



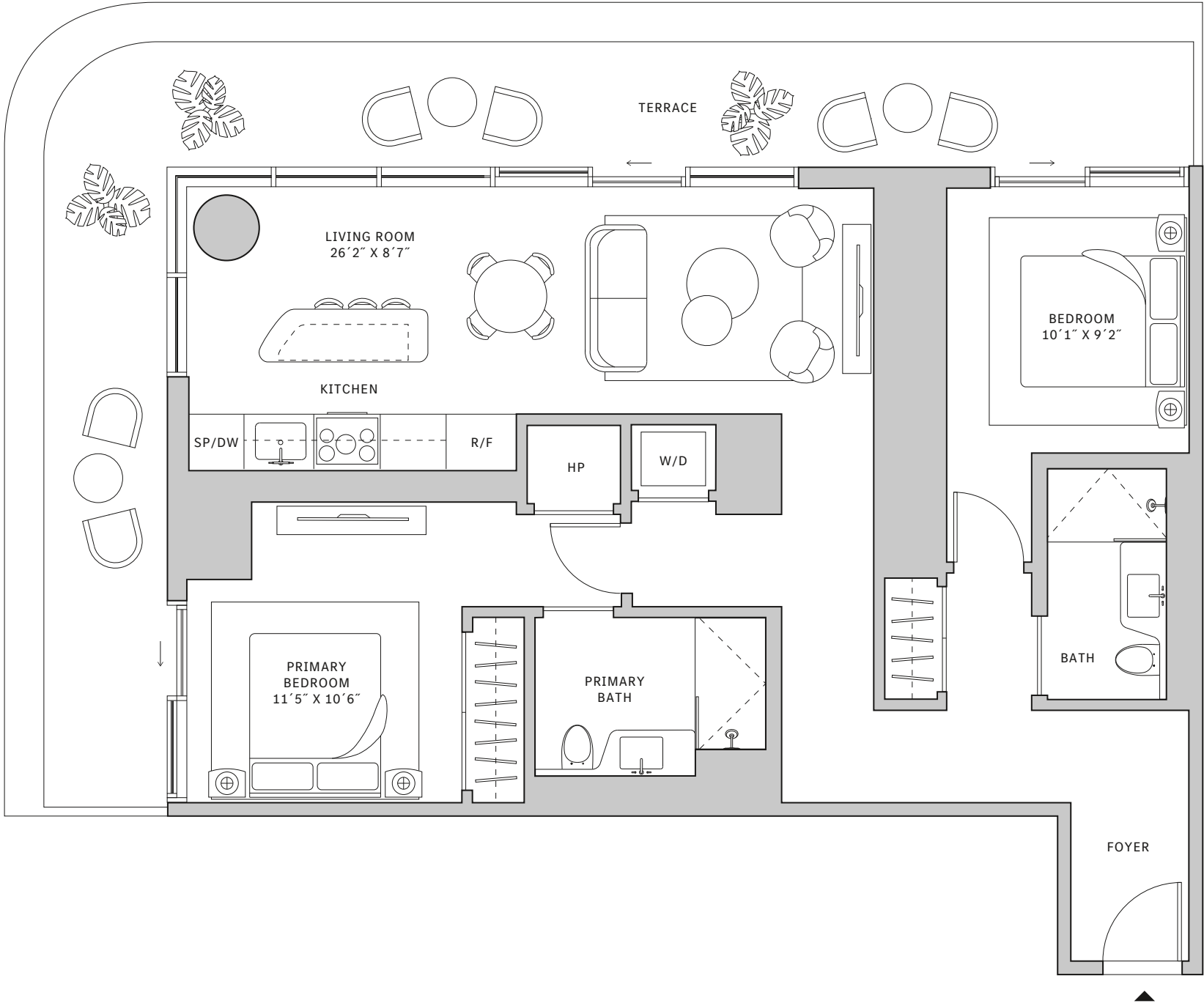
Residence 01

FLOORS 15-19

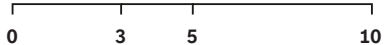
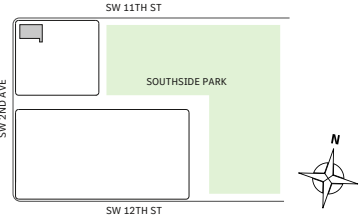
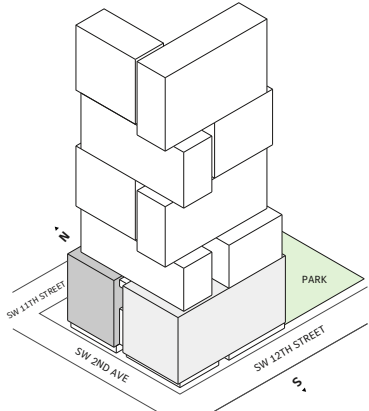
- ▲ North tower
- ▲ 2 Bedrooms
- ▲ 2 Bathrooms
- ▲ Interior: 984 sq ft | 91.42 m²
- ▲ Terrace: 373 sq ft | 34.65 m²

FEATURES

- ▲ Two-bedroom residence with West and North exposure
- ▲ 10' floor-to ceiling windows and sliding glass doors with direct access to 5' deep 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 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

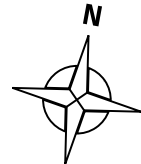
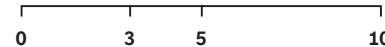
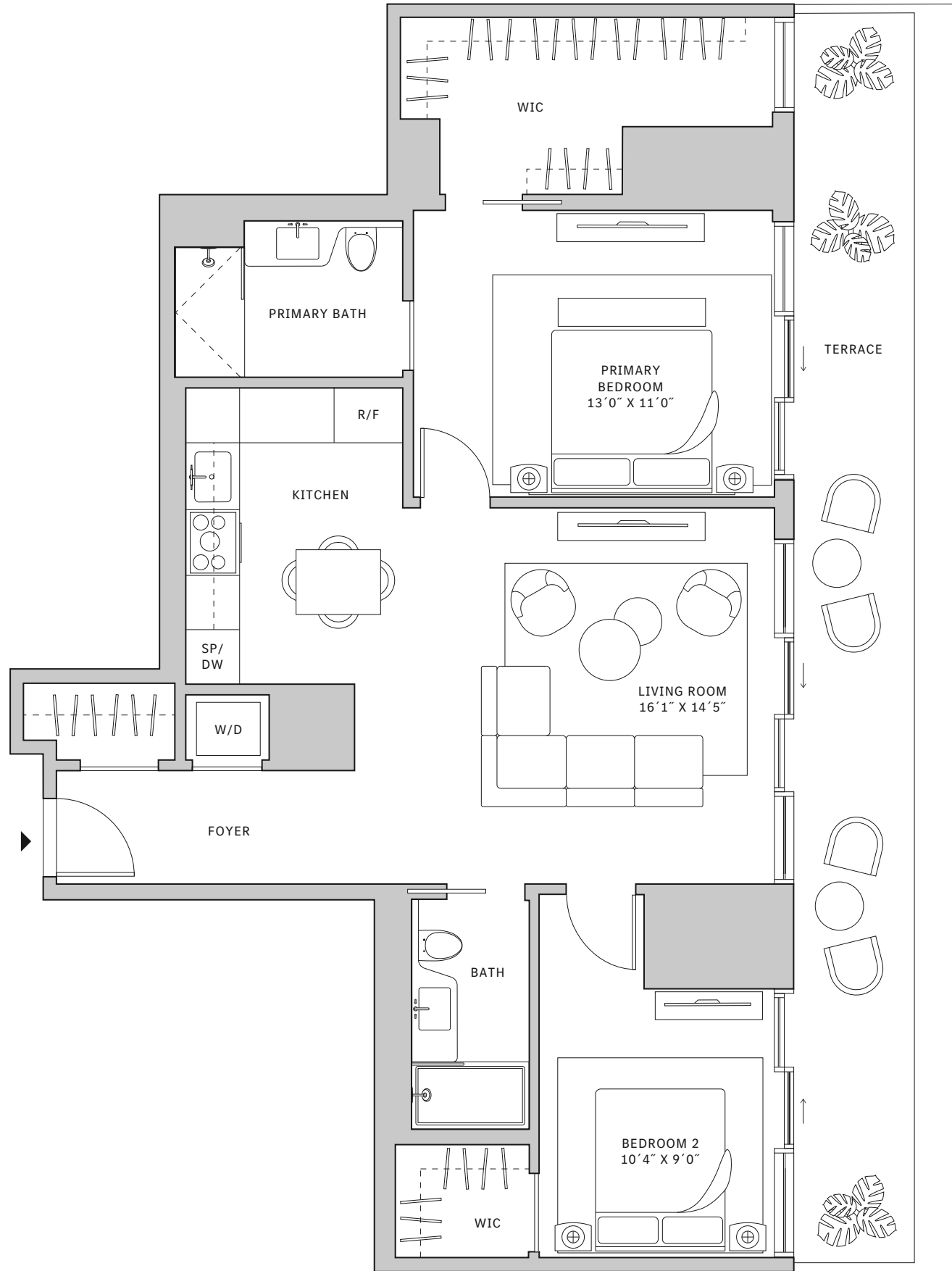
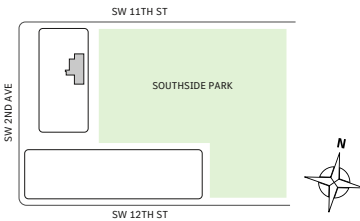
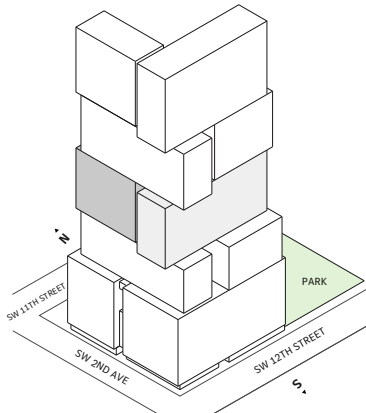
FLOOR 30

- ⤴ North tower
- ⤴ 2 Bedrooms
- ⤴ 2 Bathrooms
- ⤴ Interior: 1,150 sq ft | 106.84 m²
- ⤴ Terrace: 265 sq ft | 24.62 m²

FEATURES

- ⤴ Two-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 02

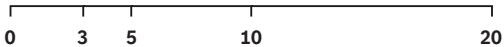
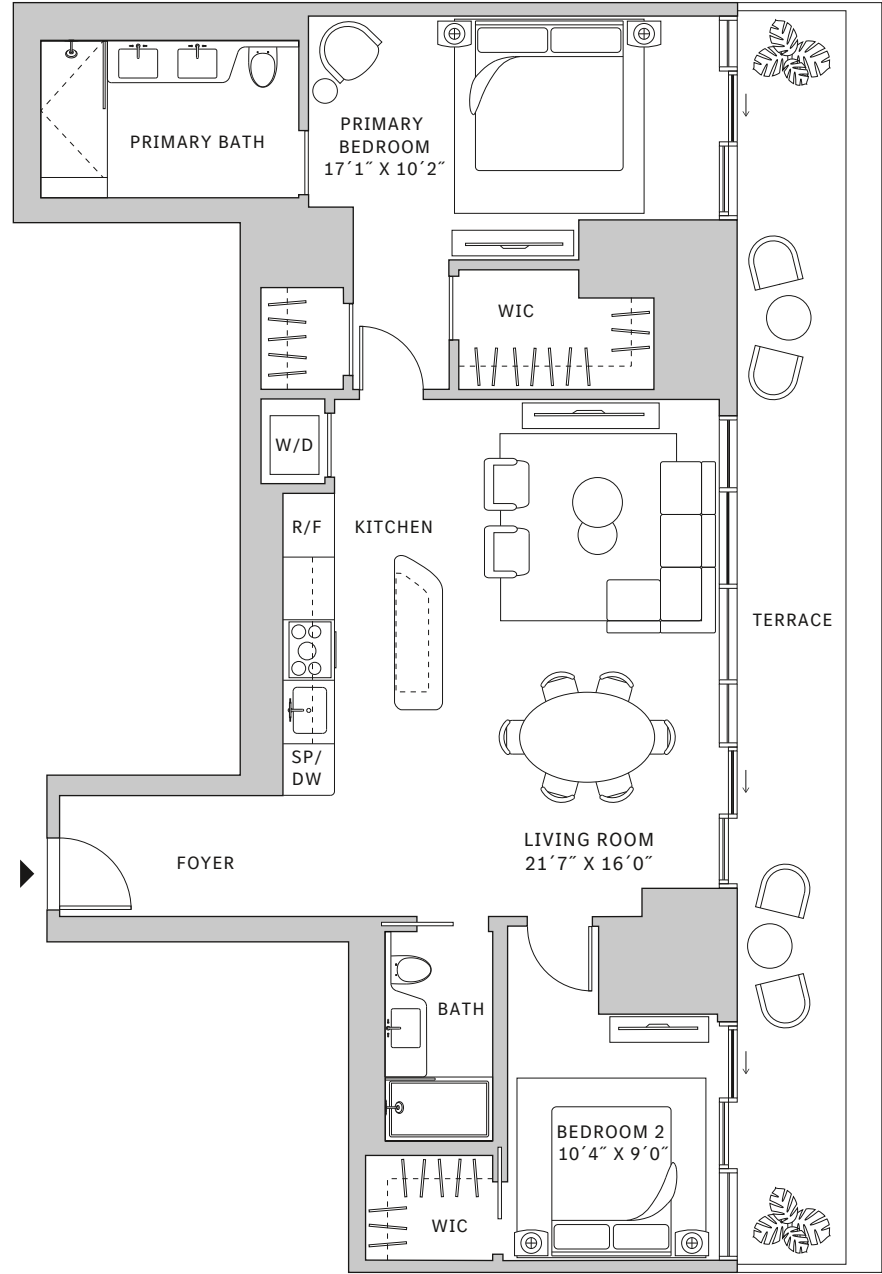
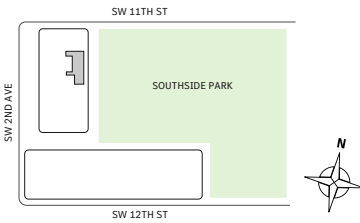
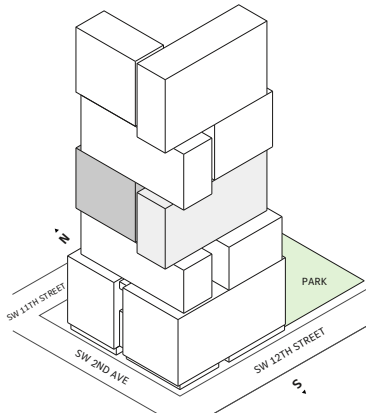
FLOORS 31-40

- ⌄ North tower
- ⌄ 2 Bedrooms
- ⌄ 2 Bathrooms
- ⌄ Interior: 1,259 sq ft | 116.96 m²
- ⌄ Terrace: 288 sq ft | 26.76 m²

FEATURES

- ⌄ Two-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

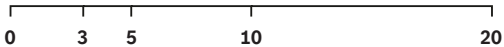
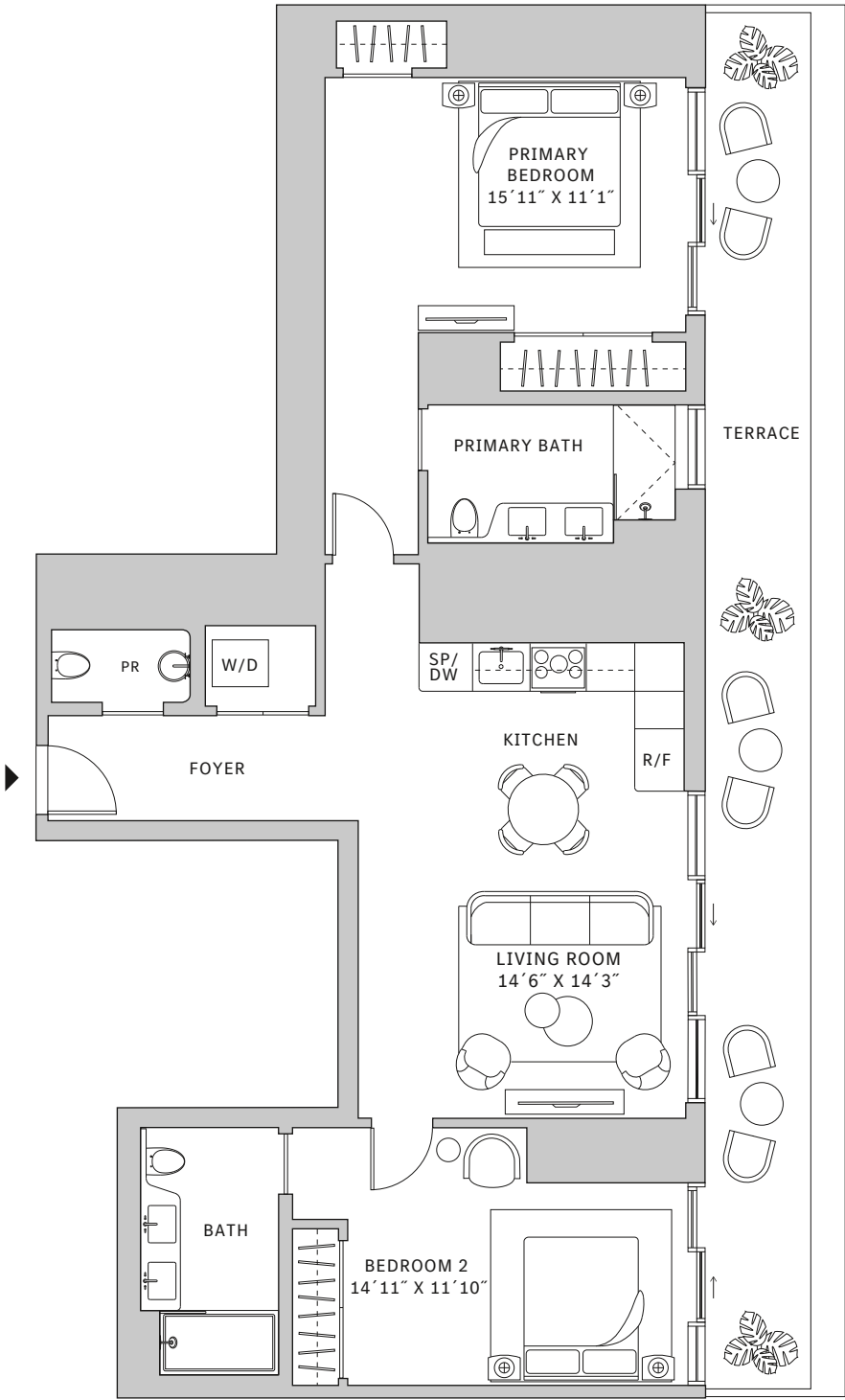
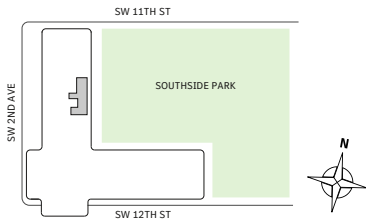
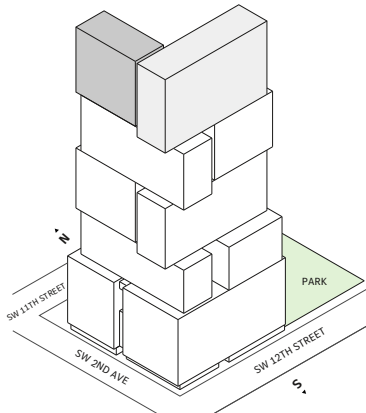
FLOORS 52-64

- ⤴ North tower
- ⤴ 2 Bedrooms
- ⤴ 2 Bathrooms
- ⤴ Powder Room
- ⤴ Interior: 1,321 sq ft | 122.72 m²
- ⤴ Terrace: 331 sq ft | 30.75 m²

FEATURES

- ⤴ Two-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 04

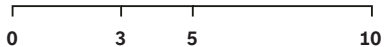
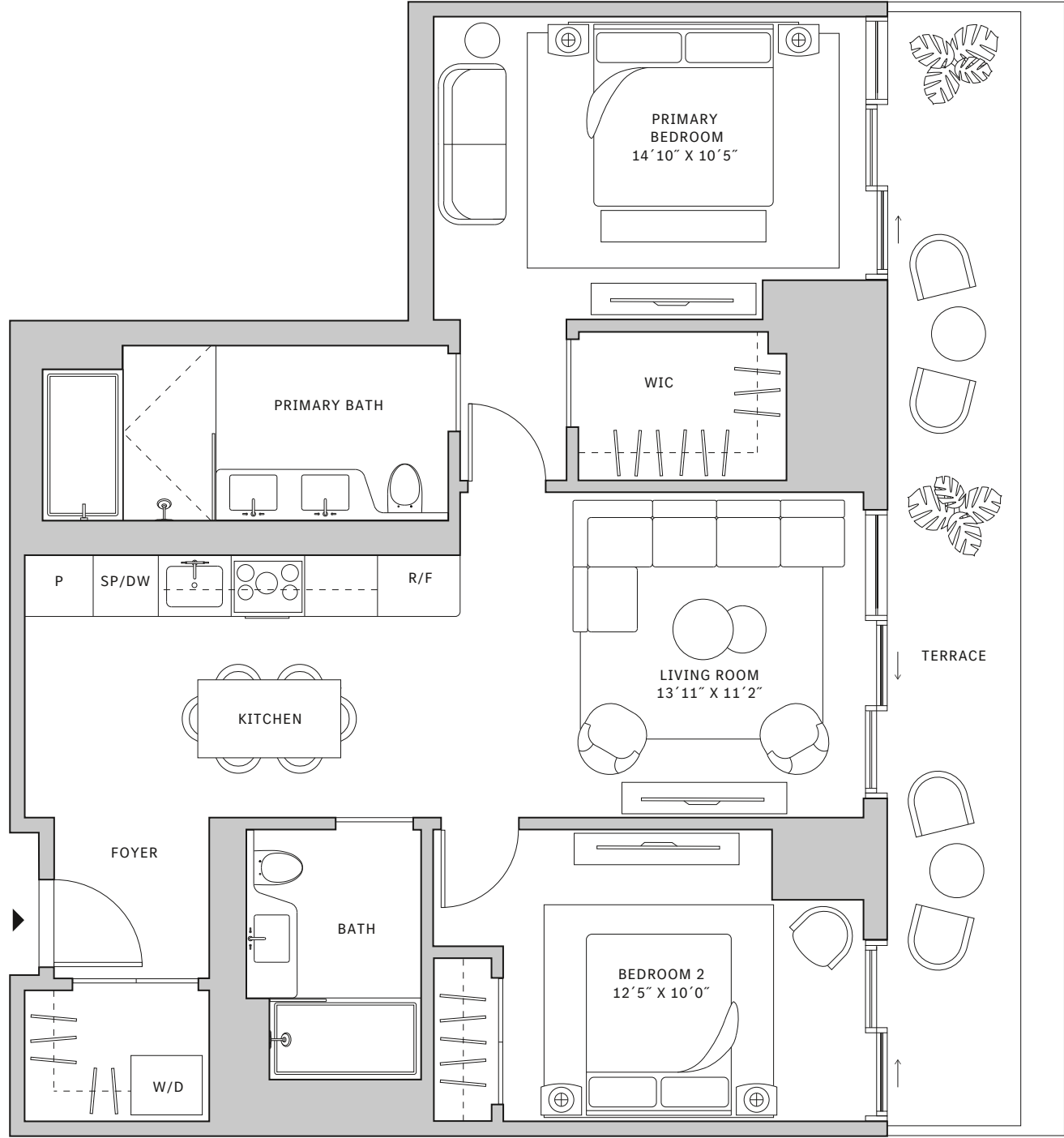
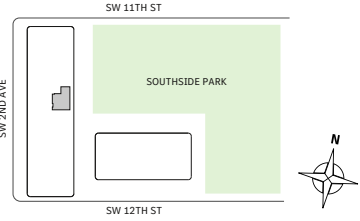
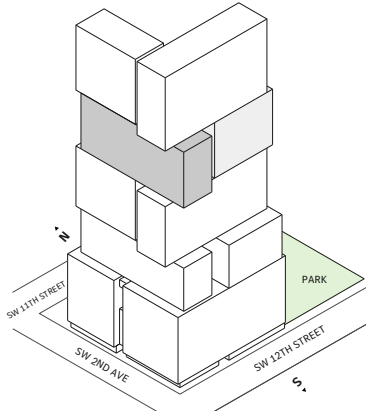
FLOORS 42-51

- ▲ North tower
- ▲ 2 Bedrooms
- ▲ 2 Bathrooms
- ▲ Interior: 1,017 sq ft | 94.48 m²
- ▲ Terrace: 211 sq ft | 19.6 m²

FEATURES

- ▲ Two-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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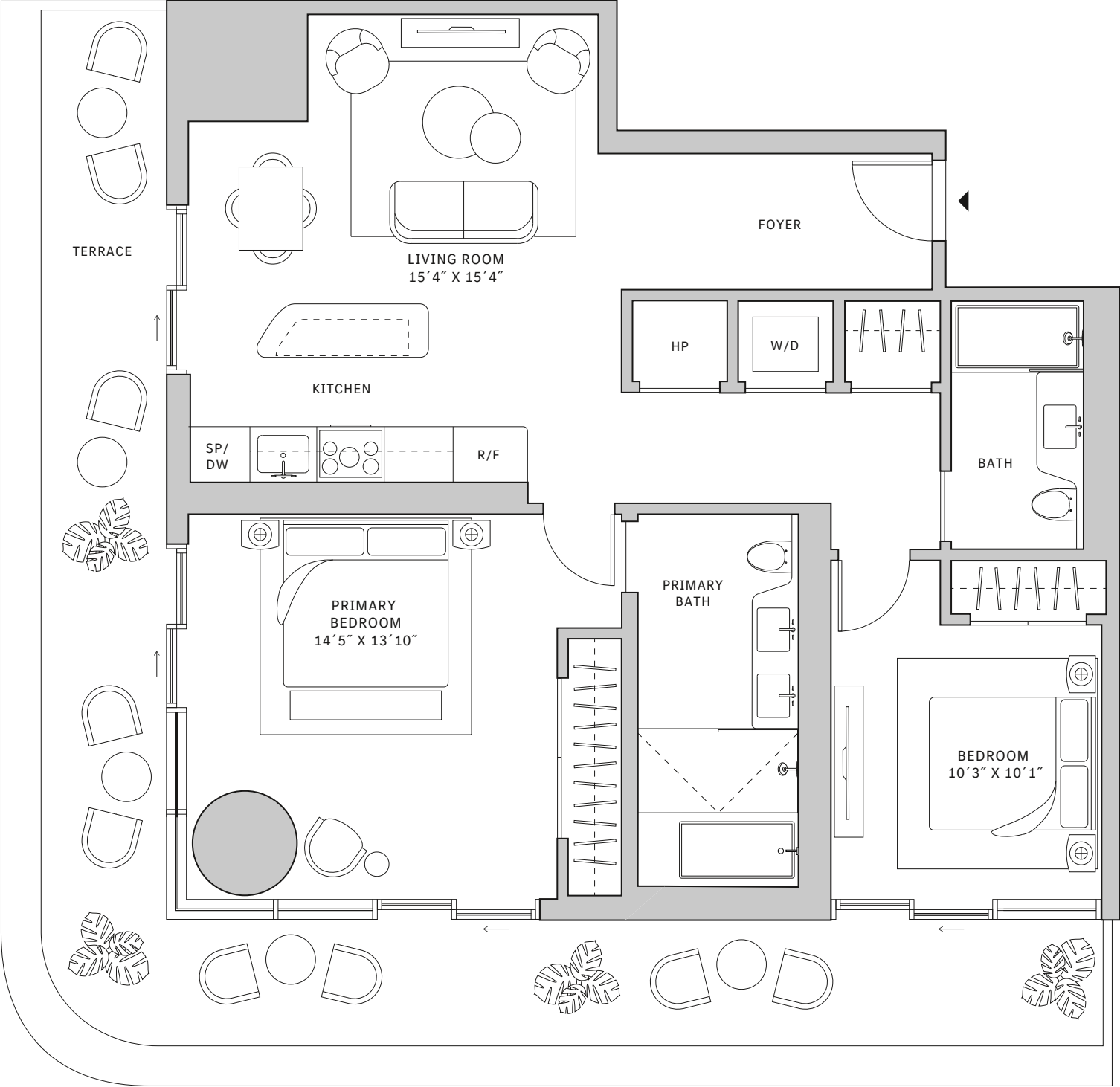
Residence 06

FLOORS 30-40

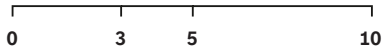
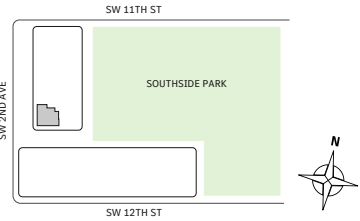
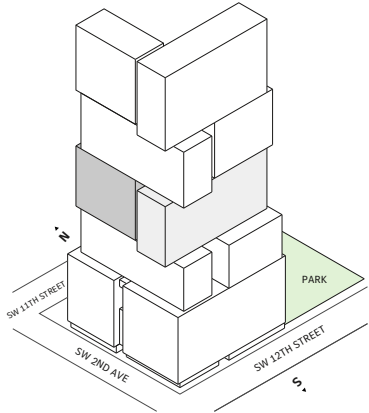
- ▲ North tower
- ▲ 2 Bedrooms
- ▲ 2 Bathrooms
- ▲ Interior: 1,086 sq ft | 100.89 m²
- ▲ Terrace: 407 sq ft | 37.81 m²

FEATURES

- ▲ Corner two-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



NORTH



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Residence 06

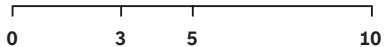
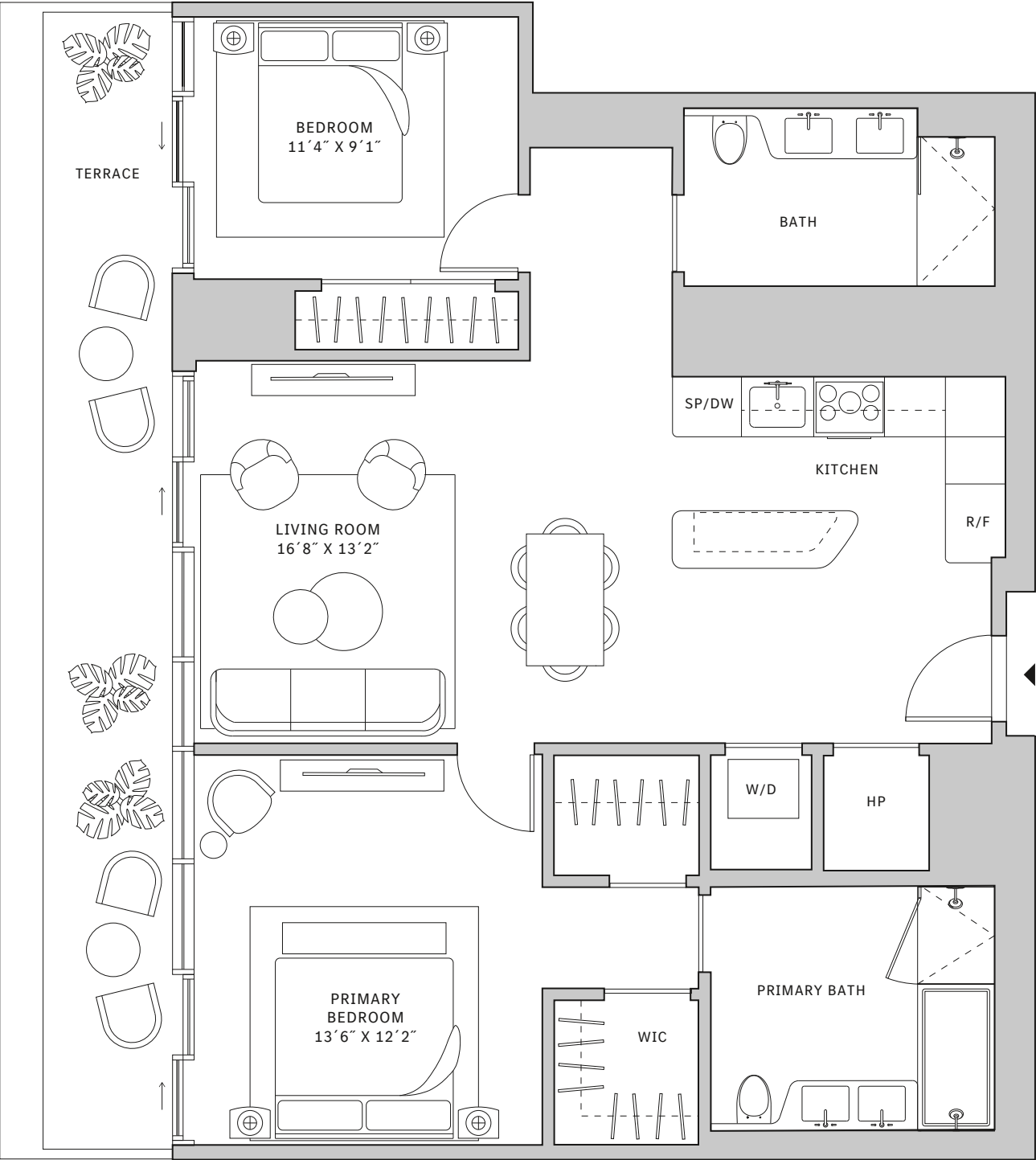
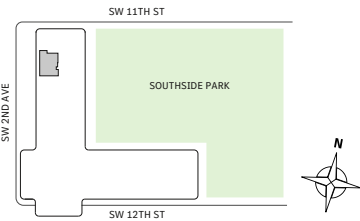
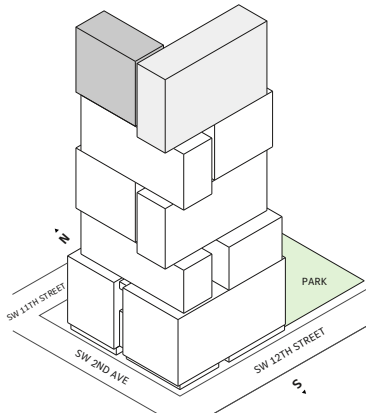
FLOORS 52-64

- ⌘ North tower
- ⌘ 2 Bedrooms
- ⌘ 2 Bathrooms
- ⌘ Interior: 1,157 sq ft | 107.49 m²
- ⌘ Terrace: 216 sq ft | 20.07 m²

FEATURES

- ⌘ Two-bedroom 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 08

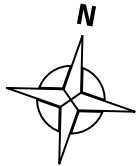
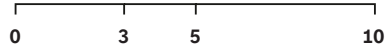
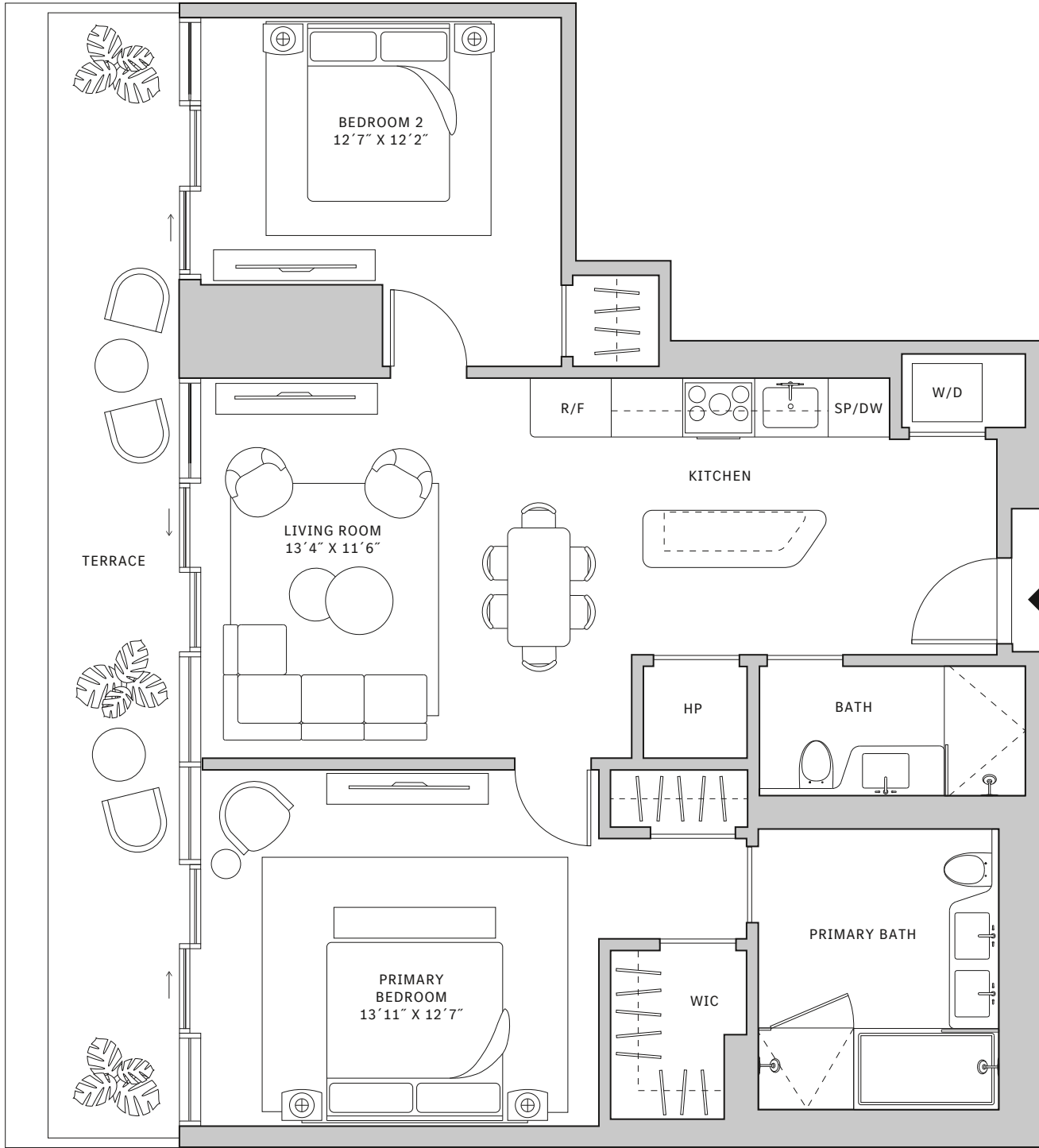
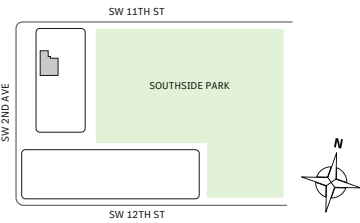
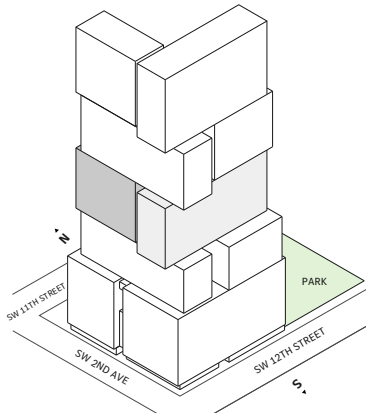
FLOOR 30

- ⤴ North tower
- ⤴ 2 Bedrooms
- ⤴ 2 Bathrooms
- ⤴ Interior: 1,069 sq ft | 99.31 m²
- ⤴ Terrace: 217 sq ft | 20.16 m²

FEATURES

- ⤴ Two-bedroom 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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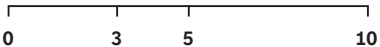
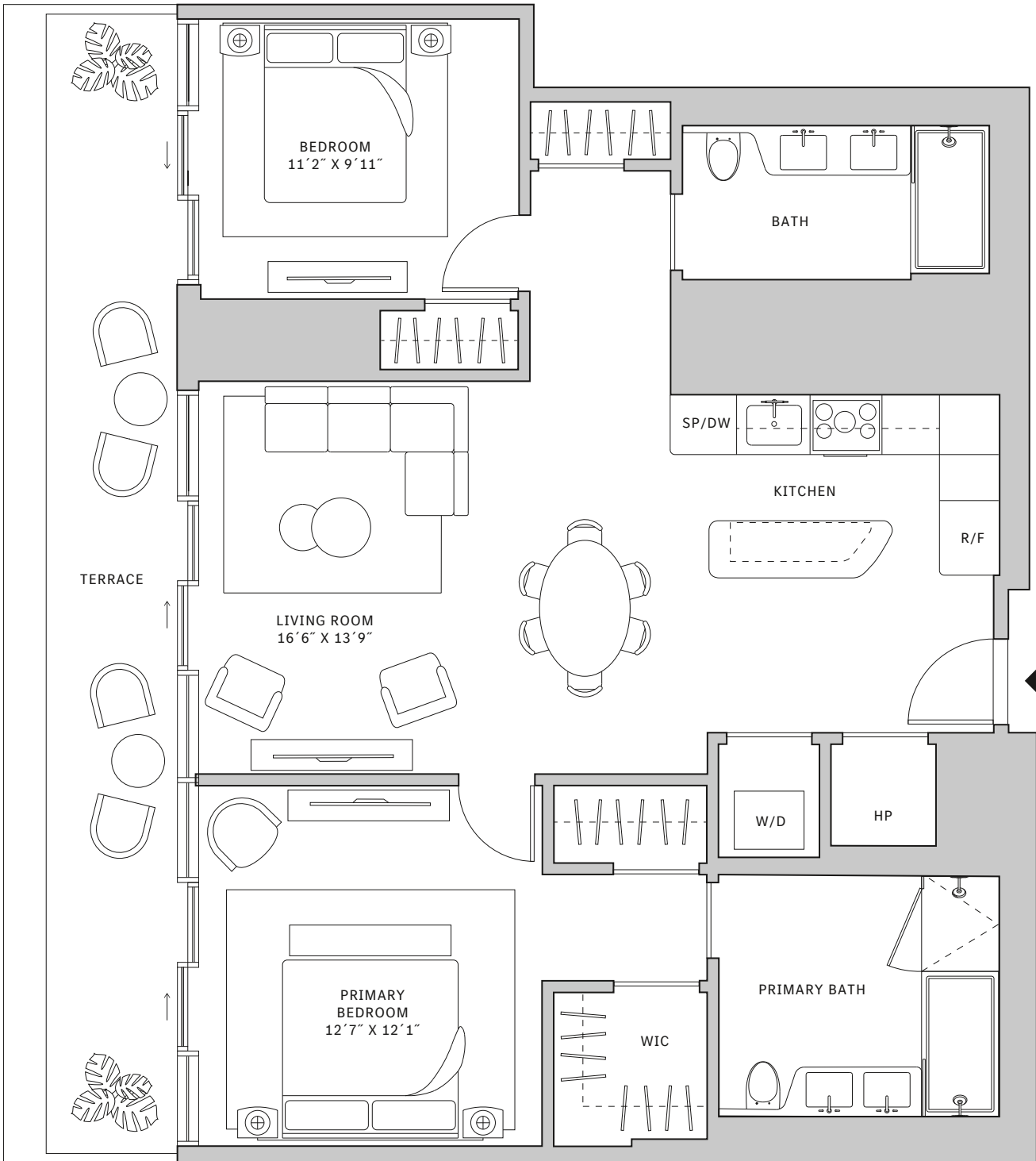
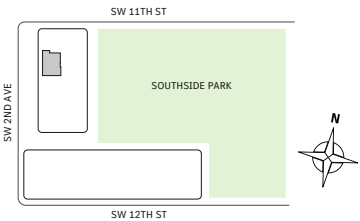
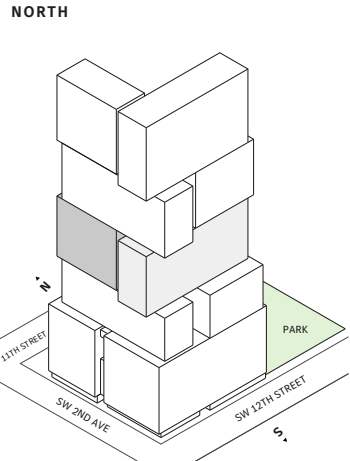
Residence 08

FLOORS 31-40

- ⌘ North tower
- ⌘ 2 Bedrooms
- ⌘ 2 Bathrooms
- ⌘ Interior: 1,162 sq ft | 107.95 m²
- ⌘ Terrace: 220 sq ft | 20.44 m²

FEATURES

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



Developed by JDS DEVELOPMENT GROUP

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Residence 10

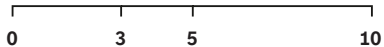
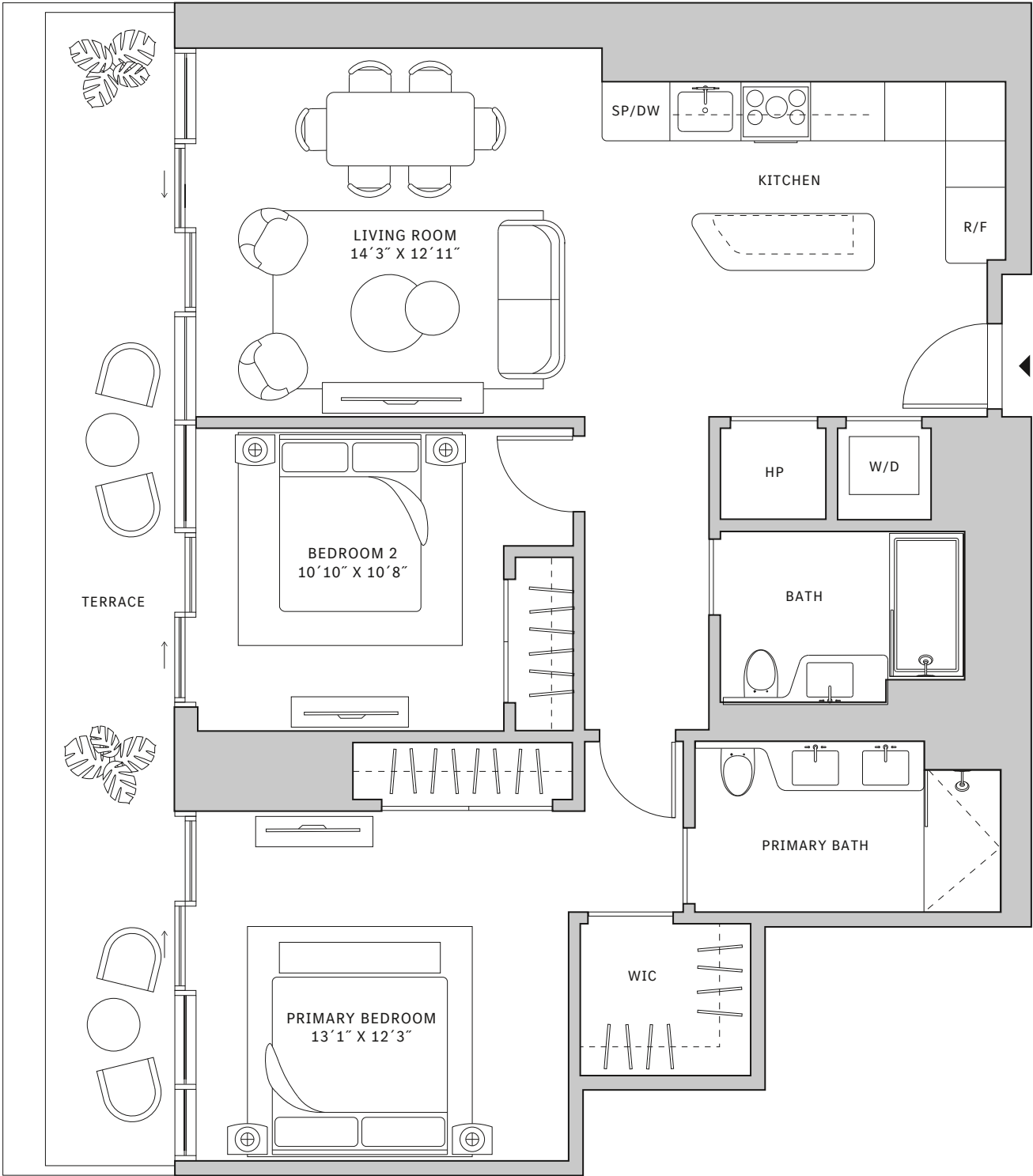
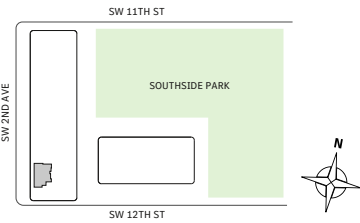
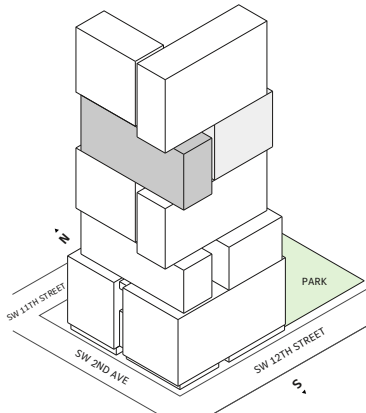
FLOORS 42-51

- ▲ North tower
- ▲ 2 Bedrooms
- ▲ 2 Bathrooms
- ▲ Interior: 1,105 sq ft | 102.66 m²
- ▲ Terrace: 224 sq ft | 20.81 m²

FEATURES

- ▲ Two-bedroom 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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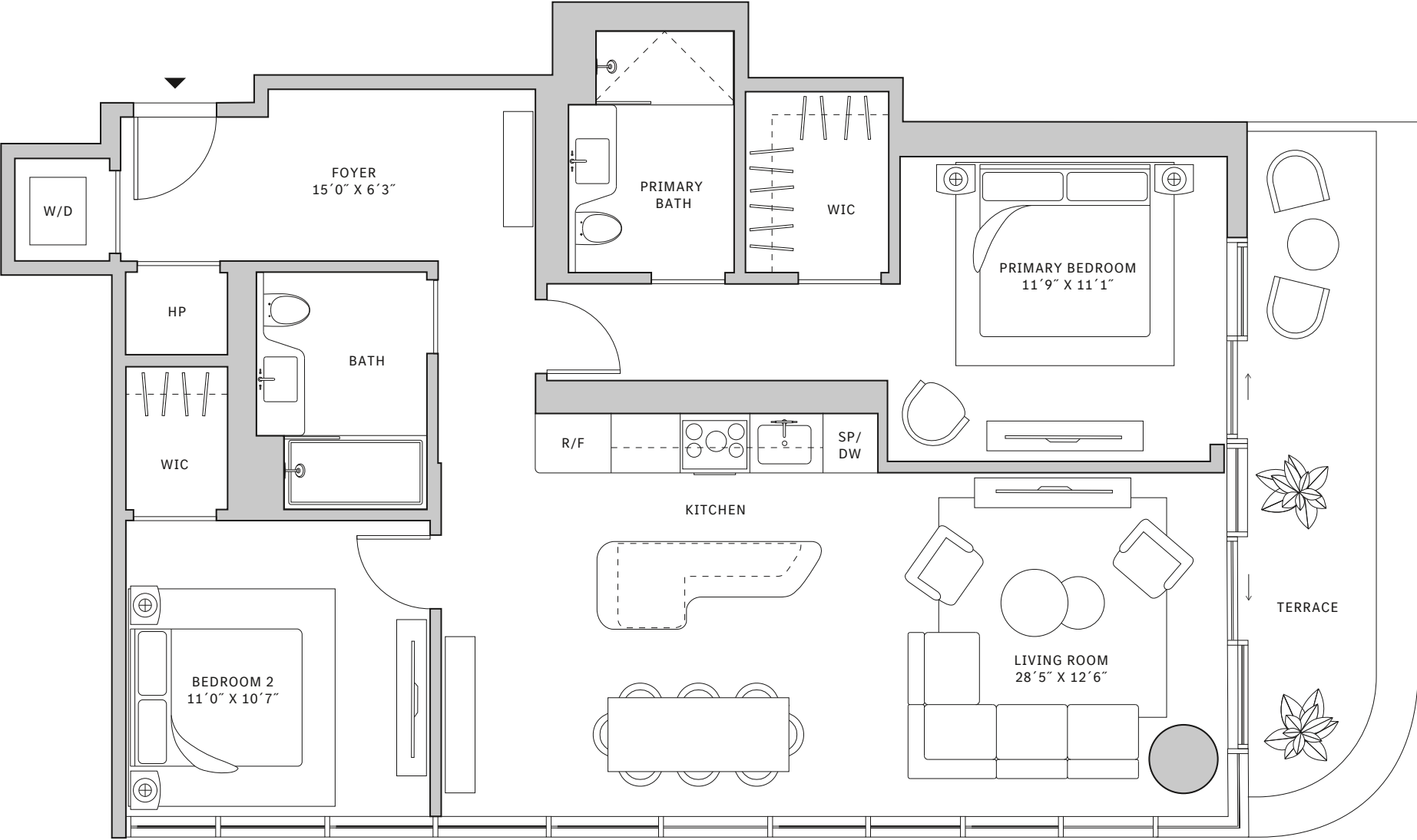
Residence 11

FLOORS 15-19

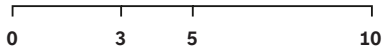
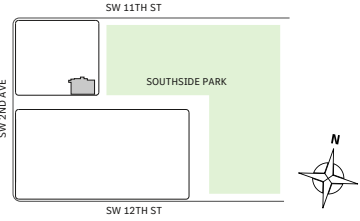
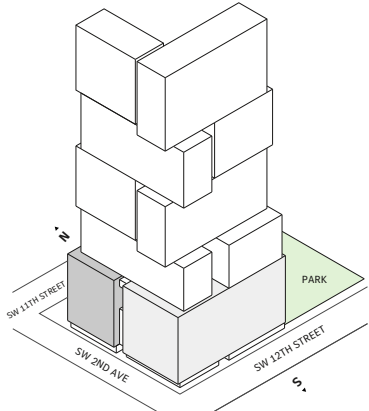
- ▲ North tower
- ▲ 2 Bedrooms
- ▲ 2 Bathrooms
- ▲ Interior: 1,128 sq ft | 104.79 m²
- ▲ Terrace: 131 sq ft | 12.17 m²

FEATURES

- ▲ Corner two-bedroom residence with East and South 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 11

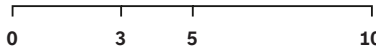
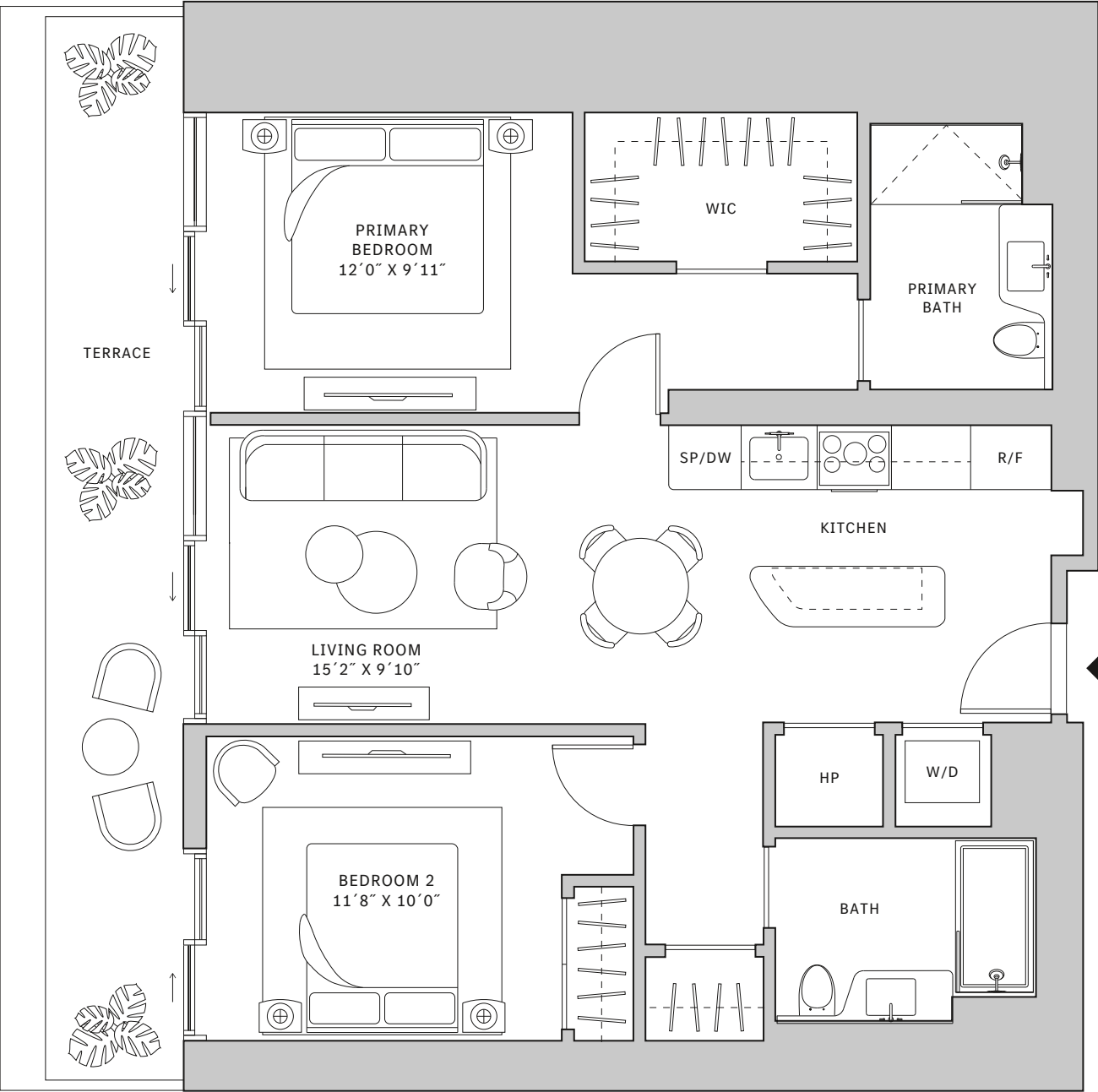
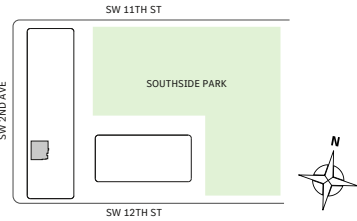
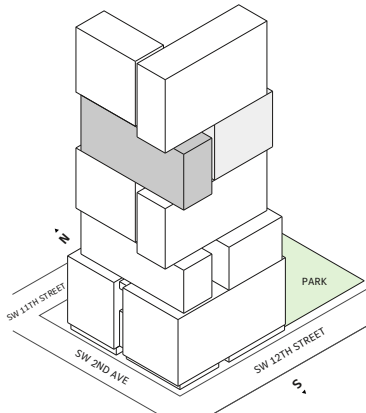
FLOORS 42-50

- ▲ North tower
- ▲ 2 Bedrooms
- ▲ 2 Bathrooms
- ▲ Interior: 1,047 sq ft | 97.27 m²
- ▲ Terrace: 193 sq ft | 17.93 m²

FEATURES

- ▲ Two-bedroom 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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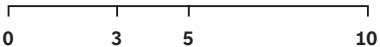
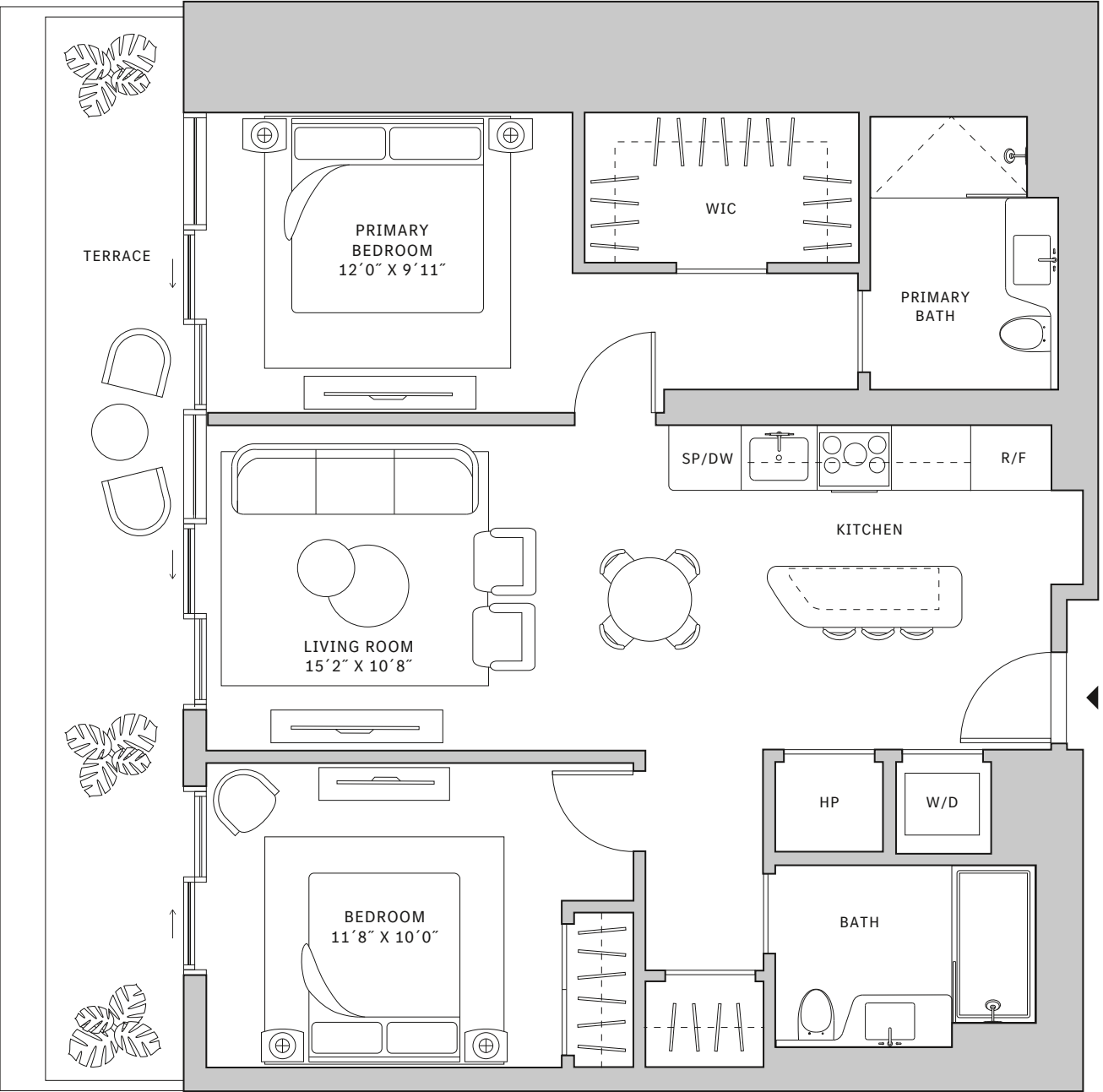
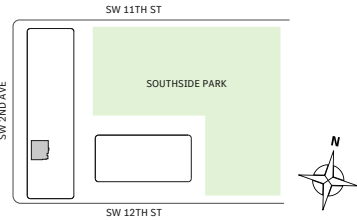
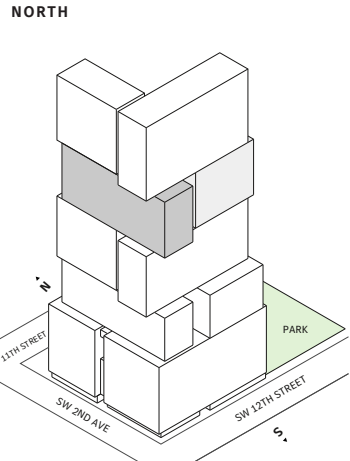
Residence 11

FLOOR 51

- ▲ North tower
- ▲ 2 Bedrooms
- ▲ 2 Bathrooms
- ▲ Interior: 1,047 sq ft | 97.27 m²
- ▲ Terrace: 193 sq ft | 17.93 m²

FEATURES

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



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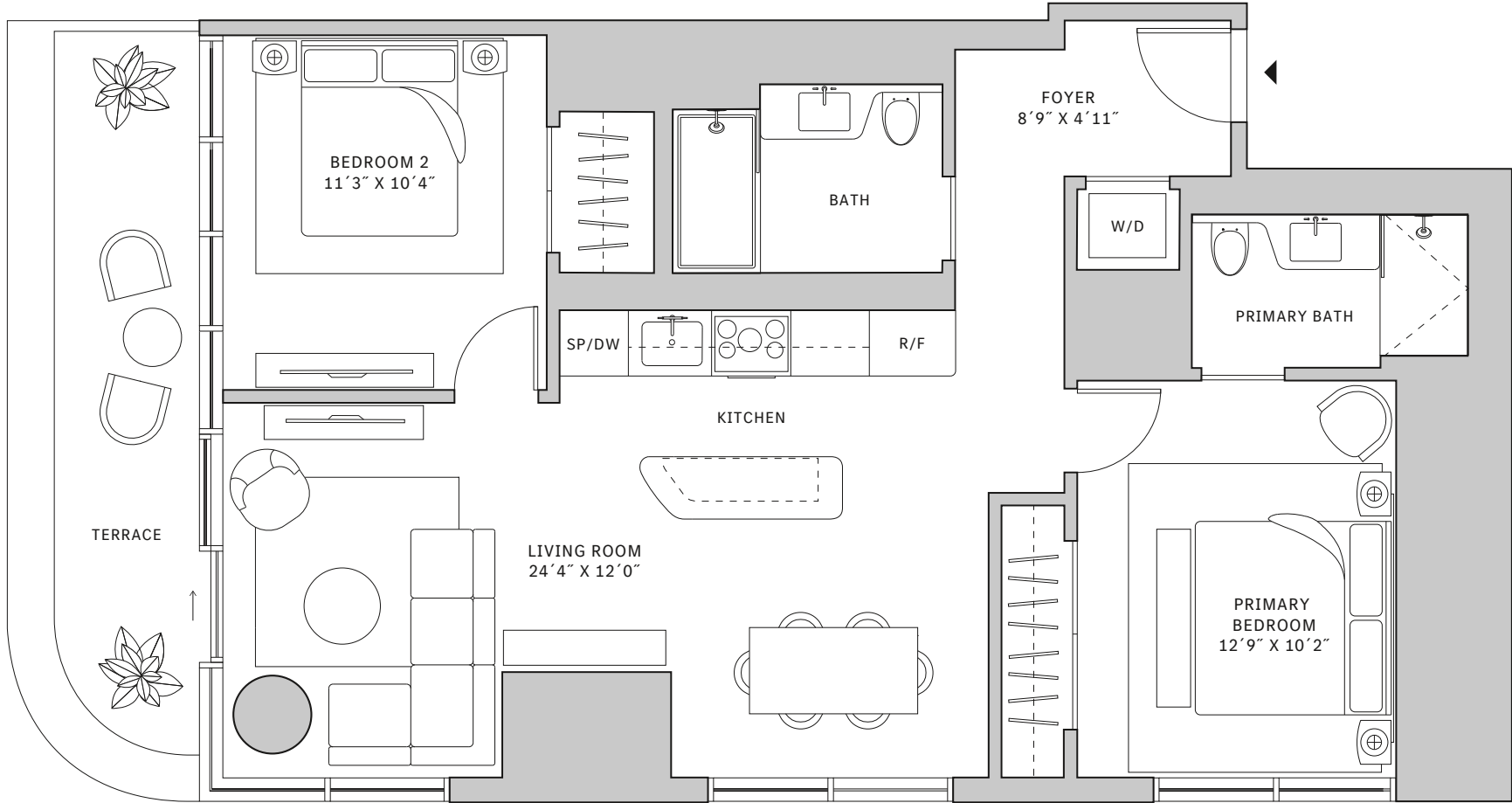
Residence 13

FLOORS 15-19

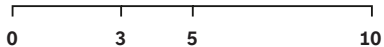
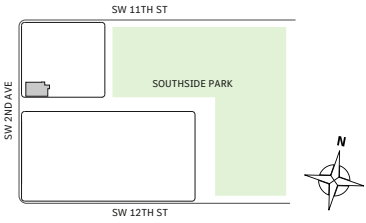
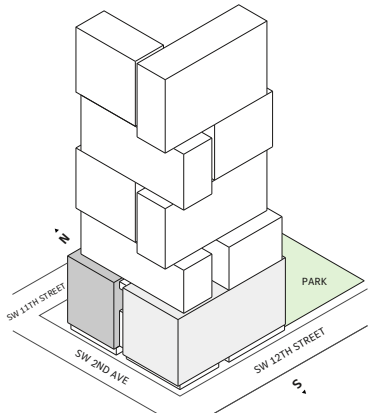
- ⌄ North tower
- ⌄ 2 Bedrooms
- ⌄ 2 Bathrooms
- ⌄ Interior: 959 sq ft | 89.09 m²
- ⌄ Terrace: 130 sq ft | 12.08 m²

FEATURES

- ⌄ Two-bedroom residence with East and South exposure
- ⌄ 10' floor-to ceiling windows and sliding glass doors with direct access to 5' deep terrace



NORTH



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