



7200 COLLINS

# A new collection of refined residences steps from the turquoise waters of Miami Beach.

7200 Collins, a Northlink Capital development, is a new residential project in Miami Beach and consists of 222 condominium residences. Located across the street from the beach, 7200 Collins will offer an inimitable lifestyle. The residences offer flexible ownership, allowing owners to rent out their home.



A VIEW WORTH LIVING FOR, ALIVE IN LIGHT.



NORTHEAST VIEW OF THE TURQUOISE COASTLINE AND SWAYING PALM TREES

REFER TO THE FINAL PAGE FOR LEGAL DETAILS.

# MODERN DESIGN, ELEVATED PERSPECTIVE

The flowing curvature of the façade, inspired by the neighborhood's renowned Miami Modernist architecture, invites awe-inspiring ocean and intracoastal views. Glass-walled balconies in each home let in the fresh ocean breeze, while minimalist, organic design extends the footprint of the homes.



"THE FAÇADE'S *ELEGANT INTERPLAY*  
OF GLASS AND ALUMINUM CAPTURES  
THE BRILLIANCE OF SUNRISES, SUNSETS,  
AND THE AMBIENT GLOW OF *NORTH BEACH*,  
CRAFTING *A TIMELESS DIALOGUE* BETWEEN  
NATURE AND THE BUILT ENVIRONMENT."

— LUIS O. REVUELTA Principal,  
Revuelta Architecture International

# BUILDING FEATURES

12-story luxury condominium

222 premium residences featuring

Junior One-Bedroom, One-Bedroom,  
and Two-Bedroom Residences

Balconies in each residence

Fully furnished residences

Flexible ownership programming

Ground floor curated retail / food & beverage

Curved façade for optimum ocean and city views

Three levels of bespoke amenities

On-site parking

7200 Collins Beach Club

ABOUT THE BUILDING



REFER TO THE FINAL PAGE FOR LEGAL DETAILS.



EXPLORE, CONNECT AND DISCOVER  
THE BEST OF *MIAMI BEACH.*

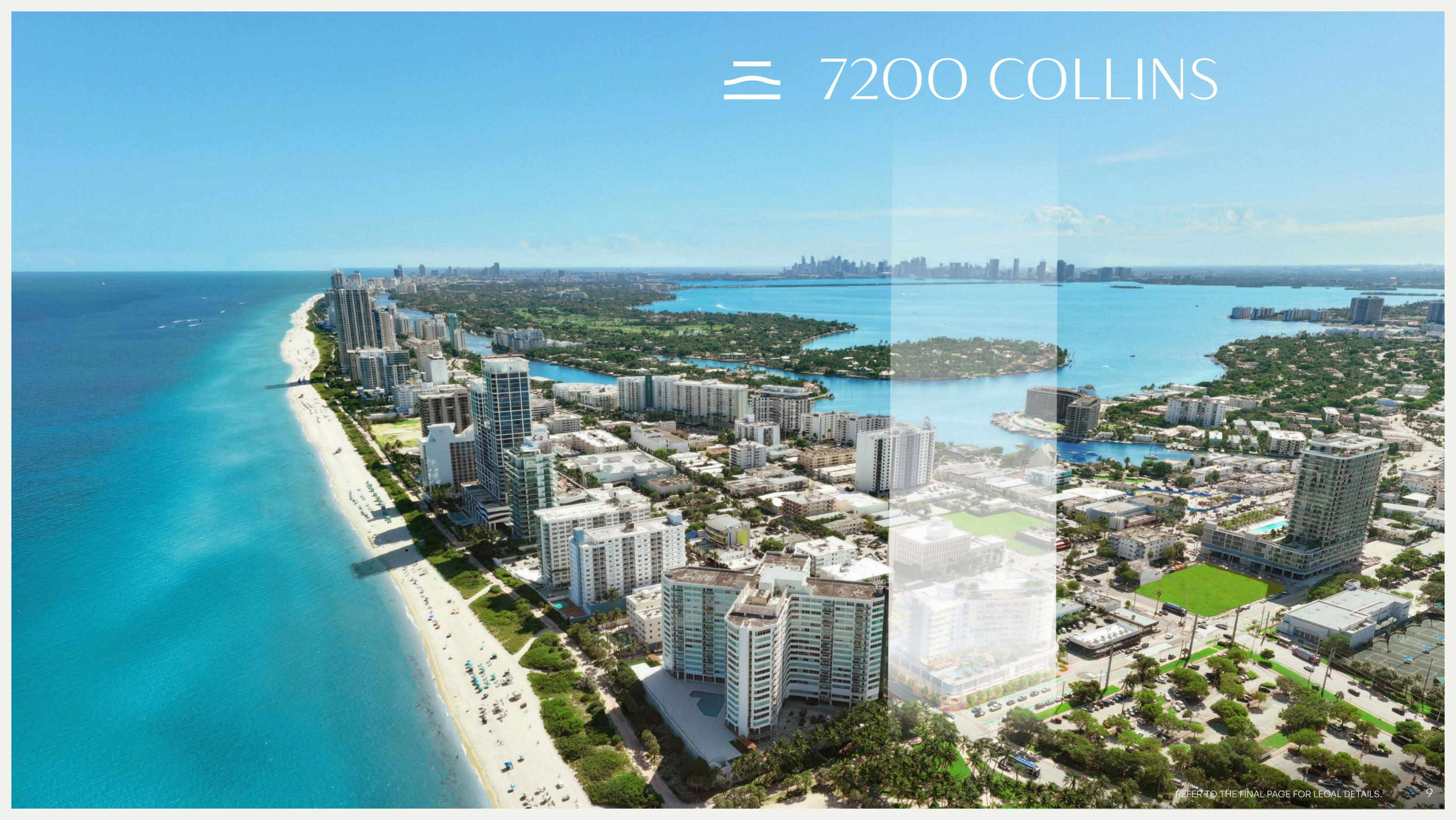
*Life Awaits*



The rhythm of the waves, the warmth of the sun, the vibrant energy of the city – all converge in Miami Beach. Where turquoise waters meet golden sands, life unfolds at a leisurely pace, ever serene, ever close to the energy of Miami.



# ≡ 7200 COLLINS





11



## A BLEND OF MIAMI BEACH'S FINEST AND BRIGHTEST

### ● PARKS

1. Allison Park
2. Altos del Mar Park
3. North Beach Oceanside Park
4. Parkview Island Park

### ● RECREATIONAL

5. 7200 Collins Beach Club
6. Miami Beach Aquatic Center and Park
7. Normandy Shores Golf Course
8. Miami Beach Tennis Center
9. Volleyball Courts
10. TKS Miami Watersports

### ○ HOTELS

11. The Casablanca Miami Beach
12. Carillon Miami Wellness Resort & Spa

### ● CAFÉS

13. Buenos Aires Bakery & Cafe
14. YES! Café
15. Cachito Coffee and Bakery
16. The Corner Store
17. Love Brunch
18. Juice and Coffee Bar
19. Starbucks

### ● DINING

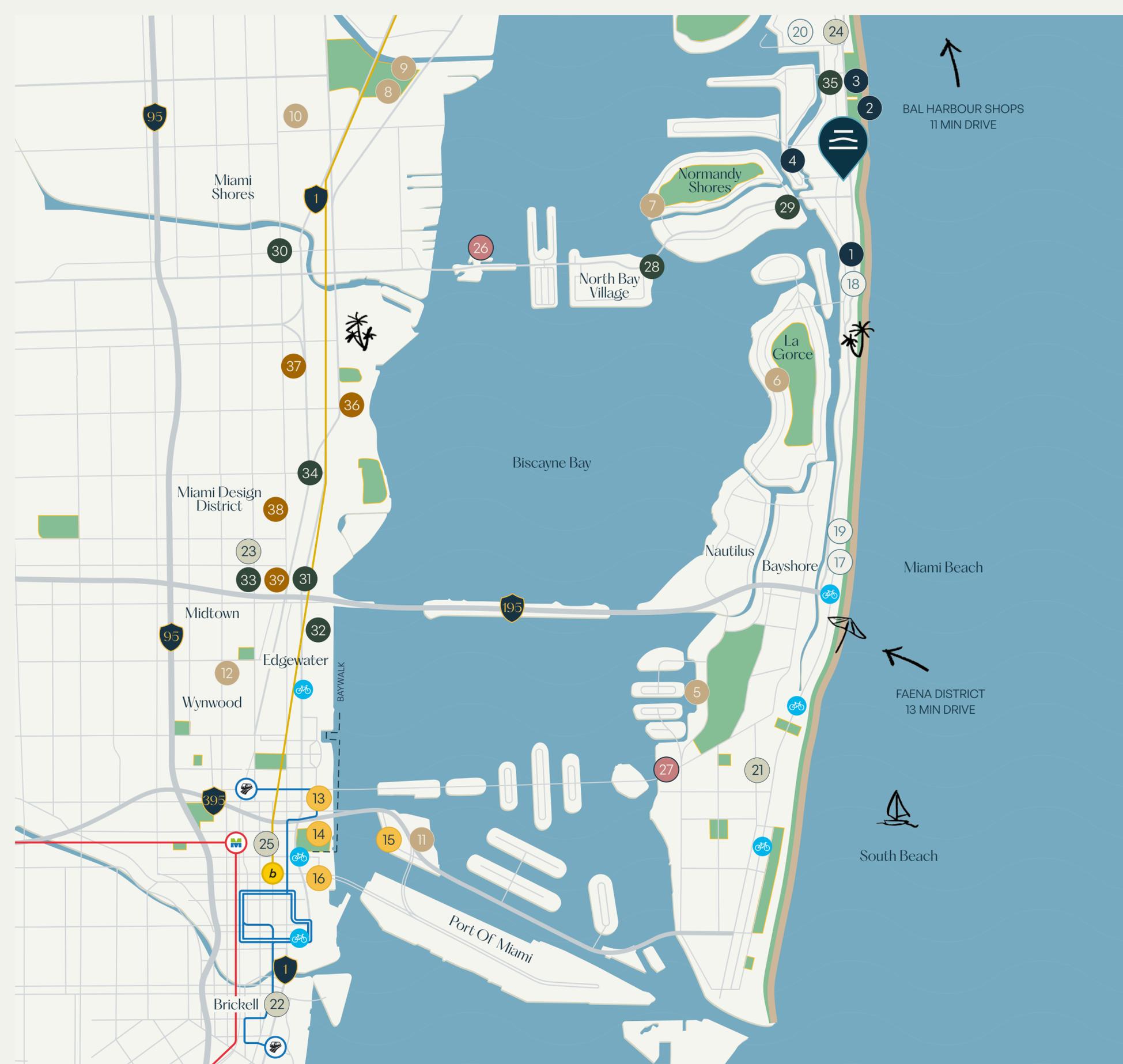
20. Café Prima Pasta
21. Manolo
22. Petralunga
23. George's Restaurant & Lounge
24. Sazón Cuban Cuisine & Café
25. Sumak Restaurant
26. Sushi Bichi
27. Sawaddee Thai & Sushi Restaurant
28. Burgers & Shakes
29. 7tyone Restaurant & Coffee Bar
30. Norman's Tavern
31. Katana Japanese Restaurant
32. New Campo Argentino Steakhouse
33. Taquiza

### ● ENTERTAINMENT

34. Miami Beach Bandshell
35. Byron Carlyle Theatre Miami Beach

### ○ ESSENTIALS

36. Publix Super Market at North Shore
37. Bay Supermarket
38. M&L Food Market
39. CVS
40. North Shore Branch Library



## MINUTES FROM EVERYTHING

### ● PARKS

1. Allison Park
2. Altos del Mar Park
3. North Beach Oceanside Park
4. Park View Island

### ● RECREATIONAL

5. Miami Beach Golf Club
6. La Gorce Country Club
7. Normandy Shores Golf Course
8. Miami Shores Country Club
9. Miami Shores Aquatic Center
10. Miami Shores Recreation Department
11. Jungle Island
12. Wynwood Walls

### ● ENTERTAINMENT

13. Arsht Center
14. Pérez Art Museum Miami
15. Miami Children's Museum
16. Kaseya Center

### ○ HOTELS

17. Fontainebleau Miami Beach
18. The Casablanca Miami Beach
19. Eden Roc Miami Beach
20. Four Seasons Hotel at The Surf Club

### ○ SHOPPING & RETAIL

21. Lincoln Road
22. Brickell City Centre
23. Miami Design District
24. Bal Harbour Shops
25. Miami Worldcenter

### ● MARINAS

26. Pelican Harbor Marina
27. Sunset Harbour Yacht Club

### ● DINING

28. Petralunga
29. Katana Japanese Restaurant
30. The Citadel
31. Mandolin Aegean Bistro
32. Amara at Paraiso
33. Pura Vida Miami
34. Chica Miami
35. Taquiza

### ● CAFÉS

36. Panther Coffee - MiMo
37. Artpie
38. Fincas Coffee
39. Dior Café Miami

TRANSPORTATION  Bike Path  Brightline  Metromover  Metrorail

REFER TO THE FINAL PAGE FOR LEGAL DETAILS.



EXPLORE ENDLESS POSSIBILITIES  
BY THE OCEAN

# ENERGY IN MOTION



## OUTDOOR RECREATION

From sunrise surfs to sunset bike rides, every day unfolds as an invitation to embrace the outdoors. Paddleboarding across calm waters, kayaking through Miami's hidden spots, or hitting the tennis courts—there's always a new way to move.

The ocean's rhythm sets the pace, while Miami's vibrant energy beckons just beyond. At the intersection of serenity and excitement, an active lifestyle finds its perfect balance.



# THE PULSE OF THE CITY



## CULTURE & NIGHTLIFE

Oceanfront lounges shimmer with energy, cocktails reflecting the city lights. Miami's pulse is palpable, a symphony of music, art, and vibrant nightlife. World-class museums and galleries showcase a dynamic cultural landscape. Every corner offers a new discovery, from hidden jazz clubs to lively Latin dance halls.



# THE BANDSHELL

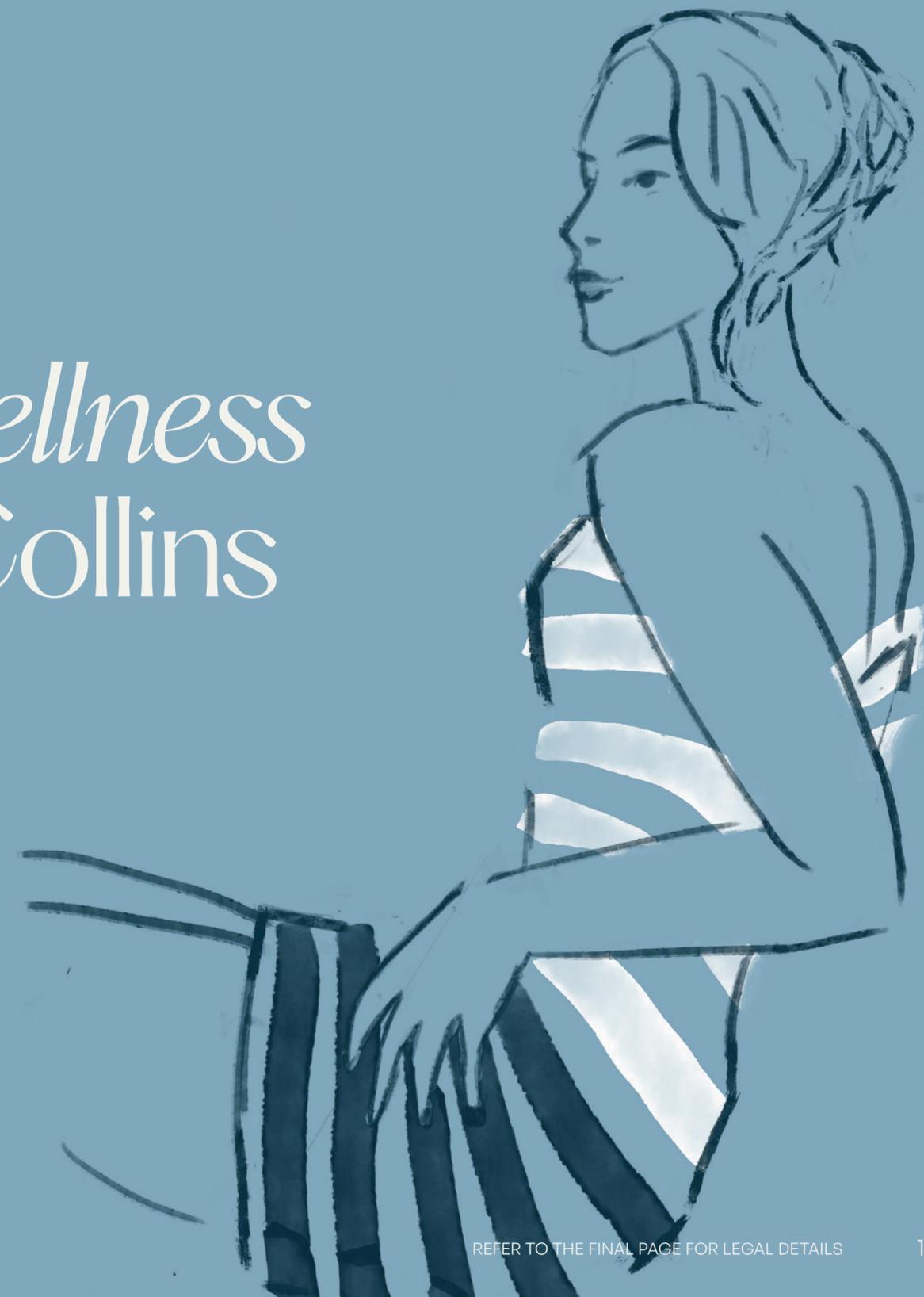


Just steps from 7200 Collins, the Miami Beach Bandshell offers live performances and cultural events under the stars. A neighborhood gem where music and ocean breezes come together for unforgettable nights, making it a perfect spot for residents to enjoy Miami's vibrant arts scene right at their doorstep.





# *A Blend of Active, Social, Wellness and Relaxation at 7200 Collins*



# TASTES OF THE CITY



## GASTRONOMY ELEVATED

7200 Collins places you steps away from Miami's vibrant culinary galaxy, with options like Los Fuegos, Makoto, and Matador Room, Katana's Japanese dishes, precise and delicate; New Campo Argentino Steak House, bold and robust - each a star in Miami's diverse dining landscape. From the freshest seafood to expertly grilled specialties, a symphony of tastes awaits.

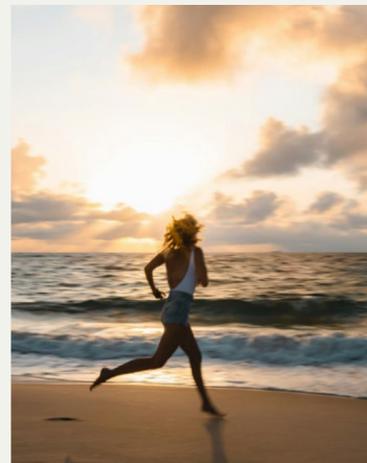
# COMING TO NORTH BEACH

## INVESTMENT TO THE COMMUNITY

Ocean Terrace in North Beach is transforming with new investments, including a hotel, a residential tower, and 18,000+ SF of commercial space. The pedestrian-friendly redesign will feature shops, restaurants, and cafés. A \$15M, 5-acre public park will connect the Miami Beach Bandshell to Altos Del Mar Park with art, a pavilion, and lush landscaping.

## DIVE INTO A WORLD OF RECREATION

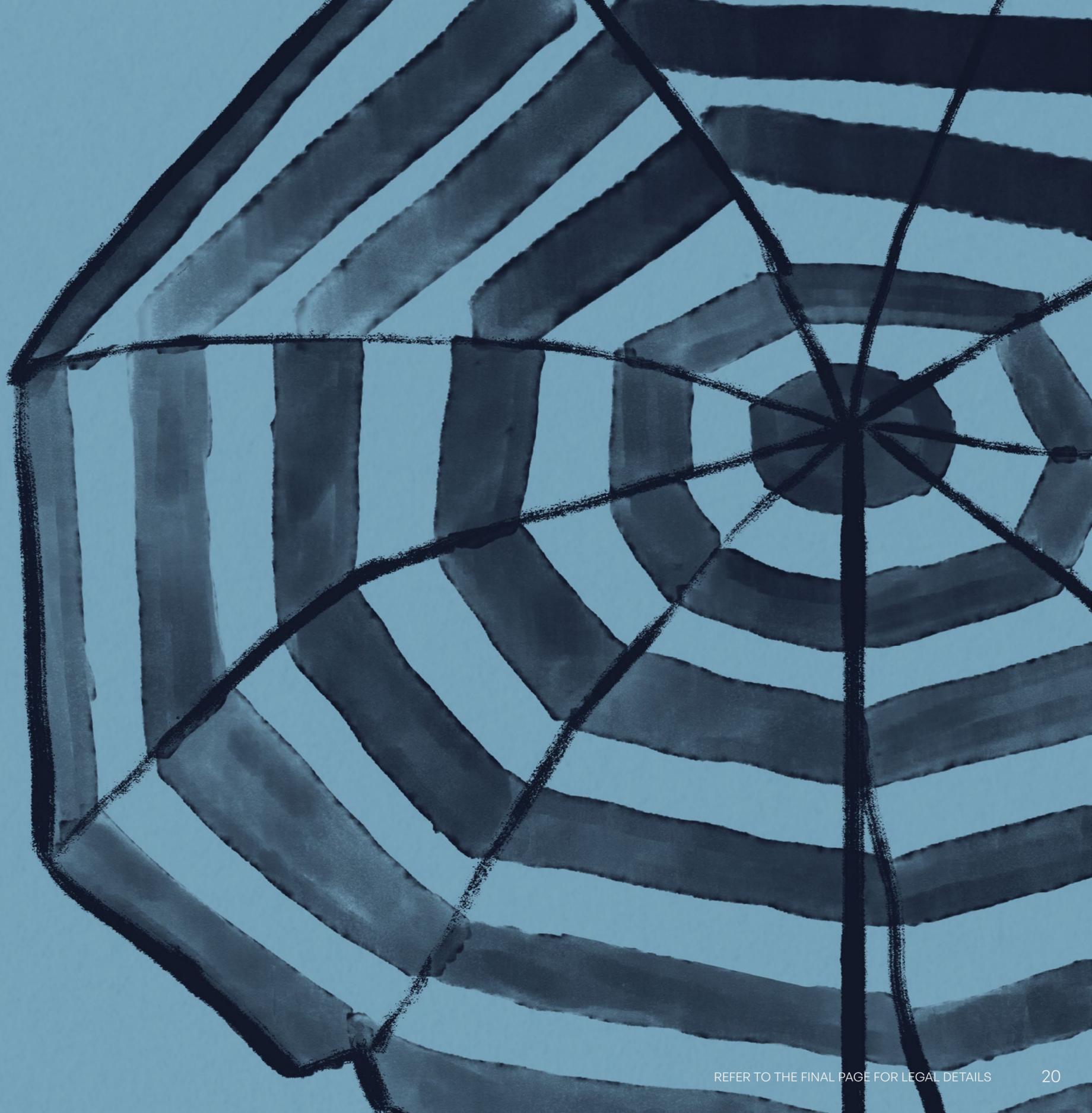
Lap lanes and leisure pools, sun-drenched decks and shaded retreats, a library and parking garage - the Aquatic Center and Park is a proposed new community mixed-use complex, creating an oasis of activity and relaxation, just across the street. A playground for water enthusiasts and sun-seekers alike, it embodies Miami Beach's commitment to an active and fulfilling lifestyle.





# Designed for Living

THE AMENITIES





THE POOL. THE FITNESS CENTER. YOUR CHOICE FOR WELLNESS.  
EVERY SPACE AT 7200 COLLINS INVITES A LIFE OF BALANCE AND WELLBEING.

  
7200  
COLLINS





# THE ARRIVAL

## GROUND LEVEL

Grand Lobby

Lounge

Concierge and reception desk

Curated restaurants and shops

7200 Collins Beach Club

Valet parking with Porte Cochère

## LEVEL 2

Package and delivery room

Bicycle storage

On-site management office



LOBBY LOUNGE



# 7200 COLLINS BEACH CLUB

Experience Miami's icon beaches with the 7200 Collins Beach Club, just steps from the building. This exclusive amenity provides residents and their guests with access to lounge chairs and umbrellas, ensuring a seamless and comfortable day by the ocean. Whether you're soaking up the sun, enjoying a morning swim, or unwinding with the sound of the waves, the beach club brings the best of Miami's coastline right to your doorstep.



# 7200 CLUB

## LEVEL 3



1. Resort-style pool
2. Library lounge
3. Alfresco dining and BBQ area
4. State-of-the-art fitness center
5. Private owners' lounge
6. Breezeway
7. Yoga and meditation terrace
8. Landscaped gardens



# RESORT-STYLE POOL



# LIBRARY LOUNGE



# FITNESS CENTER



7200 COLLINS

# OWNERS' LOUNGE



# SUNSET DECK

## LEVEL 8

Resort-style pool with city views

Landscaped sundeck with self-service bar



# VISTA TERRACE

## ROOFTOP

Landscape rooftop with sundeck

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Zen walkway

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Outdoor game terrace

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Outdoor cinema

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Indoor game lounge

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Ocean views

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# ROOFTOP LOUNGE





# Crafted for Modern Life

THE RESIDENCES





"THE *LIFESTYLE* HAS BEEN THE CORE PRINCIPLE  
IN SHAPING THIS PROJECT.

WE'VE CRAFTED A UNIQUE CONCEPT WHERE  
*COMFORT, LUXURY, & FUNCTIONALITY*  
COME TOGETHER HARMONIOUSLY."

— ADRIANA HOYOS Co-Founder & Head Designer,  
Adriana Hoyos Design Studio

# RESIDENCES

## Residential Features

Fully furnished residences, curated by Adriana Hoyos Design Studio

Unobstructed ocean and city views in select residences

9-foot ceilings in living rooms and bedrooms\*

Elegant, glazed porcelain tiled flooring throughout, offering a sophisticated, durable finish

Private terraces in every residence, seamlessly connected by sliding glass doors

Spacious, thoughtfully designed and finished closets with ample storage space

In-unit Bosch Energy Star® stackable washer and dryer, that feature fast wash options and energy-saving heat pump drying technology for efficient performance

\*Ceiling height measurements exclude those areas where any soffits, moldings, drop and/or suspended ceilings and/or light fixtures may be installed.







# KITCHENS

## Residential Features

Italian inspired custom cabinetry designed by Italkraft  
with sleek and modern slab countertops

Sleek and modern slab countertops and matching backsplash

Grohe brass sink faucets with stainless steel undermount sink

Bosch refrigerators and dishwashers

Bosch 4-burner cooktop with speed oven and hood













# BATHROOMS

## Residential Features

Italian inspired custom cabinetry designed by Italkraft with sleek and modern slab countertops

Large-format glazed porcelain tiled floors, and ceramic tile in showers

Grohe sink faucets, with vanity sink basins, and Grohe dual flush toilets

Bathtubs in select units with brass fixtures

Fully tiled showers with glass enclosure and Grohe brass finished showerheads





# THOUGHTFUL LAYOUTS. ENDLESS POSSIBILITIES.

## RESIDENTIAL MIX

Junior One-Bedroom	375 – 420 SF	35 – 39 SM
One-Bedroom	550 – 644 SF	51 – 60 SM
One-Bedroom + Den	603 – 841 SF	56 – 78 SM
Two-Bedroom	989 SF	92 SM
Two-Bedroom + Den	989 – 1,186 SF	92 – 110 SM

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 the Declaration. 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.





# Layouts for Every Lifestyle

RESIDENTIAL KEY PLATES



# Residential Site Plan

## Level 3

### UNIT MIX

JR 1 BEDROOM 12 RESIDENCES

Residence B	Line 03–07, 18, 30–32, 34	375 SF	35 SM
Residence B5	Line 33	375 SF	35 SM
Residence B6	Line 35	375 SF	35 SM

1 BEDROOM 4 RESIDENCES

Residence A	Line 01, 02	628 SF	58 SM
Residence D	Line 36	550 SF	51 SM
Residence C.A	Line 16	644 SF	60 SM

1 BED + DEN 1 RESIDENCE

Residence G	Line 20	603 SF	56 SM
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(.A) INDICATES ADA TYPE RESIDENCE



# Residential Site Plan

## Level 4

### UNIT MIX

JR 1 BEDROOM 26 RESIDENCES

Residence B Line 03–08, 13, 15, 17, 18, 21–26, 28, 30–32, 34 375 SF 35 SM

Residence B3 Line 27 375 SF 35 SM

Residence B4 Line 36 375 SF 35 SM

Residence B5 Line 33 375 SF 35 SM

Residence B6 Line 35 375 SF 35 SM

Residence H Line 29 408 SF 38 SM

1 BEDROOM 4 RESIDENCES

Residence A Line 01, 02 628 SF 58 SM

Residence C.A Line 16 644 SF 60 SM

Residence E Line 37 572 SF 53 SM

1 BED + DEN 2 RESIDENCES

Residence F Line 19 613 SF 57 SM

Residence G Line 20 603 SF 56 SM



(.A) INDICATES ADA TYPE RESIDENCE



# Residential Site Plan

## Level 5

### UNIT MIX

JR 1 BEDROOM 24 RESIDENCES

Residence B Line 03, 04, 06, 08, 17, 18, 21-26, 28, 30-32, 34 375 SF 35 SM

Residence B1 Line 09, 11 420 SF 39 SM

Residence B3 Line 27 375 SF 35 SM

Residence B4 Line 36 375 SF 35 SM

Residence B5 Line 33 375 SF 35 SM

Residence B6 Line 35 375 SF 35 SM

Residence H Line 29 408 SF 38 SM

1 BEDROOM 3 RESIDENCES

Residence A Line 01, 02 628 SF 58 SM

Residence E Line 37 572 SF 53 SM

1 BED + DEN 5 RESIDENCES

Residence C Line 16 644 SF 58 SM

Residence F Line 19 613 SF 57 SM

Residence G Line 20 603 SF 56 SM

Residence J Line 07, 15 751 SF 70 SM

(.A) INDICATES ADA TYPE RESIDENCE



# Residential Site Plan

## Level 6

### UNIT MIX

JR 1 BEDROOM 24 RESIDENCES

Residence B Line 03, 04, 06, 08, 17, 18, 21-26, 28, 30-32, 34 375 SF 35 SM

Residence B1 Line 09, 11 420 SF 39 SM

Residence B3 Line 27 375 SF 35 SM

Residence B4 Line 36 375 SF 35 SM

Residence B5 Line 33 375 SF 35 SM

Residence B6 Line 35 375 SF 35 SM

Residence H Line 29 408 SF 38 SM

1 BEDROOM 4 RESIDENCES

Residence A Line 01, 02 628 SF 58 SM

Residence E Line 37 572 SF 53 SM

Residence F.A Line 19 613 SF 57 SM

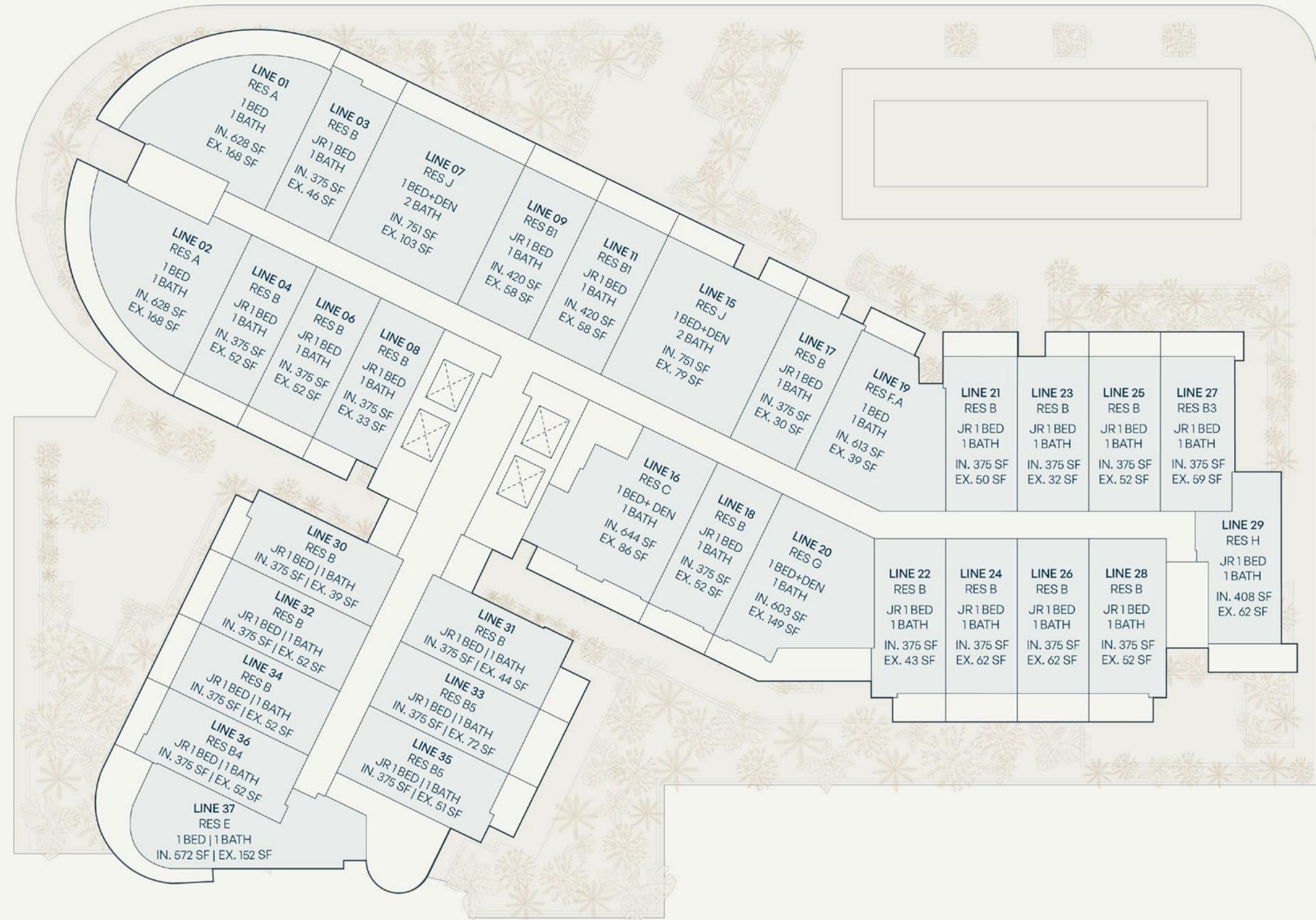
1 BED + DEN 4 RESIDENCES

Residence C Line 16 644 SF

Residence G Line 20 603 SF

Residence J Line 07, 15 751 SF

(.A) INDICATES ADA TYPE RESIDENCE



# Residential Site Plan

## Level 7

### UNIT MIX

JR 1 BEDROOM 24 RESIDENCES

Residence B Line 03, 04, 06, 08, 17, 18, 21-26, 28, 30-32, 34 375 SF 35 SM

Residence B1 Line 09, 11 420 SF 39 SM

Residence B3 Line 27 375 SF 35 SM

Residence B4 Line 36 375 SF 35 SM

Residence B5 Line 33 375 SF 35 SM

Residence B6 Line 35 375 SF 35 SM

Residence H Line 29 408 SF 38 SM

1 BEDROOM 3 RESIDENCES

Residence A Line 01, 02 628 SF 58 SM

Residence E Line 37 572 SF 53 SM

1 BED + DEN 5 RESIDENCES

Residence C Line 16 644 SF 58 SM

Residence F Line 19 613 SF 57 SM

Residence G Line 20 603 SF 56 SM

Residence J Line 07, 15 751 SF 70 SM

(A) INDICATES ADA TYPE RESIDENCE



# Residential Site Plan

## Level 8

### UNIT MIX

JR 1 BEDROOM 15 RESIDENCES

Residence B	Line 03, 04, 17, 18, 21-26, 28	375 SF	35 SM
Residence B1	Line 09, 11	420 SF	39 SM
Residence B3	Line 27	375 SF	35 SM
Residence H	Line 29	408 SF	38 SM

1 BEDROOM 3 RESIDENCES

Residence A	Line 01, 02	628 SF	58 SM
Residence C.A	Line 16	644 SF	60 SM

1 BED + DEN 5 RESIDENCES

Residence F	Line 19	613 SF	57 SM
Residence G	Line 20	603 SF	56 SM
Residence J	Line 07, 15	751 SF	70 SM
Residence J1	Line 06	757 SF	70 SM

(.A) INDICATES ADA TYPE RESIDENCE



# Residential Site Plan

## Level 9

### UNIT MIX

JR 1 BEDROOM 13 RESIDENCES

Residence B Line 03, 04, 17, 18, 21-26, 28 375 SF 35 SM

Residence B3 Line 27 375 SF 35 SM

Residence H Line 29 408 SF 38 SM

1 BEDROOM 3 RESIDENCES

Residence A Line 01, 02 628 SF 58 SM

Residence F.A Line 19 613 SF 57 SM

1 BED + DEN 6 RESIDENCES

Residence C Line 16 644 SF 60 SM

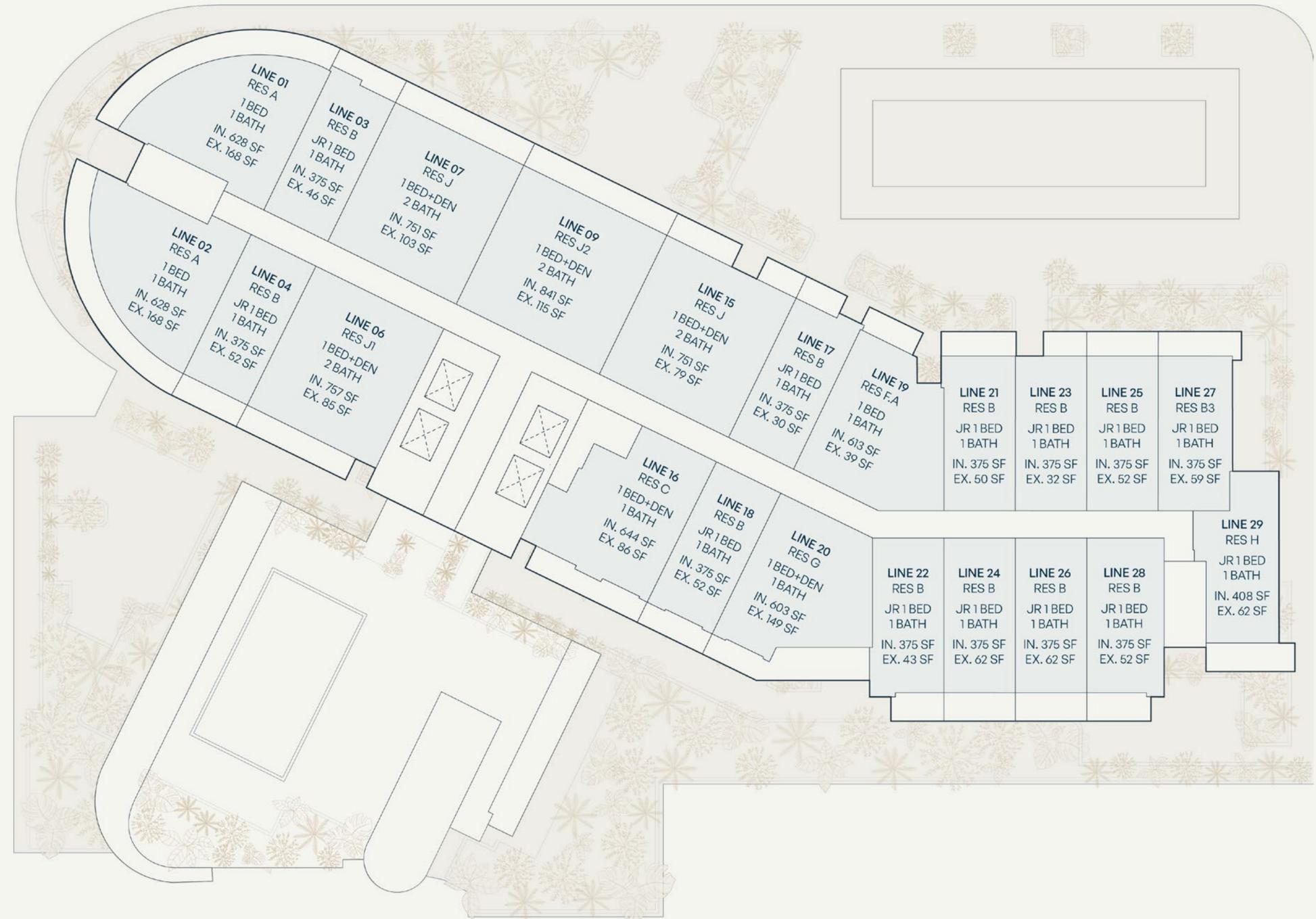
Residence G Line 20 603 SF 56 SM

Residence J Line 07, 15 751 SF 70 SM

Residence J1 Line 06 757 SF 70 SM

Residence J2 Line 09 841 SF 78 SM

(.A) INDICATES ADA TYPE RESIDENCE



# Residential Site Plan

## Level 10

### UNIT MIX

1 BED + DEN 5 RESIDENCES

Residence G	Line 20	603 SF	56 SM
Residence J	Line 21, 22, 26	751 SF	70 SM
Residence J1	Line 06	757 SF	67 SM

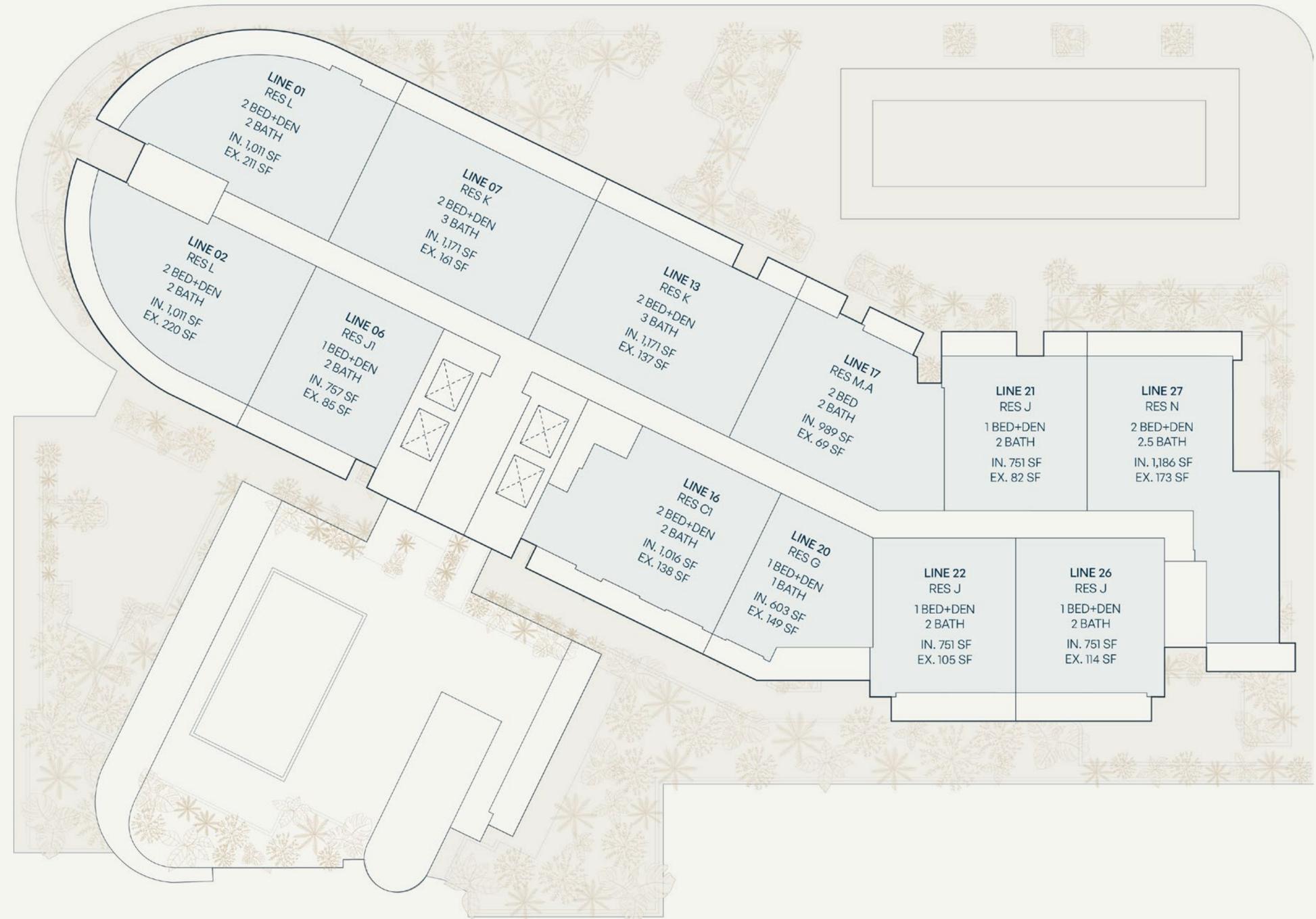
2 BEDROOMS 1 RESIDENCE

Residence M.A	Line 17	989 SF	92 SM
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2 BED + DEN 6 RESIDENCES

Residence C1	Line 16	1,016 SF	94 SM
Residence K	Line 07, 13	1,171 SF	109 SM
Residence L	Line 01, 02	1,011 SF	94 SM
Residence N	Line 27	1,186 SF	110 SM

(.A) INDICATES ADA TYPE RESIDENCE



# Residential Site Plan

## Level 11

### UNIT MIX

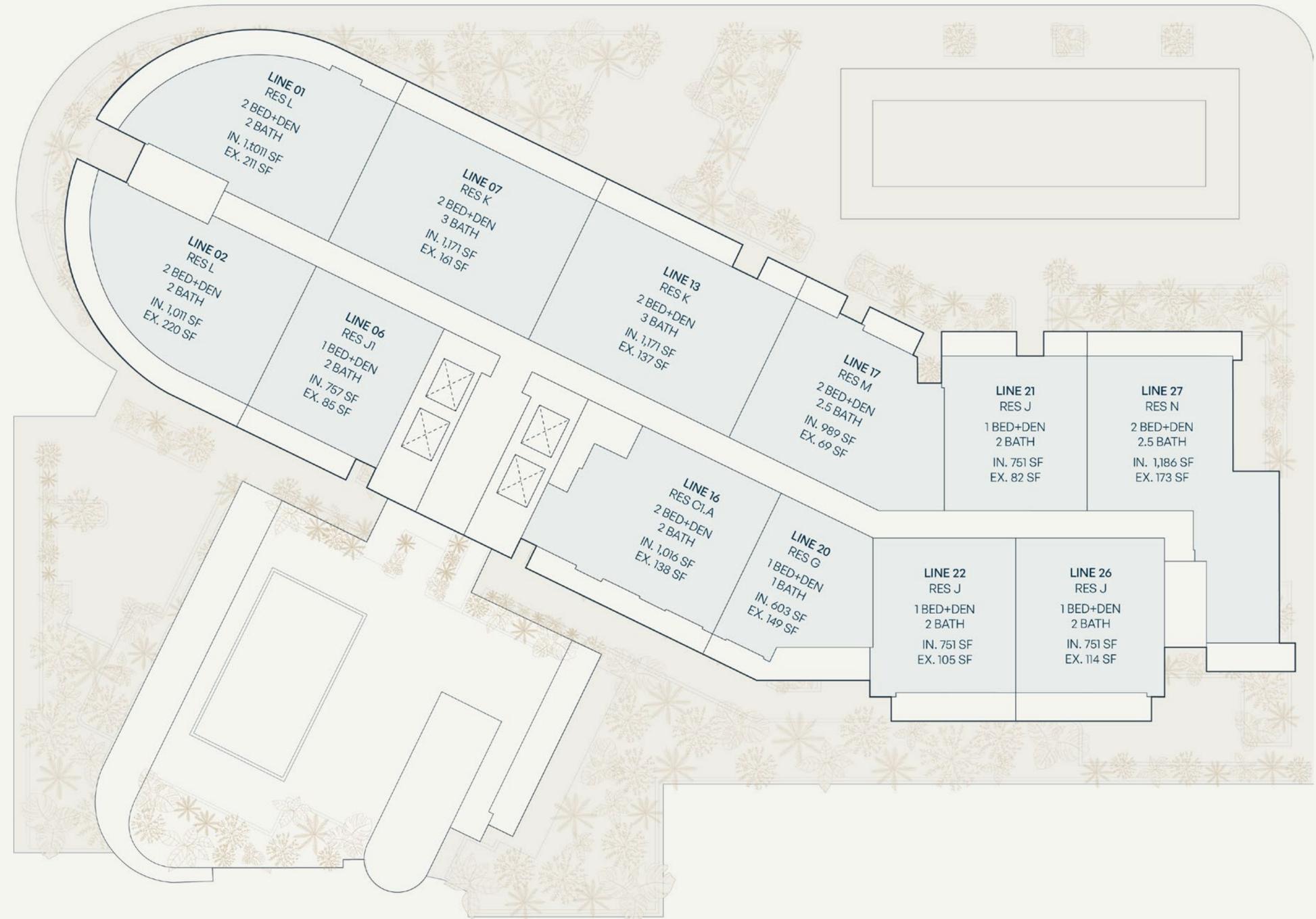
1 BED + DEN 5 RESIDENCES

Residence G	Line 20	603 SF	56 SM
Residence J	Line 21, 22, 26	751 SF	70 SM
Residence J1	Line 06	757 SF	67 SM

2 BED + DEN 7 RESIDENCES

Residence C1.A	Line 16	1,016 SF	94 SM
Residence K	Line 07, 13	1,171 SF	109 SM
Residence L	Line 01, 02	1,011 SF	94 SM
Residence M	Line 17	989 SF	92 SM
Residence N	Line 27	1,186 SF	110 SM

(.A) INDICATES ADA TYPE RESIDENCE



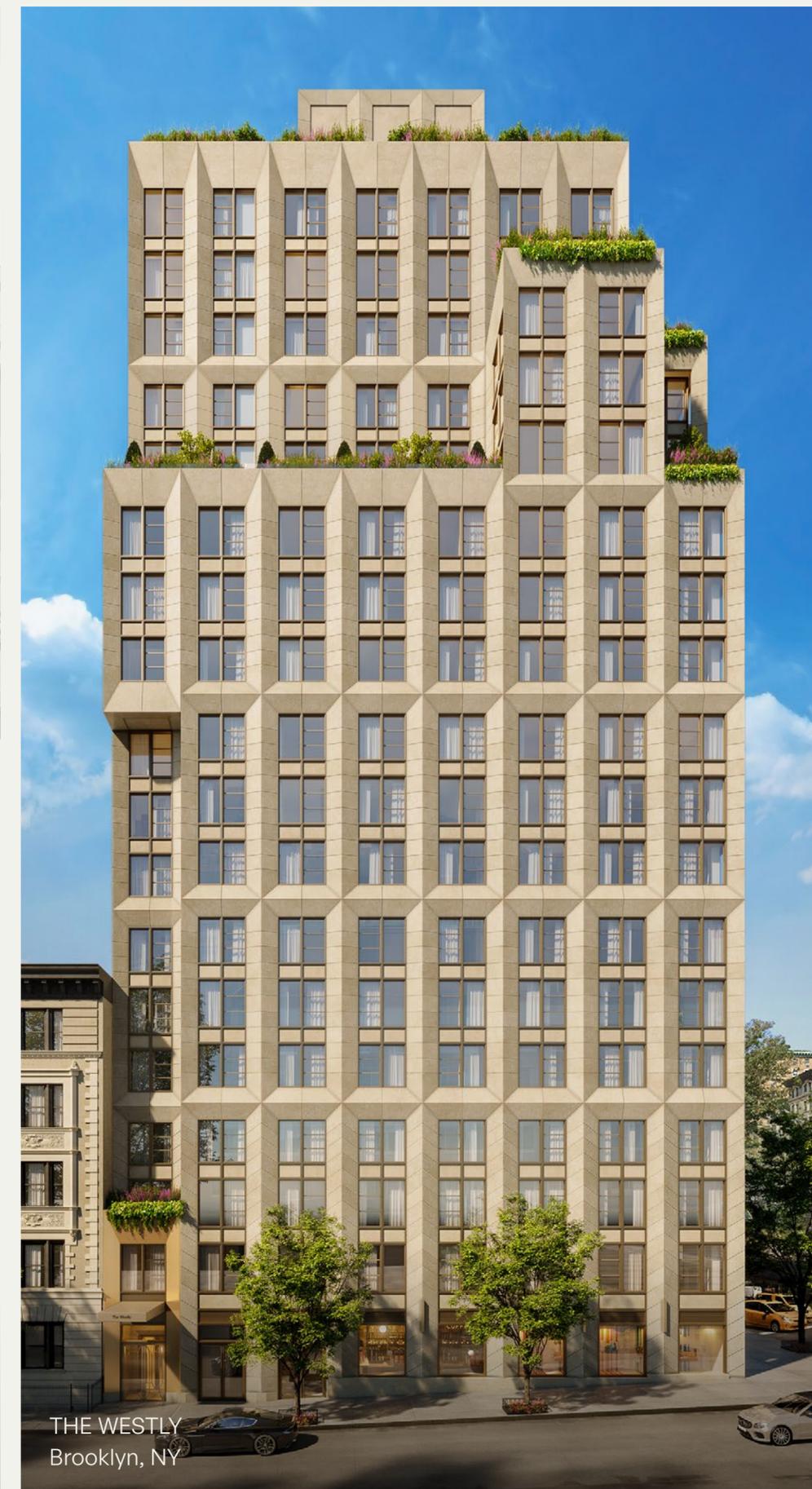
# Creative Vision

THE TEAM



# Northlink Capital

Developer



## SELECT PROJECTS

510 Driggs Ave	Brooklyn, NY	The Vitagraph	Brooklyn, NY
2339 Nostrand	Brooklyn, NY	500 Kent	Brooklyn, NY
The Westly	Manhattan, NY	900 S Federal Hwy	Hallandale, FL

Headquartered in New York City, Northlink Capital is a privately-held real estate investment and development firm that specializes in acquiring and building all asset types. With a portfolio across North America, Northlink Capital is dedicated to delivering exciting projects through strategic site selection, innovative design, and thoughtful execution.



# Revuelta Architecture International

Architect

## KEY PROJECTS

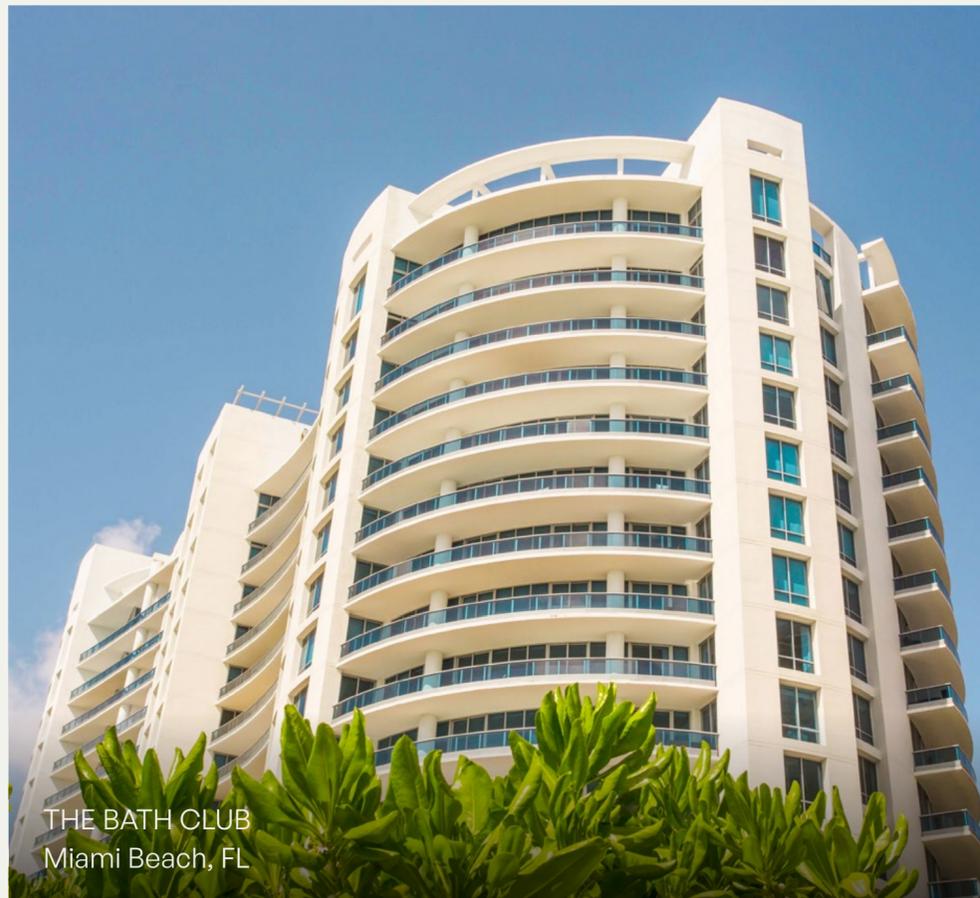
L'Atelier	Miami, FL	The Bristol Tower	Brickell, FL
The Bath Club	Miami, FL	The Azure	Surfside, FL
Brickell Flatiron	Brickell, FL	Santa Maria	Brickell, FL

Revuelta Architecture International delivers quality designs that balance sustainability, economic feasibility, and efficiency. For over two decades, their approach has shaped landmark residential, commercial, hospitality, and mixed-use projects across South Florida. Their commitment to excellence echoes in every curve and contour of 7200 Collins, a testament to their enduring legacy.

THE TEAM



IL VILLAGGIO  
Miami Beach, FL



THE BATH CLUB  
Miami Beach, FL



BRICKELL FLATIRON  
Miami, FL

# Adriana Hoyos Design Studio

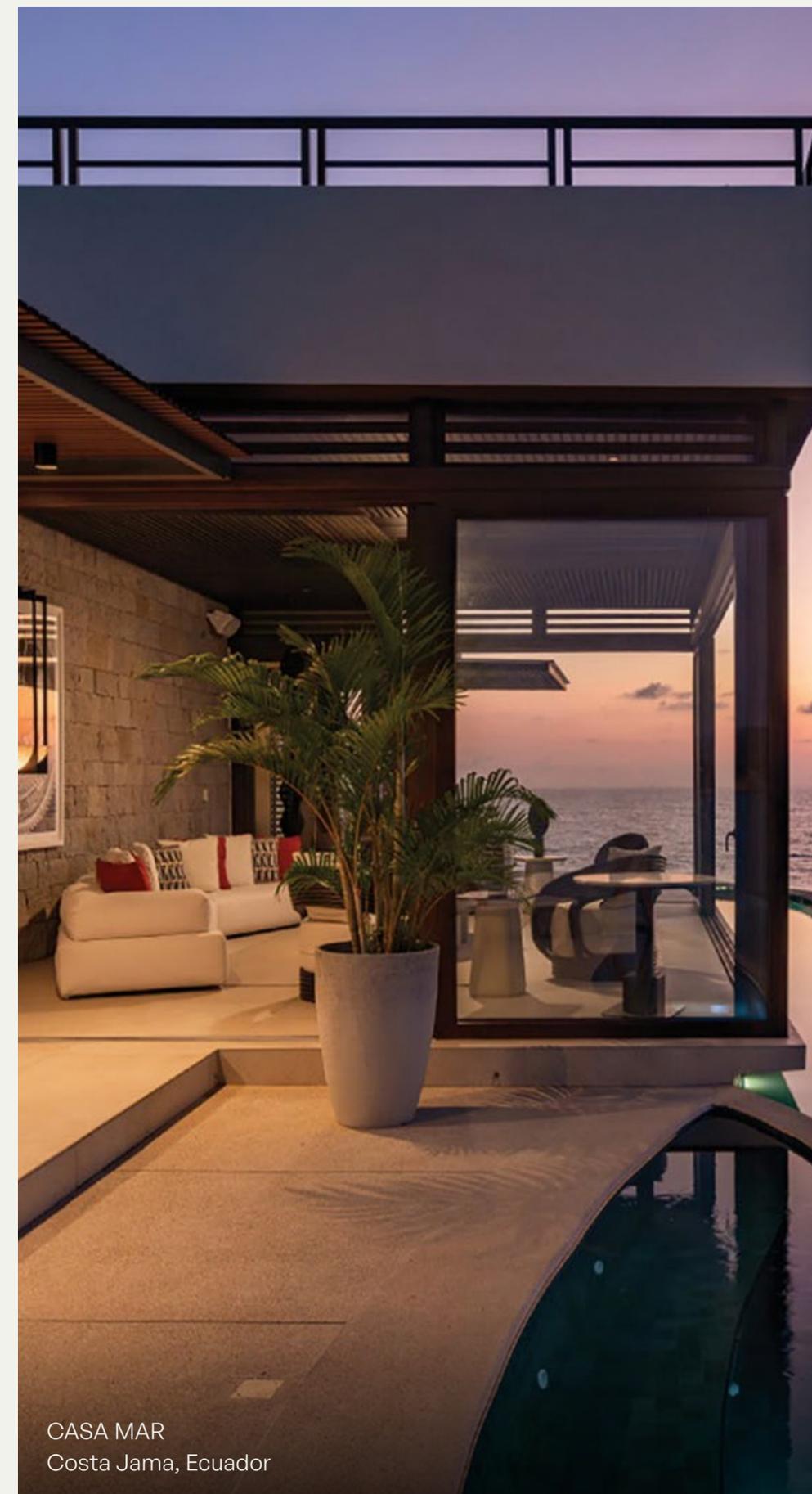
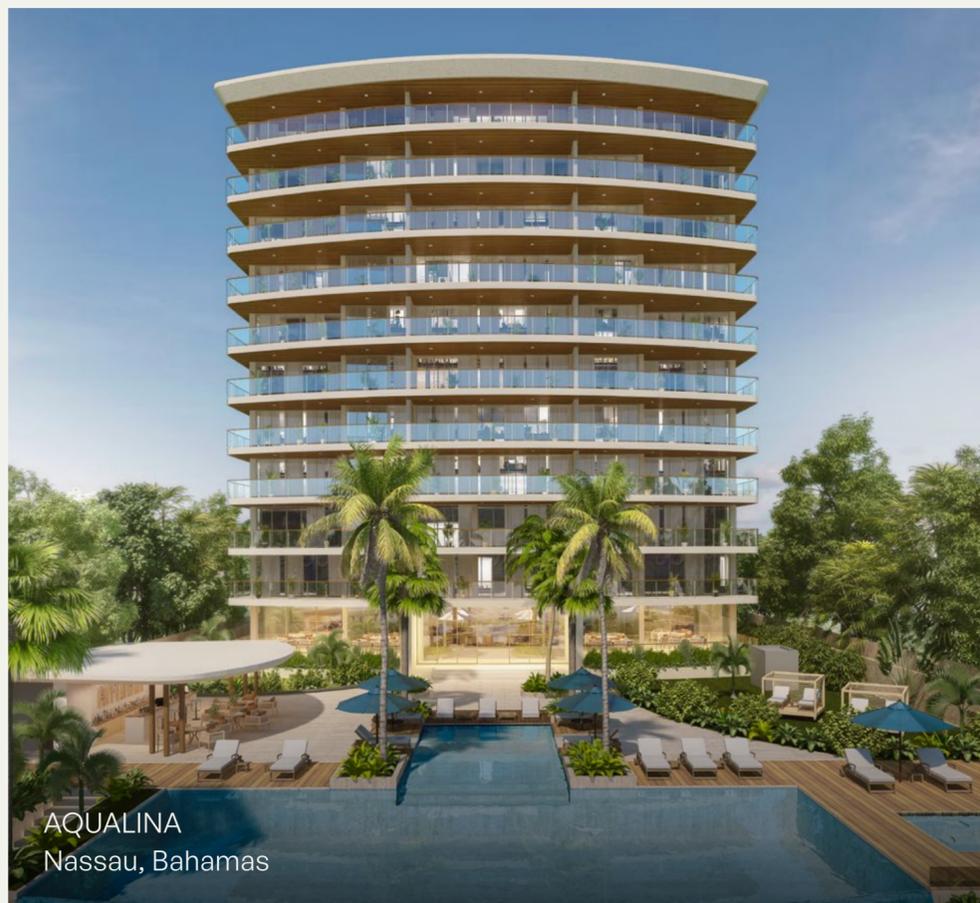
## Interior Designer

### KEY PROJECTS

Sunset Residences	Miami, FL	Casa Mar	Costa Jama, Ecuador
Aqualina	Nassau, Bahamas	Pallazzo Della Luna	Miami, FL
Bungalow East	Fort Lauderdale, FL	Sands Point Residences	Long Island, NY

With over 25 years of experience, Adriana Hoyos Design Studio (AHDS) creates timeless, sophisticated, and functional interiors. The studio has designed and executed over 2,500 projects worldwide, including residences by Armani Casa, Porsche Tower, and The Ritz-Carlton. Renowned for its expertise in luxury interiors, AHDS blends craftsmanship with visionary design.

### THE TEAM



# 7200 COLLINS

## NORHLINK CAPITAL



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

Please note that the “Developer” is 7200 Collins Holdings LLC, a limited liability company. Northlink Capital is not the Developer. Any and all statements, disclosures and/or representations, whether attributed to Northlink Capital or any members of the Design and Development team, shall be deemed made by Developer nor Northlink Capital nor any members of the design team, and Buyer agrees to look solely to Developer (and not to any other party) with respect to any and all matters referenced herein, relating to the marketing and/or development of the Condominium and with respect to the sales of units in the Condominium.

This is not intended to be an offer to sell, or solicitation to buy, condominiums units to residents of any 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, services, design techniques, design features, materials, amenities, 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 the same in its sole discretion and without prior notice. Developer further reserves the right to modify, change or replace any members of the design team and buyer has not relied upon the participation of any particular design professional. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same, and modifications may be made throughout the approvals process and construction. The building is not yet constructed and as such all depictions and renderings are of a 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 buildings, residences, amenity areas or building designs or materials. Materials shown are reflective of the design vision, but are not representations of actual materials selected or to be utilized. The images for preserved reserves the right to make modifications, revisions, and changes it deems desirable in its sole and absolute discretion. All depictions of appliances, counters, soffits, floor coverings, balcony railing configurations, landscaping plans and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit. All unit furnishing shall be selected by Developer or the design team in its sole discretion and references to “fully furnished” shall refer to the provision of primary items of furnishings and will not include personal items of decoration, wall and window coverings, televisions, operating supplies and artwork. The photographs contained in this brochure may be stock photography or have been taken off-site and are used to depict the ambiance that may be achieved in any unit that may be ultimately be proposed, and are merely intended as illustrations of the lifestyle and concepts depicted therein. Views vary from each unit and there is no assurance of the views from any particular unit. Services provided may be offered on a time share basis, with access to be limited to usage period. Offering and the continuation of services is not assured and should not be relied upon. The community is constantly changing as such, shops, restaurants, museums, and other art attractions constantly change. Inclusion in the brochure is fully intended to depict content differing from the community and is not intended as a representation of community offerings that may be available at the time of delivery of the Condominium.

Developer intends to enter into an agreement with a third party to secure services for unit owners on the public beach near the Condominium. References to “Beach Club” refer to those services, if secured. No separate club membership will be required and costs associated with the beach services will be included in the assessments. The scope of services and costs are dependent on securing an agreement with the third party beach operator and services and costs may change or be discontinued. 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. The building is not yet constructed and as such all depictions (including any artwork or renderings) are conceptual only and are for the convenience of reference. Any artwork depicted may be temporary or not otherwise owned by the Developer at any time.

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.

(a) 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.

(b) The purchase of real estate is a significant decision. Developer makes no representations concerning any potential for future profit, any future appreciation in value, any income potential, tax advantages, depreciation or investment potential regarding acquiring a unit, nor any monetary or financial advantages related to the same. No statements or representations are made regarding the economic or tax benefits to be derived, if any, by the buyer from acquiring and/or owning a unit.

(c) 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.