

## TEAM

Envisioned by  
Morabito Properties  
CMC Group

Architect  
Bernardo Fort-Brescia/  
Arquitectonica

Landscape Design  
Enzo Enea

Interior Designer  
A++

Creative Agency  
Lemon Yellow

## OVERVIEW

Number of Residences  
41

Number of Stories  
7 floors + parking

Unit Mix  
2–4 bedrooms residences

## BUILDING FEATURES

Expansive waterfront views

Private marina

Gym and spa

Rooftop pool

Personalized services, security and  
advanced technology

## RESIDENCE FEATURES

Floor-to-ceiling, impact-resistant  
sliding glass doors and windows

Spacious tiled terraces or private  
gardens for most units

Private and semi-private residential  
elevators

Open floor layouts and up to 9-foot  
grand ceiling height

Fully-accessorized Snaidero kitchens  
with top-of-the-line Miele appliances

Bathrooms with Italian marble and  
wood cabinetry

Exquisite Italian flooring throughout

Energy-efficient air conditioning and  
heating system with ultra-quiet  
technology

Air and water filtration system

## ROOF DECK & POOL

Lush landscape design by award  
winning designer Enzo Enea

Summer kitchen & bar

Poolside sundeck with  
'relax and lounge' area

## PRIVATE MARINA

14 slips for boats ranging from  
30 to 55 feet

Direct ocean access through  
Haulover Inlet

Water sports launch dock with available  
kayaks, paddle boards and inflatables

## PERSONALIZED SERVICES, SECURITY AND TECHNOLOGY

Covered valet drop-off

Personal parking spaces in fully enclosed  
garage

Electric vehicle charging stations  
and bicycle storage

Secured individual residential  
storage space

Front desk reception

24-hour security video surveillance

24-hour valet

Wi-Fi available throughout all  
public spaces

FTTH (fiber to the home) for voice, video,  
and high-speed Internet

Integrated digital concierge



PROJECT LOCATION  
1135 103rd St  
Bay Harbor Islands, FL 33154

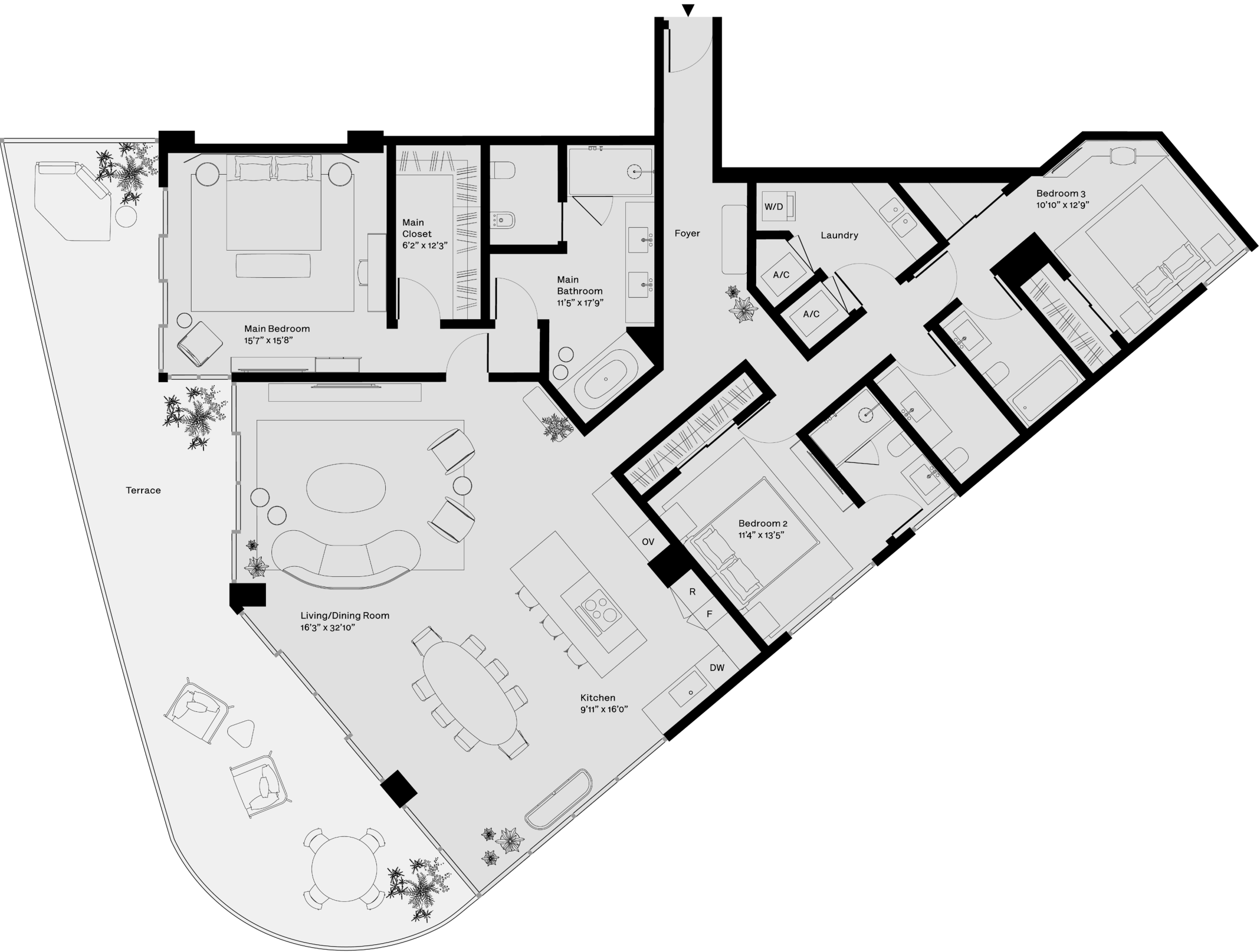
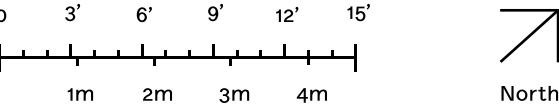
SALES CENTER  
10301 East Bay Harbor Drive  
Bay Harbor Islands, FL 33154

onda

RESIDENCE 01 BAIA



# 01 Baia



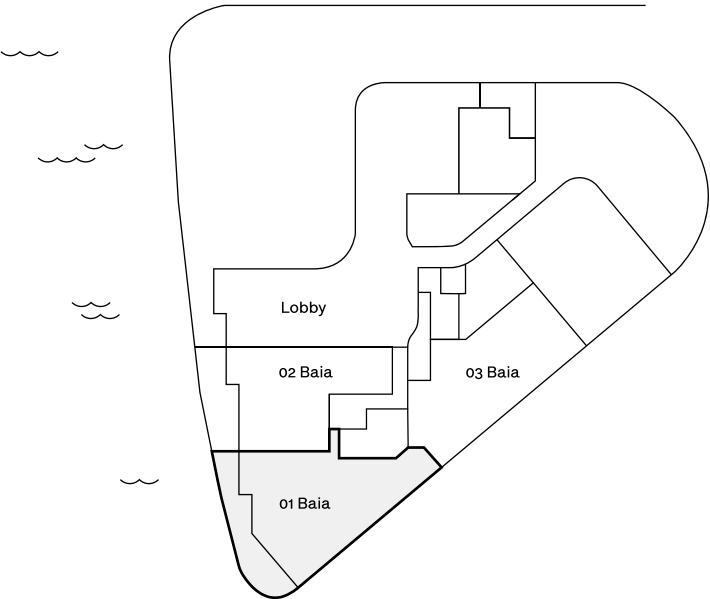
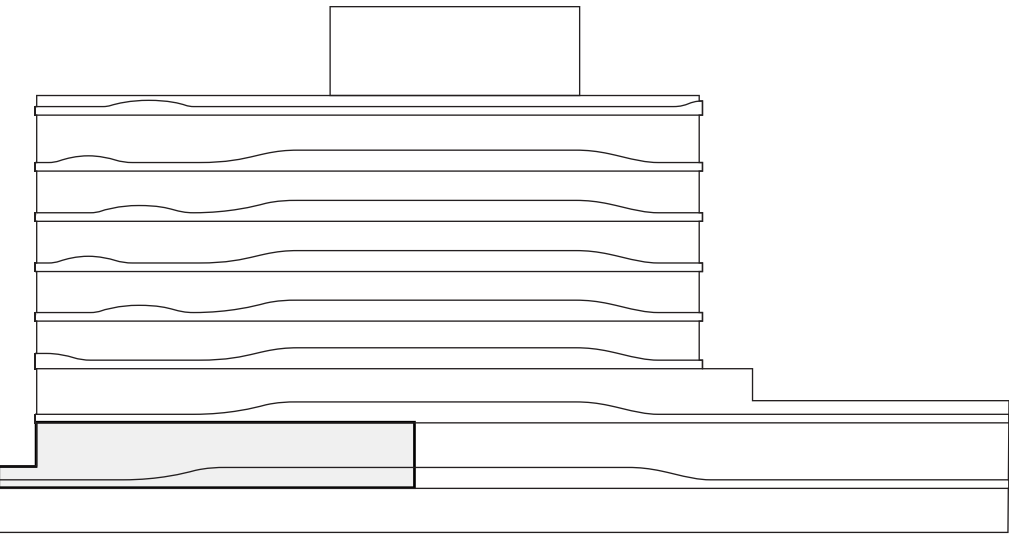
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3 Bedrooms  
3.5 Bathrooms  
Water Front View  
Terrace

Indoor:  
2,495 SF / 232 SM

Outdoor:  
692 SF / 64 SM

Total:  
3,187 SF / 296 SM



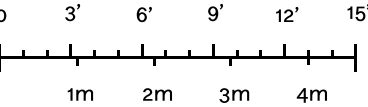
02 Baia

2 Bedrooms  
2.5 Bathrooms  
Water Front View  
Terrace  
Den

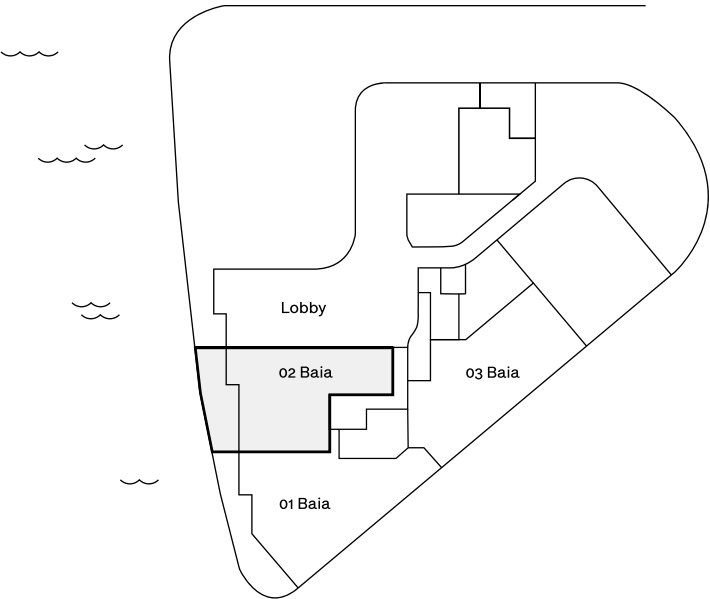
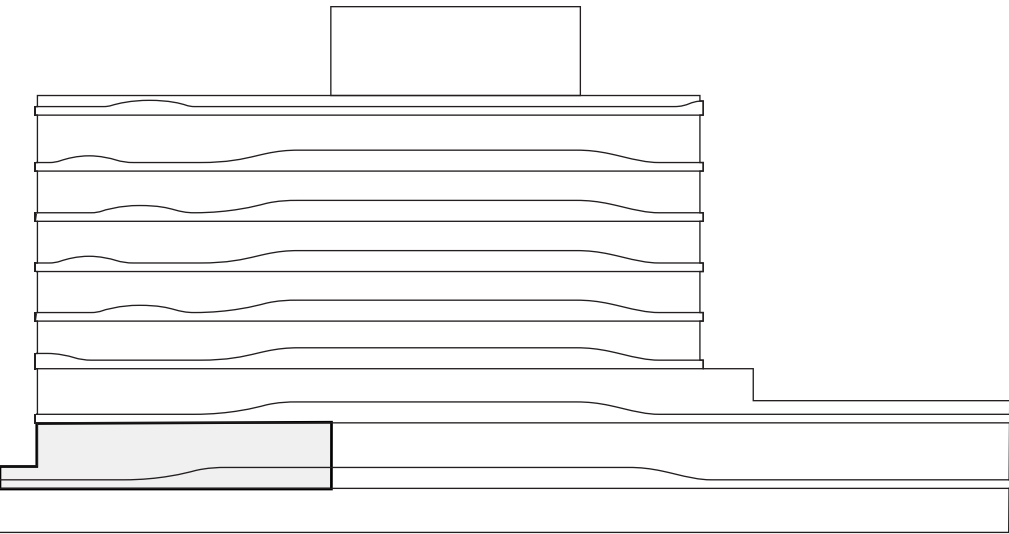
Indoor:  
1,889 SF / 175 SM

Outdoor:  
510 SF / 47 SM

Total:  
2,399 SF / 222 SM



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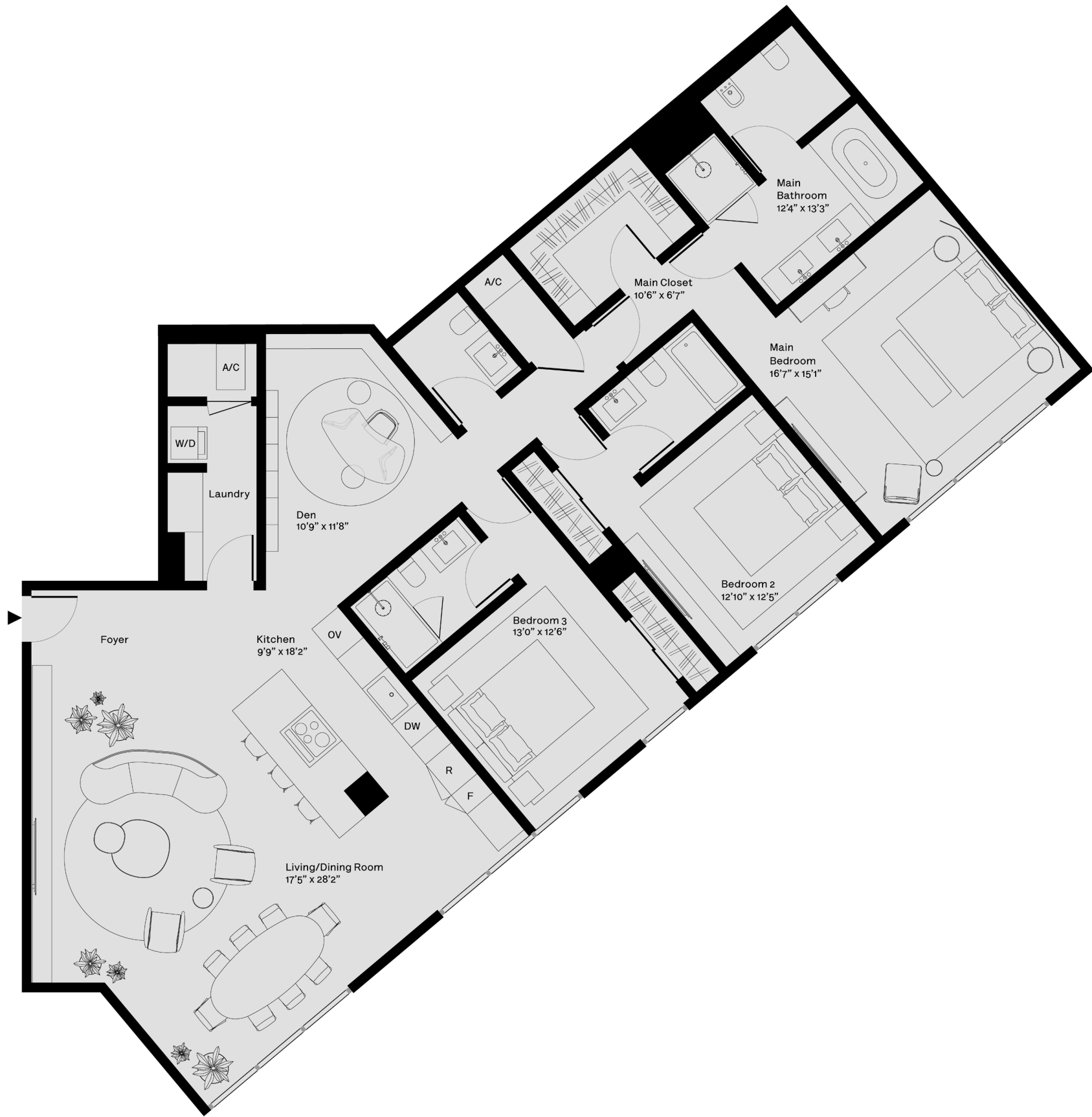


03 Baia

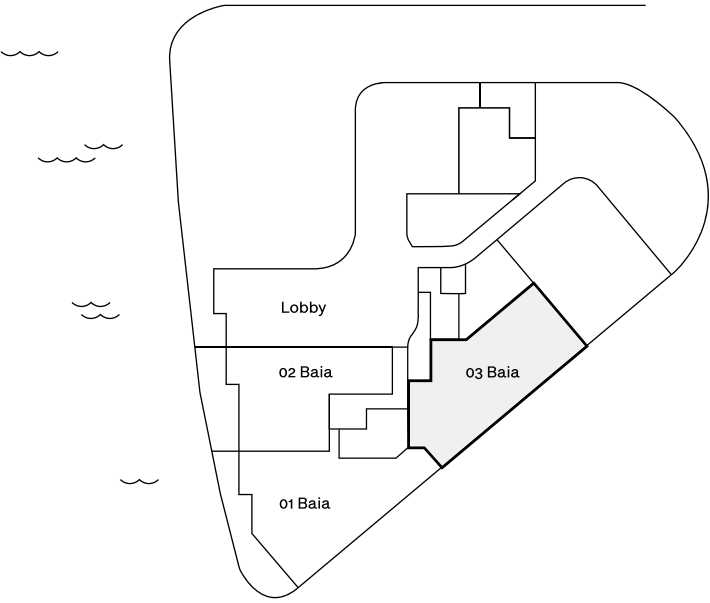
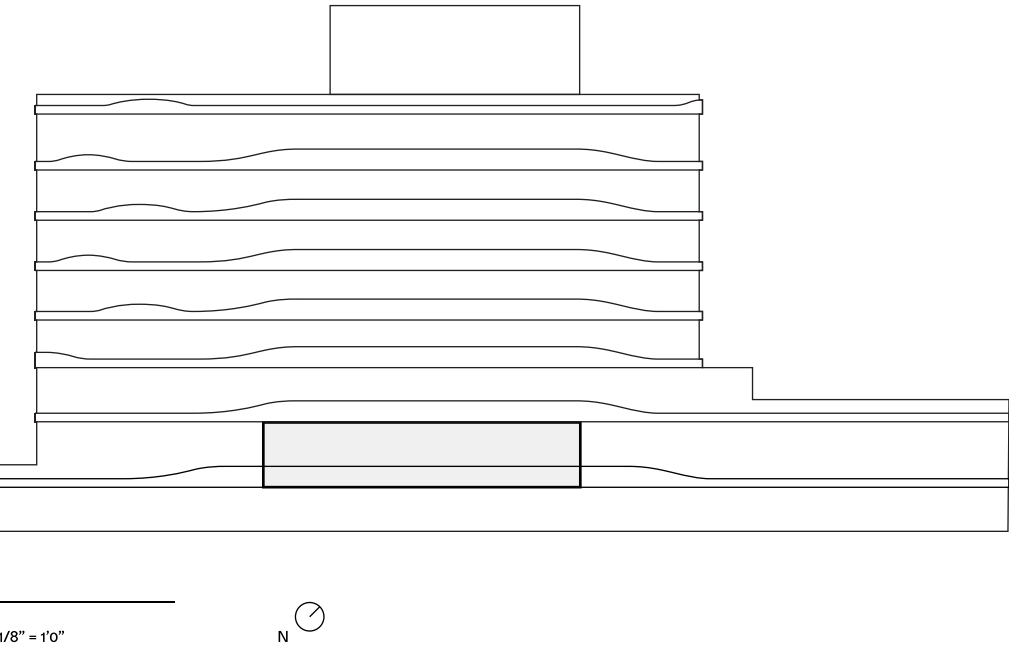
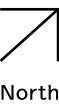
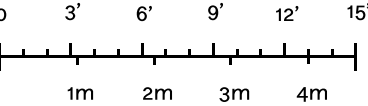
3 Bedrooms  
3.5 Bathrooms  
Water View  
Den

Indoor:  
2,333 SF / 216 SM

Total:  
2,333 SF / 216 SM



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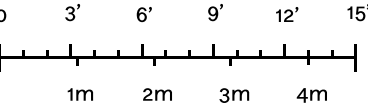
01 Aria

3 Bedrooms  
2.5 Bathrooms  
Water Front View  
Terrace

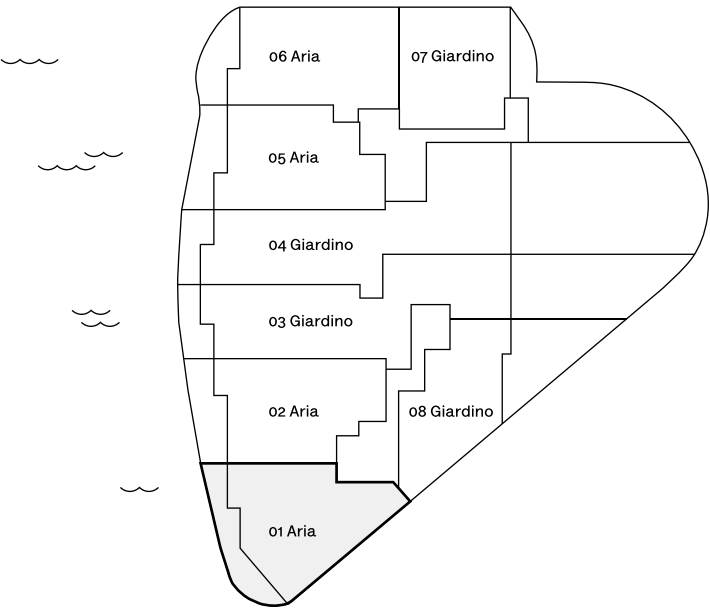
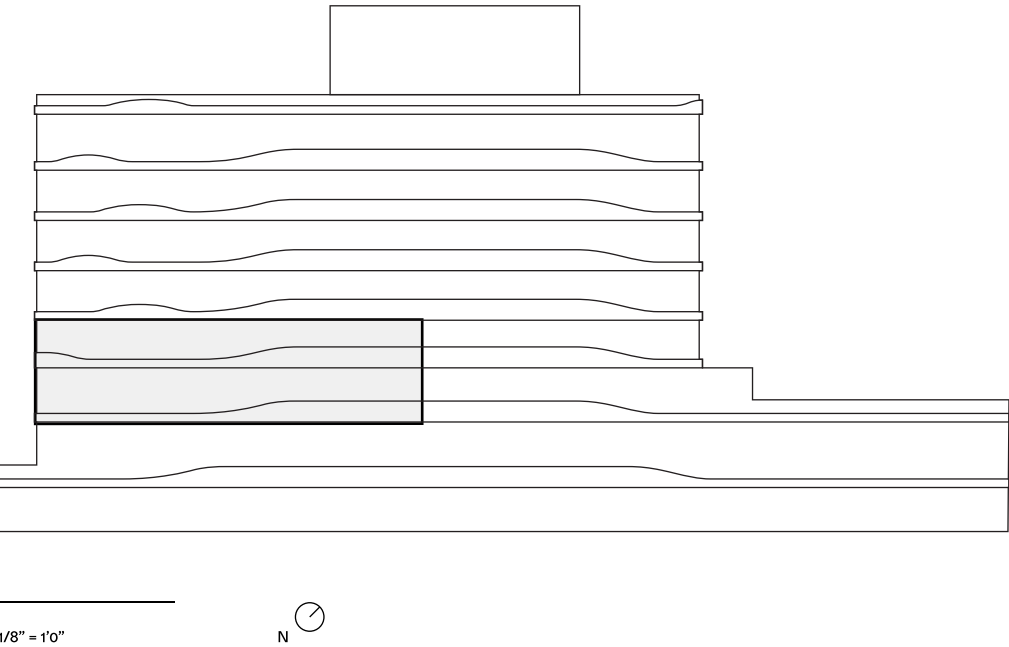
Indoor:  
2,188 SF / 203 SM

Outdoor:  
466 SF / 43 SM - 478 SF / 44 SM

Total:  
2,654 SF / 246 SM - 2,666 SF / 247 SM



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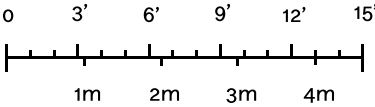
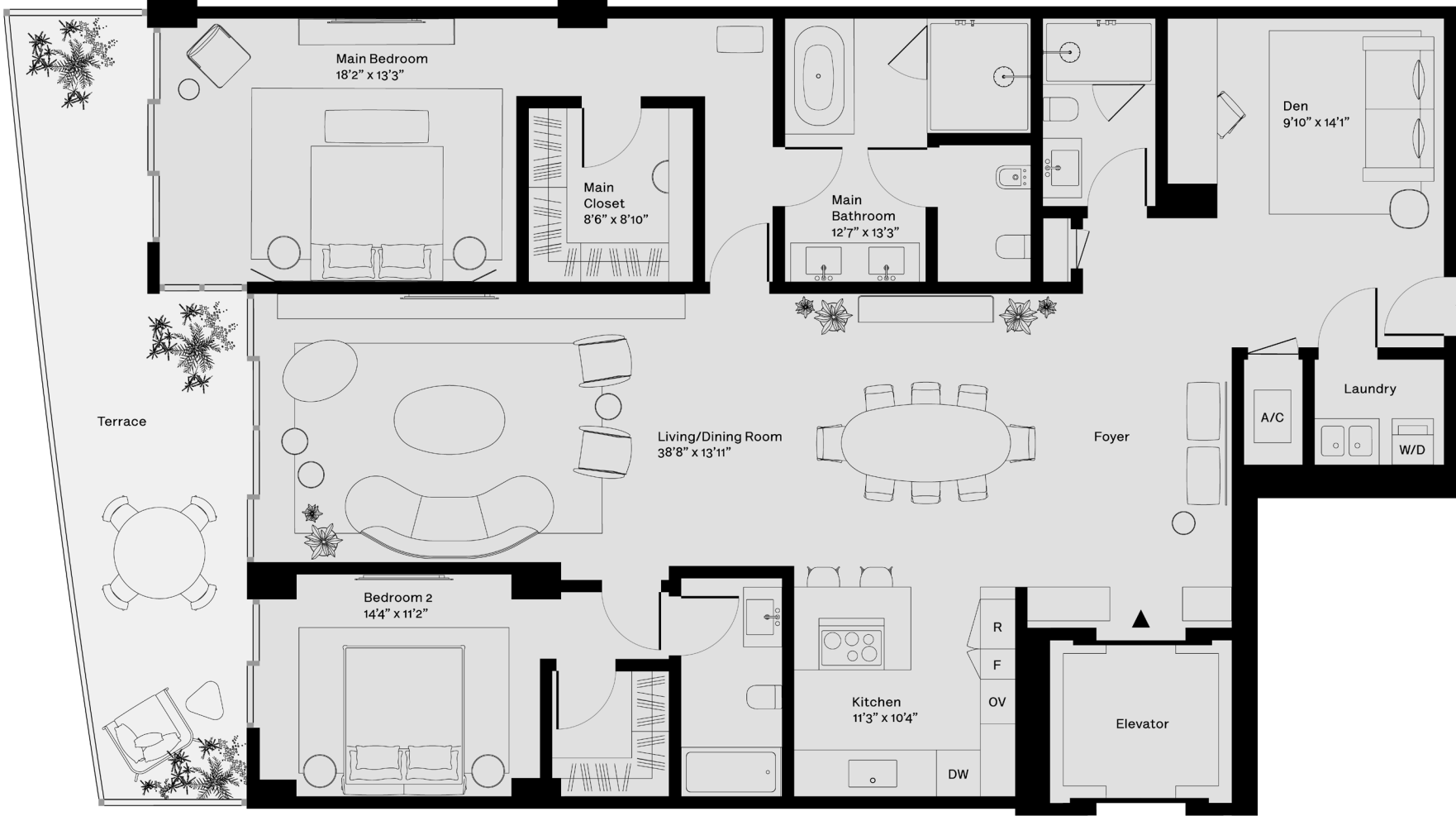
02 Aria

- 2 Bedrooms
- 3 Bathrooms
- Water Front View
- Terrace
- Private Elevator
- Service Entrance
- Den

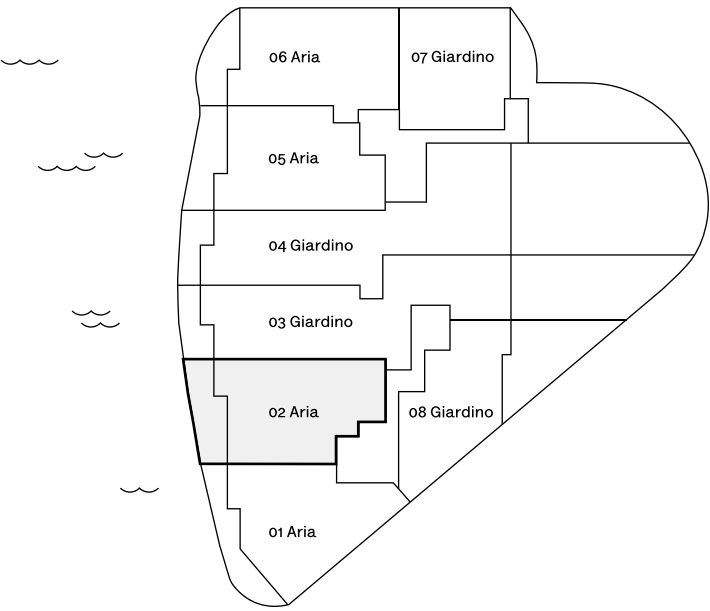
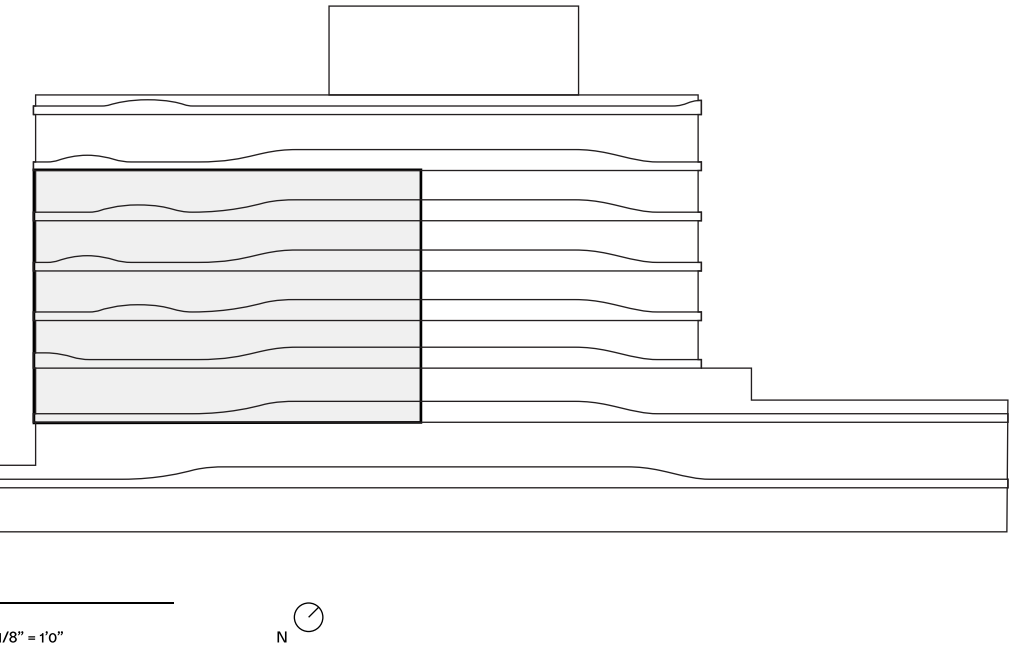
Indoor:  
2,241 SF / 208 SM

Outdoor:  
333 SF / 31 SM - 377 SF / 35 SM

Total:  
2,574 SF / 239 SM - 2,618 SF / 243 SM



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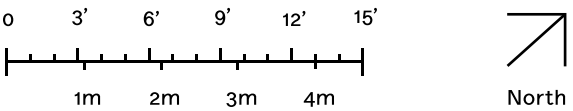
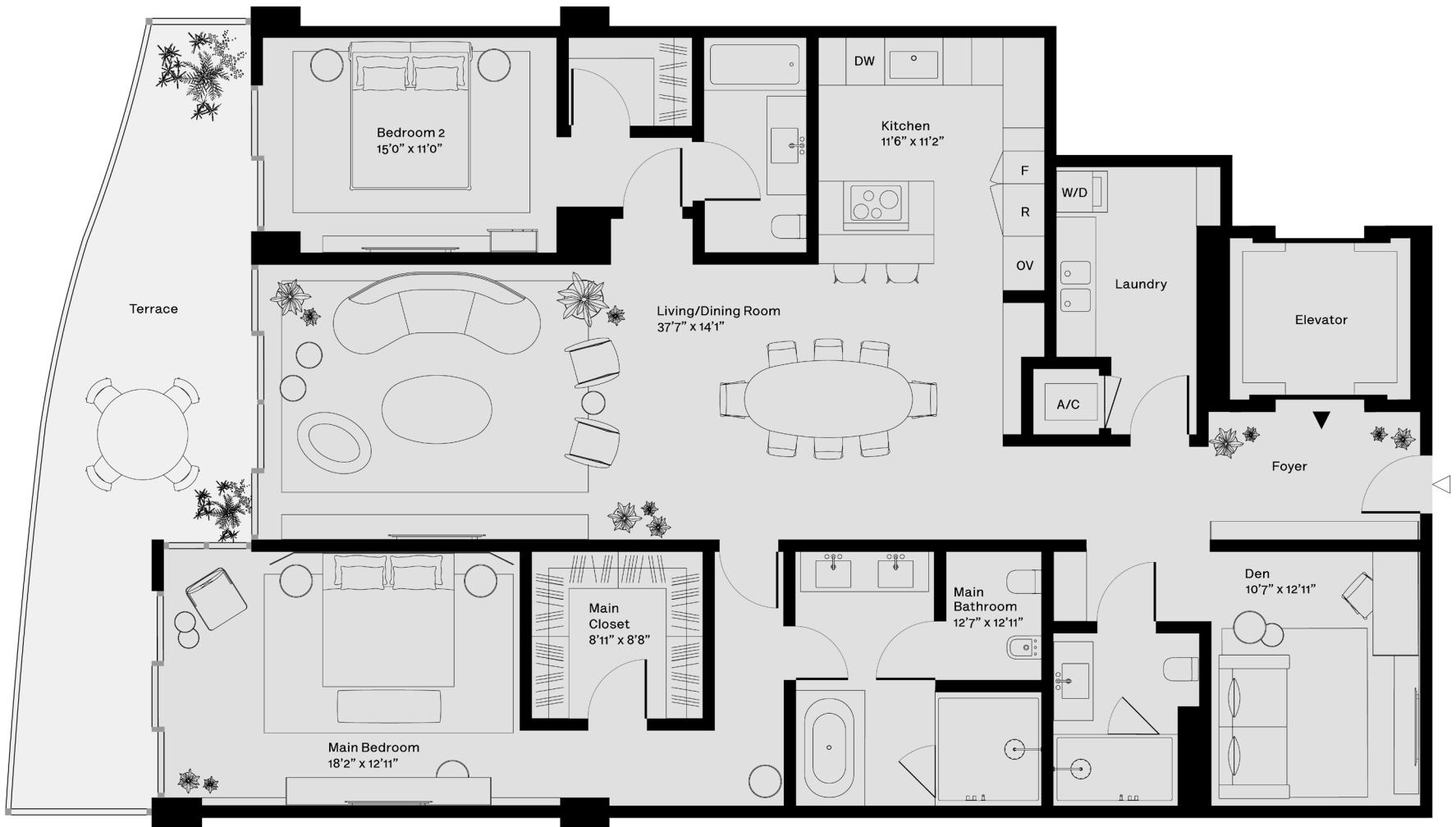
05 Aria

- 2 Bedrooms
- 3 Bathrooms
- Water Front View
- Terrace
- Private Elevator
- Service Entrance
- Den

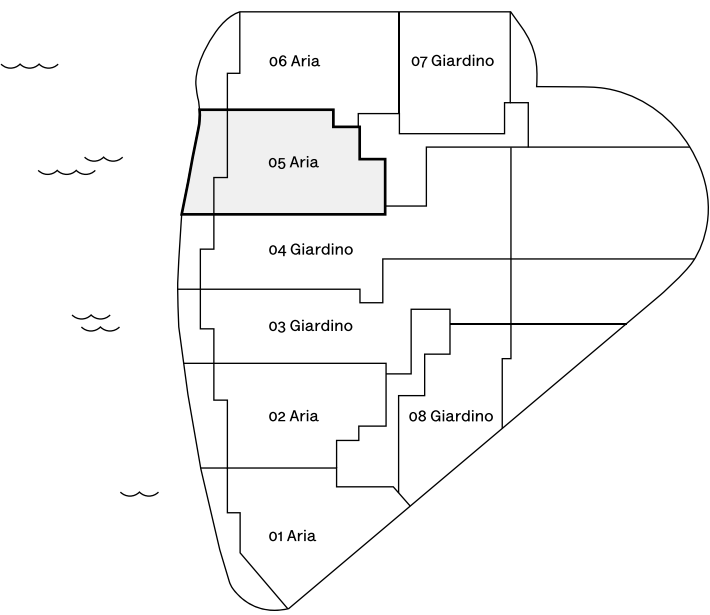
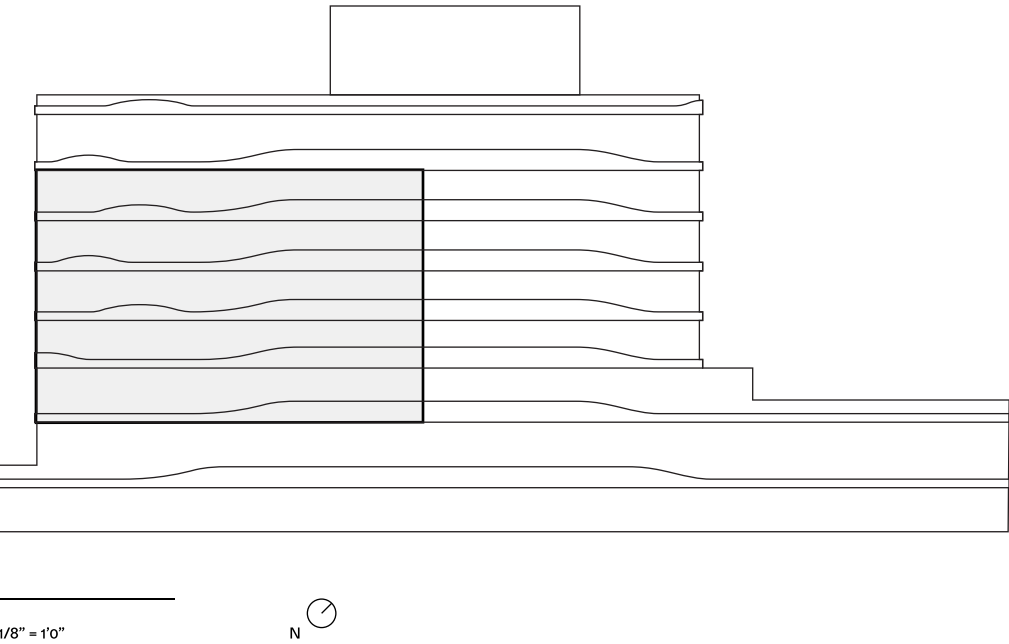
Indoor:  
2,177 SF / 202 SM

Outdoor:  
337 SF / 31 SM - 406 SF / 38 SM

Total:  
2,514 SF / 233 SM - 2,583 SF / 240 SM



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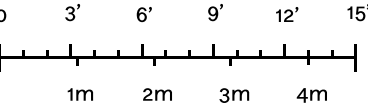
o6 Aria

3 Bedrooms  
3.5 Bathrooms  
Water Front View  
Terrace

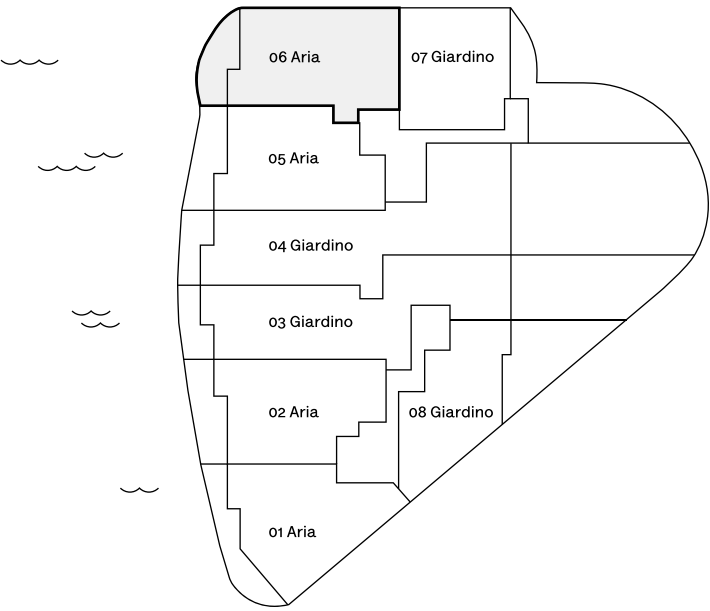
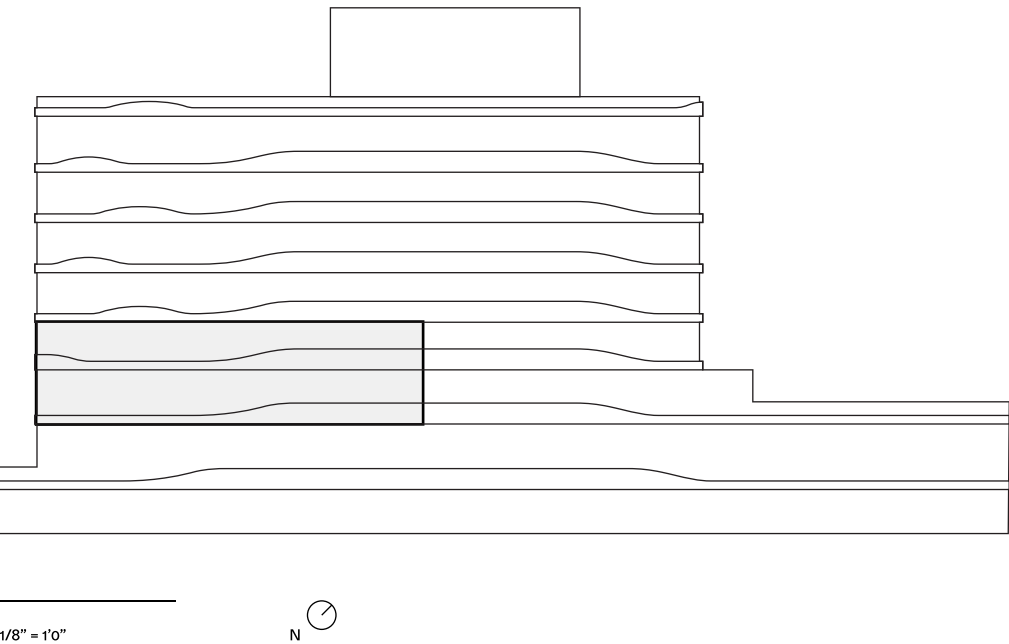
Indoor:  
2,400 SF / 223 SM

Outdoor:  
238 SF / 22 SM - 289 SF / 27 SM

Total:  
2,638 SF / 245 SM - 2,689 SF / 250 SM



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03 Giardino

- 3 Bedrooms

4.5 Bathrooms

Water Front View

Terrace

Garden Terrace

Summer Kitchen

Private Elevator

Service Entrance

Den
- Indoor:

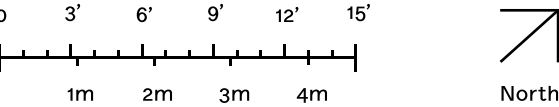
3,075 SF / 286 SM

Outdoor:

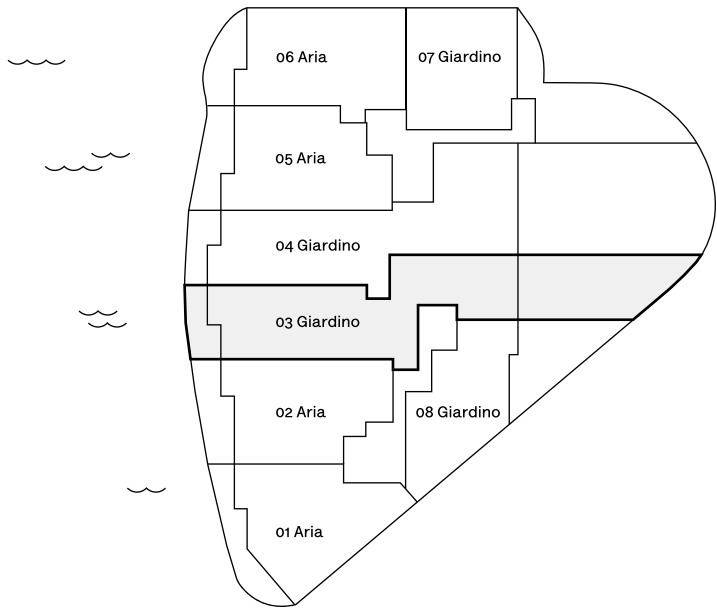
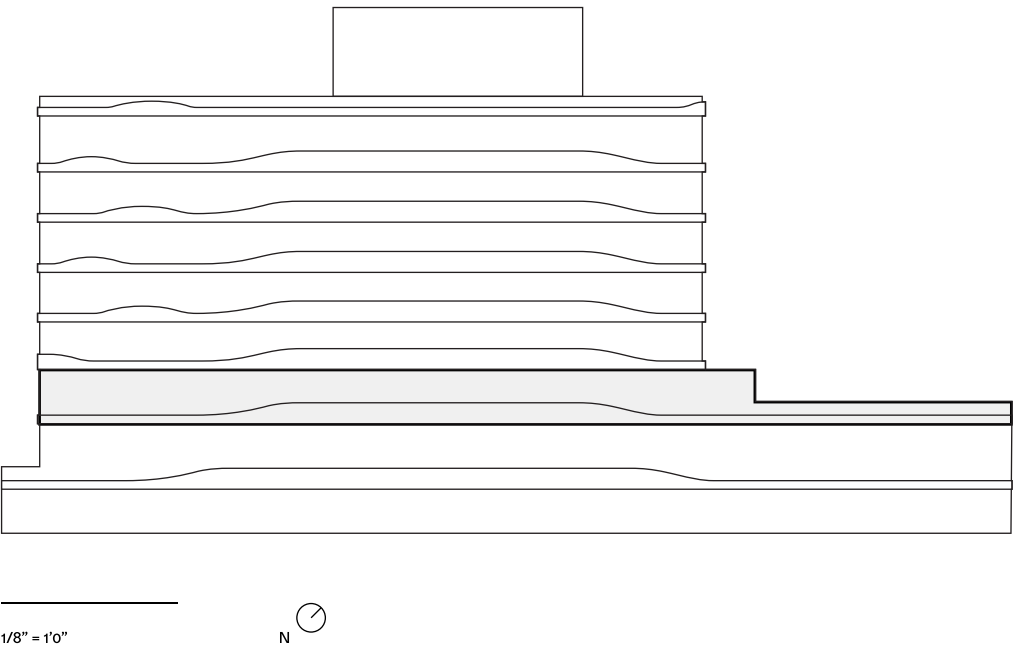
1,403 SF / 130 SM

Total:

4,478 SF / 416 SM



STATED DIMENSIONS AND SQUARE FOOTAGES ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND IN FACT VARIES 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 THE SQUARE FOOTAGE OF THE UNIT, CALCULATED IN ACCORDANCE WITH THE DEFINITION SET FORTH IN THE DECLARATION, WHICH WILL BE SMALLER THAN STATED ABOVE, SEE THE DECLARATION. 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 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. SAID ITEMS ARE ONLY INCLUDED IF AND TO THE EXTENT PROVIDED IN YOUR PURCHASE AGREEMENT. PLEASE NOTE THAT THE "TOTAL" AREA LISTED HEREON INCLUDES THE PROPOSED SQUARE FOOTAGE OF TERRACE, WHICH IS NOT PART OF THE BOUNDARIES OF THE UNIT AS SET FORTH ON THE DECLARATION. 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.





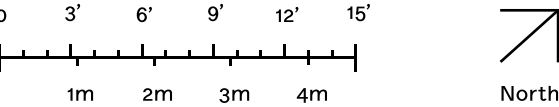
04 Giardino

4 Bedrooms  
4.5 Bathrooms  
Water Front View  
Terrace  
Garden Terrace  
Summer Kitchen  
Private Elevator  
Service Entrance  
Den

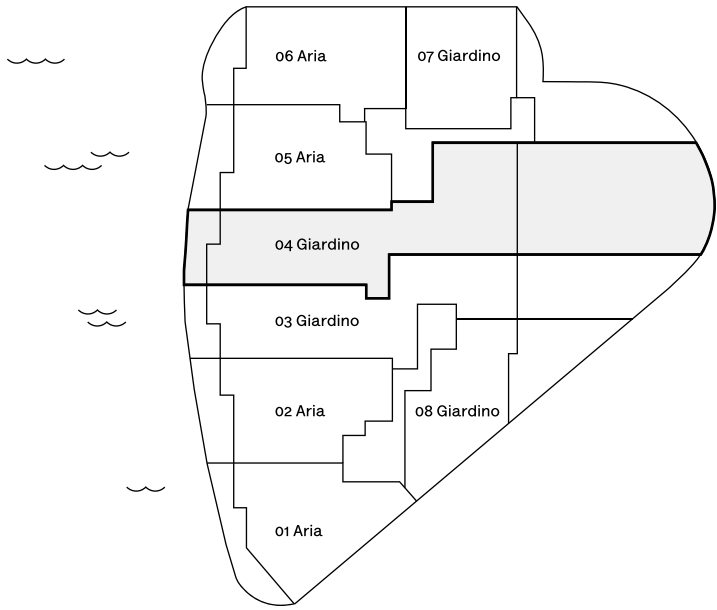
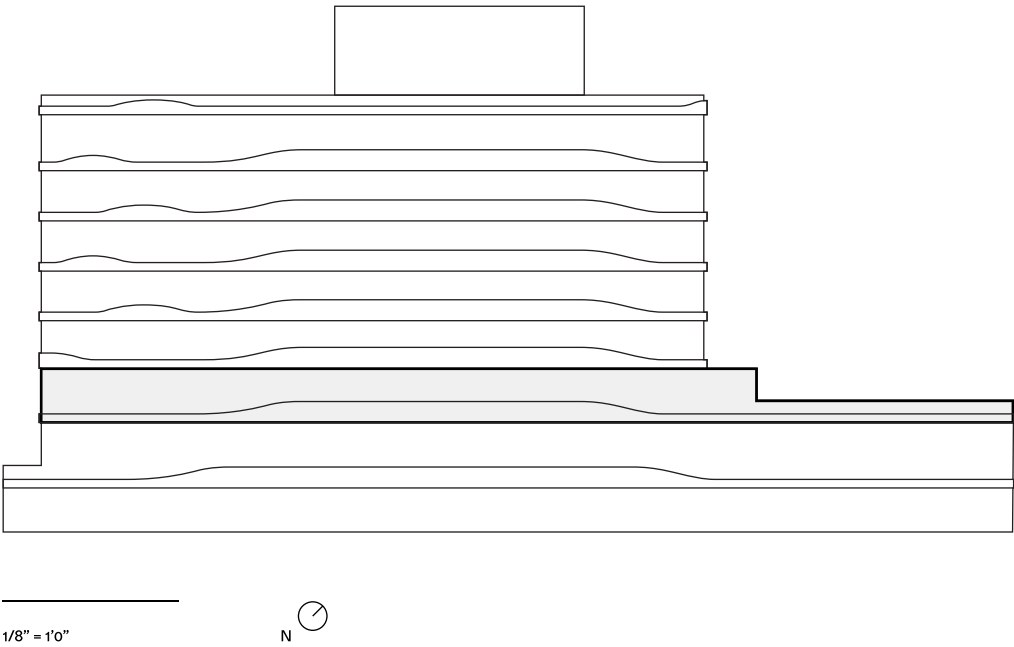
Indoor:  
3,520 SF / 327 SM

Outdoor:  
3,001 SF / 278 SM

Total:  
6,521 SF / 605 SM



STATED DIMENSIONS AND SQUARE FOOTAGES ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND IN FACT VARIES 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 THE SQUARE FOOTAGE OF THE UNIT, CALCULATED IN ACCORDANCE WITH THE DEFINITION SET FORTH IN THE DECLARATION, WHICH WILL BE SMALLER THAN STATED ABOVE, SEE THE DECLARATION. 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 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. SAID ITEMS ARE ONLY INCLUDED IF AND TO THE EXTENT PROVIDED IN YOUR PURCHASE AGREEMENT. PLEASE NOTE THAT THE "TOTAL" AREA LISTED HEREON INCLUDES THE PROPOSED SQUARE FOOTAGE OF TERRACE, WHICH IS NOT PART OF THE BOUNDARIES OF THE UNIT AS SET FORTH ON THE DECLARATION. 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.



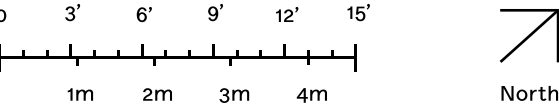
07 Giardino

2 Bedrooms  
2.5 Bathrooms  
Water View  
Garden Terrace  
Summer Kitchen  
Den

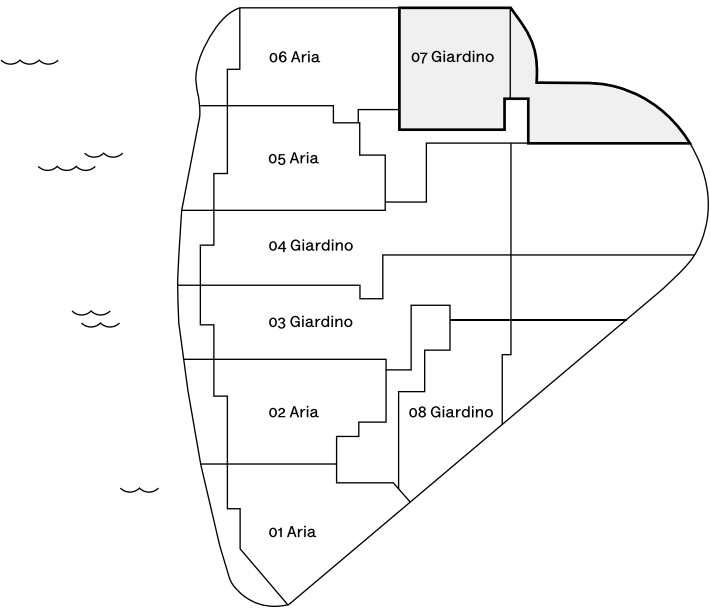
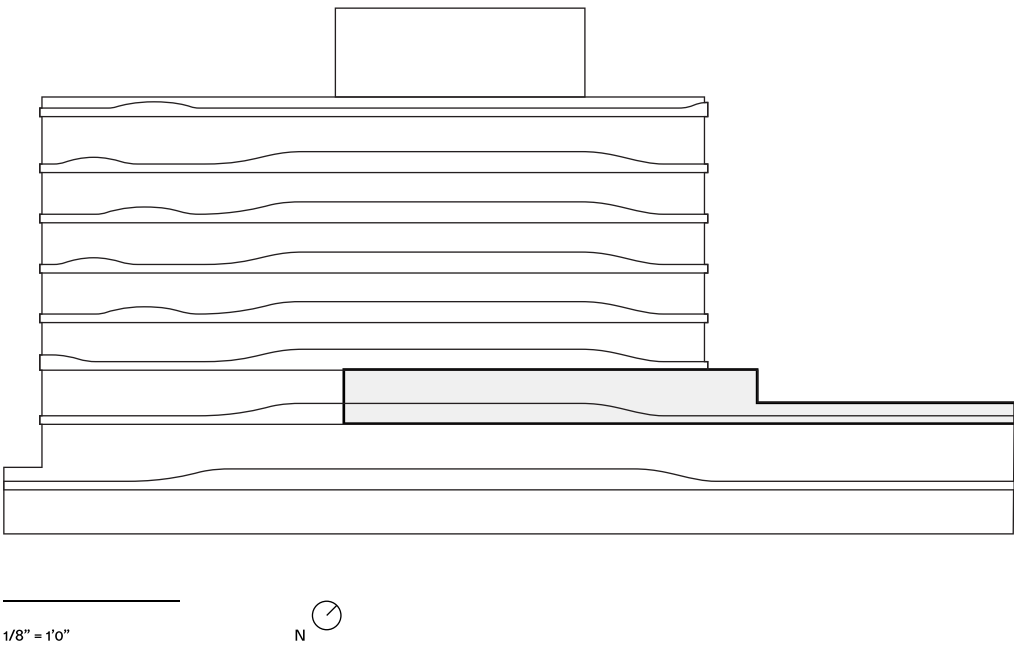
Indoor:  
1,917 SF / 179 SM

Outdoor:  
1,103 SF / 102 SM

Total:  
3,020 SF / 181 SM



STATED DIMENSIONS AND SQUARE FOOTAGES ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND IN FACT VARIES 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 THE SQUARE FOOTAGE OF THE UNIT, CALCULATED IN ACCORDANCE WITH THE DEFINITION SET FORTH IN THE DECLARATION, WHICH WILL BE SMALLER THAN STATED ABOVE, SEE THE DECLARATION. 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 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. SAID ITEMS ARE ONLY INCLUDED IF AND TO THE EXTENT PROVIDED IN YOUR PURCHASE AGREEMENT. PLEASE NOTE THAT THE "TOTAL" AREA LISTED HEREON INCLUDES THE PROPOSED SQUARE FOOTAGE OF TERRACE, WHICH IS NOT PART OF THE BOUNDARIES OF THE UNIT AS SET FORTH ON THE DECLARATION. 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.





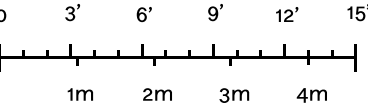
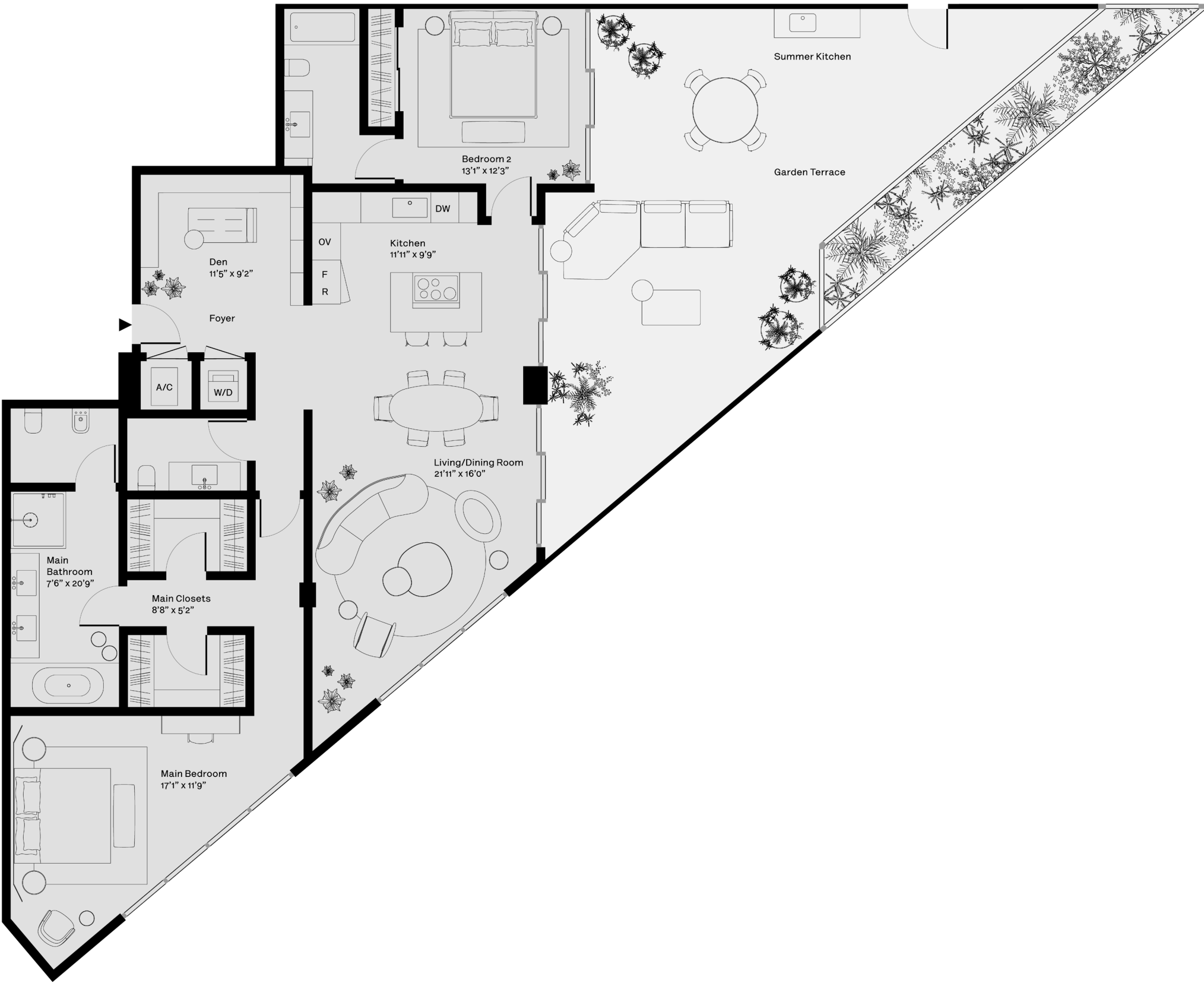
# 08 Giardino

- 2 Bedrooms
- 2.5 Bathrooms
- Water View
- Garden Terrace
- Summer Kitchen
- Den

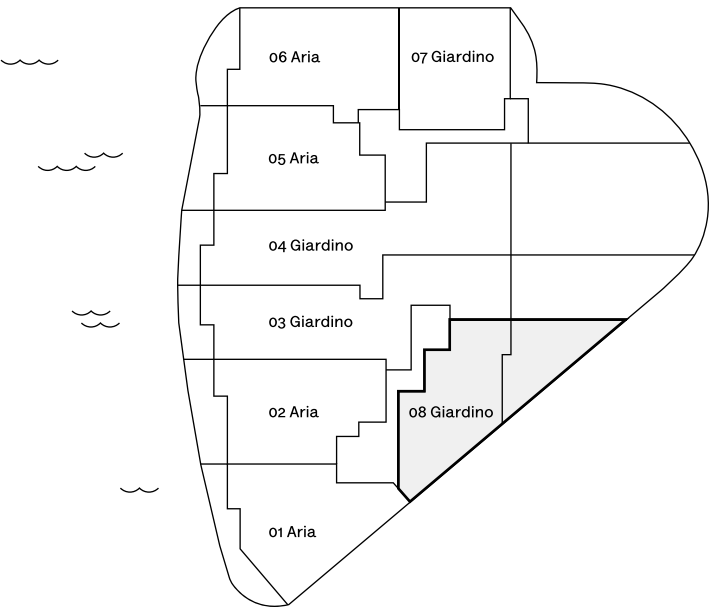
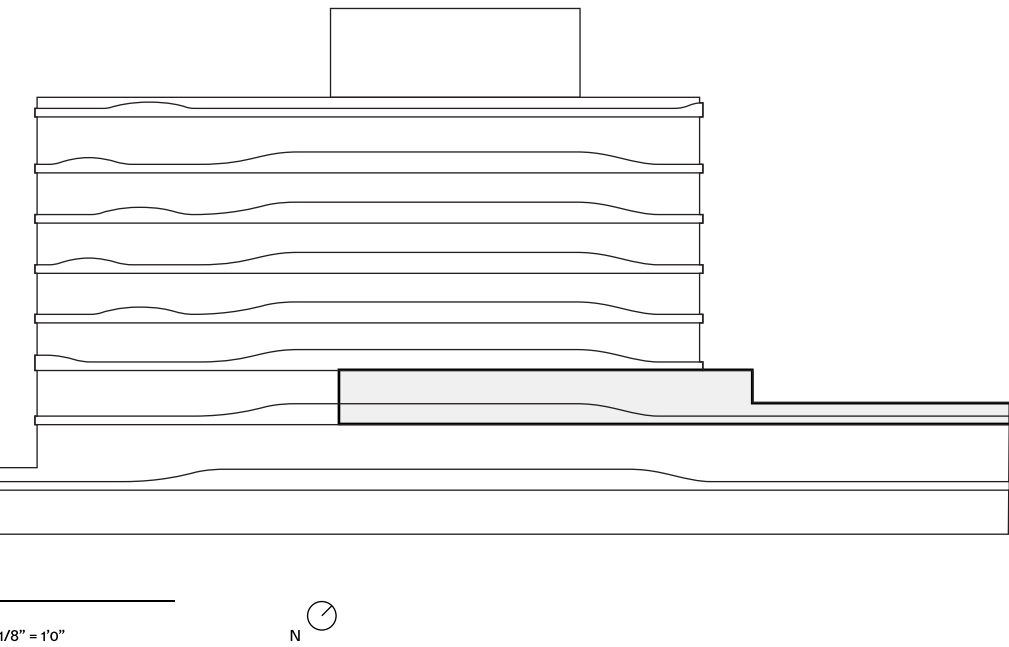
Indoor:  
1,809 SF / 168 SM

Outdoor:  
735 SF / 68 SM

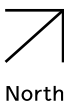
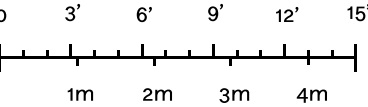
Total:  
2,544 SF / 236 SM



STATED DIMENSIONS AND SQUARE FOOTAGES ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND IN FACT VARIES 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 THE SQUARE FOOTAGE OF THE UNIT, CALCULATED IN ACCORDANCE WITH THE DEFINITION SET FORTH IN THE DECLARATION, WHICH WILL BE SMALLER THAN STATED ABOVE, SEE THE DECLARATION. 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 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. SAID ITEMS ARE ONLY INCLUDED IF AND TO THE EXTENT PROVIDED IN YOUR PURCHASE AGREEMENT. PLEASE NOTE THAT THE "TOTAL" AREA LISTED HEREON INCLUDES THE PROPOSED SQUARE FOOTAGE OF TERRACE, WHICH IS NOT PART OF THE BOUNDARIES OF THE UNIT AS SET FORTH ON THE DECLARATION. 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.



01 Terrazza



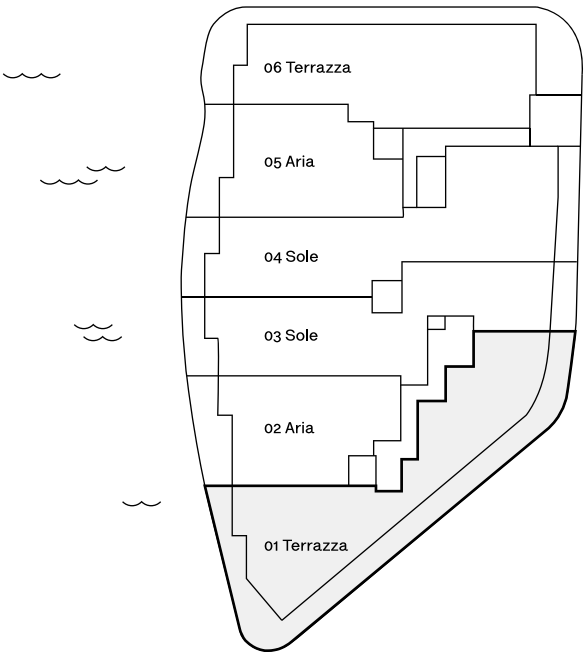
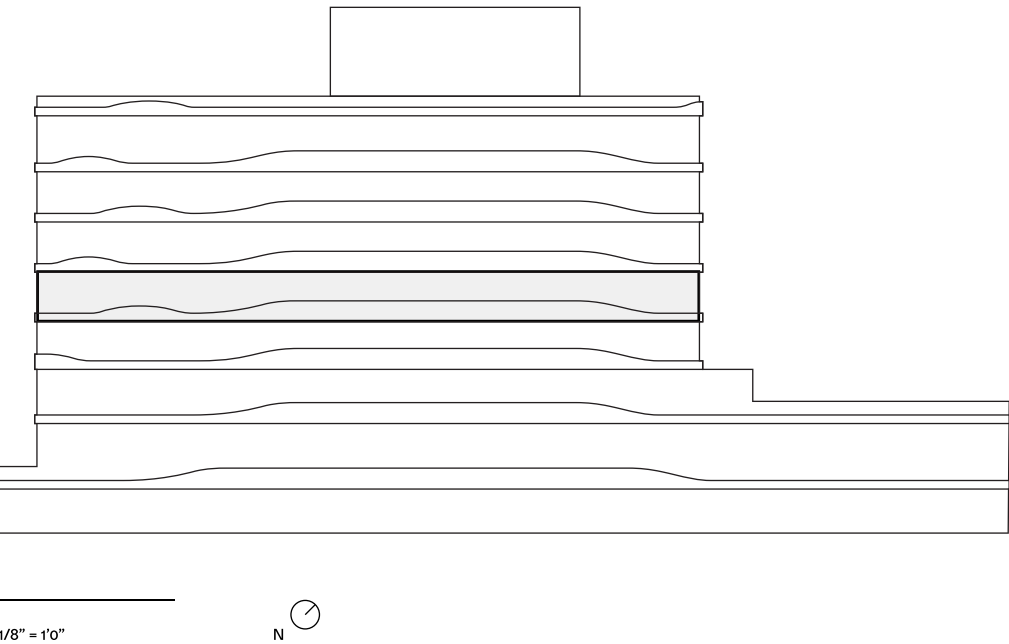
STATED DIMENSIONS AND SQUARE FOOTAGES ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND IN FACT VARIES FROM THE SQUARE FOOTAGE AND DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION (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 THE SQUARE FOOTAGE OF THE UNIT, CALCULATED IN ACCORDANCE WITH THE DEFINITION SET FORTH IN THE DECLARATION, WHICH WILL BE SMALLER THAN STATED ABOVE, SEE THE DECLARATION. 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 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. SAID ITEMS ARE ONLY INCLUDED IF AND TO THE EXTENT PROVIDED IN YOUR PURCHASE AGREEMENT. PLEASE NOTE THAT THE "TOTAL" AREA LISTED HEREON INCLUDES THE PROPOSED SQUARE FOOTAGE OF TERRACE, WHICH IS NOT PART OF THE BOUNDARIES OF THE UNIT AS SET FORTH ON THE DECLARATION. 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.

- 4 Bedrooms
- 4.5 Bathrooms
- Water Front View
- Terrace
- Private Elevator
- Service Entrance
- Den

Indoor:  
3,174 SF / 295 SM

Outdoor:  
1,692 SF / 157 SM

Total:  
4,866 SF / 452 SM





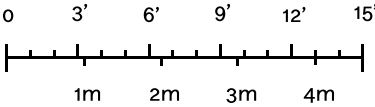
o6 Terrazza

- 4 Bedrooms
- 4.5 Bathrooms
- Water Front View
- Terrace
- Private Elevator
- Service Entrance
- Den

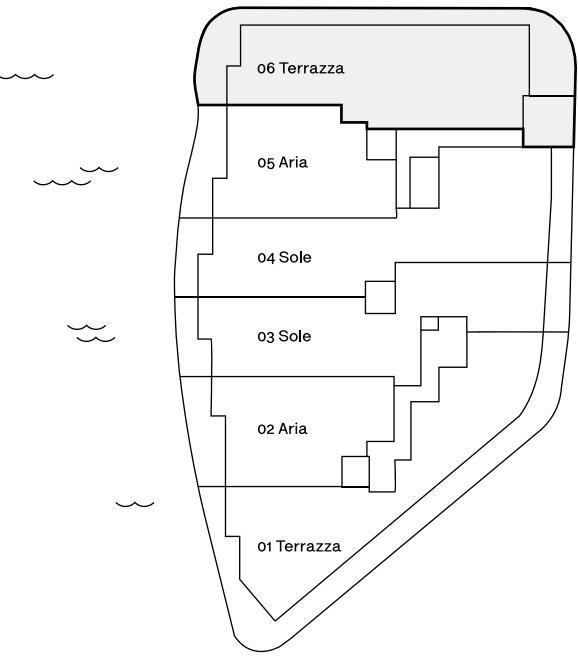
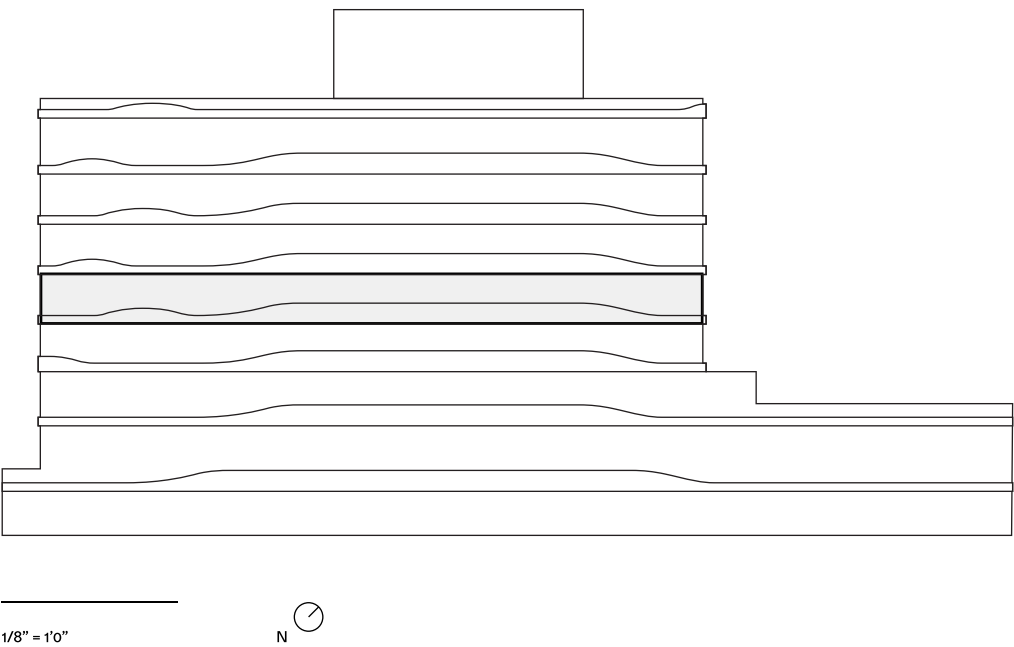
Indoor:  
3,523 SF / 327 SM

Outdoor:  
1,526 SF / 142 SM

Total:  
5,049 SF / 469 SM



STATED DIMENSIONS AND SQUARE FOOTAGES ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND IN FACT VARIES 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 THE SQUARE FOOTAGE OF THE UNIT, CALCULATED IN ACCORDANCE WITH THE DEFINITION SET FORTH IN THE DECLARATION, WHICH WILL BE SMALLER THAN STATED ABOVE, SEE THE DECLARATION. 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 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. SAID ITEMS ARE ONLY INCLUDED IF AND TO THE EXTENT PROVIDED IN YOUR PURCHASE AGREEMENT. PLEASE NOTE THAT THE "TOTAL" AREA LISTED HEREON INCLUDES THE PROPOSED SQUARE FOOTAGE OF TERRACE, WHICH IS NOT PART OF THE BOUNDARIES OF THE UNIT AS SET FORTH ON THE DECLARATION. 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.



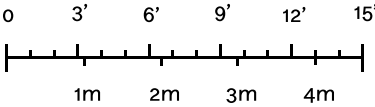
03 Sole

- 3 Bedrooms
- 4.5 Bathrooms
- Water Front View
- Terraces
- Private Elevator
- Service Entrance
- Den

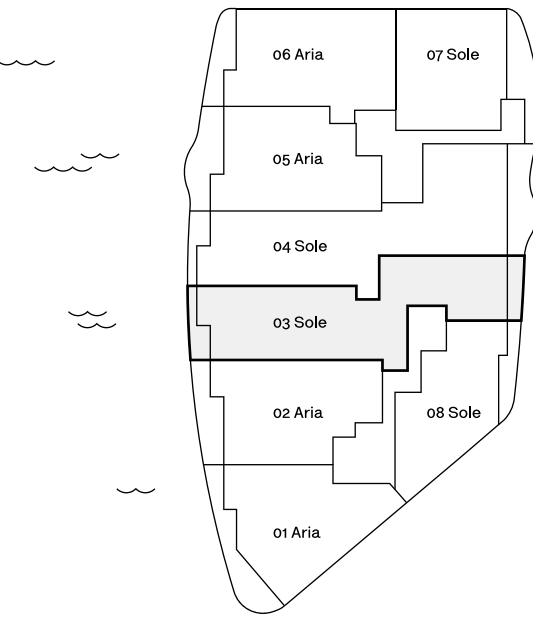
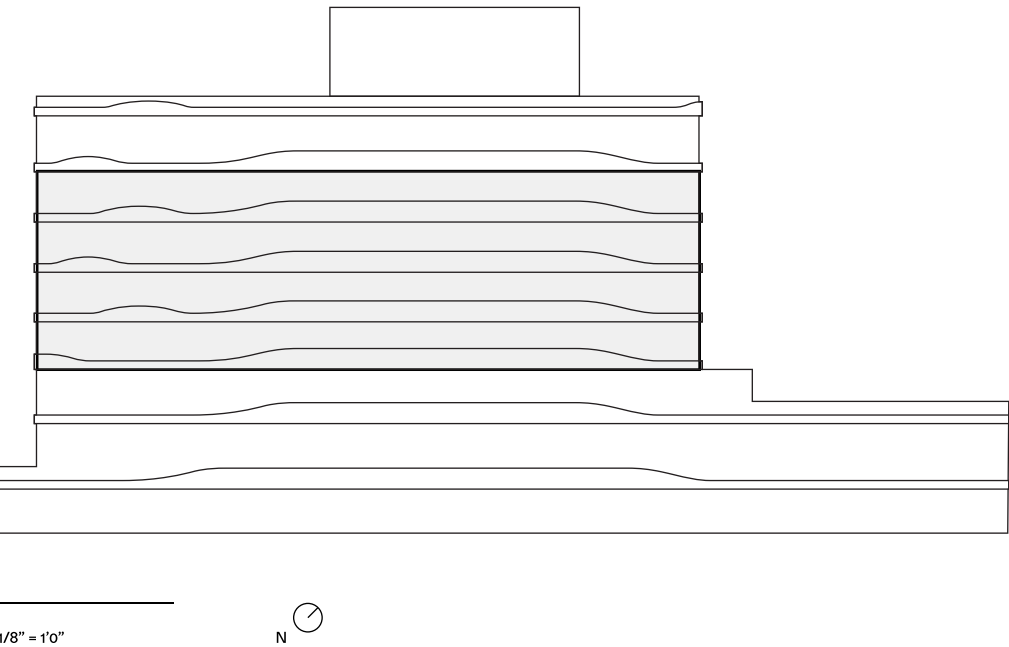
Indoor:  
3,075 SF / 286 SM - 3,097 SF / 288 SM

Outdoor:  
312 SF / 29 SM - 363 SF / 34 SM

Total:  
3,387 SF / 315 SM - 3,460 SF / 322 SM



STATED DIMENSIONS AND SQUARE FOOTAGES ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND IN FACT VARIES 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 THE SQUARE FOOTAGE OF THE UNIT, CALCULATED IN ACCORDANCE WITH THE DEFINITION SET FORTH IN THE DECLARATION, WHICH WILL BE SMALLER THAN STATED ABOVE, SEE THE DECLARATION. 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 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. SAID ITEMS ARE ONLY INCLUDED IF AND TO THE EXTENT PROVIDED IN YOUR PURCHASE AGREEMENT. PLEASE NOTE THAT THE "TOTAL" AREA LISTED HEREON INCLUDES THE PROPOSED SQUARE FOOTAGE OF TERRACE, WHICH IS NOT PART OF THE BOUNDARIES OF THE UNIT AS SET FORTH ON THE DECLARATION. THE SIZE AND CONFIGURATION OF BALCONIES AND TERRACES VARIES SLIGHTLY THROUGHOUT THE BUILDING. THE BALCONY DEPICTED ABOVE IS A "TYPICAL" CONFIGURATION, BUT ACTUAL BALCONIES MAY BE SMALLER OR LARGER. FOR THE ACTUAL SIZE AND CONFIGURATION OF THE BALCONY FOR YOUR UNIT, SEE EXHIBIT "2" TO THE DECLARATION OF CONDOMINIUM. THE INTERIOR SIZE OF THE 03 SOLE UNITS VARY MODESTLY DEPENDING ON THE FLOOR LEVEL WHERE THE ACTUAL UNIT IS LOCATED. ACCORDINGLY, THE 03 SOLE UNITS DO NOT CONTAIN IDENTICAL SQUARE FOOTAGE. THE 03 SOLE UNIT DEPICTED HEREON REFLECTS THE "TYPICAL" CONFIGURATION, BUT THE ACTUAL SIZE MAY BE SMALLER OR LARGER. SIMILARLY, THE FLOOR PLANS MAY NOT ACCURATELY REFLECT COLUMN LOCATIONS, SHEAR WALL THICKNESS AND CONFIGURATIONS. FOR THE ACTUAL SIZE AND CONFIGURATION OF YOUR UNIT AND THE LOCATION AND CONFIGURATION OF COLUMNS FOR YOUR UNIT, SEE EXHIBIT "2" TO THE DECLARATION OF CONDOMINIUM. 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.





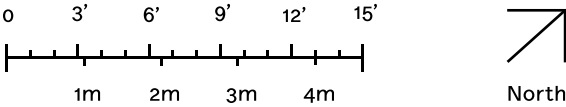
04 Sole

- 4 Bedrooms
- 4.5 Bathrooms
- Water Front View
- Terraces
- Private Elevator
- Service Entrance
- Den

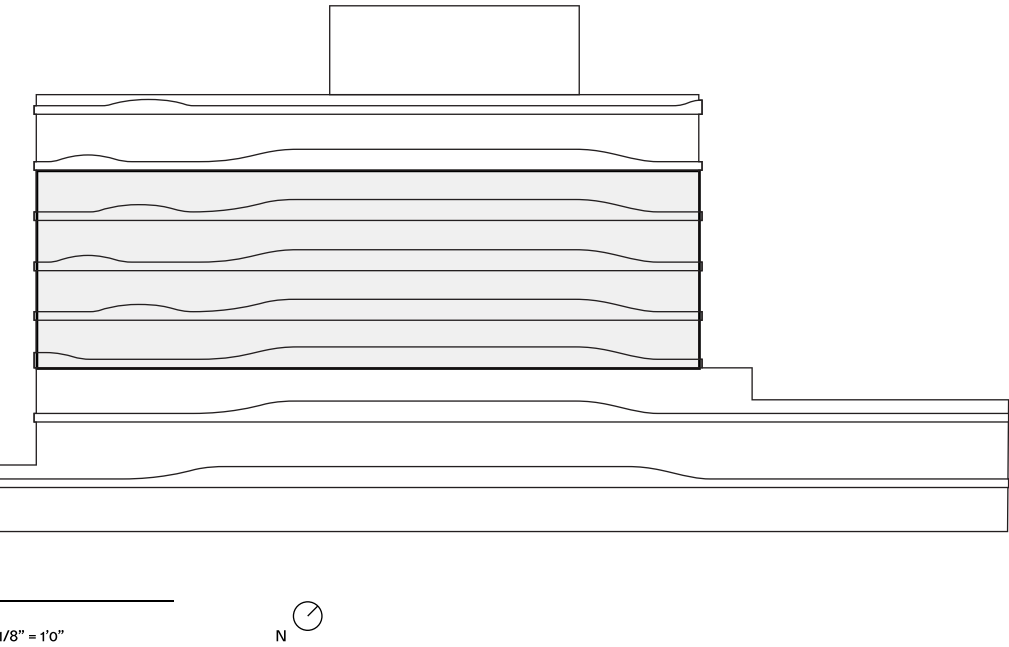
Indoor:  
3,521 SF / 327 SM

Outdoor:  
493 SF / 46 SM - 552 SF / 51 SM

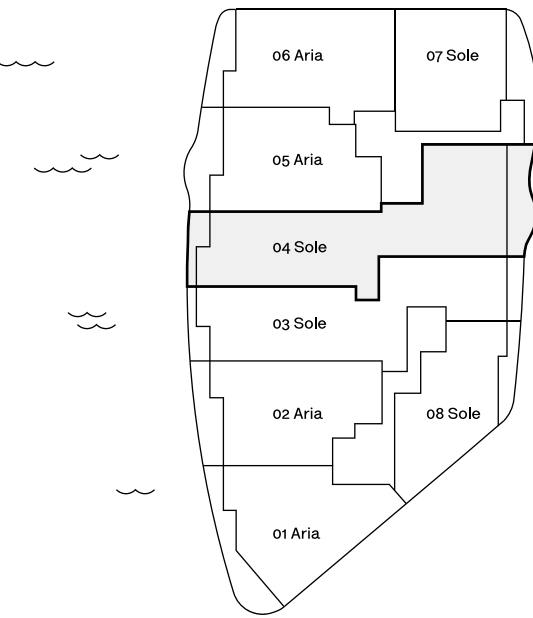
Total:  
4,014 SF / 373 SM - 4,073 SF / 378 SM



STATED DIMENSIONS AND SQUARE FOOTAGES ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND IN FACT VARIES 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 THE SQUARE FOOTAGE OF THE UNIT, CALCULATED IN ACCORDANCE WITH THE DEFINITION SET FORTH IN THE DECLARATION, WHICH WILL BE SMALLER THAN STATED ABOVE, SEE THE DECLARATION. 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 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. SAID ITEMS ARE ONLY INCLUDED IF AND TO THE EXTENT PROVIDED IN YOUR PURCHASE AGREEMENT. PLEASE NOTE THAT THE "TOTAL" AREA LISTED HEREON INCLUDES THE PROPOSED SQUARE FOOTAGE OF TERRACE, WHICH IS NOT PART OF THE BOUNDARIES OF THE UNIT AS SET FORTH ON THE DECLARATION. THE SIZE AND CONFIGURATION OF BALCONIES AND TERRACES VARIES SLIGHTLY THROUGHOUT THE BUILDING. THE BALCONY DEPICTED ABOVE IS A "TYPICAL" CONFIGURATION, BUT ACTUAL BALCONIES MAY BE SMALLER OR LARGER. FOR THE ACTUAL SIZE AND CONFIGURATION OF THE BALCONY FOR YOUR UNIT, SEE EXHIBIT "2" TO THE DECLARATION OF CONDOMINIUM. 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 718.903, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.



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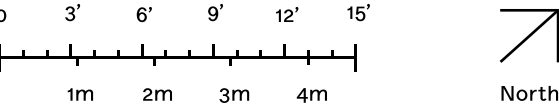
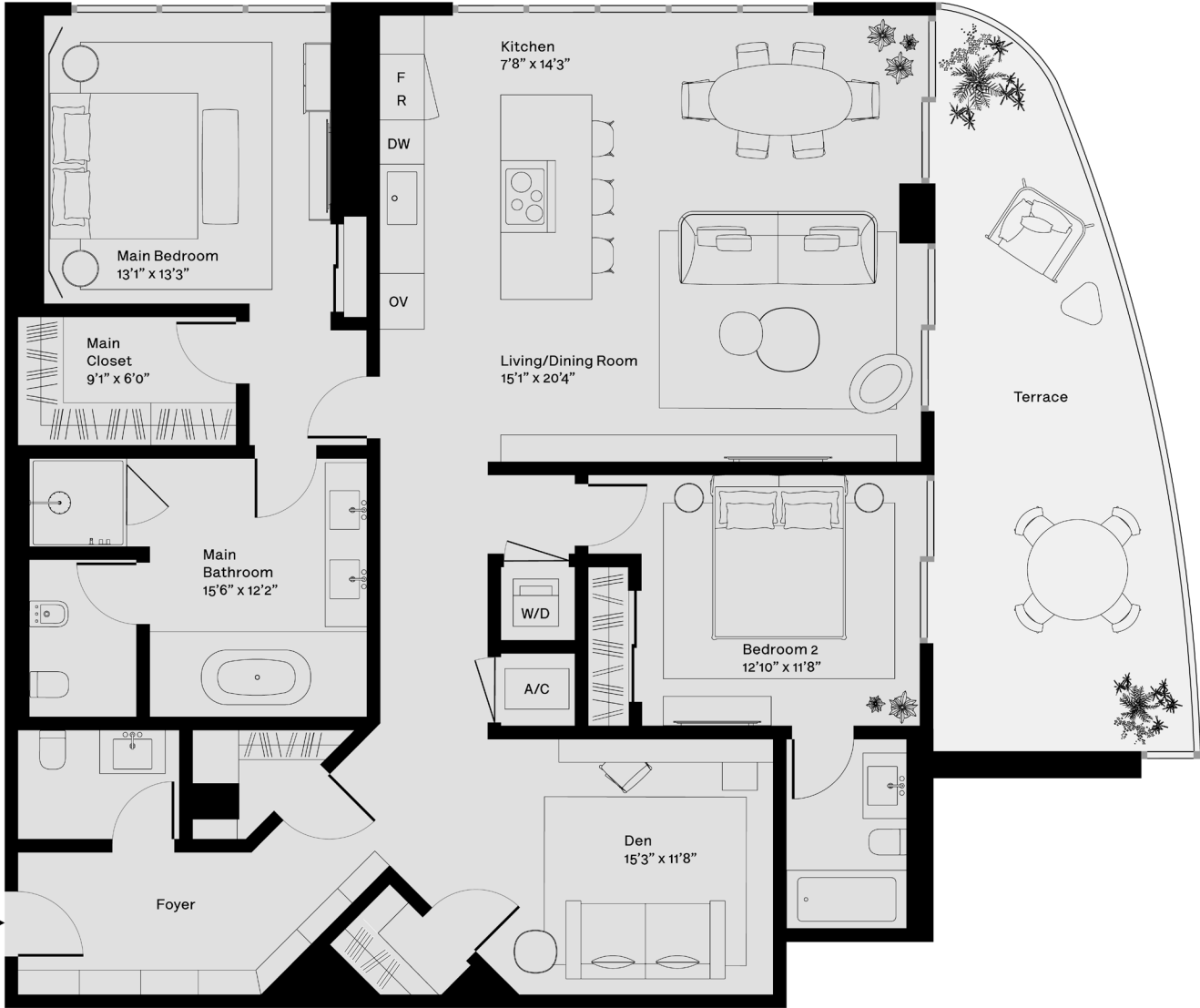
07 Sole

2 Bedrooms  
2.5 Bathrooms  
Water View  
Terrace  
Den

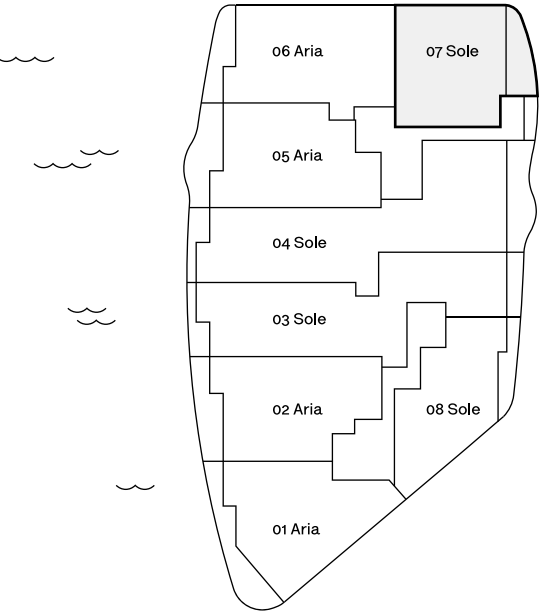
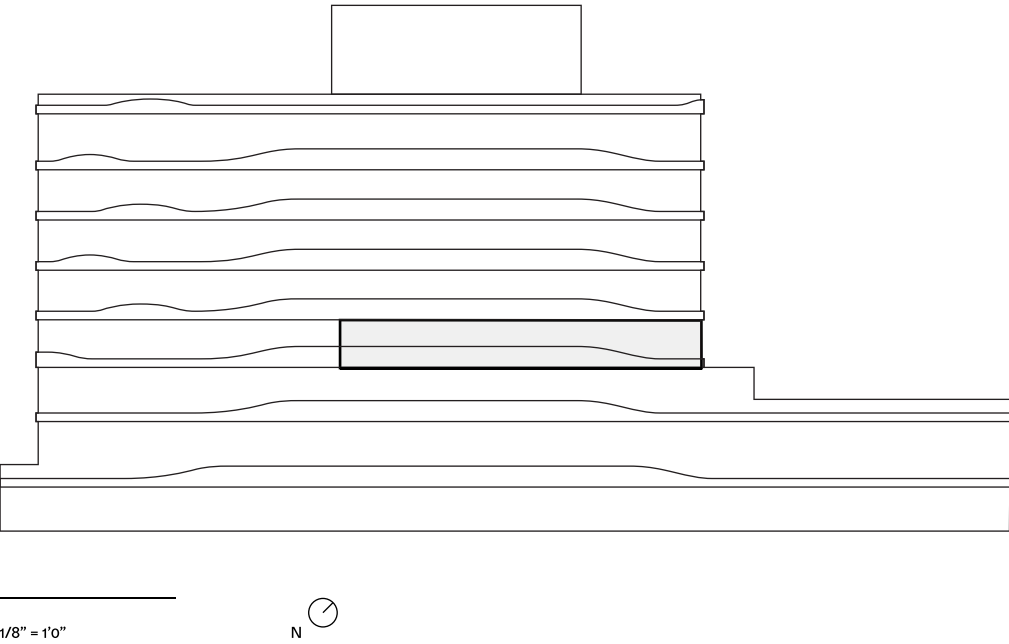
Indoor:  
1,917 SF / 178 SM

Outdoor:  
311 SF / 29 SM

Total:  
2,228 SF / 207 SM



STATED DIMENSIONS AND SQUARE FOOTAGES ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND IN FACT VARIES 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 THE SQUARE FOOTAGE OF THE UNIT, CALCULATED IN ACCORDANCE WITH THE DEFINITION SET FORTH IN THE DECLARATION, WHICH WILL BE SMALLER THAN STATED ABOVE, SEE THE DECLARATION. 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 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. SAID ITEMS ARE ONLY INCLUDED IF AND TO THE EXTENT PROVIDED IN YOUR PURCHASE AGREEMENT. PLEASE NOTE THAT THE "TOTAL" AREA LISTED HEREON INCLUDES THE PROPOSED SQUARE FOOTAGE OF TERRACE, WHICH IS NOT PART OF THE BOUNDARIES OF THE UNIT AS SET FORTH ON THE DECLARATION. 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.





08 Sole

2 Bedrooms  
2.5 Bathrooms  
Water View  
Terrace  
Den

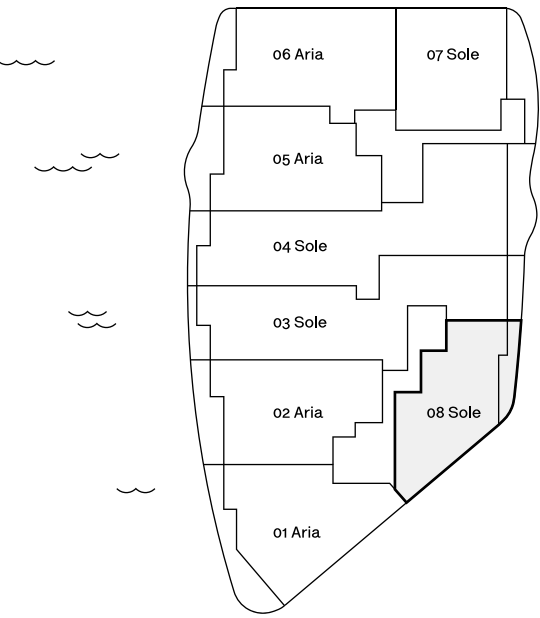
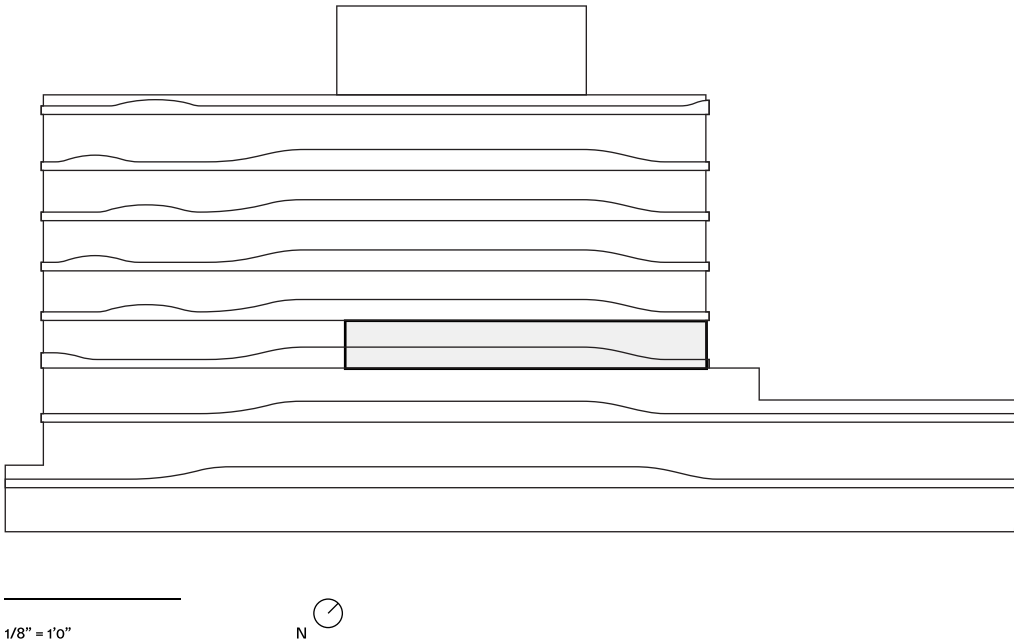
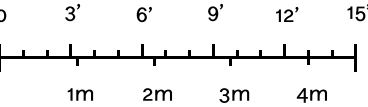
Indoor:  
1,809 SF / 168 SM

Outdoor:  
222 SF / 21 SM

Total:  
2,031 SF / 189 SM



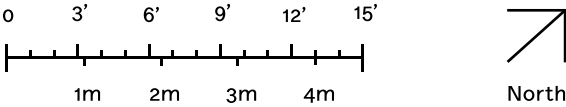
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01 Sole



STATED DIMENSIONS AND SQUARE FOOTAGES ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND IN FACT VARIES 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 THE SQUARE FOOTAGE OF THE UNIT, CALCULATED IN ACCORDANCE WITH THE DEFINITION SET FORTH IN THE DECLARATION, WHICH WILL BE SMALLER THAN STATED ABOVE, SEE THE DECLARATION. 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 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. SAID ITEMS ARE ONLY INCLUDED IF AND TO THE EXTENT PROVIDED IN YOUR PURCHASE AGREEMENT. PLEASE NOTE THAT THE "TOTAL" AREA LISTED HEREON INCLUDES THE PROPOSED SQUARE FOOTAGE OF TERRACE, WHICH IS NOT PART OF THE BOUNDARIES OF THE UNIT AS SET FORTH ON THE DECLARATION. THE SIZE AND CONFIGURATION OF BALCONIES AND TERRACES VARIES SLIGHTLY THROUGHOUT THE BUILDING. THE BALCONY DEPICTED ABOVE IS A "TYPICAL" CONFIGURATION, BUT ACTUAL BALCONIES MAY BE SMALLER OR LARGER. FOR THE ACTUAL SIZE AND CONFIGURATION OF THE BALCONY FOR YOUR UNIT, SEE EXHIBIT "2" TO THE DECLARATION OF CONDOMINIUM. 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 718.903, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

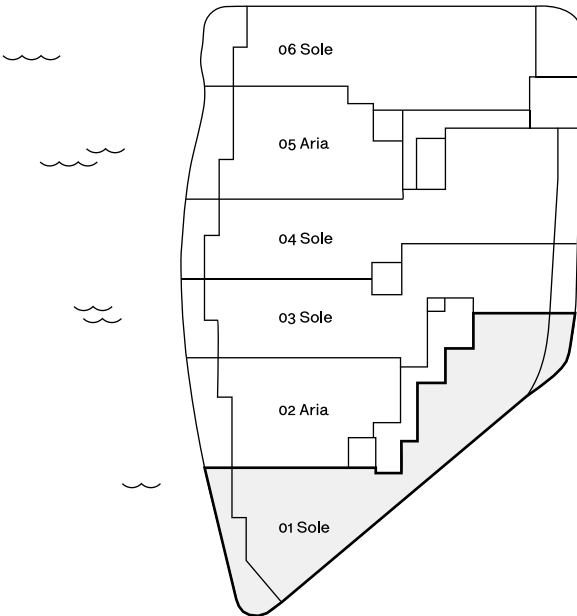
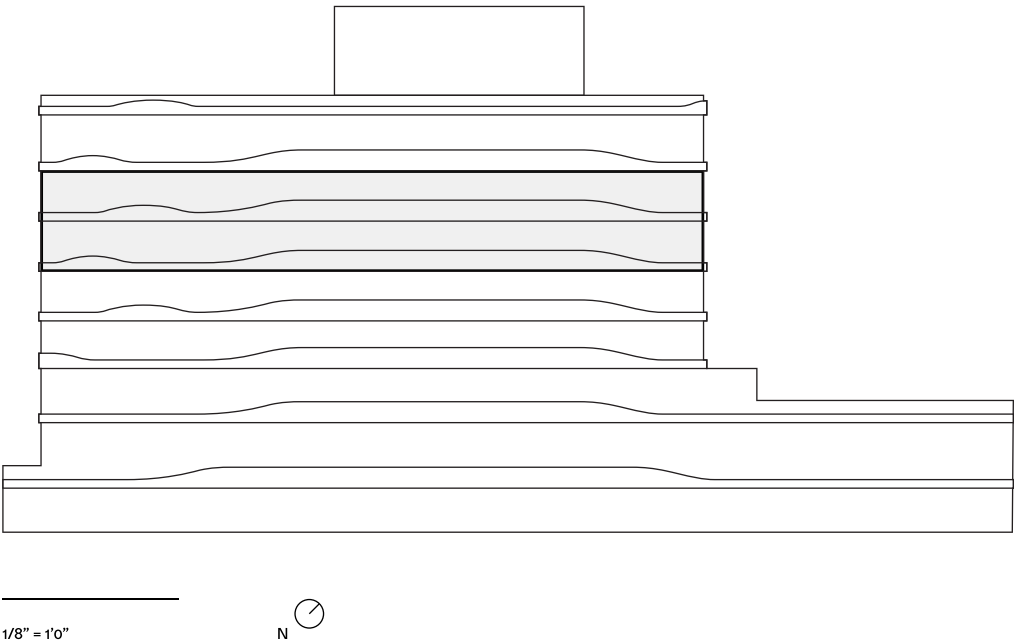


- 4 Bedrooms
- 4.5 Bathrooms
- Water Front View
- Terraces
- Private Elevator
- Service Entrance
- Den

Indoor:  
3,174 SF / 295 SM

Outdoor:  
533 SF / 49 SM - 606 SF / 56 SM

Total:  
3,707 SF / 344 SM - 3,780 SF / 351 SM





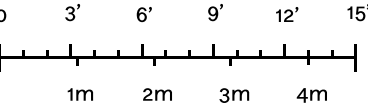
06 Sole

- 4 Bedrooms
- 4.5 Bathrooms
- Water Front View
- Terraces
- Private Elevator
- Service Entrance
- Den

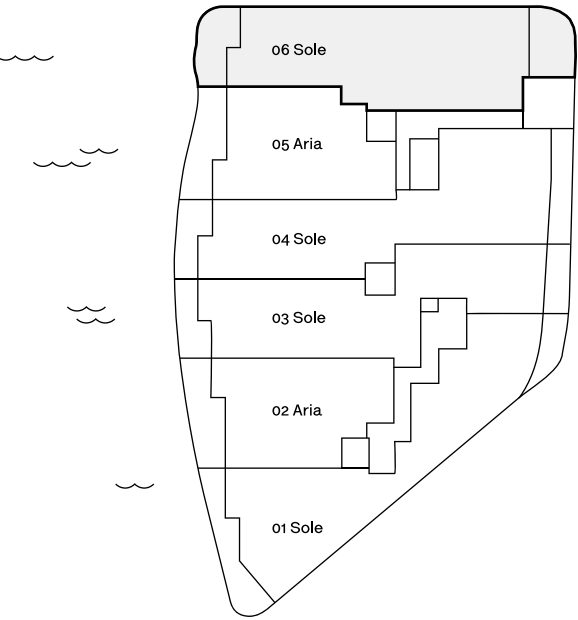
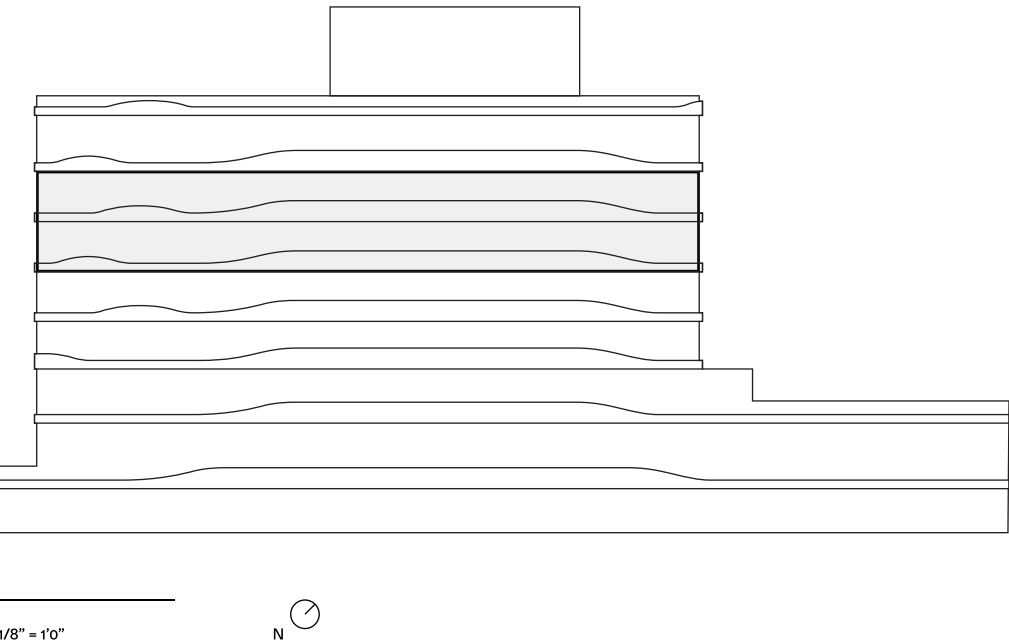
Indoor:  
3,523 SF / 327 SM

Outdoor:  
469 SF / 43 SM

Total:  
3,992 SF / 370 SM



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PH 1 Vento



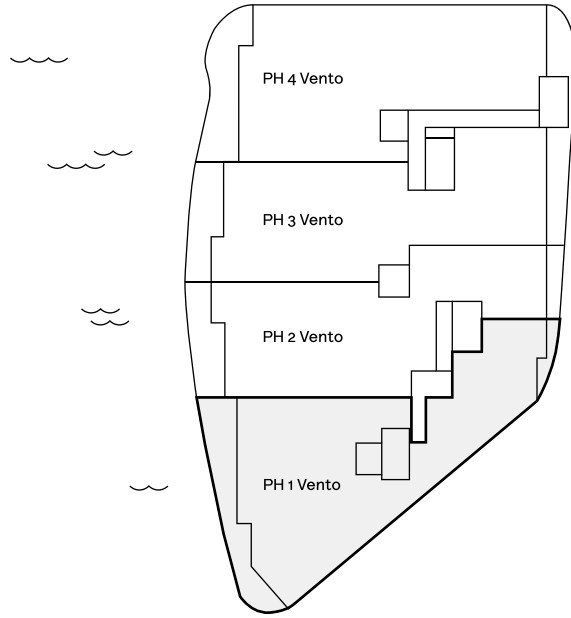
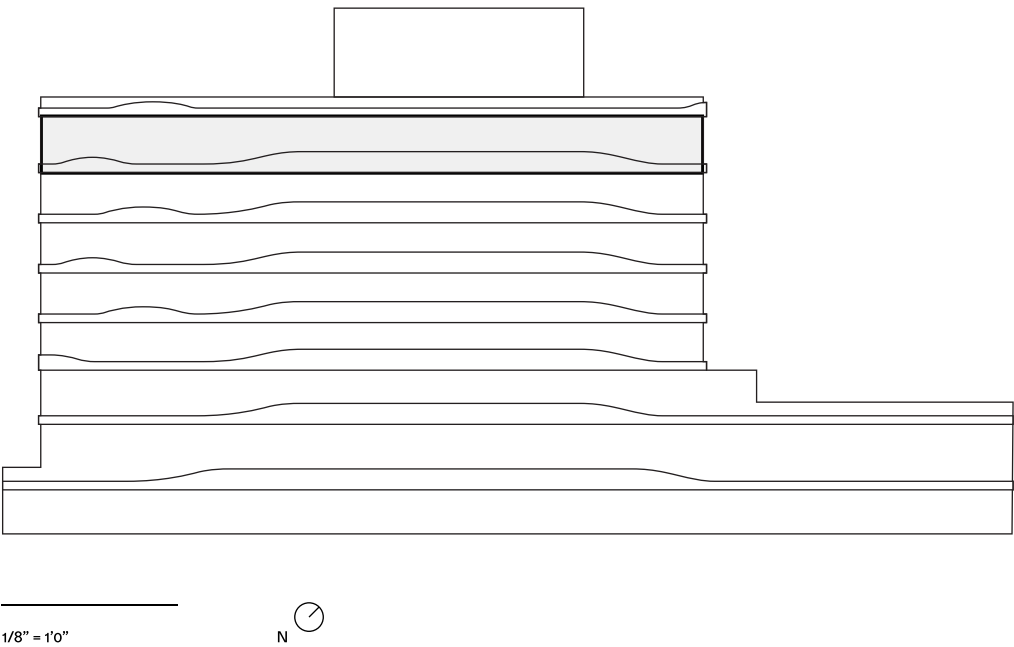
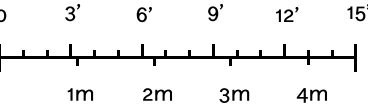
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- 3 Bedrooms
- 3.5 Bathrooms
- Water Front View
- Terraces
- Private Elevator
- Private Stairs
- Service Entrance
- Family Room
- Den
- Private Pool Deck
- Summer Kitchen
- Garden
- Spa

Indoor:  
4,756 SF / 442 SM

Outdoor:  
2,820 SF / 262 SM

Total:  
7,576 SF / 704 SM







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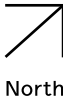
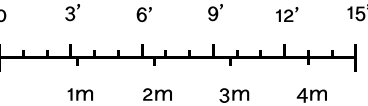
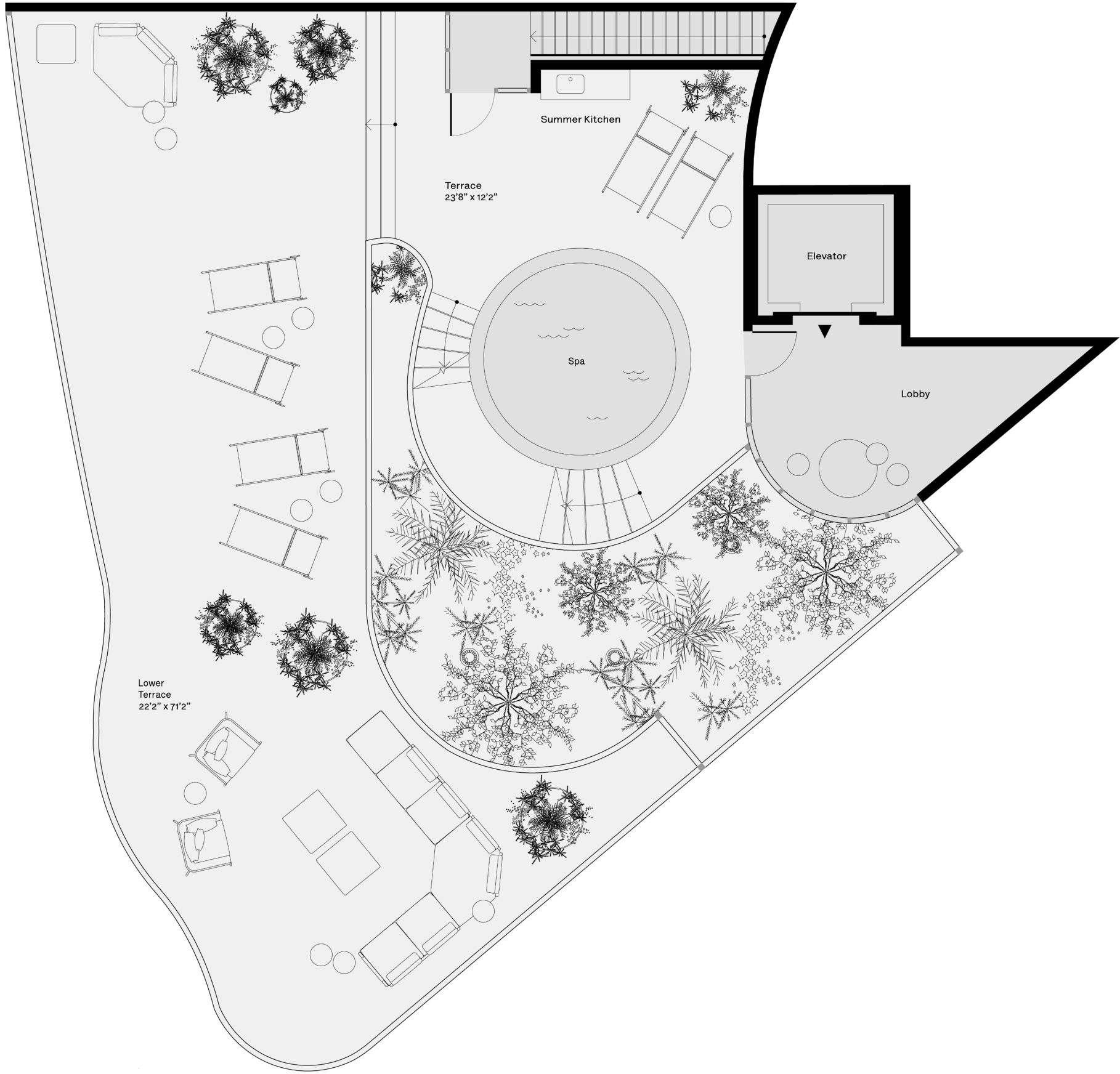
PROJECT LOCATION  
1135 103rd St  
Bay Harbor Islands, FL 33154

SALES CENTER  
10301 East Bay Harbor Drive  
Bay Harbor Islands, FL 33154

RESIDENCE PH 1 VENTO DECK



# PH 1 Vento Deck



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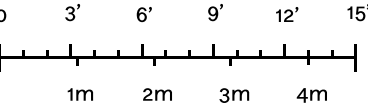
# PH 2 Vento

- 3 Bedrooms
- 4.5 Bathrooms
- Water Front View
- Terraces
- Private Elevator
- Service Entrance
- Den
- Office
- Wine Cellar

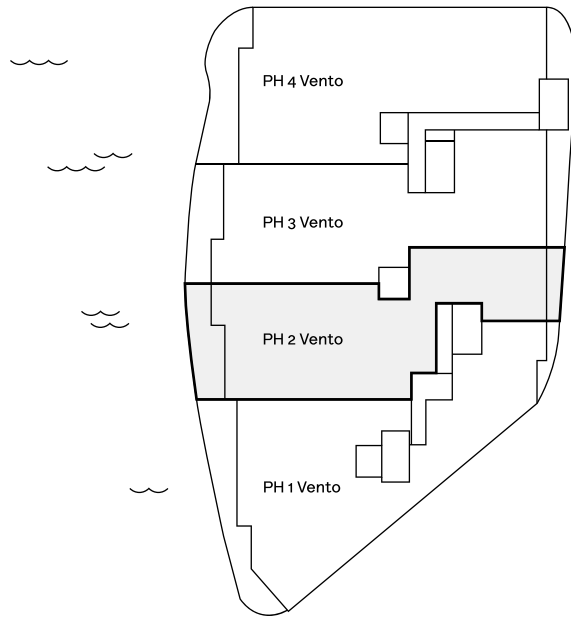
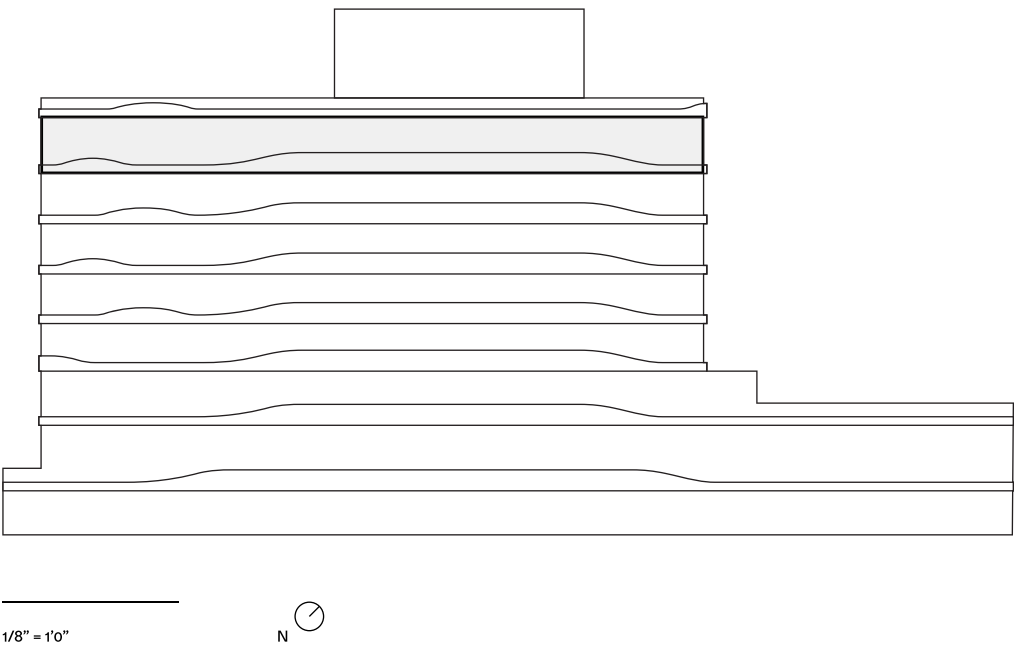
Indoor:  
4,004 SF / 372 SM

Outdoor:  
414 SF / 38 SM

Total:  
4,418 SF / 410 SM



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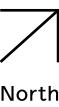
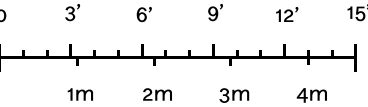
# PH 3 Vento

- 4 Bedrooms
- 4.5 Bathrooms
- Water Front View
- Terraces
- Private Elevator
- Service Entrance
- Den
- Office
- Wine Cellar

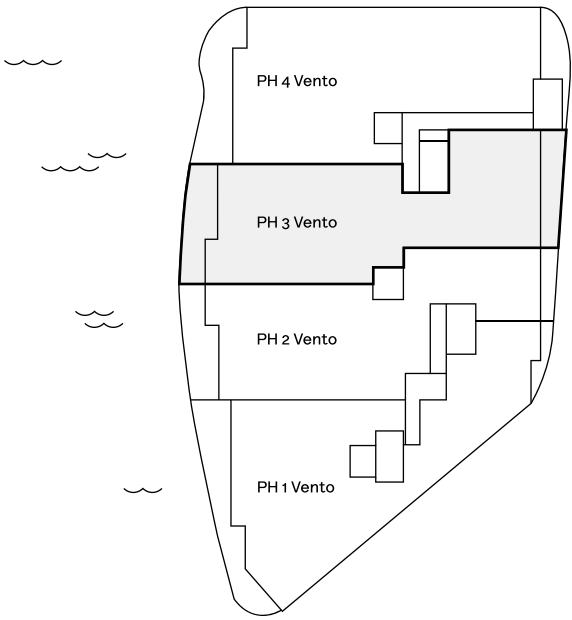
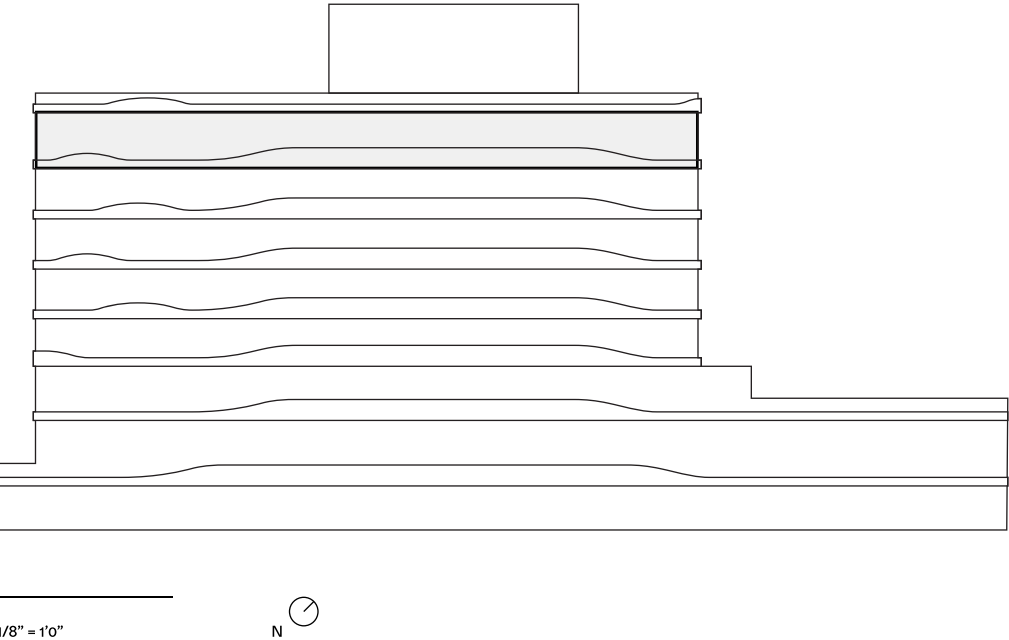
Indoor:  
4,401 SF / 409 SM

Outdoor:  
626 SF / 58 SM

Total:  
5,027 SF / 467 SM



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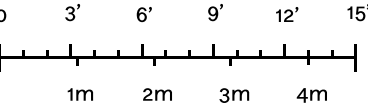
# PH 4 Vento

- 4 Bedrooms
- 4.5 Bathrooms
- Water Front View
- Terraces
- Private Elevator
- Private Stairs
- Service Entrance
- Family Room
- Wine Cellar
- Private Pool Deck
- Summer Kitchen
- Garden
- Spa

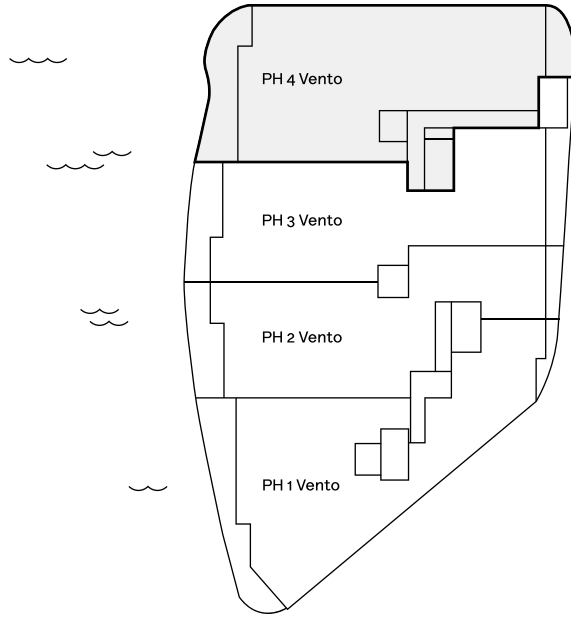
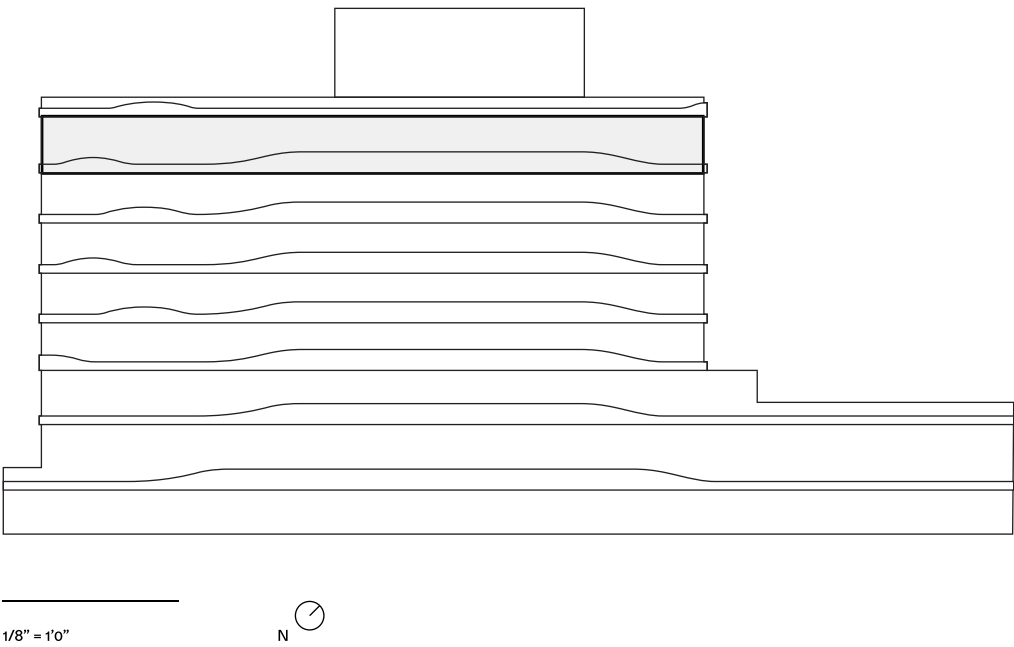
Indoor:  
5,073 SF / 471 SM

Outdoor:  
2,126 SF / 198 SM

Total:  
7,199 SF / 669 SM



STATED DIMENSIONS AND SQUARE FOOTAGES ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND IN FACT VARIES 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 THE SQUARE FOOTAGE OF THE UNIT, CALCULATED IN ACCORDANCE WITH THE DEFINITION SET FORTH IN THE DECLARATION, WHICH WILL BE SMALLER THAN STATED ABOVE, SEE THE DECLARATION. 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 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. SAID ITEMS ARE ONLY INCLUDED IF AND TO THE EXTENT PROVIDED IN YOUR PURCHASE AGREEMENT. PLEASE NOTE THAT THE "TOTAL" AREA LISTED HEREON INCLUDES THE PROPOSED SQUARE FOOTAGE OF TERRACE, WHICH IS NOT PART OF THE BOUNDARIES OF THE UNIT AS SET FORTH ON THE DECLARATION. 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.







onda

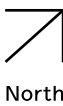
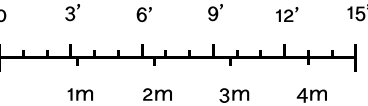
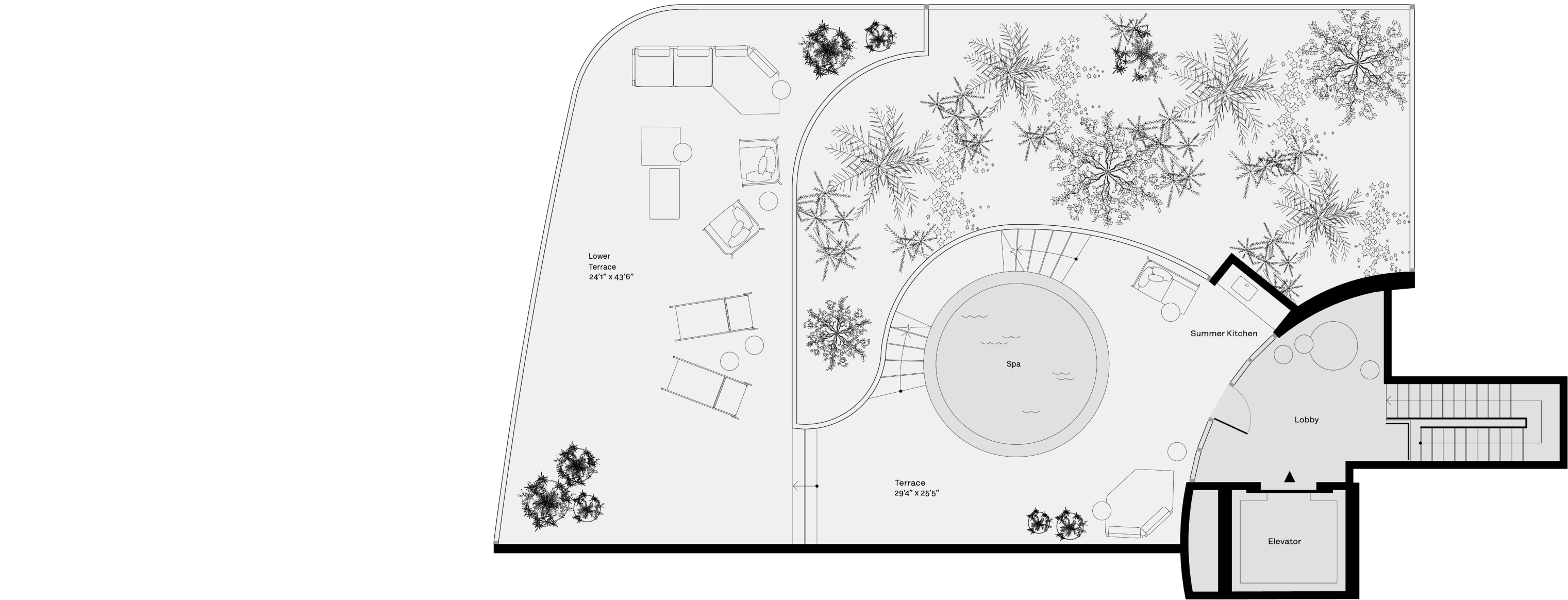
PROJECT LOCATION  
1135 103rd St  
Bay Harbor Islands, FL 33154

SALES CENTER  
10301 East Bay Harbor Drive  
Bay Harbor Islands, FL 33154

RESIDENCE PH 4 VENTO DECK



# PH 4 Vento Deck



STATED DIMENSIONS AND SQUARE FOOTAGES ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND IN FACT VARIES 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 THE SQUARE FOOTAGE OF THE UNIT, CALCULATED IN ACCORDANCE WITH THE DEFINITION SET FORTH IN THE DECLARATION, WHICH WILL BE SMALLER THAN STATED ABOVE, SEE THE DECLARATION. 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 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. SAID ITEMS ARE ONLY INCLUDED IF AND TO THE EXTENT PROVIDED IN YOUR PURCHASE AGREEMENT. PLEASE NOTE THAT THE "TOTAL" AREA LISTED HEREON INCLUDES THE PROPOSED SQUARE FOOTAGE OF TERRACE, WHICH IS NOT PART OF THE BOUNDARIES OF THE UNIT AS SET FORTH ON THE DECLARATION. 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.