



Key Biscayne

Four
Seasons

Viceroy
Hotel

Brickell Key

Biscayne Bay

Epic
Hotel

Bayfront Park

VIZCAYNE

Biscayne
Blvd.

FACT SHEET

LOCATION

Located across from Bayfront Park and the popular Bayside Marina, Vizcayne is situated on prime real estate property on the west side of Biscayne Boulevard just north of the heart of downtown Miami. Its location provides a real connection to the waterfront, offering phenomenal views of the city skyline and miles of bay and ocean waters. The entire area is part of the revitalization of downtown. Vizcayne is a one minute drive to major arteries, and just minutes from Miami International Airport and the beaches.

ADDRESS

North Tower

244 Biscayne Blvd. Miami, FL. 33132

South Tower

253 N.E. 2nd Street, Miami, FL. 33132

OVERVIEW

A contemporary-style condominium with an elegant limestone and granite façade and blue/green glass. The mixed-use project will feature two 49-story towers with 849 flats, lofts and spacious residences, along with 58,000 square feet of ground-floor retail space. The retail space will be accessible via a walkway that runs through the center of the building, creating a pedestrian-friendly environment on the ground floor with high-end shops, restaurants and services open to the public. A hidden parking garage creates both an aesthetically pleasing look to the building and convenient access for residents to their designated parking space. VIZCAYNE is a \$450 multimillion development of mixed use design on 2.8 acres with impressive views of Biscayne Boulevard, the Port of Miami cruise liners, Bayfront Park and amidst the bustle of Downtown Miami's business district.

BUILDING FEATURES AND AMENITIES

- 849 condominiums in two 49-story towers
- 928,000 square feet of condominium development
- Ground level floor = approximately 60,000 sqft of retail space
- South Tower: 440 condominiums
- North Tower: 409 condominiums
(Including lofts and flats in the base of both towers)
- 2nd & 3rd floor = flats, 4th & 6th floor = lofts
- 8th Floor = Common areas amenities: fitness center, pool, deck, spa, meeting rooms and business center
- Residential units beginning on the 8th floor to maximize the views over the bay front park of Biscayne Bay.
- Average sqft per unit is 1,100
(Unit range from 550 sf to 2,100 sf)
- Price range: from mid. \$ 200,000'S to over \$ 2 million
- Valet parking in both towers and approximately 1, 146 parking spaces

WWW.VIZCAYNE.COM

FACT SHEET

BUILDING FEATURES AND AMENITIES

Tropical swimming pools including a lagoon style morning pool & jacuzzi with a bar overlooking the bay and an elegant lap pool. Tiki bar in pool area with grill for entertaining. State of the art approximately 15,000 square-foot health spa with private men's and ladies' treatment rooms, sauna, steam room and plunging pool along with aerobic areas for yoga & exercise programs. Private residence lounge, card room and multi-functional party room with kitchen facilities for entertaining

- Juice Bar
- Tanning Deck
- Meeting Room
- Fully Equipped Multi Function Business Center
- Library And Billiard Room
- Movie Screening Room

Valet parking and assigned covered parking for each resident. Direct resident access to enclosed retail promenade, which should include a café, gourmet grocery store, dry cleaner and beauty salon.

RESIDENCE FEATURES AND AMENITIES

RESIDENCE

9 Ft. Ceilings in apartments and flats. 18 Ft. Ceilings and floor to ceiling windows in lofts. High speed internet access and cable television. Assigned covered parking for each residence

KITCHEN

Stainless steel appliances, including microwave oven, dishwasher, refrigerator and freezer. Imported Italian cabinetry by Snaidero. Granite countertops and ceramic flooring in kitchen area.

MASTER BATHROOM

- Marble Flooring
- Shower Enclosure
- Marble Vanity Tops

GUEST BATHROOM

- Ceramic Flooring
- Tub And Shower
- Ceramic Vanity Tops

BULK ASSIGNEE *(DEVELOPER)*

PRINCIPAL

ARCHITECT

Fullerton Diaz, Inc.
366 Altara Avenue,
Coral Gables, Florida 33146
T 305.442.4200
F 305.444.6962

GENERAL CONTRACTOR

Gryphon Construction, LLC
3300 Corporate Avenue, Suite 110
Weston, Florida 33331
T 954.217.1501
F 954.217.0757

CONSTRUCTION MANAGER

W.G. Yates & Sons Construction
30099 Highway 27
Lake Hamilton, FL 33851
T 863.439.6006
F 863.439.6008

FACT SHEET

INTERIOR DESIGN

Azul & Co. | Maria Jose De Caires-Murphy

Baltus | Javier Martin

Interiors by Steven G. | Steven G.

Polo Design | Carlos Polo

Saccaro | Carlos Forato

ESCROW AGENT

Machado & Harran

8500 S.W. 8th Street Suite 238

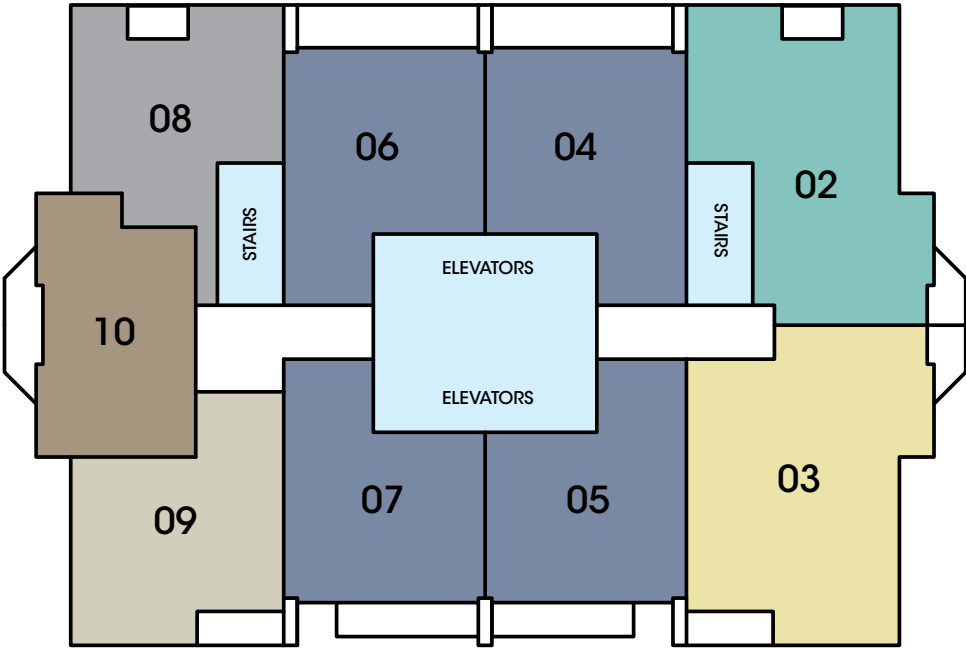
Miami, FL. 33144

T 305.261.5355

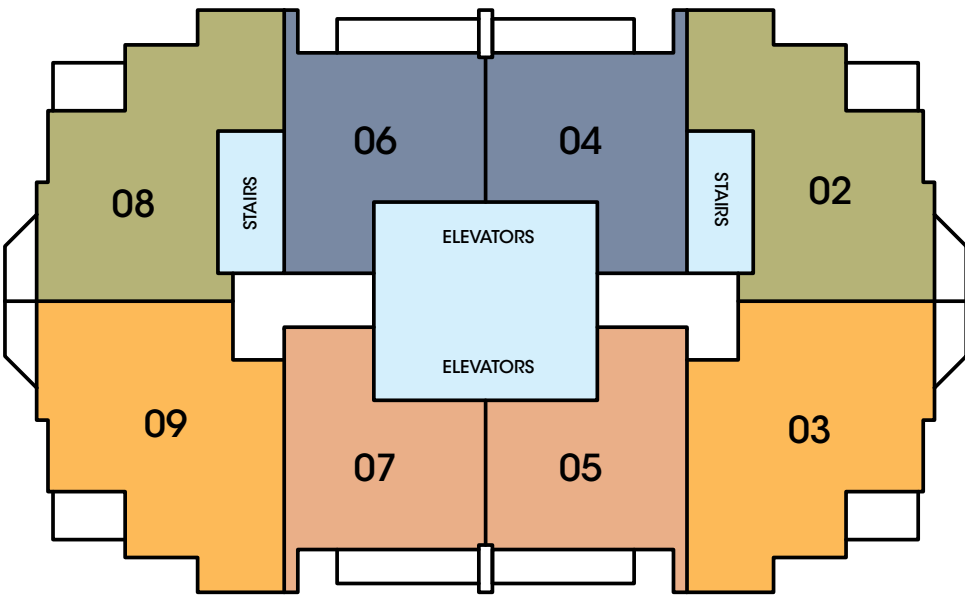
F 786.513.8359

KEYPLANS FOR RESIDENCES | NORTH TOWER

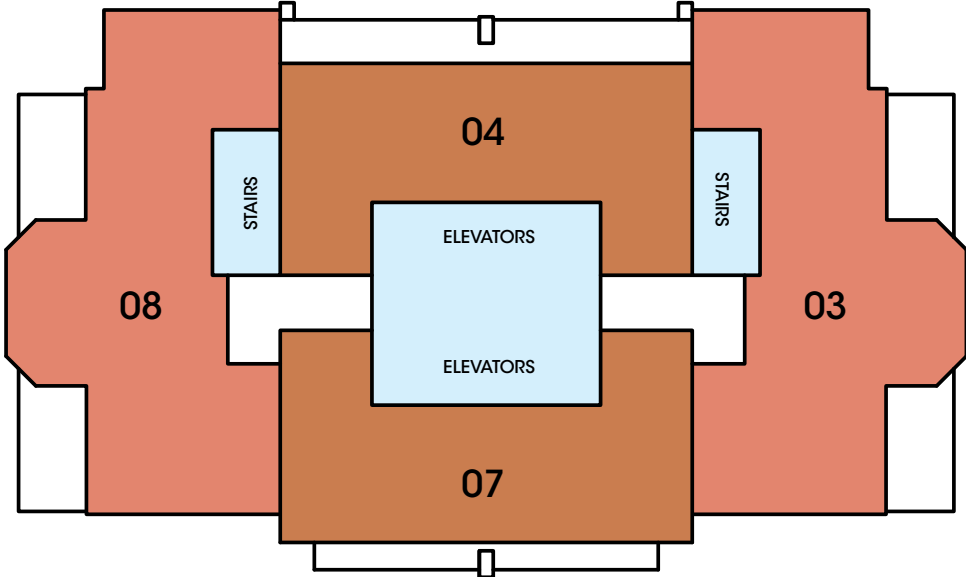
North Tower Floors 8-27



North Tower Floors 28-39



North Tower Floors 40-49

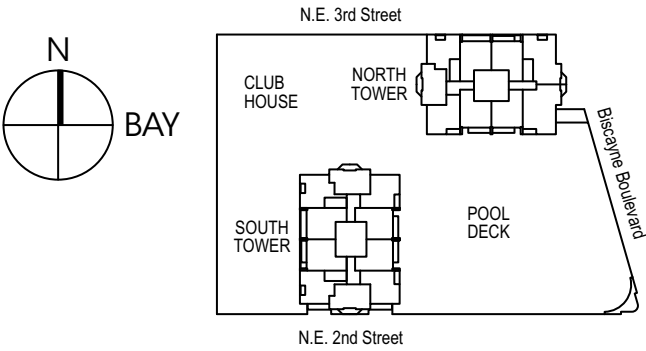


Key to Residences Floor Plans

NORTH TOWER

- PLAN 1, 1R
- PLAN 2, 2R
- PLAN 3, 3R
- PLAN 4, 4R
- PLAN 5, 5R
- PLAN 6, 6R
- PLAN 7, 7R
- PLAN 8, 8R
- PLAN 9, 9R
- PLAN 12
- PLAN 13

Property Keyplan



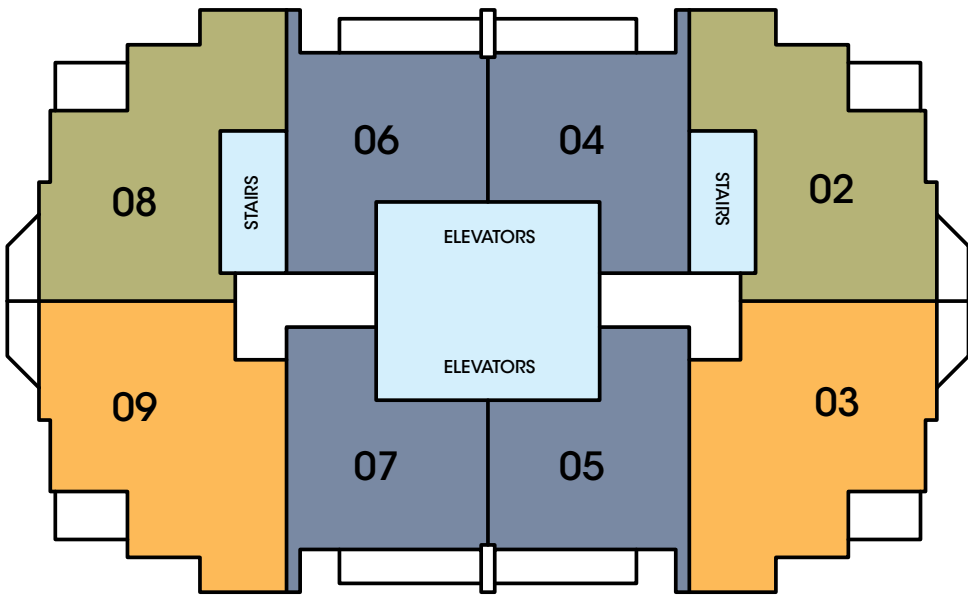
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KEYPLANS FOR RESIDENCES | SOUTH TOWER

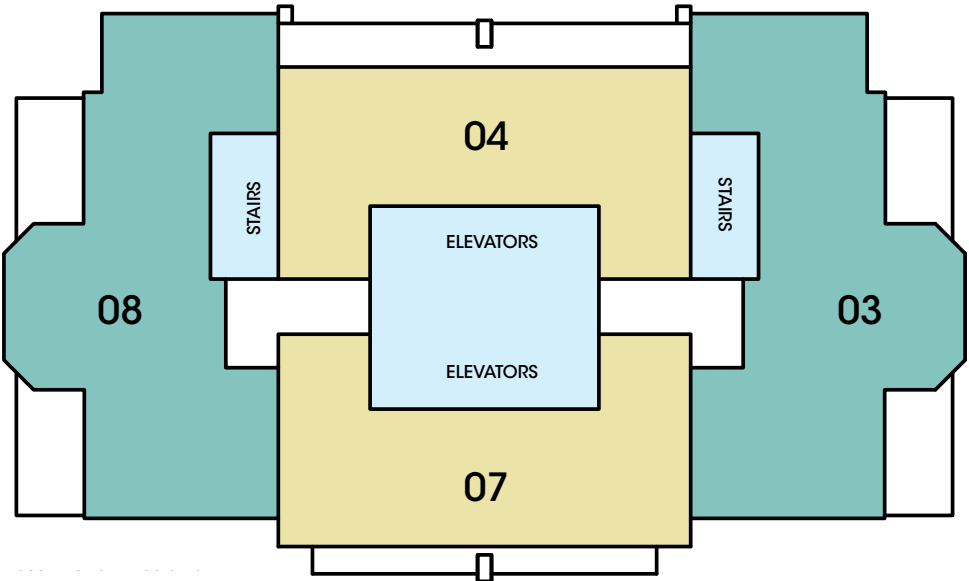
South Tower Floors 8-27



South Tower Floors 28-39



South Tower Floors 40-49

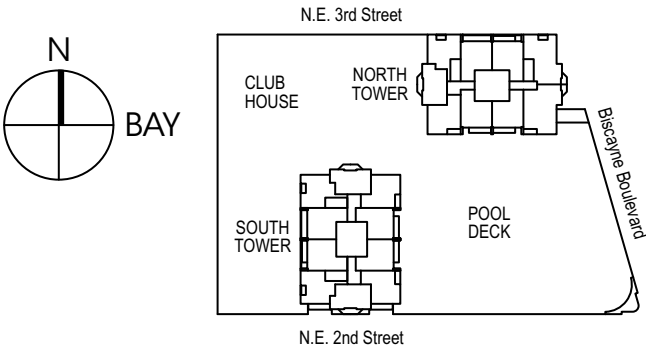


Key to Residences Floor Plans

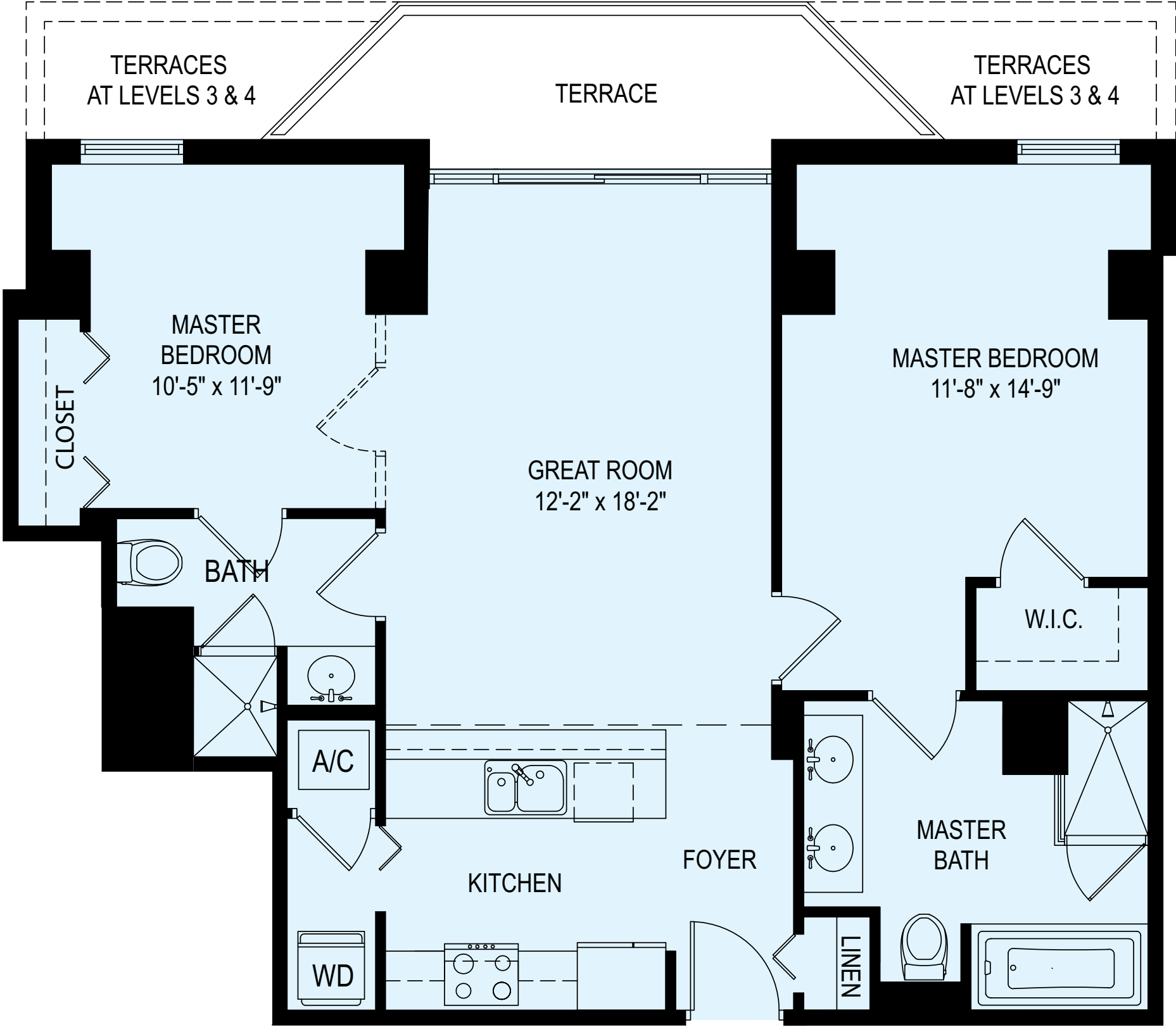
SOUTH TOWER

- PLAN 1, 1R
- PLAN 2, 2R
- PLAN 3, 3R
- PLAN 4, 4R
- PLAN 5, 5R
- PLAN 6, 6R
- PH 10
- PH 11

Property Keyplan



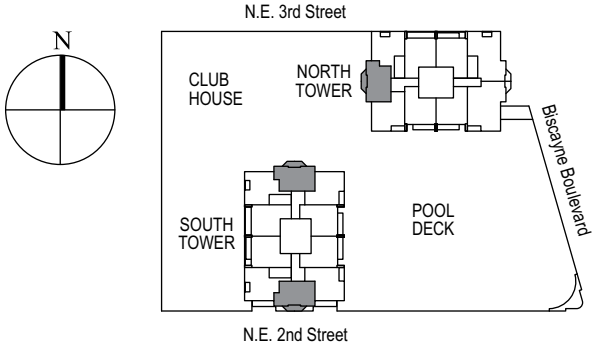
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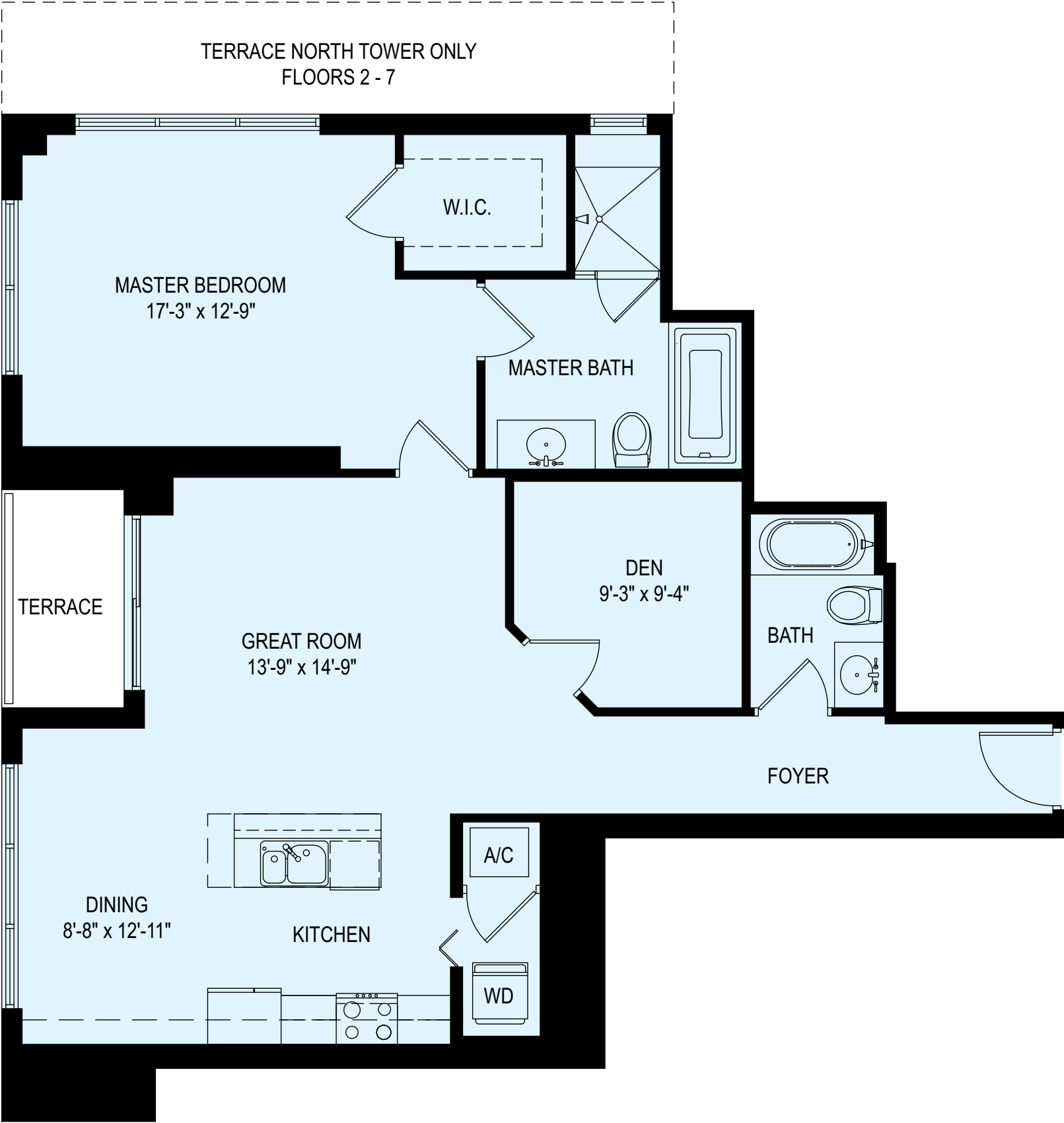
RESIDENCE 1

2 Bedroom, 2 Bath

Living Space	1044 sq. ft. (96.99 m ²)
Balcony	98 sq. ft. (9.10 m ²)
Total Living Area	1142 sq. ft. (106.09 m ²)



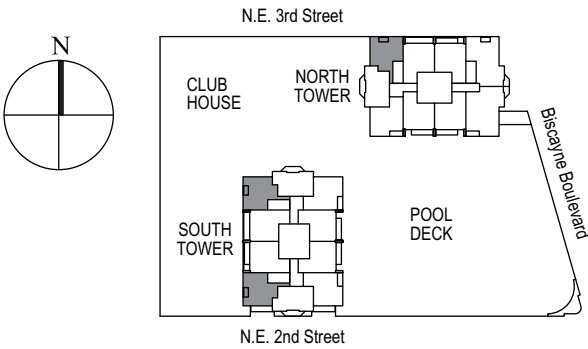
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RESIDENCE2

1 Bedroom, 2 Bath with Den

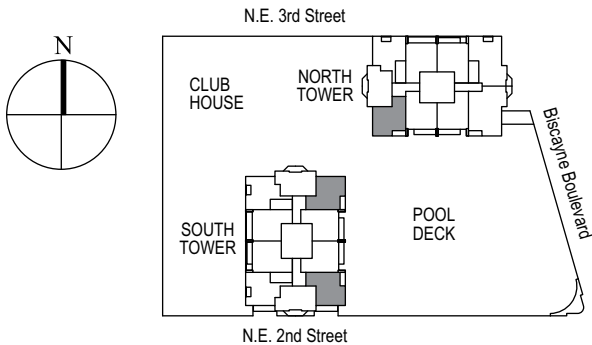
Living Space	1146 sq. ft. (106.46 m ²)
Balcony	45 sq. ft. (4.18 m ²)
Total Living Area	1191 sq. ft. (110.64 m ²)



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RESIDENCE**3**
2 Bedroom, 2 Bath

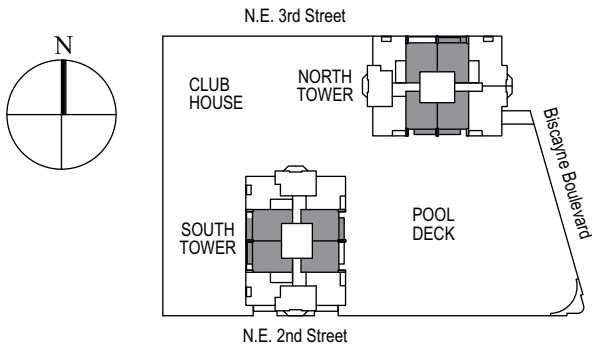
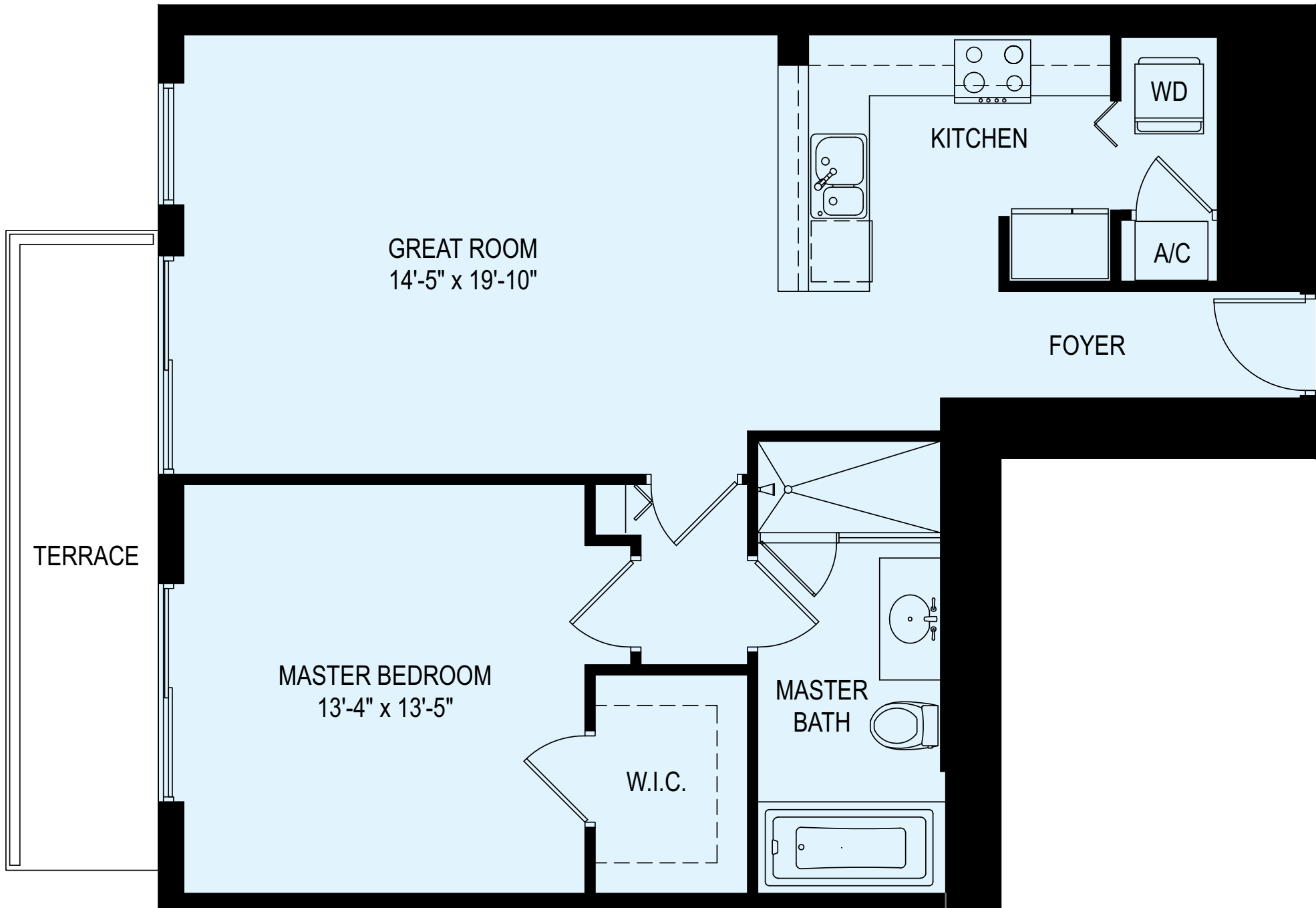
Living Area	1195 sq. ft. (11.02 m ²)
Balcony	63 sq. ft. (5.85 m ²)
Total Living Area	1258 sq. ft. (116.87 m ²)



RESIDENCE4

1 Bedroom, 1 Bath

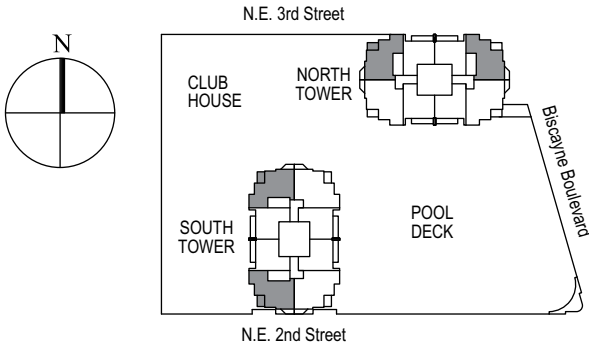
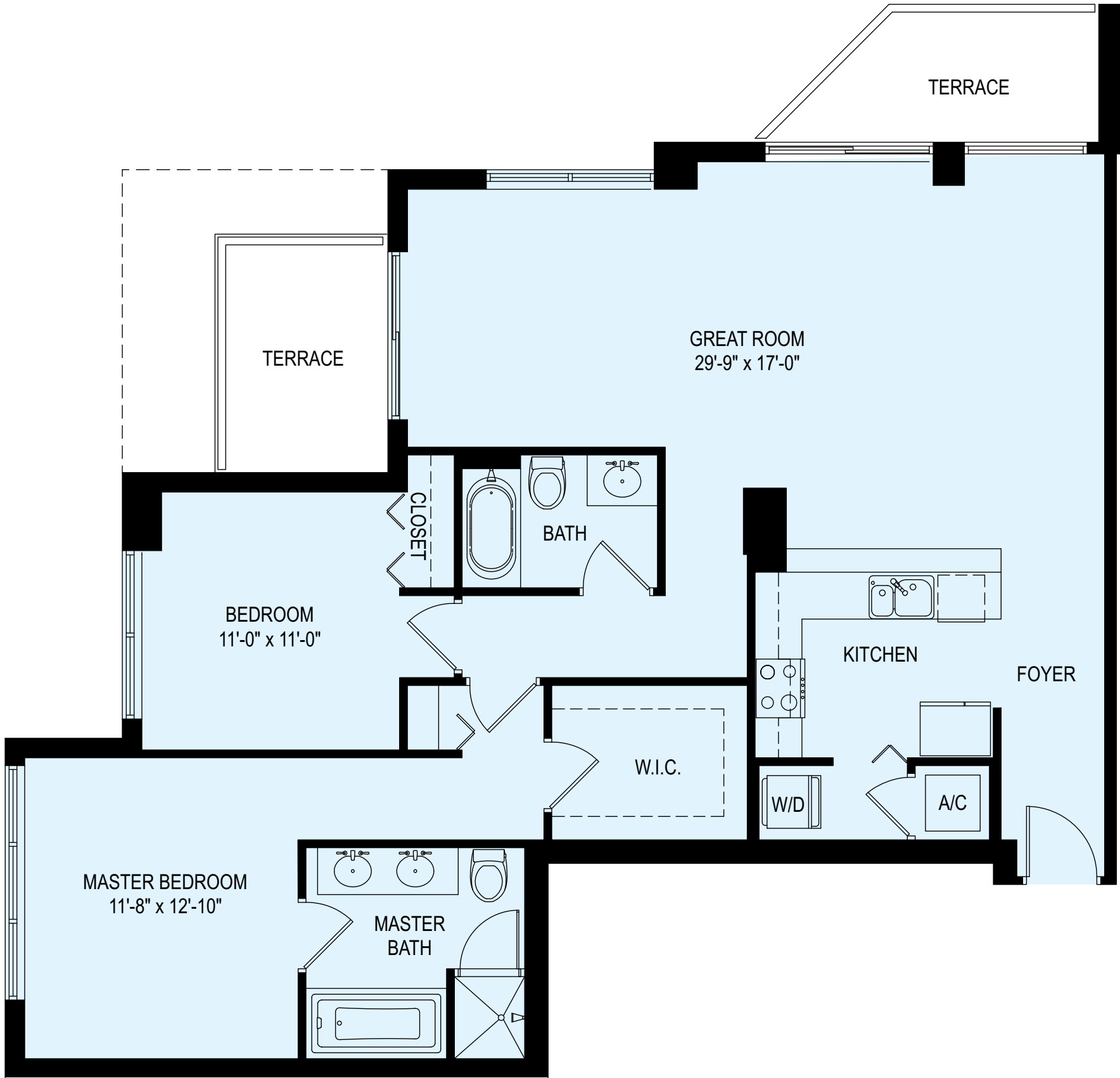
Living Area	881 sq. ft. (81.85 m ²)
Balcony	104 sq. ft. (9.66 m ²)
Total Living Area	985 sq. ft. (91.51 m ²)



RESIDENCE5

2 Bedroom, 2 Bath

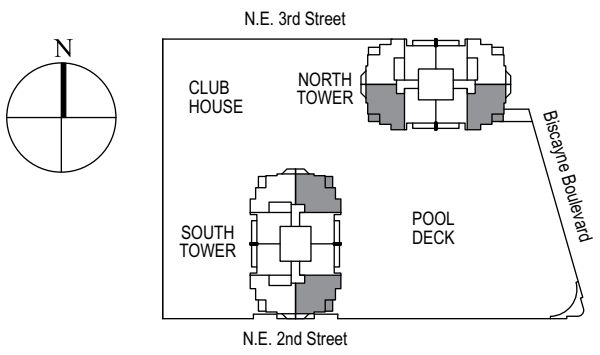
Living Area	1357 sq. ft. (126.07 m²)
Balcony	147 sq. ft. (13.66 m²)
Total Living Area	1504 sq. ft. (139.73 m²)

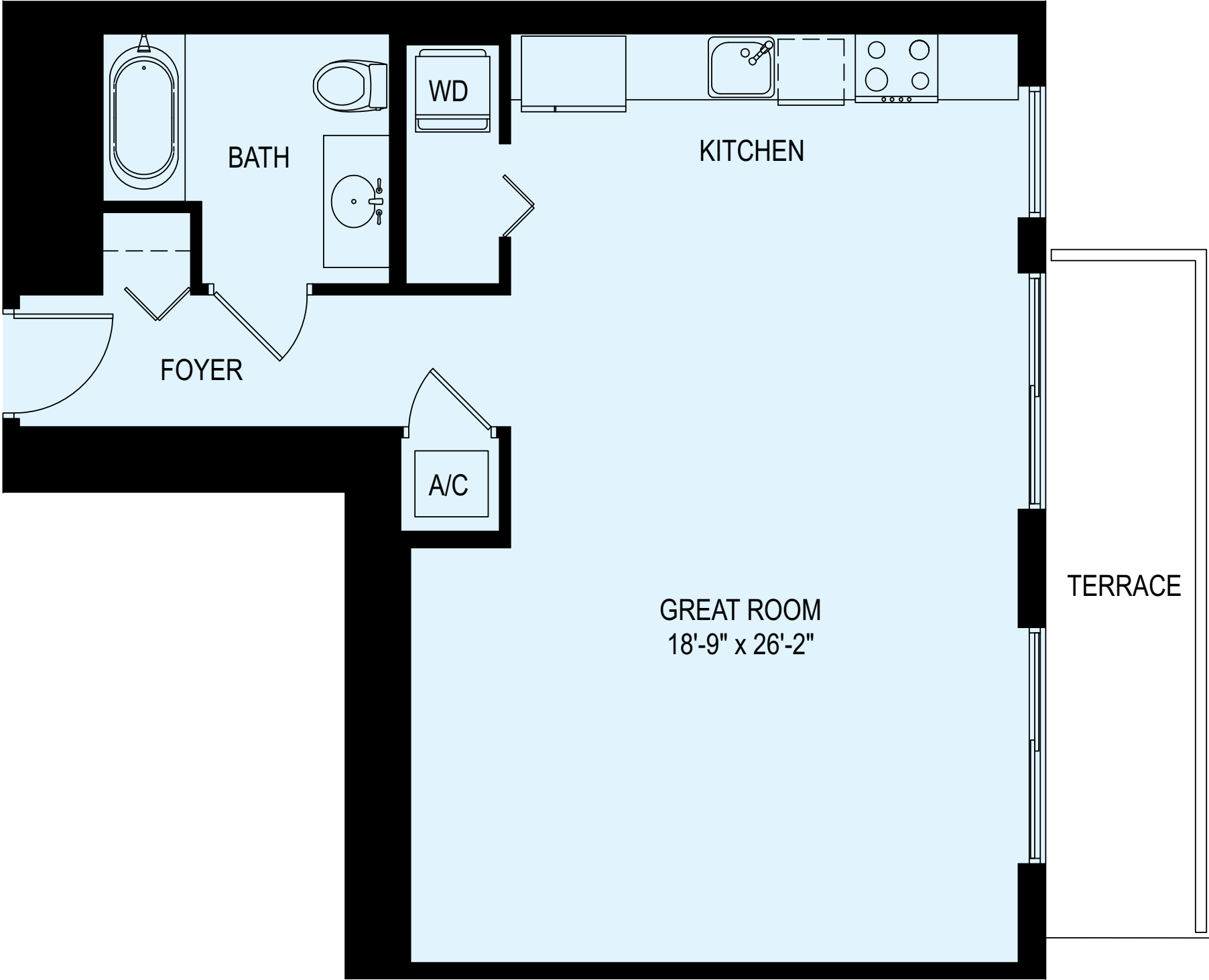


RESIDENCE6

2 Bedroom, 2 Bath with Den

Living Area	1515 sq. ft. (104.74 m²)
Balcony	147 sq. ft. (13.66 m²)
Total Living Area	1662 sq. ft. (154.40 m²)

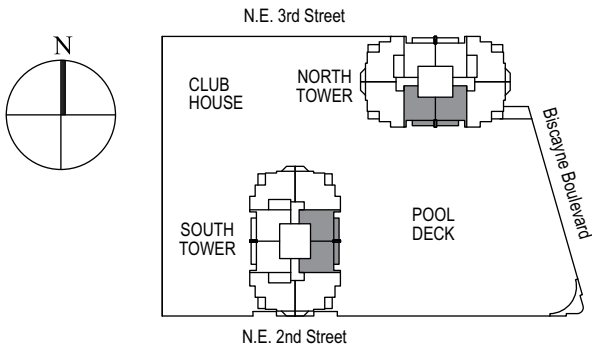


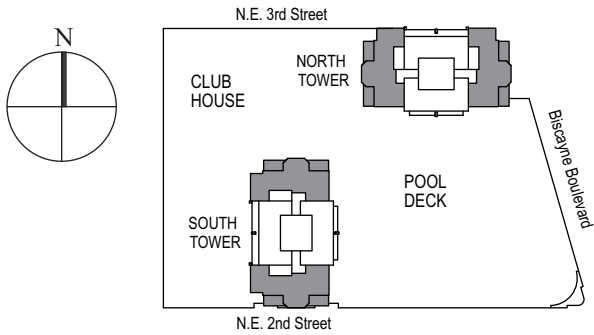


RESIDENCE7

Studio, 1 Bath

Living Area	708 sq. ft. (65.77 m²)
Balcony	104 sq. ft. (9.66 m²)
Total Living Area	812 sq. ft. (75.43 m²)





RESIDENCE 8
3 Bedroom, 3 Bath

Living Area	1970 sq. ft. (183.01 m ²)
Balcony	268 sq. ft. (24.90 m ²)
Total Living Area	2238 sq. ft. (207.91 m ²)

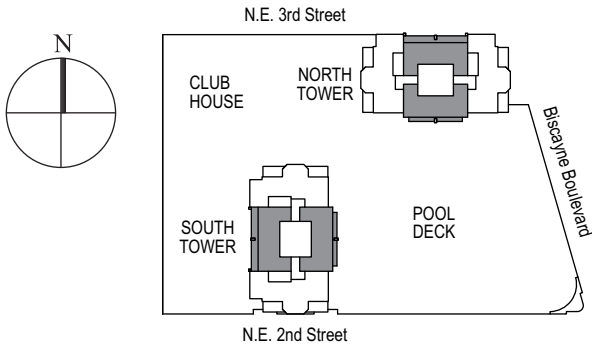
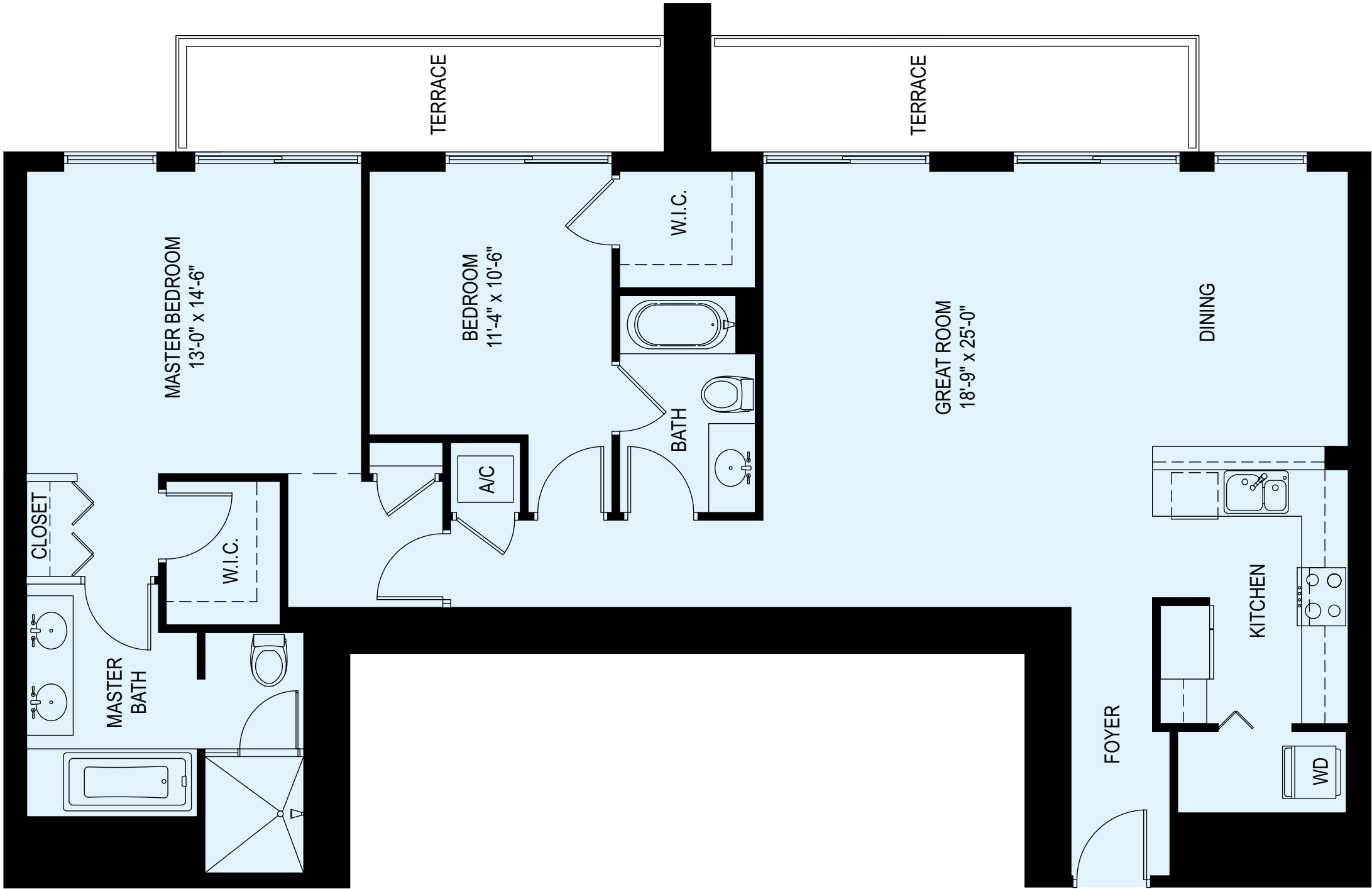


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RESIDENCE9

2 Bedroom, 2 Bath

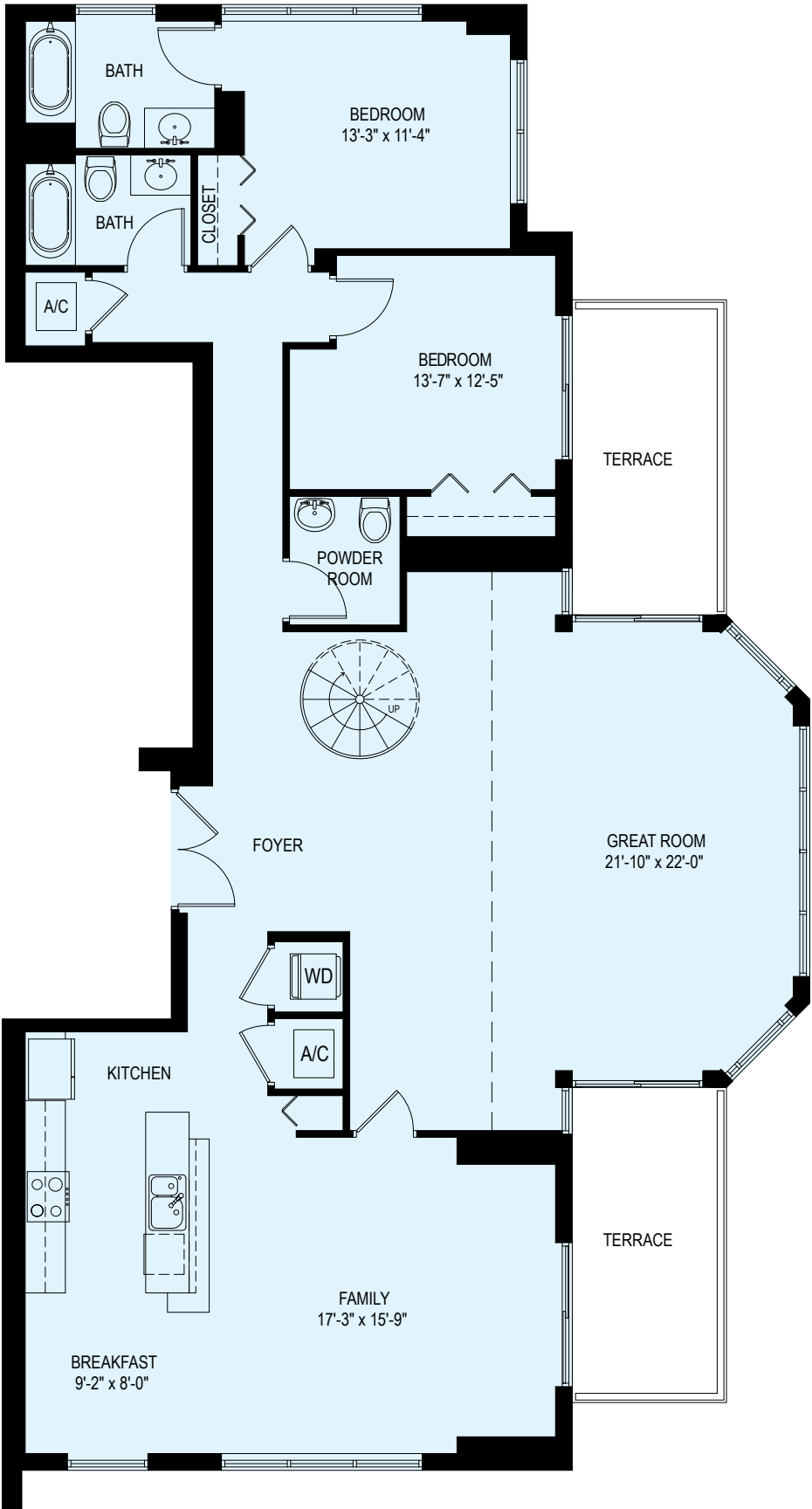
Living Area	1419 sq. ft. (131.83 m²)
Balcony	208 sq. ft. (19.32 m²)
Total Living Area	1627 sq. ft. (151.15 m²)



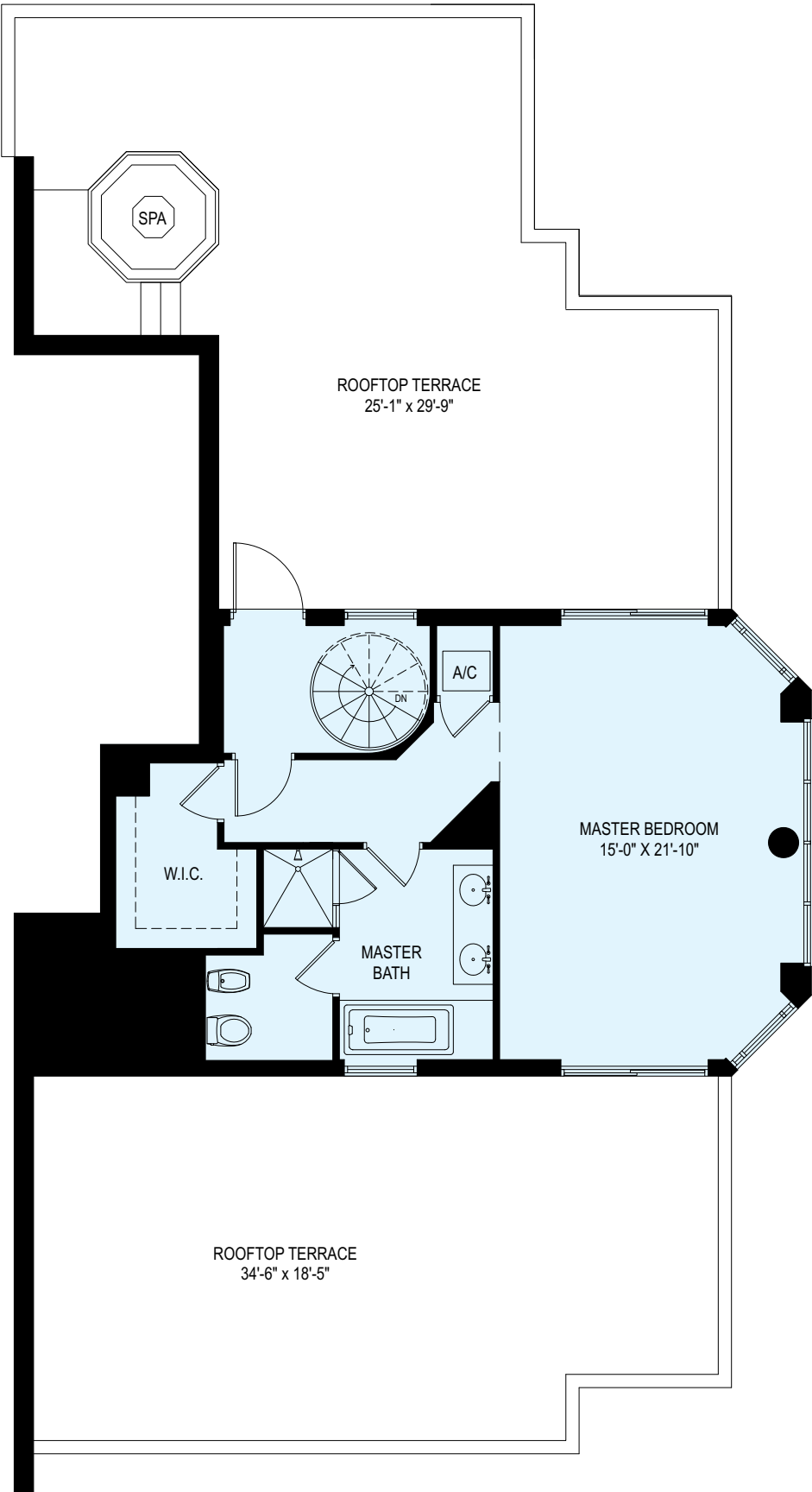
PENTHOUSE10

Two Story, 3 Bedroom, 3.5 Baths & Outdoor Spa

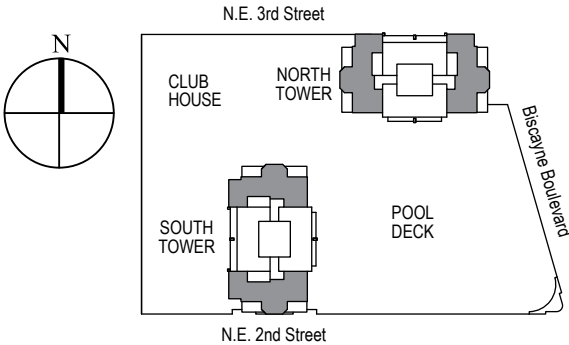
Living Area	2795 sq. ft. (259.66 m²)
Balcony	1700 sq. ft. (157.93 m²)
Total Living Area	4495 sq. ft. (417.59 m²)

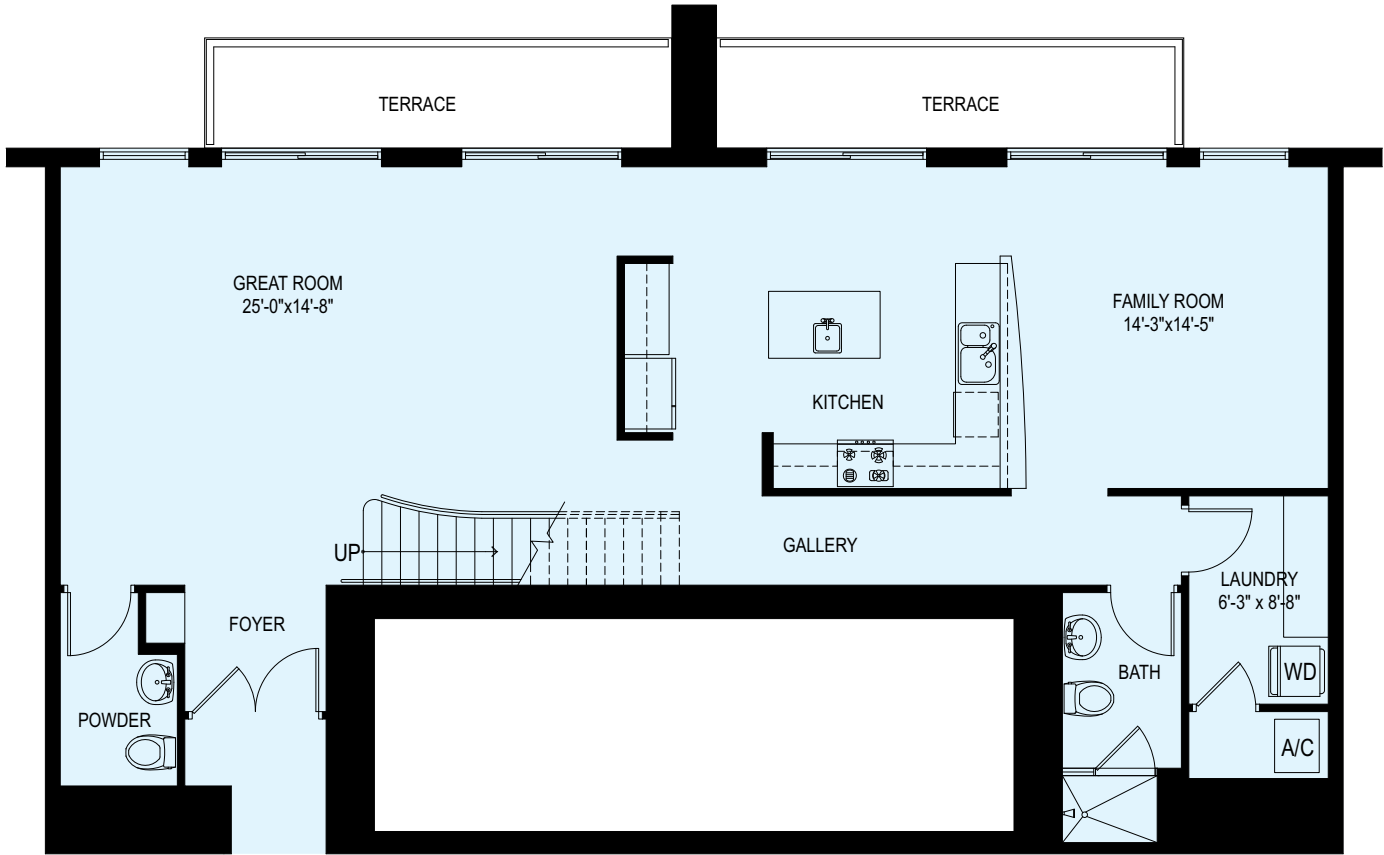


1st Floor

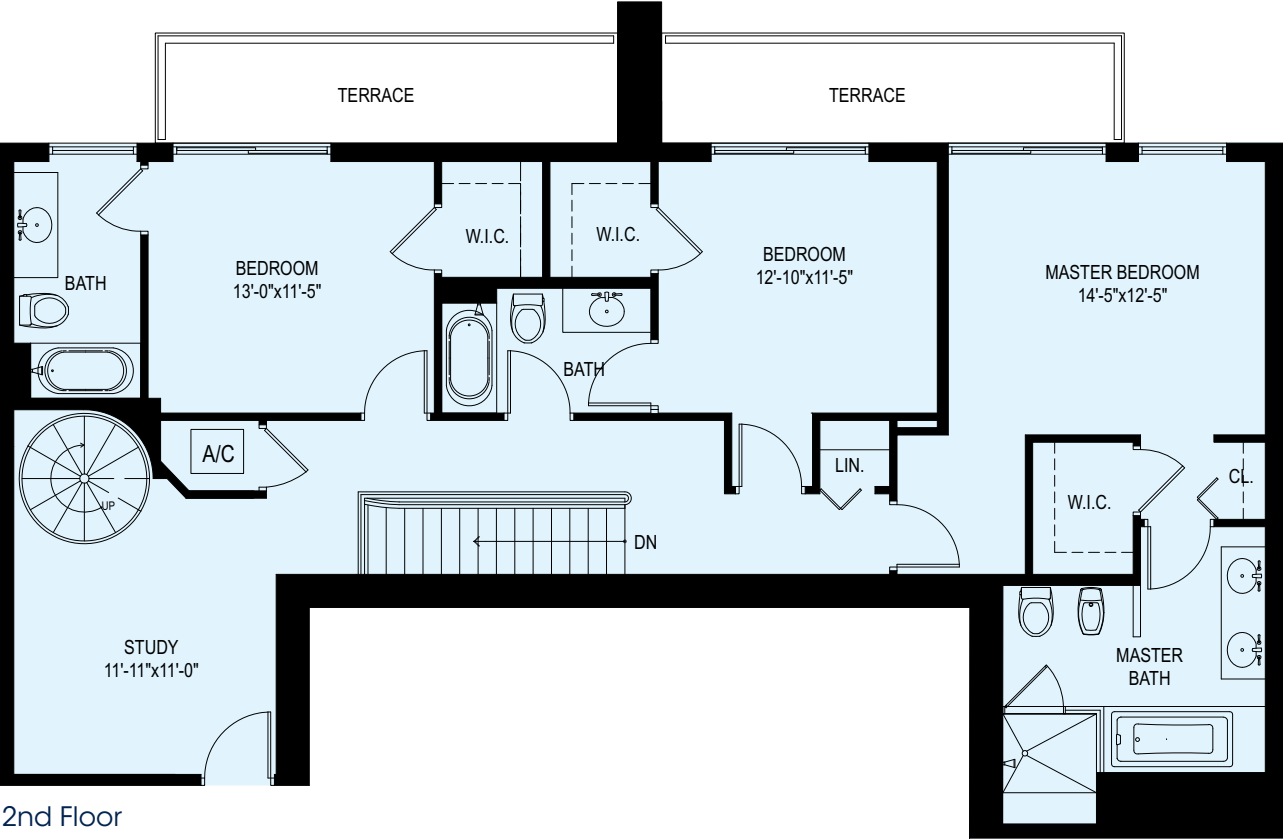


2nd Floor





1st Floor



2nd Floor

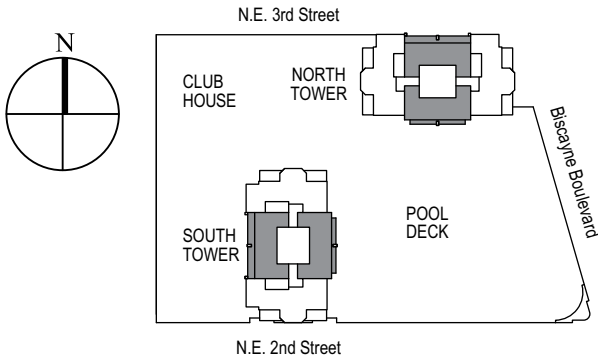


3rdFloor

PENTHOUSE 11

Three Story, 3 Bedroom, 5.5 Bath,
with Study & Outdoor Spa

Living Area	3281 sq. ft. (304.80 m ²)
Balcony	897 sq. ft. (83.33 m ²)
Total Living Area	4178 sq. ft. (388.13 m ²)



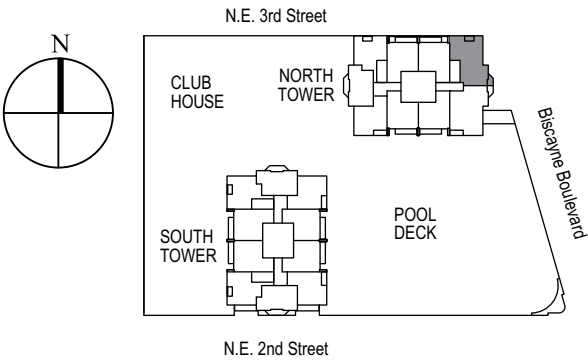
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RESIDENCE 12

2 Bedroom, 2.5 Bath

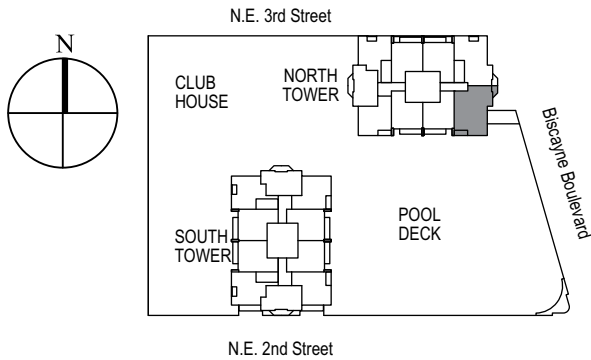
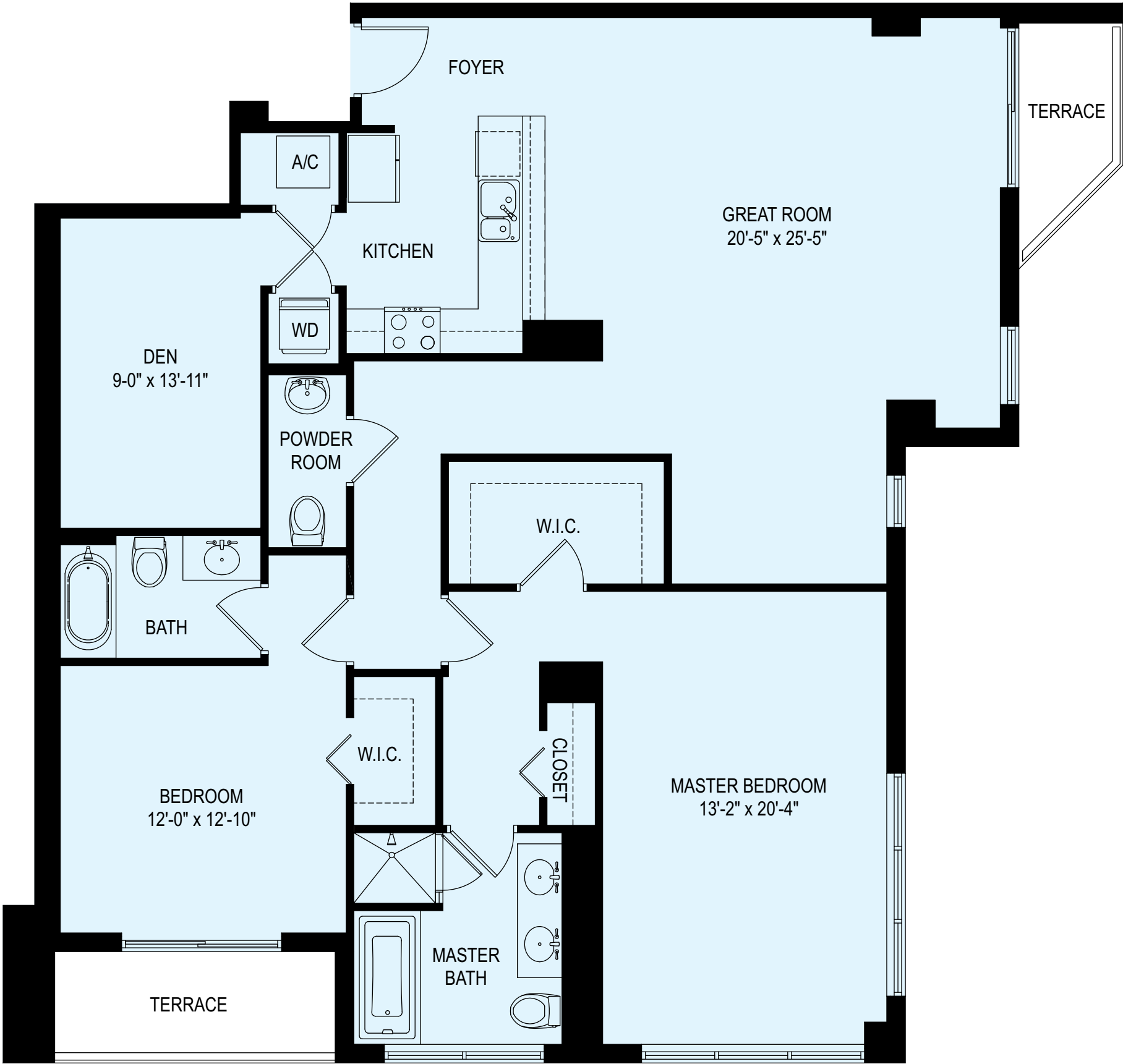
Living Area	1603 sq. ft. (148.92 m ²)
Balcony	88 sq. ft. (8.18 m ²)
Total Living Area	1691 sq. ft. (157.1 m ²)



RESIDENCE13

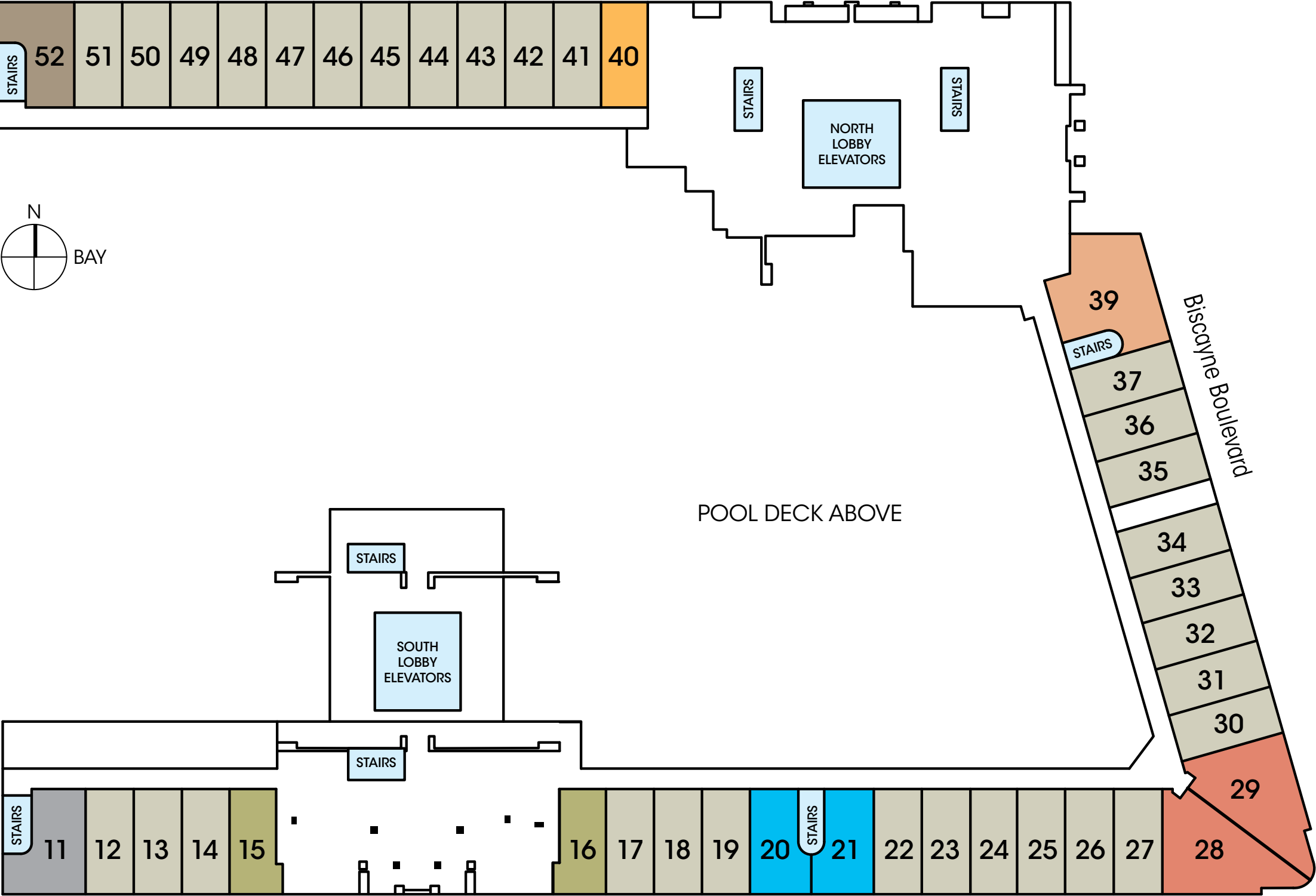
2 Bedroom, 2.5 Bath with Den

Living Area	1741 sq. ft. (161.74 m²)
Balcony	106 sq. ft. (9.85 m²)
Total Living Area	1847 sq. ft. (171.59 m²)



KEYPLANS FOR FLATS | LEVELS 2 & 3

N.E. 3rd Street



Key to Flats
Floor Plans

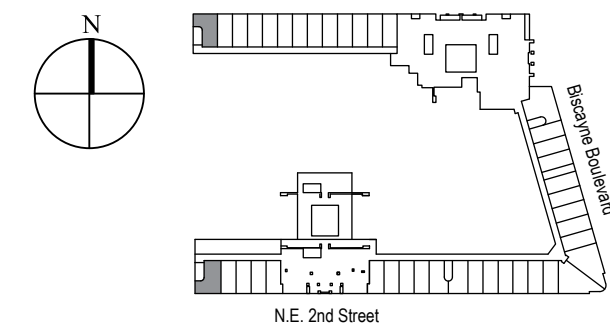
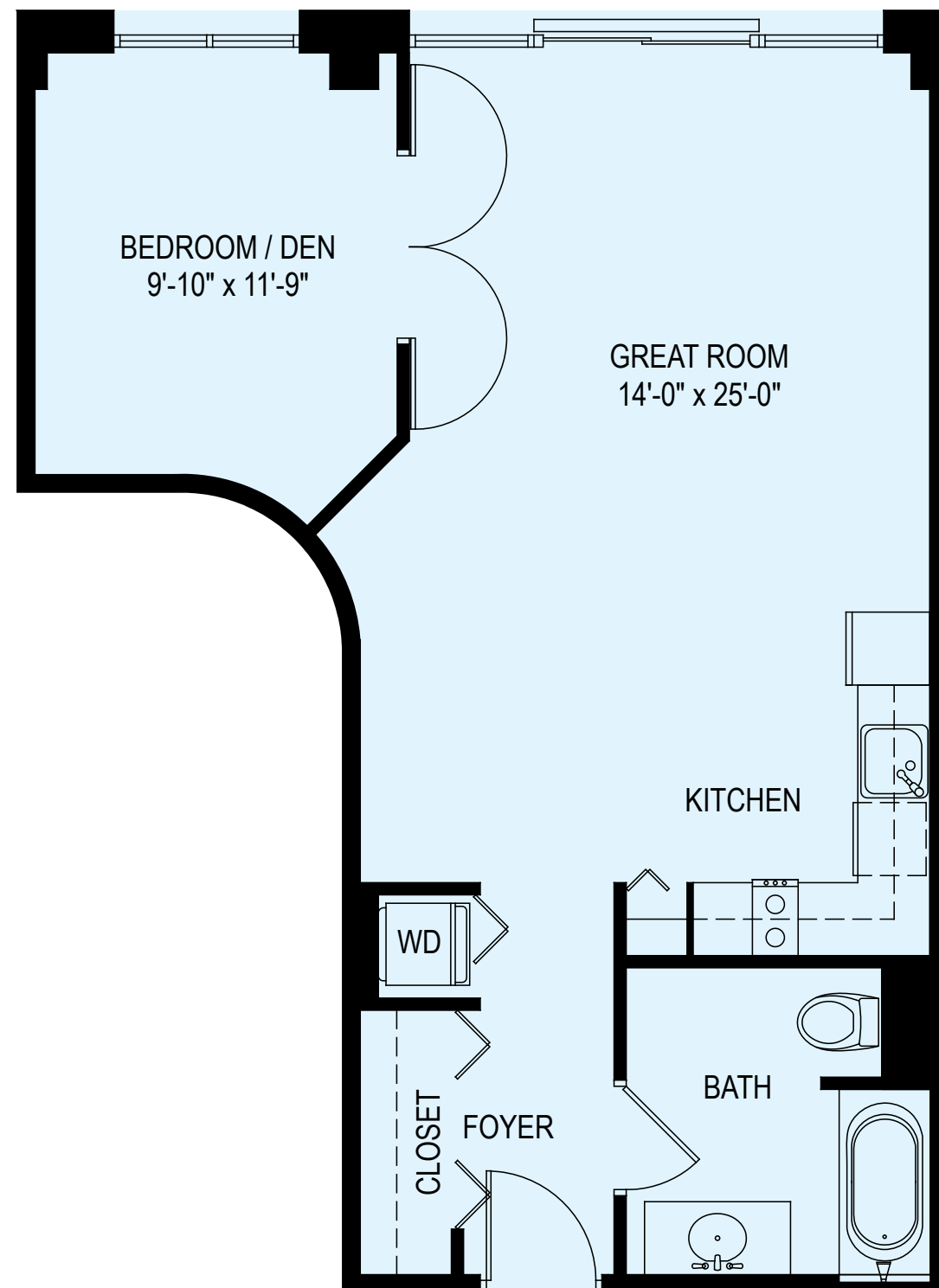
- FLATS 1
- FLATS 1M
- FLATS 2, 2R
- FLATS 2M, 2MR
- FLATS 3
- FLATS 4, 4R
- FLATS 5, 5R
- FLATS 6
- FLATS 7

N.E. 2nd Street

FLAT1

1 Bedroom, 1 Bath

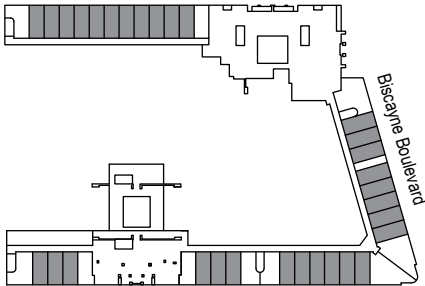
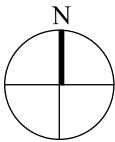
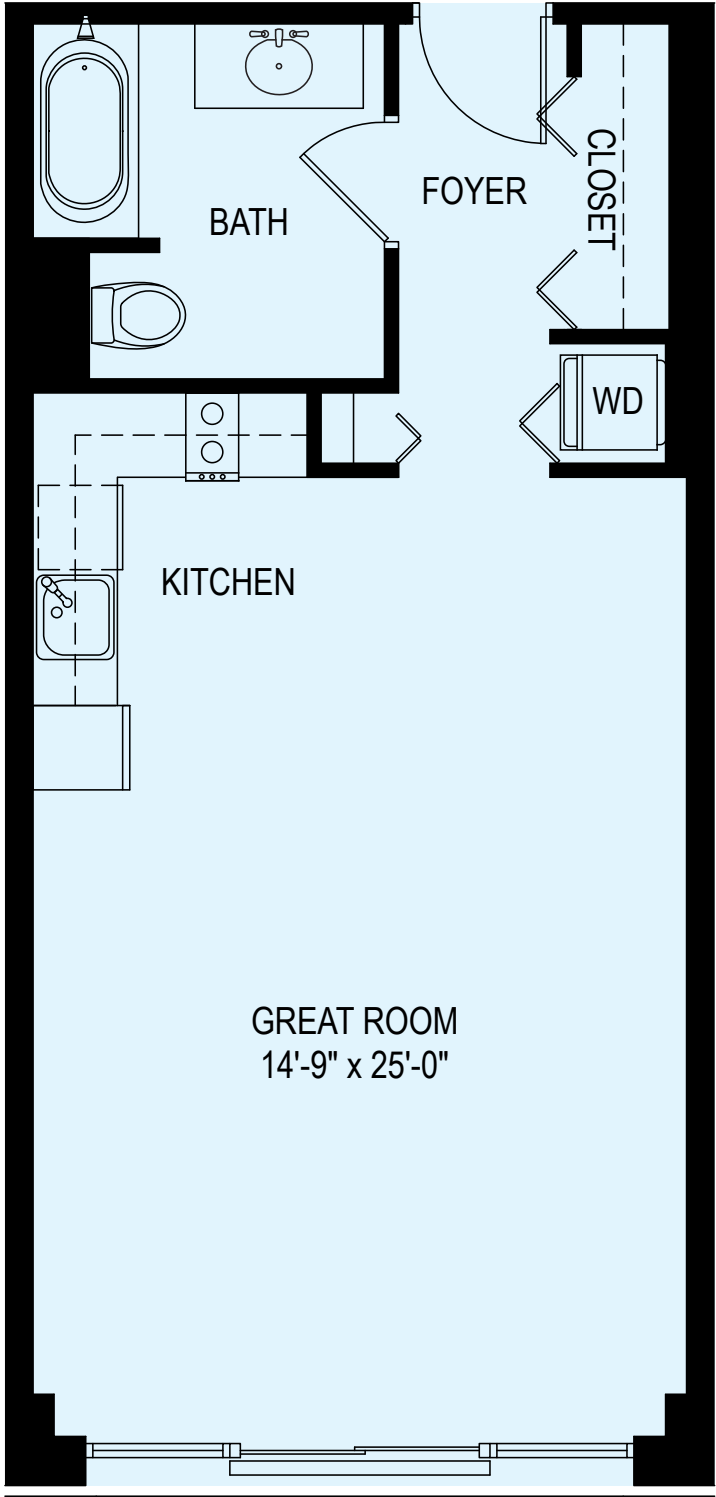
Living space696 ft. (64.66 m²)



FLAT2

1 Bath

Living Space 563 sq. ft. (52.30 m²)



N.E. 2nd Street

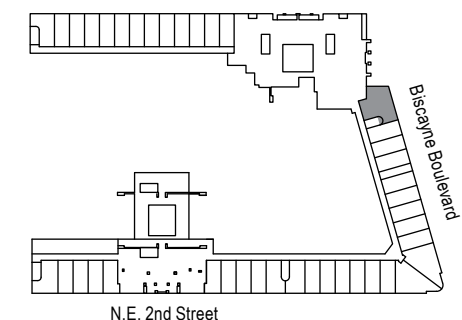
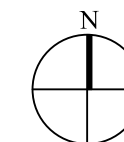
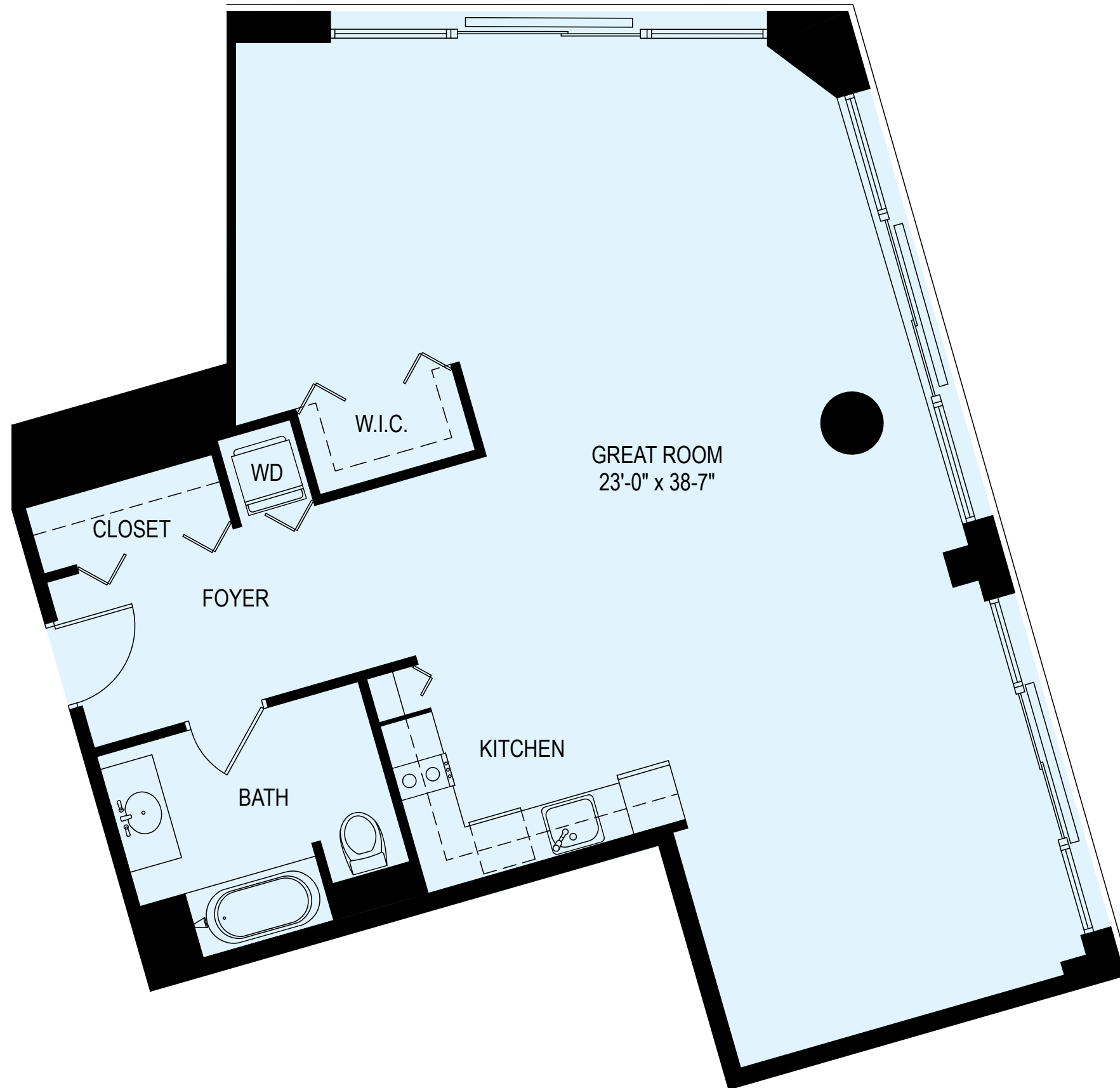
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FLAT3

1 Bath

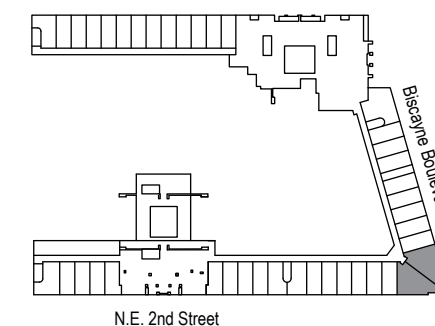
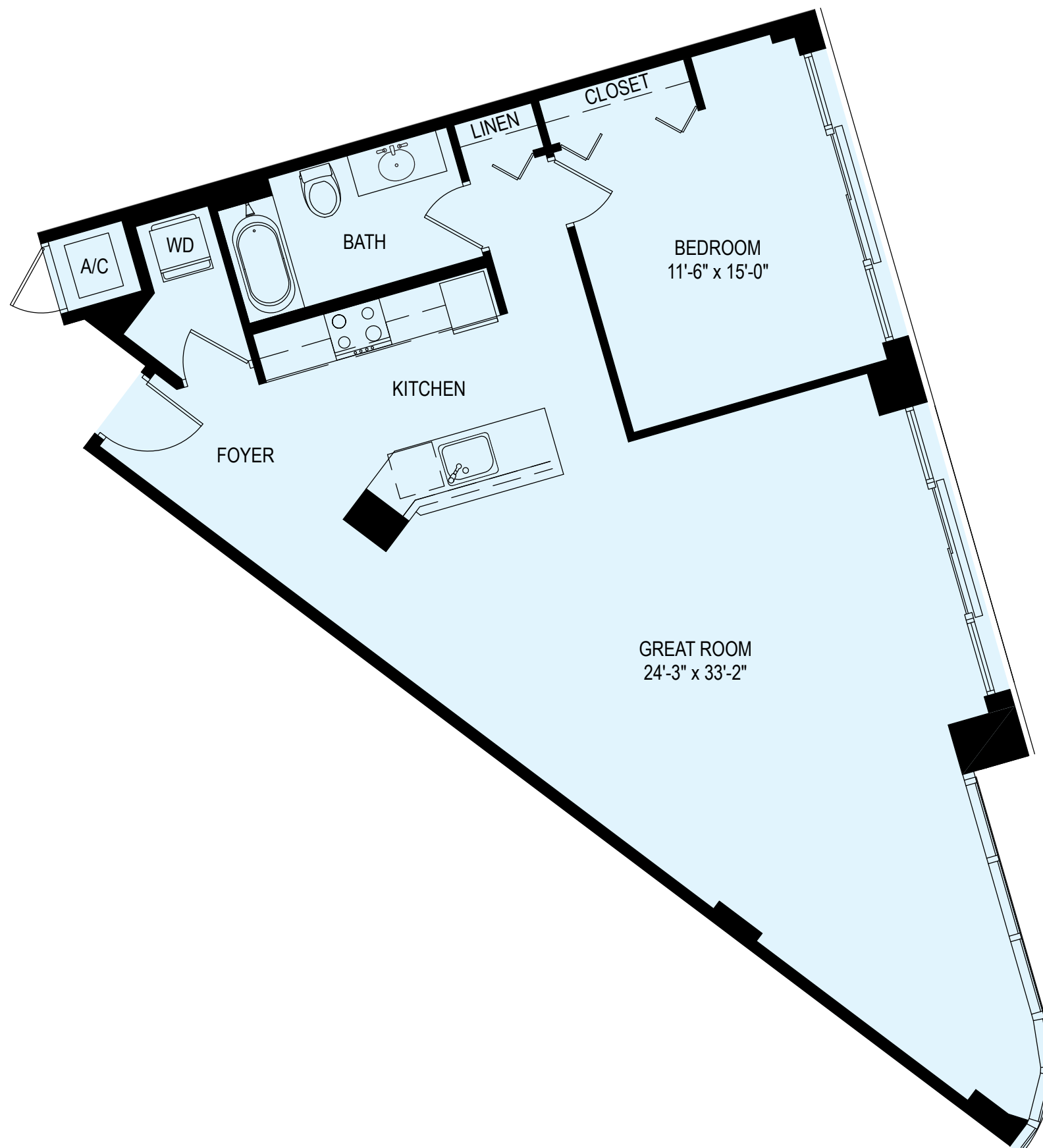
Living Space

1107 sq. ft. (102.84 m²)



FLAT4
1 Bedroom, 1 Bath

Living Space 1095 sq. ft. (101.72 m²)

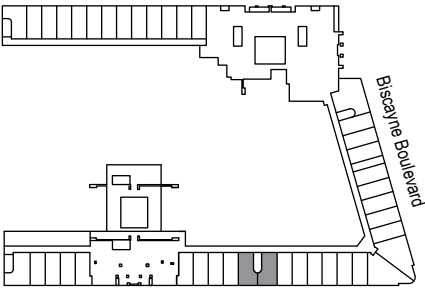
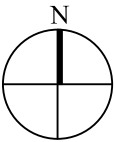
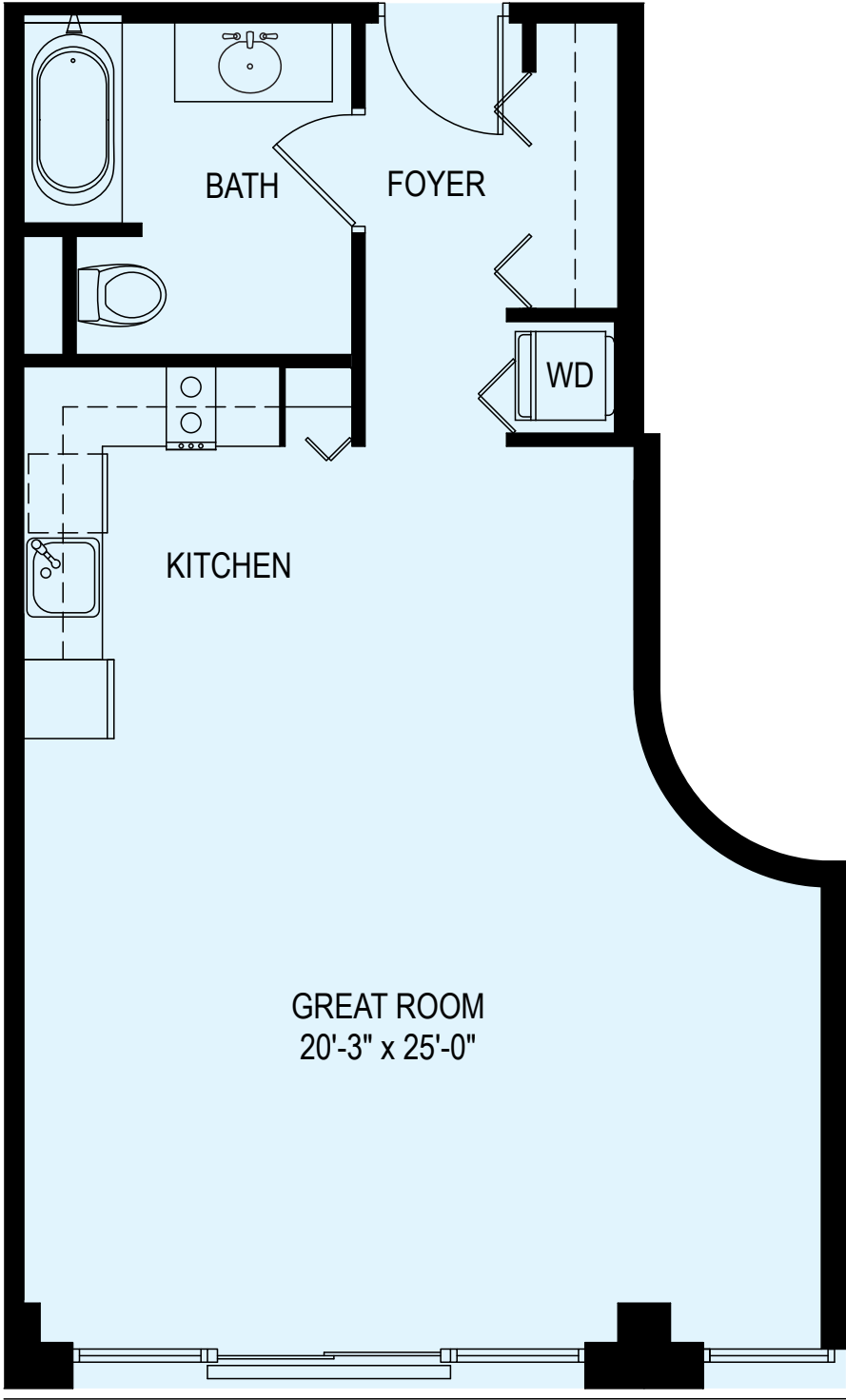


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FLAT5

1 Bath

Living Space628 sq. ft. (58.34 m²)

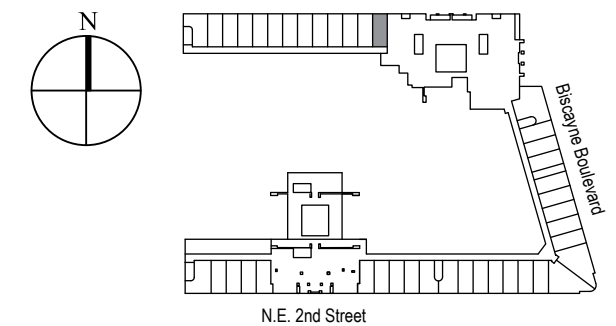
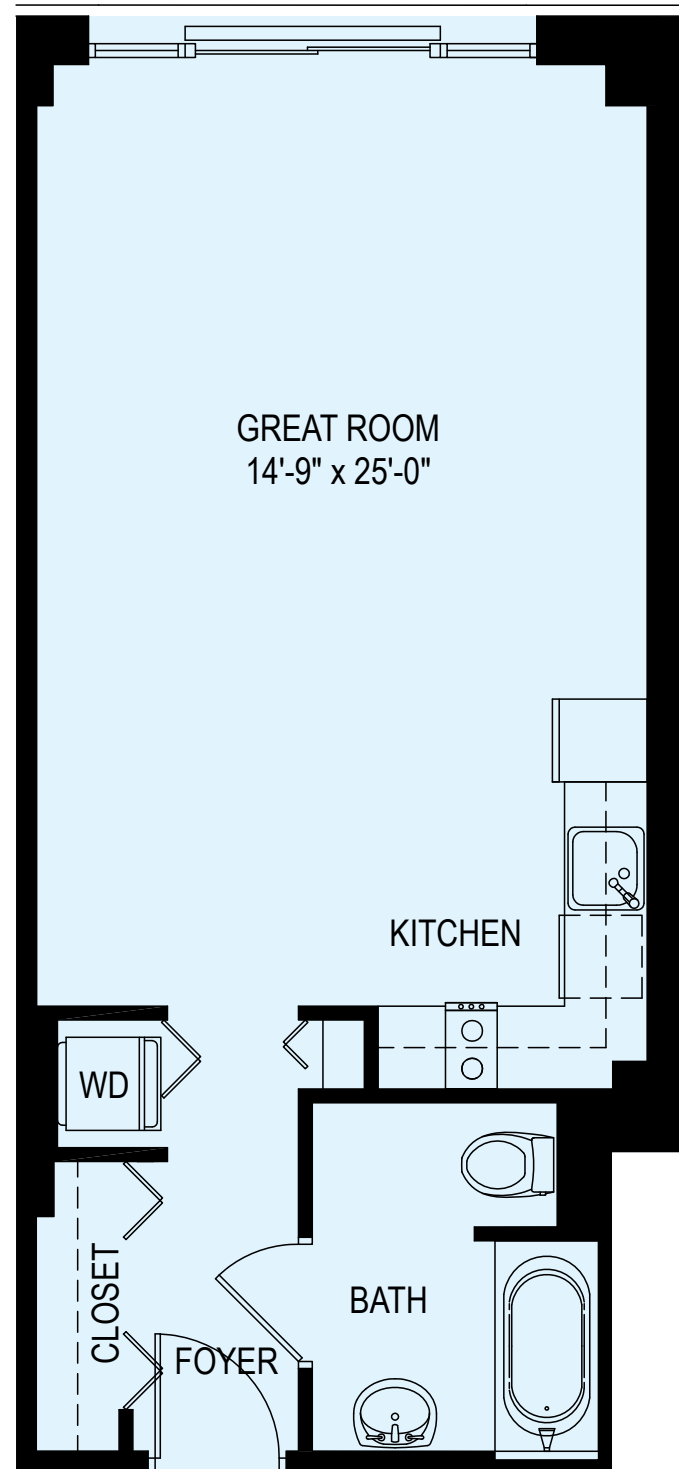


N.E. 2nd Street

Biscayne Boulevard

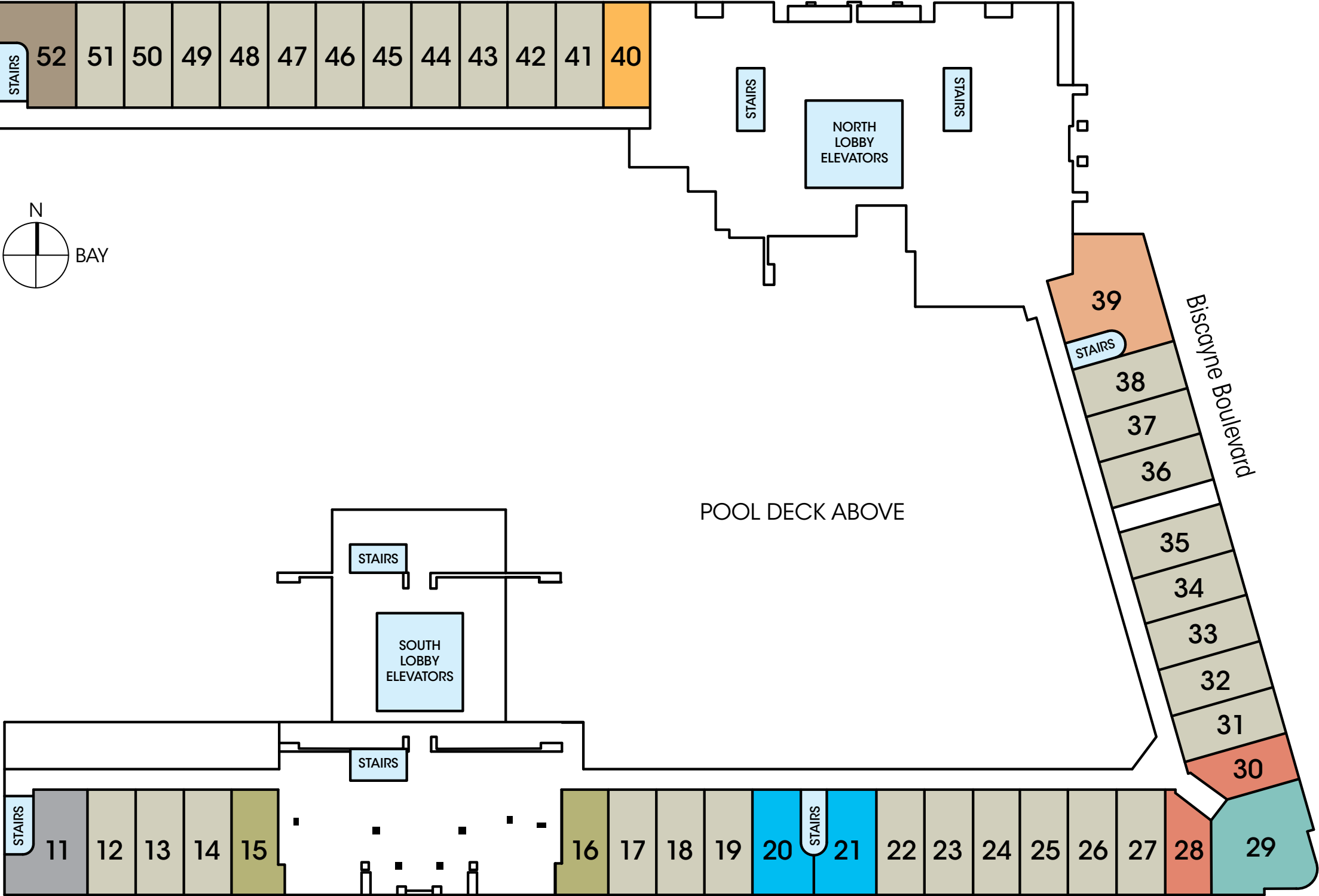
FLAT7
1 Bath

Living Space 531 sq. ft. (49.32 m²)



KEYPLANS FOR LOFTS | LEVELS 4/5 & 6/7

N.E. 3rd Street



Key to Lofts
Floor Plans

- LOFT 1
- LOFT 1M
- LOFT 2, 2R
- LOFT 2M, 2MR
- LOFT 3
- LOFT 4, 4R
- LOFT 5, 5R
- LOFT 6
- LOFT 7



N.E. 2nd Street

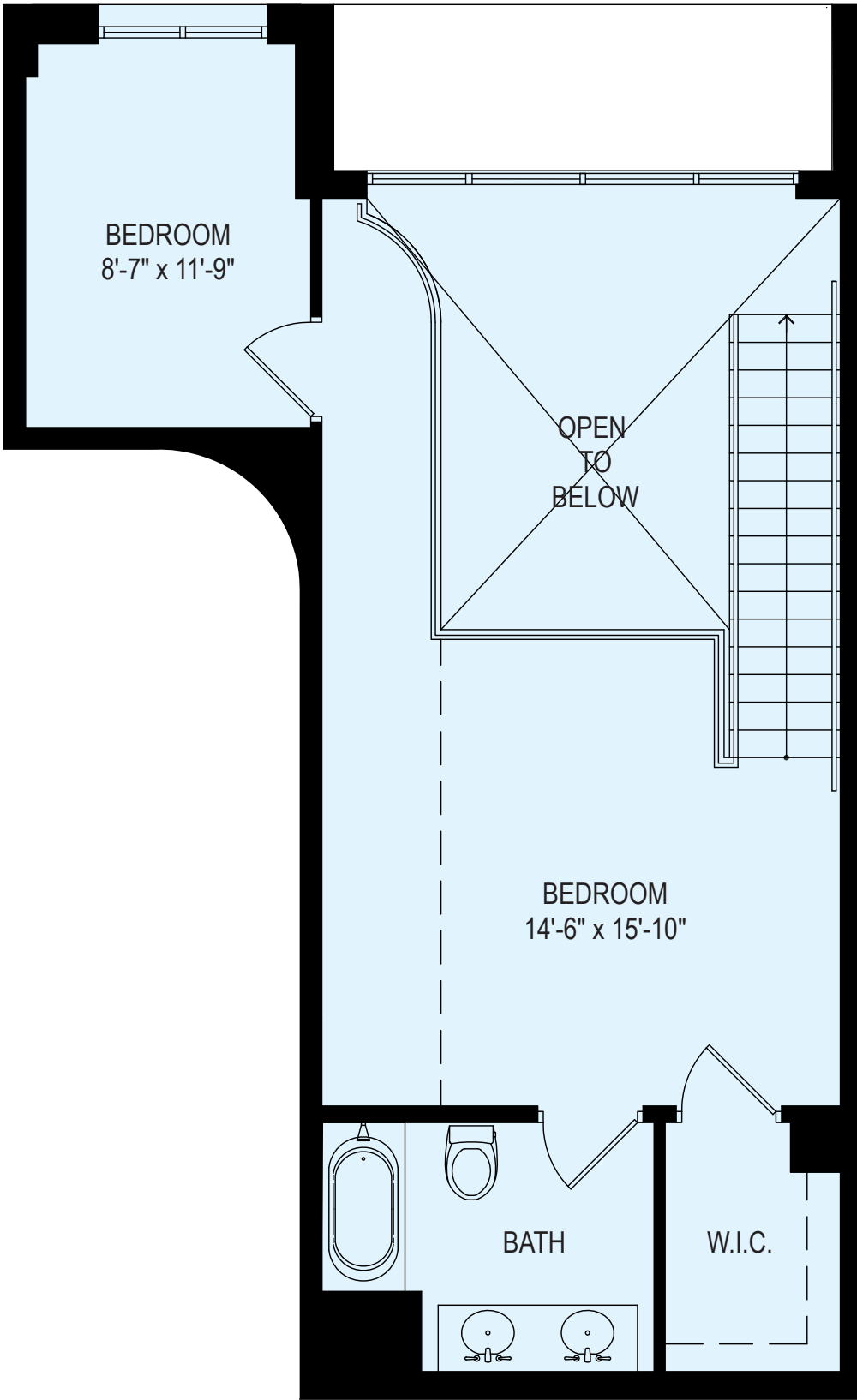
Unit Dimensions and Square Footages. There are two generally accepted methods of measuring the boundaries of units in residential condominiums. The first method is based on the description of the boundaries of the Unit, as set forth in Section 3.2 of the Declaration of Condominium, and generally only includes the airspace within the Unit (the "Engineering Method"). The other method, which is customarily used in sales brochures, generally measures the Unit to the outside finished surface of exterior walls and to the centerline of interior demising walls, includes portions of the adjacent Common Elements of the Condominium (the "Architectural Method"). The estimated square footage of the Unit, as determined under the Architectural Method, will be greater than the estimated square footage as determined under the Engineering Method. The Architectural Method is generally used in sales materials and may be provided to allow a prospective buyer to compare the Unit with units in other condominium projects that utilize this method of measurement.

LOFT 1
2 Bedroom, 2 Bath

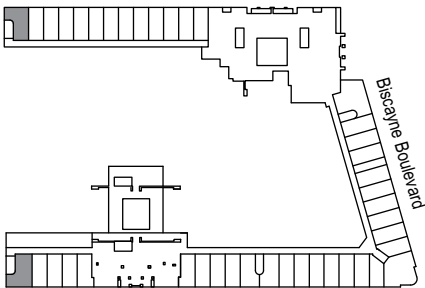
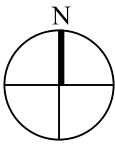
Living Space	1133 sq. ft. (105.26 m²)
Balcony	76 sq. ft. (7.06 m²)
Total Living Area	1209 sq. ft. (112.32 m²)



1st Floor



2nd Floor

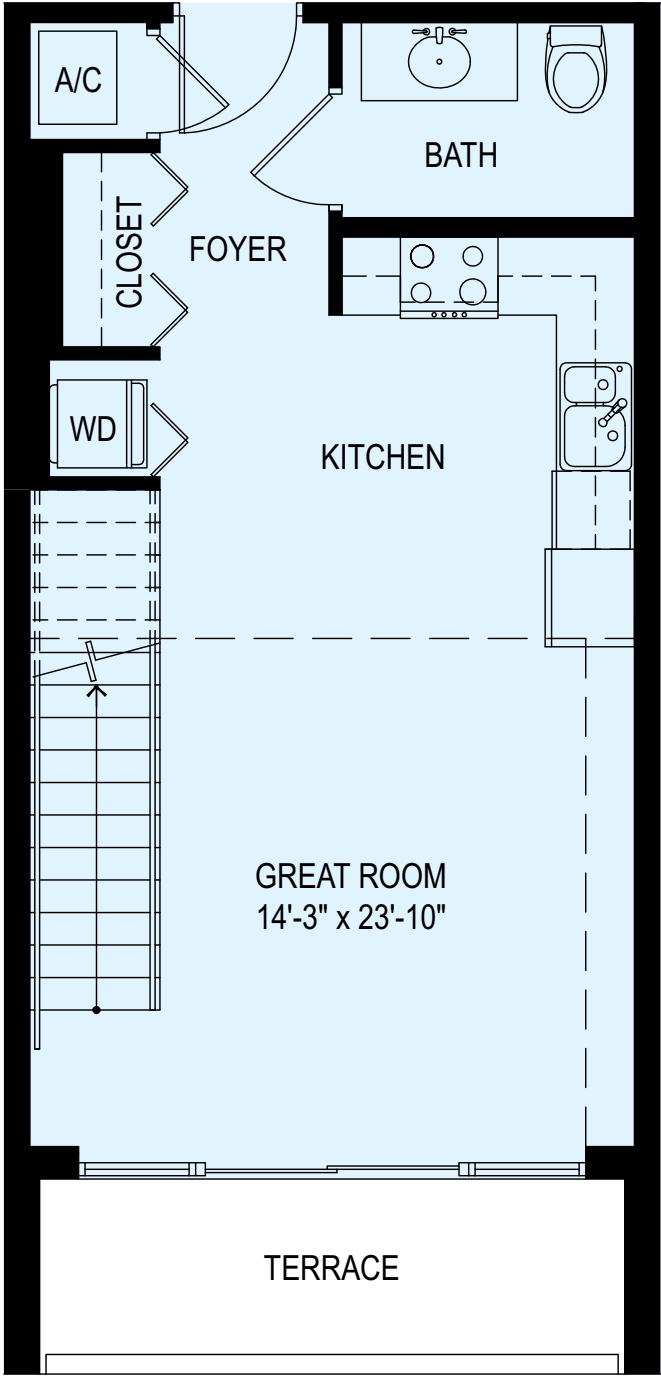


N.E. 2nd Street

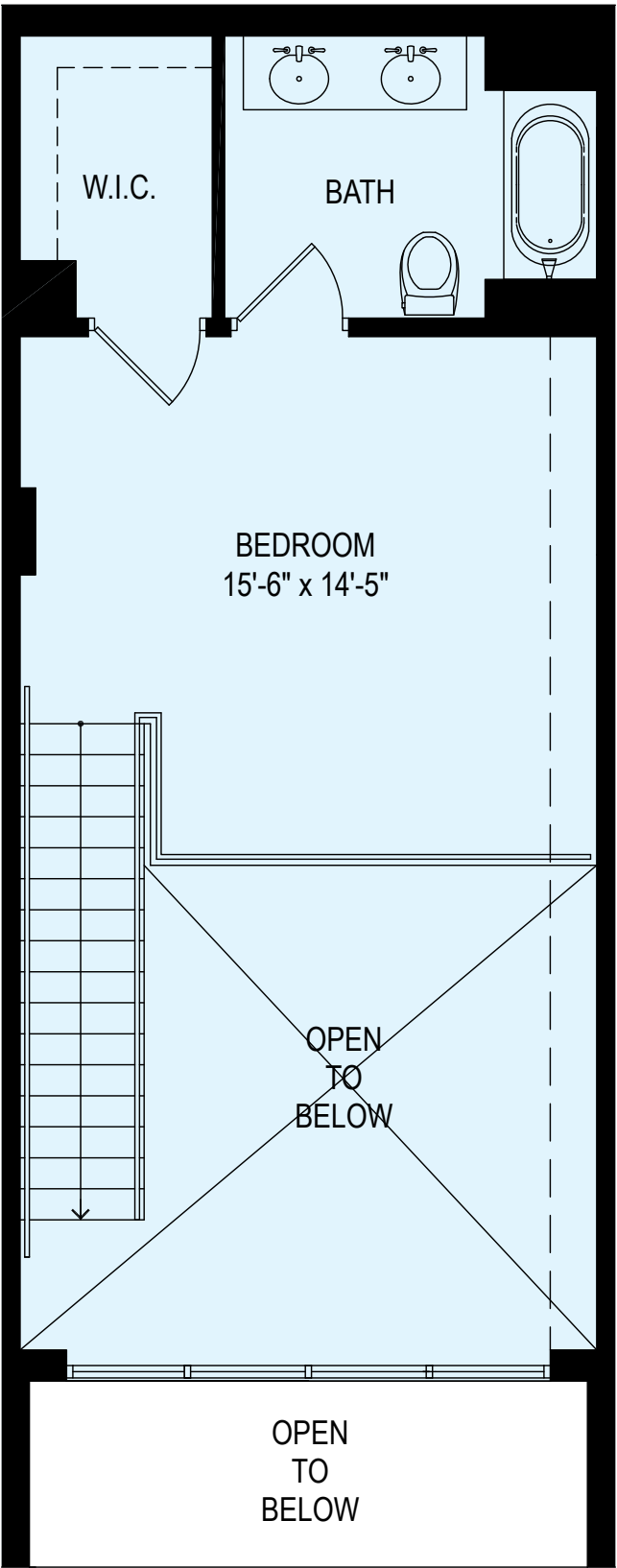
LOFT2

1 Bedroom, 1.5 Bath

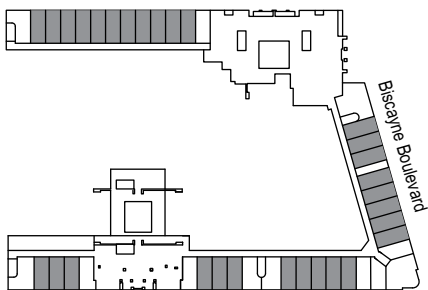
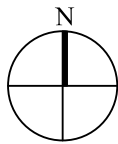
Living Space	835 sq. ft. (77.57 m²)
Balcony	80 sq. ft. (7.43 m²)
Total Living Area	915 sq. ft. (85 m²)



1st Floor



2nd Floor



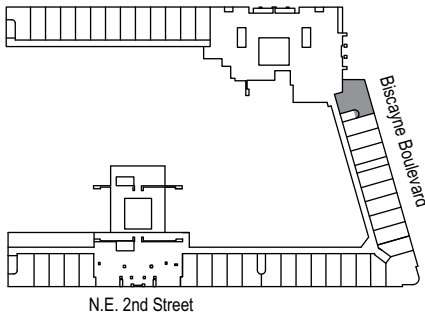
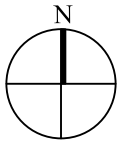
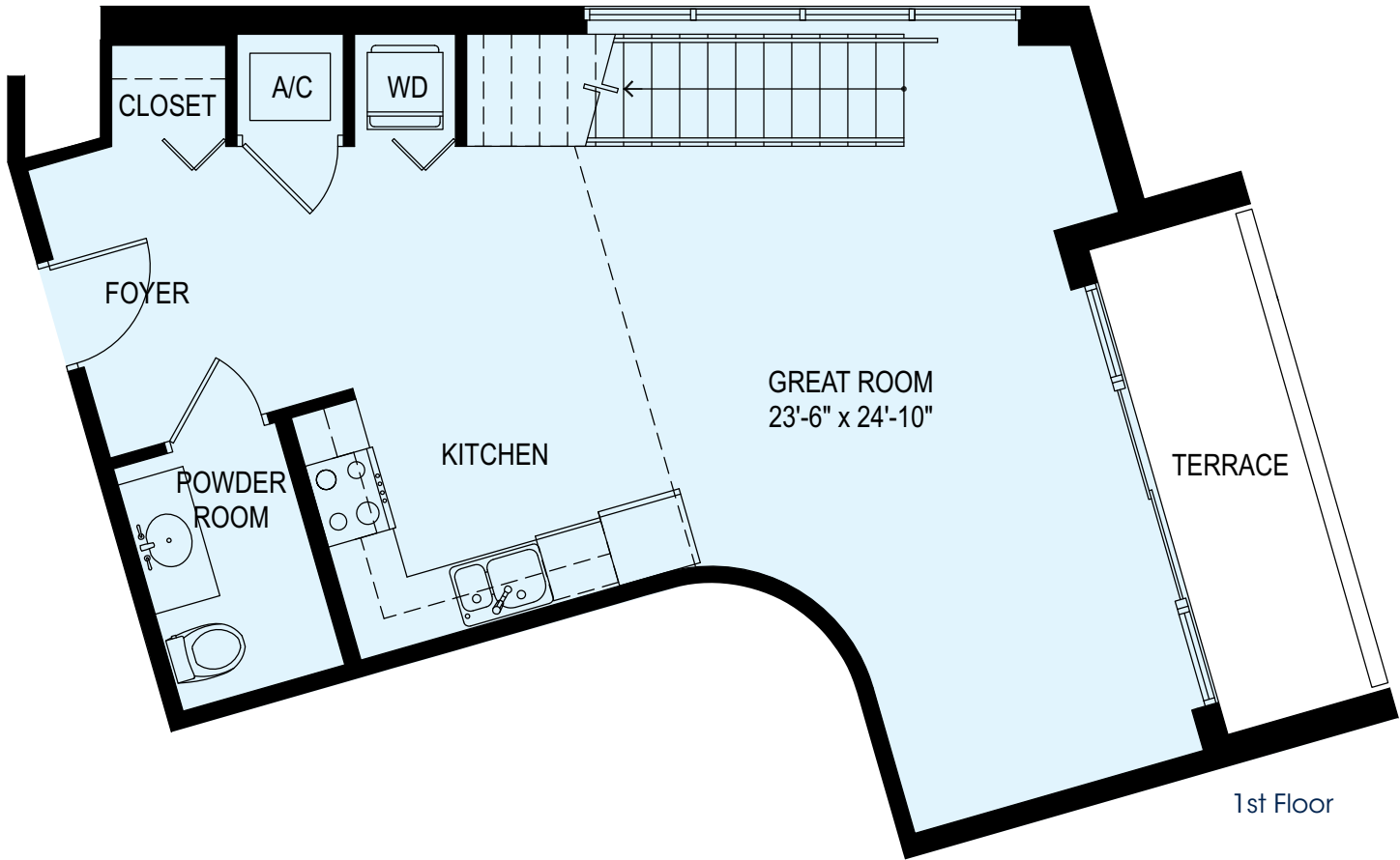
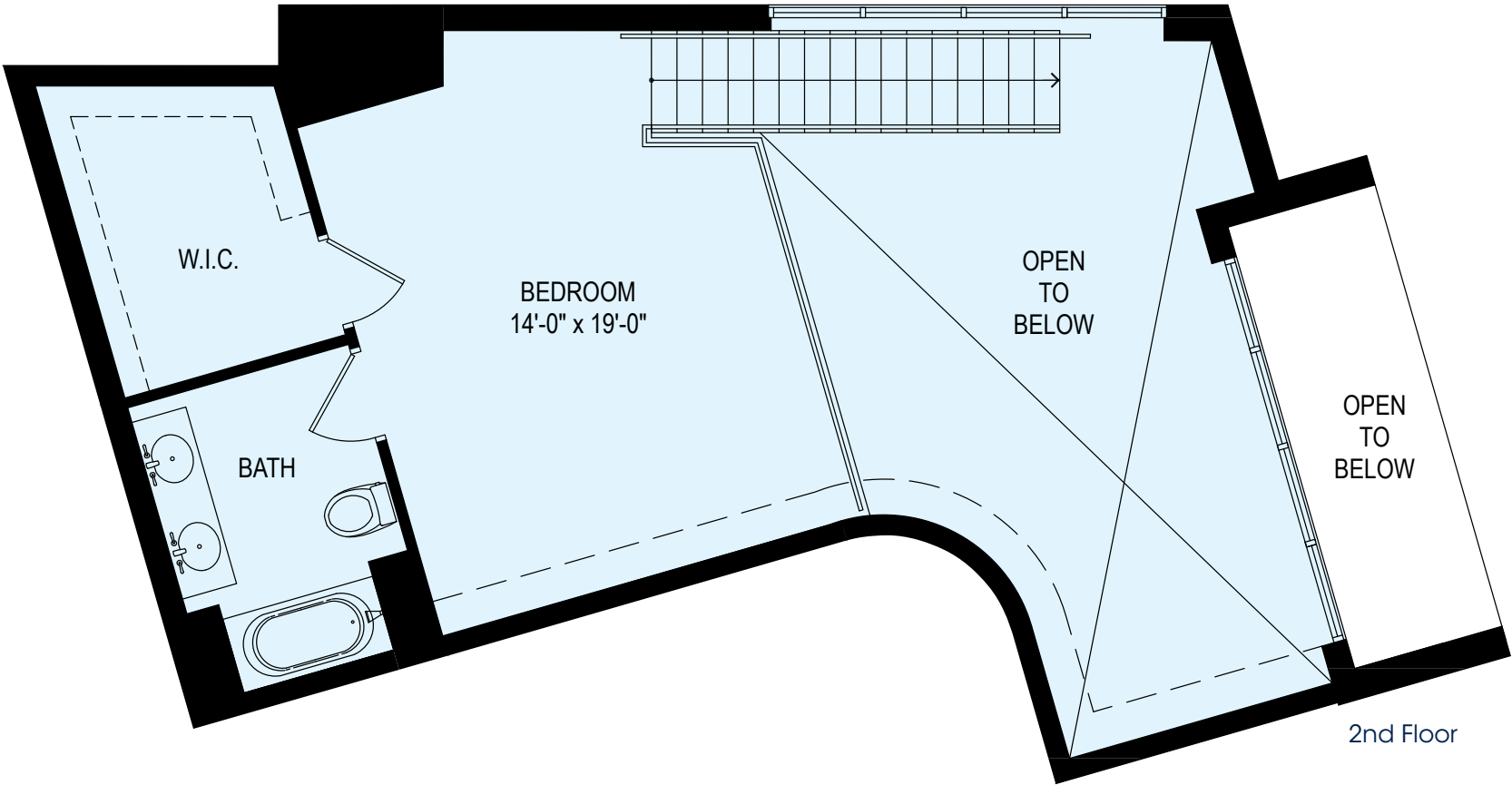
N.E. 2nd Street

Unit Dimensions and Square Footages. There are two generally accepted methods of measuring the boundaries of units in residential condominiums. The first method is based on the description of the boundaries of the Unit, as set forth in Section 3.2 of the Declaration of Condominium, and generally only includes the airspace within the Unit (the "Engineering Method"). The other method, which is customarily used in sales brochures, generally measures the Unit to the outside finished surface of exterior walls and to the centerline of interior demising walls, includes portions of the adjacent Common Elements of the Condominium (the "Architectural Method"). The estimated square footage of the Unit, as determined under the Architectural Method, will be greater than the estimated square footage as determined under the Engineering Method. The Architectural Method is generally used in sales materials and may be provided to allow a prospective buyer to compare the Unit with units in other condominium projects that utilize this method of measurement.

LOFT3

1 Bedroom, 1.5 Bath

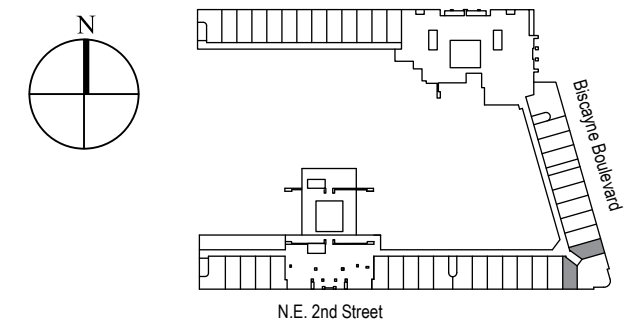
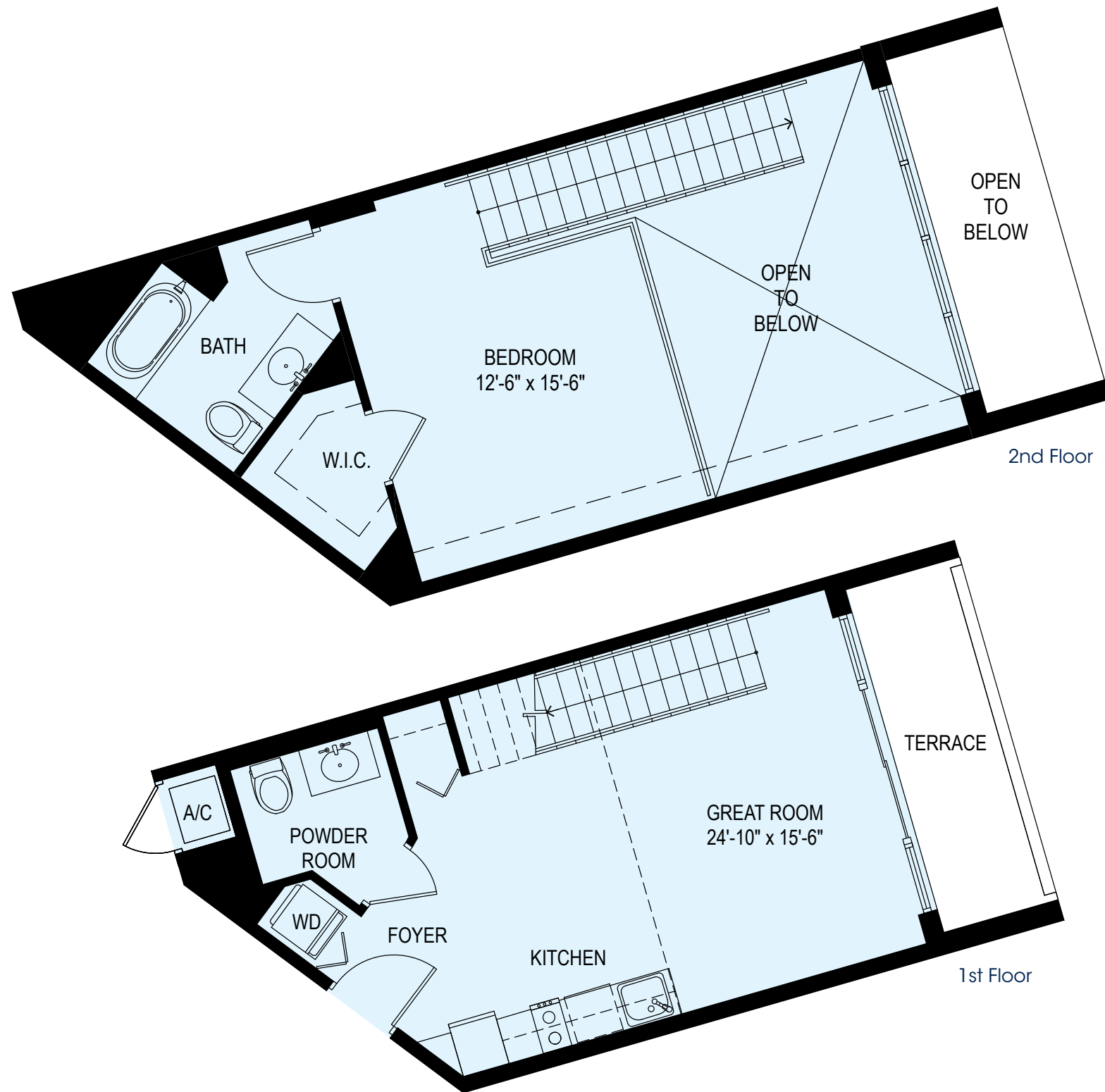
Living Space	1086 sq. ft. (100.89 m²)
Balcony	78 sq. ft. (7.25 m²)
Total Living Area	1164 sq. ft. (108.14 m²)



LOFT4

1 Bedroom, 1.5 Bath

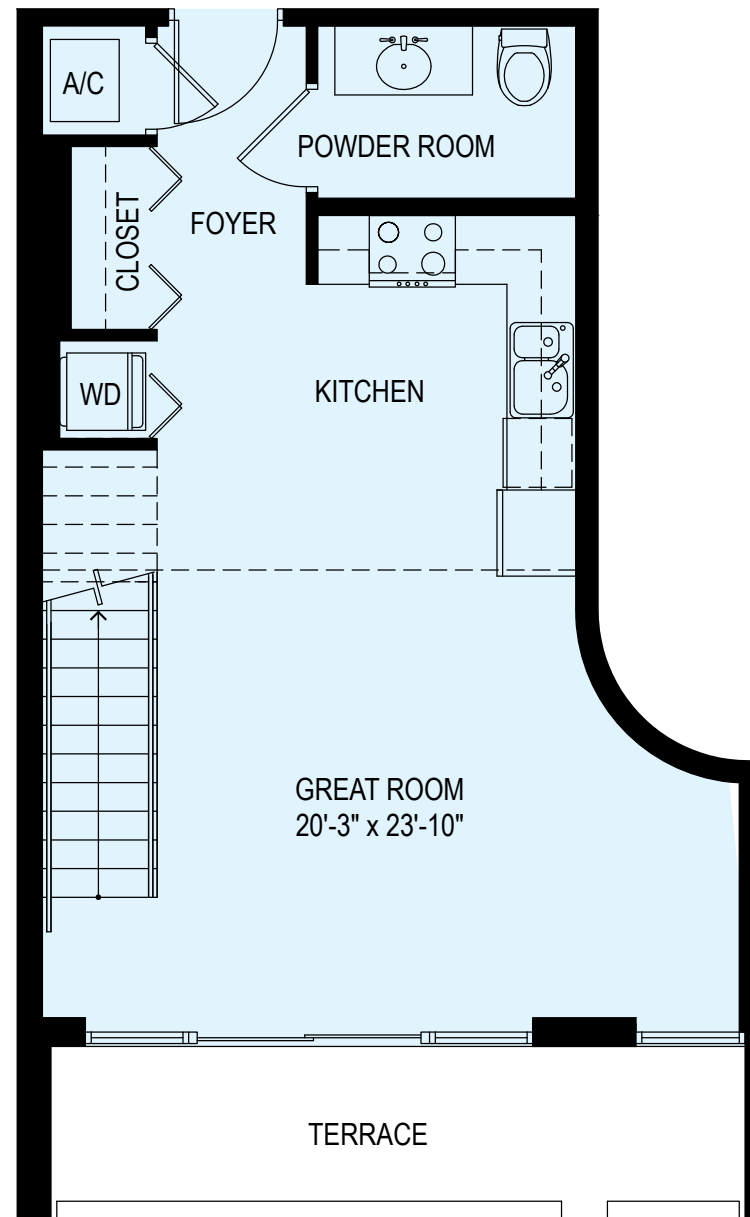
Living Space	730 sq. ft. (67.82 m ²)
Balcony	80 sq. ft. (7.43 m ²)
Total Living Area	810 sq. ft. (75.25 m ²)



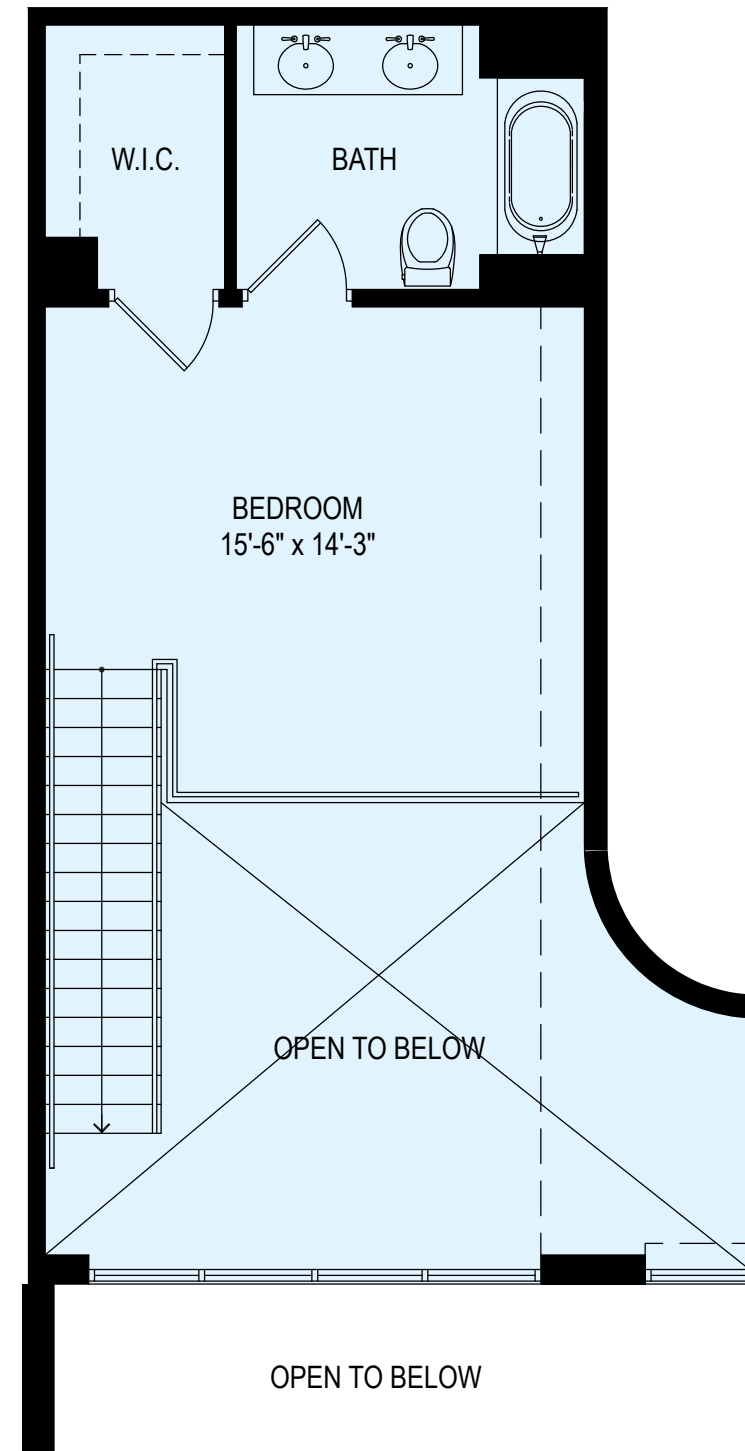
LOFT5

1 Bedroom, 1.5 Bath

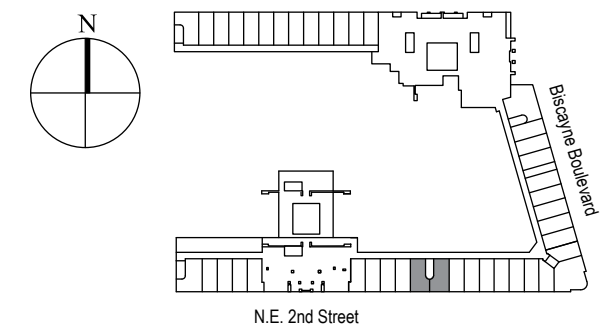
Living Space	880 sq. ft. (81.75 m ²)
Balcony	105 sq. ft. (9.76 m ²)
Total Living Area	985 sq. ft. (91.51 m ²)



1st Floor



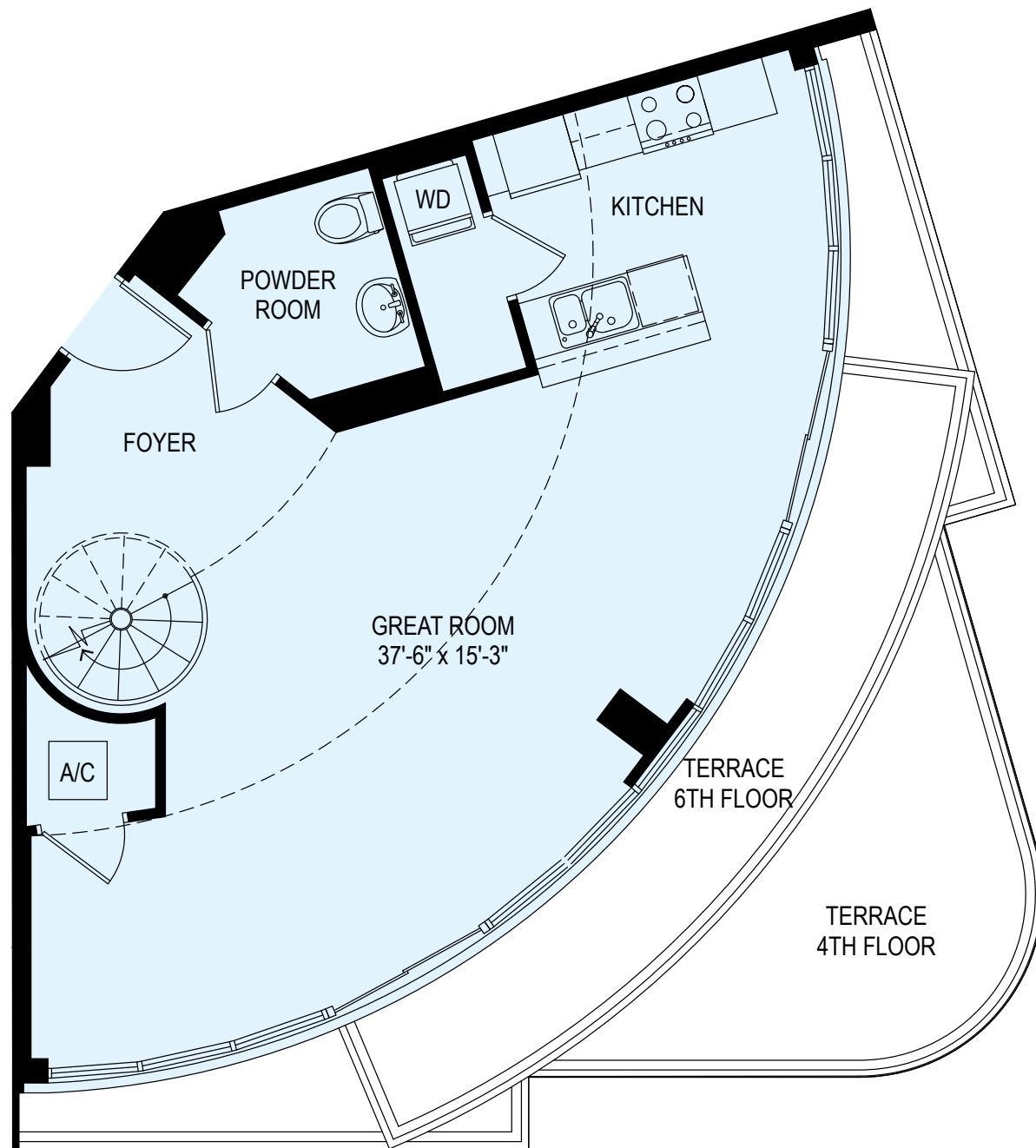
2nd Floor



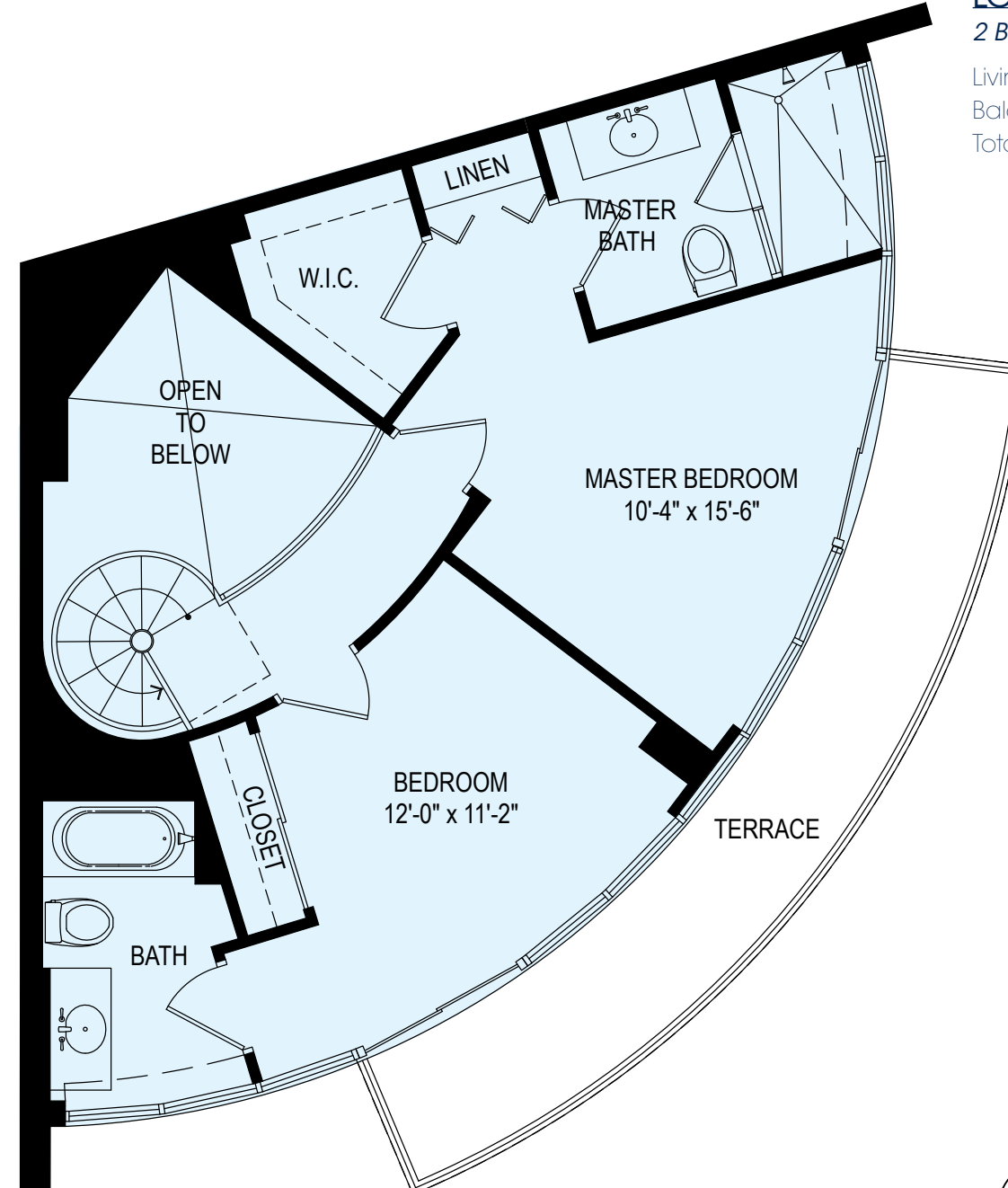
LOFT6

2 Bedroom, 2.5 Bath

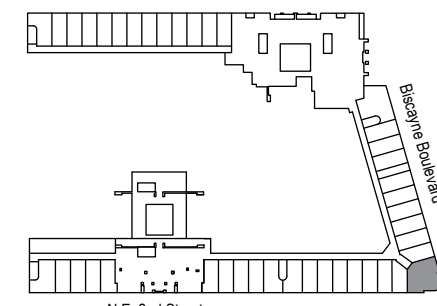
Living Space	1371 sq. ft. (127.37 m²)
Balcony	358 sq. ft. (33.26 m²)
Total Living Area	1729 sq. ft. (160.63 m²)



1st Floor



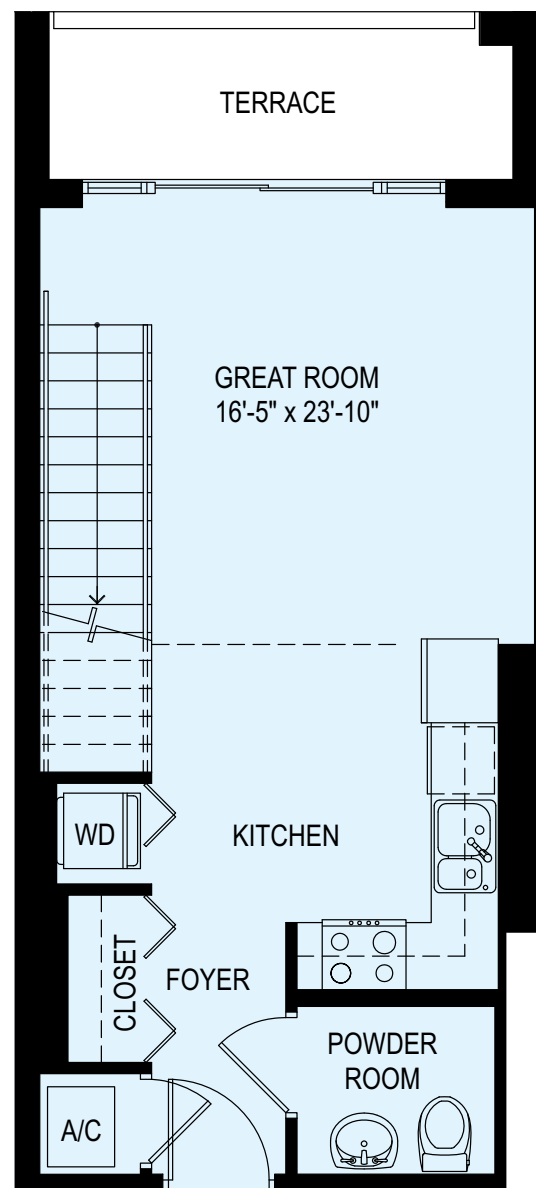
2nd Floor



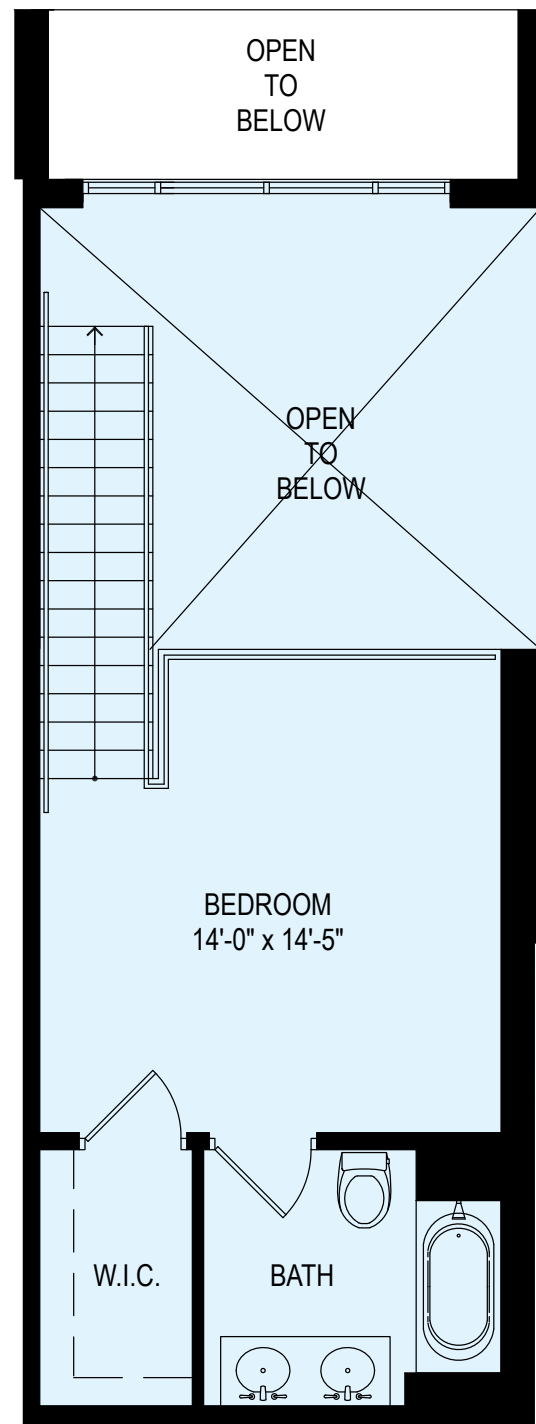
LOFT7

1 Bedroom, 1.5 Bath

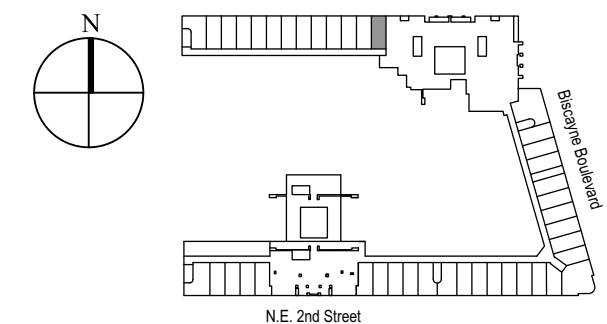
Living Space	774 sq. ft. (71.90 m²)
Balcony	77 sq. ft. (7.15 m²)
Total Living Area	851 sq. ft. (79.05 m²)



1st Floor



2nd Floor



PRICE SHEET

PRICE RANGE SHEET						
TYPE	RESIDENCE	SIZE s.f./ m²	FLOORS	EXPOSURE	PRICE RANGE *	HOA FEES
						South
Flats	Flat 2/2R	563 s.f./ 52.30 m²	2,3	E,S,W	\$213K - \$371K	\$300.00
Lofts	Loft 2/2R	835 s.f./ 77.57 m²	4,6	E,S,W	\$277K - \$432K	\$580.00
Studios	7	708 s.f./ 65.77 m²	28-39	E,S	\$363K - \$404K	\$375.00
1BR/1Bath	4	881 s.f./ 81.85 m²	2-39	E,S,W,N	\$346K - \$413K	\$475.00
1BR+Den/2Bath	1	1044 s.f./ 96.99 m²	9-27	S,W,N	\$316K	\$557.00
1BR+Den/2Bath	2	1146 s.f./ 106.46 m²	9-27	W,N	\$338K - \$451K	\$591.00
2BR/2Bath	3	1195 s.f./ 111.02 m²	9-27	E,S	\$468K - \$490K	\$627.00
2BR/2Bath	5	1357 s.f./ 126.07 m²	28-39	N,S,E,W Double	\$516K - \$735K	\$713.00
2BR/2Bath+Den	6	1515 s.f./ 140.74 m²	28-39	N,S,E,W Double	\$555K - \$772K	\$808.00
2BR/2Bath	9	1419 s.f./ 131.83 m²	40-48	N,S,E,W	\$469K - \$724K	\$766.00
3BR/3Bath	8	1970 s.f./ 183.01 m²	40-48	N,S,E,W	\$717K - \$1.3M	\$1,064.00
2BR/2.5Bath	12	1603 s.f./ 148.92 m²	8-27	N,E	\$636K - \$683K	\$820.00
2BR/2.5Bath+Den	13	1741 s.f./ 161.74 m²	8-27	S,E	\$613K - \$670K	\$885.00
PH 3BR/3.5Bath	10	2795 s.f./ 259.66 m²	49-50	E,W	\$1.950 M	\$1,450.00
PH 3BR/5.5Bath	11	3281 s.f./ 304.80 m²	49-51	N,S,E,W	\$1.75M - \$2.5M	\$1,785.00

*Prices are subject to change