



chhouse

TU LUGAR ENTRE LA PLAYA
Y LOS CANALES COSTEROS

HYDE™

beach house

HOLLYWOOD FLORIDA

HYDE DNDNA

Fashion \ *Social* \ *Music* \ *Art*

CUALQUIER DESCRIPCIÓN VERBAL NO DEBERÁ SER TOMADA EN CUENTA COMO LA REPRESENTACIÓN OFICIAL DE LOS DESARROLLADORES. PARA CONSULTAR LAS ESPECIFICACIONES ADECUADAS EN CASO DE QUE SU PROPIEDAD SEA AMUEBLADA POR UN DESARROLLADOR O ARRENDATARIO, REMÍTASE A ESTE FOLLETO Y A LOS DOCUMENTOS REQUERIDOS POR LA SECCIÓN 718.503 DE LOS ESTATUTOS DE FLORIDA.

CONSULTE LAS RESTRICCIONES EN LA CONTRAPORTADA.

Hyde Beach House reúne lo mejor del ambiente urbano más sofisticado con un impresionante despliegue de amenidades y servicios para crear el concepto residencial más innovador y atractivo de Hollywood. Ubicado en los dinámicos Canales Costeros —a sólo unos pasos de las inmaculadas playas del Océano Atlántico—, este complejo magníficamente diseñado es obra de un grupo de visionarios emprendedores: Jorge Pérez, Presidente y Director Ejecutivo de The Related Group; el empresario de estilos de vida, Sam Nazarian, Fundador, Presidente, y Director Ejecutivo de SBE; y la diseñadora brasileña Debora Aguiar, Directora de Debora Aguiar Arquitectos.

Desde una terraza privada con cine al aire libre, hasta el exclusivo Aqua Club que ofrece los más emocionantes deportes acuáticos y una amplia piscina con vista a los Canales Costeros, Hyde Beach House ofrece entretenimiento y descanso al alcance de tu mano. Con acceso VIP a la cocina + bar de ETARU Beach Club, el océano se convierte en tu paraíso privado. Y con los servicios pago-por-evento, podrás obtener todo lo que necesitas a cualquier hora del día, los 365 días del año con sólo una llamada.

ARTE

Hyde Beach House está a una hora de la internacionalmente renombrada escena artística de Miami. La feria anual Art Basel de Miami Beach reúne por una semana a artistas, galeristas y coleccionistas de todas partes del mundo, en una celebración de lo mejor del quehacer artístico contemporáneo. A lo largo del año, los mejores museos e institutos de arte ofrecen interminables oportunidades para disfrutar múltiples y muy variadas riquezas culturales en distintas disciplinas.



RESTAURANTES

Ya sea que se trate de una cena con vista al mar en el restaurante de un chef famoso o en algún famoso establecimiento de marca, los residentes de Hyde Beach House tienen una amplia y ecléctica gama de delicias culinarias a sólo unos minutos de su ubicación. El fresco surtido de pescados y mariscos del sur de Florida y una amplia variedad de productos locales sirven de inspiración para el diseño de menús destinados a complacer todos los paladares.



TIENDAS

A sólo unos minutos, The Shops en Bal Harbour ofrece lo más lujoso de la moda y la joyería internacionales, así como boutiques de diseñador en una atmósfera realmente distinguida. Más que sólo un lugar dónde comprar, The Shops en Bal Harbour ofrece también restaurantes para una comida casual o formal. También cerca de ahí, Aventura Mall cuenta con una amplia oferta de marcas nacionales e internacionales que te brindarán una extraordinaria experiencia de compras.

DEPORTES

Los aficionados a los deportes al aire libre tienen acceso a una gran variedad de actividades recreativas como voleibol playero, tenis, jet sky y windsurfing. Disfruta tus pasatiempos favoritos con tus amigos y familiares o perfecciona la práctica de algún deporte que te apasione con la ayuda de un instructor experto.



MARINA

Los aficionados a la pesca o a los paseos en yate o en velero cuentan con múltiples marinas a lo largo de la costa.

Ya sea busques un sitio permanente para tu embarcación o la posibilidad de pasar una tarde de aventura a bordo del más exclusivo velero o lancha de motor, los alrededores de Hyde Beach House proveen todo lo necesario para aquellos que saben sacarle el máximo provecho a la vida cerca del mar.

VIDA NOCTURNA

Los legendarios clubes y centros nocturnos del sur de Florida son un excitante escaparate social cada noche de la semana durante todo el año. Aquí podrás encontrar nombres ampliamente conocidos como el Hard Rock Café o clubes nocturnos independientes que operan sólo en esta zona: estilos y ambientes para cada gusto. DJs de fama internacional tocarán música sin parar, manteniendo la energía al máximo durante toda la noche.

GOLF

Con su clima templado los 365 días del año y sus paisajes impactantes, el sur de Florida es el paraíso de cualquier aficionado al golf. La zona ofrece una amplia gama de campos para todos los niveles en donde cualquiera, desde los profesionales más famosos a nivel mundial hasta el jugador ocasional, podrá disfrutar de una experiencia inolvidable. Campos de primera como el Doral, el Turnberry Isle y The Breakers, ubicados entre los mejor calificados a nivel internacional, están a su disposición muy cerca de Hyde Beach House.



HOLLYWOOD BEACH

HALLANDALE BEACH

AVENTURA MALL

AVENTURA

SUNNY ISLES BEACH

ARMANI TOWER

BAL HARBOUR

BAL HARBOUR SHOPS



ACTIVIDADES HYDE

Gracias a su impresionante oferta de innovadoras galerías de arte y a sus modernos cafés, Hollywood se está convirtiendo en uno de los escenarios más populares para el arte y la cultura en el sur de Florida.

Junto con el aclamado Proyecto Mural de Downtown Hollywood y la música en vivo cortesía del Hollywood Arts Park Experience, la oferta cultural de la zona es insuperable.

¿En busca de más diversión bajo el sol? Hyde Beach House se localiza a sólo unos minutos de los mejores lugares para comer, comprar, divertirse y disfrutar de la vida nocturna que el sur de Florida tiene que ofrecer.

RELLAX

Al Sol

Al Mar

En la Arena

Con Estilo

CARACTERÍSTICAS Y AMENIDADES DEL PROYECTO

AMENIDADES TIPO RESORT EN HYDE BEACH HOUSE

- Ubicado en la Playa Hollywood en el corazón del sur de Florida, Hyde Beach House está enclavado en el Canal Intracostero y las playas auténticas del océano Atlántico a tan solo unos minutos del Centro Comercial Aventura, de las tiendas de Bal Harbour, y del Parque Gulfstream
- Amplia terraza de la piscina con vista al océano Atlántico y al Canal Intracostero con cabañas semiprivadas, una piscina infinita, una cocina y un comedor al aire libre, al igual que una sala de cine y lounge exteriores con pozo de fuego
- Espacios de esparcimiento elegantes y sofisticados creados por la diseñadora brasileña Debora Aguiar
- Arquitectura extraordinaria de los arquitectos reconocidos internacionalmente Cohen, Freedman, Encinosa & Associates -cuyos proyectos incluyen Apogee Beach, Hyde Resort & Residences, Mansions at Aqualina, y Bellini Bal Harbour
- Instalación permanente de arte seleccionada por curadores en todos los espacios públicos del edificio
- Elegante vestíbulo amplio decorado con muebles y acabados contemporáneos
- El Sports Club con asombrosas vistas Intracosteras desde la cancha de deportes multiusos diseñada para jugarse tenis, al igual que una cancha de raquetball cubierta
- El Aqua Club ubicado directamente en el Canal Intracostero que ofrece Jet Ski, paddle, kayaks y una completa variedad de equipos acuáticos
- Lounge privado en la azotea exclusivamente para propietarios de residencias, con un jacuzzi, una ducha moderna al aire libre, un área de descanso con camas de bronceado, un comedor, un pozo de fuego, y vistas panorámicas al mar
- Un gimnasio de última generación totalmente equipado, con un teatro de cardio con vista a la piscina y al Intracostero
- Un spa exclusivo para hombres y mujeres

ACCESO VIP AL CLUB DE PLAYA ETARU

- Servicio de camastro, toalla y sombrilla, y un servicio de mayordomo para botanas y bebidas frente al mar
- Acceso exclusivo a vestuarios de la playa con ducha y vapor
- Salas privadas de tratamiento frente al mar que ofrecen masajes de lujo

ESTILO DE VIDA DE LUJO

- Servicios de concierge personalizado con acceso el año entero a lo mejor que ofrece el sur de Florida, incluyendo:
 - Boletos de teatro y eventos deportivos
 - Reservas en restaurantes, spas y clubes nocturnos
 - Servicios de yate
 - Itinerarios de viaje
- Servicio a cuartos disponible todo el año
- Limpieza de cuarto, servicios de lavandería
- Servicio de valet y estacionamiento de cortesía las 24 horas del día
- Servicios de seguridad y acceso controlado las 24 horas del día
- Acceso a internet de alta velocidad en todas las áreas públicas

CARACTERÍSTICAS DE LAS RESIDENCIAS

- 77 residencias completamente decoradas, con alfombra, de una, dos o tres habitaciones, con derechos de uso sin restricciones y planos abiertos y contemporáneos
- 265 apartamentos de resort con acabados de lujo de una, dos o tres habitaciones con derechos de uso restringido a máximo 150 días por año
 - Muebles europeos de diseñador, contemporáneos y de lujo
 - Tecnología dentro de la residencia, incluyendo internet de alta velocidad, Wi-Fi, teléfono, y sistemas de control de temperatura individual
 - Elementos de seguridad como caja fuerte en las habitaciones y cerraduras electrónicas
- Vistas deslumbrantes del mar desde todas las residencias
- Ventanas y puertas corredizas de techo a piso, de vidrio resistente a impactos, polarizado, de eficiencia energética
- Espaciosos walk-in closets en la mayoría de las residencias al igual que closets principales
- Sistemas de aire acondicionado y calefacción centralizado, de eficiencia energética, controlado individualmente
- Tecnología avanzada "Smart Building" con fibra óptica para internet de alta velocidad, datos/voz, y acceso a TV por cable

COCINAS CON ESTILO

- Una selección de gabinetes europeos contemporáneos
- Cubiertas de piedra importada con barra de desayuno en la mayoría de las residencias
- Doble fregadero de acero inoxidable debajo de la cubierta, con grifo de estilo europeo de una sola manija y boquilla de spray extensible
- Electrodomésticos de acero inoxidable con refrigerador/ congelador, estufa con cubierta de vidrio, horno empotrado, lavavajillas silenciosa de varios ciclos, microondas empotrado con campana integrada, y lavadora y secadora
- Piso de porcelana de diseñador importado

BAÑOS PLÁCIDOS

- Gabinetes de estilo europeo con acabados de lujo
- Cubiertas de piedra importada
- Espejos de tocador de tamaño completo con iluminación de diseñador
- Pisos y paredes con azulejos de porcelana importados de diseñador
- Accesorios de diseñador
- Amplia tina y ducha con puertas de vidrio



Everything you need
Nothing you don't

BIENVENIDO A SU PROPIO
CLUB DE PLAYA... SU CASA



ESTA REPRESENTACIÓN ARTÍSTICA DEL CLUB DE PLAYA HYDE INCLUYE IMÁGENES DE LA PROPUESTA DE CASA CLUB DE PLAYA HYDE Y EXCLUYE ALGUNAS CONSTRUCCIONES — REALES Y EN DESARROLLO— QUE SE UBICAN EN EL MISMO HORIZONTE QUE EL CLUB DE PLAYA ETARU, DE ACUERDO CON LA VISTA DESCRITA.



6:00 am
Práctica de surf



6:00 pm - Práctica de
paddle-board hasta el
atardecer



5:00 pm - Las últimas
olas del día



9:00 am
- Ya salió
el sol y el
desayuno
está listo



4:00 pm -
Disfrutando con los
amigos a la orilla
del mar



1:00 pm - La hora perfecta
para una aventura a toda
velocidad



2:00 pm - Nuestro lugar favorito
para relajarnos y platicar



LLEVA LA CELEBRACIÓN A LA TERRAZA DE AMENIDADES DONDE PODRÁS ASAR UNA CENA DELICIOSA, VER UNA PELÍCULA BAJA LAS ESTRELLAS, RELAJARTE HASTA ALTAS HORAS DE LA MADRUGADA O NADAR VIENDO HACIA EL HORIZONTE.



11:00 am - Déjate consentir en
el club de playa



10:00 am
Pasa un rato agradable
con tu mejor amigo

EL CLUB AQUA DE LA CASA DE PLAYA HYDE TRAE A TU ALCANCE LA INTERMINABLE GAMA DE DEPORTES ACUÁTICOS DEL SUR DE FLORIDA, JUNTO CON LOS JET-SKIES, KAYAKS, TABLAS Y UNA COMPLETA VARIEDAD DE EQUIPOS ACUÁTICOS.



AQUA CLUB SITUADO DIRECTAMENTE SOBRE EL INTRACOASTAL WATERWAY

CLUB DEPORTIVO CON CANCHAS EXTERIORES MULTIUSO



SALA DE PROYECCIONES AL AIRE LIBRE
ZONA DE DESCANSO Y
ESPACIOS PARA FOGATAS



REPRESENTACIÓN CONCEPTUAL DEL ARTISTA

CONSULTE LAS RESTRICCIONES EN LA CONTRAPORTADA

TERRAZA-LOUNGE PRIVADA EXCLUSIVA
PARA PROPIETARIOS



REPRESENTACIÓN CONCEPTUAL DEL ARTISTA

UN ROMANCE
IMPOSIBLE DE IGUALAR



DESPIERTA A LA VISTA PANORÁMICA DE LOS
CANALES COSTEROS Y AL INTERMINABLE OLEAJE
AZUL QUE SE EXTIENDE HASTA EL HORIZONTE
DESDE EL MÁS NUEVO, SOFISTICADO Y LUJOSO
CONDominio DE HOLLYWOOD.

VISTA NORESTE



VISTA SURESTE



VISTA NORTE



VISTA SUR



ESTILO EXTRAORDINARIO



DISEÑADAS PARA UNA EXPERIENCIA SIN LÍMITES,
LAS RESIDENCIAS HYDE BEACH DIFUMINAN LA LÍNEA
ENTRE LA VIDA EN INTERIORES Y EXTERIORES CON
ESPECTACULARES VENTANAS DE PISO A TECHO Y
MODERNOS DISEÑOS CON ESPACIOS ABIERTOS.

REPRESENTACIÓN CONCEPTUAL DEL ARTISTAS

CONSULTE LAS RESTRICCIONES EN LA CONTRAPORTADA.



JORGE M. PÉREZ
CARLOS ROSSO

The Related Group

Fundada en 1979 por Jorge M. Pérez, The Related Group es líder en el desarrollo de residencias multifamiliares en el país, y es también uno de los negocios más grandes propiedad de hispanos en Estados Unidos. Bajo la dirección de Pérez y el liderazgo de Carlos Rosso, Presidente de la División de Desarrollo de Condominios, The Related Group y sus afiliados han redefinido el paisaje del Sur de la Florida.

Desde sus comienzos, The Related Group ha desarrollado y/o administrado más de 80,000 departamentos y condominios. Sus propiedades más destacadas en el sur de Florida incluyen el edificio Portofino Tower, el Yatch Club de Portofino, Murano Grande, Icon South Beach, One Ocean, Marea y el SLS Hotel & Residences en Brickell. A menudo, los desarrollos de The Related Group se caracterizan por originar sociedades sin precedente con arquitectos, diseñadores y artistas de renombre internacional, dando como resultado, la creación de propiedades residenciales que se convierten en símbolos emblemáticos del paisaje urbano.

Entre los múltiples premios obtenidos por la compañía, se encuentra el prestigioso Honor Award otorgado por el National Building Museum. Por su parte, Icon Brickell obtuvo 18 Premios BEST otorgados por la Asociación de Constructores del sur de Florida. La compañía y sus líderes están comprometidos con el desarrollo de propiedades que impriman un aire de energía a las ciudades, celebrando la innovación en la arquitectura y la planeación urbana, y creando nuevas y vibrantes maneras de vivir en las áreas más dinámicas de las ciudades.



SAM NAZARIAN

sbe

Con un instinto empresarial riguroso y su muy personal estilo, Sam Nazarian, Fundador y Director General de SBE, se ha convertido en la fuerza transformadora que ha revolucionado la industria de la hospitalidad contemporánea. En sólo una década, Nazarian se ha encargado de definir "la escena" en los Ángeles y más allá, convirtiendo a SBE en la fuente creativa detrás de algunas de las marcas de estilo de vida de lujo más buscadas, entre ellas, SLS Hotels, Katsuya de Starck, The Bazaar de José Andrés y el Hyde Lounge. Desde la apertura del primer centro nocturno de SBE en 2003, Nazarian ha llevado a la empresa privada SBE a convertirse en la marca definitiva en cuanto a propiedades de lujo se refiere, con una colección que incluye algunos de los más exclusivos destinos de hospitalidad y estilo de vida del más alto perfil en el mundo.

Para la creación del laureado portafolio de SBE, Nazarian ha contado con el talento de personajes internacionalmente aclamados en el área del diseño y la gastronomía como Philippe Starck y Matthew Rolston, así como los chefs José Andrés y Katsuya Uechi. Nombrado una de "Las 100 personas más influyentes en el sur de California" por West, una revista de Los Angeles Times, Nazarian también se encuentra en la lista de "Los más influyentes" de Los Angeles Magazine. Recibió el Premio Mondavi en Vinos y Alimentos y fue nombrado "Hotelero del año" durante dos años consecutivos por HotelChatter.com. Actualmente es miembro de la Junta de Directores del Instituto de Arquitectura del Sur de California.

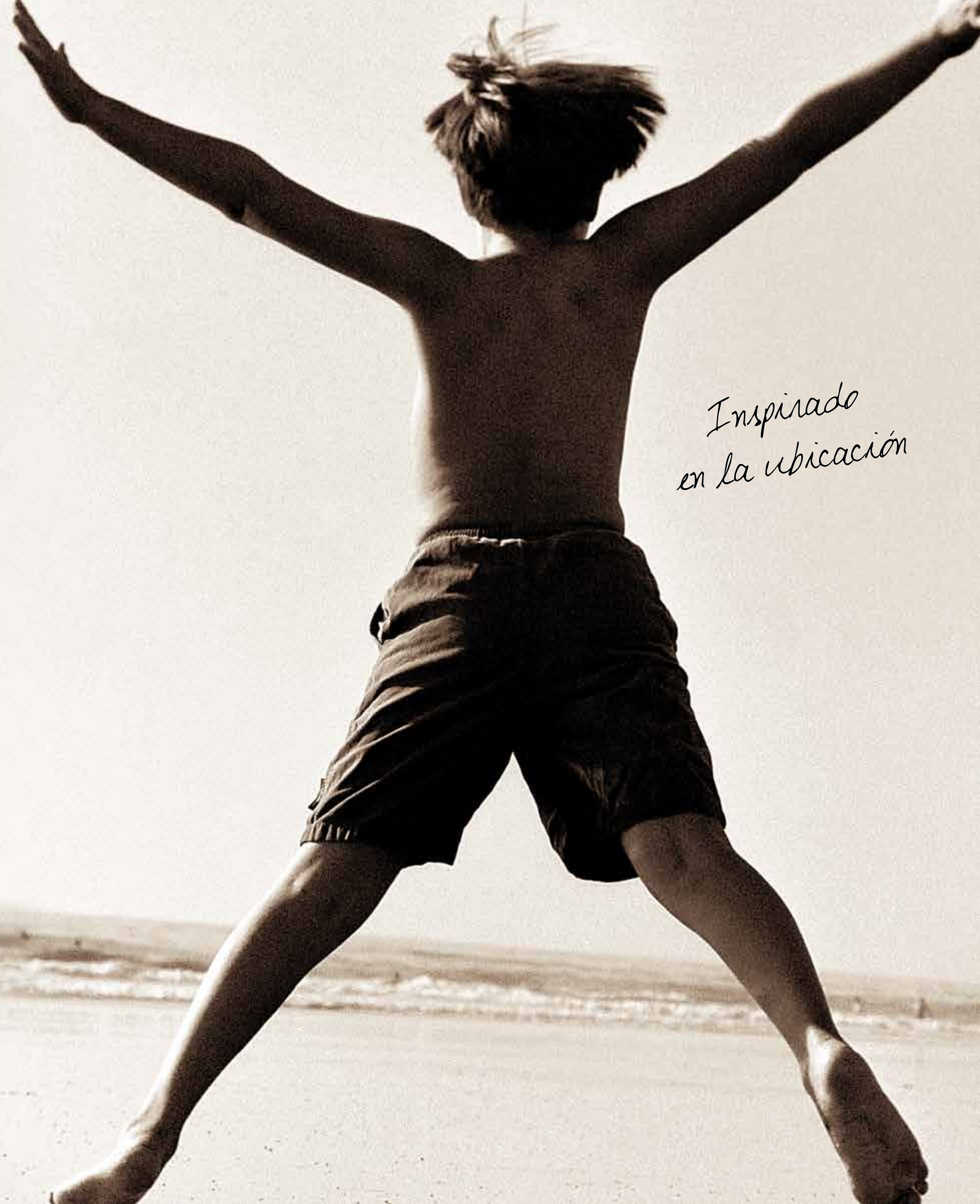


DEBORA AGUIAR

Debora Aguiar Architects

La firma brasileña Debora Aguiar Arquitectos con sede en São Paulo y fundada en 1990 por Debora Aguiar es una de las agencias de diseño arquitectónico y de interiores más importantes del país en la actualidad. Su equipo, formado por más de 100 profesionales incluyendo arquitectos, diseñadores de interiores y consultores, realiza un trabajo interdisciplinario a través de las diferentes áreas de la industria para servir a clientes nacionales e internacionales. El portafolio de clientes de Debora Aguiar Arquitectos incluye a más de 200 constructoras líderes en Brasil. La firma valora sus relaciones comerciales a largo plazo y busca constantemente oportunidades que representen un reto al transformar ideas creativas e innovadoras en proyectos bien ejecutados, combinando belleza y sofisticación con confort, seguridad y dinamismo.

Su directora, Debora Aguiar obtuvo en 1989 la Licenciatura en Arquitectura y Ciencias Urbanas en la Facultad de Arquitectura y Urbanismo de la Universidad Mackenzie en España. Además de fundar y liderar la agencia como arquitecta y diseñadora de interiores, Debora también cuenta con experiencia en el área de diseño de productos. Trabajando desde el concepto inicial hasta su desarrollo, Aguiar ha diseñado sus propias colecciones de muebles, incluyendo mesas, consolas, bancas y taburetes, así como piezas para iluminación. En el rubro de diseño de productos, su portafolio de clientes incluye algunas de las compañías de mayor renombre en la industria del diseño de interiores en Brasil y a nivel mundial.

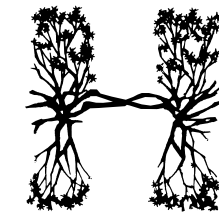


*Inspirado
en la ubicación*

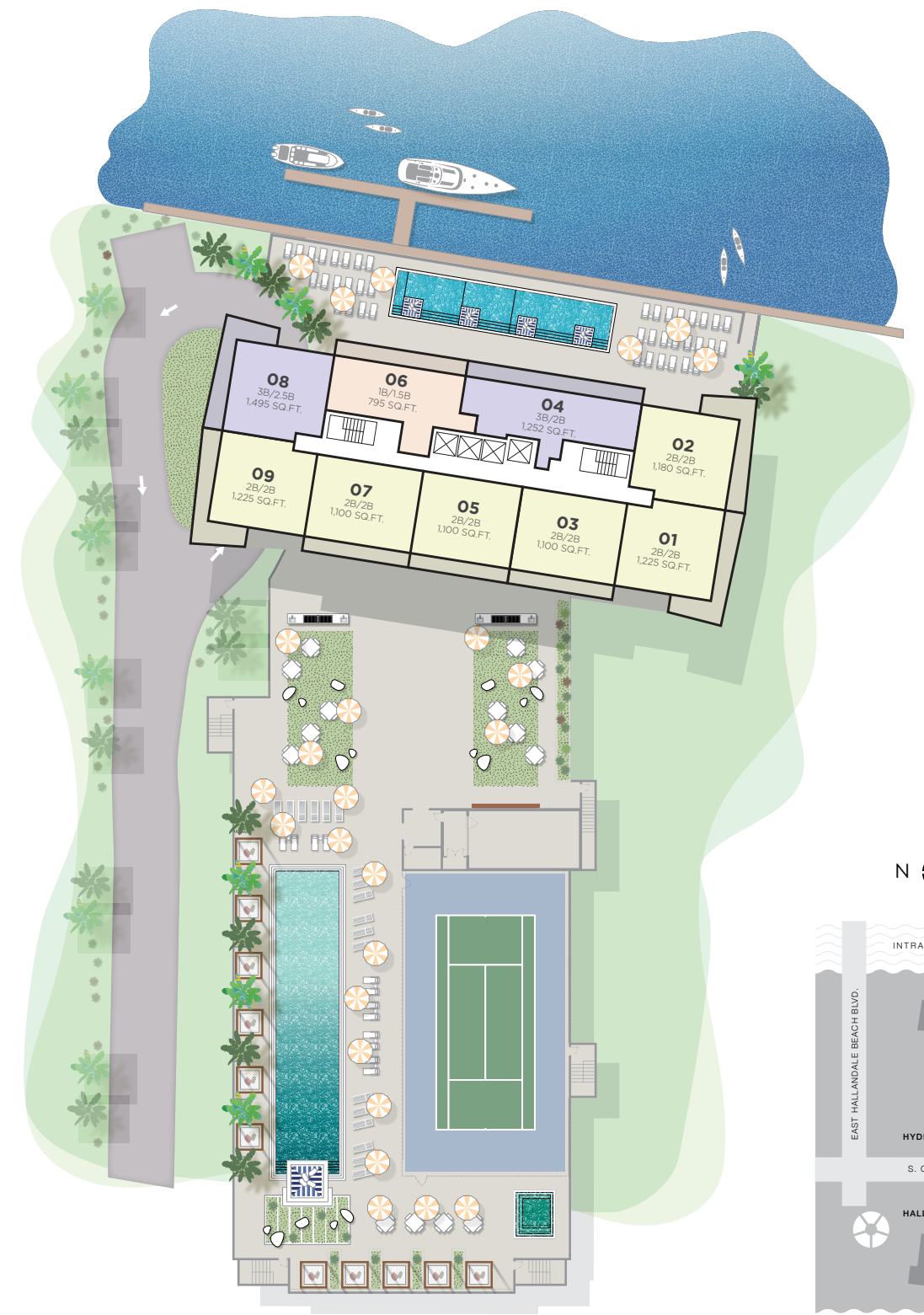
CONOZCA EL EQUIPO



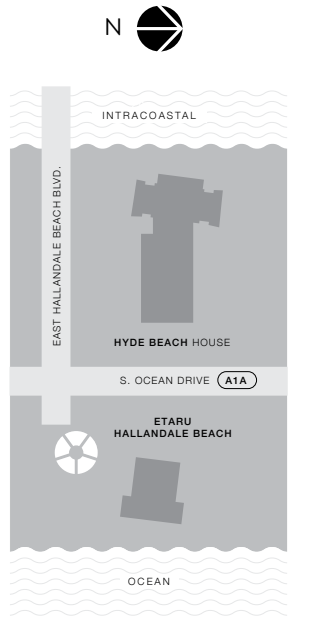
HYDETM
beach house
 HOLLYWOOD FLORIDA
 PLANTAS DE LAS RESIDENCIAS



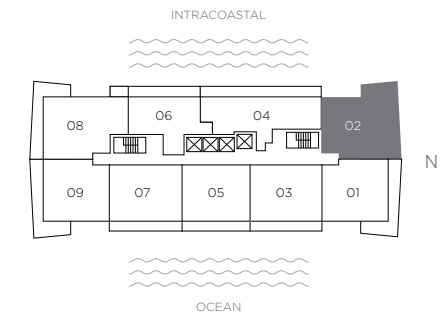
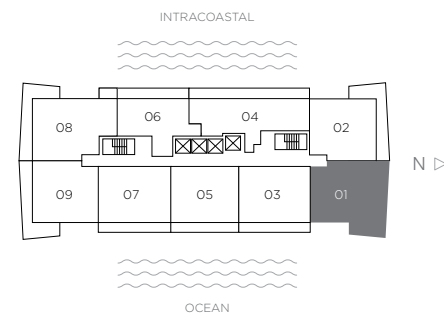
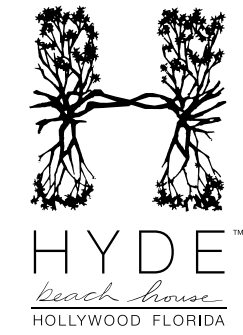
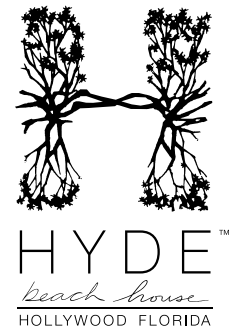
HYDETM
beach house
 HOLLYWOOD FLORIDA



SITE PLAN TYPICAL FLOOR



There are various methods for calculating the square footage of a Unit and depending on the method of calculation, the quoted square footage of a Unit may vary. The dimensions in the Unit shown in these floor plans have been calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls, including common elements such as structural walls and other interior structural components of the building and are greater than the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Prospectus and the Declaration. The measurements of a room set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle) without regard for any cutouts. Accordingly, the area of the actual room will typically smaller than the product obtained by multiplying the stated length by the stated width. All dimensions are approximate and may vary with actual construction. All floor plans are subject to change. The furnishings and décor illustrated are not included with the purchase of the Unit. Consult the Prospectus for information regarding what is offered with the Unit and the calculation of the Unit square footage and dimensions.



RESIDENCIA 01 2 DORMITORIOS 2 BAÑOS
RESORT UNIDADES DESDE PISOS 2 - 34 / UNIDAD DE CONDOMINIO DESDE PISOS 35 - 43

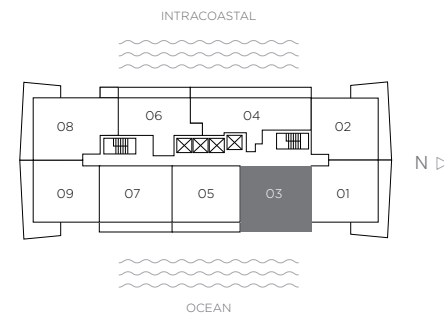
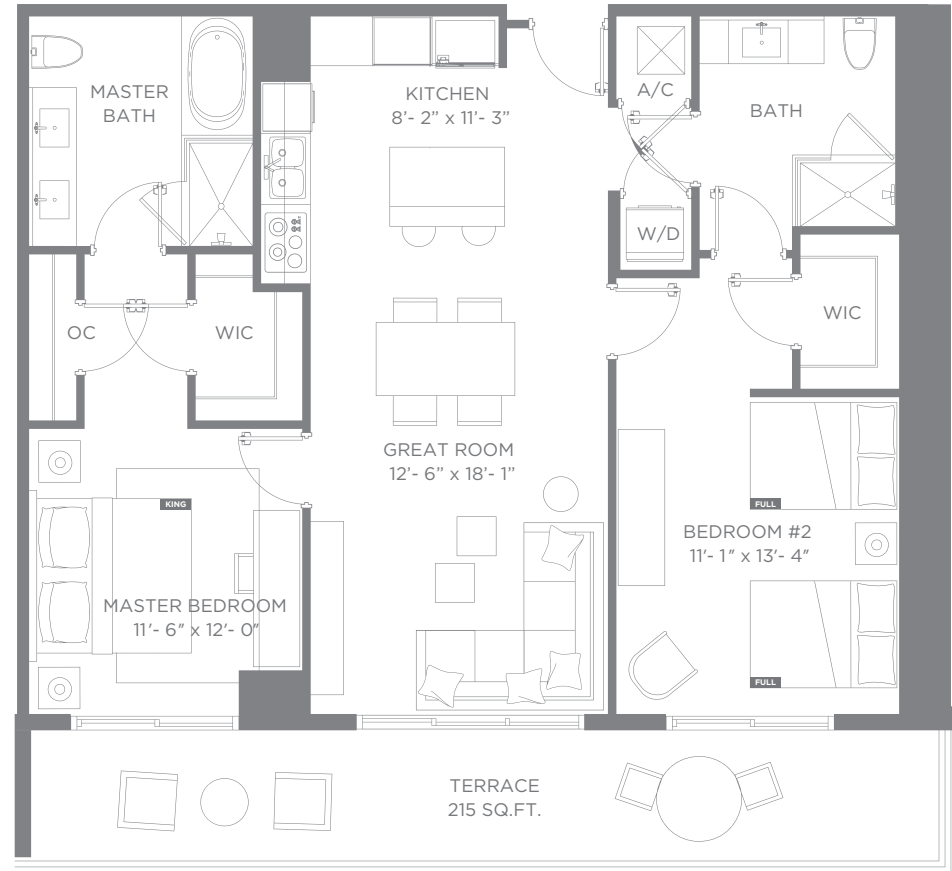
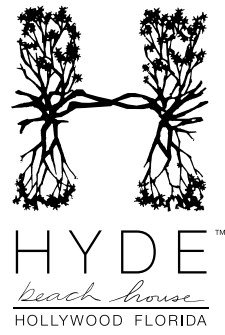
RESIDENCIA 02 2 DORMITORIOS 2 BAÑOS
RESORT UNIDADES DESDE PISOS 2 - 34 / UNIDAD DE CONDOMINIO DESDE PISOS 35 - 43

Interior 1,225 sq ft / 113.80 m² Terrazas 464 sq ft / 43.10 m² Total 1,689 sq ft / 156.90 m²

Interior 1,180 sq ft / 109.62 m² Terrazas 395 sq ft / 36.69 m² Total 1,575 sq ft / 146.31 m²

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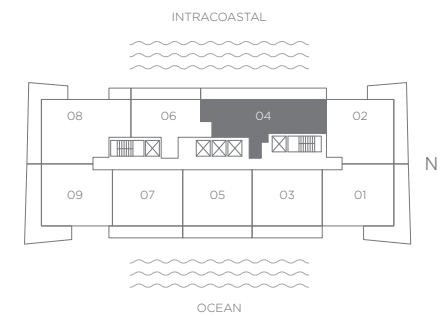
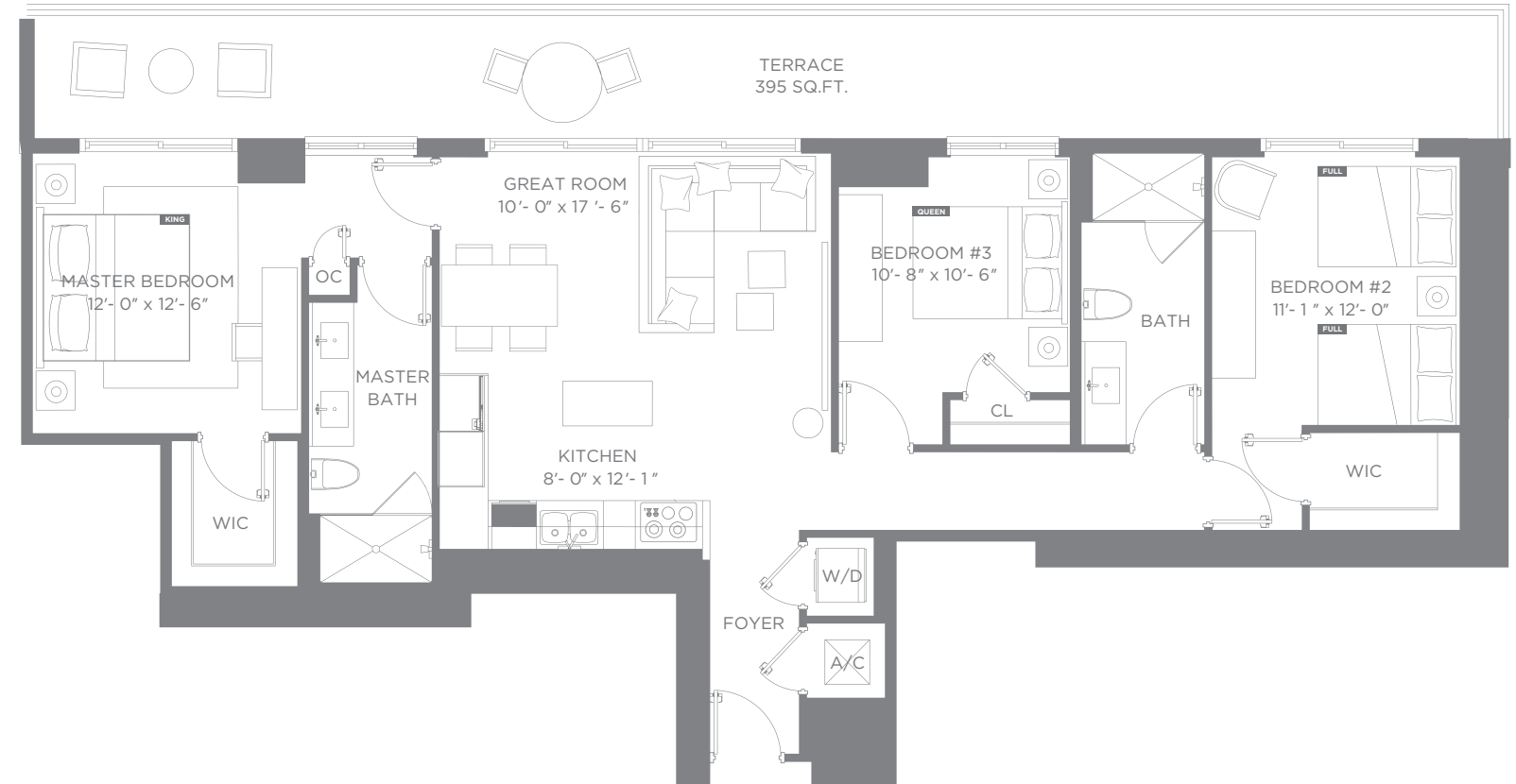
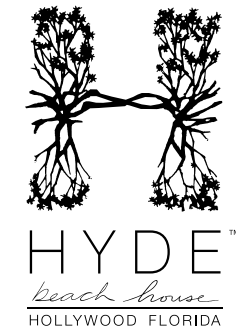
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RESIDENCIA 03 2 DORMITORIOS 2 BAÑOS
 RESORT UNIDADES DESDE PISOS 7 - 34 / UNIDAD DE CONDOMINIO DESDE PISOS 35 - 43

Interior 1,100 sq ft / 102.19 m² Terrazas 215 sq ft / 19.97 m² Total 1,315 sq ft / 122.16 m²

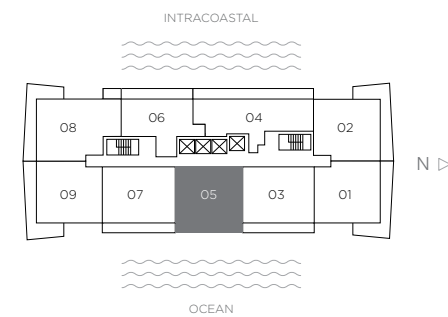
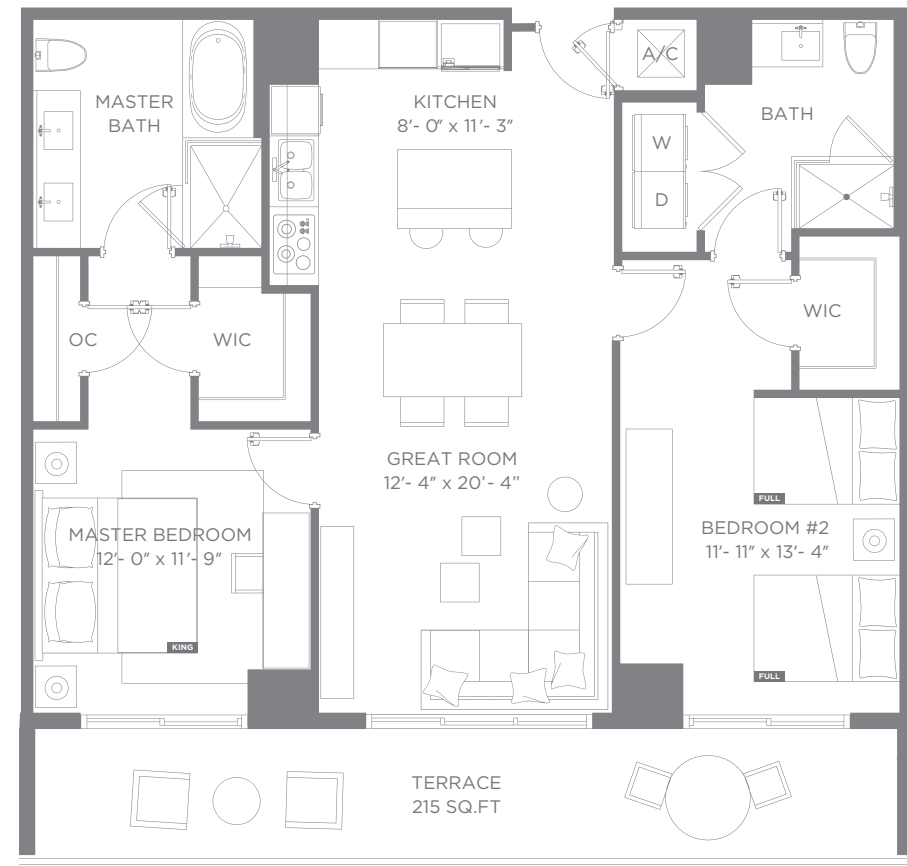
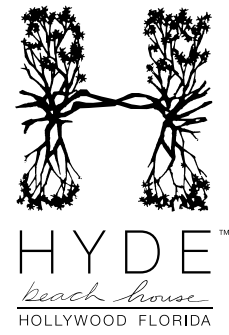
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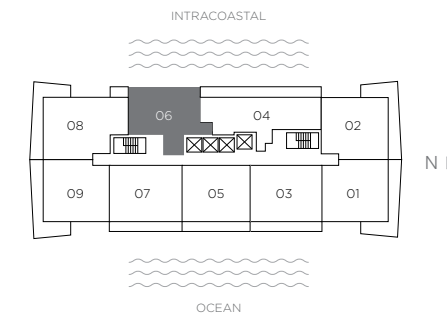
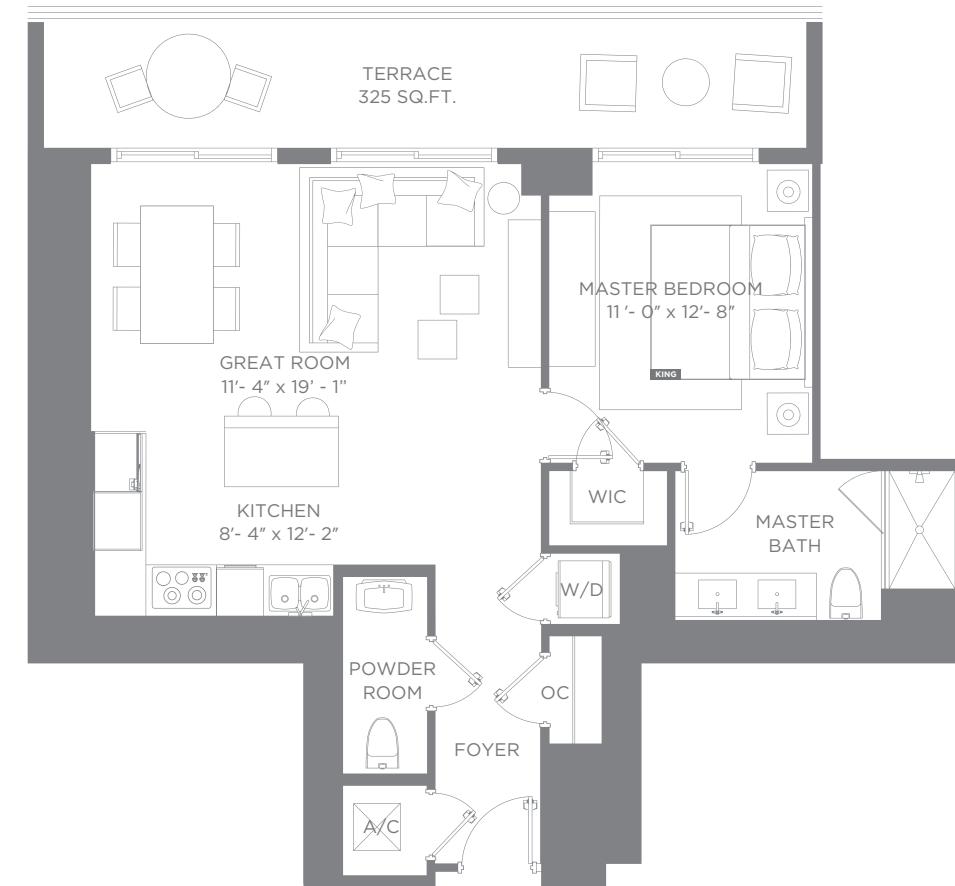
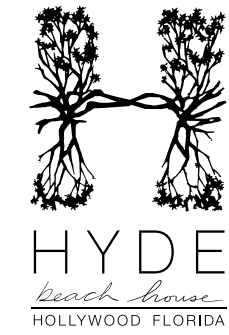
RESIDENCIA 04 3 DORMITORIOS 2 BAÑOS
 RESORT UNIDADES DESDE PISOS 2 - 34 / UNIDAD DE CONDOMINIO DESDE PISOS 35 - 43

Interior 1,315 sq ft / 122.16 m² Terrazas 395 sq ft / 36.69 m² Total 1,710 sq ft / 158.85 m²

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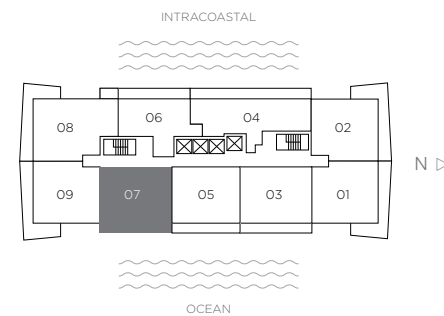
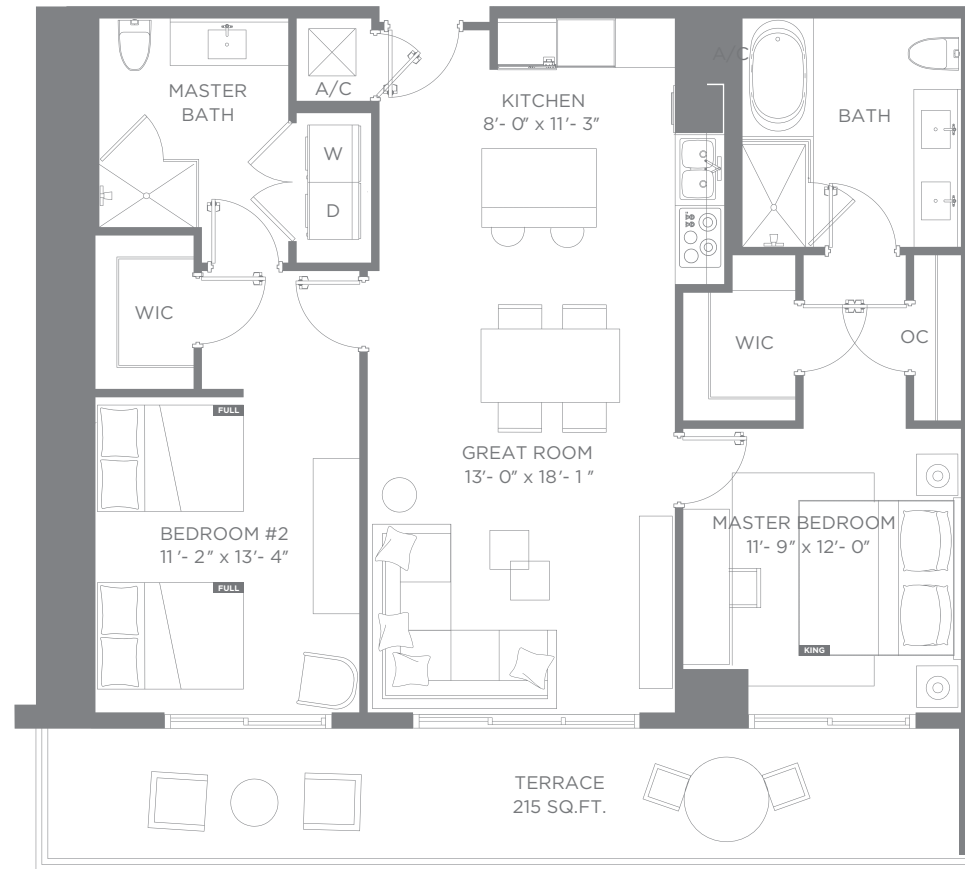
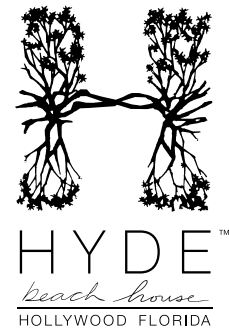
RESIDENCIA 05 2 DORMITORIOS 2 BAÑOS
 RESORT UNIDADES DESDE PISOS 7 - 34 / UNIDAD DE CONDOMINIO DESDE PISOS 35 - 43
 Interior 1,100 sq ft / 102.19 m² Terrazas 215 sq ft / 19.97 m² Total 1,315 sq ft / 122.16 m²



RESIDENCIA 06 1 DORMITORIOS 1.5 BAÑOS
 RESORT UNIDADES DESDE PISOS 2 - 34 / UNIDAD DE CONDOMINIO DESDE PISOS 35 - 43
 Interior 795 sq ft / 73.85 m² Terrazas 325 sq ft / 30.19 m² Total 1,120 sq ft / 104.05 m²

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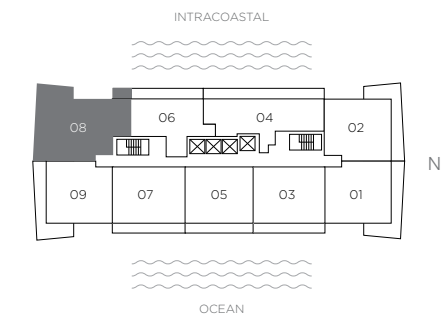
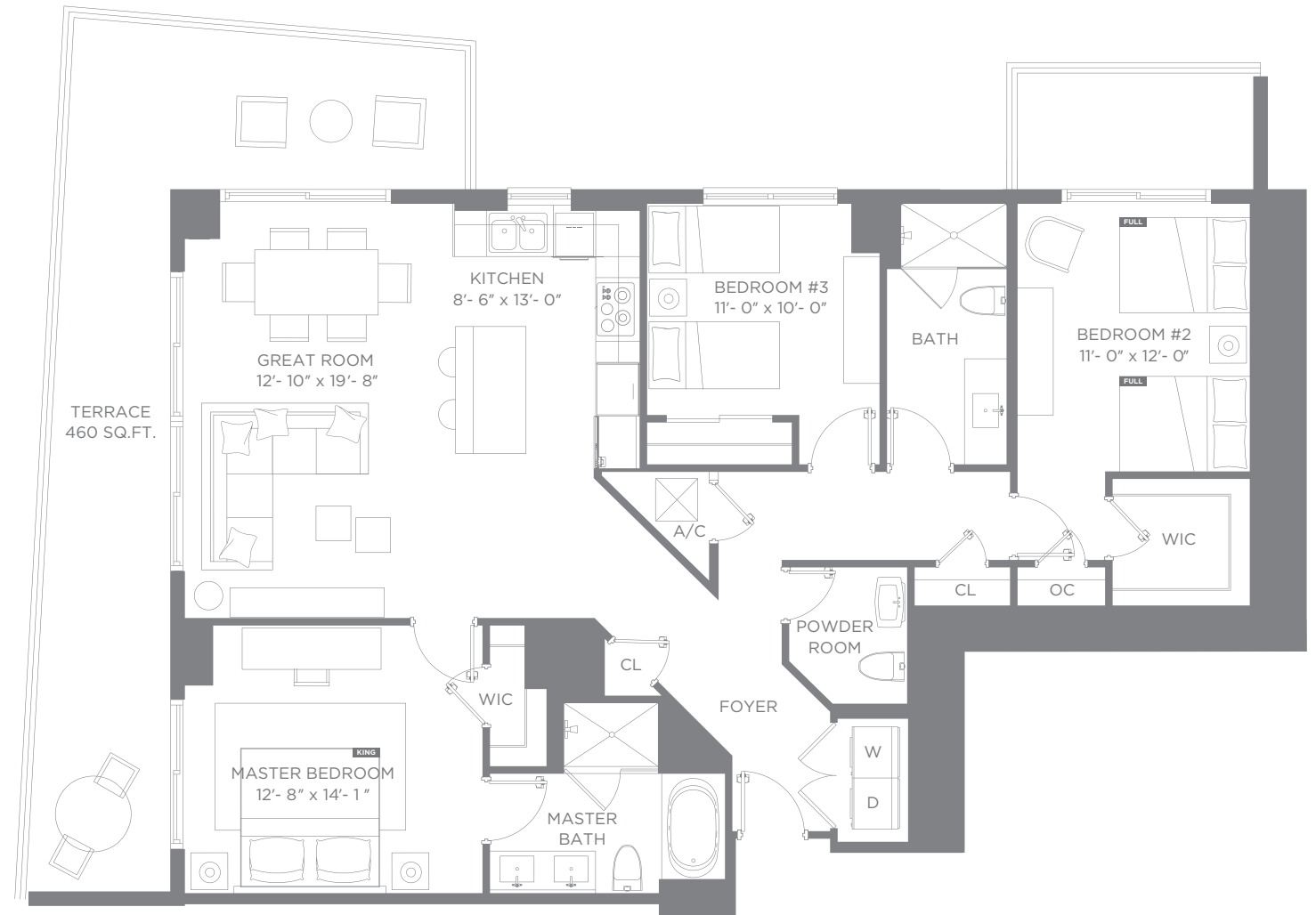
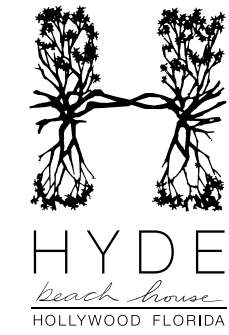
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RESIDENCIA 07 2 DORMITORIOS 2 BAÑOS
RESORT UNIDADES DESDE PISOS 7 - 34 / UNIDAD DE CONDOMINIO DESDE PISOS 35 - 43

Interior 1,100 sq ft / 102.19 m² Terrazas 215 sq ft / 19.97 m² Total 1,315 sq ft / 122.16 m²

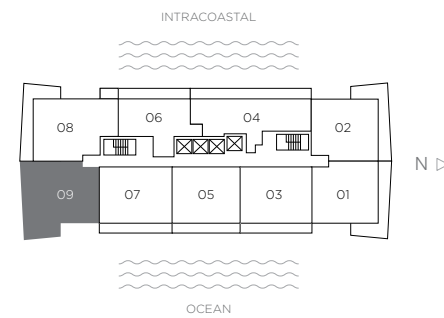
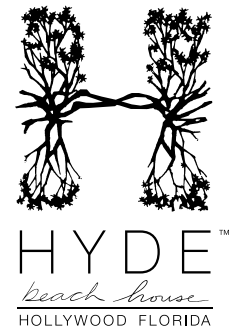
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RESIDENCIA 08 3 DORMITORIOS 2.5 BAÑOS
RESORT UNIDADES DESDE PISOS 3 - 34 / UNIDAD DE CONDOMINIO DESDE PISOS 35 - 41

Interior 1,495 sq ft / 138.89 m² Terrazas 460 sq ft / 42.73 m² Total 1,955 sq ft / 181.62 m²

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RESIDENCIA 09 2 DORMITORIOS 2 BAÑOS

RESORT UNIDADES DESDE PISOS 3 - 34 / UNIDAD DE CONDOMINIO DESDE PISOS 35 - 41

Interior 1,225 sq ft / 113.80 m² Terrazas 464 sq ft / 43.10 m² Total 1,689 sq ft / 156.90 m²

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Any sketches, renderings, or photographs depicting lifestyle, amenities, food services, resort services, unit finishes, designs, materials, furnishings, plans, specifications, or art contained in this brochure 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 prior notice. Dimensions and square footage are approximate and may vary depending on how measured and based upon actual construction. Also, locations and layouts of windows, doors, closets, plumbing fixtures, and structural and architectural design elements may vary from concept to actual construction. All depictions of appliances, plumbing fixtures, counters, countertops, cabinets, soffits, floor coverings and other matters of design and décor detail are conceptual and are not necessarily included in each Unit. These drawings, images, and depictions shown are conceptual only and should not be relied upon as representations, express or implied, of the final detail of the Condominium exterior or interior of the residences. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same which may require the Developer to alter any design, floor plan, amenity, or layout depicted. Accordingly, the Developer expressly reserves the right to make modifications, revisions, and changes it deems desirable or necessary in its sole and absolute discretion. The views depicted are intended to evoke the feeling of beach community lifestyle and are not intended to depict the actual project or views from any Unit. The Prospectus is not a securities offering. No statements or representations have been made by Developer, or any of its agents, employees or representatives with respect to any potential for future profit, future appreciation in value, investment opportunity potential, rental income potential, the ability or willingness of Developer or its affiliates to assist Buyer in financing, renting (other than the existence of a voluntary rental program) or selling the Unit, the economic or tax benefits to be derived from the managerial efforts of you as the owner or of any third party as a result of renting the Unit or other units, or the economic or tax benefits to be derived from ownership of the Unit. The Developer, its agents, employees, and representatives are neither investment advisors nor tax advisors and any statement(s) that may have been made with respect to the investment opportunity potential, or tax benefits of ownership, should not be relied upon in your decision to purchase a Unit. The Developer is not incorporated in, located in, nor a resident of, New York. This is not intended to be an offer to sell, or solicitation of an offer to buy, condominium units in New York or to residents of New York, or in any other jurisdiction where prohibited by law unless the condominium is registered in such jurisdictions or exempt. Your eligibility for purchase will depend upon your state of residency. This offering is not directed to any person or entity in New York by, or on behalf of, the developer or anyone acting with the developer's knowledge. No purchase or sale shall take place as a result of this offering, until registration and filing requirements are met, or exemptions are confirmed. Certain nearby attractions, shopping venues, restaurants, and activities referenced or identified in this publication are off-site and may not be controlled by the Developer. Information provided herein regarding these off-site attractions, developments, and venues, whether existing at the time of this publication or proposed, have been obtained from public records and other sources of public information and is accurate, based upon those public sources, as of the date of this publication. However, there is no guarantee that any, or all such off-site attractions, shopping venues, restaurants, and activities will exist or be fully developed, as depicted, or that there would not be changes or substitutions of the attractions and venues nearby.

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