

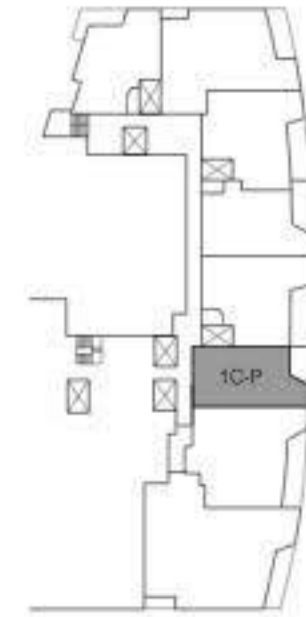
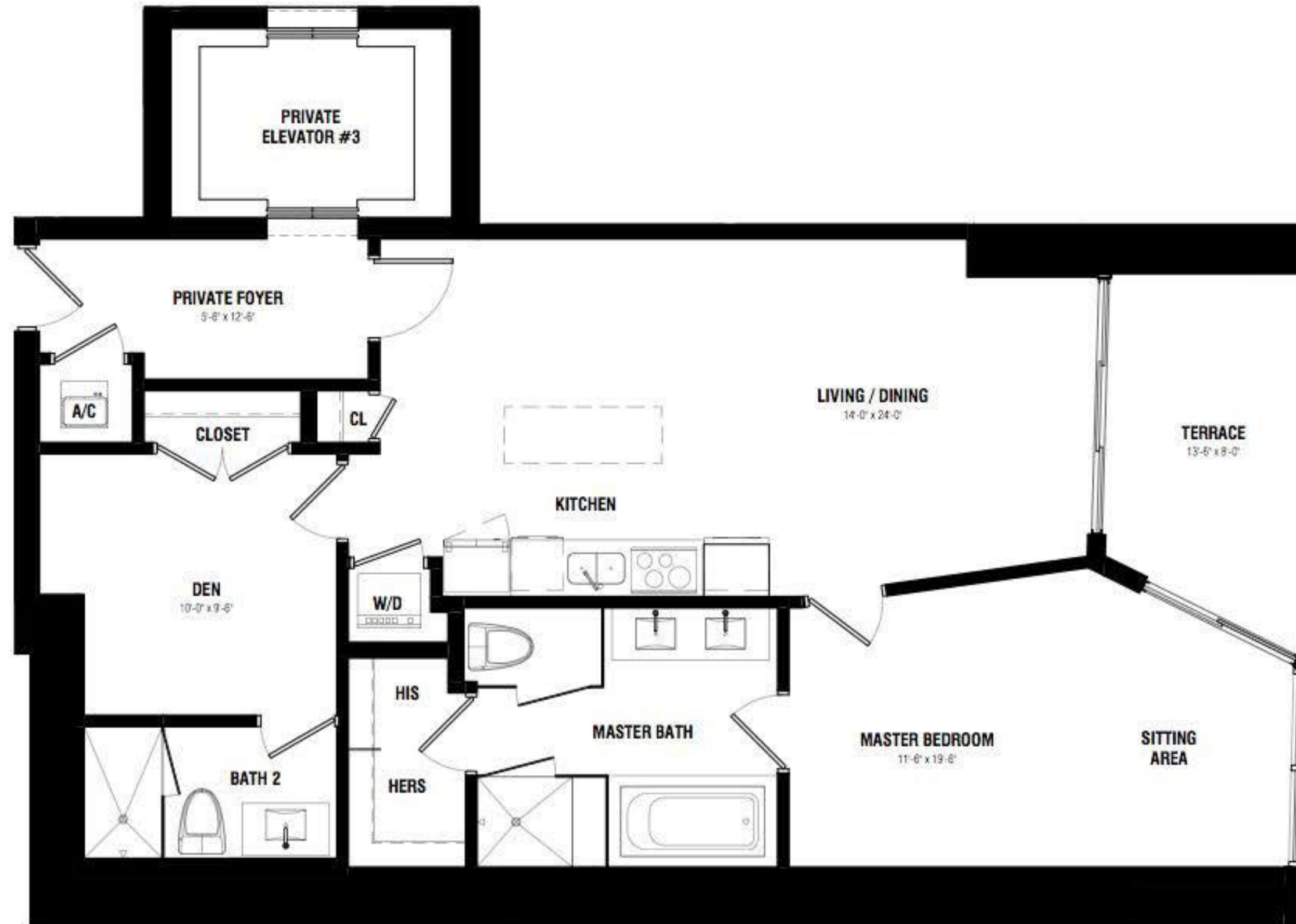
RESIDENCE 1C-P

1 BEDROOM + DEN / 2 BATH

AC 1135 SF / 105.44 m²

TERRACE 110 SF / 10.22 m²

TOTAL 1245 SF / 115.66 m²




PODIUM RESIDENCES
KEYPLAN

BISCAYNE BEACH

East Edgewater · Miami Residences

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RESIDENCE 1D-P

1 BEDROOM + DEN / 2 BATH

AC 1154 SF / 107.21 m²

TERRACE 171 SF / 15.89 m²

TOTAL 1325 SF / 123.1 m²




PODIUM RESIDENCES
KEYPLAN

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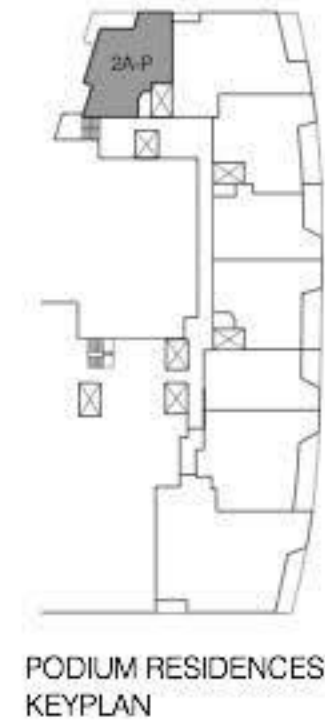
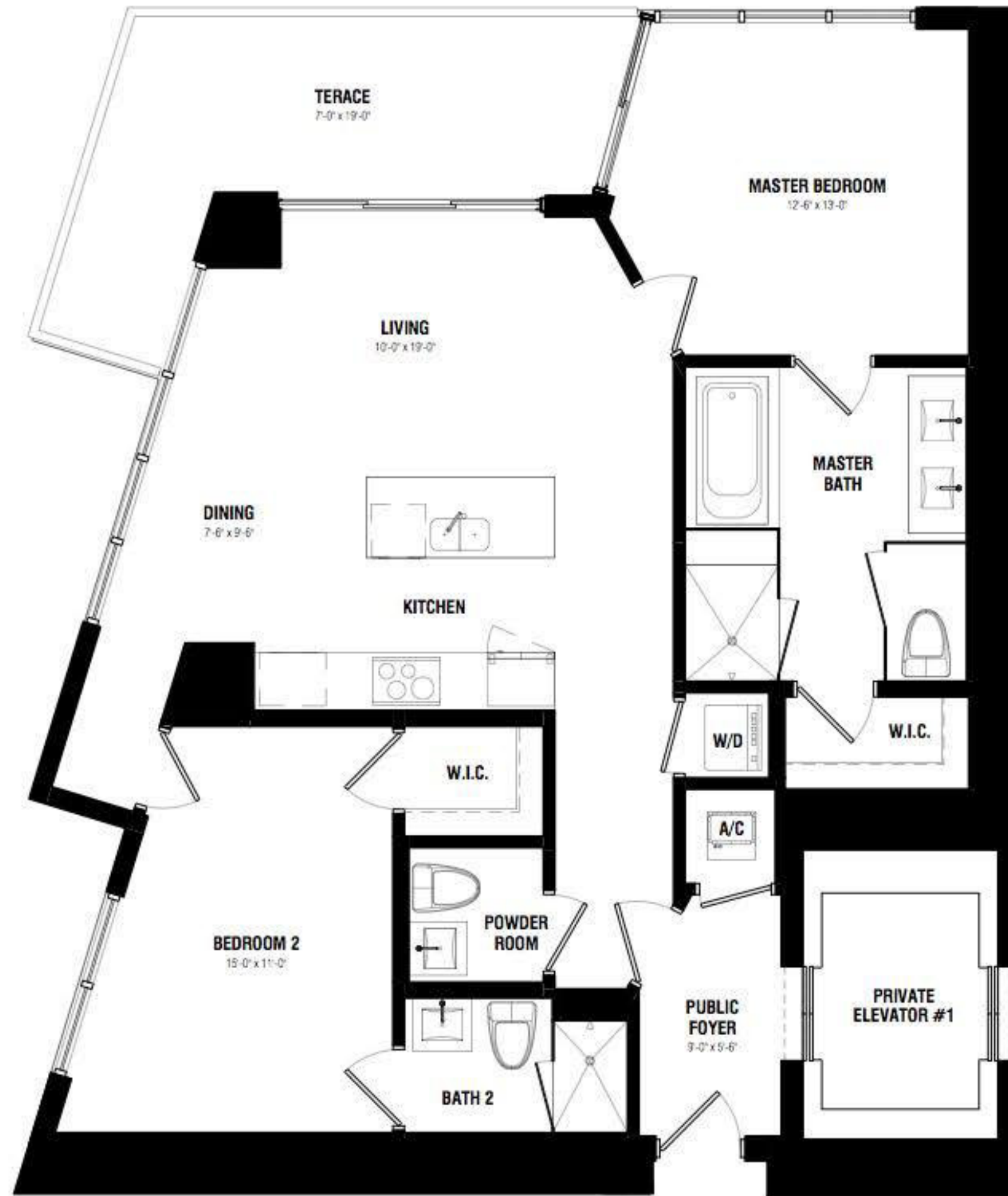
RESIDENCE 2A-P

2 BEDROOM / 2.5 BATH

AC 1167 SF / 108.42 m²

TERRACE 164 SF / 15.24 m²


TOTAL 1331 SF / 123.66 m²



BISCAYNE BEACH

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RESIDENCE 2B-P

2 BEDROOM + DEN / 3 BATH

AC 1363 SF / 126.63 m²

TERRACE 197 SF / 18.3 m²

TOTAL 1560 SF / 144.93 m²




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RESIDENCE 2C-P

2 BEDROOM + DEN / 3 BATH

AC 1328 SF / 123.38 m²

TERRACE 196 SF / 18.21 m²

TOTAL 1524 SF / 141.59 m²




PODIUM RESIDENCES
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RESIDENCE 2E

2 BEDROOM + DEN / 3 BATH

AC 1705 SF / 158.4 m²

TERRACE 254 SF / 23.6 m²

TOTAL 1959 SF / 182 m²




PODIUM RESIDENCES
KEYPLAN

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RESIDENCE 3A-P

3 BEDROOM + DEN / 4 BATH

AC 1898 SF / 176.33 m²

TERRACE 216 SF / 20.07 m²

TOTAL 2114 SF / 196.4 m²



PODIUM RESIDENCES
KEYPLAN

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RESIDENCE 3C

3 BEDROOM + DEN / 4 BATH

AC 2643 SF / 245.54 m²

TERRACE 249 SF / 23.13 m²

TOTAL 2892 SF / 268.67 m²




PODIUM RESIDENCES
KEYPLAN

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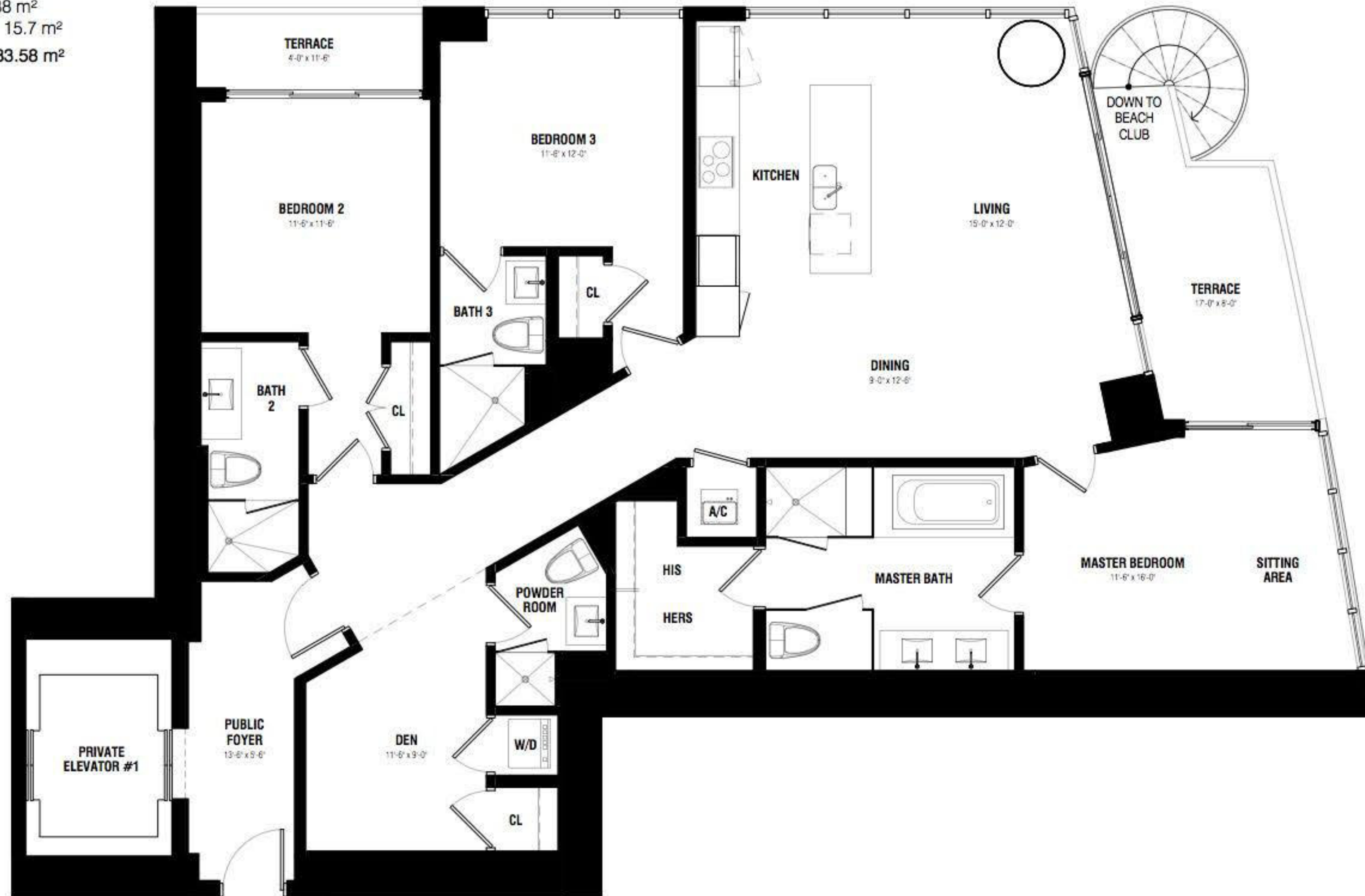
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BEACH HOUSE RESIDENCE

3 BEDROOM + DEN / 4 BATH


AC 1807 SF / 167.88 m²
TERRACE 169 SF / 15.7 m²
TOTAL 1976 SF / 183.58 m²



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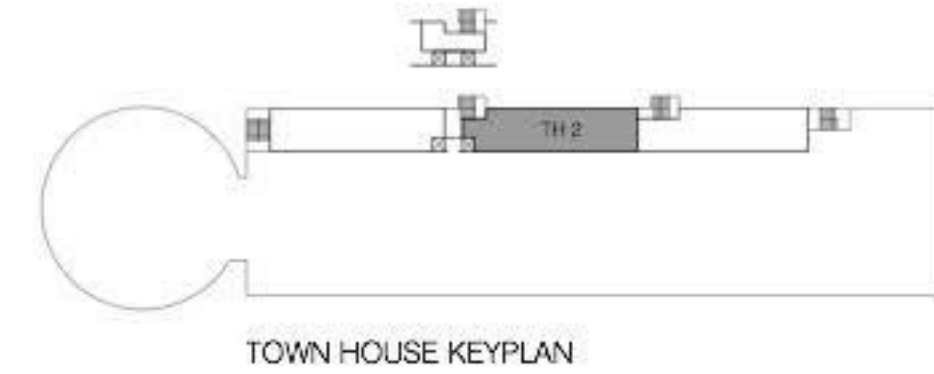
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TOWN HOUSE TH2

2 BEDROOM / 2 BATH


TOTAL 1297 SF



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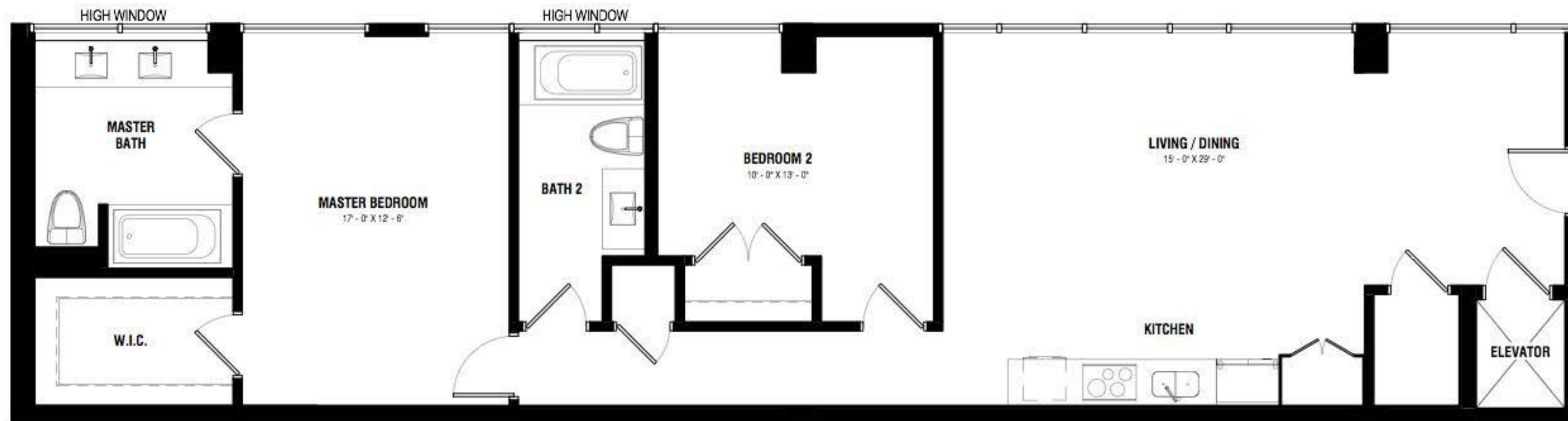
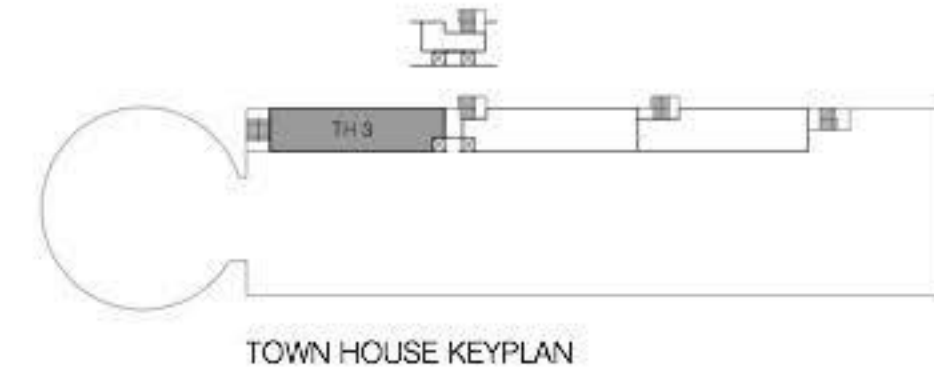
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TOWN HOUSE TH3

2 BEDROOM / 2 BATH


TOTAL 1343 SF



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RESIDENCE 1A

1 BEDROOM + DEN / 2 BATH

AC 905 SF / 84.08 m²

TERRACE 100 SF / 9.29 m²

TOTAL 1005 SF / 93.37 m²




TOWER RESIDENCES
KEYPLAN

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RESIDENCE 1B

1 BEDROOM + DEN / 2 BATH

AC 1057 SF / 98.2 m²

TERRACE 117 SF / 10.87 m²

TOTAL 1174 SF / 109.07 m²




TOWER RESIDENCES
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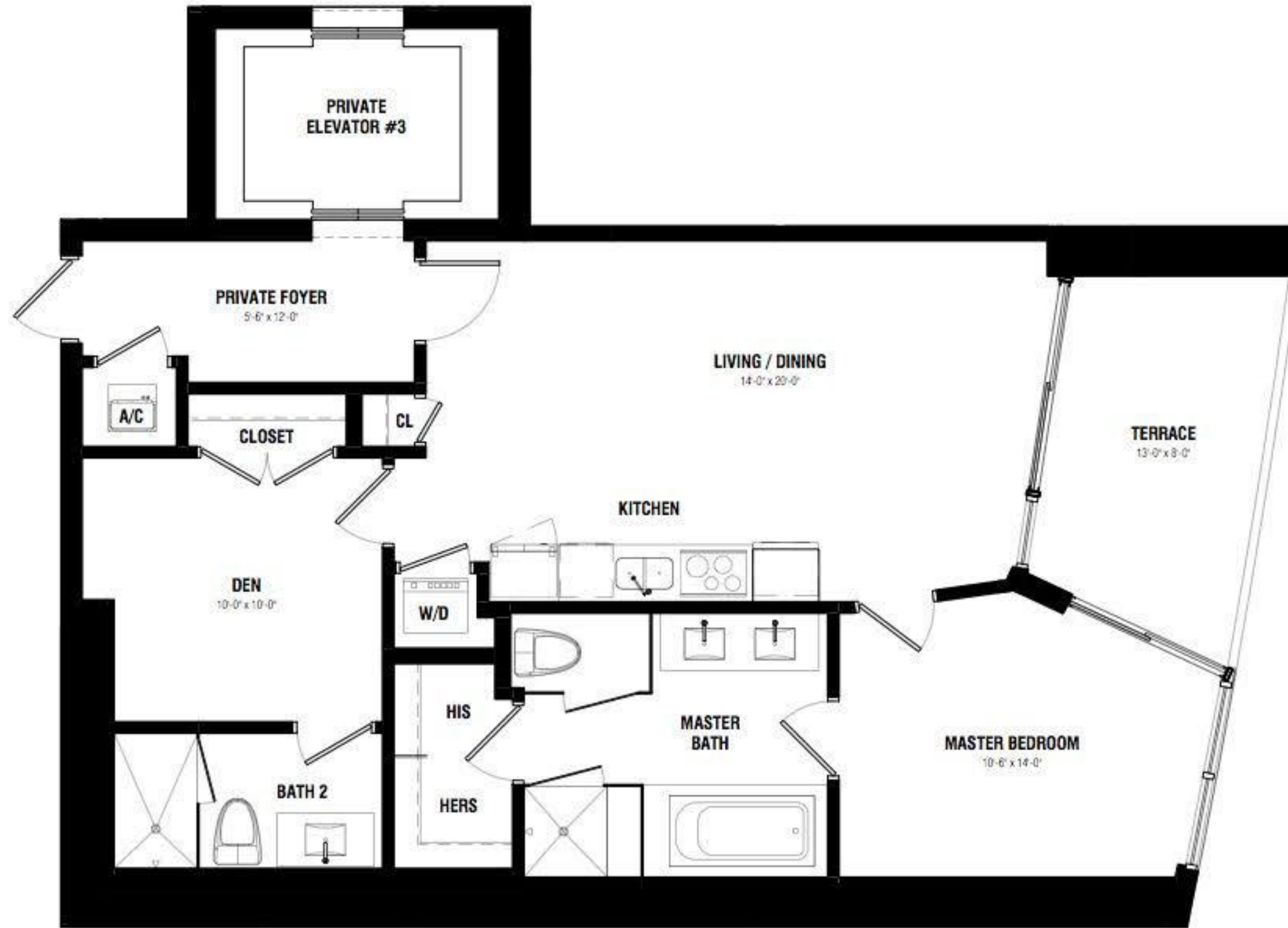
RESIDENCE 1C

1 BEDROOM + DEN / 2 BATH

AC 1014 SF / 94.2 m²

TERRACE 120 SF / 11.15 m²

TOTAL 1134 SF / 105.35 m²




TOWER RESIDENCES
KEYPLAN

BISCAYNE BEACH

East Edgewater • Miami Residences

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RESIDENCE 2A

2 BEDROOM / 2.5 BATH

AC 1229 SF / 114.18 m²

TERRACE 164 SF / 15.24 m²

TOTAL 1393 SF / 129.42 m²



TOWER RESIDENCES
KEYPLAN

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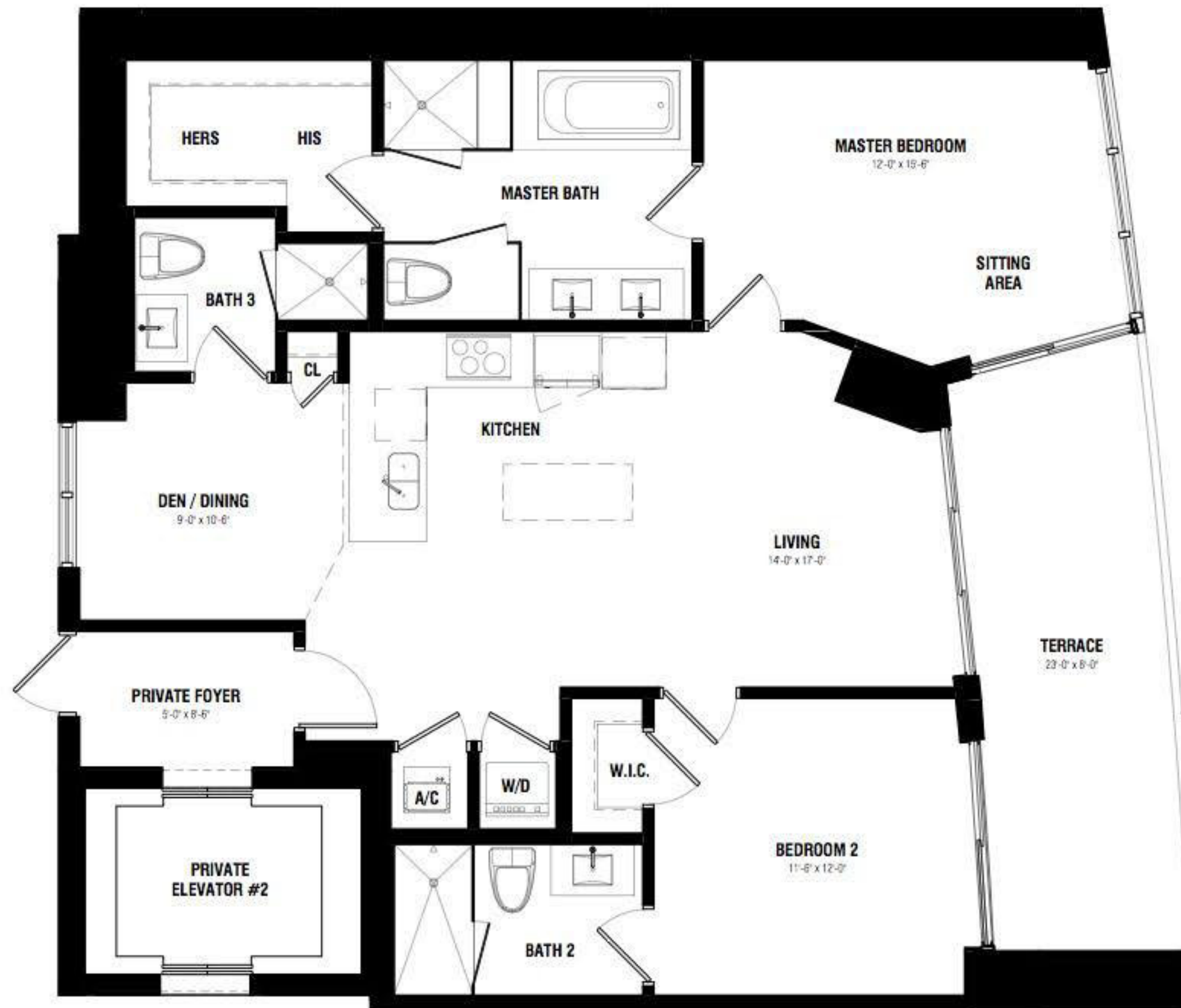
RESIDENCE 2B

2 BEDROOM + DEN / 3 BATH

AC 1293 SF / 120.12 m²

TERRACE 196 SF / 18.21 m²

TOTAL 1489 SF / 138.33 m²



TOWER RESIDENCES
KEYPLAN

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RESIDENCE 2C

2 BEDROOM + DEN / 3 BATH

AC 1337 SF / 124.21 m²

TERRACE 200 SF / 18.58 m²

TOTAL 1537 SF / 142.79 m²



TOWER RESIDENCES
KEYPLAN

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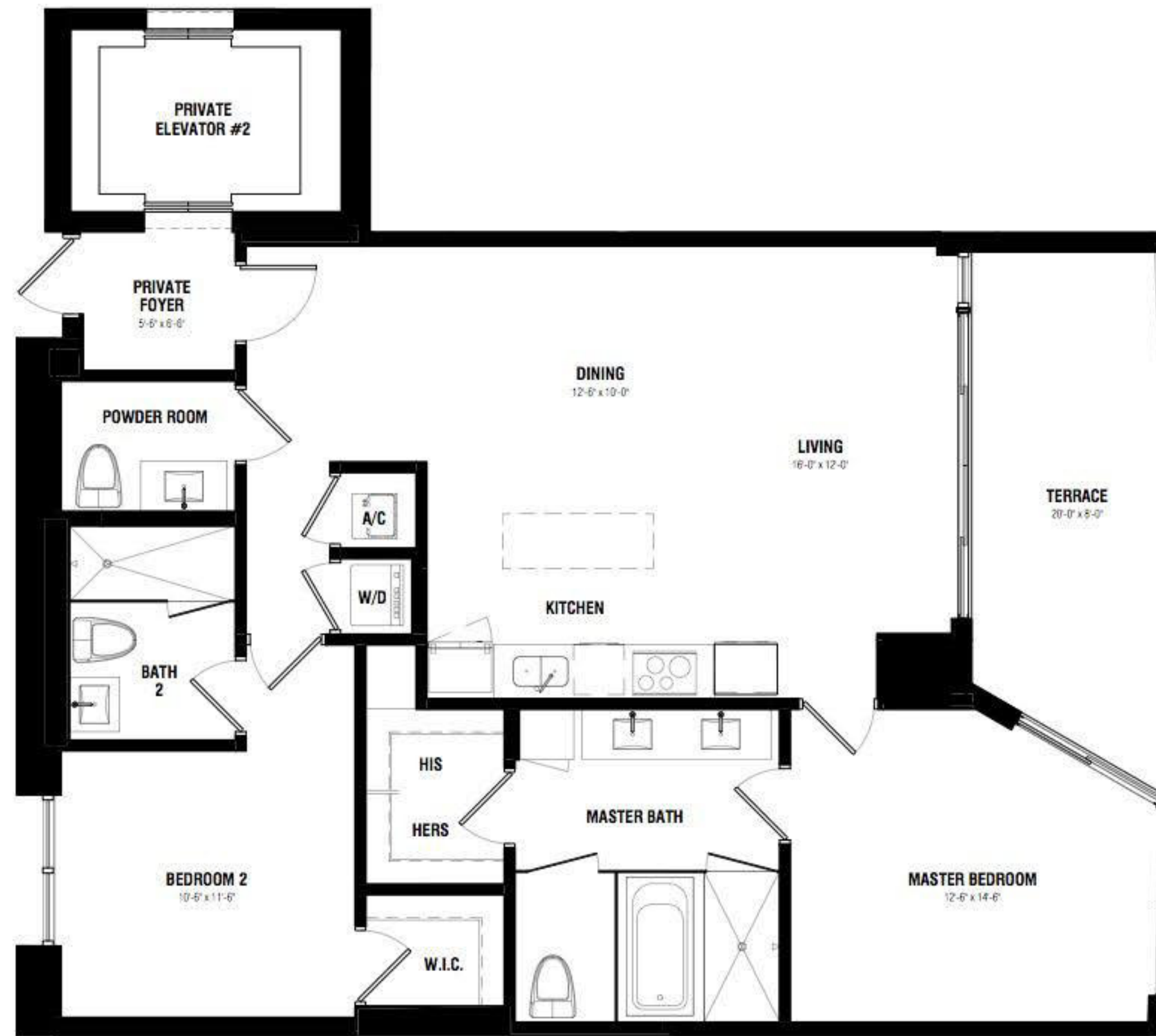
RESIDENCE 2D

2 BEDROOM / 2.5 BATH

AC 1279 SF / 118.82 m²

TERRACE 166 SF / 15.42 m²

TOTAL 1445 SF / 134.24 m²




TOWER RESIDENCES
KEYPLAN

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RESIDENCE 3A

3 BEDROOM + DEN / 4 BATH

AC 1898 SF / 176.33 m²

TERRACE 216 SF / 20.07 m²

TOTAL 2114 SF / 196.4 m²



TOWER RESIDENCES
KEYPLAN

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RESIDENCE 3B

3 BEDROOM + DEN / 4 BATH

AC 2100 SF / 195.1 m²

TERRACE 198 SF / 18.39 m²

TOTAL 2298 SF / 213.49 m²



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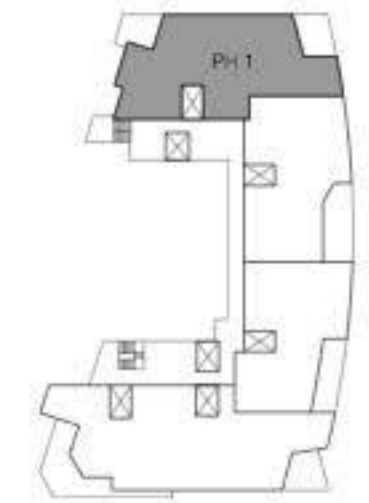
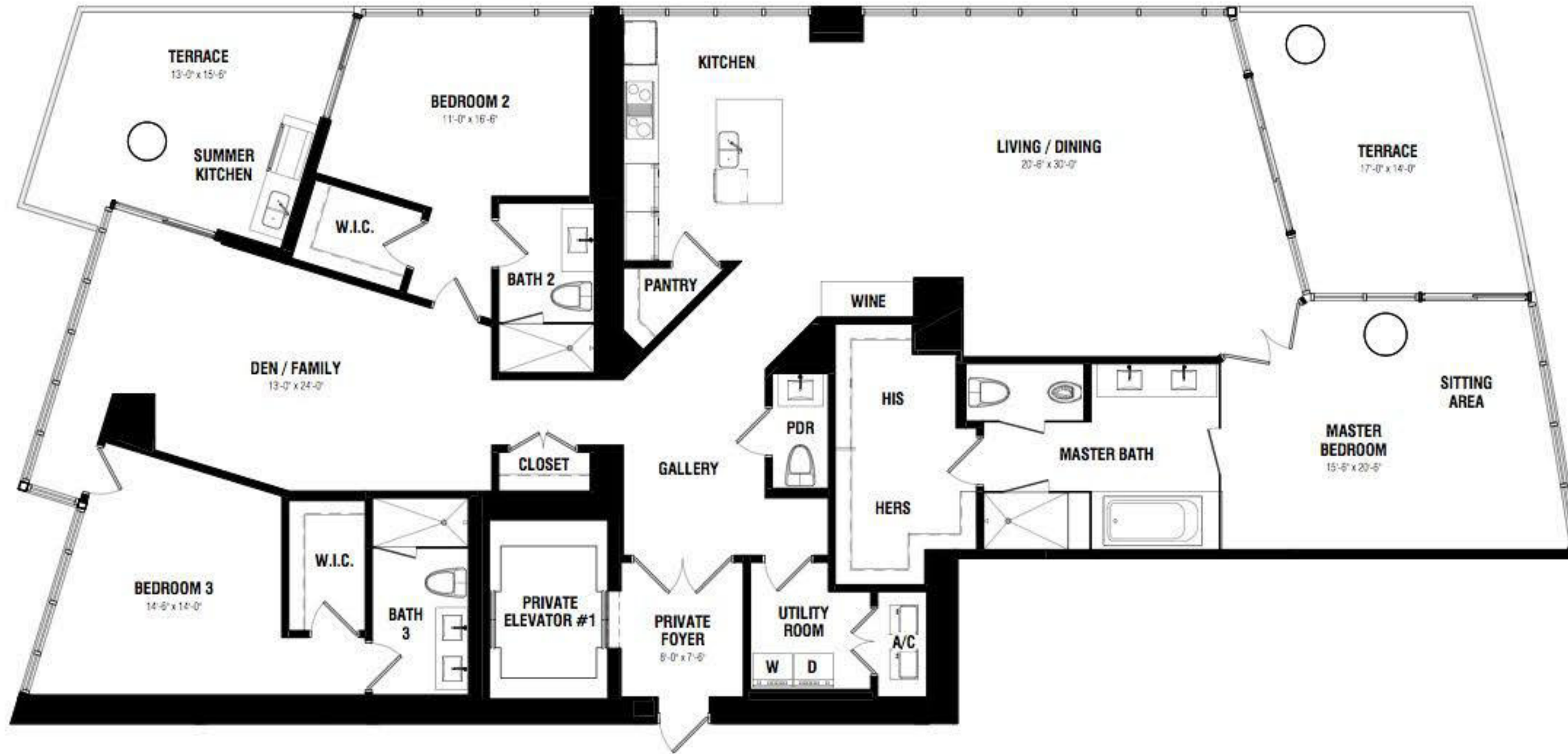
PENTHOUSE P1

3 BEDROOM + DEN / 3.5 BATH

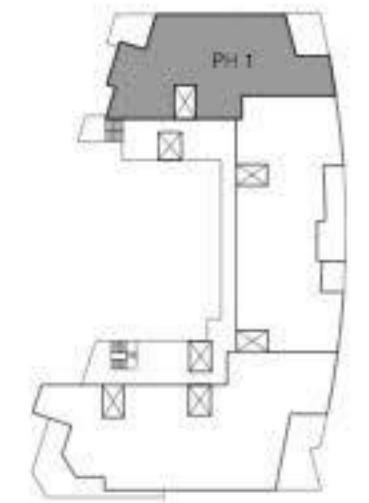
AC 3020 SF / 280.57 m²

TERRACE 468 SF / 43.48 m²

TOTAL 3488 SF / 324.05 m²



LOWER PENTHOUSE KEYPLAN



MIDDLE PENTHOUSE KEYPLAN

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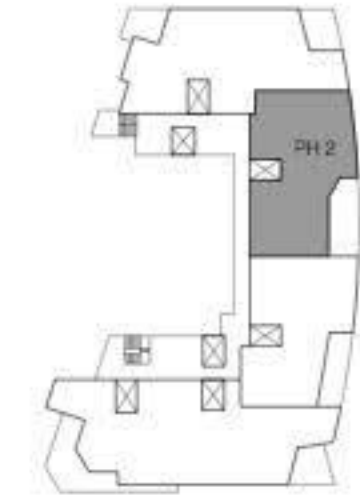
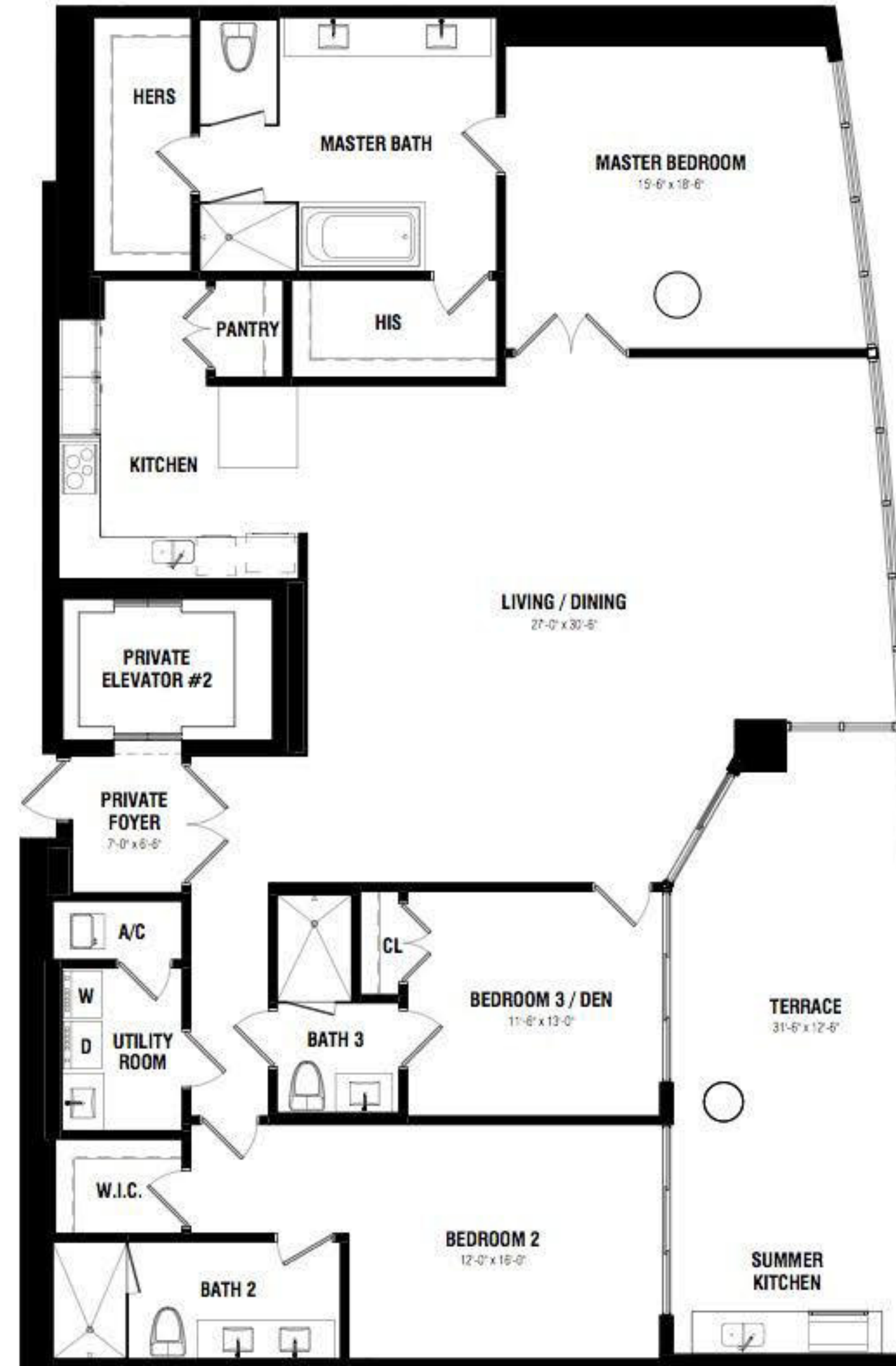
PENTHOUSE P2

3 BEDROOM / 3 BATH

AC 2555 SF / 237.37 m²

TERRACE 373 SF / 34.65 m²

TOTAL 2928 SF / 272.02 m²



LOWER PENTHOUSE KEYPLAN

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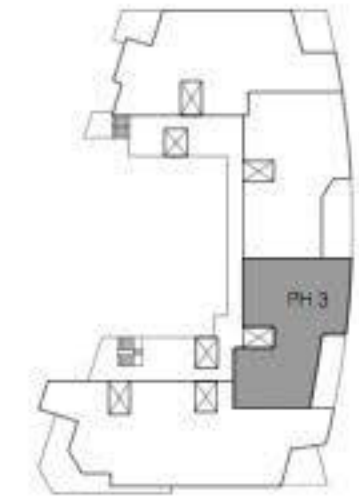
PENTHOUSE P3

3 BEDROOM / 3.5 BATH

AC 2410 SF / 223.9 m²

TERRACE 299 SF / 27.78 m²

TOTAL 2709 SF / 251.68 m²



LOWER PENTHOUSE KEYPLAN

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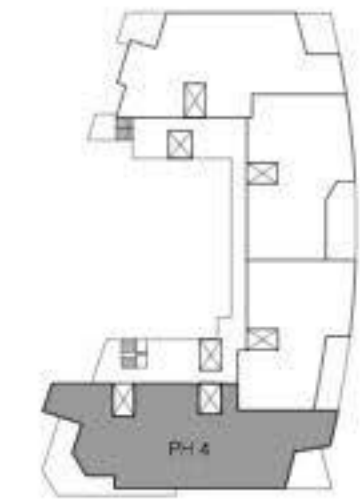
PENTHOUSE P4

5 BEDROOM + DEN / 5.5 BATH

AC 3812 SF / 354.15 m²

TERRACE 818 SF / 75.99 m²

TOTAL 4630 SF / 430.14 m²



LOWER PENTHOUSE KEYPLAN



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PENTHOUSE P5

5 BEDROOM / 5.5 BATH

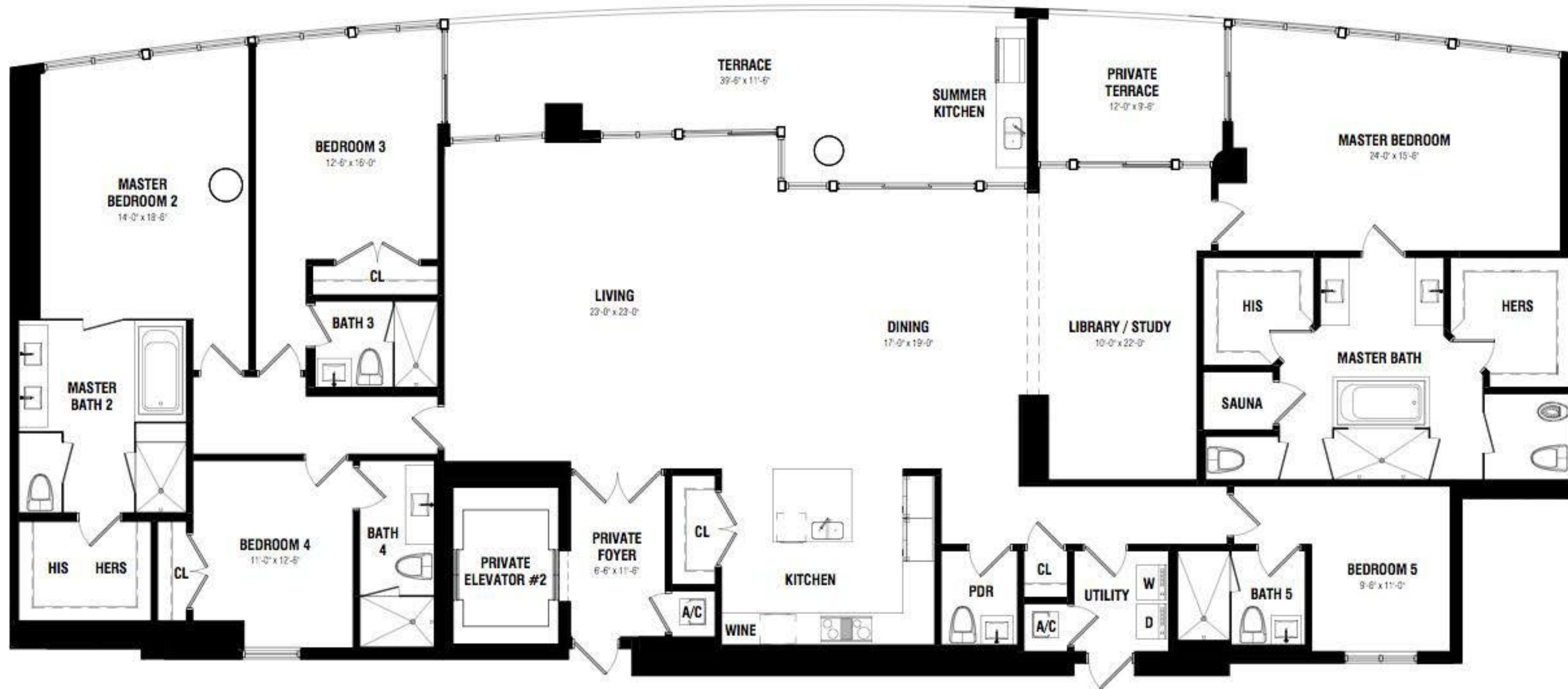
AC 3980 SF / 369.75 m²

TERRACE 509 SF / 47.29 m²

TOTAL 4489 SF / 417.04 m²



MIDDLE PENTHOUSE KEYPLAN



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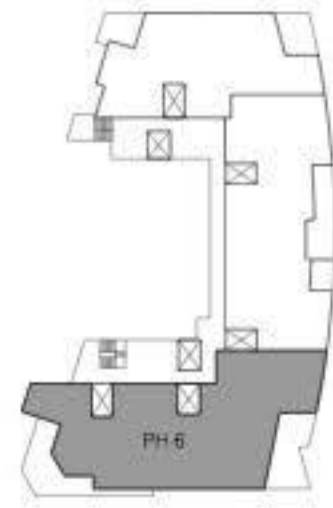
PENTHOUSE P6

5 BEDROOM + DEN / 5.5 BATH

AC 4721 SF / 438.6 m²

TERRACE 1053 SF / 97.83 m²

TOTAL 5774 SF / 536.43 m²



MIDDLE PENTHOUSE KEYPLAN



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PENTHOUSE P7 - LOWER LEVEL

3 BEDROOM / 4 BATH / 2 PDR. RM.

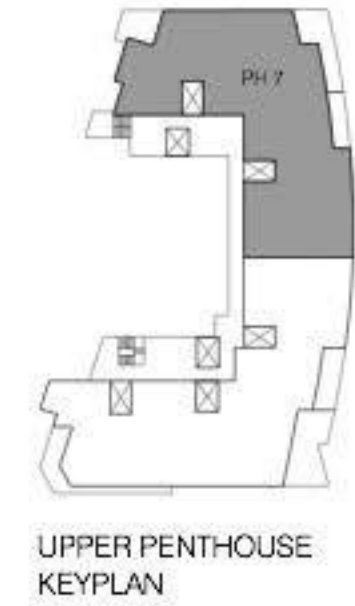
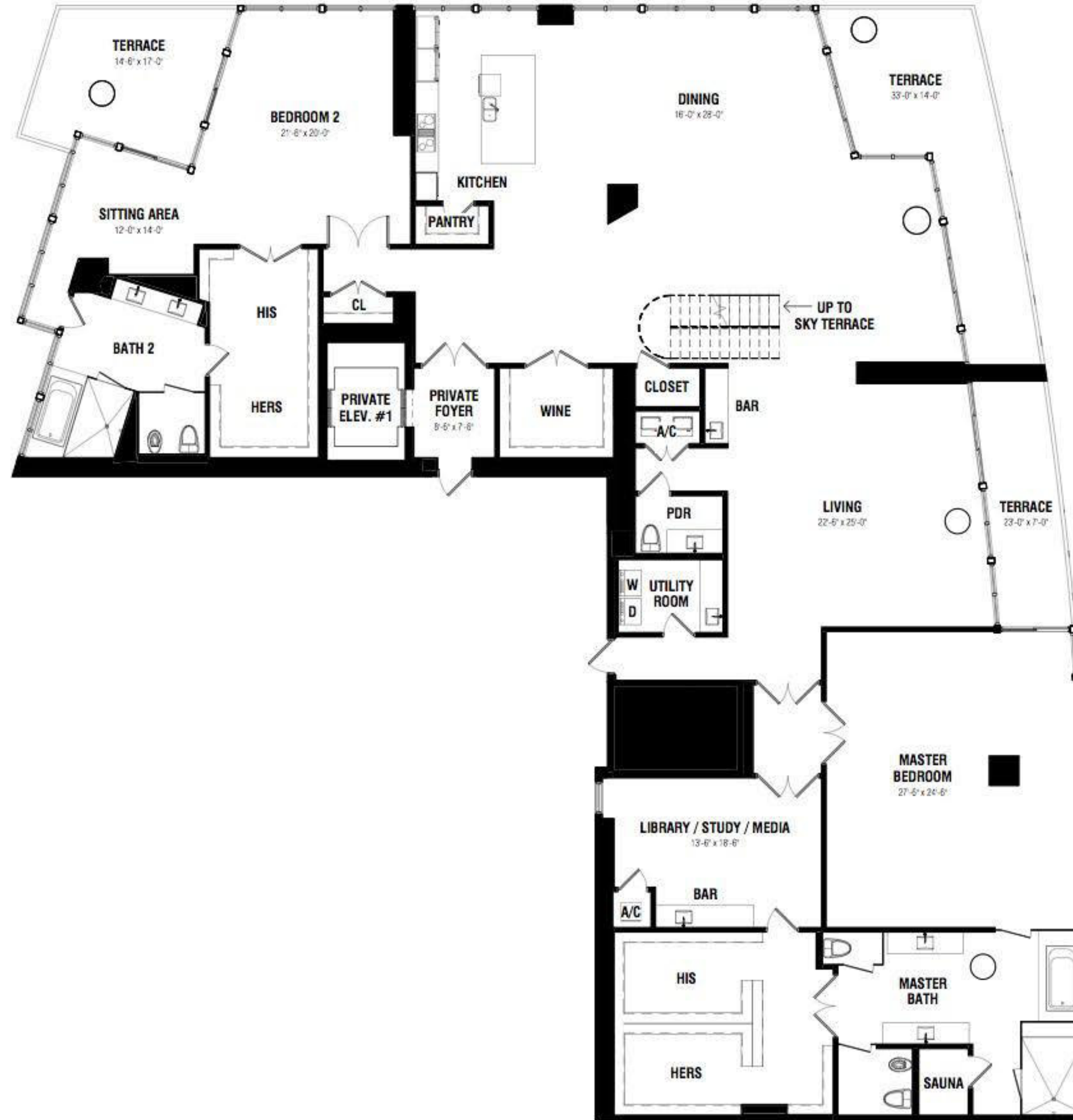
LOWER LEVEL:

AC 5721 SF / 531.5 m²
 TERRACE 728 SF / 67.63 m²
 TOTAL 6449 SF / 599.13 m²

SKY TERRACE:

AC 1540 SF / 143.07 m²
 TERRACE 2655 SF / 246.65 m²
 TOTAL 4195 SF / 389.72 m²

UNIT TOTAL 10,644 SF / 988.85 m²



BISCAYNE BEACH

East Edgewater • Miami Residences

Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls between units and in fact vary from the square footages and 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 all interior structural components and other common elements. The method of measurement used herein is generally found in sales materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the same method. Terraces are not part of the Unit. Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as described above and as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the interior air space dimensions of the actual room will be smaller than the product obtained by multiplying the stated length and width. All square footages and dimensions are estimates based on preliminary plans and will vary with actual construction. All floor plans, specifications and other development plans are proposed and conceptual only, and are subject to change and will not necessarily accurately reflect the final plans and specifications.

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PENTHOUSE P7 - SKY TERRACE

3 BEDROOM / 4 BATH / 2 PDR. RM.

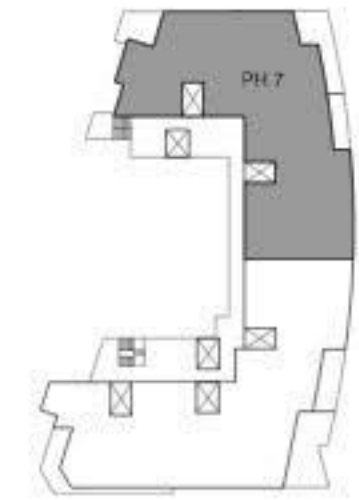
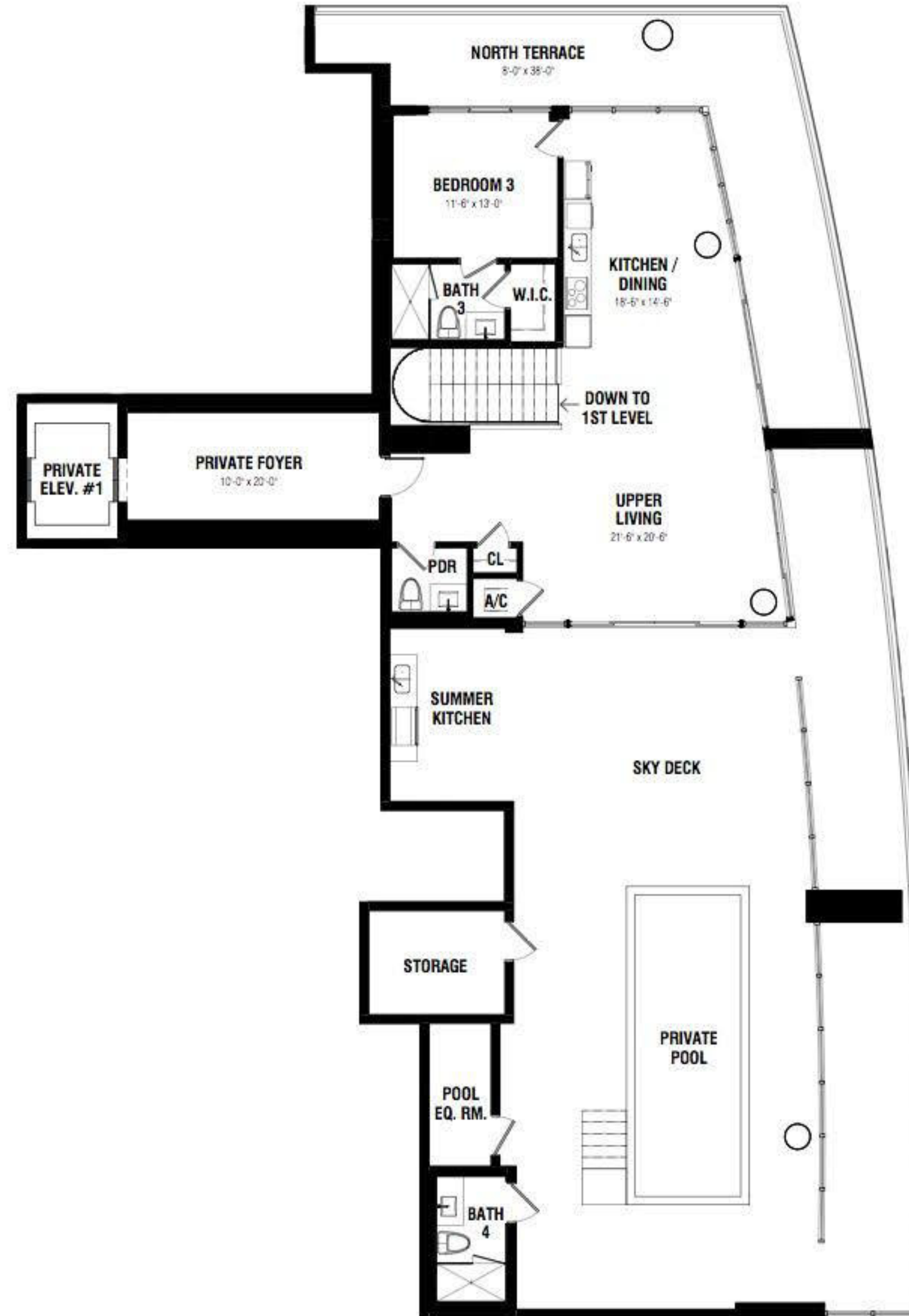
LOWER LEVEL:

AC 5721 SF / 531.5 m²
TERRACE 728 SF / 67.63 m²
TOTAL 6449 SF / 599.13 m²

SKY TERRACE:

AC 1540 SF / 143.07 m²
TERRACE 2655 SF / 246.65 m²
TOTAL 4195 SF / 389.72 m²

UNIT TOTAL 10,644 SF / 988.85 m²



UPPER PENTHOUSE KEYPLAN

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PENTHOUSE P8 - LOWER LEVEL

6 BEDROOM / 8 BATH / 1 PDR. RM.

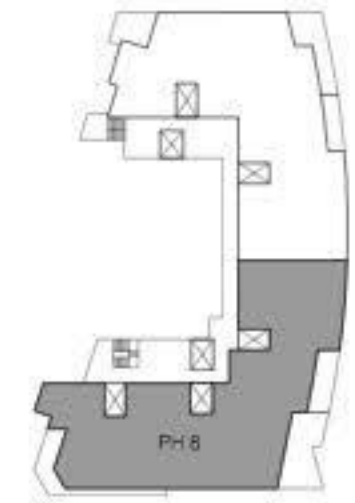
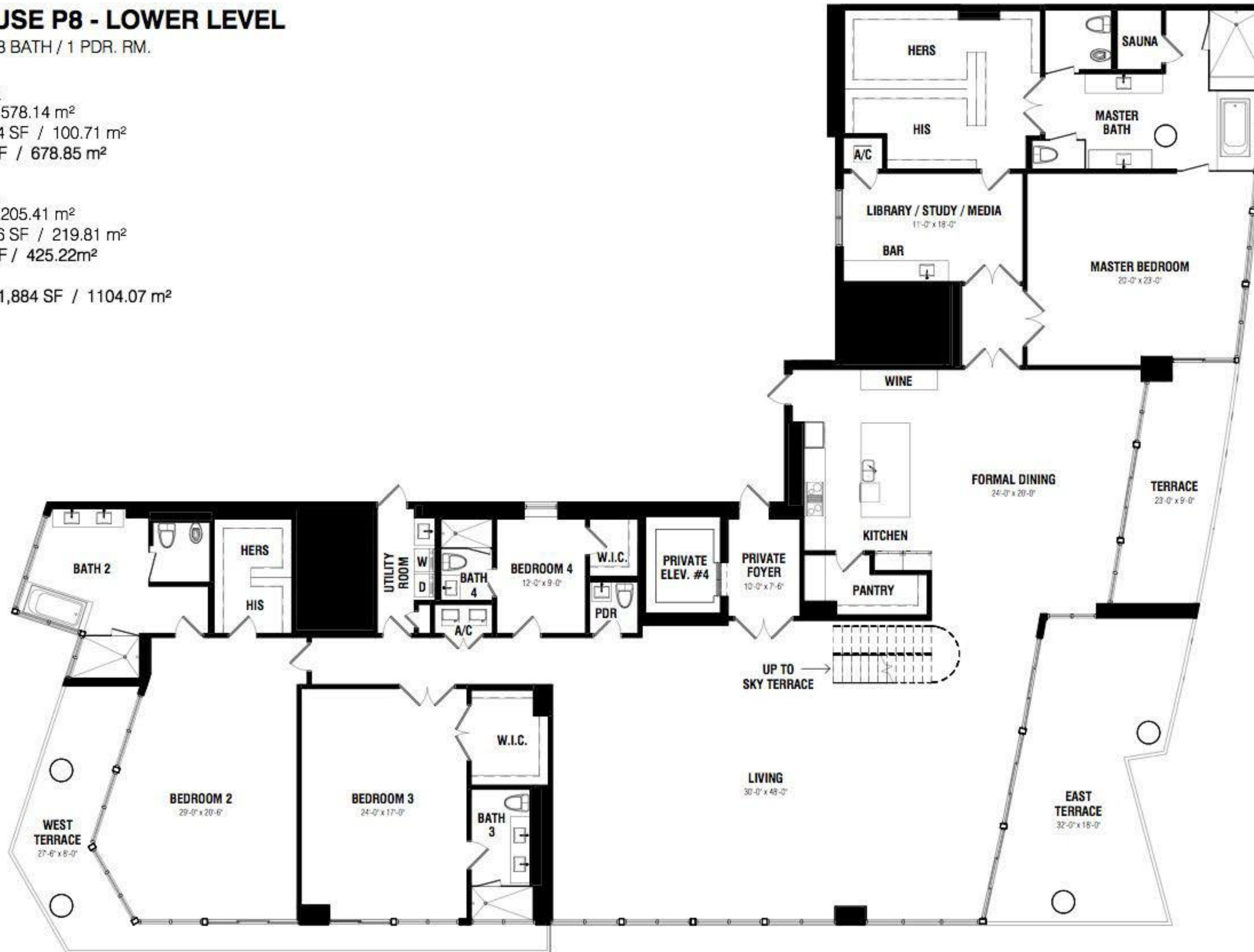
LOWER LEVEL:

AC 6223 SF / 578.14 m²
 TERRACE 1084 SF / 100.71 m²
 TOTAL 7307 SF / 678.85 m²

SKY TERRACE:

AC 2211 SF / 205.41 m²
 TERRACE 2366 SF / 219.81 m²
 TOTAL 4577 SF / 425.22 m²

UNIT TOTAL 11,884 SF / 1104.07 m²



UPPER PENTHOUSE KEYPLAN

BISCAYNE BEACH

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PENTHOUSE P8 - SKY TERRACE

6 BEDROOM / 8 BATH / 1 PDR. RM.

LOWER LEVEL:

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TERRACE 1084 SF / 100.71 m²

TOTAL 7307 SF / 678.85 m²

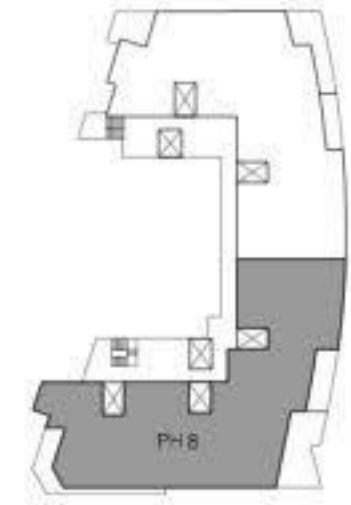
SKY TERRACE:

AC 2211 SF / 205.41 m²

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TOTAL 4577 SF / 425.22 m²

UNIT TOTAL 11,884 SF / 1104.07 m²



UPPER PENTHOUSE
KEYPLAN

BISCAYNE BEACH

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