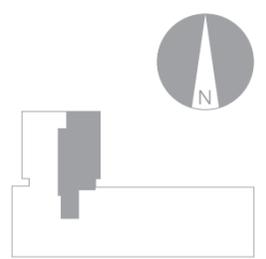


THE  
RESIDENCES AT  
THE MIAMI BEACH

# EDITION



3 BEDROOMS, 3 BATHS, 1 POWDER ROOM  
INTERIOR AREA 2,756 SF  
EXTERIOR AREA 516 SF  
TOTAL AREA 3,272 SF

PRIVATE ENTRY VESTIBULE WITH SERVICE ENTRANCE  
GALLERY  
GREAT ROOM WITH DIRECT OCEAN VIEWS CORNER  
MASTER BEDROOM WITH DIRECT OCEAN VIEWS

SECOND BEDROOM WITH DIRECT OCEAN VIEWS  
THIRD BEDROOM / MEDIA ROOM WITH DIRECT  
OCEAN VIEWS

## RESIDENCE FEATURES

Panoramic direct ocean views from all rooms through full height glass with sliding doors  
408 SF terrace with direct ocean views  
64 SF balcony with direct ocean views  
Private entry vestibule with service entrance  
Gallery ideally proportioned for display of art  
John Pawson custom designed open Bulthaup kitchen  
Great Room with direct ocean views  
John Pawson custom designed feature wall with cantilevered concrete bench and built-in area for flat screen television  
Bleached teak wood flooring  
John Pawson custom designed closet doors  
John Pawson custom designed bench  
Ludwig Wittgenstein inspired hardware by FSB  
Side-by-side washing machine and vented dryer

## KITCHEN

John Pawson custom designed open Bulthaup kitchen  
Stainless steel countertop  
Built-in white matte lacquered vertical cabinets with integrated backsplash  
John Pawson custom designed Bulthaup kitchen island in rough sawn dark oak with stainless steel countertop, integrated double sink and built-in dining counter  
Recessed pin spot down lights over kitchen island  
Vola fixtures  
Flush mounted induction cooktop  
Stainless steel hood  
Double oven, clean touch steel  
Integrated refrigerator and freezer  
Microwave oven  
Stainless steel Integrated coffee machine, plumbed  
Integrated stainless steel dishwasher  
Undercounter integrated wine refrigerator

## MASTER BEDROOM SUITE

Corner Master Bedroom with direct ocean views and access to terrace with teak decking through sliding doors  
Dressing area and walk-in closet with John Pawson custom designed closet doors  
Bleached teak wood floors  
En-suite windowed bathroom with bleached teak wood floor and translucent onyx dividing walls

John Pawson custom pre-cast concrete double sink vanity with bleached teak built-in drawers and recessed cove lighting  
John Pawson custom mirrored cabinet with cove lit ledge  
Separate Wet Room with rain shower, custom 6-foot concrete tub and pre-cast concrete floors and walls  
Private water closet with wall mounted Duravit toilet  
Vola fixtures

## SECOND BEDROOM

Direct ocean views with access to terrace with teak decking  
John Pawson custom designed closet doors  
Bleached teak wood floors  
En-suite bathroom with ceramic tile floors and walls  
Duravit vanity basin and lit mirror  
Glass shower and door  
Duravit toilet  
Hansgrohe fixtures

## THIRD BEDROOM / MEDIA ROOM

Direct ocean views with access to private terrace with teak decking  
John Pawson custom designed closet doors  
Bleached teak wood floors  
En-suite bathroom with ceramic tile floors and walls  
Duravit vanity basin and lit mirror  
Glass shower and door with rain shower  
Duravit toilet  
Hansgrohe fixtures

## POWDER ROOM

John Pawson custom designed pre-cast concrete sink vanity with custom bleached teak drawers  
John Pawson custom lit mirror on bleached teak clad wall  
Bleached teak floor  
Vola faucets  
Wall mounted Duravit toilet

## OCEAN TERRACE AND BALCONY

408 SF ocean terrace  
64 SF balcony  
Direct ocean views  
Teak wood decking  
Glass handrails

CONCEPT BY IAN SCHRAGER. DESIGN ARCHITECT JOHN PAWSON.

All dimensions are approximate and subject to normal construction variances and tolerances. Plan and dimensions may contain variations from floor to floor. There are two generally accepted methods for calculating the square footage of the Unit. The "Parametrical Method" is based on the description of the boundaries of the Unit, as set forth in the Declaration of Condominium and only includes the airspace within a Unit. The "Architectural Method" measures a Unit to the outside finished surface of exterior walls and to the centerline of interior demising walls and includes portions of the Common Elements of the Condominium or portions of the Hotel Parcel. The gross square footage derived using the Architectural Method is greater than the net square footage derived using the Parametrical Method. The gross square footage of the Unit using the Architectural Method is included in sales materials to allow a prospective buyer to compare the square footage of the Units with units in other condominium projects that utilize the Architectural Method. The Parametrical Method is used in the legal documents for 2901 Collins Condominium and yields an interior net square footage of 2,736 square feet. Brand names and design specifications are subject to change. This is not an offering in any state in which registration is required but in which registration requirements have not yet been met. This advertisement is not an offering. It is a solicitation of interest in the advertised property. Oral representations cannot be relied upon as correctly stating representations of the developer. For correct representations, make reference to the documents required by section 718.503, Florida statutes, to be furnished by a developer to a buyer. In New York, the complete offering terms are in an offering plan available from Sponsor. File No. CD-13-0022.

Artists Rendering. Photos are for illustrative purposes only and does not constitute a representation by Sponsor that the view in the photo nor any view comparable to that in the photo will be the view from any specific Unit in the Condominium.

Sponsor: Seville Acquisition, LLC, 10400 Fernwood Road, Bethesda, MD 20817

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Equal Housing Opportunity