



# Residence 02

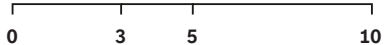
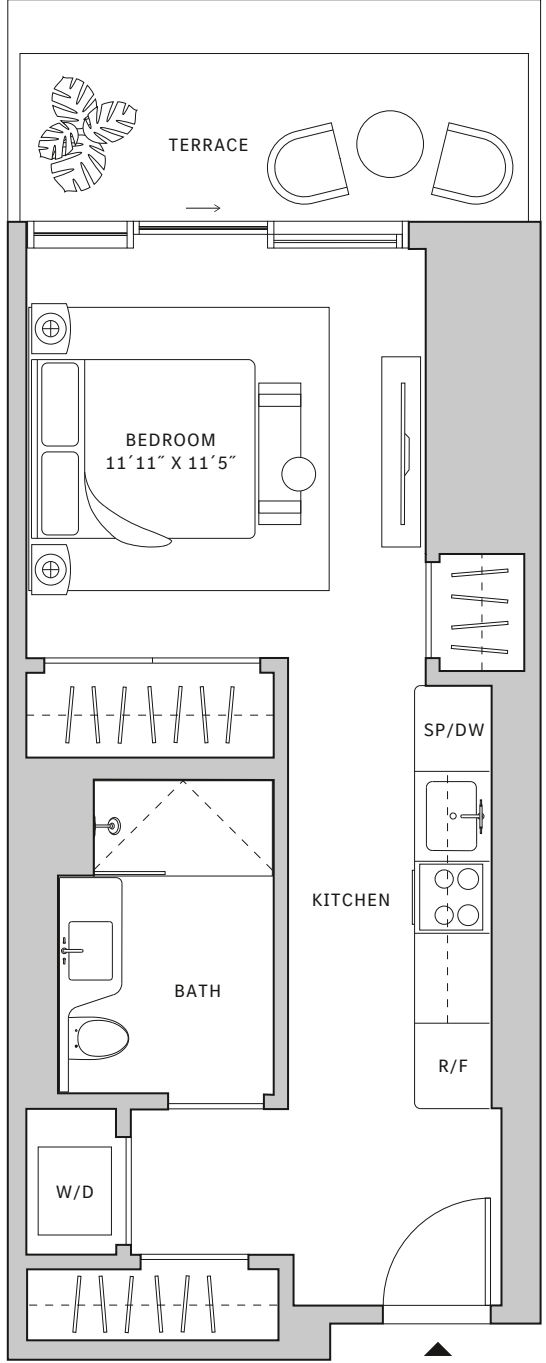
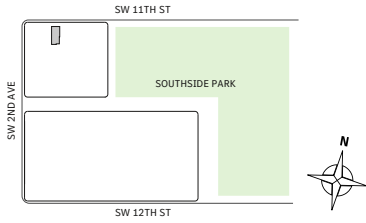
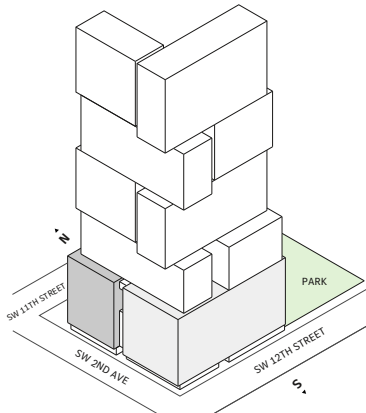
FLOORS 15-19

- ⌄ North tower
- ⌄ Studio
- ⌄ 1 Bathroom
- ⌄ Interior: 451 sq ft | 41.9 m<sup>2</sup>
- ⌄ Terrace: 79 sq ft | 7.34 m<sup>2</sup>

**FEATURES**

- ⌄ Studio residence with North exposure
- ⌄ 10' floor-to ceiling windows and sliding glass doors with direct access to 5' deep 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 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.



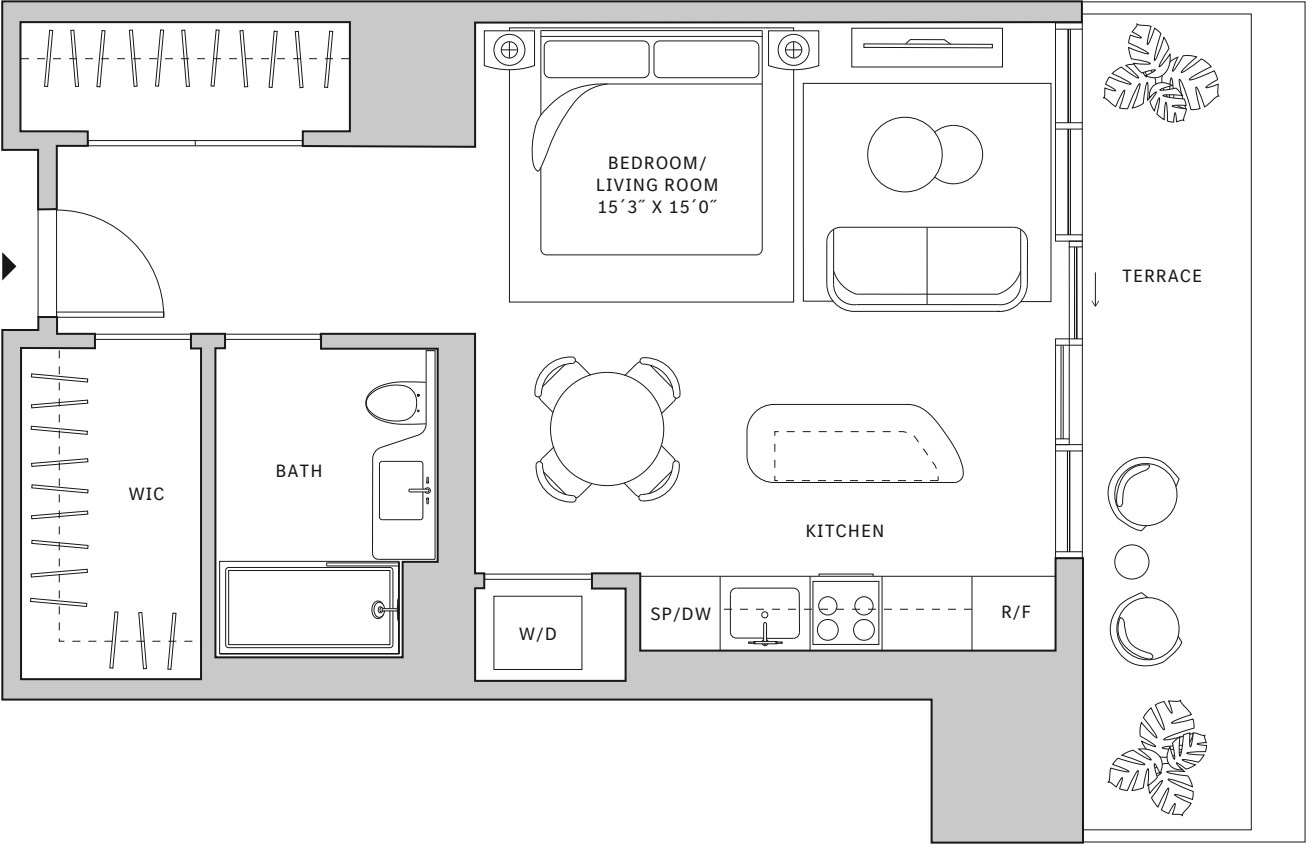
# Residence 02

FLOORS 42-51

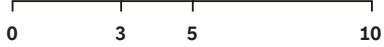
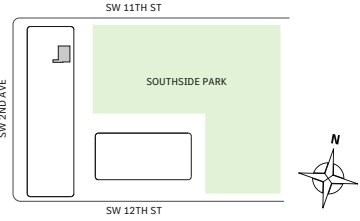
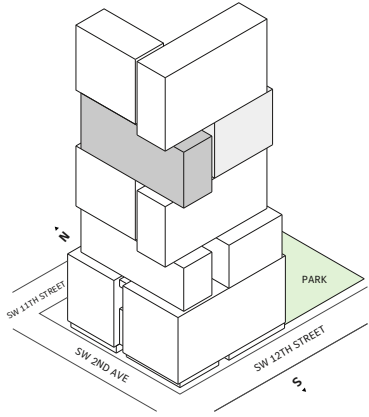
- ⌄ North tower
- ⌄ Studio
- ⌄ 1 Bathroom
- ⌄ Interior: 683 sq ft | 63.45 m<sup>2</sup>
- ⌄ Terrace: 179 sq ft | 16.63 m<sup>2</sup>

**FEATURES**

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



NORTH



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# Residence 03

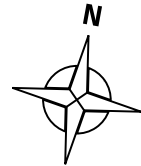
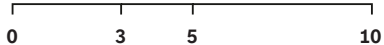
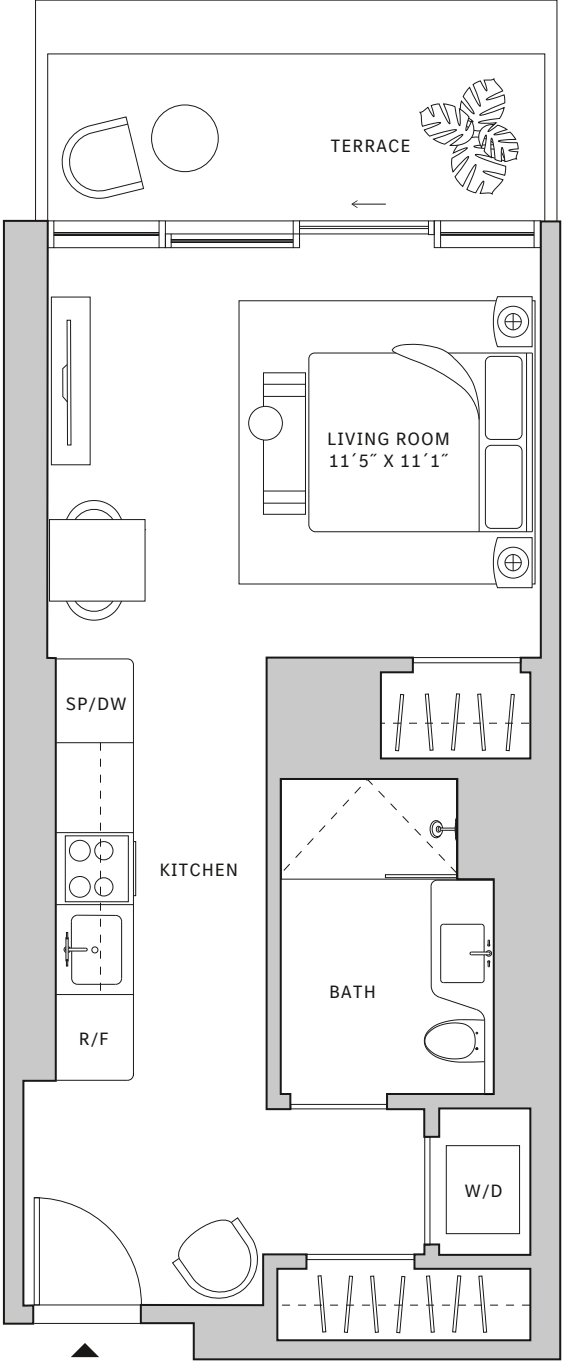
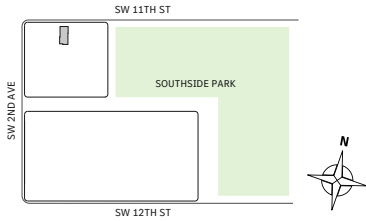
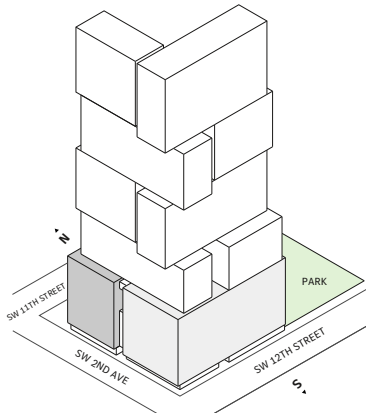
FLOORS 15-19

- ⌘ North tower
- ⌘ Studio
- ⌘ 1 Bathroom
- ⌘ Interior: 451 sq ft | 41.9 m<sup>2</sup>
- ⌘ Terrace: 79 sq ft | 7.34 m<sup>2</sup>

**FEATURES**

- ⌘ Studio residence with North exposure
- ⌘ 10' floor-to ceiling windows and sliding glass doors with direct access to 5' deep 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.



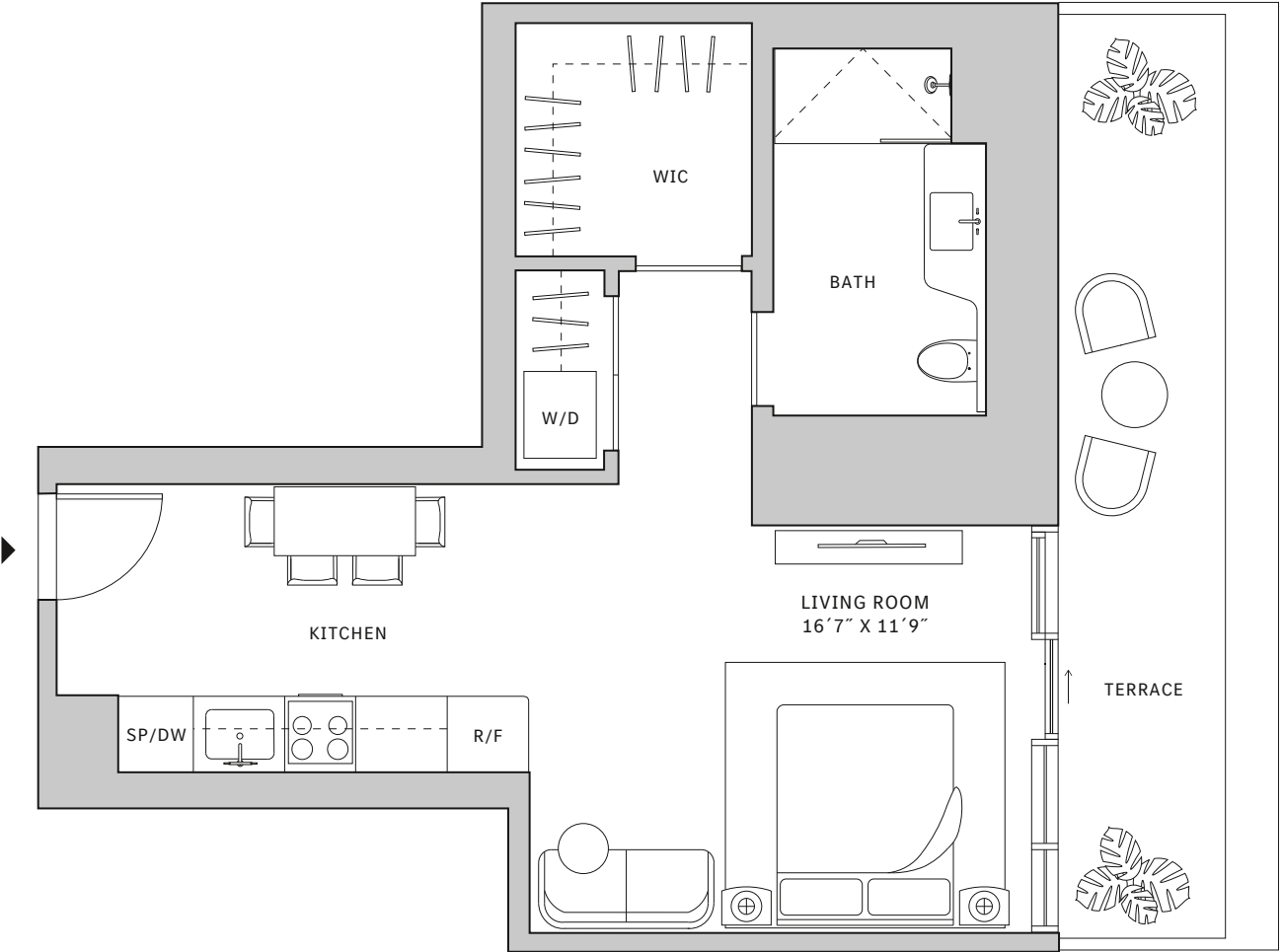
# Residence 03

FLOORS 30-40

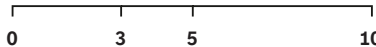
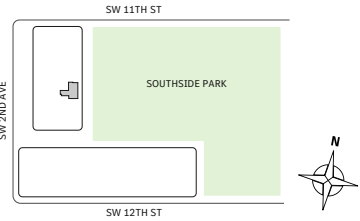
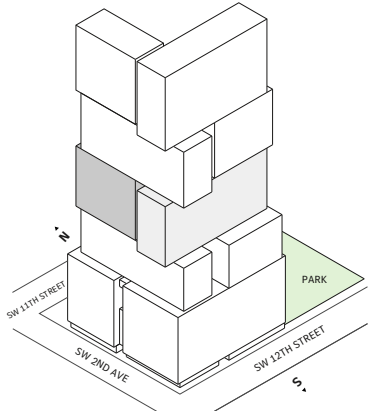
- ⤴ North tower
- ⤴ Studio
- ⤴ 1 Bathroom
- ⤴ Interior: 613 sq ft | 56.95 m<sup>2</sup>
- ⤴ Terrace: 144 sq ft | 13.38 m<sup>2</sup>

**FEATURES**

- ⤴ Studio residence with East exposure overlooking Southside Park
- ⤴ 10' floor-to-ceiling windows and sliding glass doors with direct access to 5' deep terrace



NORTH



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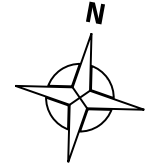
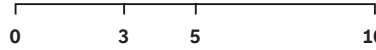
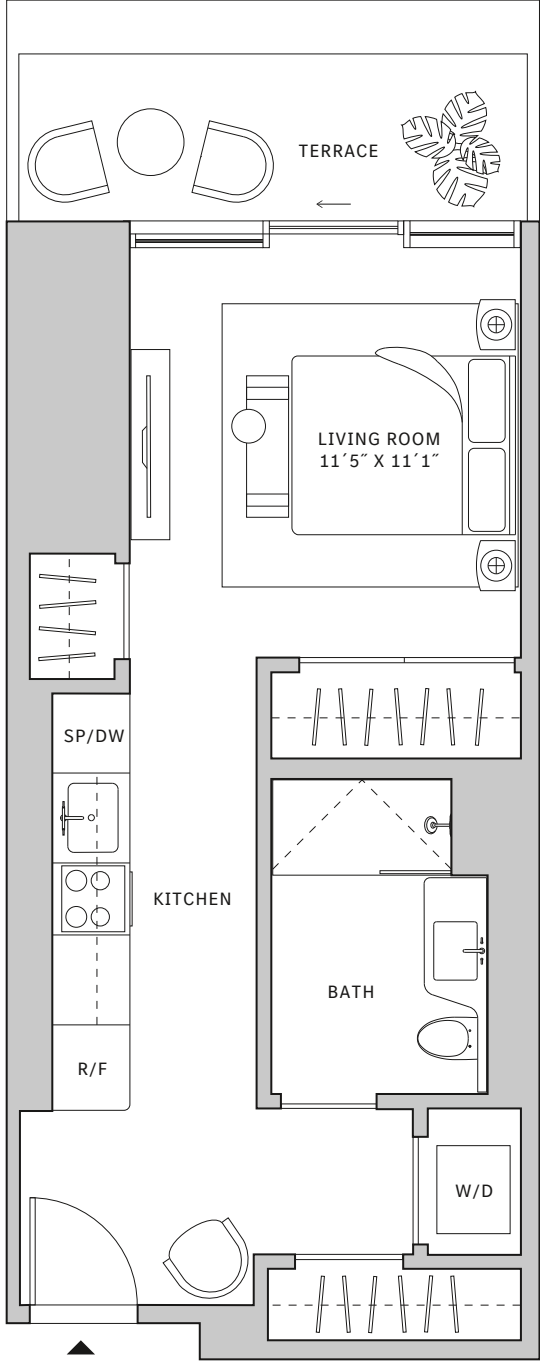
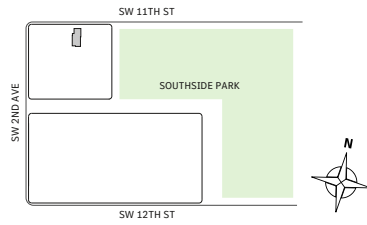
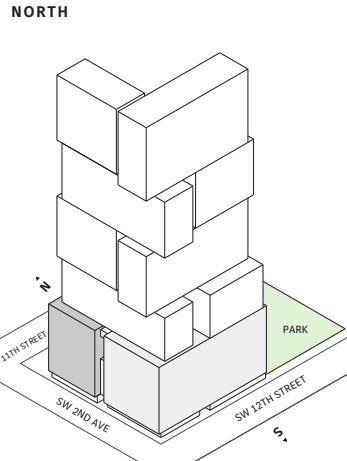
# Residence 04

FLOORS 15-19

- ⌘ North tower
- ⌘ Studio
- ⌘ 1 Bathroom
- ⌘ Interior: 451 sq ft | 41.9 m<sup>2</sup>
- ⌘ Terrace: 79 sq ft | 7.34 m<sup>2</sup>

**FEATURES**

- ⌘ Studio residence with North exposure
- ⌘ 10' floor-to ceiling windows and sliding glass doors with direct access to 5' deep terrace



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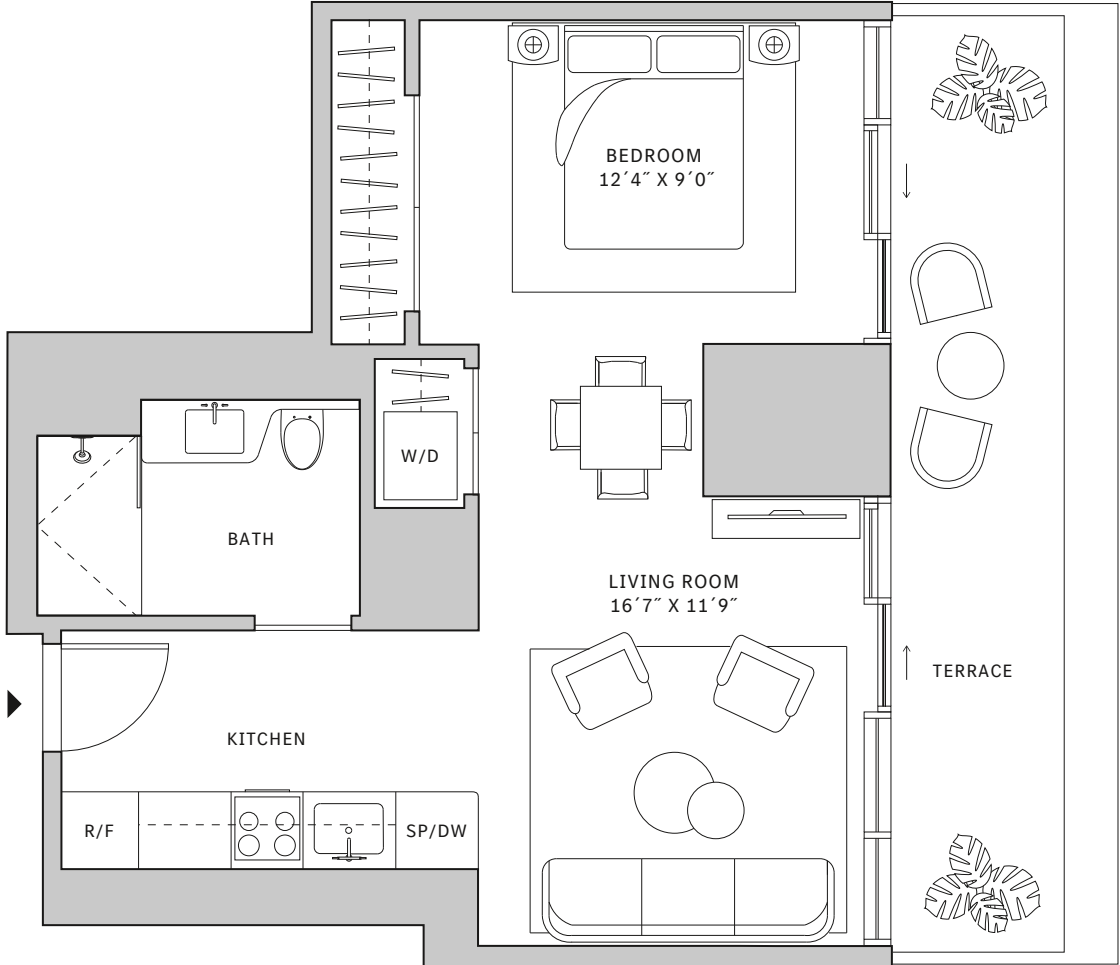
# Residence 04

FLOORS 30-40

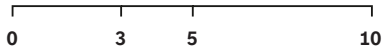
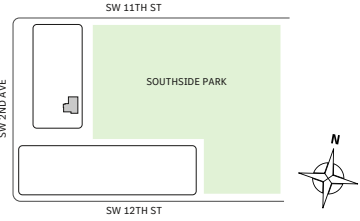
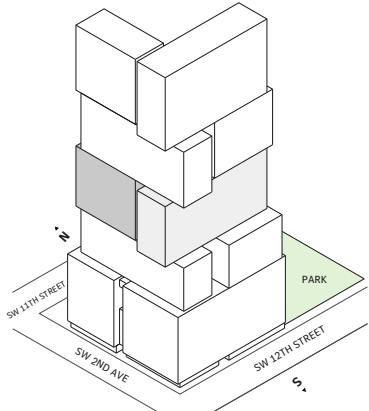
- ⤴ North tower
- ⤴ Studio
- ⤴ 1 Bathroom
- ⤴ Interior: 581 sq ft | 53.98 m<sup>2</sup>
- ⤴ Terrace: 144 sq ft | 13.38 m<sup>2</sup>

**FEATURES**

- ⤴ Studio residence with East exposure overlooking Southside Park
- ⤴ 10' floor-to-ceiling windows and sliding glass doors with direct access to 5' deep terrace



NORTH



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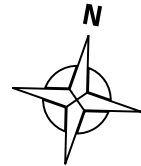
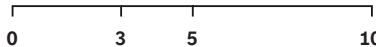
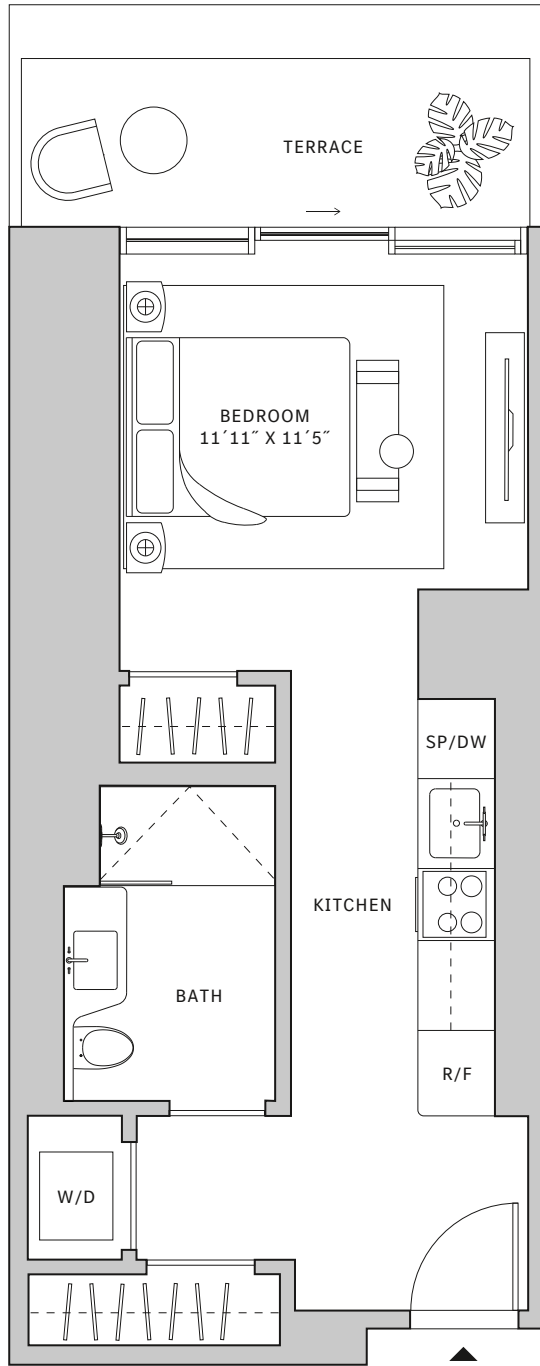
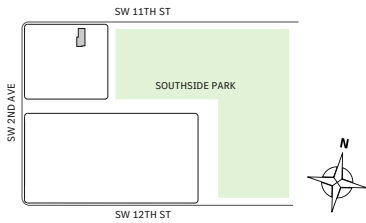
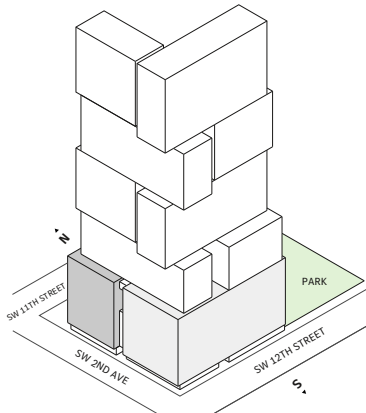
FLOORS 15-19

- ⌄ North tower
- ⌄ Studio
- ⌄ 1 Bathroom
- ⌄ Interior: 453 sq ft | 42.09 m<sup>2</sup>
- ⌄ Terrace: 79 sq ft | 7.34 m<sup>2</sup>

**FEATURES**

- ⌄ Studio residence with North exposure
- ⌄ 10' floor-to ceiling windows and sliding glass doors with direct access to 5' deep terrace

NORTH



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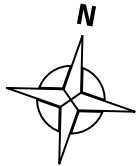
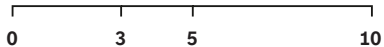
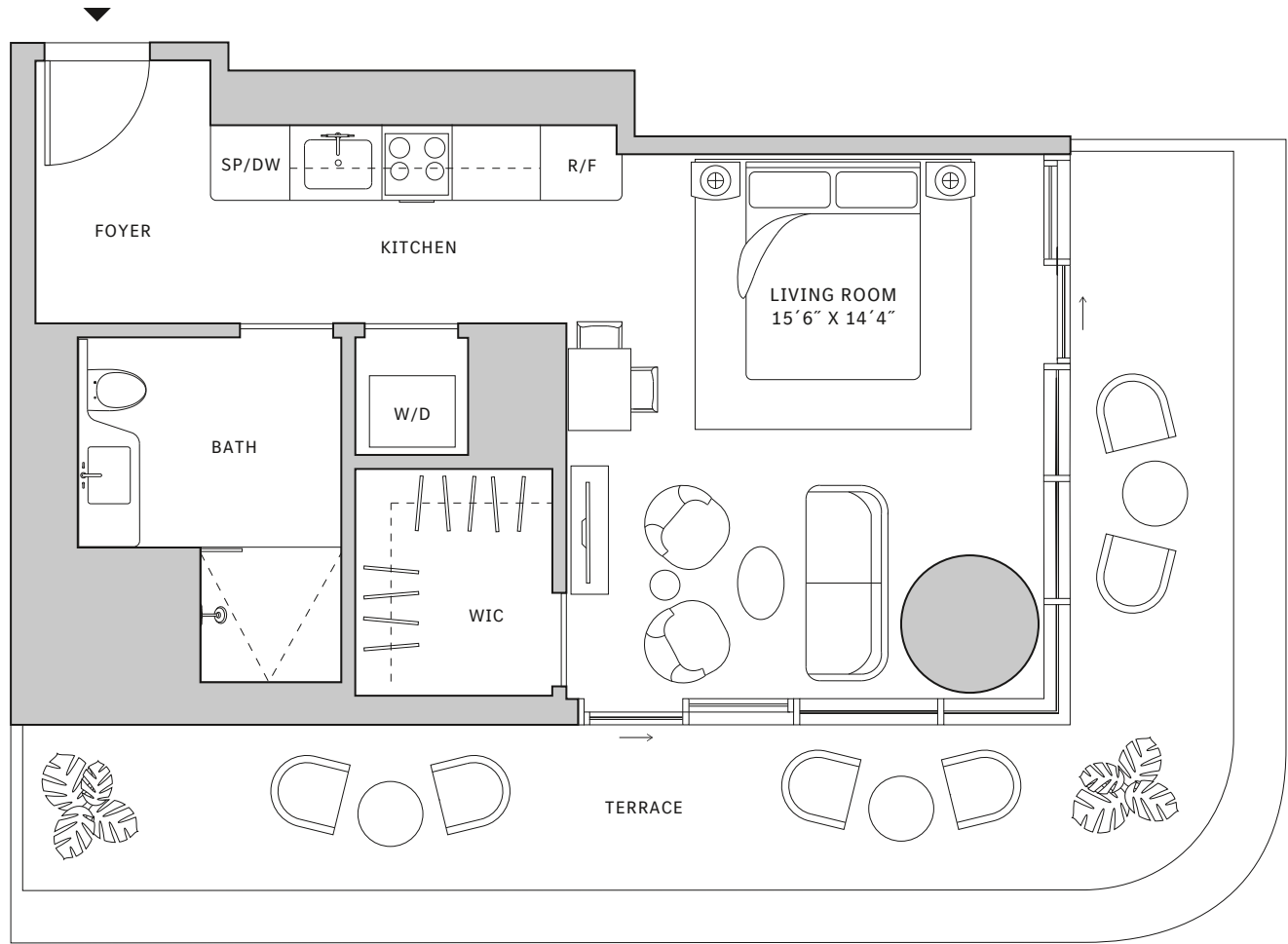
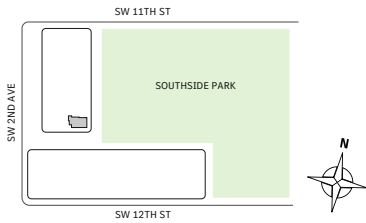
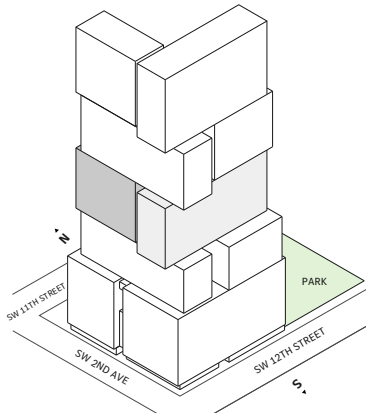
FLOORS 30-40

- ⌘ North tower
- ⌘ Studio
- ⌘ 1 Bathroom
- ⌘ Interior: 537 sq ft | 49.89 m<sup>2</sup>
- ⌘ Terrace: 280 sq ft | 26.01 m<sup>2</sup>

**FEATURES**

- ⌘ Corner studio 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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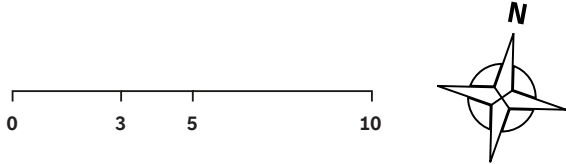
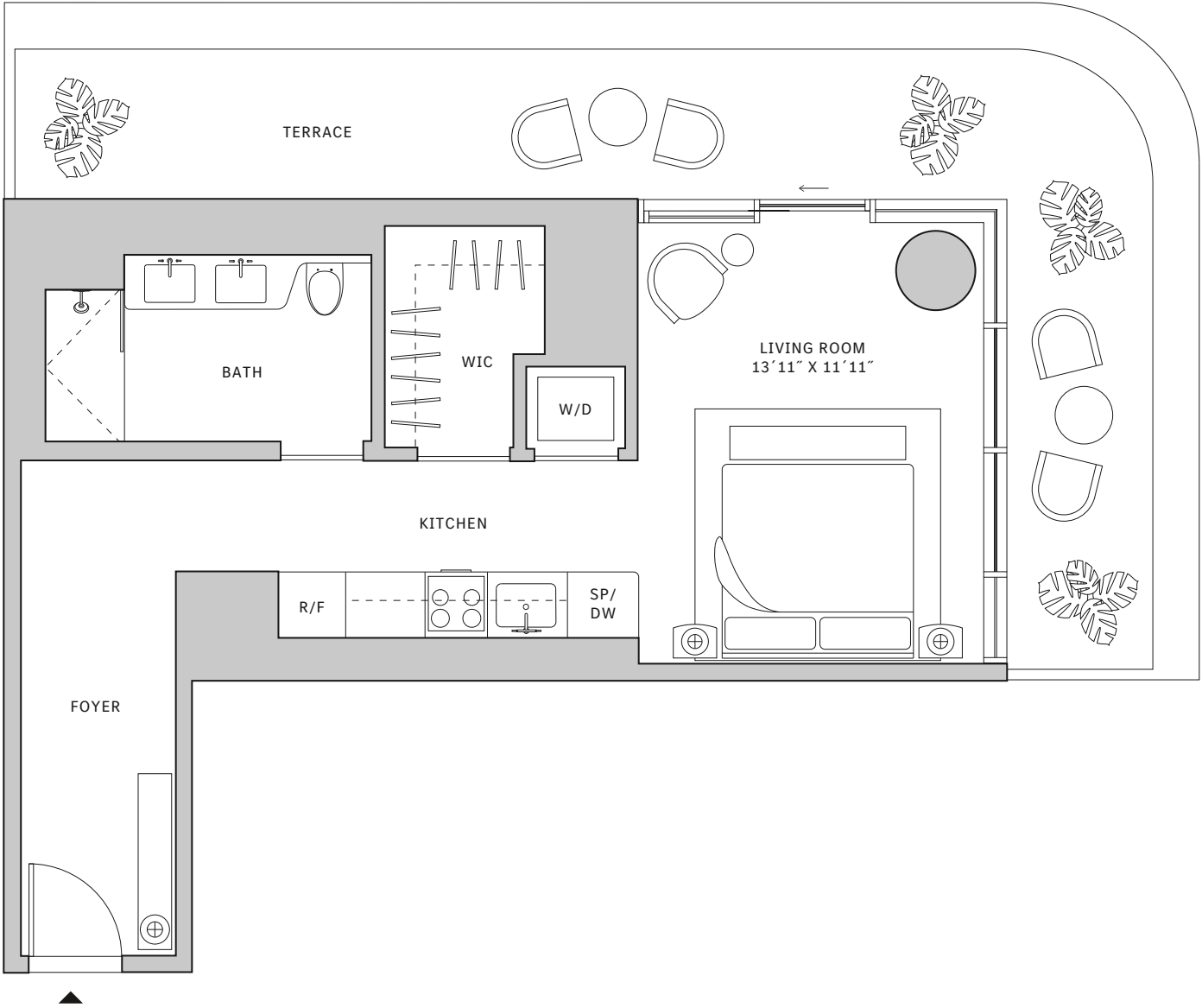
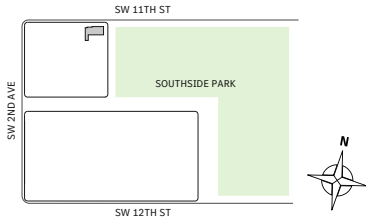
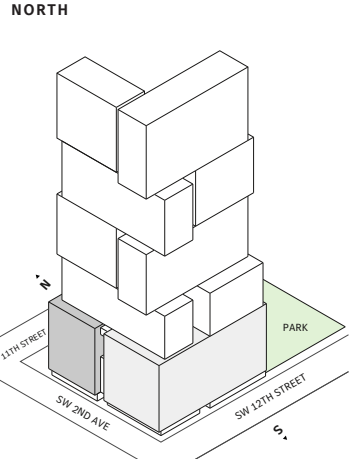
# Residence 06

FLOORS 15-19

- ▲ North tower
- ▲ Studio
- ▲ 1 Bathroom
- ▲ Interior: 542 sq ft | 50.35 m<sup>2</sup>
- ▲ Terrace: 284 sq ft | 26.38 m<sup>2</sup>

**FEATURES**

- ▲ Studio 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



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 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.



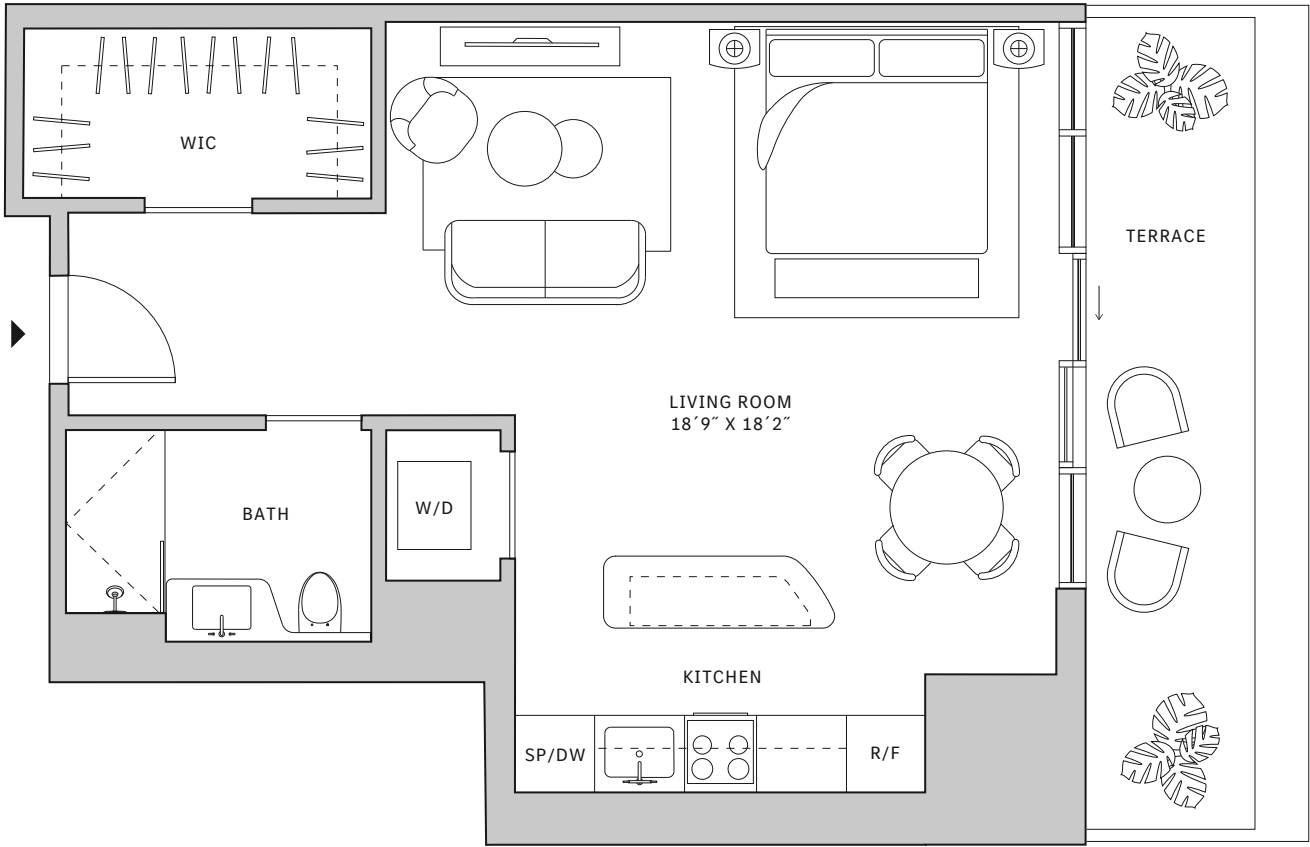
# Residence 06

FLOORS 43-51

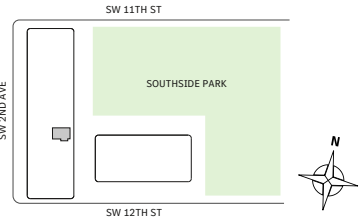
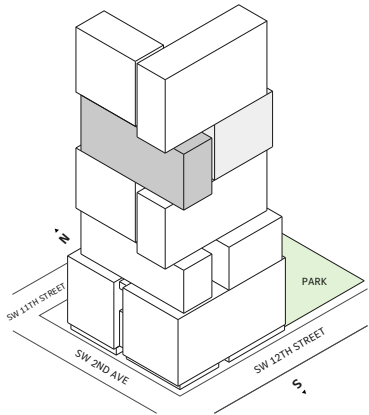
- ▲ North tower
- ▲ 1 Bedroom
- ▲ 1 Bathroom
- ▲ Interior: 683 sq ft | 63.45 m<sup>2</sup>
- ▲ Terrace: 125 sq ft | 11.61 m<sup>2</sup>

**FEATURES**

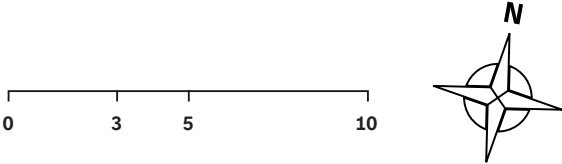
- ▲ One-bedroom residence with East exposure overlooking Southside Park
- ▲ 10' floor-to ceiling windows and sliding glass doors with direct access to 5' deep terrace



NORTH



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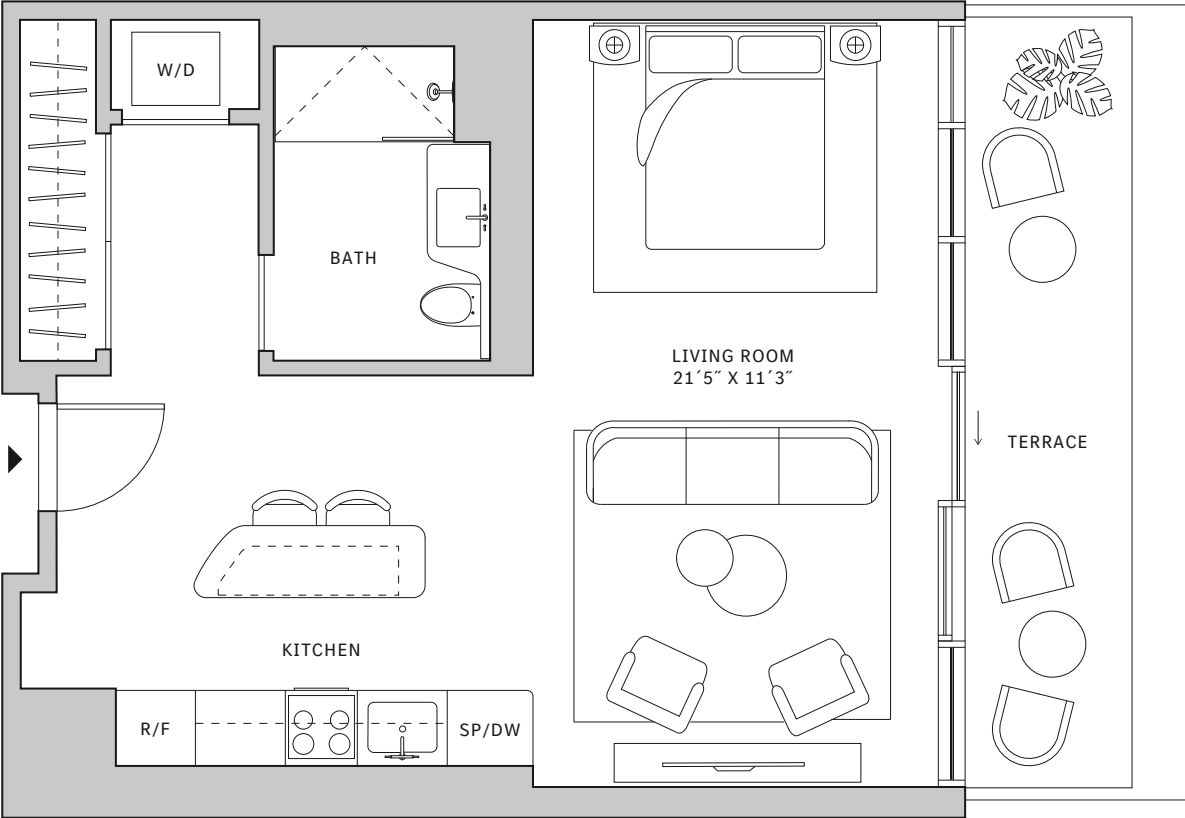
# Residence 07

FLOORS 15-19

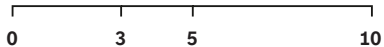
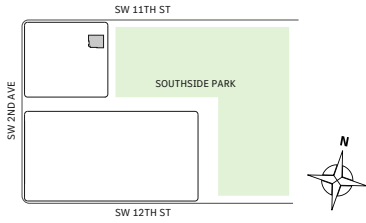
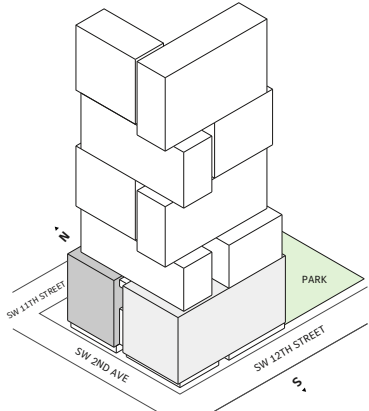
- ⌘ North tower
- ⌘ Studio
- ⌘ 1 Bathroom
- ⌘ Interior: 582 sq ft | 54.07 m<sup>2</sup>
- ⌘ Terrace: 120 sq ft | 11.15 m<sup>2</sup>

**FEATURES**

- ⌘ Studio residence with 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 07

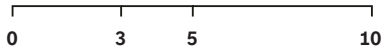
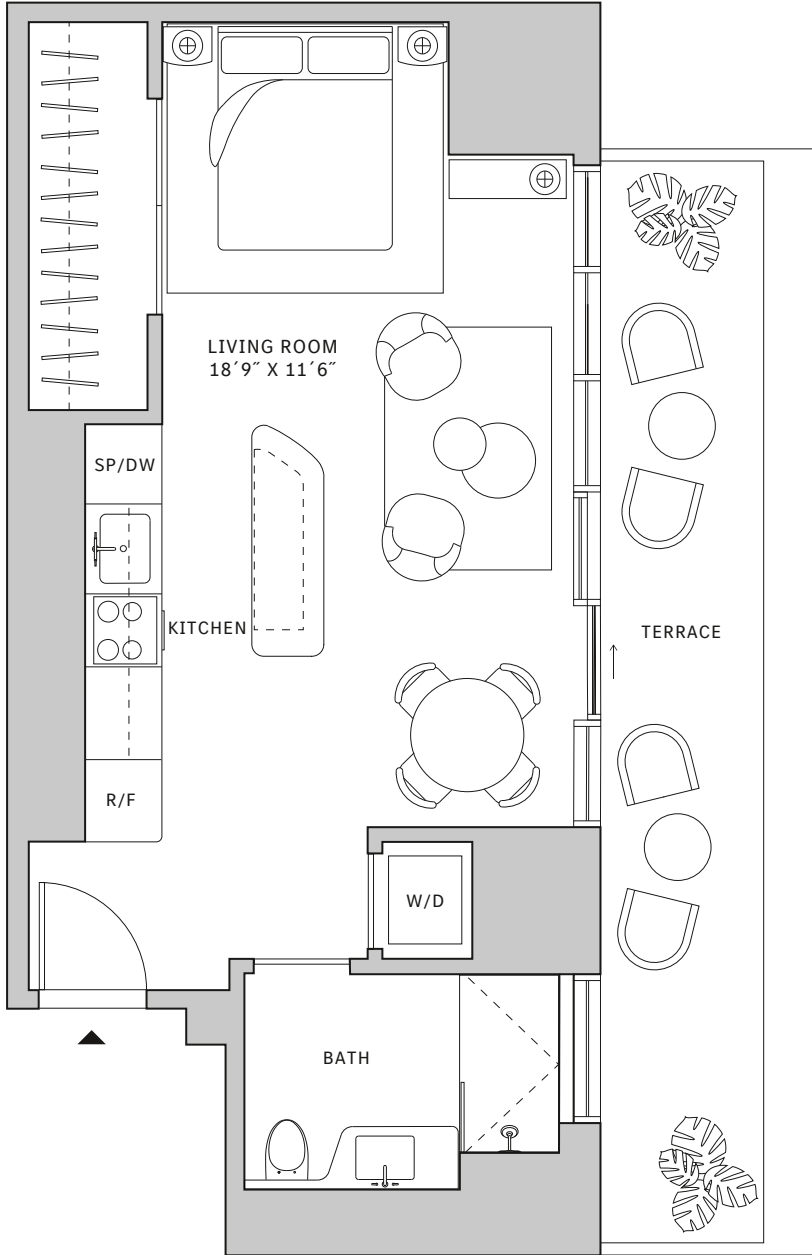
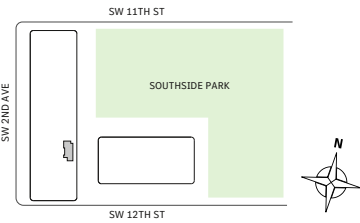
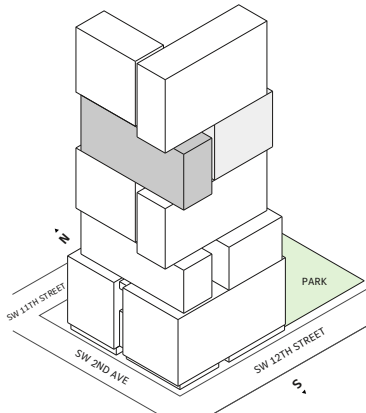
FLOORS 42-51

- ⌘ North tower
- ⌘ Studio
- ⌘ 1 Bathroom
- ⌘ Interior: 541 sq ft | 50.26 m<sup>2</sup>
- ⌘ Terrace: 164 sq ft | 15.24 m<sup>2</sup>

**FEATURES**

- ⌘ Studio residence with East exposure overlooking Southside Park
- ⌘ 10' floor-to ceiling windows and sliding glass doors with direct access to 5' deep terrace

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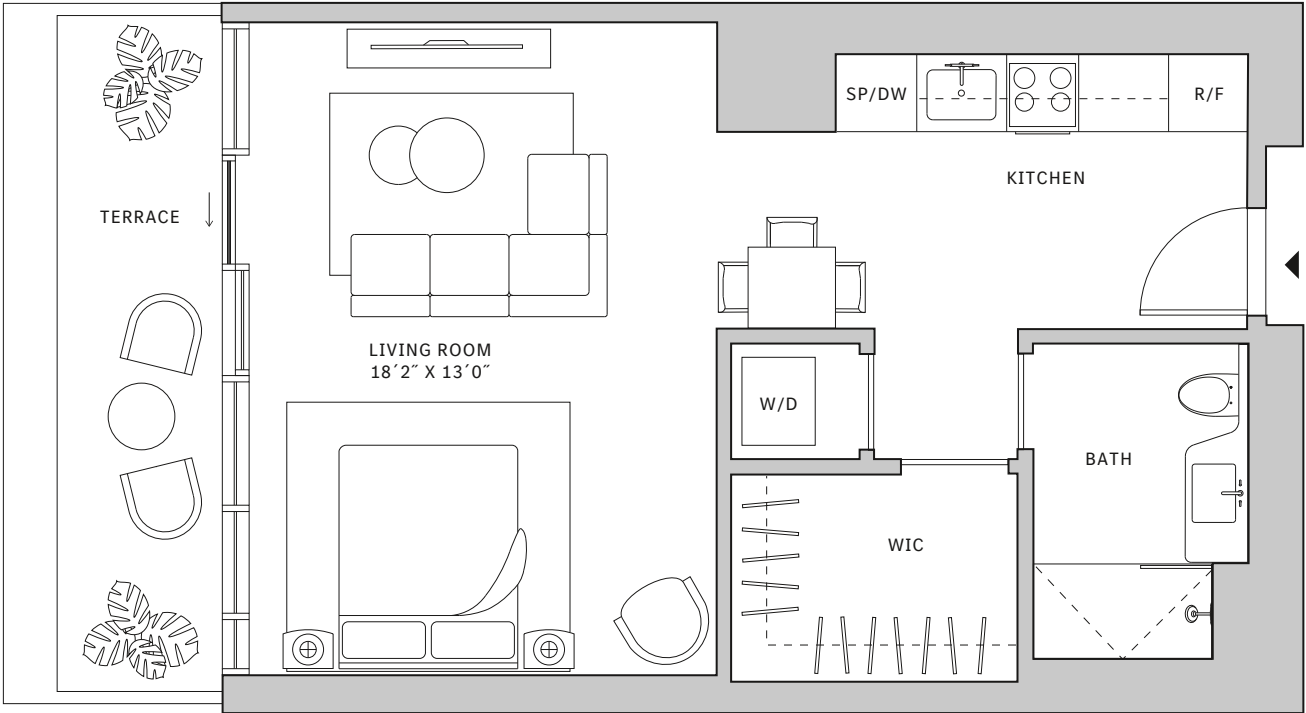
# Residence 12

FLOORS 42-51

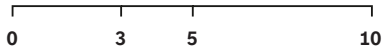
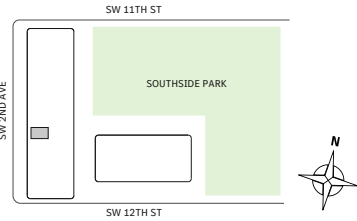
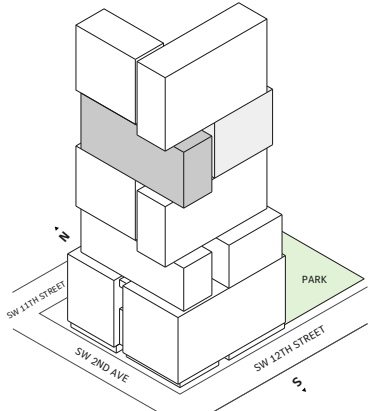
- ⌄ North tower
- ⌄ Studio
- ⌄ 1 Bathroom
- ⌄ Interior: 571 sq ft | 53.05 m<sup>2</sup>
- ⌄ Terrace: 105 sq ft | 9.75 m<sup>2</sup>

**FEATURES**

- ⌄ Studio residence with West exposure
- ⌄ 10' floor-to ceiling windows and sliding glass doors with direct access to 5' deep terrace



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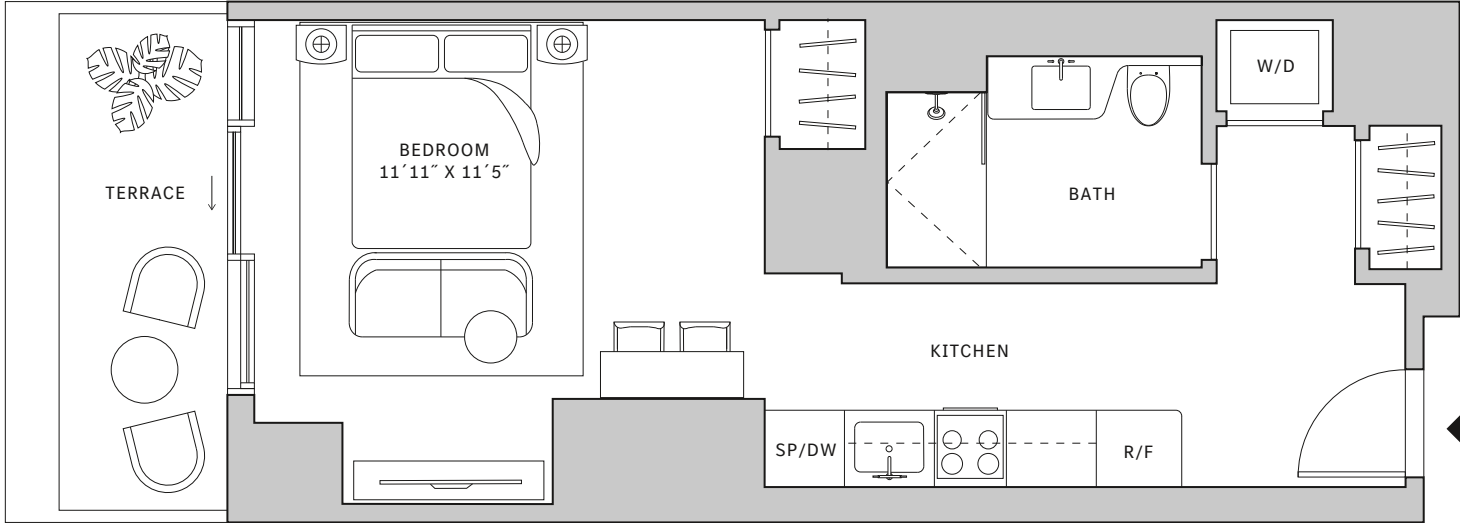
# Residence 14

FLOORS 15-19

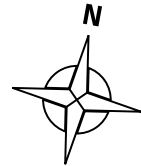
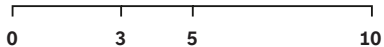
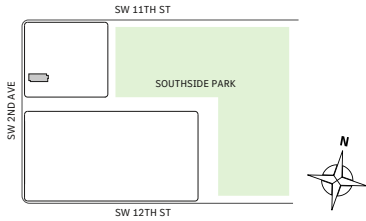
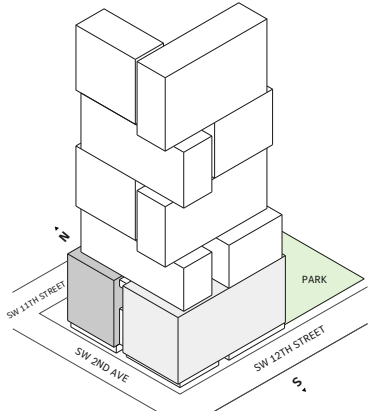
- ⌘ North tower
- ⌘ Studio
- ⌘ 1 Bathroom
- ⌘ Interior: 474 sq ft | 44.04 m<sup>2</sup>
- ⌘ Terrace: 77 sq ft | 7.15 m<sup>2</sup>

**FEATURES**

- ⌘ Studio residence with West exposure
- ⌘ 10' floor-to-ceiling windows and sliding glass doors with direct access to 5' deep terrace



NORTH



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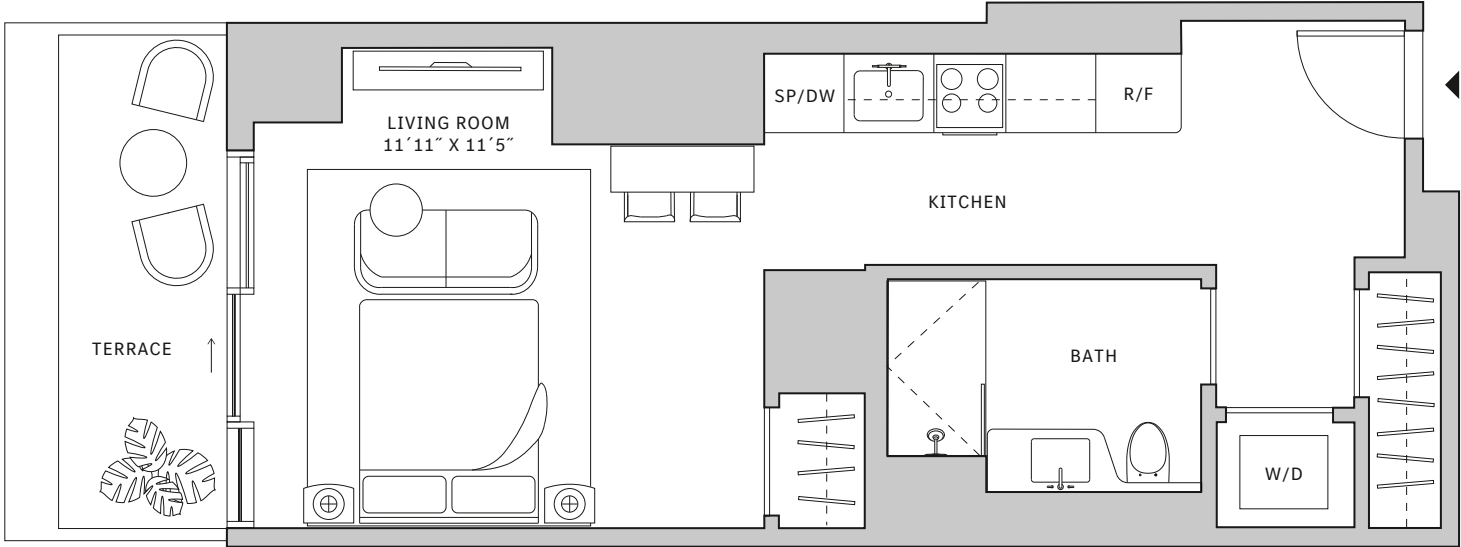
# Residence 15

FLOORS 15-19

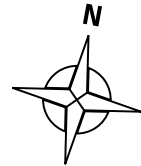
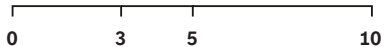
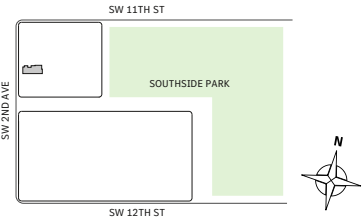
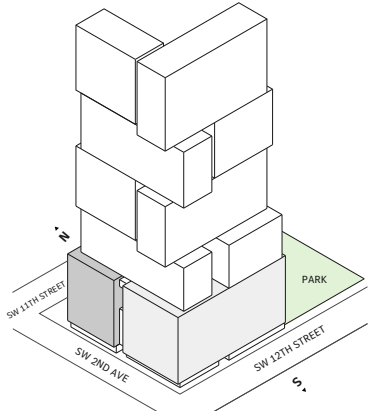
- ⌘ North tower
- ⌘ Studio
- ⌘ 1 Bathroom
- ⌘ Interior: 479 sq ft | 44.5 m<sup>2</sup>
- ⌘ Terrace: 77 sq ft | 7.15 m<sup>2</sup>

**FEATURES**

- ⌘ Studio residence with West exposure
- ⌘ 10' floor-to-ceiling windows and sliding glass doors with direct access to 5' deep terrace



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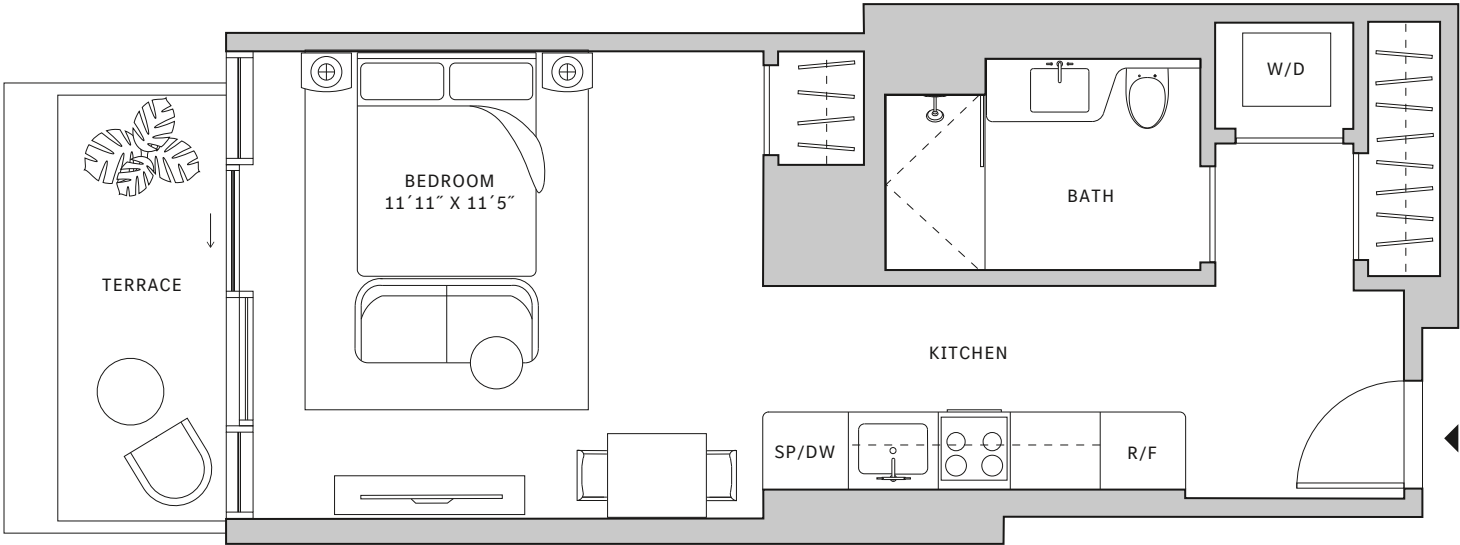
# Residence 16

FLOORS 15-19

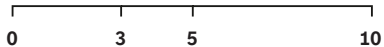
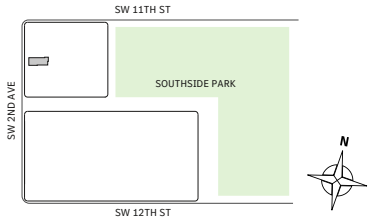
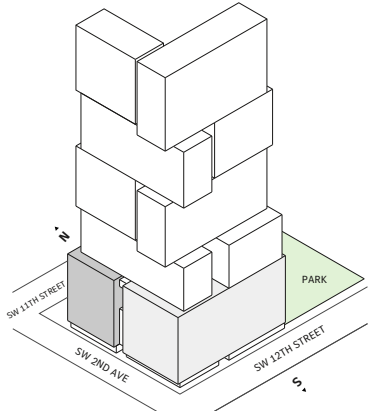
- ⌄ North tower
- ⌄ Studio
- ⌄ 1 Bathroom
- ⌄ Interior: 472 sq ft | 43.85 m<sup>2</sup>
- ⌄ Terrace: 75 sq ft | 6.97 m<sup>2</sup>

**FEATURES**

- ⌄ Studio residence with West exposure
- ⌄ 10' floor-to-ceiling windows and sliding glass doors with direct access to 5' deep terrace



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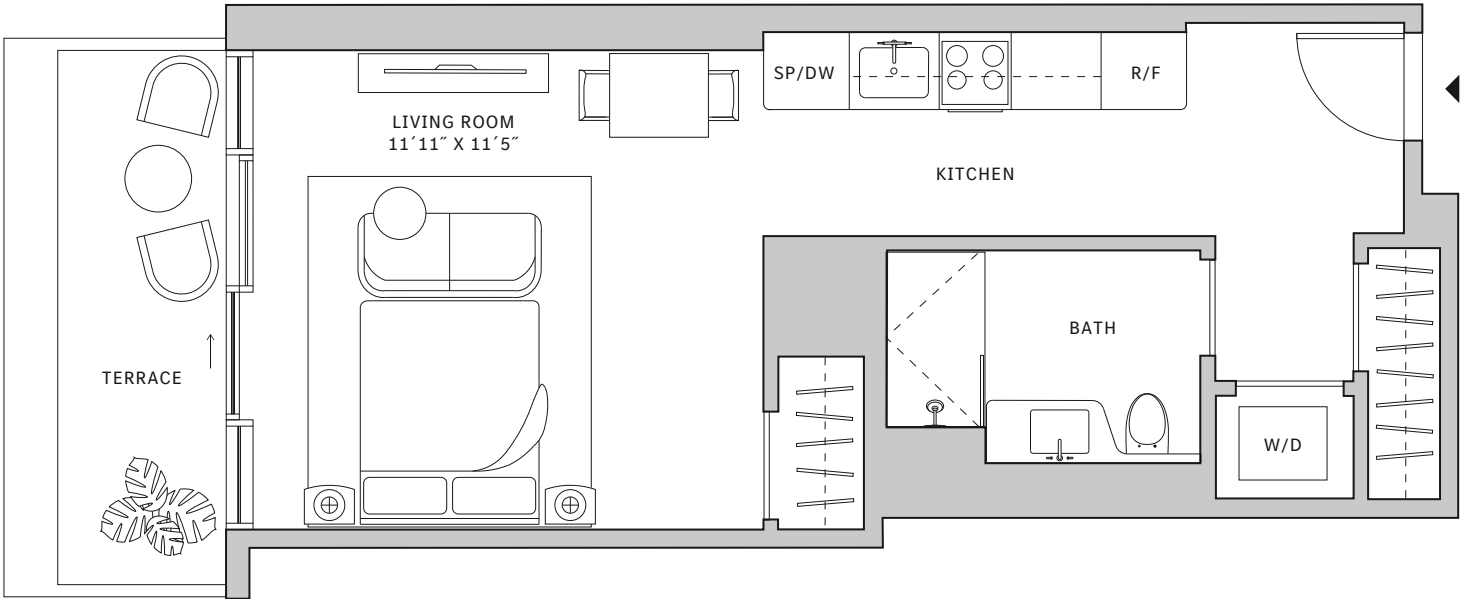
# Residence 17

FLOORS 15-19

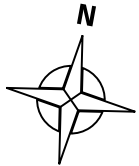
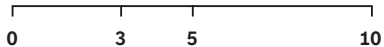
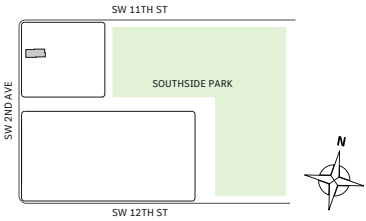
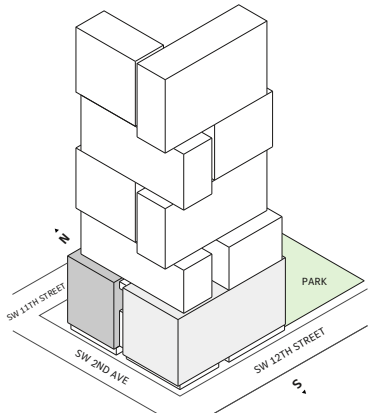
- ⤴ North tower
- ⤴ Studio
- ⤴ 1 Bathroom
- ⤴ Interior: 476 sq ft | 44.22 m<sup>2</sup>
- ⤴ Terrace: 75 sq ft | 6.97 m<sup>2</sup>

**FEATURES**

- ⤴ Studio residence with West exposure
- ⤴ 10' floor-to-ceiling windows and sliding glass doors with direct access to 5' deep terrace



NORTH



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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 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.



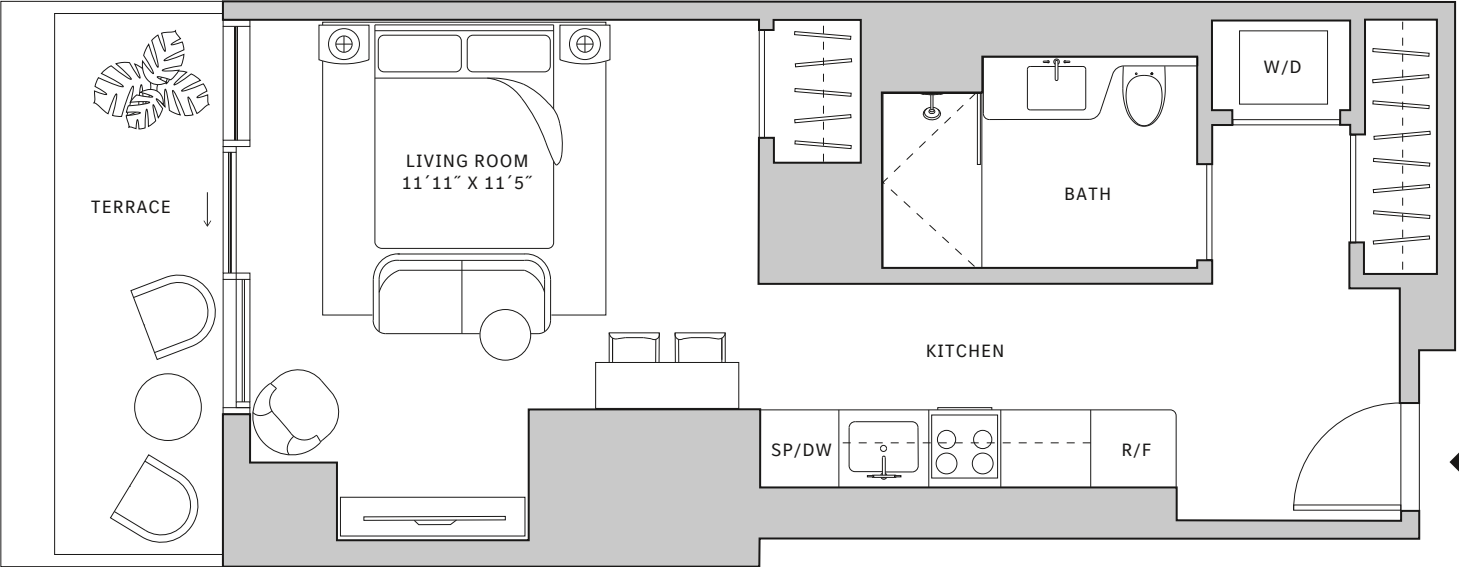
# Residence 18

FLOORS 15-19

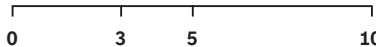
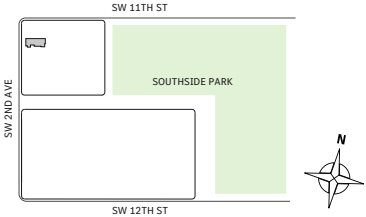
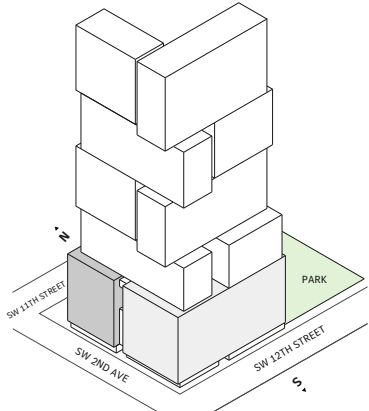
- ⌘ North tower
- ⌘ Studio
- ⌘ 1 Bathroom
- ⌘ Interior: 502 sq ft | 46.64 m<sup>2</sup>
- ⌘ Terrace: 84 sq ft | 7.8 m<sup>2</sup>

**FEATURES**

- ⌘ Studio residence with West exposure
- ⌘ 10' floor-to-ceiling windows and sliding glass doors with direct access to 5' deep terrace



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