



PARAISO BAY
SO NEAR... YET SO FAR...

“In his blue gardens men and
girls came and went like moths
among the whisperings and
the champagne and the stars.”

f. scott fitzgerald, The Great Gatsby



Just minutes from the heart of Miami's vibrant arts, entertainment, and design districts and famed Miami Beach, there is an exquisite residential private community: Paraiso Bay.

From a distance, its striking architecture soars into the sky, offering breathtaking views from its spacious residences over Biscayne Bay and the city skyline to its privileged residents. Pass through secure gates into this private oasis and leave the city behind. Enter the acres of lush, beautifully landscaped gardens surrounding the towers and breathe at a different pace. Ascend by private elevator access to expertly designed residences and enjoy the abundant natural light and splendid views through floor-to-ceiling windows. Take pleasure in a rich array of unparalleled indoor and outdoor amenities — tennis courts, swimming pools, playgrounds, state-of-the-art fitness center, marina, and bayfront park among them — of this resort styled, self-contained community.

Welcome to Paraiso Bay, a beautiful and luxurious retreat where the best of Miami lies at your doorstep.



CREATED BY VISIONARIES

Real estate impresario Jorge M. Pérez, whose visionary properties define luxury living in Miami's most desirable locations, has joined forces with two of Europe's most imaginative designers to create Paraiso Bay. English architect Keith Hobbs, founder of London-based United Design Partnership, and Swiss landscape architect Enzo Enea together have designed the interiors and the gardens of Paraiso Bay as an ethereally beautiful community

that brings contemporary architecture into a paradisiacal natural setting. Paraiso Bay, designed by internationally renowned architect Bernardo Fort-Brescia, principal of Arquitectónica, marks Pérez' long standing collaboration with Mr. Fort-Brescia, in over a dozen luxury projects in South Florida and abroad.



Port of Miami

Brickell Key

Brickell Financial District

Brickell CityCentre
(under construction)

Downtown Miami

Bicentennial Park

Bayside Marketplace

American Airlines Arena

The Patricia & Phillip Frost
Museum of Science
(under construction)

Pérez Art Museum Miami
(under construction)

Resorts World Miami
by Genting Group
(planned)

Adrienne Arsht Center
for the Performing Arts

Margaret Pace Park

All Aboard Florida
Orlando-to-Miami train service
(planned)

YoungArts. Miami
(Future Auditorium by Frank Gehry)

Biscayne Corridor

Icon Bay and Icon Bay Park
(under construction)

Miami Marlins Stadium

Edgewater

PARAISO BAY

Wynwood Arts District

Midtown Miami

Miami International Airport

Miami Design District

South Beach

Miami Beach

ALL OF MIAMI'S EXCITEMENT
AT YOUR DOORSTEP



ENTER YOUR PRIVATE SANCTUARY
GREETED BY THE MAJESTIC LANDSCAPE
ARCHITECTURE OF ENZO ENEA, ZÜRICH

ARTIST CONCEPTUAL RENDERING

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ARRIVE IN **STYLE** TO THE
ELEGANT PORTE COCHERE OF EACH
TOWER DESIGNED BY INTERNATIONALLY
RENOWNED FIRM **ARQUITECTONICA**, MIAMI

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ENTER YOUR ELEGANT LUXURIOUS LOBBIES
DESIGNED AND EXQUISITELY APPOINTED BY
UNITED DESIGN PARTNERSHIP, LONDON







HERMÈS, DESIGN DISTRICT



HORTENSE WORLD GARDEN, MIDTOWN MIAMI



DESIGN MIAMI



CRAZY ABOUT YOU, BRICKELL



FOUNTAINS, LINCOLN ROAD



BASS MUSEUM



ADRIENNE ARSHT CENTER



PEREZ ART MUSEUM MIAMI

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ARTS AND ENTERTAINMENT DISTRICT

WYNWOOD ARTS DISTRICT

MIDTOWN MIAMI

ICONBAY PARK

BISCAYNE LINE (PROPOSED)
VISIONARY PLANS FOR BISCAYNE LINE
TO PROVIDE UNINTERRUPTED STROLLS FROM
PARAISO BAY PARK TO ICONBAY PARK

PARAISO BAY

PIER/MARINA





**RETREAT TO A WORLD OF NATURAL
BEAUTY AND TEMPTING PASTIMES**

Find relaxation and inspiration in your own Garden of Eden
and grand bayfront park at the edge of Biscayne Bay,
a lush oasis of almost 5 acres.

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PARAISO BAY
TOWER I

WATERFALL

BEACH-ENTRY
POOL

BEACH CLUB

MARINA

TENNIS
COURTS

PARAISO BAY
TOWER II

POOL SIDE
CABANAS

WATERFRONT
PARK

BAYWALK

IMMERSE YOURSELF IN A WORLD
OF BREATHTAKING VIEWS FROM
THIS SERENE WATERFRONT OASIS

ARTIST CONCEPTUAL RENDERING

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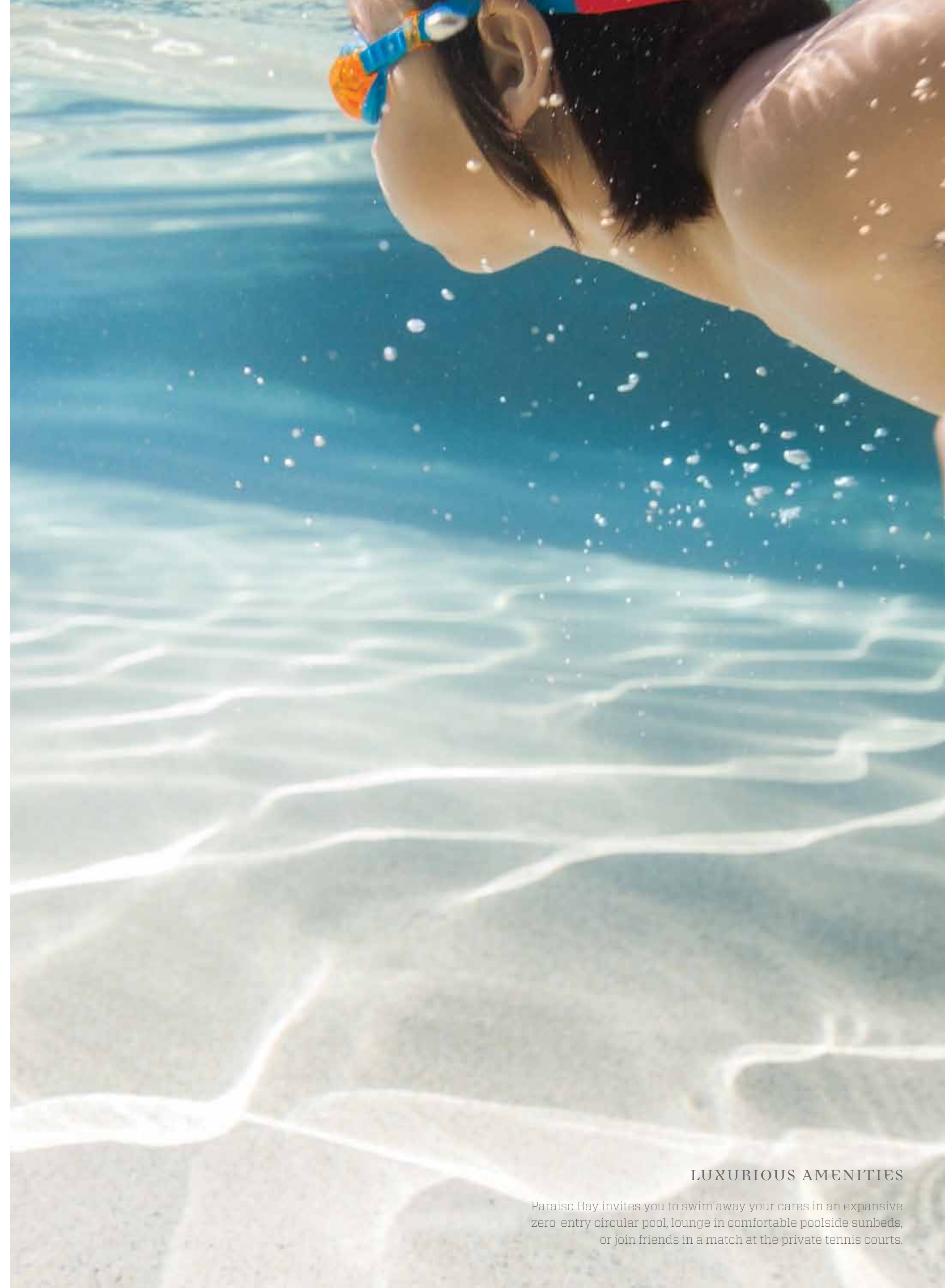
ENJOY LIFE'S SIMPLE
PLEASURES EVERY DAY





GARDEN OF EDEN

Come home to almost five acres of lush tropical gardens designed by renowned Swiss landscape architect Enzo Enea, whose creations have graced elegant private estates and prestigious residential communities around the world. Relax on emerald green lawns, stroll under the shade of leafy trees past the vibrant colors of exotic flowers. Indulge in the natural beauty of your private sanctuary.



“I am revisiting the idea of light and laughter
and skin, half-transported by wind.”

excerpt from a poem by major jackson



LUXURIOUS AMENITIES

Paraiso Bay invites you to swim away your cares in an expansive zero-entry circular pool, lounge in comfortable poolside sunbeds, or join friends in a match at the private tennis courts.



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**FROLIC IN THE SUN WITH THE BAY
AS YOUR OWN EXPANSIVE BACKYARD**

Cast a line, dangle your toes in the water, or drift off for a day at sea from Paraiso Bay's private dock. The peaceful atmosphere of the community will be preserved with only a limited number of slips for small sailboats and fishing vessels.



**LOSE THE SENSE OF TIME
AT YOUR BEACH CLUB**

Step down to the edge of the tranquil blue waters of Biscayne Bay and enjoy a sunny day on your private beach, or a romantic walk under the light of the moon. The planned bayside restaurant offers equally tempting culinary creations in a truly exquisite natural setting.

LIGHT-FILLED RESIDENCES
WITH BREATHTAKING VIEWS





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EXTRAORDINARY RESIDENCES

- Open-concept flow-thru contemporary floor plans featuring several choices of one, two, three and four bedroom residences delivered decorator ready for maximum flexibility in interior design
- Private elevator access and entry foyers in every residence
- Floor-to-ceiling windows with panoramic views of Biscayne Bay and Miami Beach from every residence
- Energy efficient, tinted impact resistant floor to ceiling sliding glass doors and windows
- Wide private terraces with glass railings for unobstructed views, accessible from the living and master bedroom areas of every residence
- Expanded terrace extension as part of the design element of the towers on select floors
- Smooth finished ceilings with heights from 9'0" in typical floors to 10'-0" in penthouse levels
- Spacious his and hers walk-in wardrobes in every residence
- Individually controlled energy efficient central air conditioning and heating systems
- Sprinkler fire-protection system
- Advanced Technology "Smart Building" pre wired for Wi-Fi high speed internet, data/voice cable TV access

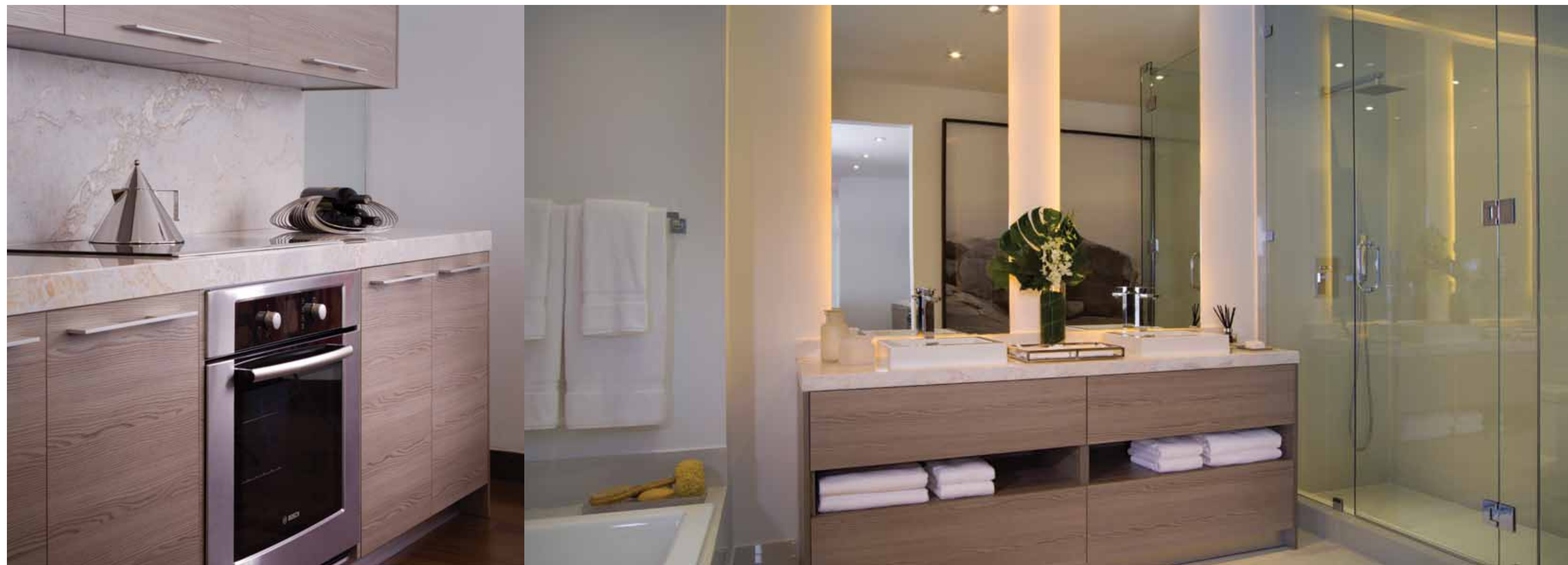
GOURMET KITCHENS

- Open-concept design to the living dining room with convenient breakfast bar
- European custom cabinetry with a selection of finishes and choices of quartz counter tops with optional full backsplashes
- Stainless steel, under mount oversized zero radius square edge sink with single lever European-style pullout faucet sprayer
- Sub-Zero fully integrated refrigerator-freezer with cabinetry matching front panels
- Bosch 30" PreciseSelect touch-control glass cook top with 17 settings for unprecedented temperature control
- Cabinet concealed variable speed range hood
- Bosch 30" built-in contemporary style stainless steel wall oven with ClearTouch glass control and large 4.7 oven capacity
- Bosch European style stainless interior exceptionally quiet dishwasher with fully integrated cabinetry matching front panel
- Concealed built-in microwave

ELEGANT BATHROOMS

- Open-concept master baths with optional designer privacy screens
- Premium European style cabinetry with designer details, imported stone vanity tops and full size mirrors
- Double vessel bowl lavatories in master baths
- Separate room with elongated water closet in master baths
- Spacious soaking tubs and frameless glass enclosed showers in master baths in most residences
- Imported porcelain flooring, base and walls in wet areas
- Designer faucets
- Powder room in select residences

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UNPARALLELED BUILDING AMENITIES

- Private gated complex on close to 5 acres site with 500 feet of frontage on Biscayne Bay
- Located in Edgewater, Miami's hottest new neighborhood, within reach of the nearby hip Wynwood Arts District, the thriving Midtown, the evolving Miami Design District and the Downtown Arts and Entertainment District
- Twin 55-story luxury high-rise condominium towers, each with 346 residences, all facing Biscayne Bay
- Extraordinary architectural design by international firm Arquitectónica; headquartered in Miami and preeminent designer of most of South Florida's distinctive high-rises (www.arquitectonica.com)
- Sophisticated interior design by London based United Designers; with celebrated projects such as the W in Qatar, Four Season's in Canary Wharf and Four Season's Residences in London, Mandarin Oriental in Moscow and Parrot Cay in Turk & Caicos (www.united-designers.com)
- "Garden of Eden" - luscious gardens and park by internationally renowned Swiss landscape architect Enzo Enea of Zurich based Enea Gardens (www.enea.ch)
- Stunning water feature entrance to the complex with individual arrival courts and elegant porte-cochere entrances to each tower
- Exquisitely appointed double volume entrance lobbies leading directly to private elevators to each residence
- Over 3 acre forth level elevated amenities resort deck loaded with a dramatic circular zero-entry heated swimming pool, outdoor spa, pool-side cabanas, summer kitchen area, jogging circuit, gardens, and beautifully landscaped sun terrace
- Elegant clubroom with billiards, catering kitchen and multimedia facilities
- State-of-the-art fully equipped fitness center with cardio theatre overlooking the pool deck resort area
- Health spa with men and women's steam and sauna facilities
- Private screening room with state of the art audio visual equipment and theater-style seating
- Wine cellar and tasting salon
- Cigar lounge with private humidors
- Teen's game room with multimedia facilities
- Children's play room with direct access to kids'pool with interactive water playground
- Tennis center with 2 lighted tennis courts and multipurpose court
- Bayfront Beach Club featuring sand-beach area with private pool for hedonistic sunbathing under the palms, lounge area for private events open to public park, marina with private slips, on-demand service for rental of speed boats, aquatic toys and personal water crafts for wind-surfing, canoeing, and paddle boarding, fishing equipment storage and children fishing club room
- Planned Beach Club bayfront restaurant operated by renowned chef to be announced
- Permanent installation of curated art collection throughout the building's public spaces
- Exclusive concierge staff and services with convenient mail and receiving desk
- Air conditioned storage rooms
- Self-parking on assigned spaces in covered and secured parking garage
- 24-hour complimentary valet parking
- High-speed internet access in all public areas
- 24-hour attended security services and controlled access
- High-speed elevators
- Bayside park with 250 feet of open frontage on Biscayne Bay featuring a sculpture garden, children's playground and dog park (open to the public from sunrise to sunset and maintained by Paraiso Bay)

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THE RELATED GROUP

Jorge M. Pérez is the founder, Chairman, and CEO of The Related Group, the nation's leading developer of multi-family residences. In August 2005, TIME Magazine named Mr. Pérez one of the top 25 most influential Hispanic people in the United States.

Under his direction, The Related Group and its affiliates have redefined the South Florida landscape. Since its inception, more than a quarter of a century ago, the firm has developed and/or managed more than 55,000 apartments and condominium residences. The Related Group is one of the largest Hispanic-owned businesses in the United States. In 2006, the company reported sales of more than \$1.4 billion. Its current portfolio represents assets under development of more than \$10.7 billion.

Mr. Pérez serves on the Board of Directors of the Miami Art Museum, and is spearheading the capital campaign for its new Museum Park location in Miami's Bicentennial Park. He chairs the Miami-Dade Cultural Affairs Council and is a member of the University of Miami's Board of Trustees.

Mr. Pérez has received numerous awards for his professional and philanthropic achievements, including Builder of the Year from Multifamily Executive; Ernst & Young's Entrepreneur of the Year; and the "Sand In My Shoes" award from the Greater Miami Chamber of Commerce. The Developers and Builders Alliance honored him with its most exalted award, the 2006 Community Advancement Award. In Cannes, Mr. Pérez received the "Icon in Real Estate Award of Excellence" at MIPIM. Most recently, he was the recipient of the Urban Land Institute's "Southeast Florida Lifetime Achievement Award" and the National Building Museum's "Annual Honor Award" for his contribution to architecture and design.

www.relatedgroup.com

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ICON BRICKELL, MIAMI



APOGEE, SOUTH BEACH



TRUMP HOLLYWOOD, HOLLYWOOD



ICON VALLARTA, MEXICO



500 BRICKELL, MIAMI

ARTIST CONCEPTUAL RENDERING

ENZO ENEA

Enzo Enea's firm, Enea GmbH, has established itself as one of the leading landscape architecture firms in Switzerland and in the world. The firm is widely recognized for the design and construction of private gardens and terraces, restaurants, hotel and resort environments, corporate gardens, public parks, and golf courses.

Enzo began as an industrial designer, but quickly turned to the study of landscape architecture in London. Upon receiving his degree, he travelled to places like Brazil and Hawaii, where he designed his first major landscape project for a Sheraton hotel. After returning to Switzerland, he took over his father's garden decoration business and transformed it into the first class company Enea GmbH is today.

The strength and philosophy of Enea GmbH is in the overall execution and implementation of challenging projects, which range from the planning and construction phase to the provision of irrigation systems, garden furniture, and lighting design and installation.

Enzo has received numerous gold and silver awards at the Giardina show in Basel and Zurich and the gold award of the renowned Chelsea flower show in London in 1998. Over the course of his career, Enzo has designed more than 800 gardens - from the project draft to the realization of the tiniest of details. His style, intuition and diligence explain the success story of his company. His creations are comprehensively documented in the book, Enea. private gardens.

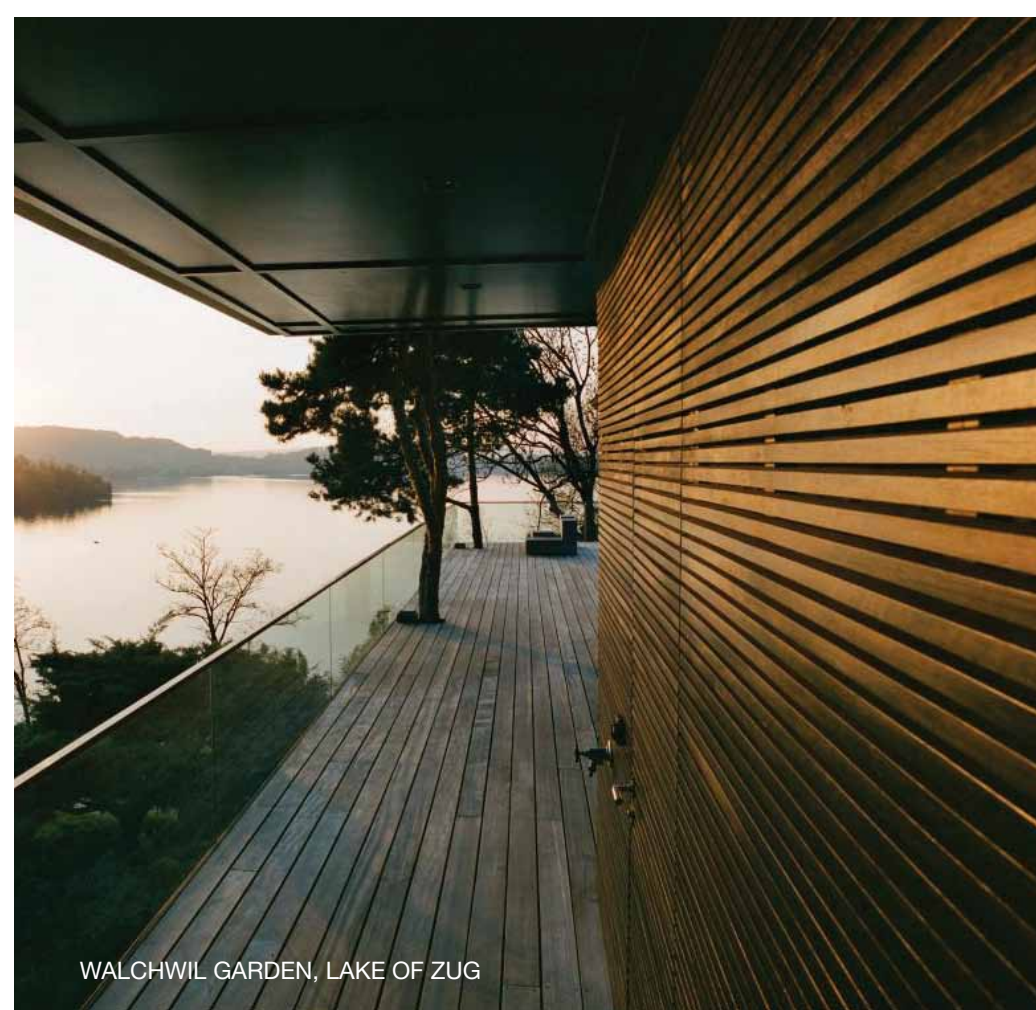
Enea GmbH, currently has a staff of 140 employees, a showroom in Zurich, and a branch office in Miami, Florida.

www.enea.ch

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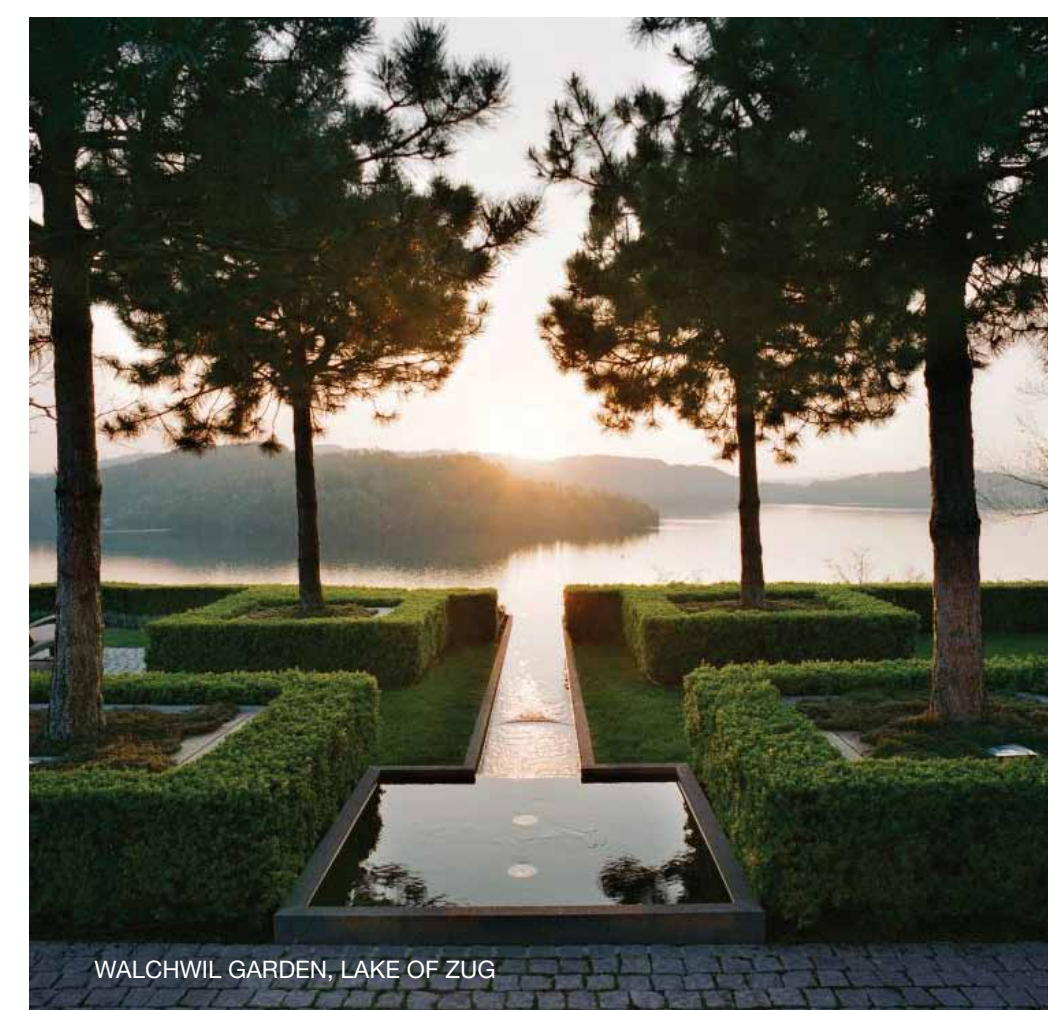
GARDEN, ZÜRICH



WALCHWIL GARDEN, LAKE OF ZUG



ENZO ENEA



WALCHWIL GARDEN, LAKE OF ZUG



W DOHA, QATAR

W DOHA, QATAR



THE DOLDER GRAND, ZURICH SWITZERLAND



W DOHA, QATAR

UNITED DESIGN

United Design Partnership is an award-winning, multi-disciplinary design consultancy based in London and headed by CEO, Keith Hobbs. Over the past 20 years, United has created over 200 internationally renowned hotels, restaurants, bars and clubs. The company has worked with premier brands, including Mandarin Oriental, Four Seasons, W Hotels, The Luxury Collection, and St. Regis, among others, as well as with many private clients. United's hotel experience has now crossed over into high-end residential developments as buyers increasingly seek a luxury hotel lifestyle at home.

The concept and driving force of United Design Partnership is simply to employ the best people of every discipline and stimulate their most creative work. The company has a principal team of 35 architects and designers as well as craftspeople, draft people, technicians, project managers, visualizers, filmmakers, and graphic designers. Working together in flexible teams, they create the highest quality finished product without compromise. United excels in its capacity to create bespoke designs, carry out research and procurement, and manufacture custom millwork.

While each project United undertakes is unique, the exceptional outcomes are linked by a unified, design-driven approach. United's vision for each project is born from detailed project research and understanding of brand heritage and location together with the vision of the developer or owner. These principles define the conceptual design and generate the best inspiration, ideas, and narratives.

With extensive worldwide experience and extraordinary talent, United Design Partnership is constantly redefining the future of luxury interior design.

www.united-partnership.com

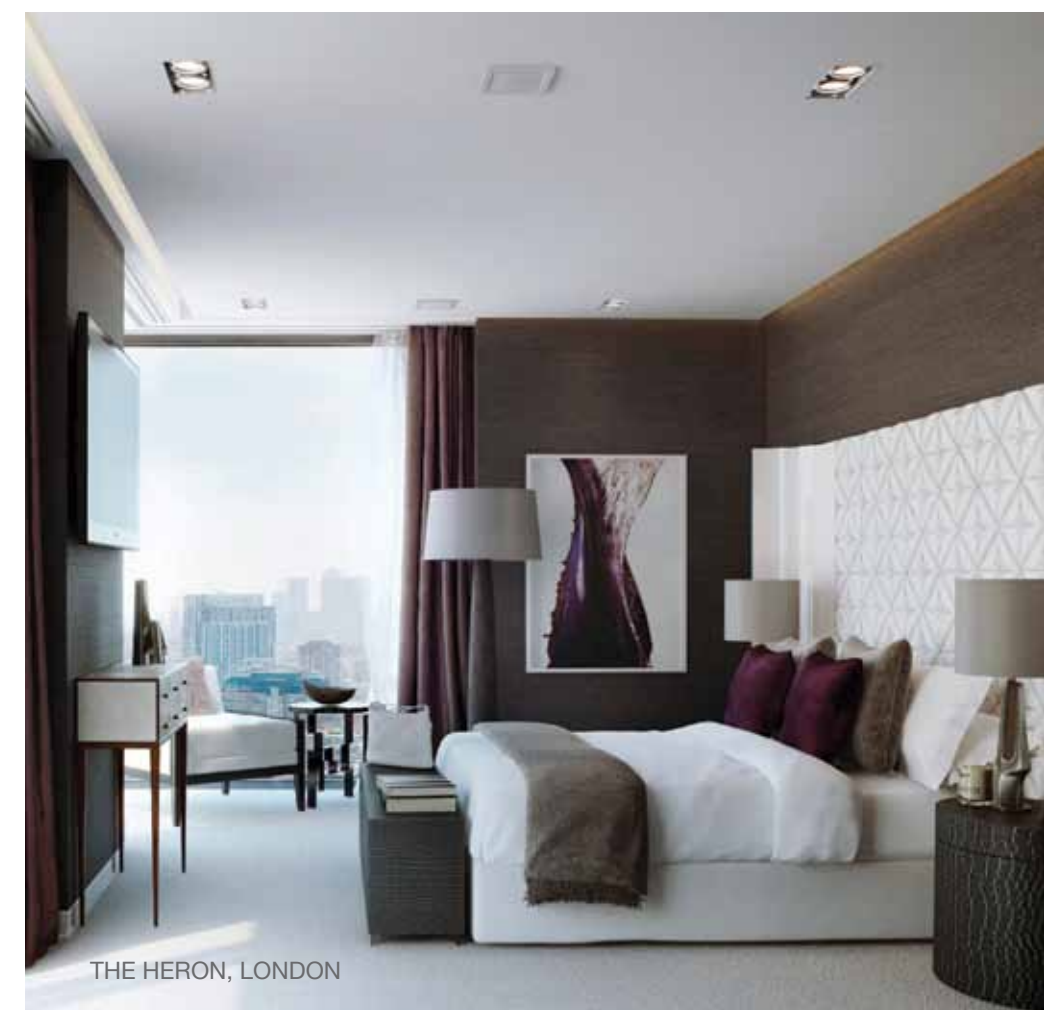
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THE DOLDER GRAND, ZURICH SWITZERLAND



THE HERON, LONDON



THE HERON, LONDON

ARTIST CONCEPTUAL RENDERING



REGALIA, SUNNY ISLES, MIAMI BEACH



ICON BRICKELL, MIAMI

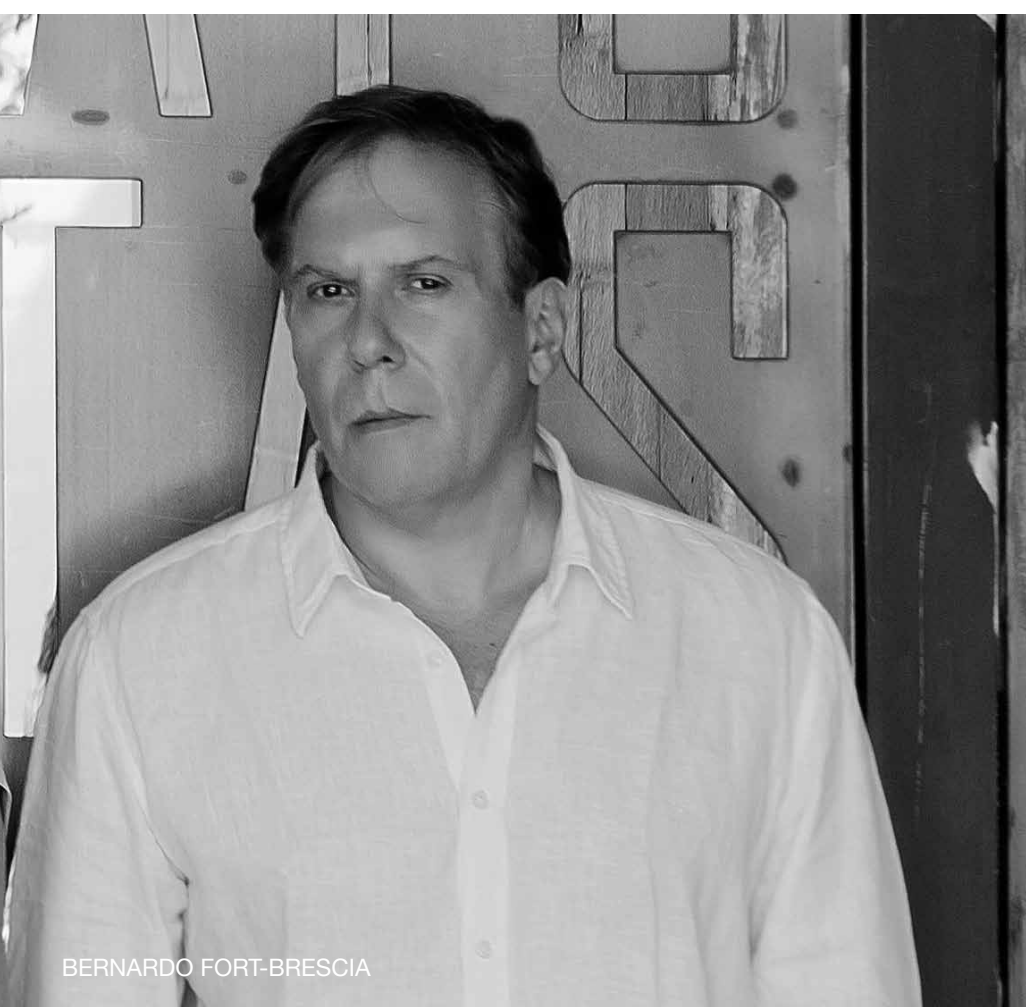
ARTIST CONCEPTUAL RENDERING

ARQUITECTONICA

Arquitectónica is a Miami-based firm with multiple offices across North America, Latin America, Europe, Asia and the Middle East. Founded in 1977, it is led by Bernardo Fort-Brescia and Laurinda Spear. Its work - which includes mixed-use developments, resorts, hotels, luxury condominiums, schools, universities and museums - has been featured in leading design and business publications including Architectural Record, Progressive Architecture, Time, Fortune, Abitare and Domus. Its designs have also been exhibited in major museums across the world. In 2004 Rizzoli Press published a monograph on the firm's work.

arquitectonica.com

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BERNARDO FORT-BRESCIA



ORCHARD SCOTTS, SINGAPORE

CONCEPTUAL RENDERING



SAI WAN TERRACE, HONG KONG

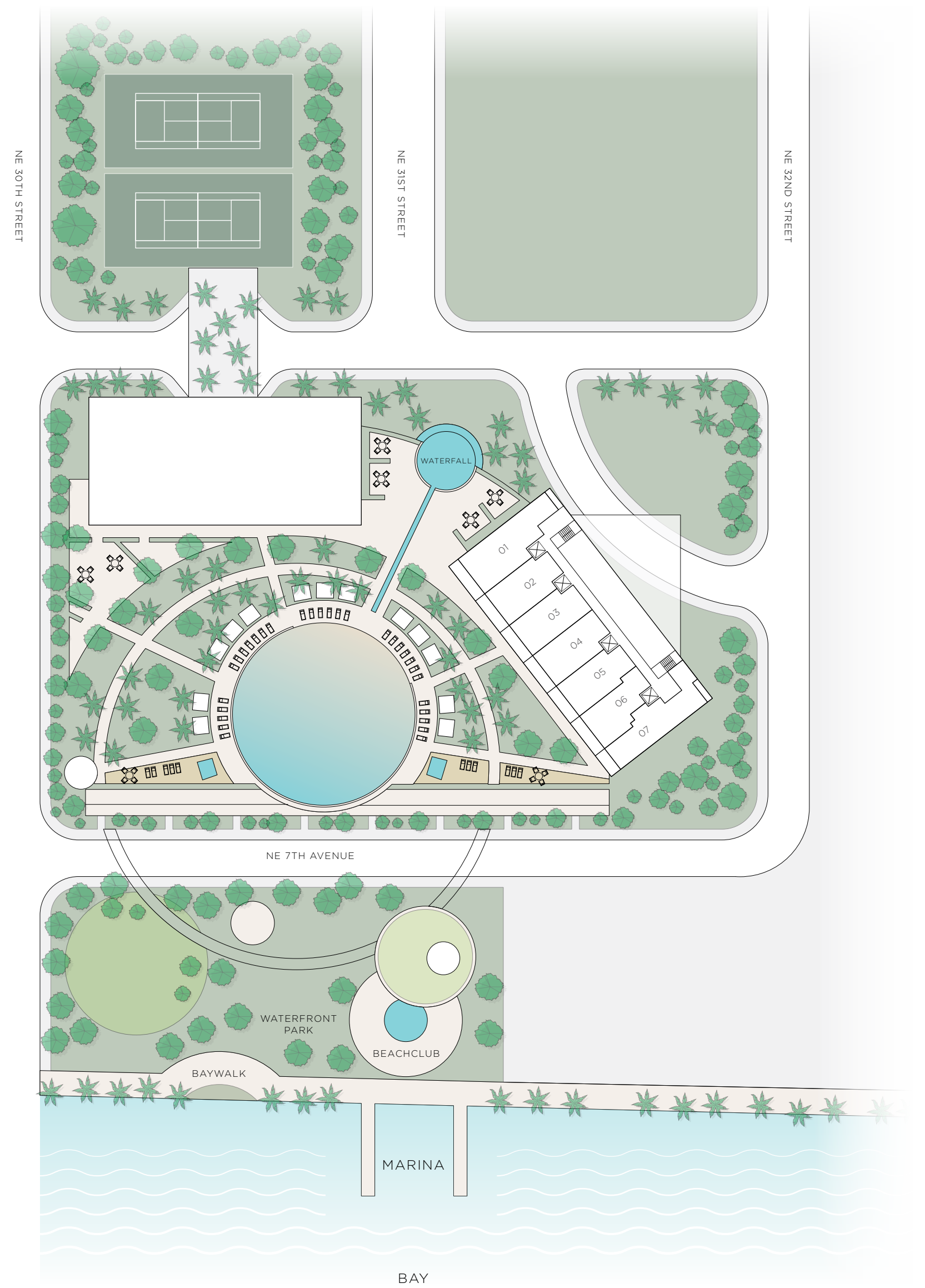
ARTIST CONCEPTUAL RENDERING




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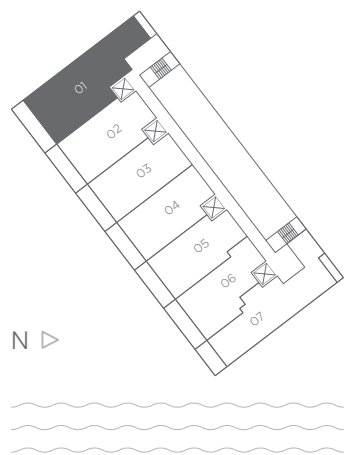
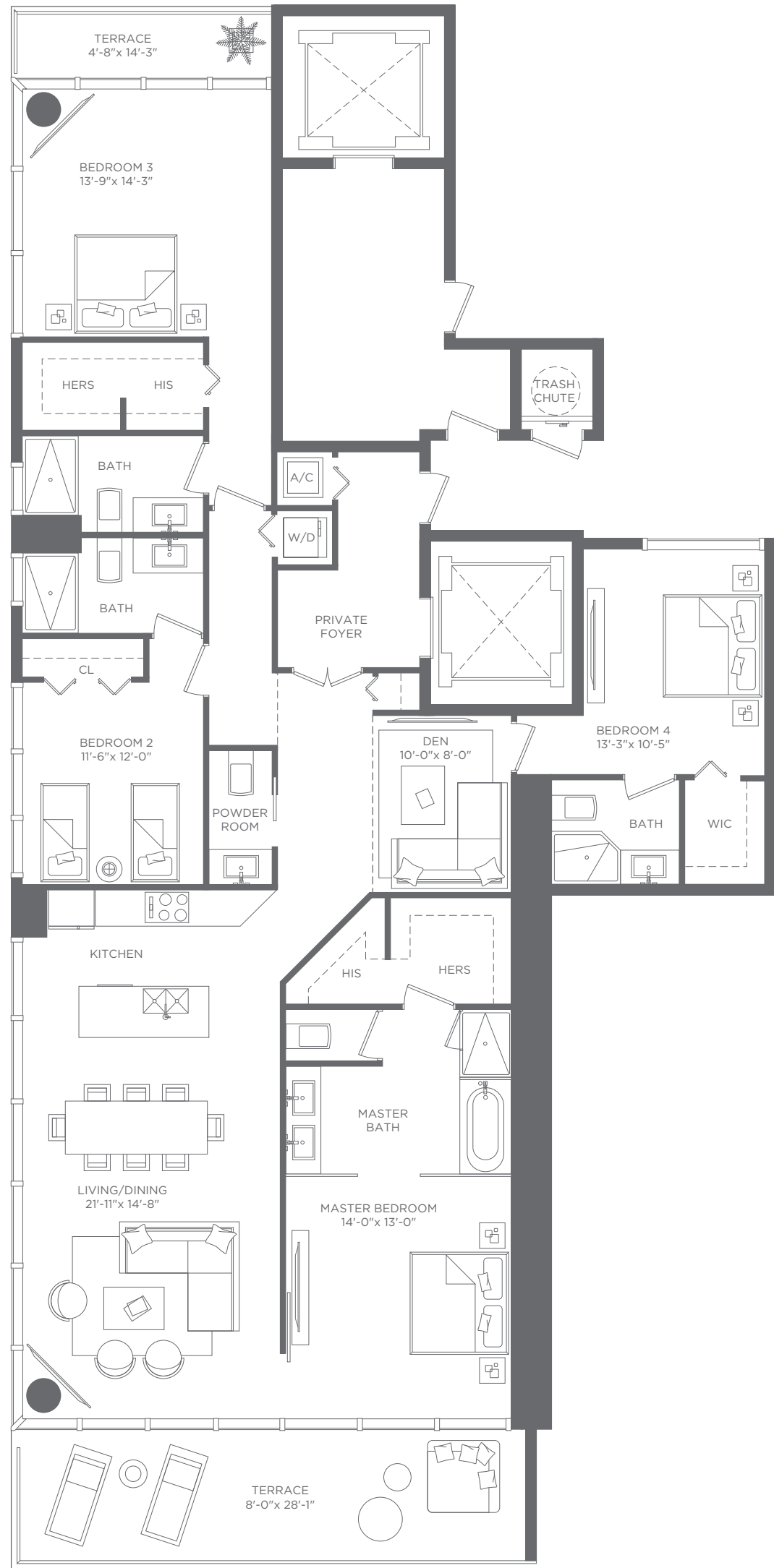
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RESIDENCES FLOOR PLANS



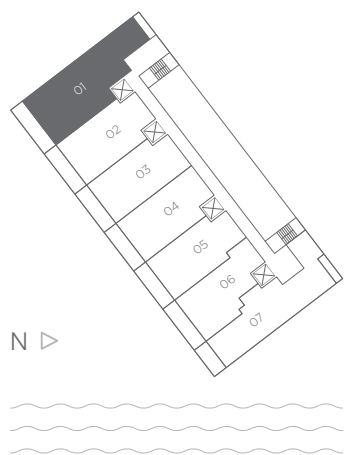
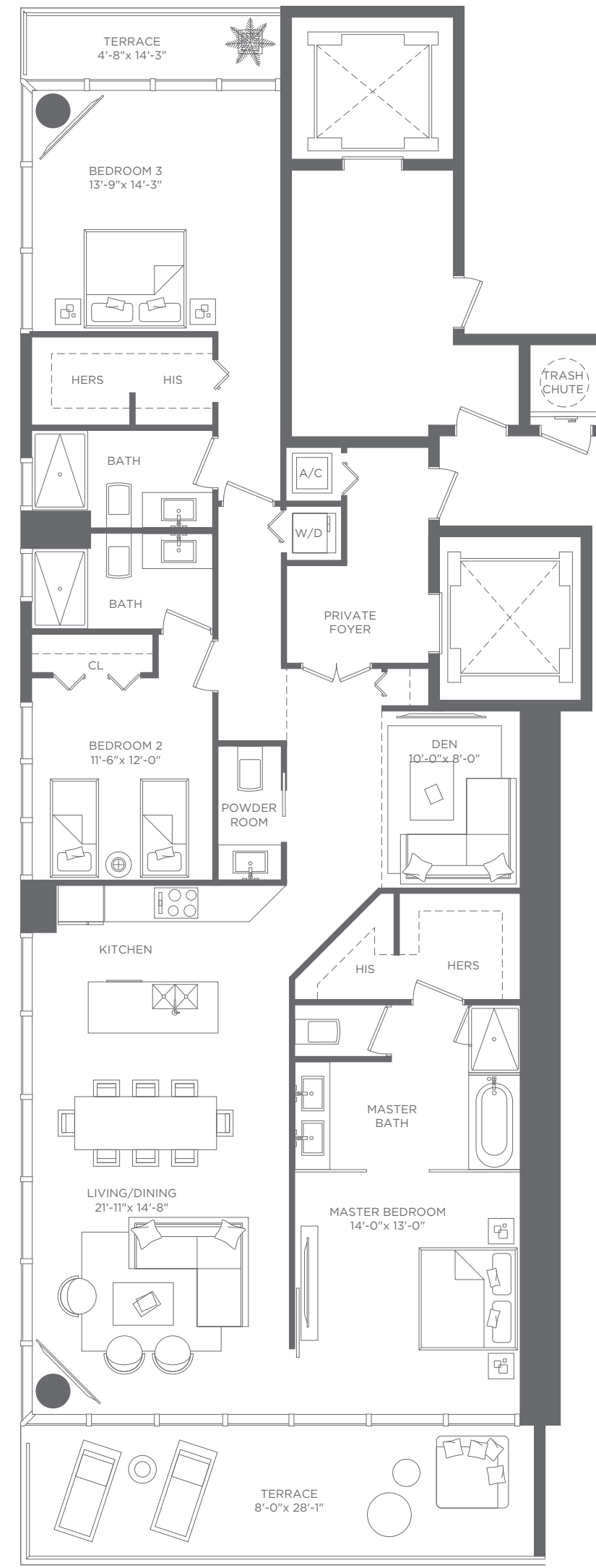
SITE PLAN

 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 + or - 1,998 sq. ft. for units 01, is + or - 1,752 sq. ft. for units 01 Mod, is + or - 959 sq. ft. for units 02, is + or - 1,195 sq. ft. for units 02 Mod, is + or - 1,210 sq. ft. for units 03, is + or - 1,197 sq. ft. for units 04, is + or - 1,180 sq. ft. for units 05, is + or - 1,110 sq. ft. for units 06, is + or - 1,687 sq. ft. for units 07. 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.



RESIDENCE 01
LEVELS 28TH TO 50TH
4 BEDROOMS 4 1/2 BATHS + DEN

A/C INTERIOR AREA	2,141 SQ.FT.	198.90 SQ.M.
TERRACE AREA	296 SQ.FT.	27.49 SQ.M.
TOTAL RESIDENCE	2,437 SQ.FT.	226.39 SQ.M.

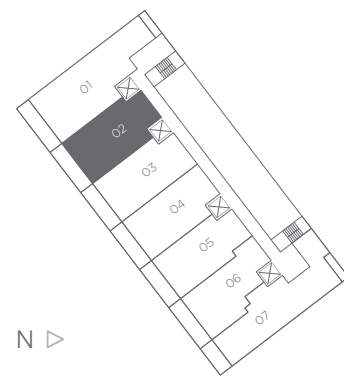
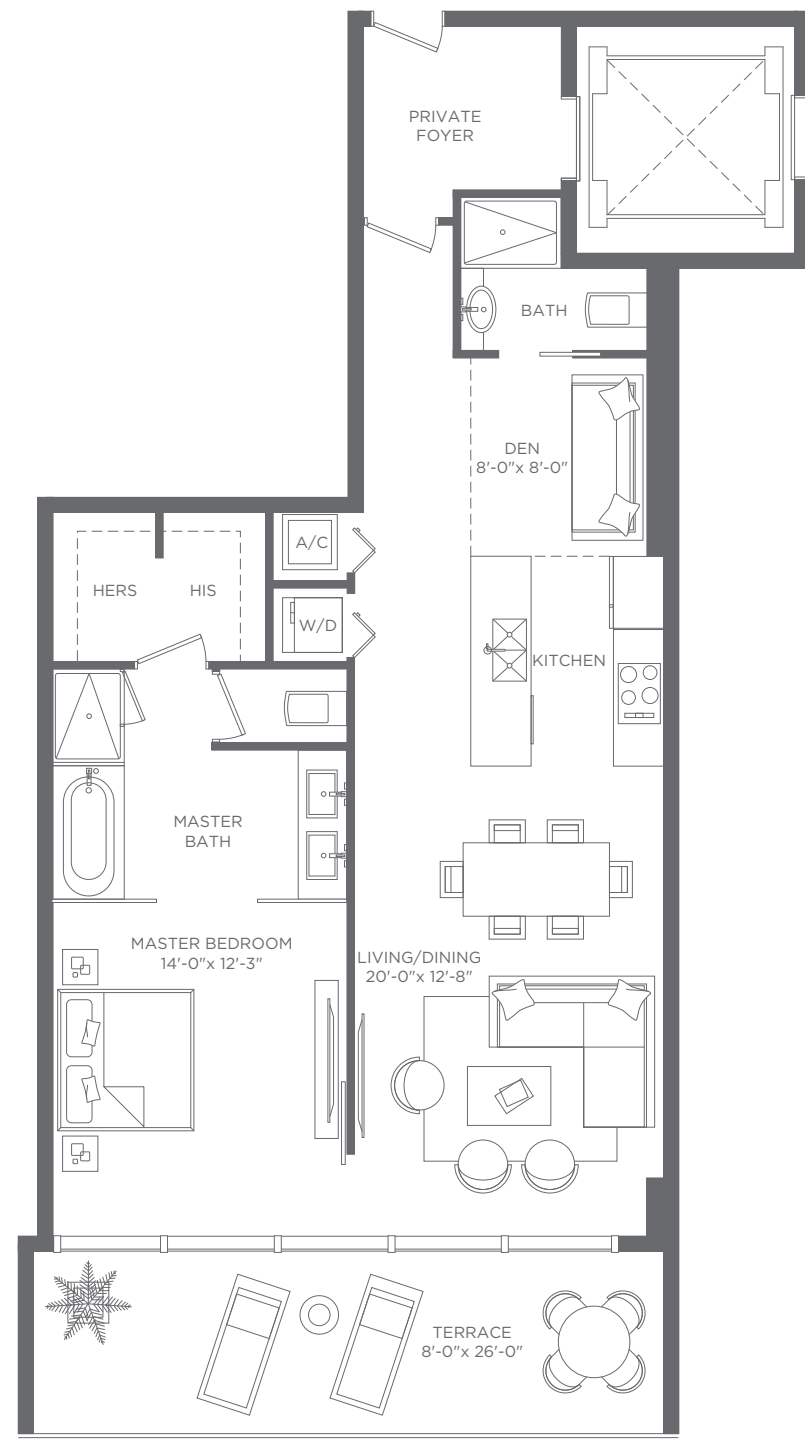


RESIDENCE 01 MOD
LEVELS 4TH TO 27TH
3 BEDROOMS 3 1/2 BATHS + DEN

A/C INTERIOR AREA	1,885 SQ.FT.	175.12 SQ.M.
TERRACE AREA	296 SQ.FT.	27.49 SQ.M.
TOTAL RESIDENCE	2,181 SQ.FT.	202.61 SQ.M.

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 + or - 1,998 sq. ft. for units 01. 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.

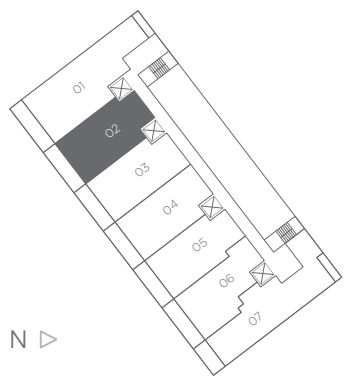
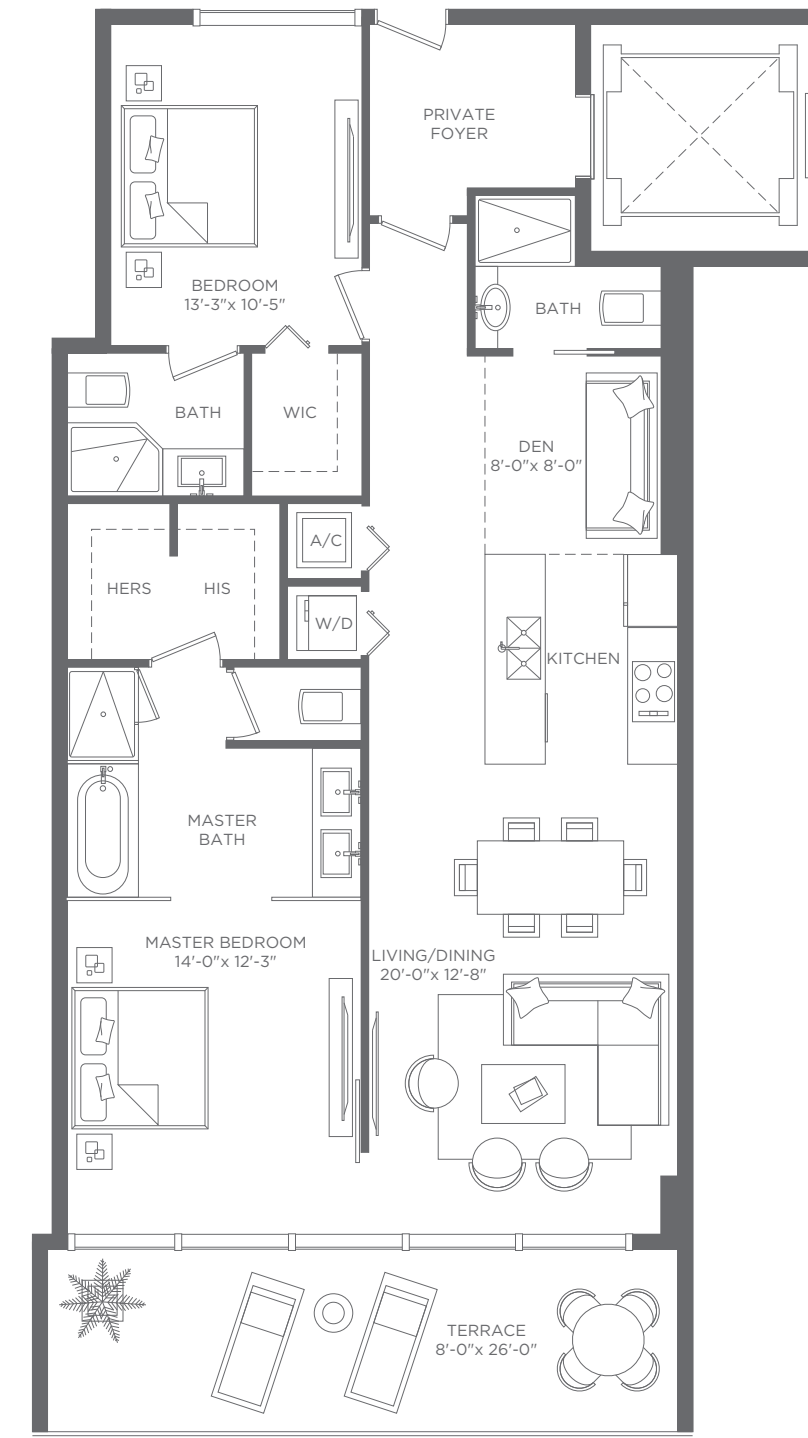
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RESIDENCE 02
LEVELS 28TH TO 50TH
1 BEDROOM 2 BATHS + DEN


A/C INTERIOR AREA	1,055 SQ.FT.	98.01 SQ.M.
TERRACE AREA	215 SQ.FT.	19.97 SQ.M.
TOTAL RESIDENCE	1,270 SQ.FT.	117.98 SQ.M.




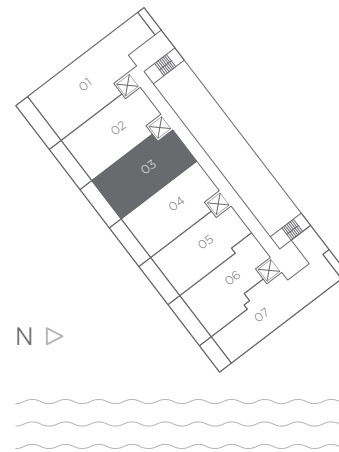
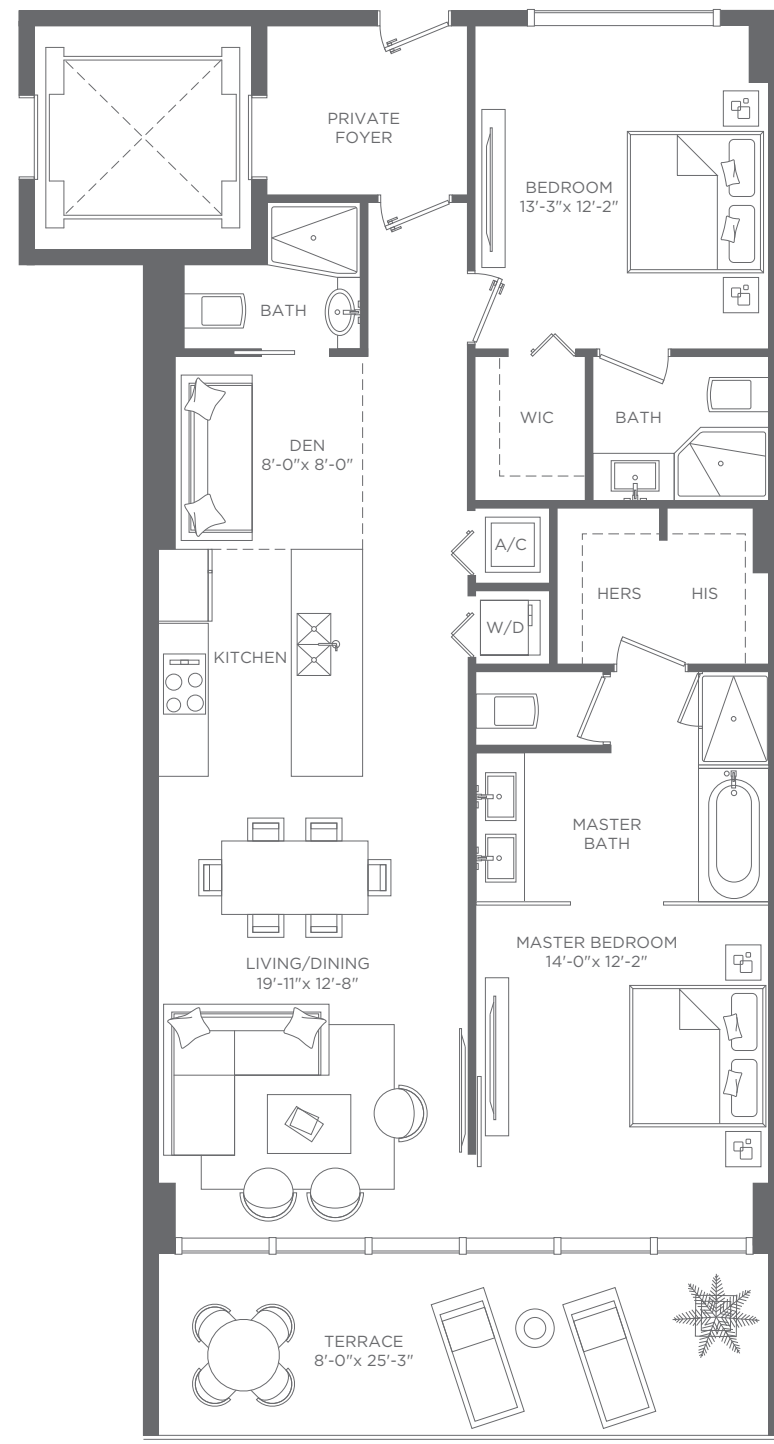
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RESIDENCE 02 MOD
LEVELS 4TH TO 27TH
2 BEDROOMS 3 BATHS + DEN

A/C INTERIOR AREA	1,311 SQ.FT.	121.79 SQ.M.
TERRACE AREA	215 SQ.FT.	19.97 SQ.M.
TOTAL RESIDENCE	1,526 SQ.FT.	141.76 SQ.M.

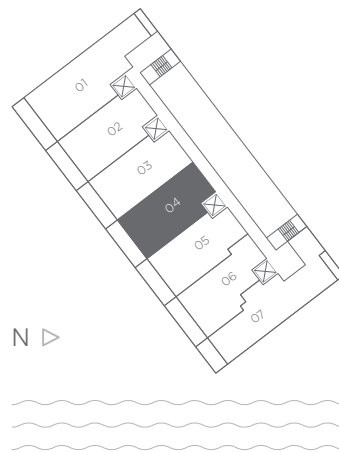
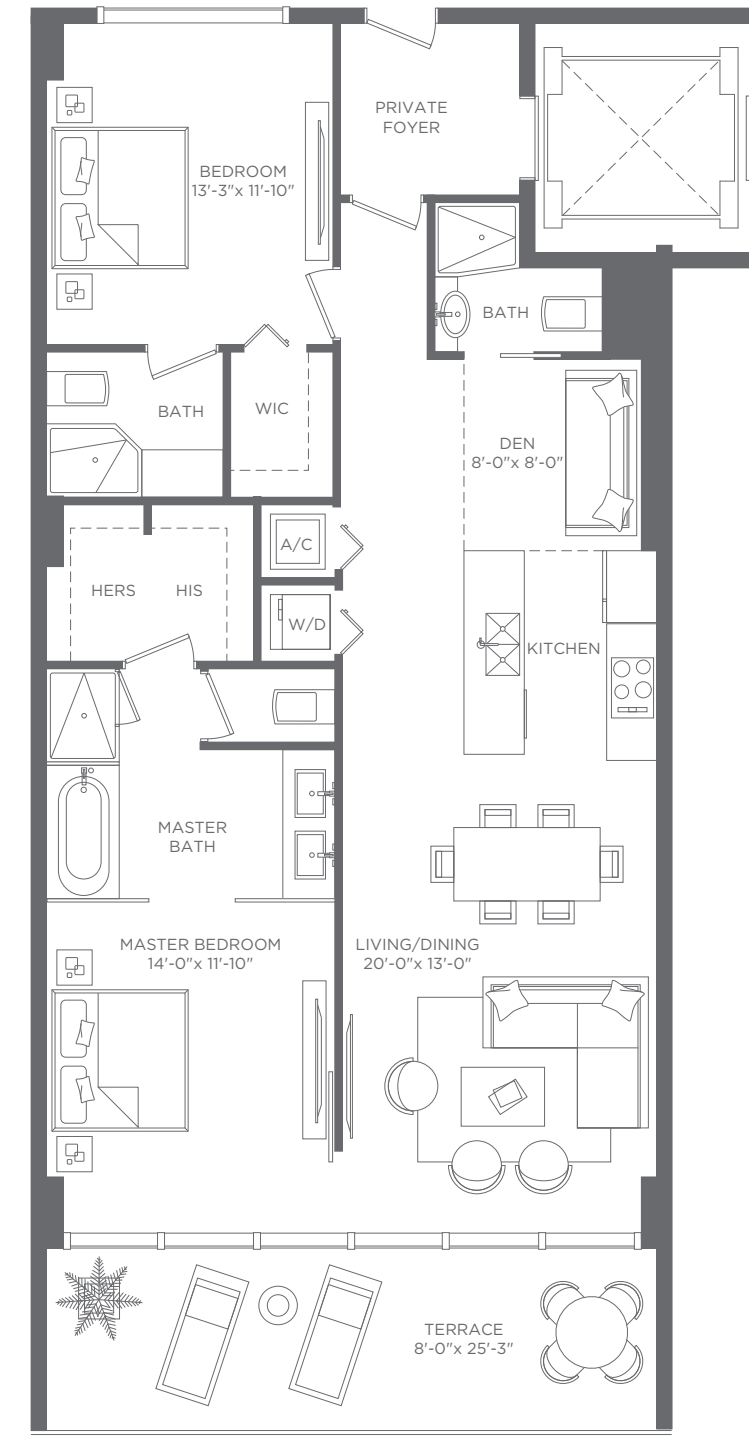
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RESIDENCE 03
2 BEDROOMS 3 BATHS + DEN

A/C INTERIOR AREA	1,286 SQ.FT.	119.47 SQ.M.
TERRACE AREA	209 SQ.FT.	19.41 SQ.M.
TOTAL RESIDENCE	1,495 SQ.FT.	138.88 SQ.M.

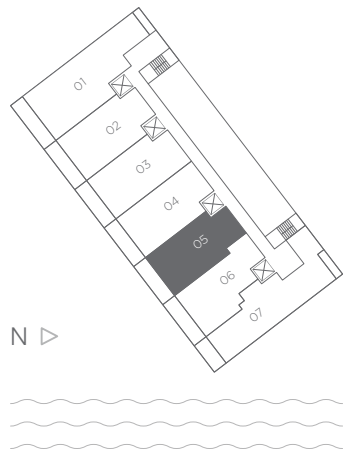
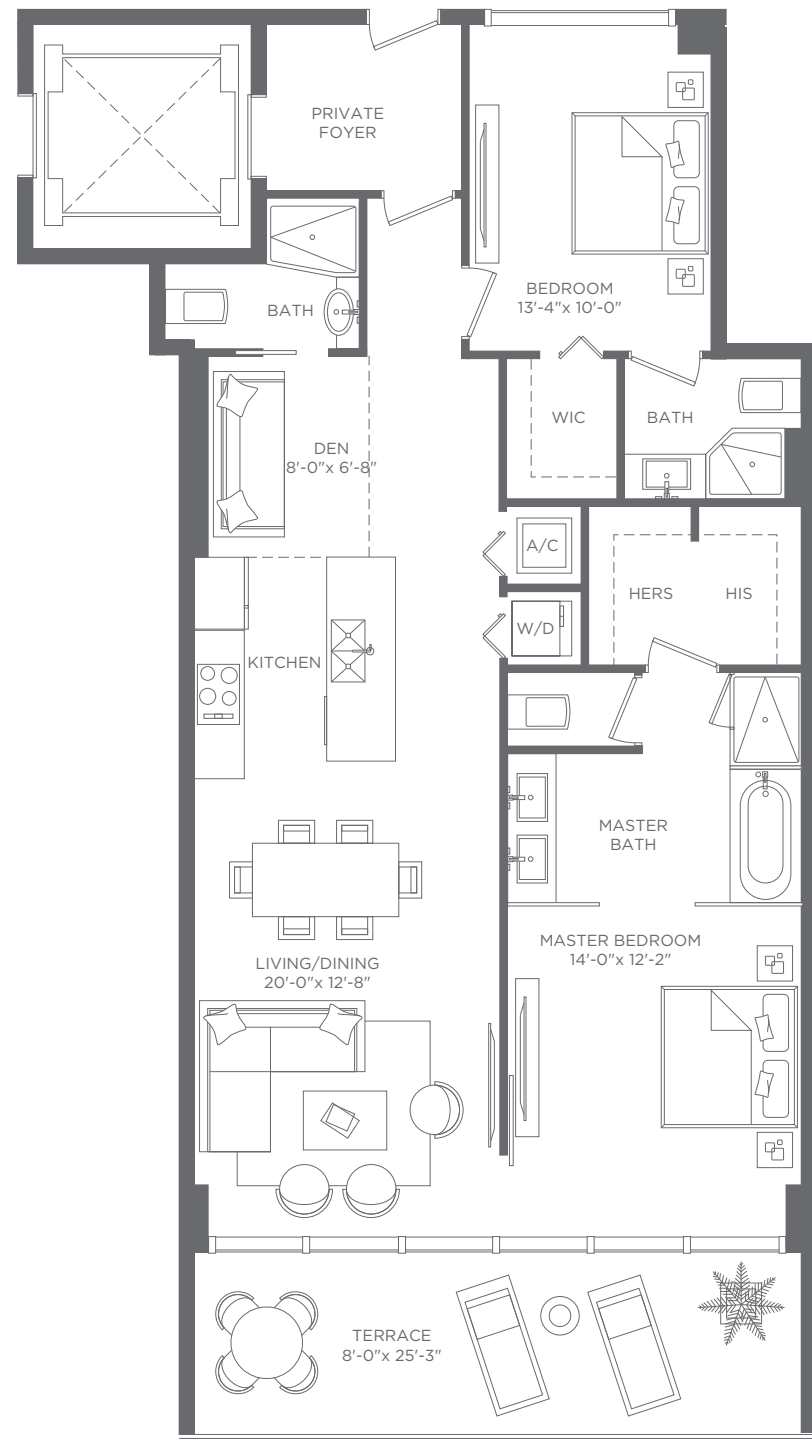


RESIDENCE 04
2 BEDROOMS 3 BATHS + DEN

A/C INTERIOR AREA	1,272 SQ.FT.	118.17 SQ.M.
TERRACE AREA	209 SQ.FT.	19.41 SQ.M.
TOTAL RESIDENCE	1,495 SQ.FT.	137.58 SQ.M.

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 + or - 1,210 sq. ft. for units 03. 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.

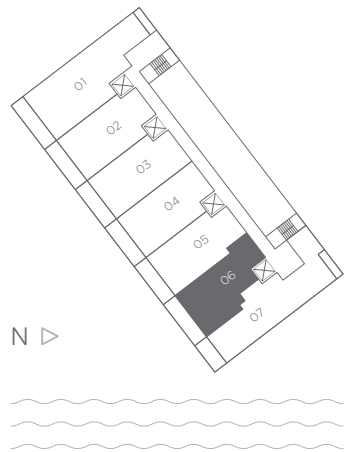
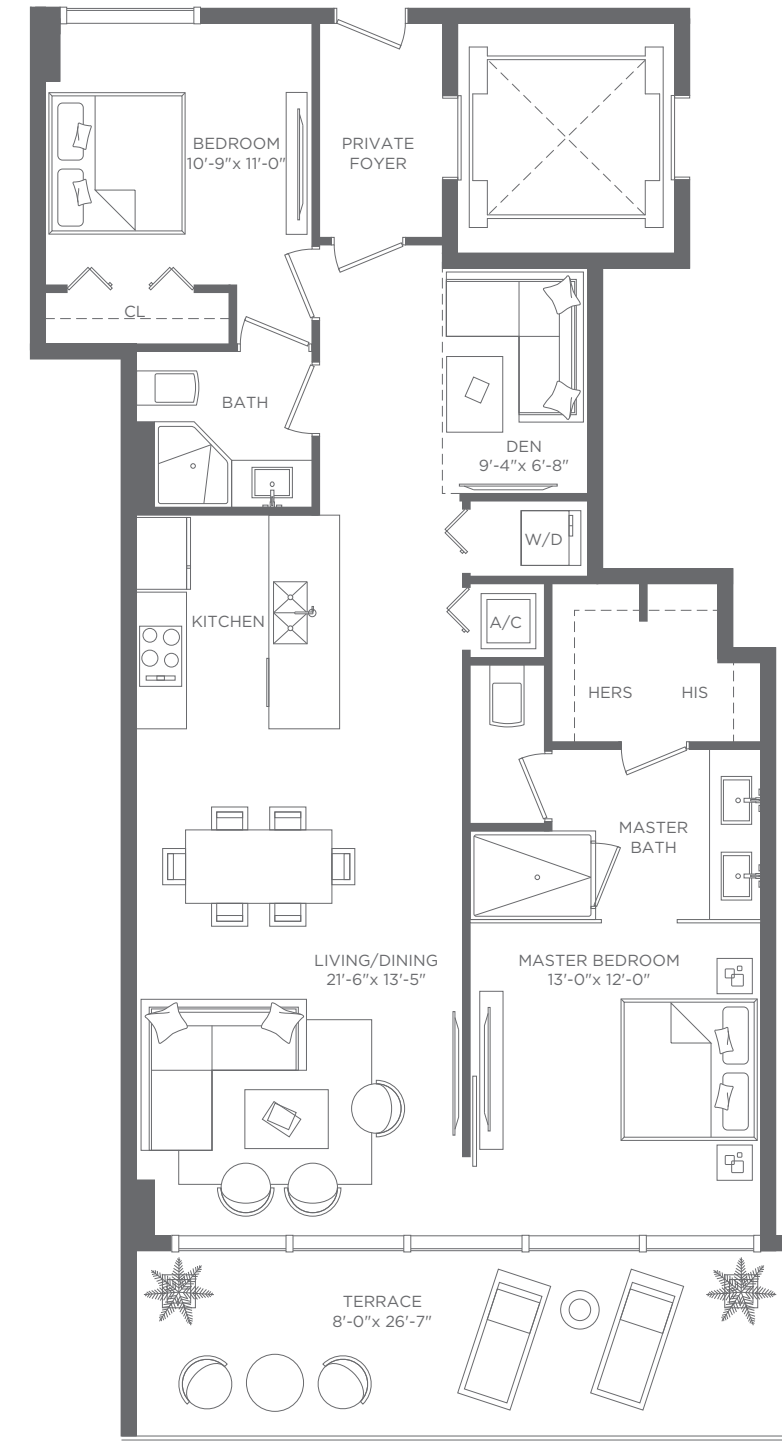
Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes 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 + or - 1,197 sq. ft. for units 04. 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.



RESIDENCE 05

2 BEDROOMS 3 BATHS + DEN

A/C INTERIOR AREA	1,256 SQ.FT.	116.68 SQ.M.
TERRACE AREA	209 SQ.FT.	19.41 SQ.M.
TOTAL RESIDENCE	1,465 SQ.FT.	136.09 SQ.M.



RESIDENCE 06

2 BEDROOMS 2 BATHS + DEN

A/C INTERIOR AREA	1,206 SQ.FT.	112.04 SQ.M.
TERRACE AREA	212 SQ.FT.	19.69 SQ.M.
TOTAL RESIDENCE	1,418 SQ.FT.	131.73 SQ.M.

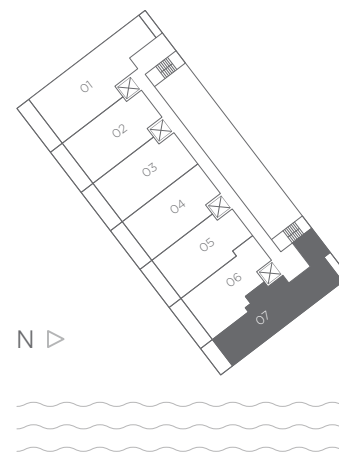
Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes 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 + or - 1,180 sq. ft. for units 05. 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.

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 + or - 1,110 sq. ft. for units 06. 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.

Sales Gallery 1300 South Miami Avenue, Miami, FL 33130

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RESIDENCE 07

3 BEDROOMS 3 BATHS + DEN

A/C INTERIOR AREA	1,702 SQ.FT.	158.12 SQ.M.
TERRACE AREA	207 SQ.FT.	19.23 SQ.M.
TOTAL RESIDENCE	1,909 SQ.FT.	177.35 SQ.M.

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 + or - 1,687 sq. ft. for units 07. 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 is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of CT, ID, NJ, NY and OR, unless registered or exemptions are available, or in any other jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. The sketches, renderings, graphic materials, plans, specifications, terms, conditions and statements contained in this brochure are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of same in its sole discretion and without prior notice. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same. These drawings and depictions are conceptual only and are for the convenience of reference. They should not be relied upon as representations, express or implied, of the final detail of the residences. The developer expressly reserves the right to make modifications, revisions, and changes it deems desirable in its sole and absolute discretion. All depictions of furniture, appliances, counters, soffits, 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. The photographs contained in this brochure may be stock photography or have been taken off-site and are used to depict the spirit of the lifestyles to be achieved rather than any that may exist or that may be proposed, and are merely intended as illustrations of the activities and concepts depicted therein. Consult your Agreement and the Prospectus for the items included with the Unit. Dimensions and square footage are approximate and may vary with actual construction. Restaurants, clubs and other business establishments and/or any operators of same referenced herein are subject to change at any time, and no representations regarding restaurants, clubs, businesses and/or operators within the project may be relied upon. Restaurants, clubs and/or other business establishments are anticipated to be operated from the commercial components of the project which will be offered for sale to third parties. Determination regarding use of the commercial spaces will be in the discretion of the purchasers of those spaces and there is no assurance that they will be used for the purposes, and/or with the operators, named herein. Any and all references to, and/or renderings of, Brickell City Centre, Museum Park and/or Resorts World Miami and other proposed projects depicted are proposed only, are not constructed, and are not being developed by the Developer of Paraiso Bay Condominium. As such, the Developer has no control over those projects and there is no guarantee that they will be developed, or if so, when and what they will consist of. The information provided herein regarding Brickell City Centre, Museum Park, Resorts World Miami or other proposed projects depicted was obtained from newspaper articles and other public information and Developer makes no representations as to same. The Related Group is not the project developer. This Condominium is being developed by PRH NE 31st Street, LLC ("Developer"), which has a limited right to use the trademarked names and logos of The Related Group pursuant to a license and marketing agreement with The Related Group. Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by The Related Group and you agree to look solely to Developer (and not to The Related Group and/or any of its affiliates) with respect to any and all matters relating to the marketing and/or development of the Condominium and with respect to the sales of units in the Condominium. The project graphics, renderings and text provided herein are copyrighted works owned by the Developer. All rights reserved. Unauthorized reproduction, display or other dissemination of such materials is strictly prohibited and constitutes copyright infringement. No real estate broker is authorized to make any representations or other statements regarding the projects, and no agreements with, deposits paid to or other arrangements made with any real estate broker are or shall be binding on the Developer. All prices are subject to change at any time and without notice, and do not include optional features or premiums for upgraded units. From time to time, price changes may have occurred that are not yet reflected on this brochure. Please check with the sales center for the most current pricing.

