious tranquility in a spectacular bayfront site in the heart of the trendy new neighborhood of East Edgewater. This exclusive community will be a destination within a destination, minutes from Brickell & Downtown Miami, the hip Wynwood Arts District, the thriving Midtown, the evolving Design District, the cultured Arts and Entertainment District and famed South Beach.





### ADRIENNE ARSHT CENTER

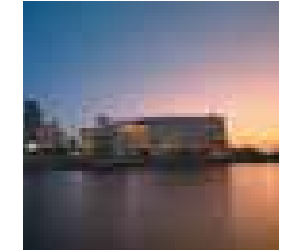
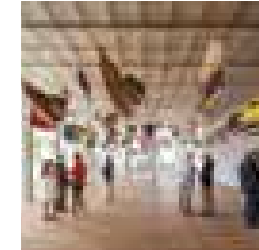
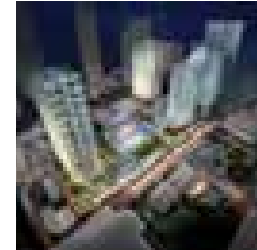
Designed by Cesar Pelli, the Adrienne Arsht Center for the Performing Arts is the largest performing arts center built in the United States in the last three decades. It hosts jazz, theater, opera, children's shows, comedy, and contemporary dance, and is home to the magnificent List Art Collection.

### WYNWOOD ART DISTRICT

The Wynwood Art District, home to over 70 galleries, cafes, bars, and fashion boutiques, is an ideal destination for taking in some of Miami's most provocative art and fashion. Visitors from around the world come to see its infamous open-air street-art installations and elaborate graffiti.

### BRICKELL & DOWNTOWN MIAMI

The cultural, financial, and commercial center of South Florida, Brickell and Downtown Miami is home to the city's top museums and parks, including Bicentennial Park and Museum Park. The fastest growing area of Miami, it is also the location of major corporate headquarters, a large concentration of financial institutions, and many foreign consulates.



### DESIGN DISTRICT

Founded by visionary entrepreneur Craig Robins in the late 1990s, the Miami Design District has become an internationally renowned destination for art, design, and culture. This once overlooked neighborhood was transformed under the guidance of award-winning master planners Duany Plater-Zyberk and architects including Walter Chatham, Hariri and Hariri, Juan Lezcano, Terence Reilly, and Alison Spear.

The Design District streets now offer an eclectic array of high-end design stores, fashion boutiques, and art galleries. In addition, every second Saturday of the month, galleries and showrooms open their doors to the public during evening hours for Art & Design Night. Even more excitement is coming soon with construction now underway that will further transform the Miami Design District.

Beginning in the fall 2014, luxury fashion brands such as Givenchy and Miu Miu will join other high-end designers that are already there, including Hermès, Louis Vuitton, Prada, and Emilio Pucci. There will also be new buildings by renowned architects Sou Fujimoto, Aranda/Lasch, K/R, Iwamoto Scott, and Leong Leong as well as new art installations by John Baldessari and the Buckminster Fuller Institute.

### BRICKELL CITY CENTRE

Brickell City Centre is a \$1.05 billion mixed-use development, strategically located in the center of the Brickell financial district. Currently under development, Brickell City Centre will bring a 5 million square foot lifestyle and entertainment destination filled with luxury boutiques, casual and fine dining, premier hotel accommodations and residences.

### PEREZ ART MUSEUM

The new Pérez Art Museum Miami (PAMM), located in Museum Park, and designed by Pritzker Prize-winning architects Herzog & de Meuron, it is a cutting edge landmark with transparent walls, innovative landscaping, and a wraparound "front porch." Its collection features 20<sup>th</sup> and 21<sup>st</sup> century international art.

### AMERICAN AIRLINES ARENA

Located on the Biscayne Bay waterfront and designed by Arquitectonica and 360 Architecture, the American Airlines Arena is among the top sports and entertainment venues in the United States. The home of the NBA's Miami Heat, it also features internationally renowned musicians and performers all year round.



## YOUR PRIVATE PANORAMA

The sparkling cobalt blue expanse of Biscayne Bay surrounds residences crafted with floor to ceiling glass walls. Expansive terraces with transparent glass railings dissolve boundaries between interior and exterior spaces, inviting soft bay breezes and opening up breathtaking panoramic views.



## CONTEMPORARY RESIDENCES

Soaring contemporary architecture offers breathtaking views over Biscayne Bay and the city skyline. Direct waterfront exposure and floor-to-ceiling window walls fill residences with abundant natural light and make sea and sky a natural part of the interior design. Open-concept flow-through contemporary floor plans are offered decorator-ready, enabling residents to bring their own vision to interior design. Every residence enjoys private elevator access for optimal privacy.



ARTIST'S CONCEPTUAL RENDERING

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## EXPANSIVE TERRACES

Spacious private terraces become your outdoor living room for intimate gatherings with family and friends, creating a world of tranquility high above Biscayne Bay. Accessible from living rooms and master bedrooms through wide opening full height sliding glass doors, and generously deep from 8 to 10 ft. with glass railings for unobstructed views of the water and Miami Beach.



ARTIST'S CONCEPTUAL RENDERING

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ENTITLED TO DREAM IN YOUR PRIVATE RETREAT  
LULLED BY THE GENTLE BREEZES  
DRIFTING FROM THE BAY

RESIDENCES EMBRACED BY SEA & SKY  
INDULGE IN THE NATURAL BEAUTY  
THAT SURROUNDS YOU



ARTIST'S CONCEPTUAL RENDERING

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\*LAURENT ELIE BADESS

## UNPARALLELED BUILDING AMENITIES

- Located in East Edgewater, Miami's hottest new neighborhood, within reach of the nearby hip Wynwood Art District, thriving Midtown, the evolving Design District, and the Downtown Arts and Entertainment District
- 53-story luxury high-rise condominium tower with 276 residences
- Extraordinary architectural design by international firm Arquitectonica, the preeminent designer of most of South Florida's distinctive high-rises
- Sophisticated interiors by Italian designer Piero Lissoni, whose celebrated projects include Dellis Cay in Turks and Caicos, Conservatorium Hotel in Amsterdam and the Mamilla Hotel in Jerusalem
- Exquisite landscaping by renowned Swiss landscape architect Enzo Enea
- Double-height lobby with direct views of Biscayne Bay
- Two full floors of amenities on the 10<sup>th</sup> and 11<sup>th</sup> floors: party room, business center, library, wine tasting salon, theater, and children's playroom
- State-of-the-art fitness center with men's and women's spa, plunge pools, and massage rooms
- Permanent installation of curated art collection throughout the public spaces
- Expansive pool deck on the 10th floor with a lap pool, zero-entry pool, infinity edge spa, cabanas, grilling area and tennis center with two lighted courts
- Ground level tanning pool and recreational area
- Permanent installation of curated art throughout the buildings' public spaces, including works by renowned Uruguayan artist Pablo Atchugarry
- Highly attentive concierge staff and services, including convenient mail and receiving desk
- Air-conditioned storage rooms
- 24-hour complimentary valet and optional self-parking in assigned spaces in covered and secured parking garage
- High-speed internet access in all public areas
- 24-hour attended security services and controlled access
- High-speed elevators
- Biscayne Bayfront beach club featuring sandy beach areas with a private pool, a second story lounge area for private events, a marina with private slips, and on-demand service for rentals of speedboats and personal watercrafts for windsurfing, canoeing, and paddleboarding. Planned restaurant operated by renowned chef Michael Schwartz

## EXTRAORDINARY RESIDENCES

- Open-concept, flow-through contemporary floor plans featuring choices of one, two, three, and four bedroom penthouse residences offered decorator-ready for maximum flexibility in interior design
- Private elevator access and entry foyers in all residences
- Floor-to-ceiling windows with panoramic views of Biscayne Bay and Miami Beach from every residence
- Energy-efficient, tinted, impact-resistant, floor-to-ceiling sliding glass doors and windows
- Wide 8 to 10 feet deep private terraces with glass railings for unobstructed views, accessible from living rooms and master bedrooms
- Smooth-finish ceilings from 9'0" on typical floors to 10'0" on penthouse levels
- Spacious walk-in closets in every residence
- Individually controlled, energy-efficient central air conditioning and heating systems
- Sprinkler fire protection system
- Advanced technology "smart building" pre-wired for Wi-Fi high-speed internet, data/voice, and cable TV

## GOURMET KITCHENS

- Open-concept design to the living/dining room with convenient kitchen islands with breakfast bar
- European custom cabinetry with a selection of finishes and choices of countertops with optional full backsplashes
- Sub-Zero new-gen 36" integrated refrigerator/freezer with optional internal chilled water dispenser and icemaker
- Wolf new-gen transitional package with 30" high-frequency drop in radiant cooktop and 30" dual convection oven. Built-in dishwasher with cabinetry integrated paneling and concealed integrated microwave

## ELEGANT BATHROOMS

- Open-concept master baths with optional designer privacy screens and imported marble flooring, base, and walls in wet areas
- Premium European style cabinetry with designer details, imported stone vanity tops with double undermount lavatories master baths and full size mirrors
- Separate room with elongated water closet in master baths
- Spacious soaking tubs and frameless glass-enclosed showers in master baths in all residences
- Powder rooms in most residences





## SIMPLE PLEASURES

One Paraiso's exclusive beach club will transport you to another place. Recline on a sandy beach under gently swaying palm trees, snapping out of your peaceful trance long enough to enjoy leisurely swims in the private pool or — for the athletically inclined — a host of aquatic activities, all just steps from your residence.



Michael Schwartz

## THE BAYFRONT BEACH CLUB

An edgewater paradise of good food and spirits awaits at James Beard Award-winning chef and restaurateur Michael Schwartz's planned beach club restaurant. Building flavor through thoughtfully-sourced ingredients and simple cooking techniques centered around the flame, Schwartz's passion for fresh, simple and pure cuisine comes alive, complemented by stunning bay views.



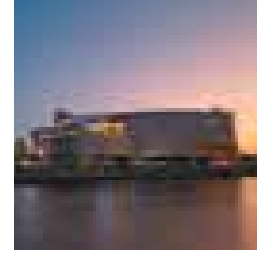


## THE RELATED GROUP

Founded in 1979 by Jorge M. Pérez, The Related Group is the nation's leading developer of multi-family residences. Under Mr. Perez's direction, The Related Group and its affiliates have redefined the South Florida landscape. Since its inception, the company has developed and/or managed more than 80,000 apartments and condominium residences. The Related Group's developments are often distinguished by groundbreaking partnerships with world-renowned architects, designers, and artists, resulting in residential properties that are recognized as urban landmarks. Its many distinctive condominium properties in South Florida include Icon Brickell, 500 Brickell, The Plaza, MyBrickell, One Miami, and 50 Biscayne in the Brickell Downtown area. In South Beach, Related transformed the area now known as "South of Fifth" into its most exclusive neighborhood with luxury

highrises such as Portofino Tower, Murano at Portofino, Murano Grande, Icon South Beach and Apogee. In the northeast areas of Miami-Dade and Broward Counties, other Related projects include One Ocean, Ocean Two, Three and Four, Trump Towers, BeachClub, Aquazul, Trump Hollywood and Apogee Beach. Properties currently in development include Millecento, SLS Hotel & Residences, SLS Lux, Brickell Heights, Iconbay, Paraiso Bay, Baltus, Beachwalk and Hyde Beach.

Awards the company has earned include the prestigious Honor Award from the National Building Museum. The company and its leadership are committed to developing properties that energize cities, celebrate innovative architecture and urban planning, and create vibrant new ways to live in the most dynamic neighborhoods. [www.relatedgroup.com](http://www.relatedgroup.com)



## ARQUITECTONICA

Arquitectónica is a Miami-based architecture, interior design and planning firm with multiple offices across North America, Latin America, Europe, Asia and the Middle East. Founded in 1977, it is led by Bernardo Fort-Brescia and Laurinda Spear. Since 1977, the firm has won more than 200 awards for its iconic designs. Mr. Fort-Brescia received the 1998 AIA Silver Medal for Design Excellence and was inducted into the Interior Design Hall of Fame in 1999. [www.arquitectonica.com](http://www.arquitectonica.com)



## LISSONI ASSOCIATI

The internationally renowned work of Piero Lissoni embraces the design of products, residential complexes, corporate headquarters, showrooms, trade stands, theatres, shops, yachts and luxury hotels such as Amsterdam's Conservatorium Hotel (2011-2012) and the Mamilla Hotel in Jerusalem (2009). His residential projects include private villas for Dellis Cay in Turks and Caicos. [www.lissoniassociati.com](http://www.lissoniassociati.com)



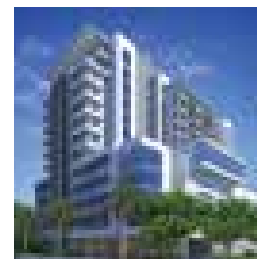
## ENEA

Enea GmbH has established itself as one of the leading landscape architecture firms in the world. Founded by Enzo Enea, the firm is widely recognized for the design and construction of private gardens and terraces, restaurants, hotel and resort environments, corporate gardens, public parks, and golf courses. [www.enea.ch](http://www.enea.ch)



## ALTA DEVELOPERS

Alta Developers is a joint venture between Aconcagua and Archiplan USA. Founded in 1979, Aconcagua has risen to become the largest publicly traded residential developer in Chile. Archiplan USA, a South Florida-based real estate development firm under the leadership of Raimundo Onetto, has been involved since 2001 in some of the most noteworthy additions to the South Florida real estate landscape.



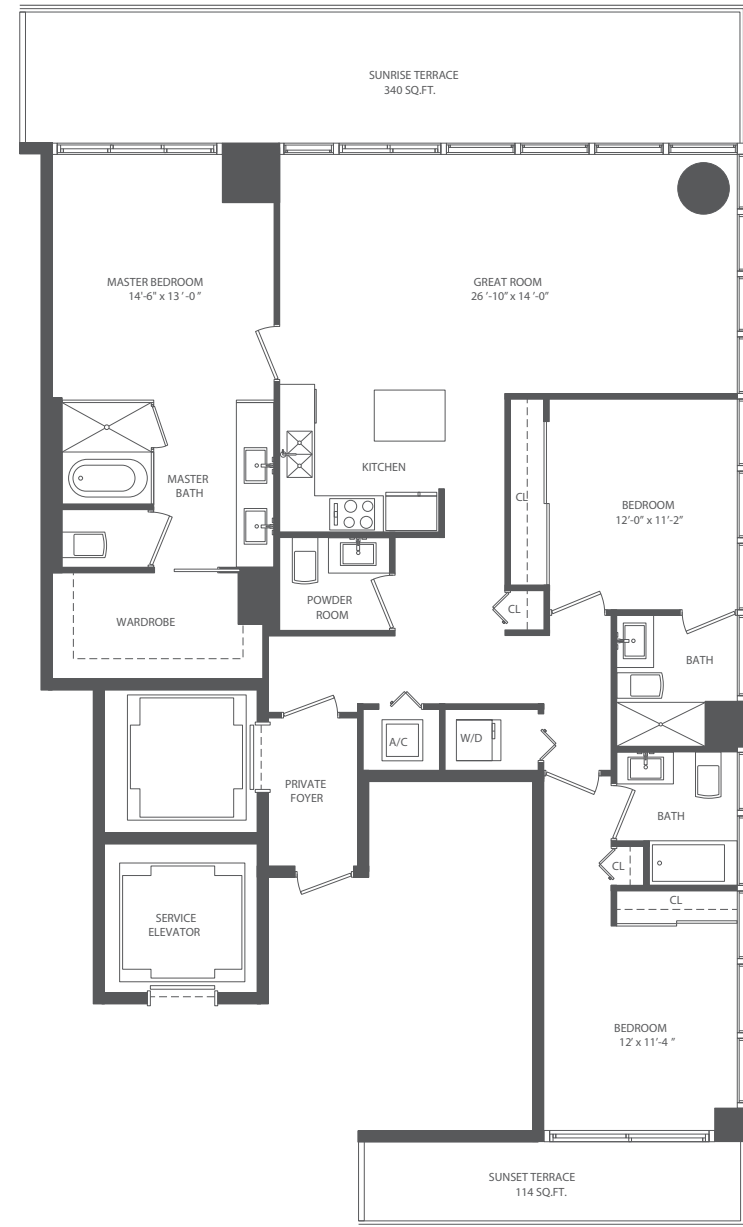
## STRATEGIC PROPERTIES

A development firm providing complete planning, design, and construction services. Strategic Properties specializes in urban and mixed-use developments throughout South Florida. With its large professional staff, the Miami-based company takes projects from concept to completion with extraordinary service. Under the experienced leadership of Henry Pino, Strategic Properties has built a reputation throughout South Florida for outstanding design and exceptional performance in project management.



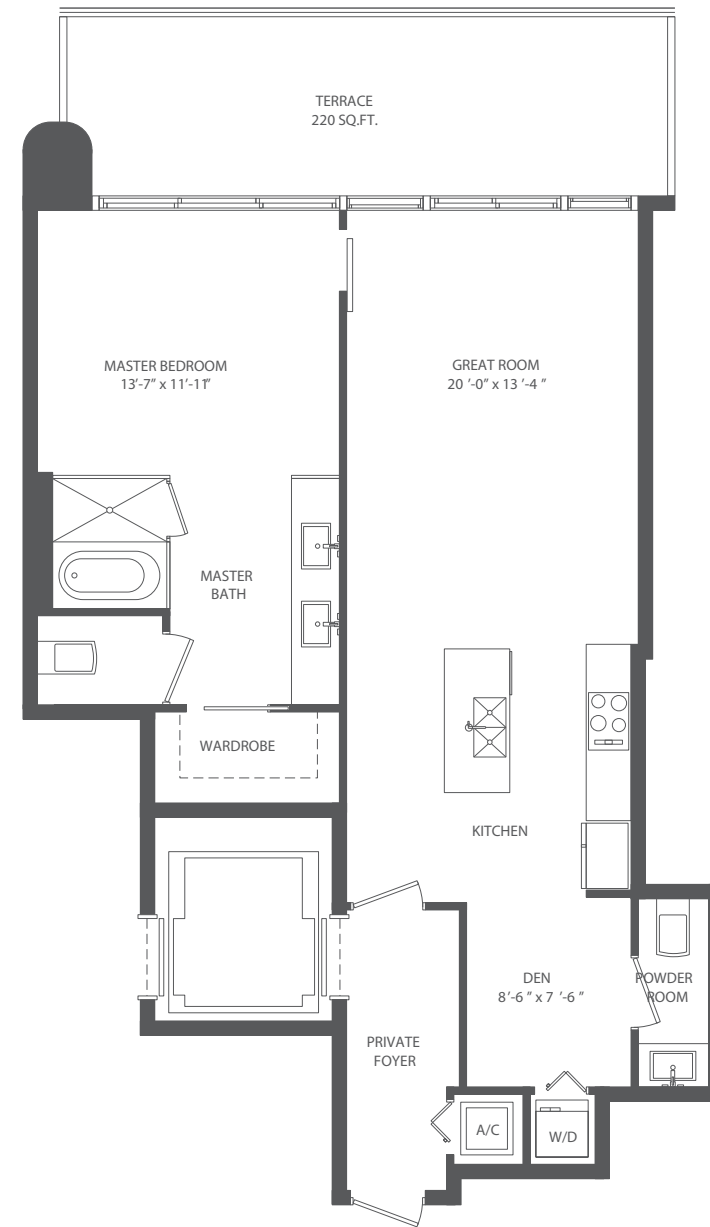
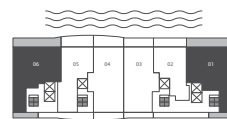


RETREAT TO  
A WORLD OF  
INCOMPARABLE  
BEAUTY AND  
UNPARALLELED  
AMENITIES



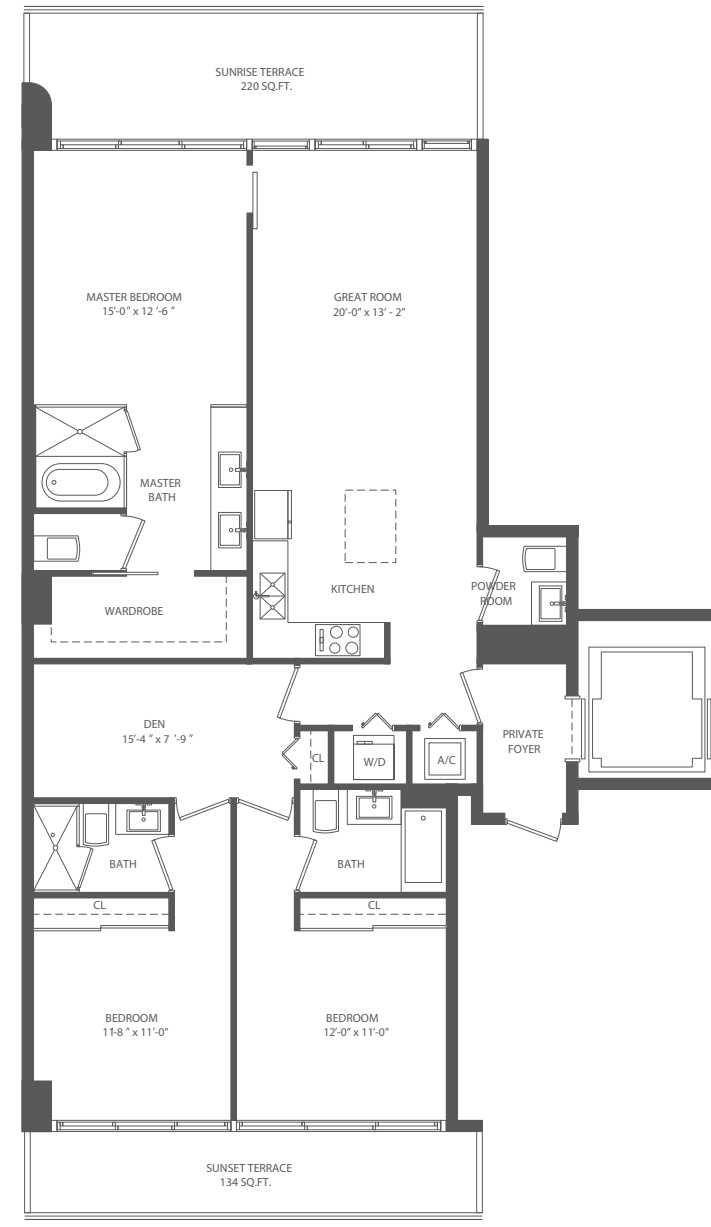
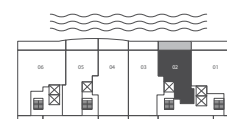
**RESIDENCE 01 / RESIDENCE 06 (MIRROR IMAGE, 1,873 SQ.FT.)**  
**3 BEDROOMS / 3 1/2 BATHS**

A/C INTERIOR AREA	1,865 SQ.FT.	173.26 SQ.M.
TERRACE AREA	454 SQ.FT.	42.17 SQ.M.
TOTAL RESIDENCE	2,319 SQ.FT.	215.44 SQ.M.



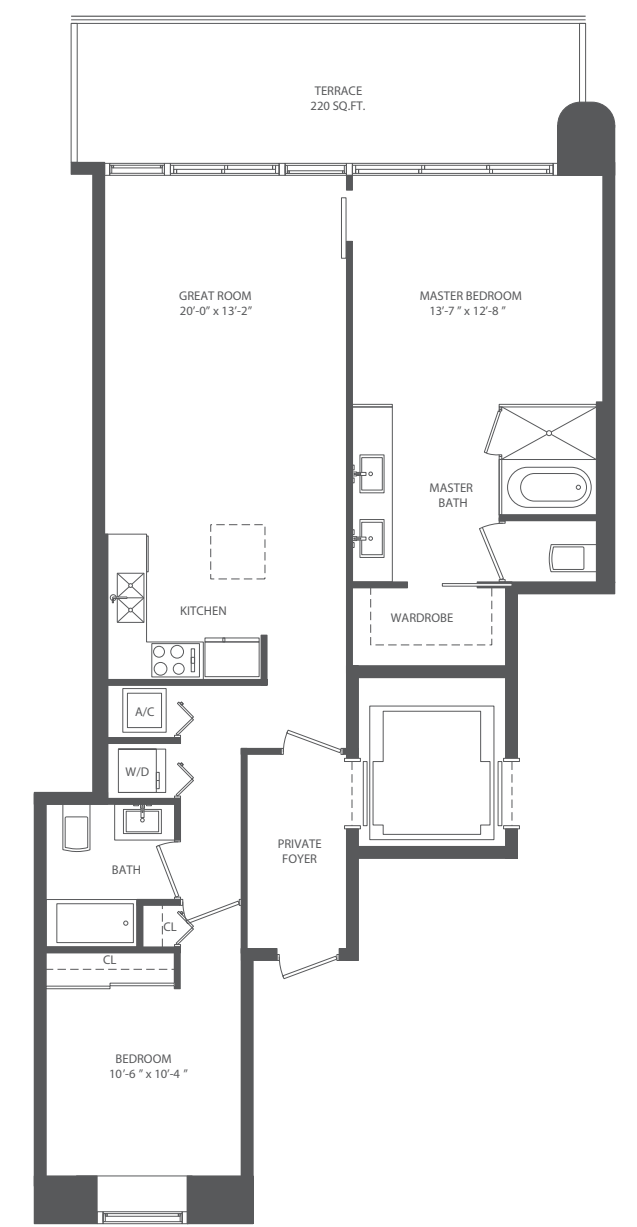
**RESIDENCE 02**  
**1 BEDROOM + DEN / 1 1/2 BATHS**

A/C INTERIOR AREA	1,124 SQ.FT.	104.42 SQ.M.
TERRACE AREA	220 SQ.FT.	20.43 SQ.M.
TOTAL RESIDENCE	1,344 SQ.FT.	124.85 SQ.M.



**RESIDENCE 03 / RESIDENCE 04 (MIRROR IMAGE, 1,680 SQ.FT.)**  
**3 BEDROOMS + DEN / 3 1/2 BATHS**

A/C INTERIOR AREA	1,681 SQ.FT.	156.17 SQ.M.
TERRACE AREA	354 SQ.FT.	32.88 SQ.M.
TOTAL RESIDENCE	2,035 SQ.FT.	189.06 SQ.M.



**RESIDENCE 05**  
**2 BEDROOMS / 2 BATHS**

A/C INTERIOR AREA	1,285 SQ.FT.	119.38 SQ.M.
TERRACE AREA	220 SQ.FT.	20.43 SQ.M.
TOTAL RESIDENCE	1,505 SQ.FT.	139.81 SQ.M.



There are various methods for calculating the square footage of a Unit and depending on the method of calculation, the quoted square footage of a Unit in advertising materials may vary from the square footage of a Unit as stated or described in the Prospectus and the Declaration. The dimensions in 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 the Declaration. For your reference, the area of the Unit, determined in accordance with the Unit boundaries as defined in the Prospectus and the Declaration is less than the square footage reflected here. The configuration and use of space or the floor plan design may vary from that in the Prospectus and Declaration because the Developer has reserved the right in the Prospectus to make design, dimension, specification, and plan changes at any time, in the Developer's discretion, without notice to Unit buyers. The measurements of rooms set forth on these floor plans 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. The furnishings and décor illustrated are not included with the purchase of the Unit. See Prospectus for additional information regarding what is offered with the Unit and the calculation of the Unit square footage and dimensions.