

“Sand Castles in the Sky”

THE PENTHOUSE COLLECTION

BISCAYNE BEACH

East Edgewater • Miami Residences





THE SKY IS ONLY **THE BEGINNING.**

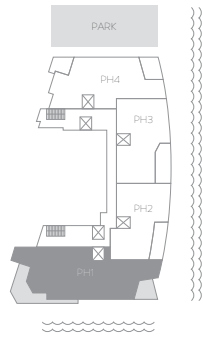
Enter a world of seamless perfection... where the lines between water, sky, and city drift away on tropical breezes... where indoors and outdoors flow together as peacefully as the turquoise blue seas caught in your gaze. It is a realm of refinement known only as the Penthouse Collection at Biscayne Beach.





A NEW WAVE OF LUXURY





KEY PLAN

PENTHOUSE 01

5 BEDROOMS + DEN / 5.5 BATHS

FLOORS 47- 49

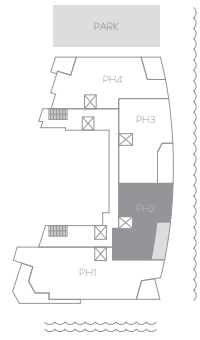
AC 3772 SF / 350.43 m²

TERRACE 822 SF / 76.37 m²

TOTAL 4594 SF / 426.8 m²



Stated square footages and 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 all interior structural components and other common elements). This method is generally used 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. For your reference, the area of the unit, determined in accordance with these defined unit boundaries, is set forth above and is labeled as "ac" (terraces, although included in the total square footage, 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 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 dimensions are estimates which will vary with actual construction, and all floor plans, specifications and other development plans are proposed and conceptual only, which are subject to change and will not necessarily accurately reflect the final plans and specifications for the development.



KEY PLAN

PENTHOUSE 02

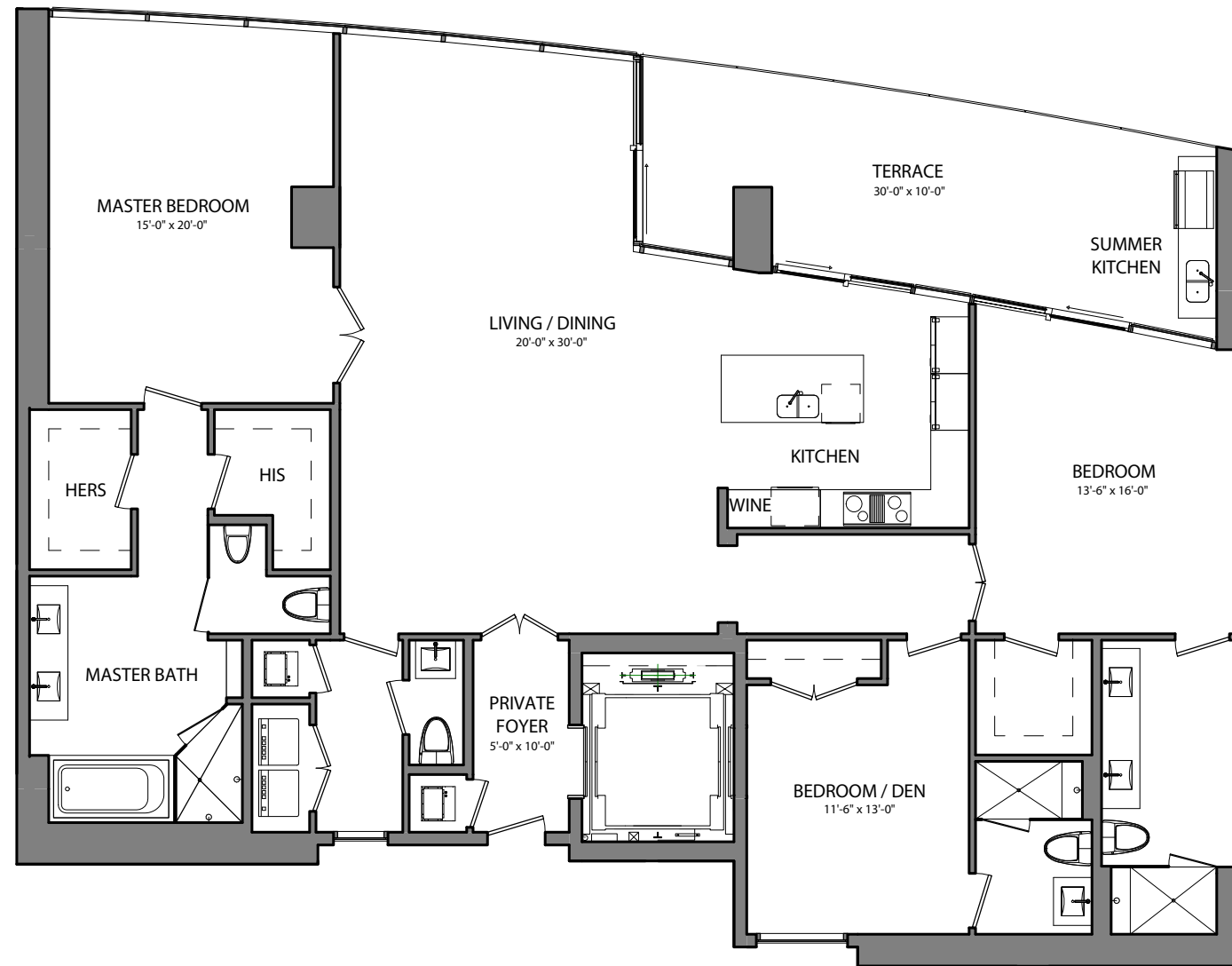
3 BEDROOMS / 3.5 BATHS

FLOORS 47- 49

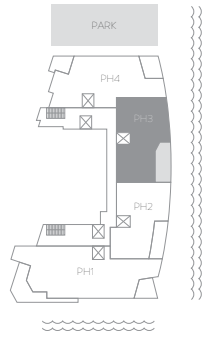
AC 2290 SF / 212.75 m²

TERRACE 308 SF / 28.61 m²

TOTAL 2598 SF / 241.36 m²



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KEY PLAN

PENTHOUSE 03

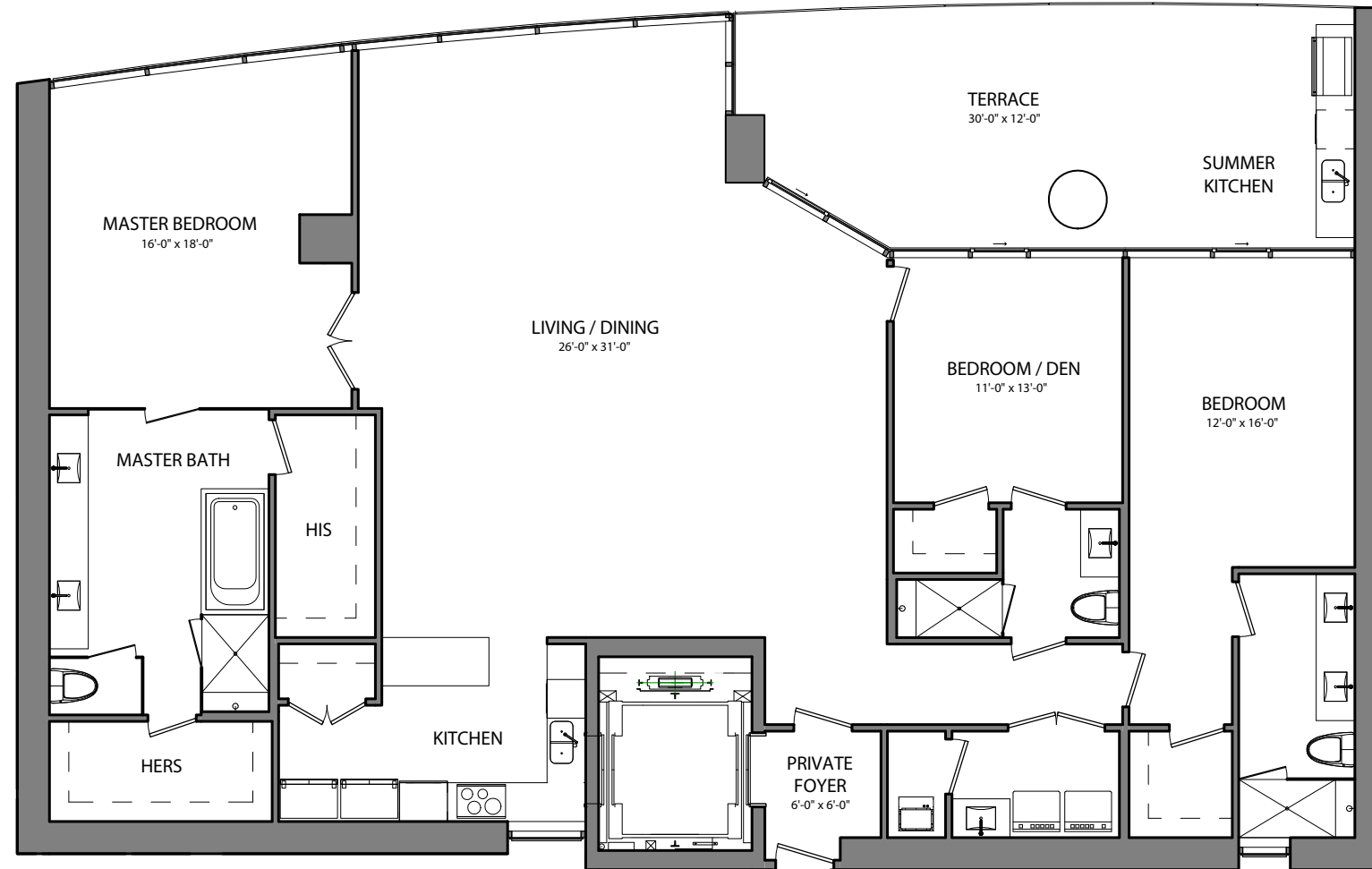
3 BEDROOMS / 3.5 BATHS

FLOORS 47- 49

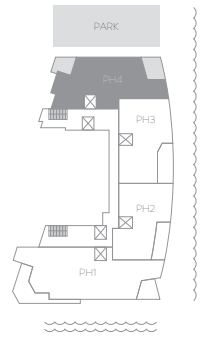
AC 2496 SF / 231.87 m²

TERRACE 375 SF / 34.84 m²

TOTAL 2871 SF / 266.71 m²



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KEY PLAN

PENTHOUSE 04

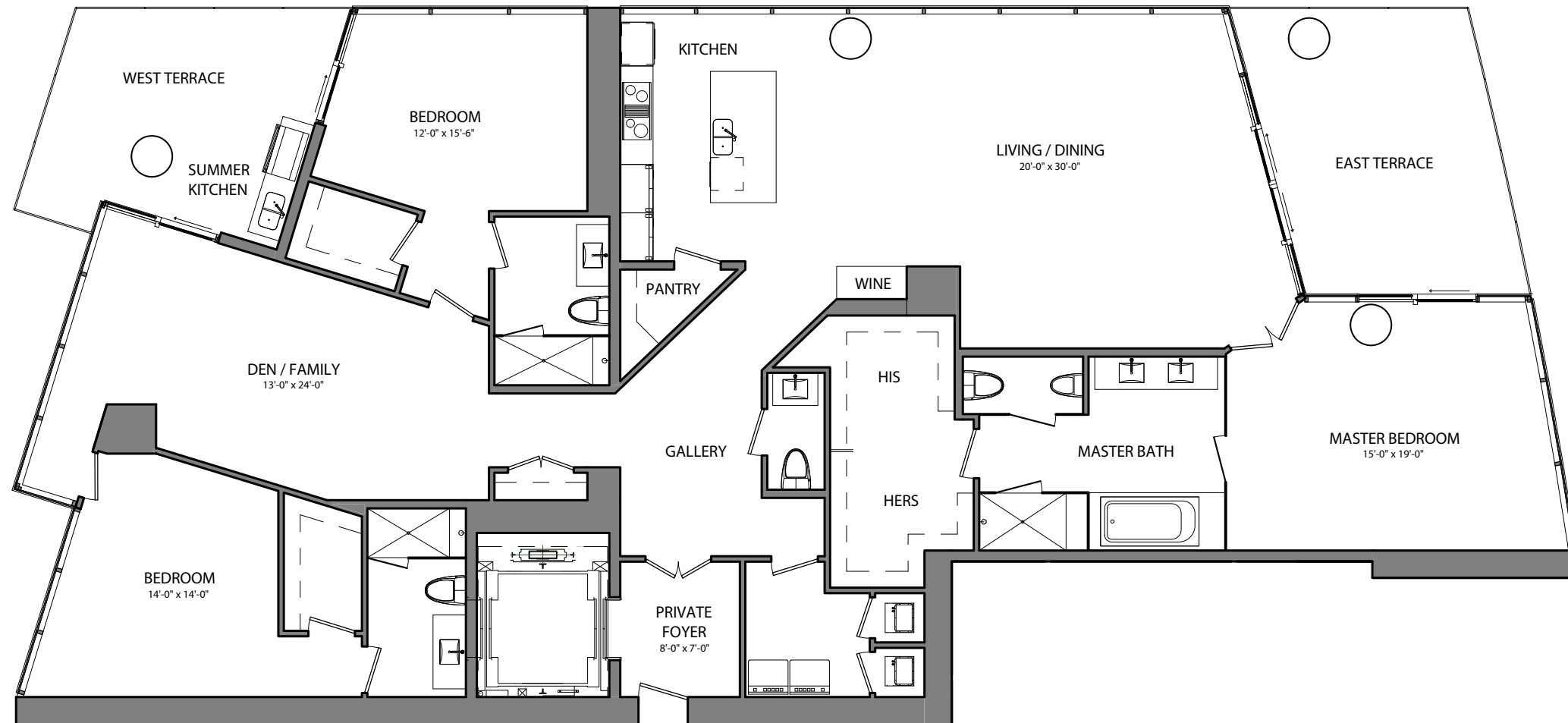
3 BEDROOMS + DEN / 3.5 BATHS

FLOORS 47- 50

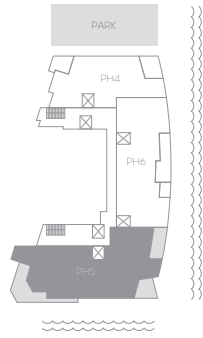
AC 2986 SF / 277.41 m²

TERRACE 462 SF / 42.92 m²

TOTAL 3448 SF / 320.33 m²



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KEY PLAN

PENTHOUSE 05

5 BEDROOMS + DEN / 5.5 BATHS

FLOOR 50

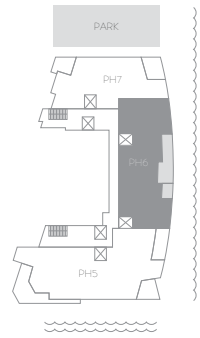
AC 4590 SF / 426.42 m²

TERRACE 1088 SF / 101.08 m²

TOTAL 5678 SF / 527.5 m²



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KEY PLAN

PENTHOUSE 06

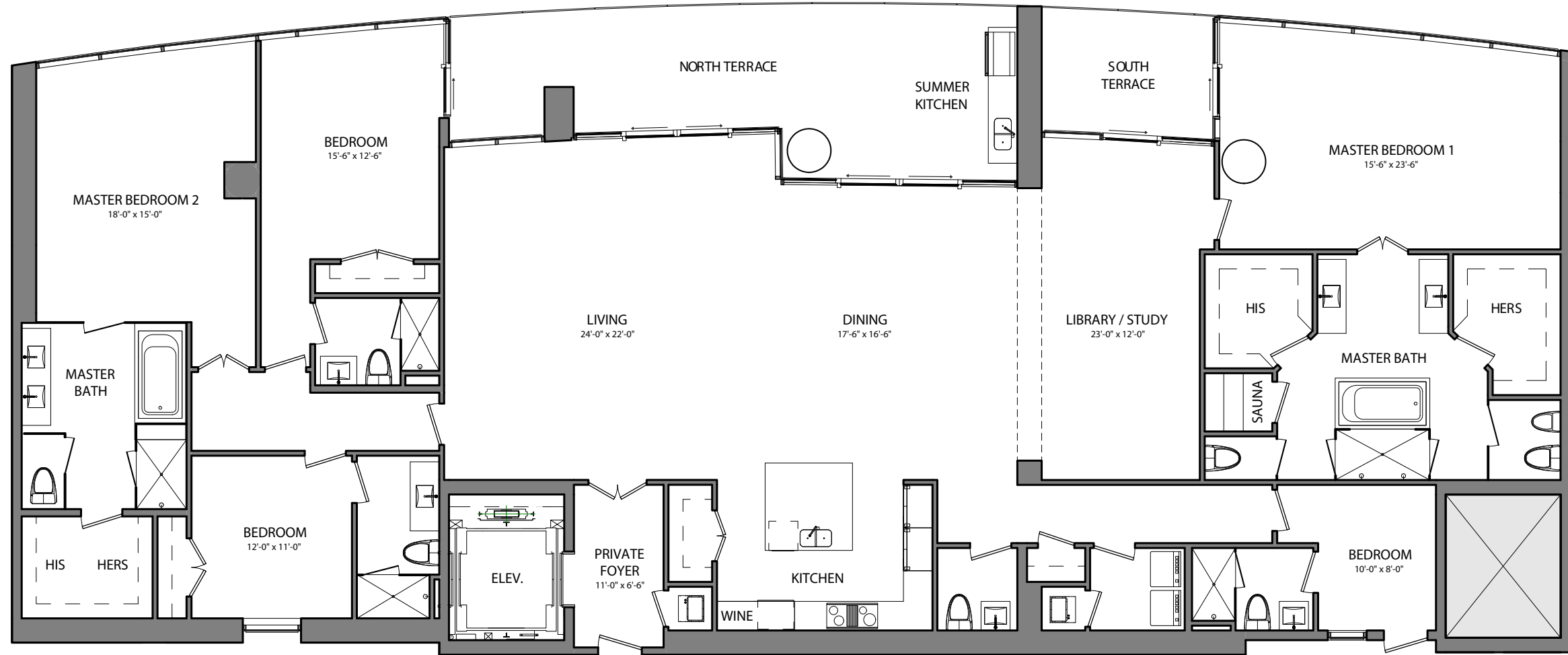
5 BEDROOMS + DEN / 5.5 BATHS

FLOOR 50

AC 3759 SF / 349.22 m²

TERRACE 481 SF / 44.69 m²

TOTAL 4240 SF / 393.91 m²



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