

metropolitan
M I A M I



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HAVE YOU MET MIAMI?

heads up, downtown!
**the renaissance of miami's oldest
neighborhood is on the move.**

metropolitan miami will completely transform downtown into a vibrant, diverse mix of residential, retail, cultural and commercial activity unlike anything miami has ever known.

metropolitan miami will blend manhattan's 24-hour lifestyle with miami's signature tropical setting. the urban location speaks to those who desire a lifestyle that unites architecture, commerce, culture, nature and family.

above all, **metropolitan miami** will be a community. you'll want to work here. make your home here. join friends for drinks, dinner and shopping here. it will be **the** place to be in this town. because when all is said and done, **metropolitan miami** will **be** downtown miami.

metropolitan miami metropolitan miami metropolitan miami metropolitan miami metropolitan miami metropolitan miami metropolitan



we're converting downtown miami into a true, 24-hour city

metropolitan miami is comprised of luxury high-rise residences with lofts, exciting retail venues, a lifestyle/entertainment center, ample parking, pedestrian-friendly open piazzas, tree-lined walkways, loggias and an unmistakable electric city vibe, all surrounded by the signature water views for which miami is known.

introducing your metropolitan neighborhood

met 1
M I A M I

met 2
M I A M I

met 3
M I A M I

met
M I A M I

luxury residential towers with exciting retail venues on the lower levels

lifestyle/entertainment center featuring national and local restaurants, exciting retail venues and a unique movie theatre experience

3

2



1

introducing
met 1
M I A M I

metropolitan miami unveils **met 1**, the project's first residential tower and a modern interpretation of classic architecture and design. integral to **met 1** are 447 luxury condominiums that include lofts, tower suites and penthouses. the curved, L-shaped building features magnificent, unobstructed views of biscayne bay and the city of miami and is replete with all the conveniences of home and then some, like fabulous restaurants, hip retail venues and glamorous amenities.

levels 1-2

- retail and restaurant facilities that will create a pedestrian-friendly feel never before enjoyed in the area
- prominent, second-story grand entrance lobby with nearly 20-foot high volume ceilings and bay views

levels 4-lanai

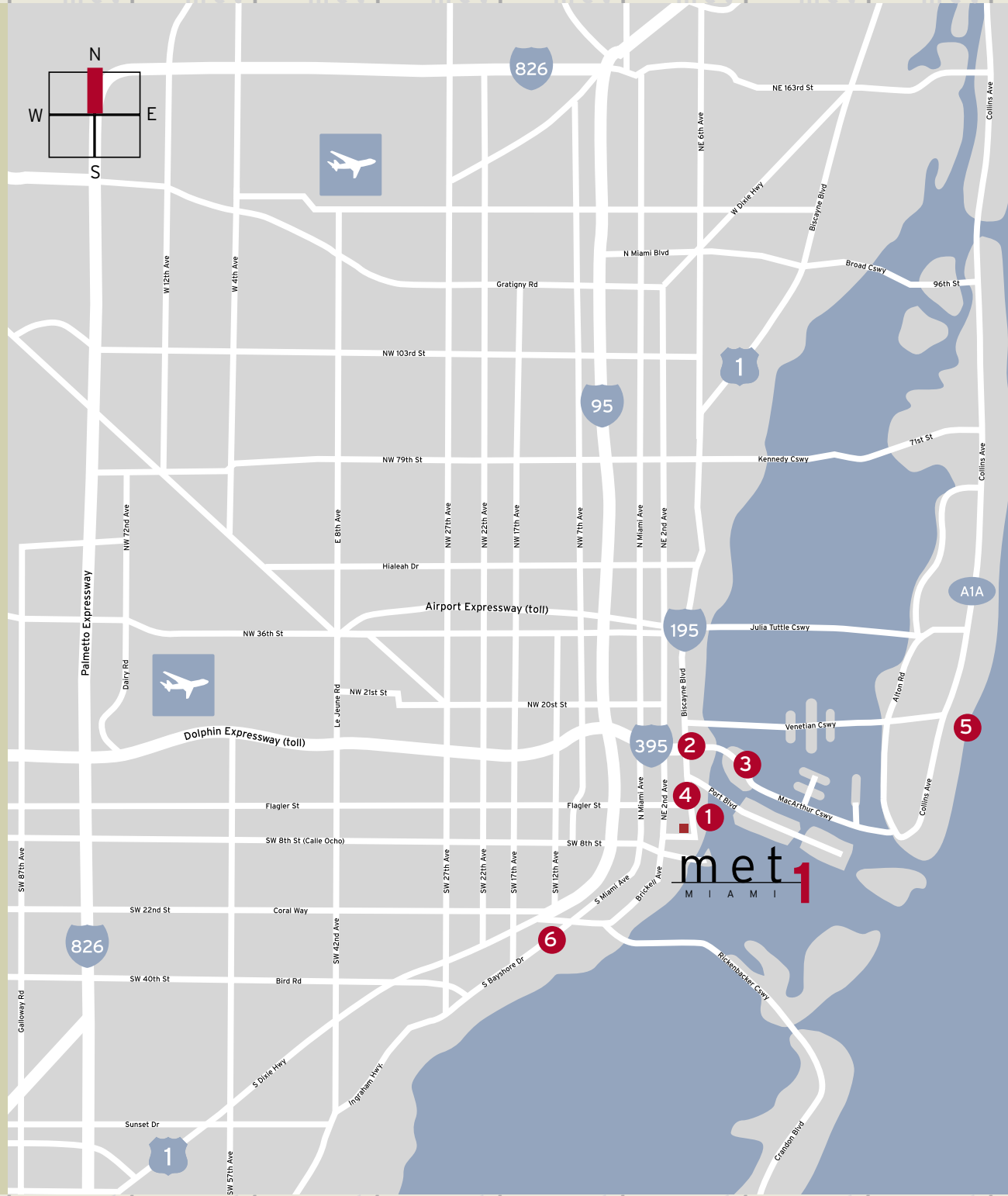
- mezzanine/split level loft units consisting of impressive high ceilings approaching 20 feet and floor-to-ceiling windows that frame beautiful bay views at treetop heights
- large, lushly landscaped pool with whirlpool and recreational deck
- "great room" exclusively for residents; a private clubhouse with lounge, bar, kitchen and game room
- state-of-the-art health and fitness center featuring an aerobics training area, cardiovascular/weight training equipment and a children's play area
- men's and women's saunas, lockers and shower areas

levels 14-40

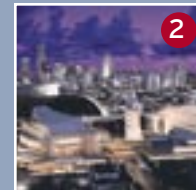
- spacious studio, one, two and three bedroom residences
- luxurious tower and penthouses suites
- scenic views of biscayne bay and the city of miami

style



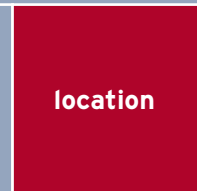


miami center of the performing arts

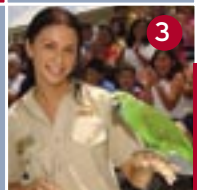


bayside

location



parrot jungle



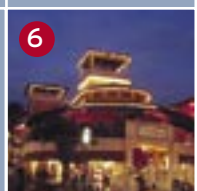
miami airlines arena



south beach



cocowalk



the heart of any great city is its downtown area, and **metropolitan miami** is downtown redefined.

metropolitan miami is the nucleus of a tropical lifestyle where local meets international, all with an edgy, urban vibe. it's a place where an interesting, diverse crowd of people will assemble for entertainment, dining, the arts, culture, shopping, sports, socializing or just hanging out.

metropolitan miami puts downtown on the map

metropolitan miami is flanked by american airlines arena, bayside marketplace and the performing arts center, all manifestations of miami's commitment to urban renewal. cruise ship ports, parrott jungle, the children's museum and legendary south beach are just across the bridge, and other great miami neighborhoods are only moments away. and with an ample road system that leads everywhere, **metropolitan miami** is easy in, easy out.



building features

- designed by the renowned architectural firm of nichols, brosch, sandoval and associates
- interiors designed by rtkl
- impressive classical modern 40-story building
- located in the heart of downtown miami with magnificent biscayne bay, miami river and city views
- spectacular spacious lobby with dramatic floor-to-ceiling windows approximately 20 feet high overlooking the bay
- spacious floor plans with one, two and three bedroom units; units consist of loft, tower and penthouse residences
- private high-speed elevators with limited key access
- direct access to the new riverwalk
- private lounge areas in lobby
- private roof terrace with breathtaking bay and city views

security

- state-of-the-art building access and surveillance video security system
- 24-hour security
- assigned covered parking with controlled access
- technologically advanced fire alarm system

technological features

- pre-wired for smart building; multiple jack high-speed internet, data/voice and cable access
- telephone intercom direct to the concierge

building services/special resident conveniences

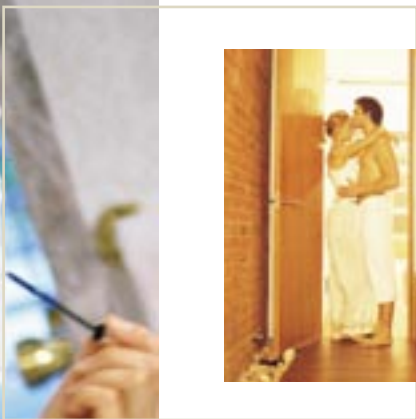
- concierge service for residents' every need
- building management
- valet parking
- fully-equipped business center with meeting/conference room
- great room/events center with bar and catering kitchen prep area
- mail and package receiving area
- private storage facility
- entertainment venues on ground floor plaza area
- nationally recognized restaurant on first level
- pet friendly

recreational features on lanai level

- private residents' lounge and game room with billiards; bar area with large screen plasma television and card room
- large, attractively landscaped recreational deck with temperature-controlled pool and whirlpool
- poolside chaise lounge & towel service
- relaxing meditation garden
- men's and women's locker room, sauna and showers
- state-of-the-art health and fitness center with a children's play area
- fully equipped fitness & cardiovascular room with free weights
- yoga & aerobics studio

building

met1
M I A M I



kitchen

- top-of-the-line stainless steel appliances including refrigerator/freezer, built-in oven and cooktop, microwave oven with integral hood and light and multi-cycle dishwasher
- under-mounted kitchen cabinet tv
- custom wood flooring in kitchen (porcelain tile in lofts)
- granite countertops with backsplash with under-mounted stainless steel double sinks
- european wood cabinetry with glass doors and stainless steel decorative hardware
- elevated breakfast/bar countertops
- pre-wired for track lighting
- bar area

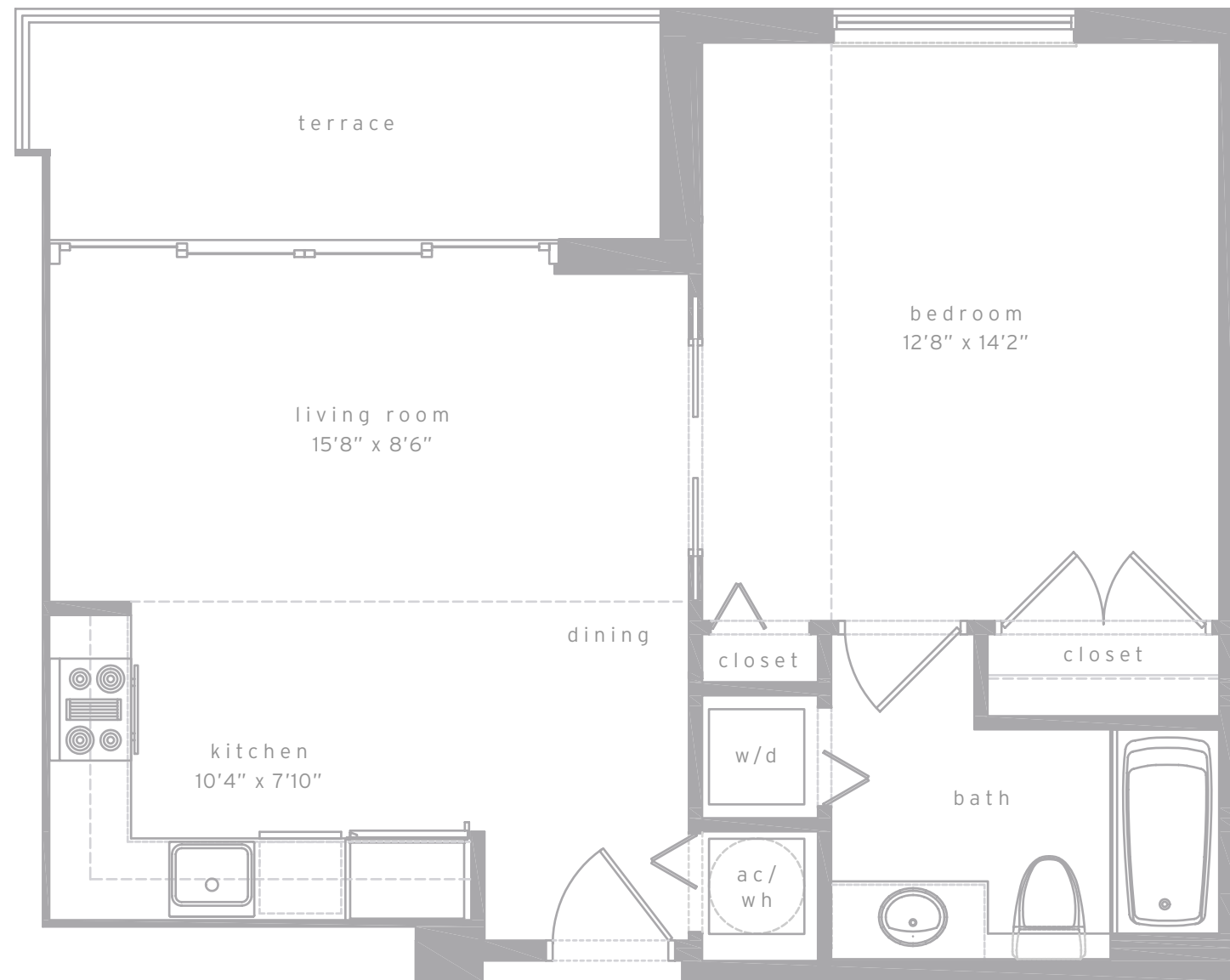
bathrooms

- custom wood vanities including imported marble or granite countertops with under-mounted sinks in master and second baths
- drop-in bathtub in master bath
- oversized mirrors
- vanity lighting
- elegant designer bathroom fixtures and accessories
- full-height marble or granite bath and shower enclosures in master baths (tower, penthouse units)
- italian porcelain tile floors and enclosures for bath and shower (in all 2nd baths in tower units and all baths in loft units)
- sleek pedestal sinks in powder room
- frameless glass shower enclosure in master bath

residence amenities

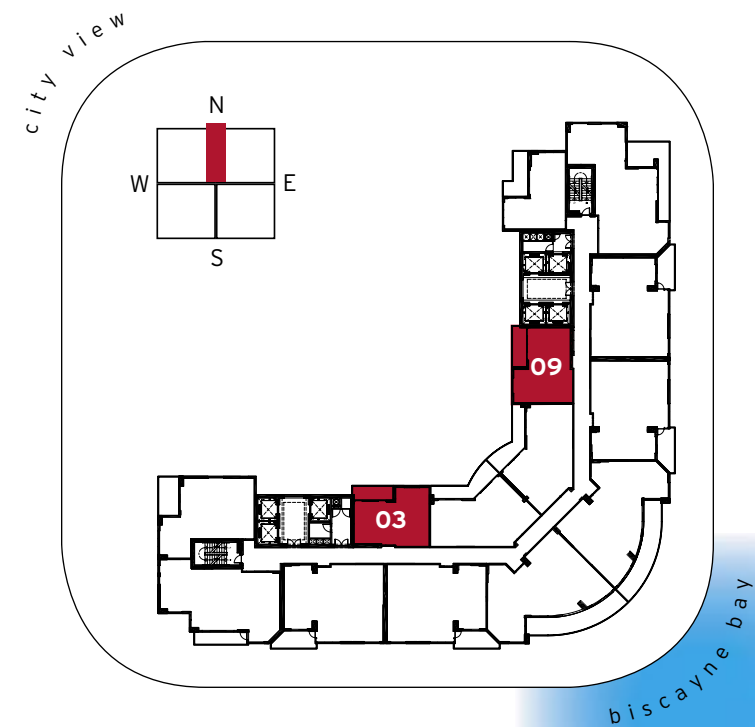
- private terraces
- move-in ready with attractive flooring in all areas
- professionally engineered soundproof floors
- ceiling heights of 19'4" in the lofts, 9'4" in the tower units and 11'4" in the penthouse units
- pre-wired for ceiling electrical fixtures in all bedrooms, dining and breakfast areas
- ventilated closet shelving
- marble windowsills
- high efficiency air conditioning system
- top-of-the-line stackable, large capacity washer & dryer
- impact resistant windows and sliding glass doors designed to meet hurricane codes
- tinted, tempered glass for energy efficiency
- spacious walk-in closets
- linen closets

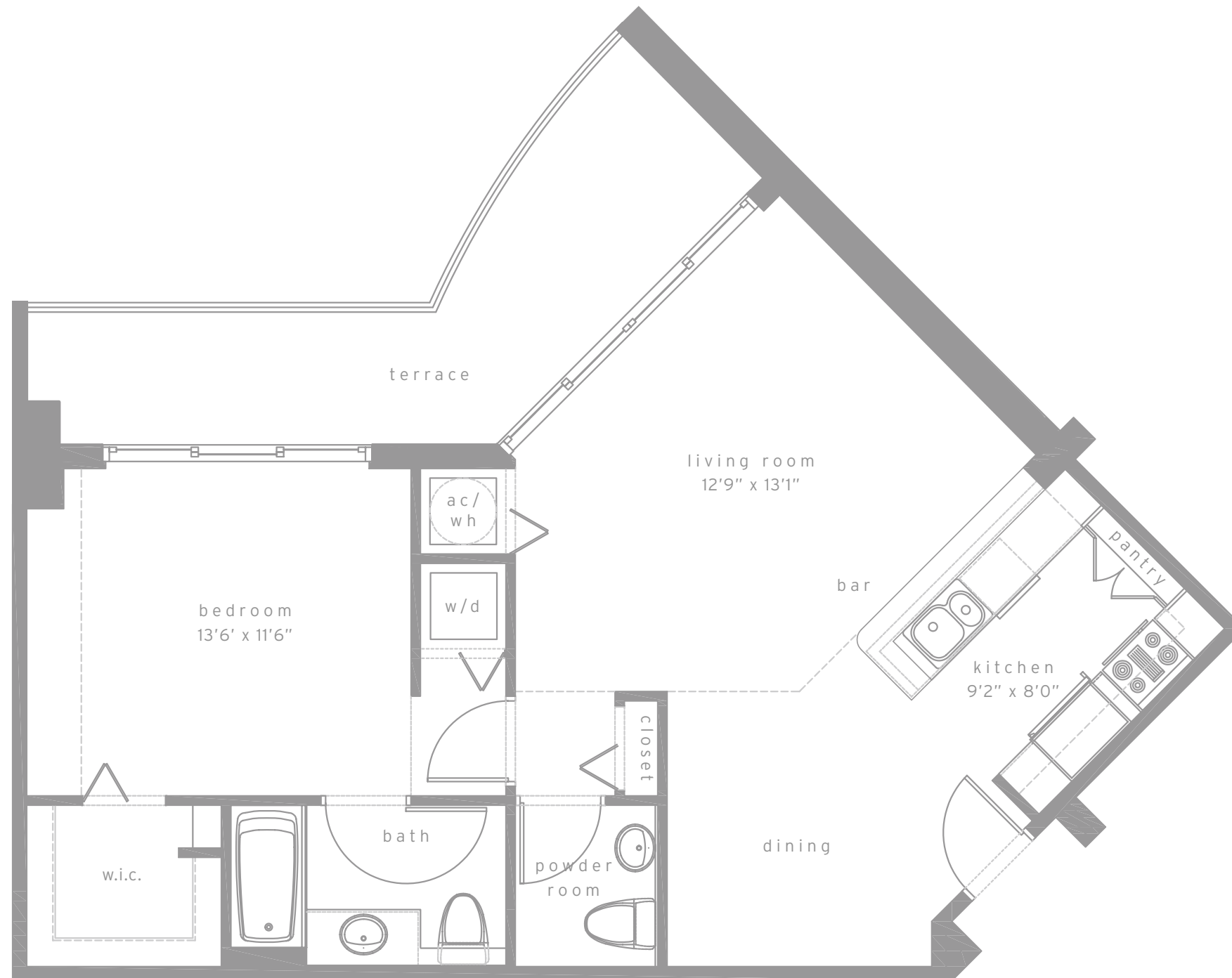




tower residences
unit a
1 bed & 1 bath

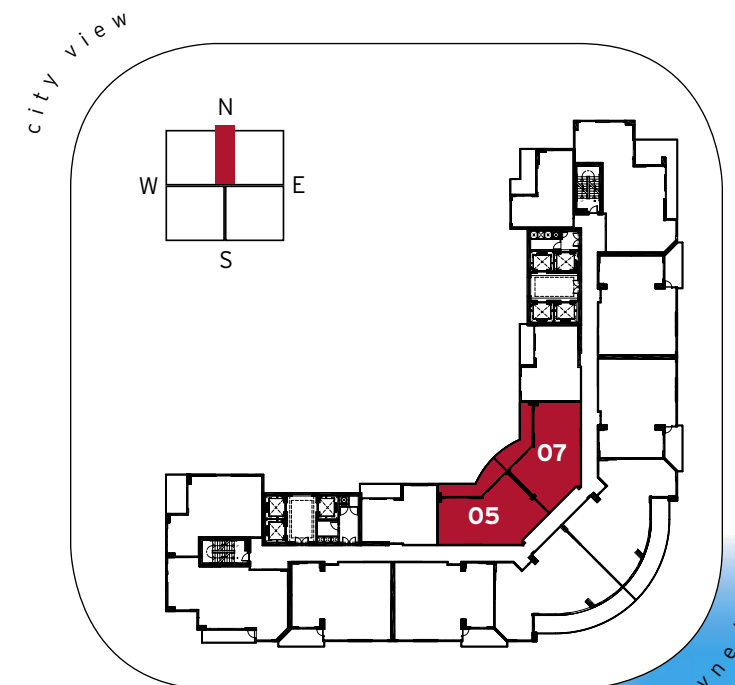
| | | |
|--------------|-------------------|---------------------------|
| residence | 605 sq.ft. | 56.2 m ² |
| terrace | 88 sq.ft. | 8.2 m ² |
| total | 693 sq.ft. | 64.4 m² |

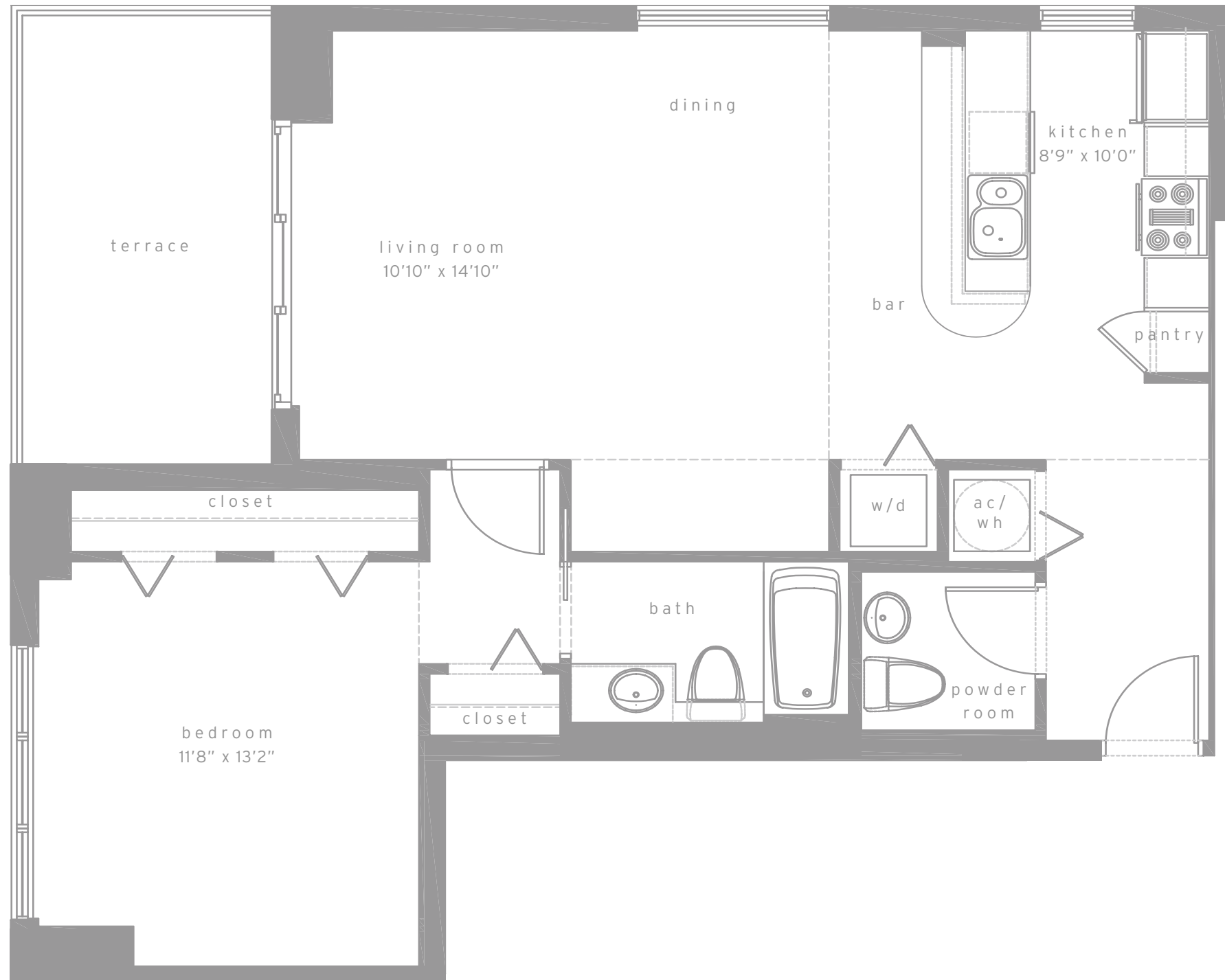




tower residences
unit b
1 bed & 1-1/2 bath

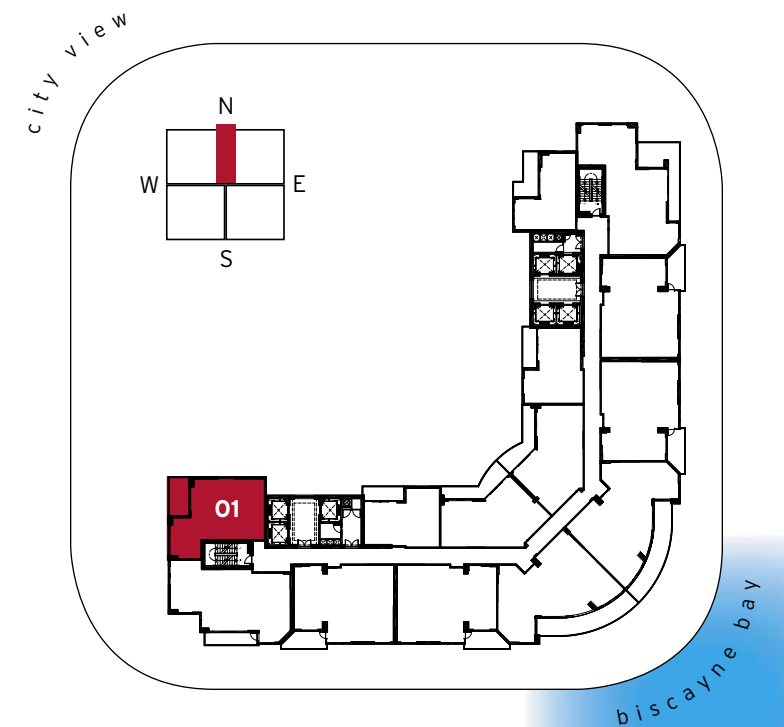
| | | |
|-----------|------------|---------------------|
| residence | 797 sq.ft. | 74.0 m ² |
| terrace | 158 sq.ft. | 14.7 m ² |
| total | 955 sq.ft. | 88.7 m ² |



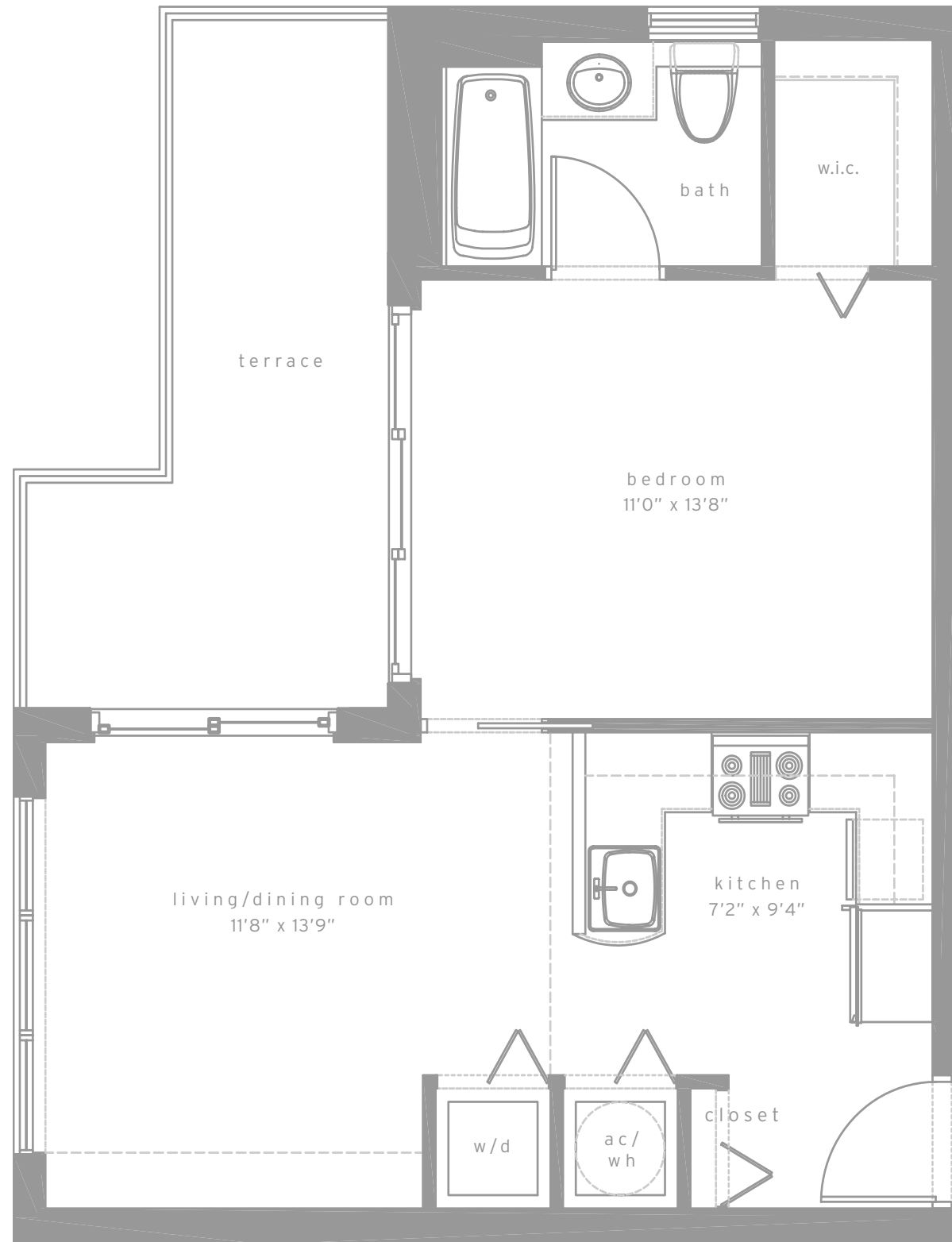


tower residences
unit c
1 bed & 1-1/2 bath

| | | |
|--------------|--------------------|---------------------------|
| residence | 897 sq.ft. | 83.3 m ² |
| terrace | 120 sq.ft. | 11.2 m ² |
| total | 1017 sq.ft. | 94.5 m² |

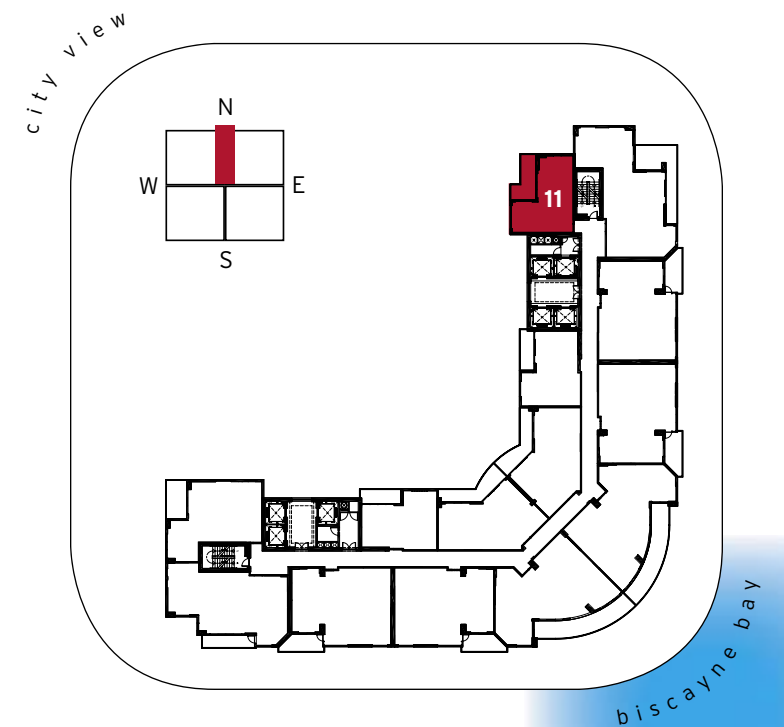


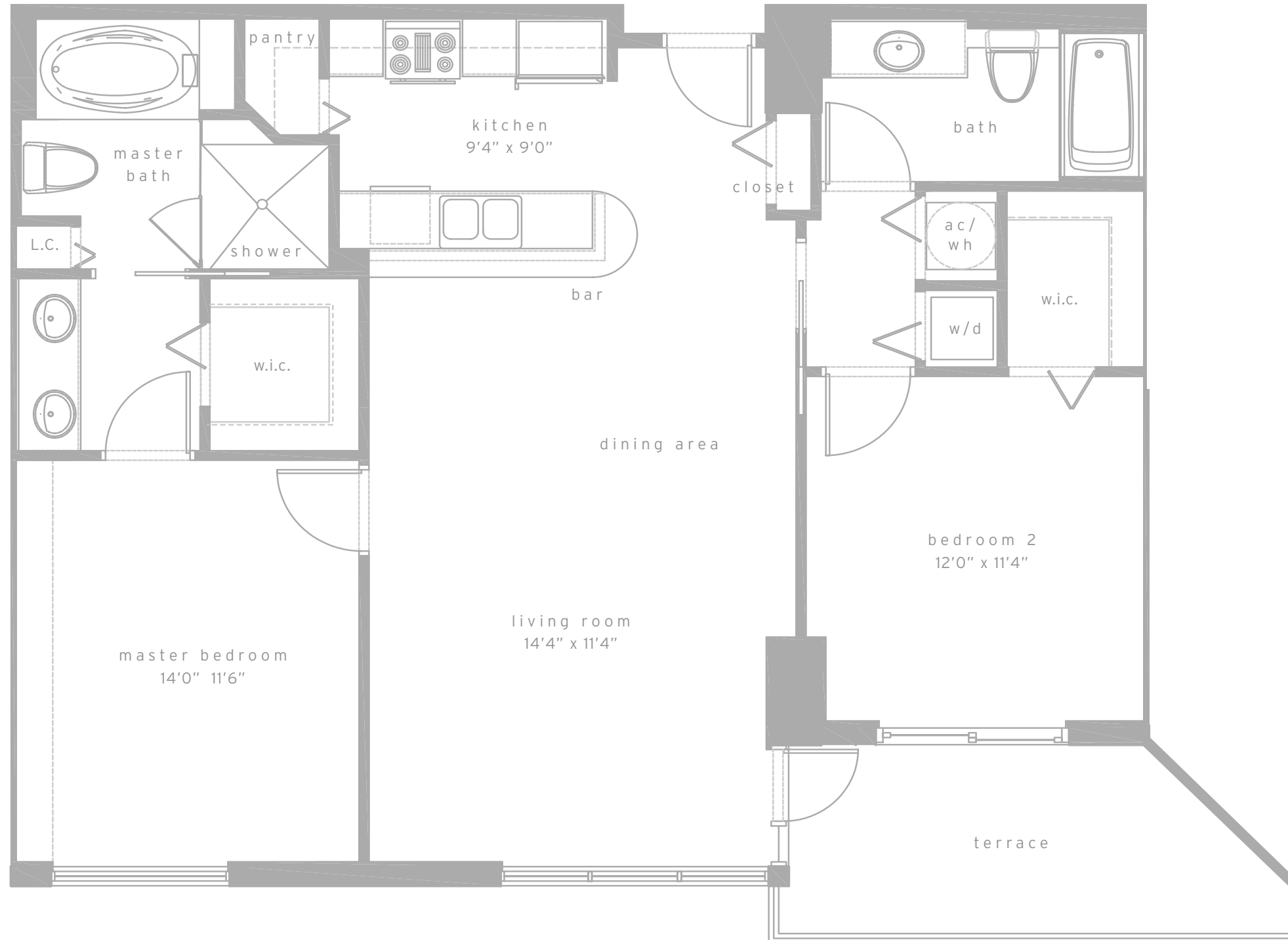
biscayne bay



tower residences
unit d
1 bed & 1 bath

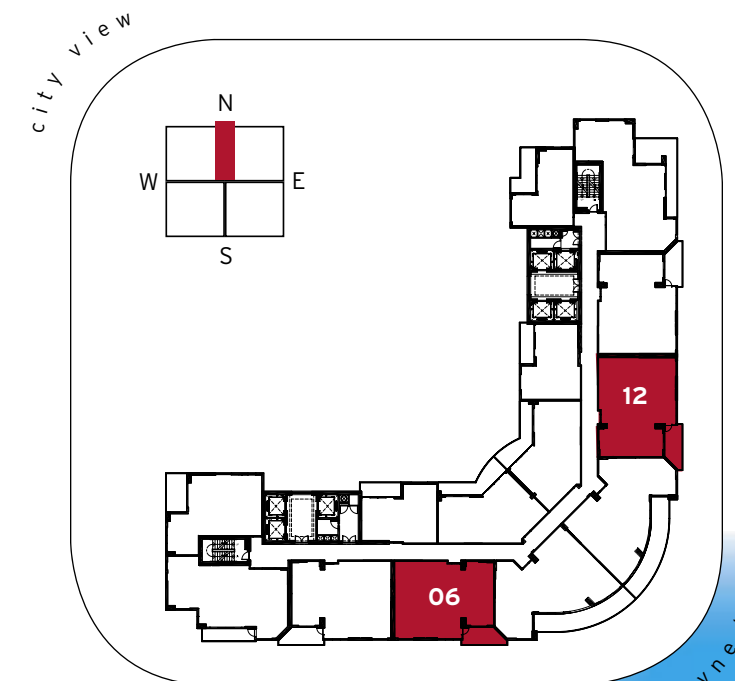
| | | |
|--------------|-------------------|---------------------------|
| residence | 592 sq.ft. | 55.0 m ² |
| terrace | 128 sq.ft. | 11.9 m ² |
| total | 720 sq.ft. | 66.9 m² |

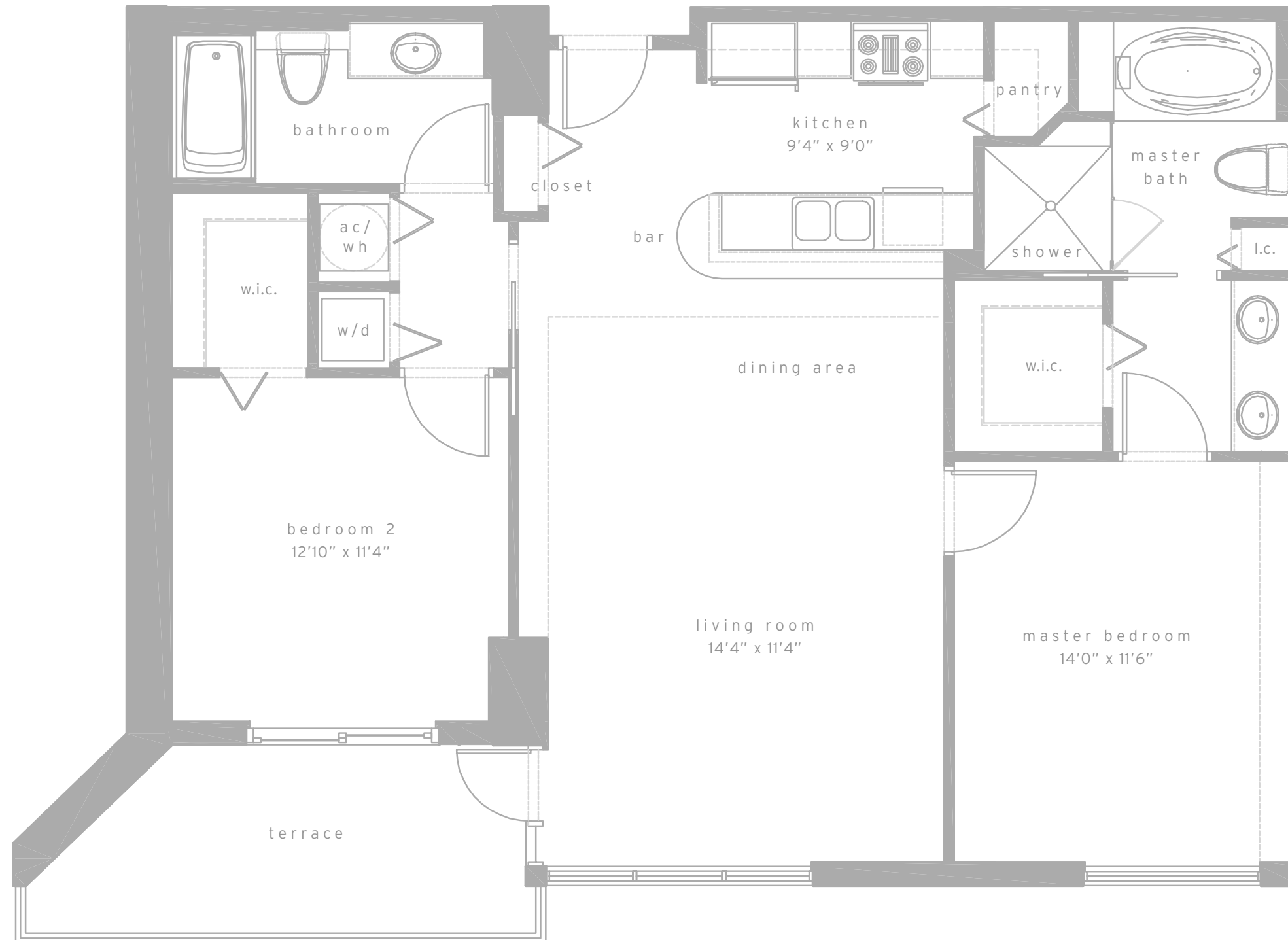




tower residences
unit e
2 bed & 2 bath

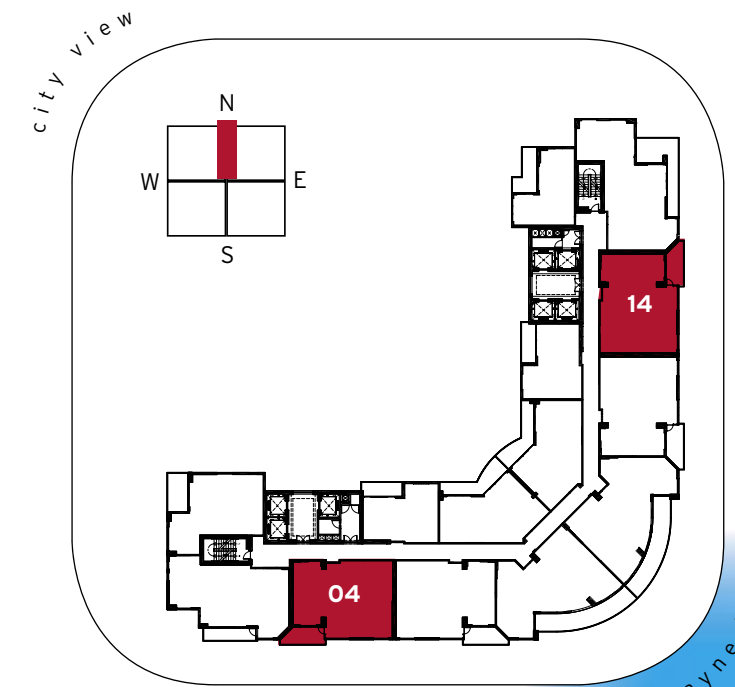
| | | |
|--------------|--------------------|----------------------------|
| residence | 1134 sq.ft. | 105.4 m ² |
| terrace | 109 sq.ft. | 10.1 m ² |
| total | 1243 sq.ft. | 115.5 m² |

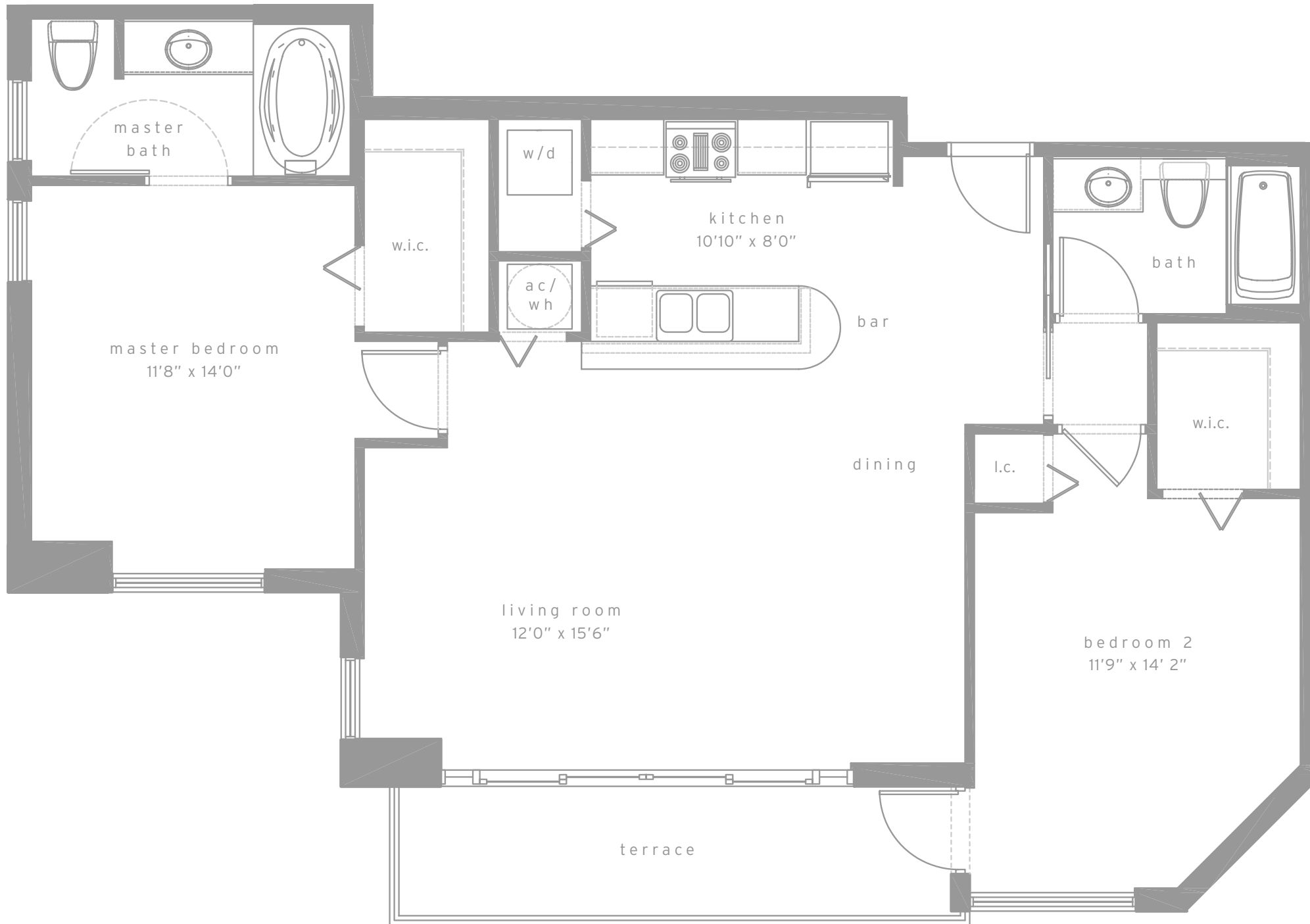




**tower residences
unit e (reversed)
2 bed & 2 bath**

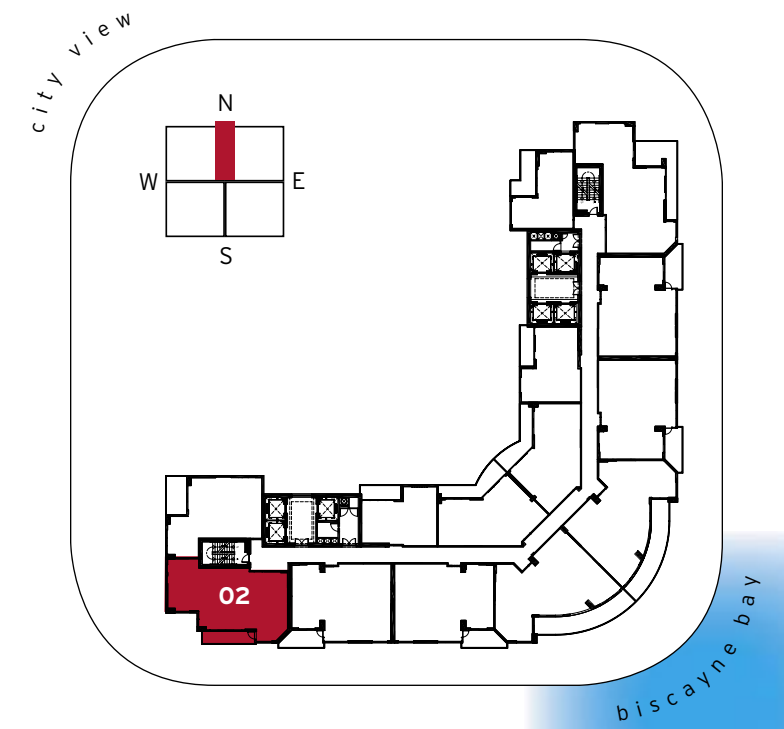
| | | |
|--------------|--------------------|----------------------------|
| residence | 1119 sq.ft. | 104.0 m ² |
| terrace | 109 sq.ft. | 10.1 m ² |
| total | 1228 sq.ft. | 114.1 m² |

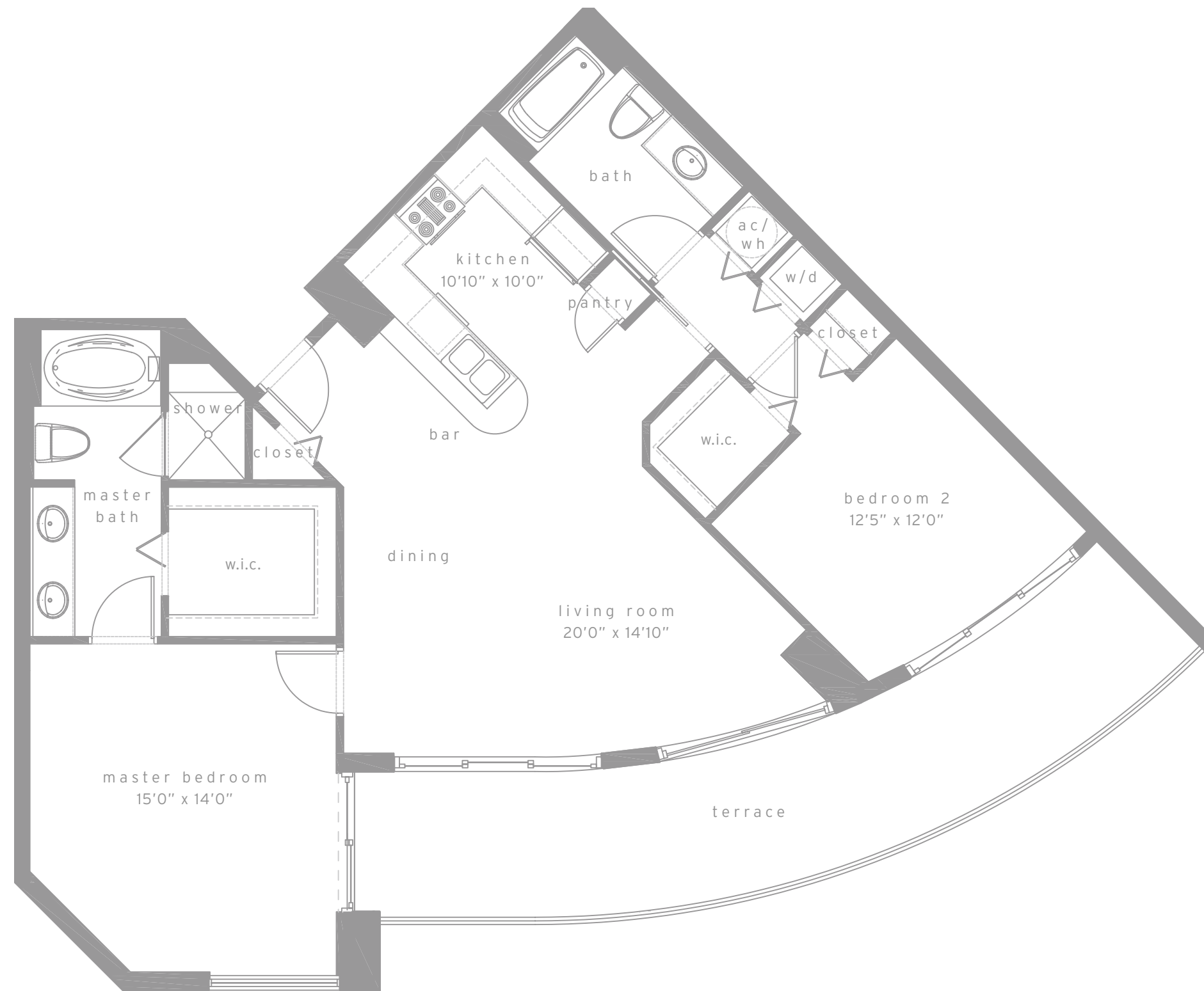




tower residences
unit f
2 bed & 2 bath

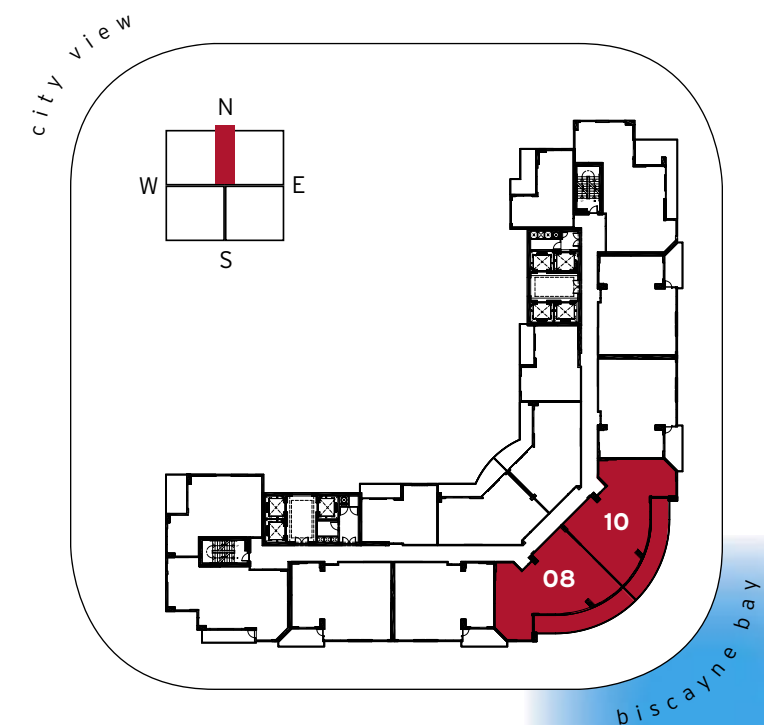
| | | |
|--------------|--------------------|----------------------------|
| residence | 1160 sq.ft. | 107.8 m ² |
| terrace | 102 sq.ft. | 9.5 m ² |
| total | 1262 sq.ft. | 117.2 m² |

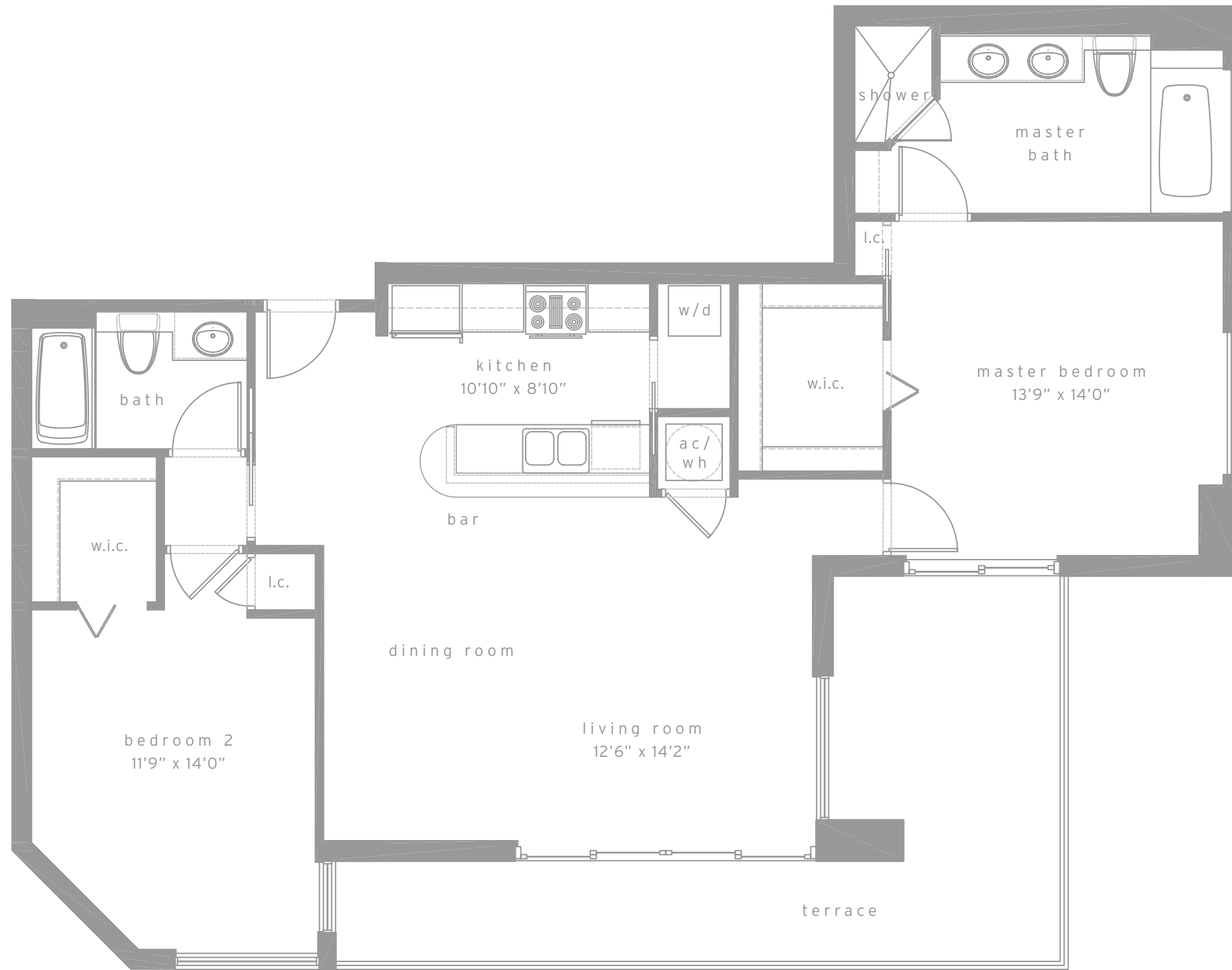




tower residences
unit g
2 bed & 2 bath

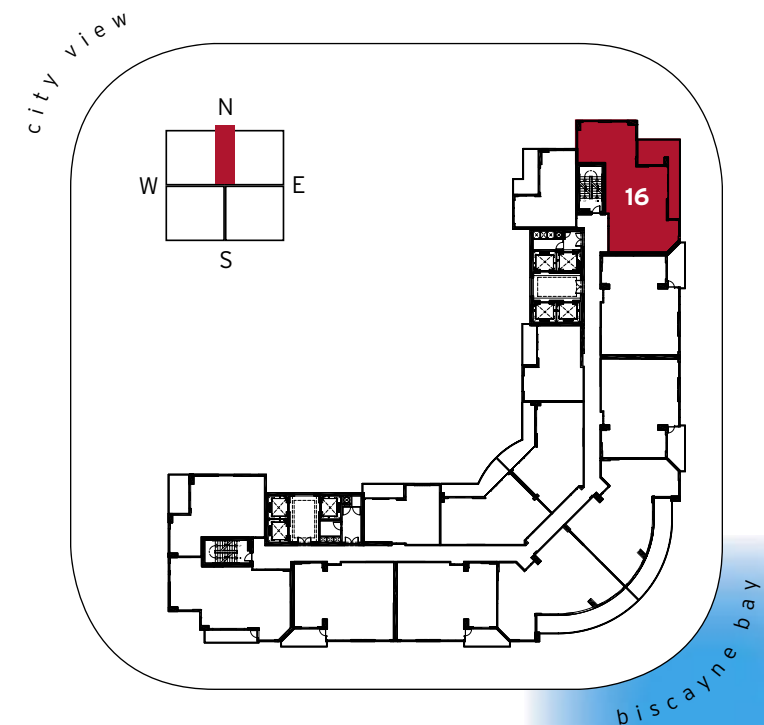
| | | |
|--------------|--------------------|----------------------------|
| residence | 1201 sq.ft. | 111.6 m ² |
| terrace | 273 sq.ft. | 25.4 m ² |
| total | 1474 sq.ft. | 137.0 m² |

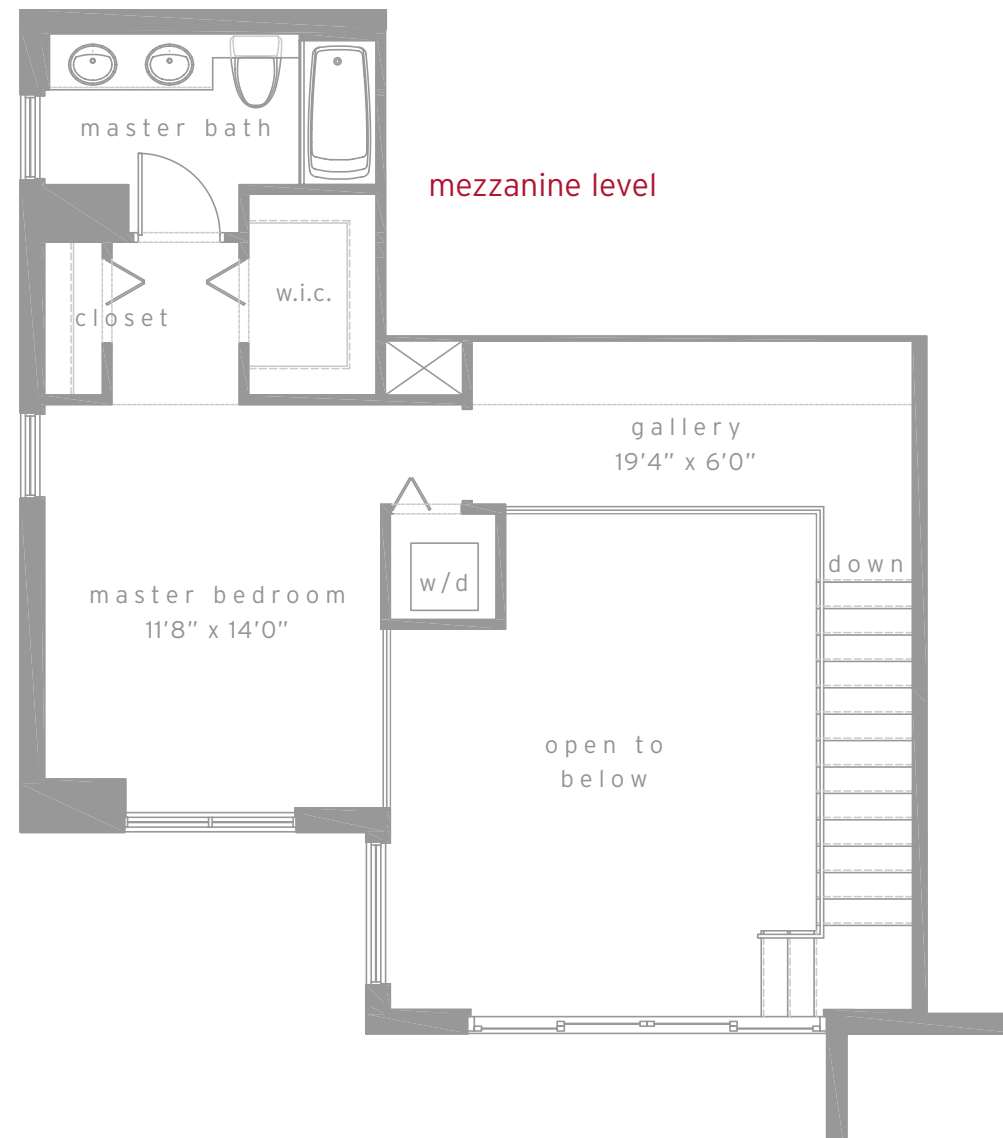
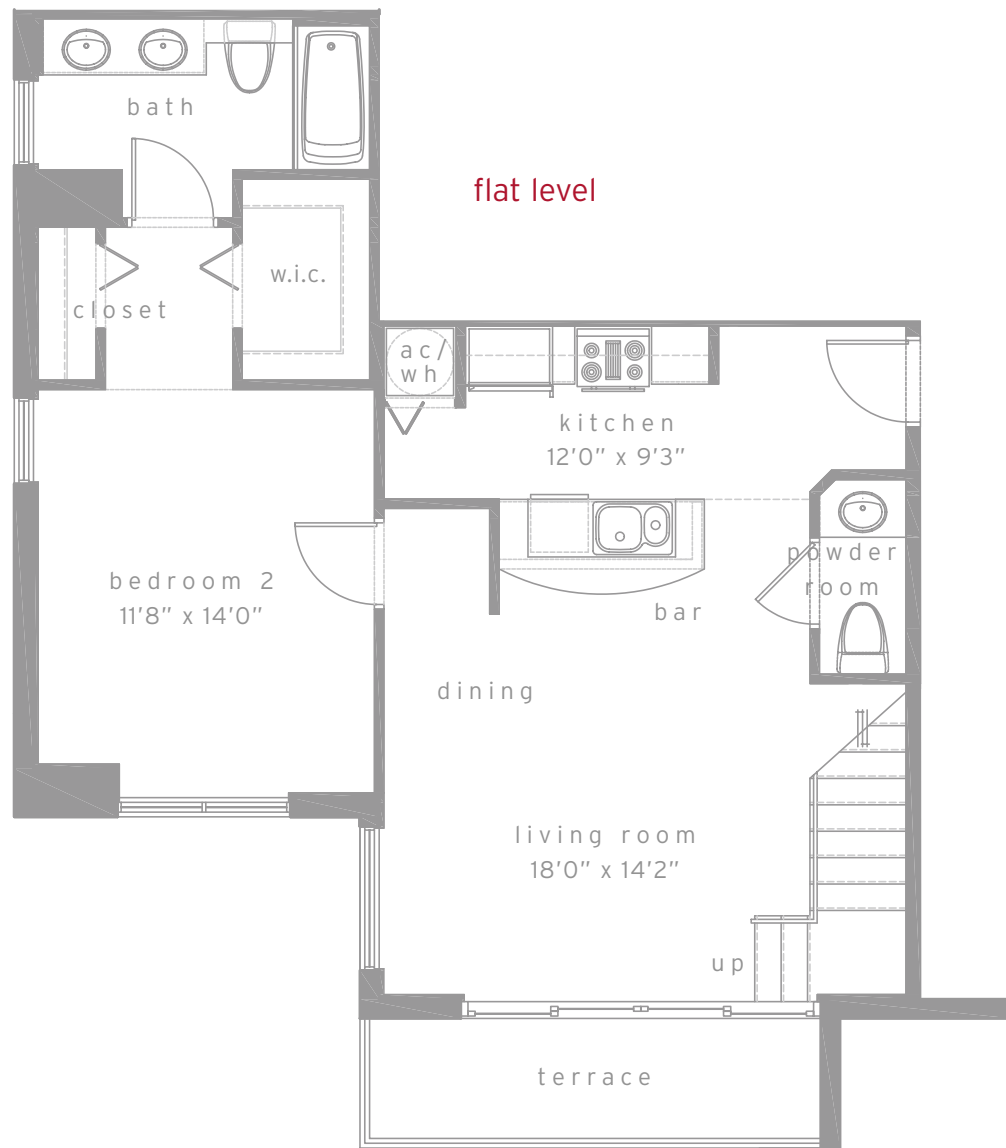




tower residences
unit h
2 bed & 2 bath

| | | |
|--------------|--------------------|----------------------------|
| residence | 1268 sq.ft. | 117.8 m ² |
| terrace | 247 sq.ft. | 22.9 m ² |
| total | 1515 sq.ft. | 140.7 m² |

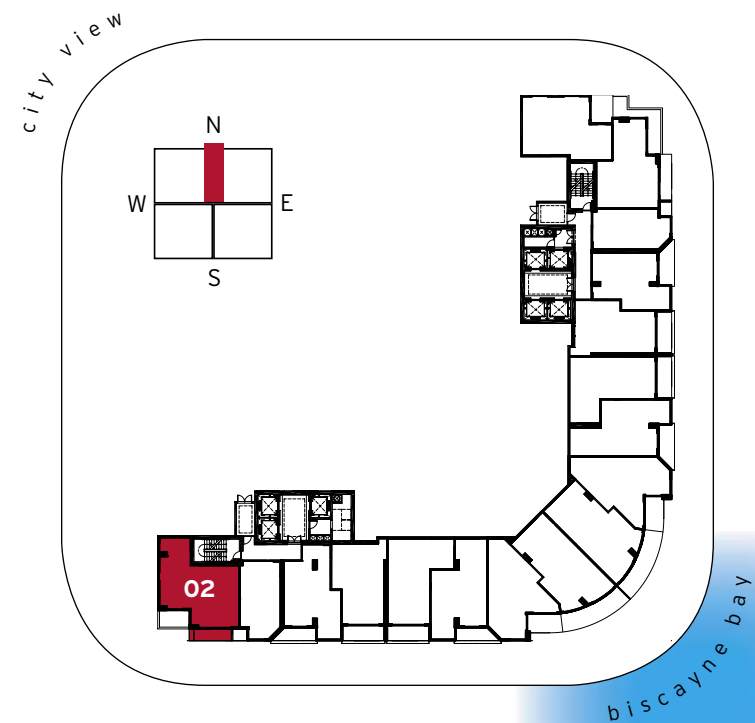


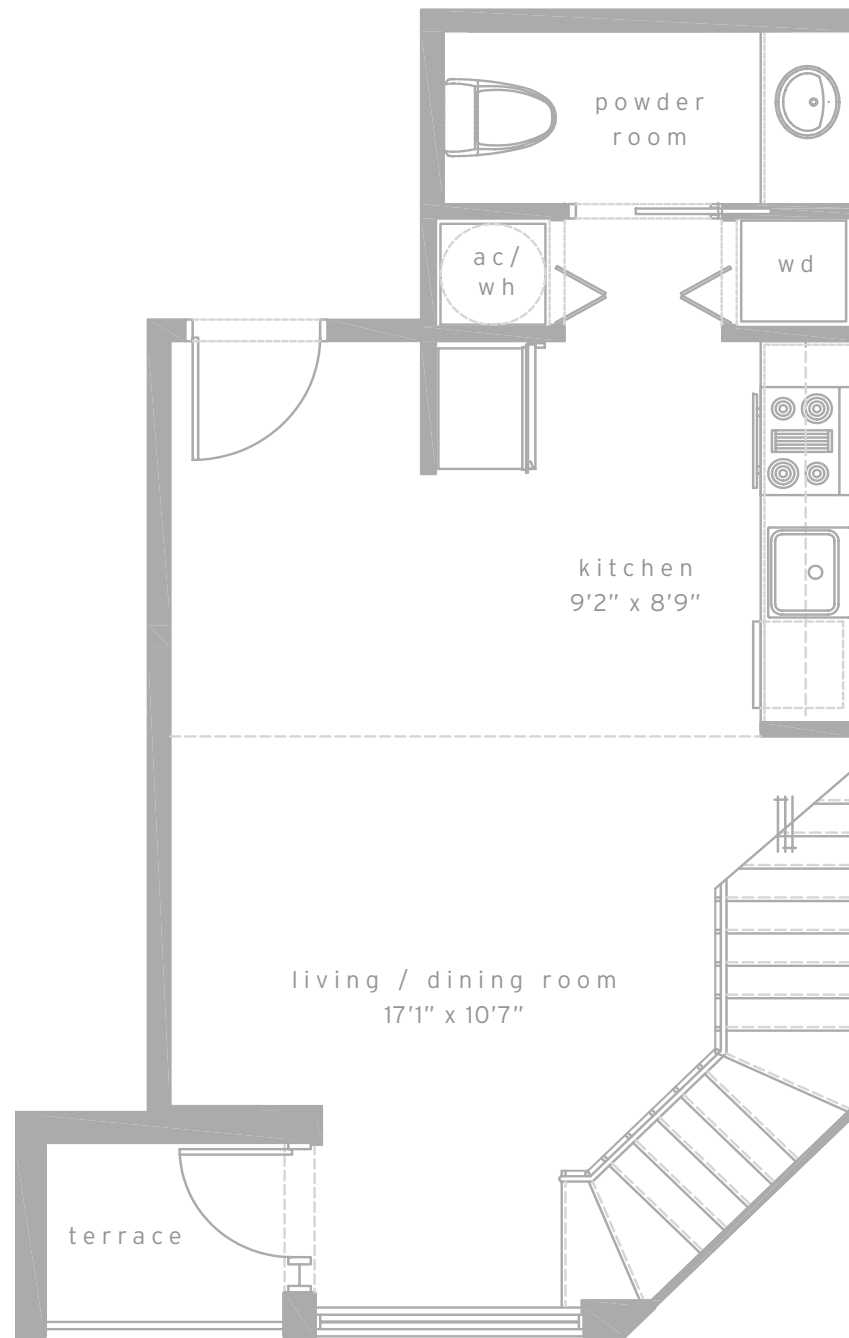


loft residences

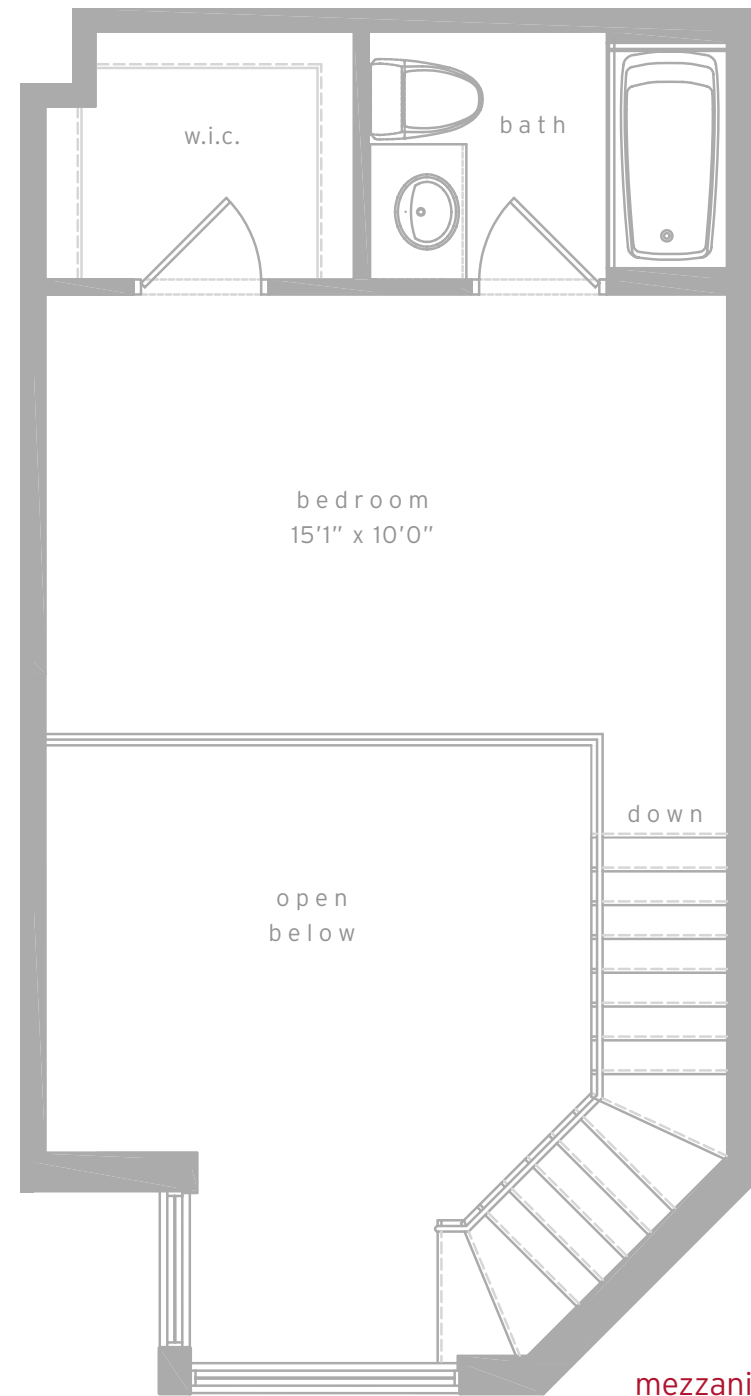
loft a
2 bed & 2-1/2 bath

| | | |
|--------------|--------------------|----------------------------|
| residence | 1354 sq.ft. | 125.8 m ² |
| terrace | 74 sq.ft. | 6.8 m ² |
| total | 1428 sq.ft. | 132.6 m² |





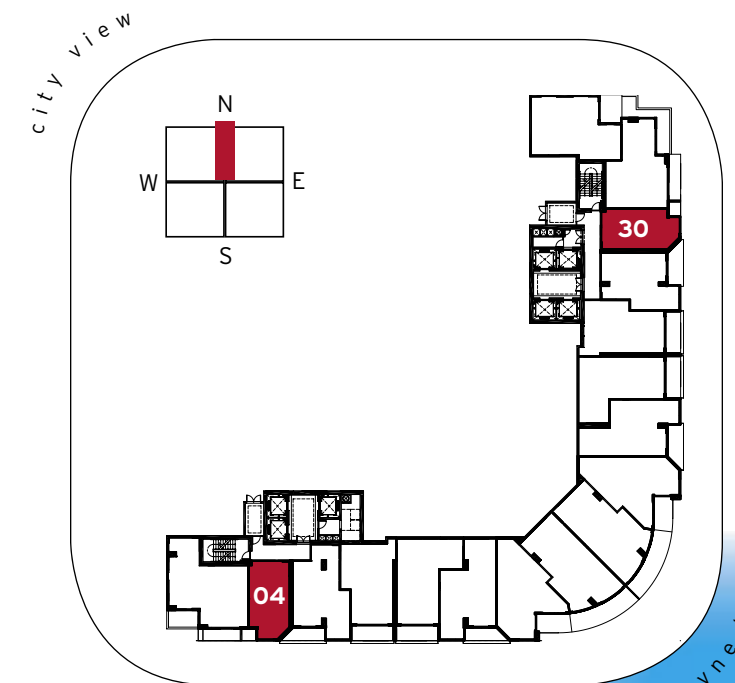
flat level



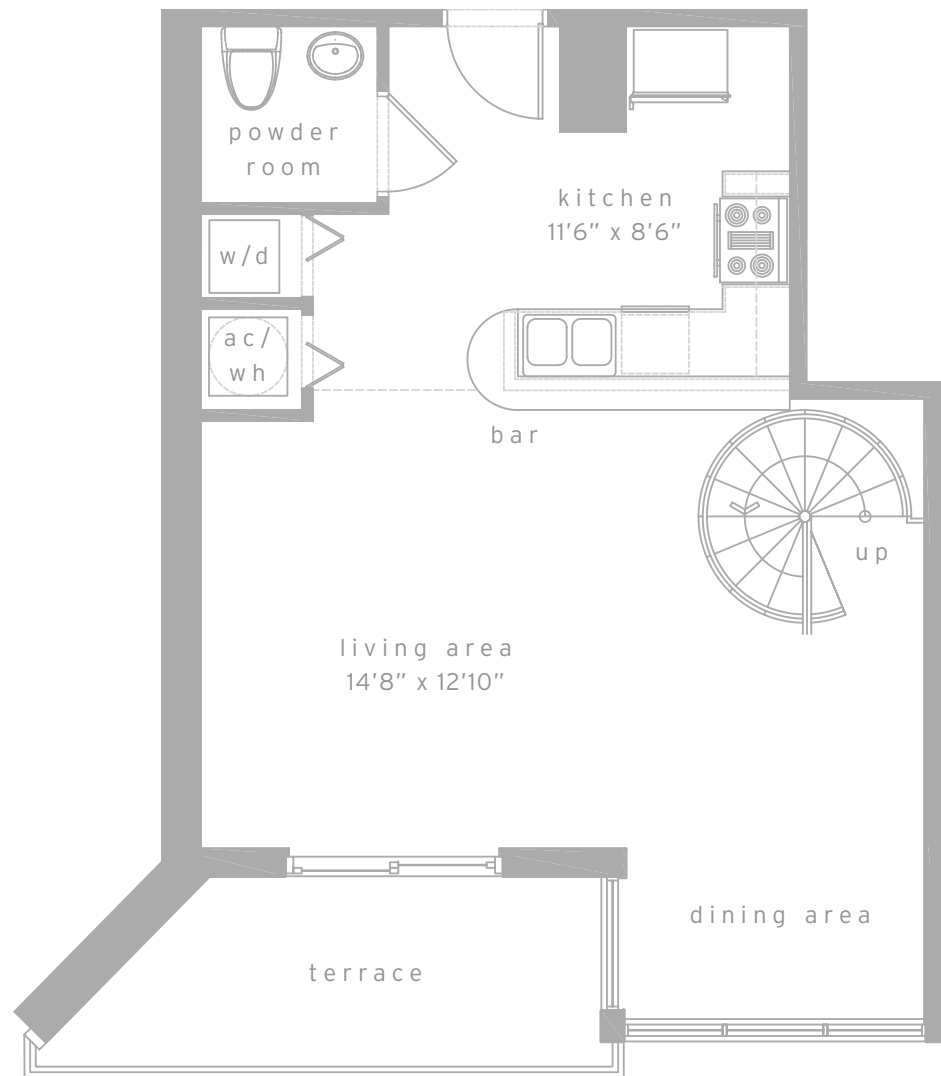
mezzanine level

loft residences
loft b
1 bed & 1-1/2 bath

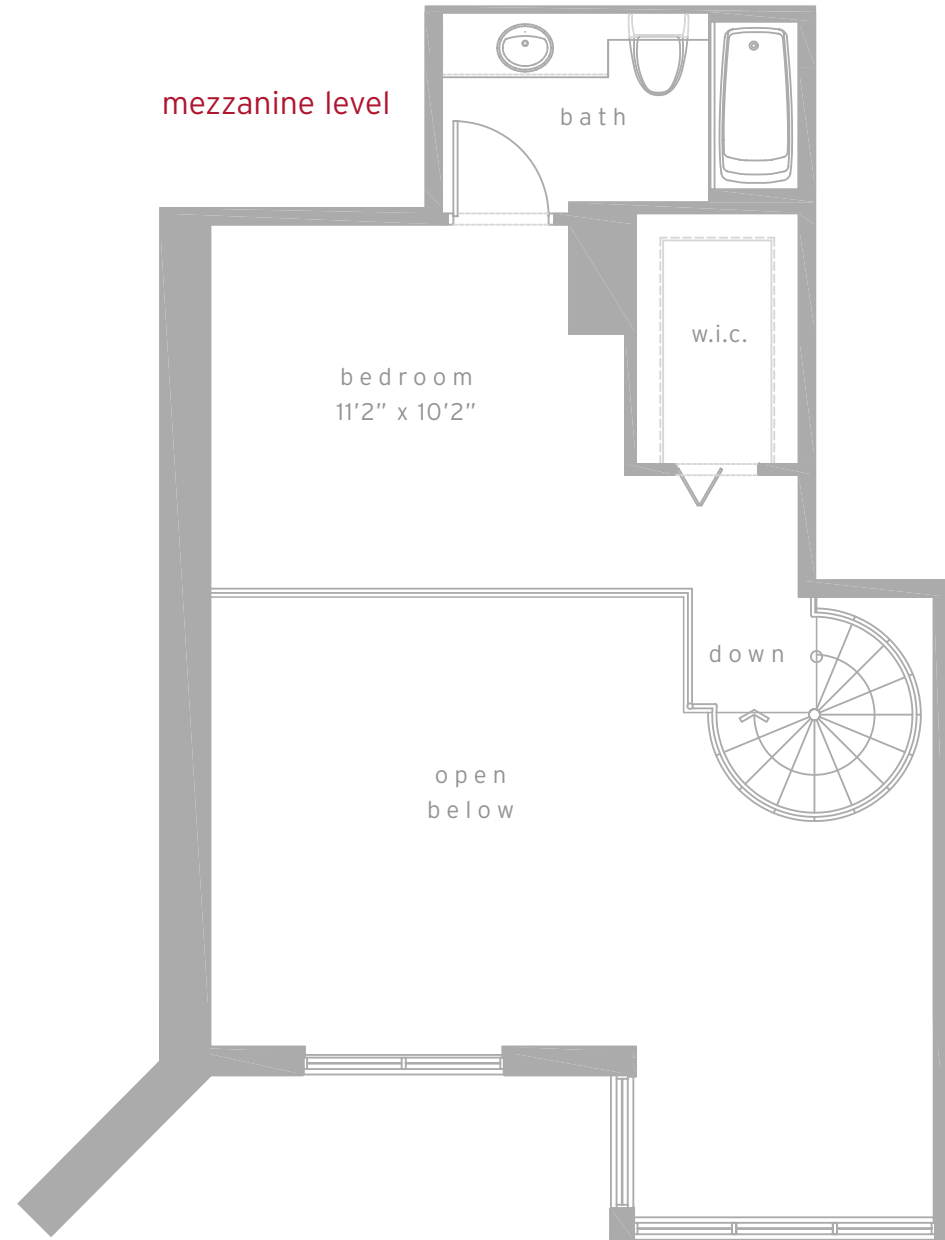
| | | |
|-----------|------------|---------------------|
| residence | 698 sq.ft. | 64.8 m ² |
| terrace | 26 sq.ft. | 2.4 m ² |
| total | 724 sq.ft. | 67.2 m ² |



flat level



mezzanine level



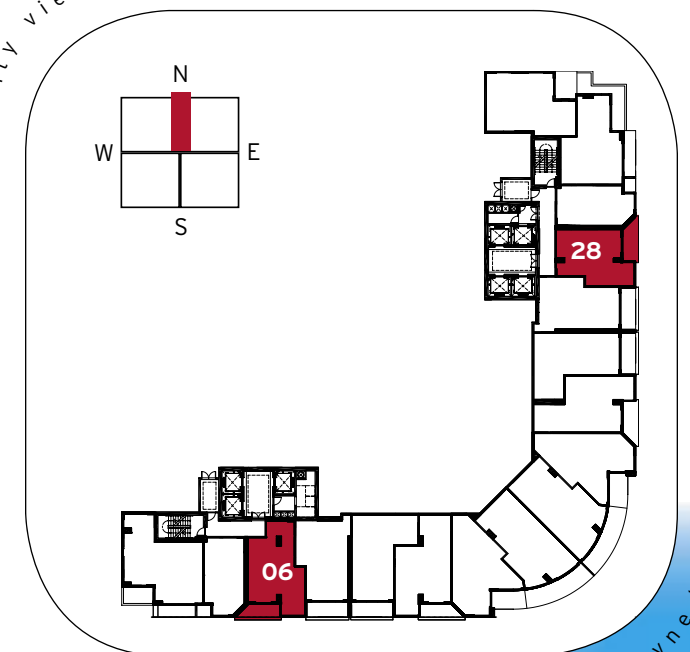
loft residences

loft c

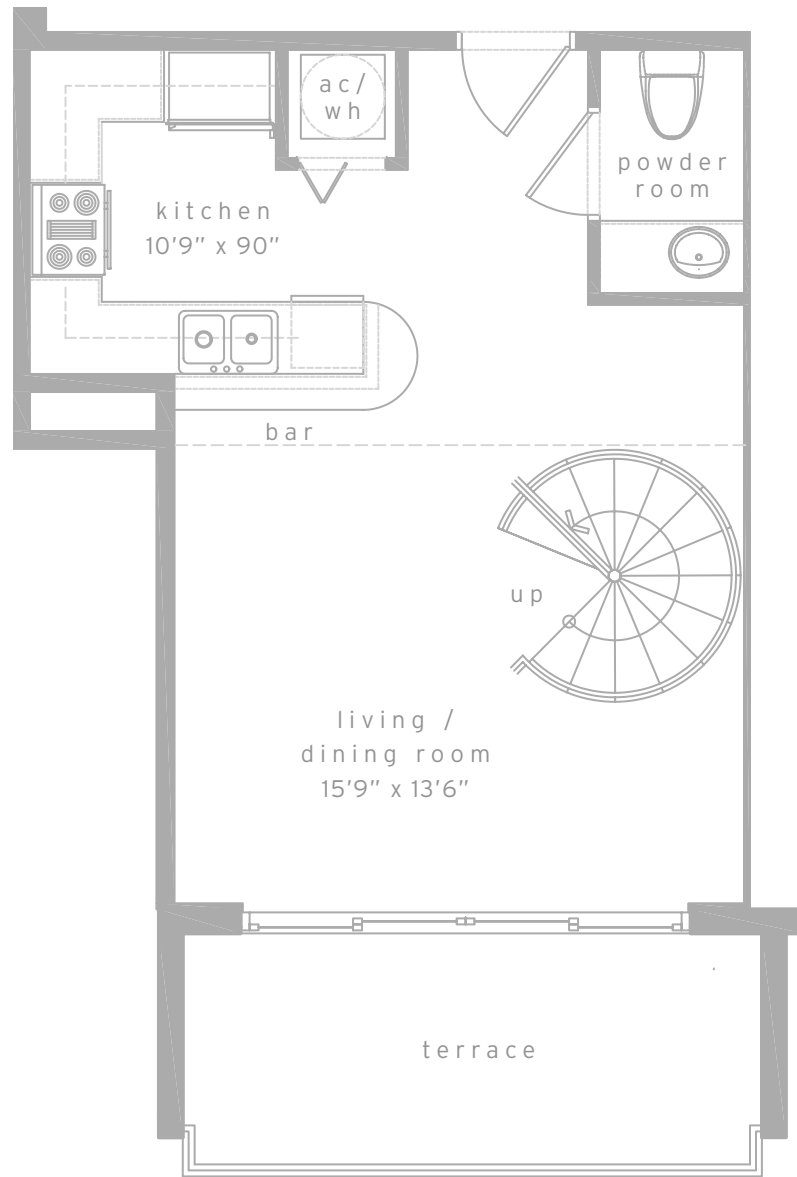
1 bed & 1-1/2 bath

| | | |
|-----------|------------|---------------------|
| residence | 886 sq.ft. | 82.3 m ² |
| terrace | 90 sq.ft. | 8.4 m ² |
| total | 976 sq.ft. | 90.7 m ² |

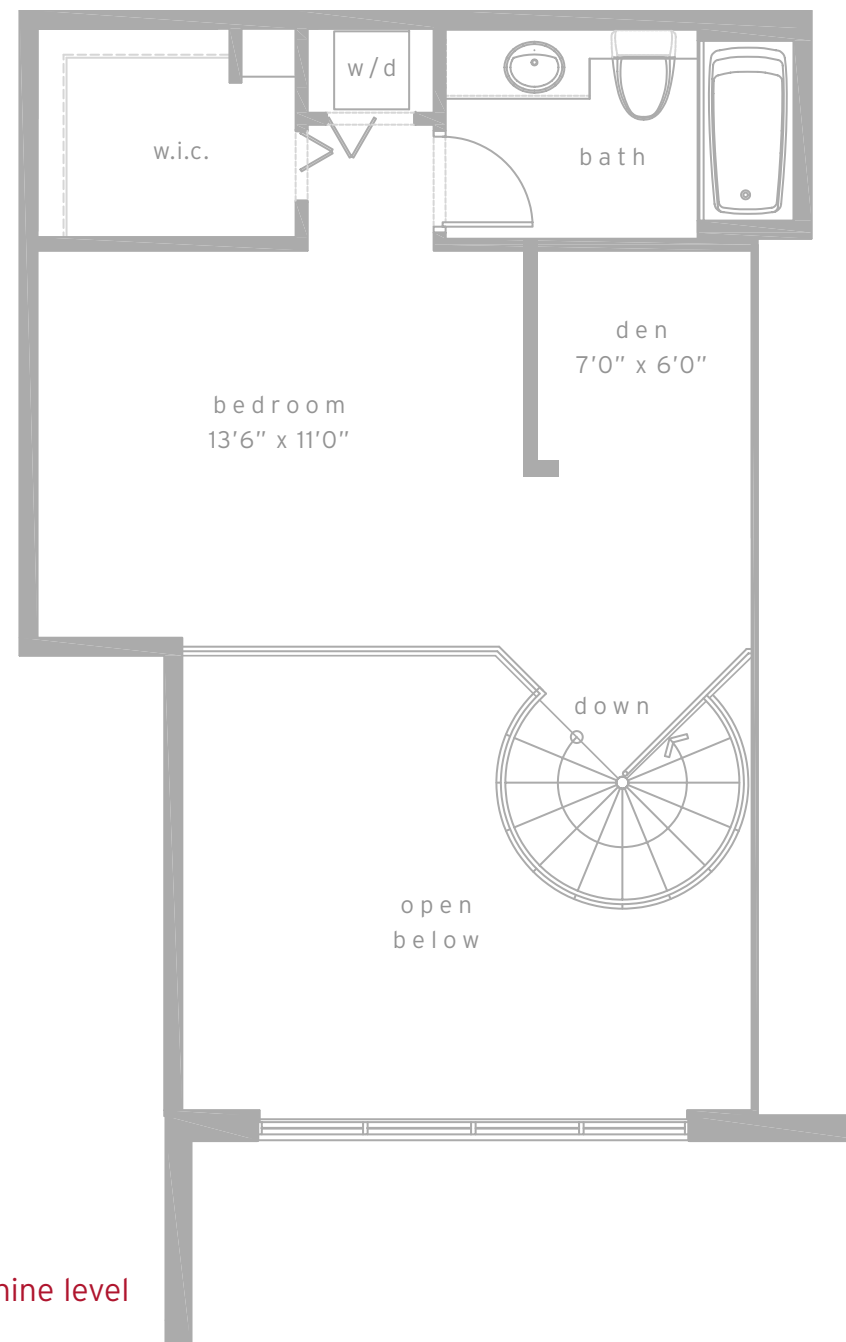
city view



biscayne bay



flat level

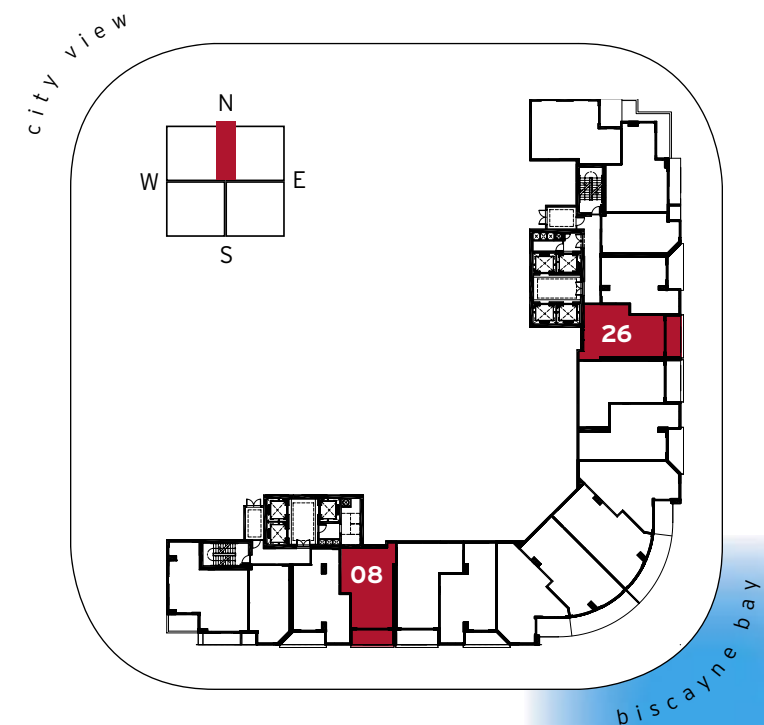


mezzanine level

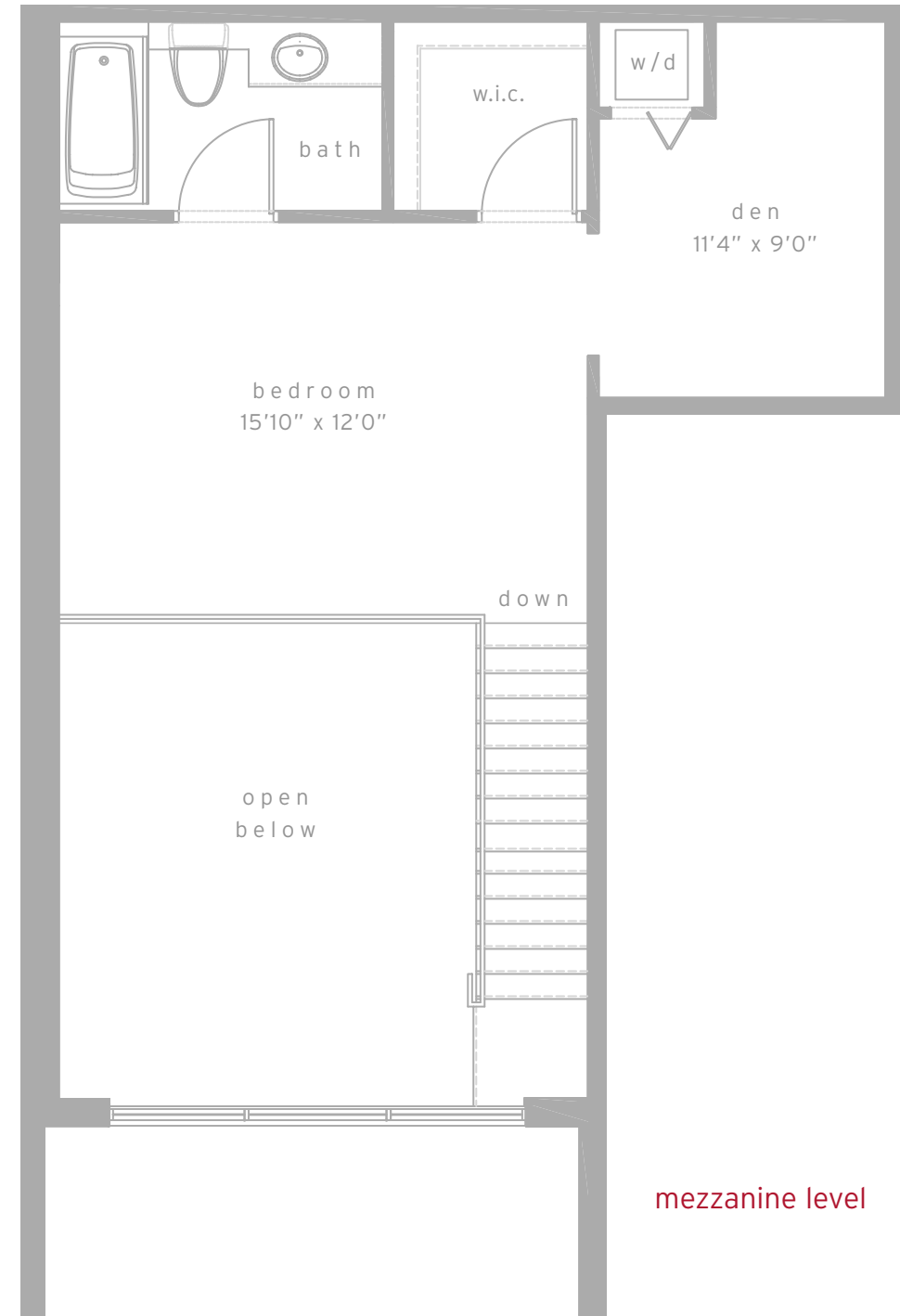
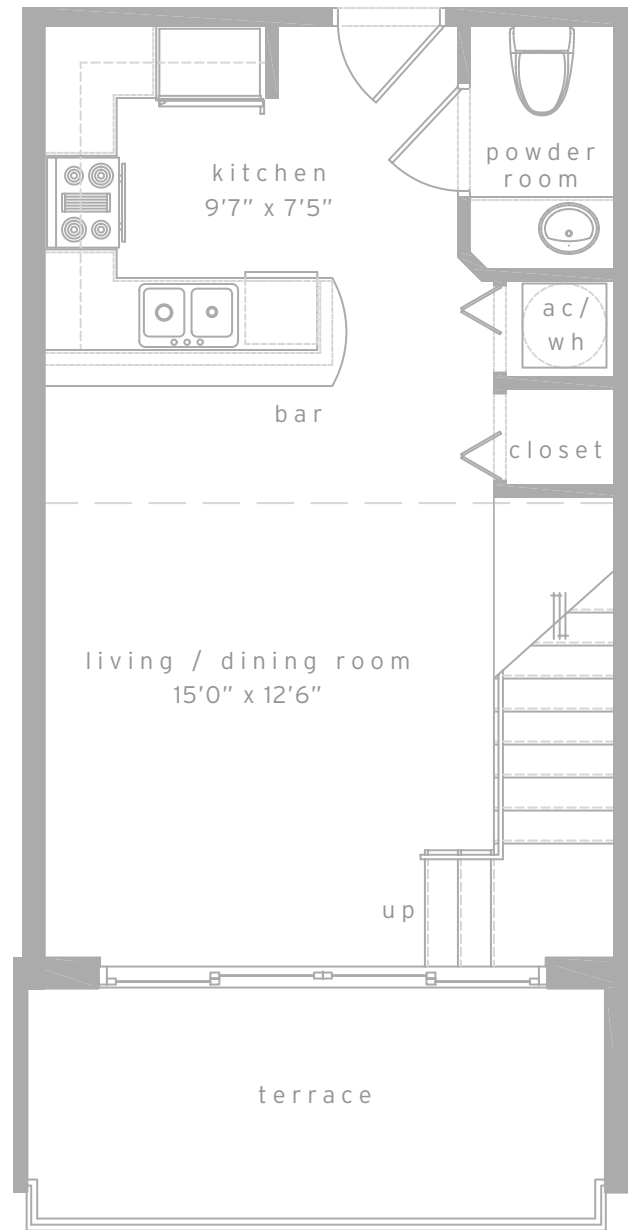
loft residences

loft d
1 bed & 1-1/2 bath + den

| | | |
|-----------|------------|---------------------|
| residence | 857 sq.ft. | 80.6 m ² |
| terrace | 110 sq.ft. | 10.2 m ² |
| total | 967 sq.ft. | 90.8 m ² |



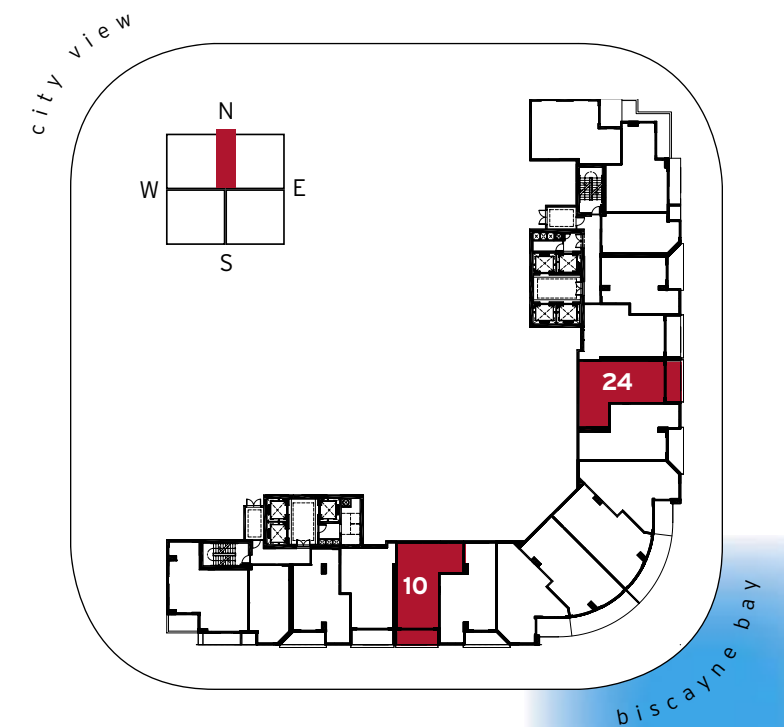
biscayne bay



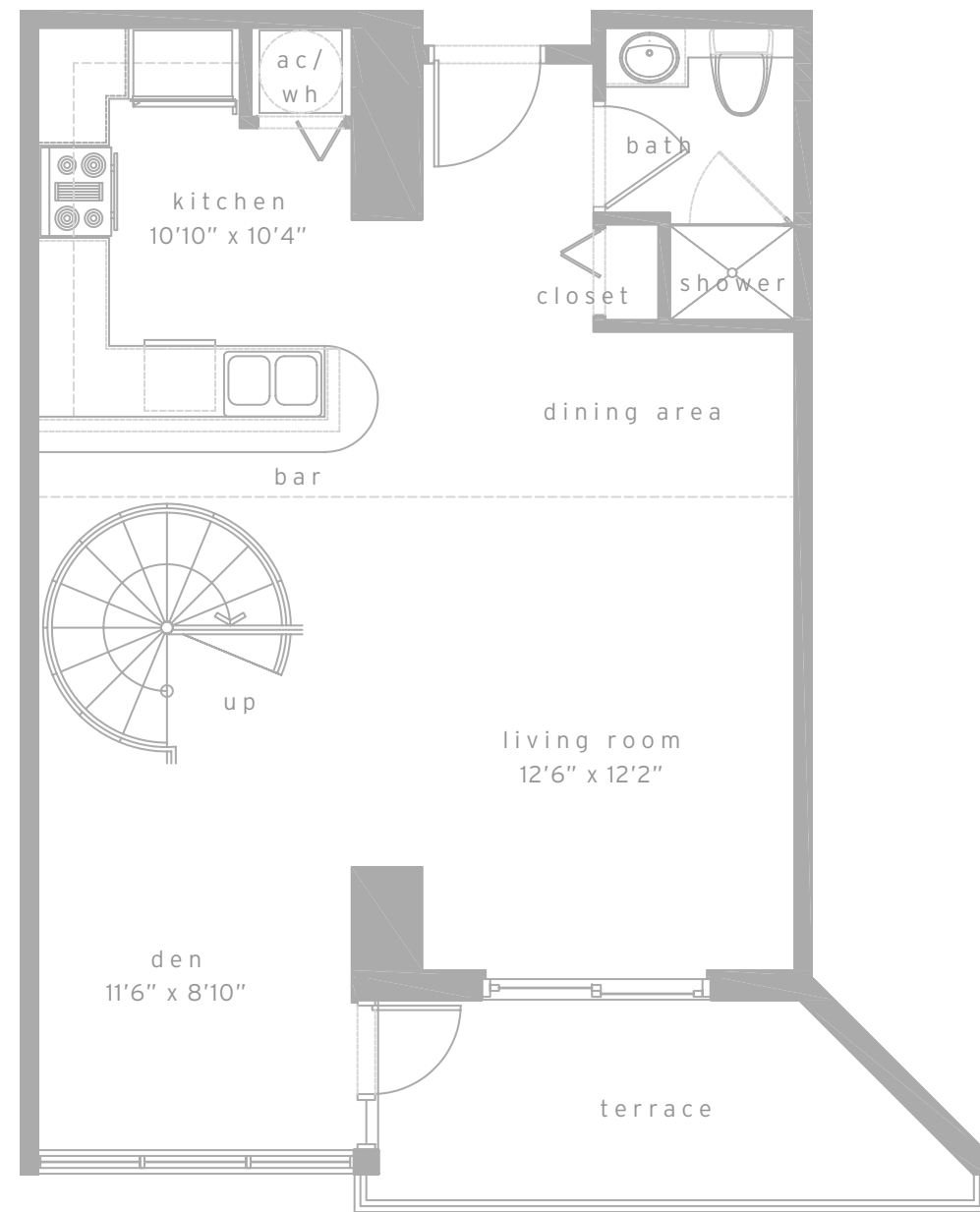
loft residences

loft e
1 bed & 1-1/2 bath + den

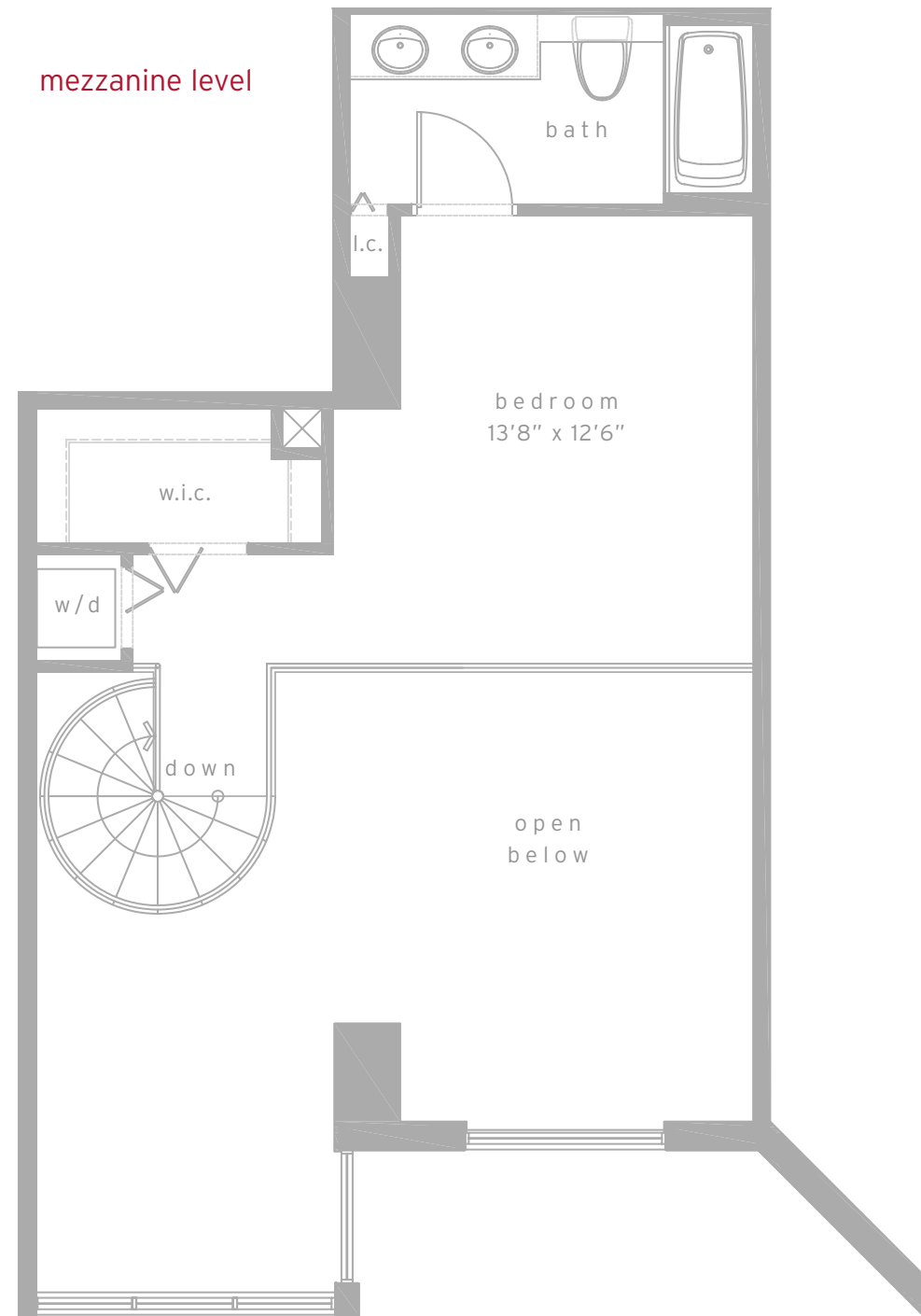
| | | |
|-----------|------------|---------------------|
| residence | 886 sq.ft. | 82.3 m ² |
| terrace | 110 sq.ft. | 10.2 m ² |
| total | 996 sq.ft. | 92.5 m ² |



flat level



mezzanine level

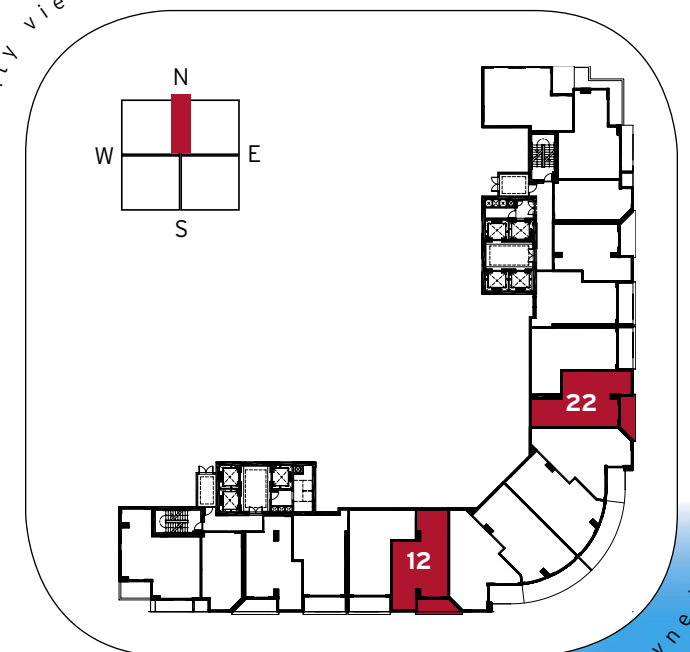


loft residences

loft f
1 bed & 2 bath + den

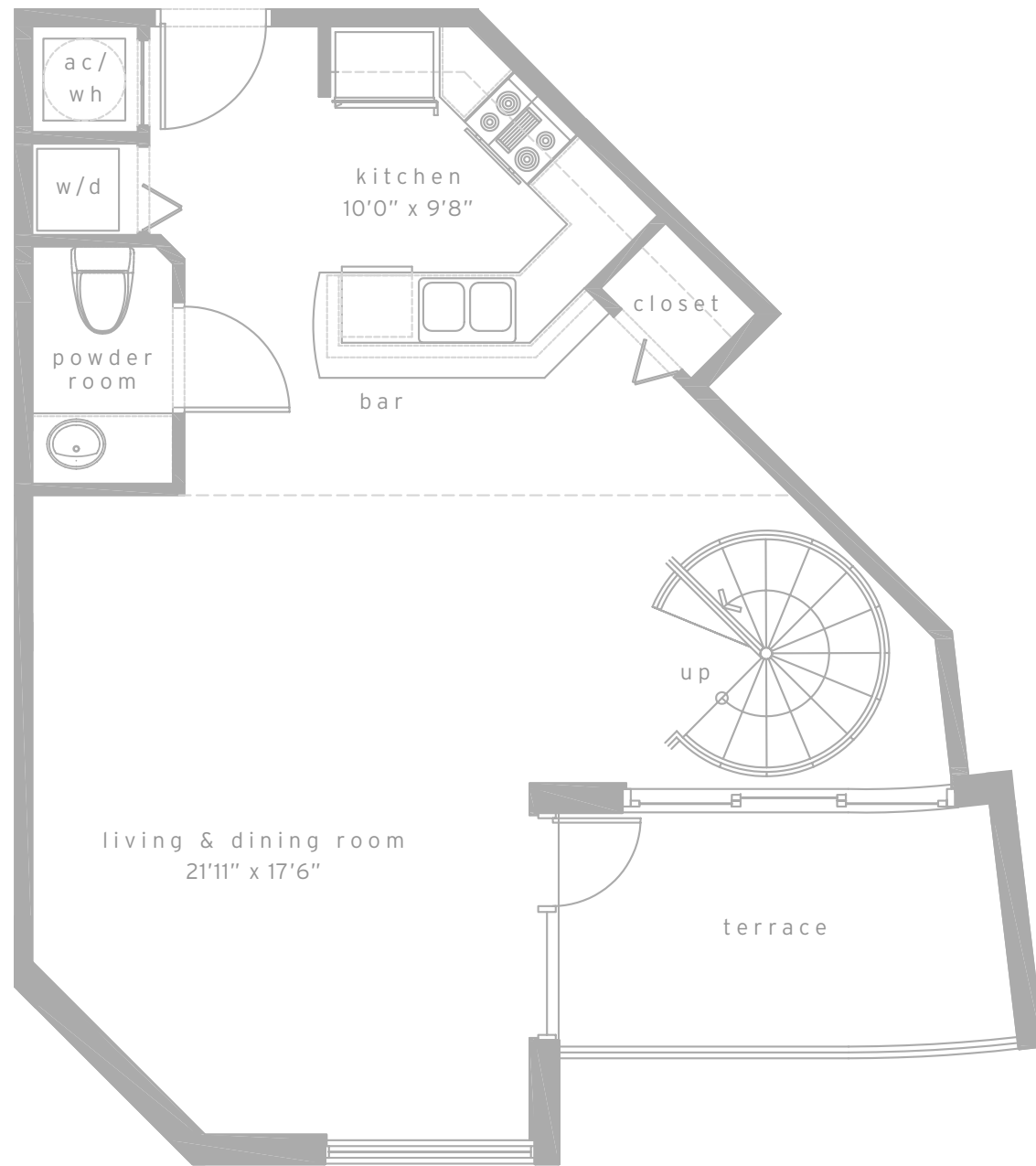
| | | |
|-----------|-------------|----------------------|
| residence | 993 sq.ft. | 92.3 m ² |
| terrace | 90 sq.ft. | 8.4 m ² |
| total | 1083 sq.ft. | 100.7 m ² |

city view

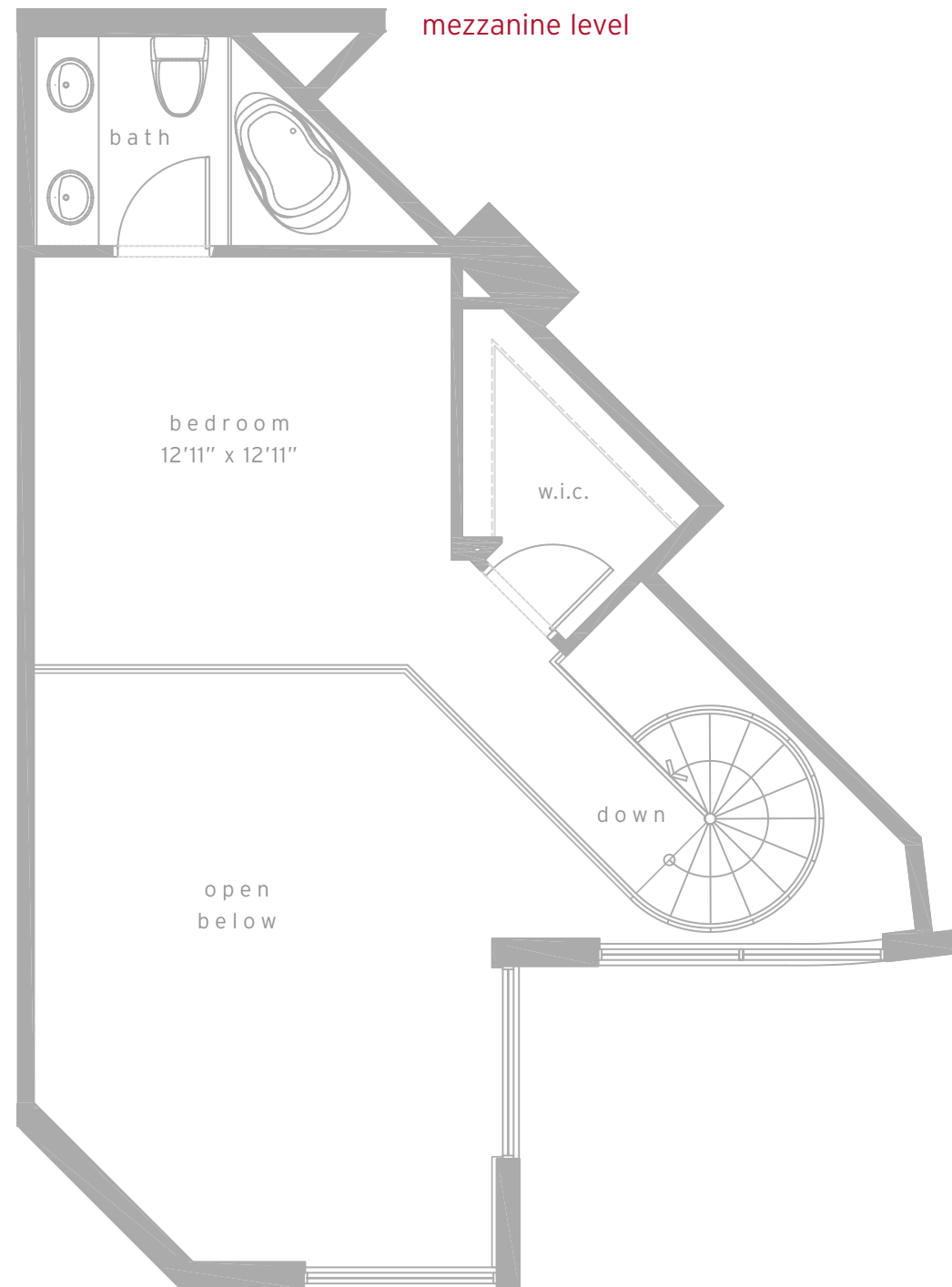


biscayne bay

flat level



mezzanine level



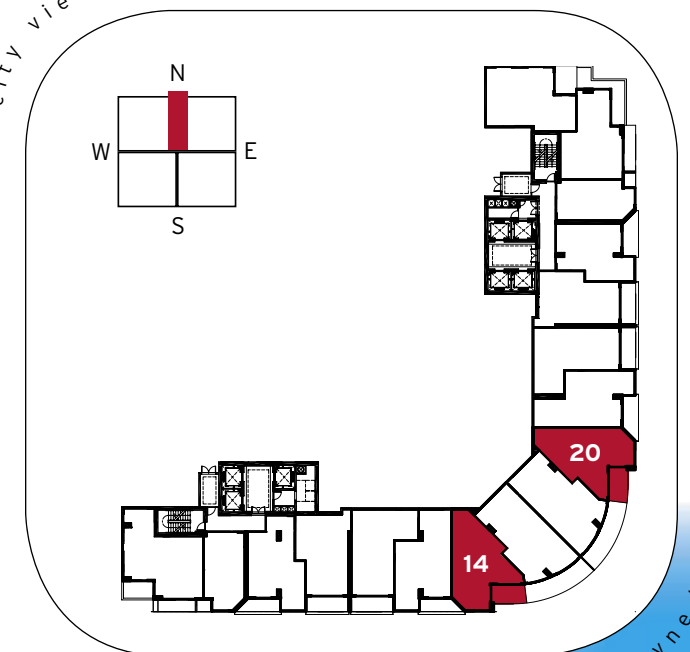
loft residences

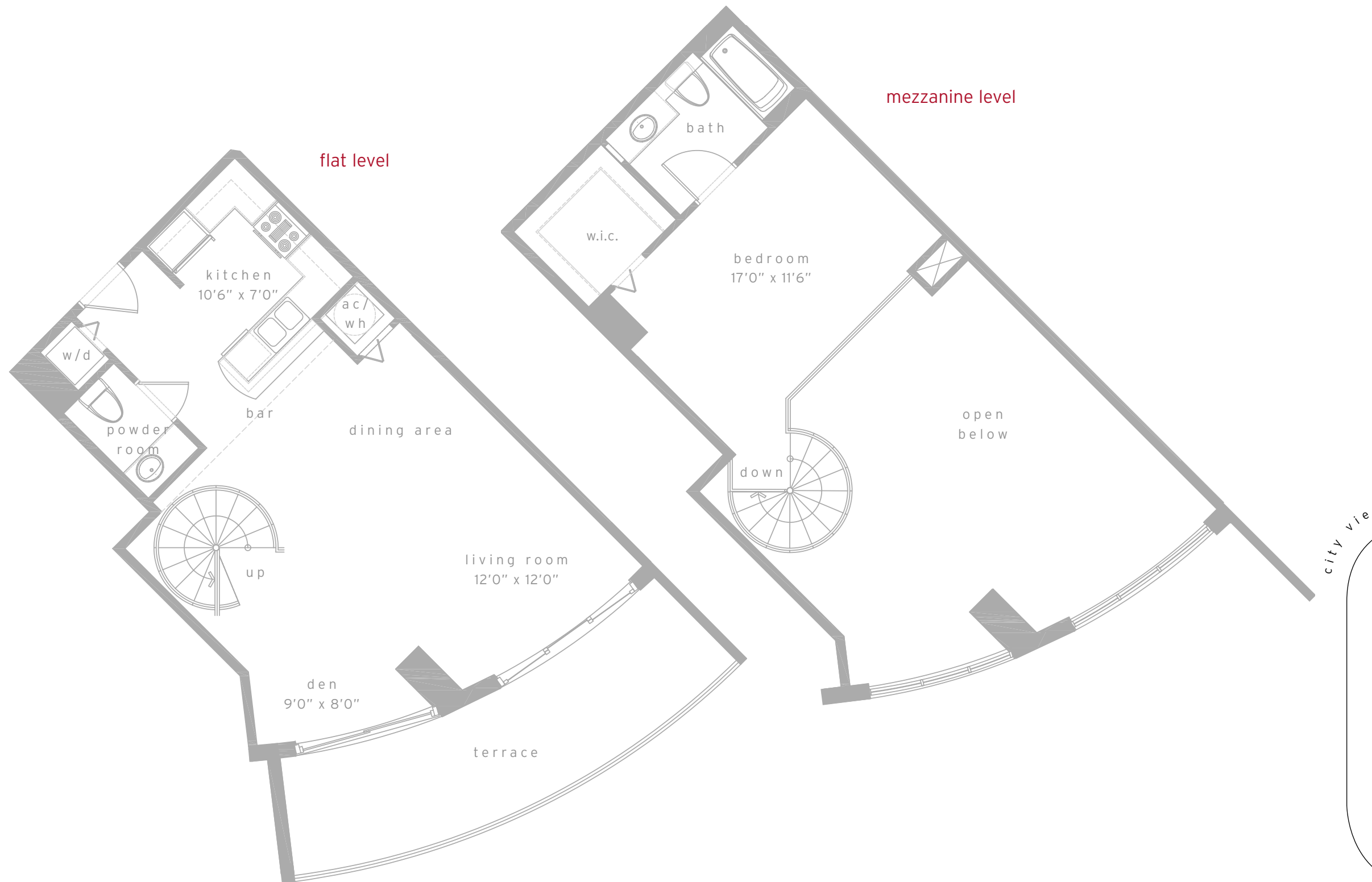
loft g

1 bed & 1-1/2 bath

| | | |
|-----------|-------------|---------------------|
| residence | 958 sq.ft. | 89.0 m ² |
| terrace | 91 sq.ft. | 8.4 m ² |
| total | 1049 sq.ft. | 97.4 m ² |

city view



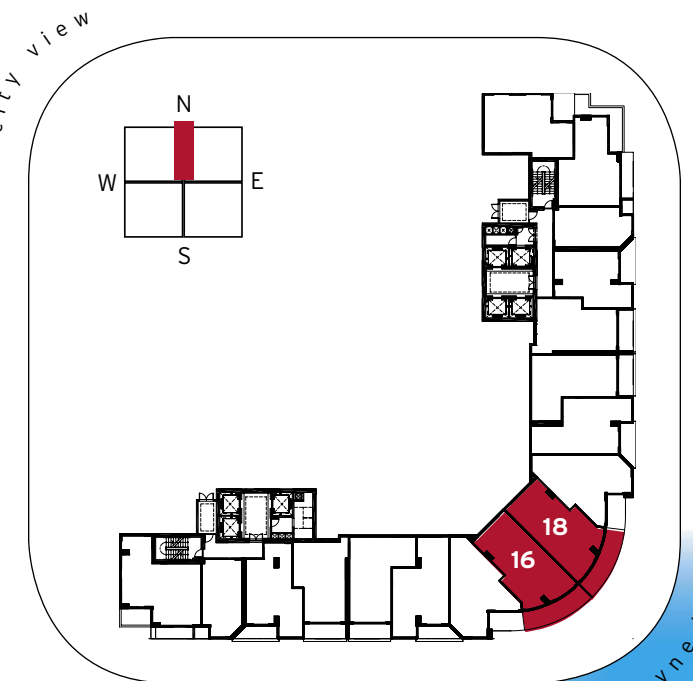


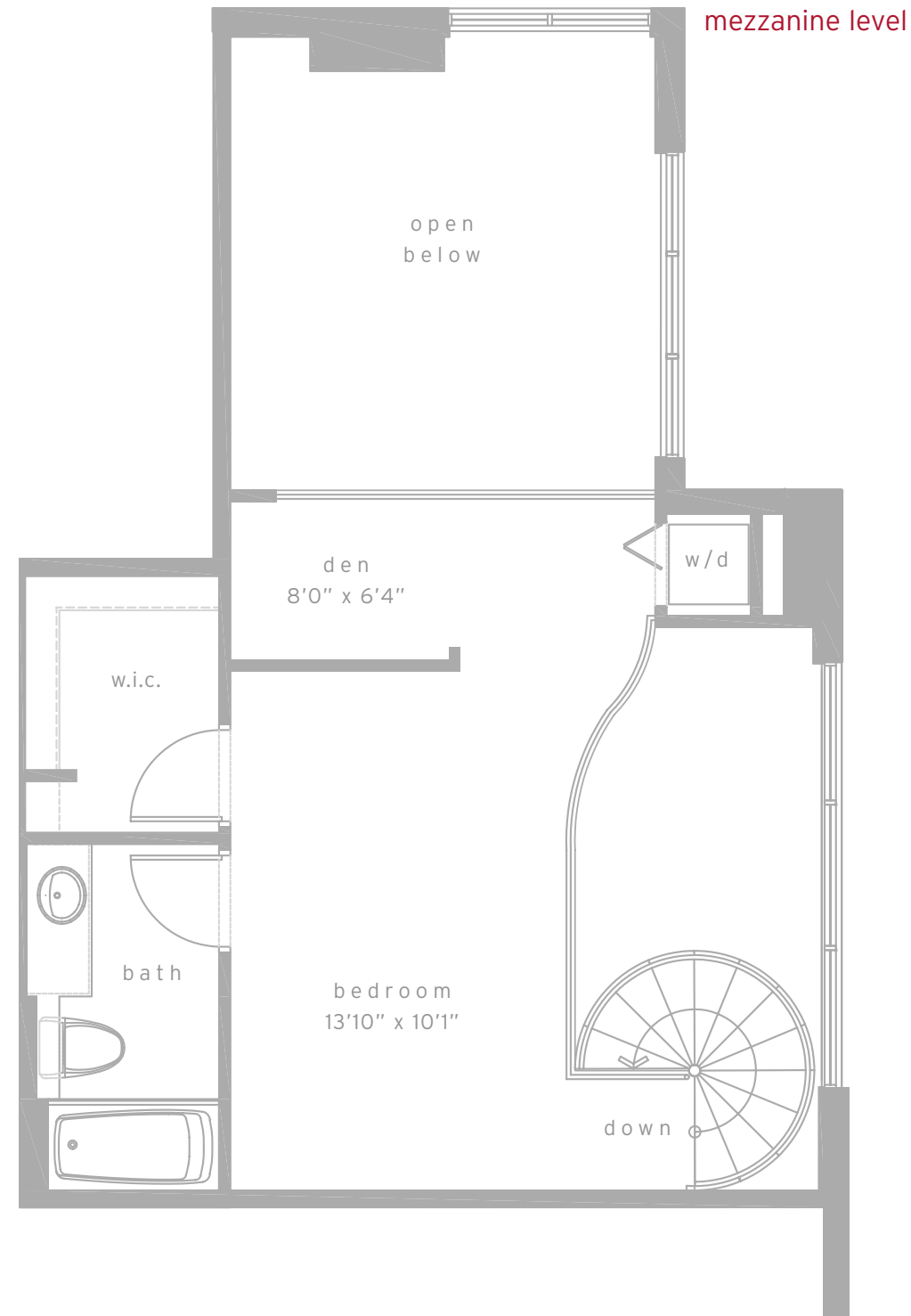
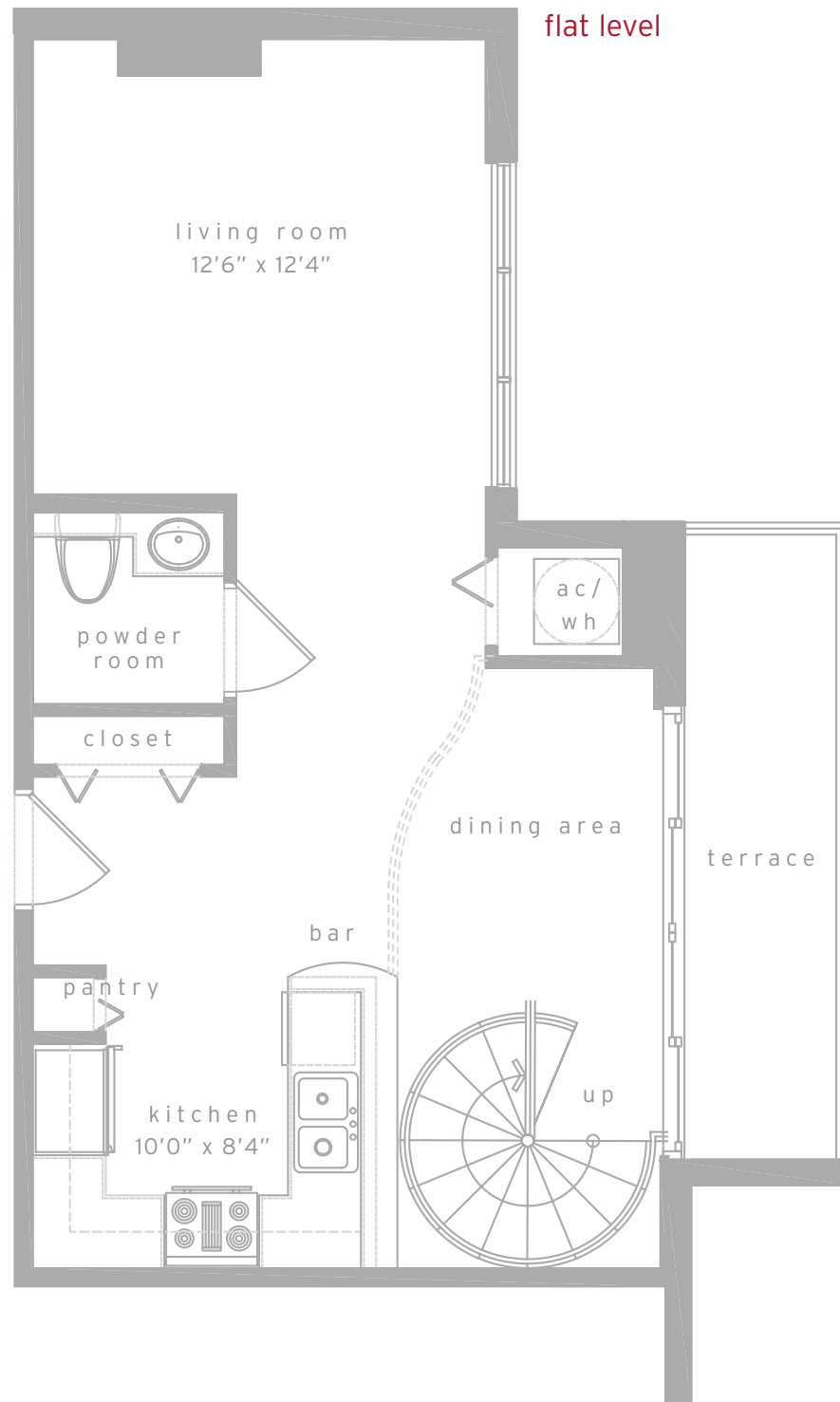
loft residences

loft h

1 bed & 1-1/2 bath + den

| | | |
|--------------|--------------------|----------------------------|
| residence | 959 sq.ft. | 89.0 m ² |
| terrace | 187 sq.ft. | 17.4 m ² |
| total | 1146 sq.ft. | 106.4 m² |



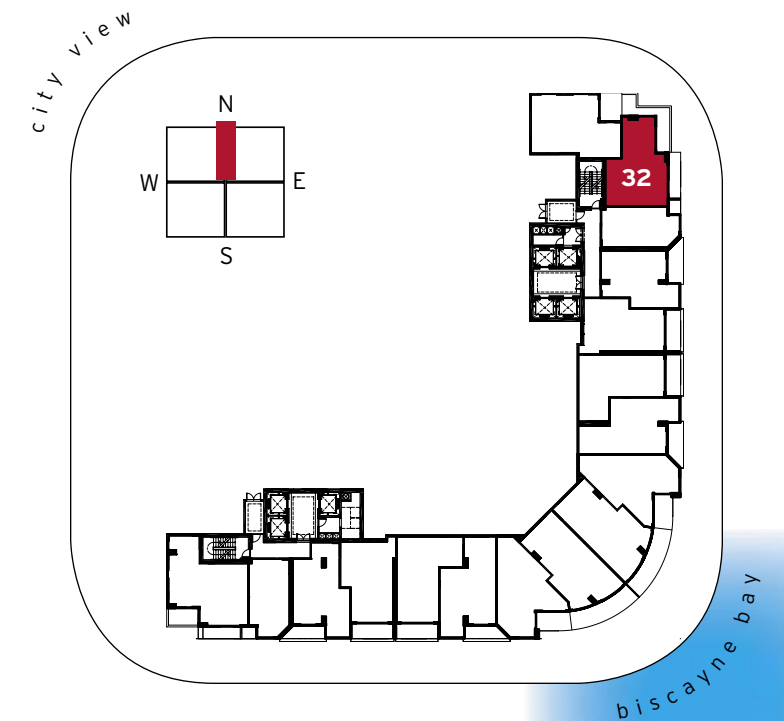


loft residences

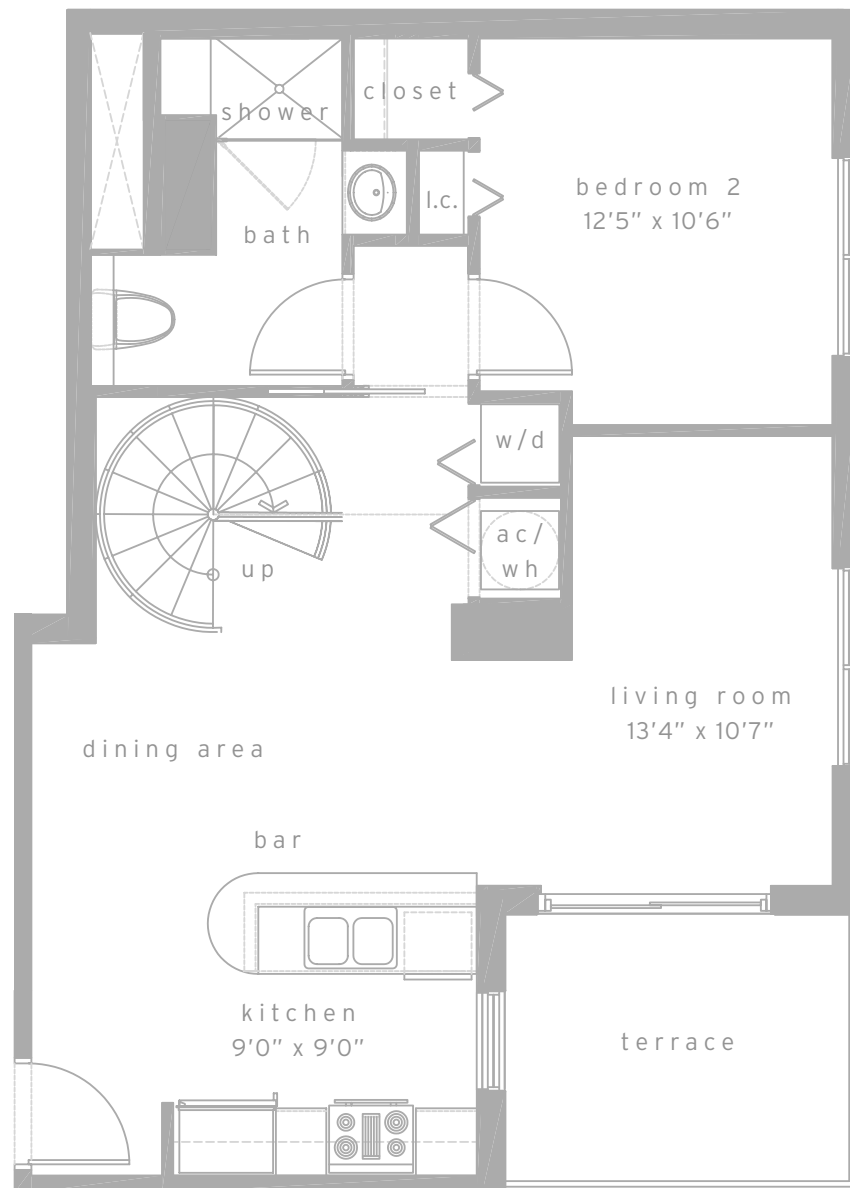
loft i

1 bed & 1-1/2 bath + den

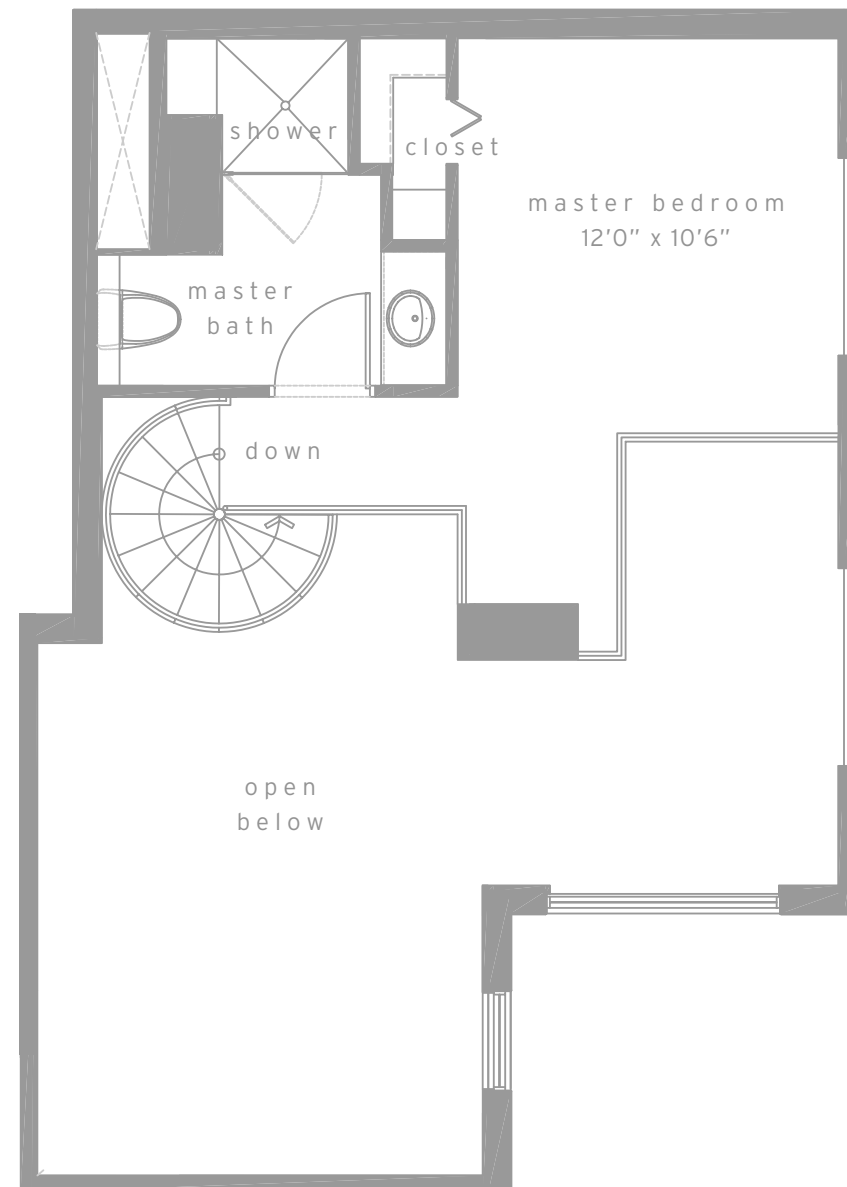
| | | |
|-----------|-------------|---------------------|
| residence | 952 sq.ft. | 88.5 m ² |
| terrace | 80 sq.ft. | 7.4 m ² |
| total | 1032 sq.ft. | 95.9 m ² |



flat level



mezzanine level



loft residences

loft j
2 bed & 2 bath

| | | |
|-----------|-------------|----------------------|
| residence | 1106 sq.ft. | 102.8 m ² |
| terrace | 87 sq.ft. | 8.0 m ² |
| total | 1193 sq.ft. | 110.8 m ² |

