



ELYSEE

EDGEWATER | MIAMI



GLOBALTY
INVESTMENT





CONTENT

I – Presentation

II – Floor Plans

III – Amenities

IV – Why Elysee?

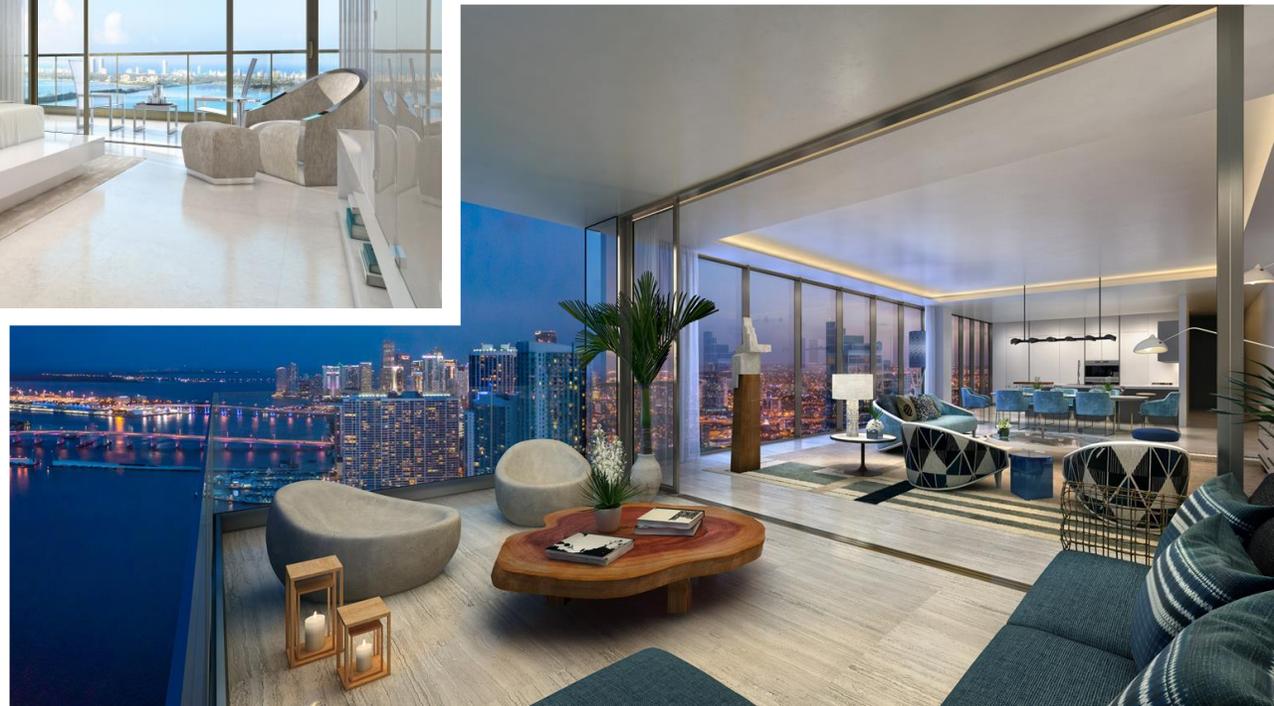


I/ PRESENTATION

Located directly on Biscayne Bay, Elysee is at the epicenter of Miami's premier playgrounds—an area brimming with the finest new destinations for shopping and dining, top-rated schools, and world-class arts, culture, nightlife, sports, and entertainment.

Elysee features 100 luxury residences in 3- to 5-bedroom layouts that include den and home office options, with only two units per floor. Floor plans range from 2,219 sq ft for a 3-bedroom unit to 3,966 sq ft for a 5-bedroom unit.

Each residence features 10-foot ceilings, high-speed private elevators, Sub-Zero and Wolf stainless-steel appliances, and European-style Italkraft cabinetry in the kitchens and bathrooms with under-cabinet lighting. Floor-to-ceiling windows and private sunrise/sunset terraces on the east and west sides of each residence provide sweeping, unobstructed views of Biscayne Bay.



II/ FLOOR PLANS

Elysee offers multiple floor plans of 3 to 5 bedrooms with or without a den or study. The building is divided into three parts:

- Lower Tier from levels 4 to 29 (3- to 4-bedrooms units)
- Middle Tier from levels 31 to 45 (3- to 5-bedroom units)
- Upper Tier from levels 46 to 56 (4-bedroom units)

Amenities are located on the 7th and 30th floors.

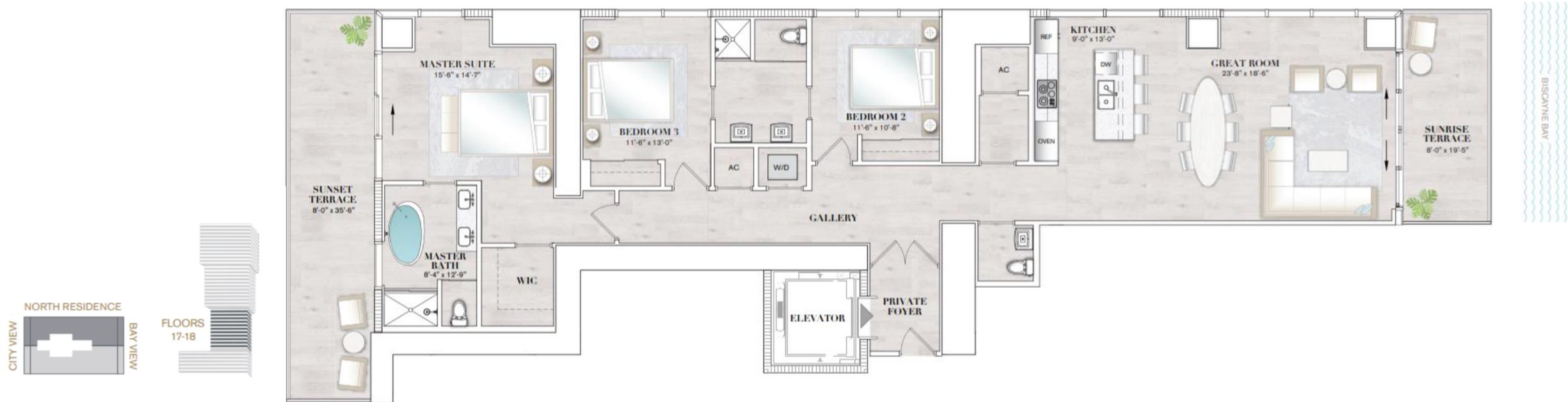
Let's see an example of each floor plan.



3 Bedrooms / 2.5 Bathrooms

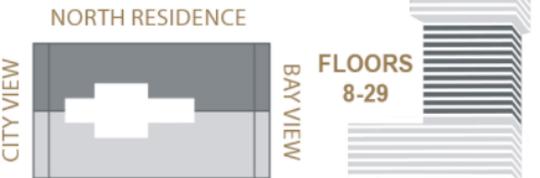
The 3-bedroom configuration ranges from 2,219 to 3,313 sq ft with an outdoor area ranging from 392 to 567 sq ft. This unit is located in the Lower Tier (levels 17 to 18) and features an interior of 2,219 sq ft with a terrace of 437 sq ft.

The unit's kitchen opens to the great room and the sunrise terrace with its stunning view of Biscayne Bay. Follow the corridor to find the bedrooms. The second and third bedrooms each feature a closet and a shared bathroom with a shower. The master bedroom offers a walk-in closet and a bathroom with a bathtub, a shower, and a toilet room. This room provides access to the city-view sunset terrace.



3 Bedrooms + Den / 4.5 Bathrooms

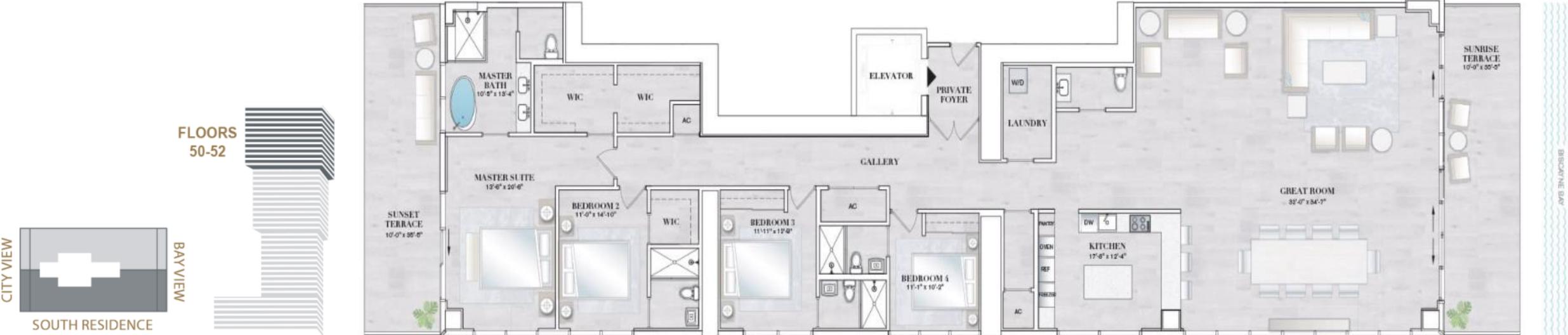
This configuration measures 2,743 sq ft with an outdoor area of 567 sq ft and is located in the Lower Tier (levels 8 to 29). The kitchen opens to the great room and the sunrise terrace with its stunning view of Biscayne Bay. The master bedroom offers direct access to the sunrise terrace, a walk-in closet, and a bathroom with a bathtub, shower, and toilet room. Follow the corridor to find the powder room, the two other bedrooms, and the den. The second and third bedrooms each feature a closet and a private bathroom with a shower. At the end of the corridor is the laundry room, another bathroom, and the den, with access to the sunset terrace. The den can be transformed into a fourth bedroom with a private bathroom.



4 Bedrooms / 4.5 Bathrooms

The 4-bedroom configuration ranges from 3,267 to 3,887 sq ft with an outdoor area ranging from 696 to 710 sq ft. This unit is located in the Upper Tier (levels 50 to 52) and features an interior of 3,887 sq ft with a terrace of 710 sq ft.

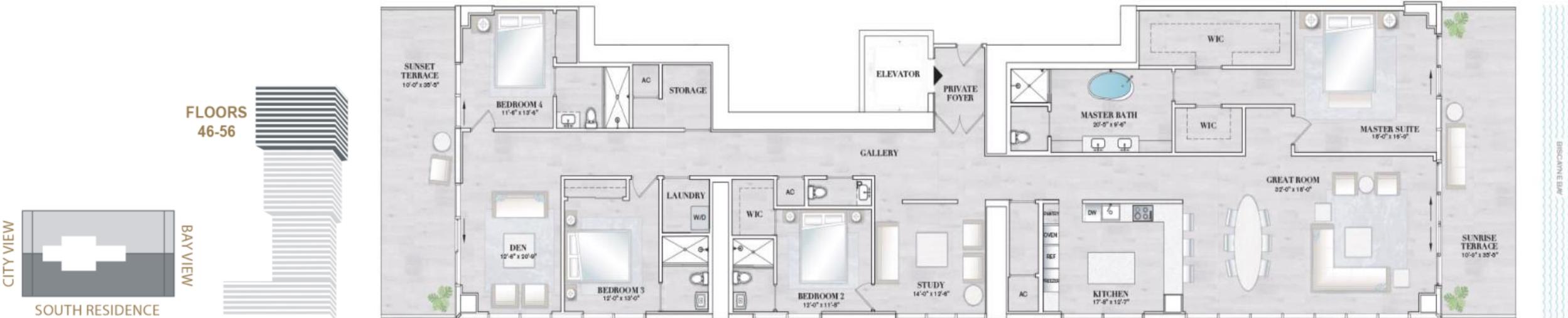
The kitchen opens to the great room and the sunrise terrace with its stunning view of Biscayne Bay, while the corridor provides access to all the bedrooms. The second, third, and fourth bedrooms each feature a closet (a walk-in closet in the second bedroom) and a private bathroom with a shower. The master bedroom provides access to the city-view sunset terrace and features a his-and-hers walk-in closet and a bathroom with a bathtub, shower, and toilet room.



4 Bedrooms + Den + Study / 4.5 Bathrooms

This configuration ranges from 3,298 to 3,887 sq ft with an outdoor area ranging from 567 to 710 sq ft. This unit is located in the Upper Tier (levels 46 to 56) and features an interior of 3,887 sq ft with a terrace of 710 sq ft.

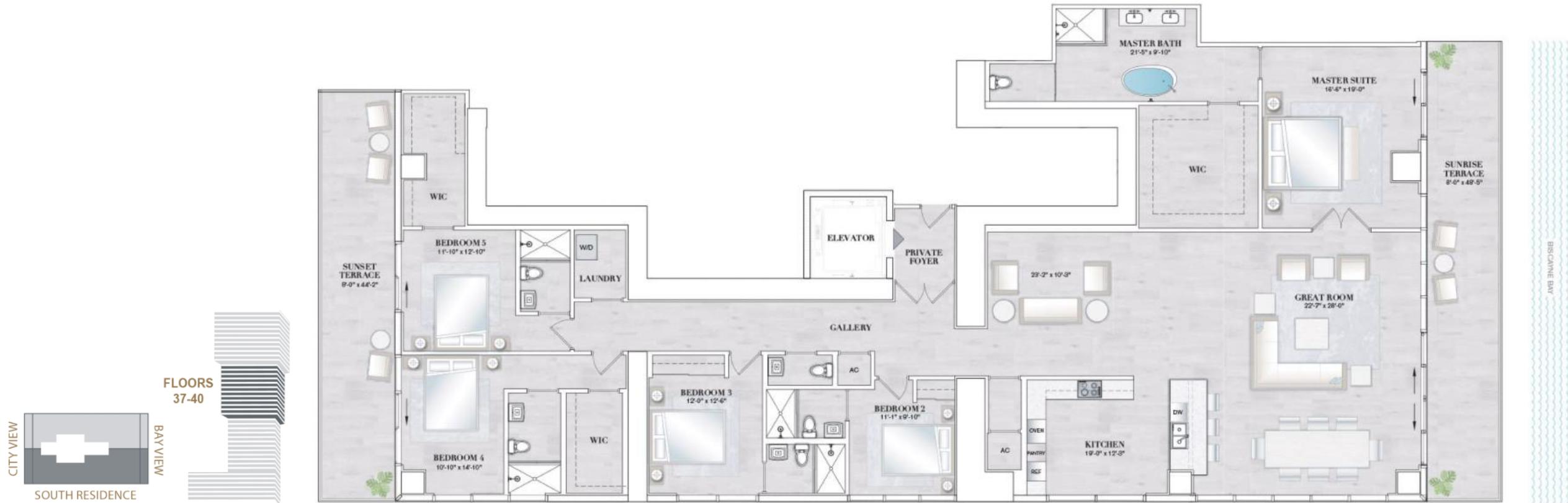
The kitchen opens to the great room and the sunrise terrace with its stunning view of Biscayne Bay. The master bedroom features direct access to the sunrise terrace, two walk-in closets, and a bathroom with a bathtub, shower, and toilet room. Follow the corridor to find the study, the second bedroom with its walk-in closet and private bathroom with a shower, the laundry room, the storage room, the den, and the third and fourth bedrooms—each with a closet and a private bathroom with a shower. The fourth bedroom and the den both provide access to the sunset terrace.



5 Bedrooms / 5.5 Bathrooms

The 5-bedroom configuration measures 3,966 sq ft with an outdoor area of 743 sq ft. This unit is located in the Middle Tier (levels 37 to 40).

The kitchen opens to the great room and the sunrise terrace with its stunning view of Biscayne Bay. The master bedroom features a large walk-in closet and a bathroom with a bathtub, shower, and toilet room. Follow the corridor to find the four other bedrooms, the powder room, and the laundry room. All the bedrooms feature a closet (a walk-in closet for the fourth and fifth bedrooms) and a private bathroom with a shower. The fourth and fifth bedrooms provide access to the city-view sunset terrace.





III/ AMENITIES

- Concierge service
- 24-hour security and video surveillance
- Valet parking
- Owners' bayfront lounge
- Waterfront sunrise pool
- Resort-sized lap pool
- Summer kitchen and BBQ terrace
- Waterfront fitness center
- Spa with a sauna, steam room, shower, and massage rooms
- Children's room
- Grand salon with a full bar and great room
- Library and high-definition theatre





IV/ WHY ELYSEE?

Elysee is ideally located near some of the most upscale neighborhoods in Miami.

This 5-star building offers high-end amenities and residences with breathtaking views of Biscayne Bay and the Miami skyline.

In collaboration with French interior designer Jean-Louis Deniot, featured on the ELLE Decor and Architectural Digest lists of the world's preeminent talents in architecture and interior design, his rich signature interiors are at once timeless, elegant, and entirely fresh.

With its high livability and unparalleled views, Elysee is where the new Miami resides.

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