

ELYSEE

EDGEWATER | MIAMI

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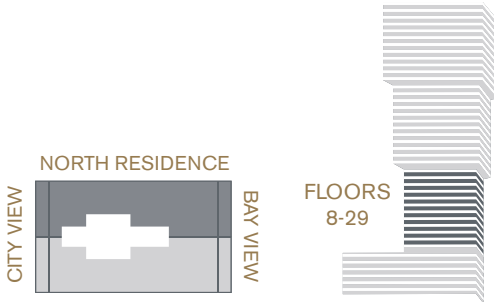
Broker Participation is welcomed and encouraged. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE SELLER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A SELLER TO A BUYER OR LESSEE. 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 and availability are subject to change at any time without notice.



3 BEDROOM + DEN / 4.5 BATH
(CONVERTIBLE TO 4 BEDROOMS)

| | | |
|----------|---------------|---------------|
| Interior | 2,743 sq. ft. | 255 sq. mtrs. |
| Exterior | 567 sq. ft. | 53 sq. mtrs. |

Total Area 3,310 sq. ft. 308 sq. mtrs.



RESIDENCE FEATURES

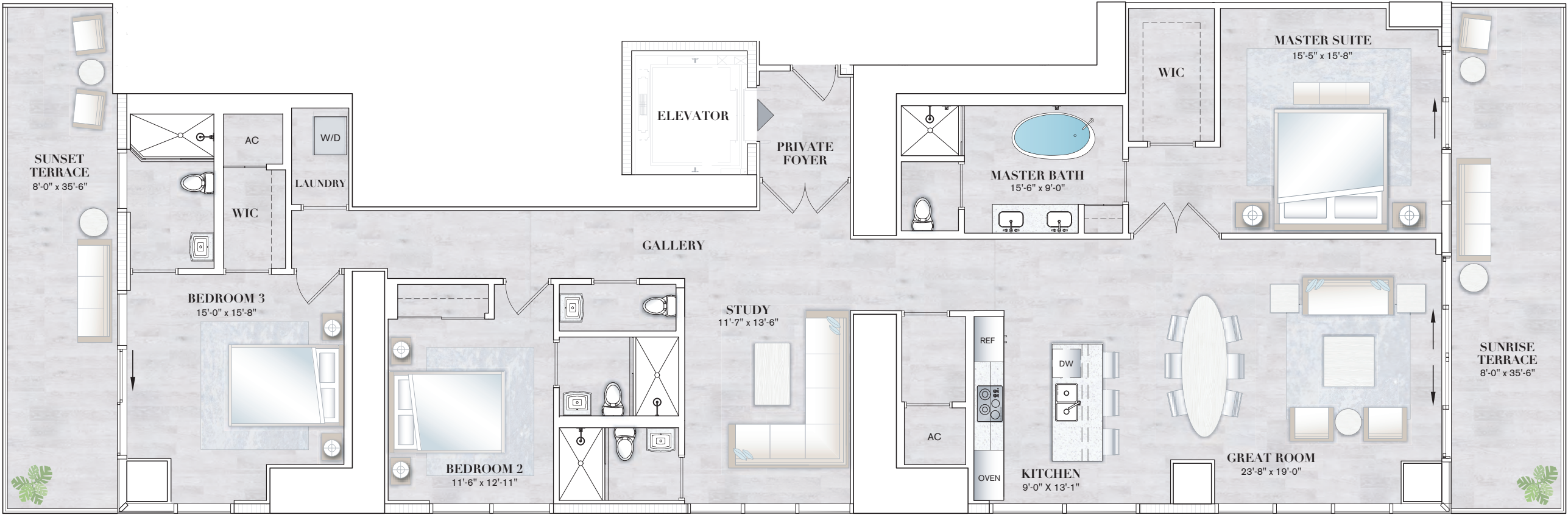
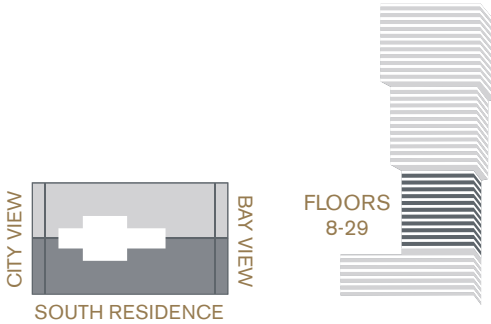
- 10' Ceiling Heights
- Two Parking Spaces Per Residence
- High-Speed Private Elevator plus Service Elevator
- Sub-Zero® and Wolf® Stainless Steel Appliances Including Gas Cooktop
- European-Style Italkraft® Cabinetry in Kitchens and Baths with Under Cabinet Lighting
- Waterworks® Designer Plumbing Fixtures
- Full-Size Stackable Washer & Dryer

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3 BEDROOM + STUDY / 4.5 BATH
(CONVERTIBLE TO 4 BEDROOMS)

| | | |
|----------|---------------|---------------|
| Interior | 2,743 sq. ft. | 255 sq. mtrs. |
| Exterior | 567 sq. ft. | 53 sq. mtrs. |

Total Area 3,310 sq. ft. 308 sq. mtrs.



RESIDENCE FEATURES

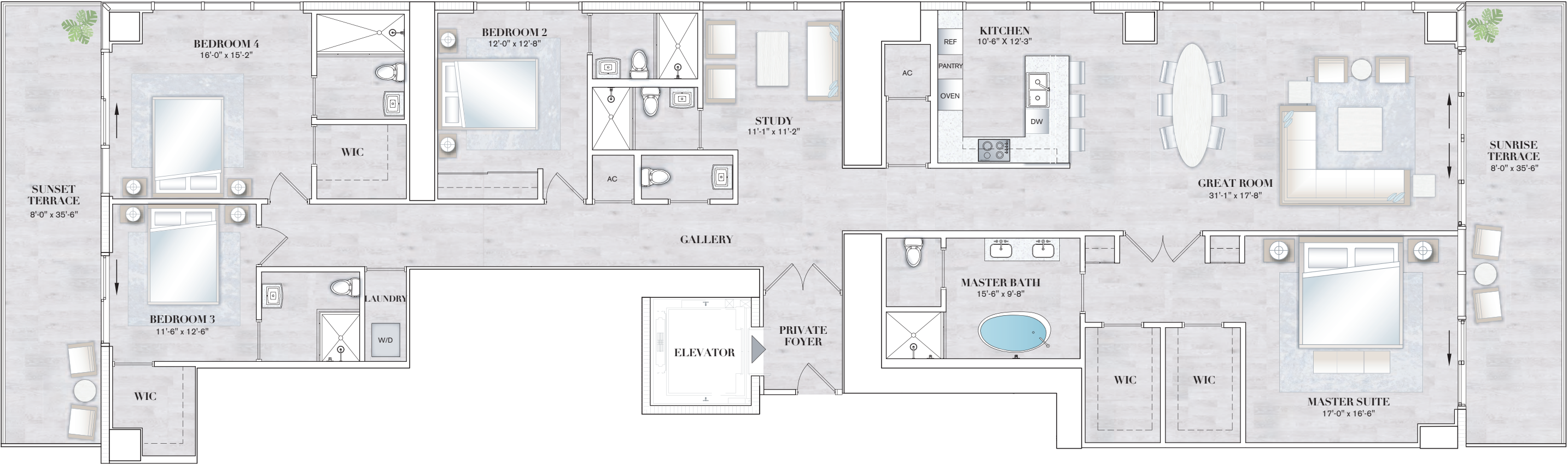
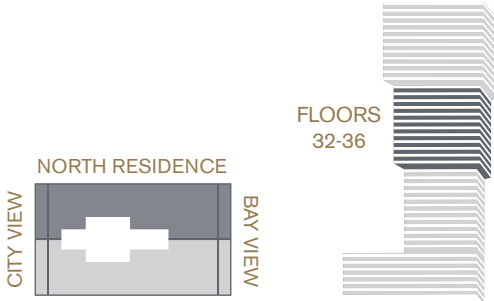
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- European-Style Italkraft® Cabinetry in Kitchens and Baths with Under Cabinet Lighting
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4 BEDROOM + STUDY / 5.5 BATH
(CONVERTIBLE TO 5 BEDROOMS)

| | | |
|----------|---------------|---------------|
| Interior | 3,326 sq. ft. | 309 sq. mtrs. |
| Exterior | 567 sq. ft. | 53 sq. mtrs. |

Total Area 3,893 sq. ft. 362 sq. mtrs.



RESIDENCE FEATURES

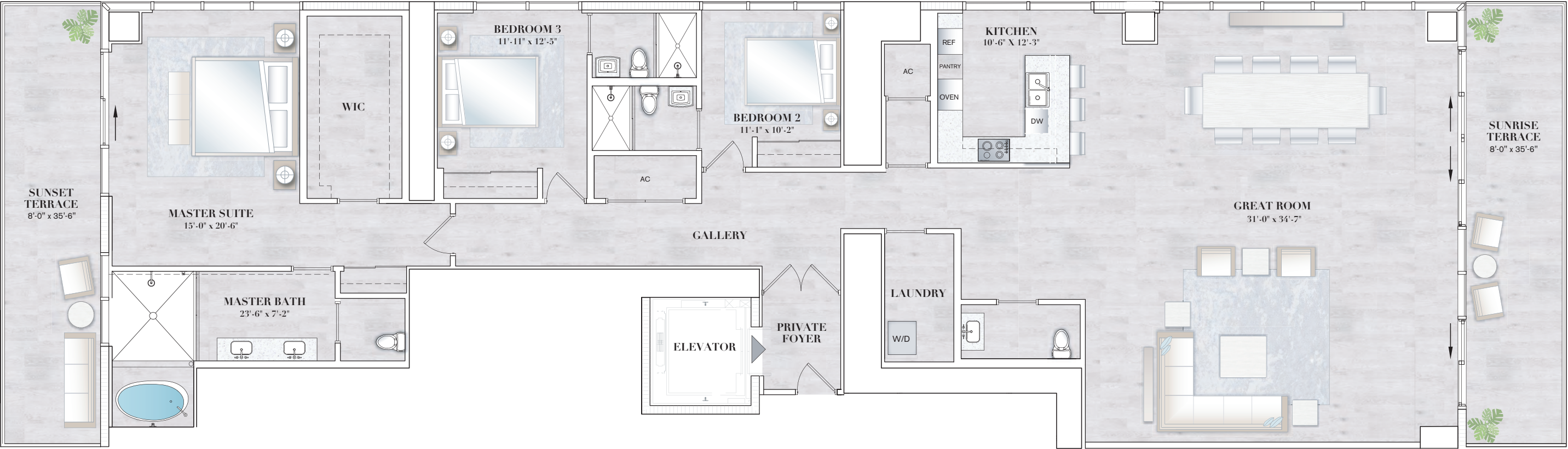
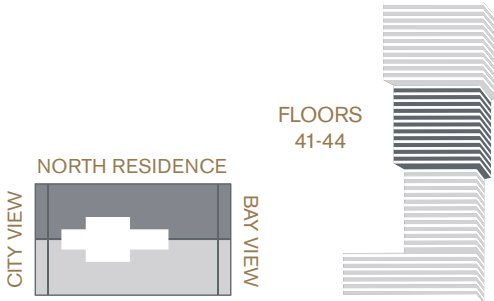
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- High-Speed Private Elevator plus Service Elevator
- Sub-Zero® and Wolf® Stainless Steel Appliances Including Gas Cooktop
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3 BEDROOM / 3.5 BATH

| | | |
|----------|---------------|---------------|
| Interior | 3,313 sq. ft. | 308 sq. mtrs. |
| Exterior | 567 sq. ft. | 53 sq. mtrs. |

Total Area 3,880 sq. ft. 361 sq. mtrs.



RESIDENCE FEATURES

- 10' Ceiling Heights
- Two Parking Spaces Per Residence
- High-Speed Private Elevator plus Service Elevator
- Sub-Zero® and Wolf® Stainless Steel Appliances Including Gas Cooktop
- European-Style Italkraft® Cabinetry in Kitchens and Baths with Under Cabinet Lighting
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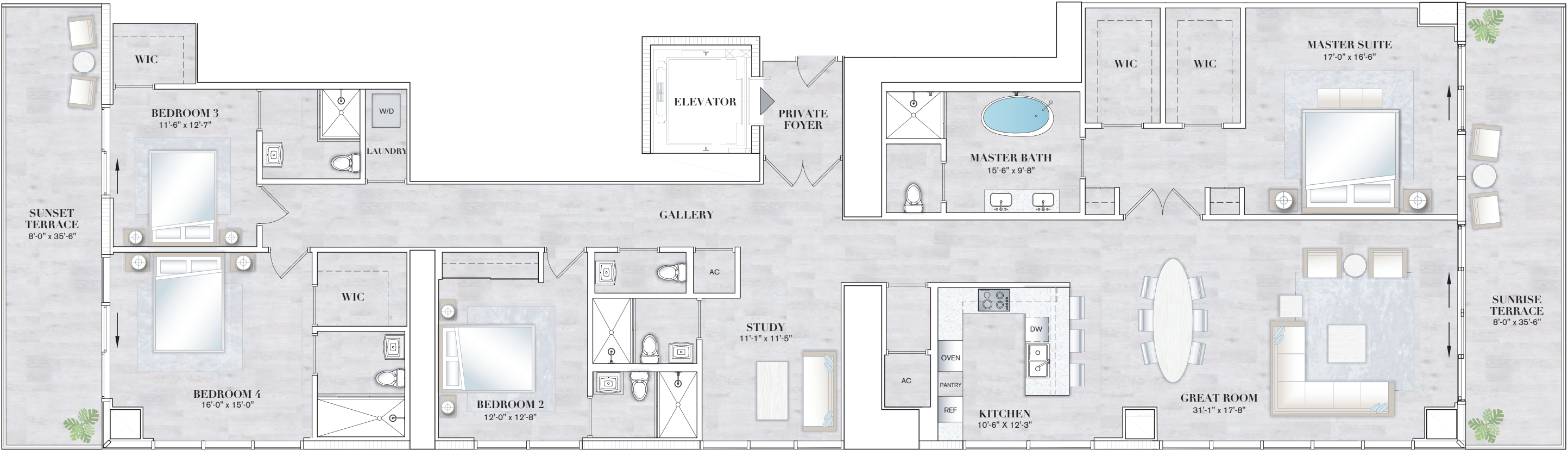
4 BEDROOM + STUDY / 5.5 BATH
(CONVERTIBLE TO 5 BEDROOMS)

| | | |
|----------|---------------|---------------|
| Interior | 3,298 sq. ft. | 306 sq. mtrs. |
| Exterior | 567 sq. ft. | 53 sq. mtrs. |

Total Area 3,865 sq. ft. 359 sq. mtrs.



FLOORS
31-36



RESIDENCE FEATURES

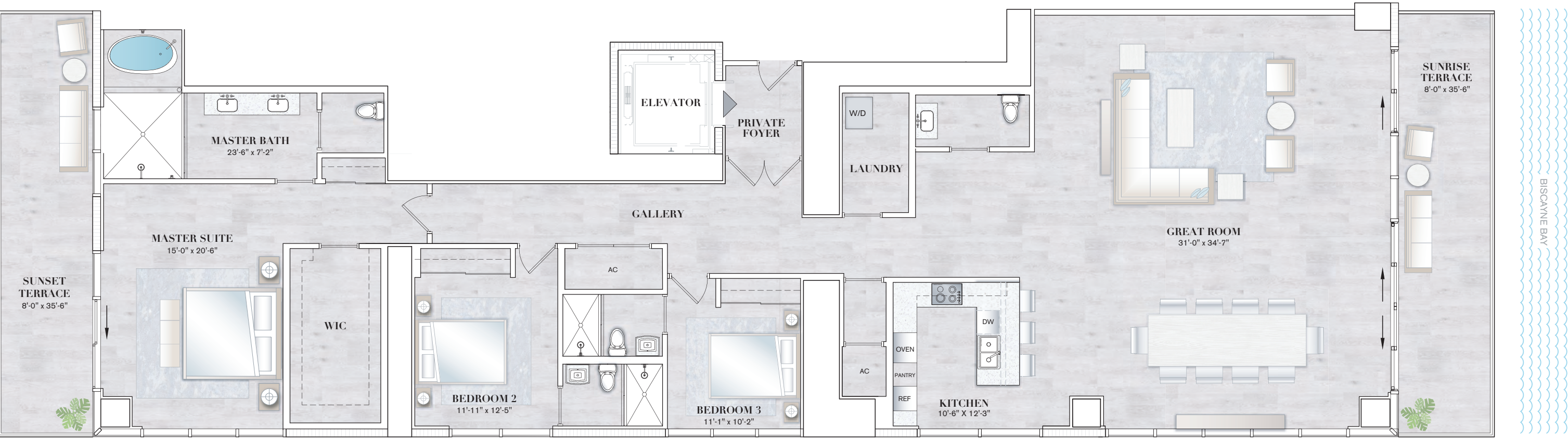
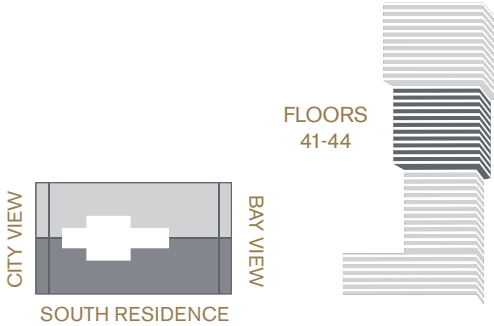
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3 BEDROOM / 3.5 BATH

| | | |
|----------|---------------|---------------|
| Interior | 3,313 sq. ft. | 308 sq. mtrs. |
| Exterior | 567 sq. ft. | 53 sq. mtrs. |

Total Area 3,880 sq. ft. 361 sq. mtrs.



RESIDENCE FEATURES

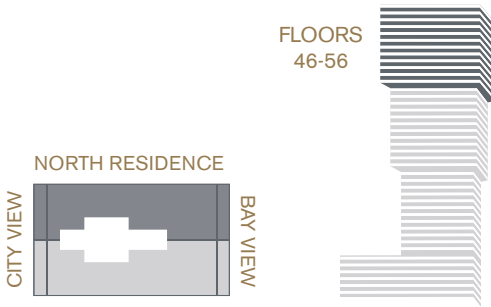
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4 BEDROOM + DEN + STUDY / 4.5 BATH

| | | |
|----------|---------------|---------------|
| Interior | 3,887 sq. ft. | 361 sq. mtrs. |
| Exterior | 710 sq. ft. | 66 sq. mtrs. |

Total Area 4,597 sq. ft. 427 sq. mtrs.



RESIDENCE FEATURES

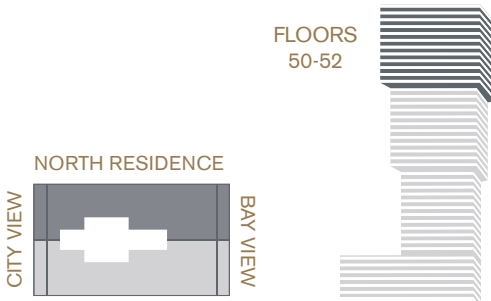
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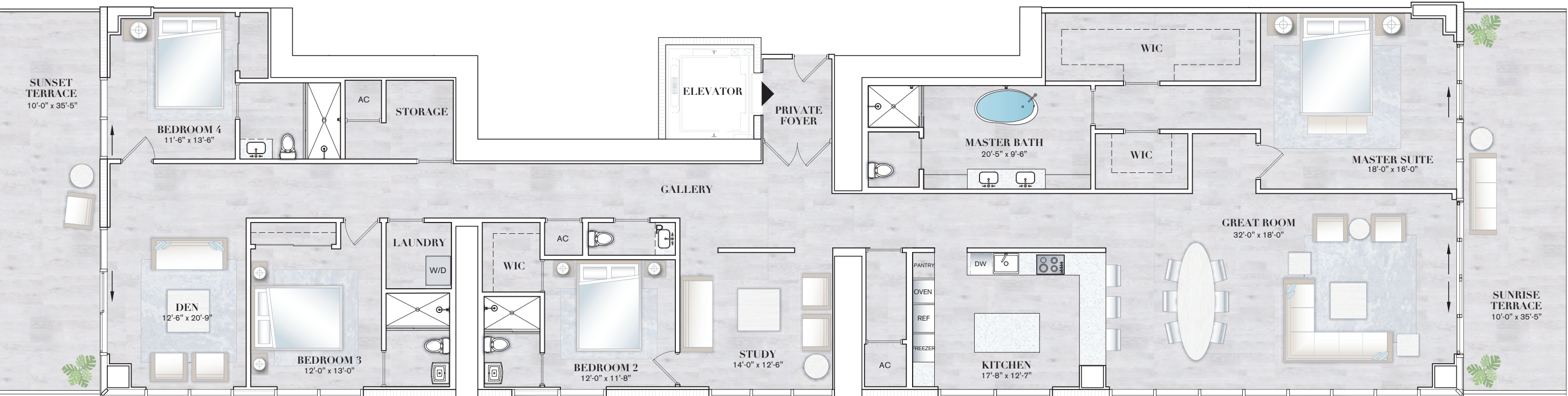
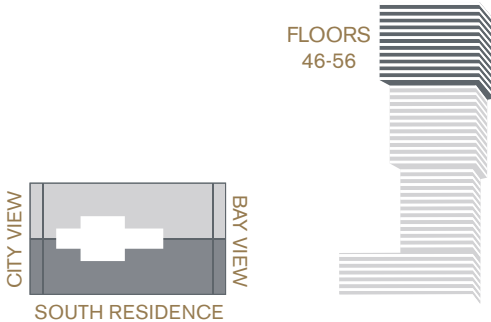
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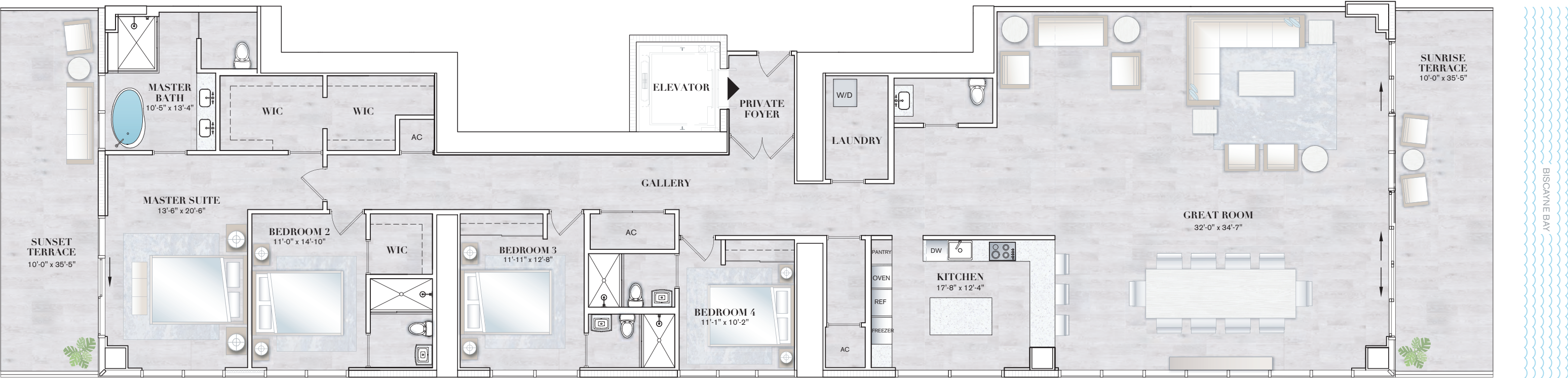
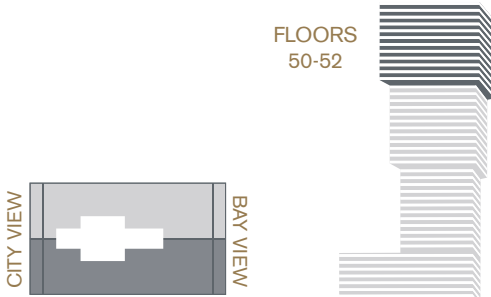
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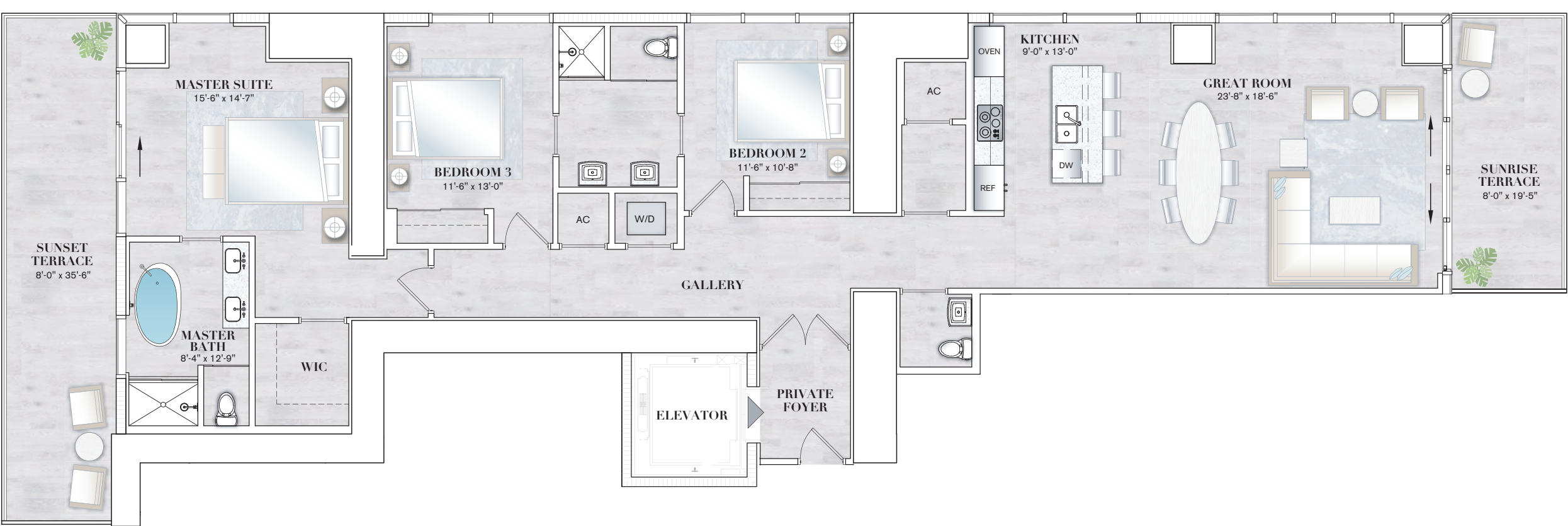
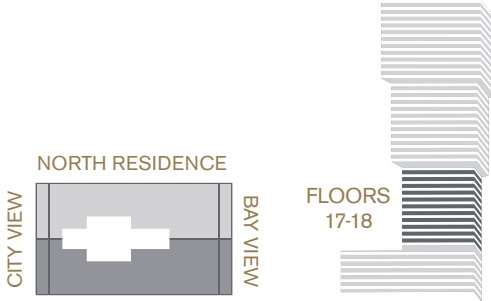
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3 BEDROOM / 2.5 BATH

| | | |
|----------|---------------|---------------|
| Interior | 2,219 sq. ft. | 206 sq. mtrs. |
| Exterior | 437 sq. ft. | 41 sq. mtrs. |

Total Area 2,656 sq. ft. 247 sq. mtrs.



RESIDENCE FEATURES

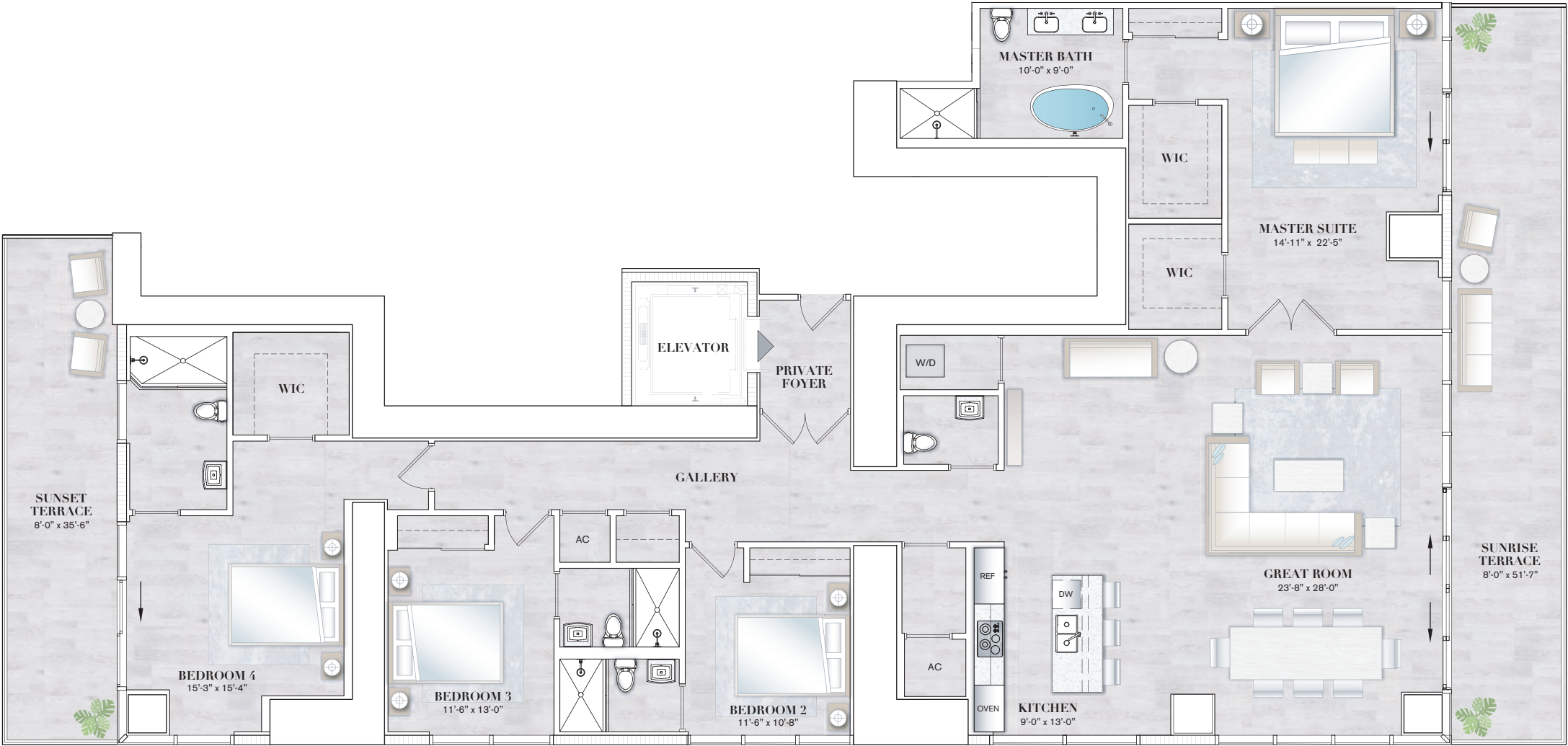
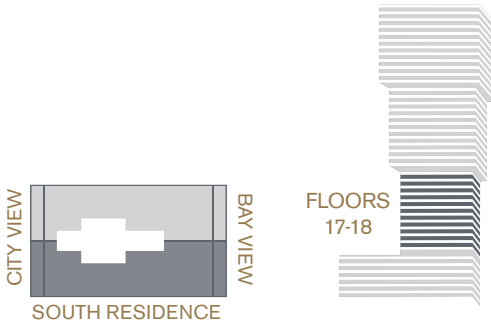
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4 BEDROOM / 4.5 BATH

| | | |
|----------|---------------|---------------|
| Interior | 3,267 sq. ft. | 304 sq. mtrs. |
| Exterior | 696 sq. ft. | 65 sq. mtrs. |

Total Area 3,963 sq. ft. 369 sq. mtrs.



RESIDENCE FEATURES

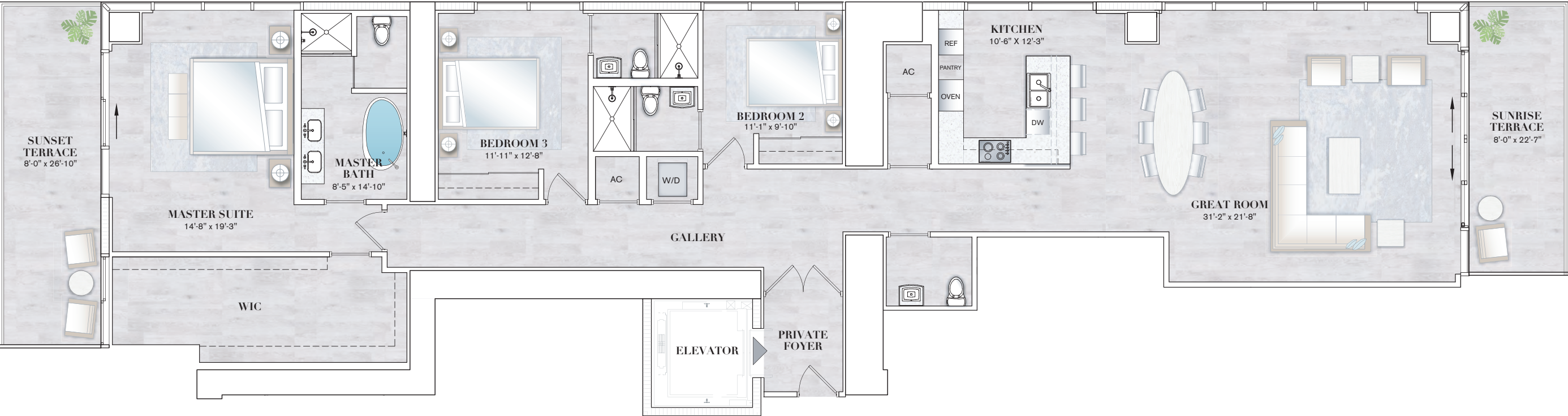
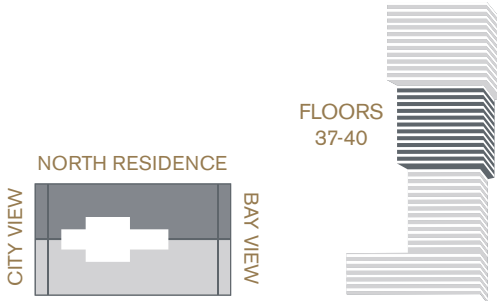
- 10' Ceiling Heights
- Two Parking Spaces Per Residence
- High-Speed Private Elevator plus Service Elevator
- Sub-Zero® and Wolf® Stainless Steel Appliances Including Gas Cooktop
- European-Style Italkraft® Cabinetry in Kitchens and Baths with Under Cabinet Lighting
- Waterworks® Designer Plumbing Fixtures
- Full-Size Stackable Washer & Dryer

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3 BEDROOM / 3.5 BATH

| | | |
|----------|---------------|---------------|
| Interior | 2,664 sq. ft. | 247 sq. mtrs. |
| Exterior | 392 sq. ft. | 36 sq. mtrs. |

Total Area 3,056 sq. ft. 283 sq. mtrs.



RESIDENCE FEATURES

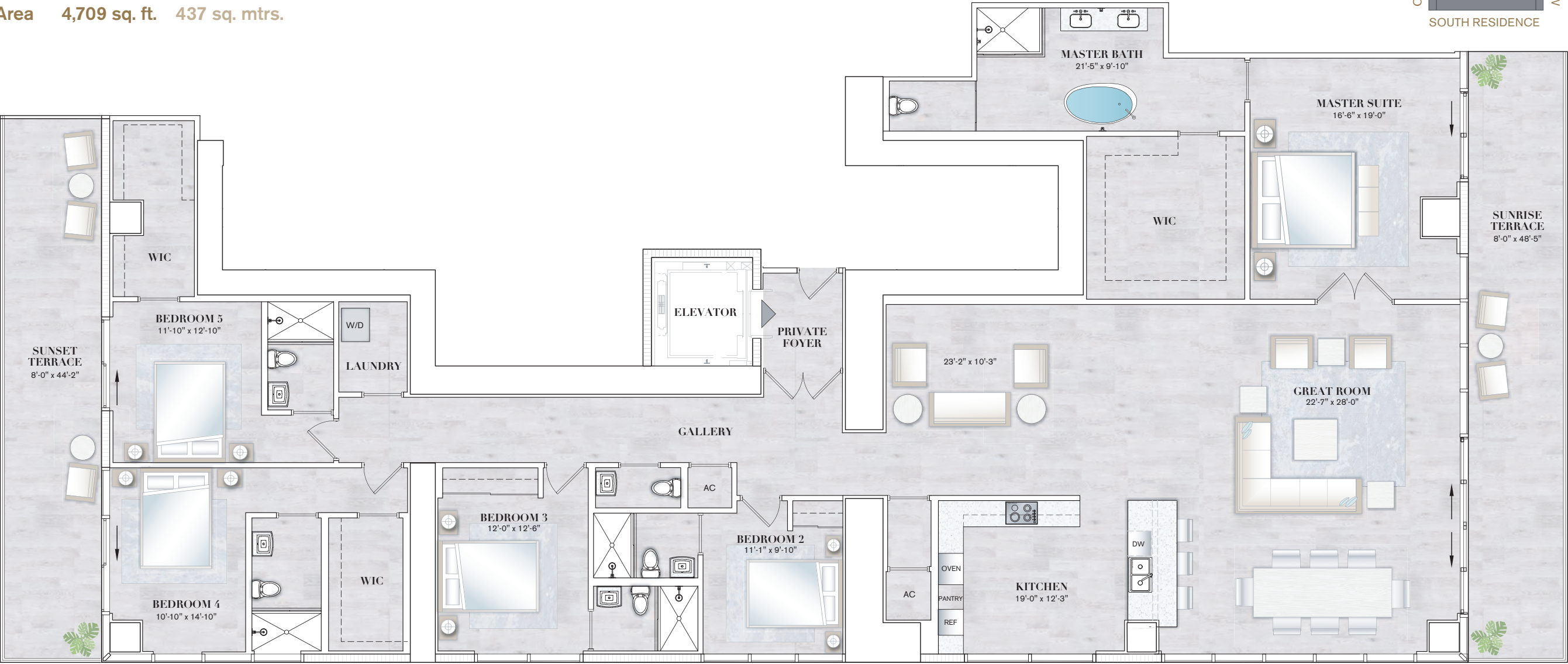
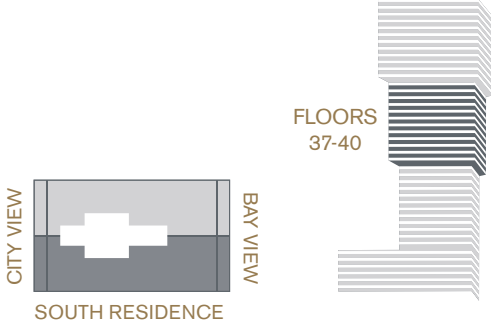
- 10' Ceiling Heights
- Two Parking Spaces Per Residence
- High-Speed Private Elevator plus Service Elevator
- Sub-Zero® and Wolf® Stainless Steel Appliances Including Gas Cooktop
- European-Style Italkraft® Cabinetry in Kitchens and Baths with Under Cabinet Lighting
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5 BEDROOM / 5.5 BATH

| | | |
|----------|---------------|---------------|
| Interior | 3,966 sq. ft. | 368 sq. mtrs. |
| Exterior | 743 sq. ft. | 69 sq. mtrs. |

Total Area 4,709 sq. ft. 437 sq. mtrs.



RESIDENCE FEATURES

- 10' Ceiling Heights
- Two Parking Spaces Per Residence
- High-Speed Private Elevator plus Service Elevator
- Sub-Zero® and Wolf® Stainless Steel Appliances Including Gas Cooktop
- European-Style Italkraft® Cabinetry in Kitchens and Baths with Under Cabinet Lighting
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