

# RESIDENCE 05

LEVEL 9-18

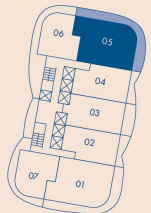
3 Bedrooms  
3 Bathrooms  
1 Powder Room

Interior: 1,951 FT<sup>2</sup> | 181 M<sup>2</sup>

Terrace: 591 FT<sup>2</sup> | 55 M<sup>2</sup>



BRICKELL SKYLINE



BISCAYNE BAY

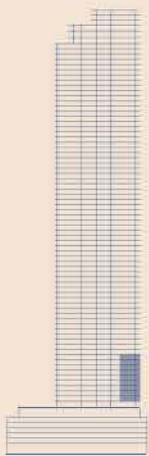
SIMPSON PARK



NOT TO SCALE

MAST  
CAPITAL

Setback requirements and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior dividing walls, and may vary from the square footage and 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 spaces between the perimeter walls and excludes all exterior structural components and other common elements). This method is generally used to estimate materials and is provided to allow a prospective buyer to compare the Unit with units in other condominium projects that utilize the same method for their reference. All areas are the Unit, determined in accordance with those defined unit boundaries, is set forth as Exhibit "D" to the Declaration. Measurements of units set forth on this floor plan are generally taken at the farther points of each given room (as the room when a wall is not vertical), without regard to any columns or recessions. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All dimensions are estimates which will vary with actual construction, and all floor plans, specifications and other development plans are subject to change and will not necessarily be necessary for the development. All depiction of appliances, fixtures, furniture, and other items are not necessarily included in each Unit. EQUAL OPPORTUNITY NOTICE: This complete offering memorandum is a CD, if applicable, and is subject to the offer. FIA NO. C223-0069. Warning: the California Department of Real Estate has not inspected, reviewed, or qualified the offering. Registration certificate No. 17943992-00088. This instrument is a solicitation for the sale of units in 1425 S. Miami Avenue Condominium & N.J. Registration NO. 24-04-2005. Contact & Reyes PL LLC will not be held liable, or responsible for the failure by client and/or its agents to provide complete and accurate information in the disclosure documents and/or representations. Under no circumstances shall Cornell & Reyes PL LLC be liable for any claims, third-party, incidental, special, or consequential damages arising out of your failure to provide complete and accurate information and/or to adequately review a disclosure for accuracy prior to its dissemination or use.



# RESIDENCE 01

3 Bedrooms  
3 Bathrooms  
1 Powder Room

LEVEL 19-36

Interior: 2,053 FT<sup>2</sup> | 191 M<sup>2</sup>

Terrace: 660 FT<sup>2</sup> | 61 M<sup>2</sup>

LEVEL 38-54

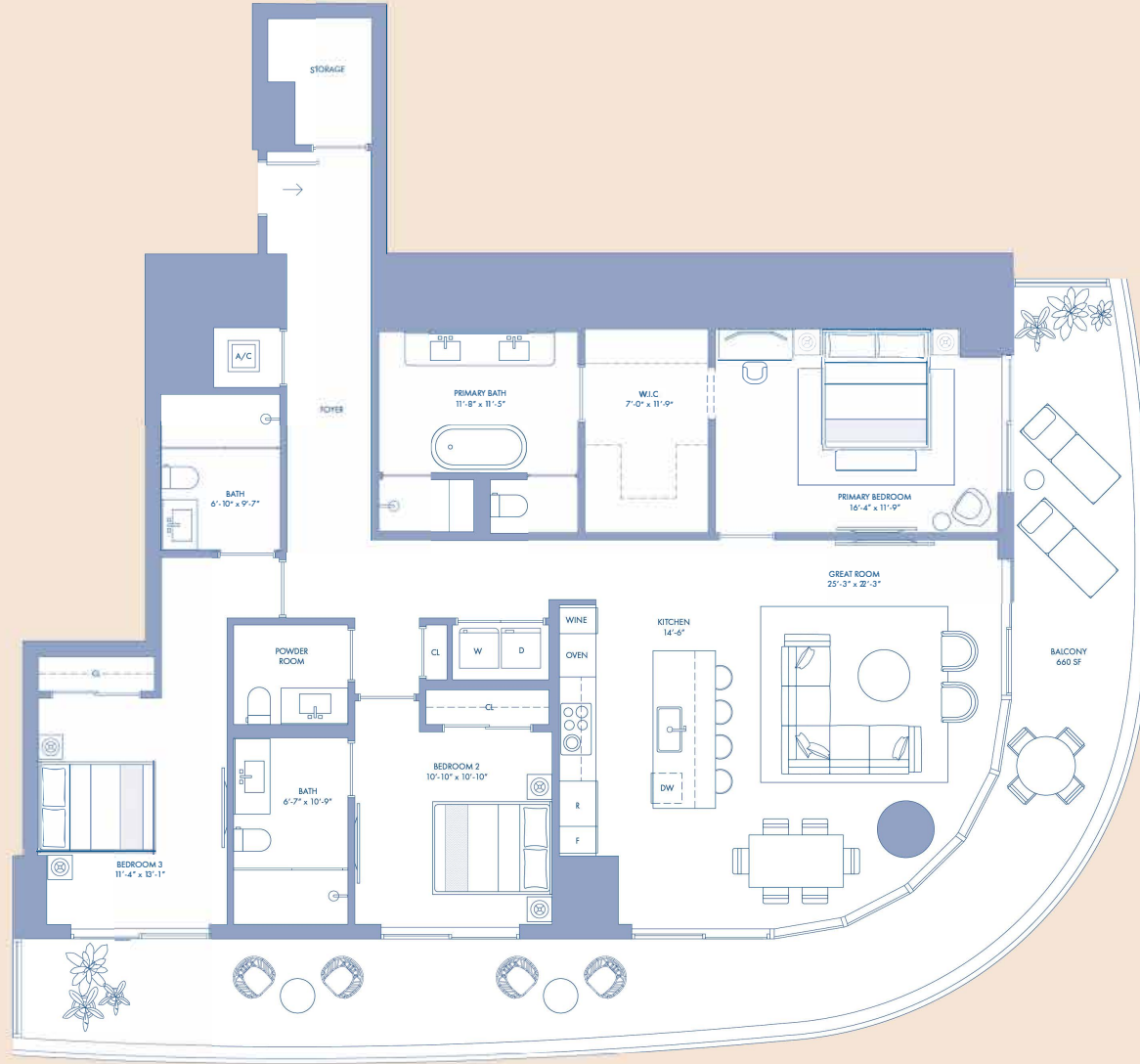
Interior: 2,074 FT<sup>2</sup> | 193 M<sup>2</sup>

Terrace: 661 FT<sup>2</sup> | 61 M<sup>2</sup>

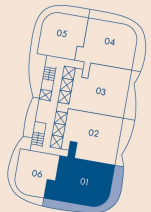
LEVEL 55-61

Interior: 2,064 FT<sup>2</sup> | 192 M<sup>2</sup>

Terrace: 661 FT<sup>2</sup> | 61 M<sup>2</sup>



BRICKELL SKYLINE



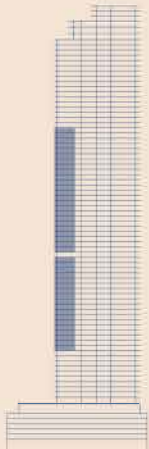
BISCAYNE BAY



NOT TO SCALE

MAST  
CAPITAL

Setback requirements are measured to the exterior boundaries of the exterior walls and the centerline of exterior decking work, and not to four feet from the square footage and 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 spaces between the perimeter walls and excludes all exterior structural components and other concrete elements). This method is generally used to make materials and is provided to allow a prospective buyer to compare the Unit's net area to other condominium projects that utilize the same method for their reference. As with the Unit, determined in accordance with those defined on boundaries, is set forth as Exhibit "D" to the Declaration. Measurements of areas set forth on this floor plan are generally taken at the farthest points of each given room (as if the room were a perfect rectangle), without regard for any columns or variations. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All dimensions are estimates which will vary with actual construction and floor plates, specifications and other development plans are subject to change and will not necessarily reflect the final plans and specifications for the development. All depictions of appliances, fixtures, cabinetry, lighting, floor coverings and other matters of detail, including, without limitation, type of finish and decoration, are conceptual only and are not necessarily included in each Unit. EQUAL HOUSING OPPORTUNITY: This complete offering home sale is a CIPRIANI application available from the office, FIA NO CIP23-0069. Warning: the California Department of Real Estate has not inspected, approved, or qualified the offering. Registration certificate No. 1794398C-00088. This advertisement is a solicitation for the sale of units in 1425 S. Miami Avenue Condominium & N.J. Registration NO.24-04-2003. Counsel & Reyes PLLC shall not be held liable, or responsible for the failure by client and/or its agents to provide complete and accurate information in the disclosure documents and/or representations. Under no circumstances shall Counsel & Reyes PLLC be liable for any claims, direct, indirect, incidental, special, or consequential damages arising out of your failure to provide complete and accurate information and/or to adequately review a disclosure for accuracy prior to its dissemination or use.



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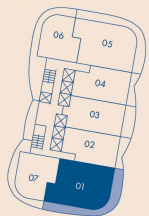
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SIMPSON PARK



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Setback requires footage and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior dividing walls, and is four feet from the square footage and 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 spaces between the perimeter walls and excludes all exterior structural components and other common elements). This method is generally used to define perimeter for the purpose of the Unit, with units in other condominium projects that follow the same method for your reference. As shown on the Unit, measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as the room when a perfect rectangle), without regard for any columns or recessions. Accordingly, the area of the actual rooms will typically be smaller than the product obtained by multiplying the stated length and width. All dimensions are estimates which will vary with actual construction, and all floor plans, specifications and other development plans are subject to change and will not necessarily necessarily reflect the final plans and specifications for the development. All depiction of appliances, cabinets, walls, floor coverings and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit. EQUAL HOUSING OPPORTUNITY: This complex offering herein sets a CDD-12 application available from the offeror. FIA NO CPE23-0069. Warning: the California Department of real estate has not inspected, approved, or qualified the offering. Registration certificate File NO. 1794398C-00088. This indentment is a solicitation for the sale of units in 1425 S. Miami Avenue Condominium & N.J. Registration NO. 24-04-20035. Contact & Reyes PLLC (will not be held liable, or responsible for the failure by client and/or its agents to provide complete and accurate information in the disclosure documents and/or representations). Under no circumstances shall Capital & Reyes PLLC be liable for any claims, third party, incidental, special, or consequential damages arising out of your failure to provide complete and accurate information and/or to adequately review a disclosure for accuracy prior to its dissemination or use.

