



Residence 01

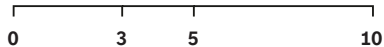
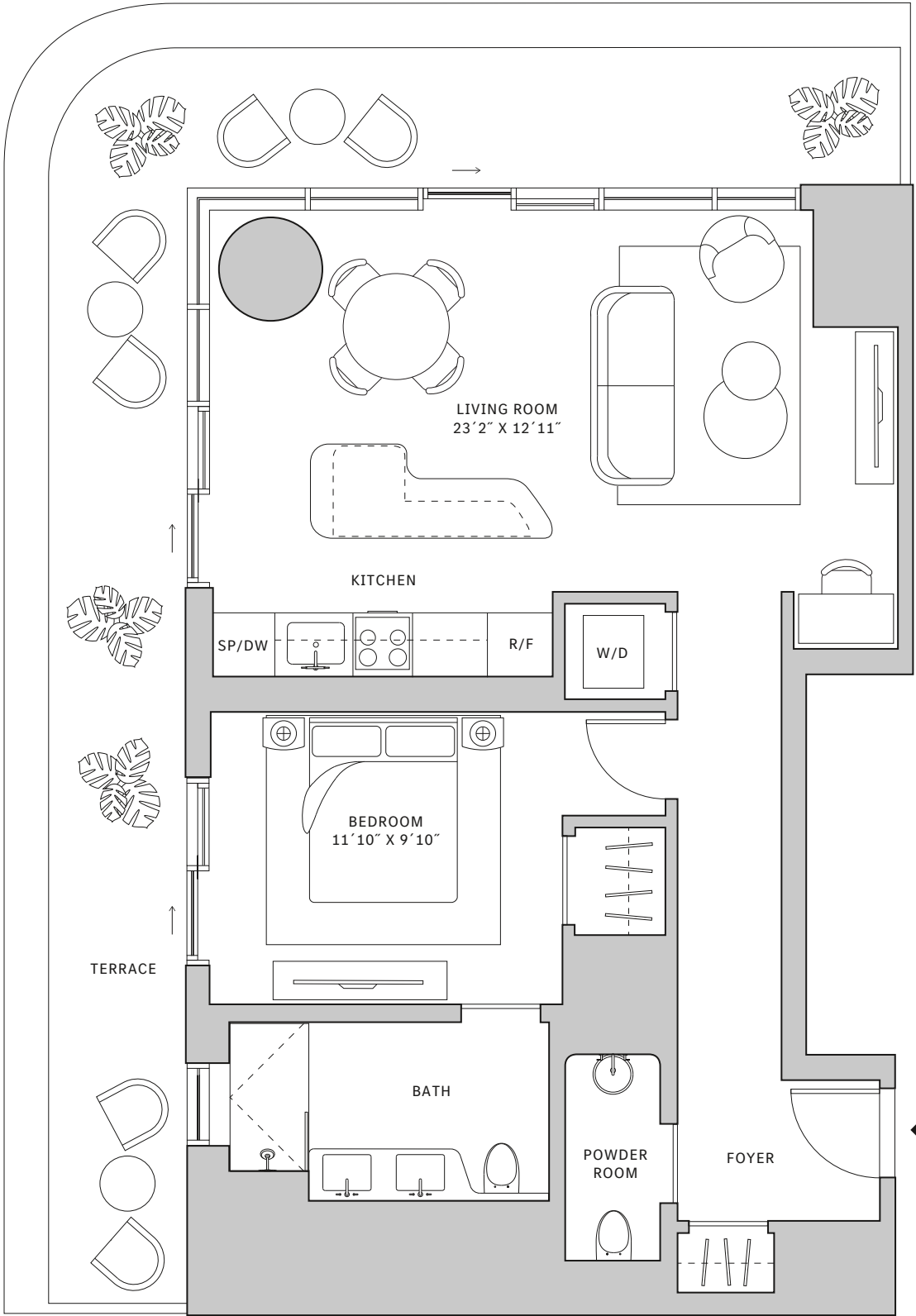
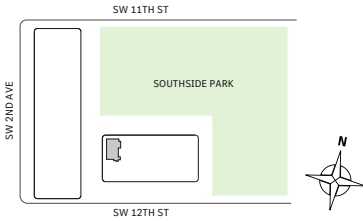
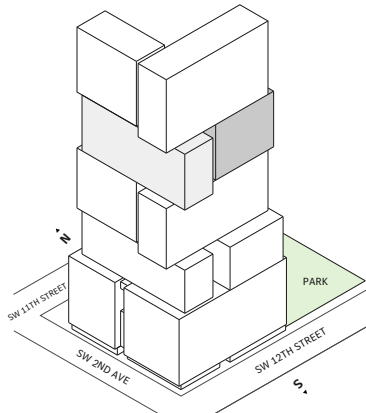
FLOORS 42-51

- ▲ South tower
- ▲ 1 Bedroom
- ▲ 1 Bathroom
- ▲ 1 Powder Room
- ▲ Interior: 870 sq ft | 80.83 m²
- ▲ Terrace: 365 sq ft | 33.91 m²

FEATURES

- ▲ Corner one-bedroom residence with North and West exposure overlooking Southside Park
- ▲ 10' floor-to ceiling windows and sliding glass doors with direct access to 5' deep wrap-around terrace

NORTH



Developed by JDS DEVELOPMENT GROUP

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 SET FORTH IN EXHIBIT 3 TO THE DECLARATION OF THE CONDOMINIUM. 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. THIS ADVERTISEMENT IS MADE PURSUANT TO COOPERATIVE POLICY STATEMENT #12, FILE NO. CP24-0025, ISSUED BY THE NEW YORK STATE DEPARTMENT OF LAW. THE COMPLETE OFFERING TERMS ARE IN A PROSPECTUS AVAILABLE FROM OFFEROR. OFFEROR: 191 SW 12 OWNER LLC, 120 NE 27TH STREET, STE. 200, MIAMI, FL 33137.



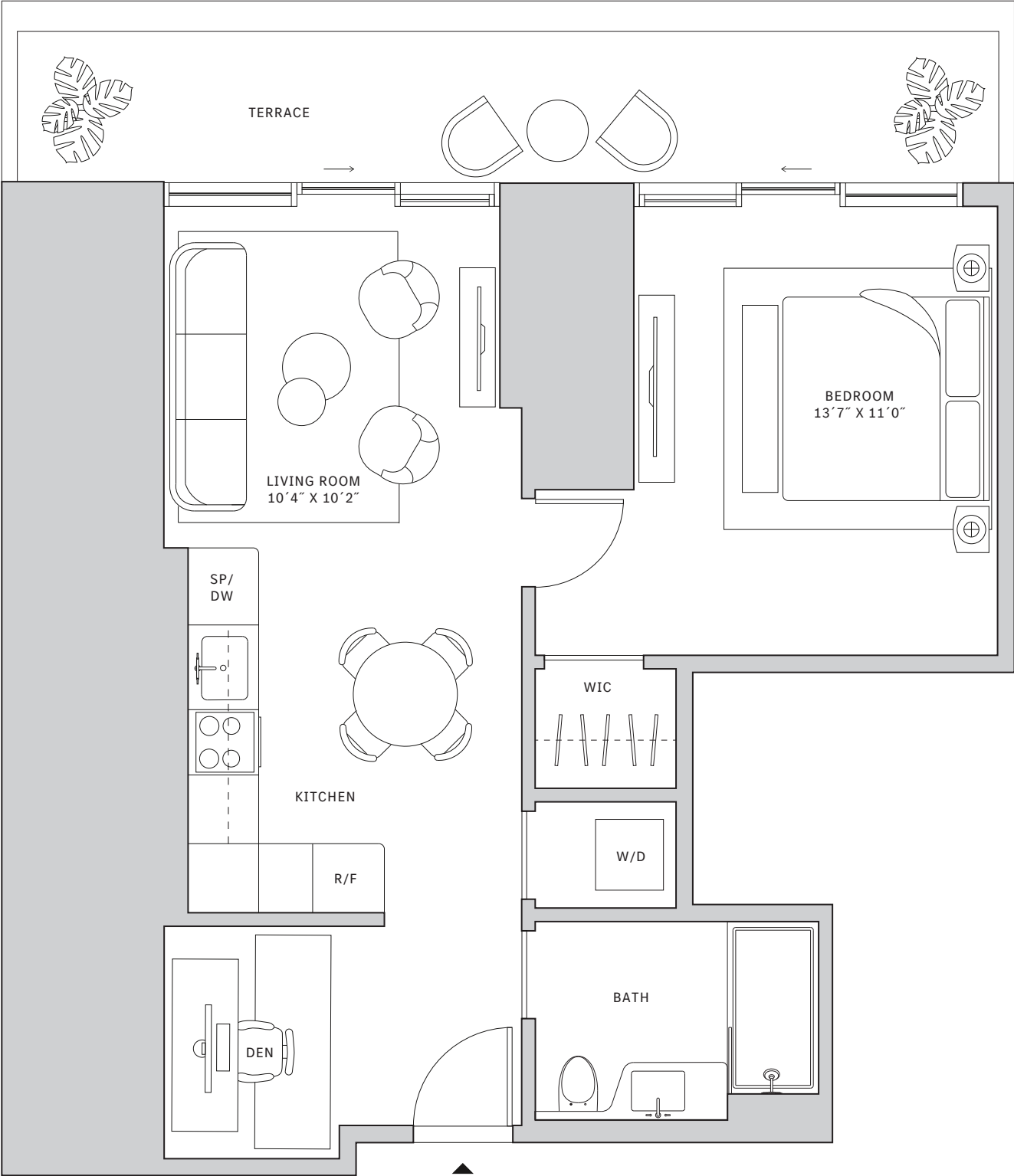
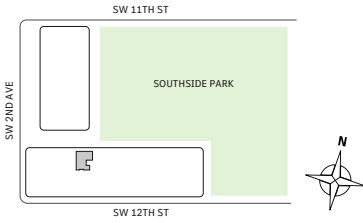
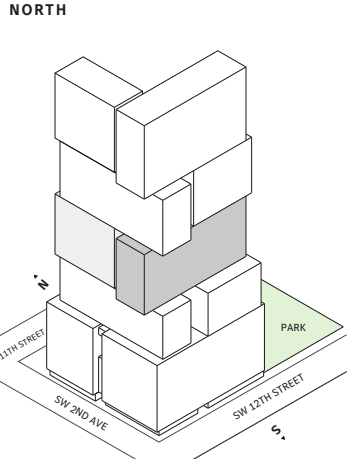
Residence 02

FLOOR 40

- ▲ South tower
- ▲ 1 Bedroom
- ▲ 1 Bathroom
- ▲ Interior: 794 sq ft | 73.76 m²
- ▲ Terrace: 166 sq ft | 15.42 m²

FEATURES

- ▲ One-bedroom residence with North exposure overlooking Southside Park
- ▲ 10' floor-to ceiling windows and sliding glass doors with direct access to 5' deep terrace



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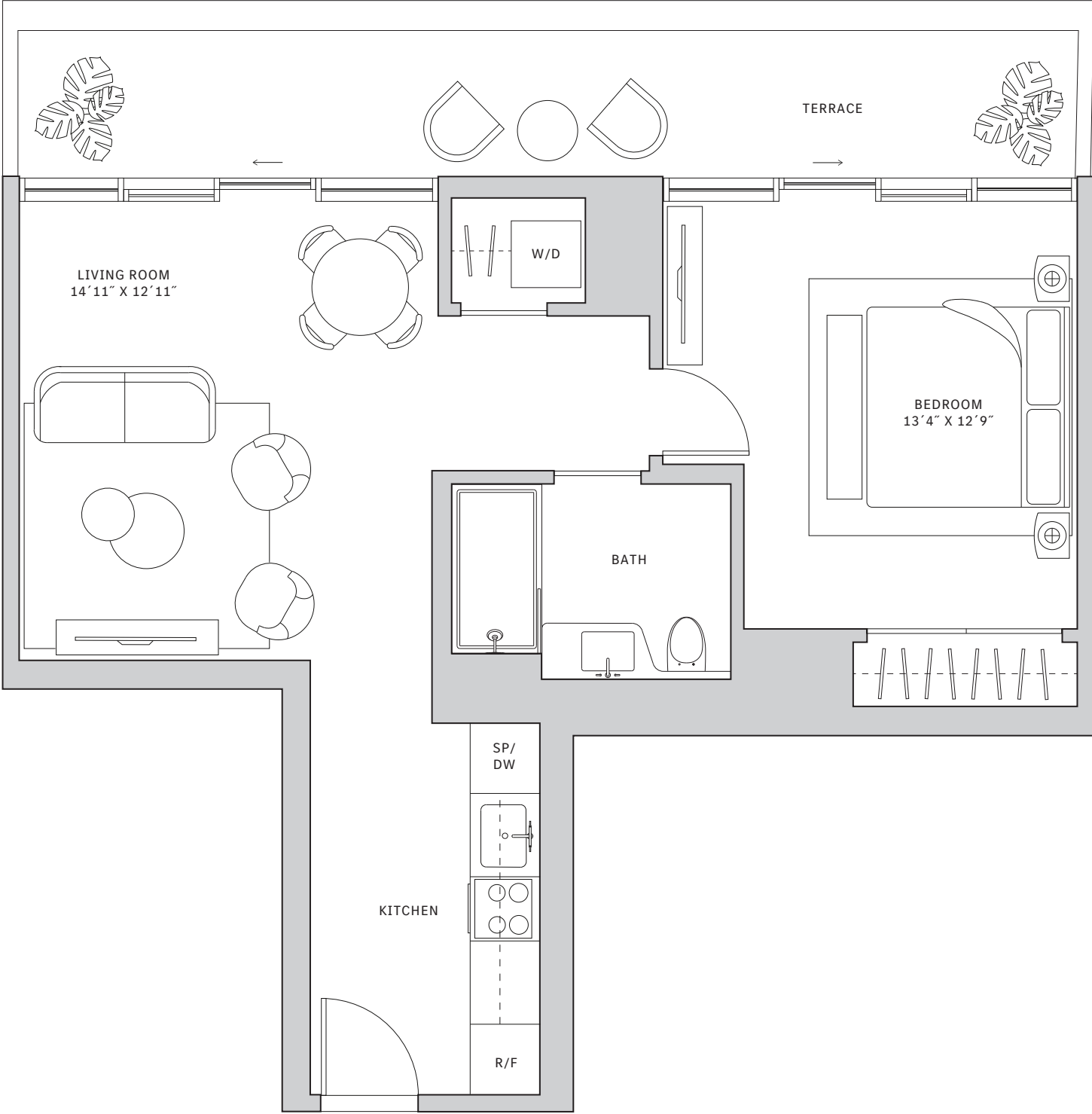
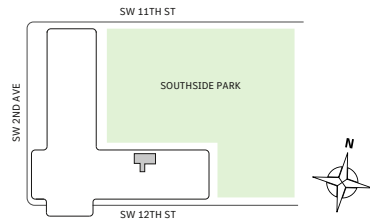
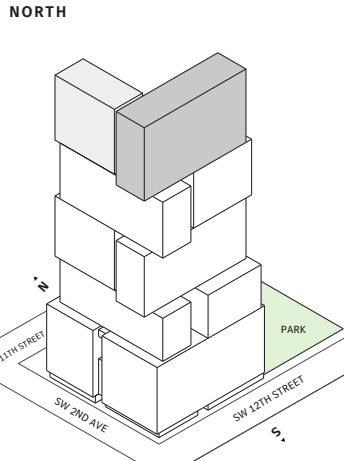
Residence 04

FLOOR 52

- ▲ South tower
- ▲ 1 Bedroom
- ▲ 1 Bathroom
- ▲ Interior: 725 sq ft | 67.35 m²
- ▲ Terrace: 182 sq ft | 16.91 m²

FEATURES

- ▲ One-bedroom residence with North exposure overlooking Southside Park
- ▲ 10' floor-to ceiling windows and sliding glass doors with direct access to 5' deep terrace



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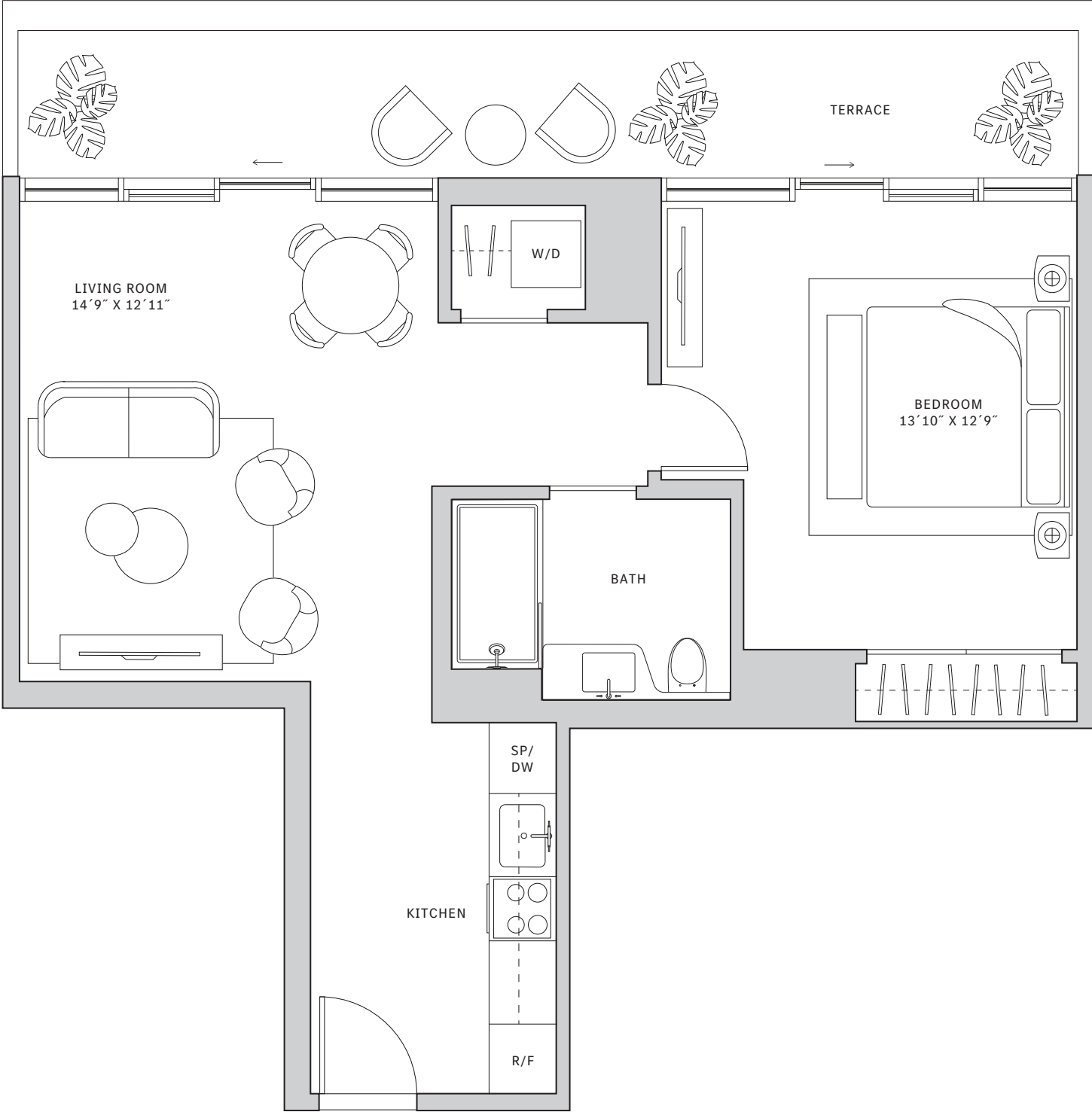
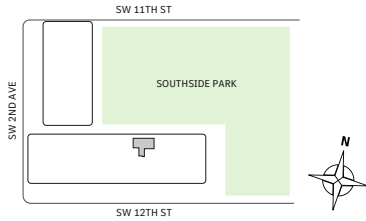
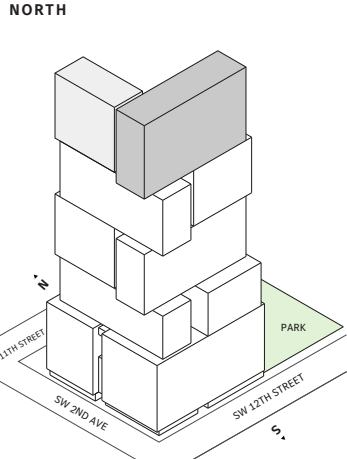
Residence 04

FLOOR 53-65

- ▲ South tower
- ▲ 1 Bedroom
- ▲ 1 Bathroom
- ▲ Interior: 725 sq ft | 67.35 m²
- ▲ Terrace: 182 sq ft | 16.91 m²

FEATURES

- ▲ One-bedroom residence with North exposure overlooking Southside Park
- ▲ 10' floor-to ceiling windows and sliding glass doors with direct access to 5' deep terrace



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Residence 06

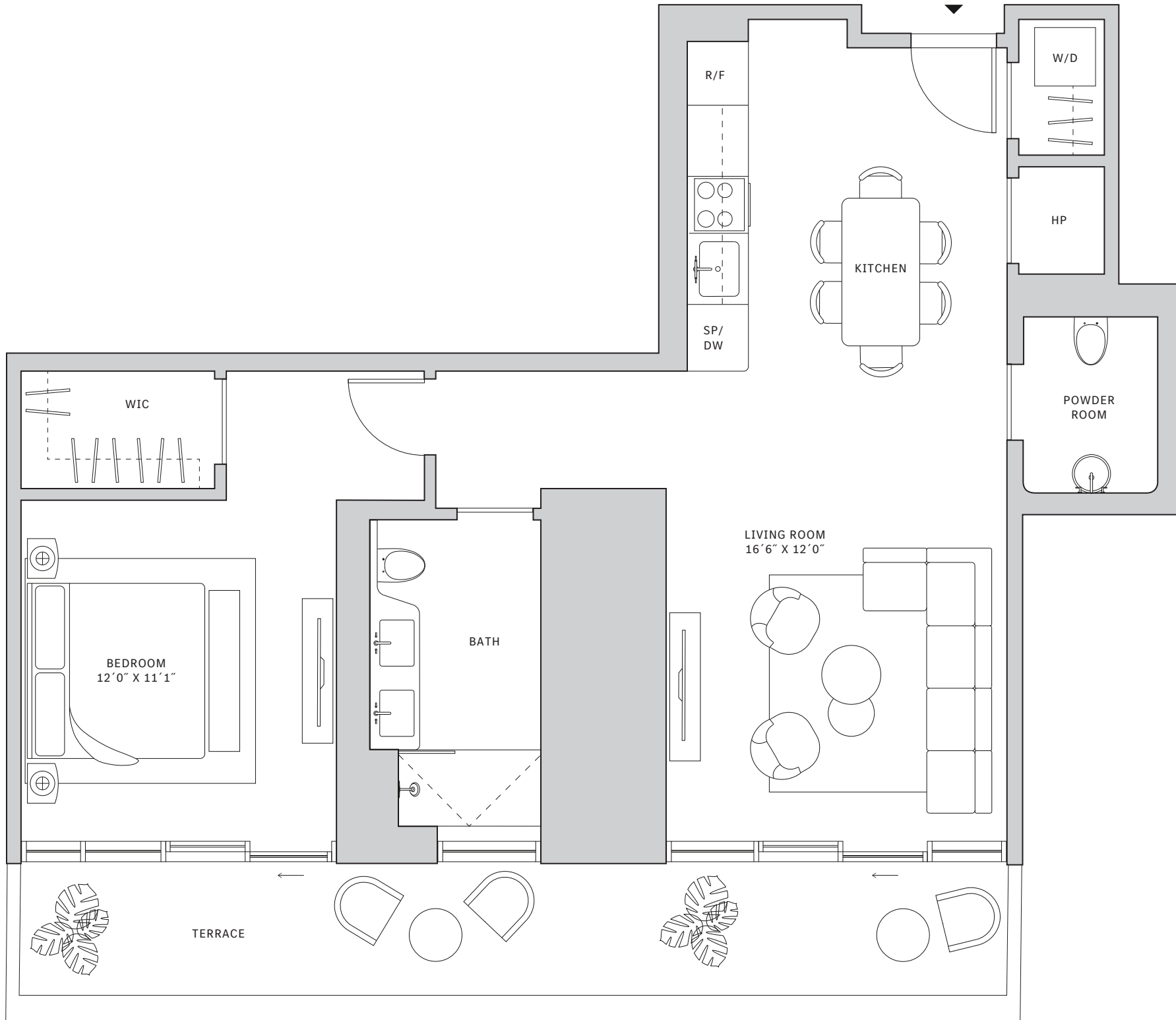
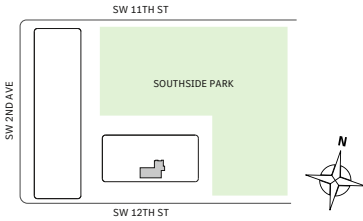
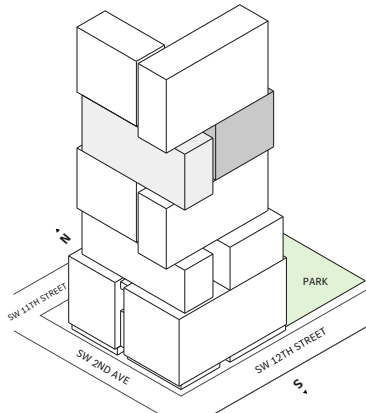
FLOORS 42-51

- ▲ South tower
- ▲ 1 Bedroom
- ▲ 1 Bathroom
- ▲ 1 Powder Room
- ▲ Interior: 938 sq ft | 87.14 m²
- ▲ Terrace: 193 sq ft | 17.93 m²

FEATURES

- ▲ One-bedroom residence with South exposure
- ▲ 10' floor-to ceiling windows and sliding glass doors with direct access to 5' deep terrace

NORTH



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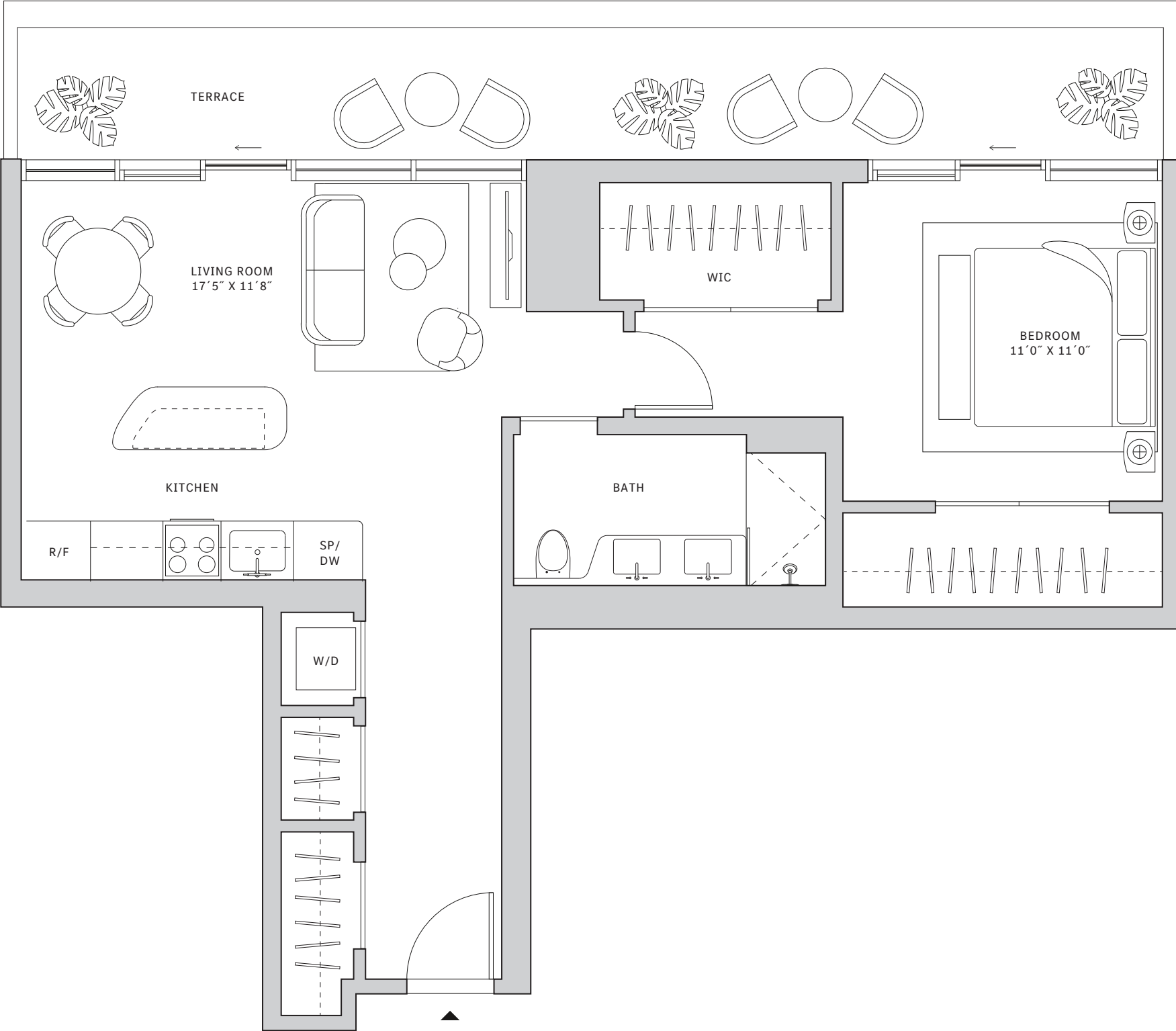
Residence 07

FLOOR 32

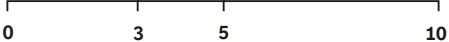
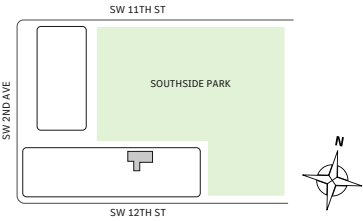
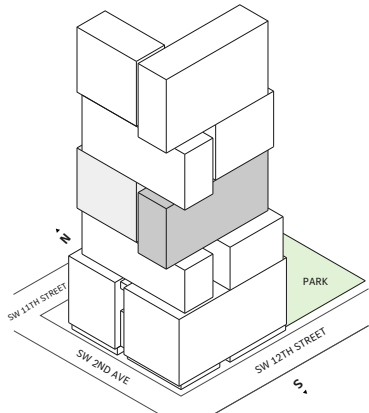
- South tower
- 1 Bedroom
- 1 Bathroom
- Interior: 853 sq ft | 79.25 m²
- Terrace: 220 sq ft | 20.44 m²

FEATURES

- One-bedroom residence with North exposure overlooking Southside Park
- 10' floor-to ceiling windows and sliding glass doors with direct access to 5' deep terrace



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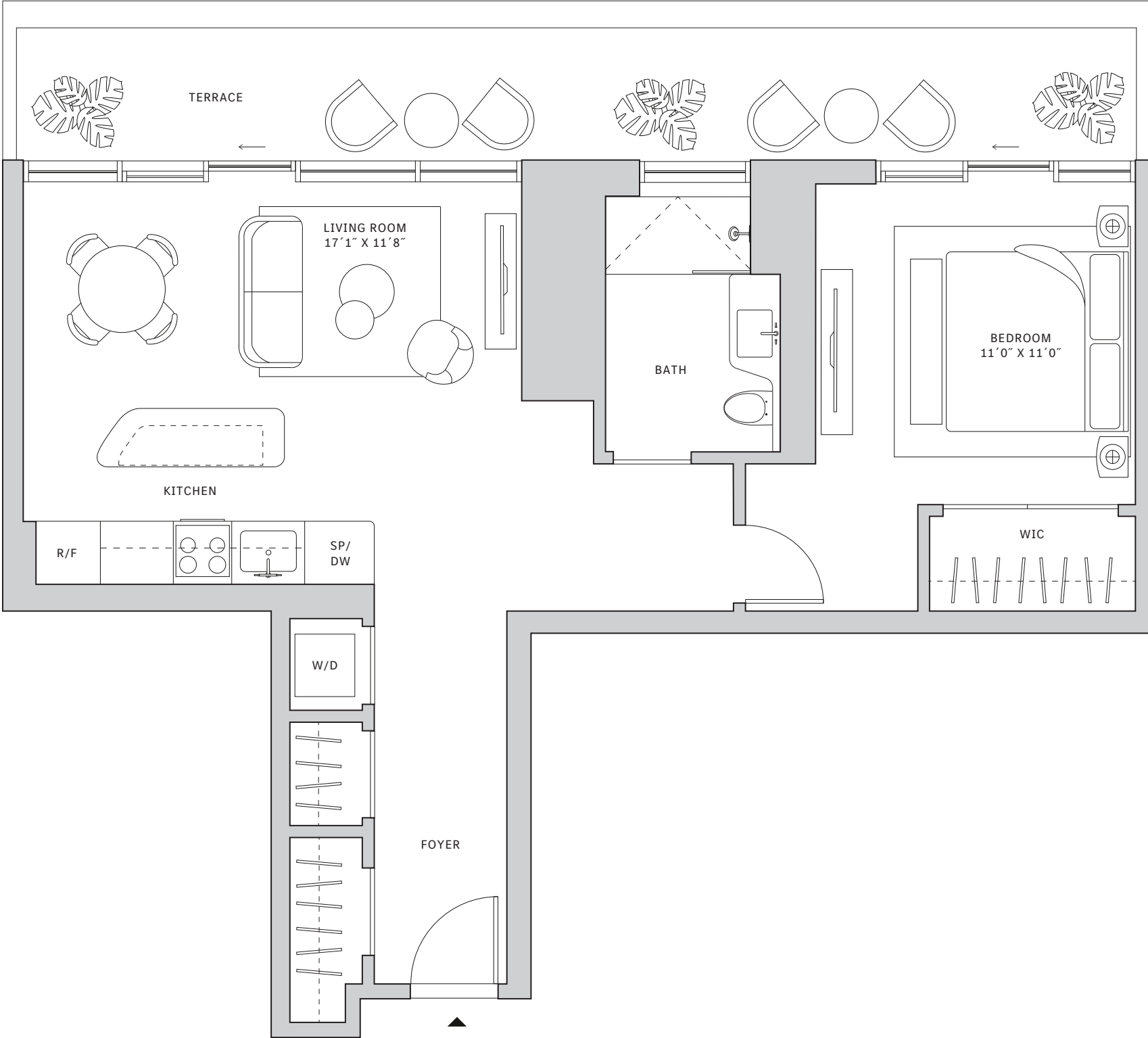
Residence 07

FLOORS 33-40

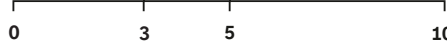
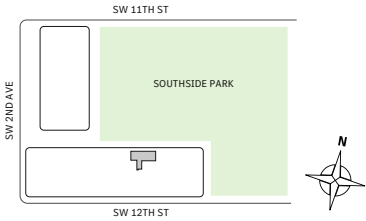
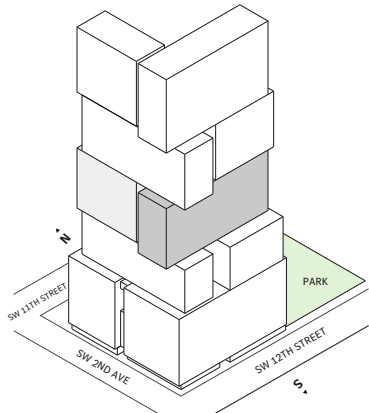
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- ▲ Terrace: 220 sq ft | 20.44 m²

FEATURES

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- ▲ 10' floor-to ceiling windows and sliding glass doors with direct access to 5' deep terrace



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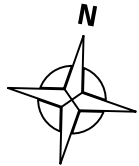
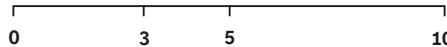
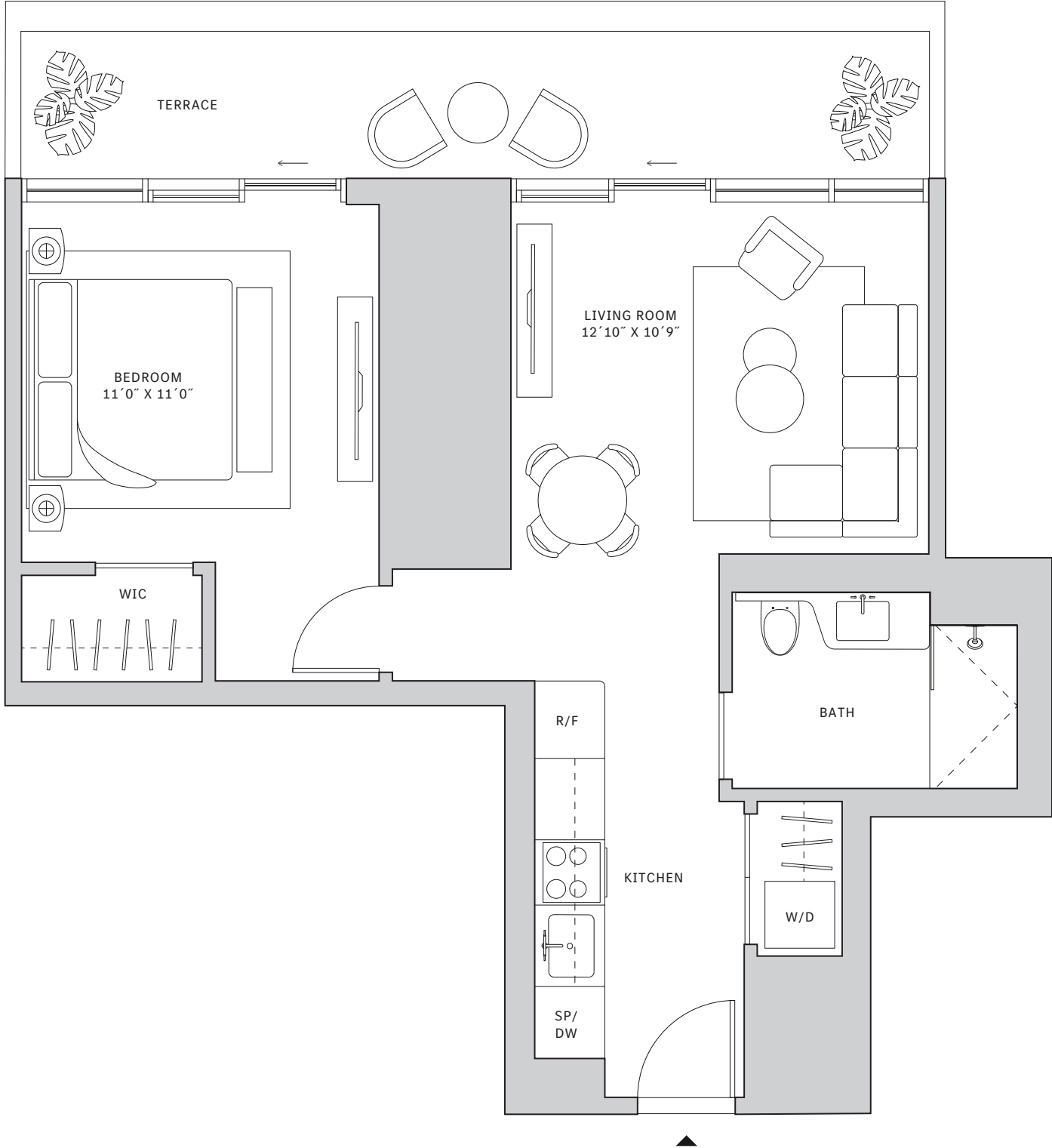
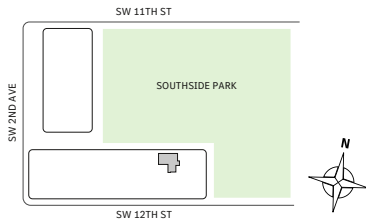
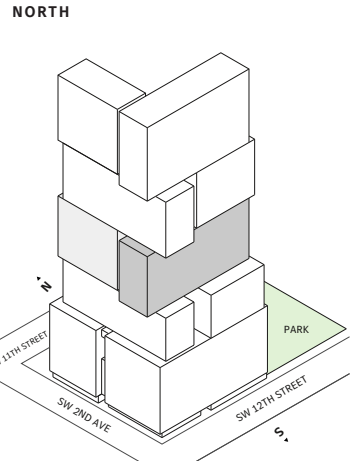
Residence 08

FLOOR 32

- ▲ South tower
- ▲ 1 Bedroom
- ▲ 1 Bathroom
- ▲ Interior: 726 sq ft | 67.45 m²
- ▲ Terrace: 156 sq ft | 14.49 m²

FEATURES

- ▲ One-bedroom residence with North exposure overlooking Southside Park
- ▲ 10' floor-to ceiling windows and sliding glass doors with direct access to 5' deep terrace



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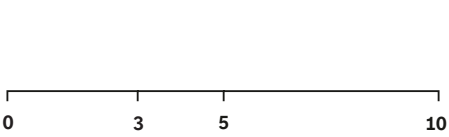
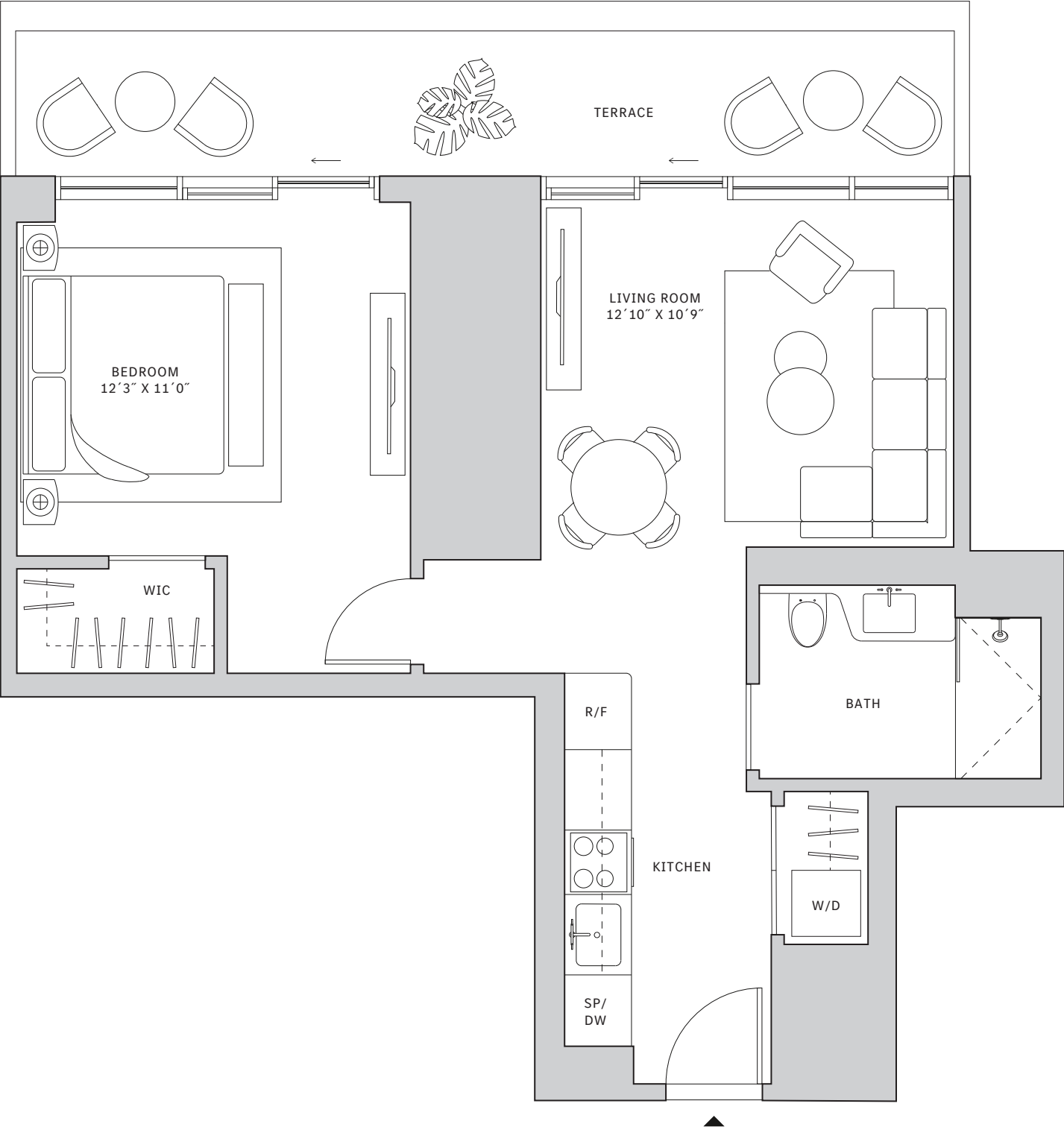
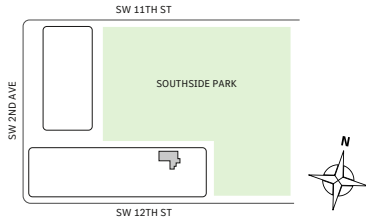
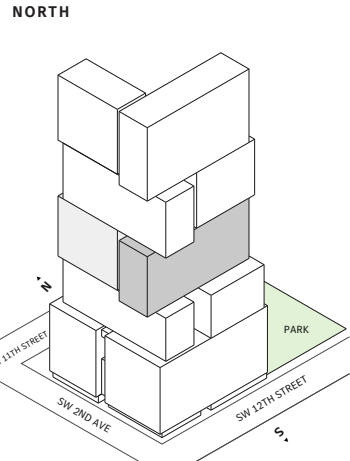
Residence 08

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- ▲ 10' floor-to ceiling windows and sliding glass doors with direct access to 5' deep terrace



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Residence 10

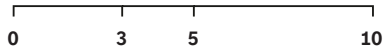
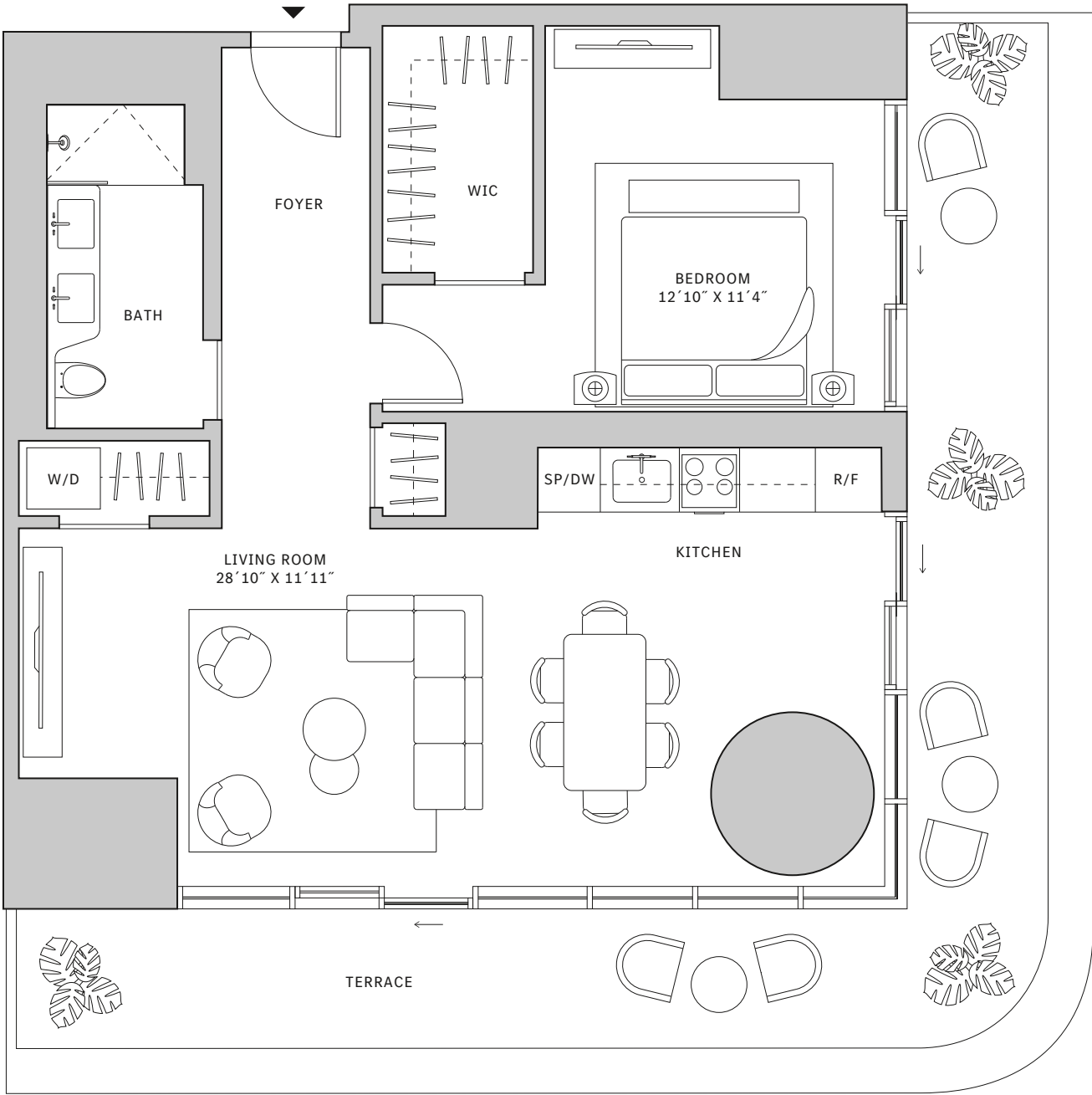
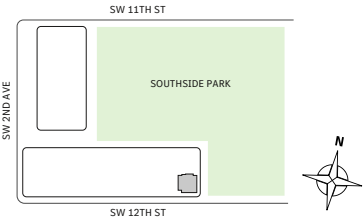
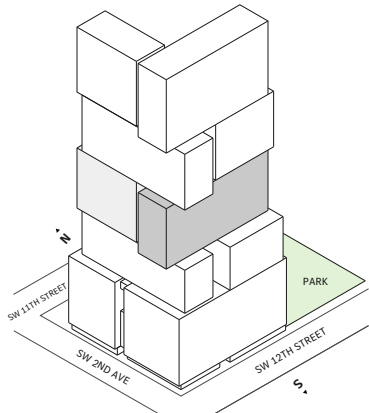
FLOORS 33-39

- ▲ South tower
- ▲ 1 Bedroom
- ▲ 1 Bathroom
- ▲ Interior: 838 sq ft | 77.85 m²
- ▲ Terrace: 337 sq ft | 31.31 m²

FEATURES

- ▲ Corner one-bedroom residence with South and East exposure overlooking Southside Park
- ▲ 10' floor-to ceiling windows and sliding glass doors with direct access to 5' deep wrap-around terrace

NORTH



Developed by JDS DEVELOPMENT GROUP

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 SET FORTH IN EXHIBIT 3 TO THE DECLARATION OF THE CONDOMINIUM. 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. THIS ADVERTISEMENT IS MADE PURSUANT TO COOPERATIVE POLICY STATEMENT #12, FILE NO. CP24-0025, ISSUED BY THE NEW YORK STATE DEPARTMENT OF LAW. THE COMPLETE OFFERING TERMS ARE IN A PROSPECTUS AVAILABLE FROM OFFEROR. OFFEROR: 191 SW 12 OWNER LLC, 120 NE 27TH STREET, STE. 200, MIAMI, FL 33137.



Residence 10

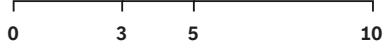
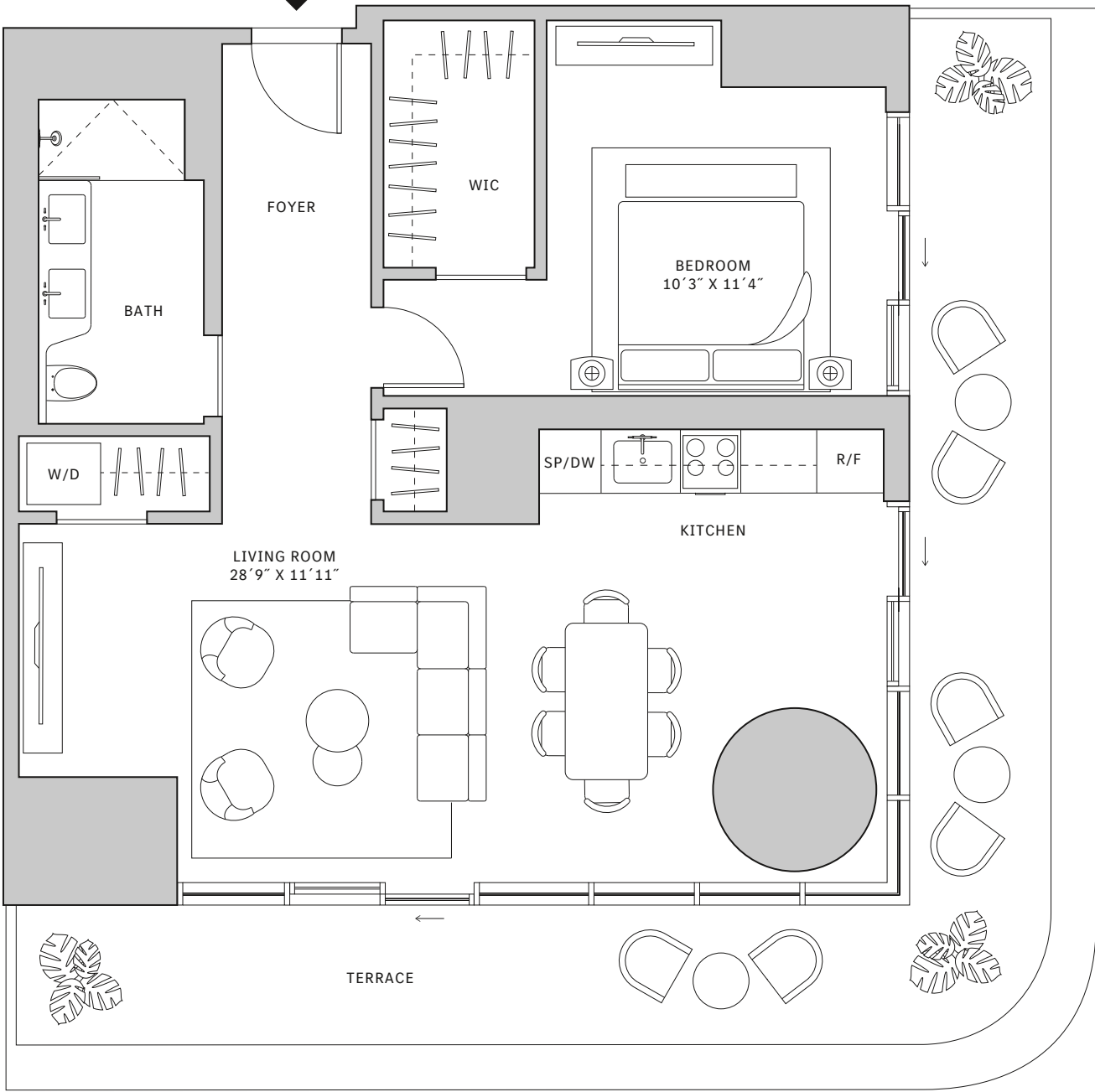
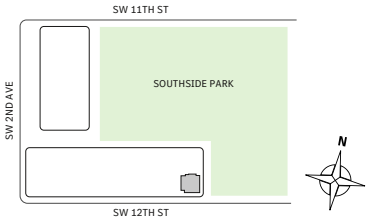
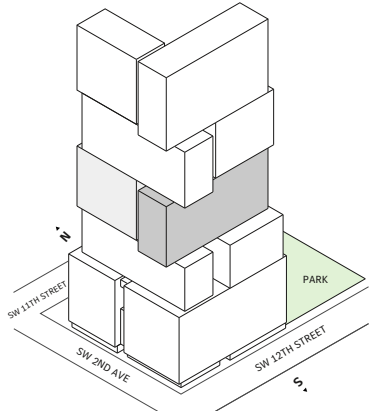
FLOOR 40

- ▲ South tower
- ▲ 1 Bedroom
- ▲ 1 Bathroom
- ▲ Interior: 883 sq ft | 82.03 m²
- ▲ Terrace: 350 sq ft | 32.52 m²

FEATURES

- ▲ Corner one-bedroom residence with South and East exposure overlooking Southside Park
- ▲ 10' floor-to ceiling windows and sliding glass doors with direct access to 5' deep wrap-around terrace

NORTH



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Residence 10

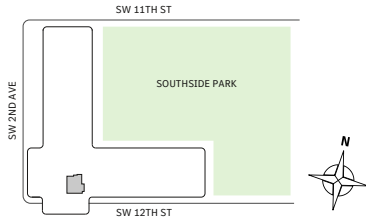
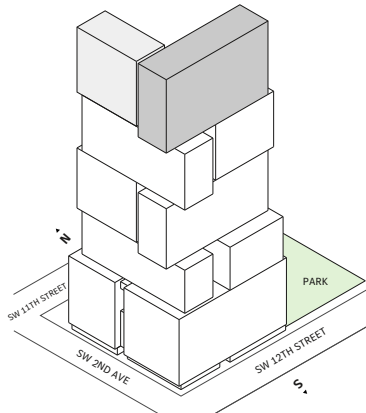
FLOOR 52

- South tower
- 1 Bedroom
- 1 Bathroom
- Interior: 803 sq ft | 74.6 m²
- Terrace: 1,090 sq ft | 101.26 m²

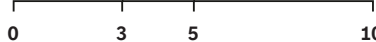
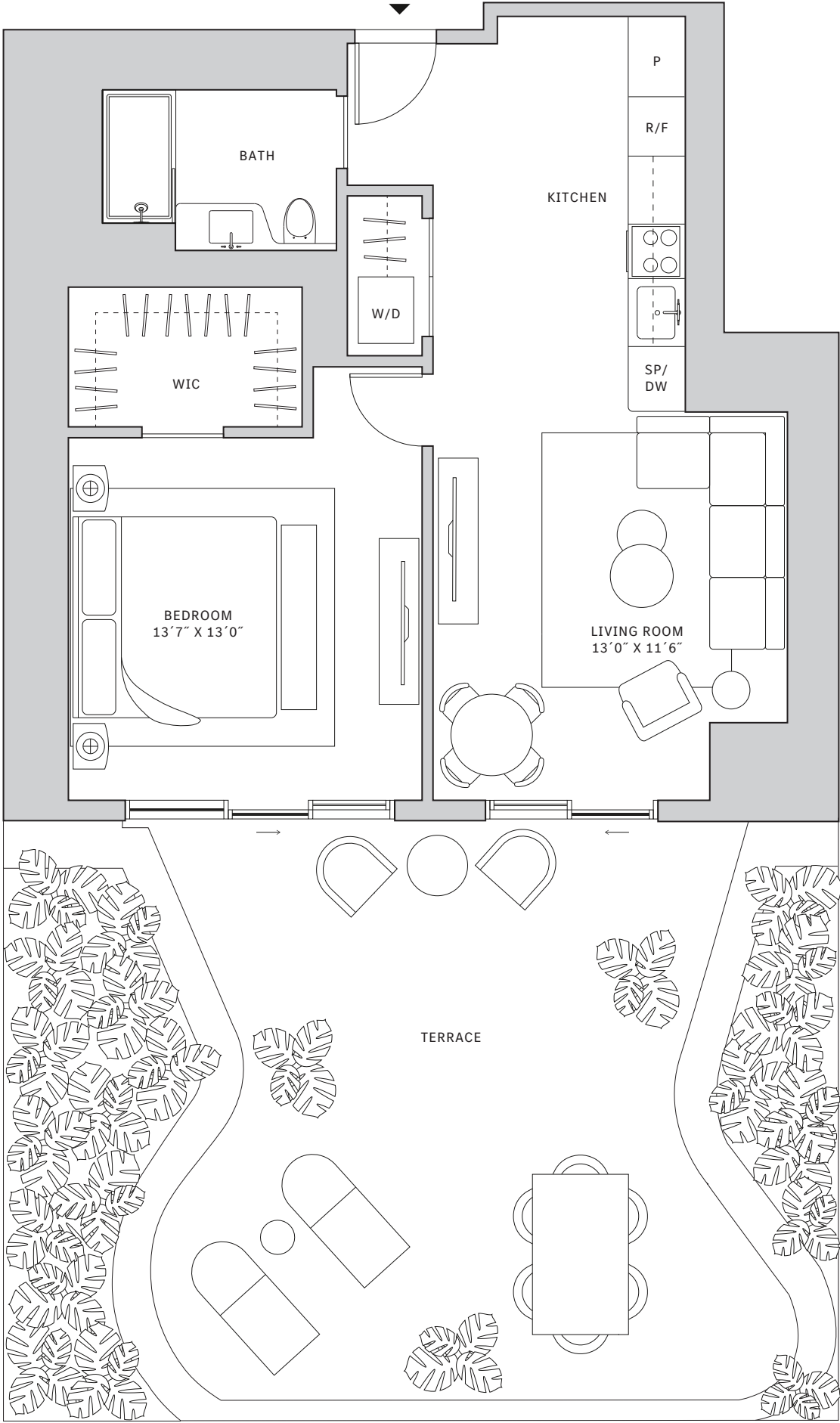
FEATURES

- One-bedroom residence with South exposure
- 10' floor-to ceiling windows and sliding glass doors with direct access to an expansive terrace

NORTH



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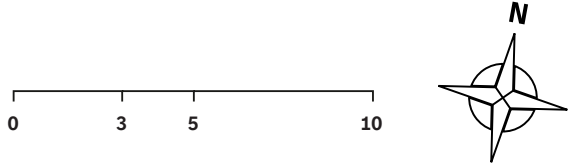
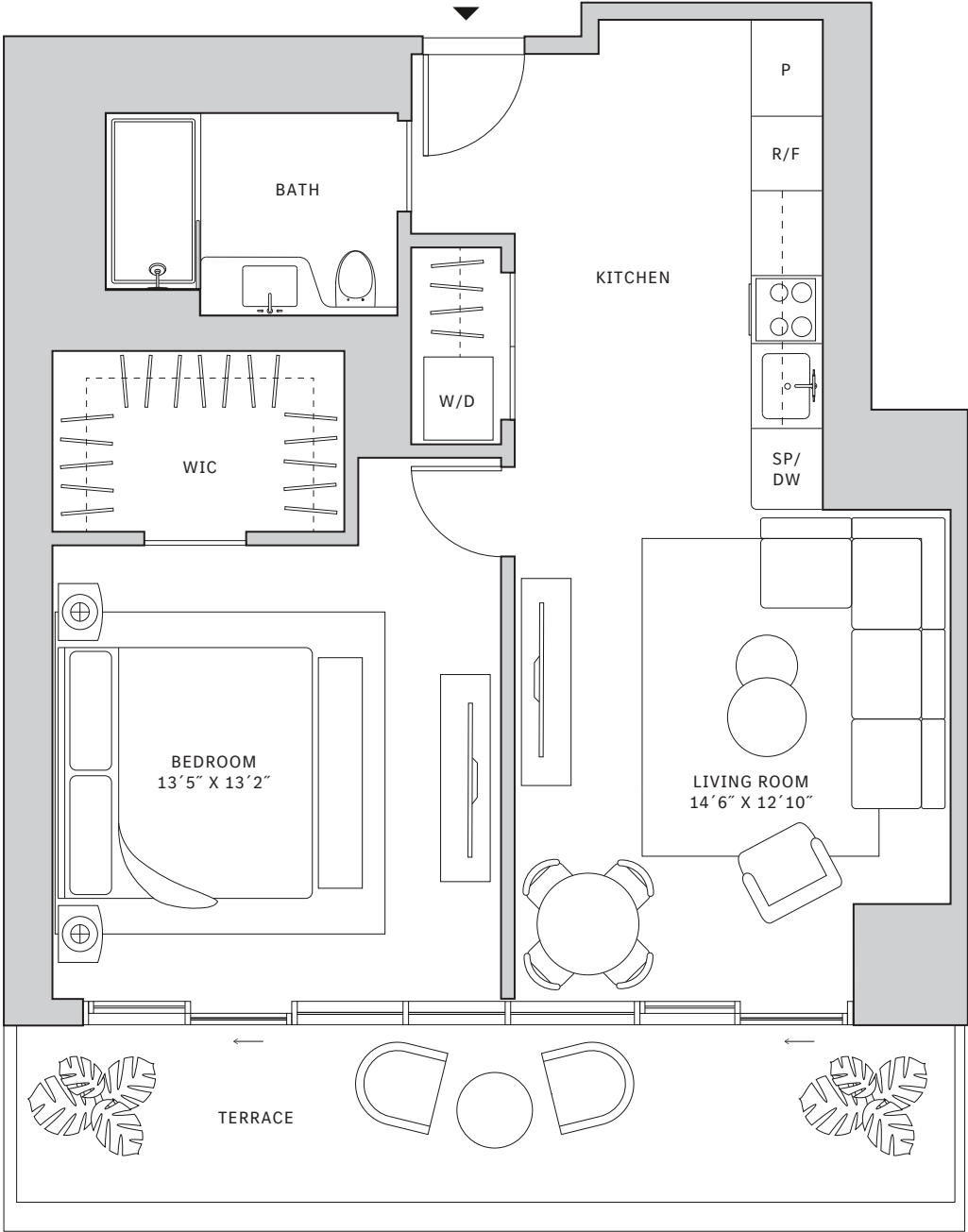
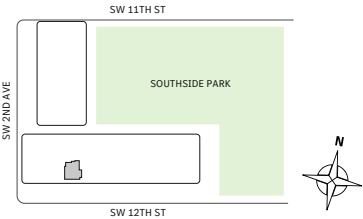
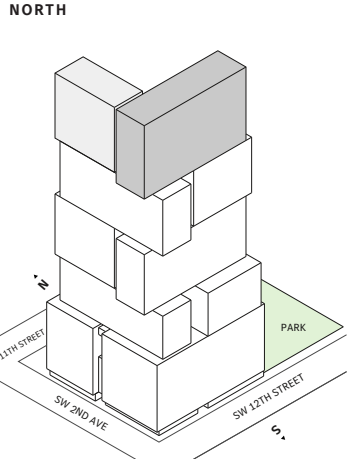
Residence 10

FLOOR 53-55

- ▲ South tower
- ▲ 1 Bedroom
- ▲ 1 Bathroom
- ▲ Interior: 803 sq ft | 74.6 m²
- ▲ Terrace: 153 sq ft | 14.21 m²

FEATURES

- ▲ One-bedroom residence with South exposure
- ▲ 10' floor-to ceiling windows and sliding glass doors with direct access to 5' terrace



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Residence 10

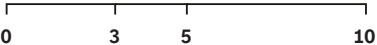
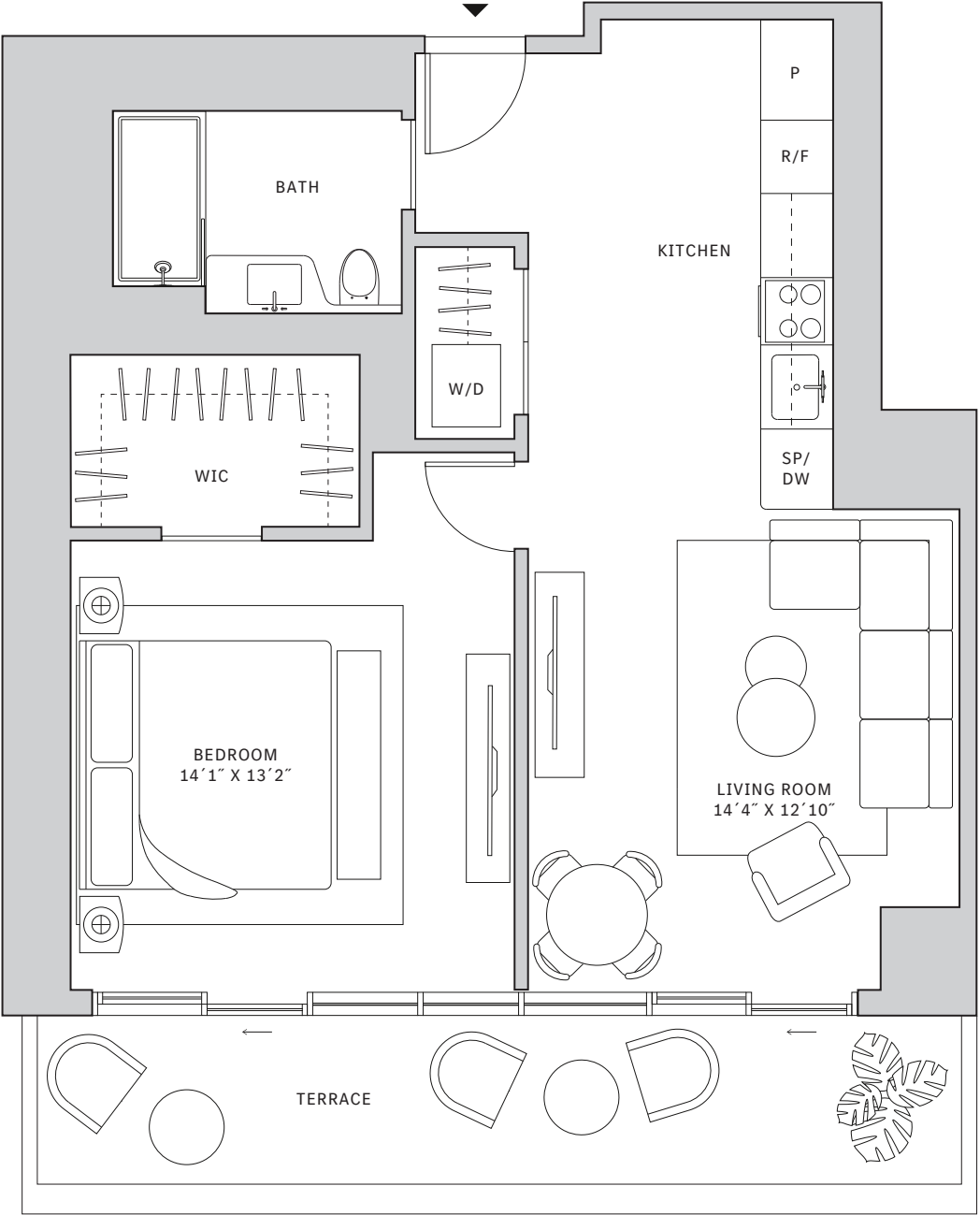
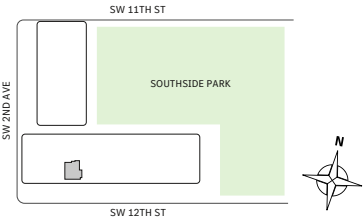
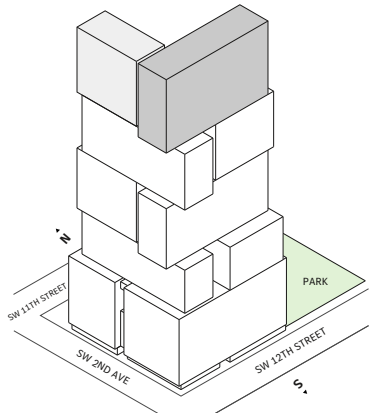
FLOORS 56-64

- ▲ South tower
- ▲ 1 Bedroom
- ▲ 1 Bathroom
- ▲ Interior: 803 sq ft | 74.6 m²
- ▲ Terrace: 153 sq ft | 14.21 m²

FEATURES

- ▲ One-bedroom residence with South exposure
- ▲ 10' floor-to ceiling windows and sliding glass doors with direct access to 5' deep terrace

NORTH



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Residence 10

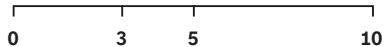
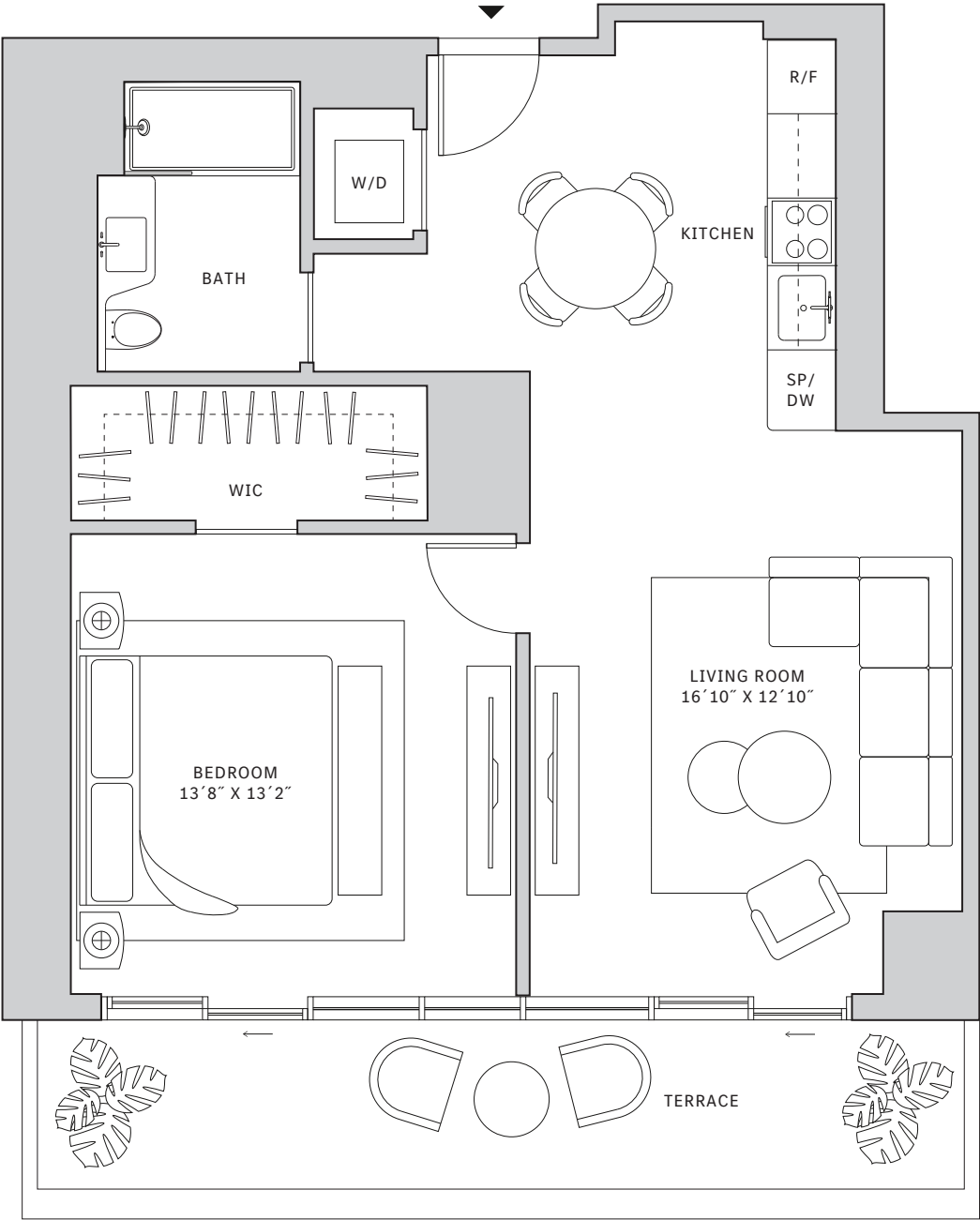
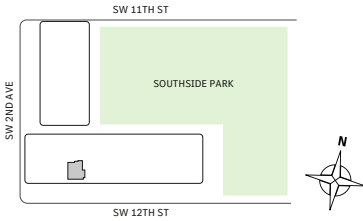
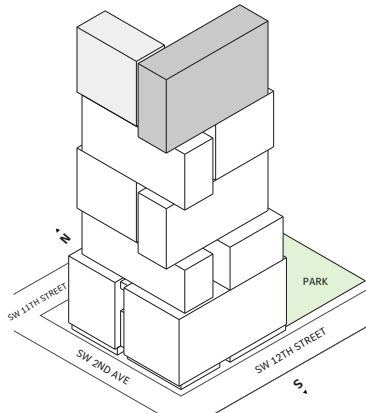
FLOOR 65

- ▲ South tower
- ▲ 1 Bedroom
- ▲ 1 Bathroom
- ▲ Interior: 803 sq ft | 74.6 m²
- ▲ Terrace: 153 sq ft | 14.21 m²

FEATURES

- ▲ One-bedroom residence with South exposure
- ▲ 10' floor-to ceiling windows and sliding glass doors with direct access to 5' deep terrace

NORTH



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Residence 13

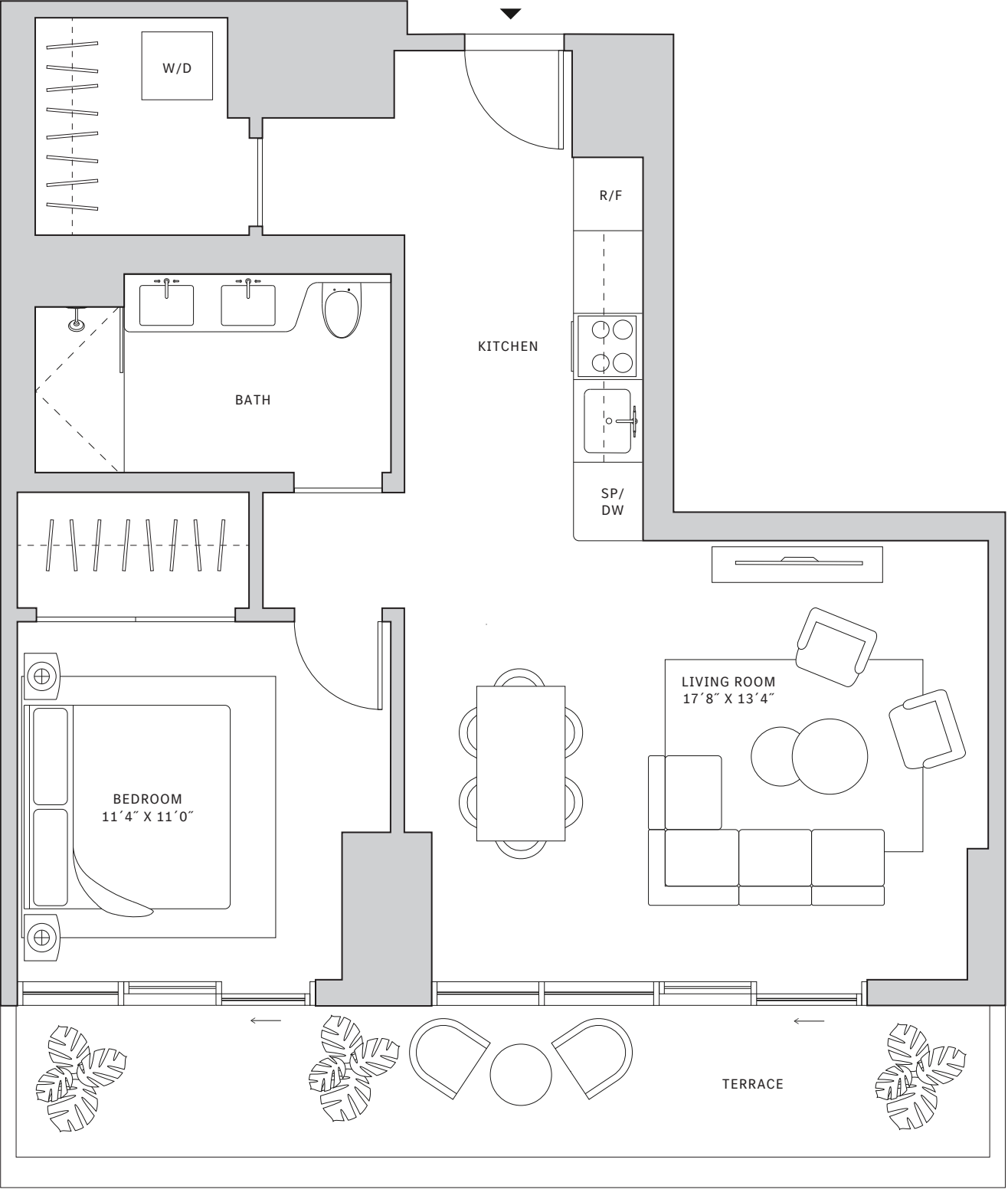
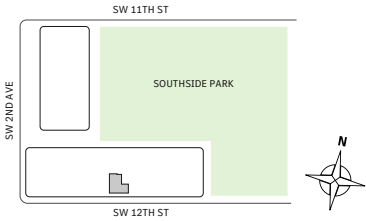
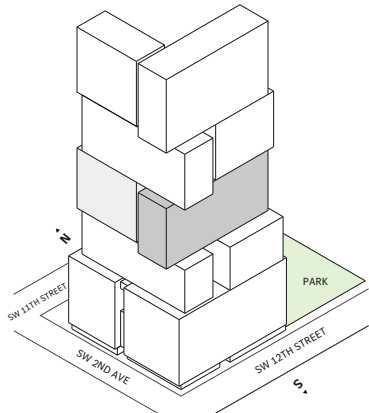
FLOOR 32

- South tower
- 1 Bedroom
- 1 Bathroom
- Interior: 769 sq ft | 71.44 m²
- Terrace: 164 sq ft | 15.24 m²

FEATURES

- One-bedroom residence with South exposure
- 10' floor-to ceiling windows and sliding glass doors with direct access to 5' deep terrace

NORTH



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Residence 13

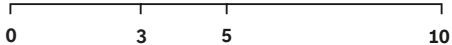
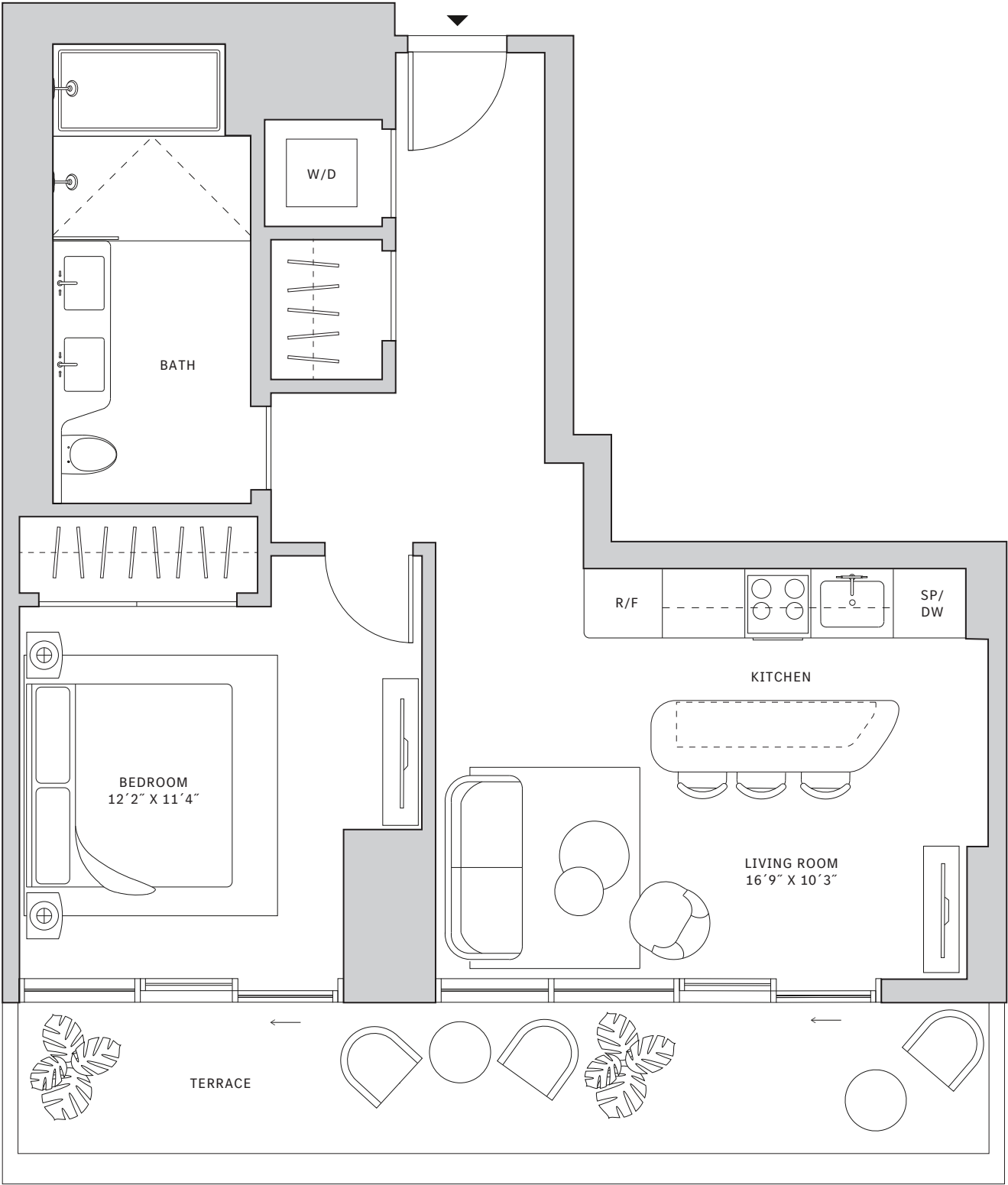
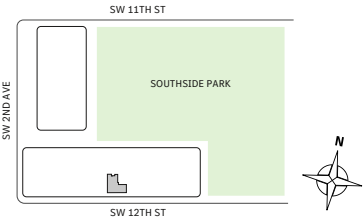
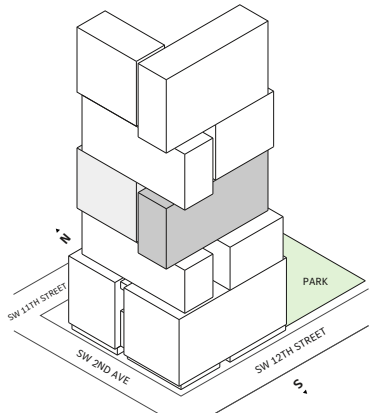
FLOOR 40

- South tower
- 1 Bedroom
- 1 Bathroom
- Interior: 769 sq ft | 71.44 m²
- Terrace: 164 sq ft | 15.24 m²

FEATURES

- One-bedroom residence with South exposure
- 10' floor-to ceiling windows and sliding glass doors with direct access to 5' deep terrace

NORTH



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Residence 15

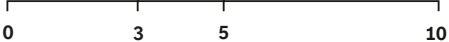
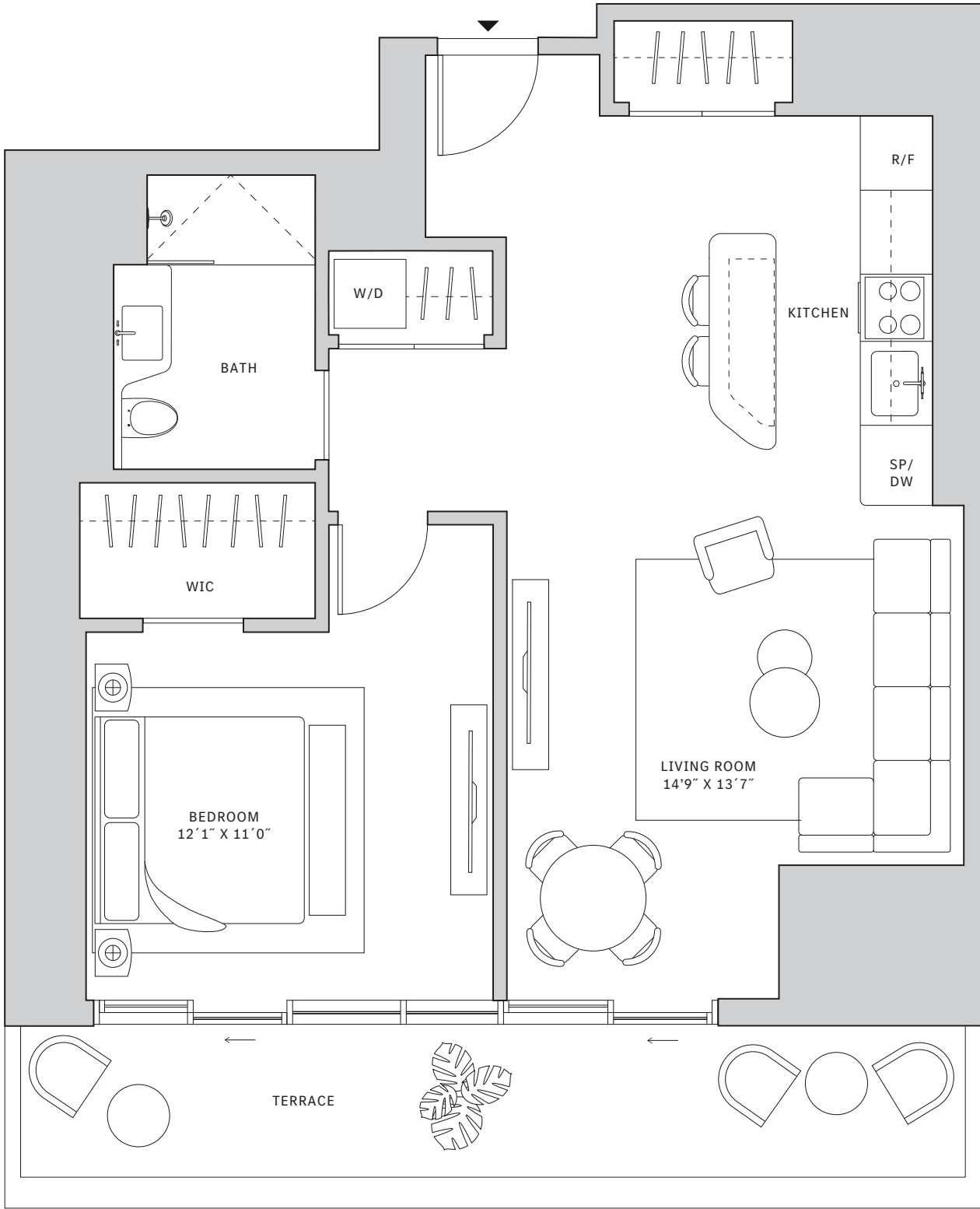
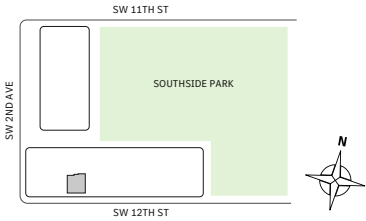
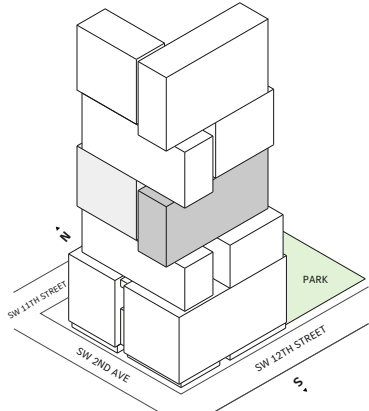
FLOOR 32

- ▲ South tower
- ▲ 1 Bedroom
- ▲ 1 Bathroom
- ▲ Interior: 855 sq ft | 79.43 m²
- ▲ Terrace: 156 sq ft | 14.49 m²

FEATURES

- ▲ One-bedroom residence with South exposure
- ▲ 10' floor-to ceiling windows and sliding glass doors with direct access to 5' deep terrace

NORTH



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Residence 15

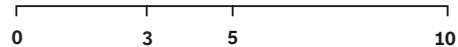
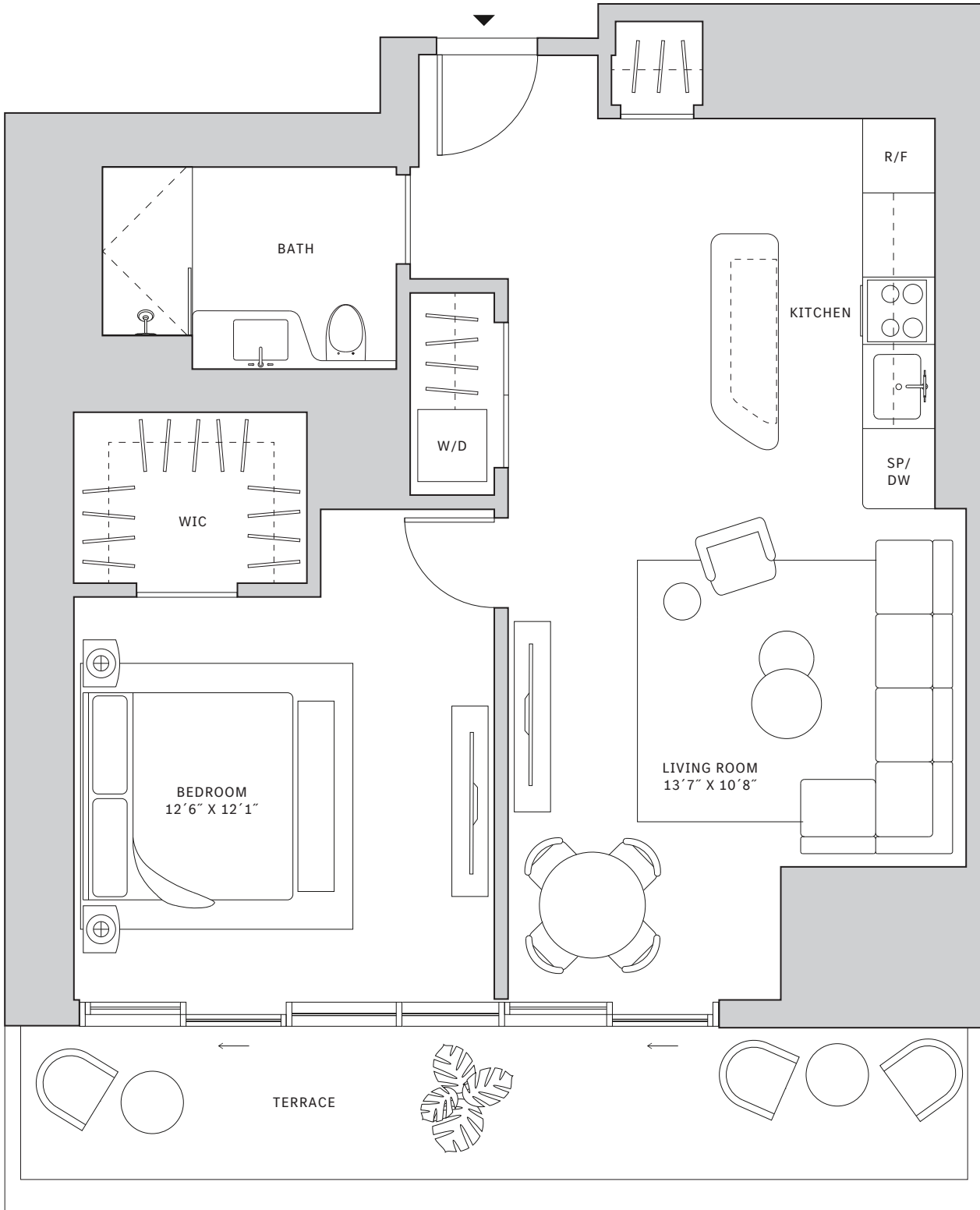
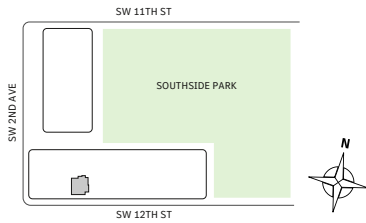
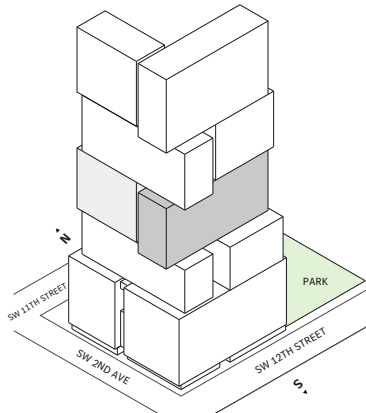
FLOORS 33-39

- ▲ South tower
- ▲ 1 Bedroom
- ▲ 1 Bathroom
- ▲ Interior: 855 sq ft | 79.43 m²
- ▲ Terrace: 156 sq ft | 14.49 m²

FEATURES

- ▲ One-bedroom residence with South exposure
- ▲ 10' floor-to ceiling windows and sliding glass doors with direct access to 5' deep terrace

NORTH



Developed by JDS DEVELOPMENT GROUP

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Residence 15

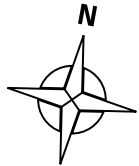
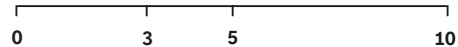
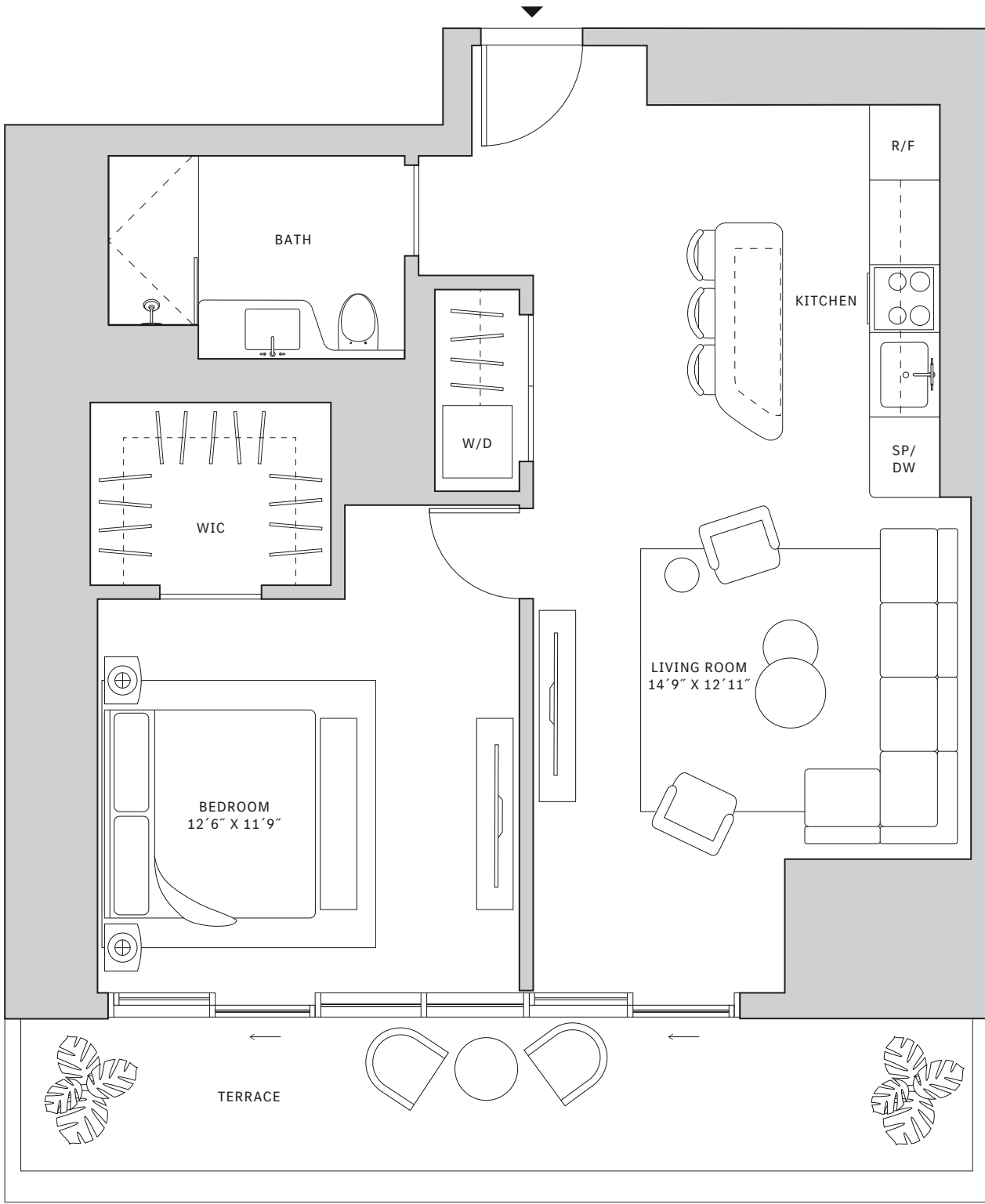
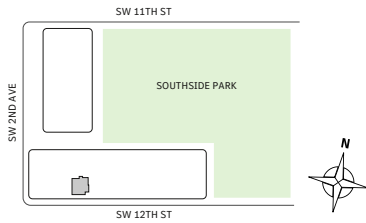
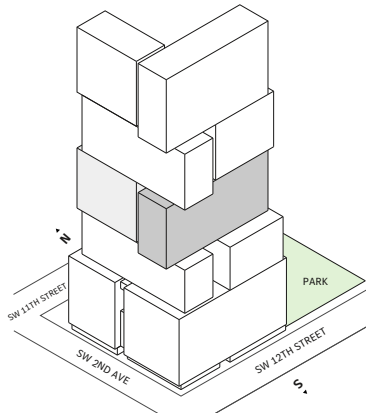
FLOOR 40

- ▲ South tower
- ▲ 1 Bedroom
- ▲ 1 Bathroom
- ▲ Interior: 855 sq ft | 79.43 m²
- ▲ Terrace: 156 sq ft | 14.49 m²

FEATURES

- ▲ One-bedroom residence with South exposure
- ▲ 10' floor-to ceiling windows and sliding glass doors with direct access to 5' deep terrace

NORTH



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Residence 17

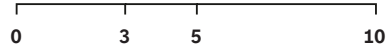
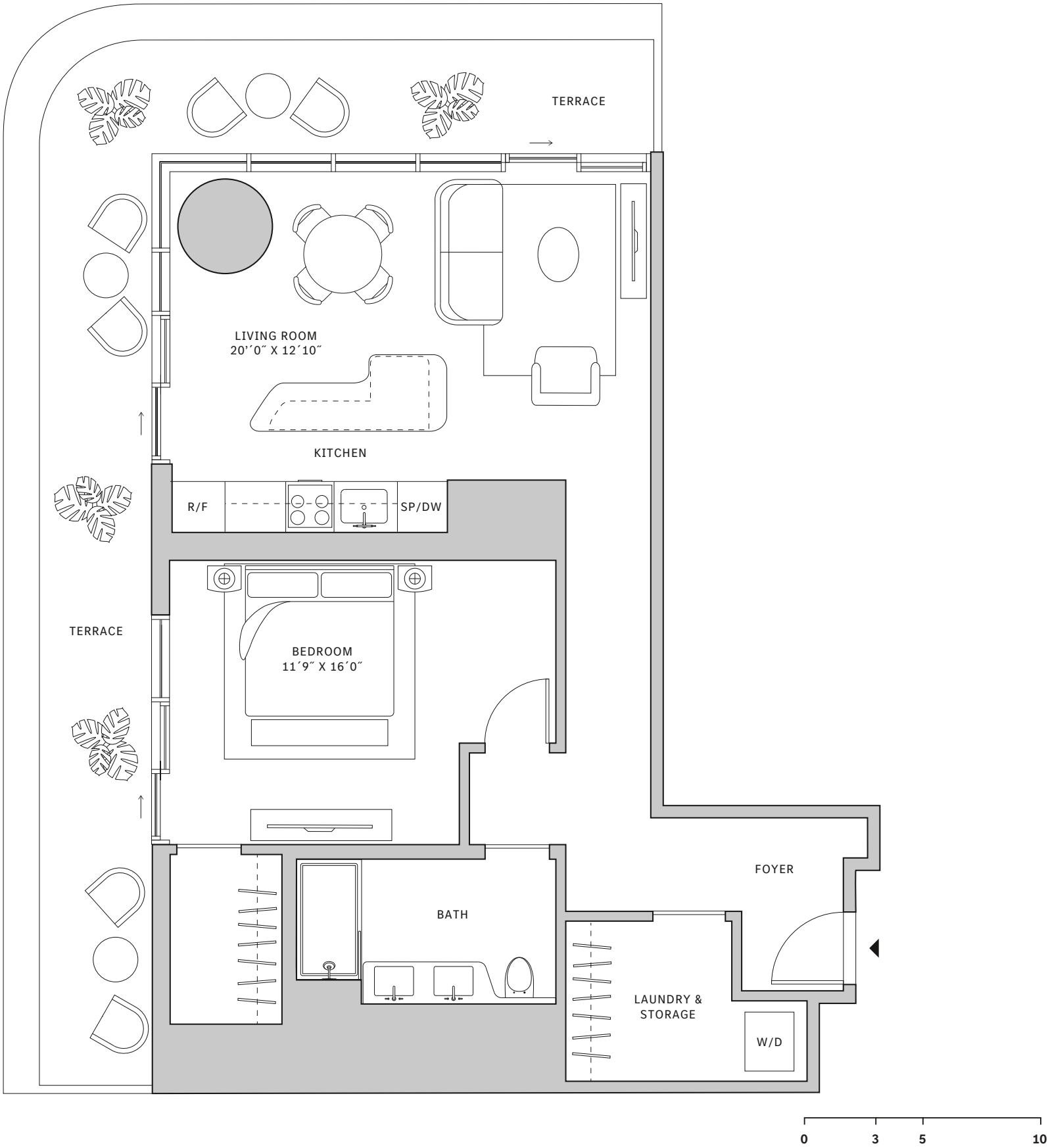
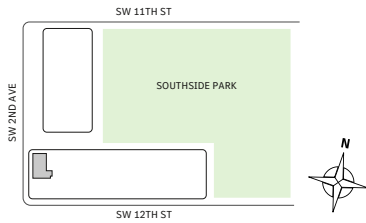
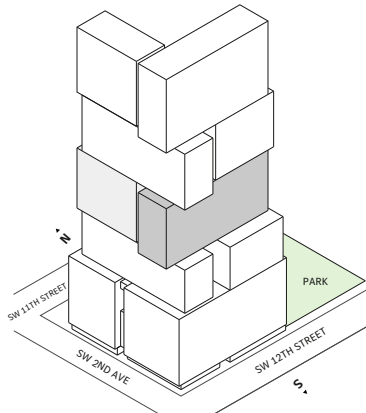
FLOOR 32

- South tower
- 1 Bedroom
- 1 Bathroom
- Interior: 912 sq ft | 84.73 m²
- Terrace: 346 sq ft | 32.14 m²

FEATURES

- Corner one-bedroom residence with North and West exposure
- 10' floor-to ceiling windows and sliding glass doors with direct access to 5' deep wrap-around terrace

NORTH



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Residence 17

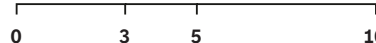
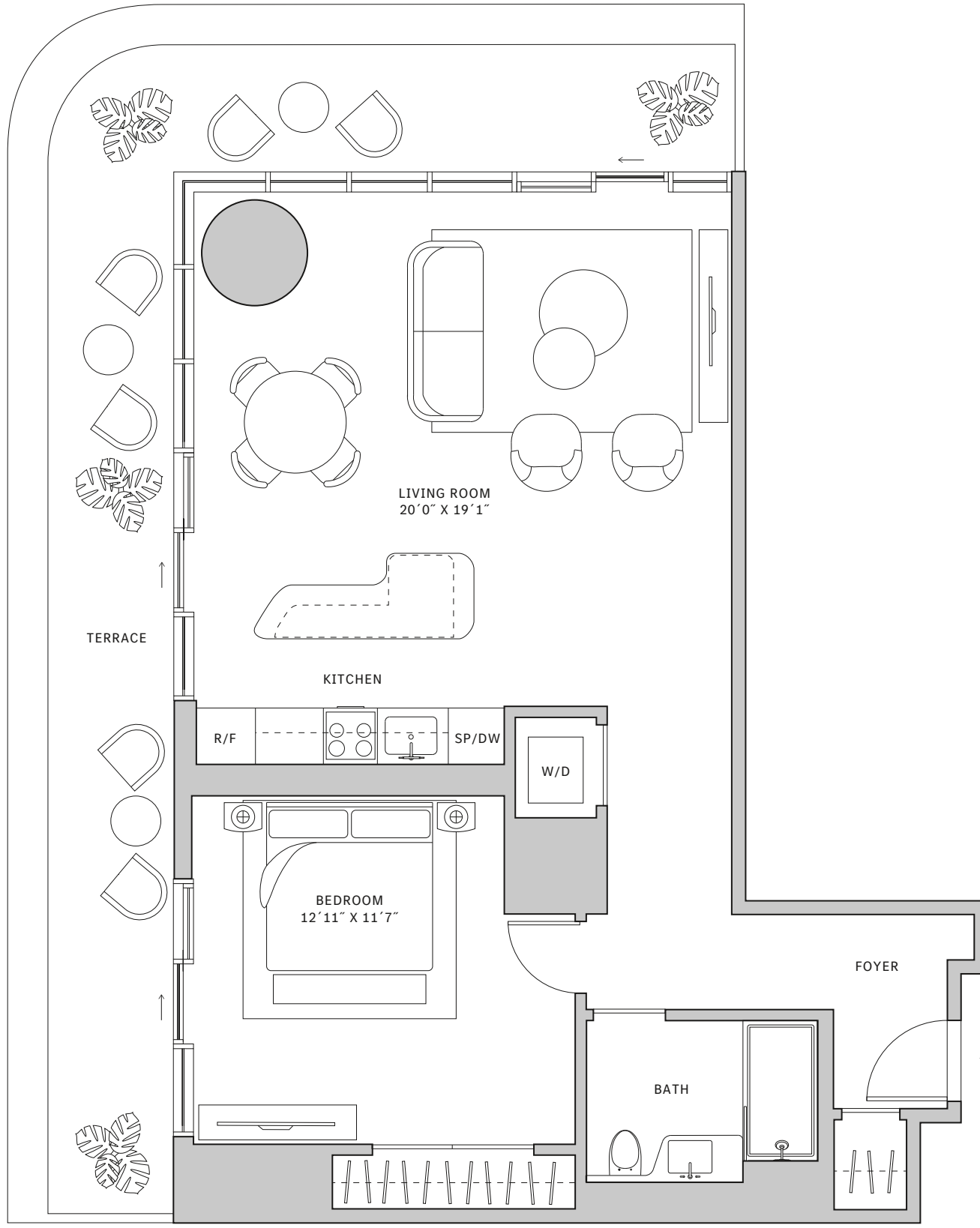
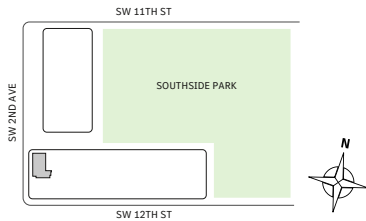
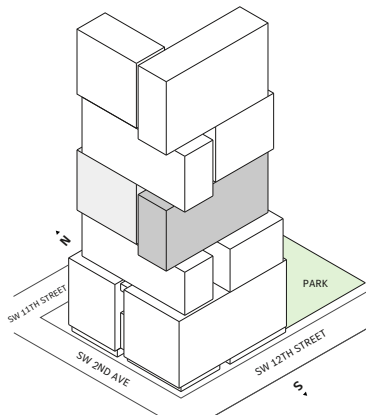
FLOOR 33-40

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