

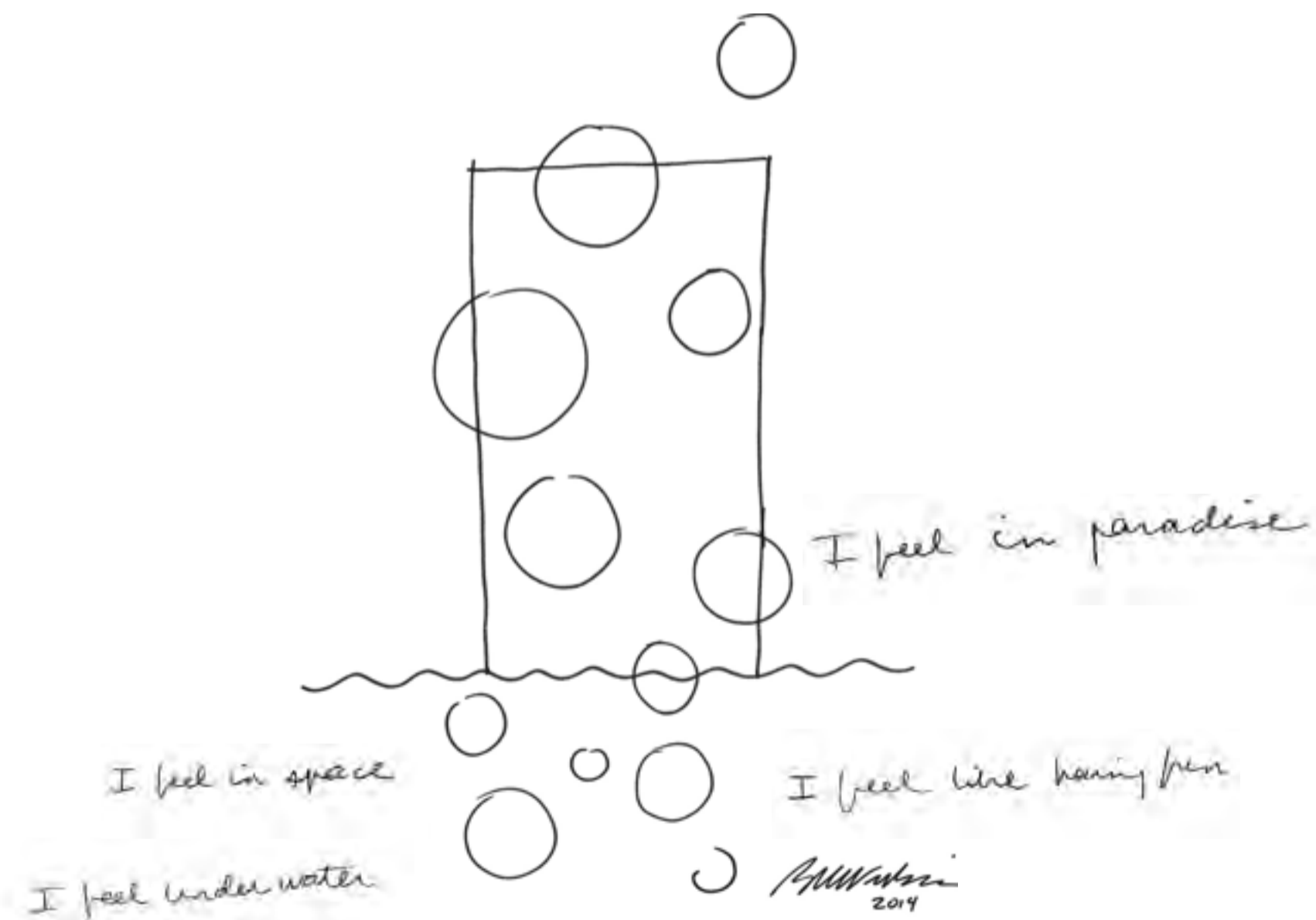


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ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. OBTAIN THE PROPERTY REPORT REQUIRED BY FEDERAL LAW AND READ IT BEFORE SIGNING ANYTHING. NO FEDERAL AGENCY HAS JUDGED THE MERITS OR VALUE, IF ANY, OF THIS PROPERTY.

"IMAGINE NATURAL BEAUTY
SURROUNDED BY CULTURAL
RICHES... THIS IS THE
ENCHANTED LIFESTYLE
OF ONE PARAIISO."

BERNARDO FORT-BRESCIA



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 floors 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 CONCEPTUAL RENDERING

ARTIST CONCEPTUAL RENDERING

“ONE PARAISO’S
AWARD-WINNING TEAM
IS INTERNATIONALLY
RENOWNED FOR
EXQUISITE DESIGN.”

JORGE M. PÉREZ



Founded in 1979 by Jorge M. Pérez, The Related Group is the nation's leading developer of multi-family residences. Under Mr. Pérez'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 Ocean One, 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, Baitus, Beachwalk and Hyde Beach.

www.relatedgroup.com



“WITH OCEANFRONT ARCHITECTURE WE SEEK TO DISSOLVE BOUNDARIES BETWEEN INSIDE AND OUT – TO CREATE UNITY WITH NATURE.”

BERNARDO FORT-BRESCIA

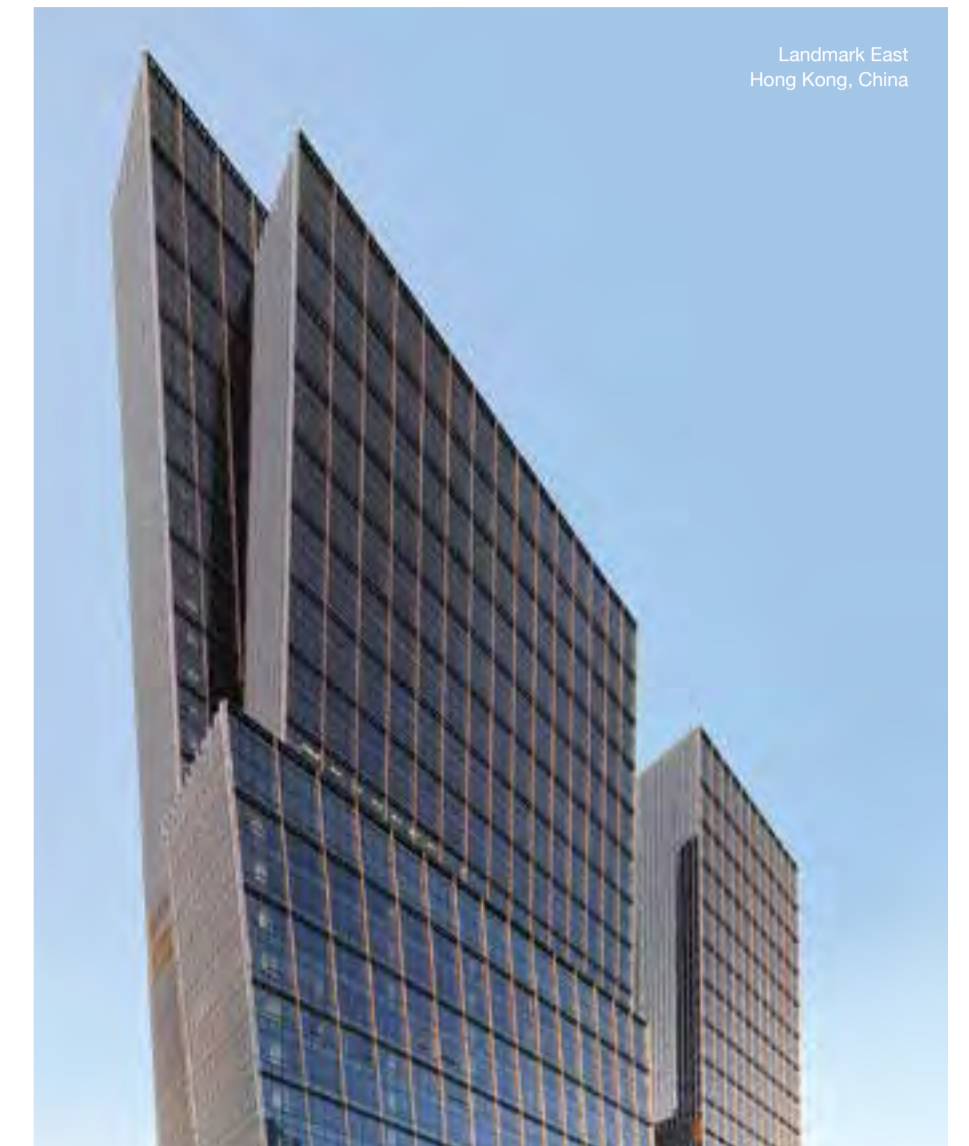


Arquitectónica is a Miami-based architecture, interior design and planning firm led by Bernardo Fort-Brescia and Laurinda Spear. Working from multiple global offices, the firm designs mixed-use developments, resorts, hotels, luxury condominiums, schools, universities and museums. Since 1977, Arquitectonica has won more than 200 awards for its iconic designs and the firm's work has been featured in more than 5,000 national and international publications, including TIME, Newsweek, Life, Fortune and Business Week, as well as numerous professional journals such as Architectural Record, Progressive Architecture, Architectural Design, Domus, Global Architecture, L'Architecture D'aujourd'hui, Abitare and Häuser. 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



Riviera Twinstar Square
Shanghai, China



Landmark East
Hong Kong, China



American Airlines Arena
Miami, USA

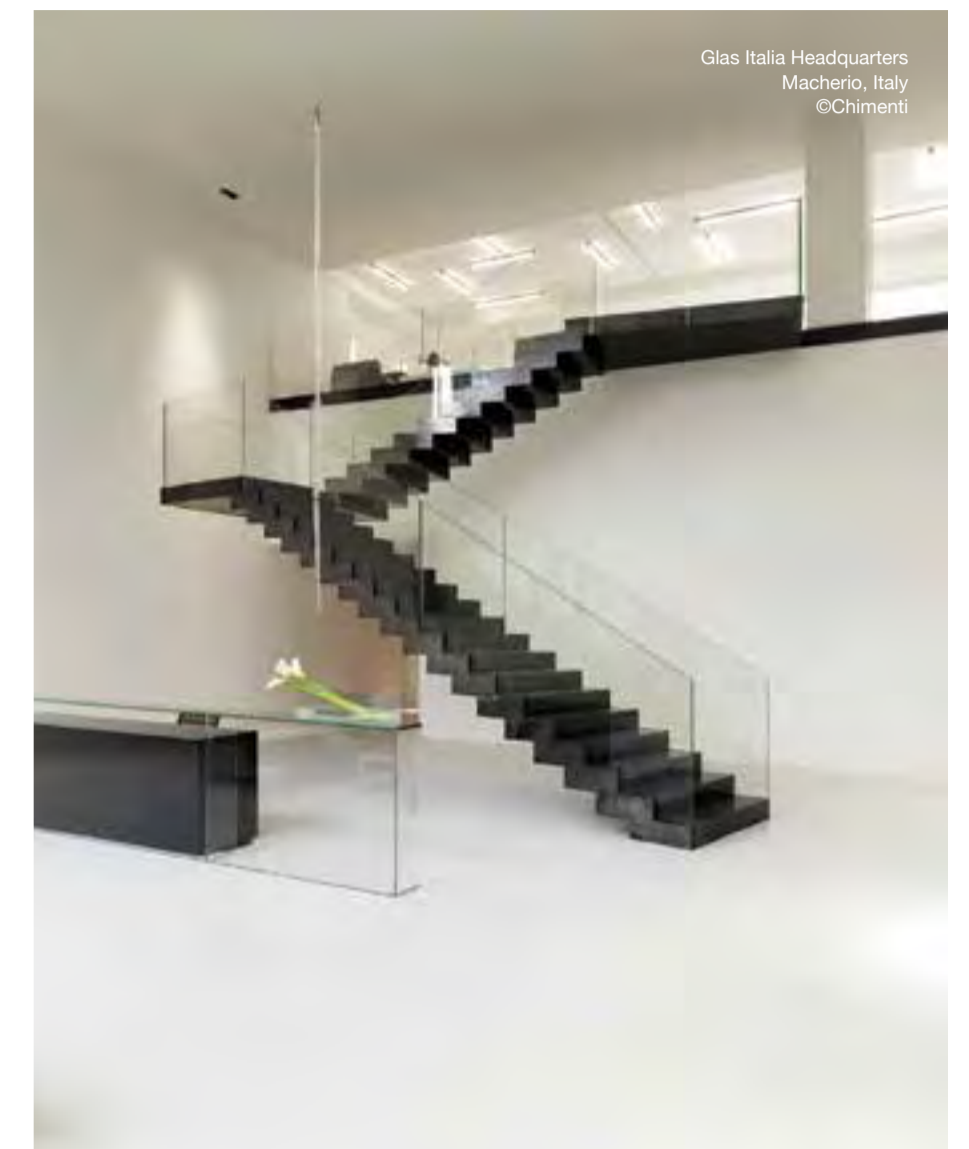
“LIFE DEFINES THE SPACE
AND LIFE MEANS
YOUR CULTURE,
YOUR SOUL, YOUR NOISE,
YOUR SILENCE.”

PIERO LISSONI



Piero Lissoni is the founder of and visionary behind Lissoni Associati, an Italian brand that has become globally renowned for sophisticated architecture and design. A master in his craft, Lissoni creates architectural, graphic, interior, and design projects ranging from furniture and accessories, to hotels, showrooms, private residences and luxury retail spaces. Iconic projects he has launched include the renovation of Ferrari Clubhouse, showrooms and creative solutions for Boffi, Cassina, Living Divani, Knoll International and Elle Tahari, luxury hotel projects such as The Conservatorium Hotel in Amsterdam and The Billia Grand Hotel and Casino in Saint Vincent. Recent projects include new hotels and luxury residential developments in Miami and New York.

www.lissoniassociati.com



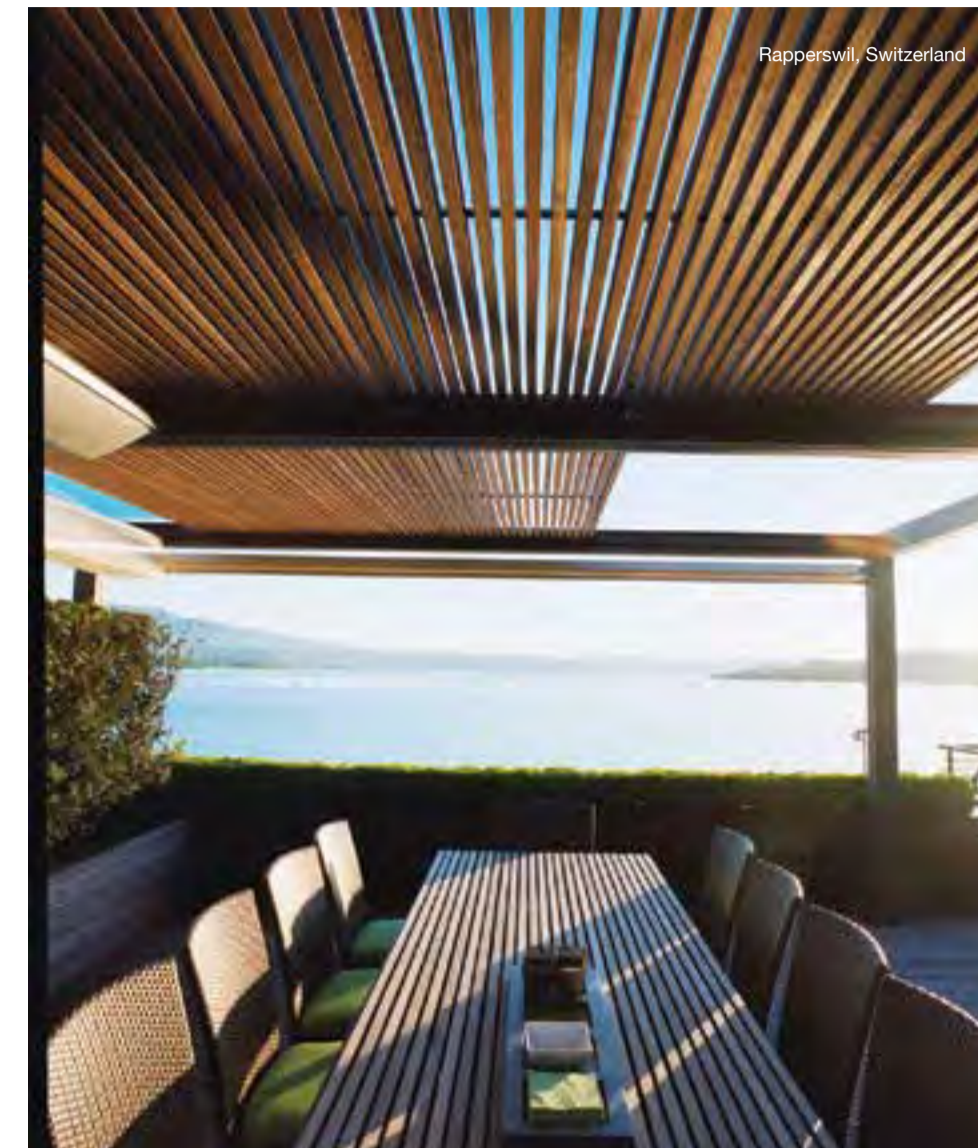
“LANDSCAPE ARCHITECTURE IS A WORK THAT HAS TO COME FROM THE INSIDE... IT'S A PASSION FOR LIFE.”

ENZO ENEA



Over the course of his career, award-winning landscape architect Enzo Enea has designed more than 800 gardens – from the project draft to the realization of the tiniest of details. The strength and philosophy of the firm is in the overall execution and implementation of challenging projects, which range from the planning and construction phase to the provision of irrigation systems, garden furniture, lighting design and installation. Enea's style, intuition and diligence explain the success of his company, Enea GmbH, one of the leading landscape architecture firms in Switzerland and in the world. 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



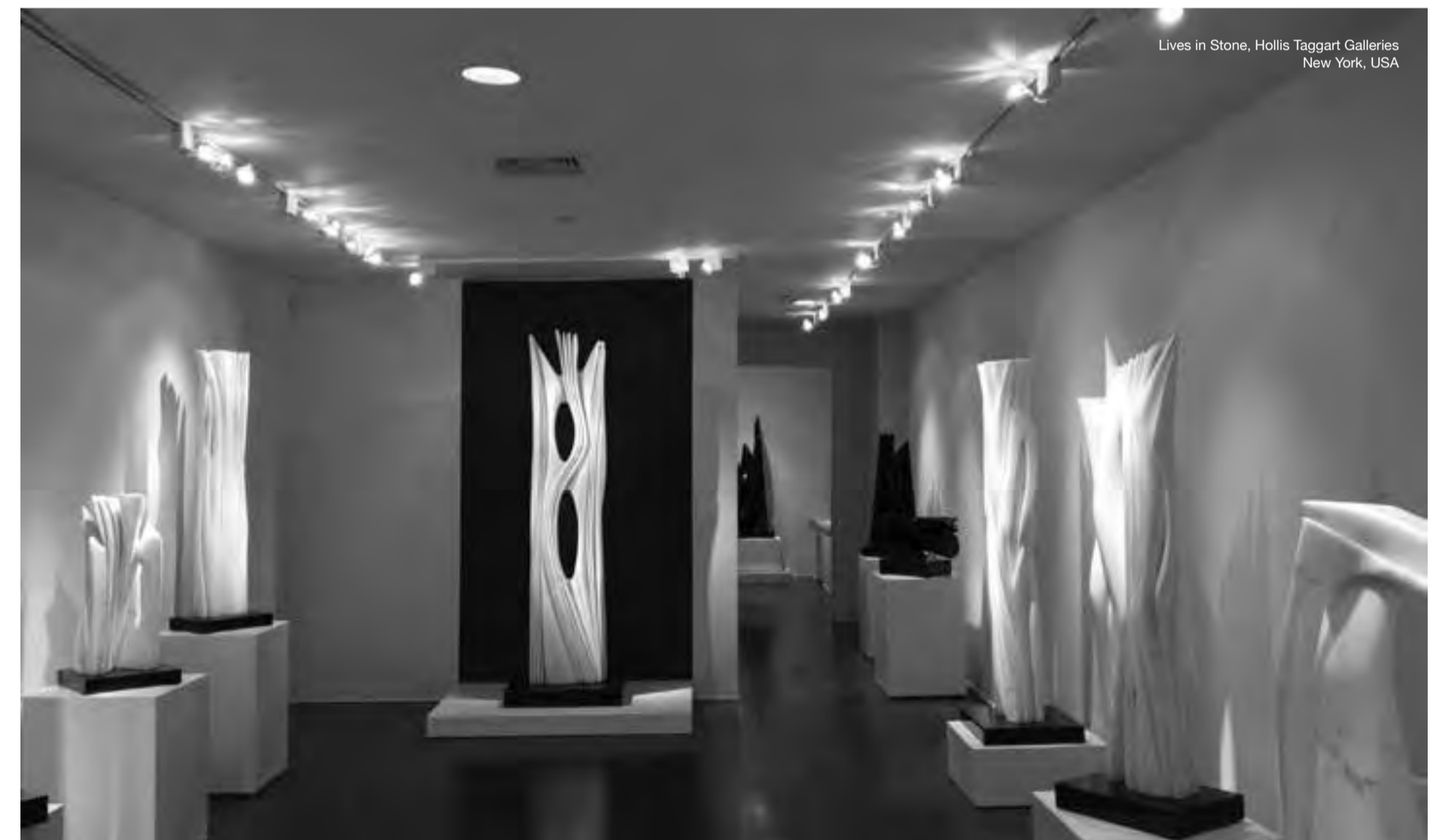
"I LEARNED TO LOVE MARBLE,
TO LISTEN TO ITS VOICE.
...I FELT THE PRESENCE
OF GIANTS."

PABLO ATCHUGARRY



Born in Montevideo, Uruguay from parents of French Basque and Italian origin, Pablo Atchugarry is an internationally renowned sculptor whose works have been exhibited in more than eighty solo and collective exhibitions worldwide. After experimenting with a variety of materials early in his career, Atchugarry adopted marble as his primary medium, variously using Italian Carrara, rose-colored marble from Portugal and occasionally black marble from Belgium. Abstract and numinous, massive and delicately carved, his sculptures are reflections on the intervention of the spiritual in everyday life. Widely traveled, Atchugarry has taken inspiration from a variety of artists and traditions, including 20th century Latin American art, the Constructivist tradition founded by Joaquín Torres García, the Muralist school in Mexico, and modernists Constantin Brancusi and Henry Moore.

www.fundacionpabloatchugarry.org



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Port of Miami

Brickell Key

Brickell Financial District

Brickell CityCentre
(Under Construction)

Downtown Miami

Bicentennial Park

Bayside
Marketplace

American Airlines Arena

The Patricia & Phillip Frost
Museum of Science
(Under Construction)

Pérez Art Museum Miami

Resorts World Miami
by Genting Group
(Planned)

Margaret
Pace Park

Adrienne Arsht Center
for the Performing Arts

All Aboard Florida
Orlando-to-Miami train service
(Planned)

YoungArts. Miami
(Future Auditorium by Frank Gehry)

Biscayne Corridor

Icon Bay and Icon Bay Park
(Under Construction)

Miami Marlins Stadium

Edgewater

Wynwood Arts District

Midtown Miami

Miami International Airport

Miami Design District

**ONE
PARAISO**

South Beach

Miami Beach



ADRIENNE ARSHT CENTER

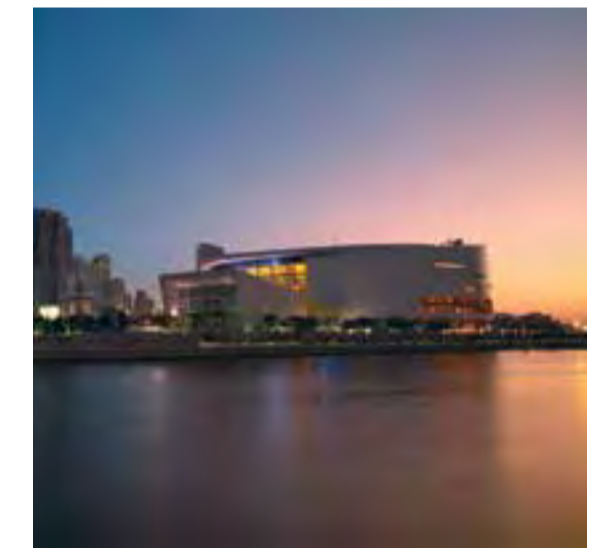
Designed by Cesar Pelli, the Adrienne Arsht Center for the Performing Arts is the largest performing arts center built in the United States in the last three decades. It hosts jazz, theater, opera, children's shows, comedy, and contemporary dance, and is home to the magnificent List Art Collection.

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 highend 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 highend 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, is a cutting edge landmark with transparent walls, innovative landscaping, and a wraparound "front porch." Its collection features 20th and 21st 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.

DESIGN





ARTIST CONCEPTUAL RENDERING

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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.

CURATED ART COLLECTION

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. This private collection is a celebration of South Florida's reputation as one of the most important destinations on the world stage for collectors and admirers of fine contemporary art.



"Cariatide" Bronze
One Paraiso, Miami

A person is swimming in clear blue water. Sunlight filters through the surface, creating a dense pattern of bright, multi-colored starburst reflections. The person's head and shoulders are visible above the water, and their arms are extended forward. The overall scene is bright and serene.

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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 cultured 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 10th and 11th floors: party room, business center, library, wine tasting salon, theater, and children's playground
- State-of-the-art fitness center with men's and women's spa, plunge pools, and massage rooms
- Ground level bayfront sun and pool deck, with cabanas and daybeds
- Outdoor cardio park and jogging path

- Expansive pool deck on the 10th floor with a lap pool, zero-entry pool, infinity edge spa, experience spa, cabanas, grilling area and tennis center with two lighted courts
- Permanent installation of curated art throughout the building's public spaces, including works by renowned Uruguayan artist Pablo Atchugarry
- Highly attentive concierge staff and services, including convenient mail and receiving desk
- 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 waterfront beachclub restaurant operated by renowned chef Michael Schwartz
- 24-hour complimentary valet and optional self-parking in assigned spaces in covered and secured parking garage
- Air-conditioned storage rooms
- High-speed internet access in all public areas
- 24-hour attended security services and controlled access
- High-speed elevators



ARTIST CONCEPTUAL RENDERING

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PARADISE FOUND

One Paraiso's expansive tenth 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 and an experience spa, cabanas and grilling area, and two lighted tennis courts, all exquisitely framed by the luscious gardens of award-winning Swiss landscape architect Enzo Enea.



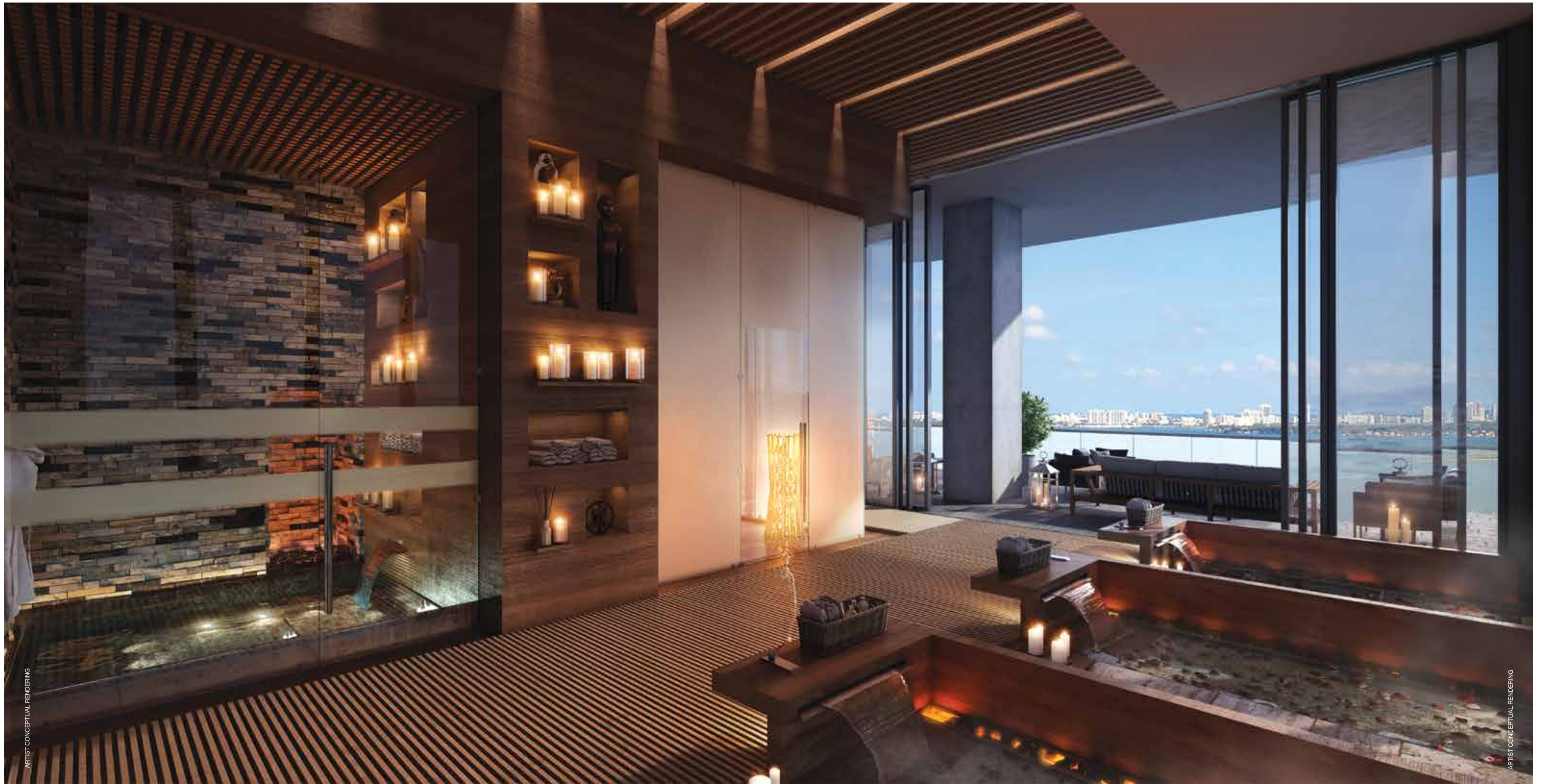
TEMPTING PASTIMES

Improve your game under the expert guidance of a tennis pro or meet friends and neighbors for an impromptu match. With two lighted private tennis courts tucked into One Paraiso's eden-like setting, the perfect club is at your front door

“FORGET NOT THAT
THE EARTH DELIGHTS
TO FEEL YOUR BARE FEET
AND THE WINDS LONG
TO PLAY WITH YOUR HAIR.”

KHALIL GIBRAN





ARTIST CONCEPTUAL RENDERING

ARTIST CONCEPTUAL RENDERING

INDULGENT LIFESTYLE

A contemporary interpretation of the classic Roman spa, designed by Piero Lissoni, and fitted to sooth away the stress of everyday life. After a challenging workout, or any time residents seek precious pampering, the separate men's and women's spas offer refreshing plunge pools, relaxing Jacuzzis, and private massage therapy rooms.



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GARDEN OF EDEN

Come home to lush tropical gardens designed by renowned Swiss landscape architect Enzo Enea, whose creations have graced elegant private estates and prestigious residential communities around the world. Relax on emerald green lawns, stroll under the shade of leafy trees past the vibrant colors of exotic flowers. Indulge in the natural beauty of your bayside sanctuary.



BETH ACHT LE FE





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.

“THE SECRET TO GOOD FOOD IS SIMPLE, FRESH INGREDIENTS FROM THE BEST SOURCES.”

MICHAEL SCHWARTZ



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.



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ONE PARAIISO
CELEBRATES
THE PLEASURE
OF WATERFRONT LIVING
FULL OF SEASIDE
ADVENTURES



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VIEWS OF THE SEA
STRETCH TO THE
HORIZON AND DAYS
UNFOLD TO THE
RHYTHM OF WAVES

LIFE AT ONE PARAISO





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CASTLES IN THE SKY

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 CONCEPTUAL RENDERING

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EXPANSIVE TERRACES

Spacious private terraces become the 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, the generously deep terraces with glass railings showcase unobstructed views of the water and Miami Beach.



ARTIST CONCEPTUAL RENDERING

ARTIST CONCEPTUAL RENDERING

©LAURENT ELIE BADESSI

EXQUISITE RESIDENCES

Interiors embraced by sea and sky induce you to dream in your private retreat lulled by the gentle breezes drifting from the bay. Indulge in the natural beauty that surrounds you.



MASTERFULLY DESIGNED RESIDENCES PROVIDE A RETREAT FROM EVERYDAY LIFE

EXTRAORDINARY RESIDENCES

- Open-concept, flow-through contemporary floor plans featuring choices of one, two, and three bedroom residences, and penthouses 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 foot to 10 foot deep private terraces with glass railings for unobstructed views, accessible from living rooms and master bedrooms
- Smooth-finish ceilings from 9 feet on typical floors to 10 feet 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
- Italian 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 Italian cabinetry with designer details, imported stone vanity tops with double undermount lavatories in 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
- Powder rooms in most residences

ARTIST CONCEPTUAL RENDERING



Apogee
Miami, USA

THE RELATED GROUP

Since its founding in 1979, Related Group of Florida has been at the forefront of luxury condominium development, setting a new industry standard for excellence and innovation. Helmed by Chairman and CEO Jorge Pérez, one of the country's leading entrepreneurs, Related has built and managed more than 80,000 condominium and apartment residences in major markets throughout Florida. The celebrated firm's properties showcase impeccable craftsmanship, innovative design, and a commitment to creating spaces that will endure and appreciate with time.

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. Its dozens of awards include the Honor Award from the National Building Museum, an acknowledgment of architecture and design excellence in new development. www.relatedgroup.com



American Airlines Arena
Miami, USA

ARQUITECTONICA

The Miami-based architecture, interior design, and planning firm of Arquitectonica is behind many of South Florida's most renowned high-rises as well as numerous resorts, hotels, and luxury condominiums worldwide. Arquitectonica's extraordinary designs have been exhibited in major museums across the world and, in 2004, Rizzoli Press published a monograph on the firm's work. Founding partner Bernardo Fort-Brescia was honored as a Fellow of the American Institute of Architects in 1992. www.arquitectonica.com



Mamilla Hotel
Jerusalem, Israel

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



Ditto, Switzerland

ENEA

Originally an industrial designer, Enzo Enea quickly turned to the study of landscape architecture while at school in London. Upon receiving his degree, he transformed his father's garden decoration business into the world-class company that Enea GmbH is today. Enea has received numerous gold and silver awards at the Giardina show in Basel and Zurich and the gold award of the renowned Chelsea flower show in London in 1998. www.enea.ch



Le Parc
Miami, USA

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. www.altadevelopers.com



The Mile
Miami, USA

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. www.strategicpag.com

