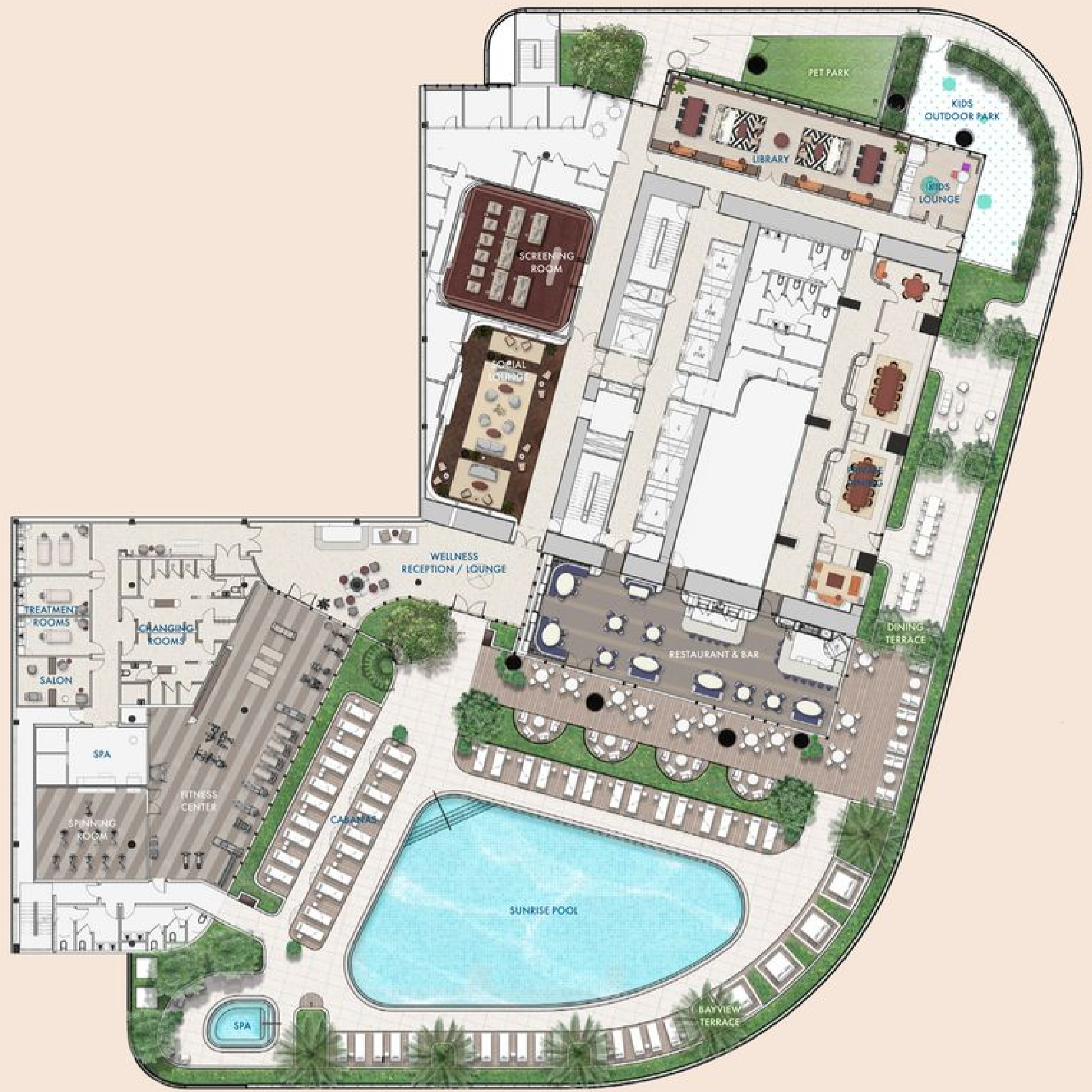


# AMENITIES

LEVEL 7



NOT TO SCALE

Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising 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 airspace between the perimeter walls and excludes all interior structural components and other common elements). This method is generally used in sales materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the same method. For your reference, the area of the Unit, determined in accordance with these defined unit boundaries, is set forth on Exhibit "D" to the Declaration. Measurements of rooms set forth on this floor plan are generally taken to the furthest points of each given room (as if the room were a perfect rectangle), without regard for any alcoves or variations. Accordingly, the area 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, 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. EQUAL HOUSING OPPORTUNITY. THE COMPLETE OFFERING TERMS ARE IN A CPS-12 APPLICATION AVAILABLE FROM THE OFFEROR. FILE NO. CP23-0069

# AMENITIES

LEVEL 8



NOT TO SCALE

Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising 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 airspace between the perimeter walls and excludes all interior structural components and other common elements). This method is generally used in sales materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the same method. For your reference, the area of the Unit, determined in accordance with these defined unit boundaries, is set forth on Exhibit "D" to the Declaration. Measurements of rooms set forth on this floor plan are generally taken to the furthest points of each given room (as if the room were a perfect rectangle), without regard for any alcoves or variations. Accordingly, the area 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, 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. EQUAL HOUSING OPPORTUNITY. THE COMPLETE OFFERING TERMS ARE IN A CPS-12 APPLICATION AVAILABLE FROM THE OFFEROR. FILE NO. CP23-0069

# LEVELS 9-18

BISCYANE BAY

BRICKELL SKYLINE

SIMPSON PARK

04  
1 BEDROOM + DEN  
2 BATHROOMS

03  
1 BEDROOM + DEN  
2 BATHROOMS

02  
1 BEDROOM + DEN  
2 BATHROOMS

05  
3 BEDROOMS  
2.5 BATHROOMS

01  
3 BEDROOMS  
3.5 BATHROOMS

06  
1 BEDROOM + DEN  
2 BATHROOMS

07  
1 BEDROOM + DEN  
2 BATHROOMS

NOT TO SCALE



# LEVELS 19-36

BISCYANE BAY

BRICKELL SKYLINE

SIMPSON PARK

03  
2 BEDROOMS + DEN  
3 BATHROOMS

02  
2 BEDROOMS + DEN  
3 BATHROOMS

04  
2 BEDROOMS + DEN  
3 BATHROOMS

01  
3 BEDROOMS  
3.5 BATHROOMS

05  
2 BEDROOMS + DEN  
3.5 BATHROOMS

06  
1 BEDROOM + DEN  
2 BATHROOMS

NOT TO SCALE



# LEVELS 62-78

BISCYANE BAY

BRICKELL SKYLINE

SIMPSON PARK

**03**  
2 BEDROOMS + DEN  
3 BATHROOMS

**02**  
2 BEDROOMS + DEN  
3 BATHROOMS

**04**  
4 BEDROOMS  
4.5 BATHROOMS  
SERVICE QUARTERS

**01**  
4 BEDROOMS  
4.5 BATHROOMS  
SERVICE QUARTERS



NOT TO SCALE



# LEVEL 79

BISCYANE BAY

BRICKELL SKYLINE

SIMPSON PARK

**PENTHOUSE 01**  
4 BEDROOMS  
5 BATHROOMS

**PENTHOUSE 02 (FIRST FLOOR)**  
5 BEDROOMS  
8 BATHROOMS



NOT TO SCALE



# LEVEL 80

BISCYANE BAY

## PENTHOUSE 04 (FIRST FLOOR)

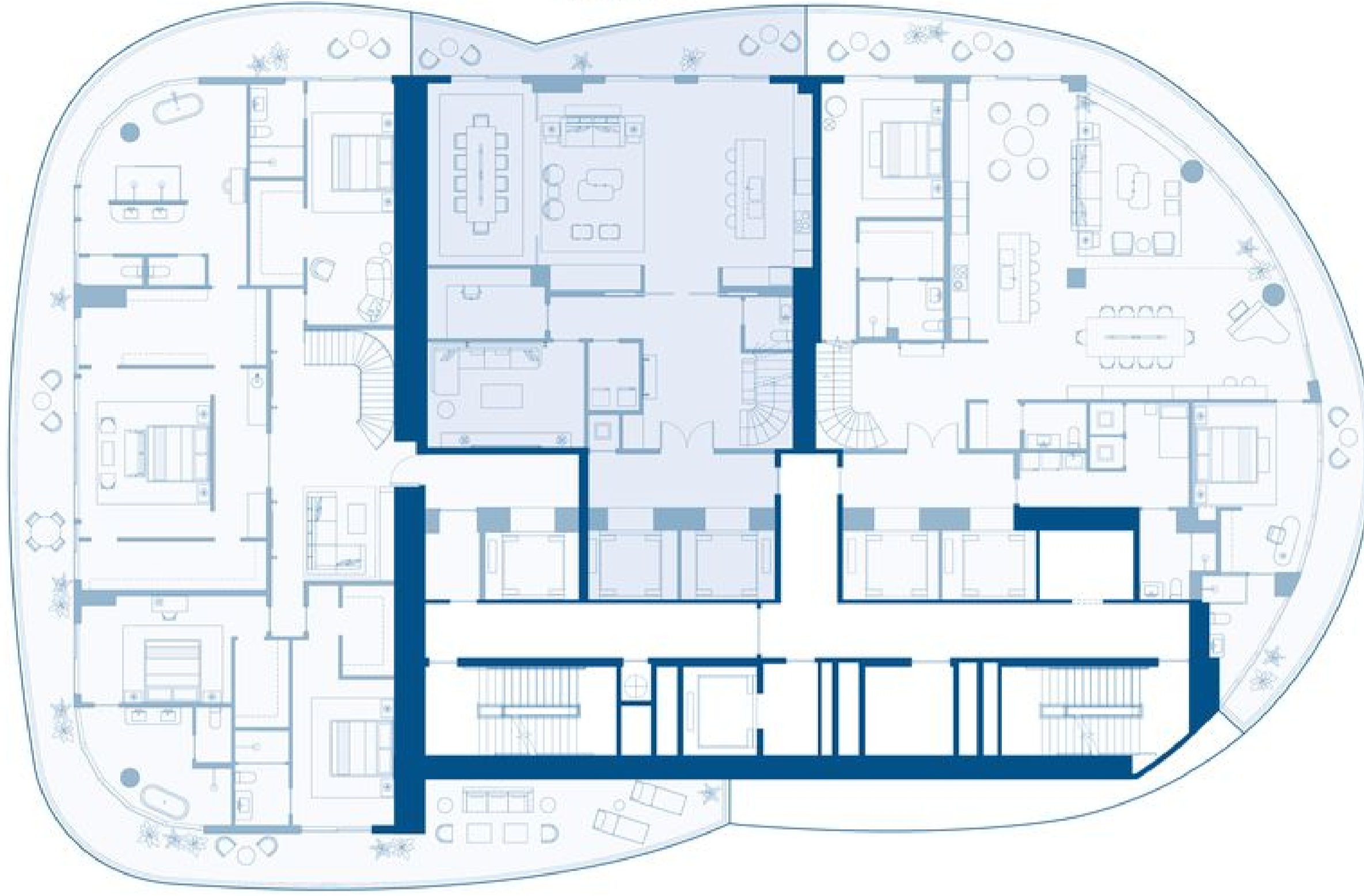
4 BEDROOMS  
4 BATHROOMS

## PENTHOUSE 02 (SECOND FLOOR)

5 BEDROOMS  
8 BATHROOMS

## PENTHOUSE 03 (FIRST FLOOR)

5 BEDROOMS  
6 BATHROOMS



BRICKELL SKYLINE

SIMPSON PARK

NOT TO SCALE



# LEVEL 82

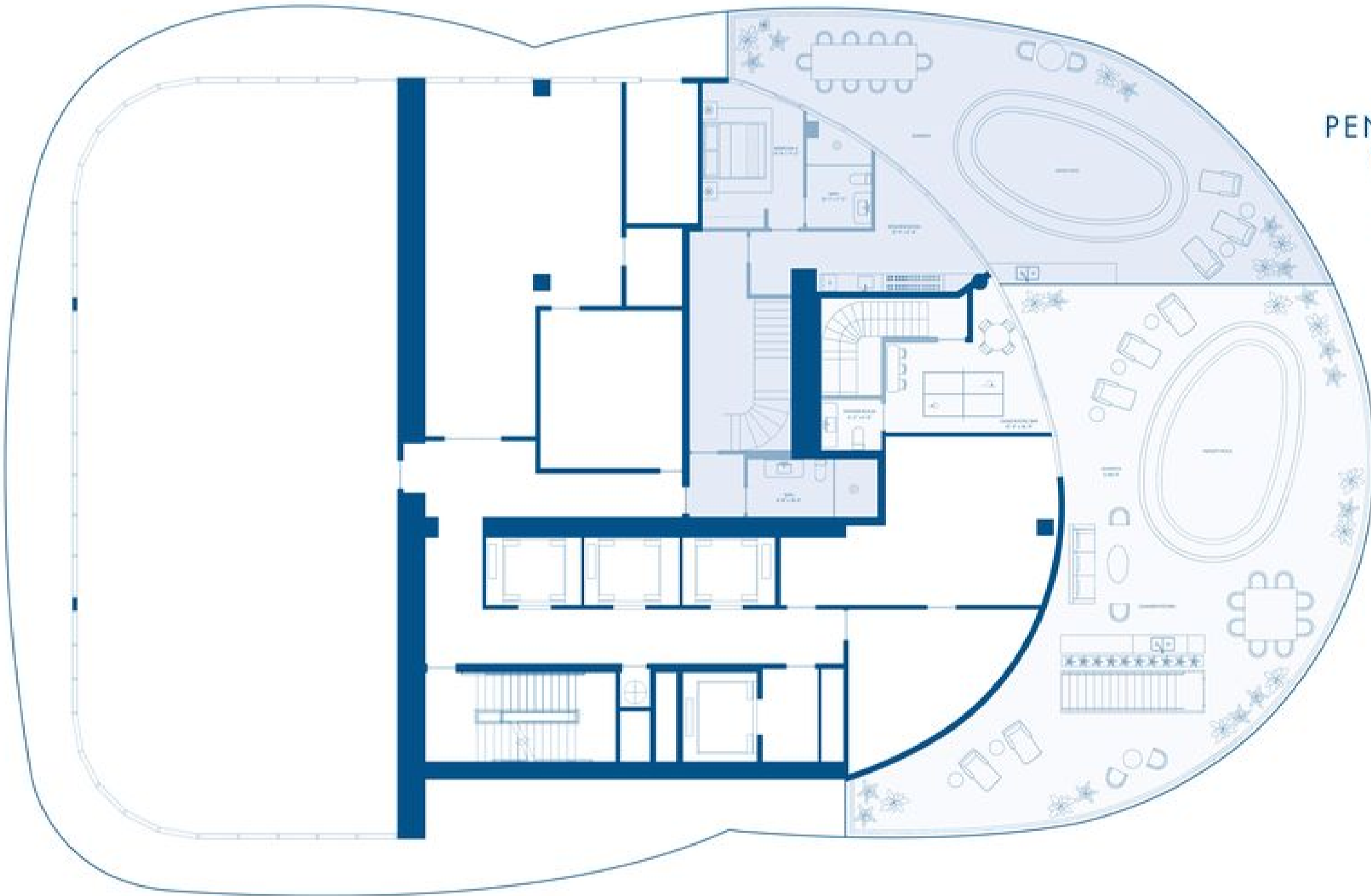
BISCYANE BAY

## PENTHOUSE 04 (THIRD FLOOR)

4 BEDROOMS  
4 BATHROOMS

## PENTHOUSE 03 (THIRD FLOOR)

5 BEDROOMS  
6 BATHROOMS



BRICKELL SKYLINE

SIMPSON PARK

NOT TO SCALE



SALES GALLERY  
1421 South Miami Avenue, Miami FL 33129

## MAST

Capital  
Exclusive Sales and Marketing By Fortune Development Sales

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 718.501, FLORIDA STATUTE, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. These materials are not intended to be an offer to sell, or solicitation to buy or unit in the condominium. Such an offering shall only be made pursuant to the prospectus (offering circular) for the condominium and no statements should be relied upon unless made in the prospectus or in the applicable purchase agreement. In no event shall any solicitation, offer or sale of a unit in the condominium be made in, or to residents of, any state or country in which such activity would be unlawful. This project is being developed by 1611002 5 Miami Acquisition CE LLC, a Delaware limited liability company, which may be formed solely for such purpose. Mast Capital Inc. and Cipriani USA Inc. (both then affiliated) are not the developer of this project. Equal Housing Opportunity. THE COMPLETE OFFERING TERMS ARE IN A CFS-10 APPLICATION AVAILABLE FROM THE OFFICE, FILE NO. CP23-0669 WASHINGTON, THE CALIFORNIA DEPARTMENT OF REAL ESTATE HAS NOT INSPECTED, EXAMINED, OR QUALIFIED THIS OFFERING. This advertisement is a solicitation for the sale of Units in 1420 S. Miami Avenue Condominium & N.J. Registration No. 24-04-0000. Carmel & Reyes PSC shall not be held liable or responsible for the future by them and/or its agents to provide complete and accurate information in the disclosure documents and/or representations. Under no circumstances shall Carmel & Reyes PSC 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 a document for accuracy prior to its dissemination or use.



## PENTHOUSE 02

TRIPLEX

LEVEL 79

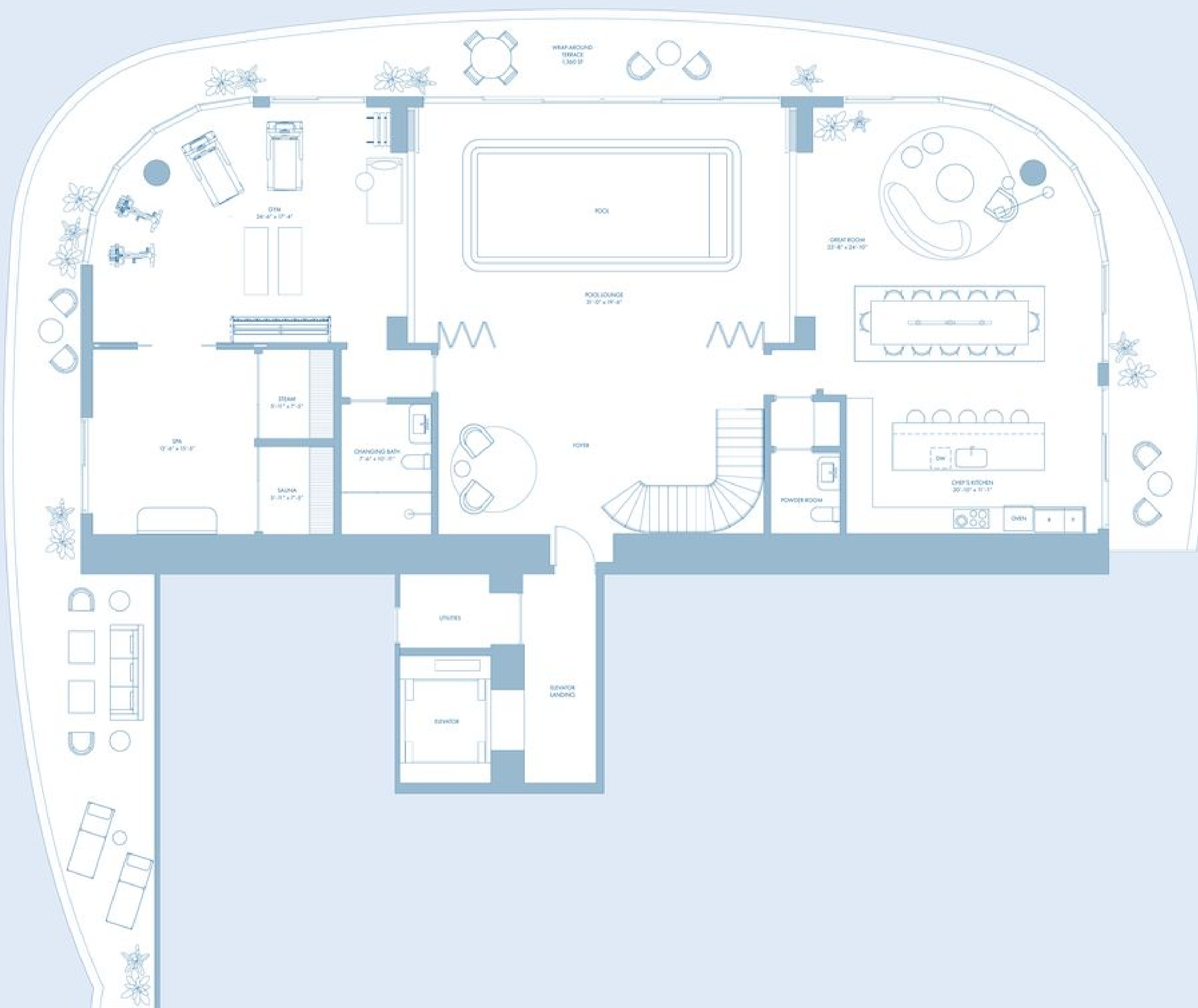
- 5 Bedrooms (3 Primary)
- 8 Bathrooms
- 1 Powder Room
- Gym
- Indoor Pool & Lounge
- Service Quarters
- Private Elevator (3 Levels)
- Home Office/Study
- 2 Kitchens
- Sauna & Steam Room
- Game/Family Room
- 14' Ceilings in Upper Level

### INTERIOR AREA

10,302 SQ. FT. / 957 SQ. M. TOTAL  
3,434 SQ. FT. / 319 SQ. M. PER FLOOR

### TERRACE AREA

4,674 SQ. FT. / 435 SQ. M. TOTAL  
1,558 SQ. FT. / 145 SQ. M. PER FLOOR



BRICKELL SKYLINE



BISCAYNE BAY

SIMPSON PARK



# PENTHOUSE 03

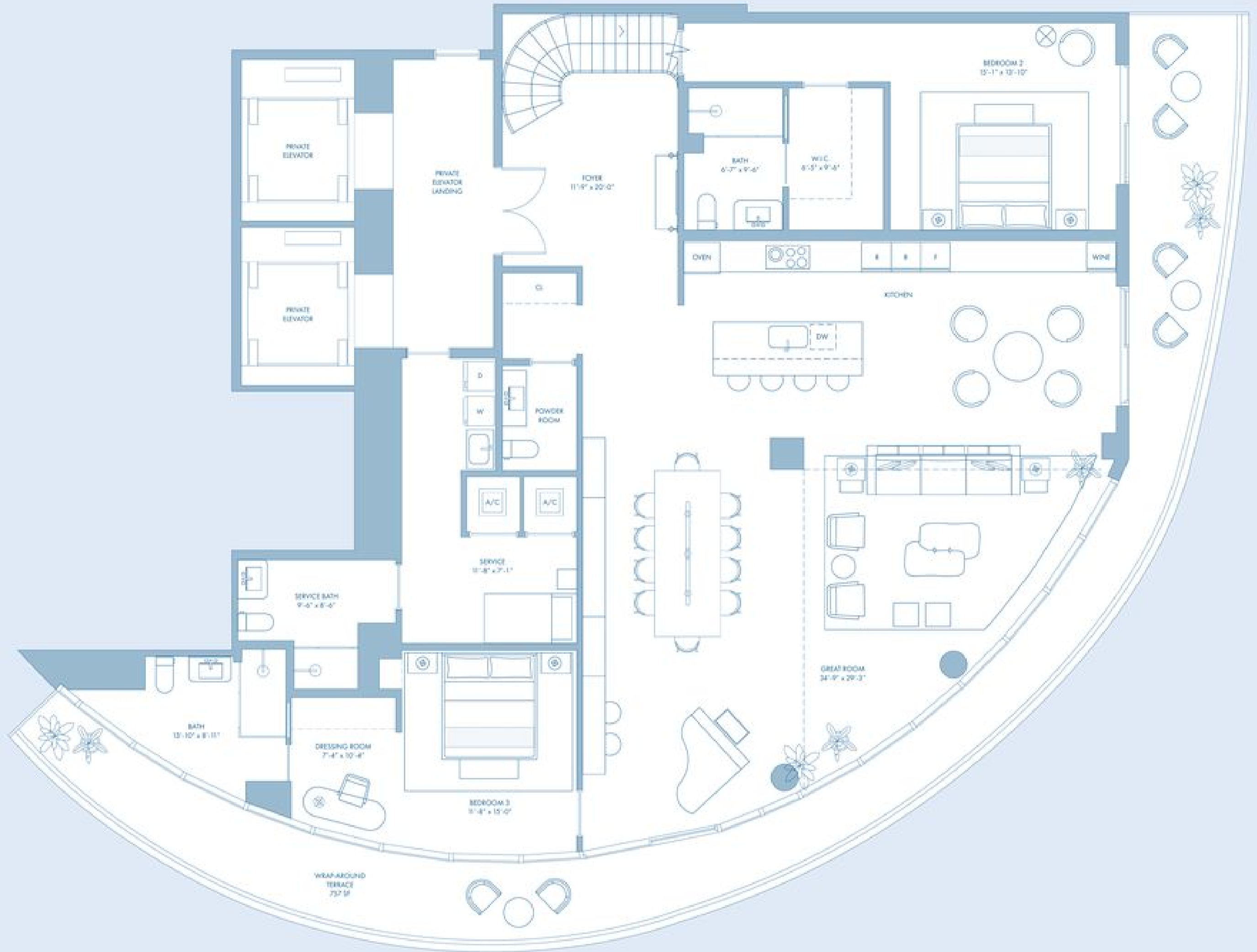
TRADIZIONALE

LEVEL 80

- 5 Bedrooms
- 6 Bathrooms
- 1 Powder Room
- Infinity Pool
- Service Quarters
- Game Room
- Private Elevators
- Summer Kitchen

INTERIOR AREA  
6,144 SQ. FT. / 571 SQ. M. TOTAL

TERRACE AREA  
3,533 SQ. FT. / 328 SQ. M. TOTAL

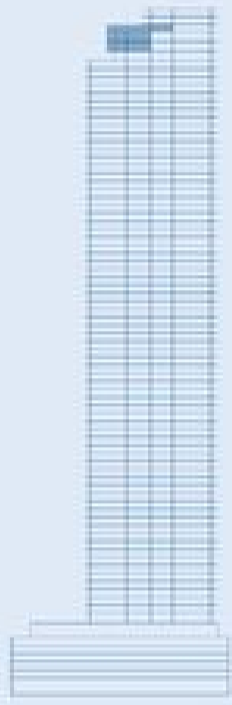


BRICKELL SKYLINE



BISCAYNE BAY

SIMPSON PARK



# PENTHOUSE 03

TRADIZIONALE

LEVEL 81

- 5 Bedrooms
- 6 Bathrooms
- 1 Powder Room
- Infinity Pool
- Service Quarters
- Game Room
- Private Elevators
- Summer Kitchen

INTERIOR AREA  
6,144 SQ. FT. / 571 SQ. M. TOTAL

TERRACE AREA  
3,533 SQ. FT. / 328 SQ. M. TOTAL

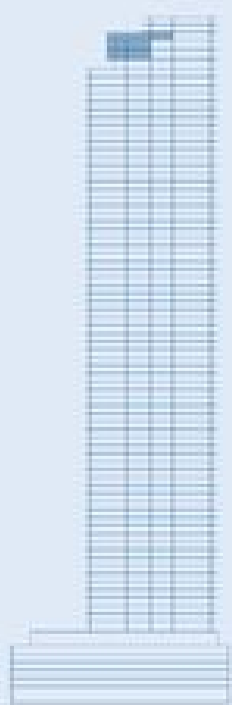


BRICKELL SKYLINE



BISCAYNE BAY

SIMPSON PARK



# PENTHOUSE 03

TRADIZIONALE

LEVEL 82

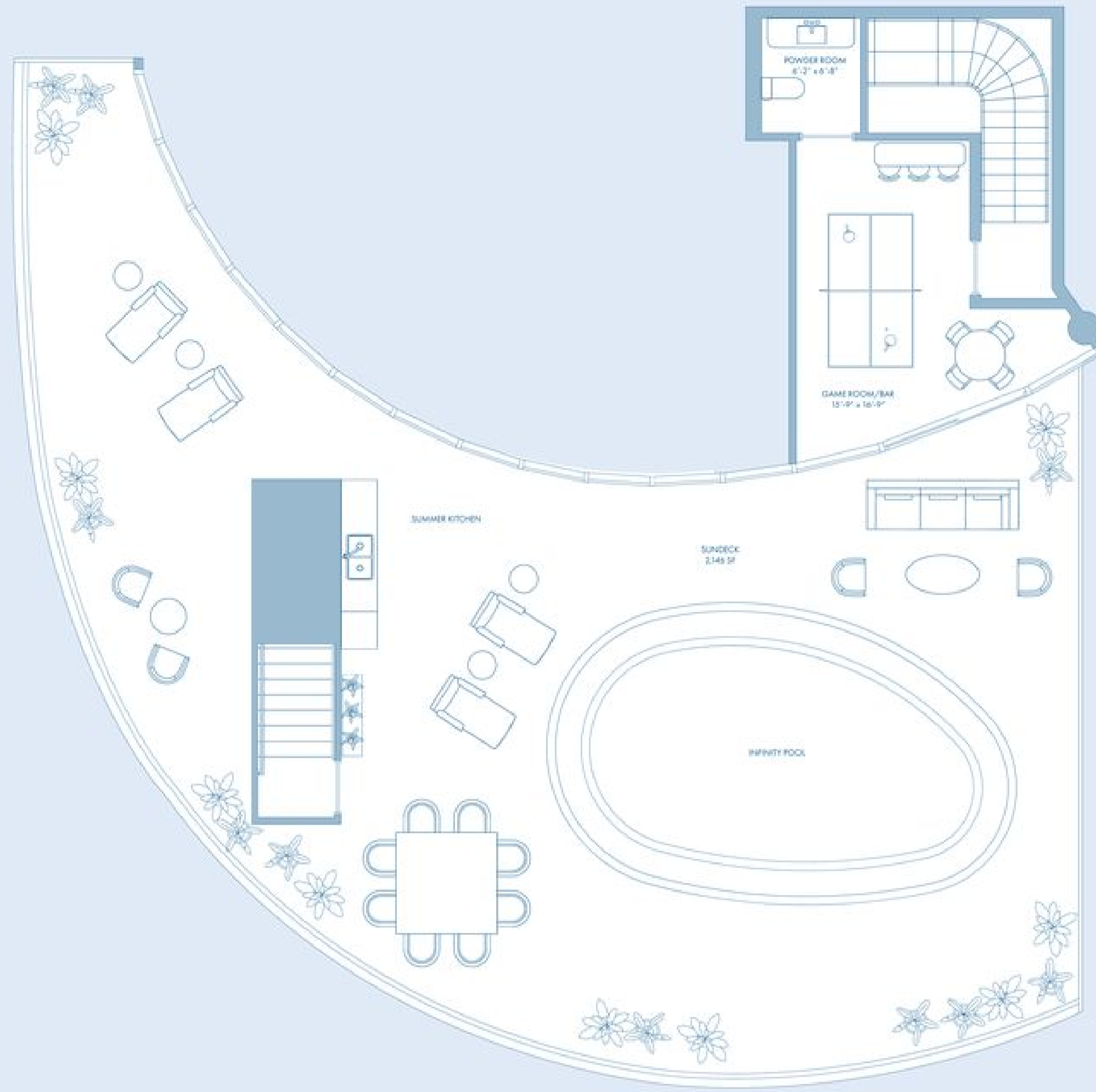
- 5 Bedrooms
- 6 Bathrooms
- 1 Powder Room
- Infinity Pool
- Service Quarters
- Game Room
- Private Elevators
- Summer Kitchen

INTERIOR AREA

6,144 SQ. FT. / 571 SQ. M. TOTAL

TERRACE AREA

3,533 SQ. FT. / 328 SQ. M. TOTAL

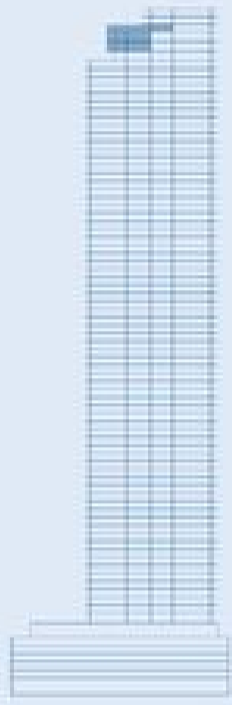


BRICKELL SKYLINE



BISCAYNE BAY

SIMPSON PARK



# PENTHOUSE 03

CONTEMPORANEO

LEVEL 81

- 5 Bedrooms
- 6 Bathrooms
- 1 Powder Room
- Infinity Pool
- Service Quarters
- Game Room
- Private Elevators
- Summer Kitchen

INTERIOR AREA

6,144 SQ. FT. / 571 SQ. M. TOTAL

TERRACE AREA

3,533 SQ. FT. / 328 SQ. M. TOTAL

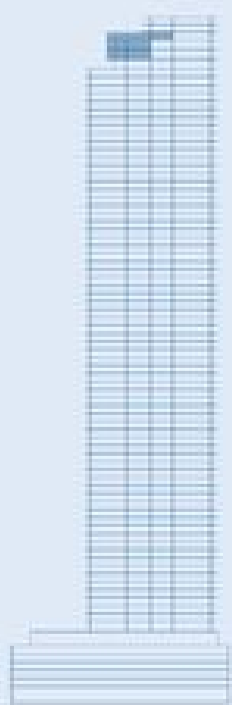


BRICKELL SKYLINE



BISCAYNE BAY

SIMPSON PARK



# PENTHOUSE 04

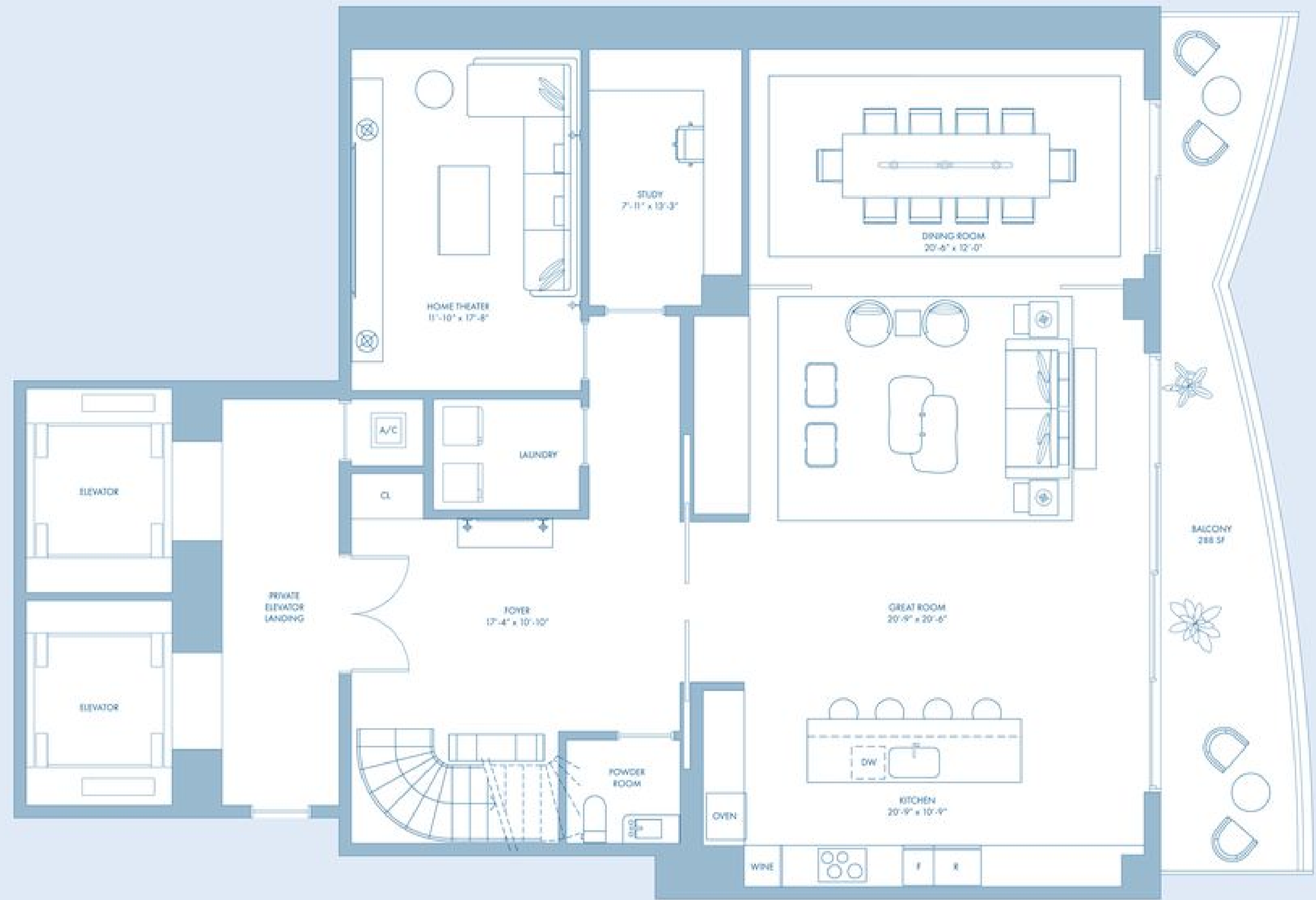
TRADIZIONALE

LEVEL 80

- 4 Bedrooms
- 4 Bathrooms
- 1 Powder Room
- Infinity Pool
- Home Theater
- Wellness Room
- Private Elevators
- Summer Kitchen

INTERIOR AREA  
4,763 SQ. FT. / 442 SQ. M. TOTAL

TERRACE AREA  
1,940 SQ. FT. / 180 SQ. M. TOTAL

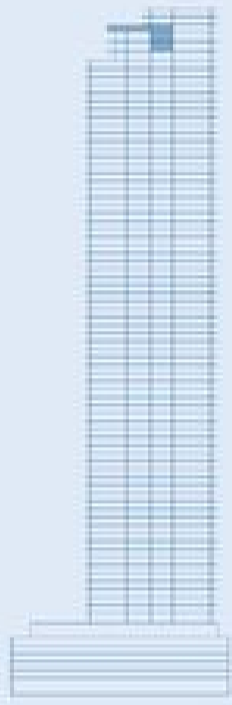


BRICKELL SKYLINE



BISCAYNE BAY

SIMPSON PARK



# PENTHOUSE 04

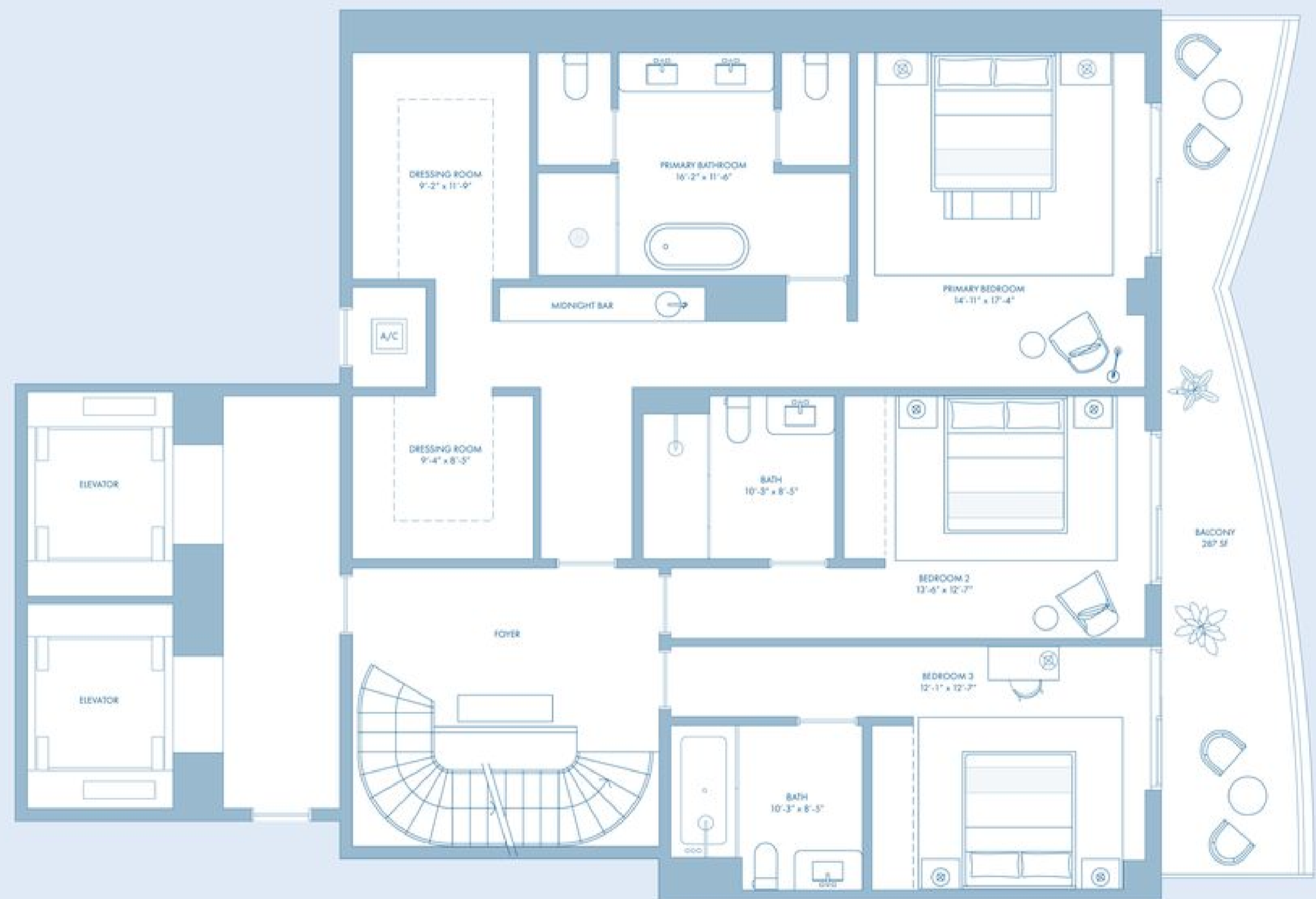
TRADIZIONALE

LEVEL 81

- 4 Bedrooms
- 4 Bathrooms
- 1 Powder Room
- Infinity Pool
- Home Theater
- Wellness Room
- Private Elevators
- Summer Kitchen

INTERIOR AREA  
4,763 SQ. FT. / 442 SQ. M. TOTAL

TERRACE AREA  
1,940 SQ. FT. / 180 SQ. M. TOTAL

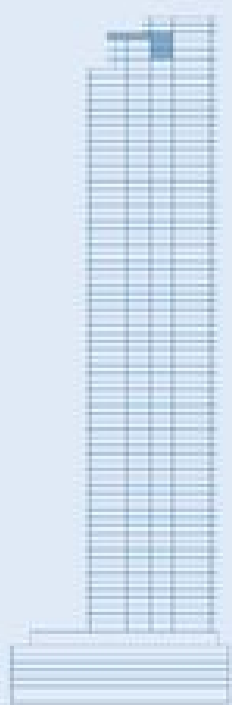


BRICKELL SKYLINE



BISCAYNE BAY

SIMPSON PARK



# PENTHOUSE 04

TRADIZIONALE

LEVEL 82

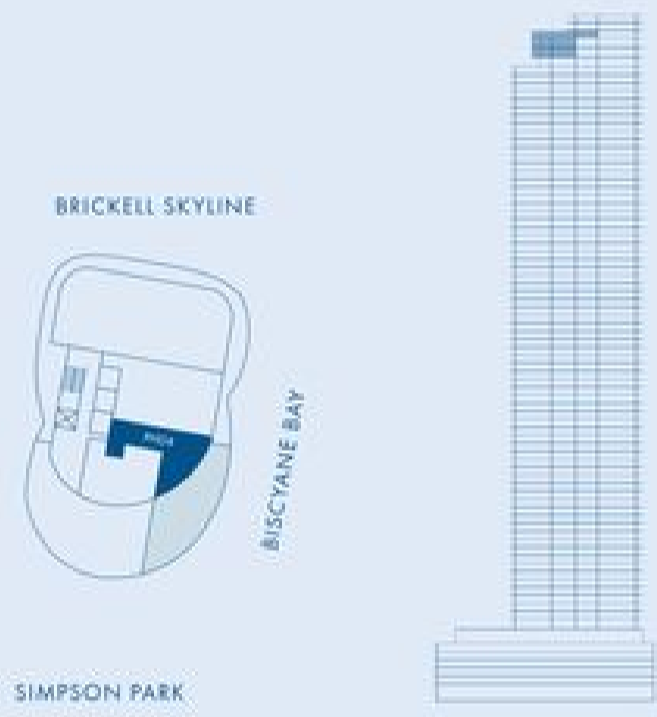
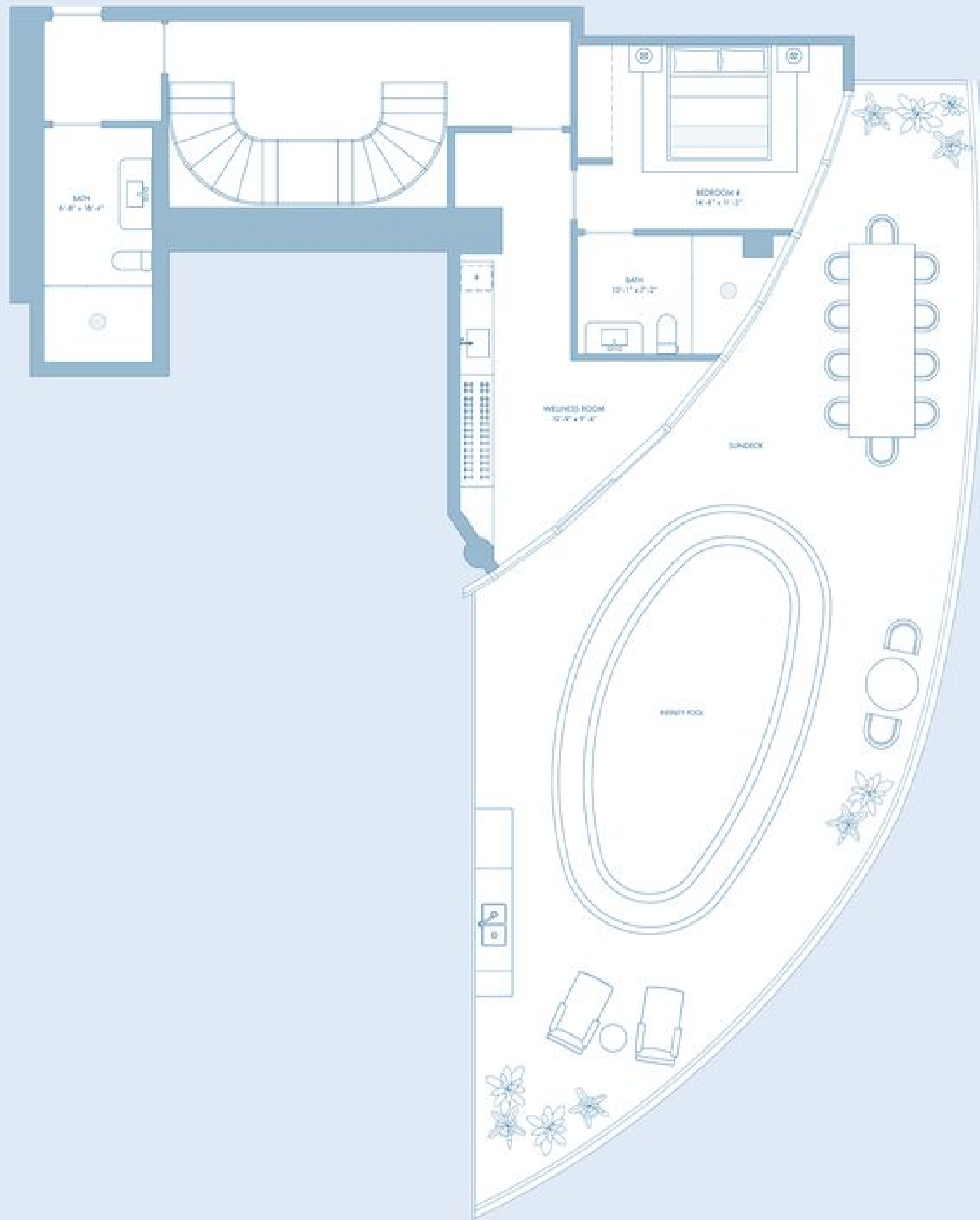
- 4 Bedrooms
- 4 Bathrooms
- 1 Powder Room
- Infinity Pool
- Home Theater
- Wellness Room
- Private Elevators
- Summer Kitchen

INTERIOR AREA

4,763 SQ. FT. / 442 SQ. M. TOTAL

TERRACE AREA

1,940 SQ. FT. / 180 SQ. M. TOTAL



# RESIDENCE 01

- 3 Bedrooms
- 3 Bathrooms
- 1 Powder Room

LEVEL 19-36

INTERIOR AREA

2,054 SQ. FT. / 191 SQ. M.

TERRACE AREA

656 SQ. FT. / 61 SQ. M.

LEVEL 38-61

INTERIOR AREA

2,077 SQ. FT. / 193 SQ. M.

TERRACE AREA

656 SQ. FT. / 61 SQ. M.



Traced square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior dividing walls used to lay out the space from the exterior facade 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 calculate square footages and is provided for informational purposes only to compare the Unit with units in other condominium projects that utilize the same method. For your reference, the area of the Unit, determined in accordance with these defined boundaries, is set forth as Exhibit "D" in the Declaration. Measurements of rooms set forth on this floor plan are generally taken to the furthest points of each given room (as if the room were a perfect rectangle), without regard for any closets or variations. Accordingly, the area 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 dimensions of appliances, counters, walls, 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 hereon is a CFS-12 application available from the seller, file NO.CP22.0200. Warning: the California Department of Real Estate has not reviewed, assessed, or qualified this offering. Registration with the NO.DPR22.0200. This advertisement is a solicitation for the sale of units in 1420 S. Miami Avenue Condominium & H.I. Registration NO.24-04-0005. Correal & Reyes PBC shall not be held liable or responsible for the failure by their and/or its agents to provide complete and accurate information in the Disclosure Documents and/or representations. Under no circumstances shall Correal & Reyes PBC 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 subsequently review its documents for accuracy prior to its dissemination or use.

# RESIDENCE 01

LEVEL 9-18

3 Bedrooms  
3 Bathrooms  
1 Powder Room

INTERIOR AREA  
1,959 SQ. FT. / 182 SQ. M.

TERRACE AREA  
656 SQ. FT. / 61 SQ. M.

BRICKELL SKYLINE



SIMPSON PARK



NOT TO SCALE

Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior opening walls and in fact vary from the square footage and dimensions that would be determined by using the description and definition of the "Gross Area" set forth in the Declaration which generally only includes the interior spaces between the perimeter walls and excludes all interior structural components and other common elements. This method is generally used in sales materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the same method. For your reference, the area of the Unit, determined in accordance with these defined unit boundaries, is set forth in Exhibit "D" to the Declaration. Measurements of rooms set forth 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 curves or protrusions. Accordingly, the area 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, counters, sinks, 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. **REGULATORY DISCLOSURE:** The complete offering memo is a CPS-12 application available from the offeror. File NO-CF23-0060. Warning: the California Department of Real Estate has not inspected, examined, or qualified this offering. Registration certificate file NO-1714393C-00000. This advertisement is a solicitation for the sale of units in 1420 S. Miami Avenue Condominiums & N.L.S. Registration NO-28-24-0001. Central & Bayne PSC shall not be held liable or responsible for the failure by client and/or its agents to provide complete and accurate information in the disclosure documents and/or representations. Under no circumstances shall Central & Bayne PSC 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 subsequently review a document for accuracy prior to its dissemination or use.



# RESIDENCE 02

2 Bedrooms  
Den  
3 Bathrooms

LEVEL 19-36  
INTERIOR AREA  
2,097 SQ. FT. / 195 SQ. M.

TERRACE AREA  
281 SQ. FT. / 26 SQ. M.

LEVEL 38-61  
INTERIOR AREA  
2,077 SQ. FT. / 193 SQ. M.

TERRACE AREA  
281 SQ. FT. / 26 SQ. M.

BRICKELL SKYLINE

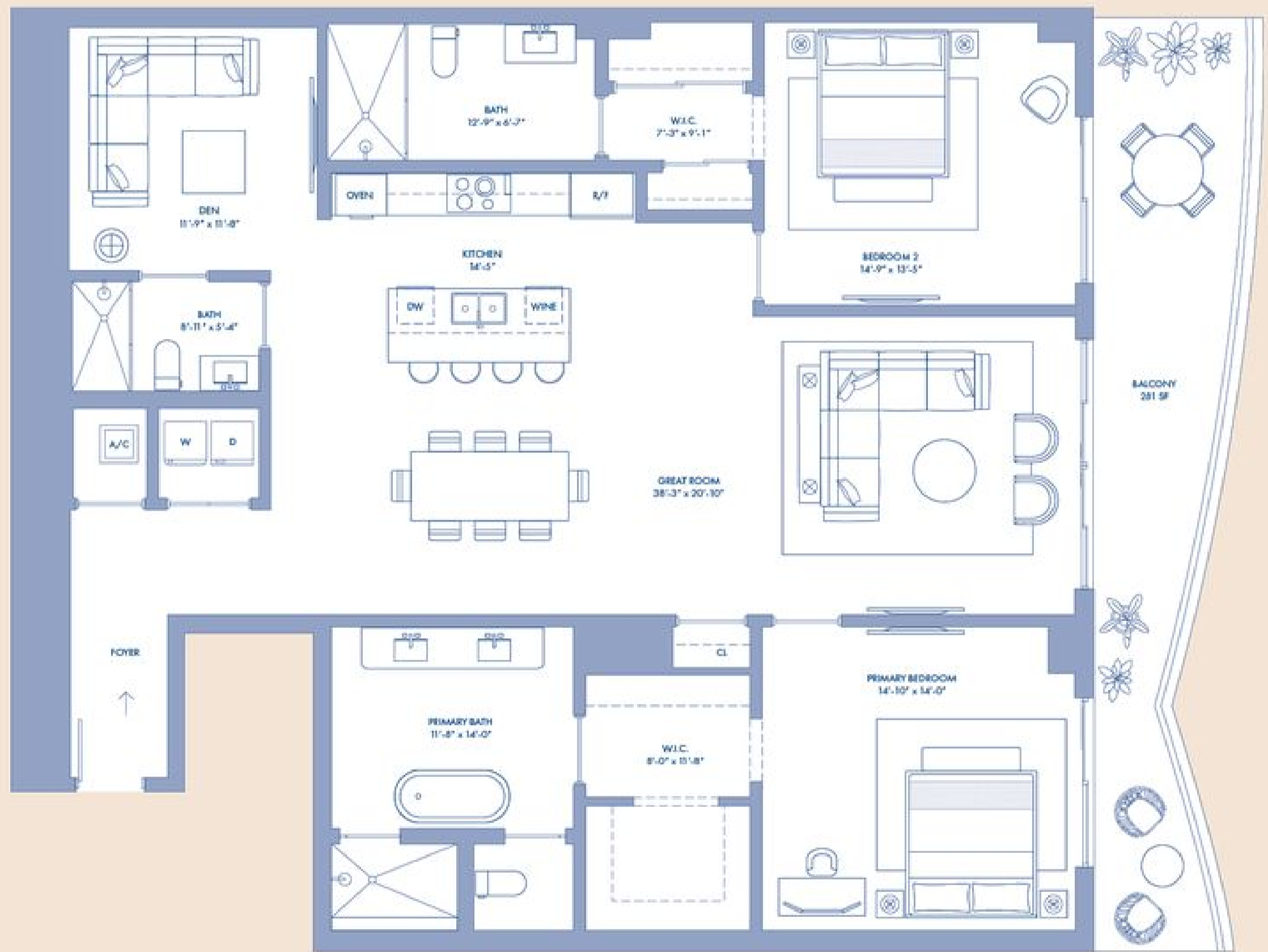


SIMPSON PARK



NOT TO SCALE

Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior opening walls and in fact vary from the square footage and dimensions that would be determined by using the description and definition of the "Gross Area" set forth in the Declaration which generally only includes the interior spaces between the perimeter walls and excludes all interior structural components and other common elements. This method is generally used in sales materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the same method. For your reference, the area of the Unit, determined in accordance with these defined unit boundaries, is set forth in Exhibit "D" to the Declaration. Measurements of rooms set forth 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 curves or protrusions. Accordingly, the area 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, counters, sinks, 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. **REGULATORY DISCLOSURE:** The complete offering memo is a CPS-12 application available from the offeror. File NO-CF23-0060. Warning: the California Department of Real Estate has not inspected, examined, or qualified this offering. Registration certificate file NO-1714393C-00000. This advertisement is a solicitation for the sale of units in 1420 S. Miami Avenue Condominiums & N.L.S. Registration NO-28-24-0001. Central & Bayne PSC shall not be held liable or responsible for the failure by client and/or its agents to provide complete and accurate information in the disclosure documents and/or representations. Under no circumstances shall Central & Bayne PSC 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 subsequently review a document for accuracy prior to its dissemination or use.



# RESIDENCE 02

LEVEL 9-18

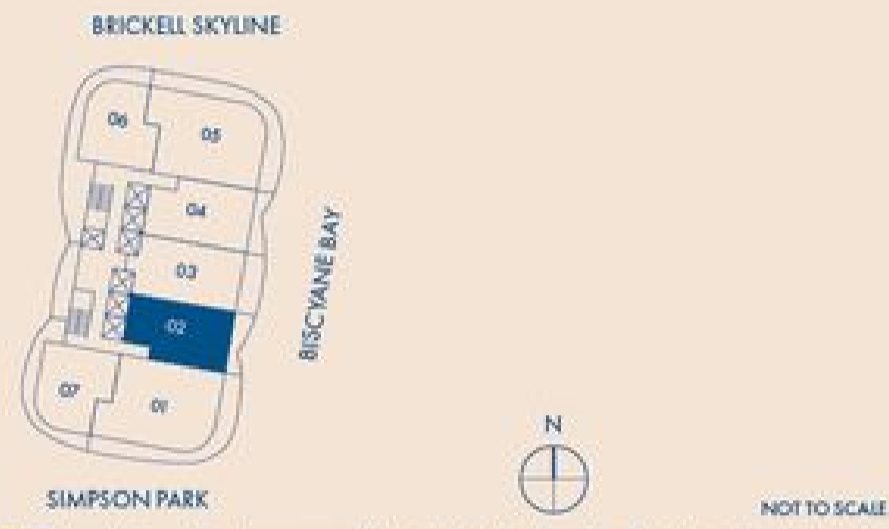
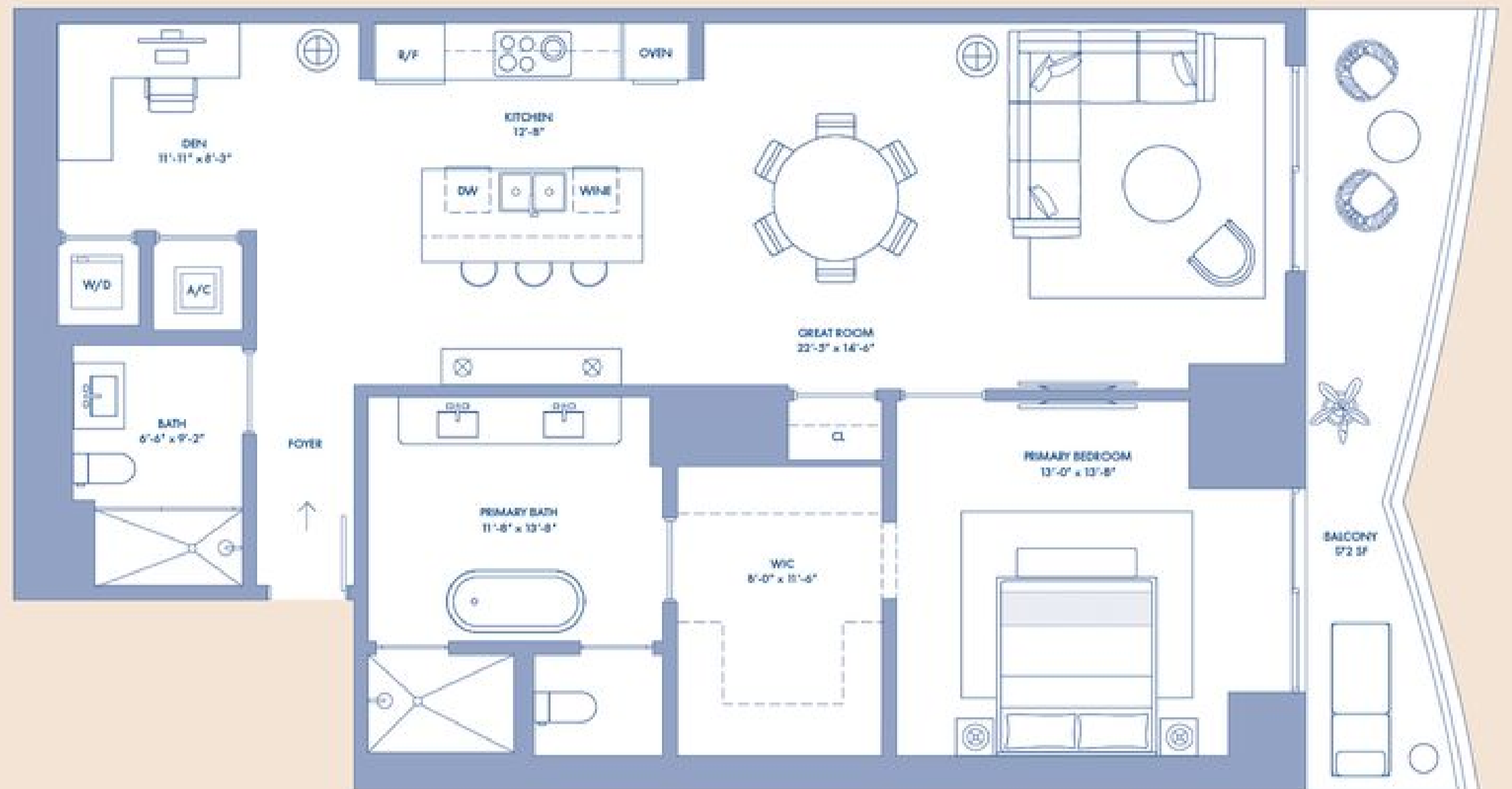
1 Bedroom  
Den  
2 Bathrooms

INTERIOR AREA

1,454 SQ. FT. / 135 SQ. M.

TERRACE AREA

172 SQ. FT. / 16 SQ. M.



These 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 "GFA" set forth in the Declaration which generally only includes the interior spaces between the perimeter walls and excludes all interior structural components and other common elements. This method is generally used in sales materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the same method. For your reference, the area of the Unit determined in accordance with these defined unit boundaries, is set forth in Exhibit "D" to the Declaration. Measurements of rooms set forth 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 curves or protrusions. Accordingly, the area 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, casework, 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. **REGULATORY DISCLOSURE OPPORTUNITY:** The complete offering terms are in a CPS-12 application available from the office, file NO-CF23-0060. Warning: the California Department of Real Estate has not inspected, examined, or qualified this offering. Registration with the NO-CF23-0060. This advertisement is a solicitation for the sale of units in 1420 S. Biscayne Avenue Condominiums & H.L. Regenerative NO-CF23-04-0001. Counsel & Bryan PSC shall not be held liable or responsible for the failure by client and/or its agents to provide complete and accurate information in the disclosure documents and/or representations. Under no circumstances shall Counsel & Bryan PSC 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 subsequently review a document for accuracy prior to its dissemination or use.

# RESIDENCE 03

2 Bedrooms  
Den  
3 Bathrooms

LEVEL 19-36

INTERIOR AREA

2,170 SQ. FT. / 202 SQ. M.

TERRACE AREA

280 SQ. FT. / 26 SQ. M.

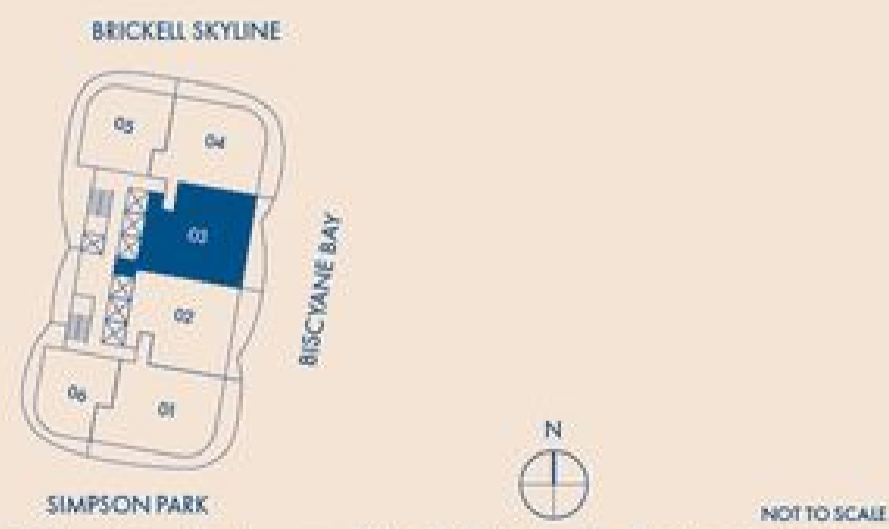
LEVEL 38-61

INTERIOR AREA

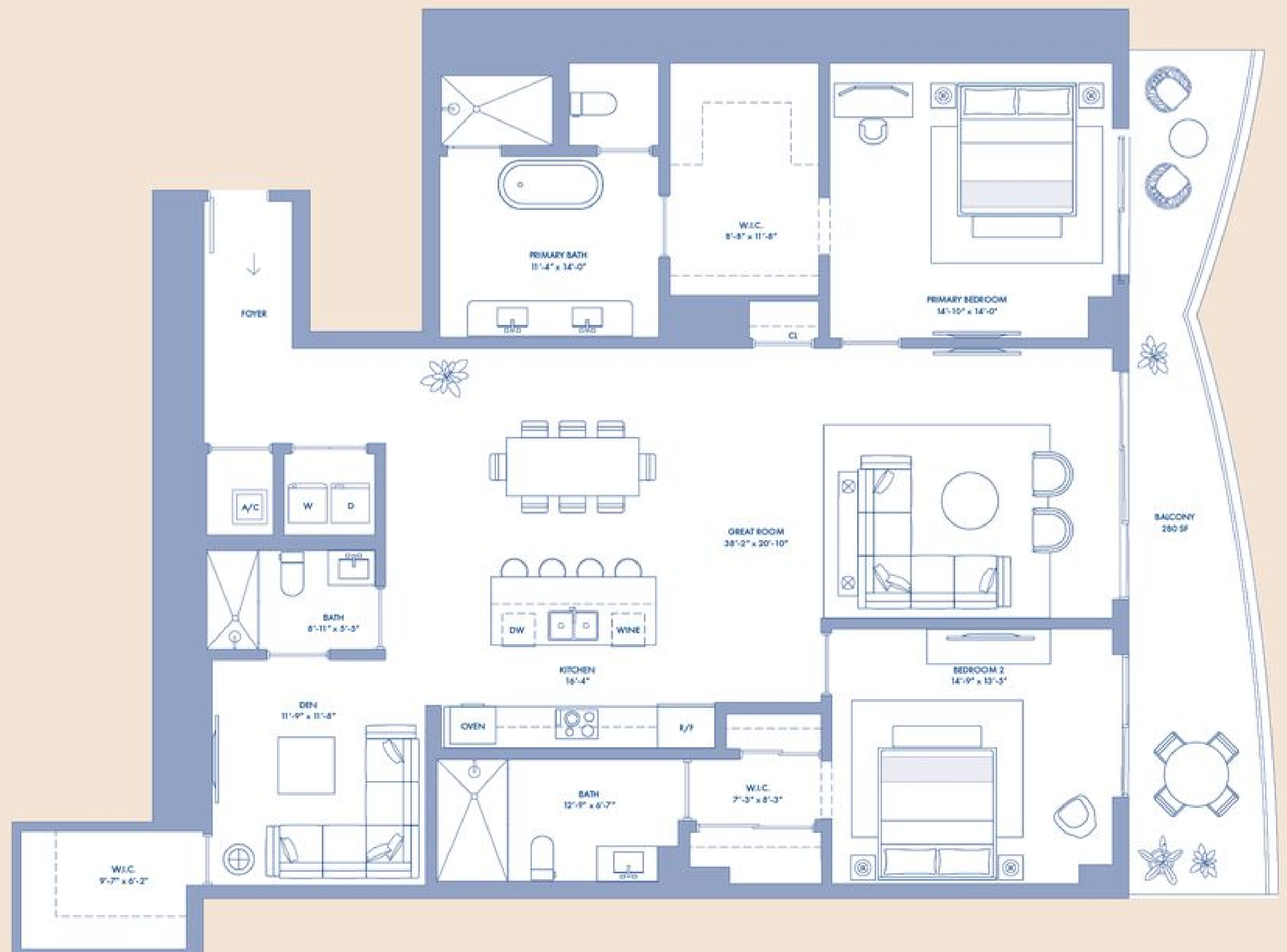
2,151 SQ. FT. / 200 SQ. M.

TERRACE AREA

280 SQ. FT. / 26 SQ. M.



These 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 "GFA" set forth in the Declaration which generally only includes the interior spaces between the perimeter walls and excludes all interior structural components and other common elements. This method is generally used in sales materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the same method. For your reference, the area of the Unit determined in accordance with these defined unit boundaries, is set forth in Exhibit "D" to the Declaration. Measurements of rooms set forth 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 curves or protrusions. Accordingly, the area 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, casework, 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. **REGULATORY DISCLOSURE OPPORTUNITY:** The complete offering terms are in a CPS-12 application available from the office, file NO-CF23-0060. Warning: the California Department of Real Estate has not inspected, examined, or qualified this offering. Registration with the NO-CF23-0060. This advertisement is a solicitation for the sale of units in 1420 S. Biscayne Avenue Condominiums & H.L. Regenerative NO-CF23-04-0001. Counsel & Bryan PSC shall not be held liable or responsible for the failure by client and/or its agents to provide complete and accurate information in the disclosure documents and/or representations. Under no circumstances shall Counsel & Bryan PSC 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 subsequently review a document for accuracy prior to its dissemination or use.



# RESIDENCE 03

LEVEL 9-18

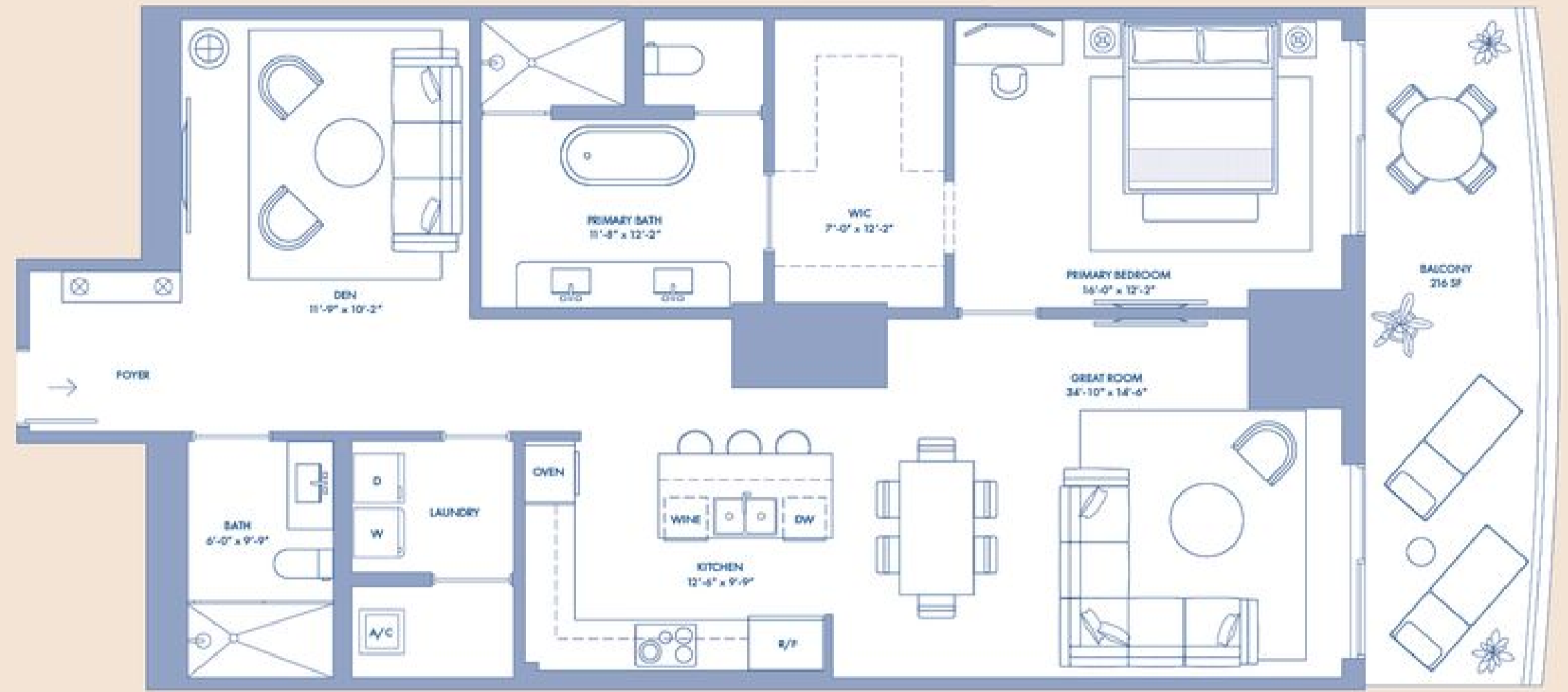
1 Bedroom  
Den  
2 Bathrooms

INTERIOR AREA

1,441 SQ. FT. / 134 SQ. M.

TERRACE AREA

216 SQ. FT. / 20 SQ. M.



Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior opening walls and in fact vary from the square footage and dimensions that would be determined by using the description and definition of the "GFA" set forth in the Declaration which generally only includes the interior spaces between the perimeter walls and excludes all interior structural components and other common elements. This method is generally used in sales materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the same method. For your reference, the area of the Unit, determined in accordance with these defined unit boundaries, is set forth in Exhibit "D" to the Declaration. Measurements of rooms set forth 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 curves or protrusions. Accordingly, the area 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, casings, walls, 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. **REGULATORY DISCLOSURE:** The complete offering terms are in a CFS-12 application available from the offeror, file NO-CF23-0060. Warning: the California Department of Real Estate has not inspected, examined, or qualified this offering. Registration with the NCI 1714393C-00380. This information is a solicitation for the sale of units in 1420 S. Biscayne Avenue Condominiums & N.I. Registration NCI 24-04-0001. Counsel & Broker PSC shall not be held liable or responsible for the failure by client and/or its agents to provide complete and accurate information in the disclosure documents and/or representations. Under no circumstances shall Counsel & Broker PSC 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 subsequently review a document for accuracy prior to its dissemination or use.

# RESIDENCE 04

2 Bedrooms  
Den  
3 Bathrooms

LEVEL 19-37

INTERIOR AREA

1,824 SQ. FT. / 169 SQ. M.

TERRACE AREA

514 SQ. FT. / 48 SQ. M.

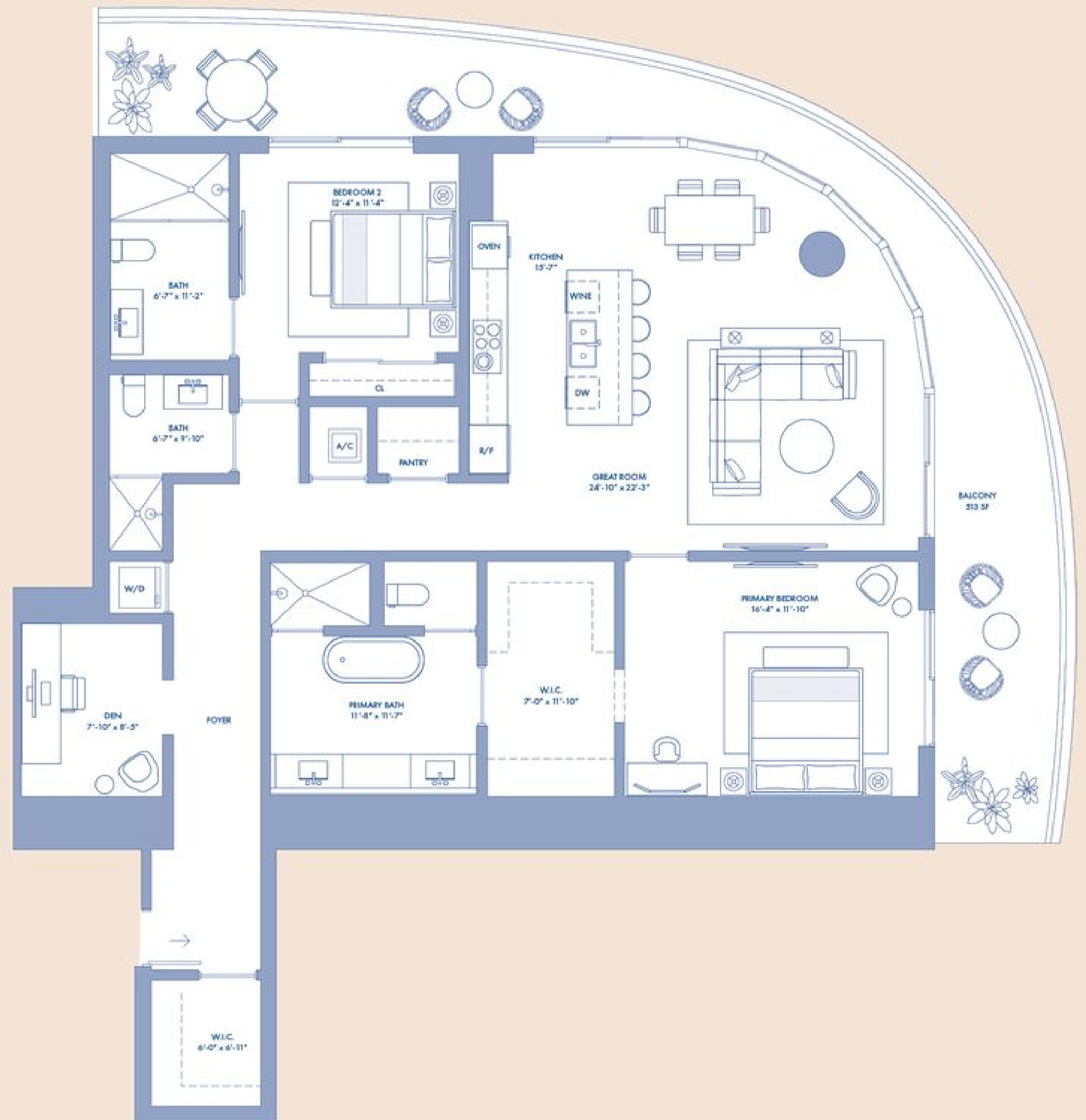
LEVEL 38-61

INTERIOR AREA

1,869 SQ. FT. / 174 SQ. M.

TERRACE AREA

513 SQ. FT. / 48 SQ. M.



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# RESIDENCE 04

LEVEL 9-18

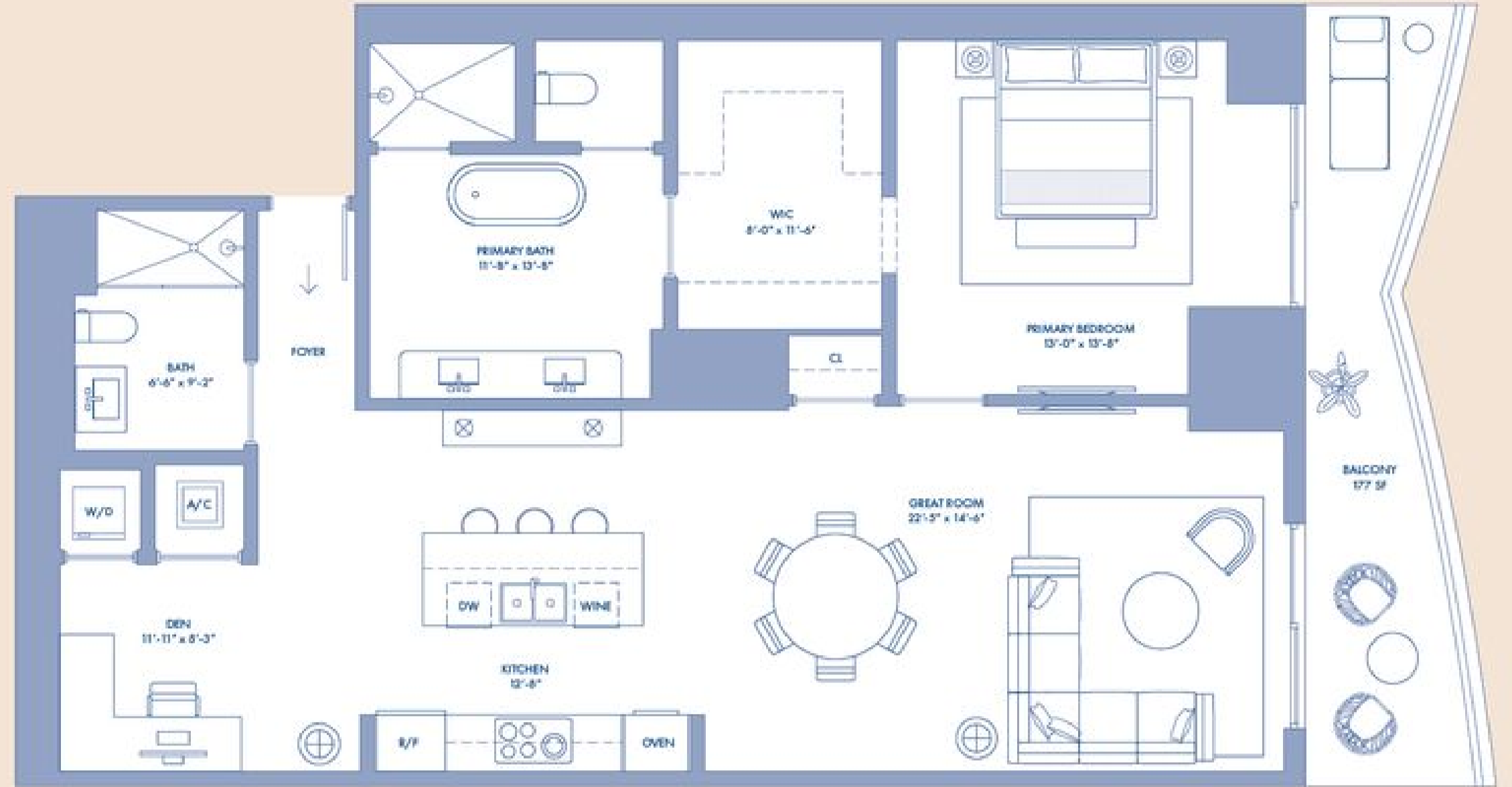
1 Bedroom  
Den  
2 Bathrooms

INTERIOR AREA

1,454 SQ. FT. / 135 SQ. M.

TERRACE AREA

177 SQ. FT. / 16 SQ. M.



BRICKELL SKYLINE



NOT TO SCALE

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# RESIDENCE 05

2 Bedrooms  
Den  
2 Bathrooms  
1 Powder Room

LEVEL 19-37

INTERIOR AREA

1,405 SQ. FT. / 131 SQ. M.

TERRACE AREA

834 SQ. FT. / 77 SQ. M.

LEVEL 38-61

INTERIOR AREA

1,416 SQ. FT. / 132 SQ. M.

TERRACE AREA

835 SQ. FT. / 77 SQ. M.



NOT TO SCALE

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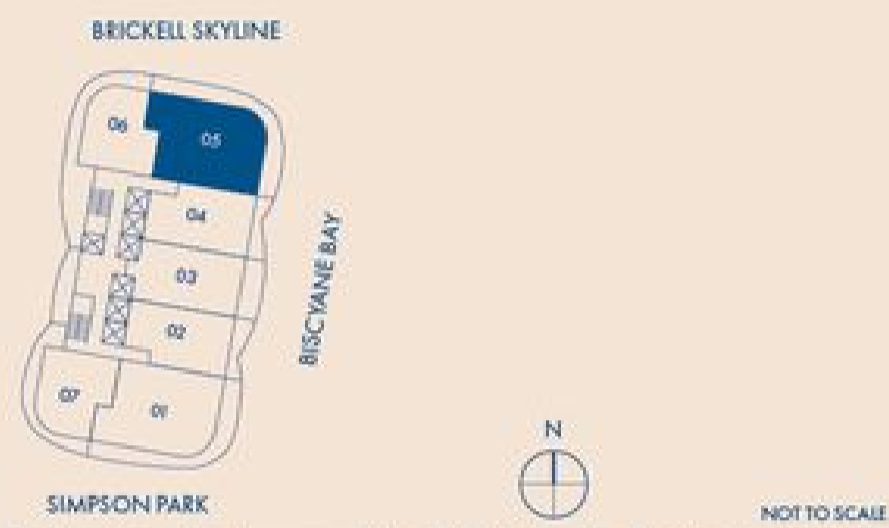
# RESIDENCE 05

LEVEL 9-18

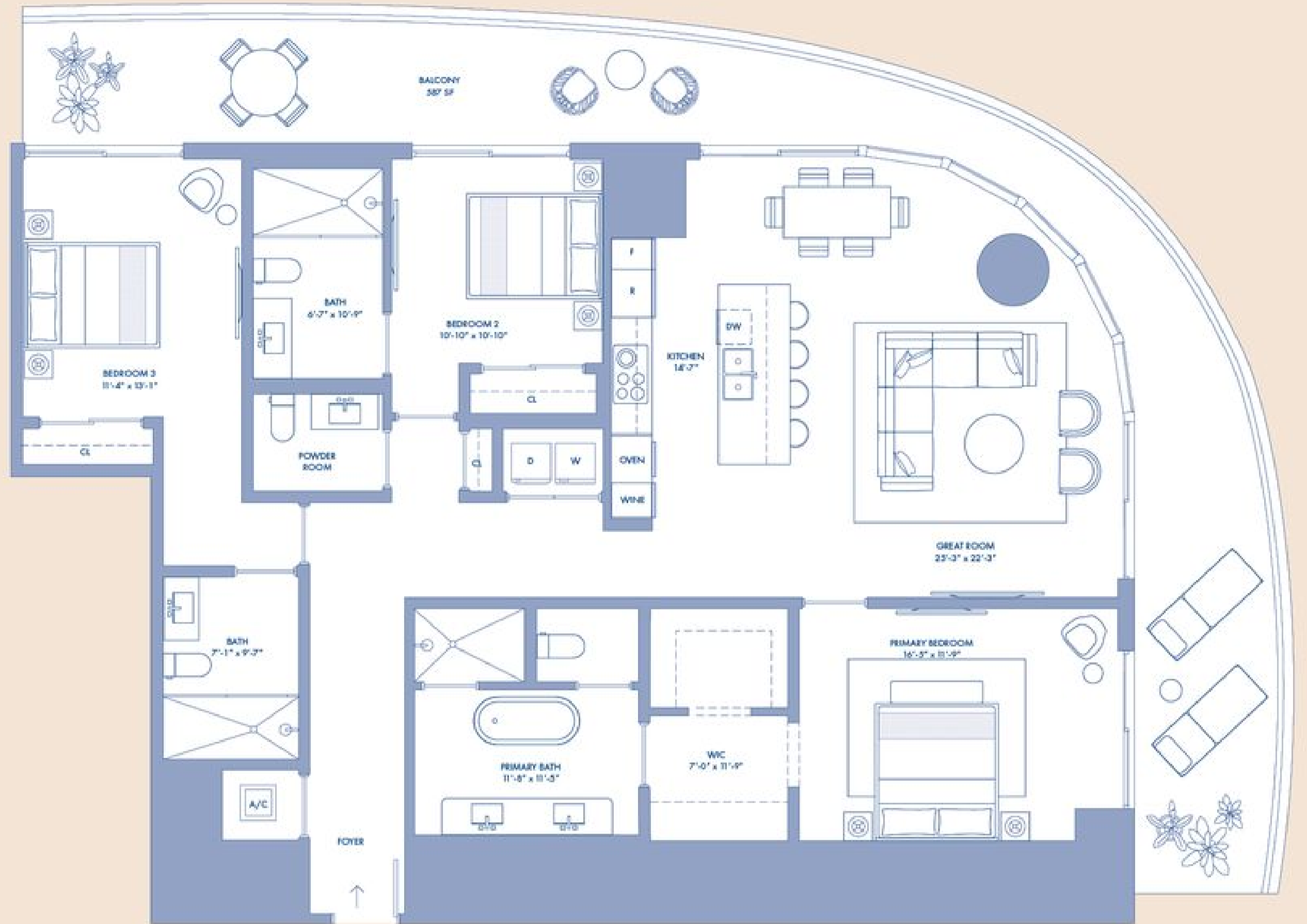
3 Bedrooms  
3 Bathrooms  
1 Powder Room

INTERIOR AREA  
1,954 SQ. FT. / 182 SQ. M.

TERRACE AREA  
587 SQ. FT. / 55 SQ. M.



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# RESIDENCE 06

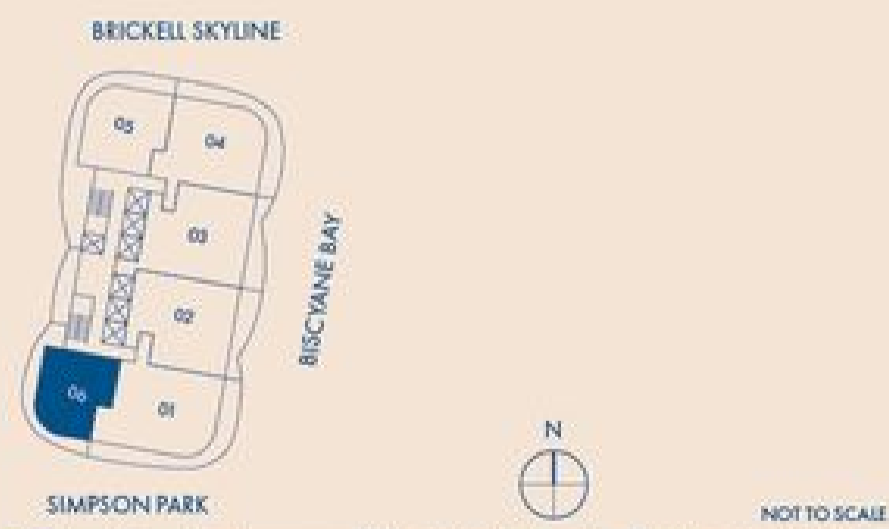
1 Bedroom  
Den  
2 Bathrooms

LEVEL 19-36  
INTERIOR AREA  
1,194 SQ. FT. / 111 SQ. M.

TERRACE AREA  
456 SQ. FT. / 42 SQ. M.

LEVEL 38-61  
INTERIOR AREA  
1,207 SQ. FT. / 112 SQ. M.

TERRACE AREA  
456 SQ. FT. / 42 SQ. M.



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# RESIDENCE 06

LEVEL 9-18

1 Bedroom  
Den  
2 Bathrooms

INTERIOR AREA

1,194 SQ. FT. / 111 SQ. M.

TERRACE AREA

757 SQ. FT. / 70 SQ. M.



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# AMENITIES

LEVEL 8

- 1 LAP POOL
- 2 CABANAS
- 3 BAR
- 4 MEDITATION LAWN
- 5 PICKLEBALL
- 6 GOLF SIMULATOR
- 7 RESIDENT LOUNGE



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# 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.



# 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.



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# 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

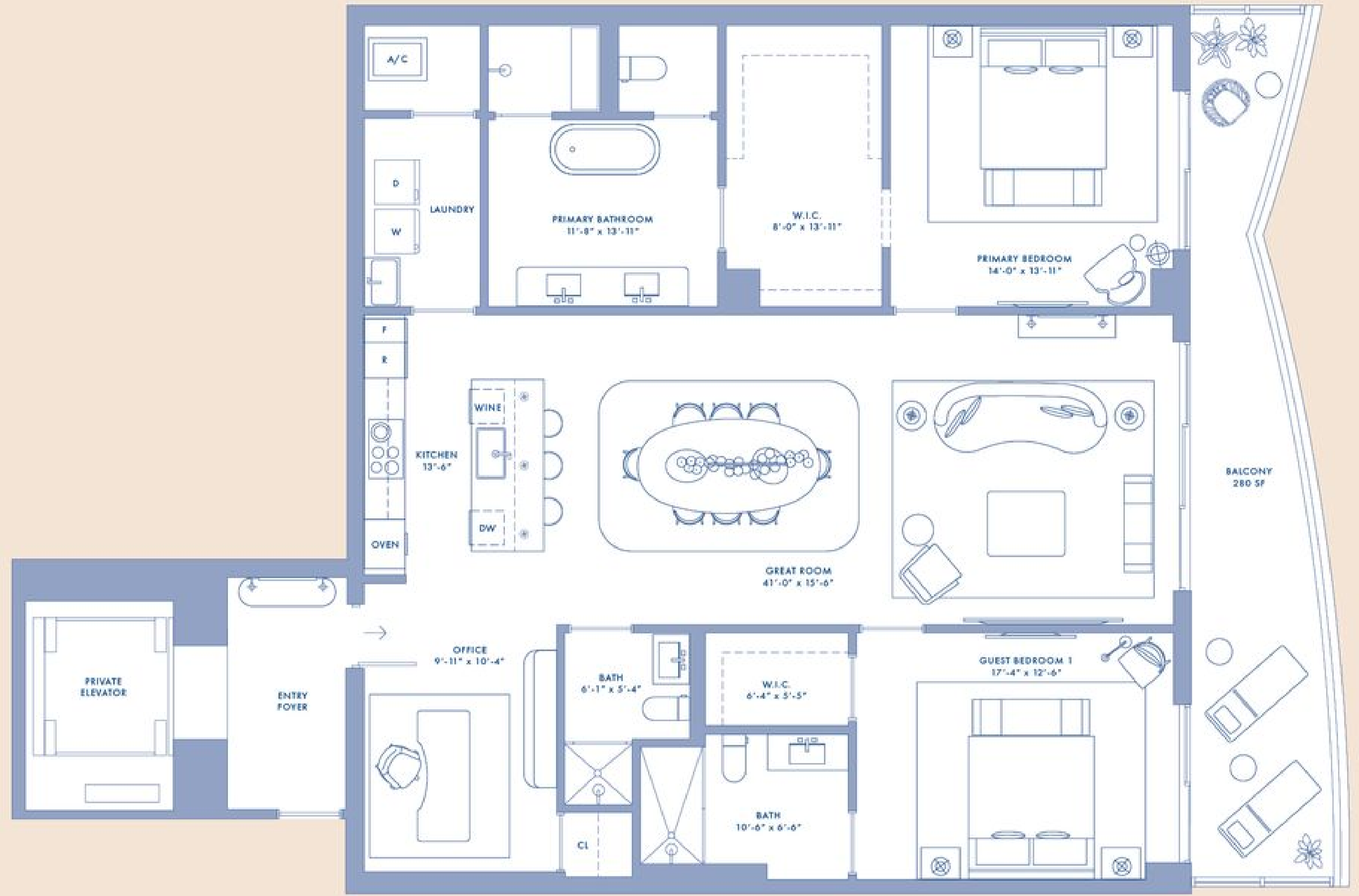


BISCAYNE BAY



NOT TO SCALE

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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



BISCAYNE BAY



NOT TO SCALE

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