

ELYSEE
MIAMI

An aerial night photograph of the Miami skyline, focusing on the East Edgewater area. The Elysee Miami tower, a tall, slender skyscraper with a distinctive three-tiered, telescoping design, is the central focus, illuminated with warm lights. It stands out among other high-rise buildings. The foreground shows the waterfront of Biscayne Bay, with the city lights reflecting on the water. The background shows the dense urban landscape of Miami extending to the horizon under a twilight sky.

TRUE WATERFRONT IS MORE THAN JUST A VIEW

THE FIRST AND ONLY LUXURY BOUTIQUE TOWER IN EAST EDGEWATER¹

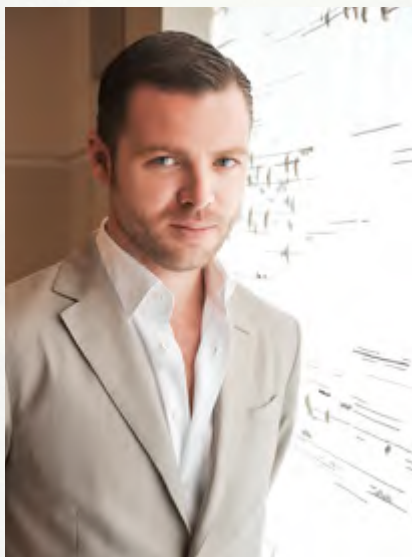
Rising directly from the shores of Biscayne Bay in the wonderful emerging neighborhood of East Edgewater, Elysee Miami sets a new standard for refined luxury with its masterful confluence of design, luxury and waterfront location. At 57 stories, Elysee is tall and impressive, but with only 100 residences -- no more than two per floor -- Elysee maintains the intimacy and sophistication of living in a boutique-style building. Each residence has the unique distinction of having an unobstructed, breathtaking view of Biscayne Bay.

World-renowned architect Bernardo Fort-Brescia, of Arquitectonica, has designed Elysee to be instantly recognizable yet discreet. This is not an ordinary residential tower. From its three-tiered telescoping shape and alluringly light tones to the fine materials used to construct it, Elysee is an exquisite tribute to the power of design to lift the soul. Inside, France's top interior designer, Jean-Louis Deniot, introduces his rich signature style. At once timeless, elegant and entirely fresh, Deniot's vision brings a new level of fine living to Miami.

This is living the way it is supposed to be, realizing what life really has to offer -- and getting it. A rare place, not so easy to access and very special once you're in.

For the lucky few, the experience of living at Elysee Miami starts at the waterfront and goes on to provide the world's finest lifestyle.

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.



Interior Designer Jean-Louis Deniot

IMPECCABLY DESIGNED BY WORLD RENOWNED INTERIOR DESIGNER JEAN LOUIS DENIOT

Elysee's abundant suite of amenities and services far exceeds all expectations. Residents will have the best of two worlds: the intimate sophistication of a boutique building and the expansive and unique amenities normally found only in much larger condominiums. Residents experience a seamless transition between their home and a very long list of usable, thoughtful, luxurious amenities.



(previous projects by Jean-Louis Deniot)



SERVICES

- 24-hour Door Attendants
- 24-hour Security and Video Surveillance
- White Glove Butler and Concierge Service
- Valet Parking for Residents and Guests
- Expansive Motor Court
- Automated Parking with Onsite Valet and Service Attendant
- Car Staging Area
- Two Furnished Guest Suites Available Onsite
- Storage Area
- Bike Storage
- Secure Wine Vault and Storage
- Direct Package Delivery to Unit

LOBBY LEVEL

- Grand Marble Lobby with 16-Foot Ceilings
- Bayfront-Facing Sunrise Pool
- Private High Speed Elevators for all Residences
- Separate Exit for Recreation and Loading
- Mail & Package Room
- Formal Reception Area
- Owners Bayfront Lounge
- Elegant Guest Foyer

HEALTH CLUB + AMENITIES LOCATED ON THE SEVENTH FLOOR (FULL FLOOR)

- Resort Sized Lap Pool
- Outdoor Summer Kitchen & BBQ Terrace
- Waterfront Fitness Center
- Yoga Studio
- Dedicated Spa with Sauna, Steam, Shower & Massage Tables
- Blow Dry Bar
- Children's Room Adjacent to Fitness Center
- Poolside Refreshment Bar

OWNERS SKY LOUNGE LOCATED ON THE THIRTIETH FLOOR (FULL FLOOR)

- Grand Salon with Full Bar and Great Room with 360 Degree Views of Biscayne Bay and Downtown Miami
- Grand Dining Room (Seats up to 30 Guests) with Wine Coolers
- Library that Converts to Private Theatre with High-Definition Theatre System
- Chef-Grade Commercial Kitchen
- Chef's Table with Indoor Seating
- Game Room



ARRIVAL



GRAND LOBBY ENTRANCE



FOYER TO GRAND LOBBY



SITTING AREA OF GRAND LOBBY



BAYSIDE LOUNGE OF GRAND LOBBY



BAY FRONT POOL



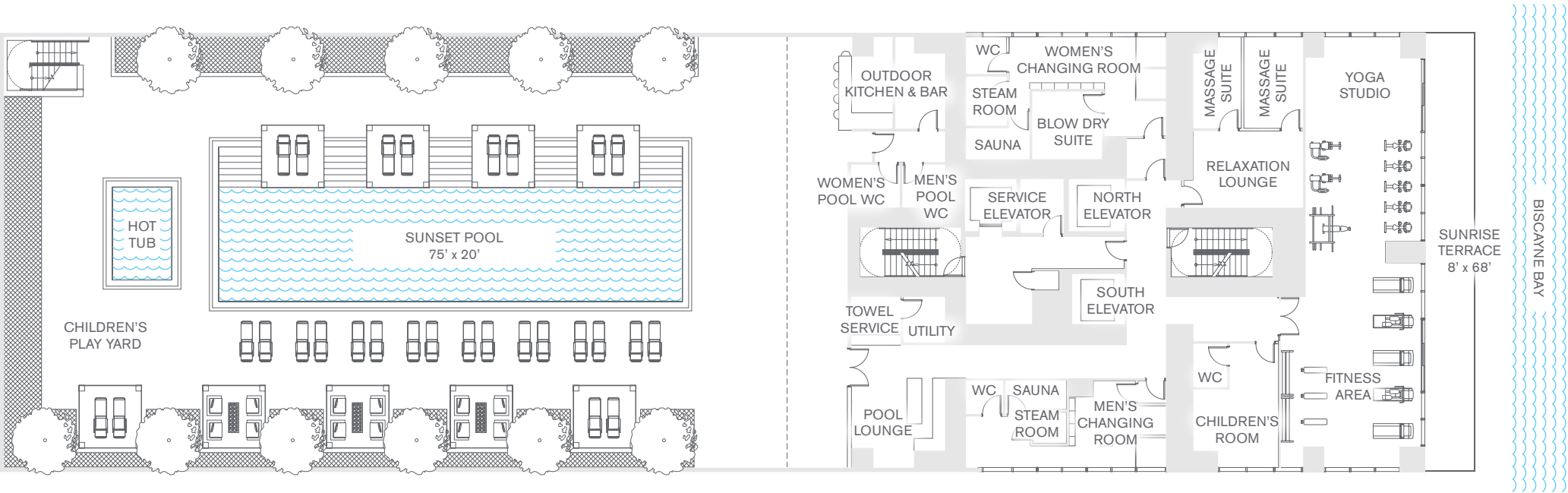
BAY FRONT POOL

HEALTH CLUB AND AMENITIES

LOCATED ON THE 7TH FLOOR

E L Y S E E

MIAMI



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. Stated square footages and dimensions 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 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. The method 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. For the dimensions of the Units based on the definition of "Unit" in the Declaration, refer to Exhibit "2" to the Declaration of Condominium included in the prospectus. Terraces and Private Elevators are not part of the Unit. Measurements of rooms set forth on this floor plan 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 or 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. All square footages and dimensions are estimates based on preliminary plans and will vary with actual construction. All floor plans, specifications, and other development plans are proposed and conceptual only, are subject to change, and will not necessarily accurately reflect the final plans and specifications for the development.



POOL



HEALTH CLUB




CHILDREN'S ROOM

OWNERS' SKY LOUNGE

LOCATED ON THE 30TH FLOOR

E L Y S E E
MIAMI



 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. Stated square footages and dimensions 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 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. The method 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. For the dimensions of the Units based on the definition of "Unit" in the Declaration, refer to Exhibit "2" to the Declaration of Condominium included in the prospectus. Terraces and Private Elevators are not part of the Unit. Measurements of rooms set forth on this floor plan 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 or 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. All square footages and dimensions are estimates based on preliminary plans and will vary with actual construction. All floor plans, specifications, and other development plans are proposed and conceptual only, are subject to change, and will not necessarily accurately reflect the final plans and specifications for the development.



30TH FLOOR SKY LOUNGE DINING ROOM



30TH FLOOR GRAND SALON



30TH FLOOR THEATER ROOM



30TH FLOOR THEATER ROOM



30TH FLOOR LIBRARY



30TH FLOOR LIBRARY



NORTH VIEW



SOUTH VIEW







RAREFIED LIVING

Elysee offers 100 luxury residences, ranging from three bedrooms to five-bedrooms with den options, floor-to-ceiling high impact glass windows, oversized private terraces with sweeping views of Biscayne Bay and Downtown Miami, wood cabinetry by Italkraft®; Wolf® Gas Ranges and Subzero® appliances, private elevators, and two parking spaces per residence.

- 3, 4, 5-Bedroom Layouts with Den Options
- Duplex Options (available upon request)
- Floor Plans from 2,209 to 3,891 Square Feet / 205 to 361 Square Meters
- Residences are Decorator Ready
- Private Elevators and Foyers
- 10 to 11-Foot Ceilings
- Two Terraces Facing East & West (sunrise & sunset) with Unobstructed Views of Biscayne Bay, Miami Beach, Downtown
- Integrated Smart System Technology
- Waterworks® Faucets and Fixtures in Master Bath
- Italkraft® Cabinetry in Kitchens and Baths
- Sub-Zero® and Wolf® Stainless Steel Appliances including Stovetop, Oven, Hood, Microwave, Refrigerator and Freezer
- Full Size Washer & Dryer
- Service and Staff Elevator
- Select Residences have Staff Lounges
- Impact Resistant Floor-to-Ceiling Glass Windows and Sliding Glass Balcony Doors



TERRACE



LIVING ROOM



KITCHEN



MASTER BEDROOM



MASTER BATHROOM

RESIDENCE

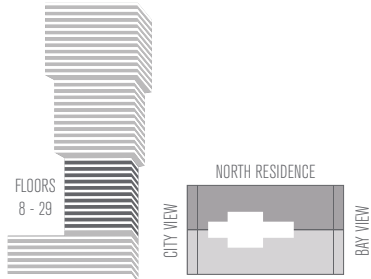
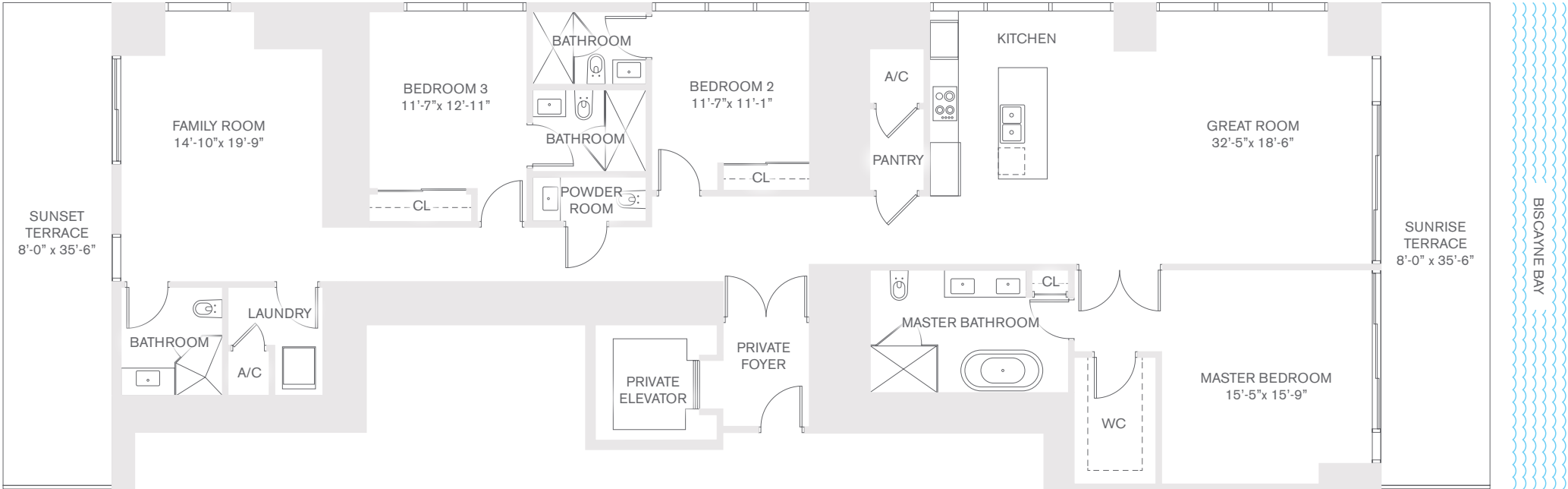
A

FLOORS 8-29

NORTH RESIDENCE

3 BEDROOM / 4.5 BATH

(CONVERTIBLE TO 4 BEDROOMS)



GREAT ROOM | FAMILY ROOM | SUNRISE & SUNSET TERRACES | PRIVATE ELEVATOR & FOYER

UNDER A/C:	2,727 SQ FT	253 M ²
TERRACE:	568 SQ FT	53 M ²
TOTAL:	3,295 SQ FT	306 M ²



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. Stated square footages and dimensions 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 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. The method 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. For the dimensions of the Units based on the definition of "Unit" in the Declaration, refer to Exhibit "2" to the Declaration of Condominium included in the prospectus. Terraces and Private Elevators are not part of the Unit. Measurements of rooms set forth on this floor plan 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 or 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. All square footages and dimensions are estimates based on preliminary plans and will vary with actual construction. All floor plans, specifications, and other development plans are proposed and conceptual only, are subject to change, and will not necessarily accurately reflect the final plans and specifications for the development.

RESIDENCE

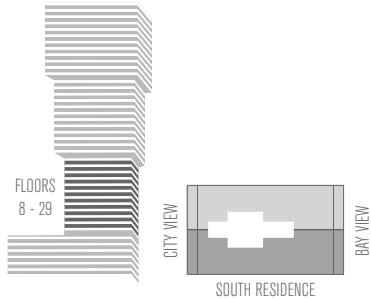
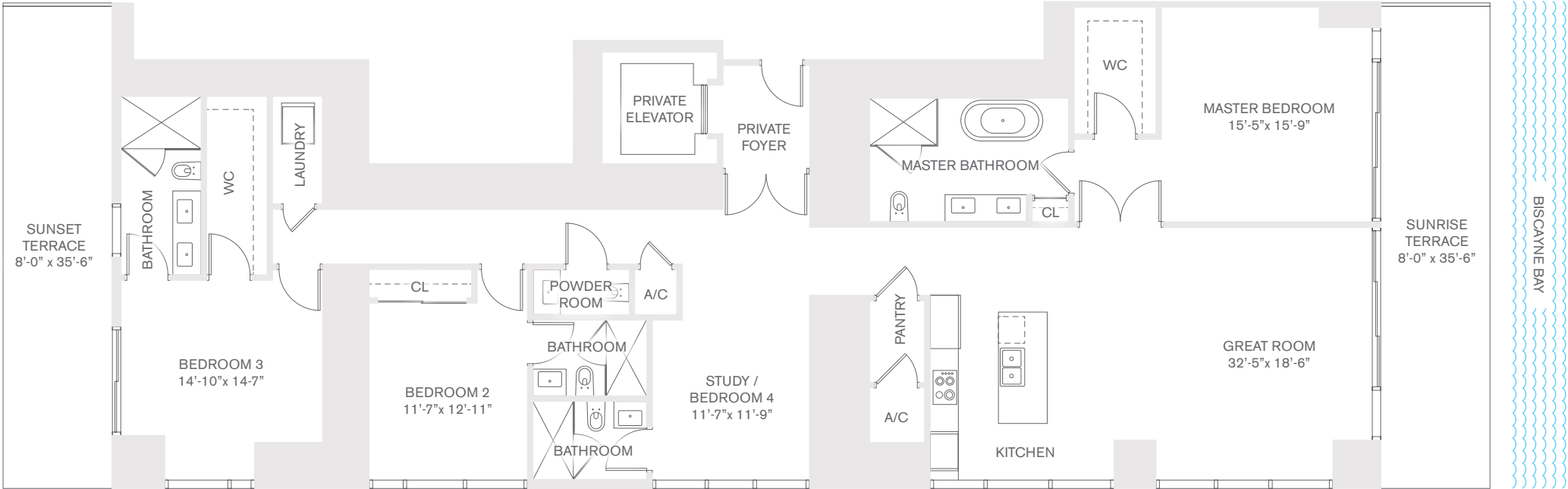
B

FLOORS 8-29

SOUTH RESIDENCE

3 BEDROOM / 4.5 BATH

(CONVERTIBLE TO 4 BEDROOMS)



GREAT ROOM | STUDY | SUNRISE & SUNSET TERRACES | PRIVATE ELEVATOR & FOYER

UNDER A/C:	2,727 SQ FT	253 M ²
TERRACE:	568 SQ FT	53 M ²
TOTAL:	3,295 SQ FT	306 M ²



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. Stated square footages and dimensions 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 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. The method 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. For the dimensions of the Units based on the definition of "Unit" in the Declaration, refer to Exhibit "2" to the Declaration of Condominium included in the prospectus. Terraces and Private Elevators are not part of the Unit. Measurements of rooms set forth on this floor plan 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 or 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. All square footages and dimensions are estimates based on preliminary plans and will vary with actual construction. All floor plans, specifications, and other development plans are proposed and conceptual only, are subject to change, and will not necessarily accurately reflect the final plans and specifications for the development.

RESIDENCE

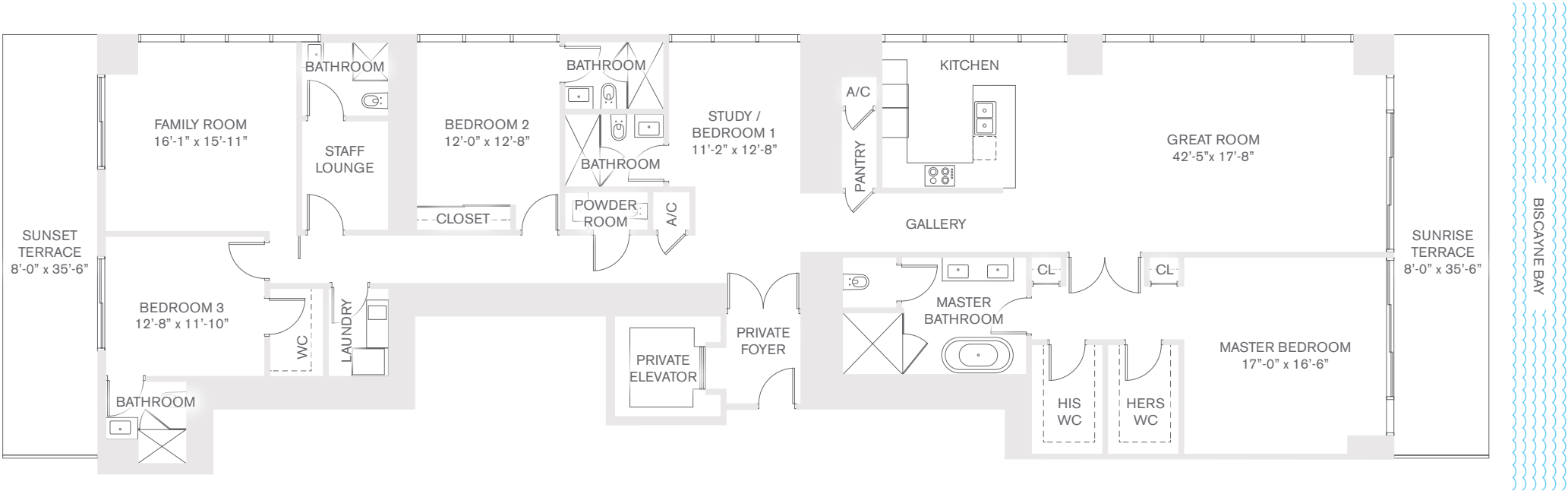
C

FLOORS 31-45

NORTH RESIDENCE

3 BEDROOM / 5.5 BATH

(CONVERTIBLE TO 4 BEDROOMS)



FLOORS

31 - 45

CITY VIEW

NORTH RESIDENCE

BAY VIEW

GREAT ROOM | FAMILY ROOM | STUDY | STAFF LOUNGE | SUNRISE & SUNSET TERRACES | PRIVATE ELEVATOR & FOYER

UNDER A/C:	3,319 SQ FT	308 M ²
TERRACE:	568 SQ FT	53 M ²
TOTAL:	3,887 SQ FT	361 M ²

N

E

S

W

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. Stated square footages and dimensions 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 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. The method 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. For the dimensions of the Units based on the definition of "Unit" in the Declaration, refer to Exhibit "2" to the Declaration of Condominium included in the prospectus. Terraces and Private Elevators are not part of the Unit. Measurements of rooms set forth on this floor plan 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 or 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. All square footages and dimensions are estimates based on preliminary plans and will vary with actual construction. All floor plans, specifications, and other development plans are proposed and conceptual only, are subject to change, and will not necessarily accurately reflect the final plans and specifications for the development.

RESIDENCE

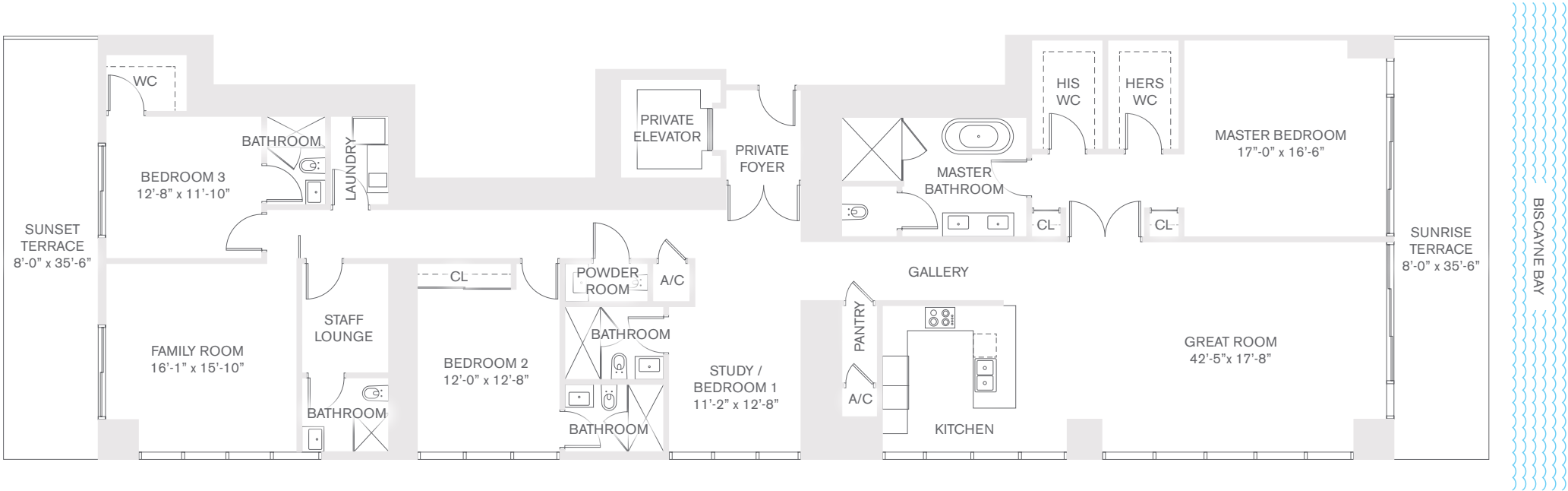
D

FLOORS 31-45

SOUTH RESIDENCE

3 BEDROOM / 5.5 BATH

(CONVERTIBLE TO 4 OR 5 BEDROOMS)



FLOORS

31 - 45

CITY VIEW

BAY VIEW

SOUTH RESIDENCE

GREAT ROOM | FAMILY ROOM | STUDY | STAFF LOUNGE | SUNRISE & SUNSET TERRACES | PRIVATE ELEVATOR & FOYER

UNDER A/C:	3,300 SQ FT	307 M ²
TERRACE:	568 SQ FT	53 M ²
TOTAL:	3,868 SQ FT	360 M ²

N

W

E

S

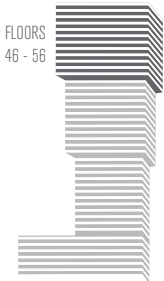
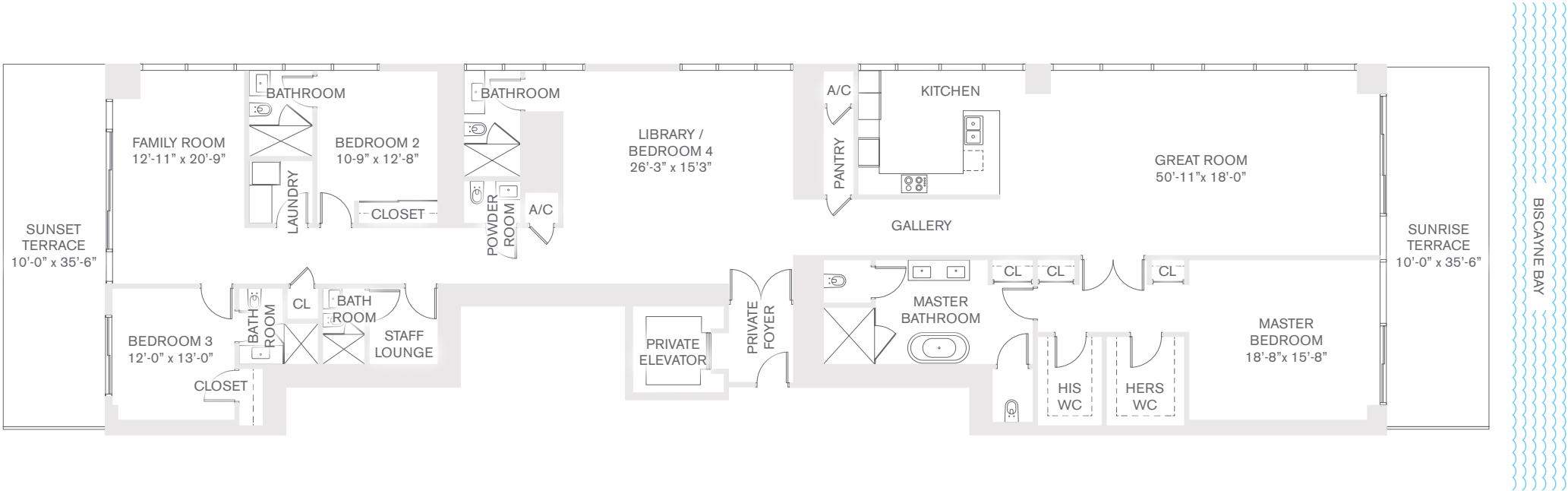
ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. Stated square footages and dimensions 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 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. The method 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. For the dimensions of the Units based on the definition of "Unit" in the Declaration, refer to Exhibit "2" to the Declaration of Condominium included in the prospectus. Terraces and Private Elevators are not part of the Unit. Measurements of rooms set forth on this floor plan 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 or 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. All square footages and dimensions are estimates based on preliminary plans and will vary with actual construction. All floor plans, specifications, and other development plans are proposed and conceptual only, are subject to change, and will not necessarily accurately reflect the final plans and specifications for the development.

RESIDENCE
E

FLOORS 46-56

NORTH RESIDENCE

4 BEDROOM / 5.5 BATH
(CONVERTIBLE TO 5 OR 6 BEDROOMS)



GREAT ROOM | FAMILY ROOM | LIBRARY | STAFF LOUNGE | SUNRISE & SUNSET TERRACES | PRIVATE ELEVATOR & FOYER

UNDER A/C:	3,891 SQ FT	361 M ²
TERRACE:	710 SQ FT	66 M ²
TOTAL:	4,601 SQ FT	427 M ²



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. Stated square footages and dimensions 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 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. The method 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. For the dimensions of the Units based on the definition of "Unit" in the Declaration, refer to Exhibit "2" to the Declaration of Condominium included in the prospectus. Terraces and Private Elevators are not part of the Unit. Measurements of rooms set forth on this floor plan 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 or 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. All square footages and dimensions are estimates based on preliminary plans and will vary with actual construction. All floor plans, specifications, and other development plans are proposed and conceptual only, are subject to change, and will not necessarily accurately reflect the final plans and specifications for the development.

RESIDENCE

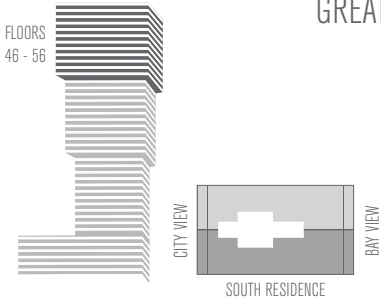
F

FLOORS 46-56

SOUTH RESIDENCE

4 BEDROOM / 6.5 BATH

(CONVERTIBLE TO 5 OR 6 BEDROOMS)



GREAT ROOM | FAMILY ROOM | STUDY | STAFF LOUNGE | SUNRISE & SUNSET TERRACES | PRIVATE ELEVATOR & FOYER

UNDER A/C:	3,891 SQ FT	361 M ²
TERRACE:	710 SQ FT	66 M ²
TOTAL:	4,601 SQ FT	427 M ²



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. Stated square footages and dimensions 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 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. The method 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. For the dimensions of the Units based on the definition of "Unit" in the Declaration, refer to Exhibit "2" to the Declaration of Condominium included in the prospectus. Terraces and Private Elevators are not part of the Unit. Measurements of rooms set forth on this floor plan 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 or 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. All square footages and dimensions are estimates based on preliminary plans and will vary with actual construction. All floor plans, specifications, and other development plans are proposed and conceptual only, are subject to change, and will not necessarily accurately reflect the final plans and specifications for the development.

RESIDENCE

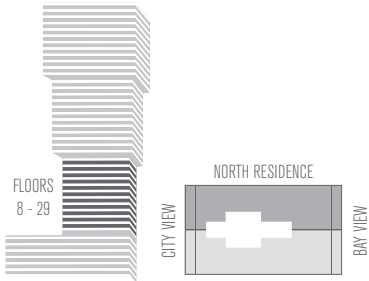
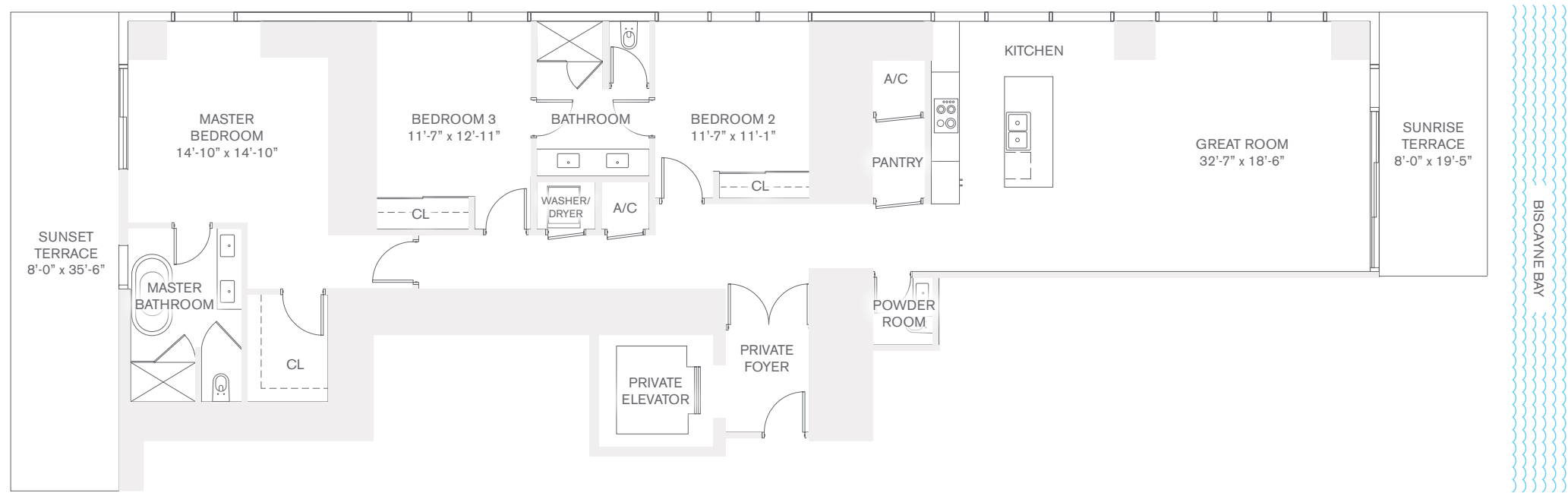
I

SELECT FLOORS BETWEEN

FLOORS 8-29

NORTH RESIDENCE

3 BEDROOM / 2.5 BATH



GREAT ROOM | SUNRISE & SUNSET TERRACES | PRIVATE ELEVATOR & FOYER

UNDER A/C:	2,209 SQ FT	205.2 M ²
TERRACE:	439 SQ FT	40.8 M ²
TOTAL:	2,648 SQ FT	246 M ²



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. Stated square footages and dimensions 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 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. The method 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. For the dimensions of the Units based on the definition of "Unit" in the Declaration, refer to Exhibit "2" to the Declaration of Condominium included in the prospectus. Terraces and Private Elevators are not part of the Unit. Measurements of rooms set forth on this floor plan 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 or 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. All square footages and dimensions are estimates based on preliminary plans and will vary with actual construction. All floor plans, specifications, and other development plans are proposed and conceptual only, are subject to change, and will not necessarily accurately reflect the final plans and specifications for the development.

RESIDENCE

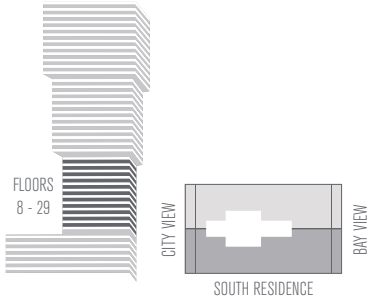
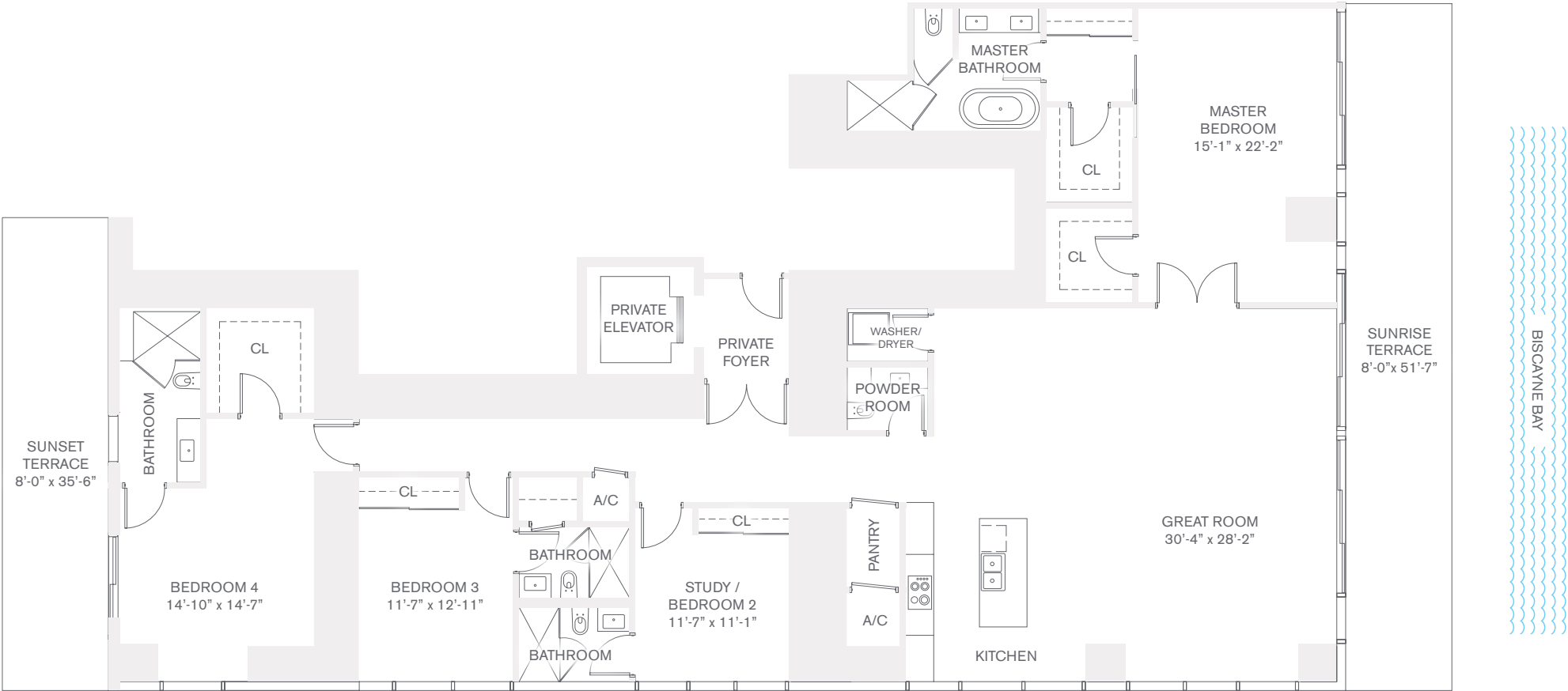
J

4 BEDROOM / 4.5 BATH

SELECT FLOORS BETWEEN

FLOORS 8-29

SOUTH RESIDENCE

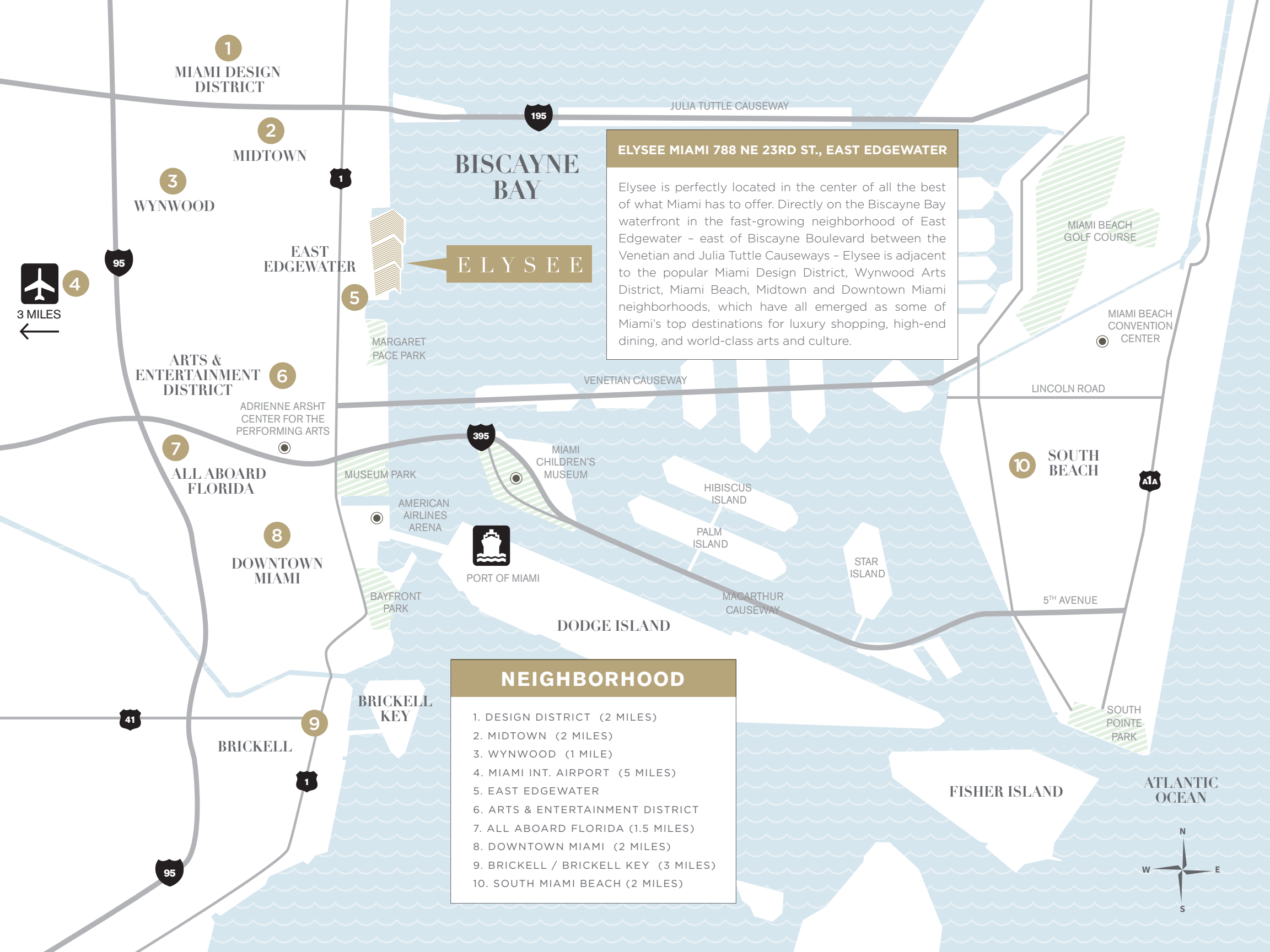


GREAT ROOM | STUDY | SUNRISE & SUNSET TERRACES | PRIVATE ELEVATOR & FOYER

UNDER A/C:	3,242 SQ FT	301.2 M ²
TERRACE:	697 SQ FT	64.8 M ²
TOTAL:	3,939 SQ FT	366 M ²



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. Stated square footages and dimensions 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 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. The method 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. For the dimensions of the Units based on the definition of "Unit" in the Declaration, refer to Exhibit "2" to the Declaration of Condominium included in the prospectus. Terraces and Private Elevators are not part of the Unit. Measurements of rooms set forth on this floor plan 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 or 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. All square footages and dimensions are estimates based on preliminary plans and will vary with actual construction. All floor plans, specifications, and other development plans are proposed and conceptual only, are subject to change, and will not necessarily accurately reflect the final plans and specifications for the development.



ELYSEE MIAMI 788 NE 23RD ST., EAST EDGEWATER

Elysee is perfectly located in the center of all the best of what Miami has to offer. Directly on the Biscayne Bay waterfront in the fast-growing neighborhood of East Edgewater – east of Biscayne Boulevard between the Venetian and Julia Tuttle Causeways – Elysee is adjacent to the popular Miami Design District, Wynwood Arts District, Miami Beach, Midtown and Downtown Miami neighborhoods, which have all emerged as some of Miami’s top destinations for luxury shopping, high-end dining, and world-class arts and culture.

NEIGHBORHOOD

- 1. DESIGN DISTRICT (2 MILES)
- 2. MIDTOWN (2 MILES)
- 3. WYNWOOD (1 MILE)
- 4. MIAMI INT. AIRPORT (5 MILES)
- 5. EAST EDGEWATER
- 6. ARTS & ENTERTAINMENT DISTRICT
- 7. ALL ABOARD FLORIDA (1.5 MILES)
- 8. DOWNTOWN MIAMI (2 MILES)
- 9. BRICKELL / BRICKELL KEY (3 MILES)
- 10. SOUTH MIAMI BEACH (2 MILES)



MIDTOWN

WYNWOOD

ARTS & ENTERTAINMENT DISTRICT

ELYSEE

UP CLOSE
WITH EAST
EDGEWATER

I-195

I-95

836

I-395



ADRIENNE ARSHT CENTER

OMNI STATION

GIBSON PARK

Margaret Pace Park

Biscayne Park
City of Miami
City Cemetery

TEAM

E L Y S E E MIAMI



DEVELOPERS – TWO ROADS DEVELOPMENT

As one of the emerging leaders in the development of residential communities, Two Roads Development has quickly established itself as a premier developer of multi-family and residential communities. Two Roads Development has set the standard in luxury housing by developing, building and managing residential properties with the best location, architecture, amenities and services in the industry. With a hands-on approach to managing the details of the development process from property acquisition, project finance and design, through construction and marketing, the firm has built a reputation for superior quality, energy efficiency, and open book integrity. Two Roads Development takes on the responsibility of carrying a development project through from conception to market and believe in building projects that strike the balance between the needs and wants of the end user (resident, retail consumer, office worker, etc.), creative vision of the architect and design team, and financial landscape and market realities of Ownership. With that vision in mind, Two Roads works with experts in relevant fields to define the project's market; conceptualize, plan, and design the project to meet that market; obtain all entitlements for the project from prospective tenants and/or purchasers; arrange equity for the project, as required; and prepare the project for construction. www.tworoadsre.com.



INTERIOR DESIGNER – JEAN-LOUIS DENIOT

Jean-Louis Deniot has brought his unique sophistication to some of the most important residences in the world – in Paris, the Cote D'Azur as well as Beverly Hills, Fifth Avenue, London, Moscow, Istanbul and New Delhi. Deniot undertakes each of his projects with the vigor and inquisitiveness that is peculiar to true visionaries, conceiving and defining novel design aesthetics with utmost dash and confidence. Deniot is proud to be regularly featured in international publications including Architectural Digest (US), AD France, AD Spain, AD Germany, AD Russia, AD India, House and Garden, Belle Australia, ELLE Decor US, ELLE Decoration in France and Russia, Marie Claire Italy, More Than Classic Holland, as well as a number of Emirates and Asian magazines, making him one of the most published designers today. Now Deniot lends his sophisticated, classic, though sometimes unexpected style to the aesthetic and sensibility of Elysee.



ARCHITECT – BERNARDO FORT-BRESCIA, ARQUITECTONICA

Bernardo Fort-Brescia, founding principal of Arquitectonica is known as one of the pioneers of globalization in the architecture profession. Well-known projects by his firm include the Microsoft Europe Headquarters in Paris, the Bronx Museum and Westin Times Square in New York, Festival Walk and the Cyberport Technology Campus in Hong Kong, the International Finance Center in Seoul, the headquarters of the Construction Bank and Agricultural Bank of China in Shanghai, the Mall of Asia in Manila, the Banco Santander Headquarters and W Torre Plaza in Sao Paulo, the US Embassy in Lima, the Infinity towers in San Francisco, the Hilton Americas in Houston, the Philips Arena in Atlanta and the American Airlines Arena in Miami. www.arquitectonica.com.



SALES AND MARKETING – CERVERA REAL ESTATE

By combining unparalleled local knowledge with an established international clientele, Miami-based Cervera Real Estate has been South Florida's industry leader in luxury condominium sales for more than four decades. Cervera was the area's first brokerage to market extensively on an international scale. With a team of more than 400 professionals, the company has exclusively sold over 100 condominium projects, closed more than 45,000 units and represented some of the most prominent developers. Today, Cervera remains the broker of choice for the sale and launch of South Florida's newest luxury developments. Learn more at www.cervera.com.

ELYSEE

MIAMI

DISCLAIMER

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.

THIS OFFERING IS MADE ONLY BY THE PROSPECTUS FOR THE CONDOMINIUM AND NO STATEMENT SHOULD BE RELIED UPON IF NOT MADE IN THE PROSPECTUS. THESE MATERIALS ARE NOT INTENDED TO BE AN OFFER TO SELL, OR SOLICITATION TO BUY A UNIT IN THE CONDOMINIUM. SUCH AN OFFERING SHALL ONLY BE MADE PURSUANT TO 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. IN NO EVENT SHALL ANY SOLICITATION, OFFER OR SALE OF A UNIT IN THE CONDOMINIUM BE MADE IN, OR TO RESIDENTS OF, ANY STATE OR COUNTRY IN WHICH SUCH ACTIVITY WOULD BE UNLAWFUL.

ALL PLANS, FEATURES AND AMENITIES DEPICTED HEREIN ARE BASED UPON PRELIMINARY DEVELOPMENT PLANS, AND ARE SUBJECT TO CHANGE WITHOUT NOTICE IN THE MANNER PROVIDED IN THE OFFERING DOCUMENTS. NO GUARANTEES OR REPRESENTATIONS WHATSOEVER ARE MADE THAT ANY PLANS, FEATURES, AMENITIES OR FACILITIES WILL BE PROVIDED OR, IF PROVIDED, WILL BE OF THE SAME TYPE, SIZE, LOCATION OR NATURE AS DEPICTED OR DESCRIBED HEREIN.

THIS PROJECT IS BEING DEVELOPED BY 700 MIAMI PARTNERS LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHICH WAS FORMED SOLELY FOR SUCH PURPOSE. TWO ROADS DEVELOPMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY ("TWO ROADS"), IS AFFILIATED WITH THIS ENTITY, BUT IS NOT THE DEVELOPER OF THIS PROJECT.

788 NE 23RD ST. MIAMI FLORIDA 33137 | WWW.ELYSEEMIAM.COM

SALES GALLERY: 254 NE 30TH ST. | 305.767.1414



EXCLUSIVE SALES & MARKETING

