

First and only luxury boutique tower in East Edgewater

ELYSEE MIAMI

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Project Information

Project Name	:	Elysee Miami
Project Location	:	East Edgewater Miami
Country	:	USA
Developer	:	Two Road Development
Completion Date	:	Mid 2019
Project Type	:	Residential
Project Contains	:	Elysee will have 100 residences on 57 floors, ranging from 3 to 5 bedrooms from 2,209 to 3,891 square feet (205 to 361 square meters), 2 floors of amenities and abundant on-site parking and storage.
Project Views	:	All residences have direct bay views

Residence Features:

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
- Waterworks® Faucets and Fixtures in Master Bath
- Duplex Options (available upon request)
- ItalKraft® Cabinetry in Kitchens and Baths
- Floor Plans from 2,209 to 3,891 Square Feet / 205 to 361 Square Meters
- Sub-Zero® and Wolf® Stainless Steel Appliances including Stovetop, Oven, Hood, Microwave, Refrigerator and Freezer
- Residences are Decorator Ready
- Full Size Washer & Dryer
- Private Elevators and Foyers
- Service and Staff Elevator
- 10 to 11-Foot Ceilings
- Select Residences have Staff Lounges
- Two 8 to 10-Foot Terraces Facing East & West (sunrise & sunset) with unobstructed Views of Biscayne Bay, Miami Beach, Downtown
- Impact Resistant Floor-to-Ceiling Glass windows and Sliding Glass Balcony Doors
- Integrated Smart System Technology

**Amenities****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 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 (7th 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 (30th 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)
- Library that Converts to Private Theatre with High-Definition Theatre System
- Chef-Grade Commercial Kitchen
- Chef's Table with Indoor Seating
- Game Room

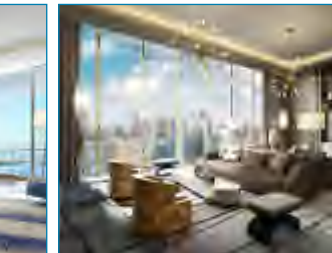
Payment Method**Deposit Schedule**

20%	At Contract
20%	At Groundbreaking
10%	At Pouring of Unit Floor Slab
50%	At Completion

Maintenance Fees	:	\$0.80 / sq ft
Developer Fees	:	1.75%
Property Tax	:	2% annually
Type of Investment	:	Freehold

**Location**

Elysee Miami is located in the fast-growing neighborhood of East Edgewater. East of Biscayne Boulevard and between the Venetian and Julia Tuttle Causeways, East Edgewater is at the "center of it all". No other neighborhood can claim adjacency to more of Miami's best districts. Miami Design District, Wynwood Arts District, Miami Beach, Midtown and Downtown Miami neighborhoods are all within easy reach providing the top destinations for luxury shopping, high-end dining, sports activities and world-class arts, culture and entertainment.

**Developer**

As one of the emerging leaders in the development of residential communities, Two Roads Development has quickly established itself as a premier developer of multifamily 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 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,

