





## YOUR BUILDING FEATURES:

- Perfect central downtown location (Bayfront Park, American Airlines Arena, Performing Arts Center, Metromover / Metrorail, Bayside Marketplace, etc.)
- Unique building design by award-winning architectural firm Sieger Suarez
- Unobstructed views of the Bay and Bayfront Park in selected units
- Magnificent 3-Story lobby created by the world renowned Rockwell Group
- 10th floor spacious Skylobby overlooking breathtaking views of South Beach, Biscayne Bay and Bayfront Park
- 10th floor urban oasis: pool deck with infinity edge-pool, lush tropical landscaping, daybeds, snack bar, and cabanas
- 10th floor 2-level clubroom with warming kitchen, billiards, wet bar, and bay views
- 10th floor 2-level spa & fitness center overlooking the bay with meditation rooms and Pilates
- 12th floor 2-level formal party room, designed by Rockwell Group
- Wraparound balconies in selected units
- 5 high-speed resident elevators
- 24-hour concierge and security services
- Convenient mail and package receiving desk
- 24-hour Valet parking
- Assigned parking in secured garage
- Over 15,000 sq. ft. of Premium Retail Space

## FEATURES & AMENITIES

### Residence Features:

- Elegant smooth ceilings
- Spacious walk-in closets
- Floor to ceiling laminated and energy efficient tinted windows
- Living/Dining room with adjacent balcony in most units
- Comfortable balconies with impressive skyline views of downtown Miami and Biscayne Bay
- High efficiency central air conditioning and heating unit
- Sprinkler fire protection system
- State-of-the-art high-speed internet access
- Pre-wired for "smart" building; multiple-jack high-speed internet, "home run" configured CAT5 cable for data/voice communications, and high speed cable access to all television outlets

### Kitchen Features:

- Dellacasa contemporary style Italian teak cabinetry
- Imported granite or quartz countertops in absolute black
- KitchenAid Integrated 36" panel-ready refrigerator including freezer and icemaker

- Bosch stainless steel self-cleaning 30" range with sleek glass cooktop
- Bosch multi-cycle pot scrubbing dishwasher with sound insulation
- Bosch built-in microwave oven with integrated hood and light
- Modern stainless steel double sink with pullout spray faucet
- Imported porcelain tile floors
- Modern track lighting
- Top-of-the-line stackable Whirlpool washer & dryer

### Bathroom Features:

- Dellacasa Italian teak cabinetry
- Crèma Marfil marble vanity countertops
- Full width vanity mirror with decorator light fixture
- Imported porcelain tile floors and wet areas
- Frosted glass enclosed showers
- Elegantly detailed designer faucets
- Luxurious jacuzzi style tub

WWW.CONFIDAGE.COM

1.800.277.7679



Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior dividing walls and in fact vary 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). All dimensions are approximate, and all floor plans and development plans are subject to change. Artist conceptual rendering. Modifications may be made at developer's discretion without prior notice. Architecture by Sieger Suarez Architectural Partnership. All sketches, renderings, graphic materials, plans, specifications, terms, conditions and statements contained in this brochure are proposed and conceptual only and do not and will not necessarily reflect the final plans and specifications for the development. Further, Developer reserves the right to modify, revise or withdraw any or all of same in its sole discretion and without prior notice.

Another RELATED Project

**501**  
**BISCAYNE**



NORTH



SOUTH



[WWW.CONDOAGE.COM](http://WWW.CONDOAGE.COM)

EAST



WEST