

EVERGLADES  ON THE BAY





Building Features

The contemporary, elegant towers of Everglades On The Bay were designed by renowned Fullerton Diaz Architects.

The spectacular vistas from Everglades On The Bay capture Biscayne Bay, the Port of Miami, cruise liner landings, Government Cut, downtown Miami's skyline, Bayfront Park and Bayside Marketplace and Marina.

The Everglades on the Bay is ideally located in the heart of Downtown Miami across from the beautiful greenway of Bayfront Park and within walking distance to most of Miami's central business district.

Phase One is comprised of a 49-story tower and is will contain 342 apartments, 82 flats (with 10' ceilings) and 82 lofts (with 18' ceilings).

Spacious, distinctive floor plans make the most of stunning views. Private lobby with concierge which displays the artwork of Romero Brito.



Residence Features

Kitchen:

Euro-style cabinetry, granite countertops, stainless steel appliances (microwave, dishwasher, refrigerator/freezer, separate cooktop and oven), stainless steel double sink with faucets, ceramic tile flooring

Master Bath

Marble floor, soaking tub, glass shower enclosure, designer vanity w/granite top

Secondary Bath

Ceramic floors, ceramic tub/shower surrounds designer vanity w/granite top

Flooring

- Wall to wall carpet (living, dining, den, bedrooms)
- (Excludes lofts and flats)

24-hour valet and security system with private gated entry to garage.

- Fully equipped multi-function business center.
- State-of-the-art spa and fitness center with cardiovascular workout equipment and free weights.
- Private men's and ladies' saunas, steam and locker rooms overlooking pool deck.
- Separate aerobic areas for yoga and exercise programs.
- Tropical swimming pools, lap pool, and spa located on fabulous 100,000 SF, 8th floor amenity deck. It will also feature a Tiki bar with grill in the pool area.
- Ground level retail development of 65,000 SF to offer a café, gourmet grocery and on-site dry cleaner, hair salon, (available parking in Level 2)
- Over 1,100 parking spaces on six levels, with assigned covered parking for each residence.
- Computerized security-controlled, high-speed elevator system, including six custom-design elevator cabs.
- Private residence lounge, card room and multi-functional party room with kitchen facilities for entertaining.
- Billiard room
- Lobby finishes and appointments include exotic woods and elegant furnishings.
- Common area entry doors electronically controlled



About the Developer

With the creation of Everglades on the Bay, CABI DEVELOPERS, along with its parent corporation, GICSA, is leading the renaissance of downtown Miami. Already the largest and most profitable real estate development company in Mexico, with a track record of innovation, foresight and a proven understanding of the needs of the affluent end user, the companies are now helping to change the face of America's most international city.

Founded in 1989, no other company in Mexico has ever accomplished so much, so soon. GICSA has completed more than 15 million square feet of new construction. But perhaps a more impressive measure of GICSA's stature is their prestigious roster of development and financing partners, including Turnberry Associates, Cargill and GE Capital. Ultimately, however, the truest measure of the company's success is the satisfaction of the many thousands of people who live, work and shop each day in the places GICSA has created.

www.gicusa.com
1.800.207.5548

In their unwavering pursuit of excellence, CABI Developers devotes the full scope of their vision, resources and expertise to every project they undertake, be it a one-of-a-kind custom home or a vast retail and entertainment center. Everglades On The Bay joins The Parc at Turnberry Isle and Country Club Center as yet another symbol of the passion and focus that drives everything they do. From the beaches of Cancun to the exquisite shores of Acapulco and the affluent suburbs of Mexico City, CABI Developers continues to raise standards for the entire industry. Now, with Everglades On The Bay, this acclaimed vision of leadership and luxury comes to the glittering waterfront of Miami's famed Biscayne Bay.

Amenities Deck



Estimated Completion Q4 2007

www.CondoAge.com

1.800.207.8648

Sample Floor Plans
 (Under A/C Range 563 sq ft [52.3 sq M] to 3,281 sq ft [304.8 sq M])

Model:	Flat 2, 2R	
Line:	--	
AC:	563 FT ²	52.3 M ²
Terrace:	N/A FT ²	N/A M ²
Total:	563 FT ²	52.3 M ²

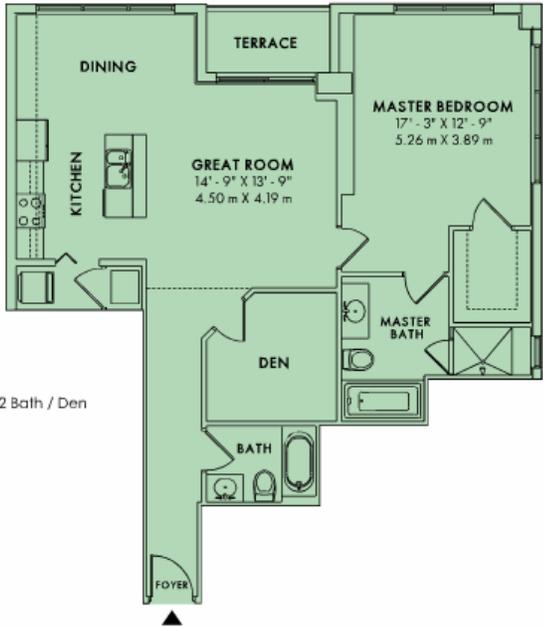
Model:	4, 4R	
Line:	04, 07	
AC:	881 FT ²	81.85 M ²
Terrace:	104 FT ²	9.66 M ²
Total:	985 FT ²	91.51 M ²



1 Bed / 1 Bath

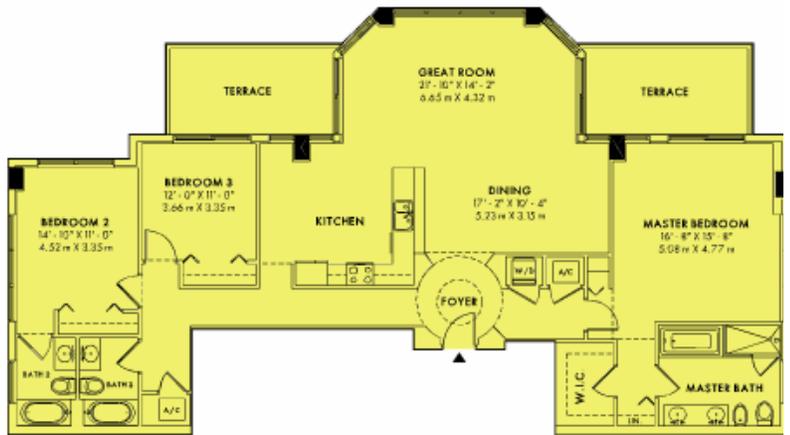
Model:	2, 2R
Line:	02, 08
AC:	1,146 FT ² / 106.46 M ²
Terrace:	45 FT ² / 4.18 M ²
Total:	1,191 FT ² / 110.64 M ²

Model:	8, 8R
Line:	03, 08
AC:	1,970 FT ² / 183.01 M ²
Terrace:	268 FT ² / 24.90 M ²
Total:	2,238 FT ² / 207.91 M ²



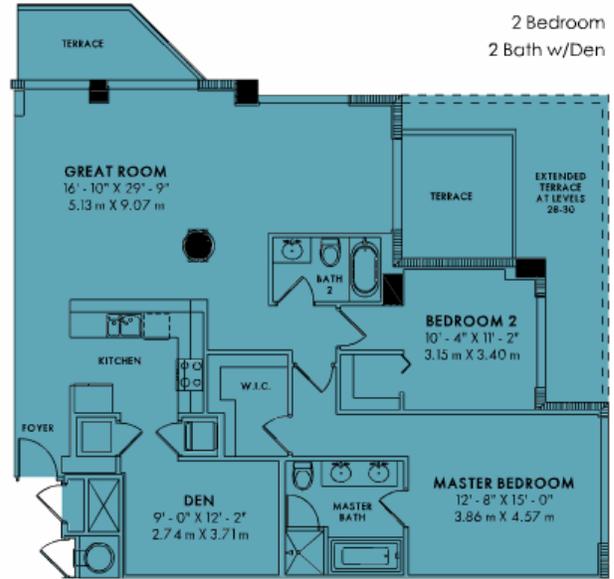
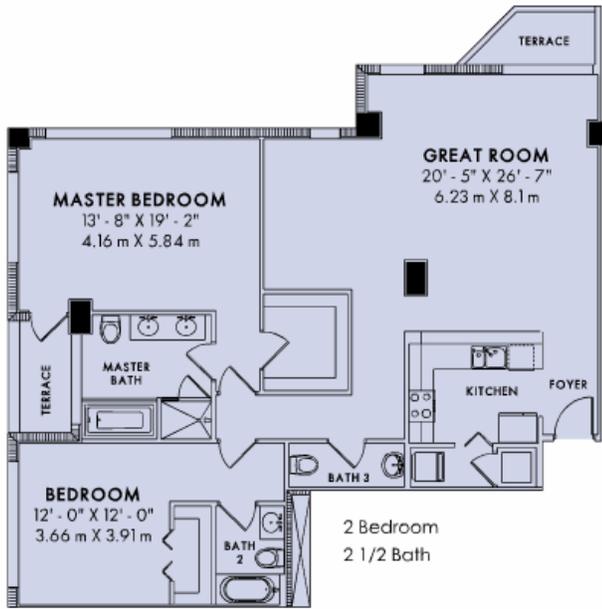
1 Bed / 2 Bath / Den

3 Bed / 3 Bath



Model:	12
Line:	02
AC:	1,603 FT ² / 148.92 M ²
Terrace:	88 FT ² / 8.18 M ²
Total:	1,691 FT ² / 157.1 M ²

Model:	6, 6R
Line:	03, 09
AC:	1,515 FT ² / 140.74 M ²
Terrace:	147 FT ² / 13.66 M ²
Total:	1,662 FT ² / 154.40 M ²



Model:	PH 11, 11R
Line:	04, 07
AC:	3,281 FT ² / 304.8 M ²
Terrace:	897 FT ² / 83.33 M ²
Total:	4,178 FT² / 388.13 M²

