

LE PARC
— AT BRICKELL —
inspired by **ligne roset**



BIG CITY LIVING
WITHOUT THE BIG CITY HASSLE.

UNA VIDA COSMOPÓLITA SIN LOS
INCONVENIENTES DE VIVIR EN LA CIUDAD

Seconds away from the thriving energy of downtown Miami and the Brickell Financial District, the unique sanctuary of Le Parc beckons.

A sleek boutique building of glass and stainless steel directly across from the gorgeous Simpson Park makes a quiet, yet confident statement that your idea of city living is about to change.

A tan solo segundos del vibrante centro de Miami y del distrito financiero de Brickell, el santuario único de Le Parc, resalta.

Un elegante edificio boutique de vidrio y acero inoxidable justo enfrente al hermoso Simpson Park, hace una tranquila, pero al mismo tiempo firme, declaración de que su ideal de vida en la ciudad está a punto de cambiar.



THE NEW NATURE
OF BRICKELL CITY LIVING.

LA NUEVA NATURALEZA DE LA
VIDA EN BRICKELL.

LE PARC
— AT BRICKELL —

GREEN AND QUIET,
YET CONNECTED.

ECOLÓGICO Y TRANQUILO EN LA CIUDAD.

BUILDING AMENITIES

12-story building with 128 residences: studios, one to three bedrooms and nine-expansive townhomes

Privileged location with unobstructed views of Simpson Park

Elegant double-height lobby and Interior designs by renowned Ligne Roset

Gated entry and security key card access inside the building

Party room available for the resident's enjoyment

Pool deck on fourth floor

Roof-top sky lounge with Jacuzzi

Clubroom and state-of-the-art fitness center

Business lounge with conference room

Kid's entertainment room

Pet-friendly environment



CARACTERÍSTICAS DEL EDIFICIO

12 pisos de altura con 128 residencias que incluyen condominios tipo estudio, apartamentos de uno, dos y tres dormitorios, y nueve Townhouse de dos plantas

Ubicación privilegiada con vistas panorámicas de Simpson Park, la bahía de Biscayne y la ciudad de Miami

Elegante lobby de doble altura con diseños de interiores por Ligne Roset

Entrada privada al garaje y vigilancia monitoreada las 24 horas con cámaras de seguridad

Tarjeta de acceso controlada en todo el edificio

Salón de fiestas para el disfrute de los residentes

Áreas de esparcimiento y piscina en el 4º piso

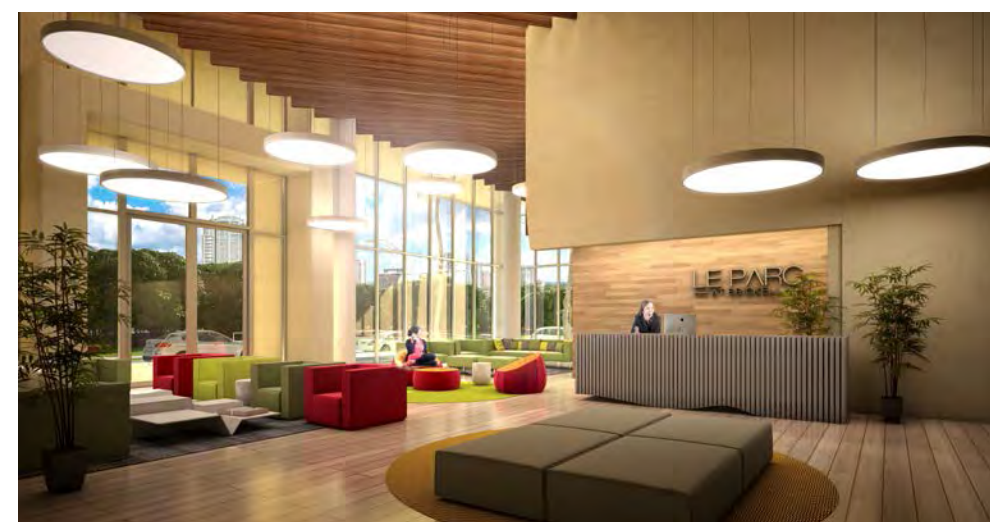
Sky-lounge en el último piso

Gimnasio con equipos de alta tecnología

Sala para reuniones de negocios

Salón de recreación para niños

Sus mascotas son bienvenidas



CITY SOPHISTICATION MEETS
NATURAL SERENITY.

LA CIUDAD SOFISTICADA SE ENCUENTRA
CON LA SERENA NATURALEZA





RESIDENCE FEATURES

European-style kitchen and bathroom cabinetry

Stainless steel appliances package

Imported stone counter tops

Porcelain/glass-enclosed showers

6-foot-deep private terraces with glass railings
Floors finished throughout the unit

High-impact hurricane windows

Pre-wired for high-speed Internet

Completion slated for Spring 2015

RESIDENCIAS EXCLUSIVAS

Gabinetes de estilo europeo contemporáneo

Electrodomésticos de acero inoxidable

Refinados topes de piedra importada

Duchas con revestimientos de porcelana y vidrio

Terraza privada de seis pies de profundidad con
barandas de vidrio

Pisos terminados en toda la unidad

Ventanas de alto impacto contra huracanes

Pre-cableado para Internet de alta velocidad

Entrega planificada para el 2015



URBAN CONNECTION. PARK-FRONT RELAXATION.

Where else in Miami can you wake up to the sound of birds chirping and walk less than a block to the middle of the thriving financial district on Brickell Avenue? Yet, this is only a taste of what makes the Le Parc lifestyle so special. At just 12 stories tall with only 128 residences, including studios, one-bedroom, two-bedroom, three-bedroom and townhome residences, this refined refuge delivers the best of both worlds.

CONEXIÓN URBANA. RELAJADA VISTA AL PARQUE.

Dónde más en Miami usted puede despertarse al sonido del cantar de los pájaros y a menos de un bloque de distancia al centro financiero de la Avenida de Brickell? Esto es solo unas de las ventajas que hace del estilo de vida de Le Parc tan especial. Con solamente 12 pisos de altura y 128 residencias, incluyendo estudios, un dormitorio, dos dormitorios, 3 dormitorios y townhomes, este refinado refugio ofrece lo mejor de los dos mundos.

CAPTIVATING BEAUTY

IT'S SECOND NATURE
TO LIGNE ROSET®

Ligne Roset is a French manufacturer of Luxury Modern Furniture. Ligne Roset has grown from a small business into an International company with factories near Lyon France, with over 1,000 retail distributors worldwide. All the while, the company has remained a family-run business since its inception in 1860.

BELLEZA CAUTIVADORA

CARACTERISTICA INNATA
DE LIGNE ROSET®

Ligne Roset es un fabricante francés de muebles modernos de lujo, que ha pasado de ser un pequeño negocio de familia, a una compañía internacional con fábricas cerca de Lyon Francia, y más de 1.000 distribuidores minoristas en todo el mundo. Al mismo tiempo, la empresa ha mantenido un negocio familiar desde su creación en 1860.





ligne roset®

Le Parc at Brickell and Ligne Roset have entered into a partnership with the objective to set Le Parc at Brickell apart on the Miami and International market through the development of an elegant and artful, French inspired live-work building.

Through this partnership, Ligne Roset is offering Turn-Key Furniture Lifestyle Packages at an exclusive price for customers purchasing at Le Parc at Brickell.

A Ligne Roset Turn-Key Furniture Lifestyle Package is Design at its best: a carefully assembled set of beautiful designer pieces to transform the units at Le Parc at Brickell into worlds of luxury, comfort and elegance.

Each Turn-Key Furniture Lifestyle Package has been custom designed for Le Parc at Brickell, promoting a design forward lifestyle in which each owner can indulge.

Ligne Roset is synonymous with modern luxury and invites consumers to revel in a contemporary, design-forward lifestyle.

Ligne Roset ofrece paquetes de muebles "Turn-Key Lifestyle" de diseño exclusivo para los residentes de Le Parc en Brickell. Este es el diseño en su mejor expresión: un conjunto de hermosas piezas para transformar su hogar en un ambiente de lujo, confort y elegancia.

Le Parc at Brickell y Ligne Roset se han asociado para ofrecer "Turn-Key Life style Furniture Packages" que se adaptan a su estilo de vida y a un precio exclusivo para los clientes que compran en Le Parc at Brickell.

Estos paquetes ofrecen un conjunto de piezas de hermoso diseño cuidadosamente ensamblado para transformar las unidades de Le Parc en un mundo de lujo, confort y elegancia.



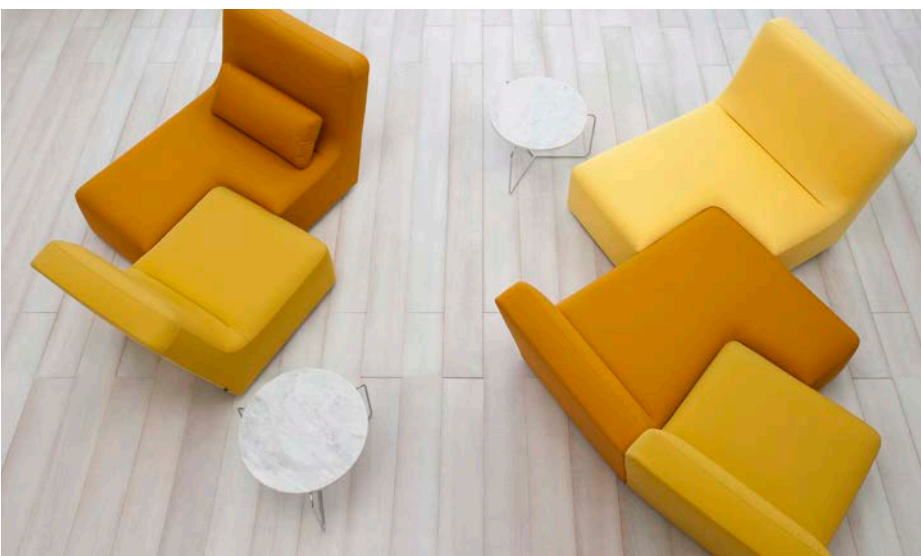
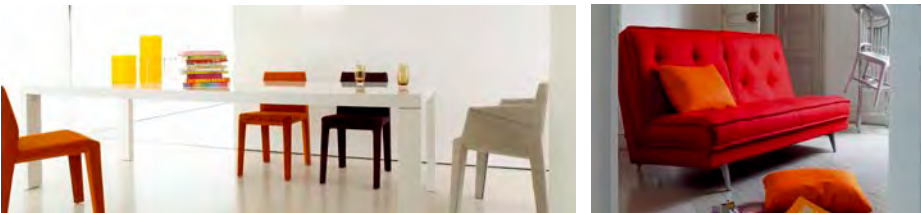
SPRING / PRIMAVERA

In Spring, buds are green and flowers bloom when nature comes alive in an array of vibrant colors and delicate scents.

The Spring collection is a subtle awakening to life. Delicate colors, soft shapes, tender greens and blues create a serene modernism filled with light and elegance.

En primavera, los brotes son verdes y las flores florecen cuando la naturaleza cobra vida en una gama de colores vibrantes y aromas delicados.

La colección de primavera es un despertar sutil a la vida. Colores delicados, formas suaves, colores verdes y azules tiernos, crean un modernismo sereno lleno de luz y elegancia.



SUMMER / VERANO

Summer is synonymous with sun and fun-filled times. It is the season of revival and regained energy, laughter and time with friends and family. The Summer collection brings brightness and joyfulness home.

It is Contemporary elegance turned chic dynamic, where yellows and oranges, reds and greens energize the days and playful furniture and accessories create a "feel good" lifestyle.

El verano es sinónimo de sol y momentos llenos de regocijo. Es la temporada de renacimiento y de energía recuperada, de risa y de tiempo con amigos y familiares. La colección de verano trae brillo y alegría a la casa.

Es la elegancia contemporánea transformada en un elegante dinamismo, en donde los amarillos y naranjas, rojos y verdes energizan los días y los alegres muebles y accesorios crear un estilo de vida de "sentirse bien".

FALL / OTOÑO

In yoga, the autumn season is regarded as an in breath: a deep, slow inhalation inviting introspection and stillness.

The Autumn collection is a delicate assemblage of warm and earthy colors & materials that create a delicate and peaceful environment in which one can indulge in tranquility.

En el yoga, la temporada de otoño es sinónimo de inspirar: una profunda y lenta inhalación invitando introspección y firmeza.

La colección de otoño es un delicado conjunto de colores cálidos y terrosos, y materiales que crean un ambiente delicado y pacífico en el que se puede disfrutar de la tranquilidad.



WINTER / INVIERNO

Days shorten as a cool breeze settles down: winter is like a down shawl that wraps you in, softly.

The Winter collection is an invitation to cuddle in a lifestyle of design in its purest expression.

Simple, minimal lines beautified by refined materials and natural shades of light taupe, whites and greys create a soothing and comforting cocoon of luxury.

Los días se acortan a medida que una brisa fresca se asienta: el invierno es como un chal que te envuelve suavemente.

La colección de invierno es una invitación a abrazar un estilo de vida de diseño, en su más pura expresión.

Líneas simples, embellecidas por materiales refinados y tonos naturales marrón claro, blancos y grises, crean un calmante y reconfortante capullo de lujo.



You don't need to stand up
to **make an impression.**

ligne roset®



A HAVEN IN THE HEART OF THE CITY

The appeal of Le Parc starts with its location – a corner piece of property across from Simpson Park and just next to The Roads and historic South Miami Avenue – established neighborhoods of single family homes and estates clustered on the southern border of the city's most prominent business and entertainment destinations.

UN PARAÍSO EN EL CORAZÓN DE LA CIUDAD

El atractivo de Le Parc comienza con su excelente ubicación – una propiedad en Brickell, frente a Simpson Park, de fácil acceso a las principales autopistas de Miami y al lado del histórico South Miami Avenue – con prestigiosas urbanizaciones residenciales y a poco minutos de las oficinas de negocios, restaurantes y centros de entretenimiento más prominentes de la ciudad.



YOUR REFINED REFUGE

As its name suggests, Le Parc draws considerable inspiration from its beautiful natural surroundings. Directly across the street from the building's front entrance is a winding path through the grass leading to Simpson Park Hammock—a gorgeous 8-acres nature sanctuary defined by mature oak trees, native palms and grasses, winding boardwalk nature trails, and a natural coral rock wall at its borders.

This is Brickell the way it was when the area was first developed – and yet – it is also the future of park enjoyment with a visitor's center built of original limestone rock, and an interior dining and picnic space.

Here, the beauty of Florida life co-exists side-by-side with towering hotels, office buildings, culture, and more.



UN REFUGIO PRIVILEGIADO

Sólo Le Parc goza de una ubicación envidiable junto a Simpson Park - un hermoso santuario natural de ocho acres definido por los árboles antiguos de roble, palmeras y pastos nativos, así como un sendero silvestre serpenteante para pasear y una pared de coral natural bordeando sus límites. Aquí, la belleza natural de la Florida coexiste conjuntamente con imponentes edificios de hoteles, oficinas, centros culturales, y mucho más.






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1. The Oceanaire
2. The Capital Grille
3. Truluck's
4. Perricone's Marketplace & Cafe
5. Rosa Mexicano
6. P.F. Chang's
7. Gordon Biersch
8. Dolores But You Can
Call Me Lolita
9. Novecento Bistro Argentino
10. Segafredo Zanetti
11. Deli Lane Cafe
12. Epic Hotel / Zuma
13. Il Gabbiano
14. Four Seasons Hotel
15. Conrad Hotel
16. JW Marriot Hotel
17. Mandarin Oriental Miami
18. Viceroy Hotel
19. Sushi Siam
20. El Gran Inka
21. La Lupita
22. Mint Leaf Indian Brasserie
23. La Provence Artisanal French Bakery & Cafe
24. Morton's The Steakhouse
25. Publix Supermarket
26. Crazy About You
27. Cross Fit Gym
28. Brickell Pub
29. Puerto Madero
30. The Sports Club
31. Islander Marketplace
32. Marriot Marquis
DB Bistro Moderne
33. OBBA Sushi
34. Grimpa Steakhouse
35. Brickell Tennis Club
36. The River Oyster Bar
37. Tobacco Road
38. Brickell Park
39. Miami River Walk





A NEW ERA IN
BRICKELL LIVING
HAS ARRIVED.

UNA NUEVA ERA EN BRICKELL
ACABA DE LLEGAR...

THE VIBE OF THE CITY-JUST AROUND THE CORNER

Miami's ever-growing restaurant district begins right on downtown South Miami Avenue, a block away. Home to Havana 1957, Segafreddo, OTC, and others, it extends four more blocks to Mary Brickell Village, Rosa Mexicana, The Oceanaire, and the soon-to-arrive Brickell CitiCentre.

One block further east brings you to Brickell Avenue, hotels like The Four Seasons and The Conrad, bars and nightclubs, and enjoyment along the Miami Riverfront. And, with Key Biscayne's beaches and marinas and Coconut Grove's artsy groove just moments away – the fullness of Miami is right within reach, but it never invades your perfect sense of privacy.



LA ENERGÍA DE LA CIUDAD- A LA VUELTA DE LA ESQUINA

Los restaurantes más visitados de Miami se encuentran a una cuadra, en el centro de South Miami Avenue, como Havana 1957 y Segafreddo, la cual se extiende a Mary Brickell Village en donde se encuentran Rosa Mexicana y The Oceanaire.

En Brickell Avenue se encuentran prestigiosos hoteles como el Four Seasons y el Conrad, reconocidos centros nocturnos y de entretenimiento. Esta vibrante área será inmejorable con la llegada de Brickell CitiCentre.

Además, las playas de Key Biscayne y el cercano corredor artístico de Coconut Grove, permiten que el estilo de vida de Miami esté disponible para su disfrute, conservando el perfecto sentido a la privacidad.





www.revuelta-international.com

ARCHITECT LUIS REVUELTA & ARCHIPLAN ARCHITECTS

Revuelta Architecture International – led by Luis Revuelta –has designed a substantial portion of the buildings that have since become known as South Florida’s residential landmarks, including Downtown Miami’s Epic hotel and condominium, Brickell’s Bristol Tower and Santa Maria condominiums, and Il Villaggio in Miami Beach. Archiplan Architects has been involved in residential, leisure & hotel projects during the last 20 years in Europe, America, Africa and Asia.

Revuelta Architecture International - dirigida por Luis Revuelta - ha diseñado una parte sustancial de los edificios que ya han llegado a conocerse como hitos residenciales del sur de Florida, incluyendo el hotel y condominio de Downtown Miami “Epic”, Bristol Tower y Santa María, en Brickell, y Il Villaggio en Miami Beach. Archiplan Architects ha participado en proyectos residenciales, de ocio y de hoteles durante los últimos 20 años en Europa, América, África y Asia.

INTERIOR DESIGN LIGNE ROSET®

Ligne Roset is a French manufacturer of luxury modern furniture based in Lyon, France. Since its inception in 1860, it has grown into an award-winning internationally-renowned design company with over 1,000 retail worldwide.

Ligne Roset es un fabricante francés de muebles modernos de lujo, que ha pasado de ser un pequeño negocio de familia, a una compañía internacional con fábricas cerca de Lyon Francia, y más de 1.000 distribuidores minoristas en todo el mundo. Al mismo tiempo, la empresa ha mantenido un negocio familiar desde su creación en 1860.



www.lignerosemiami.com



THE CREATIVE VISION

In order to respond to promising growth opportunities in underutilized locations through South Florida, a cooperative alliance was created between ALTA Developers and Strategic Properties Group, LLC.

ALTA Developers is a new joint-venture between Aconcagua and Archiplan USA. Aconcagua was founded in 1979 and has steadily risen to become the largest publicly traded residential development in Chile. Today, the firm is involved in various developments, in numerous stages, for well over 100 projects throughout Chile, Miami and beyond.

Archiplan USA is a South-Florida based real estate development firm that has been involved since 2001 in some of the most noteworthy additions to the South Florida real estate landscape, such as Metropolis at Dadeland, Quantum on the Bay, and 900 Biscayne, among others.

Strategic Properties Group is a well-recognized South Florida real estate development firm headed by Henry Pino. The firm has developed several mixed-used projects throughout South Florida since 1995 and brings a first-hand connection and insightful breadth of knowledge to the development process.



www.altadevelopers.com

LA VISIÓN CREATIVA

Para satisfacer la demanda creada por las oportunidades de crecimiento en localidades poco utilizadas a través del Sur de la Florida, se formó una alianza cooperativa entre los desarrolladores ALTA Developers y Strategic Properties Group.

La firma ALTA Developers es una sociedad conjunta formada por Aconcagua y Archiplan USA. Aconcagua fue fundada en 1979 y ha crecido de forma consistente para convertirse en la firma de desarrollo residencial en Chile más grande de este país. Hoy en día, la firma está desarrollando más de 100 proyectos en distintas zonas de crecimiento en Chile, Miami, y otras ciudades.

Archiplan USA es una firma de desarrollo de bienes raíces ubicada en el Sur de la Florida que ha sido participe desde el 2001 de importantes proyectos, tales como Metropolis at Dadeland, Quantum on the Bay, y 900 Biscayne, entre otros.

Strategic Properties Group es una firma de desarrollo de bienes raíces reconocida en el Sur de la Florida dirigida por Henry Pino. Desde 1995, la firma ha desarrollado proyectos de usos múltiples, contribuyendo a esta alianza con sus exclusivas conexiones, efectivos procedimientos y su vasto conocimiento del mercado inmobiliario.



www.strategicpag.com

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.

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These materials are not intended to be an offer to sell, or solicitation to buy a unit in the condominium. Such an offering shall only be made pursuant to the prospectus (offering circular) for the condominium and no statements should be relied upon unless made in the prospectus or in the applicable purchase agreement. 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. No real estate broker or salesperson is authorized to make any representations or other statements regarding this 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. All artist's or architectural renderings, sketches, graphic materials, prices, plans, specifications, terms, conditions, statements, features, dimensions, amenities, existing or future views and photos depicted or otherwise described herein are proposed and conceptual only, and are based upon preliminary development plans, which are subject to withdrawal, revisions and other changes, without notice, as provided in the purchase agreement and the offering circular. They should not be relied upon as representations, express or implied, of the final detail of the proposed improvements. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same. All features listed for the residences are representative only, and the developer reserves the right, without notice to or approval by the Buyer, to make changes or substitutions of equal or better quality for any features, materials and equipment which are included with the unit. Interior photos may depict options and upgrades that are not representative of standard features and may not be available for all model types, and all depictions of furniture, appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration, are not necessarily included in each unit. Furnishings and finishes are only included if and to the extent provided in your purchase agreement. No guarantees or representations whatsoever are made that existing or future views of the project 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. Any view from any unit or from other portions of the property may in the future be limited or eliminated by future development or forces of nature. The photographs contained in this brochure 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 illustrations of the activities and concepts depicted therein.

This project is being developed by Parc Brickell One LLC, a Florida limited liability company, which entity was formed solely for such purpose. ALTA Developers and Strategic Properties Group, LLC are affiliated with the developer, but neither of them is the developer of this project. Any and all statements, disclosures and/or representations shall be deemed made by developer(s) and not by ALTA Developers and Strategic Properties Group, LLC, and you agree to look solely to the developer (and not to ALTA Developers and Strategic Properties Group, LLC, and/or any of their other affiliates) with respect to any and all matters relating to the marketing and/or development of the Condominiums and with respect to the sales of units in each Condominium. The project graphics, renderings and text provided herein are copyrighted works owned by the developer. All rights reserved. Unauthorized reproduction, display or other dissemination of such materials is strictly prohibited and constitutes copyright infringement.

All dimensions are approximate and all floor plans and development plans are subject to change. Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls between units and 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 all interior structural components and other common elements). The method used herein is generally found in sales materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the same method. The square footage of the Units, as determined under both methods, can be found in Exhibit 2 to the Declaration of Condominium. All terraces are Limited Common Elements, but are not part of the Unit. Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as described above and as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All square footages and dimensions are estimates which are based on preliminary plans and will vary with actual construction. This floor plan represents the typical floor plan for the residence type indicated and is provided for informational purposes only. The actual floor plan of the residence may differ. All floor plans, specifications and other development plans are proposed and conceptual only, and are subject to change and will not necessarily accurately reflect the final plans and specifications for the development.

All dimensions are approximate and all floor plans are subject to change by developer without notice. All illustrations are artistic conceptual renderings.