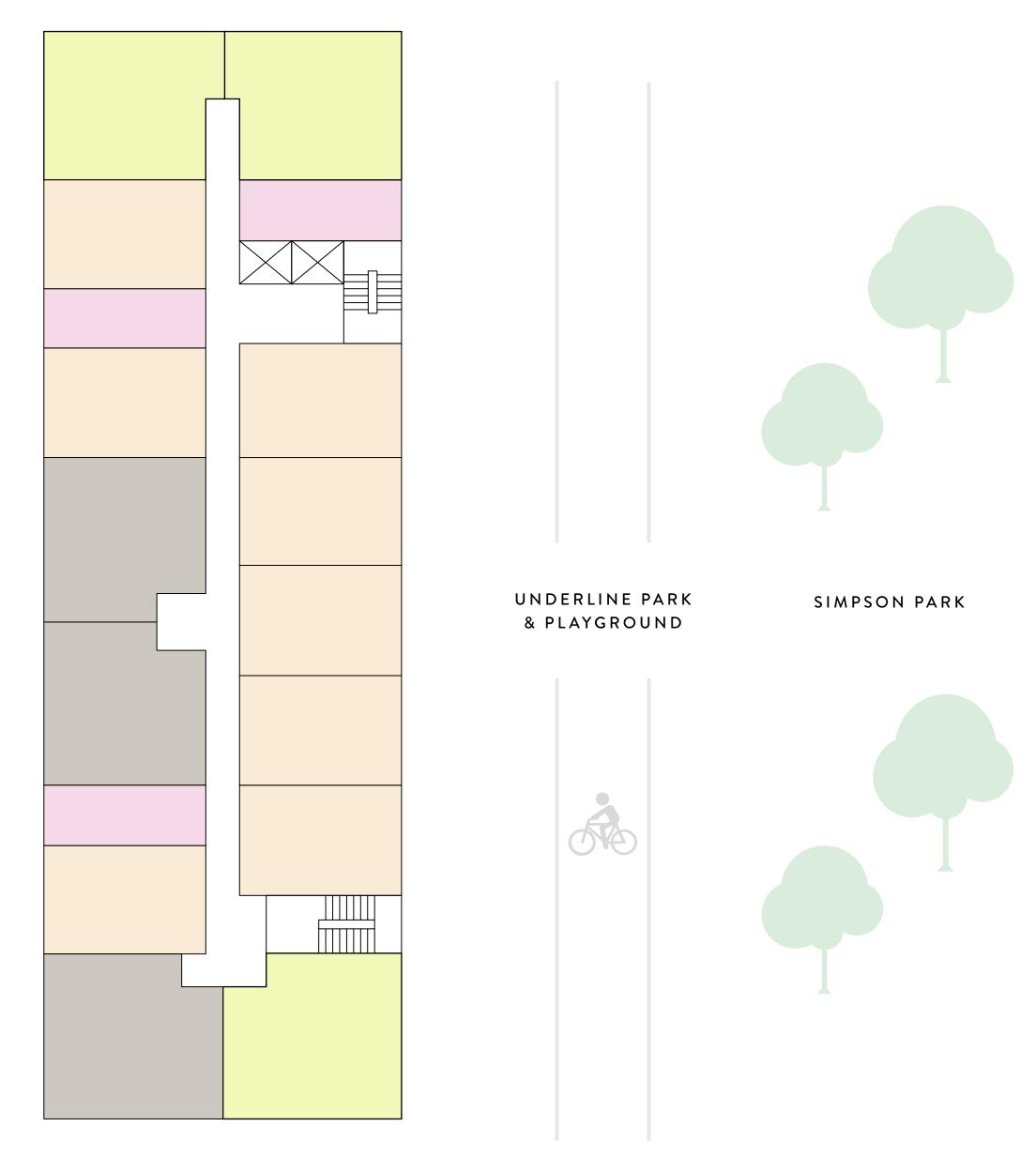
## FLOOR PLANS

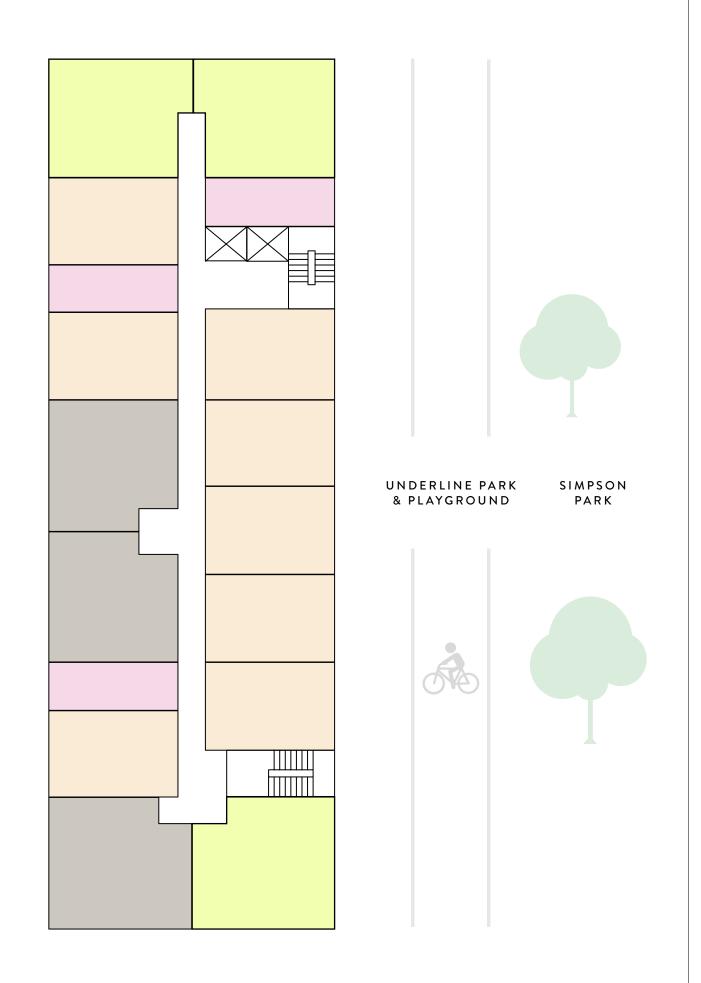
# Main Keyplan Levels 3-8

 $\mathsf{Studio}$  $1 \, \mathsf{Bedroom} - 1 \, \mathsf{Bathroom}$  $1 \, \mathsf{Bedroom} - 1 \, \mathsf{Den} - 2 \, \mathsf{Bathroom}$ 

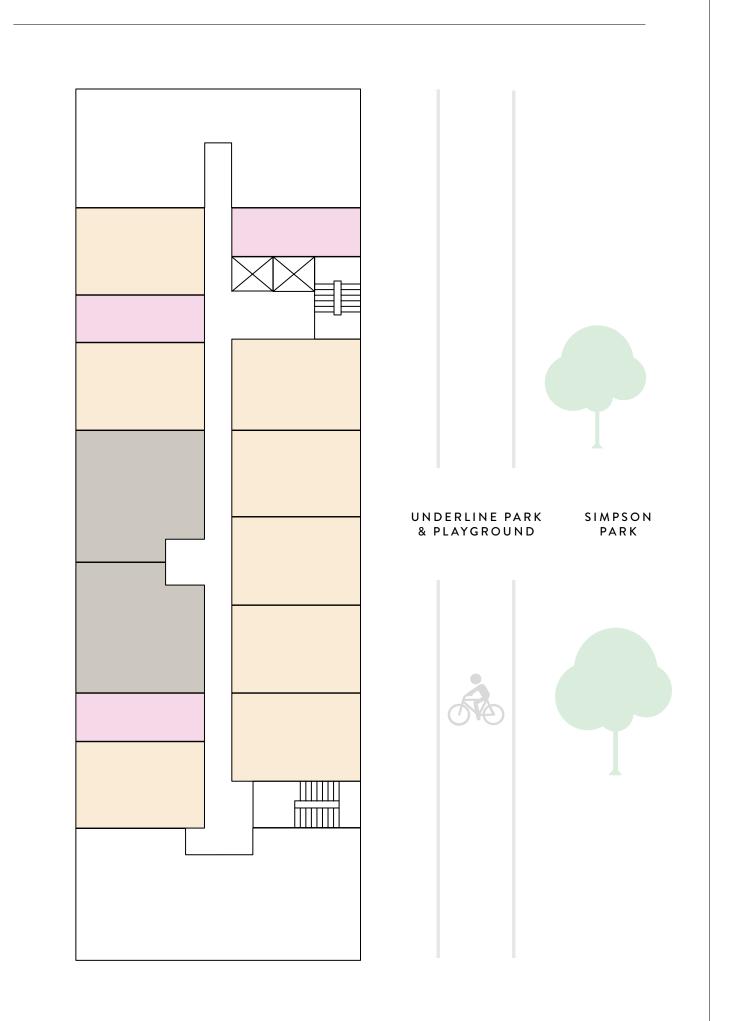
2 Bedroom — 2 Bathroom



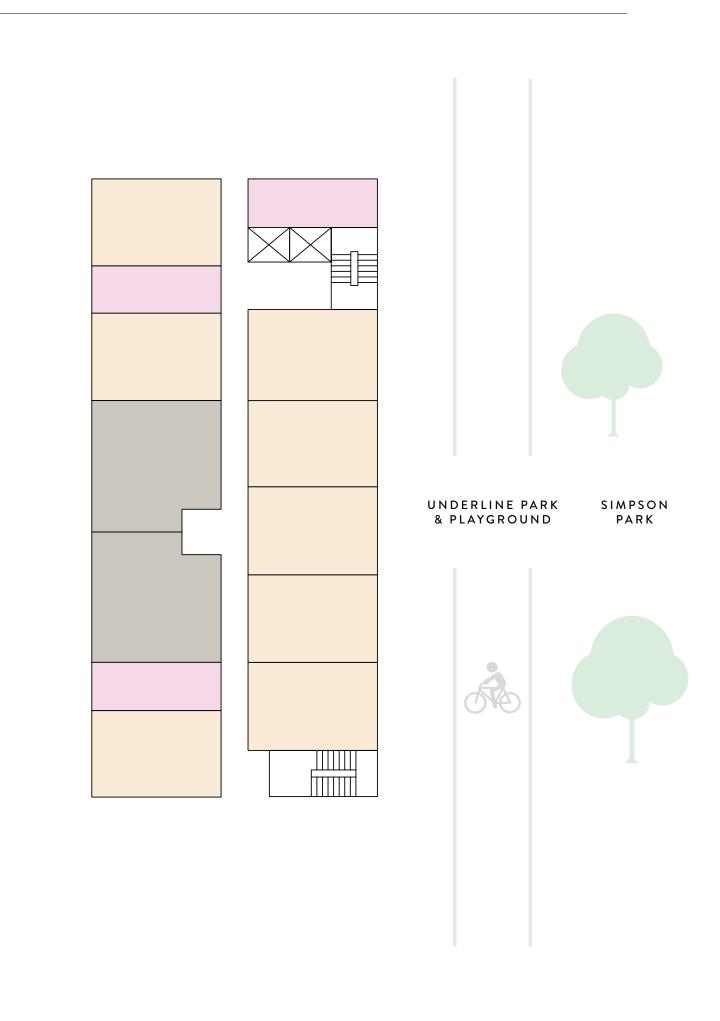
#### LEVEL 2 KEYPLAN



#### LEVEL 9 KEYPLAN



#### LEVELS 10-12 KEYPLAN

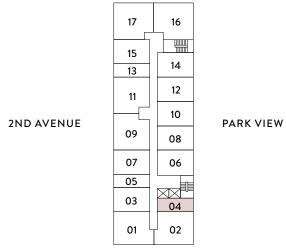


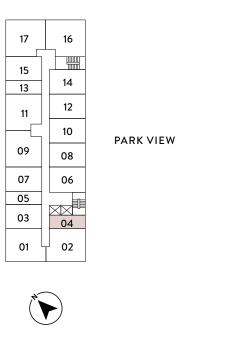
Studio 1 Bedroom — 1 Bathroom 1 Bedroom — 1 Den— 2 Bathroom 2 Bedroom — 2 Bathroom

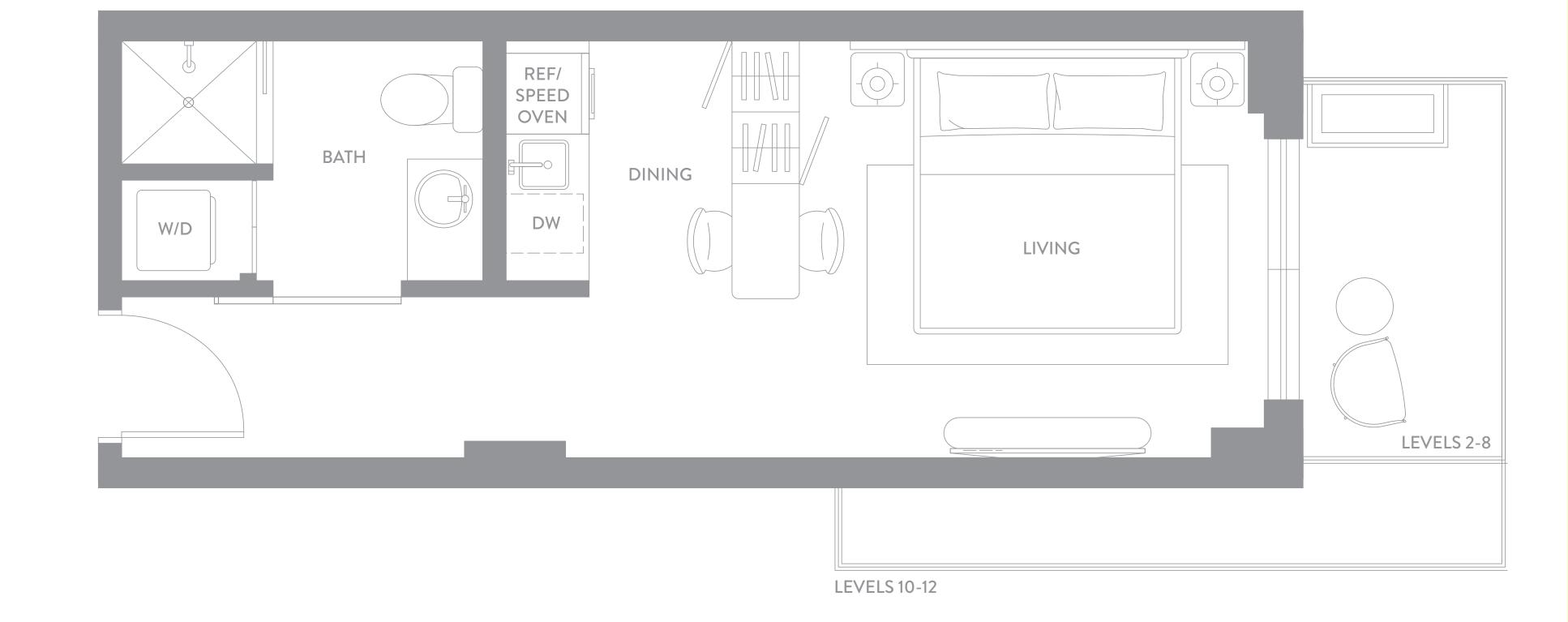
#### LINE 04 FLOORS 02 TO 12

#### STUDIO 1 BATHROOM





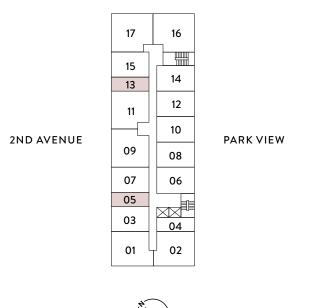


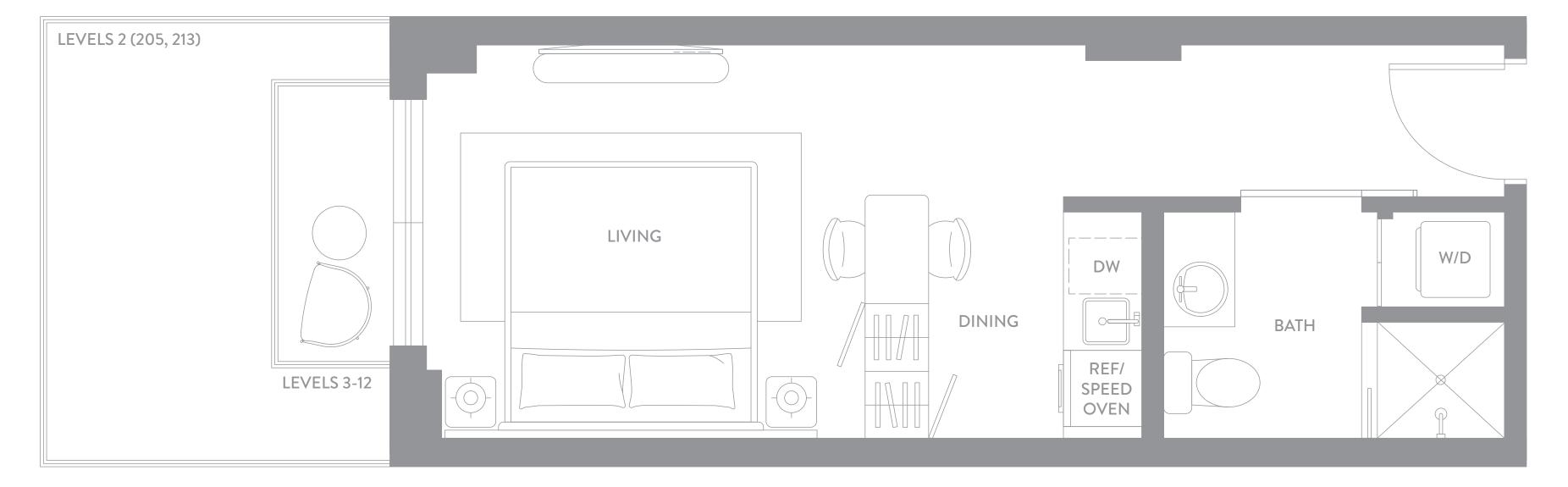


#### LINES 05 & 13 FLOORS 02 TO 12

STUDIO 1 BATHROOM







2nd Floor Starting From  $107 \, sf \mid 10 \, m^2$ 

### LINES 03, 07, 15 **FLOORS 02 TO 08**

1 BEDROOM 1 BATHROOM

INTERIOR **EXTERIOR**  $600 \text{ sf} \mid 56 \text{ m}^2$  $34 \text{ sf} \mid 3 \text{ m}^2$  $47 \text{ sf} \mid 4 \text{ m}^2$ 

TOTAL

634 sf | 59 m<sup>2</sup>  $647 \, \mathrm{sf} \, \mid \, 60 \, \mathrm{m}^2$ 

2ND AVENUE PARK VIEW



2nd Floor Exterior Starting from 199 sf  $\mid$  18  $m^2$ 

#### LINES 03, 07, 15 **FLOORS 10 TO 12**

1 BEDROOM 1 BATHROOM

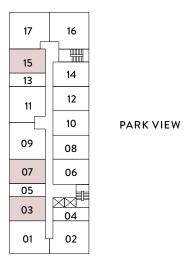
INTERIOR  $600 \, \text{sf} \, \mid \, 56 \, \text{m}^2$  **EXTERIOR** 

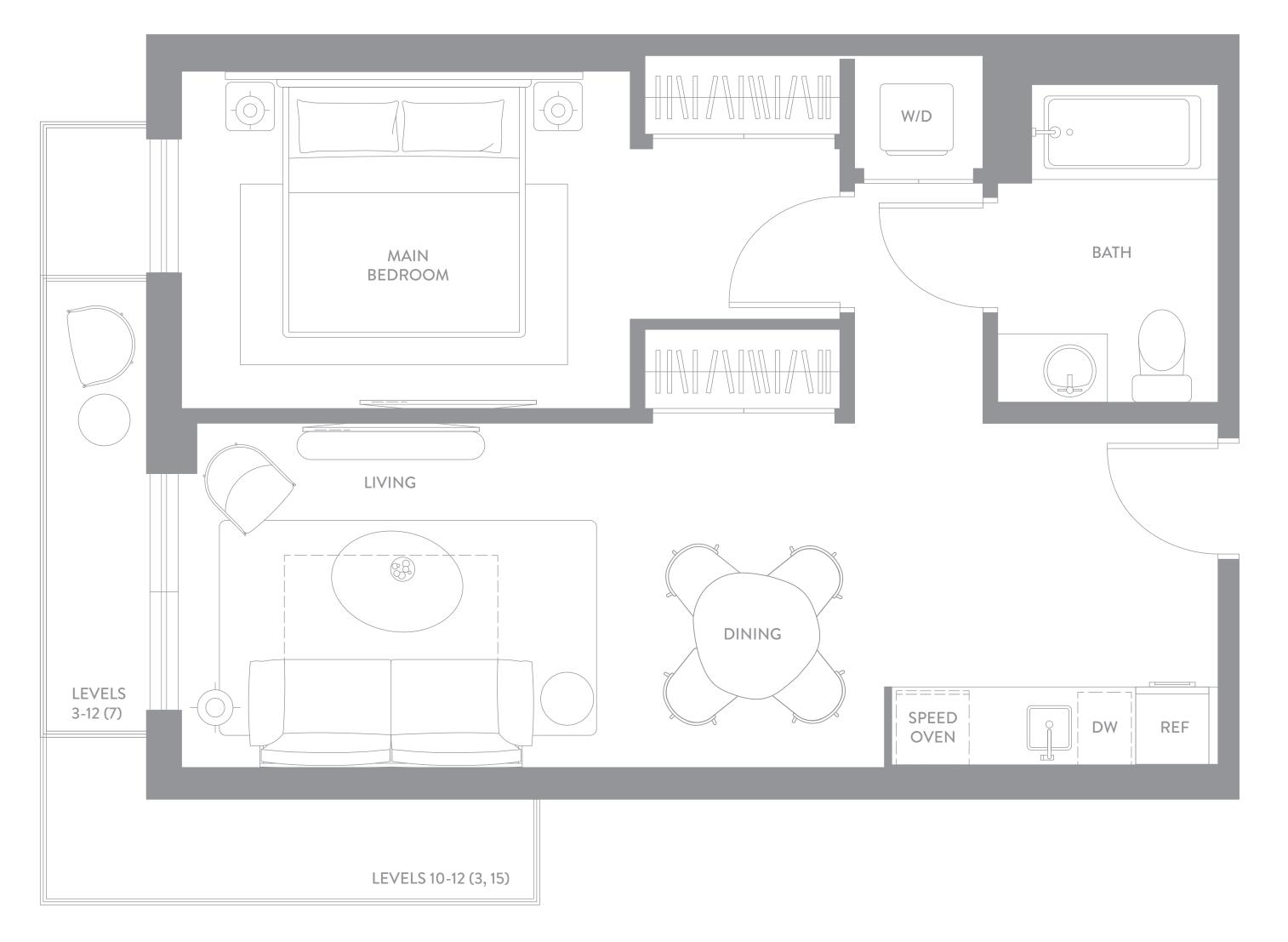
 $34 \text{ sf} \mid 3 \text{ m}^2$  $103 \text{ sf} \mid 10 \text{ m}^2$ 

#### TOTAL

 $634 \text{ sf} \mid 59 \text{ m}^2$  $703 \, \text{sf} \mid 66 \, \text{m}^2$ 

2ND AVENUE

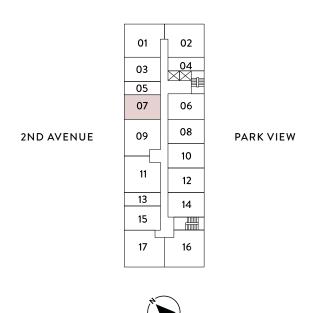




## LINE 07 **UNIT 3307**

1 BEDROOM 1 BATHROOM

INTERIOR **EXTERIOR**  $381 \, \text{sf} \mid 35 \, \text{m}^2$  $28 \ sf \mid \ 3 \ m^2$ TOTAL  $408 \, \text{sf} \, \mid 38 \, \text{m}^2$ 





## LINE 06 **UNIT 706**

**ADA UNIT** 

1 BEDROOM 1 BATHROOM

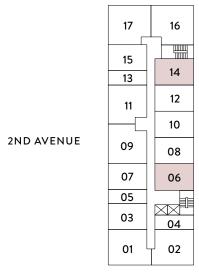
INTERIOR  $600 \text{ sf} \mid 56 \text{ m}^2$  **EXTERIOR** 

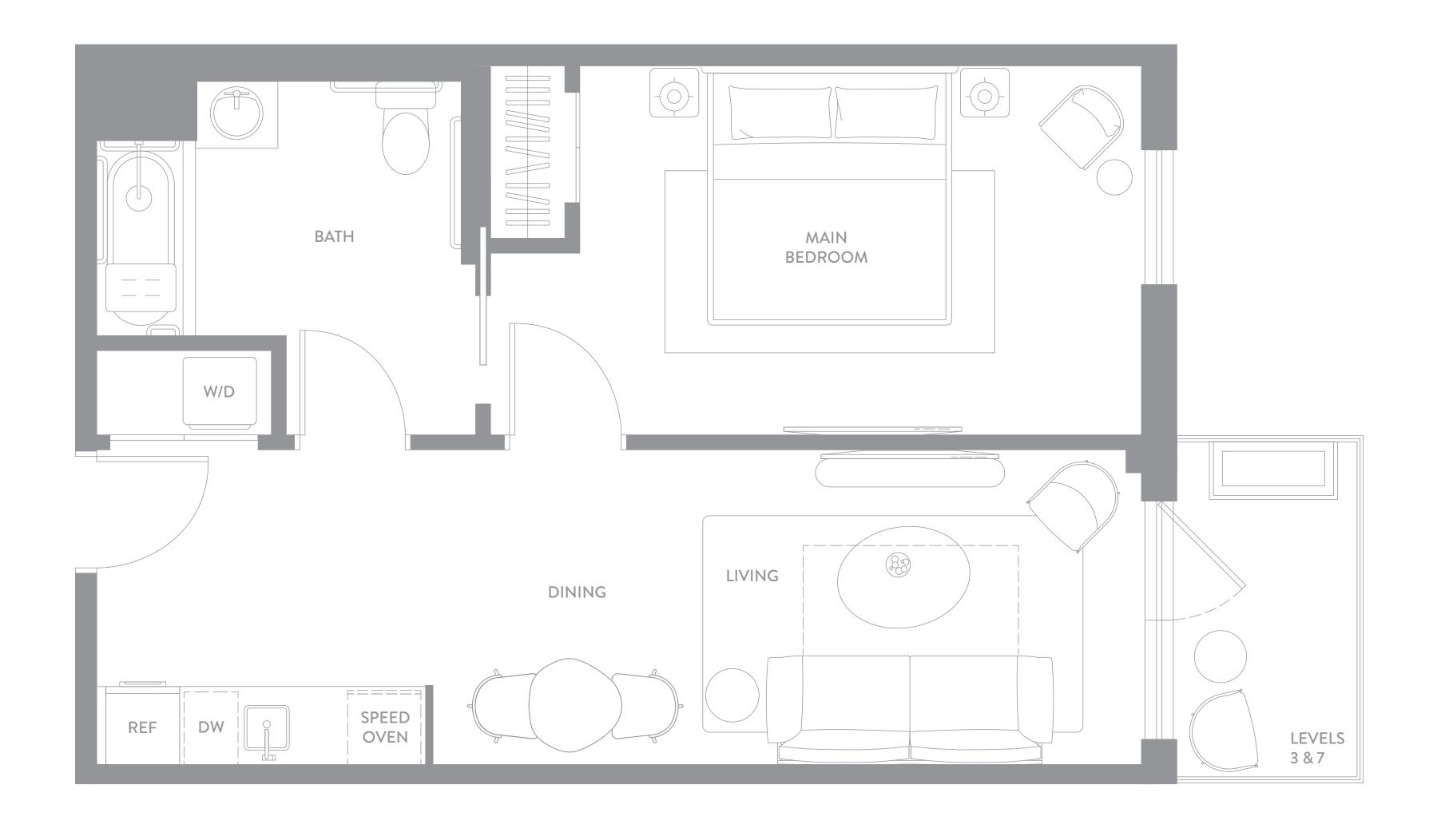
 $57 \text{ sf } \mid 5 \text{ m}^2$ 

PARK VIEW

TOTAL

 $657 \text{ sf} \mid 61 \text{ m}^2$ 





## LINE 14

**UNIT 314** 

**ADA UNIT** 

1 BEDROOM 1 BATHROOM

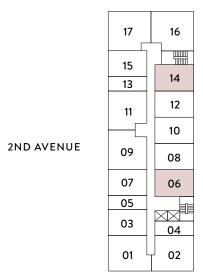
INTERIOR  $600 \text{ sf} \mid 56 \text{ m}^2$  **EXTERIOR** 

 $57 \text{ sf } \mid 5 \text{ m}^2$ 

PARK VIEW

TOTAL

 $657 \text{ sf} \mid 61 \text{ m}^2$ 







## LINES 08, 10, 12 **FLOORS 02 TO 12**

1 BEDROOM 1 BATHROOM

**INTERIOR EXTERIOR**  $576 \text{ sf} \mid 54 \text{ m}^2$  $57 \text{ sf} \mid 5 \text{ m}^2$ TOTAL  $633 \text{ sf} \mid 59 \text{ m}^2$ 

2ND AVENUE PARK VIEW



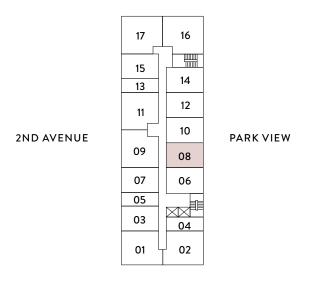


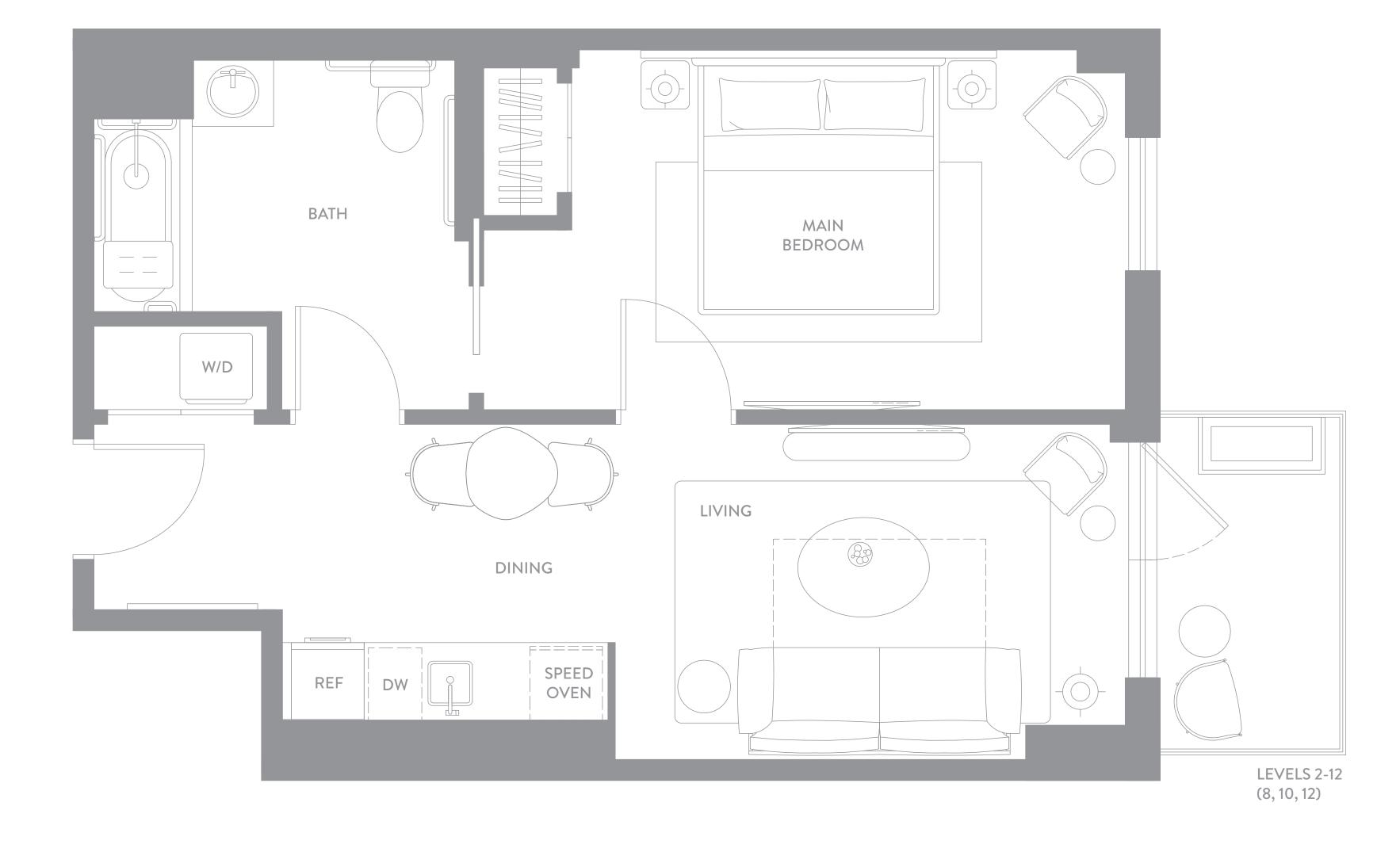
### LINE 08 **UNITS 208 AND 308**

**ADA UNIT** 

1 BEDROOM 1 BATHROOM







## LINE 02 **FLOORS 02 TO 08**

1 BEDROOM + DEN 2 BATHROOMS

INTERIOR **EXTERIOR** 860 sf | 80 m<sup>2</sup>  $57 \text{ sf} \mid 5 \text{ m}^2$ TOTAL

917 sf |  $85 \text{ m}^2$ 

2ND AVENUE PARK VIEW





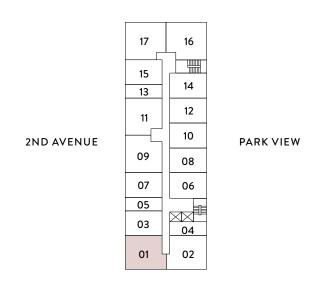
EXCLUSIVE SALES & MARKETING BY CERVERA® DEVELOPED BY NORTH

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 of Condominium, which generally used in sales materials and is provided to allow a prospective buyer to compare the Units with units in other projects that utilize the same method. Refer to Exhibit "2" to the Declaration of Condominium for the unit dimensions calculated based on the described above and as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the interior air space dimensions of the actual room will typically be smaller than the product obtained by multiplying the stated length and will not necessarily accurately reflect the final plans and specifications.

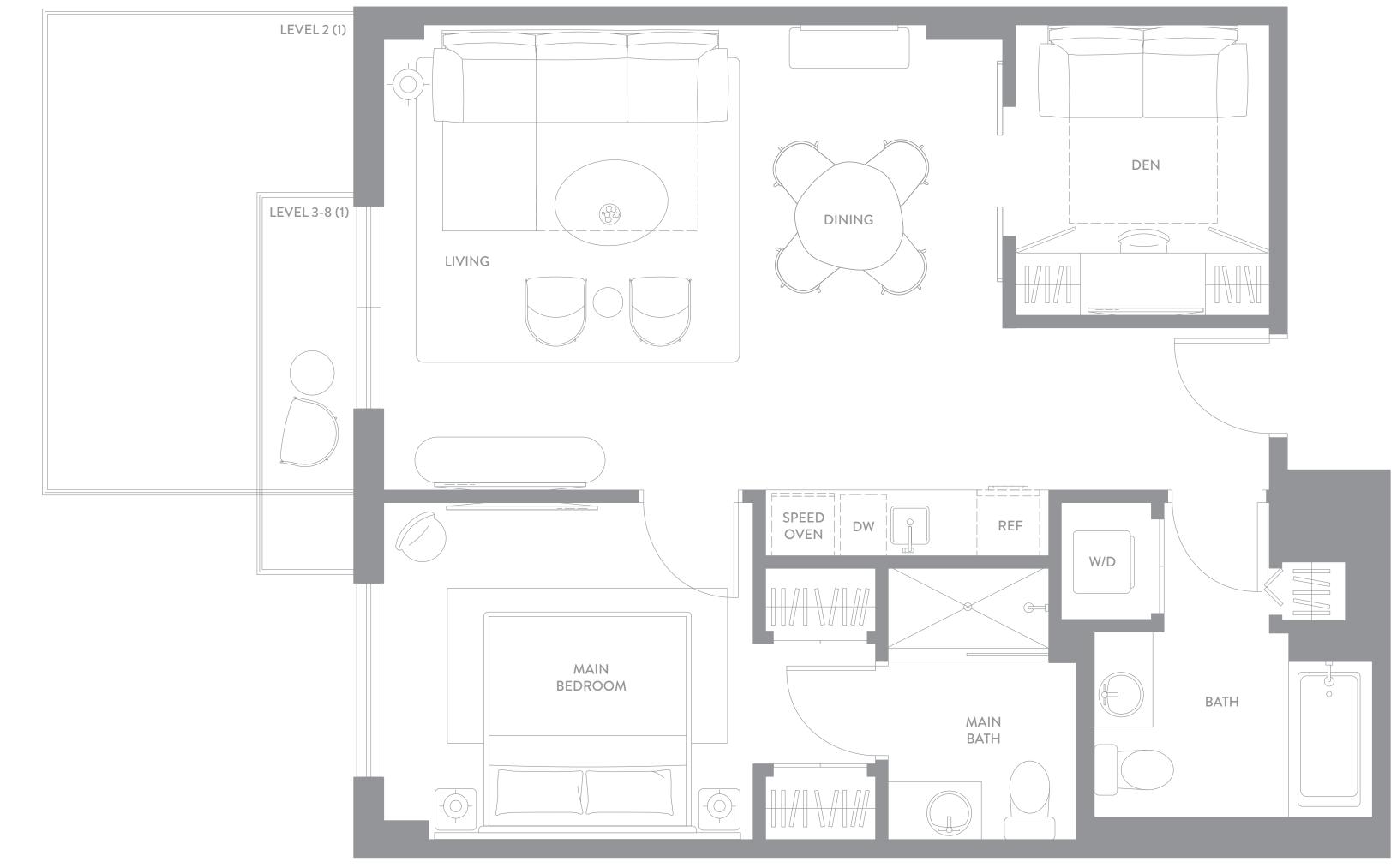
### LINE 01 **FLOORS 02 TO 08**

1 BEDROOM + DEN 2 BATHROOMS





2nd Floor Exterior  $146 \, sf \mid 14 \, m^2$ 



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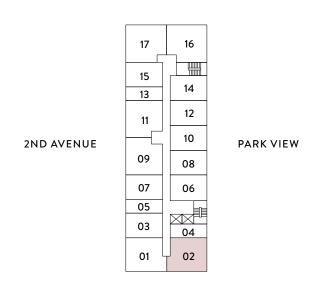
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### LINE 02 **UNIT 202**

**ADA UNIT** 

1BEDROOM + DEN 2 BATHROOMS

INTERIOR **EXTERIOR**  $860 \text{ sf} \mid 80 \text{ m}^2$  $57 \text{ sf } \mid 5 \text{ m}^2$ TOTAL  $917 \text{ sf} \mid 85 \text{ m}^2$ 





## LINE 09 & 11 FLOORS 02 TO 12

2 BEDROOMS 2 BATHROOMS

INTERIOR  $800 \text{ sf} \mid 75 \text{ m}^2$ 

**EXTERIOR** 

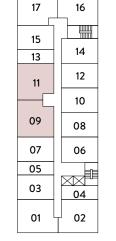
 $51 \text{ sf} \mid 5 \text{ m}^2$  $38 \, \text{sf} \, \mid \, 4 \, \text{m}^2$ 

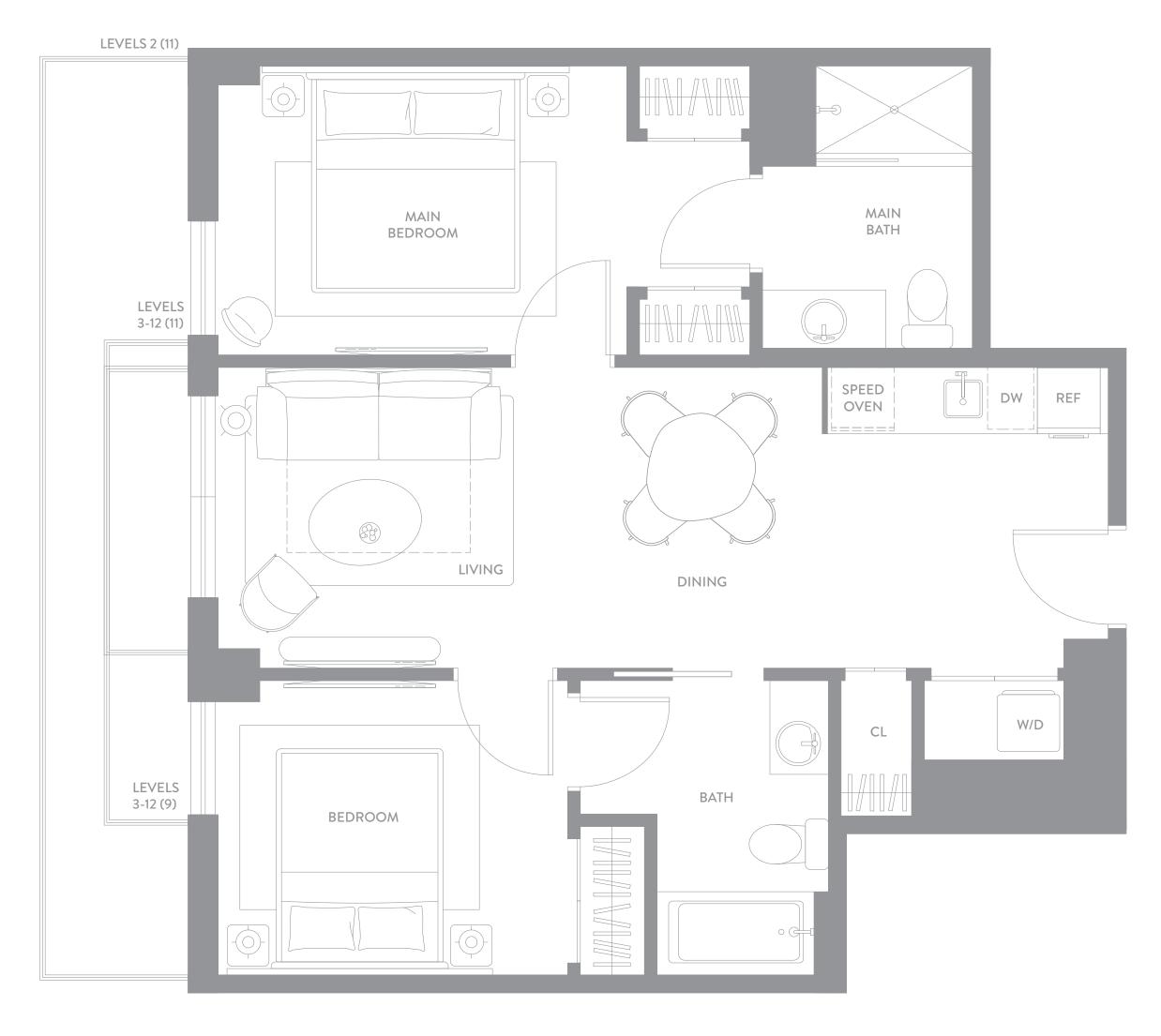
PARK VIEW

TOTAL

851 sf | 80 m<sup>2</sup>  $838 \text{ sf} \mid 78 \text{ m}^2$ 

2ND AVENUE





## LINE 09 **UNIT 209**

ADA UNIT

2 BEDROOMS 2 BATHROOMS

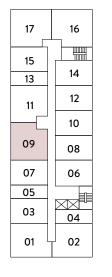
INTERIOR  $802 \text{ sf} \mid 75 \text{ m}^2$  **EXTERIOR** 

 $298 \text{ sf} \mid 28 \text{ m}^2$ 

TOTAL

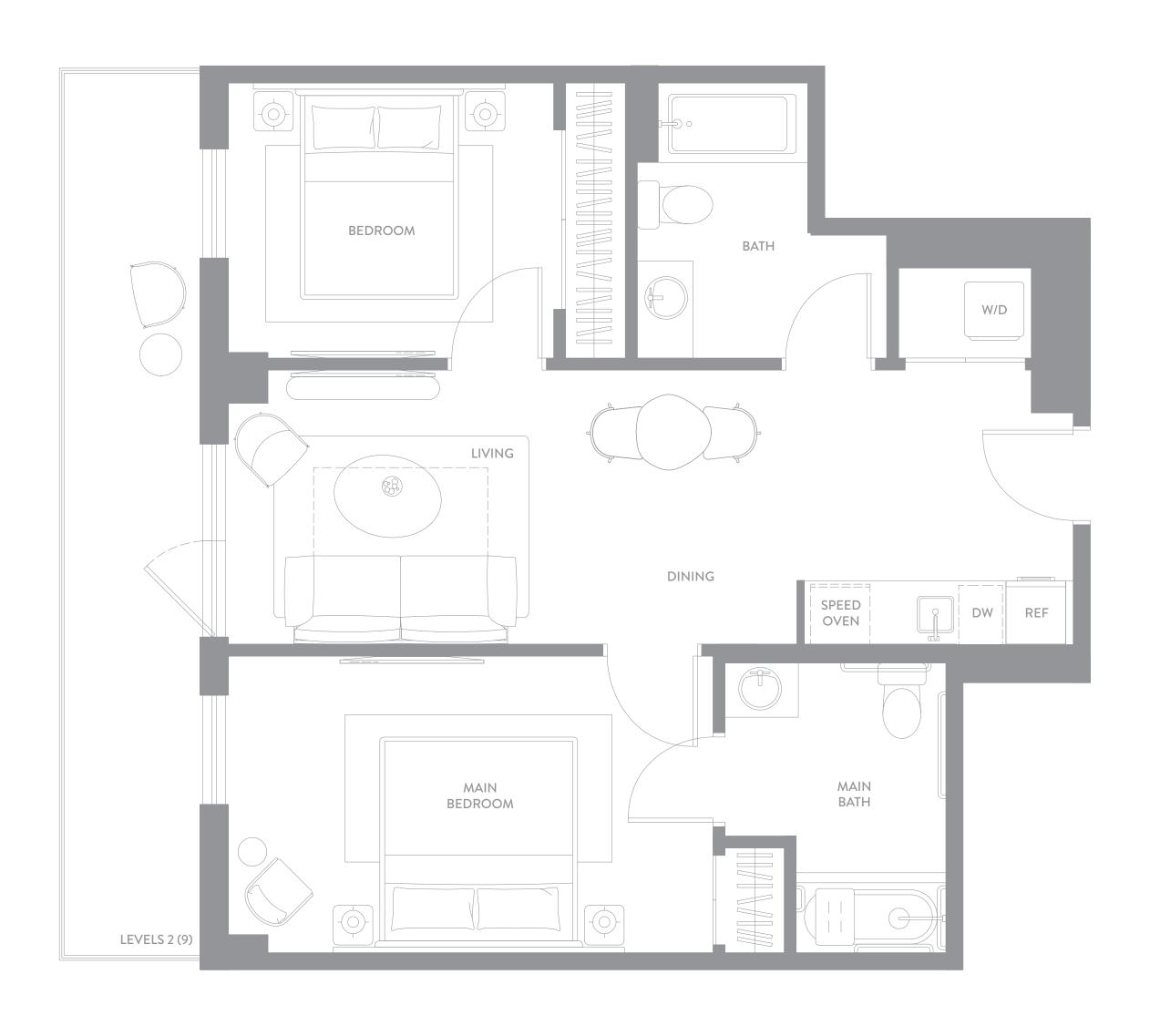
 $1,100 \text{ sf} \mid 103 \text{ m}^2$ 

2ND AVENUE



PARK VIEW





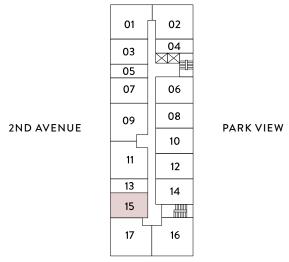
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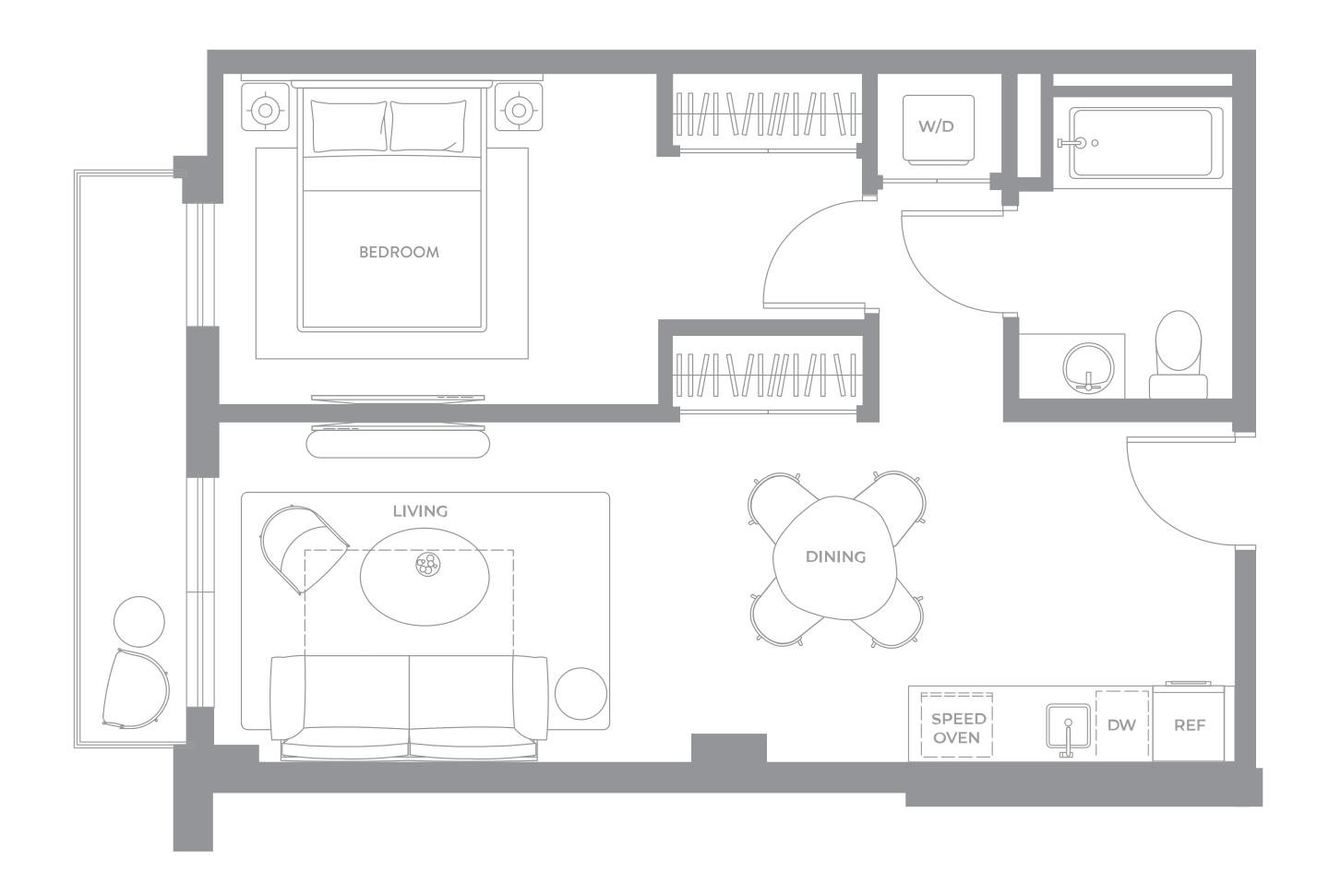
## LINE 15 FLOOR 9

2 BEDROOMS 2 BATHROOMS









## LINE 15

FLOORS 11, 12, 18, 19, 24, 25, 30, 31

#### 2 BEDROOMS 2 BATHROOMS

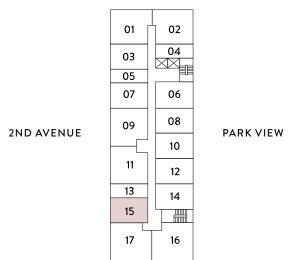
INTERIOR  $768 \text{ sf} \mid 71 \text{ m}^2$ 

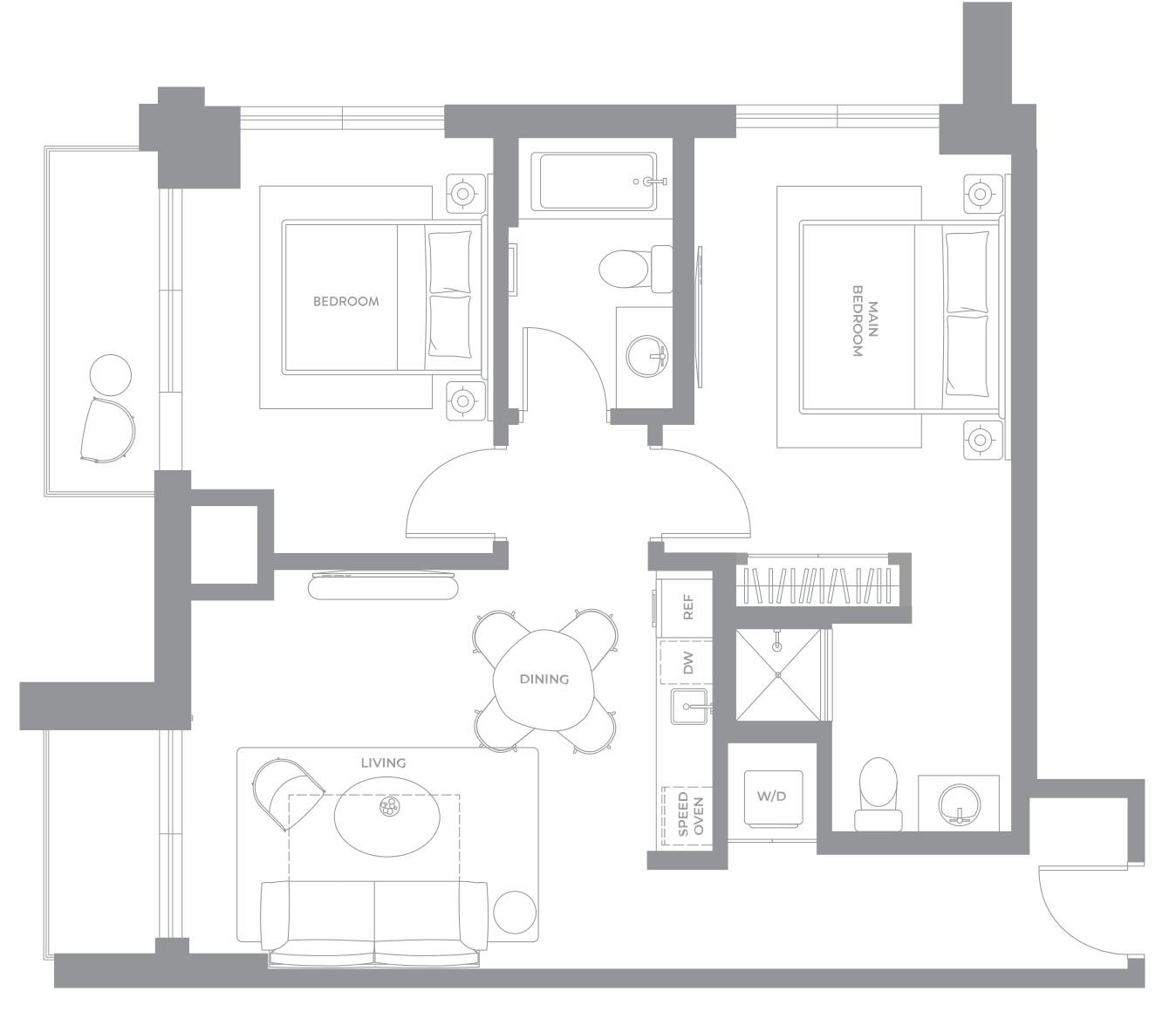
**EXTERIOR** 

 $70 \text{ sf} \mid 7 \text{ m}^2$ 

TOTAL

 $838 \text{ sf} \mid 78 \text{ m}^2$ 





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## LINE 16 **FLOORS 02 TO 08**

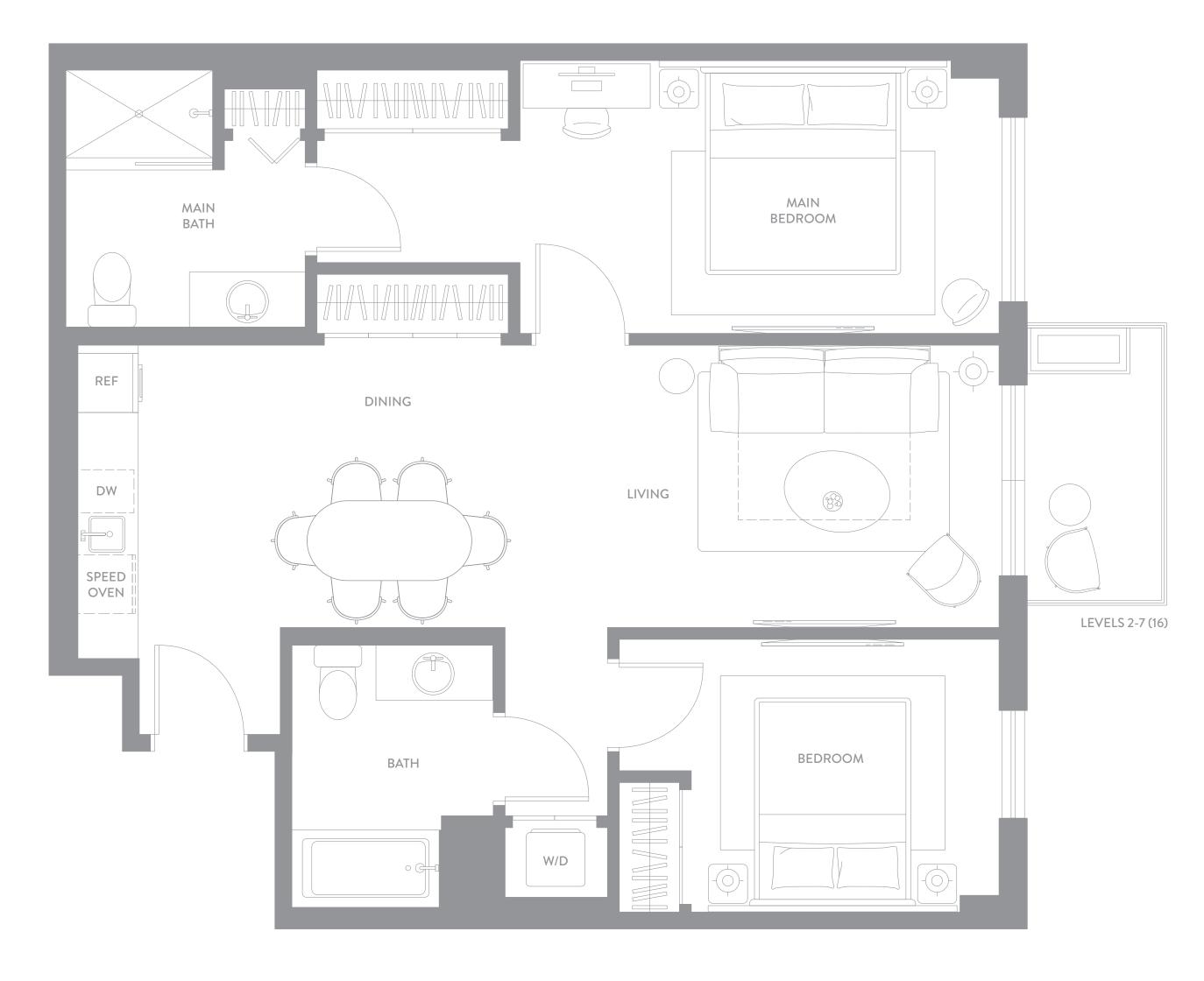
2 BEDROOMS 2 BATHROOMS

**EXTERIOR** INTERIOR  $947 \text{ sf} \mid 88 \text{ m}^2$  $57 \text{ sf} \mid 5 \text{ m}^2$ 

> TOTAL  $1,004 \text{ sf} \mid 93 \text{ m}^2$

10 2ND AVENUE PARK VIEW 08





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### LINE 17 **FLOORS 02 TO 08**

2 BEDROOMS 2 BATHROOMS

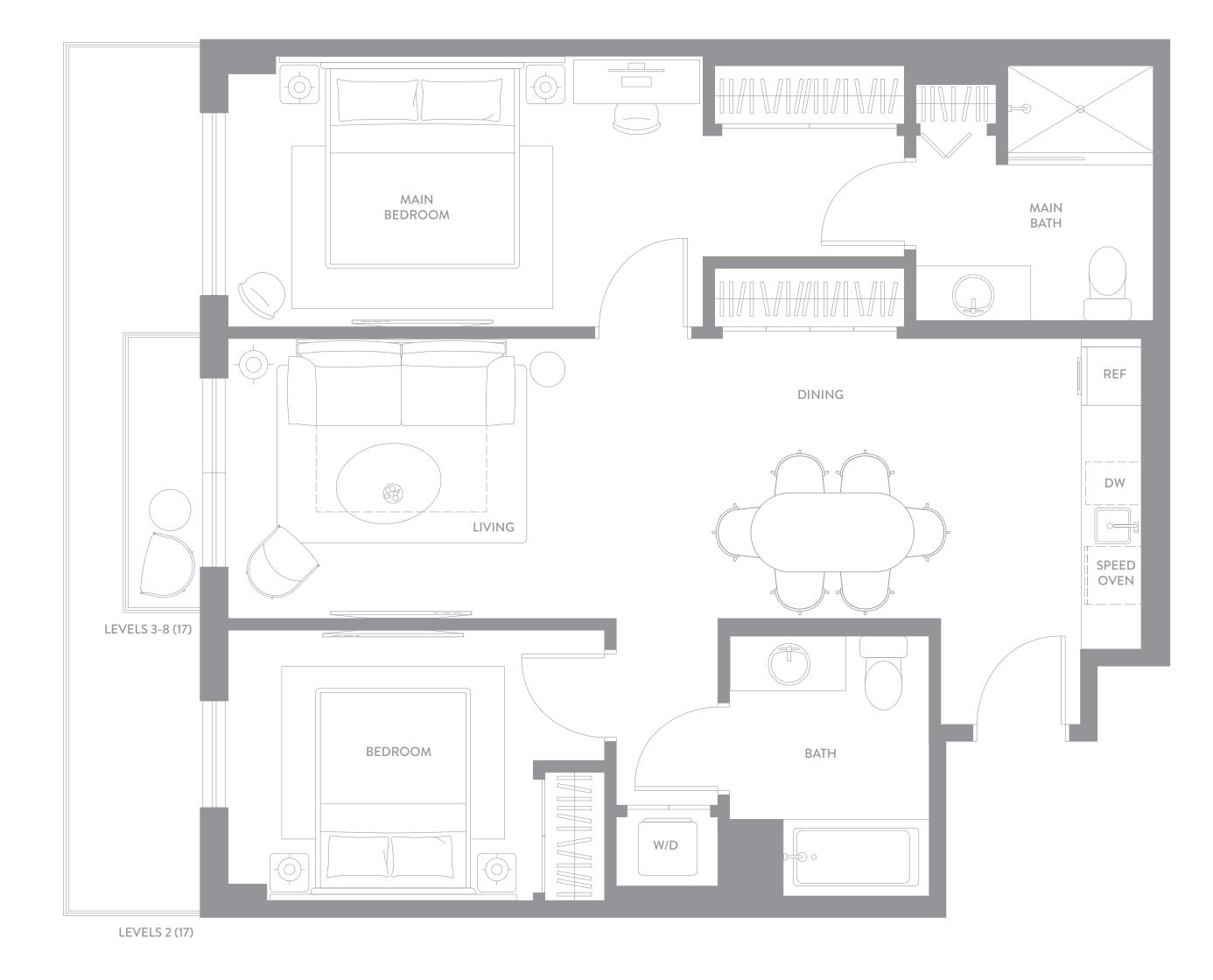
**INTERIOR**  $947 \text{ sf } | 88 \text{ m}^2$ 

**EXTERIOR**  $30 \text{ sf} \mid 3 \text{ m}^2$ 

TOTAL  $977 \text{ sf } \mid 91 \text{ m}^2$ 

10 2ND AVENUE PARK VIEW 08





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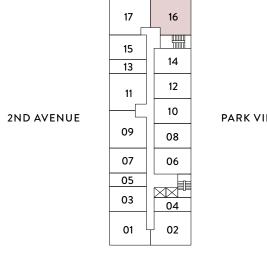
## LINE 16 **UNIT 816**

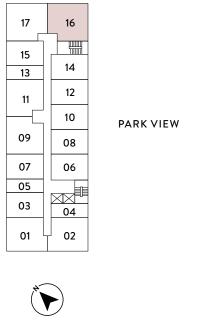
**ADA UNIT** 

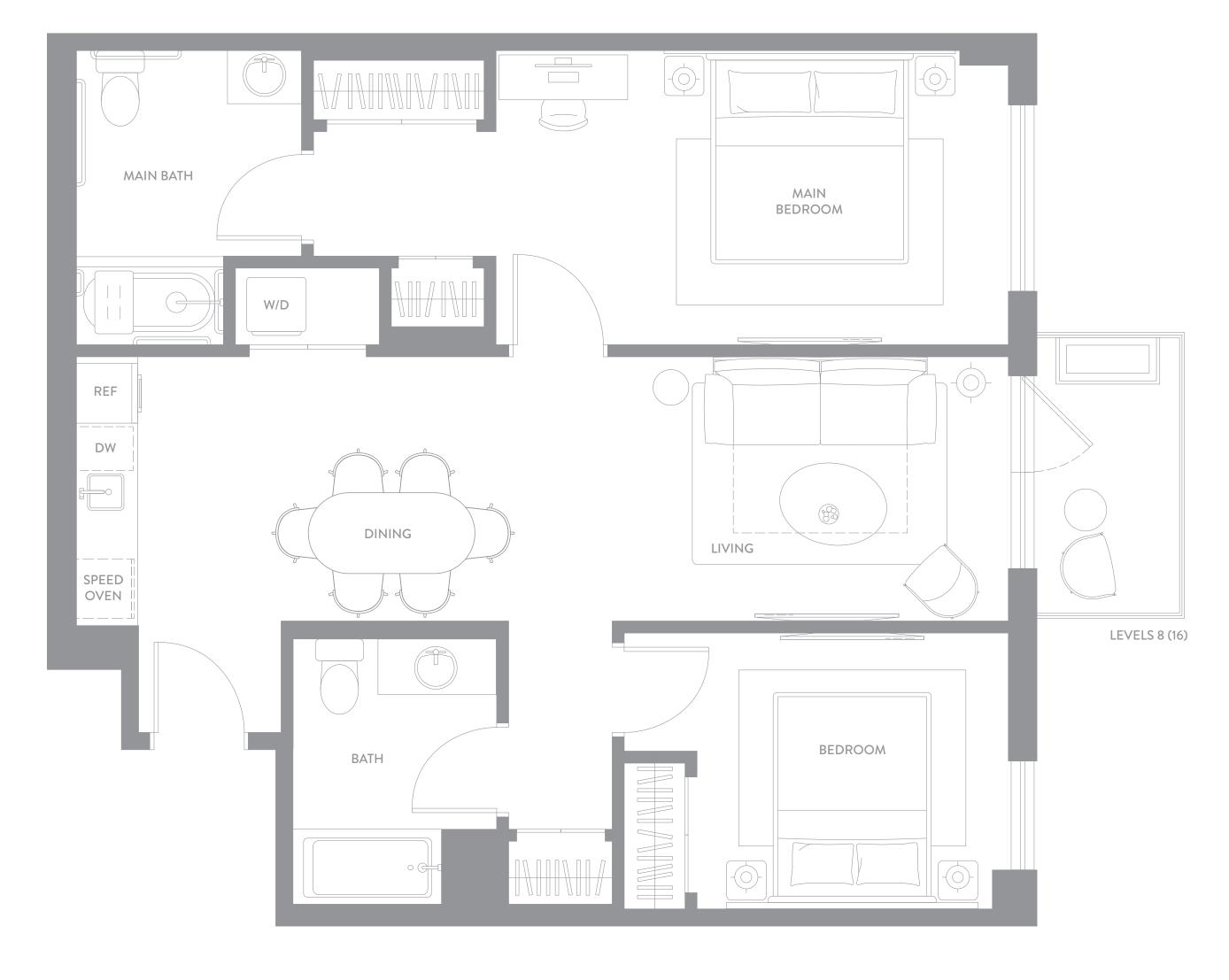
2 BEDROOMS 2 BATHROOMS



 $1,004 \text{ sf} \mid 93 \text{ m}^2$ 



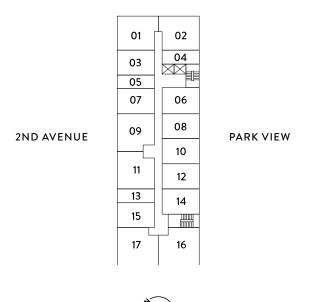




## LINE 18 FLOORS 14, 20, 26, 32

#### 1 BEDROOM 1 BATHROOM

INTERIOR **EXTERIOR**  $374 \text{ sf} \mid 35 \text{ m}^2$  $55 \text{ sf} \mid 5 \text{ m}^2$ TOTAL  $429 \text{ sf} \mid 40 \text{ m}^2$ 









PROPERTY ADDRESS

1611 SW 2nd Avenue Miami, FL 33129



■ ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

These materials are not intended to be an offer to sell, or solicitation to buy a unit in the condominium and no statements should be relied upon unless made in the prospectus (offering circular) for the condominium and no statements should be relied upon unless made in the prospectus or in the applicable purchase agreement. All descriptions, pricing, dimensions, renderings, amenities, food services, food services, finishes, designs, materials, furnishings, fixtures, appliances, cabinetry, soffits, lighting, countertops, floor plans, specifications, art, and other information contained in these materials are proposed only, and the Developer reserves the right to modify, revise, or withdraw any or all of the same in its sole discretion and without notice. No specific view is guaranteed. Dimensions and square footage are approximate and may vary with actual construction. In no event shall any solicitation, offer or sale of a unit, nor fer or sale of a unit, nor for the toendominium be made in, or to residents of, any state or condominium be made in, or to residents of, any state or condominium be made in the condominium be made in, or to residents of, any state or country in which such activities, for which sale is a significant decision. Developer makes nor interest of a subject of the same in the condominium be made in, or to resident of, any state or country in which such activities, any state or condominium and without notice. No specific view is guaranteed. Dimensions, art, and other information contained in these materials are proposed only, and the Developer reserves the right to modify, revise, or withdraw any or all of the same in its sole discretion and without notice. No specific view is guaranteed. Dimensions, art, and