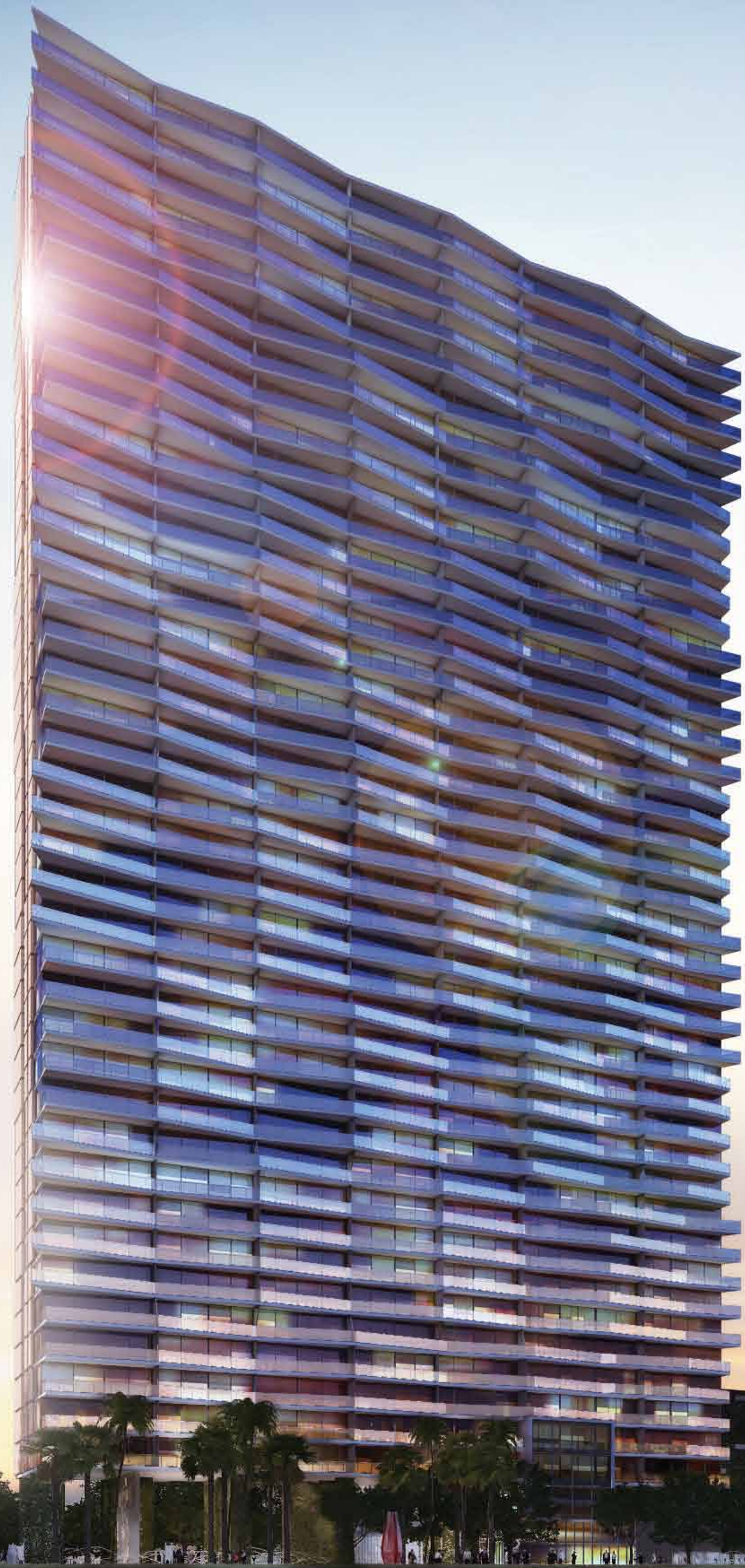


**passion elevates  
the soul**

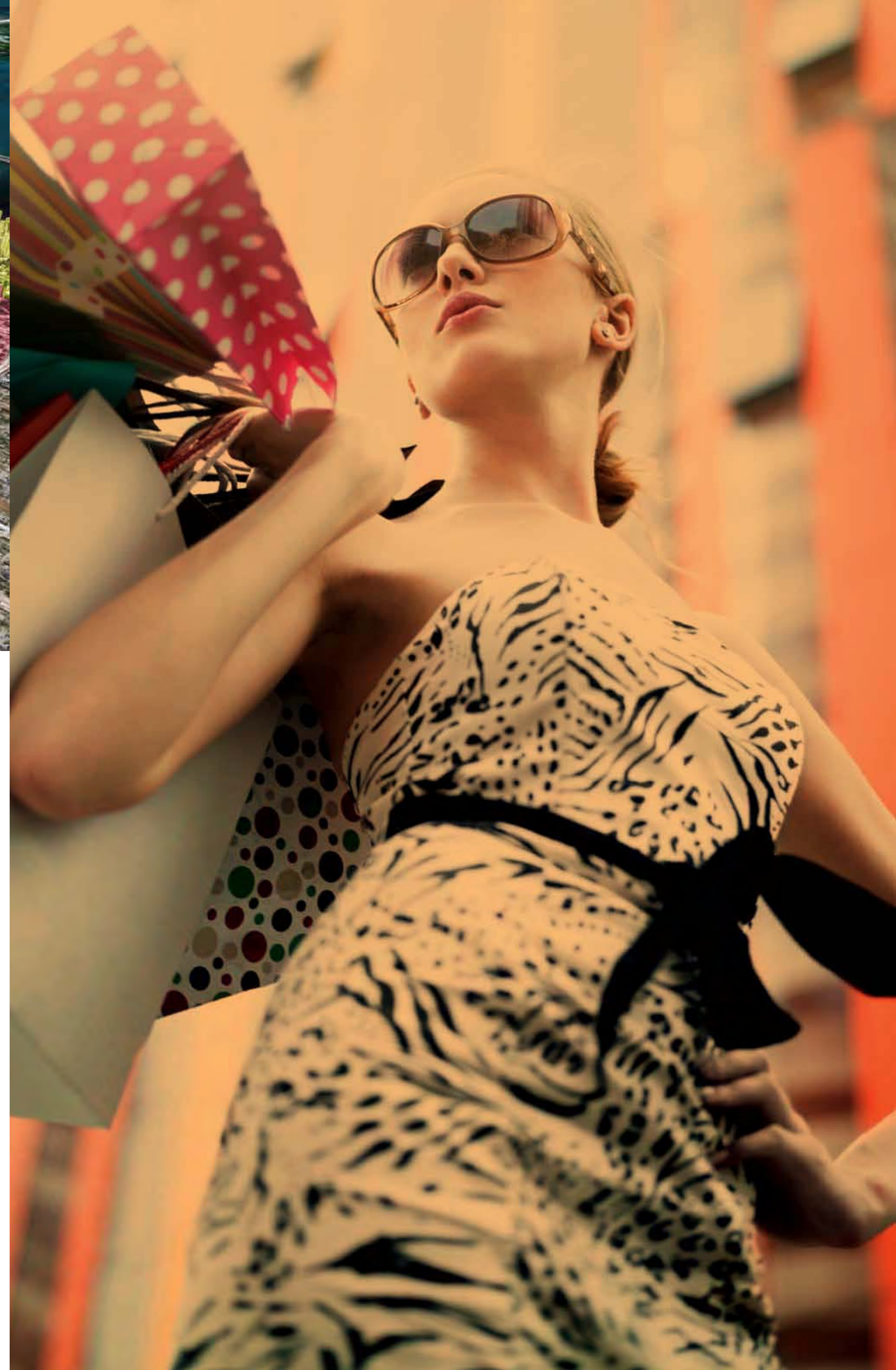




**breathhtaking views  
of Biscayne Bay and  
South Beach**







# art lives here

On the Downtown shores of Biscayne Bay, where the Miami Design District meets the water, **iconbay** brings artistry to life. This monument to inspired living is a landmark reflection of the dynamic cultural mix that surrounds this one-of-a-kind property.

Galleries, studios, and exhibits of Miami's most avant-garde artists fill the nearby Wynwood Arts District, a place where modern and pop art fusion can be seen not only on building facades but also in the very heart and soul of this fascinating neighborhood. Creative international cuisine, gourmet food trucks that take fine dining on the road with hip accessibility, chic lounges off the beaten path with a loyal local following, musicians that mix cultures and formats... Wynwood is where Miami's future ideas are now taking shape. And right alongside, Midtown and the thriving Miami Design District, the top names in design like Armani Casa, Baltus, and Ligne Roset rub elbows with Christian Louboutin and Duncan Quinn, and Miami's leading chefs, Michelle Bernstein and Michael Schwartz, are making a statement for creative locally-inspired cuisine. **iconbay** takes the best of these areas and goes one step further, by being right on Biscayne Bay... adding an element of natural artistry that is simply unmatched anywhere else in the world.



MICHAEL'S GENUINE FOOD & DRINK



ARMANI / CASA



LOUIS VUITTON





# today's urban center

It's not only the creativity of **iconbay**'s immediate neighborhood that makes it special – it's the whole of Miami. Amazing expressions of world class theatre, ballet, opera, music, and more, take the stage at The Arsht Center for the Performing Arts, only a few blocks to the south. To the east, just beyond Iconbay's windows, is the dazzling skyline of Miami Beach, its colorful Art Deco influences, and its all-new Frank Gehry-designed New World Symphony. As Downtown Brickell continues to take shape as the urban core of the future, **iconbay** is perfectly positioned to experience the sophisticated and exiting lifestyle of this premier destination.

# miami's ongoing evolution

Along with **iconbay**, there are a number of other developments coming to the Downtown Biscayne Bay waterfront. On the horizon is the new Museum Park, the new permanent home of the Miami Art Museum, designed by Herzog & de Meuron, and a bayside sculpture garden that reflects the creative spirit of Miami's Downtown. In the planning stages, is the proposed Resorts World Miami, a \$3 billion, 10 million square foot casino, convention center, hotel, and more, with an elevated beach and a 3 mile bayfront promenade. In a short time, the Brickell area will welcome Brickell CitiCentre, 4.6 million square feet of top-end retail, office, residential, and hotel space that is expected to be the country's largest urban mixed-use LEED development project. **iconbay** will be just moments from Miami's future, while providing a calm and restful sanctuary for ideas to flourish.





ICON VALLARTA



ICON BRICKELL



ARTIST CONCEPTUAL RENDERING

## iconic architecture

Bold. Inspiring. Exquisite. This elegant 40-story concrete and glass structure directly on Biscayne Bay's waterfront fits its location perfectly. The undulating façade inspired by the rippling waves of the bay, reflects the artistic nature of Miami with sleek style. Designed by the international award-winning firm Arquitectonica, all residences offer complete flow-through floor plans with breathtaking views from the floor to ceiling windows of every unit. Top it all with every building amenity imaginable.

The open-air ground floor arrival provides clear, unobstructed views of the blue waters of Biscayne Bay and the South Beach skyline, surrounded by a lush park and world-class sculpture garden created by the same minds behind the design of the new Miami Art Museum. This is more than just architecture.

It is an enduring addition to Miami's skyline.





## **a grand sense of arrival**

- Grand covered entry driveway with 24- hour valet parking and security
- A unique blend of private and public space with access to waterfront park and sculpture garden
- Private residents-only access to one-of-a-kind rooftop tennis courts
- Resort-style swimming pool right on Biscayne Bay





## unique sculpture park

One of the centerpieces of the **iconbay** design is its winding gardens and walkways directly alongside Biscayne Bay. Highlighted by the dramatic colors and bold shapes of outdoor sculpture by local and international artists, this open esplanade blends seamlessly with the natural wonders of the South Florida landscape. A short distance offshore, punctuating the view, a fluid column of water is proposed to rise from the bay in an elegant show of rushing waters, a feast for all the senses.





**elegant  
contemporary  
residences**







## state-of-the-art building features

The greatness of any work of art lies in the vision of the artist. Iconbay is no exception with every choice deliberately made to reflect the highest possible level of quality, mood, and style.

- Floor-to-ceiling walls of windows with panoramic views of Biscayne Bay and Miami Beach from every residence
- Spacious outdoor terraces/balconies with undulating glass railings
- Lofty 9-foot ceilings throughout
- Outdoor lounge spaces accessible from living rooms and/or bedrooms
- European style vanity cabinets with designer details
- Imported stone vanity tops
- Full-size mirrors
- Designer-brand lighting, fixtures and accessories
- Spacious soaking tubs and glass-enclosed showers
- Imported tile flooring and wet walls

Wherever your imagination soars, **iconbay** is meant to be your canvas. This exclusive collection of waterfront residences feature the design attributes, fine materials, and open layouts that frame the lifestyle you've always wanted.

- All residences facing directly wide open bay
- Private elevators and entry foyers in every residence
- Units delivered designer ready
- Premium European cabinetry
- Imported stone counters and backsplashes with convenient island in most residences
- Professional-grade stainless steel appliance package with refrigerator/ freezer, ceramic glass cook top, built-in oven, low-noise dishwasher, and built-in microwave
- Double-basin under-mounted sinks
- Designer faucets with pull-out sprayers
- Imported porcelain tile flooring





## unparalleled amenities

Living at **iconbay**, one can't help but notice the vision, creativity, and attention to detail that pervades every moment. Make no mistake, it is completely by design that life here seems more vibrant... more meaningful... more unforgettable

- Over 400 linear feet of stunning Biscayne Bay frontage
- Waterfront deck featuring a (X)-foot long infinity pool
- Lavish sculpture gardens and walking path
- Gourmet food emporium
- State-of-the-art residents' cinema screening room
- Private party and function space for exclusive use by residents
- Waterfront fitness center and spa with top-of-the-line cardio equipment, weight training, sauna, steam rooms, personal trainers, yoga, and Pilates classes, and more
- Storage area for windsurfing, paddle boarding, jet skis and other motorized and non-motorized aquatic activities
- Grand elegant lobby with 24-hour concierge staff
- Kids and Teens lounge
- Residents coffee bar
- 24-hour valet parking





## unmatched lifestyle

Situated on a 7th-story (?) rooftop, **iconbay** offers the privilege of waterfront tennis any time of day or evening with lighted courts and a year-round Bay breeze. Two tennis courts complete with ball and towel service, filtered water stations, and access to private his-and-hers locker rooms, deliver the country club tennis experience with a fully modern and updated perspective.



## the art of adventure

With its idyllic location on the city shores of Biscayne Bay, the many pleasures of nature and the outdoors motivate you to spend every moment enjoying sun, sea, and serenity. Race along the waves on a jet ski or personal watercraft. Ride the breeze in a one- or two-person sailboat. Chase the skyline while windsurfing or kiteboarding. Soak in the warm rays of the sun while lounging poolside. Or find your bliss during an outdoor yoga session or your own private reflection on the artistry of the nature around you.

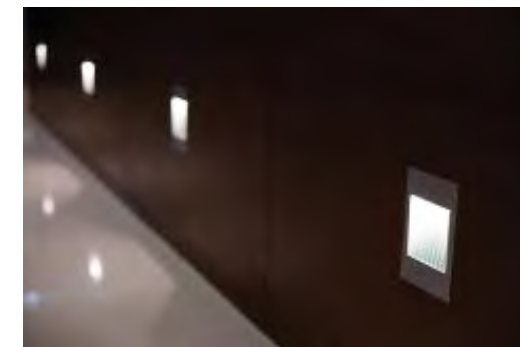
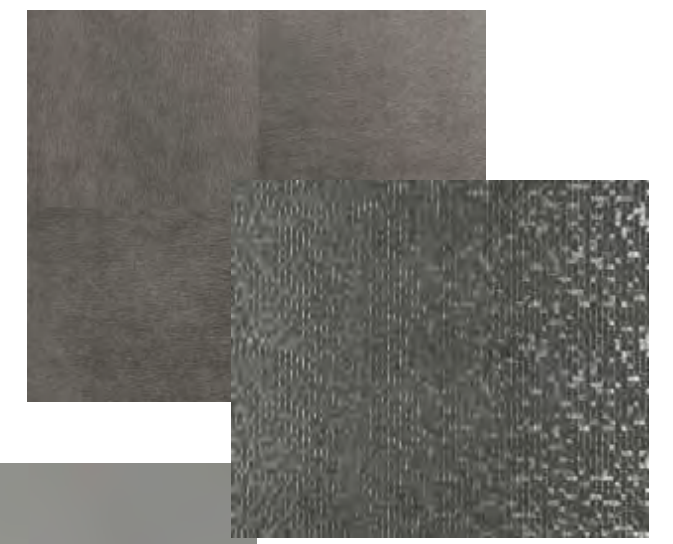




## stunning pool deck

**iconbay** embraces the full power and beauty of its waterfront location with a breathtaking infinity-edge pool positioned right on Biscayne Bay's sparkling waters. Accented by an expansive pool deck, private cabanas, snack and cocktail bar, and towel service, it is an elevated experience fully immersed in the ground-floor landscape.





## refined urban waterfront interiors

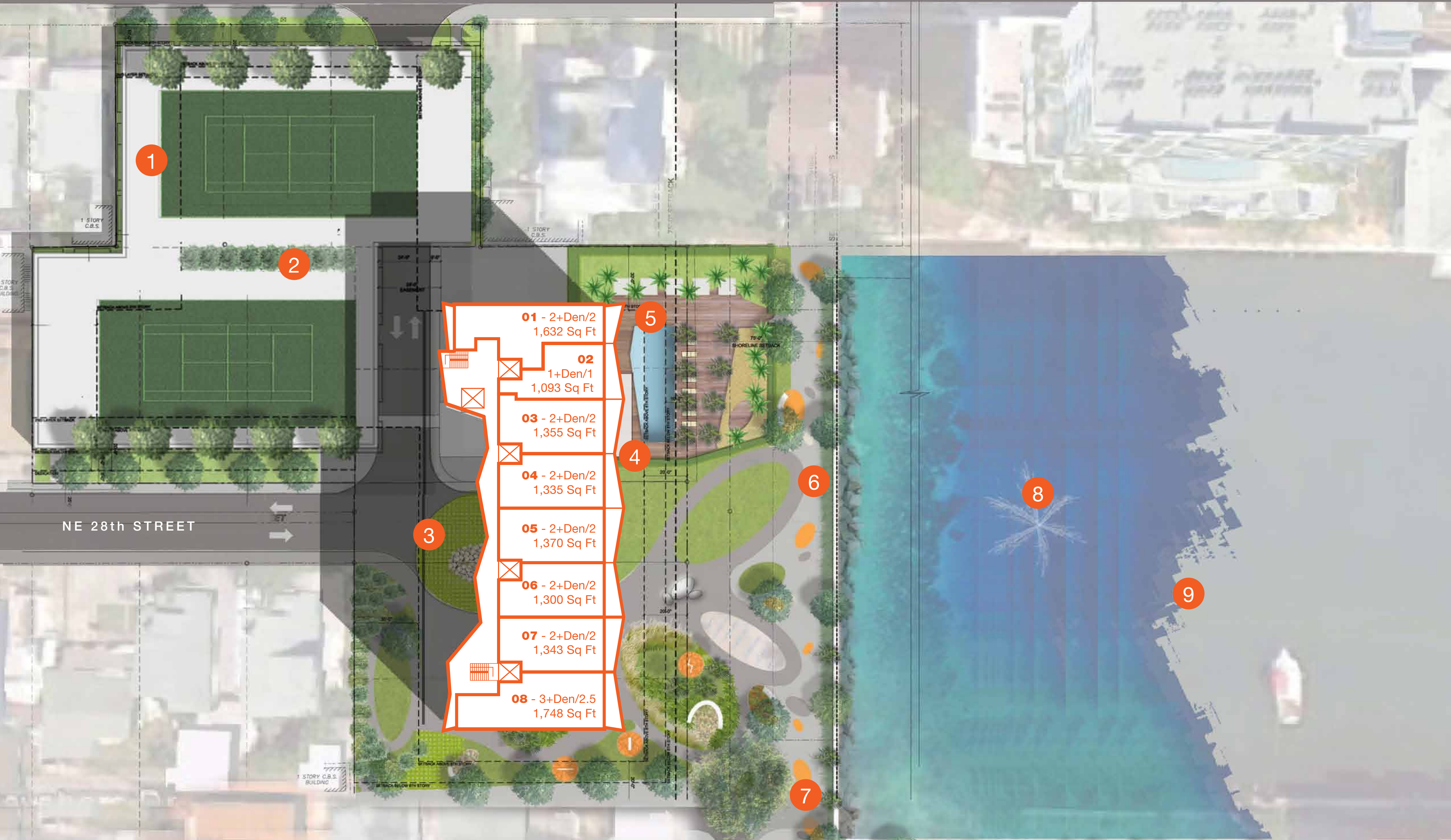
Lorem Ipsum is simply dummy text of the printing and typesetting industry. Lorem Ipsum has been the industry's standard dummy text ever since the 1500s, when an unknown printer took a galley of type and scrambled it to make a type specimen book. It has survived not only five centuries, but also the leap into electronic typesetting, remaining essentially unchanged. It was popularised in the 1960s with the release of Letraset sheets containing Lorem Ipsum passages, and more recently with desktop publishing software like Aldus PageMaker including versions of Lorem Ipsum.

Marisa Fort Adams (far left) and her mother Laurinda Spear; photography by Nick Garcia



NE 29th STREET

NE 28th STREET



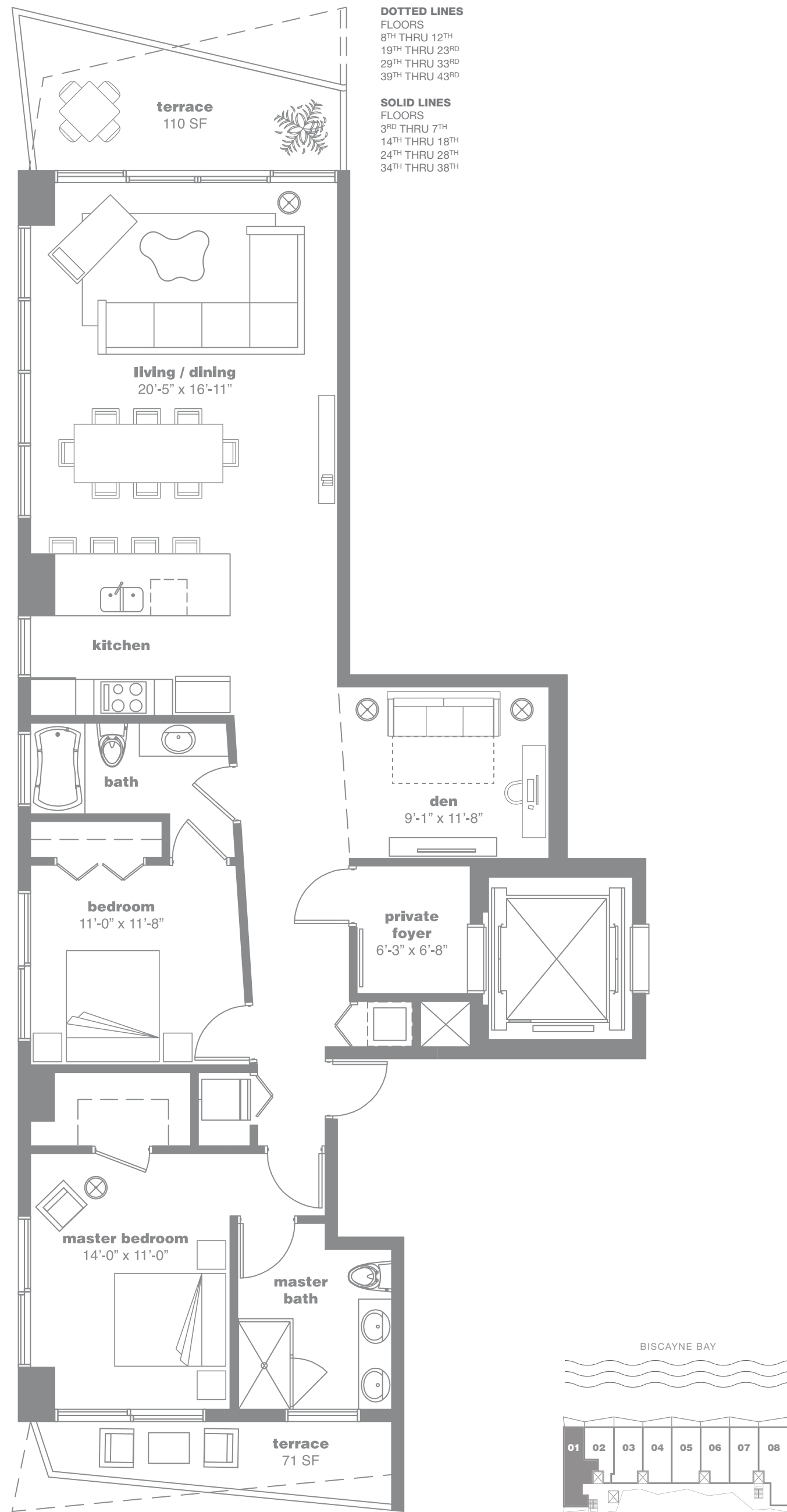
- 01** - 2+Den/2  
1,632 Sq Ft
- 02**  
1+Den/1  
1,093 Sq Ft
- 03** - 2+Den/2  
1,355 Sq Ft
- 04** - 2+Den/2  
1,335 Sq Ft
- 05** - 2+Den/2  
1,370 Sq Ft
- 06** - 2+Den/2  
1,300 Sq Ft
- 07** - 2+Den/2  
1,343 Sq Ft
- 08** - 3+Den/2.5  
1,748 Sq Ft

## proposed site plan

- 1. tennis center
- 2. parking area
- 3. entrance
- 4. fitness center & spa
- 5. pool deck
- 6. bay view trail
- 7. bay view trail
- 8. fountain
- 9. biscayne bay



# 01

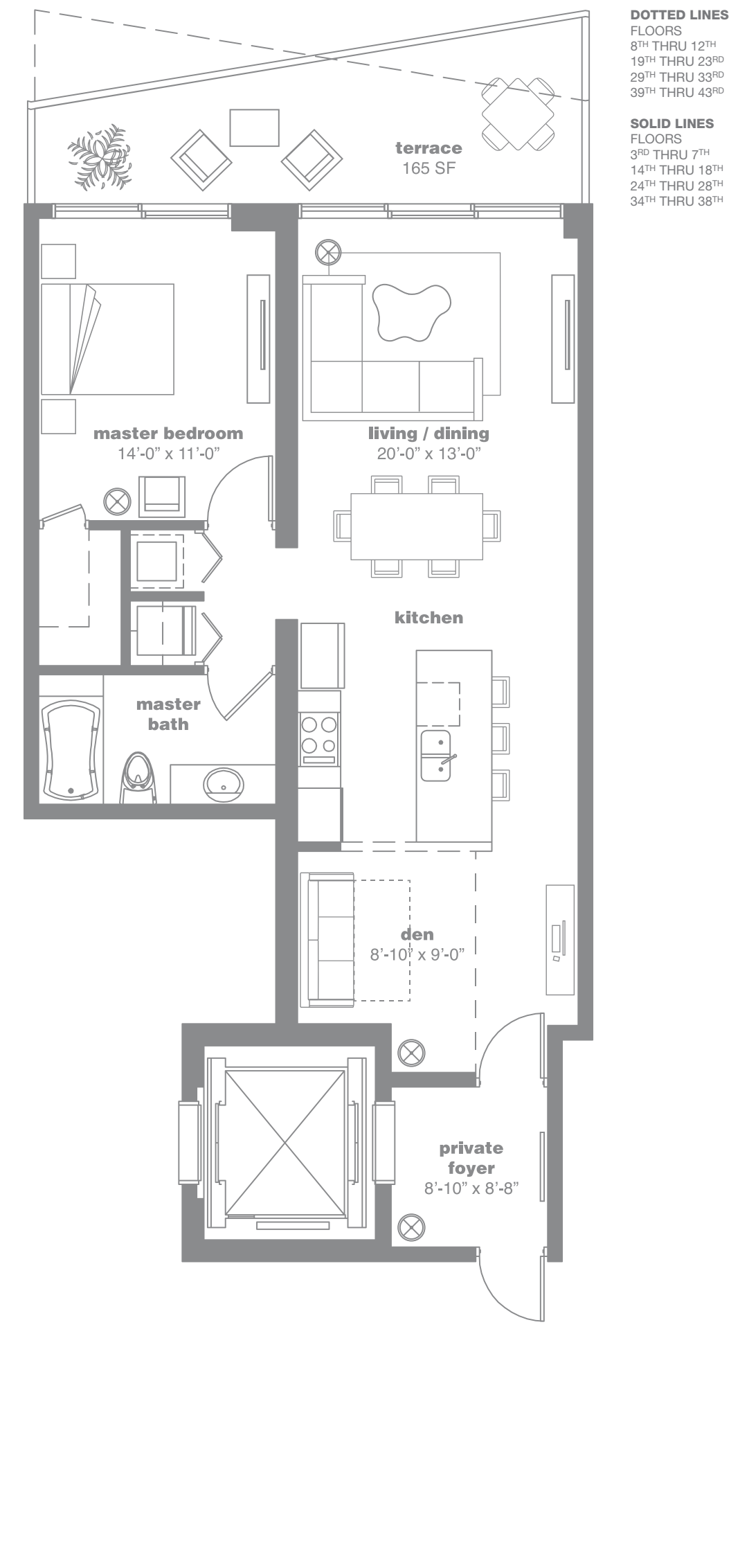


## 2 Bedrooms + Den / 2 Bathrooms

AC: 1,435 Sq. Ft. 134.70 Sq. Mt. // Terrace: 181 Sq. Ft. 16.8 Sq. Mt. // Total Sq. Ft.: 1,616 // Total Sq. Mt.: 150.1

Stated dimensions are measured to the 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 + or - 1,345 sq. ft. for units 01. 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 floor plans and development plans are subject to change.

# 02

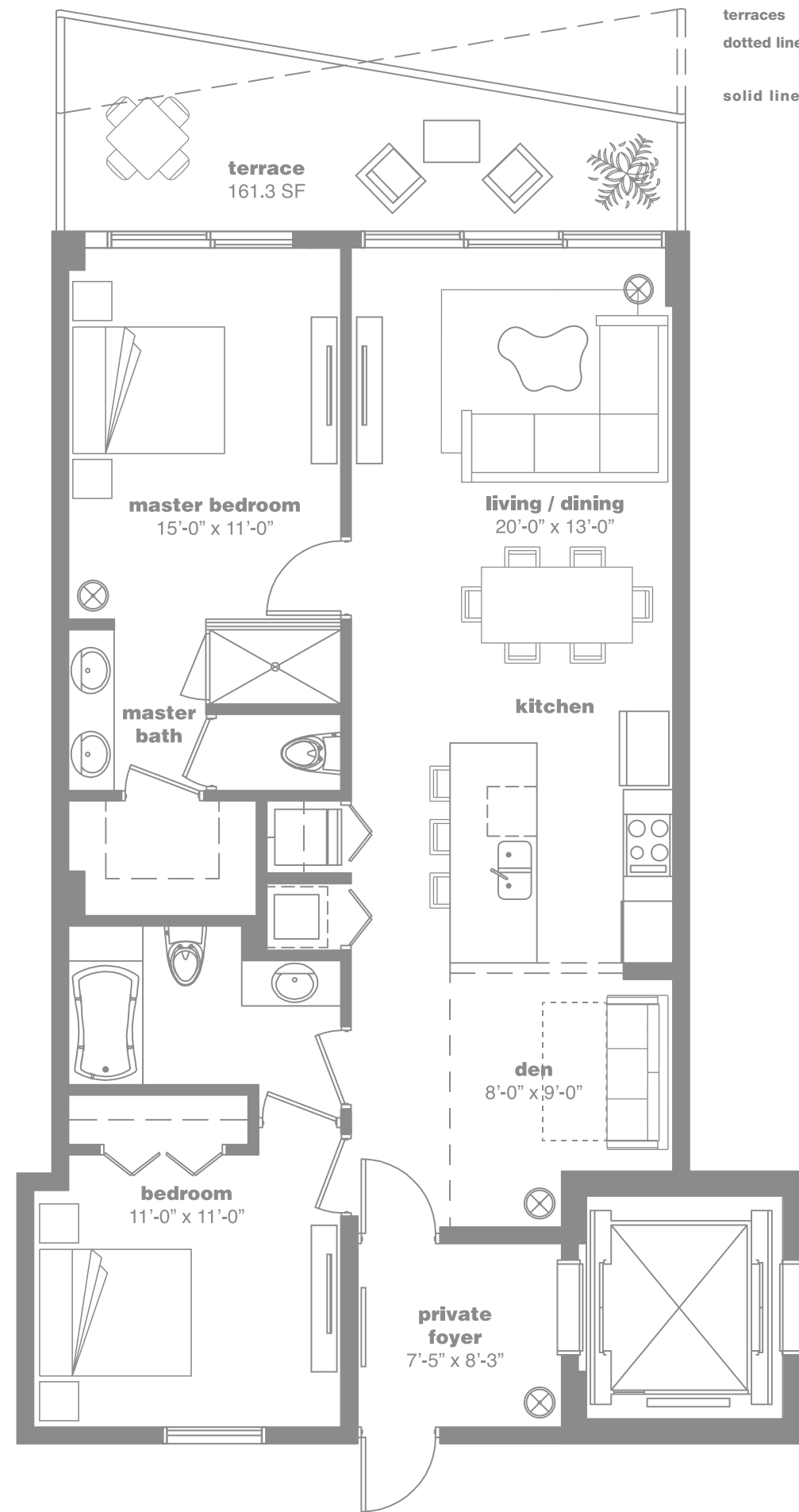


## 1 Bedroom + Den / 1 Bathroom

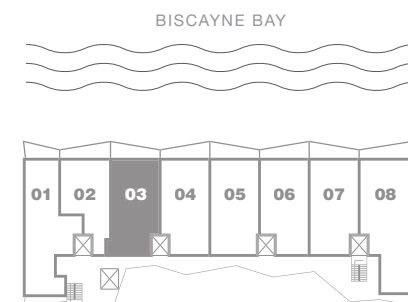
AC: 964 Sq. Ft. 86.2 Sq. Mt. // Terrace: 165 Sq. Ft. 15.3 Sq. Mt. // Total Sq. Ft.: 1,129 // Total Sq. Mt.: 104.8

Stated dimensions are measured to the 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 + or - 905 sq. ft. for units 02. 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 floor plans and development plans are subject to change.





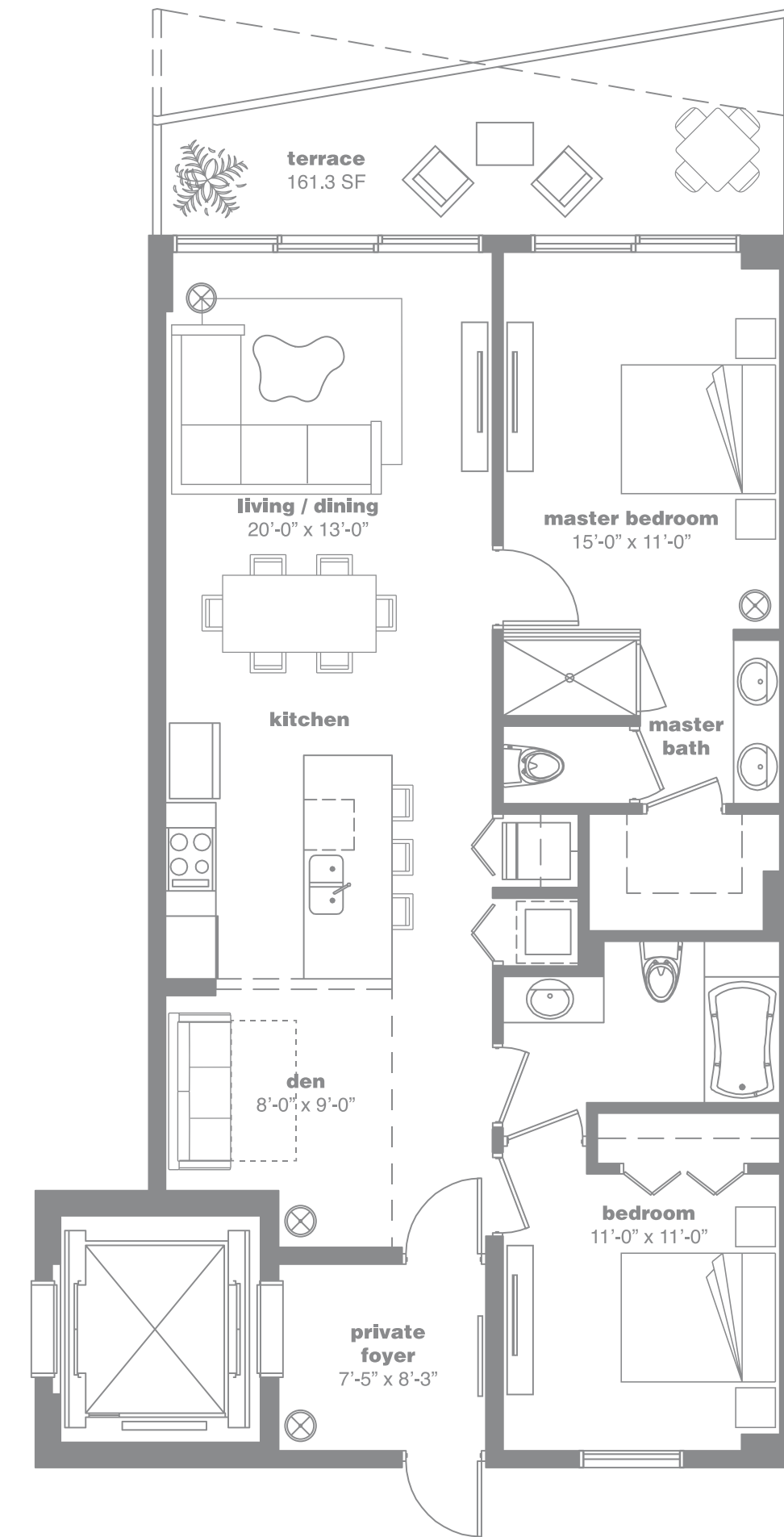
**terraces**  
**dotted lines** - floors 8<sup>th</sup> thru 12<sup>th</sup>, 19<sup>th</sup> thru 23<sup>rd</sup>, 29<sup>th</sup> thru 33<sup>rd</sup> and 39<sup>th</sup> thru 43<sup>rd</sup>  
**solid lines** - floors 3<sup>rd</sup> thru 7<sup>th</sup>, 14<sup>th</sup> thru 18<sup>th</sup>, 24<sup>th</sup> thru 28<sup>th</sup> and 34<sup>th</sup> thru 38<sup>th</sup>



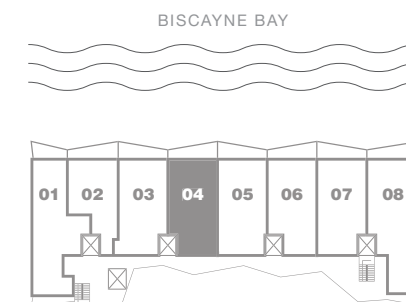
## 2 Bedrooms + Den / 2 Bathrooms

AC: 1,173 Sq. Ft. 108.9 Sq. Mt. // Terrace: 161.3 Sq. Ft. 15 Sq. Mt. // Total Sq. Ft.: 1,335 // Total Sq. Mt.: 124

Stated dimensions are measured to the 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 +/- 1,116 sq ft. for units 03. 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 floor plans and development plans are subject to change.



**terraces**  
**dotted lines** - floors 8<sup>th</sup> thru 12<sup>th</sup>, 19<sup>th</sup> thru 23<sup>rd</sup>, 29<sup>th</sup> thru 33<sup>rd</sup> and 39<sup>th</sup> thru 43<sup>rd</sup>  
**solid lines** - floors 3<sup>rd</sup> thru 7<sup>th</sup>, 14<sup>th</sup> thru 18<sup>th</sup>, 24<sup>th</sup> thru 28<sup>th</sup> and 34<sup>th</sup> thru 38<sup>th</sup>

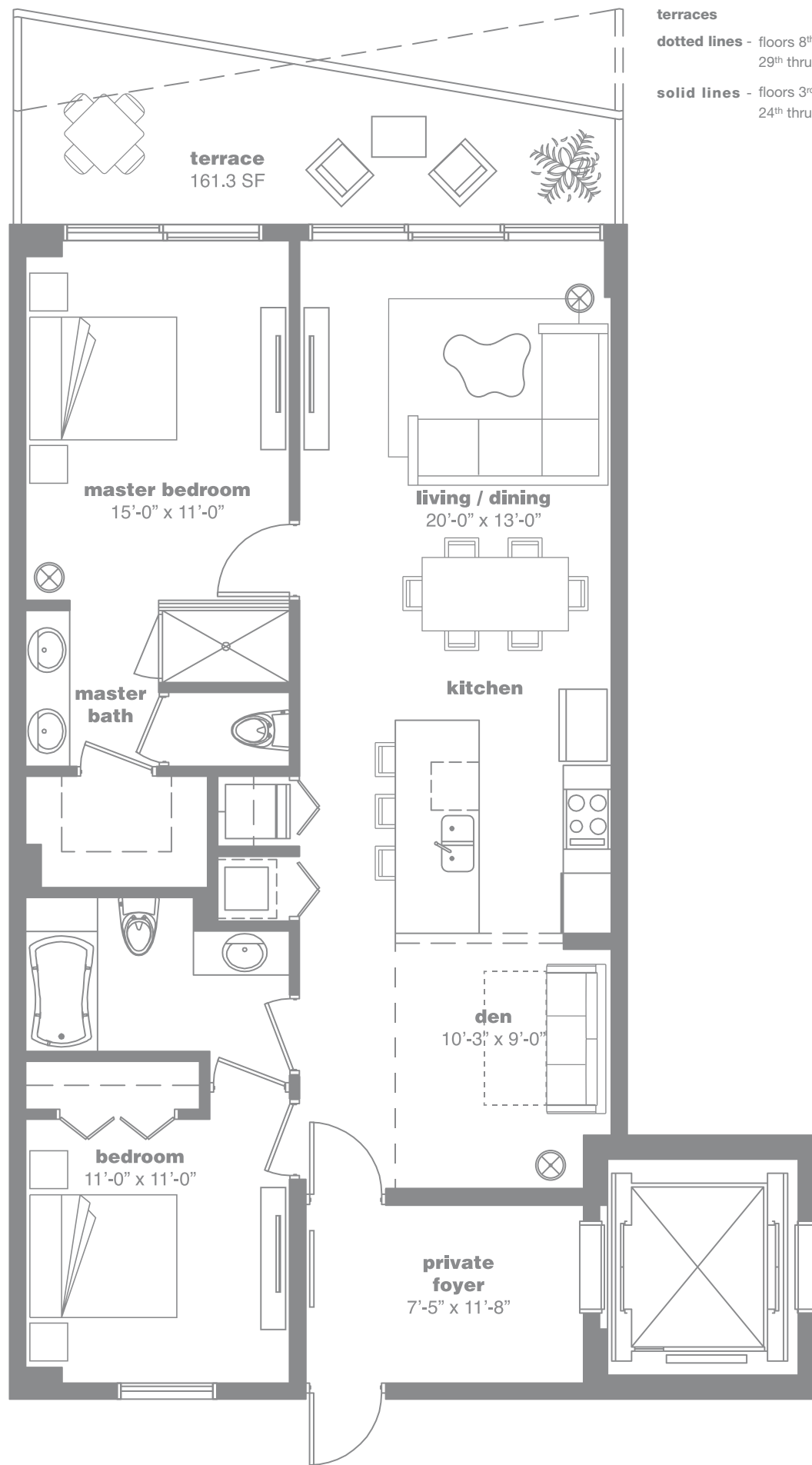


## 2 Bedrooms + Den / 2 Bathrooms

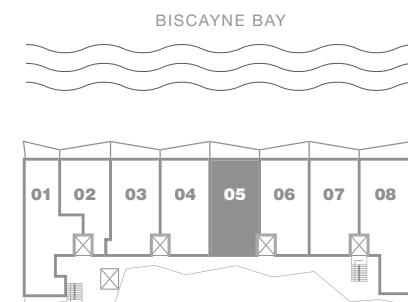
AC: 1,173 Sq. Ft. 108.9 Sq. Mt. // Terrace: 161.3 Sq. Ft. 15 Sq. Mt. // Total Sq. Ft.: 1,335 // Total Sq. Mt.: 124

Stated dimensions are measured to the 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 +/- 1,116 sq ft. for units 03. 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 floor plans and development plans are subject to change.





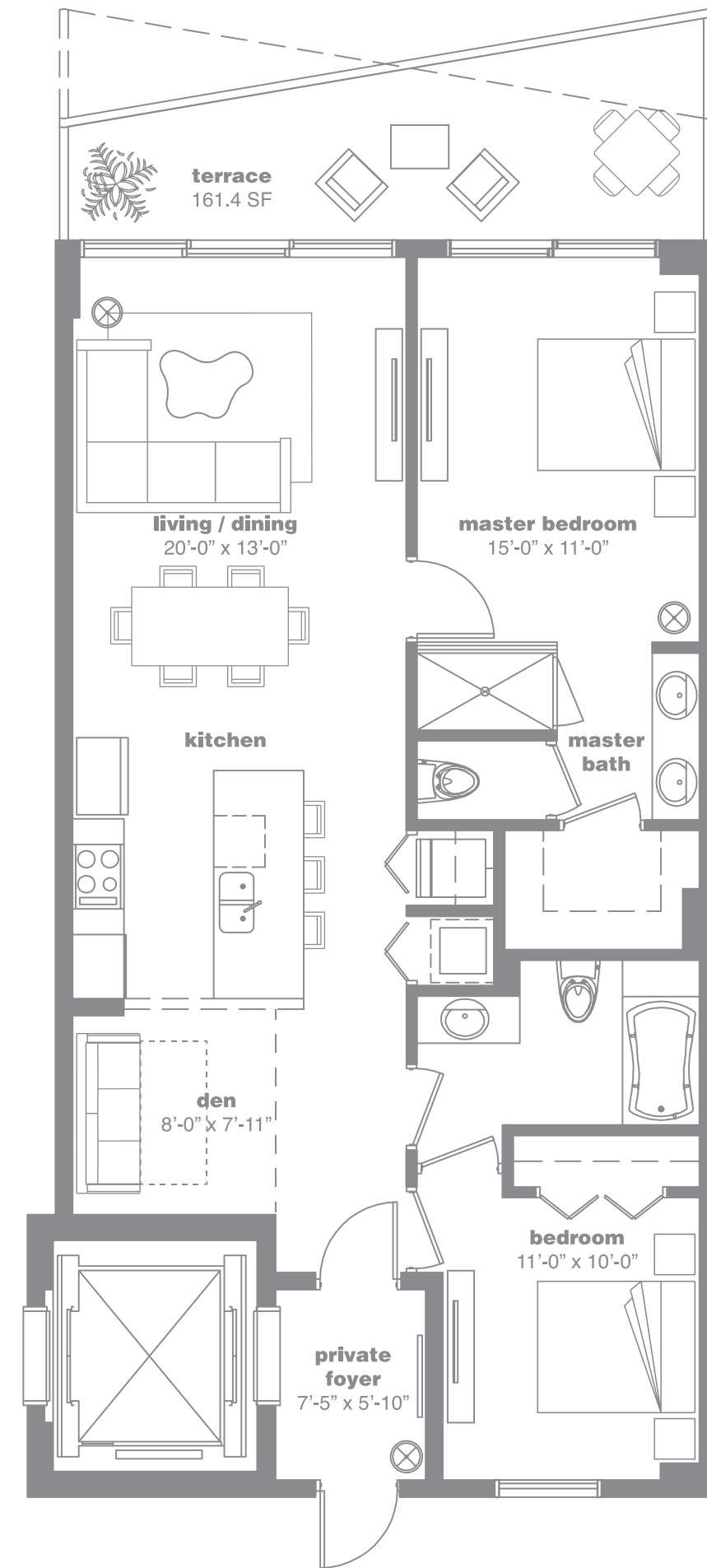
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**dotted lines** - floors 8<sup>th</sup> thru 12<sup>th</sup>, 19<sup>th</sup> thru 23<sup>rd</sup>  
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**solid lines** - floors 3<sup>rd</sup> thru 7<sup>th</sup>, 14<sup>th</sup> thru 18<sup>th</sup>  
 24<sup>th</sup> thru 28<sup>th</sup> and 34<sup>th</sup> thru 38<sup>th</sup>



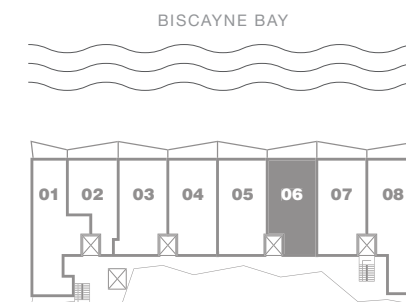
## 2 Bedrooms + Den / 2 Bathrooms

AC: 1,208 Sq. Ft. 112.2 Sq. Mt. // Terrace: 161.3 Sq. Ft. 15 Sq. Mt. // Total Sq. Ft.: 1,370 // Total Sq. Mt.: 127.2

Stated dimensions are measured to the 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 + or - 1,152 sq. ft. for units 05. 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 floor plans and development plans are subject to change.



**terraces**  
**dotted lines** - floors 8<sup>th</sup> thru 12<sup>th</sup>, 19<sup>th</sup> thru 23<sup>rd</sup>  
 29<sup>th</sup> thru 33<sup>rd</sup> and 39<sup>th</sup> thru 43<sup>rd</sup>  
**solid lines** - floors 3<sup>rd</sup> thru 7<sup>th</sup>, 14<sup>th</sup> thru 18<sup>th</sup>  
 24<sup>th</sup> thru 28<sup>th</sup> and 34<sup>th</sup> thru 38<sup>th</sup>

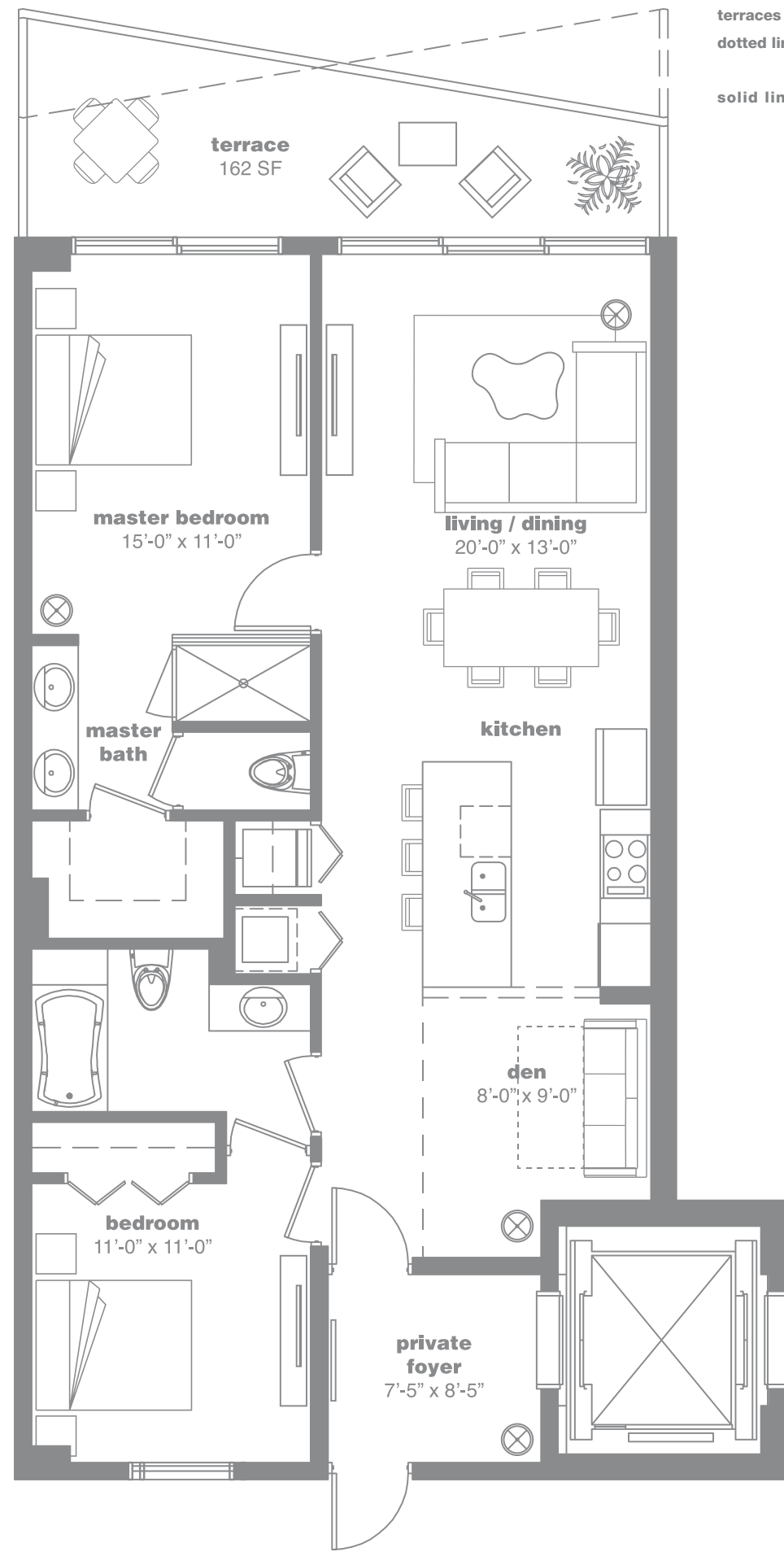


## 2 Bedrooms + Den / 2 Bath-

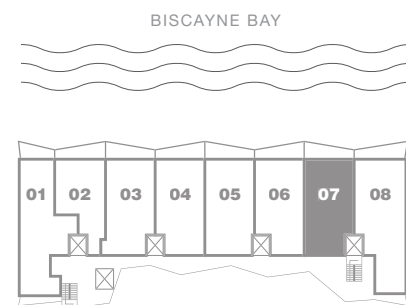
AC: 1,138 Sq. Ft. 105.7 Sq. Mt. // Terrace: 161.4 Sq. Ft. 15 Sq. Mt. // Total Sq. Ft.: 1,300 // Total Sq. Mt.: 120.7

Stated dimensions are measured to the 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 + or - 1,081 sq. ft. for units 06. 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 floor plans and development plans are subject to change.





**terraces**  
**dotted lines** - floors 8<sup>th</sup> thru 12<sup>th</sup>, 19<sup>th</sup> thru 23<sup>rd</sup>, 29<sup>th</sup> thru 33<sup>rd</sup> and 39<sup>th</sup> thru 43<sup>rd</sup>  
**solid lines** - floors 3<sup>rd</sup> thru 7<sup>th</sup>, 14<sup>th</sup> thru 18<sup>th</sup>, 24<sup>th</sup> thru 28<sup>th</sup> and 34<sup>th</sup> thru 38<sup>th</sup>

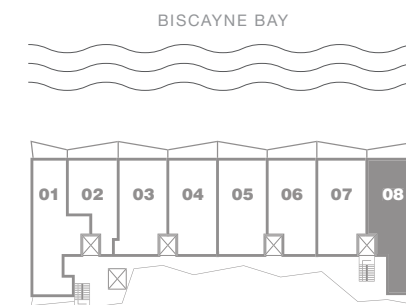
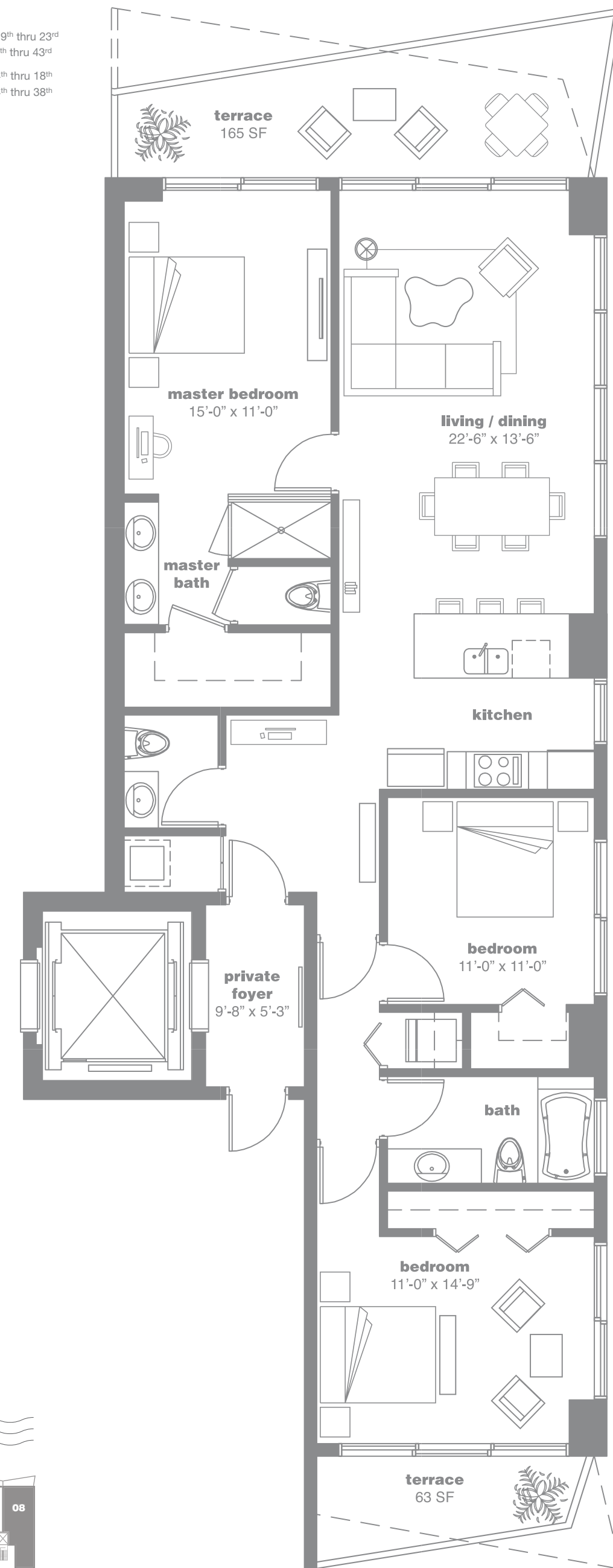


## 2 Bedrooms + Den / 2 Bathrooms

AC: 1,180 Sq. Ft. 109.7 Sq. Mt. // Terrace: 162 Sq. Ft. 15 Sq. Mt. // Total Sq. Ft.: 1,342 // Total Sq. Mt.: 124.6

Stated dimensions are measured to the 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 + or - 1,118 sq ft. for units 07. 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 floor plans and development plans are subject to change.

**terraces**  
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**solid lines** - floors 3<sup>rd</sup> thru 7<sup>th</sup>, 14<sup>th</sup> thru 18<sup>th</sup>, 24<sup>th</sup> thru 28<sup>th</sup> and 34<sup>th</sup> thru 38<sup>th</sup>



## 3 Bedrooms, 2 1/2 Bathrooms

AC: 1,530 Sq. Ft. 142.1 Sq. Mt. // Terrace: 228 Sq. Ft. 21.2 Sq. Mt. // Total Sq. Ft.: 1,758 // Total Sq. Mt.: 163.3

Stated dimensions are measured to the 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 + or - 1,425 sq ft. for units 08. 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 floor plans and development plans are subject to change.