



IIIUSE

68 OCEANFRONT RESIDENCES

FACT SHEET

COMPLETION DATE: Beginning 2018

RESIDENCE TYPES

- Residence 01 (East)
3 Bedroom, 3.5 Bath + Media Room
3,635 A/C Sq. Ft.
- Residence 02 (West)
2 Bedroom, 2.5 Bath + Den
2,360 A/C Sq. Ft.

Penthouses:

- Full Floor Penthouses
5,995 A/C Sq. Ft.

DEPOSIT SCHEDULE

- 30% at Contract
- 10% at Top Off
- 10% one year after contract signature
- 50% at Closing

BUILDING HIGHLIGHTS

- 68 Fully Finished Residences
- 49 Stories
- Conceptual Design by Carlos Ott
- Architecture by Sieger Suarez
Architectural Partnership
- Interior design by Antrobus + Ramirez
- Troy Dean Interiors (Residences)
- Art by Helidon Xhixha

AMENITIES

- Vanishing-edge pool and spa
overlooking the Atlantic Ocean
- State-of-the-art fitness center and spa
- Resort-style poolside food and
beverage services
- Fully automated parking system
- Cooled storage units
(Upgrade Packages Available)
- Breakfast gallery located on the lobby
level, overlooking the Atlantic Ocean
- Children's Playroom
- Yoga Room

EXCLUSIVE SERVICES

- The PMG/S2 Experience
- 24/7 personalized concierge services

- 24/7 valet parking
- 24/7 exceptional security service
featuring sophisticated surveillance
system and professional staffing
- Dry cleaning services
(pick up or drop off)
- Complimentary pet walking services
- Full-time maintenance crew on-site
- Resort Style Beach Club

RESIDENCE FEATURES

- Delivered fully-finished with options
from more than 4 exquisite pallets,
including Italian materials.
- 12' ceilings with floor-to-ceiling windows
- 60' wide and Up to 38' deep terraces
- Outdoor living spaces complete with
summer kitchens and weather-
resistant entertainment systems
- 8' tall Italian entry doors
- 2 Private elevators with biometrics
technology + 1 service elevator
- Advanced iHome technology
- Custom Smart Tech 2.0
- Exquisite marble and wood flooring
throughout residences
- Panoramic ocean and Intercoastal views
- Master bathrooms feature Dornbracht
and Duravit fixtures
- Custom concealed Italian cabinetry
- Midnight Bar in Master Suite

FULLY FINISHED HIGHLIGHTS

- Each residence will be delivered
furniture ready, complete with a
complimentary Interior Design
consultation by Troy Dean Interiors.

Residences will include:

- Smart iHome System: Each residence
offers unparalleled efficiency
through a cutting-edge smart home
technology experience. Includes
integrated audio, video, lighting,
security and shades systems.

Smart Tech 2.0 includes:

- Large ultra modern sleek TV for your
living space.
- A Large crystal clear television that
disappears into your master bath mirror.
- A biometric safe in the master suite
that opens for you and only you.
- An outdoor entertainment system that turns
your terrace into another living space.
- Advanced Lighting: Residences come
equipped with a contemporary
intelligent lighting package, including
recessed lighting, dimmers and lighting
control that automatically turns on and
off as you enter or leave a room.

Smart Tech 2.0 ties into the iHome System and takes your smart home experience to an unprecedented level.

Kitchens:

- Italian cabinetry with glass and wood
accents. Cabinet doors fully retract
which will conceal kitchen as desired.
Kitchens are accompanied by
exquisite unique marble countertops
and top-of-the-line SubZero/Wolf
appliances taking your culinary
experience to a whole new level.
- Kitchen Appliances Include:
 - Built-in Induction Wolf stove
 - Paneled Sub-Zero/ Wolf appliances
(Black Glass)
 - Sub-Zero dual temperature wine
storage for up to 148 bottles
 - Built-in Wolf coffee and espresso machine
 - Smart Glass Technology available upon
request (Upgrade)

Closets:

- Fully built-out walk-in closets in
the master bedrooms featuring all
shelving and drawers pre-installed
for absolute convenience. The closet
doors are custom designed with
leather inserts to create a refined
dressing experience.