







# THE NEW NATURE OF BRICKELL CITY LIVING





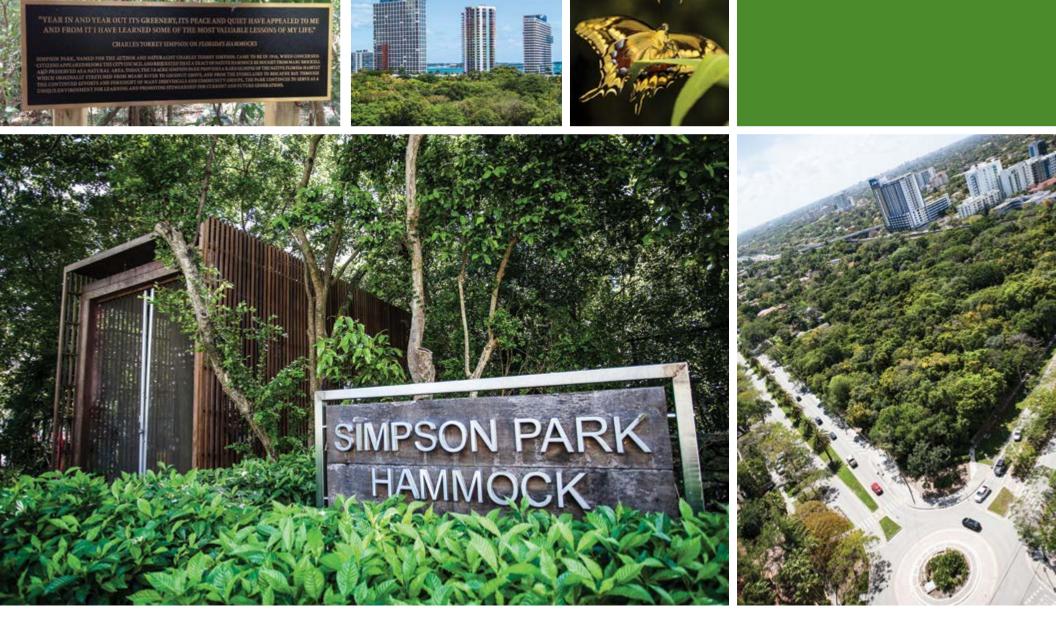








#### CITY SOPHISTICATION MEETS NATURAL SERENITY



SIMPSON PARK

#### YOUR REFINED REFUGE

Only Le Parc boasts an enviable location alongside Simpson Park— a gorgeous 8-acre nature sanctuary defined by mature oak trees, native palms and grasses, winding boardwalk nature trails, and a natural coral rock wall at its borders. Here, the beauty of Florida life co-exists side-by-side with towering hotels, office buildings, culture, and more.

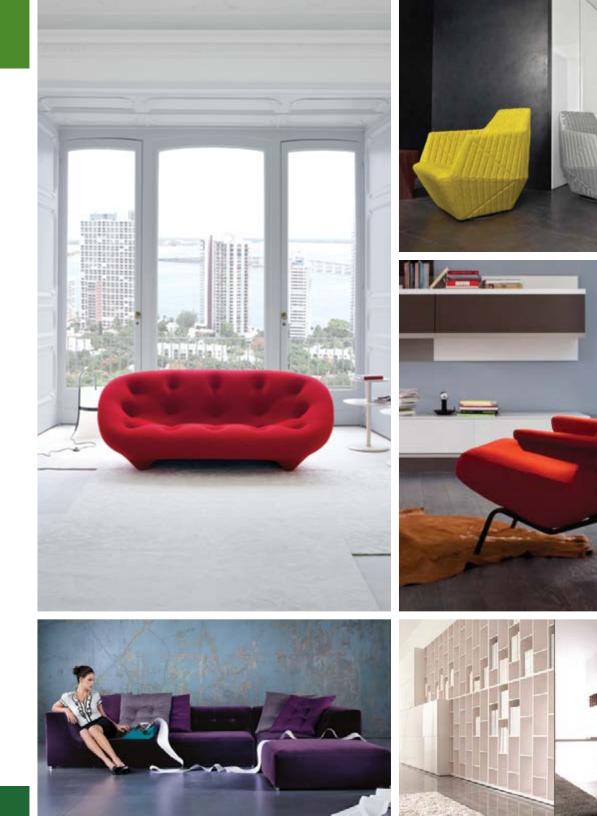
# CAPTIVATING BEAUTY

## IT'S SECOND NATURE TO LIGNE ROSET

Ligne Roset is a French manufacturer of Luxury Modern Furniture. Ligne Roset has grown from a small business into an International company with factories near Lyon France, with over 1,000 retail distributors worldwide. All the while, the company has remained a family-run business since its inception in 1860.

Le Parc at Brickell and Ligne Roset have entered into a partnership with the objective to set Le Parc at Brickell apart on the Miami and International market through the development of an elegant and artful, French inspired livework building.

Ligne Roset is synonymous with modern luxury and invites consumers to revel in a contemporary, design-forward lifestyle.





#### URBAN CONNECTION. PARK-FRONT RELAXATION.

Where else in Miami can you wake up to the sound of birds chirping and walk less than a block in to the middle of the thriving financial district on Brickell Avenue? Yet, this is only a taste of what makes the Le Parc lifestyle so special. At only 12 stories tall with only 128 studios, one-bedroom, two-bedroom, three-bedroom and townhome residences, this refined refuge delivers the best of both worlds.











## BRICKELL SKYLINES AND A GREEN SCENE

Take the live, work, play concept to a higher level at Le Parc. This isn't just your home. It's also the home of multinational corporation headquarters, law firms, and the business gateway to Latin America, as well as of world class sports, concerts and live entertainment. And yet, throughout, parks, playgrounds, basketball courts, tennis courts, bike paths, and more remind you that you have reached the pinnacle of Miami living.

Boutique Lifestyle State of the Art Fitness Center Clubroom Business Center Penthouse Sky Lounge Directly across from Simpson Park

Rooftop Private Terraces 4th Floor Recreational Area Summer Kitchen Kids Room Pet Friendly



## A HAVEN IN THE HEART OF THE CITY





## THE TEAM



### INTERIOR DESIGN

### LIGNE ROSET®

Ligne Roset is a French manufacturer of luxury modern furniture based in Lyon, France. Since its inception in 1860, Ligne Roset has grown into an awardwinning internationally-renowned design company with over 1,000 retail distributors worldwide.

Learn more at www.lignerosetmiami.com

## ARCHITECT

#### LUIS REVUELTA & ARCHIPLAN ARCHITECTS

Revuelta Architecture International – led by Luis Revuelta – has designed a substantial portion of the buildings that have since become known as South Florida's residential landmarks, including Downtown Miami's Epic hotel and condominium, Brickell's Bristol Tower and Santa Maria condominiums, and II Villaggio in Miami Beach.

Archiplan Architects has been involved in residential, leisure and hotel projects during the last 20 years in Europe, America, Africa and Asia.

Learn more at www.revuelta-international.com





#### www.axadevelopers.com



#### www.strategicpag.com



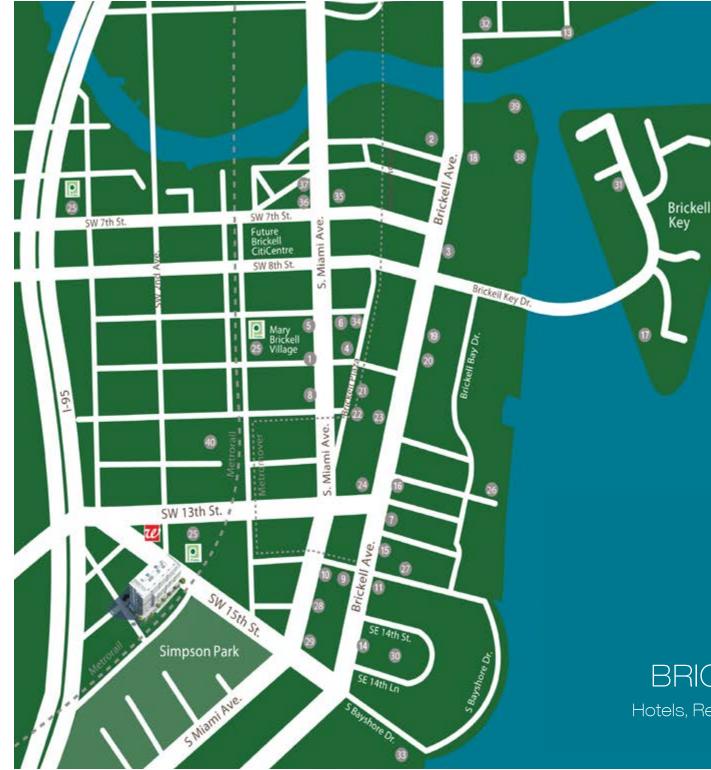
## THE DEVELOPERS

In order to respond to promising vertical development opportunities in underutilized locations through South Florida, a cooperative alliance was created between AXA Developers and Strategic Properties Group, LLC.

AXA Developers is a new joint-venture between Aconcagua and Archiplan USA. Aconcagua was founded in 1979 and has steadily risen to become the largest publicly traded residential development in Chile. Today, the firm is involved in various developments, in numerous stages, for well over 100 projects throughout Chile, Miami and beyond.

Archiplan USA is a South-Florida based real estate development firm that has been involved since 2001 in some of the most noteworthy additions to the South Florida real estate landscape, such as Metropolis at Dadeland, Quantum on the Bay, and 900 Biscayne, among others.

Strategic Properties Group is a well-recognized South Florida real estate development firm headed by Henry Pino. The firm has developed several mixed-used project throughout South Florida since 1995 and brings a first-hand connection and insightful breadth of knowledge to the development process.



1. The Oceanaire 2. The Capital Grille 3. Truluck's 4. Perricone's Marketplace & Cafe 5. Rosa Mexicano 6. P.F. Chang's 7. Gordon Biersch 8. Dolores but you can call me Lolita 9. Novecento Bistro Argentino 10. Segafredo Zanetti 11. Deli Lane Cafe 12. Epic Hotel / Zuma 13. Il Gabbiano 14. Four Seasons Hotel 15. Conrad Hotel 16. JW Marriot Hotel 17. Mandarin Oriental Miami 18. Viceroy Hotel 19. Sushi Siam 20. El Gran Inka 21. La Lupita 22. Mint Leaf Indian Brasserie 23. La Provence Artisanal French Bakery & Cafe 24. Morton's The Steakhouse 25. Publix Supermarket 26. Crazy About You 27. Cross Fit Gym 28. Brickell Pub 29. Puerto Madero 30. The Sports Club 31. Islander Marketplace 32. Marriot Marguis / DB Bistro Moderne 33. OBBA Sushi 34. Grimpa Steakhouse 35. Brickell Tennis Club 36. The River Oyster Bar 37. Tobacco Road 38. Brickell Park 39. Miami River Walk

BRICKELL AREA Hotels, Restaurants, Bars & Parks The lights of downtown Brickell sparkle outside your window, yet you hear the breeze blowing through trees. Outside your door, a city full of excitement and adventure awaits, yet it is grounded by the winding trails of the park across the street. This is the Le Parc experience, the ultimate way to enjoy everything the Brickell lifestyle has to offer.



IIII III