

321
OCEAN
ENRIQUE
NORTEN
SOUTH
BEACH

321 OCEAN ENRIQUE NORTEN SOUTH BEACH

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.

THE SKETCHES, RENDERINGS, GRAPHIC MATERIALS, PLANS, SPECIFICATIONS, TERMS, CONDITIONS AND STATEMENTS CONTAINED IN THIS BROCHURE ARE PROPOSED ONLY, AND THE DEVELOPER RESERVES THE RIGHT TO MODIFY, REVISE OR WITHDRAW ANY OR ALL OF SAME IN ITS SOLE DISCRETION AND WITHOUT PRIOR NOTICE. ALL IMPROVEMENTS, DESIGNS AND CONSTRUCTION ARE SUBJECT TO FIRST OBTAINING THE APPROPRIATE FEDERAL, STATE AND LOCAL PERMITS AND APPROVALS FOR SAME. THESE DRAWINGS AND DEPICTIONS ARE CONCEPTUAL ONLY AND ARE FOR THE CONVENIENCE OF REFERENCE. THEY SHOULD NOT BE RELIED UPON AS REPRESENTATIONS, EXPRESS OR IMPLIED, OF THE FINAL DETAIL OF THE RESIDENCES. THE DEVELOPER EXPRESSLY RESERVES THE RIGHT TO MAKE MODIFICATIONS, REVISIONS, AND CHANGES IT DEEMS DESIRABLE IN ITS SOLE AND ABSOLUTE DISCRETION. 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. THE PHOTOGRAPHS CONTAINED IN THIS BROCHURE MAY BE STOCK PHOTOGRAPHY OR HAVE BEEN TAKEN OFF-SITE AND ARE USED TO DEPICT THE SPIRIT OF THE LIFESTYLES TO BE ACHIEVED RATHER THAN ANY THAT MAY EXIST OR THAT MAY BE PROPOSED, AND ARE MERELY INTENDED AS ILLUSTRATIONS OF THE ACTIVITIES AND CONCEPTS DEPICTED THEREIN. CONSULT YOUR AGREEMENT AND THE PROSPECTUS FOR THE ITEMS INCLUDED WITH THE UNIT. DIMENSIONS AND SQUARE FOOTAGE ARE APPROXIMATE AND MAY VARY WITH ACTUAL CONSTRUCTION. THIS IS NOT AN OFFER TO SELL, OR SOLICITATION OF OFFERS TO BUY, THE CONDOMINIUM UNITS IN STATES WHERE SUCH OFFER OR SOLICITATION CANNOT BE MADE. WE ARE PLEDGED TO THE LETTER AND SPIRIT OF THE U.S. POLICY FOR ACHIEVEMENT OF EQUAL HOUSING OPPORTUNITY THROUGHOUT THE NATION. WE ENCOURAGE AND SUPPORT AN AFFIRMATIVE ADVERTISING AND MARKETING PROGRAM IN WHICH THERE ARE NO BARRIERS TO OBTAINING HOUSING BECAUSE OF RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN.

321
OCEAN
ENRIQUE
NORTEN
SOUTH
BEACH



321
OCEAN
ENRIQUE
NORTEN
SOUTH
BEACH



321
OCEAN
ENRIQUE
NORTEN
SOUTH
BEACH



321 OCEAN ENRIQUE NORTEN SOUTH BEACH

RESIDENCES

NUMBER OF UNITS

21 (Including 2 Penthouses + 2 Two-story Beach Villas)

STORIES

Ocean Tower - 9 stories

Ocean Drive Tower - 5 Stories

RESIDENCE FEATURES

Breathtaking Atlantic Ocean and City views

Floor-through layout with East and West balconies in every residence

North, South, East and West exposure

Private elevator lobbies for each residence

High ceilings with floor-to-ceiling glass

10' deep oceanfront terraces (Ocean Tower residences)

INTERIORS

KITCHENS

Sleek, open kitchens with European cabinetry

Premium appliances including induction cooktop, double multifunction ovens, wine cooler, built-in espresso system, fully integrated refrigerator/freezer and dishwasher

Under-mount sink with designer faucet

Stone countertops

BATHROOMS

Elegant European-imported marble combined with bold, contemporary fixtures

Oversize shower with floor-to-ceiling glass, marble, rain shower and handheld spray (master baths)

Soaking tub (Ocean Tower master baths)

Private water closet (master baths)

SERVICES + AMENITIES

SERVICES

24-hour valet

Concierge

Security

On-site management and engineer

AMENITIES

Beachfront, infinity-edge, heated pool

The Garden at 321; exquisitely landscaped urban oasis fashioned by world renowned designer Enzo Enea

Fit 321; elite fitness center overlooking Ocean Drive

The Ocean Library; resident lounge featuring unique collection of art, architecture and culinary books

321 OCEAN ENRIQUE NORTEN SOUTH BEACH

TOWER	UNIT	LAYOUT	SIZE
OCEAN	Two-story Beach Villa 200	3 BR & 2 Dens // 4.5 BA	3,782 sf Residence, 924 sf Balconies & 2 Private Gardens // 4,706 sf Total
	Two-story Beach Villa 201	4 BR & 2 Dens // 5.5 BA	4,466 sf Residence, 1,300 sf Balconies & 2 Private Gardens // 5,766 sf Total
	Ocean Line 00	4 BR & Den // 4.5 BA	3,251 sf Residence & 650 sf Balconies // 3,901 sf Total
	Ocean Line 01	3 BR & Den // 3.5 BA	2,784 sf Residence & 550 sf Balconies // 3,334 sf Total
	Ocean Penthouse	5 BR, Den & Library // 6 BA Private Rooftop Terrace & Private Infinity Pool	6,000 sf Residence, 1,200 sf Balconies & 4,000 sf Private Rooftop Terrace // +/- 11,000 sf Total
OCEAN DRIVE	Ocean Drive Line 02 & 03	3 BR // 3.5 BA & 2 Balconies	+/- 1,900 sf Residence & 450 sf Balconies // +/-2,350 sf Total
	Ocean Drive Penthouse	3 BR & Den // 3.5 BA Oversized Terrace & 2 Balconies	3,027 sf Residence & 1,700 sf Outdoor // 4,727 sf Total

STATED DIMENSIONS ARE MEASURED TO THE EXTERIOR FACE OF EXTERIOR WALLS, TO THE MIDPOINT OF DEMISING WALLS AND TO THE EXTERIOR FACE OF WALLS ADJOINING CORRIDORS OR OTHER COMMON ELEMENTS. THIS METHOD OF MEASUREMENT VARIES FROM THE 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 INTERIOR STRUCTURAL COMPONENTS). NOTE THAT MEASUREMENTS OF ROOMS SET FORTH ON THIS FLOOR PLAN ARE GENERALLY TAKEN AT THE GREATEST POINTS OF EACH GIVEN ROOM (AS IF THE ROOM WERE A PERFECT RECTANGLE), WITHOUT REGARD FOR ANY CUTOUTS. ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY MULTIPLYING THE STATED LENGTH TIMES WIDTH. ALL DIMENSIONS ARE APPROXIMATE AND MAY VARY WITH ACTUAL CONSTRUCTION. ALL FLOOR PLANS AND DEVELOPMENT PLANS ARE SUBJECT TO CHANGE.

321 OCEAN ENRIQUE NORTEN SOUTH BEACH

TYPICAL OCEAN LINE 01

3 BR & Den // 3.5 BA

2,784 sf // 259 m² Residence

550 sf // 51 m² Balconies

3,334 sf // 310 m² Total

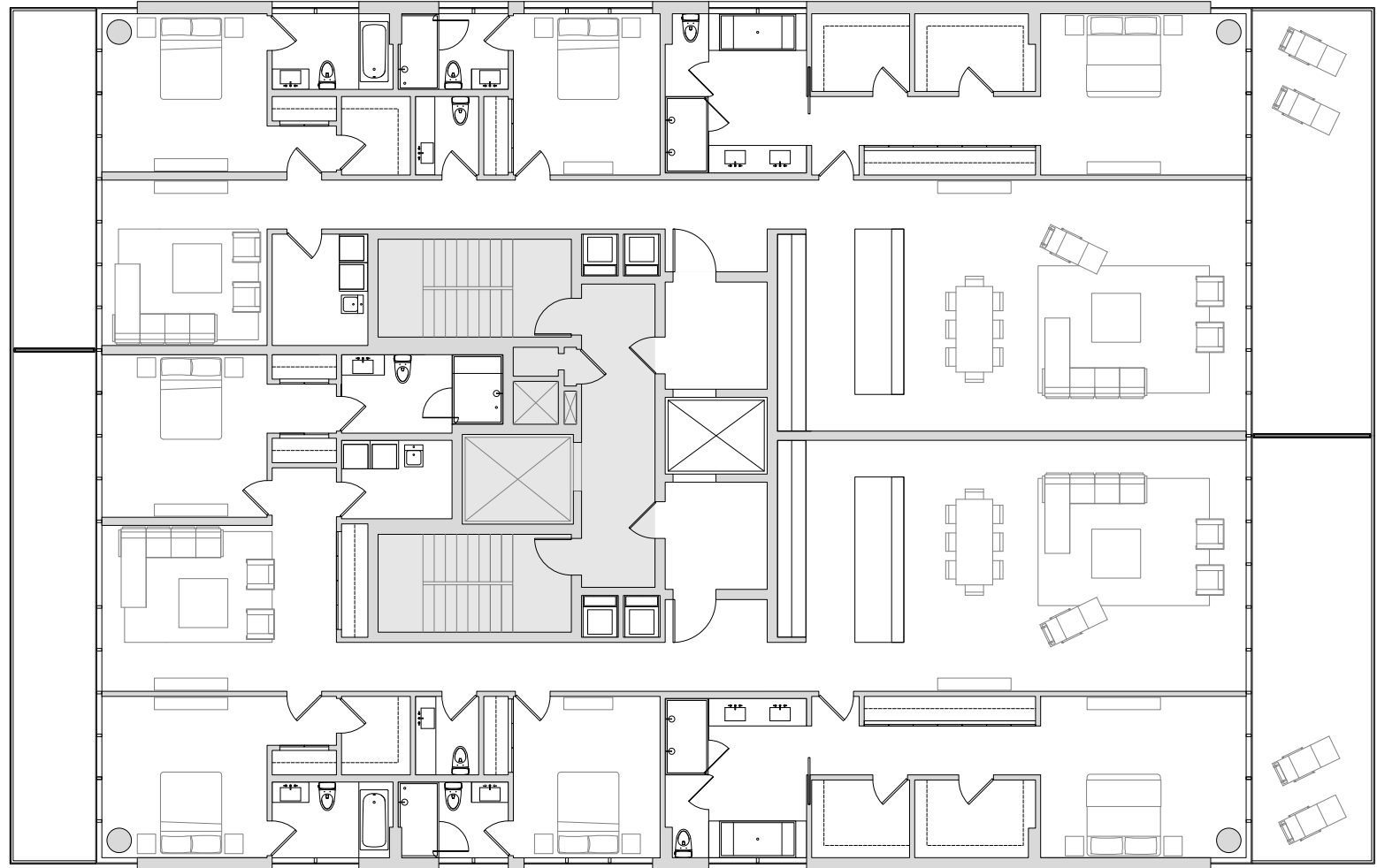
TYPICAL OCEAN LINE 00

4 BR & Den // 4.5 BA

3,251 sf // 302 m² Residence

650 sf // 60 m² Balconies

3,901 sf // 362 m² Total



STATED DIMENSIONS ARE MEASURED TO THE EXTERIOR FACE OF EXTERIOR WALLS, TO THE MIDPOINT OF DEMISING WALLS AND TO THE EXTERIOR FACE OF WALLS ADJOINING CORRIDORS OR OTHER COMMON ELEMENTS. THIS METHOD OF MEASUREMENT VARIES FROM THE 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 INTERIOR STRUCTURAL COMPONENTS). NOTE THAT MEASUREMENTS OF ROOMS SET FORTH ON THIS FLOOR PLAN ARE GENERALLY TAKEN AT THE GREATEST POINTS OF EACH GIVEN ROOM (AS IF THE ROOM WERE A PERFECT RECTANGLE), WITHOUT REGARD FOR ANY CUTOUTS. ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY MULTIPLYING THE STATED LENGTH TIMES WIDTH. ALL DIMENSIONS ARE APPROXIMATE AND MAY VARY WITH ACTUAL CONSTRUCTION. ALL FLOOR PLANS AND DEVELOPMENT PLANS ARE SUBJECT TO CHANGE.

321 OCEAN ENRIQUE NORTEN SOUTH BEACH

TYPICAL OCEAN DRIVE LINE 03

3 BR // 3.5 BA & 2 Balconies

+/- 1,900 sf // +/- 177 m² Residence

+/- 450 sf // +/- 42 m² Balconies

+/- 2,350 sf // +/- 218 m² Total

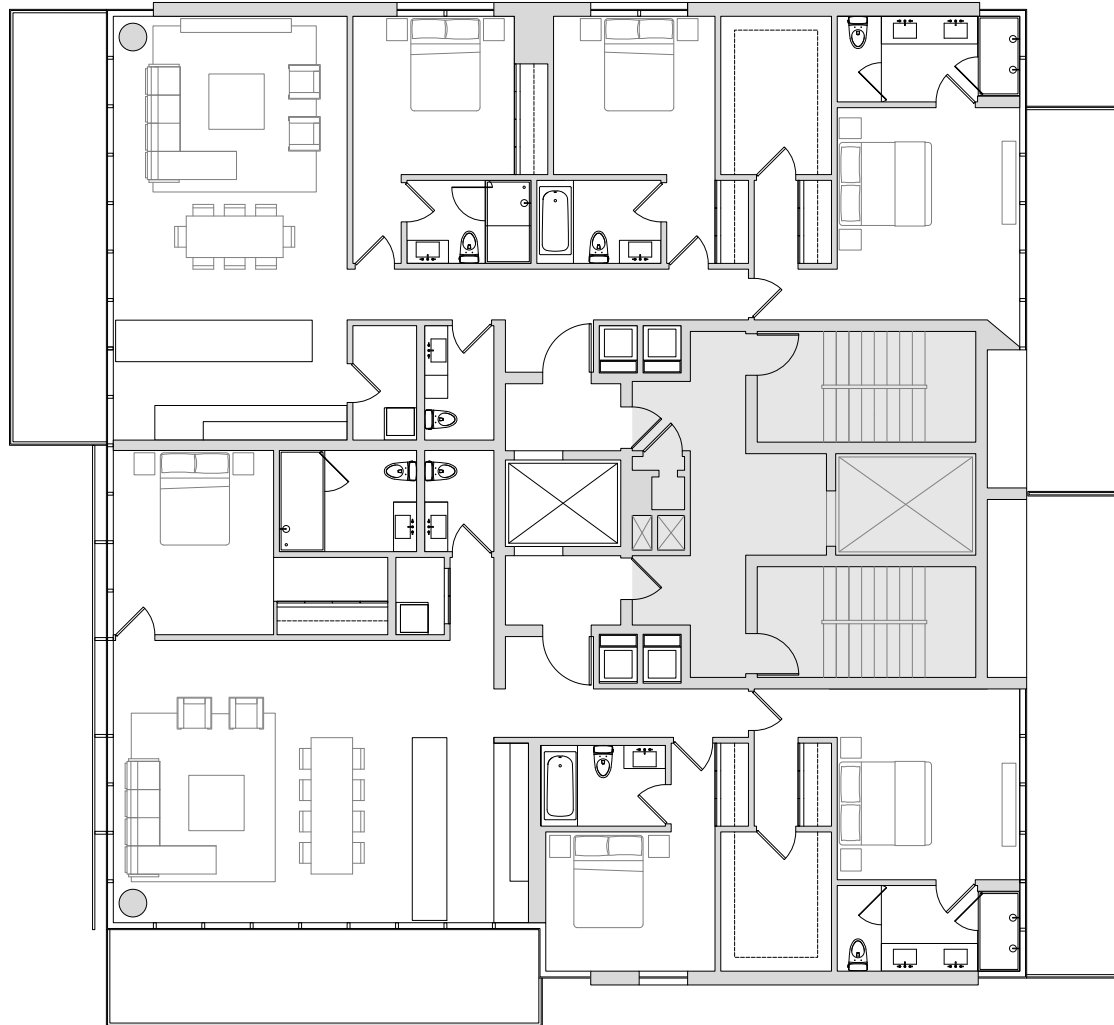
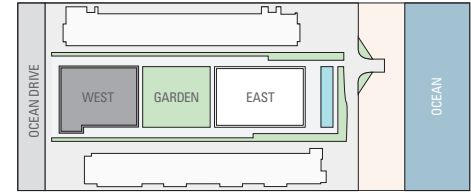
TYPICAL OCEAN DRIVE LINE 02

3 BR // 3.5 BA & 2 Balconies

+/- 1,900 sf // +/- 177 m² Residence

+/- 450 sf // +/- 42 m² Balconies

+/- 2,350 sf // +/- 218 m² Total



STATED DIMENSIONS ARE MEASURED TO THE EXTERIOR FACE OF EXTERIOR WALLS, TO THE MIDPOINT OF DEMISING WALLS AND TO THE EXTERIOR FACE OF WALLS ADJOINING CORRIDORS OR OTHER COMMON ELEMENTS. THIS METHOD OF MEASUREMENT VARIES FROM THE 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 INTERIOR STRUCTURAL COMPONENTS). NOTE THAT MEASUREMENTS OF ROOMS SET FORTH ON THIS FLOOR PLAN ARE GENERALLY TAKEN AT THE GREATEST POINTS OF EACH GIVEN ROOM (AS IF THE ROOM WERE A PERFECT RECTANGLE), WITHOUT REGARD FOR ANY CUTOUTS. ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY MULTIPLYING THE STATED LENGTH TIMES WIDTH. ALL DIMENSIONS ARE APPROXIMATE AND MAY VARY WITH ACTUAL CONSTRUCTION. ALL FLOOR PLANS AND DEVELOPMENT PLANS ARE SUBJECT TO CHANGE.

321 OCEAN ENRIQUE NORTEN SOUTH BEACH

TWO-STORY BEACH VILLA 201

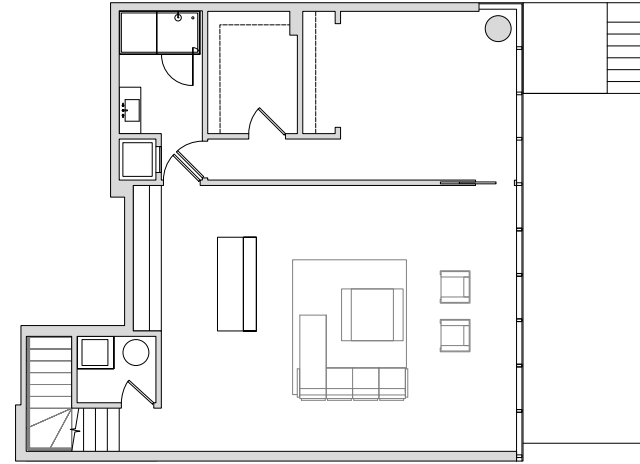
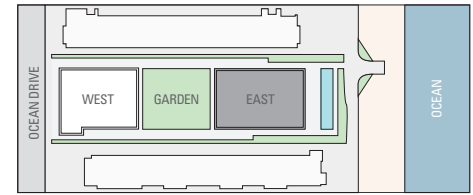
4 BR // 5.5 BA & 2 Dens

2 Balconies & 2 Private Gardens

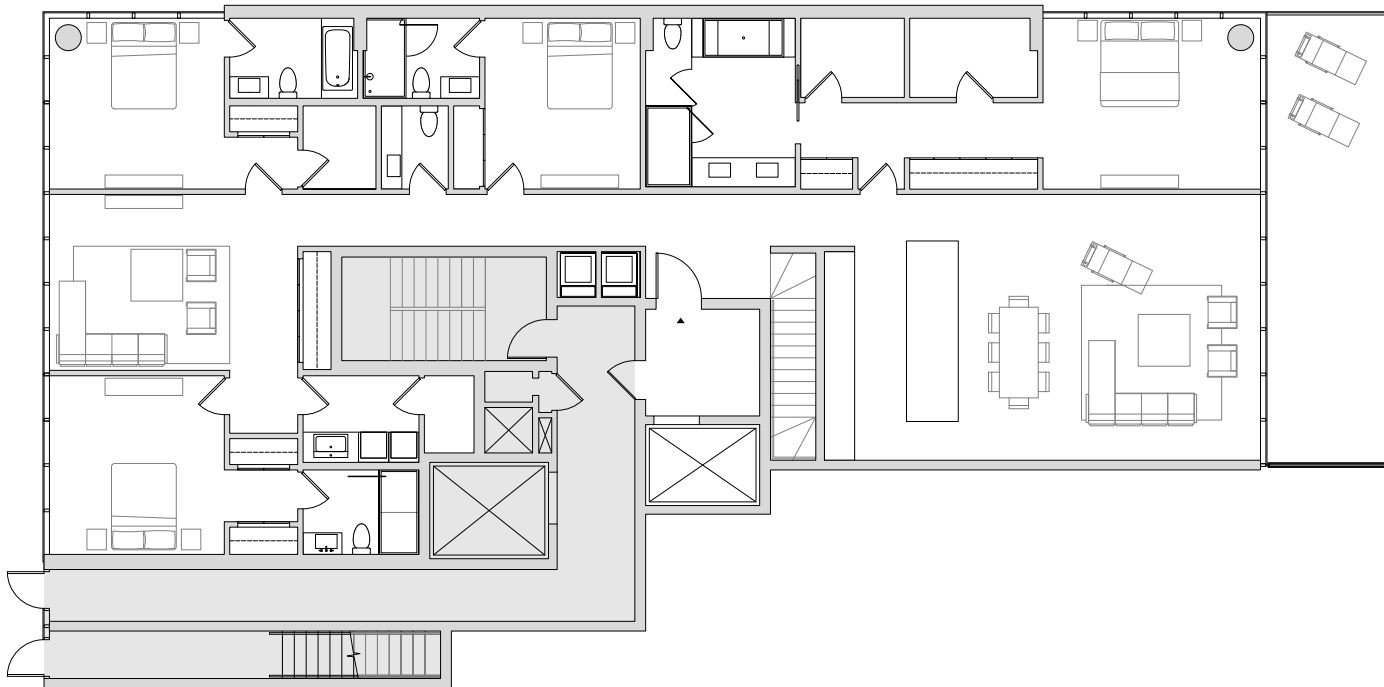
4,466 sf // 415 m² Residence

1,300 sf // 121 m² Outdoor

5,766 sf // 536 m² Total



LOWER LEVEL



UPPER LEVEL

STATED DIMENSIONS ARE MEASURED TO THE EXTERIOR FACE OF EXTERIOR WALLS, TO THE MIDPOINT OF DEMISING WALLS AND TO THE EXTERIOR FACE OF WALLS ADJOINING CORRIDORS OR OTHER COMMON ELEMENTS. THIS METHOD OF MEASUREMENT VARIES FROM THE 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 INTERIOR STRUCTURAL COMPONENTS). NOTE THAT MEASUREMENTS OF ROOMS SET FORTH ON THIS FLOOR PLAN ARE GENERALLY TAKEN AT THE GREATEST POINTS OF EACH GIVEN ROOM (AS IF THE ROOM WERE A PERFECT RECTANGLE), WITHOUT REGARD FOR ANY CUTOUTS. ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY MULTIPLYING THE STATED LENGTH TIMES WIDTH. ALL DIMENSIONS ARE APPROXIMATE AND MAY VARY WITH ACTUAL CONSTRUCTION. ALL FLOOR PLANS AND DEVELOPMENT PLANS ARE SUBJECT TO CHANGE.

321 OCEAN ENRIQUE NORTEN SOUTH BEACH

TWO-STORY BEACH VILLA 200

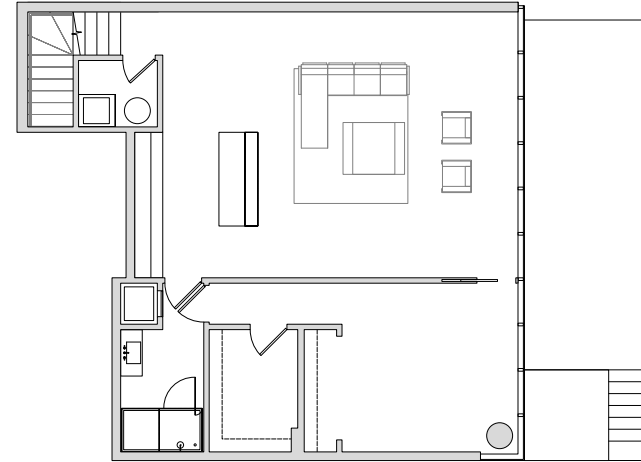
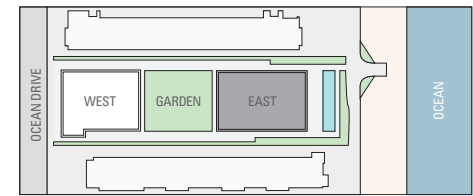
3 BR // 4.5 BA & 2 Dens

2 Balconies & 2 Private Gardens

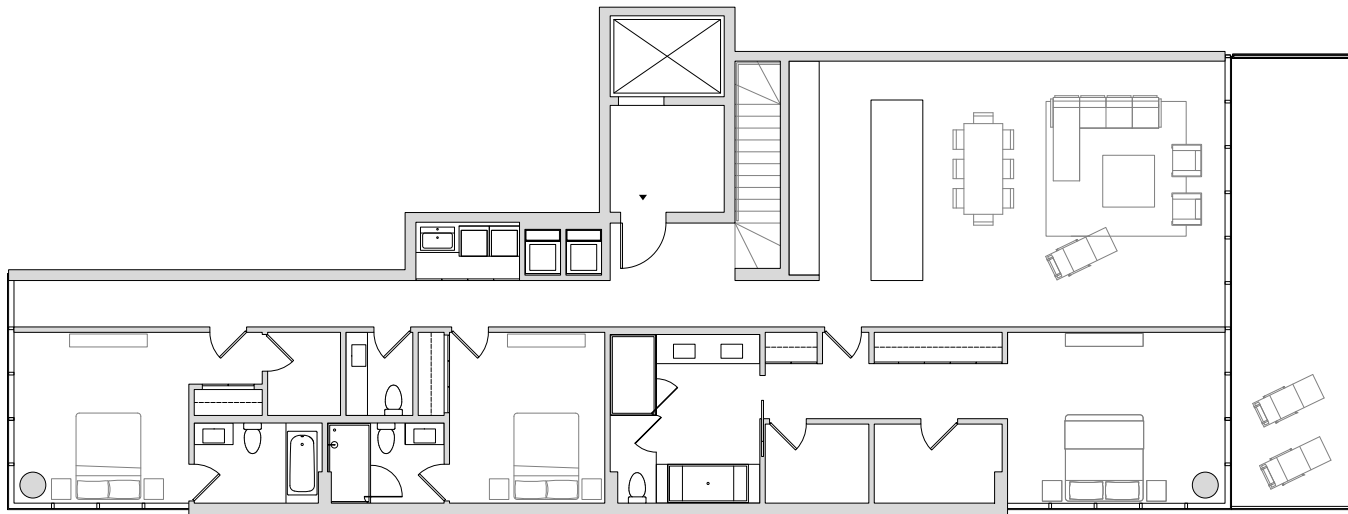
3,782 sf // 351 m² Residence

924 sf // 86 m² Outdoor

4,706 sf // 437 m² Total



LOWER LEVEL



UPPER LEVEL

STATED DIMENSIONS ARE MEASURED TO THE EXTERIOR FACE OF EXTERIOR WALLS, TO THE MIDPOINT OF DEMISING WALLS AND TO THE EXTERIOR FACE OF WALLS ADJOINING CORRIDORS OR OTHER COMMON ELEMENTS. THIS METHOD OF MEASUREMENT VARIES FROM THE 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 INTERIOR STRUCTURAL COMPONENTS). NOTE THAT MEASUREMENTS OF ROOMS SET FORTH ON THIS FLOOR PLAN ARE GENERALLY TAKEN AT THE GREATEST POINTS OF EACH GIVEN ROOM (AS IF THE ROOM WERE A PERFECT RECTANGLE), WITHOUT REGARD FOR ANY CUTOUTS. ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY MULTIPLYING THE STATED LENGTH TIMES WIDTH. ALL DIMENSIONS ARE APPROXIMATE AND MAY VARY WITH ACTUAL CONSTRUCTION. ALL FLOOR PLANS AND DEVELOPMENT PLANS ARE SUBJECT TO CHANGE.

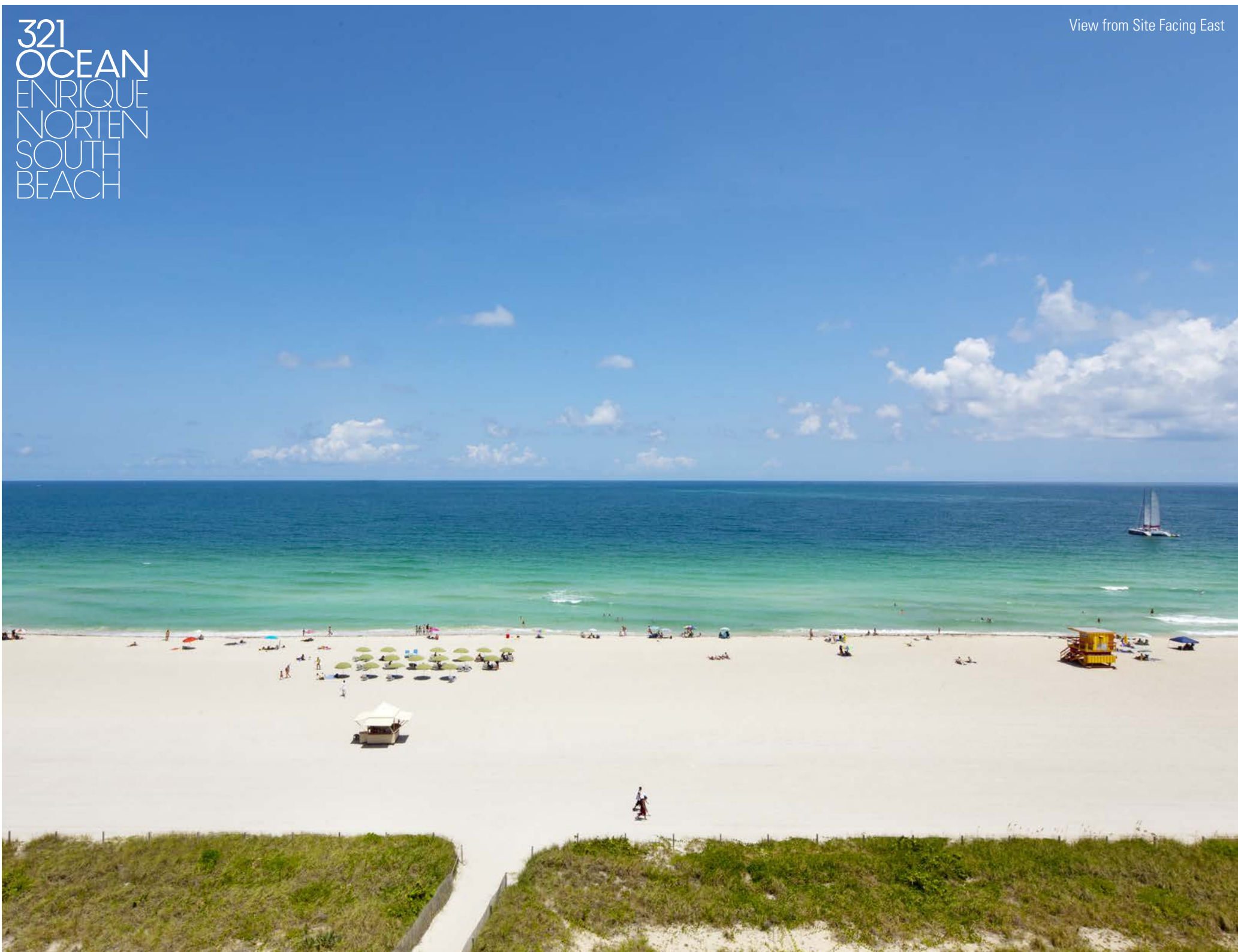
321
OCEAN
ENRIQUE
NORTEN
SOUTH
BEACH

View from Site Facing Northeast



321
OCEAN
ENRIQUE
NORTEN
SOUTH
BEACH

View from Site Facing East



321
OCEAN
ENRIQUE
NORTEN
SOUTH
BEACH

View from Site Facing Southeast



321
OCEAN
ENRIQUE
NORTEN
SOUTH
BEACH

View from Site Facing West



321
OCEAN
ENRIQUE
NORTEN
SOUTH
BEACH

View from Site Facing South



321 OCEAN ENRIQUE NORTEN SOUTH BEACH

AGM ARIA // DEVELOPER

AGM Aria is a real estate investment and development firm with offices in Miami and New York. The firm was founded by principals David Ardit, Tim Gordon and Joshua Benaim to acquire and develop exceptional properties in irreplaceable locations. AGM Aria is currently engaged in luxury residential development in Miami Beach, Washington, D.C. and New York City. AGM Aria's development projects represent the realization of a shared vision of excellence cultivated by the principals over many years in real estate development and through their 25-year friendship. AGM Aria maintains a disciplined philosophy that marries the traditional values of real estate: location, scarcity and beauty. AGM Aria principals and related family businesses have developed in excess of 10 million square feet and 3,000 residential units in major markets in the U.S., France and the Caribbean. David Ardit, Tim Gordon and Joshua Benaim are proud to build upon this distinguished legacy in luxury real estate development.

TEN ARQUITECTOS // DESIGN ARCHITECT

TEN Arquitectos [Taller de Enrique Norten Arquitectos] is dedicated to the creation and investigation of Architecture and Design. Founded in Mexico City by Enrique Norten in 1986, the firm reached international stature when it opened a New York office in 2003. TEN Arquitectos works on a diverse array of internationally acclaimed architectural projects. Among numerous awards, Enrique Norten was the first Mies van der Rohe Award recipient for Latin American Architecture in 1998, and in 2007 he obtained the "Legacy Award" from the Smithsonian Institution for his contributions to the US arts and culture. In 2005 he received the "Leonardo da Vinci" World Award of Arts by the World Cultural Council.

REVUELTA ARCHITECTURE INTERNATIONAL // EXECUTIVE ARCHITECT

Luis Revuelta founded Revuelta Architecture with a commitment to provide clients quality designs balanced with sustainable and economically feasible solutions, delivered within stringent time schedules. This philosophy has been the cornerstone of numerous successful projects over the past two decades. Revuelta Architecture has partnered with top local and national developers in the design and creation of some of South Florida's leading luxury residential, commercial, and hospitality, developments.

COASTAL CONSTRUCTION GROUP // CONTRACTOR

Thomas P. Murphy, Jr., is Chairman, Chief Executive Officer, and Founder of Coastal Construction Group, one of the nation's leading construction management/general contracting companies and the largest builder based in the state of Florida. Coastal enjoys a distinguished roster of public and private sector clients from Jupiter to Key West. Coastal is ranked among the top 100 construction management companies in the world, with a focus on luxury residential, hospitality, commercial and mixed-use projects.

Coastal has completed over 6,000 residential units in South Florida, and over 50 hotels including the Ritz-Carlton South Beach and the St. Regis Hotel and Residences Bal Harbour.

BUSTA STUDIO
// INTERIOR DESIGN

Hailed as “one of [the] most influential young minds” of international design, Anna Busta started Busta Studio, formerly Studio B Design, in 2004. Her objective was to create buildings, spaces and things that are contemporary, chic and offer a unique level of comfort and accessibility. Though fresh and unconventional, Busta designs are solid and avoid trends that can appear quickly dated. Inspirations are drawn from traditional design elements, contemporary culture and unique materials. Busta has completed projects for W Hotels, TriStar Capital, RFR Holdings, Related Companies, Universal Music Group, Playboy, Sony, and KOR Viceroy. Busta’s latest project is the widely acclaimed renovation of the Roger Hotel lobby and bar in Manhattan.

ENEA GARDEN DESIGN
// LANDSCAPE DESIGN

Enea GmbH has established itself as one of the leading landscape architectural firms in Switzerland and in the world. The firm is widely recognized for its abilities to deal with complex design and construction of private gardens and terraces, restaurants, hotel and resort environments, corporate gardens, public parks, and golf courses. This is the reason why the sophisticated creations of Enea should be understood as one overall concept where distinctive designs connect landform and architecture, blending house and garden by interfacing the outside with the inside.

CERVERA REAL ESTATE
// SALES & MARKETING

For over 40 years, Cervera Real Estate has pioneered the luxury real estate industry in South Florida. Working closely with leading developers, Cervera has sold thousands of residences under all market conditions, including some of Miami’s most exclusive luxury oceanfront projects. Cervera Real Estate is one of the state’s most powerful sales organizations with strong ties to key international markets. Cervera is a full service organization providing clients with industry-leading residential, commercial and management services.

DBOX
// BRANDING & MARKETING

dbox is an Emmy Award winning, full-service branding and creative agency that specializes in building communications for real estate properties and brands. dbox maintains offices in New York, London and Taipei.

LEVY COMMUNICATIONS
// PUBLIC RELATIONS

LEVY COMMUNICATIONS is a highly regarded “boutique” marketing agency headquartered in Miami. We represent clients of all sizes in their marketing efforts ranging from public relations, media placement, marketing partnerships, interactive services, large scale productions and events. Our reach extends throughout the US, Caribbean, Europe, Canada and into Latin America. Our clients run the gamut of upscale brands from lifestyle-driven, mixed-use real estate developments and luxury boutique hotel and resort chains to automotive, children entertainment centers, medical facilities, sporting brands, private islands, celebrity entertainment, festivals, sporting events, fashion events and more.

321
OCEAN
ENRIQUE
NORTEN
SOUTH
BEACH

5TH STREET

321
OCEAN
ENRIQUE
NORTEN
SOUTH
BEACH

