

321  
OCEAN  
ENRIQUE  
NORTEN  
SOUTH  
BEACH

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OCEAN  
ENRIQUE  
NORTEN  
SOUTH  
BEACH



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OCEAN  
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SOUTH  
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Site Elevation



Site Plan

321  
OCEAN  
ENRIQUE  
NORTEN  
SOUTH  
BEACH



321  
OCEAN  
ENRIQUE  
NORTEN  
SOUTH  
BEACH

View of Oceanfront Residences



321 Ocean is an exclusive collection of 21 luxury residences in the heart of Miami Beach's most desirable neighborhood, South of Fifth. Each home is a unique creation in an intimate and breathtaking setting.

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SOUTH  
BEACH

View of Ocean Drive Residences



321 Ocean combines urban sophistication with an exquisite beachfront location.

# 321 OCEAN ENRIQUE NORTEN SOUTH BEACH

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## RESIDENCES

### NUMBER OF UNITS

21 (Including 2 Penthouses & 2 Two-story Beach Villas)

### STORIES

Oceanfront Tower - 9 Stories  
Ocean Drive Tower - 5 Stories

### RESIDENCE FEATURES

Breathtaking Atlantic Ocean and City views

Floor-through layout with East and West balconies in every residence

Private elevator lobbies for each residence

High ceilings with floor-to-ceiling glass

10' deep oceanfront terraces (Oceanfront Tower residences)

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## INTERIORS

### KITCHENS

Sleek open kitchens designed by Poggenpohl

Miele and Sub-Zero appliances including induction cooktop, double multifunction ovens, wine cooler, built-in espresso system, fully integrated refrigerator/freezer and dishwasher

Under-mount sink with designer faucet

Stone countertops

### BATHROOMS

Elegant European-imported marble combined with bold, contemporary fixtures

Oversize shower with floor-to-ceiling glass, marble, rain shower and handheld spray (Master Baths)

Soaking tub (Master Baths)

Private water closet (Master Baths)

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## SERVICES & AMENITIES

### SERVICES

24-hour concierge

Valet parking

Beach service and attendants

Security

### AMENITIES

Beachfront, infinity-edge, heated pool

Direct beach access

*The Garden at 321*; exquisitely landscaped urban oasis fashioned by world renowned designer Enzo Enea

*Fit 321*; elite fitness center overlooking Ocean Drive

*The Ocean Library*; resident lounge featuring unique collection of art, architecture and culinary books

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TOWER	UNIT	LAYOUT	SIZE
OCEANFRONT	Two-story Beach Villa 200	3 Bedrooms, Den & Media Room // 4.5 Bathrooms Balcony & 2 Private Gardens	3,745 sf Residence, 350 sf Balcony, 421 sf Poolside Terraces & 229 sf Private Gardens // 4,745 sf Total
	Two-story Beach Villa 201	4 Bedrooms, Den & Media Room // 5.5 Bathrooms Balcony & 2 Private Gardens	4,431 sf Residence, 350 sf Balcony, 421 sf Poolside Terraces & 512 sf Private Gardens // 5,714 sf Total
	Oceanfront Line 00	4 Bedrooms & Den // 4.5 Bathrooms // 2 Balconies	3,227 sf Residence & 644 sf Balconies // 3,871 sf Total
	Oceanfront Line 01	3 Bedrooms & Den // 3.5 Bathrooms // 2 Balconies	2,775 sf Residence & 546 sf Balconies // 3,321 sf Total
	Oceanfront Penthouse	4 Bedrooms, Den & Media Room // 5 Full Bathrooms & 2 Powder Rooms // 2 Balconies & Private Pool	6,807 sf Residence, 1,190 sf Balconies & 5,223 sf Private Rooftop Terrace // 13,220 sf Total
OCEAN DRIVE	Ocean Drive Line 02	3 Bedrooms // 3.5 Bathrooms // 2 Balconies	1,904 sf Residence & 490 sf Balconies // 2,394 sf Total
	Ocean Drive Line 03	3 Bedrooms // 2.5 Bathrooms // 2 Balconies	1,877 sf Residence & 449 sf Balconies // 2,326 sf Total
	Ocean Drive Penthouse	3 Bedrooms & Den // 3.5 Bathrooms Oversized Terrace & 2 Balconies	3,027 sf Residence & 1,700 sf Outdoor // 4,727 sf Total

STATED DIMENSIONS ARE MEASURED TO THE EXTERIOR FACE OF EXTERIOR WALLS, TO THE MIDPOINT OF DEMISING WALLS AND TO THE EXTERIOR FACE OF WALLS ADJOINING CORRIDORS OR OTHER COMMON ELEMENTS. THIS METHOD OF MEASUREMENT VARIES 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 INTERIOR STRUCTURAL COMPONENTS). NOTE THAT MEASUREMENTS OF ROOMS SET FORTH ON THIS FLOOR PLAN ARE GENERALLY TAKEN AT THE GREATEST POINTS OF EACH GIVEN ROOM (AS IF THE ROOM WERE A PERFECT RECTANGLE), WITHOUT REGARD FOR ANY CUTOUTS. ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY MULTIPLYING THE STATED LENGTH TIMES WIDTH. ALL DIMENSIONS ARE APPROXIMATE AND MAY VARY WITH ACTUAL CONSTRUCTION. ALL FLOOR PLANS AND DEVELOPMENT PLANS ARE SUBJECT TO CHANGE.

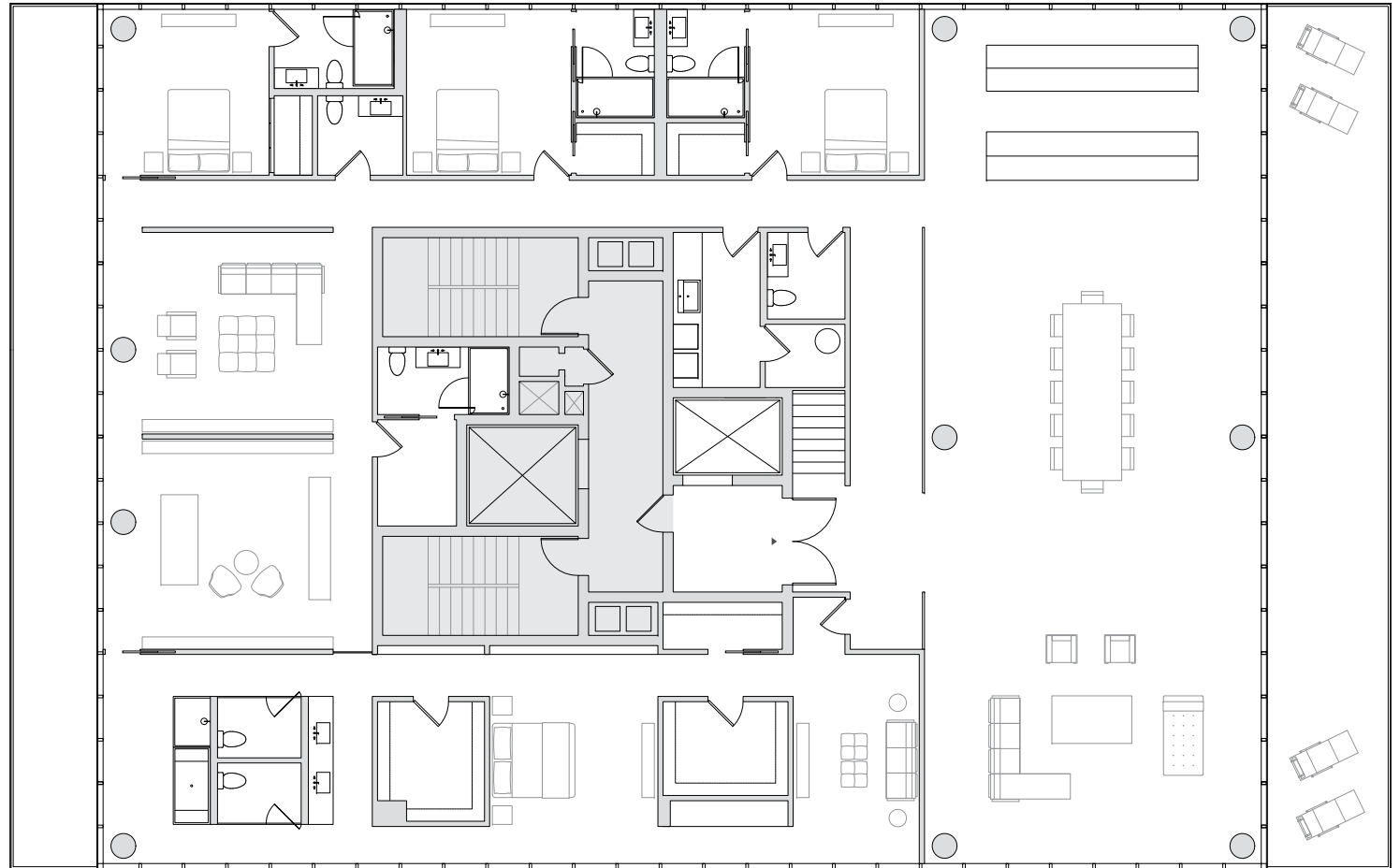
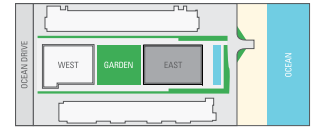
# 321 OCEAN ENRIQUE NORTEN SOUTH BEACH

## OCEANFRONT PENTHOUSE

4 Bedrooms, Den & Media Room  
5 Full Bathrooms & 2 Powder Rooms  
2 Balconies & Private Pool

6,807 sf // 632 m<sup>2</sup> Residence  
1,190 sf // 111 m<sup>2</sup> Balconies  
5,223 sf // 485 m<sup>2</sup> Roof Deck

13,220 sf // 1,228 m<sup>2</sup> Total



STATED DIMENSIONS ARE MEASURED TO 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 INTERIOR STRUCTURAL COMPONENTS). FOR YOUR REFERENCE, THE AREA OF THE UNIT, WHICH IS A CONCEPTUAL REPRESENTATION OF THE COMBINATION OF UNITS 900 AND 901, DETERMINED IN ACCORDANCE WITH THOSE DEFINED UNIT BOUNDARIES, IS 6,226 SQ. FT. NOTE THAT MEASUREMENTS OF ROOMS SET FORTH ON THIS FLOOR PLAN ARE GENERALLY TAKEN AT THE GREATEST POINTS OF EACH GIVEN ROOM (AS IF THE ROOM WERE A PERFECT RECTANGLE), WITHOUT REGARD FOR ANY CUTOUTS. ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY MULTIPLYING THE STATED LENGTH TIMES WIDTH. ALL DIMENSIONS ARE APPROXIMATE AND MAY VARY WITH ACTUAL CONSTRUCTION, AND ALL THE FLOOR PLANS AND DEVELOPMENT PLANS ARE SUBJECT TO CHANGE.

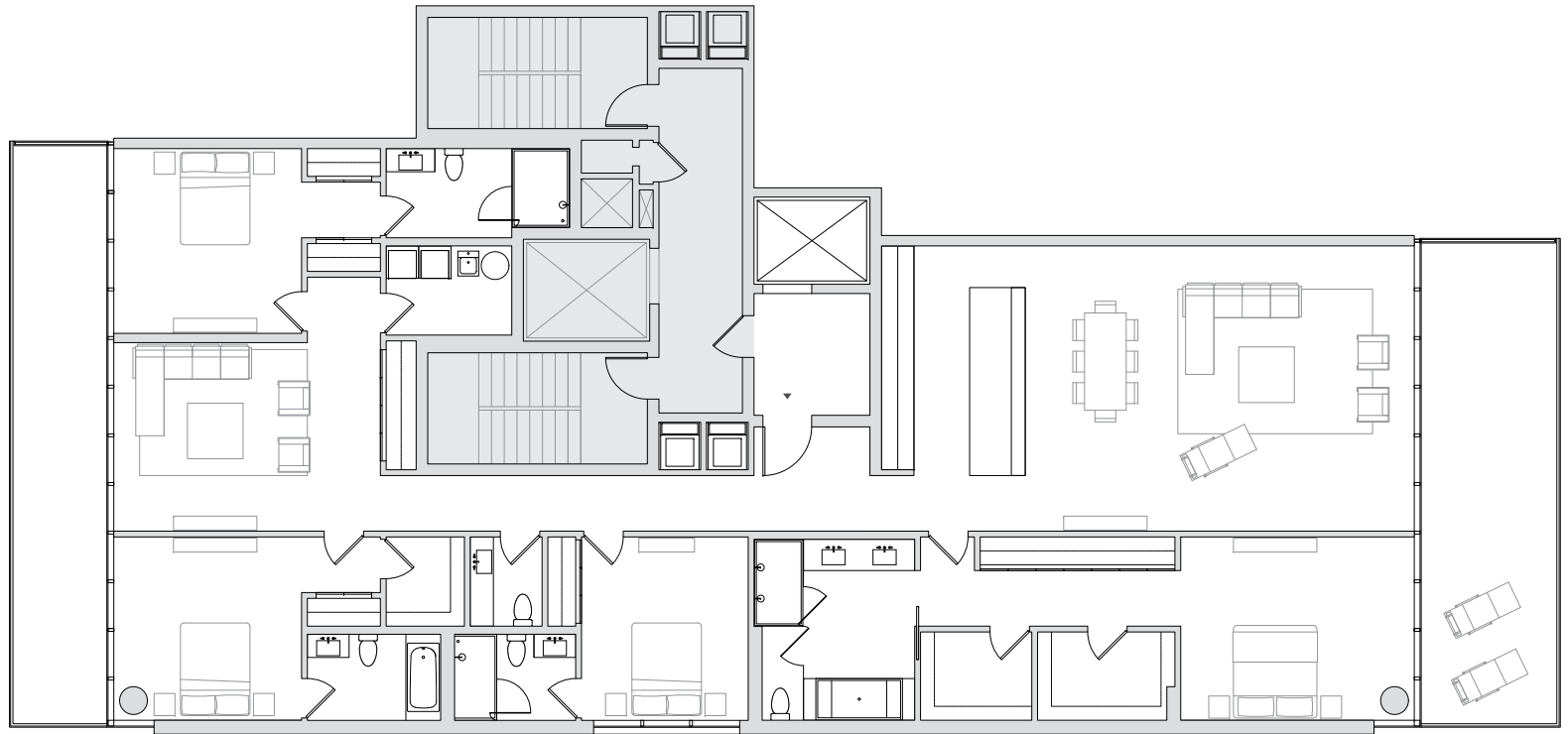
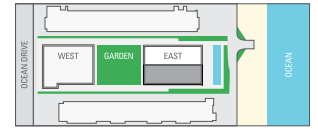
# 321 OCEAN ENRIQUE NORTEN SOUTH BEACH

## OCEANFRONT LINE 00

4 Bedrooms & Den // 4,5 Bathrooms  
2 Balconies

3,227 sf // 300 m<sup>2</sup> Residence  
644 sf // 60 m<sup>2</sup> Balconies

3,871 sf // 360 m<sup>2</sup> Total



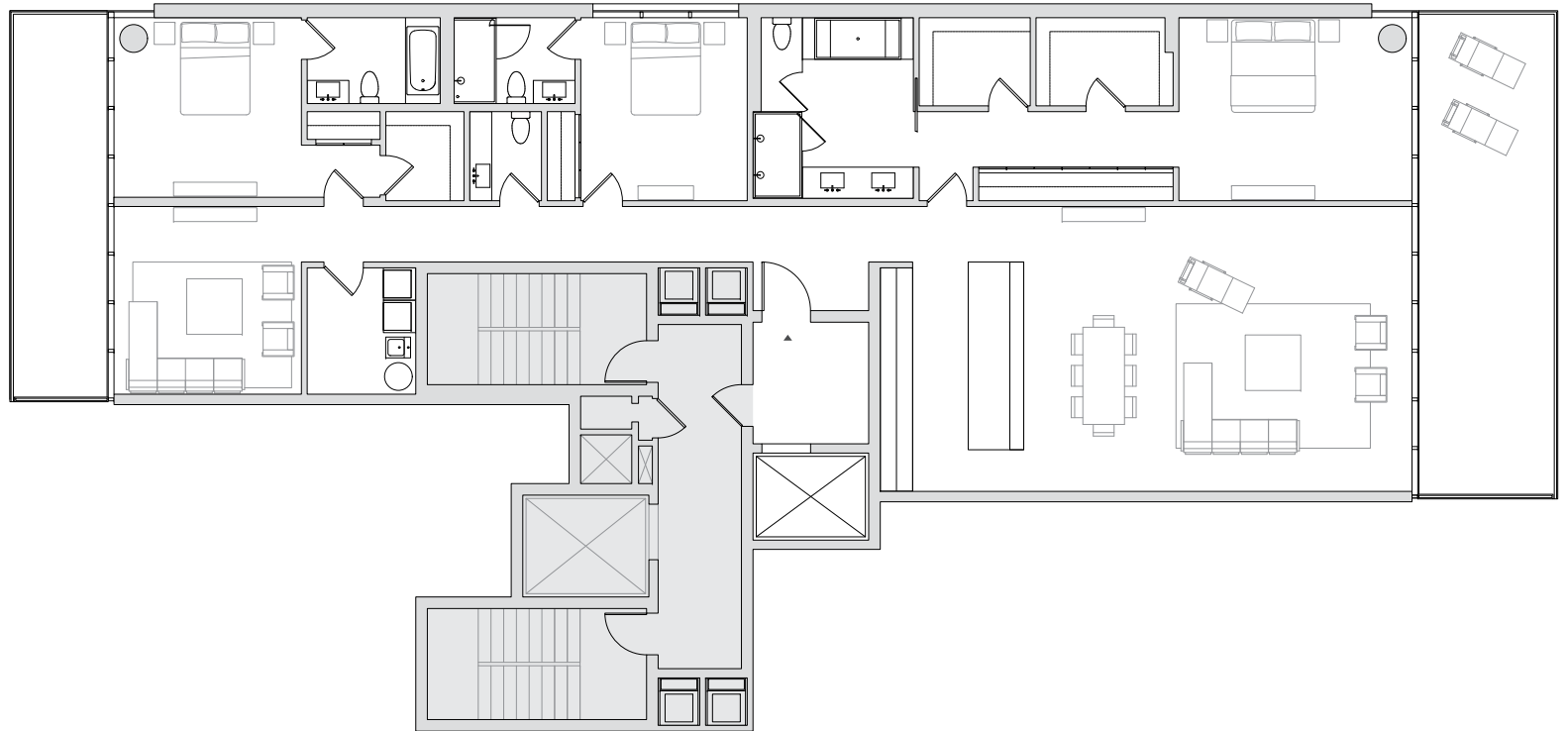
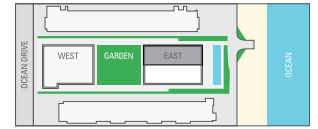
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# 321 OCEAN ENRIQUE NORTEN SOUTH BEACH

**OCEANFRONT LINE 01**  
3 Bedrooms & Den // 3.5 Bathrooms  
2 Balconies

2,775 sf // 258 m<sup>2</sup> Residence  
546 sf // 51 m<sup>2</sup> Balconies

3,321 sf // 309 m<sup>2</sup> Total



STATED DIMENSIONS ARE MEASURED TO 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 INTERIOR STRUCTURAL COMPONENTS). FOR YOUR REFERENCE, THE AREA OF THE UNIT, DETERMINED IN ACCORDANCE WITH THOSE DEFINED UNIT BOUNDARIES, IS 2,530 SQ. FT. FOR UNIT 301-701 AND 2,549 FOR UNIT 801. NOTE THAT MEASUREMENTS OF ROOMS SET FORTH ON THIS FLOOR PLAN ARE GENERALLY TAKEN AT THE GREATEST POINTS OF EACH GIVEN ROOM (AS IF THE ROOM WERE A PERFECT RECTANGLE), WITHOUT REGARD FOR ANY CUTOUTS. ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY MULTIPLYING THE STATED LENGTH TIMES WIDTH. ALL DIMENSIONS ARE APPROXIMATE AND MAY VARY WITH ACTUAL CONSTRUCTION, AND ALL THE FLOOR PLANS AND DEVELOPMENT PLANS ARE SUBJECT TO CHANGE.

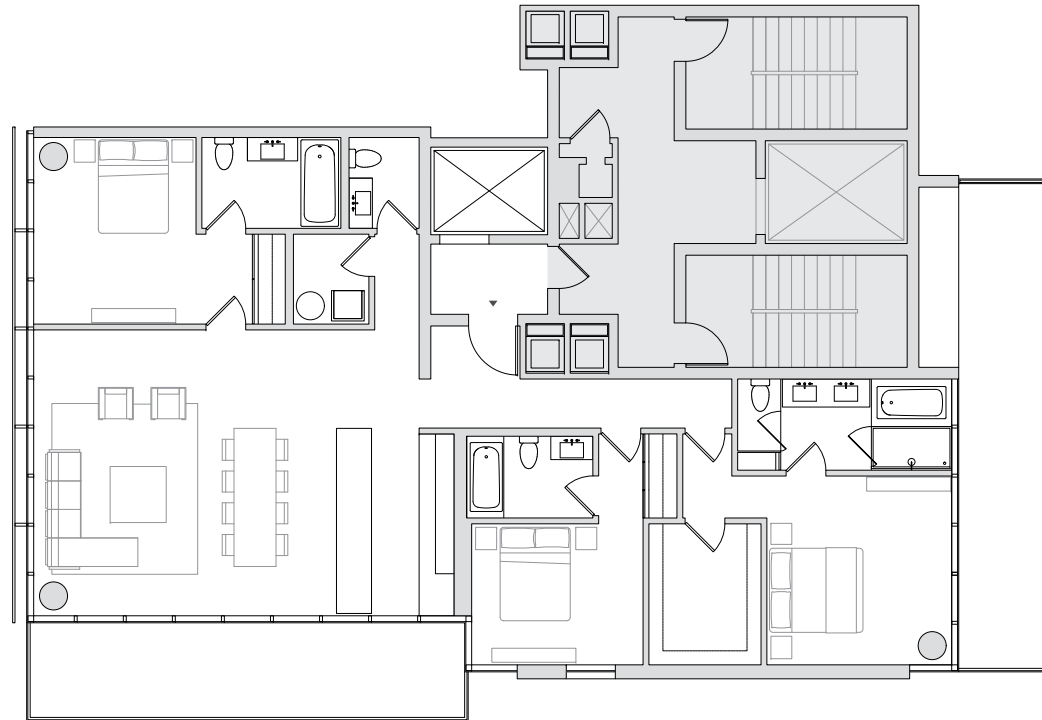
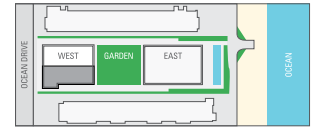
# 321 OCEAN ENRIQUE NORTEN SOUTH BEACH

## OCEAN DRIVE LINE 02

3 Bedrooms // 3.5 Bathrooms // 2 Balconies

1,904 sf // 177 m<sup>2</sup> Residence  
490 sf // 46 m<sup>2</sup> Balconies

2,394 sf // 222 m<sup>2</sup> Total



STATED DIMENSIONS ARE MEASURED TO 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 INTERIOR STRUCTURAL COMPONENTS). FOR YOUR REFERENCE, THE AREA OF THE UNIT, DETERMINED IN ACCORDANCE WITH THOSE DEFINED UNIT BOUNDARIES, IS 1,730 SQ. FT. NOTE THAT MEASUREMENTS OF ROOMS SET FORTH ON THIS FLOOR PLAN ARE GENERALLY TAKEN AT THE GREATEST POINTS OF EACH GIVEN ROOM (AS IF THE ROOM WERE A PERFECT RECTANGLE), WITHOUT REGARD FOR ANY CUTOUTS. ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY MULTIPLYING THE STATED LENGTH TIMES WIDTH. ALL DIMENSIONS ARE APPROXIMATE AND MAY VARY WITH ACTUAL CONSTRUCTION, AND ALL THE FLOOR PLANS AND DEVELOPMENT PLANS ARE SUBJECT TO CHANGE.



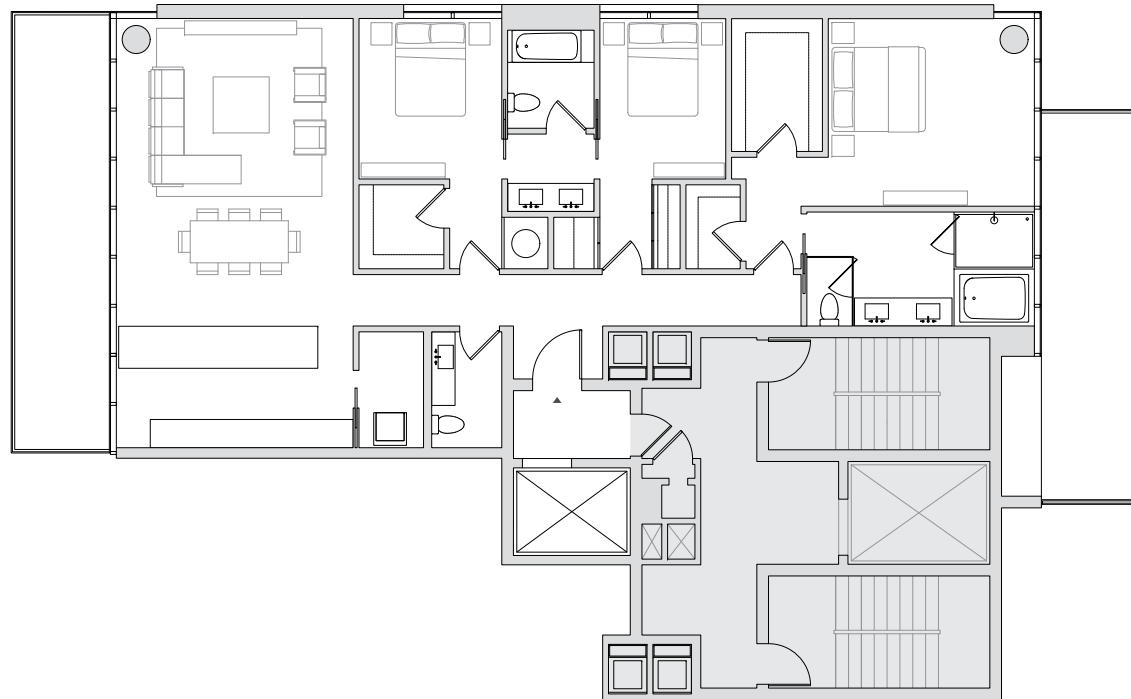
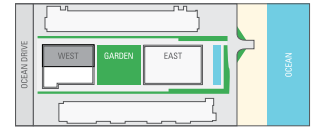
# 321 OCEAN ENRIQUE NORTEN SOUTH BEACH

## OCEAN DRIVE LINE 03

3 Bedrooms // 2.5 Bathrooms // 2 Balconies

1,877 sf // 174 m<sup>2</sup> Residence  
449 sf // 42 m<sup>2</sup> Balconies

2,326 sf // 216 m<sup>2</sup> Total



STATED DIMENSIONS ARE MEASURED TO 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 INTERIOR STRUCTURAL COMPONENTS). FOR YOUR REFERENCE, THE AREA OF THE UNIT, DETERMINED IN ACCORDANCE WITH THOSE DEFINED UNIT BOUNDARIES, IS 1,705 SQ. FT. NOTE THAT MEASUREMENTS OF ROOMS SET FORTH ON THIS FLOOR PLAN ARE GENERALLY TAKEN AT THE GREATEST POINTS OF EACH GIVEN ROOM (AS IF THE ROOM WERE A PERFECT RECTANGLE), WITHOUT REGARD FOR ANY CUTOUTS. ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY MULTIPLYING THE STATED LENGTH TIMES WIDTH. ALL DIMENSIONS ARE APPROXIMATE AND MAY VARY WITH ACTUAL CONSTRUCTION, AND ALL THE FLOOR PLANS AND DEVELOPMENT PLANS ARE SUBJECT TO CHANGE.

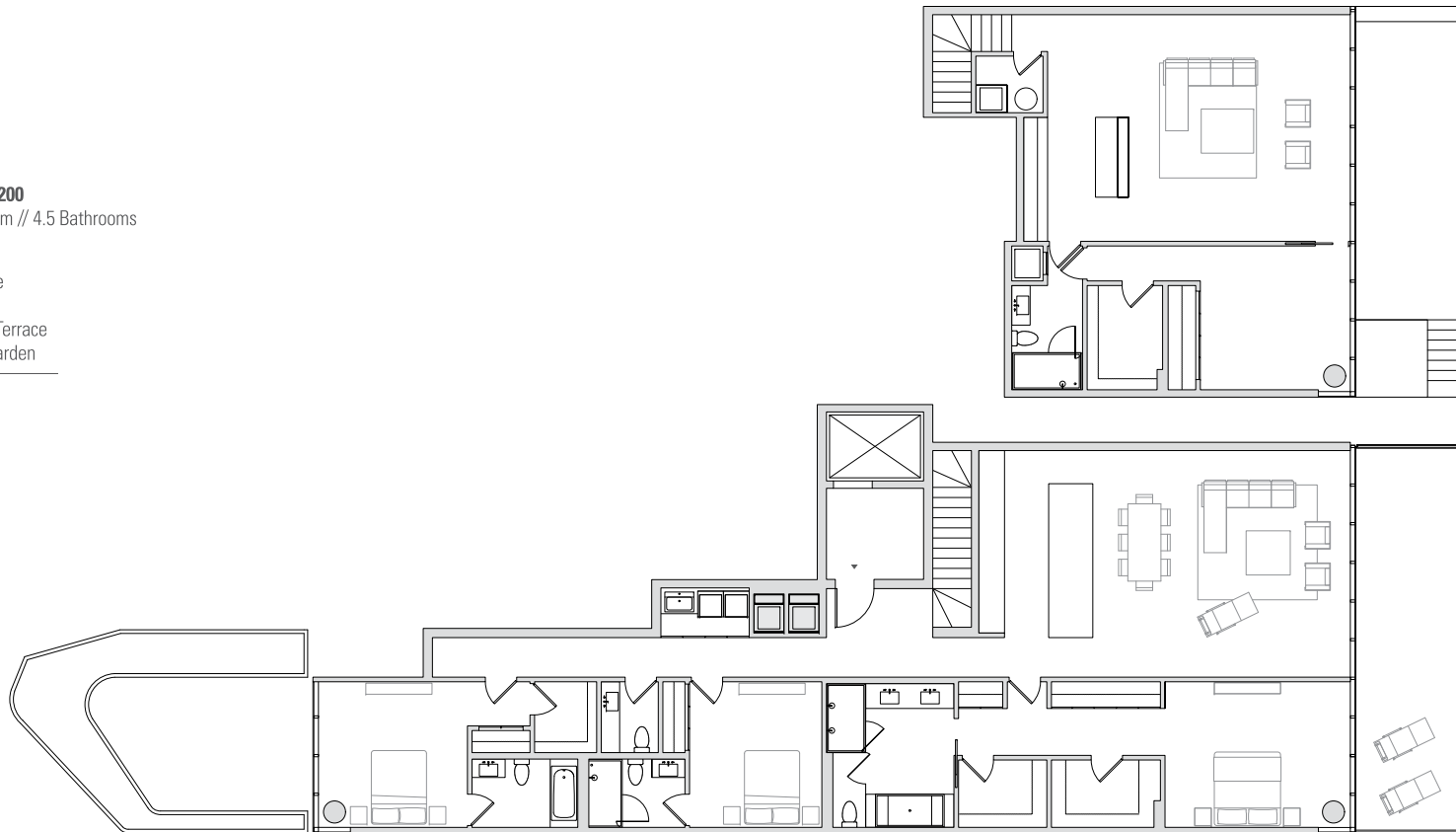
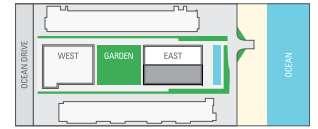
# 321 OCEAN ENRIQUE NORTEN SOUTH BEACH

## TWO-STORY BEACH VILLA 200

3 Bedrooms, Den & Media Room // 4.5 Bathrooms  
Balcony & 2 Private Gardens

3,745 sf // 348 m<sup>2</sup> Residence  
350 sf // 33 m<sup>2</sup> Balcony  
421 sf // 39 m<sup>2</sup> Poolside Terrace  
229 sf // 21 m<sup>2</sup> Private Garden

4,745 sf // 441 m<sup>2</sup> Total



LOWER LEVEL

UPPER LEVEL

STATED DIMENSIONS ARE MEASURED TO 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 INTERIOR STRUCTURAL COMPONENTS). FOR YOUR REFERENCE, THE AREA OF THE UNIT, DETERMINED IN ACCORDANCE WITH THOSE DEFINED UNIT BOUNDARIES, IS 3,440 SQ. FT. NOTE THAT MEASUREMENTS OF ROOMS SET FORTH ON THIS FLOOR PLAN ARE GENERALLY TAKEN AT THE GREATEST POINTS OF EACH GIVEN ROOM (AS IF THE ROOM WERE A PERFECT RECTANGLE), WITHOUT REGARD FOR ANY CUTOUTS. ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY MULTIPLYING THE STATED LENGTH TIMES WIDTH. ALL DIMENSIONS ARE APPROXIMATE AND MAY VARY WITH ACTUAL CONSTRUCTION, AND ALL THE FLOOR PLANS AND DEVELOPMENT PLANS ARE SUBJECT TO CHANGE.

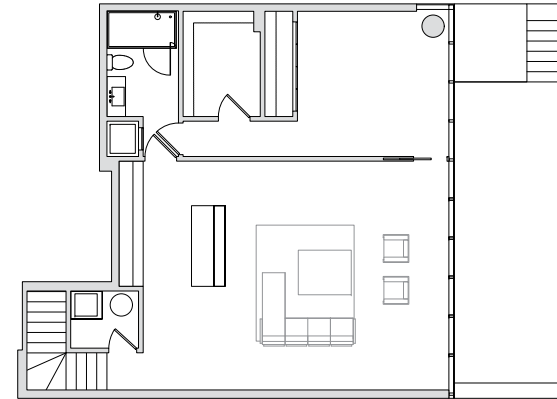
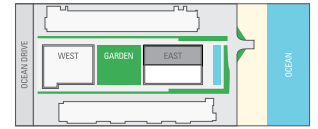
# 321 OCEAN ENRIQUE NORTEN SOUTH BEACH

## TWO-STORY BEACH VILLA 201

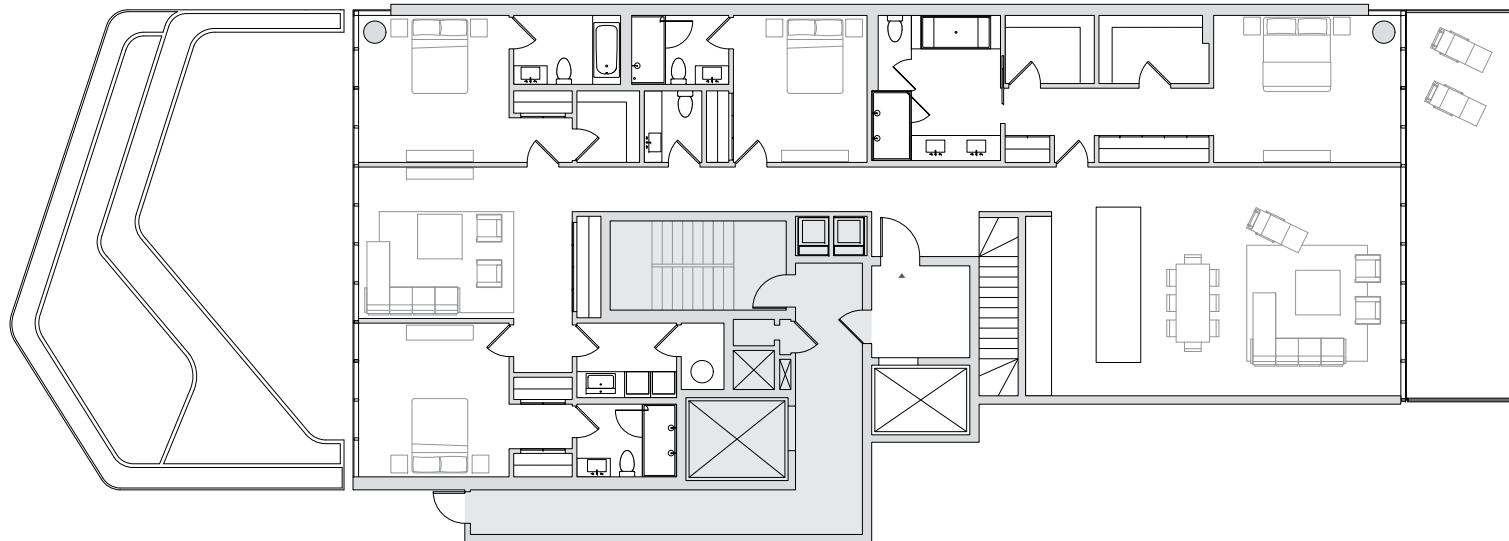
4 Bedrooms, Den & Media Room // 5.5 Bathrooms  
Balcony & 2 Private Gardens

4,431 sf // 412 m<sup>2</sup> Residence  
350 sf // 33 m<sup>2</sup> Balcony  
421 sf // 39 m<sup>2</sup> Poolside Terrace  
512 sf // 48 m<sup>2</sup> Private Garden

5,714 sf // 531 m<sup>2</sup> Total



LOWER LEVEL



UPPER LEVEL

STATED DIMENSIONS ARE MEASURED TO 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 INTERIOR STRUCTURAL COMPONENTS). FOR YOUR REFERENCE, THE AREA OF THE UNIT, DETERMINED IN ACCORDANCE WITH THOSE DEFINED UNIT BOUNDARIES, IS 3,970 SQ. FT. NOTE THAT MEASUREMENTS OF ROOMS SET FORTH ON THIS FLOOR PLAN ARE GENERALLY TAKEN AT THE GREATEST POINTS OF EACH GIVEN ROOM (AS IF THE ROOM WERE A PERFECT RECTANGLE), WITHOUT REGARD FOR ANY CUTOUTS. ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY MULTIPLYING THE STATED LENGTH TIMES WIDTH. ALL DIMENSIONS ARE APPROXIMATE AND MAY VARY WITH ACTUAL CONSTRUCTION, AND ALL THE FLOOR PLANS AND DEVELOPMENT PLANS ARE SUBJECT TO CHANGE.

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View Northeast



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BEACH

View East



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OCEAN  
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View Southeast



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BEACH

View South



321  
OCEAN  
ENRIQUE  
NORTEN  
SOUTH  
BEACH

View West





321  
OCEAN  
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BEACH

View Northwest



# 321 OCEAN ENRIQUE NORTEN SOUTH BEACH

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## **AGM ARIA** // DEVELOPER

AGM Aria is a real estate investment and development firm with offices in Miami and New York. The firm was founded by principals David Arditì, Tim Gordon and Joshua Benaim to acquire and develop exceptional properties in irreplaceable locations. AGM Aria is currently engaged in luxury residential development in Miami Beach, Washington, D.C. and New York City. AGM Aria's development projects represent the realization of a shared vision of excellence cultivated by the principals over many years in real estate development and through their 25-year friendship. AGM Aria maintains a disciplined philosophy that marries the traditional values of real estate: location, scarcity and beauty. AGM Aria principals and related family businesses have developed in excess of 10 million square feet and 3,000 residential units in major markets in the U.S., France and the Caribbean. David Arditì, Tim Gordon and Joshua Benaim are proud to build upon this distinguished legacy in luxury real estate development.

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## **TEN ARQUITECTOS** // DESIGN ARCHITECT

TEN Arquitectos [Taller de Enrique Nortèn Arquitectos] is dedicated to the creation and investigation of Architecture and Design. Founded in Mexico City by Enrique Nortèn in 1986, the firm reached international stature when it opened a New York office in 2003. TEN Arquitectos works on a diverse array of internationally acclaimed architectural projects. Among numerous awards, Enrique Nortèn was the first Mies van der Rohe Award recipient for Latin American Architecture in 1998, and in 2007 he obtained the "Legacy Award" from the Smithsonian Institution for his contributions to the US arts and culture. In 2005 he received the "Leonardo da Vinci" World Award of Arts by the World Cultural Council.

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## **REVUELTA ARCHITECTURE INTERNATIONAL** // EXECUTIVE ARCHITECT

Luis Revuelta founded Revuelta Architecture with a commitment to provide clients quality designs balanced with sustainable and economically feasible solutions, delivered within stringent time schedules. This philosophy has been the cornerstone of numerous successful projects over the past two decades. Revuelta Architecture has partnered with top local and national developers in the design and creation of some of South Florida's leading luxury residential, commercial and hospitality developments.

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## **COASTAL CONSTRUCTION GROUP** // CONTRACTOR

Coastal Construction is ranked among the top 100 construction management companies in the United States, with a focus on luxury residential, hospitality, commercial and mixed-use projects. Coastal has recently completed over 6,000 residential units in South Florida, and over 50 hotels including the famed Ritz-Carlton South Beach and St. Regis Hotel and Residences Bal Harbour.

Thomas P. Murphy, Jr., is Chairman, Chief Executive Officer and Founder of Coastal Construction Group, a multi-generation family-owned general contracting company and the largest builder based in Florida. Coastal enjoys a distinguished roster of public and private sector clients throughout the state.

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**BUSTA STUDIO**  
// INTERIOR DESIGN

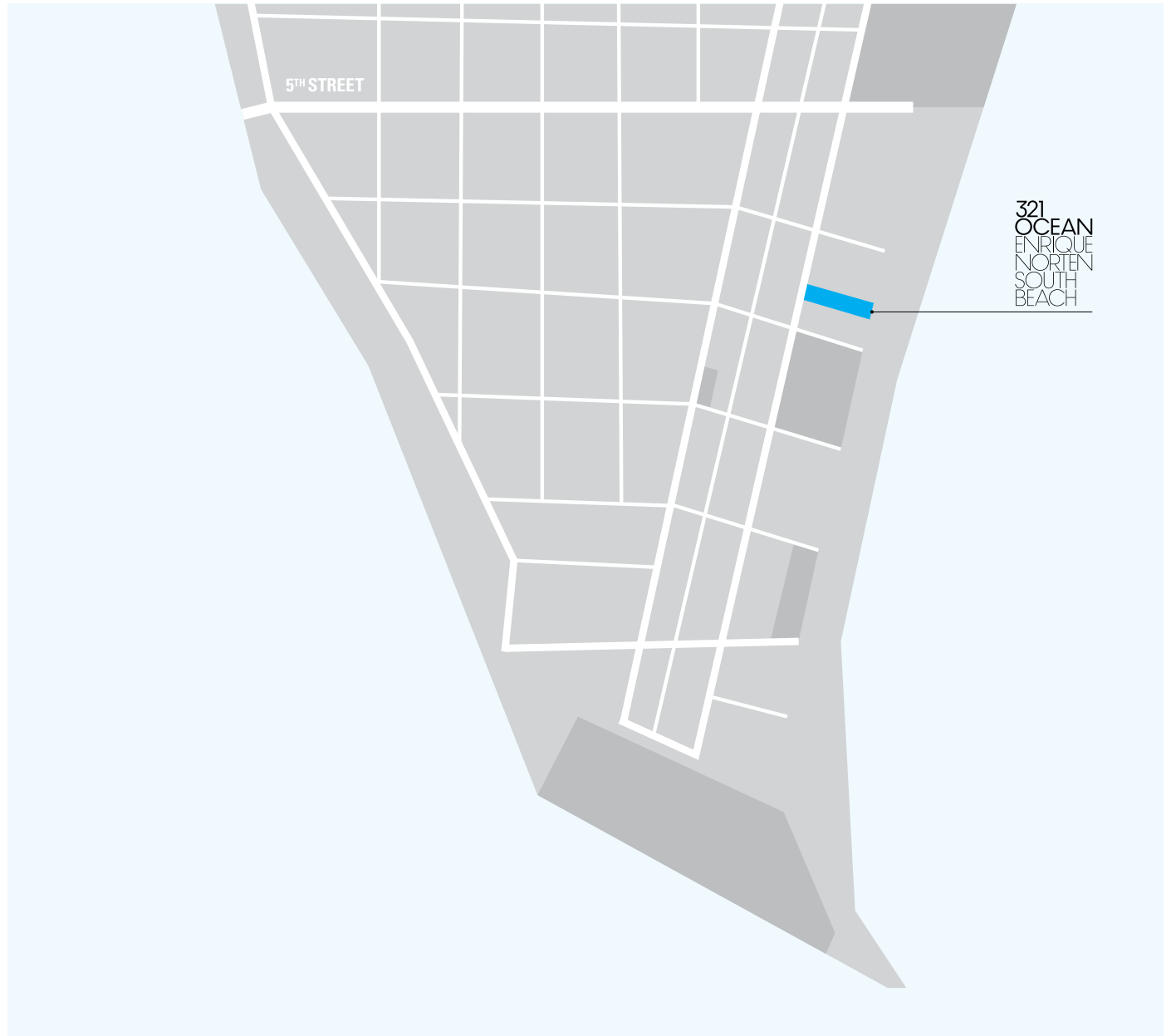
Hailed as “one of [the] most influential young minds” of international design, Anna Busta started Busta Studio, formerly Studio B Design, in 2004. Her objective was to create buildings, spaces and things that are contemporary, chic and offer a unique level of comfort and accessibility. Though fresh and unconventional, Busta designs are solid and avoid trends that can appear quickly dated. Inspirations are drawn from traditional design elements, contemporary culture and unique materials. Busta has completed projects for W Hotels, TriStar Capital, RFR Holdings, Related Companies, Universal Music Group, Playboy, Sony and KOR Viceroy. Busta’s latest project is the widely acclaimed renovation of the Roger Hotel lobby and bar in Manhattan.

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**LEVY COMMUNICATIONS**  
// PUBLIC RELATIONS

Levy Communications is a highly regarded “boutique” marketing agency headquartered in Miami. We represent clients of all sizes in their marketing efforts ranging from public relations, media placement, marketing partnerships, interactive services, large scale productions and events. Our reach extends throughout the US, Caribbean, Europe, Canada and into Latin America. Our clients run the gamut of upscale brands from lifestyle-driven, mixed-use real estate developments and luxury boutique hotel and resort chains to automotive, children entertainment centers, medical facilities, sporting brands, private islands, celebrity entertainment, festivals, sporting events, fashion events and more.

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A haven of tranquility, 321 Ocean is steps from the premiere entertainment, dining and culture of South Beach.

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BEACH

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.

THE SKETCHES, RENDERINGS, GRAPHIC MATERIALS, PLANS, SPECIFICATIONS, TERMS, CONDITIONS AND STATEMENTS CONTAINED IN THIS BROCHURE ARE PROPOSED ONLY, AND THE DEVELOPER RESERVES THE RIGHT TO MODIFY, REVISE OR WITHDRAW ANY OR ALL OF SAME IN ITS SOLE DISCRETION AND WITHOUT PRIOR NOTICE. ALL IMPROVEMENTS, DESIGNS AND CONSTRUCTION ARE SUBJECT TO FIRST OBTAINING THE APPROPRIATE FEDERAL, STATE AND LOCAL PERMITS AND APPROVALS FOR SAME. THESE DRAWINGS AND DEPICTIONS ARE CONCEPTUAL ONLY AND ARE FOR THE CONVENIENCE OF REFERENCE. THEY SHOULD NOT BE RELIED UPON AS REPRESENTATIONS, EXPRESS OR IMPLIED, OF THE FINAL DETAIL OF THE RESIDENCES. THE DEVELOPER EXPRESSLY RESERVES THE RIGHT TO MAKE MODIFICATIONS, REVISIONS, AND CHANGES IT DEEMS DESIRABLE IN ITS SOLE AND ABSOLUTE DISCRETION. ALL DEPICTIONS OF APPLIANCES, COUNTERS, SOFFITS, FLOOR COVERINGS AND OTHER MATTERS OF DETAIL, INCLUDING, WITHOUT LIMITATION, ITEMS OF FINISH AND DECORATION, ARE CONCEPTUAL ONLY AND ARE NOT NECESSARILY INCLUDED IN EACH UNIT. 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 LIFESTYLES 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. CONSULT YOUR AGREEMENT AND THE PROSPECTUS FOR THE ITEMS INCLUDED WITH THE UNIT. DIMENSIONS AND SQUARE FOOTAGE ARE APPROXIMATE AND MAY VARY WITH ACTUAL CONSTRUCTION. 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. WE ARE PLEDGED TO THE LETTER AND SPIRIT OF THE U.S. POLICY FOR ACHIEVEMENT OF EQUAL HOUSING OPPORTUNITY THROUGHOUT THE NATION. WE ENCOURAGE AND SUPPORT AN AFFIRMATIVE ADVERTISING AND MARKETING PROGRAM IN WHICH THERE ARE NO BARRIERS TO OBTAINING HOUSING BECAUSE OF RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN.



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