

AMENITIES

LEVEL 7

- 1 SUNRISE POOL
- 2 BAYVIEW TERRACE
- 3 SPA POOL
- 4 CABANAS
- 5 FITNESS CENTER
- 6 SPINNING ROOM
- 7 SPA
- 8 SALON
- 9 TREATMENT ROOMS
- 10 CHANGING ROOMS
- 11 WELLNESS RECEPTION / LOUNGE
- 12 SOCIAL LOUNGE
- 13 SCREENING ROOM
- 14 LIBRARY
- 15 PET PARK
- 16 KIDS OUTDOOR PARK
- 17 KIDS LOUNGE
- 18 PRIVATE DINING
- 19 RESTAURANT & BAR
- 20 DINING TERRACE



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 "3" to the Declaration. Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts 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. Warning: the California department of real estate has not inspected, examined, or qualified this offering. Registration certificate file NO. 179439RC-OOSRO. This advertisement is a solicitation for the sale of units in 1420 S. Miami Avenue Condominium & N.J. Registration NO. 24-04-0005. Carmel & Reyes PLLC 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 Carmel & Reyes PLLC 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.

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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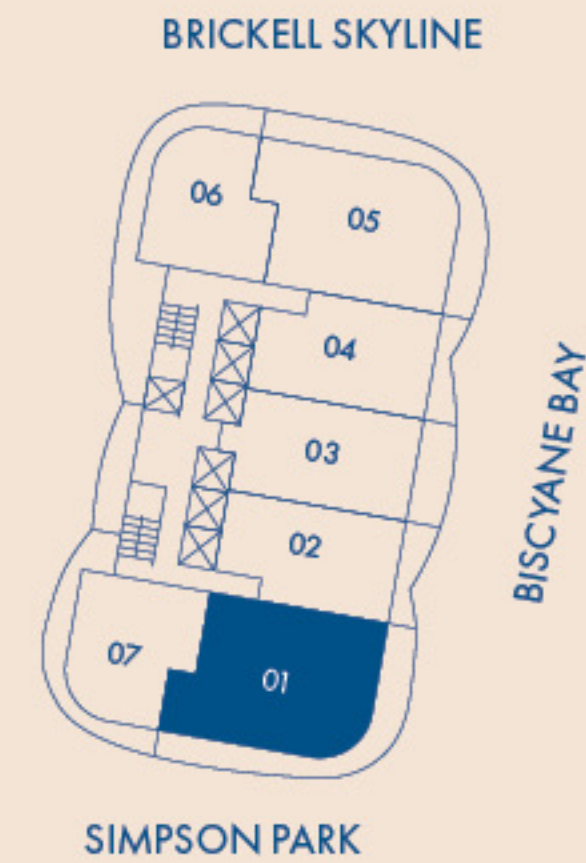
RESIDENCE 01

LEVEL 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.



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RESIDENCE 01

3 Bedrooms
3 Bathrooms
1 Powder Room

LEVEL 19-36

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

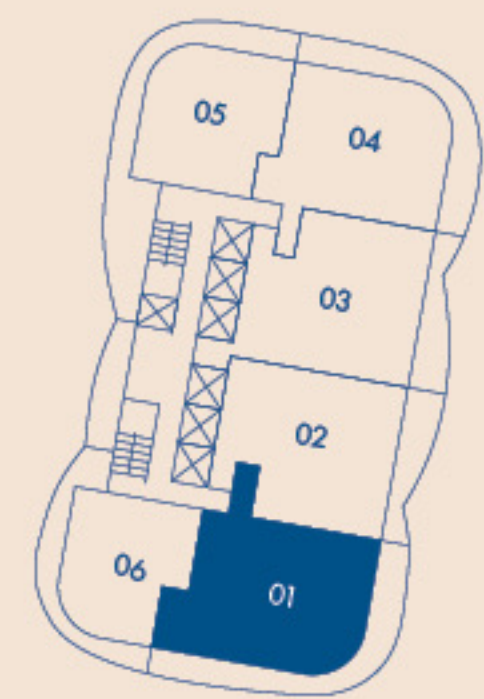
TERRACE AREA
656 SQ. FT. / 61 SQ. M.

LEVEL 38-61

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

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

BRICKELL SKYLINE



SIMPSON PARK



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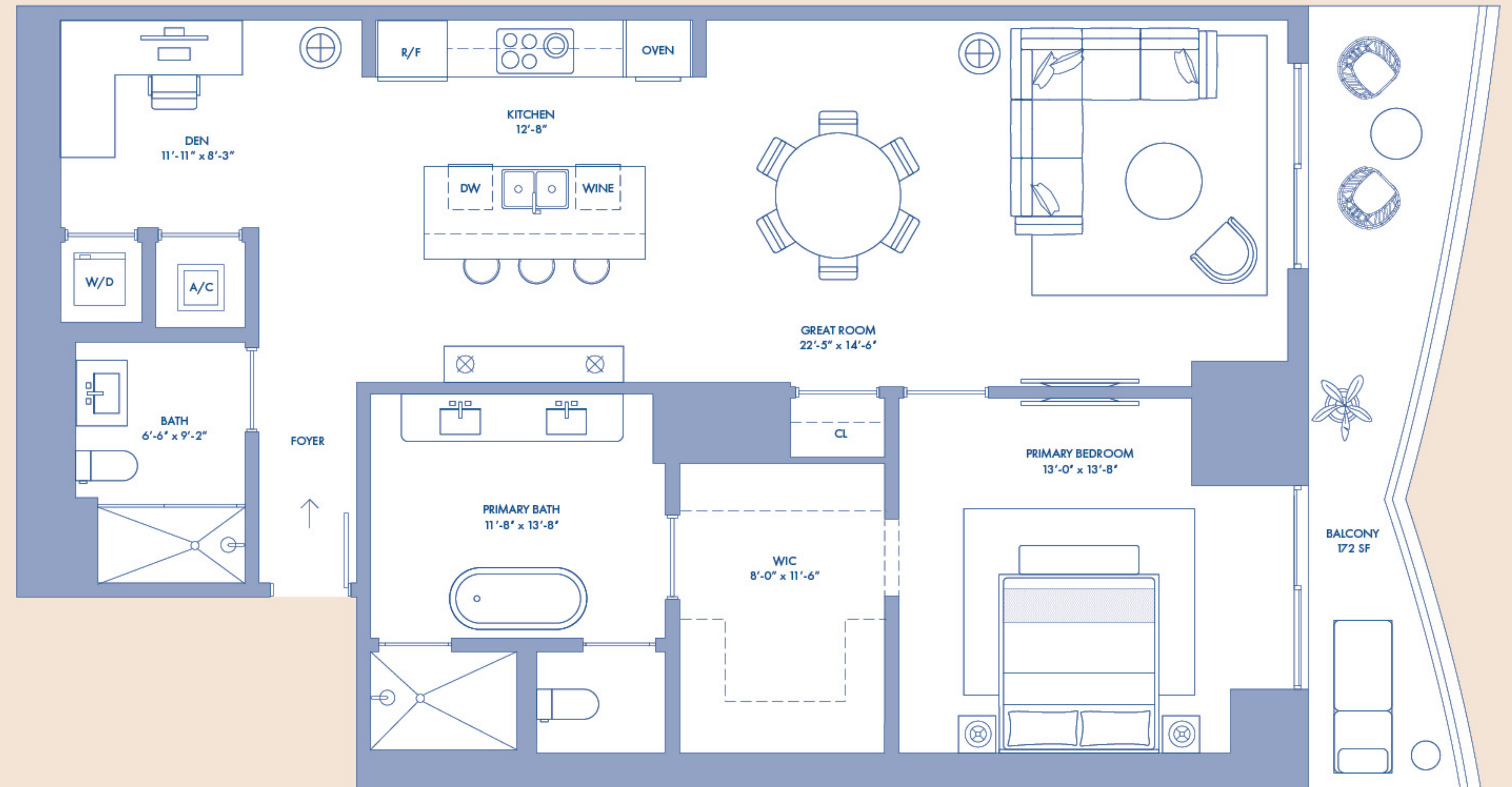
RESIDENCE 02

LEVEL 9-18

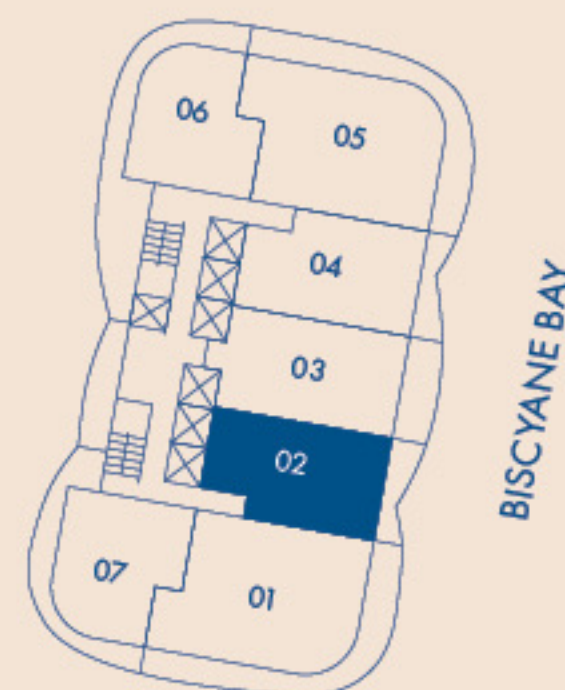
1 Bedroom
Den
2 Bathrooms

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

TERRACE AREA
172 SQ. FT. / 16 SQ. M.



BRICKELL SKYLINE



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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.

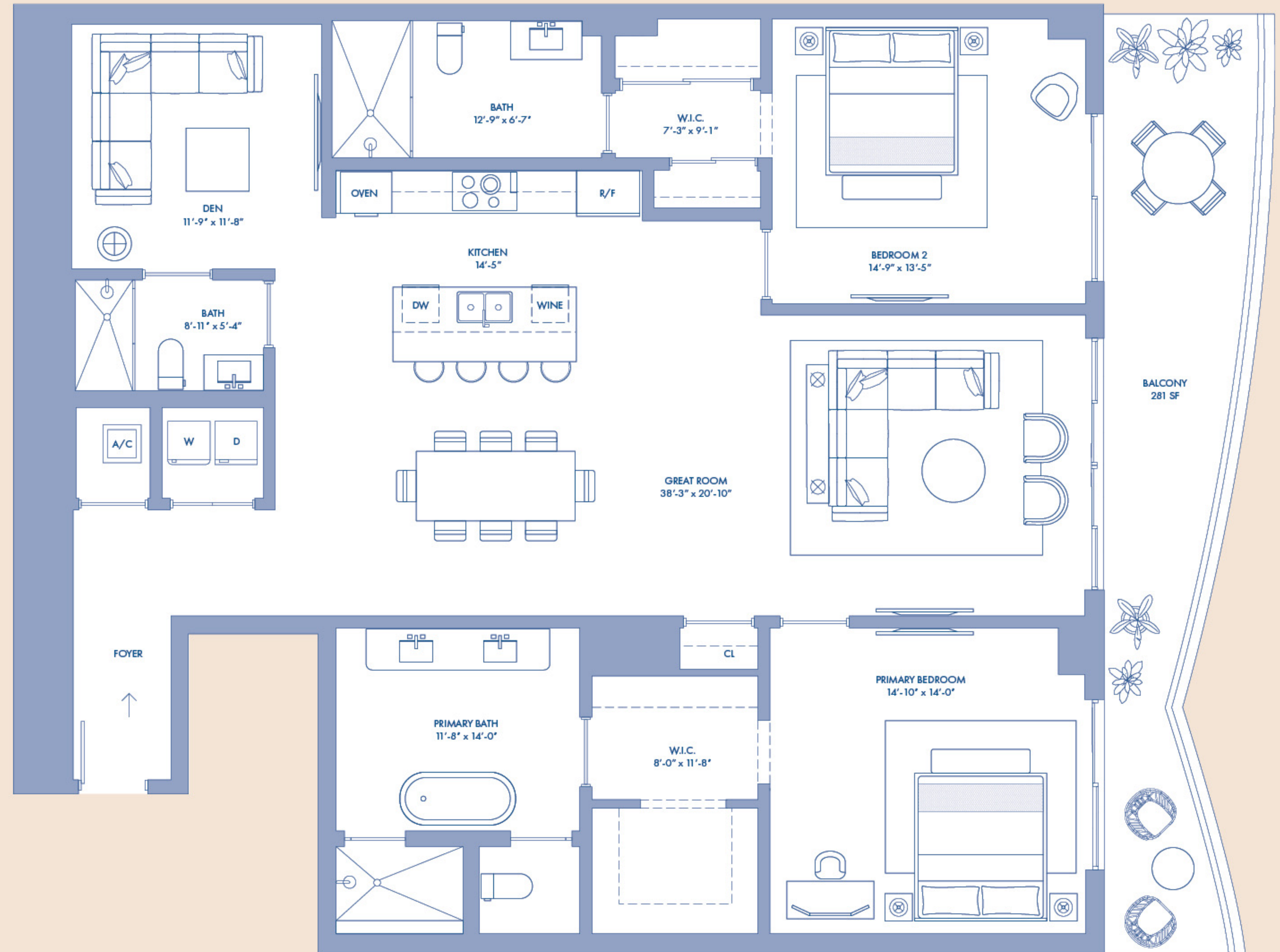
LEVEL 38-61

INTERIOR AREA

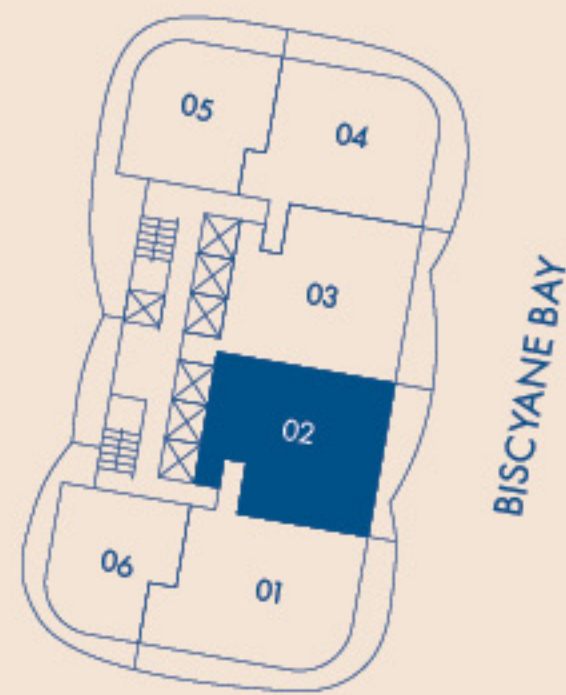
2,077 SQ. FT. / 193 SQ. M.

TERRACE AREA

281 SQ. FT. / 26 SQ. M.



BRICKELL SKYLINE



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RESIDENCE 03

LEVEL 9-18

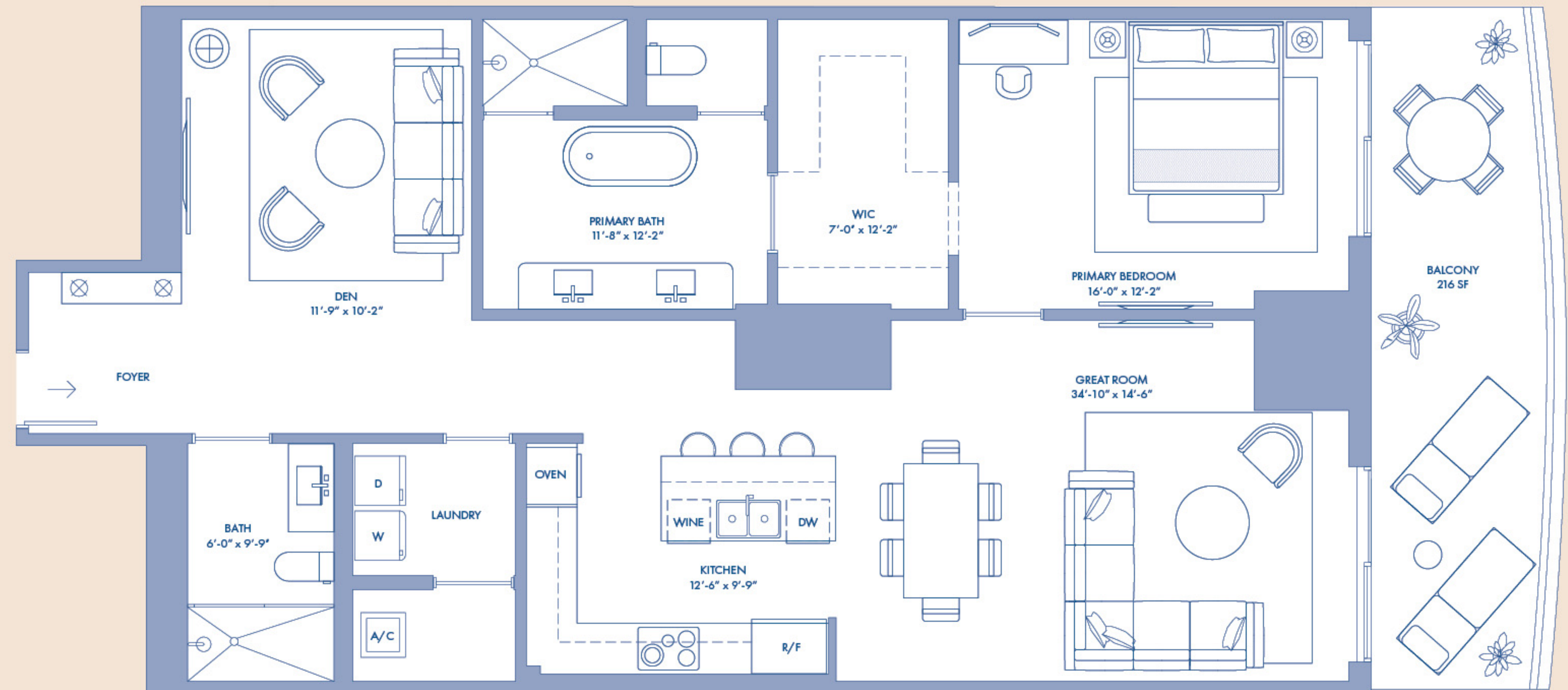
1 Bedroom
Den
2 Bathrooms

INTERIOR AREA

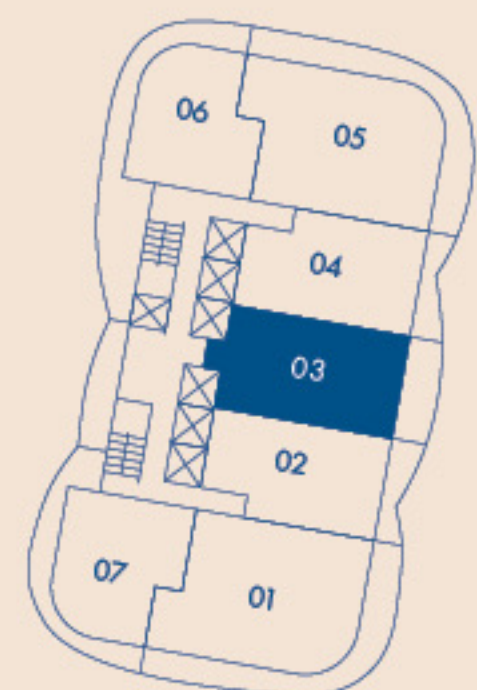
1,441 SQ. FT. / 134 SQ. M.

TERRACE AREA

216 SQ. FT. / 20 SQ. M.



BRICKELL SKYLINE



BISCAYNE BAY

SIMPSON PARK



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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

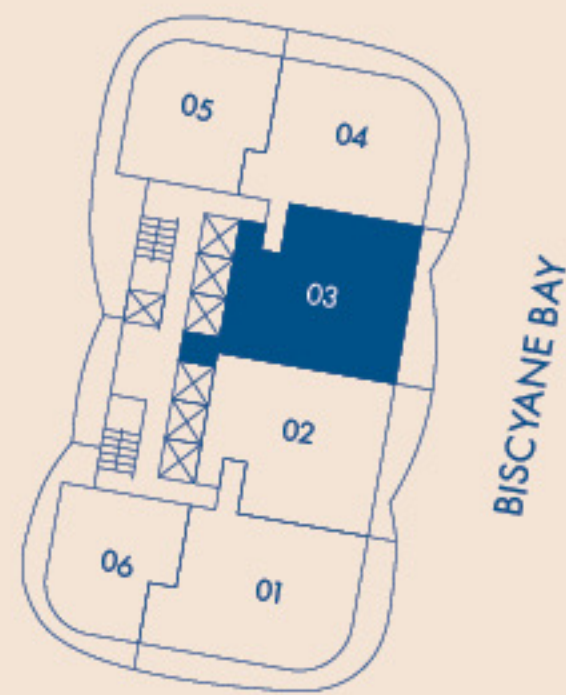
INTERIOR AREA

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

TERRACE AREA

280 SQ. FT. / 26 SQ. M.

BRICKELL SKYLINE

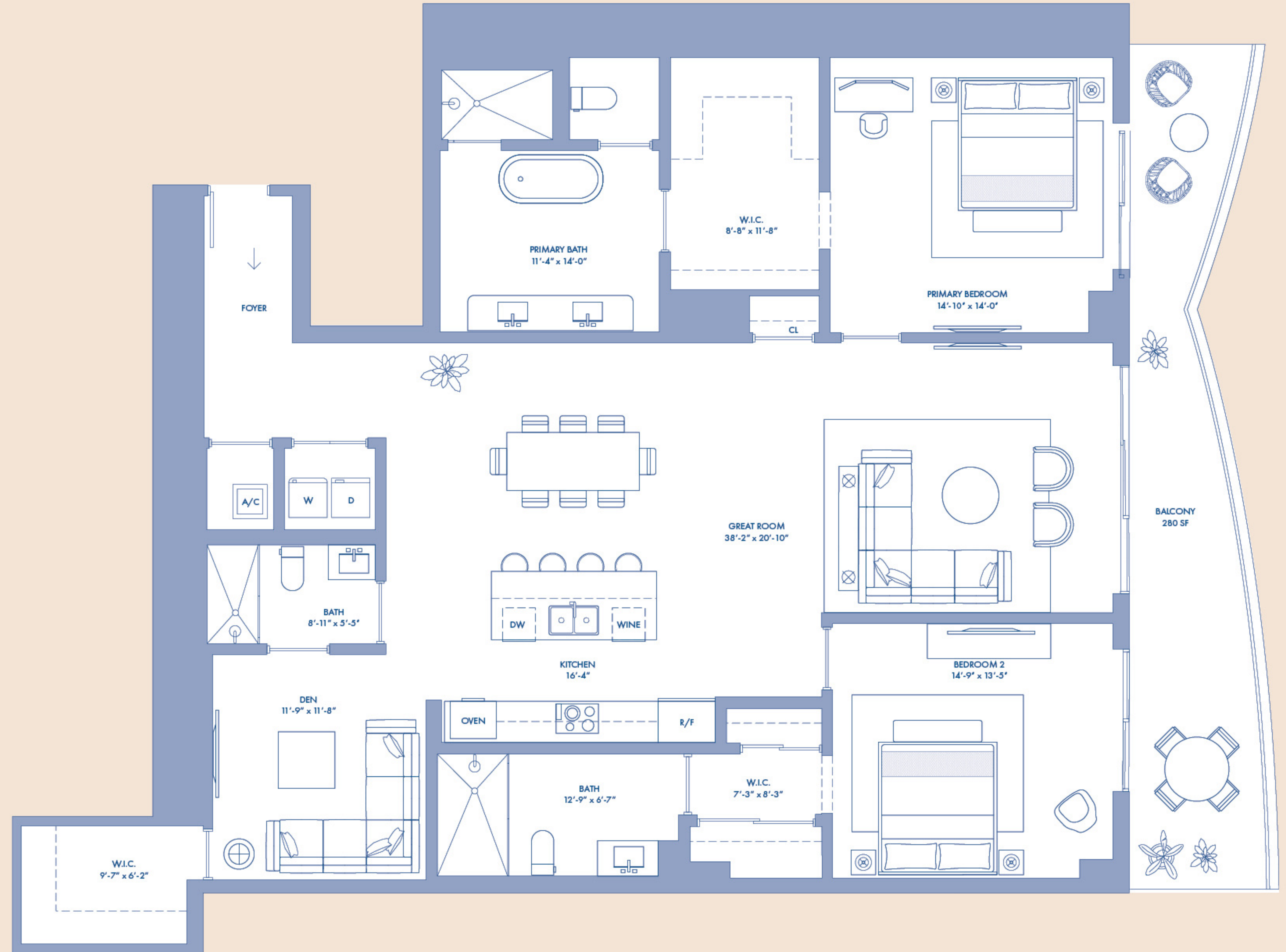


SIMPSON PARK



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RESIDENCE 04

LEVEL 9-18

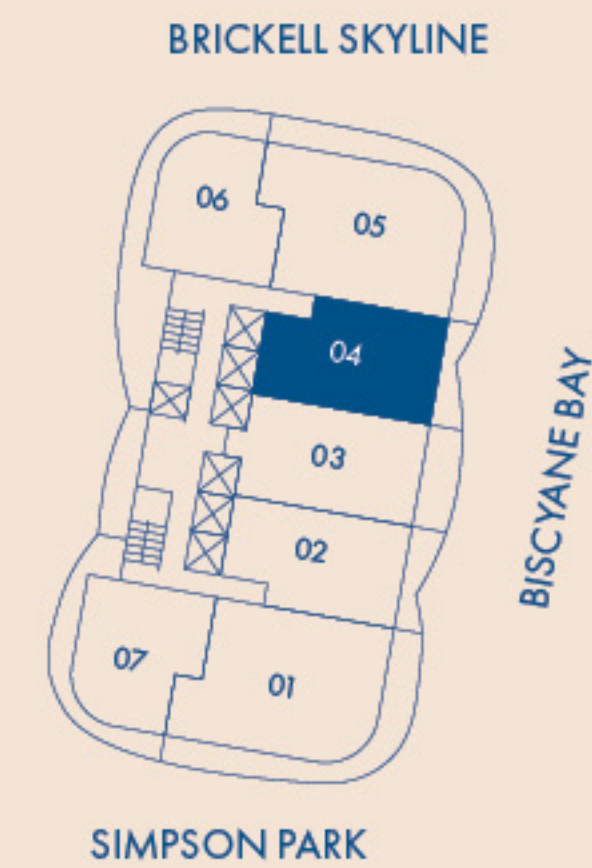
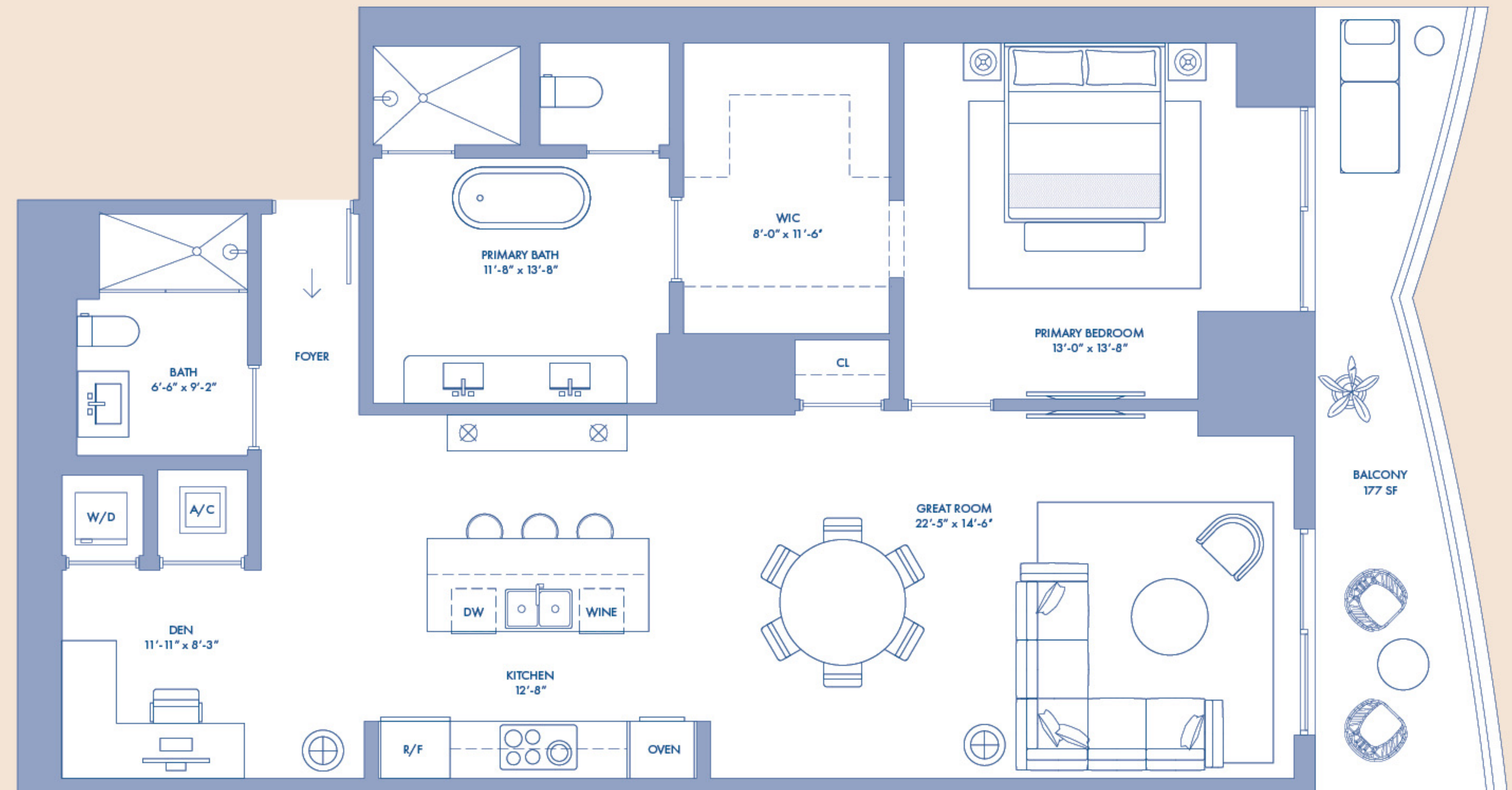
1 Bedroom
Den
2 Bathrooms

INTERIOR AREA

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

TERRACE AREA

177 SQ. FT. / 16 SQ. M.



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RESIDENCE 04

2 Bedrooms
Den
3 Bathrooms

LEVEL 19-37

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

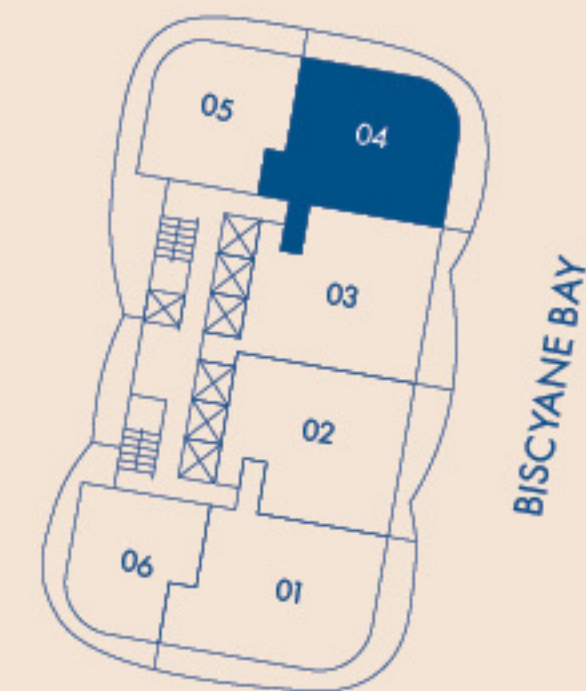
TERRACE AREA
514 SQ. FT. / 48 SQ. M.

LEVEL 38-61

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

TERRACE AREA
513 SQ. FT. / 48 SQ. M.

BRICKELL SKYLINE

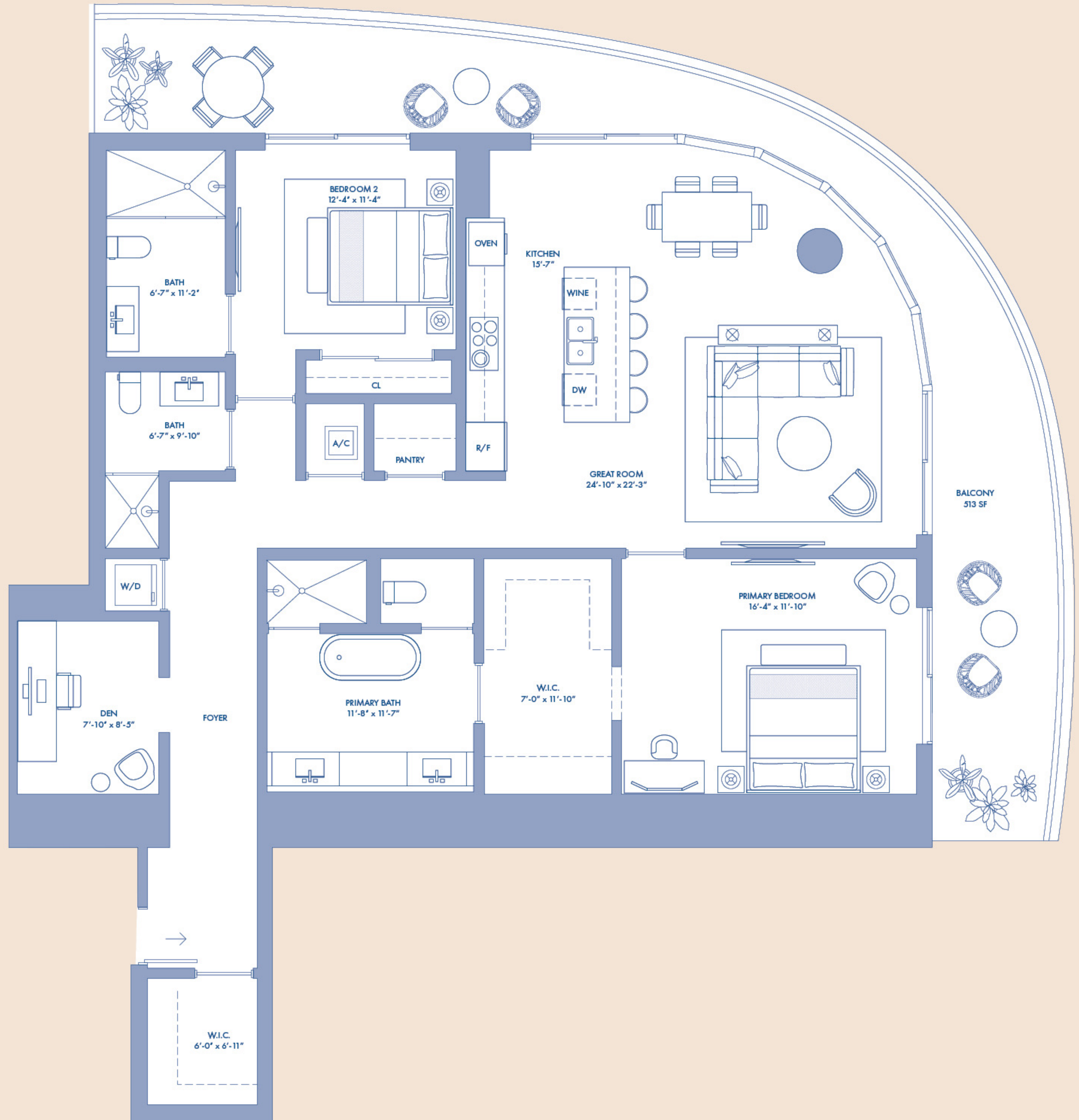


SIMPSON PARK



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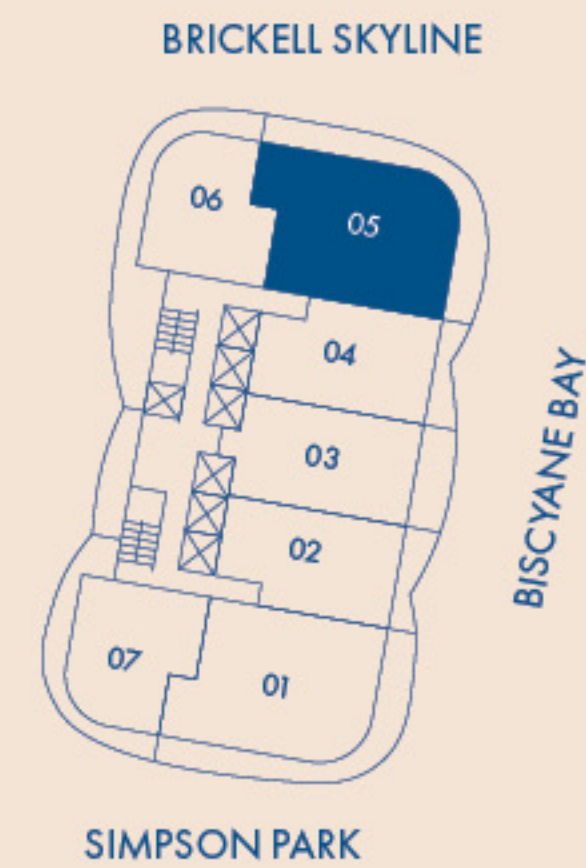
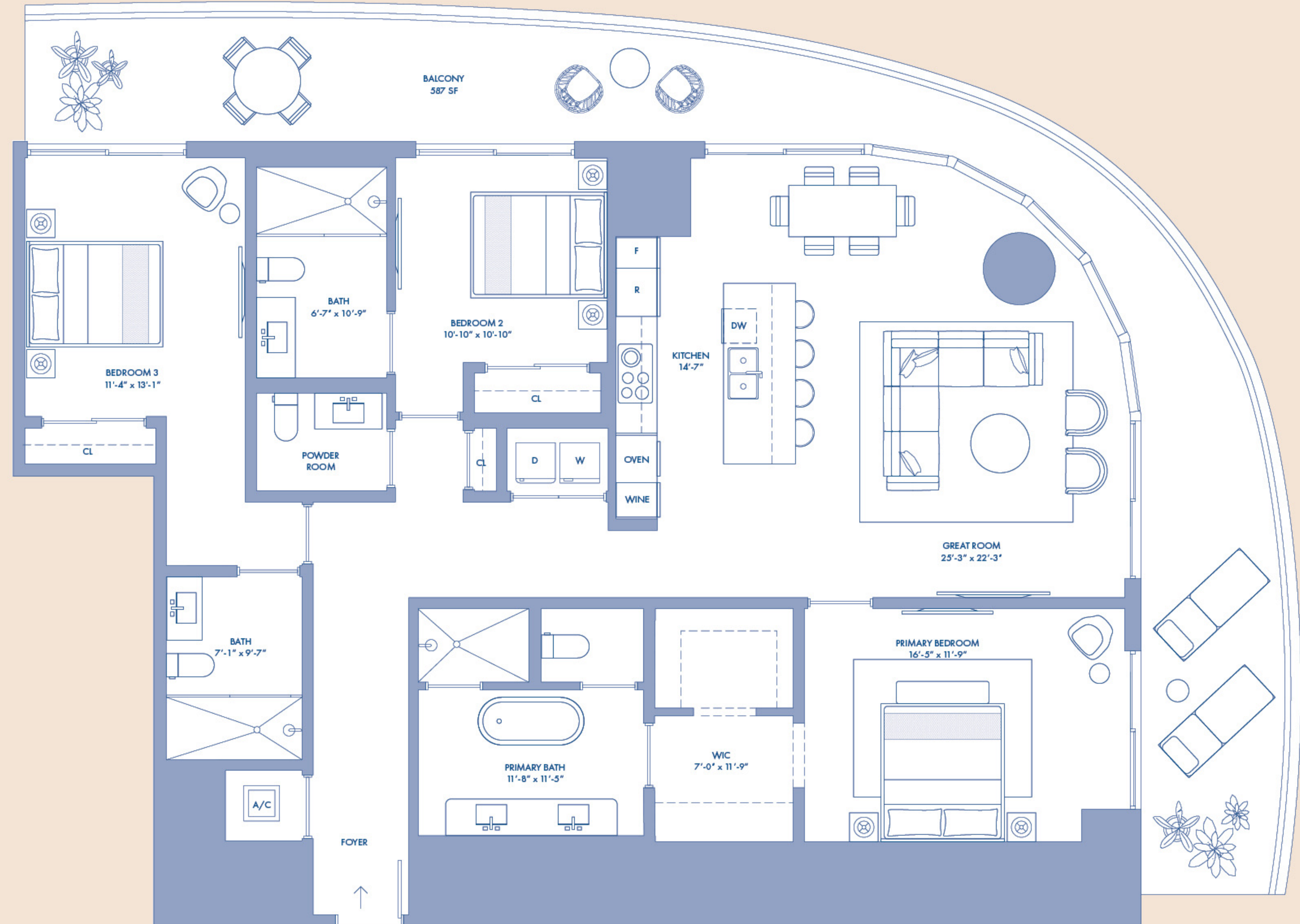
RESIDENCE 05

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 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.

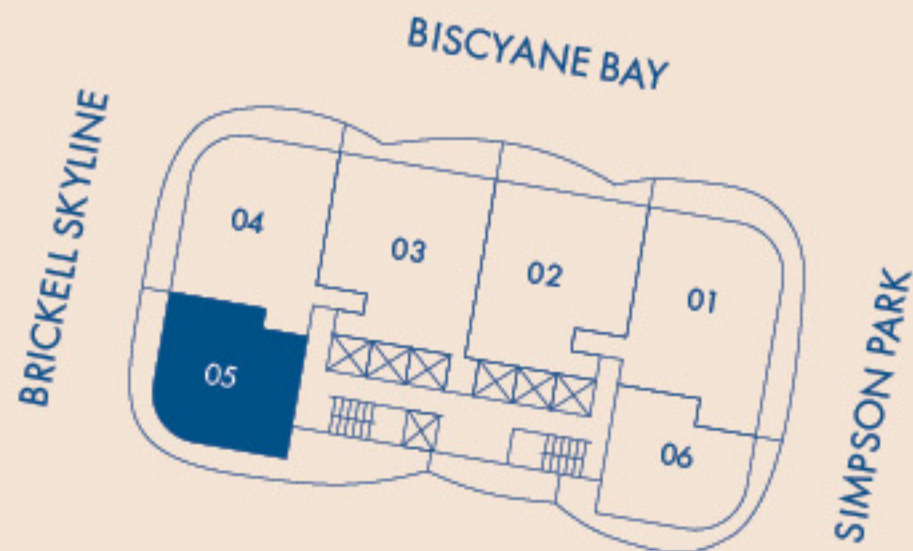
LEVEL 38-61

INTERIOR AREA

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

TERRACE AREA

835 SQ. FT. / 77 SQ. M.



NOT TO SCALE

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 "3" to the Declaration. Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts 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. Warning: the California department of real estate has not inspected, examined, or qualified this offering. Registration certificate file NO. 179439RC-OOSRO. This advertisement is a solicitation for the sale of units in 1420 S. Miami Avenue Condominium & N.J. Registration NO. 24-04-0005. Carmel & Reyes PLLC 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 Carmel & Reyes PLLC 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.

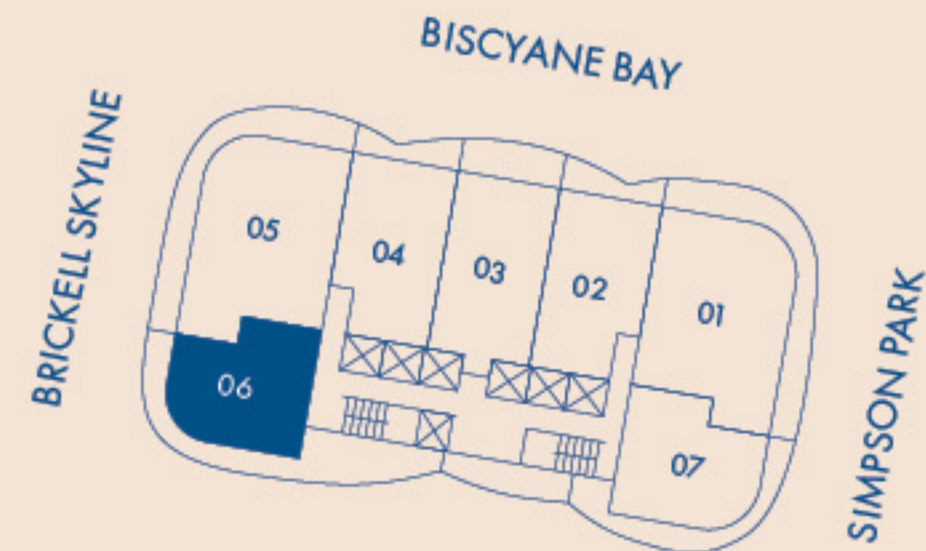
RESIDENCE 06

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.



NOT TO SCALE

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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

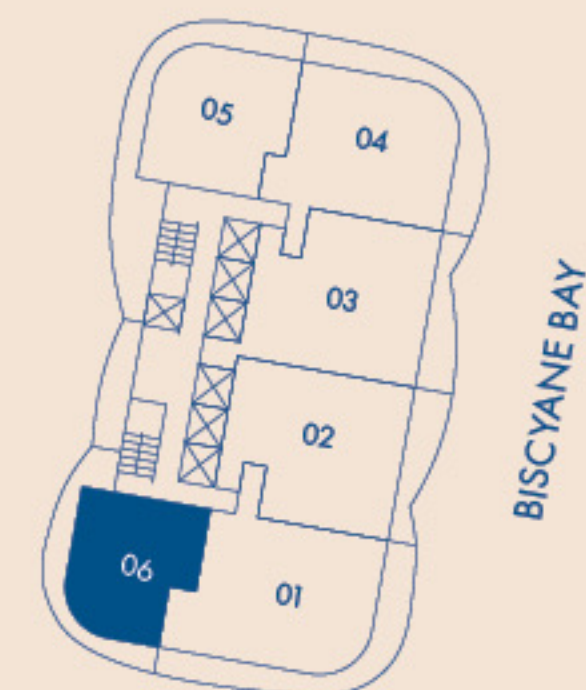
INTERIOR AREA

1,207 SQ. FT. / 112 SQ. M.

TERRACE AREA

456 SQ. FT. / 42 SQ. M.

BRICKELL SKYLINE



SIMPSON PARK



NOT TO SCALE

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RESIDENCE 07

LEVEL 9-18

1 Bedroom
Den
2 Bathrooms

INTERIOR AREA

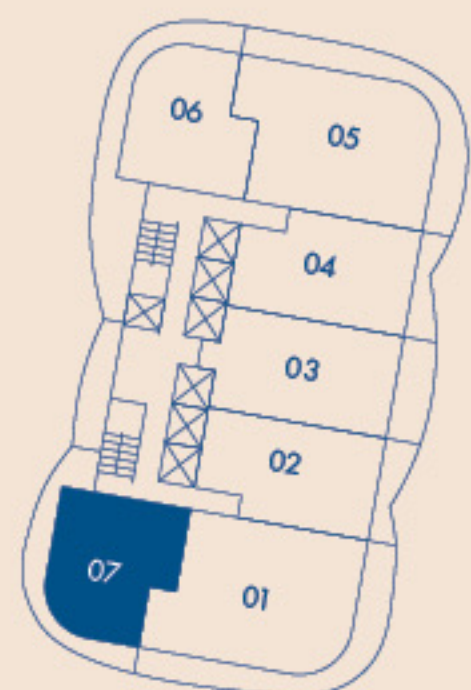
1,194 SQ. FT. / 111 SQ. M.

TERRACE AREA

456 SQ. FT. / 42 SQ. M.



BRICKELL SKYLINE



NOT TO SCALE

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