



**ONE MIAMI's downtown location brings you a cutting edge lifestyle that slices through the expected and the everyday. Watch the Miami Heat electrify the American Airlines Arena. Bayfront Park plays host to a feast of music fests and international events all year long.**

If culture calls, check out the Gusman Center, where you can enjoy a diverse schedule of plays, recitals and concerts as well as the world-famous Miami Film Festival. And the upcoming Performing Arts Center will bring everything from ballet to opera to theater into the downtown area. The Miami Art Museum and an assortment of galleries bring the world of fine art right into your neighborhood.

Take a short stroll in any direction and you'll find a bounty of shopping and some of Miami's favorite restaurants.

With the proximity to highways, metrorail, Miami International Airport and the Port of Miami, getting to work or getting away has never been so convenient.

ONE MIAMI is the soul of city living, right in the heart of it all.



## **BUILDING AMENITIES**

Magnificent landmark waterfront location creating the Gateway to downtown Miami where the Miami River meets Biscayne Bay.

The residences and party and amenities decks offer spectacular and dramatic views of Biscayne Bay, Port of Miami, Brickell Avenue, Downtown Miami, South Beach and Key Biscayne.

Direct access from the Miami Riverwalk Promenade to Bayside Marketplace.

Lush tropical landscaping accentuates the relaxing recreational and lap pools, amenities and party decks.

Dramatically designed lobby by the internationally award-winning firms of Arquitectonica of Miami and Yabu Pushelberg of New York and Toronto.

Bayfront Café offering casual indoor and alfresco dining.

Personal touch services such as concierge, housecleaning, valet as well as on-site dry cleaning pickup and delivery service available.

Fitness center with the latest in strength and cardio-vascular equipment.

Assigned parking in the secured garage.

Twenty-four hour optional valet parking right at your front door.

Full service business center with high speed data and voice capability.

Twenty-four hour security and secured gated entry.

Proposed tennis court.

Multi-function rooms located in each building.

## RESIDENCE FEATURES AND AMENITIES

European designer kitchen cabinetry with modern stainless steel double sink. Elegant imported granite for kitchen countertops.

Smart, energy-efficient appliances, including:

- Side-by-side, frost free refrigerator/freezer
- Self-cleaning electric range with sleek cooktop
- Multi-cycle pot scrubbing dishwasher and built-in microwave oven with light.

Private balconies offering exceptional vistas.

Impact resistant glass windows and doors tinted for energy efficiency.

Elegant bathroom fixtures.

Pre-wired for Smart Building; multiple-jack high-speed internet, data/voice, and cable TV access.

Technologically-advanced Fire Safety System.

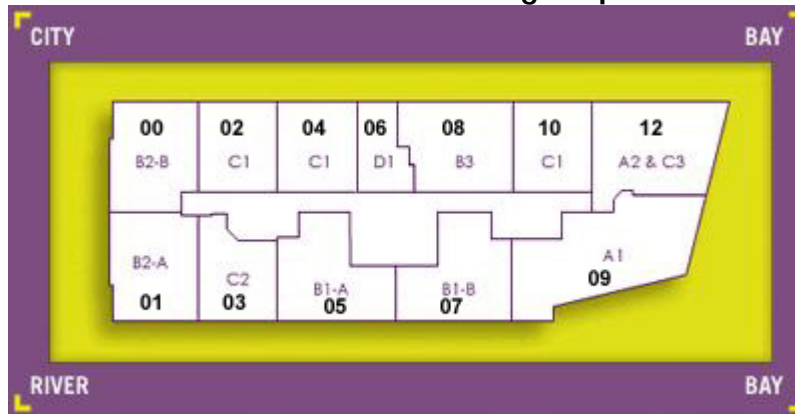
Energy efficient air conditioning and heating system.

Plush stain-resistant carpeting with choice of designer colors in living room, dining room and bedrooms.

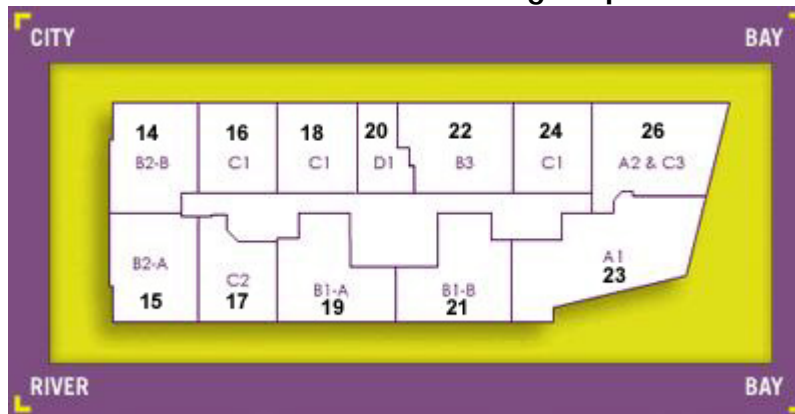
Deluxe imported tile flooring throughout kitchen and baths.



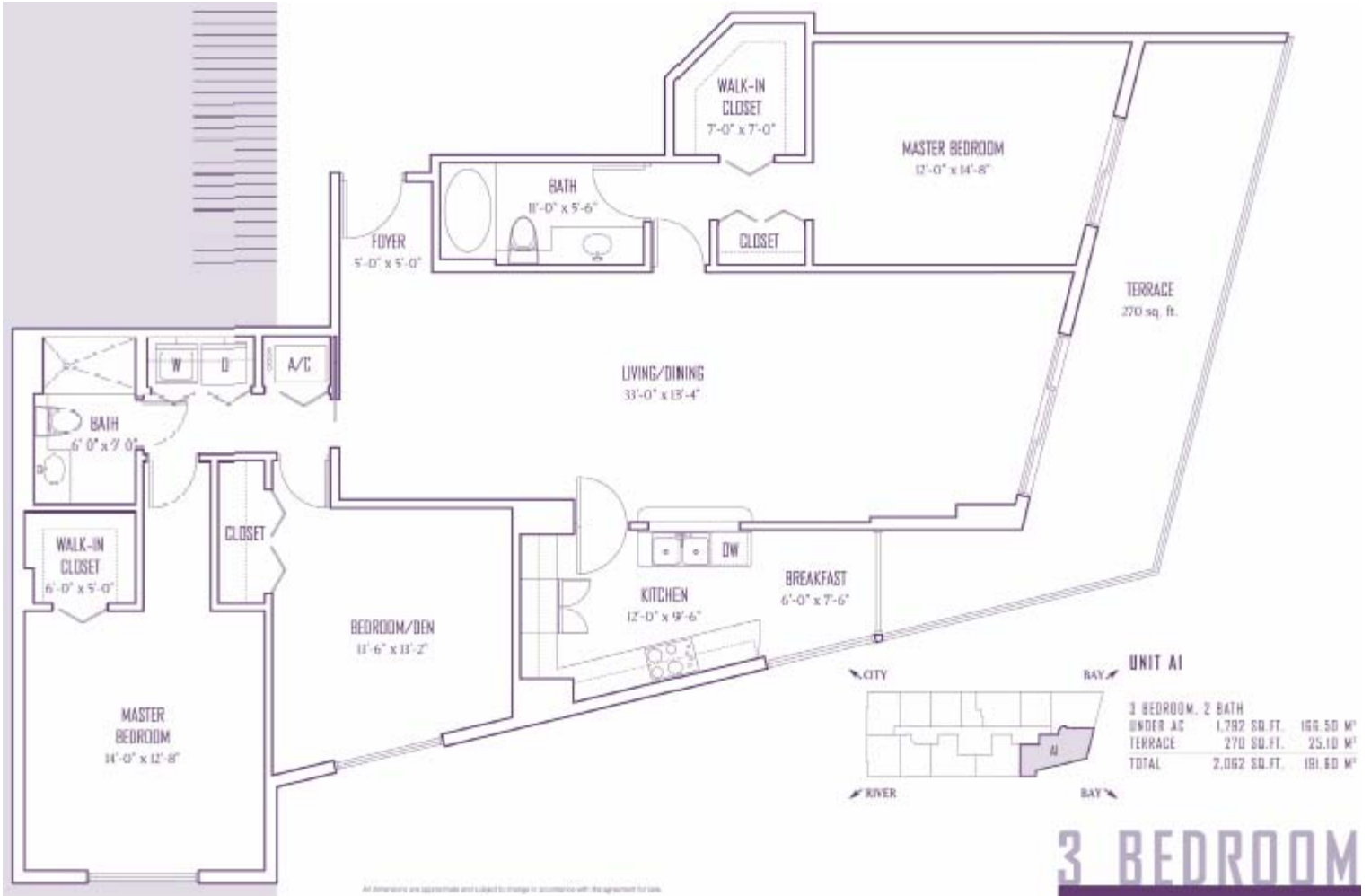
## East Tower Building Map



## West Tower Building Map

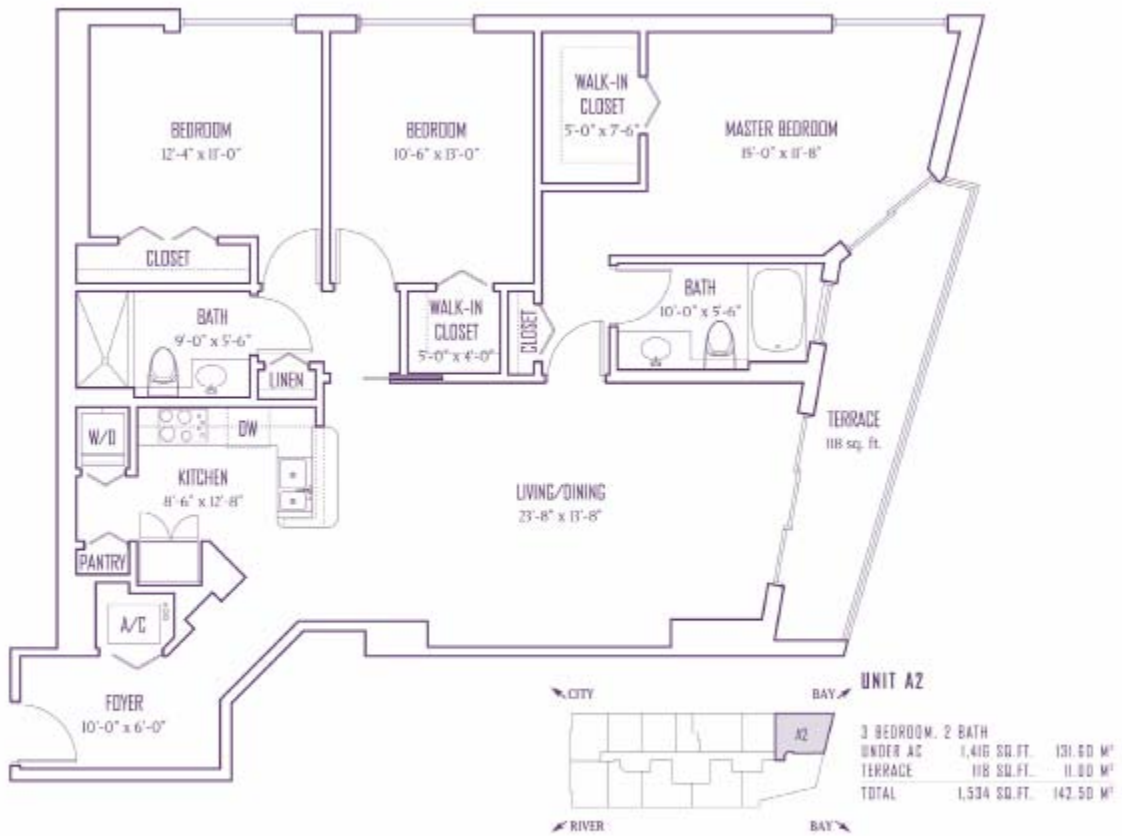


# Sample Floor Plans



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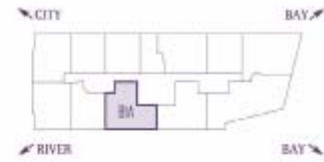
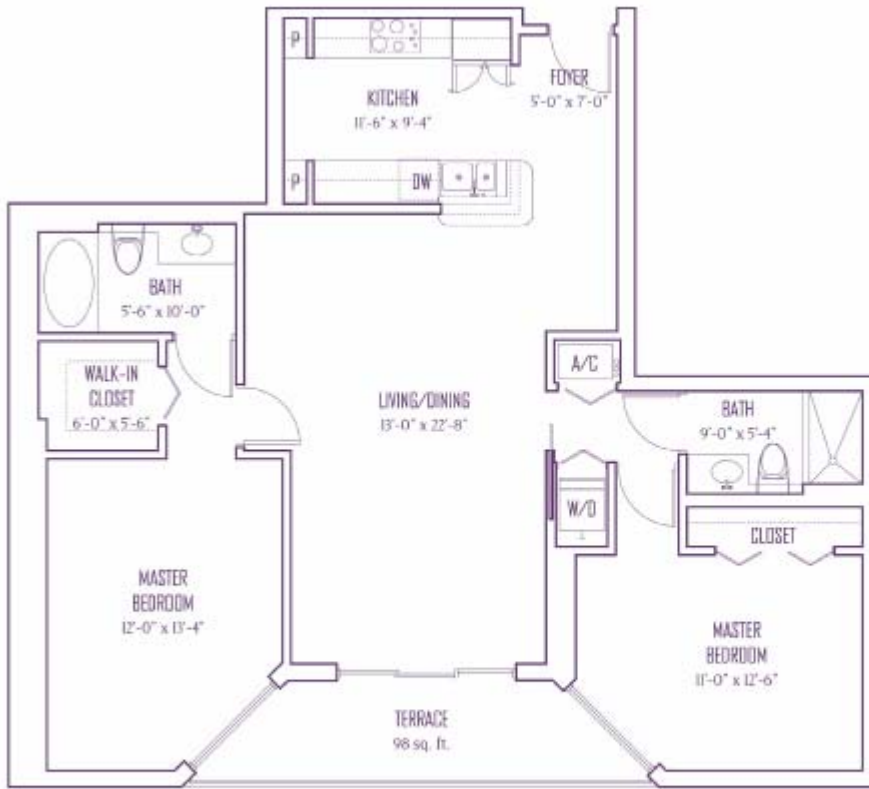
1.800.207.8648



All dimensions are approximate and are subject to change in accordance with the apartment for sale.

# 3 BEDROOM

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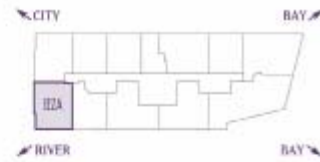
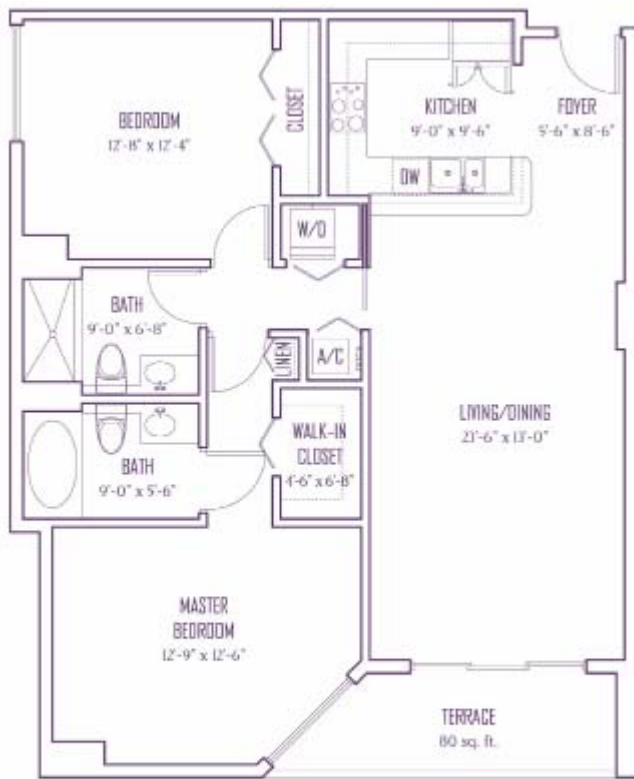


**UNIT B1A WITH PANTRY**

2 BEDROOM, 2 BATH		
UNDER AC	1,227 SQ.FT.	114.00 M <sup>2</sup>
TERRACE	88 SQ.FT.	8.10 M <sup>2</sup>
TOTAL	1,325 SQ.FT.	123.10 M <sup>2</sup>

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# 2 BEDROOM

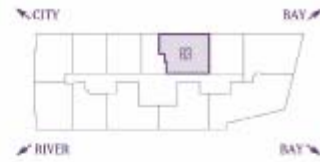
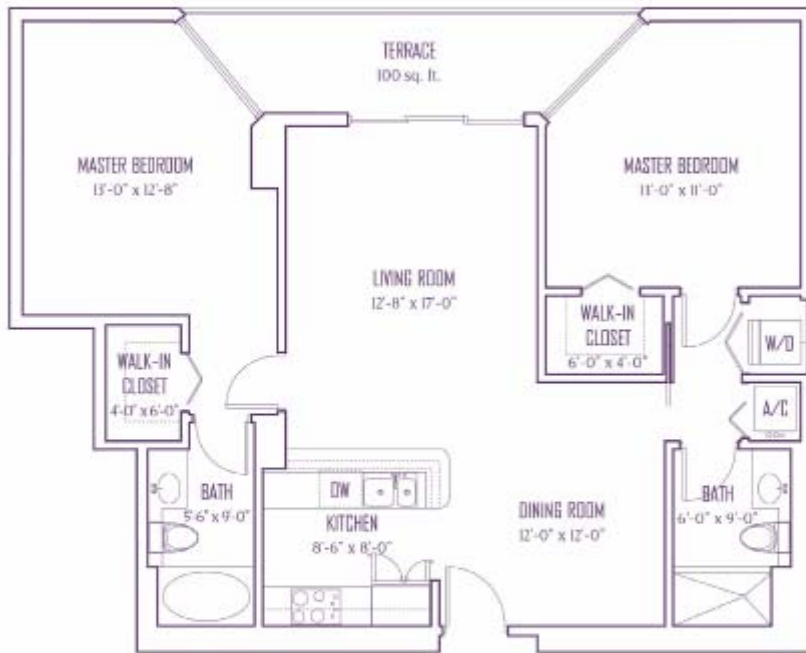


**UNIT B2A**

2 BEDROOM, 2 BATH		
UNDER AC	1,145 SQ. FT.	106.40 M <sup>2</sup>
TERRACE	80 SQ. FT.	7.40 M <sup>2</sup>
TOTAL	1,225 SQ. FT.	113.80 M <sup>2</sup>

# 2 BEDROOM

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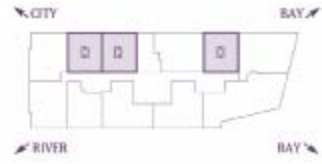
**UNIT 83**

2 BEDROOM, 2 BATH		
UNDER AC	1,169 SQ.FT.	108.60 M <sup>2</sup>
TERRACE	100 SQ.FT.	9.30 M <sup>2</sup>
TOTAL	1,269 SQ.FT.	117.90 M <sup>2</sup>

# 2 BEDROOM

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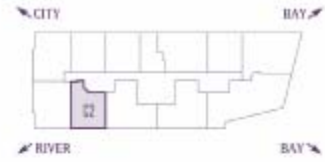


**UNIT C1**

1 BEDROOM, 1 BATH		
UNDER AC	846 SQ.FT.	78.60 M <sup>2</sup>
TERRACE	95 SQ.FT.	8.80 M <sup>2</sup>
TOTAL	941 SQ.FT.	87.40 M <sup>2</sup>

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# 1 BEDROOM



**UNIT C2**

1 BEDROOM, 1 BATH		
UNDER AC	868 SQ. FT.	80.60 M <sup>2</sup>
TERRACE	90 SQ. FT.	8.40 M <sup>2</sup>
<b>TOTAL</b>	<b>958 SQ. FT.</b>	<b>89.00 M<sup>2</sup></b>

All dimensions are approximate and subject to change. Please consult with the architect for details.

# 1 BEDROOM