

E L Y S E E

EDGEWATER | MIAMI

THE NEW MIAMI LIVES HERE

Broker Participation is welcomed and encouraged.

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.

This project has been filed in the state of Florida and no other state. 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. Prices, availability, artist's renderings, dimensions, specifications, and features are subject to change at any time without notice.

ON BISCAYNE BAY IN THE CENTER OF IT ALL

DOWNTOWN

BRICKELL

MIDTOWN

EDGEWATER

WYNWOOD

DESIGN DISTRICT

MIAMI BEACH



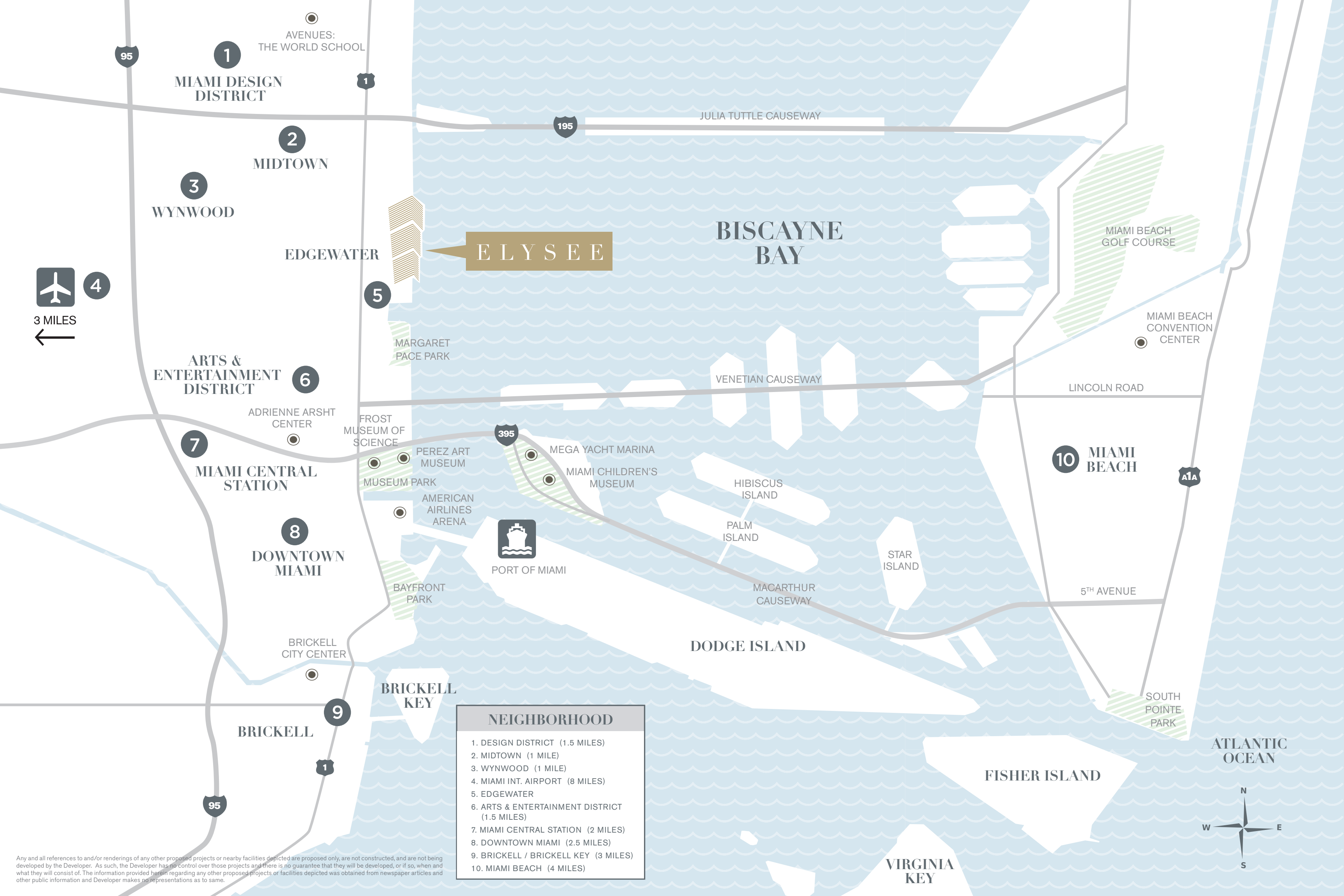




THE NEW MIAMI PLAYS HERE



MIAMI DESIGN DISTRICT PHOTOS COURTESY OF THE GREATER MIAMI CONVENTION & VISITORS BUREAU



1
MIAMI DESIGN DISTRICT

2
MIDTOWN

3
WYNWOOD

5
EDGEWATER

6
ARTS & ENTERTAINMENT DISTRICT

7
MIAMI CENTRAL STATION

8
DOWNTOWN MIAMI

9
BRICKELL

BISCAYNE BAY

MIAMI BEACH GOLF COURSE

MIAMI BEACH CONVENTION CENTER

LINCOLN ROAD

10
MIAMI BEACH

5TH AVENUE

SOUTH POINTE PARK

ATLANTIC OCEAN

FISHER ISLAND

VIRGINIA KEY

ELYSEE

MARGARET PACE PARK

FROST MUSEUM OF SCIENCE

PEREZ ART MUSEUM

MUSEUM PARK

AMERICAN AIRLINES ARENA

BAYFRONT PARK

BRICKELL CITY CENTER

BRICKELL KEY

MEGA YACHT MARINA

MIAMI CHILDREN'S MUSEUM

VENETIAN CAUSEWAY

HIBISCUS ISLAND

PALM ISLAND

STAR ISLAND

MACARTHUR CAUSEWAY

DODGE ISLAND

PORT OF MIAMI

NEIGHBORHOOD

- 1. DESIGN DISTRICT (1.5 MILES)
- 2. MIDTOWN (1 MILE)
- 3. WYNWOOD (1 MILE)
- 4. MIAMI INT. AIRPORT (8 MILES)
- 5. EDGEWATER
- 6. ARTS & ENTERTAINMENT DISTRICT (1.5 MILES)
- 7. MIAMI CENTRAL STATION (2 MILES)
- 8. DOWNTOWN MIAMI (2.5 MILES)
- 9. BRICKELL / BRICKELL KEY (3 MILES)
- 10. MIAMI BEACH (4 MILES)

Any and all references to and/or renderings of any other proposed projects or nearby facilities depicted are proposed only, are not constructed, and are not being developed by the Developer. As such, the Developer has no control over those projects and there is no guarantee that they will be developed, or if so, when and what they will consist of. The information provided herein regarding any other proposed projects or facilities depicted was obtained from newspaper articles and other public information and Developer makes no representations as to same.

An architectural rendering of the Elysee Miami hotel entrance at dusk. The building features a modern design with a large, cantilevered canopy over the entrance, illuminated from within. The facade is composed of white panels with a circular perforated pattern, interspersed with vertical green walls. A wide set of stairs with a geometric tile pattern leads to the entrance. To the right, a black Bentley Continental is parked on a checkered driveway. The landscaping includes manicured trees, a tall hedge, and various planters. A sign on the wall reads "ELYSEE MIAMI".

THE
NEW MIAMI
ARRIVES HERE



*“Understated
theatricality...
that is what
true luxury is
all about.”*

– Jean-Louis Deniot, Interior Design





SITTING ROOM



SUNRISE POOL

THE NEW MIAMI RETREATS HERE

THREE FULL FLOORS OF AMENITIES

GRAND LOBBY LEVEL

- Grand Marble Lobby & Living Room
- Owners' Bayfront Lounge
- Waterfront Sunrise Pool

WELLNESS LEVEL – 7TH FLOOR

- Resort-Sized Lap Pool
- Poolside Refreshment Bar
- Summer Kitchen & BBQ Terrace
- Waterfront Fitness Center
- Spa with Sauna, Steam Shower & Massage Rooms
- Blow Dry Bar
- Children's Room

OWNERS' SKY LOUNGE – 30TH FLOOR

- Grand Salon with Full Bar & Great Room with 360° Views
- Grand Dining Room Seating up to 24 Guests
- Library & High Definition Theatre Room
- Game & Media Room
- Commercial-Grade Kitchen with Chef's Table

RESIDENT SERVICES

- On-Site Elysee Attaché Concierge Service
- 24-Hour Security & Video Surveillance
- White Glove Butler & Door Attendant
- Valet Parking for Residents & Guests
- Automated Parking with Attendant
- Charging Stations for Electric Cars
- High-Speed Private Elevators
- Two Furnished Guest Suites

GRAND LOBBY LEVEL



7TH FLOOR WELLNESS LEVEL





30TH FLOOR OWNERS' SKY LOUNGE







GRAND DINING ROOM



THEATRE ROOM

THE NEW MIAMI RESIDES HERE



EAST TERRACE





IN COLLABORATION



TWO ROADS DEVELOPMENT DEVELOPER

Two Roads Development is a South Florida-based real estate development firm whose principals have over 120 years of combined experience in developing, financing, and marketing residential and commercial projects across the United States.

Two Roads Development seeks out global architectural firms such as Gensler, Arquitectonica and WHLC and pairs them with internationally renowned interior designers like Jean-Louis Deniot of Paris and Thom Filicia of New York to create bespoke residential experiences that raise standards, redefine skylines, and deliver enduring returns to homeowners, partners and investors. Learn more at tworoadsre.com.



JEAN-LOUIS DENIOT INTERIOR DESIGN

Jean-Louis Deniot has brought his unique sophistication to some of the most important residences in the world – in Paris, the Cote D'Azur as well as Beverly Hills, Fifth Avenue, London, Moscow, Istanbul and New Delhi. Deniot undertakes each of his projects with the vigor and inquisitiveness that is peculiar to true visionaries, conceiving and defining novel design aesthetics with utmost dash and confidence. Deniot is proud to be regularly featured in international publications including Architectural Digest (US), AD France, AD Spain, AD Germany, AD Russia, AD India, House and Garden, Belle Australia, ELLE Decor US, ELLE Decoration in France and Russia, Marie Claire Italy, More Than Classic Holland, as well as a number of Emirates and Asian magazines, making him one of the most published designers today. Now Deniot lends his sophisticated, classic, though sometimes unexpected style to the aesthetic and sensibility of Elysee. Learn more at deniot.com.



BERNARDO FORT-BRESCIA ARCHITECT

Bernardo Fort-Brescia, founding principal of Arquitectonica is known as one of the pioneers of globalization in the architecture profession. Well-known projects by his firm include the Microsoft Europe Headquarters in Paris, the Bronx Museum and Westin Times Square in New York, Festival Walk and the Cyberport Technology Campus in Hong Kong, the International Finance Center in Seoul, the headquarters of the Construction Bank and Agricultural Bank of China in Shanghai, the Mall of Asia in Manila, the Banco Santander Headquarters and W Torre Plaza in Sao Paulo, the US Embassy in Lima, the Infinity Towers in San Francisco, the Hilton Americas in Houston, the Philips Arena in Atlanta and the American Airlines Arena in Miami. Learn more at arquitectonica.com.

This project is being developed by 700 Miami Partners LLC, a Delaware limited liability company, which was formed solely for such purpose. Two Roads Development LLC, a Florida limited liability company ("Two Roads"), is affiliated with this entity, but is not the developer of this project.

This condominium is being developed by 700 Miami Partners LLC, a Delaware limited liability company ("Developer"), which has a limited right to use the trademarked names and logos of Two Roads pursuant to a license and marketing agreement with Two Roads. Any and all statements, disclosures, and/or representations shall be deemed made by Developer and not by Two Roads and you agree to look solely to Developer (and not to Two Roads and/or any of its affiliates) with respect to any and all matters relating to the marketing and/or development of the Condominium and with respect to the sales of units in the Condominium.

ELYSEE

EDGEWATER | MIAMI

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Renderings depict proposed views, which are not identical from each unit. 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 a unit or from other portions of the property may in the future be limited or eliminated by future development or forces of nature and the developer in no manner guarantees the continuing existence of any view.

ELYSEE

EDGEWATER | MIAMI

Michael Light

Senior Director of Luxury Sales
Douglas Elliman Real Estate
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