

RESIDENCE 01

LEVEL 62-78 CONTEMPORANEO

4 Bedrooms
4 Bathrooms
1 Powder Room
Service Quarters

INTERIOR AREA

3,464 sq. ft. / 322 sq. m.

TERRACE AREA

1,112 SQ. FT. / 103 SQ. M.



Exact square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior bearing walls and in fact 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 space between the perimeter walls and excludes all interior structural components and other common elements). This method is generally used to value 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 your reference, the size of the Unit, determined in accordance with these defined unit boundaries, is set forth on Exhibit "D" to the Declaration. Measurements of rooms on this floor plan are generally taken at the furthest points of each given room (as if the room were a perfect rectangle), without regard for any closets or variations. Accordingly, the size 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 accurately reflect the final plans and specifications for the development. All depictions of appliances, fixtures, millwork, 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: The complete offering series are in a CD-1(2) application available from the office. The HO-0225-0004. Warning: the California Department of real estate has not inspected, assessed, or qualified this offering. Registration certificate No HO 0784299C-00080. This advertisement is a solicitation for the sale of units in 1420 S. Miami Avenue Condominiums & H.J. Registration NO.24-04-0005. Corneli & Bayes PLLC shall not be held liable or responsible for its failure by itself and/or its agents to provide complete and accurate information in the disclosure documents and/or representations. Under no circumstances shall Corneli & Bayes 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 or document for accuracy prior to the dissemination or use.

RESIDENCE 02

LEVEL 62-78 CONTEMPORANEO

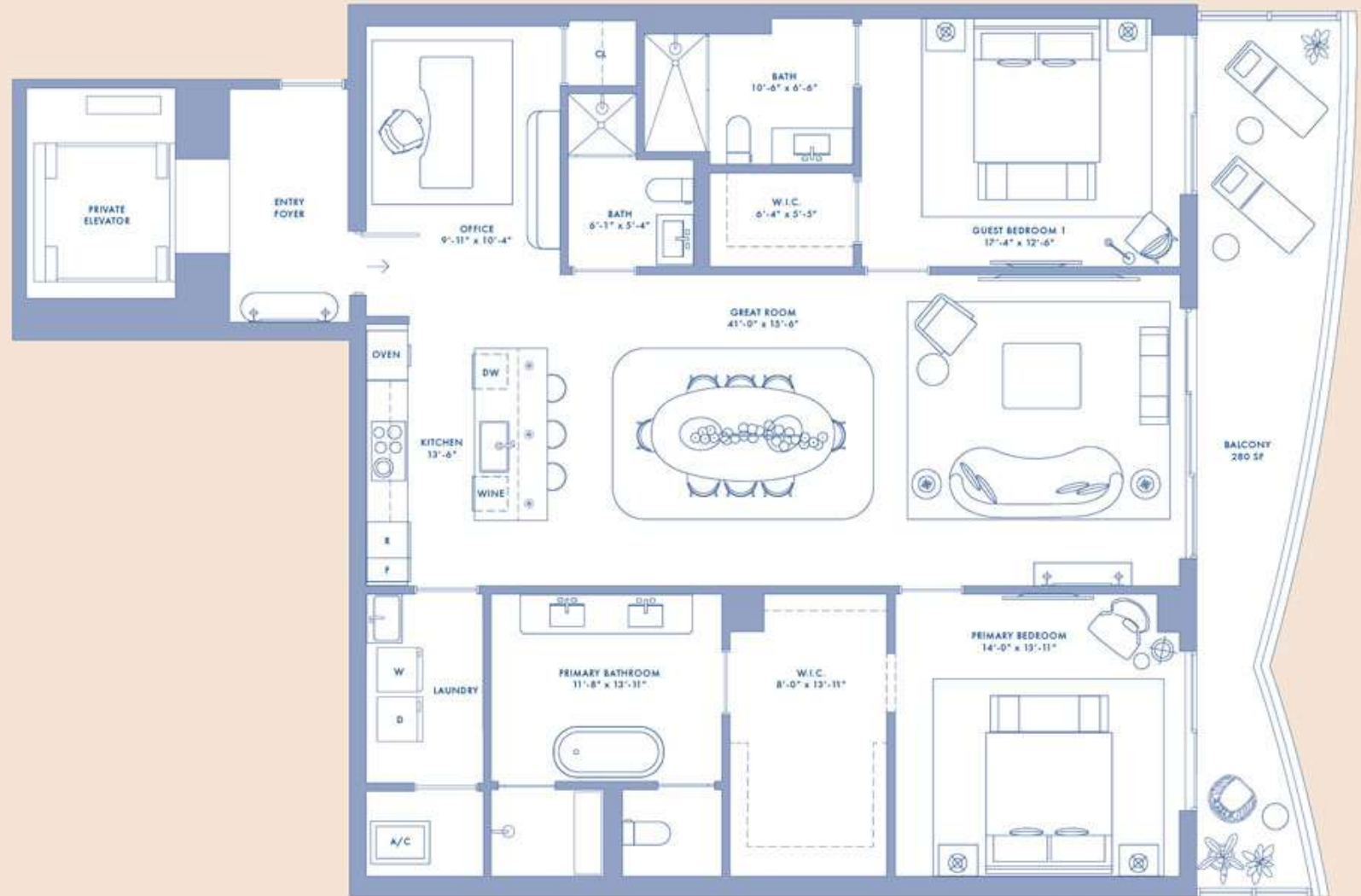
2 Bedrooms
Den
3 Bathrooms

INTERIOR AREA

2,018 SQ. FT. / 187 SQ. M.

TERRACE AREA

280 SQ. FT. / 26 SQ. M.



BRICKELL SKYLINE



SIMPSON PARK



NOT TO SCALE

Shown space layouts and dimensions are measured to the interior boundaries of the exterior walls and the centerline of interior bearing walls and in feet and inches 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 space between the perimeter walls and excludes all interior structural components and other common elements). This method is generally used to value materials and is provided to offer a perspective layout to compare the Unit with other condominium projects that utilize the same method. For your reference, the size of the Unit, determined in accordance with these defined and boundaries, is set forth in Table 13 to the Declaration. Measurements of rooms on this floor plan are generally taken at the furthest points of each given room (as if the room were a perfect rectangle), without regard for any closets or variations. Accordingly, the sizes 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 accurately reflect the final plans and specifications for the development. All depictions of appliances, fixtures, millwork, 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 OPPORTUNITY: The complete offering series is a CRP-12 application available from the office. The NO-CDD-0004 Warning the California Department of real estate has not inspected, assessed, or qualified this offering. Registration certificate No. 1784299C-CDD-0004. This advertisement is a solicitation for the sale of units in 1400 S. Miami Avenue Condominiums & M.J. Registration NO. 24-04-0005. Corneli & Reyes PLLC shall not be held liable or responsible for its failure by itself and/or its agents to provide complete and accurate information in the disclosure documents and/or representations. Under no circumstances shall Corneli & 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 or document for accuracy prior to the dissemination or use.

RESIDENCE 03

LEVEL 62-78 CONTEMPORANEO

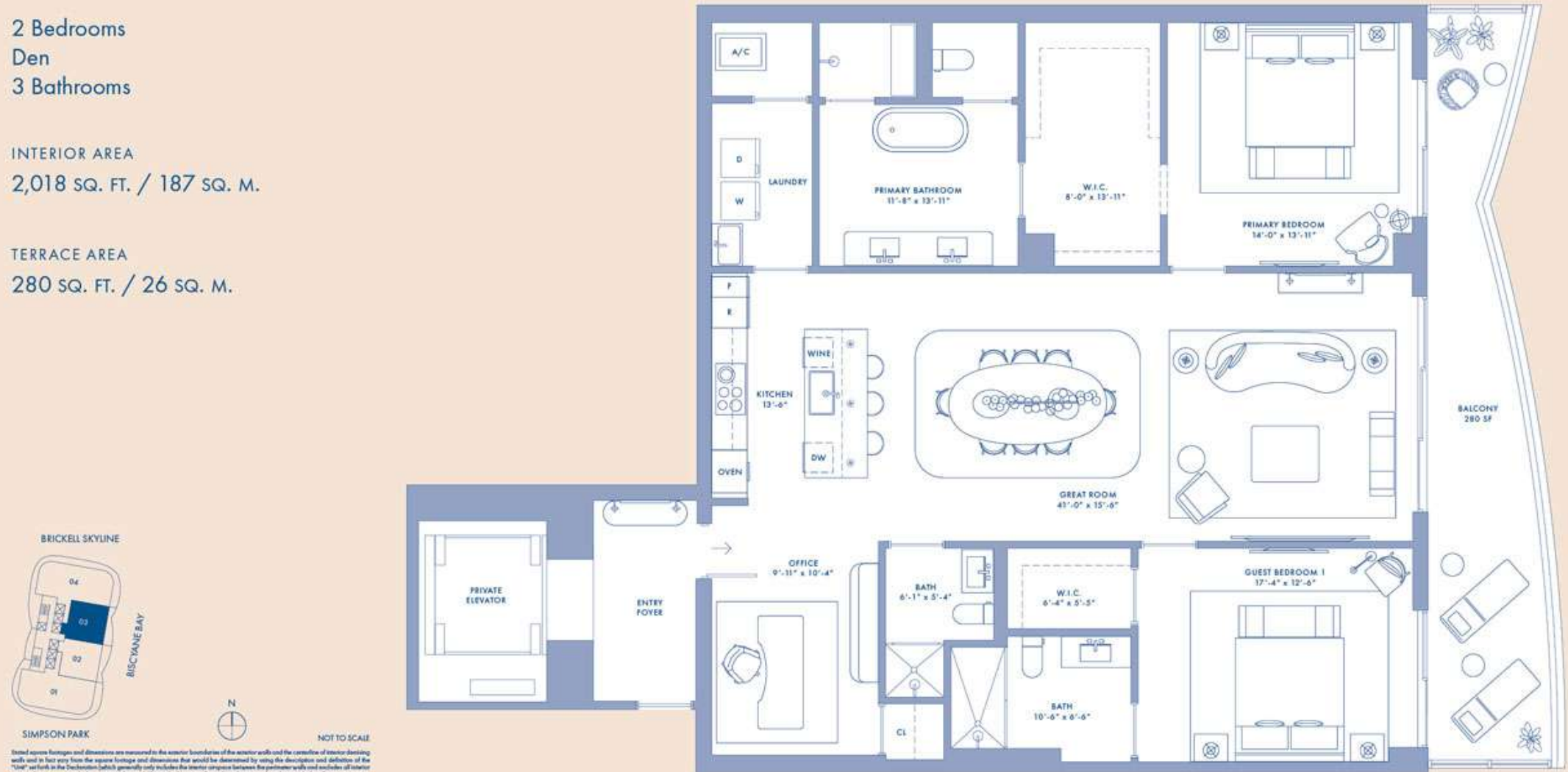
2 Bedrooms
Den
3 Bathrooms

INTERIOR AREA

2,018 SQ. FT. / 187 SQ. M.

TERRACE AREA

280 SQ. FT. / 26 SQ. M.



Brickell Skyline
Simpson Park
Biscayne Bay
N
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RESIDENCE 04

LEVEL 62-78 CONTEMPORANEO

4 Bedrooms
4 Bathrooms
1 Powder Room
Service Quarters

INTERIOR AREA

3,465 SQ. FT. / 322 SQ. M

TERRACE AREA

1,558 SQ. FT. / 145 SQ. M

BRICKELL SKYLINE

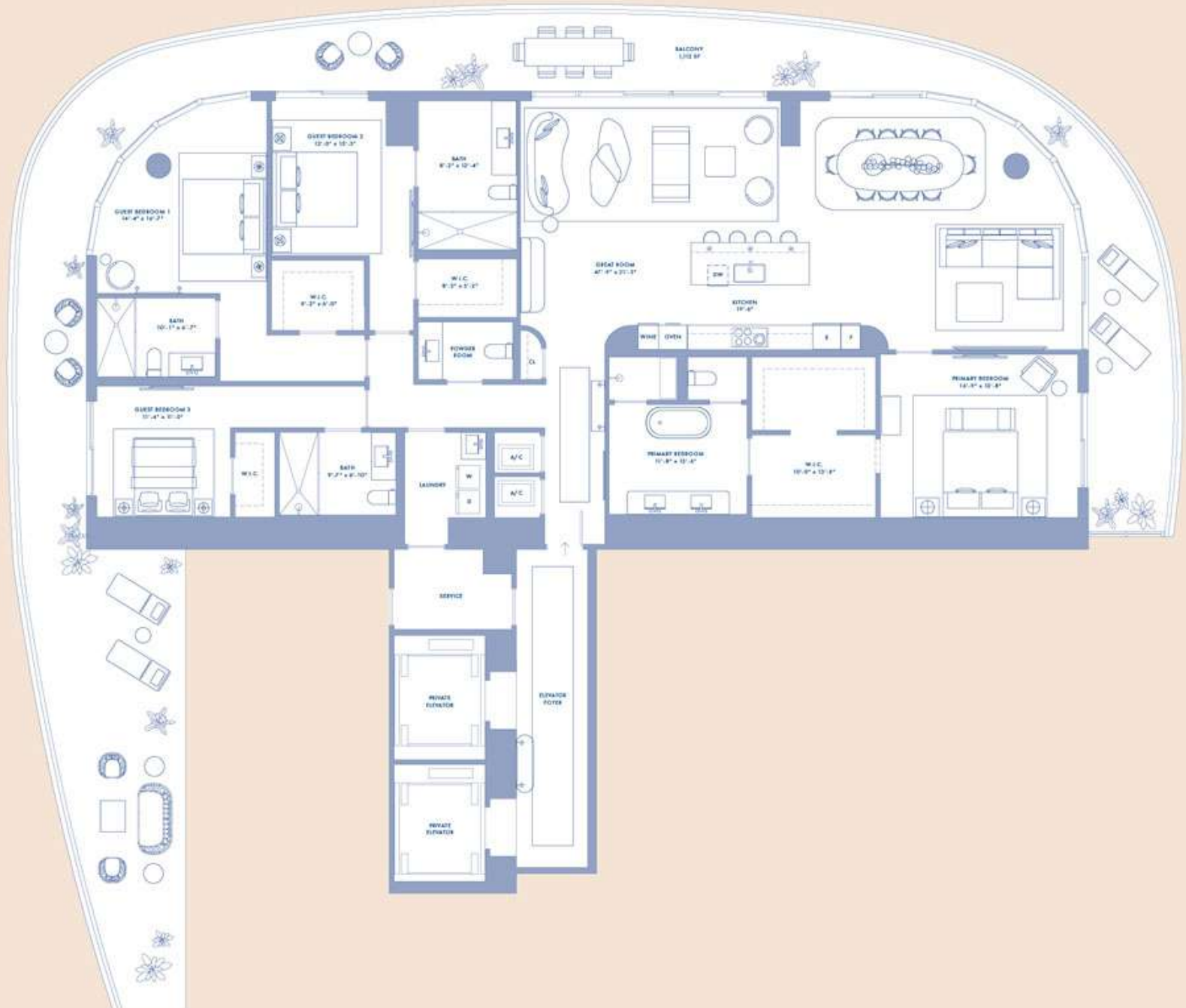


SIMPSON PARK



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LEVEL 62-78 TRADIZIONALE

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RESIDENCE 02

LEVEL 62-78 TRADIZIONALE

2 Bedrooms
Den
3 Bathrooms

INTERIOR AREA

2,018 SQ. FT. / 187 SQ. M.

TERRACE AREA

280 SQ. FT. / 26 SQ. M.



BRICKELL SKYLINE



SIMPSON PARK



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RESIDENCE 03

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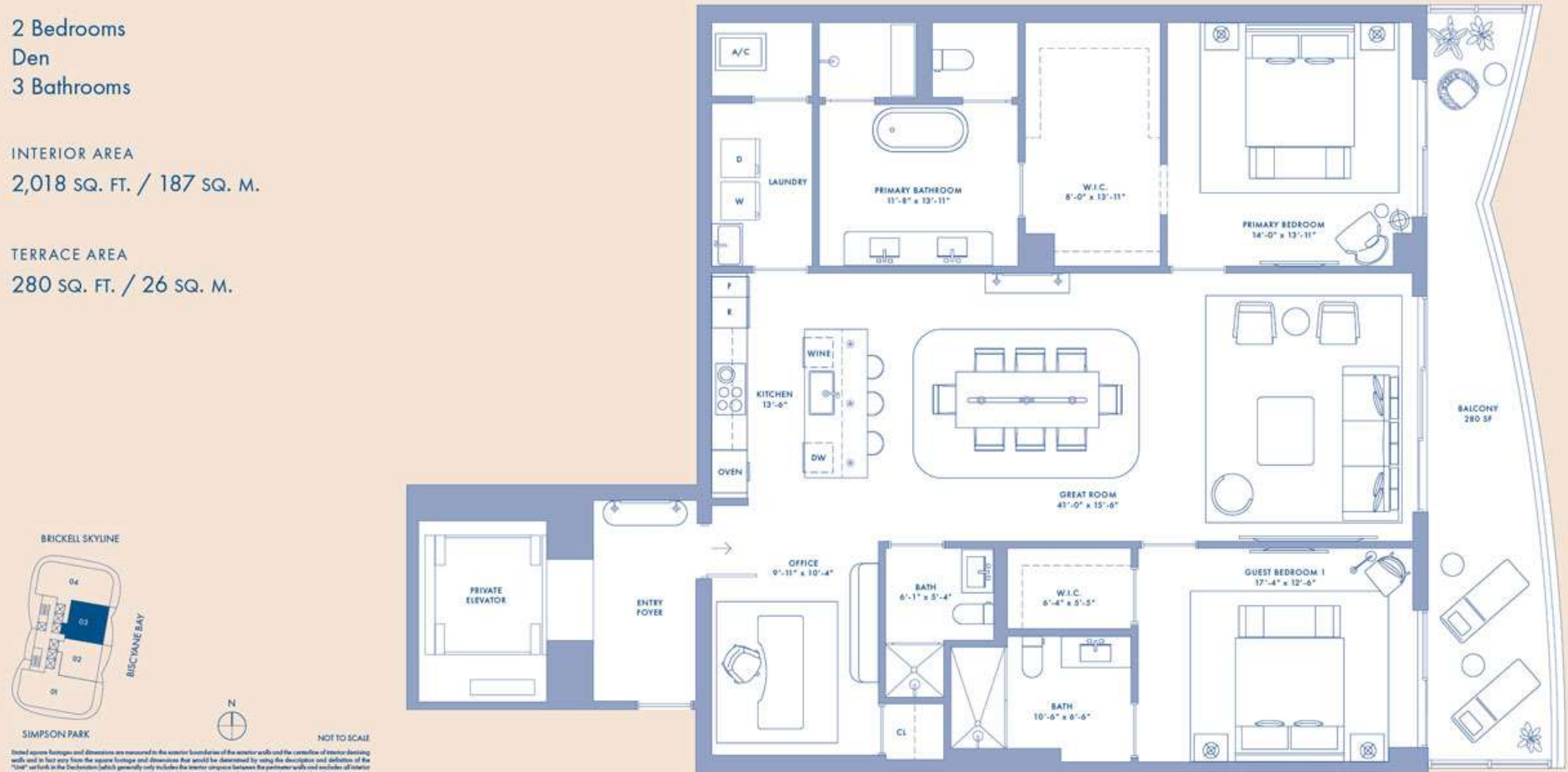
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Brickell Skyline
SIMPSON PARK
RISCVANE BAY
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