

boulevard.
a boutique condominium



3360 Biscayne Boulevard Miami, FL 33137



OVERVIEW

Boulevard will be the first designer boutique condominium located on Miami's Biscayne Boulevard. The 16-story, mixed-use development will feature top-of-the-line amenities and services, including Pogghenphol Kitchens and I/O Rooms, an innovative new concept designed for South Florida living that will provide residents with expansive lanai terraces with views of Biscayne Bay and the city lights.

Boulevard will use color and space to evoke the artistic energy of its surroundings. I/O Rooms will provide a seamless transition space from the inside to the outside with a feeling of spaciousness that seems to extend beyond the traditional walls.

www.CondoAge.com

1.800.207.8648

Building Information:

16 story building
127 residential units
Designer Lobby
Pool Deck – mezzanine level (4th Floor)
Mailroom
Multi-level parking
Elevators

Building Amenities:

Heated pool – mezzanine Level (4th Floor)
Lushly landscaped aroma garden at pool level
Fitness center – mezzanine level (4th Floor)
Concierge & 24 hour security
Valet parking
Biscayne bay and city views

Residence Features:

I/O Rooms
Floor to ceiling tinted glass windows
Energy efficient air conditioning and heating
Wireless Internet access
Solid wood entry doors
Decorator ready units with exposed concrete floors
Laundry closet with stackable washer and dryer

Kitchen Features:

Poggenpohl kitchen cabinetry
Granite countertops
Stainless steel appliances
Polished chrome fixtures

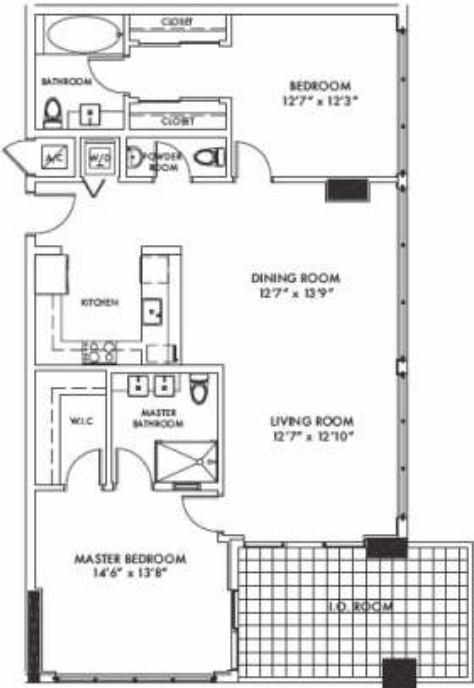
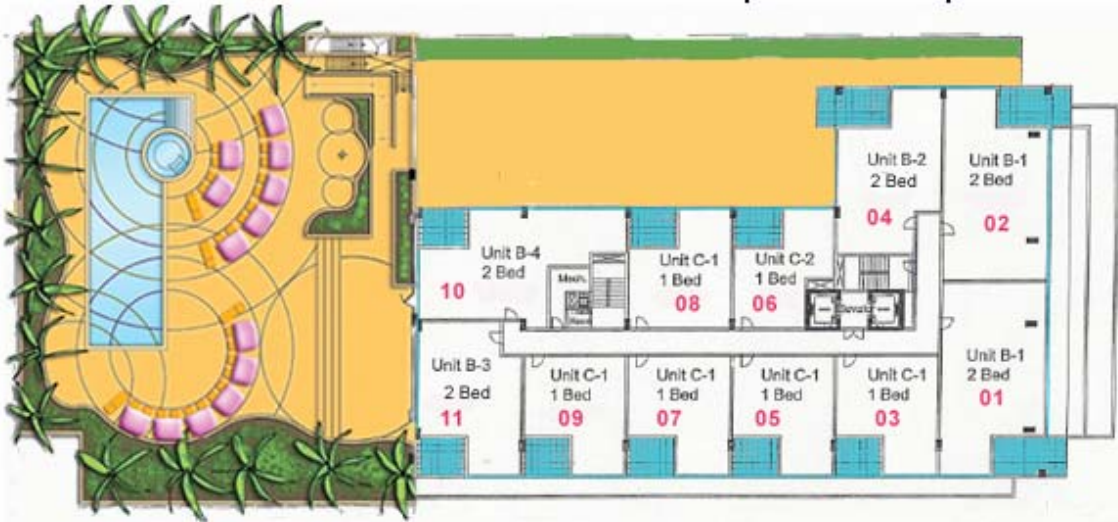
Bathroom Features:

Poggenpohl bathroom cabinets
Marble bathroom finishes
Polished chrome fixtures
Shower/tub combination or whirlpool tub and shower

LOCATION



FLOOR PLANS





RESIDENCE B-01 01

 2 Bedrooms, 2 1/2 Baths

 Air Conditioned Area: 1313 Sq. Ft

 Balcony: 182 Sq. Ft

 Total Living Area: 1,495 Sq. Ft [139 m²]

We are proud to be the first and only in the U.S. to offer the advancement of equal housing opportunity through 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. OPEN HOUSES ARE OPEN TO ALL. We are proud to be the first and only in the U.S. to offer the advancement of equal housing opportunity through 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. OPEN HOUSES ARE OPEN TO ALL. We are proud to be the first and only in the U.S. to offer the advancement of equal housing opportunity through 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. OPEN HOUSES ARE OPEN TO ALL.



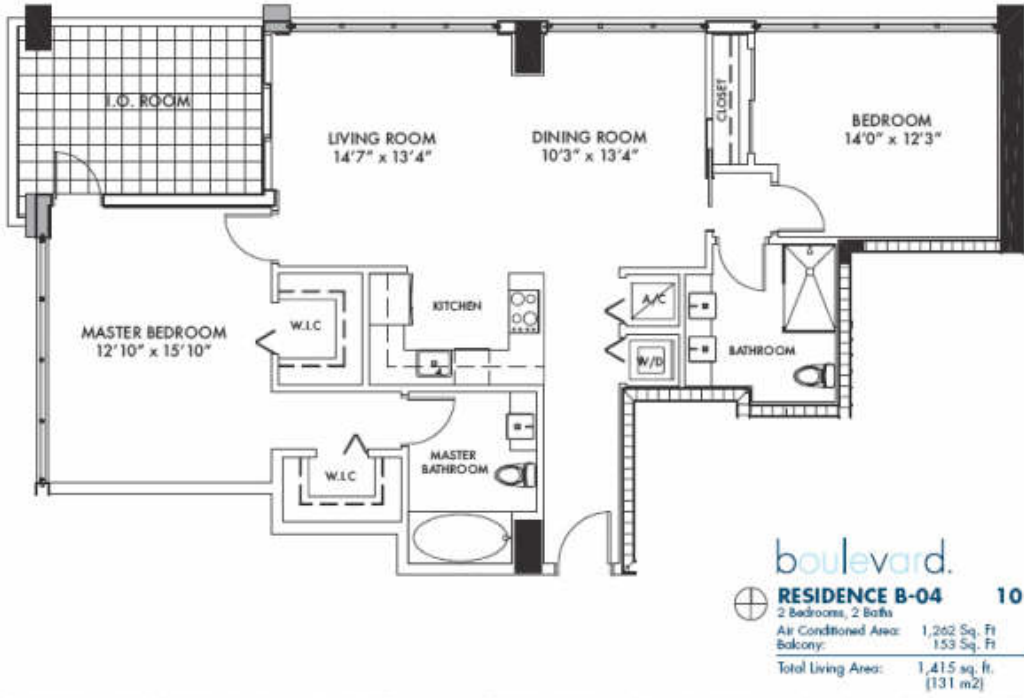
boulevard.
RESIDENCE B-02
 2 Bedrooms, 2 Bath
 Air Conditioned Area: 986 Sq. Ft.
 Balcony: 182 Sq. Ft.
 Total Living Area: 1,168 Sq. Ft.

We are pledged to the letter and spirit of the U.S. policy for the achievement of equal housing opportunity throughout the Nation. We encourage and support affirmative advertising and marketing programs in which there are no barriers to obtaining housing because of race, color, religion, sex, handicap, familial status or national origin. SPECIAL ADVERTISING CATEGORIES ARE SUBJECT TO FEDERAL GOVERNMENT REGULATIONS. FOR CORRECT REPRESENTATION, PLEASE REFER TO THE DOCUMENTS REQUIRED BY SECTION 718.03(1), FLORIDA STATUTES. TO BE PUBLISHED BY A DEVELOPER TO A BUYER, A BUYER, DIRECTOR, LICENSEE, BROKER, REALTOR, PARTNER, AND AFFILIATE TO BE SUBJECT TO CHANGE WITHOUT NOTICE.

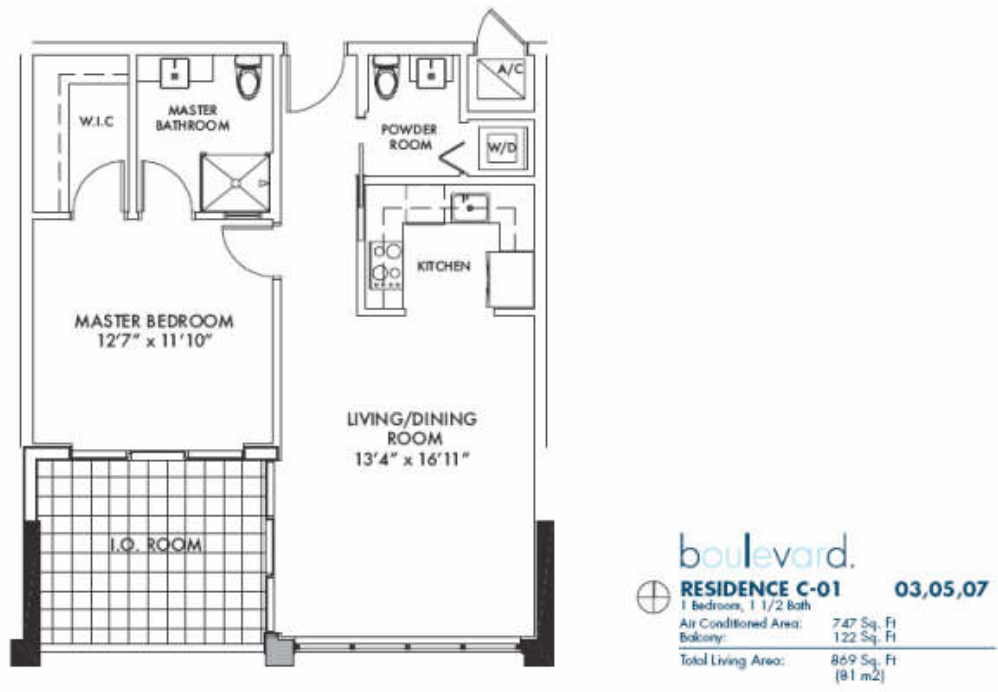


boulevard.
RESIDENCE B-03
 2 Bedrooms, 2 Bath
 Air Conditioned Area: 1,096 Sq. Ft.
 Balcony: 153 Sq. Ft.
 Total Living Area: 1,239 Sq. Ft.

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RESIDENCE C-02 06
 1 Bedroom, 1 Bath
 Air Conditioned Area: 666 Sq. Ft.
 Balcony: 122 Sq. Ft.
 Total Living Area: 788 Sq. Ft.
 (73 m²)

We are proud to be the only and best of the U.S. plans for the advancement of social housing opportunities throughout the Nation. We encourage and support all efforts in marketing and making this plan available to all who are interested in attaining housing opportunities of this, and other, high quality, family oriented and modern living. All representations cannot be relied upon accurately without the approval of the developer. For correct representations, make reference to the documents required by Section 718.01(4), Florida Statute, to be furnished by a developer to a buyer. All names, measures, design, copyright, plans and specifications are subject to change without notice.