



d

2 Bedrooms
2 Bathrooms
Den

Interior
1474 ft² / 137 m²

Exterior
128 ft² / 12 m²

Total
1602 ft² / 149 m²

Residences –

203	205	307	402
403	404	405	406
407	502	503	505
507			

Project Location – 3034 Oak Ave Miami, FL 33133

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.

SKETCHES, RENDERINGS, GRAPHIC MATERIALS, PLANS, SPECIFICATIONS, TERMS, CONDITIONS AND STATEMENTS CONTAINED HEREIN ARE PROPOSED ONLY AND ARE BASED ON CONCEPTUAL DEVELOPMENT PLANS THAT ARE SUBJECT TO ARCHITECTURAL AND OTHER REVISIONS AT THE SOLE DISCRETION OF THE DEVELOPER, BUILDER, ARCHITECT, OR AS MAY BE REQUIRED BY LAW, AND SHOULD NOT BE RELIED UPON. NO GUARANTEES OR REPRESENTATIONS ARE MADE THAT ANY MATTERS CONTAINED HEREIN SHALL BE PROVIDED. FLOOR PLANS MAY NOT BE TO SCALE. ANY FURNITURE, APPLIANCES OR ITEMS DEPICTED HEREIN ARE SHOWN FOR ARTISTIC AND ILLUSTRATIVE PURPOSES ONLY AND ARE NOT INCLUDED IN THE PURCHASE AND SALE OF THE UNIT. DIMENSIONS ARE BASED ON THE DEFINITION OF THE UNIT AS PROVIDED IN THE DECLARATION AND THE FLORIDA ADMINISTRATIVE CODE, AS SUCH THEY INCLUDE ONLY THE INTERIOR AIRSPACE BETWEEN PERIMETER WALLS AND EXCLUDE INTERIOR STRUCTURAL COMPONENTS. HOWEVER, MEASUREMENTS OF THE ROOMS SET FORTH ON ANY FLOOR PLAN ARE GENERALLY TAKEN FROM THE GREATEST POINT OF EACH GIVEN ROOM (AS IF THE ROOM WAS 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 FROM ACTUAL CONSTRUCTION. THE RENDERINGS ILLUSTRATE AND DEPICT A LIFESTYLE AND MAY INCLUDE OPTIONS, EXTRAS, AMENITIES AND FEATURES WHICH ARE SUBJECT TO CHANGE WITHOUT NOTICE AND MAY NOT BE AVAILABLE. RENDERINGS MAY DEPICT VIEWS THAT ARE NOT AVAILABLE. NO GUARANTEES OR REPRESENTATIONS ARE MADE AS TO CURRENT OR FUTURE VIEWS FROM ANY UNIT. BUYERS SHOULD CHECK WITH THE SALES CENTER FOR THE MOST CURRENT PRICING. THIS IS NOT INTENDED TO BE AN OFFER TO SELL, OR SOLICITATION TO BUY CONDOMINIUM UNITS WHERE PROHIBITED BY LAW. SUCH AN OFFER SHALL ONLY BE MADE PURSUANT TO THE PROSPECTUS (OFFERING CIRCULAR) FOR THE CONDOMINIUM AND NO STATEMENTS OR DEPICTIONS SHOULD BE RELIED UPON UNLESS MADE IN THE PROSPECTUS OR YOUR PURCHASE AGREEMENT. ALL REAL ESTATE SHOWN HEREIN IS SUBJECT TO THE US FEDERAL FAIR HOUSING ACT OF 1998.



Arbor 3034



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Floor —

2 3 4 5

