



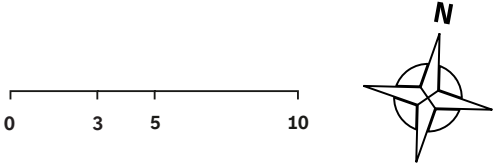
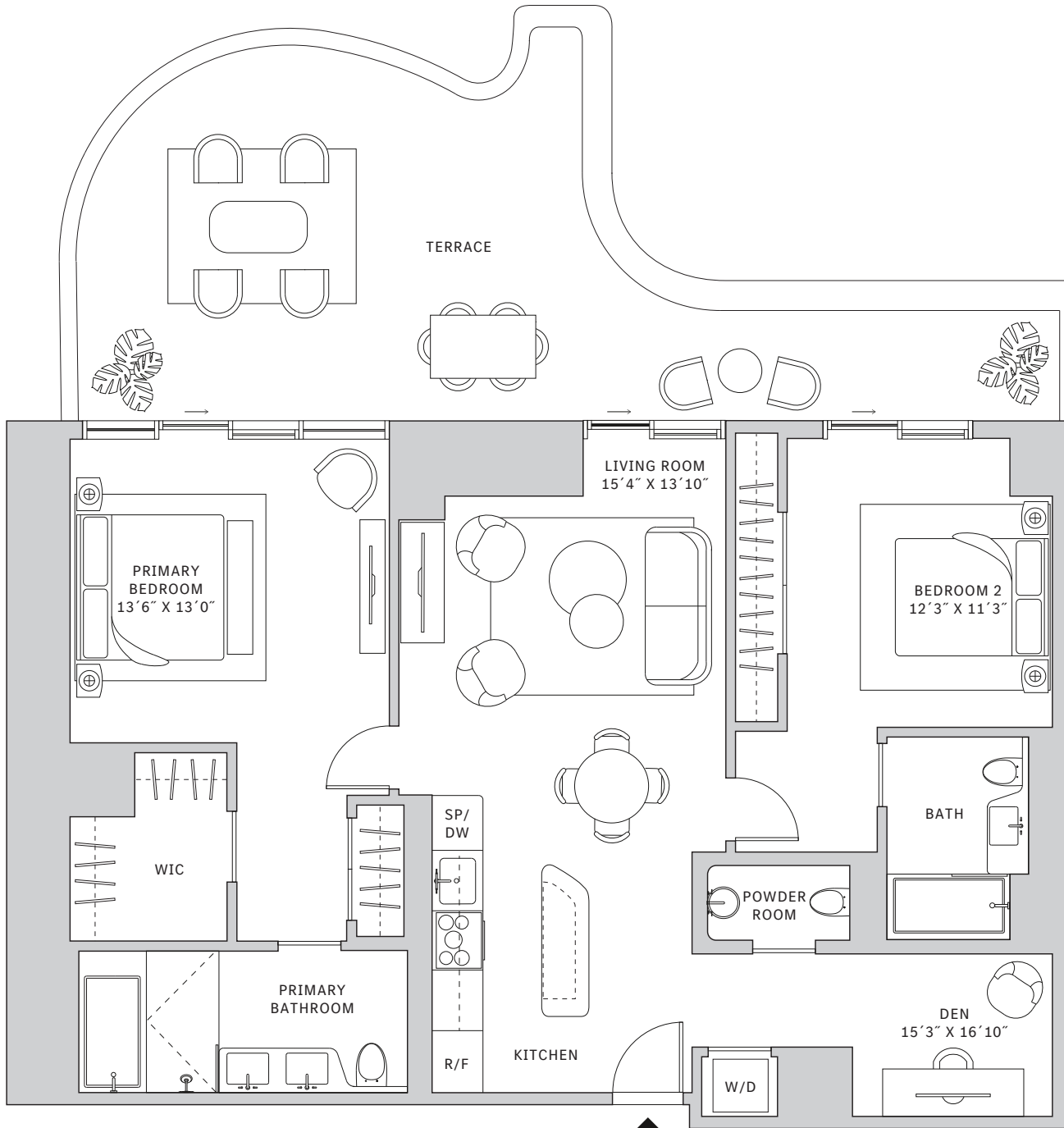
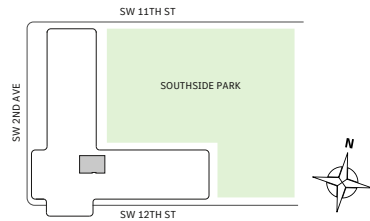
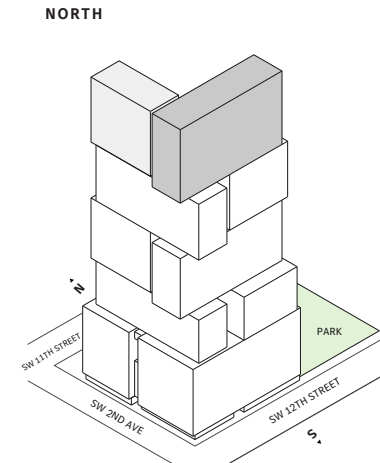
# Residence 02

**FLOOR 52**

- ▲ South tower
- ▲ 2 Bedrooms
- ▲ 2 Bathrooms
- ▲ 1 Powder Room
- ▲ 1 Den
- ▲ Interior: 1,332 sq ft | 123.75 m<sup>2</sup>
- ▲ Terrace: 588 sq ft | 54.63 m<sup>2</sup>

**FEATURES**

- ▲ Two-bedroom residence with North exposure overlooking Southside Park
- ▲ 10' floor-to ceiling windows and sliding glass doors with direct access to an expansive 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 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.



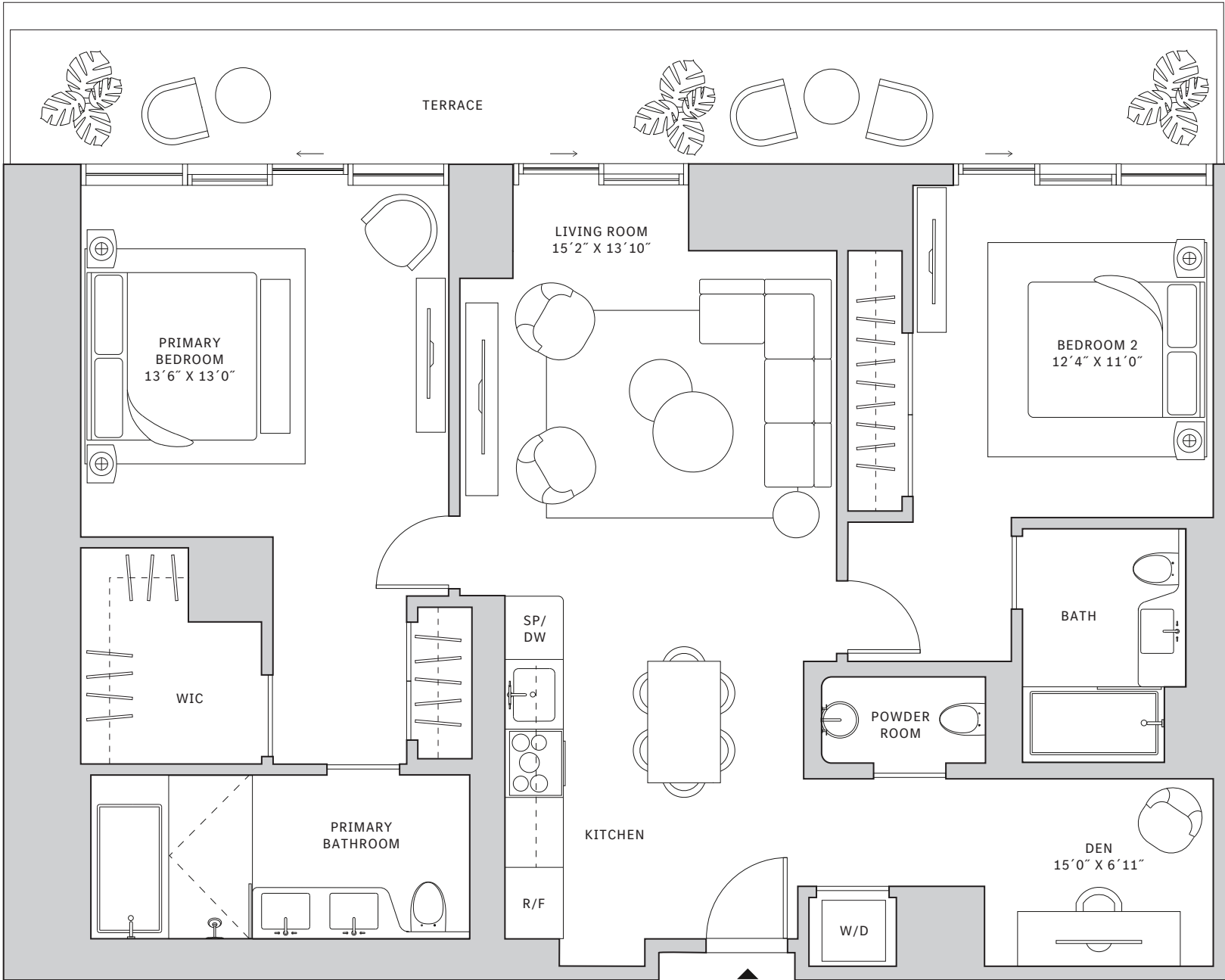
# Residence 02

## FLOOR 54

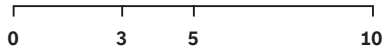
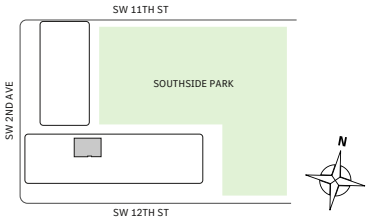
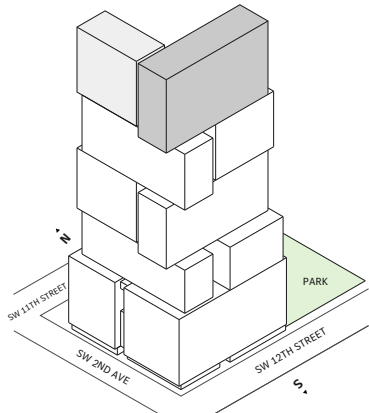
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### FEATURES

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NORTH



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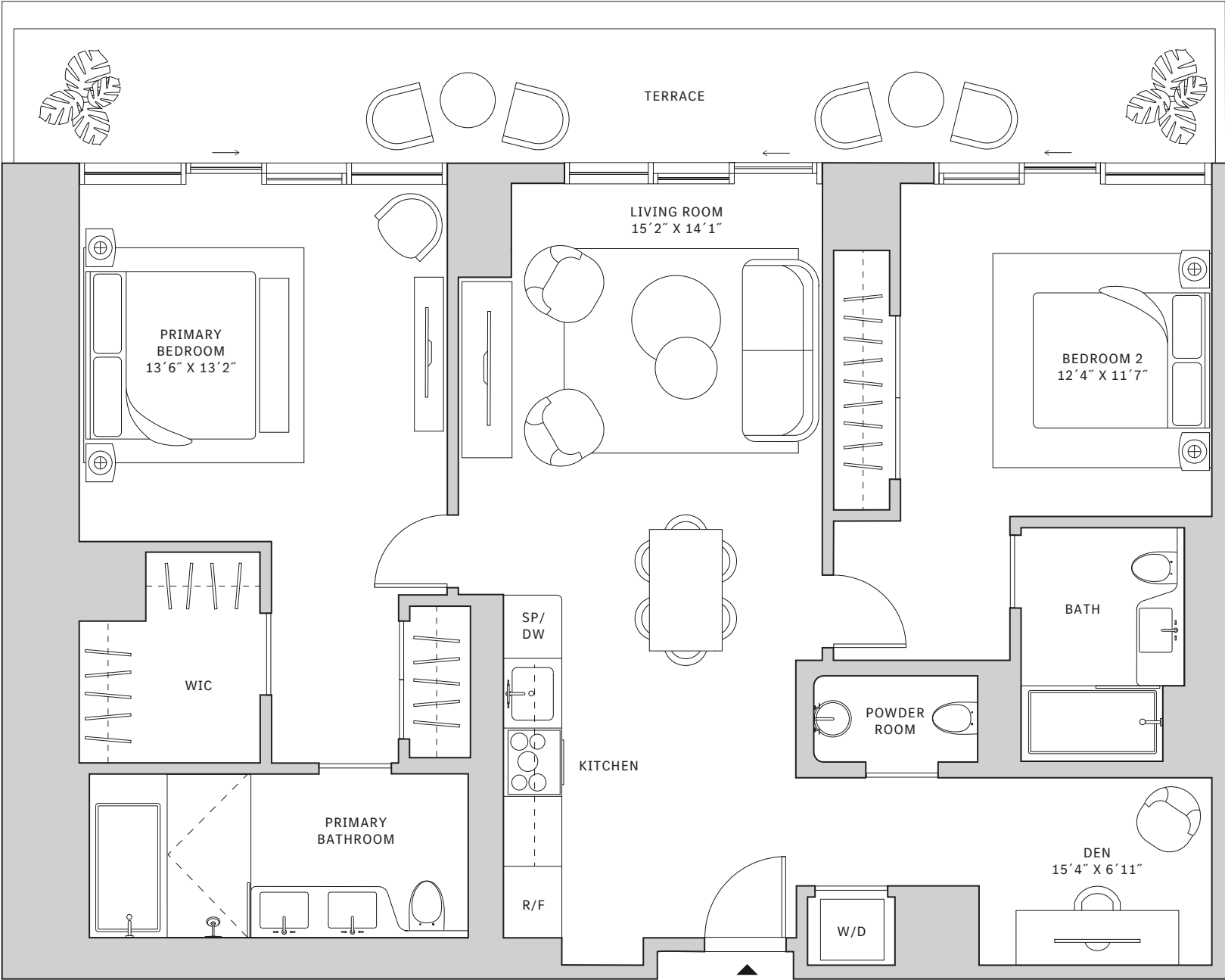
# Residence 02

## FLOOR 55

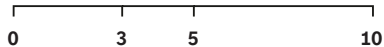
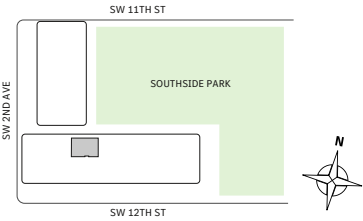
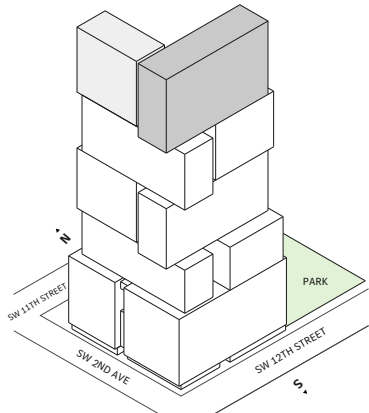
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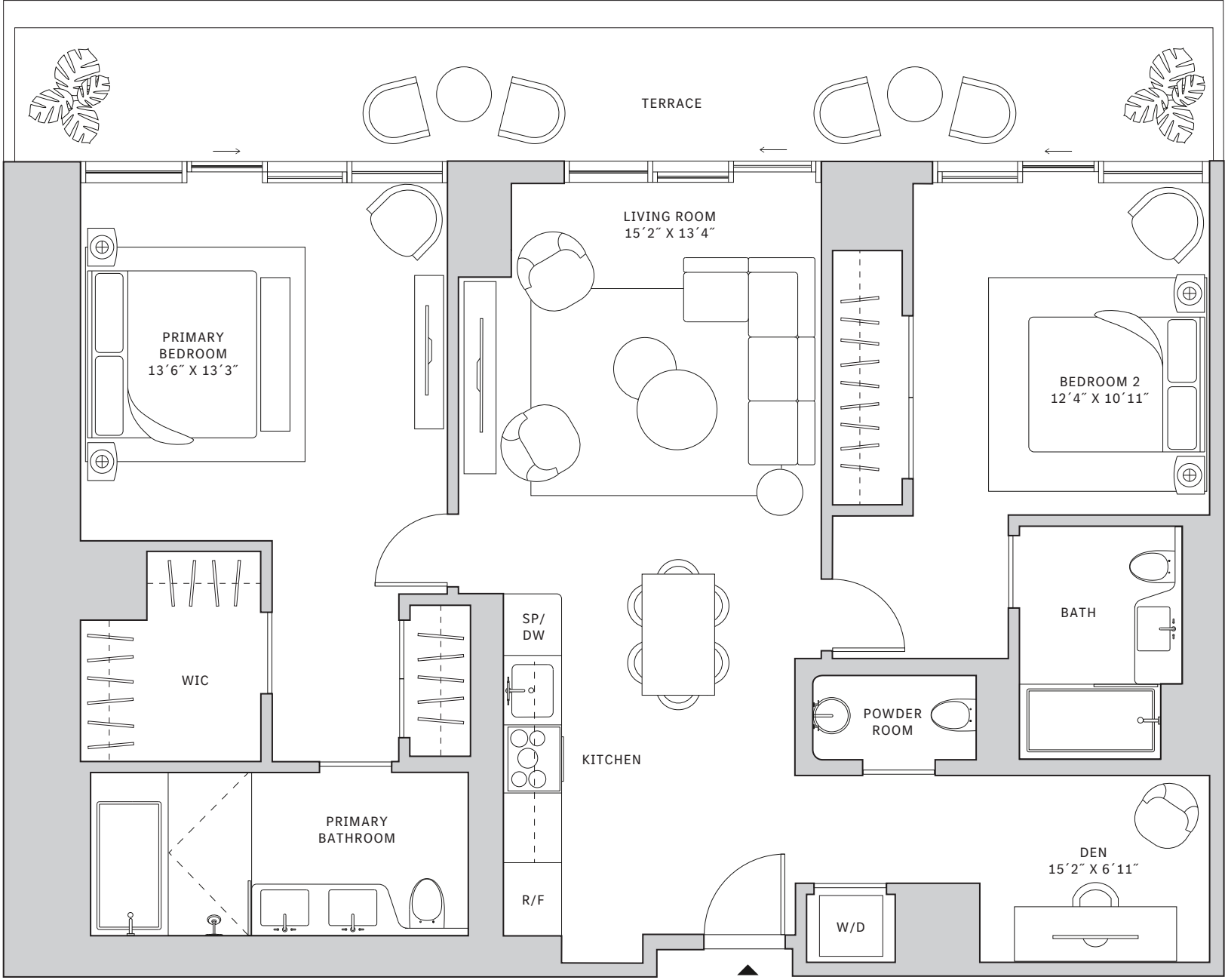
# Residence 02

FLOORS 56-63

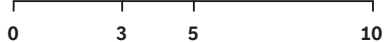
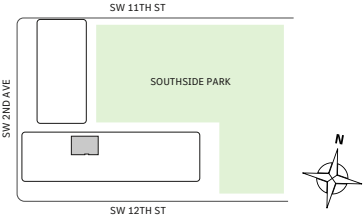
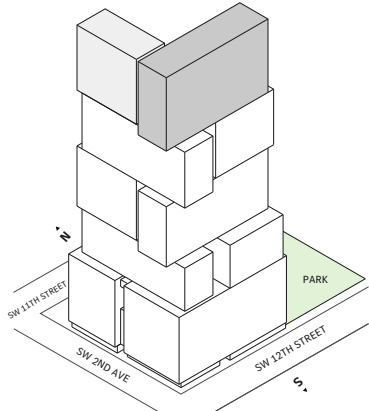
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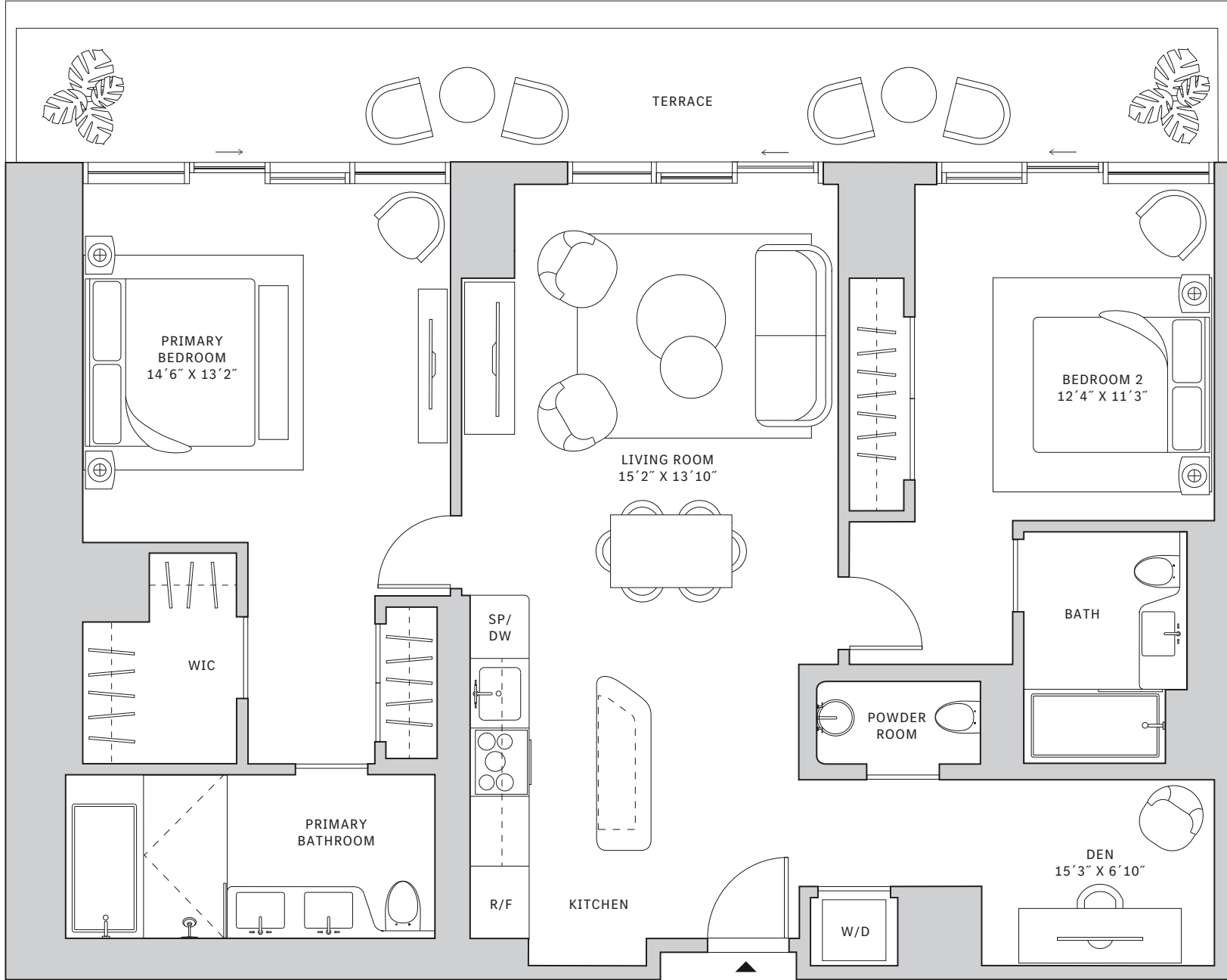
# Residence 02

FLOORS 64-65

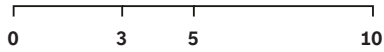
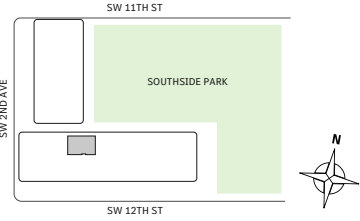
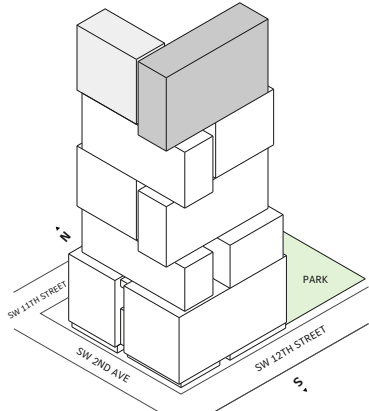
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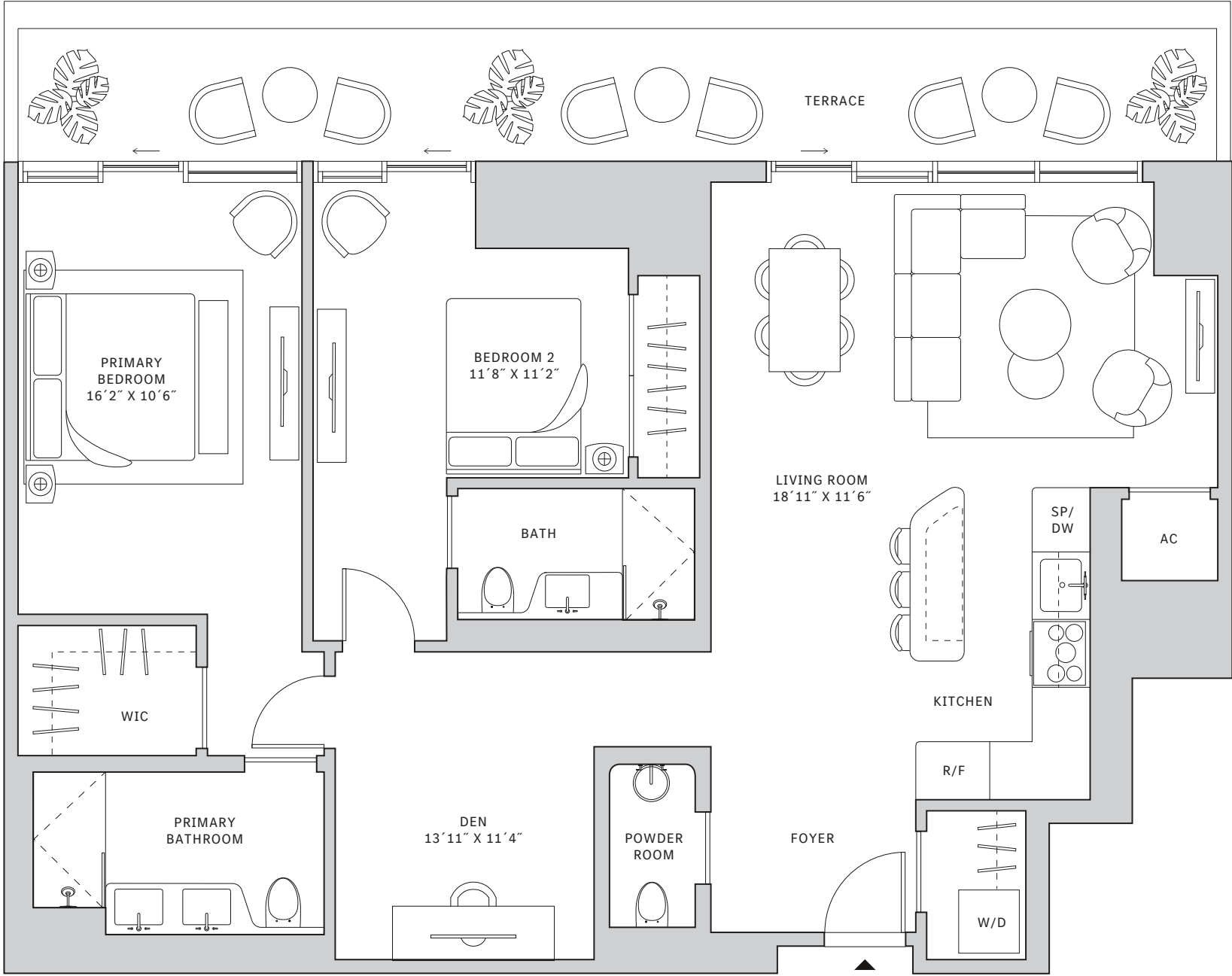
# Residence 03

**FLOOR 52**

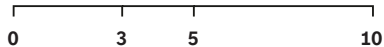
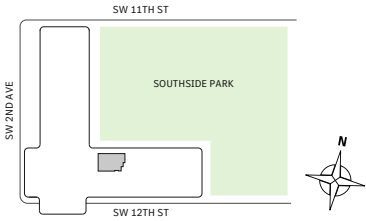
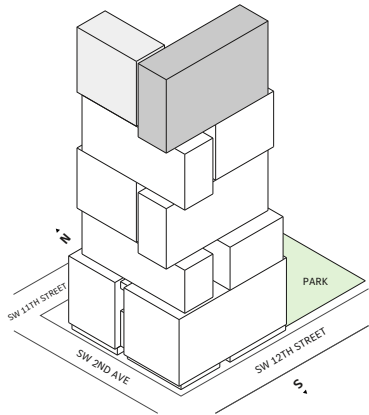
- ▲ South tower
- ▲ 2 Bedrooms
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- ▲ Interior: 1,278 sq ft | 118.73 m<sup>2</sup>
- ▲ Terrace: 247 sq ft | 22.95 m<sup>2</sup>

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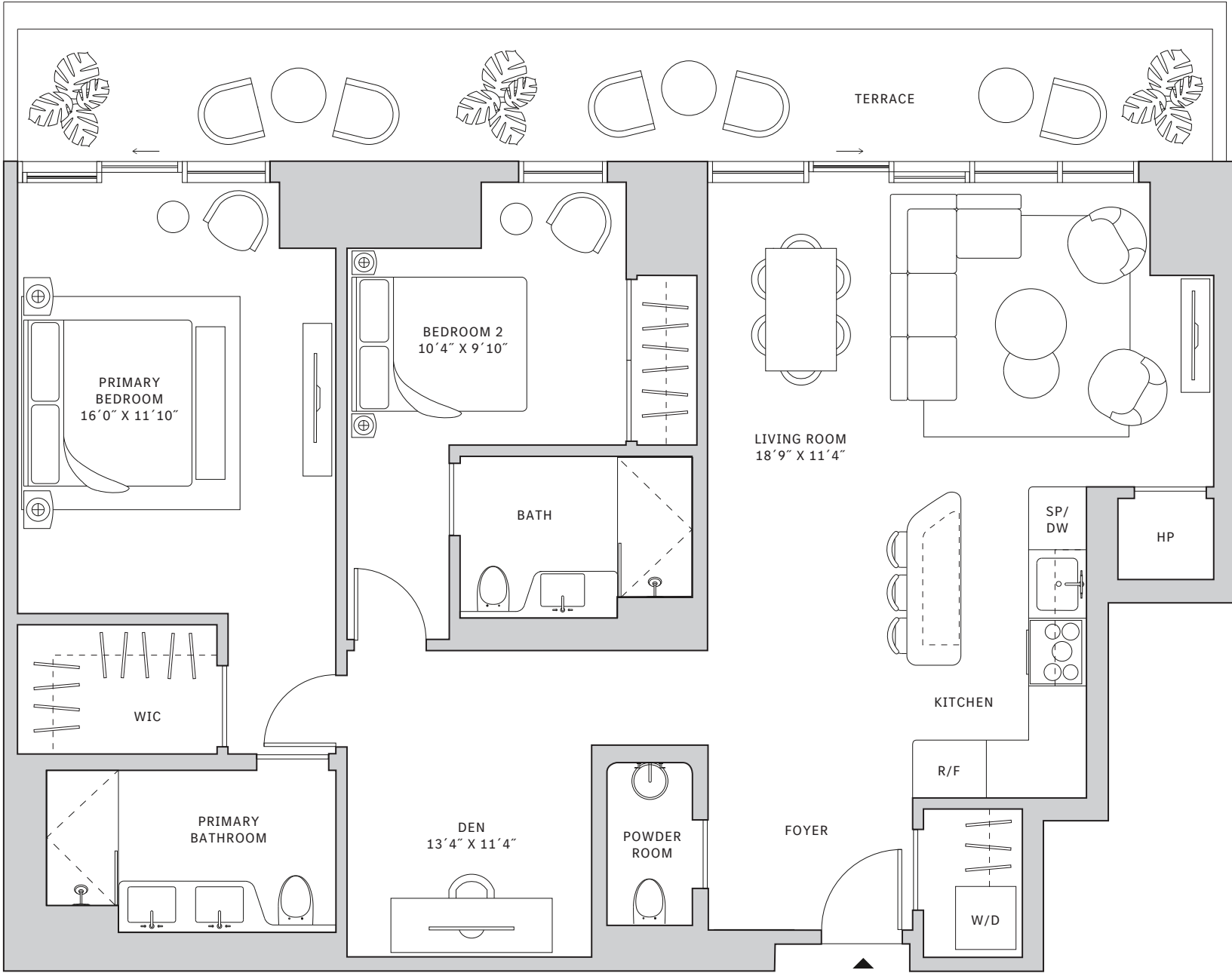
# Residence 03

**FLOOR 54**

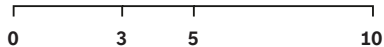
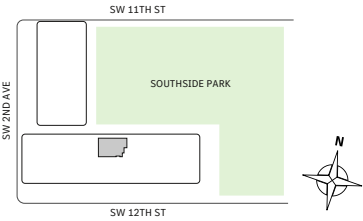
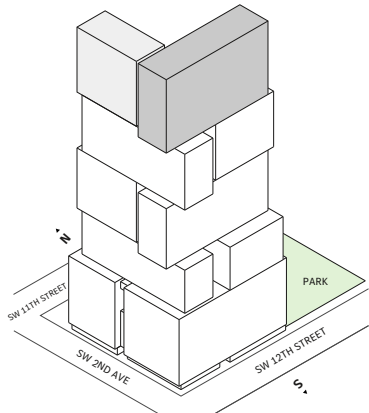
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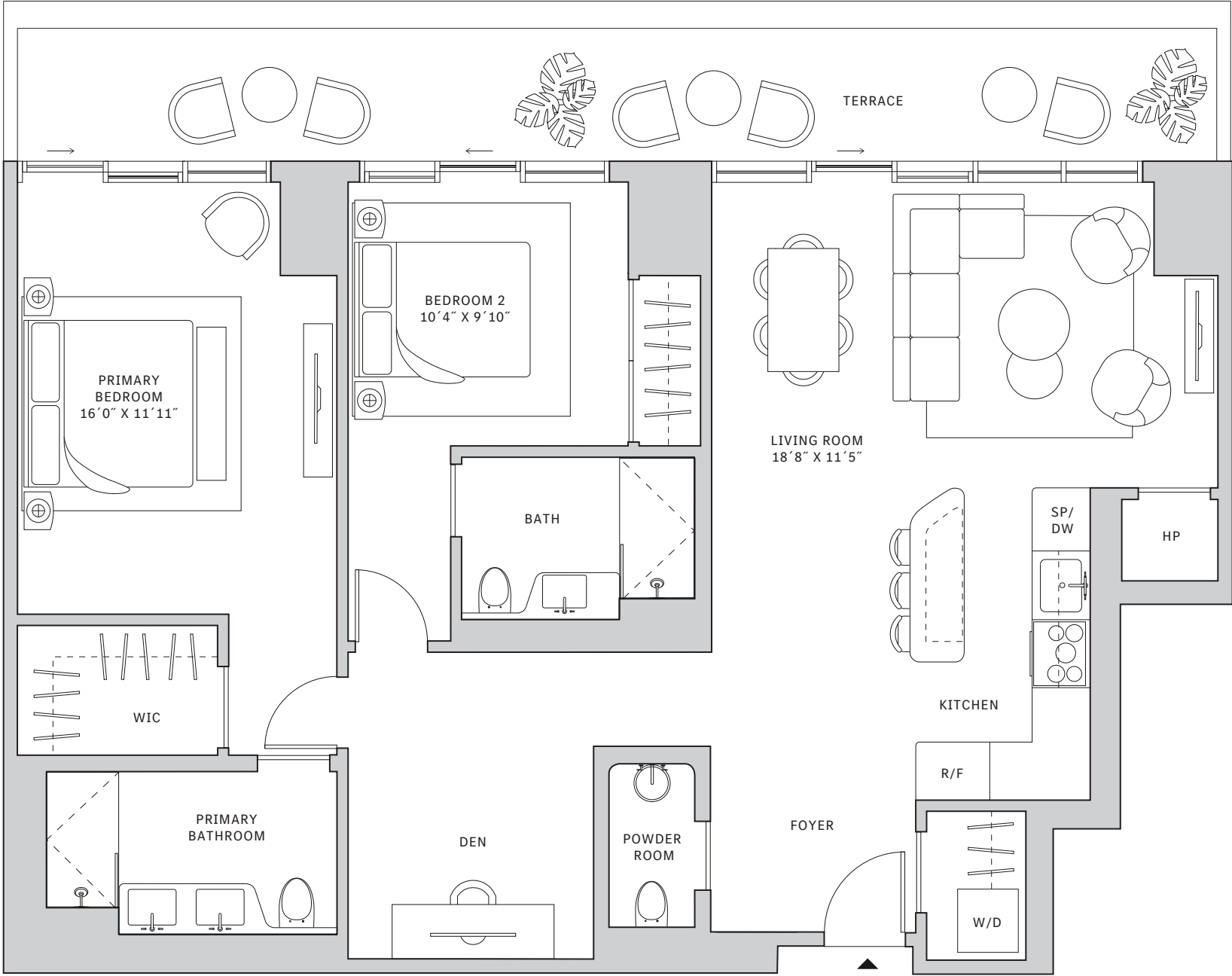
# Residence 03

FLOORS 55-65

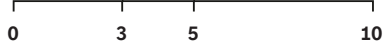
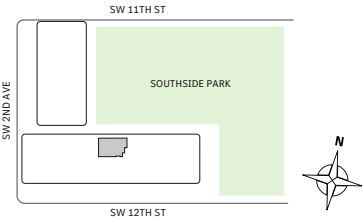
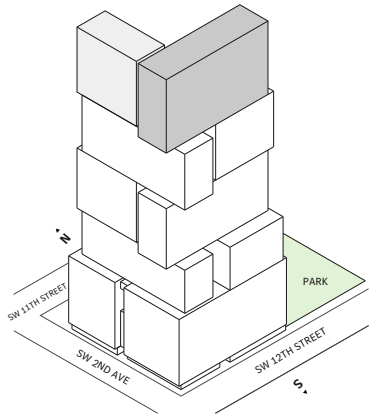
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