

met 3

M I A M I



SHE'S ALL LEGS



at 866 feet above the sidewalk, met 3 is larger than life. tilt your head to the left and feast upon the beauty of south beach. look straight south to key biscayne and the atlantic ocean. do a 180 and the lights of south florida twinkle far into the horizon.

met 3 is all about residential chic. classic living. retail swank. progressive epicureanism.

she's taking over the city. she's taking over the skyline. and she will be heard.

Features and Amenities

Building Features

- High-speed elevators
- Across the street from the RiverWalk
- Private lounge areas in the lobby
- Roof top terrace

Security

- Modern building access and surveillance video security system
- Twenty-four hour security
- Assigned covered parking with controlled access
- Technologically advanced fire alarm system
- Technological features
- Smart building, multiple-jack, high-speed Internet, data voice and cable TV access
- Multiple phone lines per unit

Amenities

- Concierge and valet services
- Building management
- Fully equipped business center with meeting/conference room
- Mail and package receiving area
- Private storage facility
- Entertainment venues on ground floor plaza area
- Nationally recognized restaurant on first level
- Pet friendly

Recreational Features on Lanai level

- Great room with fully equipped kitchen
- Resident lounge and bar area with big screen plasma TV
- Card and game room with billiards
- Attractively landscaped recreational deck
- Temperature controlled pool
- Outdoor whirlpool
- Poolside chaise lounge & towel service
- Meditation garden
- Separate sauna, shower and locker rooms
- State-of-the-art health and fitness center with kids play area
- Fully equipped cardiovascular and free weights room
- Yoga and aerobics studio

Residence features

- Private terraces
- Ready to move-in with attractive flooring in all areas
- Sound proofing floors
- Ceiling heights: lofts 19'4", tower 9'4', penthouses 11'4"
- Pre-wired for ceiling electrical fixtures in all bedrooms and breakfast areas
- Ventilated closet shelving
- Custom double-hung closets
- Marble windowsills
- Energy-efficient A/C and heating system
- Tinted, tempered glass designed to meet new hurricane codes and energy savings cost
- Impact resistant windows and sliding glass doors
- Top of the line stackable, large capacity washer & dryer
- Spacious walk-in closets
- Linen closets

Kitchen

- Top of the line stainless steel appliances: refrigerator/freezer, built-in oven and cook top, microwave oven with integral hood and light, and multi-cycle dishwasher
- Under cabinet kitchen TV
- Custom Italian marble flooring
- Granite countertops and backsplashes with under mounted stainless steel double sink
- European style cabinetry with glass doors and stainless finish pulls
- Elevated breakfast countertops
- Pre-wired for track lighting
- Double depth floor-to-ceiling pantries

Bathrooms

- Imported marble or granite custom vanities
- Under mounted sinks in master and second bathroom
- Roman tub in master bathroom
- Oversized mirrors
- Vanity lighting
- Elegant bathroom fixtures and accessories
- Marble master bathroom with glass shower enclosure
- Italian porcelain tile on second bathroom
- Sleek pedestal sink in powder room

Frequently Asked Questions (FAQ's)

Who is the Developer?

MDM Group USA located in Miami, FL, is a development and management company with extensive experience in developing, owning and operating luxury hotels, office buildings and commercial mixed-use projects throughout South Florida, such as the JW Marriott Hotel, Dadeland Marriott Hotel, Courtyard by Marriott, Mellon Financial Center, Datran I, Datran II and Dadeland Executive Center. MDM encompasses several divisions including MDM Hotel Group, MDM Technical Solutions, MDM Development, MDM Management and MDM Staff Services.

Who is the Architect?

Nichols Brosch Sandoval & Associates (NBS) offer full architectural/planning services and specializes in the design of hotel, resorts, office buildings, retail and mixed-used projects throughout the United States, the Caribbean, Latin America and Mexico. In the hospitality industry, NBS has extensive experience with hoteliers including Hyatt, Marriot, Ritz-Carlton, Westin, Hilton, Sheraton, Loews, Grand Bay, Peabody, Nikko, Raphael, and other independent operators.

When will construction begin?

Construction is forecasted to begin in Dec 2005.

When will MET3 be ready for occupancy?

The projected date for occupancy is Spring 2008.

What is the size of the entire development?

Metropolitan Miami comprises a total of 6 acres of land where the MET1, MET2, MET3 and MET Square will be constructed in 3 blocks side-by-side in the heart of Downtown Miami.

The developer has the right to revise, change or amend any terms and/or provisions as outlined in these FAQ's prior to entering into a final sales contract.

In the news,,,

WHOLE FOODS MARKET SIGNS LEASE AT METROPOLITAN MIAMI

May 07, 2004

Source:

www.CondoAge.com

1.800.207.8648



Miami, FL – (May 7, 2004) – MDM Development Group announced today that it has signed a lease with the world's largest natural and organic supermarket, Whole Foods Market, to open a 45,000 square foot store in Metropolitan Miami, the mixed-use project that is transforming downtown Miami.

"We couldn't be more pleased that the country's premier purveyor of organic food has chosen Metropolitan Miami as the location of its first-ever Miami store," says Tim Weller, VP of Development for MDM. "This says volumes about the quality of national retailers that Metropolitan Miami and its restaurant/theater component, Met Square can attract. It provides a window into the kind of shopping experience that patrons can expect at Metropolitan Miami."

Lyle Stern with the Koniver Stern Group, which is exclusively handling retail leasing for the project, observes, "The presence of an outstanding company like Whole Foods Market immediately gives Metropolitan Miami a distinctive flavor. There isn't another supermarket in the country that delivers the quality and selectivity that Whole Foods Market does. Their extensive demographic analysis proved that Metropolitan Miami's specific marketplace will be very supportive of their store."

Whole Foods Market, which has 158 stores including South Florida locations in Aventura, Boca Raton, Fort Lauderdale, Plantation and Coral Springs, sells products from the country's finest purveyors of produce, meat, seafood, cheese, coffee and baked goods as well as one of the premier selections of chef prepared foods. All products are free of artificial flavors, colors, sweeteners, and preservatives, and hydrogenated fats. Whole Foods Market also is distinctive for its in-store cafés, smoothie stands and sushi bars, just some of the features that transform grocery shopping from a chore into a complete culinary experience.

"We at the Whole Foods Market Florida Region are very excited to be part of this dynamic development and to be joining the vibrant Miami downtown. We look forward to bringing our natural products to the Miami and surrounding area residents and partnering with the community in sharing great quality natural foods," said Juan Nuñez, President, Florida Region, Whole Foods Market.

Whole Food Market's Miami location in Metropolitan Miami will be the first of many engaging experiences available at the \$600 million development, which is based on a unique and vibrant mix of residential, retail, cultural and commercial activity.

Metropolitan Miami's four-story Met Square complex will feature unique national restaurants and retailers opening onto vast balconies and plaza areas that will become natural gathering places. It will also house a unique movie theater featuring an array of exciting independent, art and foreign films, along with select first-run Hollywood movies. The first center of its kind in the heart of downtown Miami, Met Square will be the place to shop, eat, enjoy and gather with family and friends.

"The presence of Whole Foods Market, and that of our other retailers in Metropolitan Miami, will vastly enhance the character of downtown Miami and bring it alive 24-7," says Weller, of MDM Development Group. "Metropolitan Miami is turning downtown into a dynamic urban neighborhood."

In addition to its various retail offerings, Metropolitan Miami will also feature three luxury high-rise residential towers, boasting a variety of floor plans that include authentic lofts, 500,000 square feet of office space, ample parking, pedestrian-friendly open piazzas, tree-lined walkways, loggias and an unmistakable city vibe, all surrounded by the signature water views for which Miami is known.