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2, 3 AND 4 BEDROOM LUXURY WATERFRONT RESIDENCES

ATLANTIC OCEAN

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FIVE ACRES OF AVENTURA WATERFRONT



ARTIST CONCEPTUAL RENDERING

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AVENTURA

SOUTH BAYFRONT CORNER

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BUILDING AMENITIES

190 luxury residences on 5 acres of Aventura waterfront

Conceptual design by Carlos Ott + Yabu Pushelberg interiors in a first time collaboration

Direct elevator access

Bayfront infinity-edge pool with views of the Atlantic Ocean

4,000 square foot fitness center with state-of-the-art gym and yoga room

Resort-style poolside service / breakfast and lunch clubroom

Private cooled storage space for all Tower East Residents

Two private porte-cochere entrances

Atrium event room with floor-to-ceiling windows accessible by dedicated glass elevator

Exceptional concierges services



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DUAL GRAND PORTE-COCHÈRE

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BAYFRONT INFINITY EDGE POOL

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FULLY EQUIPPED FITNESS CENTER

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ATRIUM EVENT ROOM WITH PANORAMIC WATERFRONT VIEWS

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RESIDENCE FEATURES

Custom interiors by Yabu Pushelburg

Apple® home technology included in all residences

Floor-through residences featuring unobstructed water views

Each residence offers a bayfront terrace with summer kitchen

18 penthouse residences with private rooftop terraces and plunge pools

Individual unit access and direct elevators

10' ceilings slab-to-slab with floor to ceiling windows

Spacious residences with great room, family room, dining room
and breakfast nooks

Private service suites with bathroom

Wolf Gas Stoves and custom hood

Side by side paneled SubZero/Wolf appliances

SubZero Duel Temperature Wine Storage

Built-in coffee and espresso machine

Midnight bar in the master suite

Oversized soaking tub

Grand master his and her walk-in closets

Residences equipped with private service suites



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BAYFRONT TERRACE WITH SUMMER KITCHEN

ALL RESIDENCES DELIVERED FURNITURE READY | INTERIOR DESIGN BY YABU PUSHELBERG

CABINETS & APPLIANCES:

All residences come equipped with custom Italian cabinetry, built-in SubZero/Wolf appliances, and exquisite stone countertops.

PAINT & FINISHING WORK:

Paint selections included and come recommended from Yabu Pushelberg to compliment flooring selections.

ADVANCED LIGHTING:

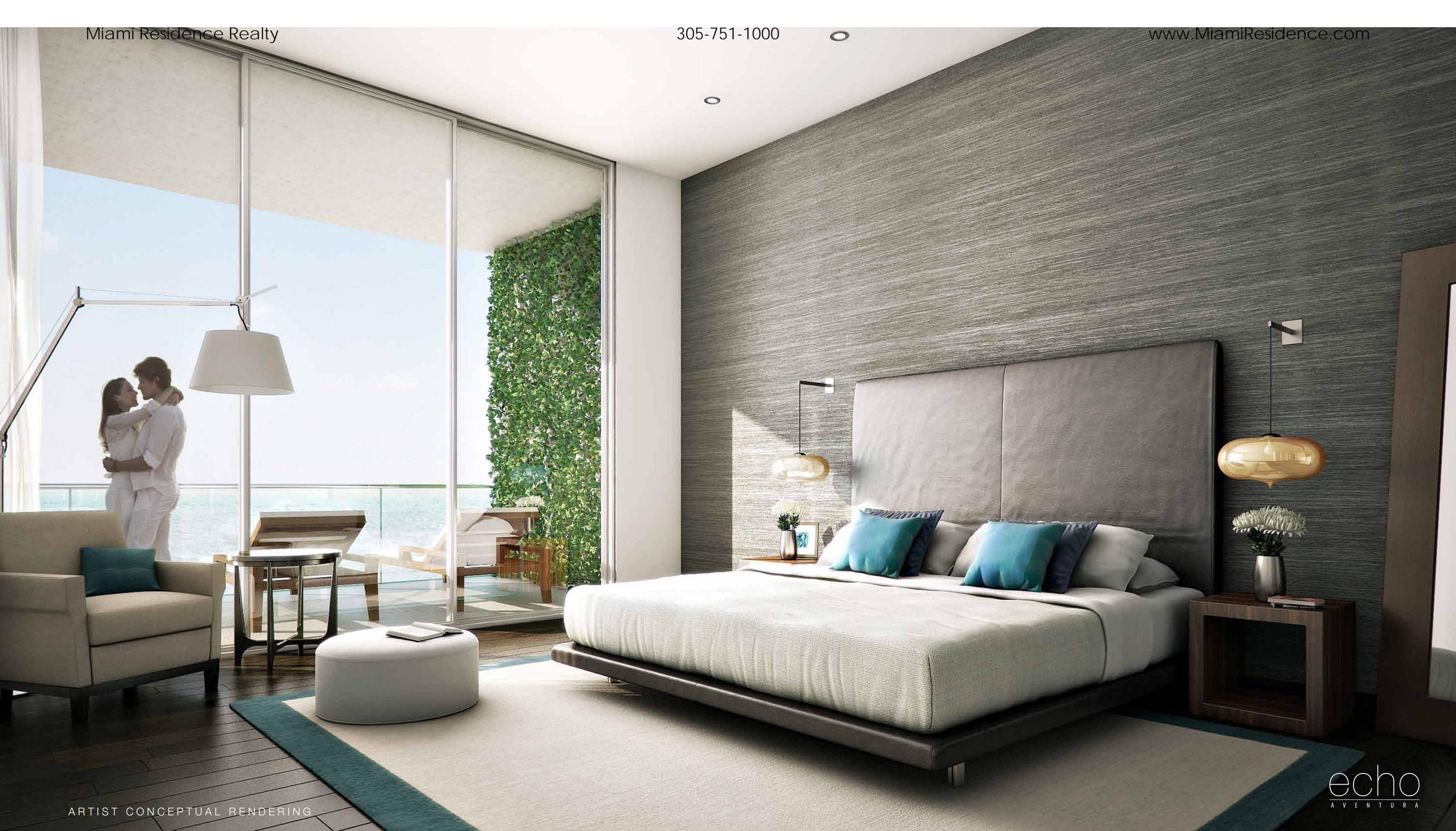
All residences come equipped with a contemporary lighting package, including recessed lighting, dimmers, and Lutron lighting control.

SMART iHOME SYSTEM:

Each residence offers an unprecedented level of efficiency through a smart home technology experience. Includes integrated audio, video and lighting systems controlled by Apple devices.

FLOORING:

Flooring selections included and come recommend by Yabu Pushelberg.



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CUSTOM DESIGNED RESIDENCES BY YABU PUSHELBERG

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EUROPEAN-STYLE MASTER BATHROOM

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GRAND MASTER WALK-IN CLOSET



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PRIVATE SERVICE SUITES WITH BATHROOM

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PRIVATE PENTHOUSE ROOFTOP TERRACES WITH PLUNGE POOL

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APPLE® BASED HOME CONTROL



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EXCLUSIVE SERVICES

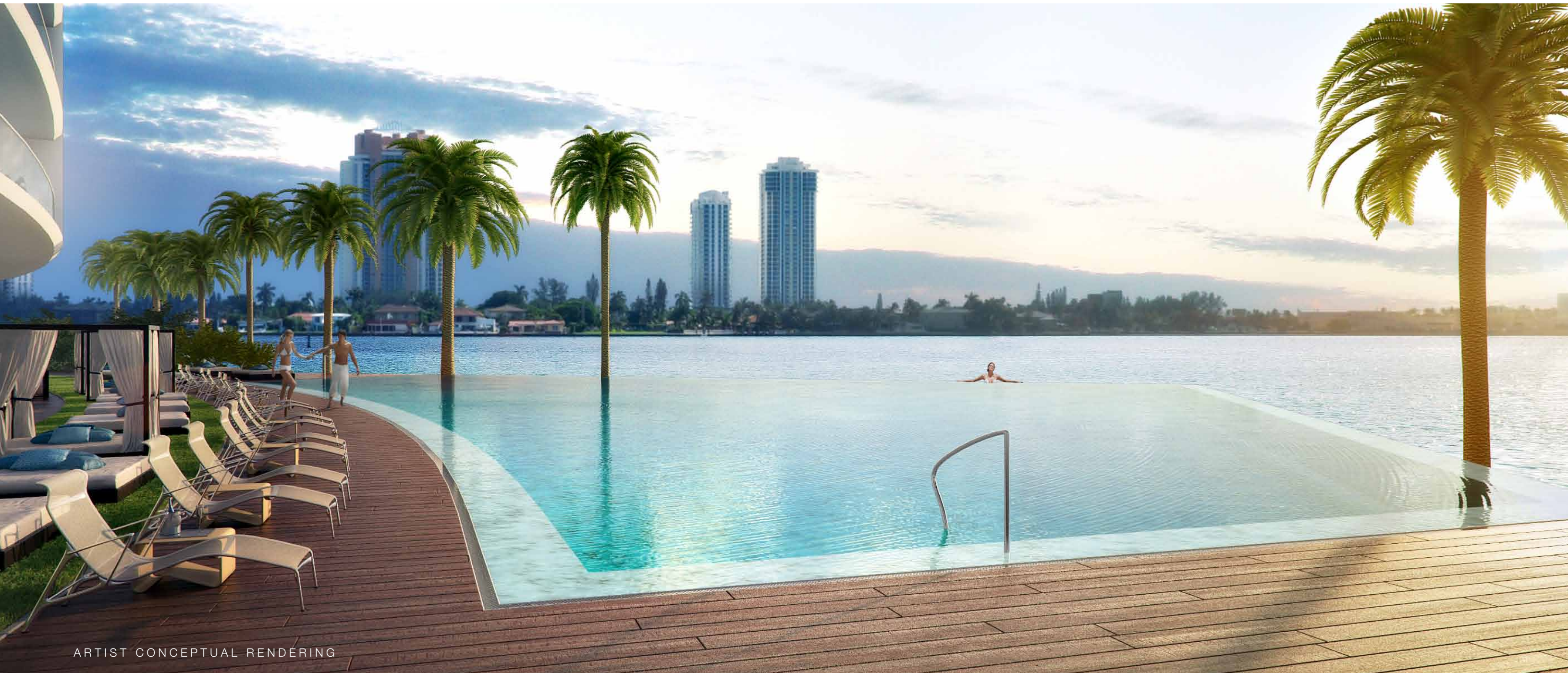
24-hour concierge service

24-hour valet service & covered self parking

Daily continental breakfast for all residents

Pet walking services for all residents

Personal poolside service



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RESORT-STYLE POOLSIDE SERVICE



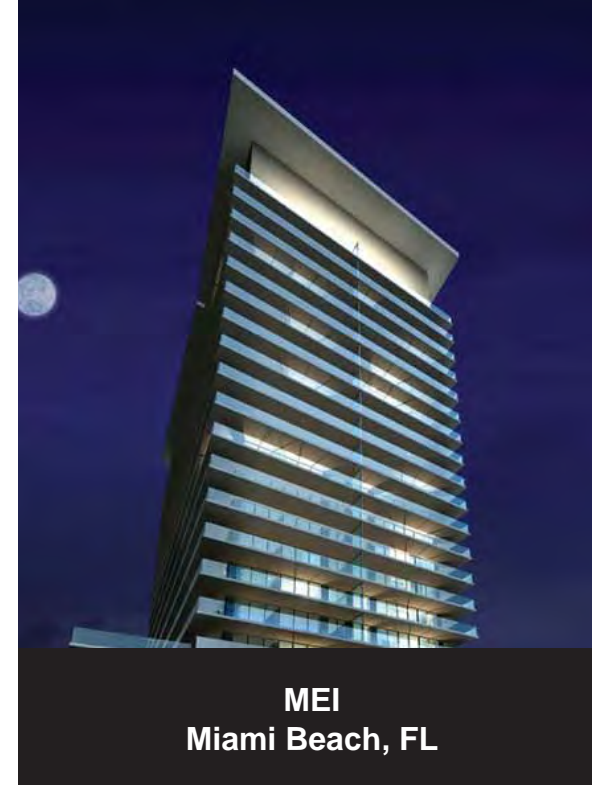
**105 WEST 57th
New York, NY**



95th On The Ocean | Surfside, FL



**202 8th Street
New York, NY**



**MEI
Miami Beach, FL**



**The Concession
New York, NY**



**Walker Tower
New York, NY**

DEVELOPER | PROPERTY MARKETS GROUP

Founded in 1991 by Kevin Maloney, Property Markets Group (“PMG”) has direct hands-on experience in the acquisition, renovation, financing, operation, and marketing of commercial and residential real estate. A development firm of national scope, PMG has over 150 real estate transactions including over 80 residential buildings in Manhattan during its 20-year history. PMG has distinguished itself over the last decade for its development of new construction condominium developments in Florida, New York City, South Carolina and Chicago. In 2012, PMG commenced construction on 95th On The Ocean, 7 luxury oceanfront town homes located in Surfside, Florida.

Miami Residence Realty



**Apogee Beach
Hallandale Beach, FL**



**Millecento
Brickell, FL**



**Jade Beach
Brickell, FL**

305-751-1000



**Burj al Arab hotel
Dubai, UAE**

www.MiamiResidence.com



Artech | Aventura, FL

CONCEPTUAL DESIGN | CARLOS OTT

Carlos Ott has forty years of outstanding experience in the design of construction projects. Recognized internationally as one of the leading design architects, Carlos Ott has been awarded numerous International prizes and awards of merit over his illustrious career.

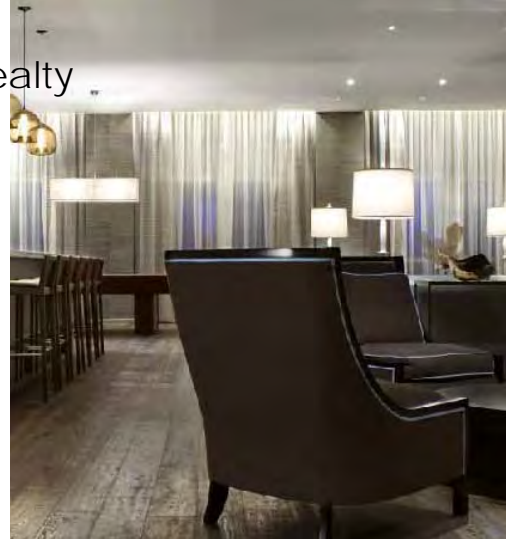
In 2008, Carlos received the highest 5-star Award for High-Rise Development, from CNBC Asia Pacific Awards, for his residential “One Shenton” in Singapore. In 2009, The Miami Chapter of the American Institute of Architects celebrated him with the Award of Merit for Calgary Courts Centre, Green Building.

Projects with Carlos Ott’s architectural signature have recently been completed or are under construction in France, Germany, Canada, the United Arab Emirates, Saudi Arabia, China, Singapore, Malaysia, India, Sri Lanka, Mexico, Panama, Puerto Rico, Dominican Republic, Argentina, USA, Philippines and Uruguay.

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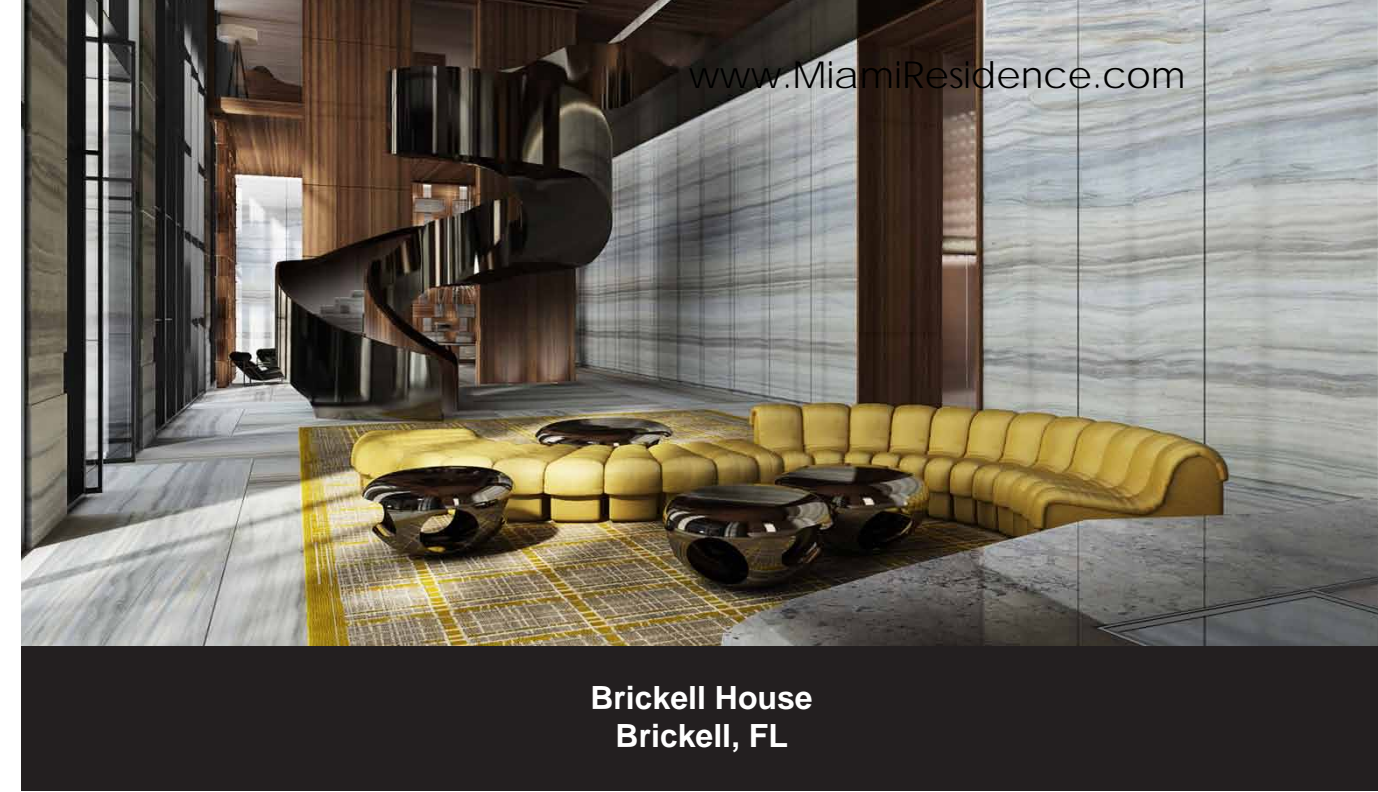
Trump Hollywood
Hollywood, FL



Public Hotel
Chicago, IL



St. Regis
Bal Harbour, FL



Brickell House
Brickell, FL



INTERIOR DESIGN | YABU PUSHELBERG

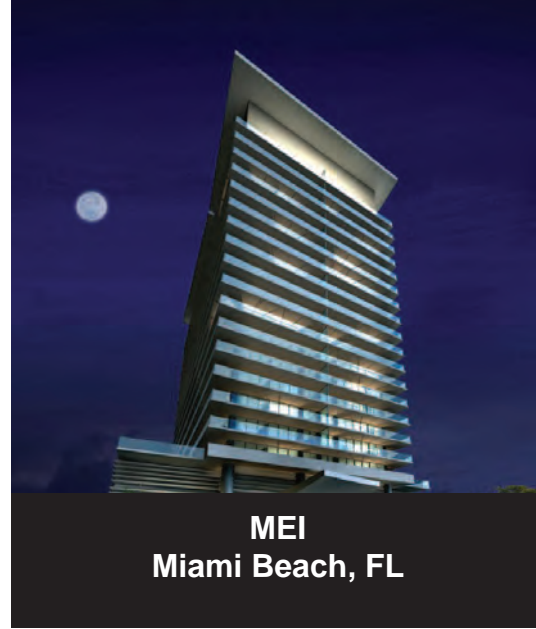
Canadian interior design duo George Yabu and Glenn Pushelberg were named two of the “101 People You Must Meet in 2011” by Town & Country magazine; have been awarded “Hot Interior Design Firm” by Conde Nast Traveler magazine and re on Elle Décor’s “A-List.” Their client roster is filled with leading visionaries and innovators of hotel groups, luxury retail brands and celebrity chefs – including Ian Schrager, Four Seasons, St. Regis, Barney’s , Tiffany’s, Jean-Georges Vongrichen to Daniel Boulud, to name a few.

Yabu Pushelberg, with over 125 designers, project managers and support staff in studios in New York, Toronto and China, is currently working in over 15 countries worldwide. Alas there is no typical day for the design duo that oftentimes finds themselves in no less than four different cities in one week alone. George and Glenn have truly traveled around the world and back but still feel that, “there is always more to explore and learn, especially when designing and applying techniques to how we approach our work,” and that “travel truly inspires and fuels creativity”.

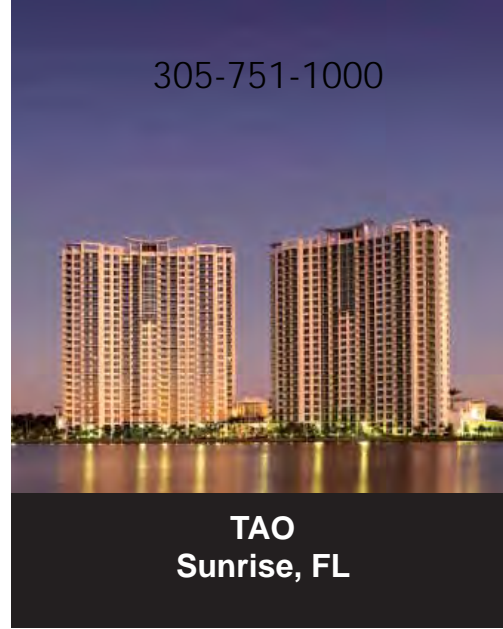
Miami Residence Realty



Apogee Beach
Hallandale Beach, FL



MEI
Miami Beach, FL

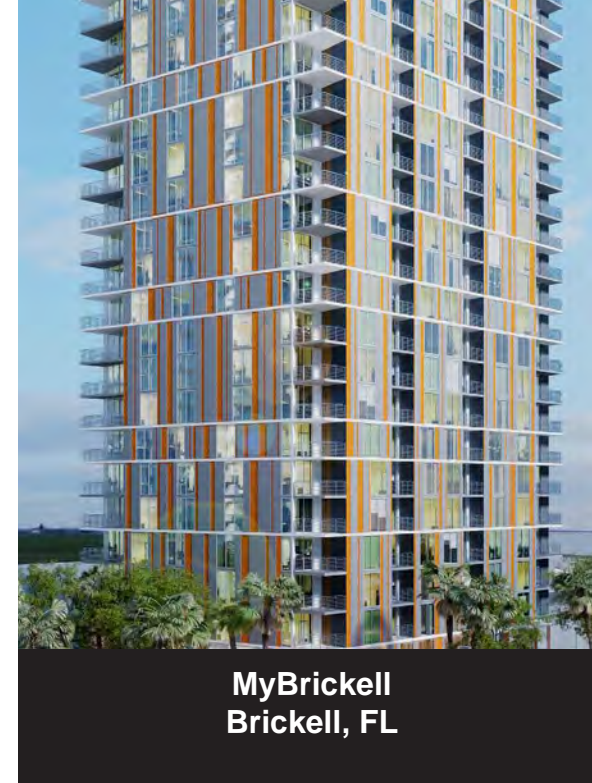


TAO
Sunrise, FL

305-751-1000



Trump Ocean Club
Panama City, Panama



MyBrickell
Brickell, FL



Marina Grande on the Halifax
Daytona, FL



Vizcayne
Miami, FL

www.MiamiResidence.com

EXCLUSIVE SALES | INTERNATIONAL SALES GROUP

International Sales Group (ISG), LLC is a fullyintegrated luxury real estate sales and marketing firm representing properties throughout South Florida and Latin America. With a portfolio that includes, Tao Sawgrass, Vizcayne, MEI, Atrium, Apogee Beach, Mybrickell and more; this team of top real estate professionals provides their clients the latest expertise in marketing, sales and administrative solutions. Founded by Philip Spiegelman and Craig Studnicky, ISG offers developers in-depth local market research and is constantly adapting to market changes to provide immediate return for the real estate developments they represent.

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DISCLAIMER

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING 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.

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.

This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. 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.

These drawings 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. Units shown are examples of unit types and may not depict actual units. Stated square footages are ranges for a particular unit type and are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the area that would be determined by using the description and definition of the "Unit" set forth in the Declaration of Condominium (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components). All depictions of appliances, plumbing fixtures, equipment, counters, soffits, floor coverings and other matters of detail are conceptual only and are not necessarily included in each Unit. Consult your Agreement and the Prospectus for the items included with the Unit. Dimensions and square footage are approximate, will vary with specific unit type, and may vary with actual construction. Additionally, measurements of rooms set forth on any floor plan are nominal and generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Unit orientation and windows (including number, size, orientation and awnings), balcony/lanais (including configuration, size and railing/balustrade), structure and mechanical chases may vary. The developer expressly reserves the right to make modifications, revisions, and changes it deems desirable in its sole and absolute discretion and without notice.

All drawings are conceptual renderings and the Developer expressly reserves the right to make modifications. Actual views may vary and cannot be guaranteed. Views shown cannot be relied upon as the actual view from any particular unit within the condominium. Improvements, landscaping and amenities depicted may not exist. Photographs may be stock photography used to depict suggested lifestyles rather than any that may exist. Prices, plans, architectural interpretations and specifications are subject to change without notice.