



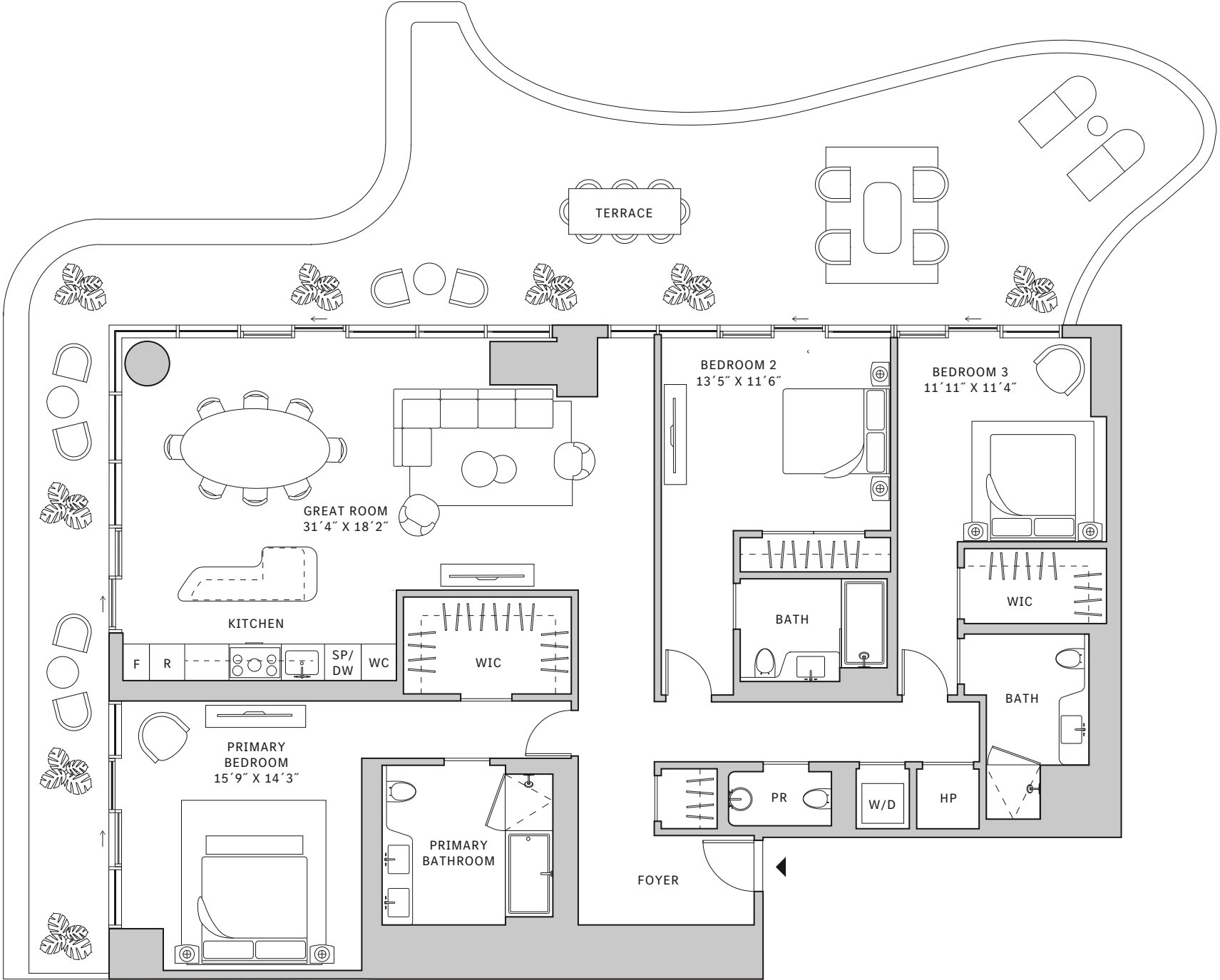
# Residence 01

## FLOOR 52

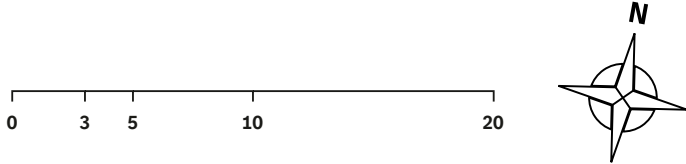
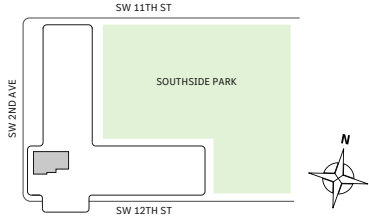
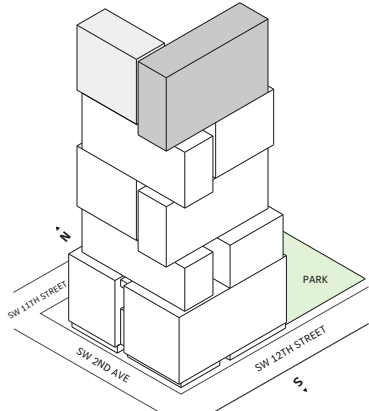
- South tower
- 3 Bedrooms
- 3 Bathrooms
- 1 Powder Room
- Interior: 2,103 sq ft | 195.38 m<sup>2</sup>
- Terrace: 1,288 sq ft | 119.66 m<sup>2</sup>

### FEATURES

- Corner three-bedroom residence with North and West exposure
- 10' floor-to ceiling windows and sliding glass doors with direct access to an expansive 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.



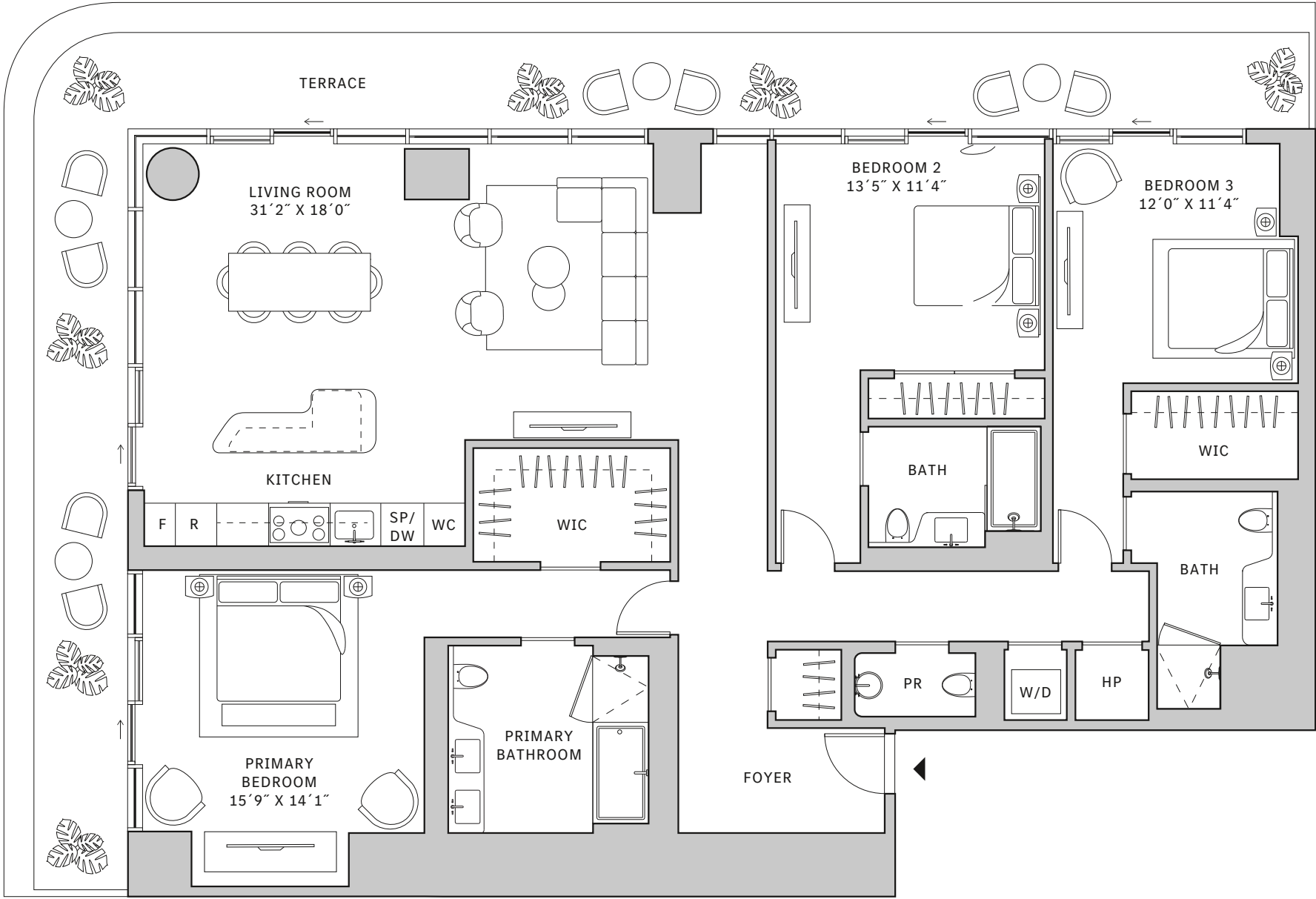
# Residence 01

## FLOOR 53

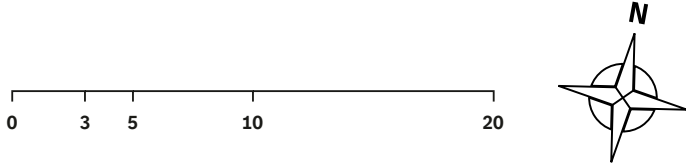
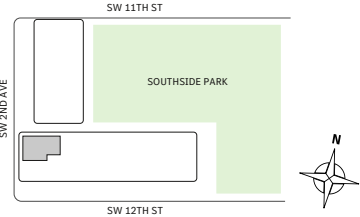
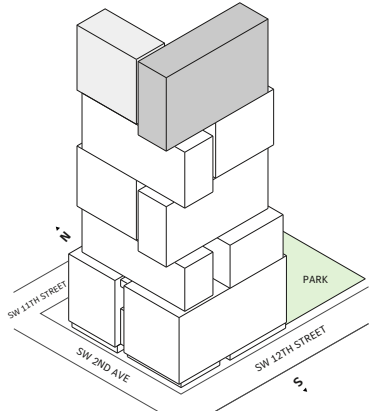
- South tower
- 3 Bedrooms
- 3 Bathrooms
- 1 Powder Room
- Interior: 2,106 sq ft | 195.65 m<sup>2</sup>
- Terrace: 604 sq ft | 56.11 m<sup>2</sup>

### FEATURES

- Corner three-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



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# Residence 01

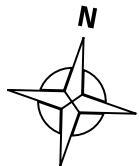
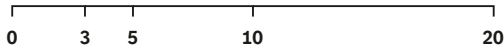
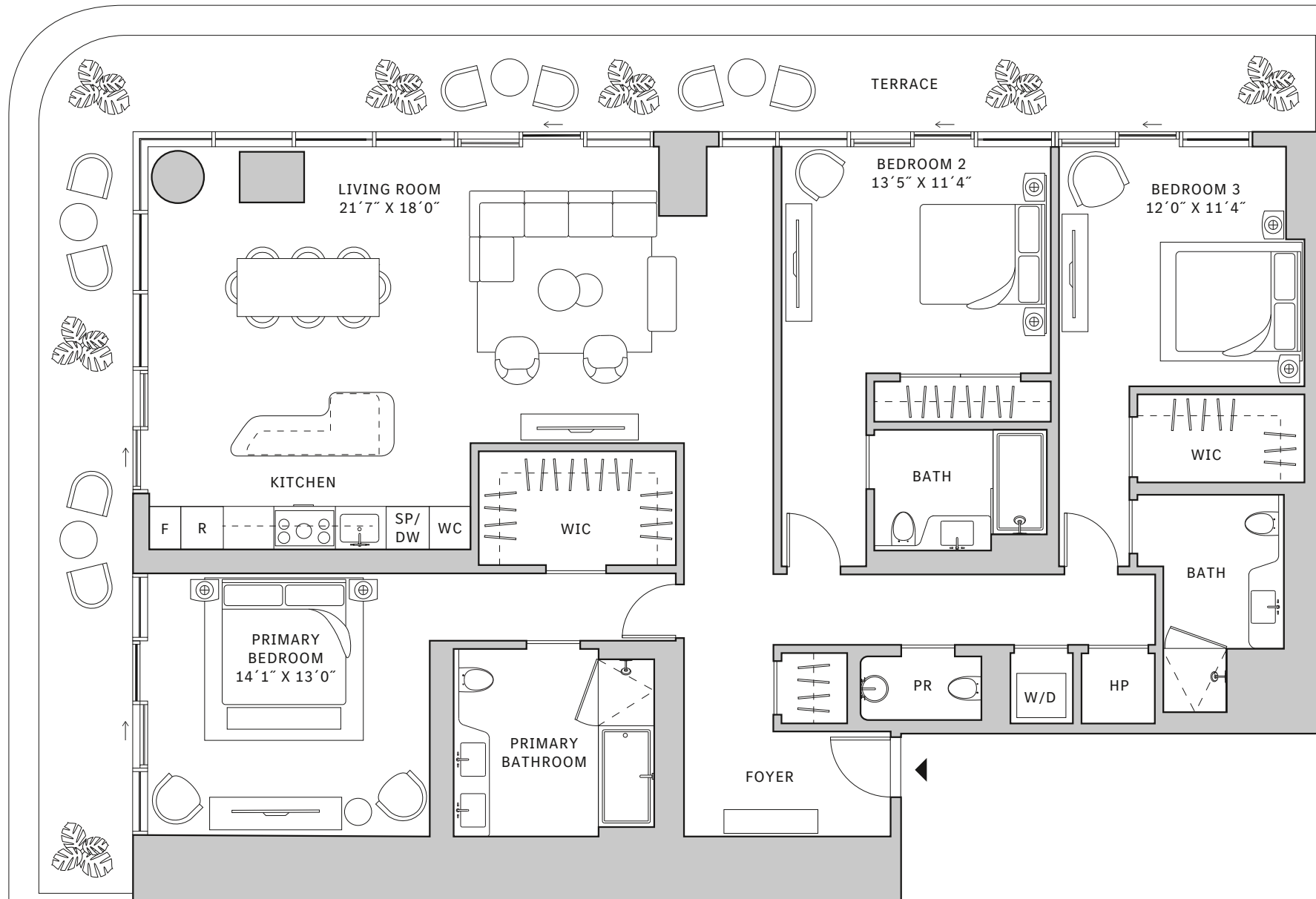
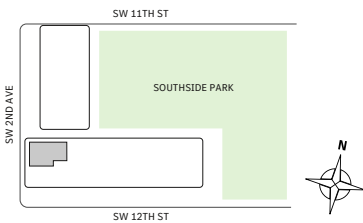
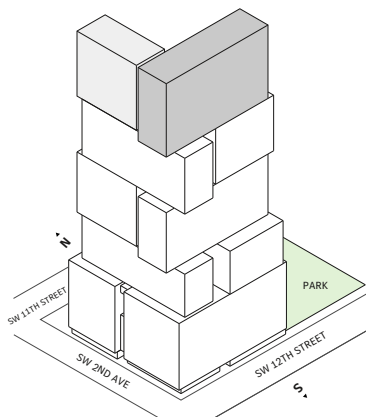
## FLOOR 54

- South tower
- 3 Bedrooms
- 3 Bathrooms
- 1 Powder Room
- Interior: 2,106 sq ft | 195.65 m<sup>2</sup>
- Terrace: 604 sq ft | 56.11 m<sup>2</sup>

### FEATURES

- Corner three-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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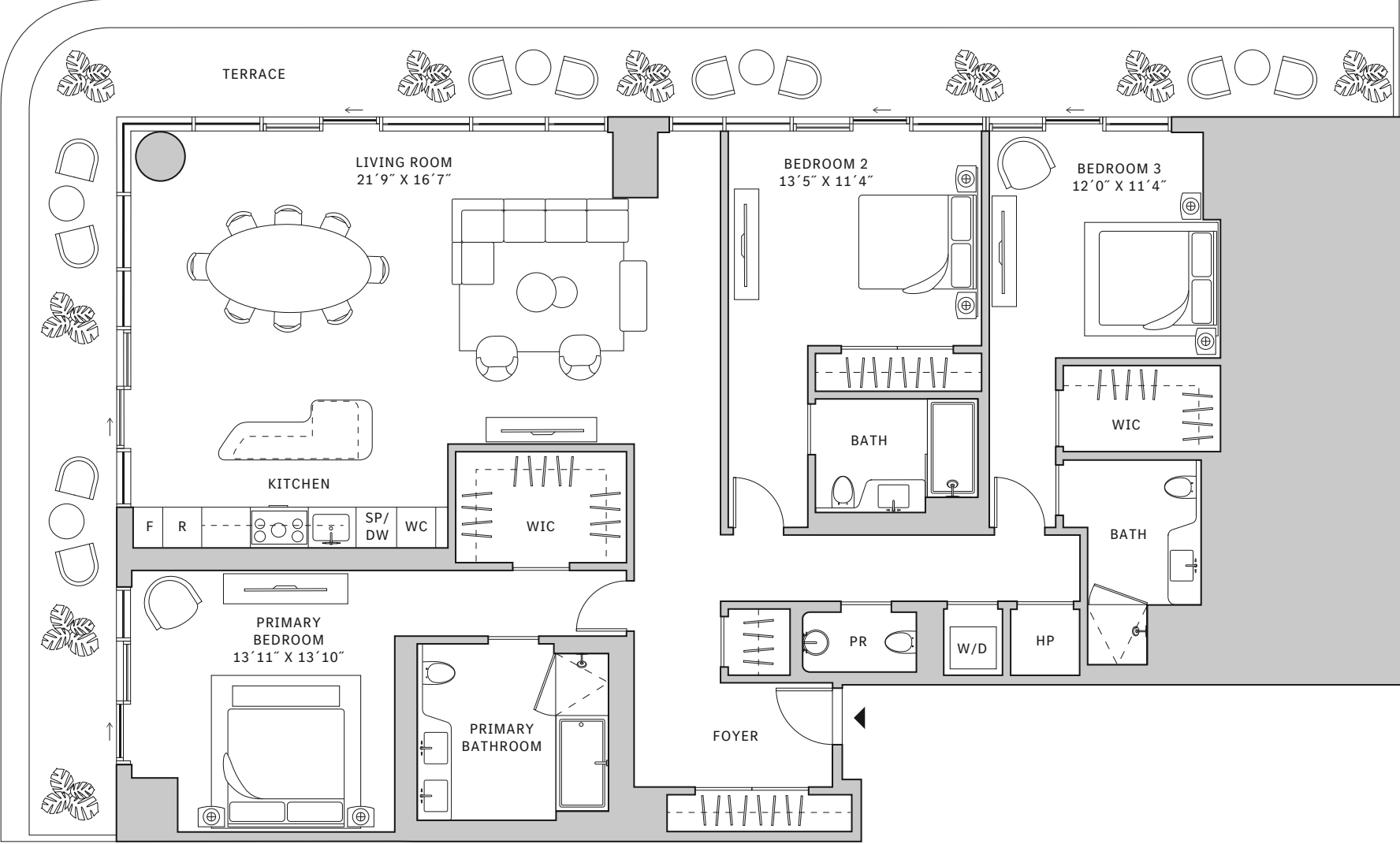
# Residence 01

## FLOOR 55

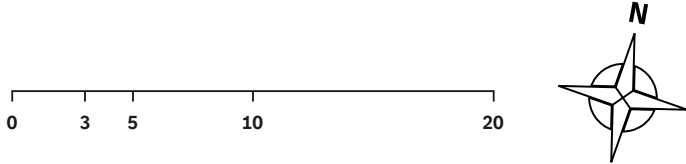
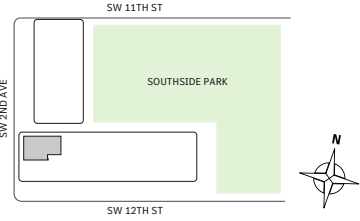
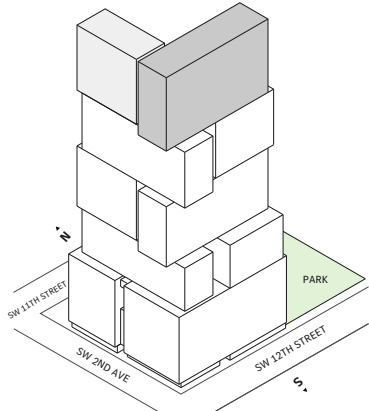
- South tower
- 3 Bedrooms
- 3 Bathrooms
- 1 Powder Room
- Interior: 2,102 sq ft | 195.28 m<sup>2</sup>
- Terrace: 604 sq ft | 56.11 m<sup>2</sup>

### FEATURES

- Corner three-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



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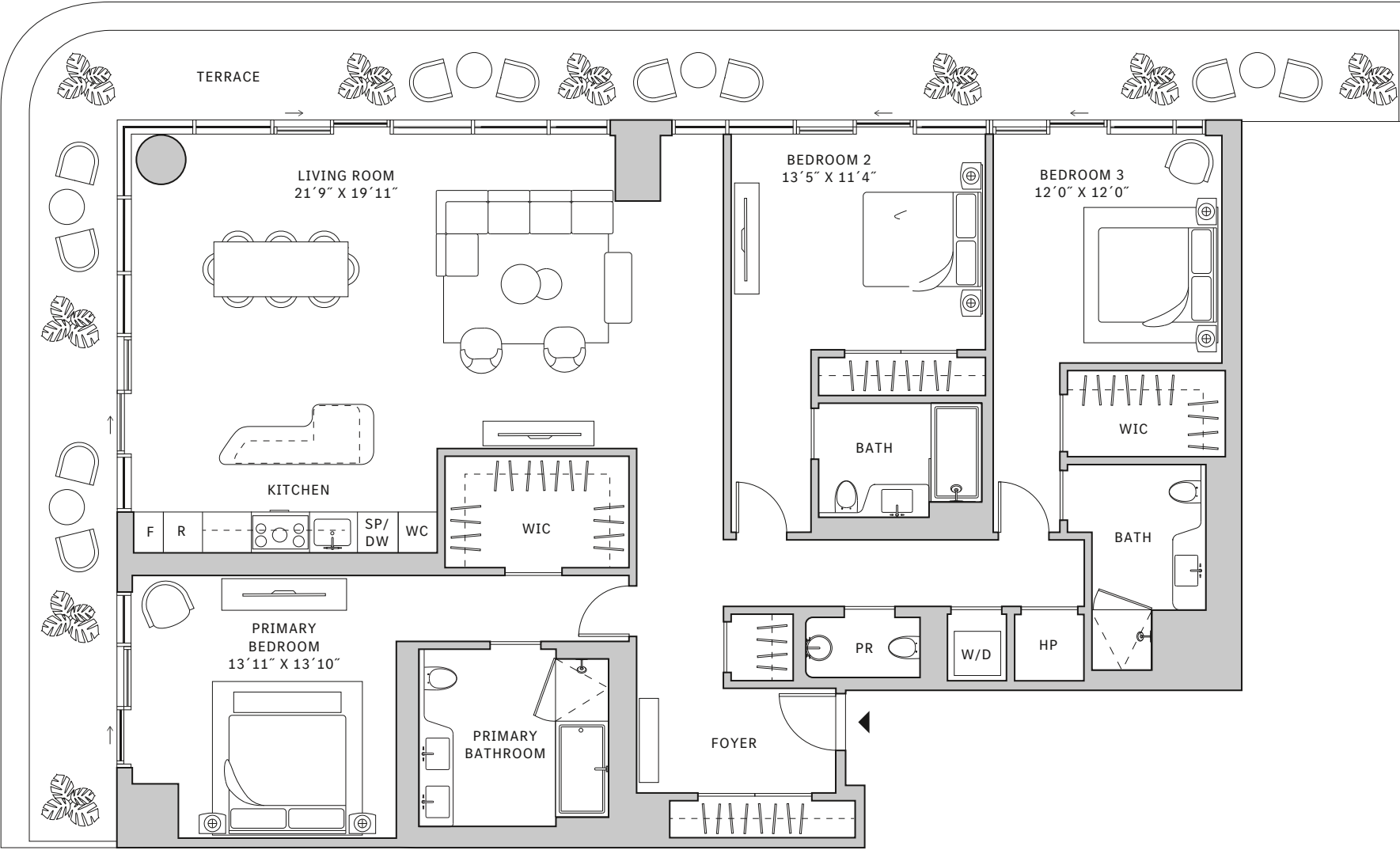
# Residence 01

FLOORS 56-63

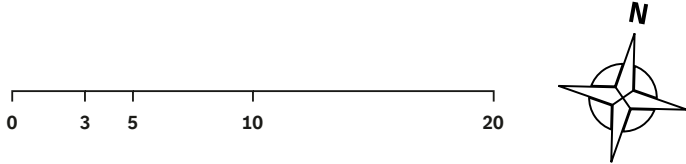
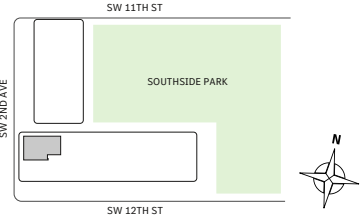
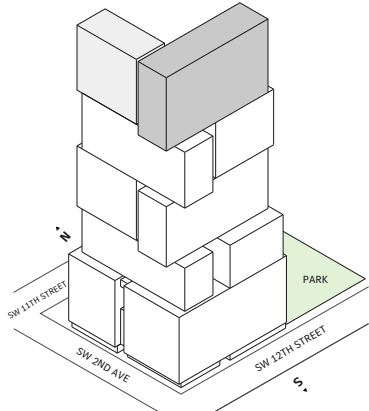
- South tower
- 3 Bedrooms
- 3 Bathrooms
- 1 Powder Room
- Interior: 2,102 sq ft | 195.28 m<sup>2</sup>
- Terrace: 604 sq ft | 56.11 m<sup>2</sup>

### FEATURES

- Corner three-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



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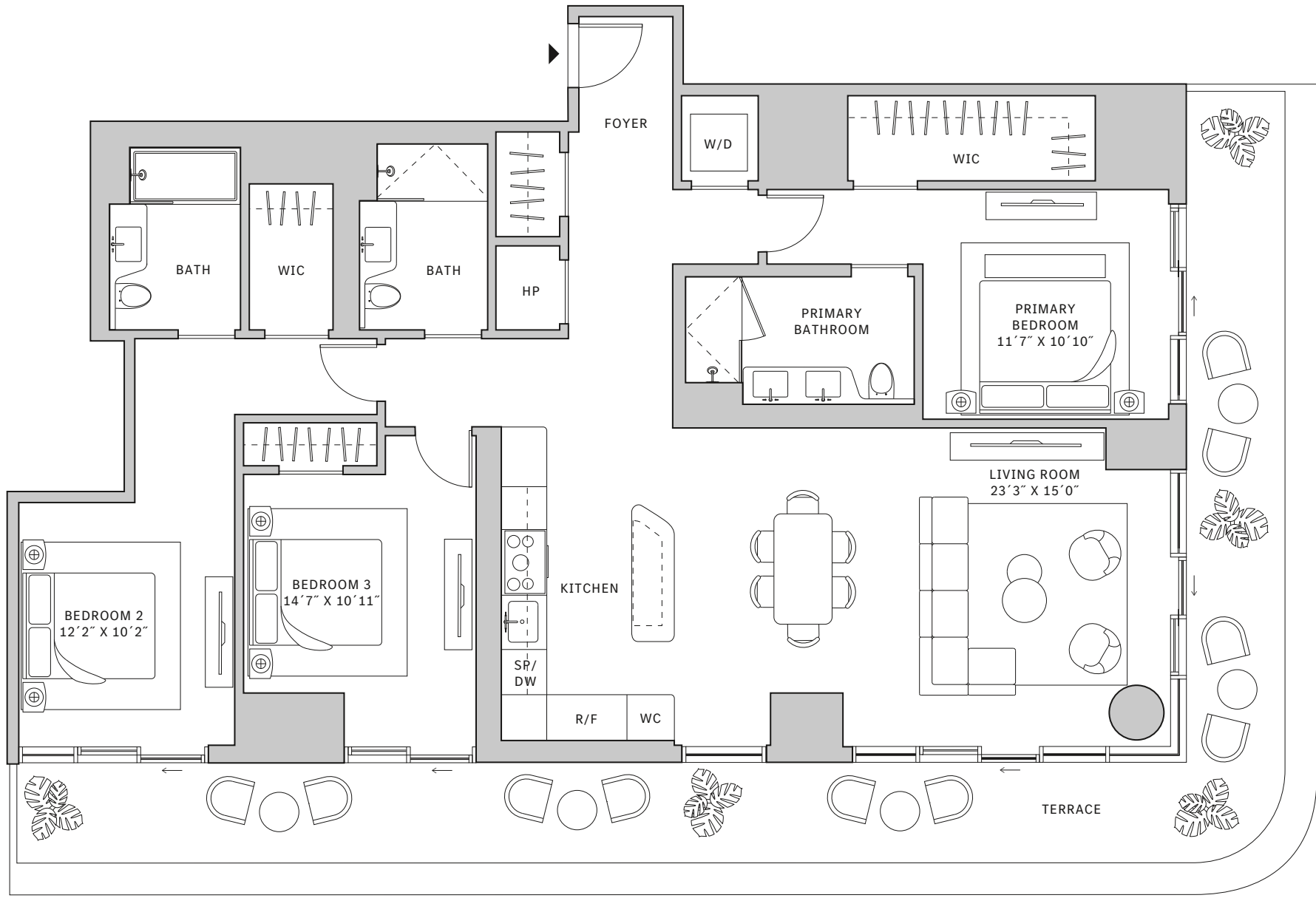
# Residence 05

FLOORS 42-51

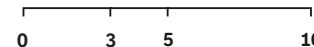
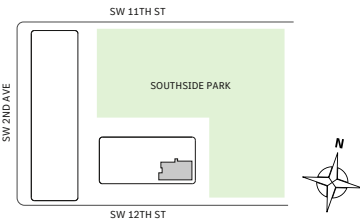
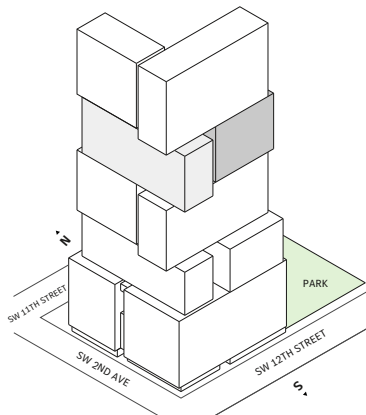
- South tower
- 3 Bedrooms
- 3 Bathrooms
- Interior: 1,643 sq ft | 152.64 m<sup>2</sup>
- Terrace: 501 sq ft | 46.54 m<sup>2</sup>

### FEATURES

- Corner three-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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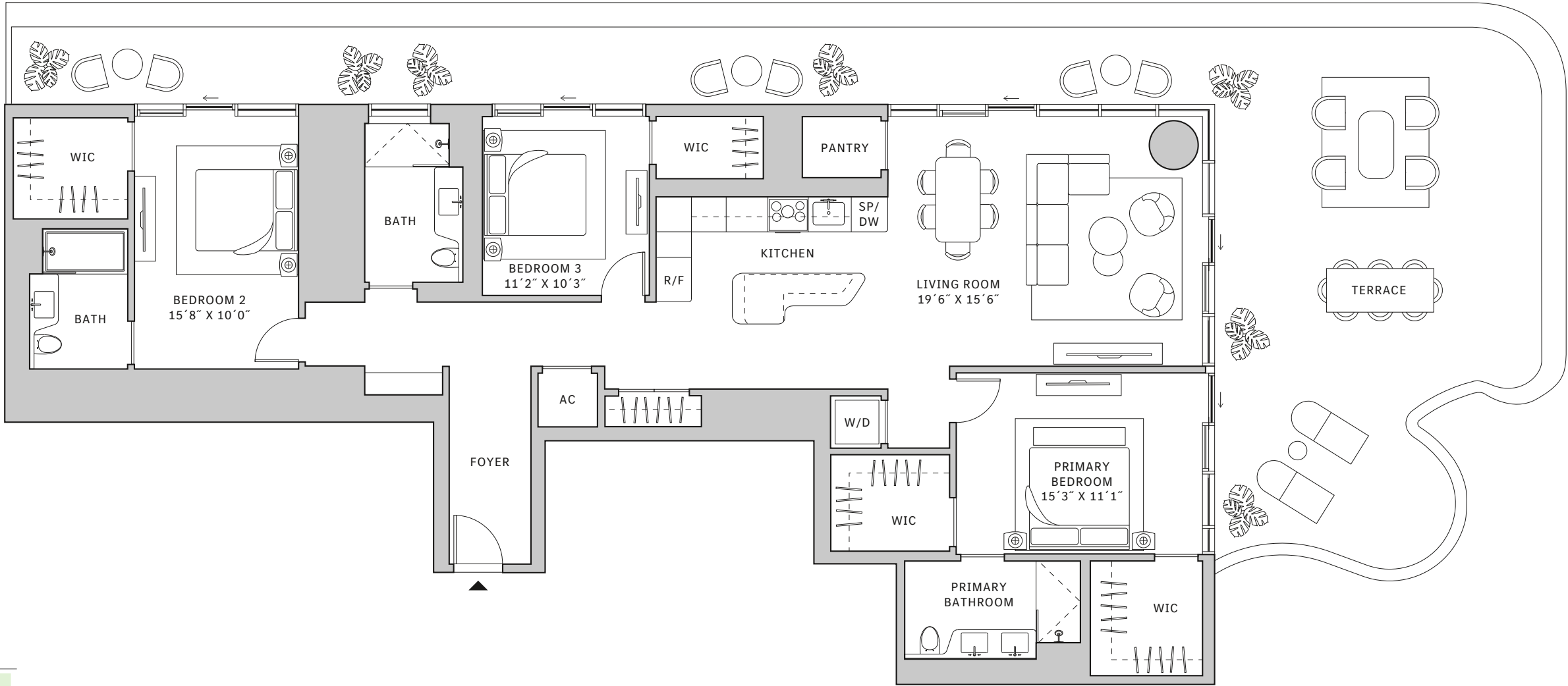
# Residence 05

## FLOOR 52

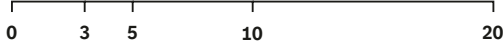
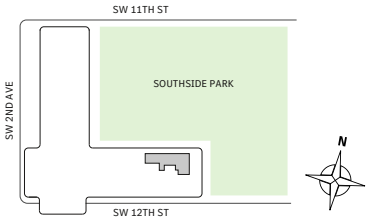
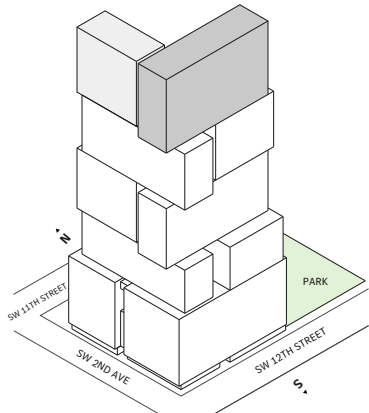
- ▲ South tower
- ▲ 3 Bedrooms
- ▲ 3 Bathrooms
- ▲ Interior: 1,832 sq ft | 170.2 m<sup>2</sup>
- ▲ Terrace: 1,244 sq ft | 115.57 m<sup>2</sup>

### FEATURES

- ▲ Corner three-bedroom residence with North and East exposure overlooking Southside Park
- ▲ 10' floor-to ceiling windows and sliding glass doors with direct access to an expansive wrap-around terrace



NORTH



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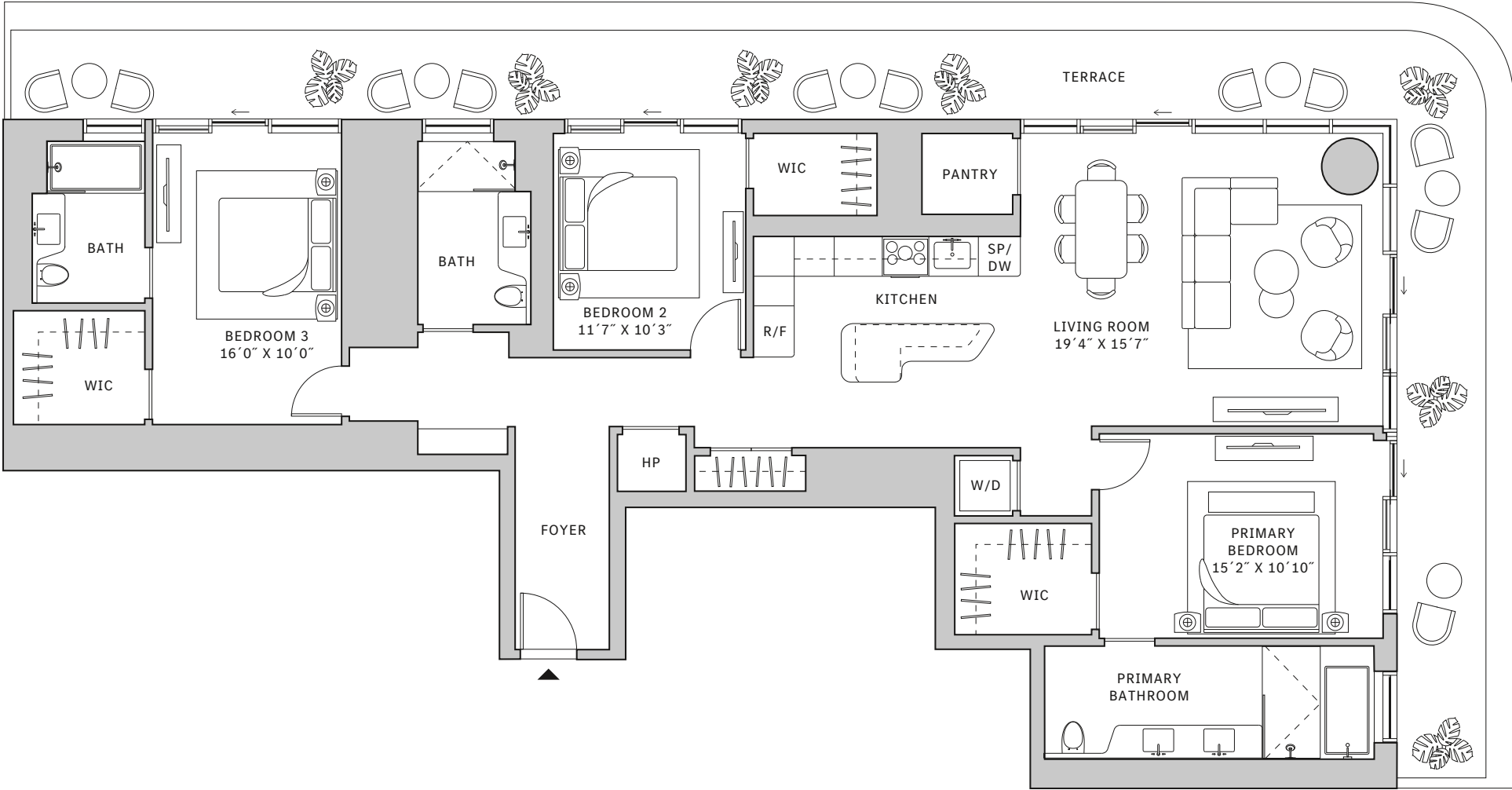
# Residence 05

FLOORS 53-55

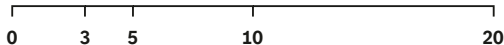
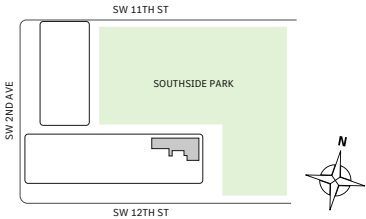
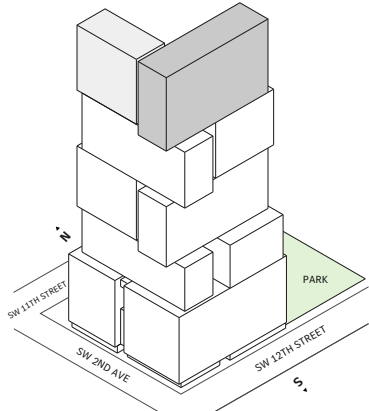
- South tower
- 3 Bedrooms
- 3 Bathrooms
- Interior: 1,832 sq ft | 170.2 m<sup>2</sup>
- Terrace: 624 sq ft | 57.97 m<sup>2</sup>

### FEATURES

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



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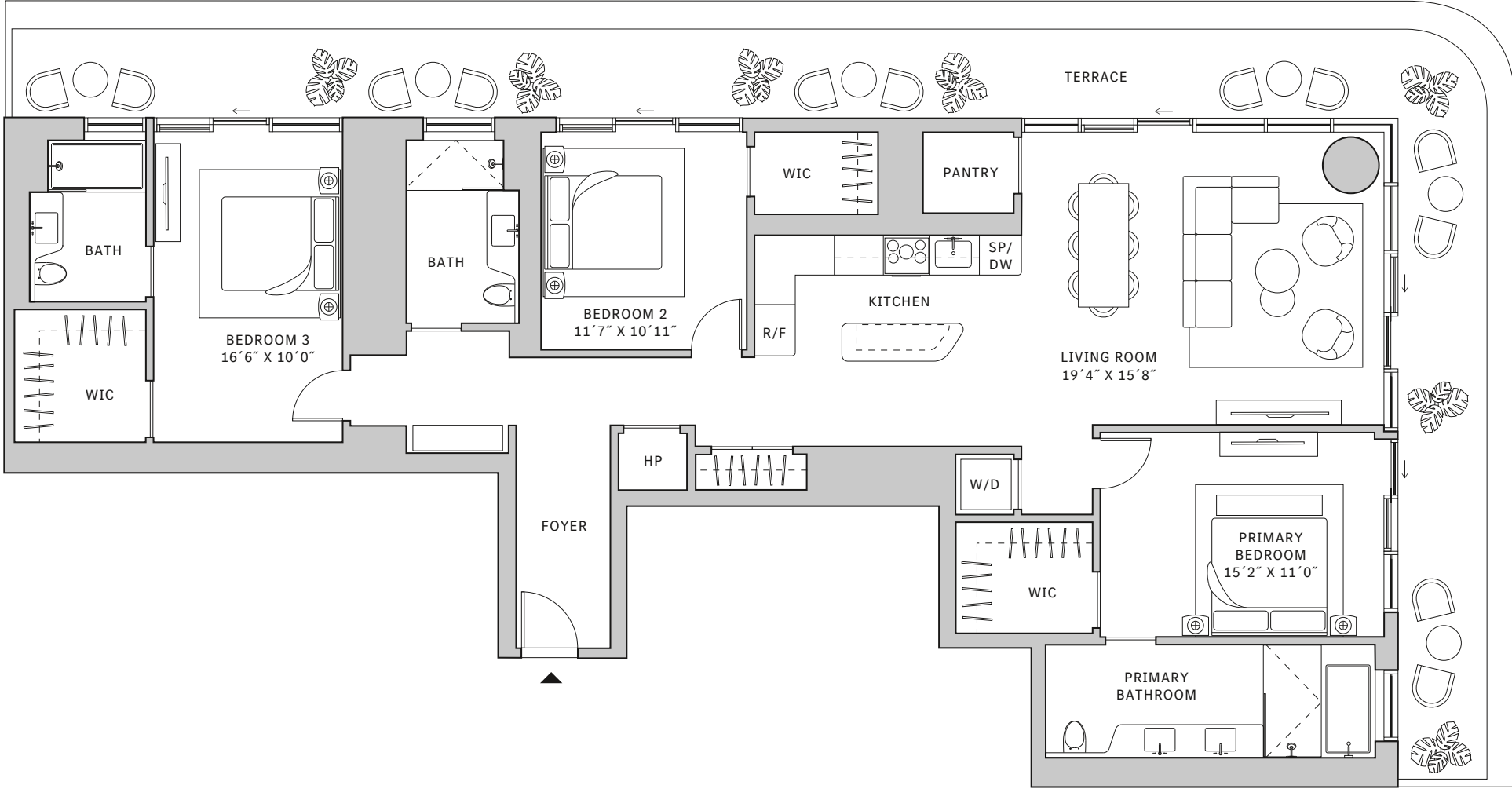
# Residence 05

FLOORS 56-66

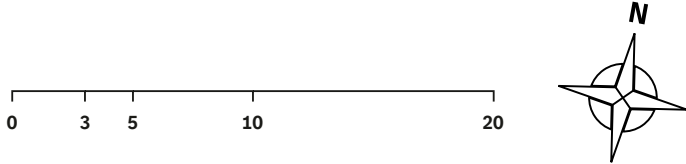
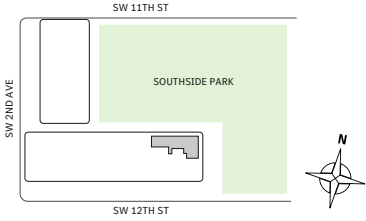
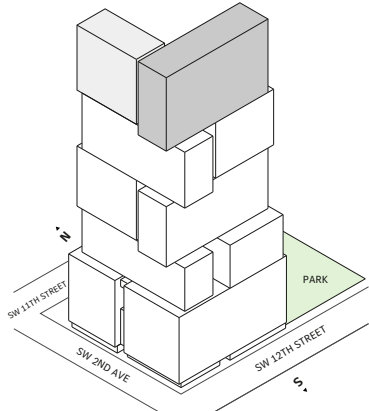
- ▲ South tower
- ▲ 3 Bedrooms
- ▲ 3 Bathrooms
- ▲ Interior: 1,832 sq ft | 170.2 m<sup>2</sup>
- ▲ Terrace: 624 sq ft | 57.97 m<sup>2</sup>

**FEATURES**

- ▲ Corner three-bedroom residence with North 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

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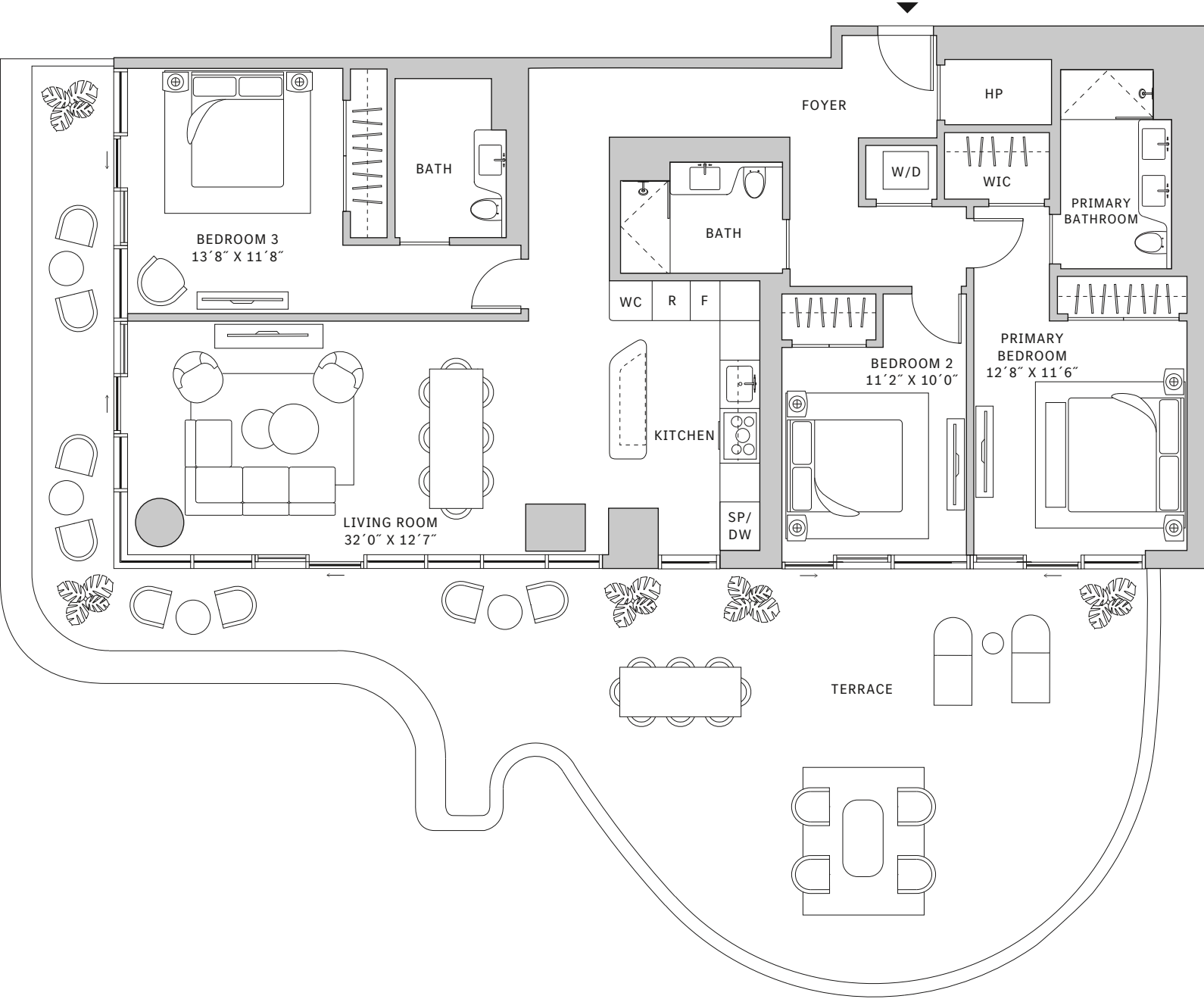
# Residence 11

### FLOOR 52

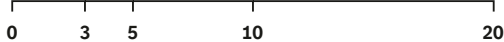
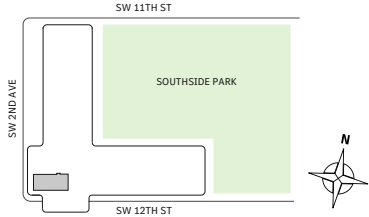
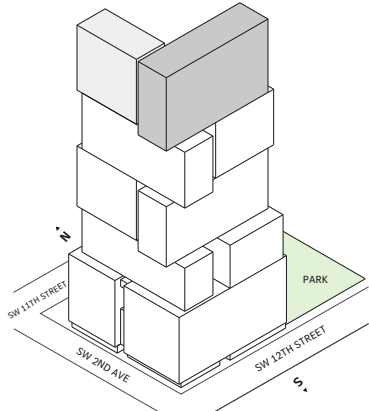
- South tower
- 3 Bedrooms
- 3 Bathrooms
- Interior: 1,655 sq ft | 153.75 m<sup>2</sup>
- Terrace: 1,657 sq ft | 153.94 m<sup>2</sup>

### FEATURES

- Corner three-bedroom residence with South and East exposure
- 10' floor-to ceiling windows and sliding glass doors with direct access to an expansive wrap-around terrace



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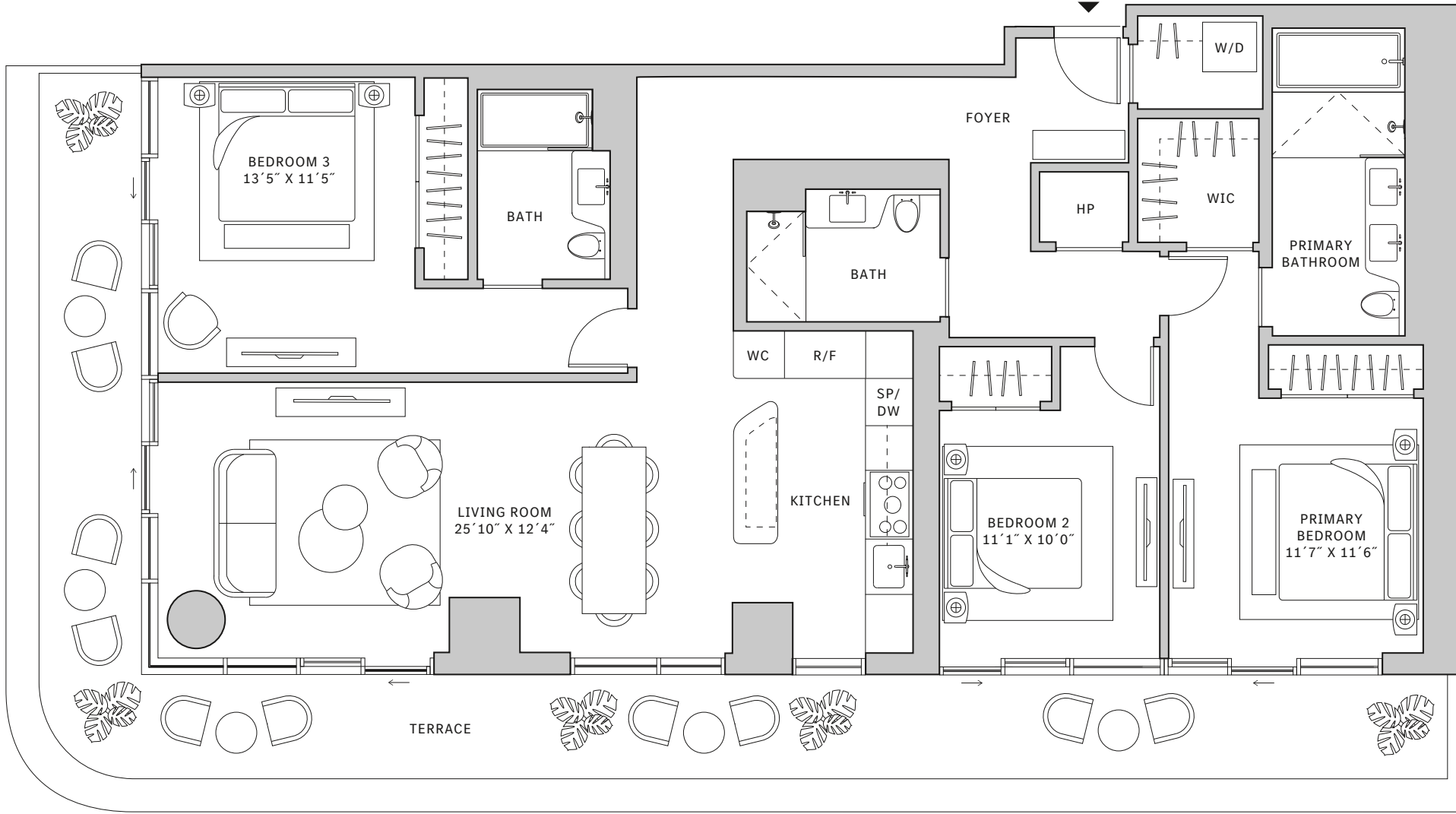
# Residence 11

FLOORS 53-54

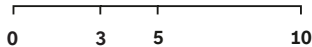
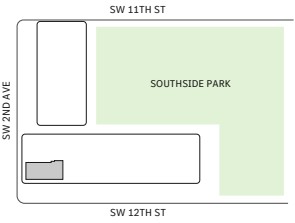
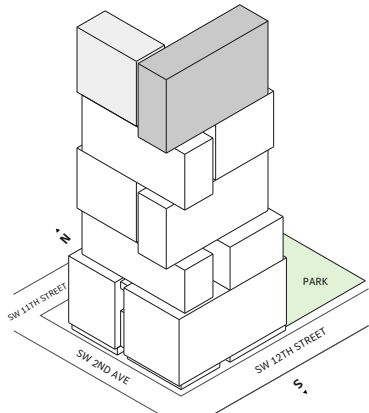
- South tower
- 3 Bedrooms
- 3 Bathrooms
- Interior: 1,654 sq ft | 153.66 m<sup>2</sup>
- Terrace: 494 sq ft | 45.89 m<sup>2</sup>

### FEATURES

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



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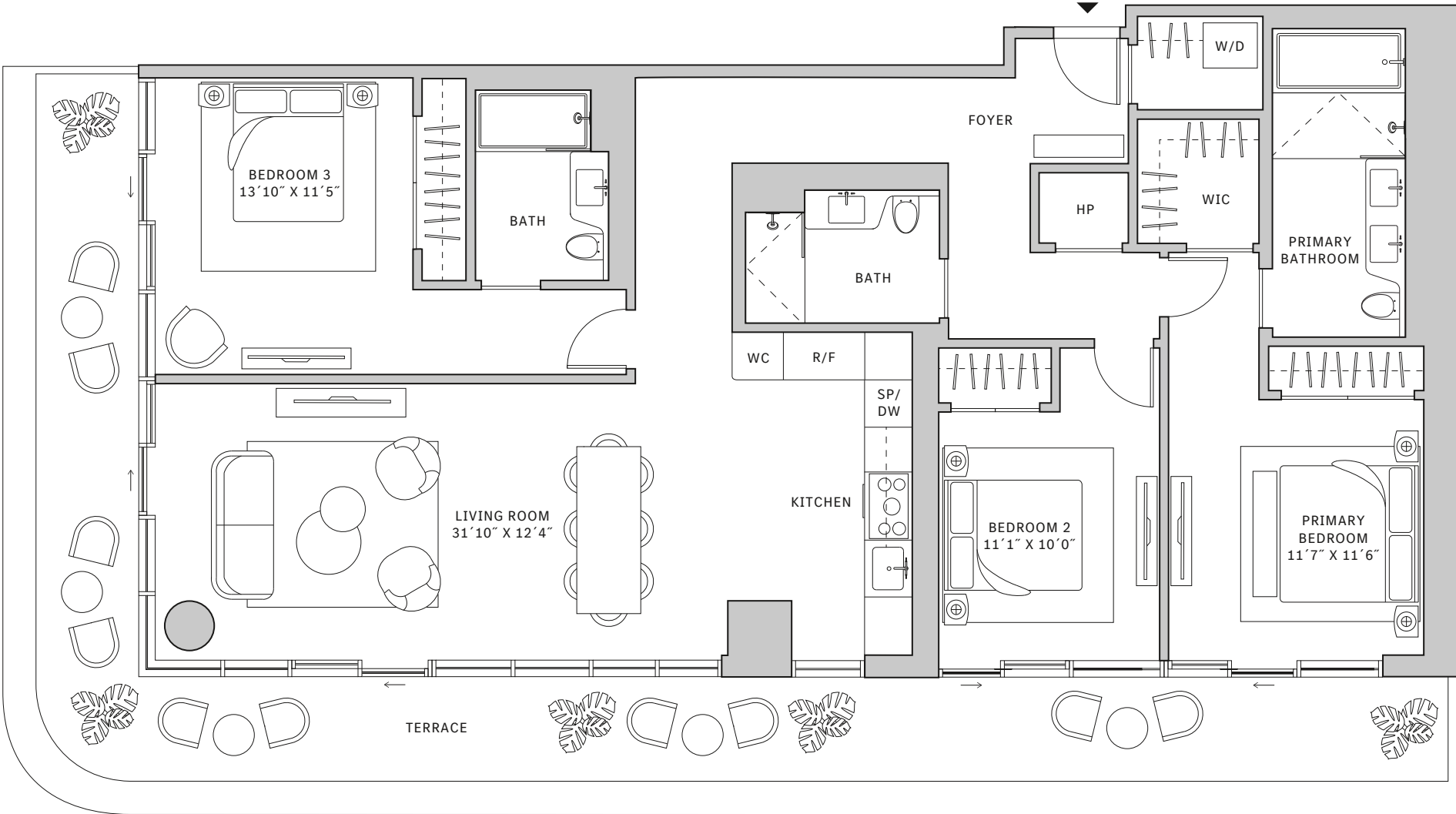
# Residence 11

FLOORS 55-65

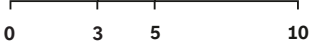
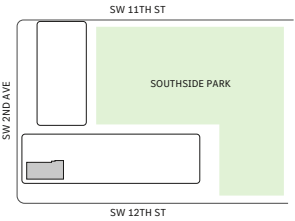
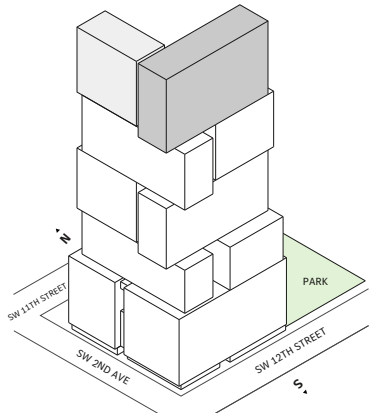
- South tower
- 3 Bedrooms
- 3 Bathrooms
- Interior: 1,654 sq ft | 153.66 m<sup>2</sup>
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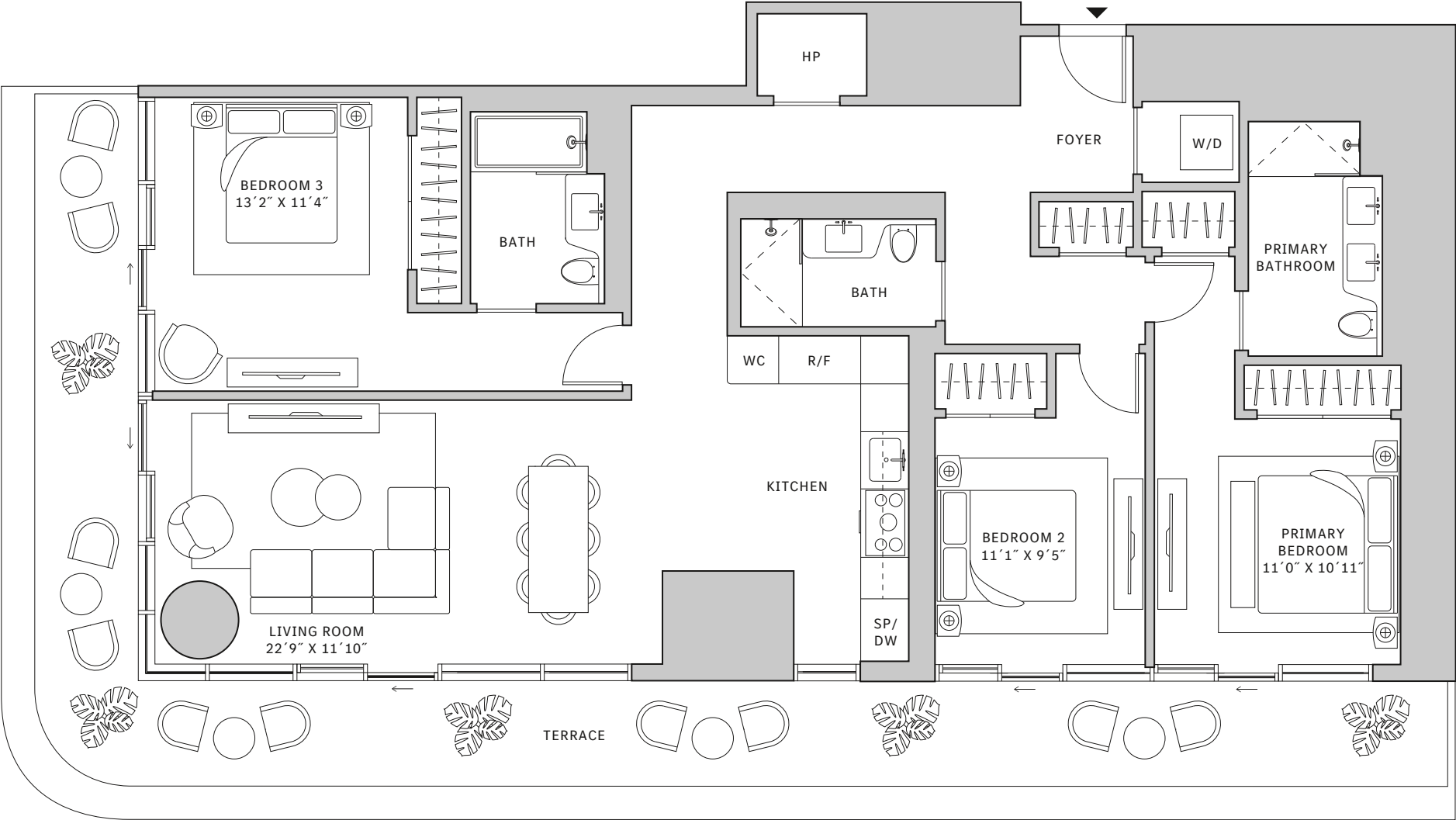
# Residence 16

FLOORS 32-39

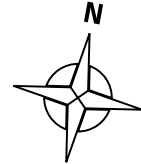
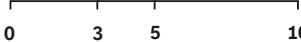
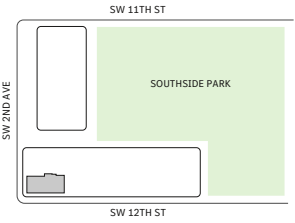
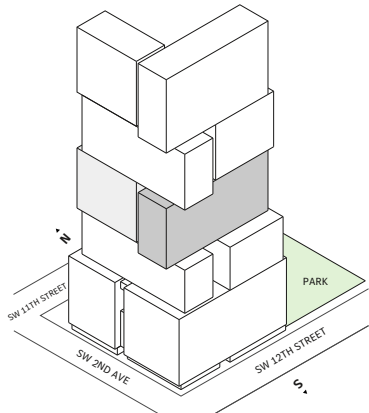
- ▲ South tower
- ▲ 3 Bedrooms
- ▲ 3 Bathrooms
- ▲ Interior: 1,640 sq ft | 152.36 m<sup>2</sup>
- ▲ Terrace: 487 sq ft | 45.24 m<sup>2</sup>

**FEATURES**

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



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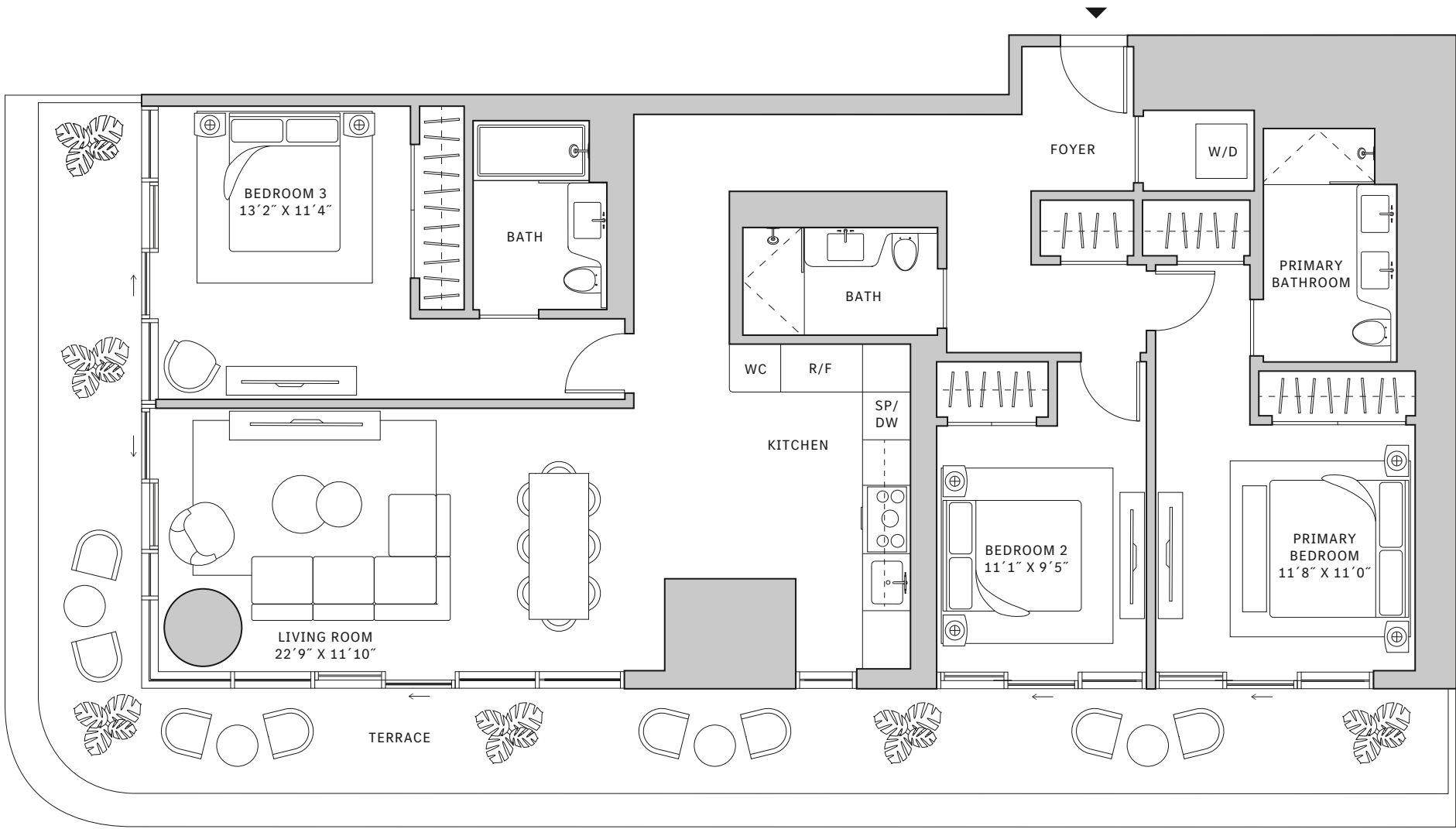
# Residence 16

**FLOOR 40**

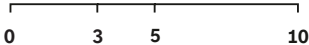
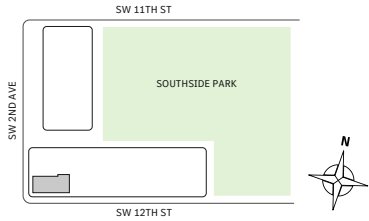
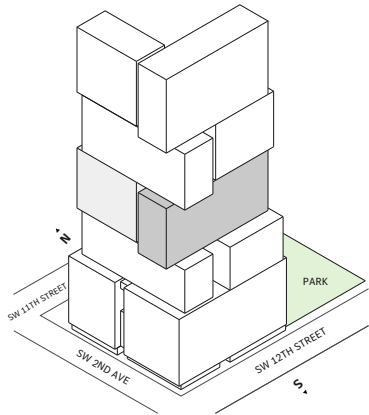
- ▲ South tower
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