

4,232 SQ FT (393 SQ M)* INTERIOR | 840 SQ FT (78 SQ M)* TERRACE
4 BEDROOMS | 4 BATHS
EAST, WEST AND NORTH EXPOSURE

No. 109



Building Overview & Features

- 16 oceanfront condominium residences designed by Antonio Citterio in collaboration with Kobi Karp Architecture & Design
- 24-hour doorman and concierge service
- Full service lobby with double-height water feature and bronze gridded Schüco glass adorned with B&B Italia furniture
- Private temperature controlled parking garage and valet parking
- Lobby artwork, *Polychromatic Chronology 2016*, featuring colorful glass spheres by famed artist, Olafur Eliasson
- Outdoor entry sculpture, *ART*, by Robert Indiana
- Lushly designed landscaping by Enea
- Targeting LEED Silver certification

Amenities & Services

- 51-foot outdoor swimming pool with cabanas and sunbeds
- 75-foot heated indoor swimming pool
- Full service gym with equipment by Technogym and stretching studio
- Sauna and steam rooms by Effegibi
- Private residents' lounge with full kitchen
- Outdoor rooftop tennis court with separate men's and women's locker rooms
- Children's playroom designed by Kinder Modern
- Tranquil outdoor meditation pond
- Direct beach access

Residence Features

- Direct elevator entry with fingerprint recognition technology
- Floor to ceiling Schüco insulated and laminated 175 mph wind resistant glass wall system
- Wraparound terraces with Roman travertine ceilings and Brazilian ipe decks
- Expansive living, dining, and entertaining area with a Roman travertine accent wall and linear cove lighting
- 11" wide by approximately 10-foot long plank European white oak flooring
- European Lualdi interior doors
- Laundry room with Electrolux washer and dryer
- Central climate control
- Prewired for window treatments
- Lutron lighting controls

KITCHEN

- Custom Poliform cenere oak cabinetry with brushed bronze lacquer and glass detailing
- Honed white Byron marble countertops, backsplash, and island with cantilevered cenere oak breakfast table
- Gaggenau appliance suite including cooktop, oven, warming drawers and speed oven, integrated refrigerator and freezer, wine cooler, and integrated dishwasher
- Custom brushed bronze Hansgrohe AXOR Citterio fittings and accessories

MASTER BATH

- Roman travertine slab floors and walls with bamboo finish accent walls
- Custom oak vanity with honed white Byron marble countertops and brushed bronze accents
- Sculptural Roman travertine soaking tub
- Full-height glass enclosed shower with double recessed Raindance heads
- Custom brushed bronze Hansgrohe AXOR Citterio fittings and accessories
- Dual Toto Neorest 700H water closets

SECONDARY BATH

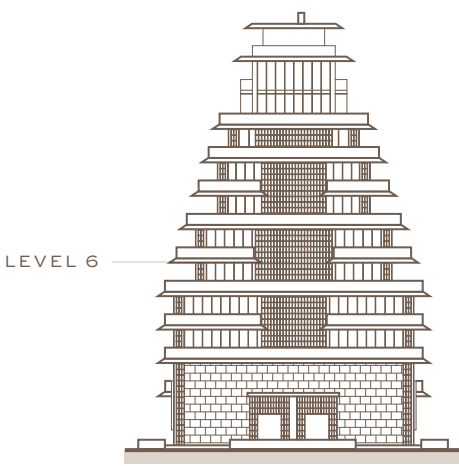
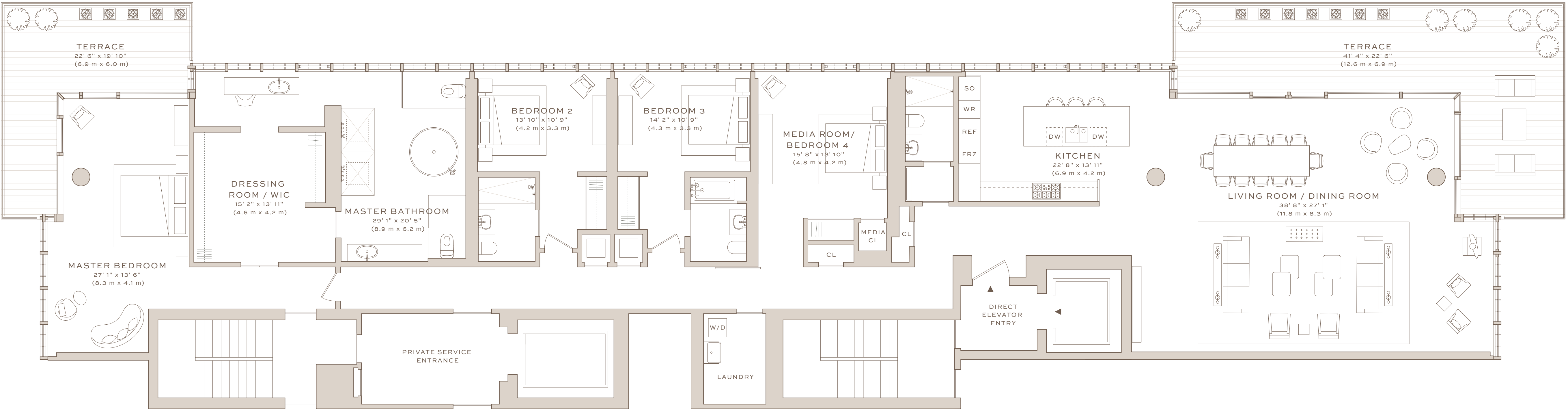
- Roman travertine slab floors and walls accented with a polished glass mosaic
- Custom oak vanity and brushed bronze accents
- Full-height glass enclosed shower
- Toto cast iron bathtub
- Custom brushed bronze Hansgrohe AXOR Citterio fittings and accessories
- Villeroy & Boch wall mounted toilet

POWDER ROOM

- Roman travertine slab floors and walls accented with a polished glass mosaic
- Custom oak vanity and brushed bronze accents
- Custom brushed bronze Hansgrohe AXOR Citterio fittings and accessories
- Villeroy & Boch wall mounted toilet

No. 601

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The floorplan for the Unit depicted above, reflecting Unit 709, is being made available solely for conceptual purposes. It differs from the multiple Unit floorplan contained in the Developer's offering documents, and in its plans, and as currently constructed. This Unit may be reconstructed to reflect the floorplan depicted above only if and to extent agreed to by the Developer, in its sole and absolute discretion, in a fully executed addendum to a purchase agreement. Accordingly, no representations or other assurances are being made by the Developer that a Unit containing the floorplan depicted above will be provided or, if provided, that it be of the same type, size, location or nature as depicted above, unless and to the extent set forth in an addendum to the applicable purchase agreement.

All plans, sketches, renderings, pictures, illustrations, images, designs, finishes, brands, appliances, furnishings, amenities, sizes and dimensions, and other features depicted or described herein, are conceptual in nature and are based upon preliminary development plans, which are subject to change, and may not be representative of standard features of the residences, the amenities or other portions of the condominium. Developer reserves the right to make changes and substitutions, from time to time, including (without limitation), changes in suppliers, manufacturers, brand names, models or items, and variations in materials. Artwork described or depicted in sales brochures or other marketing materials is and shall continue to be solely owned by the Developer and/or is subject to licensing and other agreements. The Developer reserves the right, in its sole and absolute discretion, to add to, replace, or remove any of the artwork from time to time. No representations or other assurances upon which a buyer may rely are made that any artwork depicted or described herein will, at any time in the future, become part of the Common Elements, or the Association Property, or that the Developer will in any way transfer or relinquish its ownership, or any of its other rights, relating to such artwork. Stated square footages of Units are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls between units and in fact vary from the square footages and 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 all interior structural components and other common elements or shared facilities. The method of measurement used herein is generally found in sales materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the same method. Terraces and other exterior areas are not part of the Unit. Measurements of room dimensions set forth on floor plans only include the interior airspace between the walls of the room, and are generally taken at the farthest points of each given room (as described above and as if the room were a perfect rectangle), without regard for any cutouts, soffits or other variations. Accordingly, the interior air space dimensions of the actual room will be smaller than the product obtained by multiplying the stated length and width. Additionally, quoted square footages, dimensions and other measurements (including, without limitation, ceiling heights and other dimensions of recreational facilities and other portions of the Common Elements) are estimates that are based on preliminary development plans and are subject to change as a result of, among other things, changes in plans, field conditions, ceiling drops, soffits, and other construction or design related matters. THE SPONSOR (DEVELOPER) TAKING PART IN THE PUBLIC OFFERING OR SALE IS NOT INCORPORATED IN, LOCATED IN, OR RESIDENT IN THE STATE OF NEW YORK; THIS OFFER OF CONDOMINIUM INTERESTS SITUATED IN THE STATE OF FLORIDA IS ALSO MADE WITHIN THE STATE OF NEW YORK, WHERE SPONSOR IS EXEMPT FROM FILING AN OFFERING PLAN DUE TO ITS FILING OF A CPS-12 APPLICATION (FILE NO. CP18-0095) WITH THE NYS DEPARTMENT OF LAW, AND SUCH CPS-12 APPLICATION WILL BE SERVED UPON ANY PROSPECTIVE PURCHASERS FROM THE STATE OF NEW YORK. The complete offering terms as it pertains to New York purchasers are in the CPS-12 application available from Sponsor and filed with the NYS Department of Law, File No. CP18-0095. Sponsor: SC 8955, LLC, 106 Catbriar Ct, Summerville, SC, 29485. © 2019 SC 8955 LLC. ARTE logo is a registered trademark of SC 8955 LLC. All rights reserved.

