PARAMOUNT

A WORLD OF LUXURY RESIDENCES AT

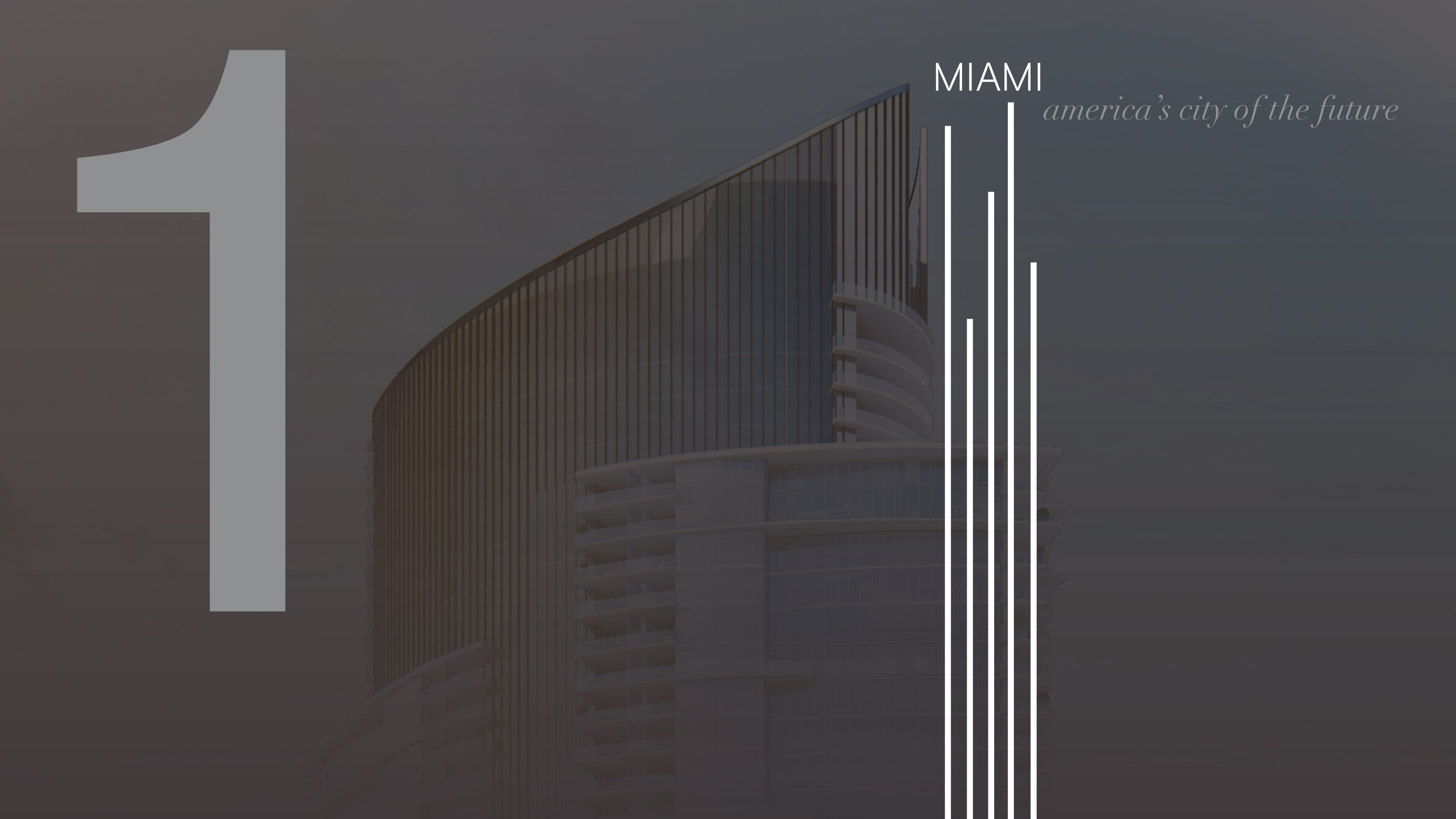
MIAMI WORLDCENTER

PARAMOUNT
MIAMI WORLDCENTER
ARTIST'S CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

1

MIAMI

america's city of the future



MIAMI, AMERICA'S CITY OF THE FUTURE

Center of the Americas

MIAMI'S CENTRAL LOCATION CONTRIBUTES TO THE CITY'S ECONOMIC DIVERSIFICATION AND ITS IMPORTANCE AS A COMMERCIAL HUB FOR THE CONTINENT.

15M	41M	5M	1000+	75	21	32%↑
VISITORS A YEAR	FLY THRU MIA	CRUISE FROM MIA	CORPORATE HEADQUARTERS	FOREIGN CONSULATES	FOREIGN TRADE OFFICES	FINANCE & INSURANCE INDUSTRY

MIAMI, AMERICA'S CITY OF THE FUTURE

Investment Value

PRICE PER SQUARE FOOT LUXURY CONDOS

"When comparing Miami to other major cities the price per square foot is substantially below."

CITY	PSF
LONDON	$5,000
HONG KONG	$4,500
PARIS	$4,400
NEW YORK	$3,000
GENEVA	$3,000
DUBAI	$1,500
SHANGHAI	$2,000
BEIJING	$1,500
SINGAPORE	$1,500
MIAMI	**$800**

DOWNTOWN

ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

DOWNTOWN MIAMI IN THE WORKS

$11 BILLION IN NEW PUBLIC AND PRIVATE DEVELOPMENT

ALL ABOARD FLORIDA
Passenger Rail
Mixed-use Retail and Hospitality

TOP MEDICAL INSTITUTIONS
Jackson Memorial Hospital,
Bascom Palmer Eye Institute,
& UM Miller School of Medicine

BISCAYNE BOULEVARD
Grand Boulevard
Links Streets, Parks and Bay

PARAMOUNT
500+ Residences
Over 40 Amenities

AMERICAN AIRLINES ARENA
Home of the Miami Heat

ADRIENNE ARSHT CENTER
Performing Arts Center
Film Production Studio

MUSEUM PARK
Art, Science Museums
29 Acres

SKYRISE MIAMI
1000 ft. Tower
Retail and Hospitality

AN INCREDIBLE URBAN EXPERIENCE

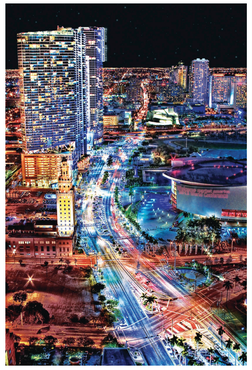
DOWNTOWN MIAMI
A 24/7 CITY

MIAMI HEAT

AMERICAN AIRLINES ARENA

ADRIENNE ARSHT CENTER
FOR PERFORMING ARTS

live



ADRIENNE ARSHT CENTER
FOR PERFORMING ARTS

FROST MUSEUM OF SCIENCE

play

PEREZ ART MUSEUM

LOCATION ADVANTAGES

Surrounded by $3 Billion of new Public and Private Projects

Adrienne Arsht Center

Minutes from Miami Beach

Perez Art Museum Miami

Frost Museum of Science

American Airlines Arena

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TRANSPORTATION ADVANTAGES

Planes, Trains, and Automobiles
Easy Access to the Best Transportation in Florida

Direct Interstate Accessibility

Port of Miami

Metrorail | Metromover

Virgin Trains

Miami International Airport

going somewhere?

ALL ABOARD FLORIDA

150 MILLION TRANSIT TRIPS

- VIRGIN MIAMICENTRAL STATION - MIAMI TO ORLANDO IN 3 HOURS
- METRORAIL AND METROMOVER STATIONS
- MINUTES FROM THE MIAMI INTERNATIONAL AIRPORT
- THOUSANDS OF NEW PARKING SPACES GIVING VISITORS TO NEARBY ATTRACTIONS A CONVENIENT PLACE TO PARK

MIAMI

AVENTURA
FUTURE EXPANSION

FT LAUDERDALE

BOCA RATON
FUTURE EXPANSION

WEST PALM BEACH

ORLANDO
FUTURE EXPANSION

2

“city within a city.”

MIAMI WORLDCENTER

a master planned community

Miami Worldcenter,
2nd Largest Development in the U.S.
30 acres surrounded by over
$3 billion of new public and private
projects including:

mass transit
museums
shopping
parks
sports venues
entertainment
365,000 sq. ft. of convention space

&

A SIGNATURE RESIDENTIAL TOWER
Exclusive location and right to create the premiere luxury residential experience at Miami Worldcenter.

THE CITY'S NEWEST HOTSPOT

DISCOVER DOWNTOWN MIAMI

MUSEUM PARK

Breathtaking views of the Biscayne Bay and the glittering Miami skyline around, it is a gorgeous undulating green expanse of 30 acres. The park is home to the Phillip and Patricia Frost Museum of Science and its waterfront treasure - Perez Art Museum Miami.

AMERICAN AIRLINES ARENA

The 20,000-seat American Airlines Arena, home to the NBA Miami Heat, is nestled on the majestic Biscayne Bay. Besides its sports accommodation, American Airlines Arena hosts world-class concerts and shows, from Adele to Jennifer Lopez.

ADRIENNE ARSHT CENTER

The Adrienne Arsht Center, designed by world-renowned architect Cesar Pelli, is one of the most important performing arts venues, with two major single-purpose halls created to present the finest in classical and popular entertainment, from ‘Hamilton’ to ‘Don Quixote’.

MIAMI WORLDCENTER

Miami Worldcenter is stated to be a magnetic destination for tourists and business visitors in the heart of Downtown. This is the biggest mixed-use development in the U.S. after New York’s Hudson Yards.

MIAMI WORLDCENTER

WORLD PROMENADE

Regional Fashion Retailers Anchored by Regional and Local High-end Restaurants

7TH ST. PROMENADE

Daily Necessities: Hair Salon, Nail Bar, Coffee Shops, Ice Cream Shops, Banks, and Corner Restaurant

WORLDSQUARE

The Heart of Miami Worldcenter used for Community Gatherings, Open Markets and Concerts

ENTERTAINMENT HUB

90,000 sq. ft. World Class Entertainment including a Food Hall, Experience Oriented Activities and a Citizen M Hotel

MARRIOTT MARQUIS HOTEL & CONVENTION CENTER

600,000 sq. ft. of Convention Space
1,800 Luxury Hotel Rooms

World Class Shopping, Dining and Entertainment. All an Elevator Ride Away.

INTERSTATE 195
INTERSTATE 395
1 BISCAYNE BLVD.
SOUTH BEACH
STAR, FISHER, HIBISCUS & PALM ISLANDS
GOVERNMENT CENTER EXTENSION
FEDERAL JUSTICE CAMPUS
1 MWC SITE
2 MARRIOTT MARQUIS MIAMI WORLDCENTER HOTEL & EXPO CENTER
500,000+ PROJECTED VISITORS/YEAR
3 ADRIENNE ARSHT CENTER FOR THE PERFORMING ARTS
500,000 ATTENDEES/YEAR
4 ONE THOUSAND MUSEUM TOWER
$7,000,000 AVERAGE UNIT SELLING PRICE
5 BICENTENNIAL PARK/ MUSEUM PARK
100,000+ VISITORS/YEAR
PATRICIA & PHILLIP FROST MUSEUM OF SCIENCE
600,000+ PROJECTED VISITORS/YEAR
PEREZ ART MUSEUM MIAMI
300,000+ VISITORS/YEAR
6 AMERICAN AIRLINES ARENA
1.7 MILLION ATTENDEES/YEAR
7 PORT OF MIAMI
4.3 MILLION PASSENGERS/YEAR
8 BAYSIDE MARKETPLACE
15 MILLION VISITORS/YEAR
9 SKYRISE MIAMI
3.2 MILLION PROJECTED VISITORS/YEAR
10 BAYFRONT PARK + AMPHITHEATER
3.5 MILLION/YEAR
11 MIAMI DADE COLLEGE
165,000 STUDENTS
MIAMI BOOK FAIR INTERNATIONAL
200,000+ ATTENDEES/YEAR
12 ALL ABOARD FLORIDA - BRIGHTLINE
100+ MILLION PROJECTED VISITORS TO THE STATE

SUMMARY VIEW OF TOWERS AT MIAMI WORLDCENTER

1 MARRIOTT HOTEL & CONVENTION CENTER

HOTEL
54 STORIES
1700 ROOMS
$275 - $325 PRICE PER NIGHT

EXPO CENTER
600,000 SF OF MEETING, PRE-CONVENTION, INDOOR AND OUTDOOR EVENT SPACE
1,128 NUMBER OF PARKING SPACES

2 7TH STREET TOWERS

EAST TOWER
43 STORIES
444 UNITS
366,340 RENTABLE SF

WEST TOWER
40 STORIES
429 UNITS
339,437 RENTABLE SF
817 SF AVERAGE UNIT SIZE
918 TOTAL PARKING SPACES

3 7TH STREET HOTEL & RESIDENCES

200 KEYS
430 APARTMENT UNITS
350 SERVICED APARTMENTS
35,000 SF OF RETAIL

4 THE LUMA TOWER

43 STORIES
434 UNITS
852 SF AVERAGE UNIT SIZE

SELLING PRICE:
$3.39 RENT/SF

5 BOUTIQUE HOTEL

16 STORIES
228 KEYS

6 PARAMOUNT CONDOMINIUM TOWER

58 STORIES
513 UNITS
1,600 SF AVERAGE UNIT SIZE

SELLING PRICE:
STARTING: **$700,000**
ON AVERAGE: **$1,100,000**

7 CLASS A OFFICE TOWER

500,000 SF OF OFFICE SPACE

The Plaza at Miami Worldcenter

ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

ARTIST CONCEPTUAL RENDERING. DEVELO

Promenade at Miami Worldcenter

The Forbes Company & Taubman Properties

Two of the most sophisticated and world-renowned retailers, with over 100 years of combined experience and successful track records, join together to help build the future of downtown Miami.

7th Street Promenade

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Marriott Marquis Convention Center

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3
PARAMOUNT

elevate your life.

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Dramatic Entry

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The Most Amenities in the World

LOWER LEVEL

Expansive double-height lobby
Porte Cochère with 24-hour valet
Direct access to Miami Worldcenter
Business Center
Yoga Studio
Basketball Half-Court
Racquetball Court

1

7TH FLOOR AMENITIES

Relaxation Areas
Conservatory
Relaxation Lounge
Outdoor Lounge with seating and gardens

Spa/Salon
Outdoor Bath Gardens
Steam Showers
Treatment Rooms
Hair/Nail Bar

Indoor Sports Center
State-of-the-art Fitness Center
Boxing Studio
Aerobics Area

Entertainment Center
Game Room
Kids Play Room
Recreation Lounge
Demo Kitchen
Jam Room with Recording Studio

Essentials
Food Market

2

4

SKYDECK & LOUNGE

Lounge
Sunrise Pool
Infinity Pool
Sundeck
Observatory
Tai Chi Deck

UPPER DECK

Resort Pool
Poolside Bungalows
Poolside Daybeds
Floating seating pods
Summer Kitchen with BBQ
Children's Playground
Soccer Field
Tennis Courts
Dog Park
Jogging Path

3

ARTIST CONCEPTUAL RENDERINGS. DEVELOPER MAY CHANGE WITHOUT NOTICE.

PARAMOUNT LOBBY

1 LOWER LEVEL

BASKETBALL

1 LOWER LEVEL

RACQUETBALL & YOGA

7TH FLOOR AMENITY ADVANTAGES

Relax, Invigorate or just Jam Out-
Elevate your Life

Outdoor Bath Gardens & Spa

Boxing Studio

Conservatory

Jam Room & Recording Studio

Outdoor Lounge

SPA AMENITY ENTRANCE

BATH GARDENS

ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

FITNESS CENTER

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CONSERVATORY

GAME ROOM

August
VIRTUAL AMENITIES
August
ONLY @ PARAMOUNT
PARAMOUNT RUN CLUB
We are excited to announce the start of our very own PARAMOUNT run club. We want to have our residents get together and run as one. It will be a 2-mile run.
DATE: AUGUST 19th
TIME: 6:30 PM - 8:30 PM
PLACE: SOCCER FIELD

GAME ROOM WITH GOLF SIMULATOR

2 7TH FLOOR AMENITIES

ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

JAM ROOM WITH RECORDING STUDIO

RESIDENCE LOUNGE

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RECREATION AREA

ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

KIDS PLAY ROOM

OUTDOOR LOUNGE

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UPPER DECK ADVANTAGES

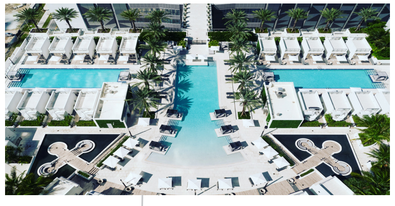
The Largest Private, Urban Amenity Deck in the US

Sports Complex with Soccer & Tennis

Private Playground & Dog Park

Summer Kitchen with BBQ

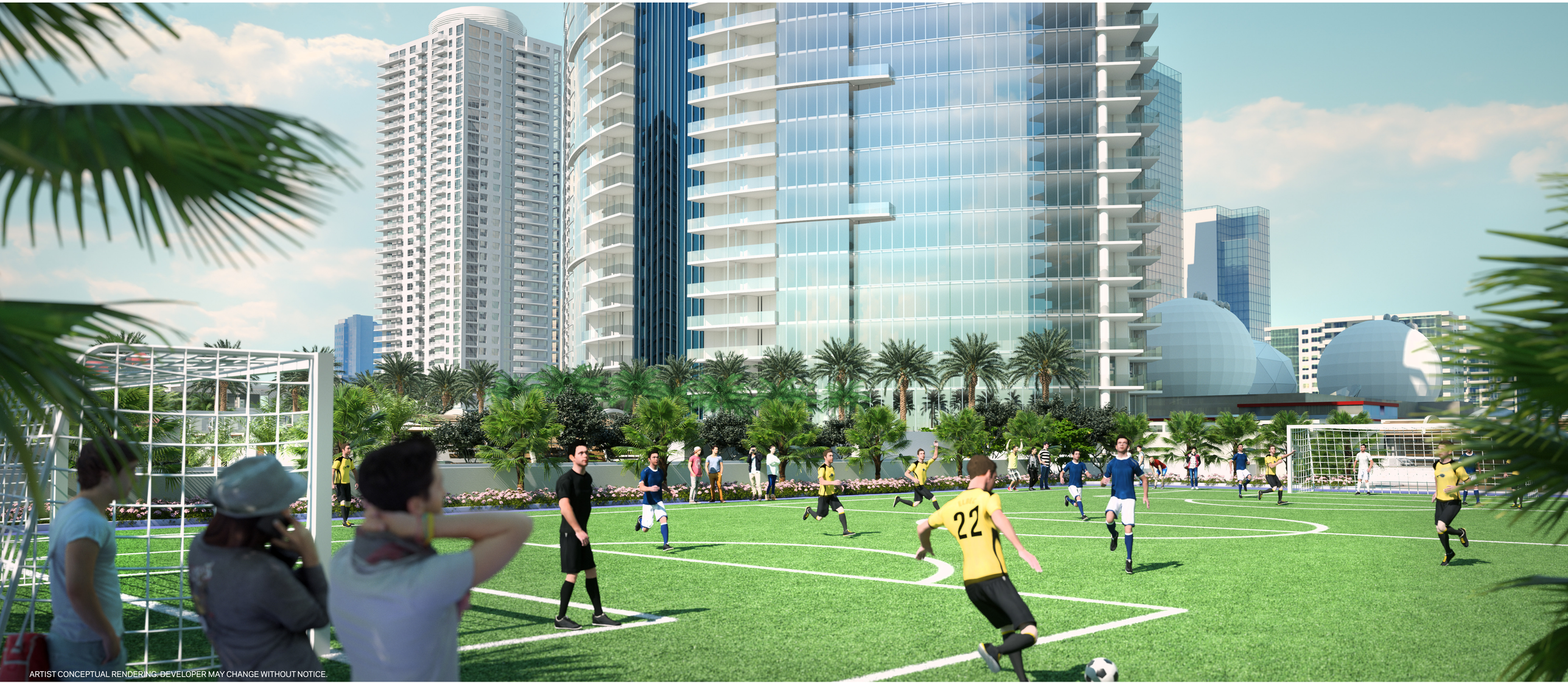
Resort Style Pool



Poolside Bungalows

SOCCER FIELD

3 UPPER DECK



ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

TENNIS COURTS

3 UPPER DECK

ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

CHILDREN'S PLAYGROUND AND DOG PARK

3 UPPER DECK

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SUMMER KITCHENS WITH BBQ AREA

3 UPPER DECK

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SUMMER KITCHENS WITH BBQ AREA

3 UPPER DECK

ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

RESORT STYLE POOL

3 UPPER DECK

POOLSIDE BUNGALOWS

3 UPPER DECK

ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

SKYDECK ADVANTAGES

The Penthouse View Belongs to You
360-Degree Views of Miami

Skydeck Lounge

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Observatory

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Sunrise Pool

ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

Tai Chi Deck

ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

Rooftop Infinity Pool

ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

LOUNGE

ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

SUNDECK

4 SKYDECK & LOUNGE

ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE

SUNRISE POOL

ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

OBSERVATORY

ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

INFINITY POOL

4 SKYDECK & LOUNGE

ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

SKYPORT

4 SKYDECK & LOUNGE

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The only building you never have to leave

Your PARAMOUNT experience is uniquely enhanced with a cadre of lifestyle events, social events and even master classes that bring residents together creating an exclusive community. This is only at PARAMOUNT.

PARAMOUNT® Life

ONLY @ PARAMOUNT

SUPER BOWL WEEKEND

It's time for Super Bowl LIV! Join us to cheer on the Kansas City Chiefs and San Francisco 49ers and see who becomes Super Bowl Champions! Football themed snacks and drinks will be served.

DATE: FEBRUARY 02
TIME: 5:30 PM
PLACE: JAM ROOM

ROSƒ□ALL□DAY POOL PARTY

Have some fun in the sun before the big game and join us for another PARAMOUNT classic Rosé All Day Pool Party!

DATE: FEBRUARY 01
TIME: 12:00 PM - 5:00 PM
PLACE: 7TH FLOOR POOLS

LOS CLASICOS DE CUBA

Join us for a fun filled night in the Jam Room with a live performance by Miami® famous band Los Clasicos De Cuba. Authentic Cuban food and drinks will be served to celebrate this amazing night with friends and family.

DATE: FEBRUARY 12
TIME: 7:00 PM - 10:00 PM
PLACE: JAM ROOM

STARGAZING AT PARAMOUNT

Please join us in the observatory for the first ever stargazing at PARAMOUNT with a nice glass of champagne overseeing the beautiful Miami skyline.

DATE: FEBRUARY 19
TIME: 7:00 PM - 9:00 PM
PLACE: OBSERVATORY

BOOTCAMP & DAY SPA

Join us for a full body workout with Miami's famous personal trainer Ramses and his team. After the workout, please enjoy some healthy food options, smoothies and a nice massage with PARAMOUNT's Spa!

DATE: FEBRUARY 29
TIME: 11:00 AM - 1:00 PM
PLACE: GYM & CONSERVATORY

HIGHLIGHTS FROM LAST MONTH

JAPANESE SAKE TASTING & SUSHI MAKING CLASS

25 lucky Paramount residents joined us for an exclusive and fun night in the Conservatory for some sake tasting and sushi roll making classes. Residents were able to taste phenomenal sakes, as well get trained on how to make the perfect sushi roll.

01.08.20

ROSÉ ALL DAY POOL PARTY

Residents and guests joined us for a fun filled afternoon in the grand opening of PARAMOUNT's 7th floor pools. We were offering Rosé all day long with some frozen snacks while guests and residents enjoyed live music by our DJ's.

01.12.20

FITNESS ON THE FIELD

Residents joined us for a fun filled morning at PARAMOUNT's Soccer Field. For the very first time we hosted our bootcamp outside. MAL Fitness and his crew were hosting a variety of different outside workouts. After the bootcamp a health seminar was provided by Reese Whitley, a wellness coach, who focuses on rehabilitation and strength conditioning. We also offered massages, juices, and smoothies!

01.18.20

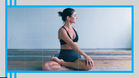
THE ONLY BUILDING YOU NEVER HAVE TO LEAVE

RECURRING EVENTS

FITNESS CLASSES

Complimentary training sessions with our fantastic fitness coaches focusing on Boxing for Mondays and High Intensity Interval Training on Wednesdays!

DATE: MONDAYS & WEDNESDAYS
TIME: 6:30 - 7:30 PM
PLACE: GYM



YOGA CLASSES

Relieve stress and stretch out with our expert instructors as we provide yoga classes, open to all our residents.

DATE: SATURDAYS
TIME: 9:00 - 10:00 AM
PLACE: GYM

MOVIE NIGHT

Get the big screen movie experience without ever leaving home! Enjoy the new film "Terminator: Dark Fate" in the Jam Room. WeOe bring the gourmet popcorn and drinks, you choose the movie of choice. Rated PI Parental Discretion is Advised.

DATE: FEBRUARY 20
TIME: 7:00 PM
PLACE: JAM ROOM

IN THE NEIGHBORHOOD

Contact Keith Pinkert for more details! **lifestyledirector@paramount-miami.com**

BUD LIGHT SUPER BOWL MUSIC FEST

The Food Network & Cooking Channel South Beach Wine & Food Festival is a five-day event showcasing the talents of the world's largest personalities.

02.01.19

SUPER BOWL LIV

Super Bowl LIV, the 54th Super Bowl and the 50th modern-era National Football League championship game, will decide the champion for the NFL.

02.02.20

ANDREA BOCELLI CONCERT

Andrea Bocelli proves why he is the best-selling classical artist of all time. Over the course of nearly 20 years, he has racked up a list of the biggest and best opera arias.

02.13.20

MIAMI INTERNATIONAL BOAT SHOW

With nearly 1,400 boats spread across the Miami Marine Stadium Park Campus, there is something for everyone at the Boat Show.

02.13.20 - 02.17.20

SOBEWFF

The Food Network & Cooking Channel South Beach Wine & Food Festival is a six-day event showcasing the talents of the world's largest personalities.

02.19.20 - 02.23.20

III POINTS MUSIC FESTIVAL

III Points will return for its sixth and largest installment, with more than 70 musical performers, art stars, & Point Talents on-deck all 'film, food and style in Miami's vibrant Wynwood Arts District.

02.28.20 - 02.29.20

PERKS

Contact Keith Pinkert for more details! **lifestyledirector@paramount-miami.com**

food COOKING
SOBEWFF
EAT. DRINK. EDUCATE.
#SOBEWFF

20% OFF SOBEWFF EVENTS

Present code: LIVE18

ITALIAN BBQ ON THE BEACH

02.20.20 | 7:00 PM

TEQUILA CATADORES TACOS

02.20.20 | 10:00 PM

OYSTER BAY WINEMENTS BASH

02.21.20 | 4:00 PM

HEINEKEN BURGERSH

02.21.20 | 7:30 PM

TASTE JAMAICA

02.21.20 | 6:00 PM

GCM FOOD + GRAND TASTING VILLAGE

02.21.19 - 02.23.20 | 12:00 PM

NILO PET FOOD WAFFLE HOUR

02.22.20 - 4:00 PM

BBQ HOUSE BBQ

02.22.20 | 7:00 PM

GOLDEBY SWEETS & EATS

02.22.20 | 11:00 PM

SOUTHERN BELLE BRUNCH

02.23.20 | 11:30 AM

GCM FOOD + GRAND TASTING VILLAGE

02.21.19 - 02.23.20 | 12:00 PM

BICARDO'S BBQ CARNIVAL

02.23.20 | 6:00 PM

BUILDING UPDATE

ALL 7TH FLOOR POOLS OFFICIALLY OPEN

We're glad to announce that our 7th floor pools are officially open for residential use! Pool entry is from 6:00 AM to 6:00 PM. Pool deck is opened by security at front desk after hours.

* Lifestyle Desk has been relocated to the Reception Area outside the Spa/Kids Room/Gym.

* Spa reception is now located inside the Spa.

* Amenity Rental
All equipment for amenities need to be signed out through the Lifestyle team between the hours of 9:00 AM - 5:00 PM, after hours you will need to sign out equipment and amenities through the front desk.

Virtual Amenities

Whether you are home or away you can enjoy the PARAMOUNT Lifestyle. Our Virtual Amenities, streamed live and on demand, are accessible to our residents anywhere they are.

4

THE RESIDENCES

BUILDING OVERVIEW

700 Feet

500+ Residences

Residences: Levels 8 - 54

Typical Floorplate | Level 8 - 45

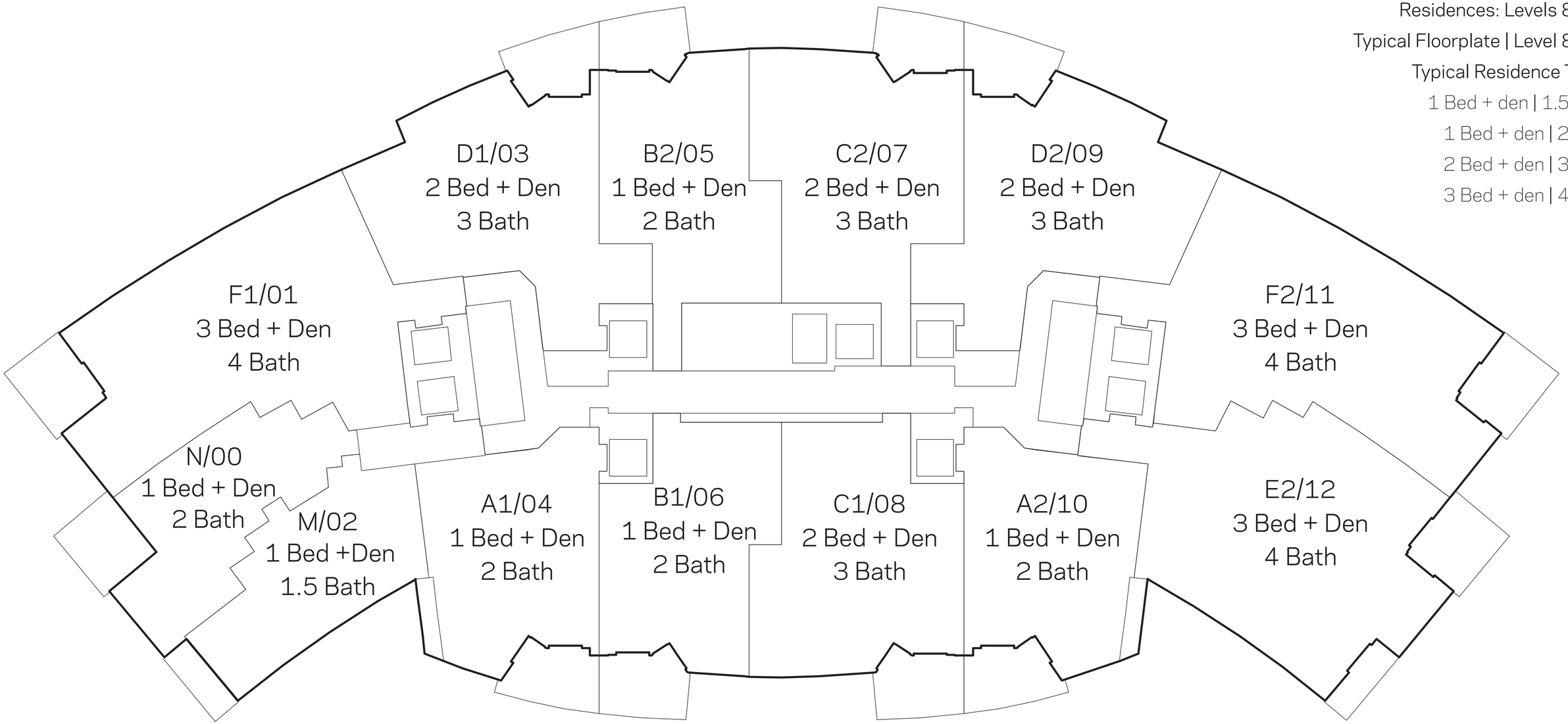
Typical Residence Types

1 Bed + den | 1.5 Bath

1 Bed + den | 2 Bath

2 Bed + den | 3 Bath

3 Bed + den | 4 Bath



RESIDENCE ADVANTAGES

Full-Size Homes with 10-foot ceilings and Large Entertainment Spaces

Outdoor Living Rooms

ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

*Lock-Out Suites**

ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

Convertible Dens

ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

Private Elevators

NOT REPRESENTATIVE OF MAKE OR MODEL. DEVELOPER MAY CHANGE WITHOUT NOTICE.

Full-size Laundry Room

NOT REPRESENTATIVE OF ACTUAL MAKE OR MODEL. DEVELOPER MAY CHANGE WITHOUT NOTICE.

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FEATURES

Private Elevators
10-Foot Ceilings
Outdoor Living Rooms
Full-Size Laundry Room*
Convertible Den
Lock-out studio*
PARAMOUNT Residences Mobile App

** in select units*

OUTDOOR LIVING ROOMS

ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

OPEN LIVING SPACES

FLOOR-TO-CEILING GLASS

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INDOOR/OUTDOOR LIVING SPACES

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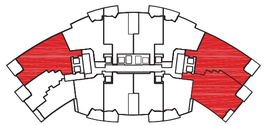
TERRACE

LIVING AREA

3 Bedroom Residences
Designed By Adriana Hoyos



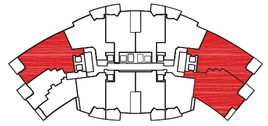
KITCHEN

3 Bedroom Residences
Designer Kitchens

BRANDS

BOSCH OVEN, STOVE, FAN, DISHWASHER

SUB ZERO REFRIGERATOR



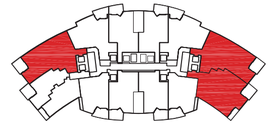
MASTER BATHROOM

3 Bedroom Residences
Spa Tub, Rain Shower

BRANDS

GROHE SHOWER HEAD & FAUCETS

DURAVIT TOILET & BATHTUB



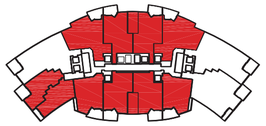
LIVING AREA

1 + 2 Bedroom Residences
Designed by Artefacto

BRANDS

BOSCH OVEN, STOVE,
FAN, DISHWASHER

SUB ZERO REFRIGERATOR



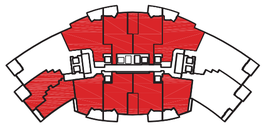
KITCHEN

1 + 2 Bedroom Residences
Designer Kitchen

BRANDS

BOSCH OVEN, STOVE,
FAN, DISHWASHER

SUB ZERO REFRIGERATOR



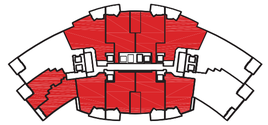
MASTER BATHROOM

1 + 2 Bedroom Residences
Spa Tub, Rain Shower

BRANDS

GROHE SHOWER HEAD & FAUCETS

DURAVIT TOILET & BATHTUB



5

FLOORPLANS

BUILDING OVERVIEW

700 Feet

500+ Residences

Residences: Levels 8 - 54

Typical Floorplate | Level 8 - 45

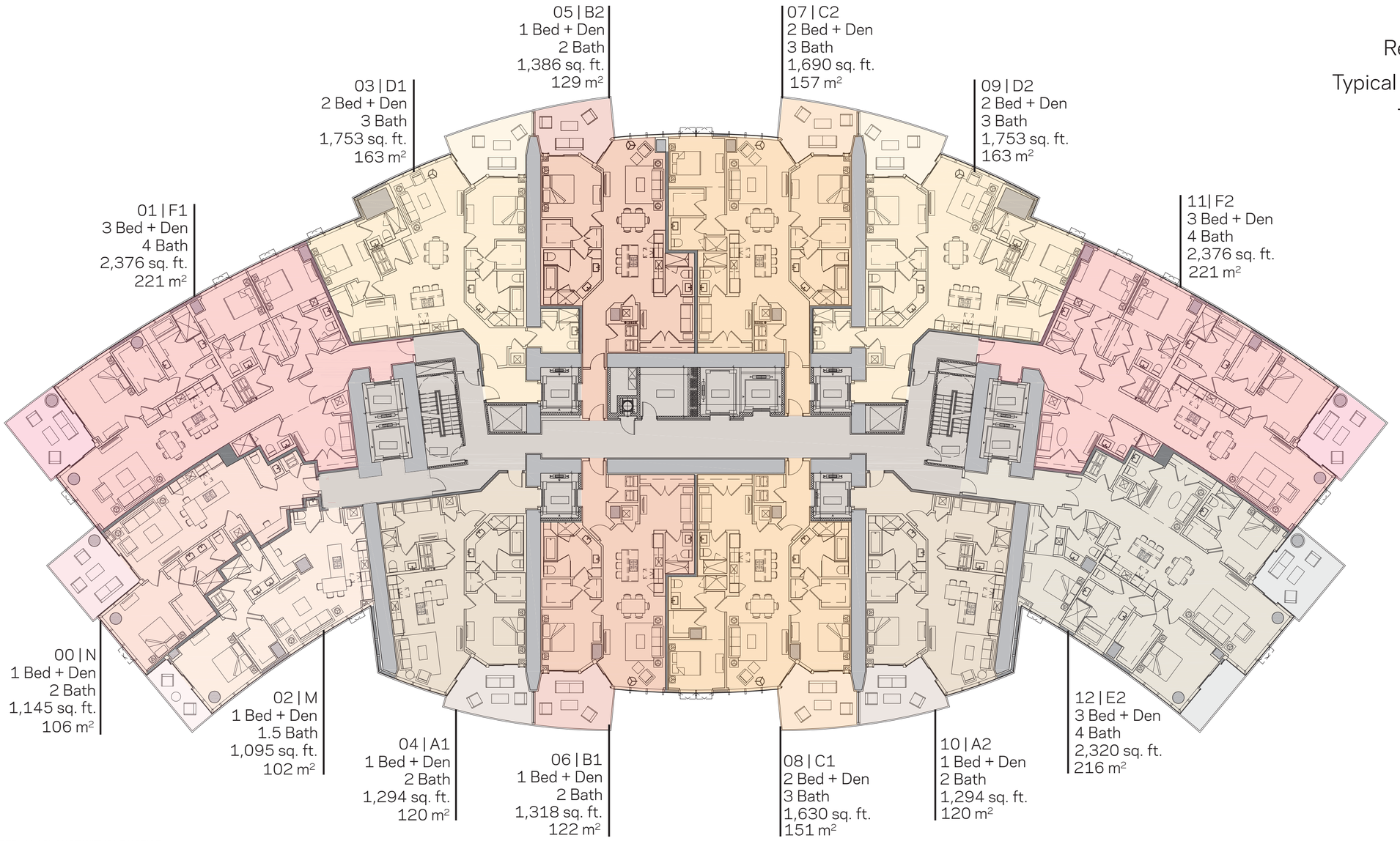
Typical Residence Types

1 Bed + den | 1.5 Bath

1 Bed + den | 2 Bath

2 Bed + den | 3 Bath

3 Bed + den | 4 Bath

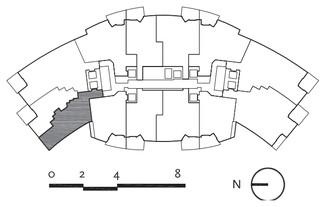


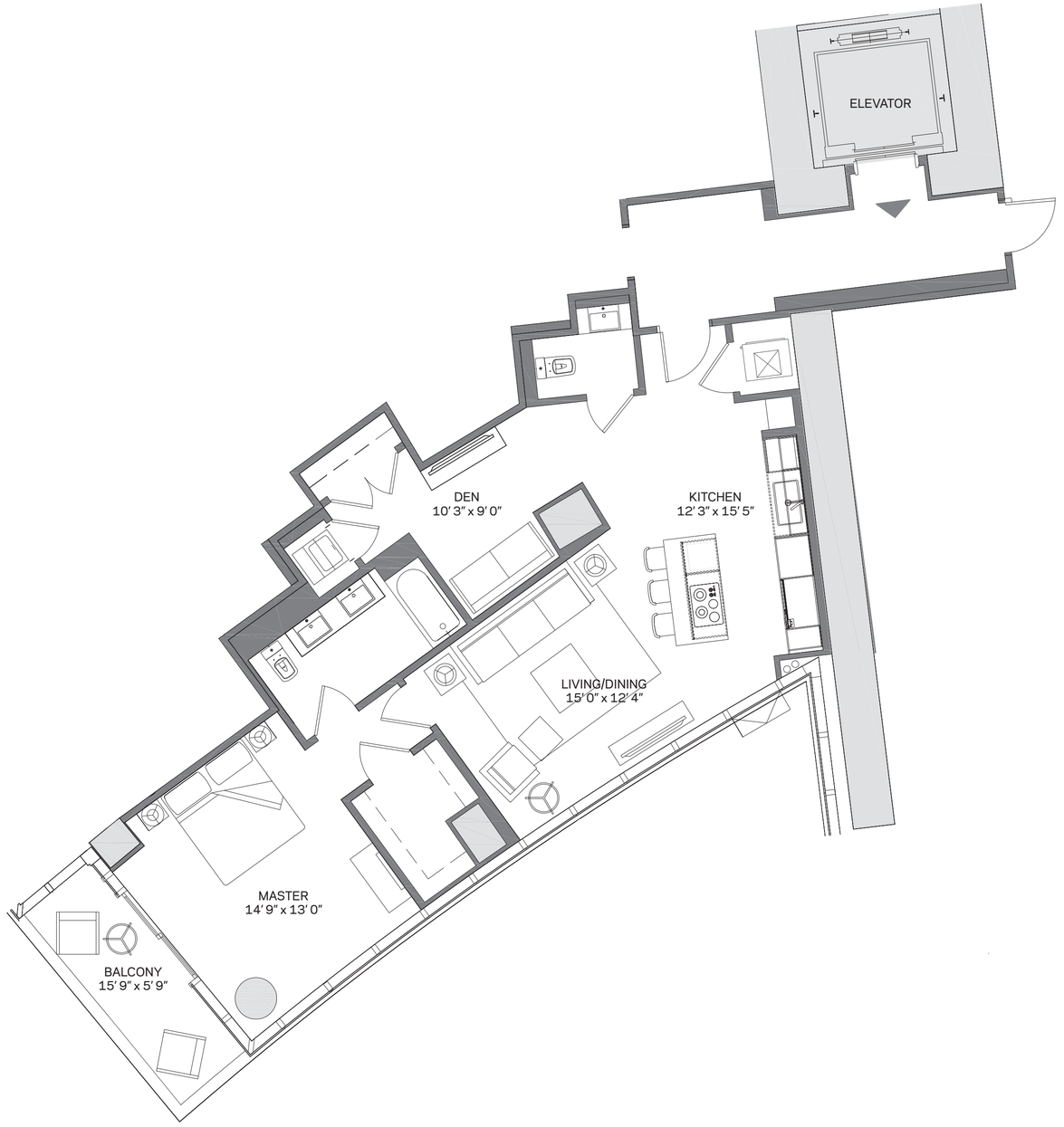
ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

RESIDENCE M | 02

1 Bedroom + Den | 1.5 Bath

Total:	1,186 sq. ft. |	110 m²
Interior:	1,095 sq. ft. |	102 m²
Outdoor:	91 sq. ft. |	9 m²





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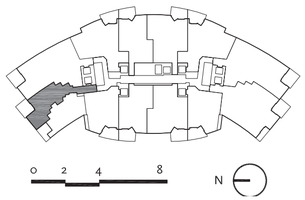
RESIDENCE N | 00

1 Bedroom + Den | 2 Bath

Total:	1,346 sq. ft.	125 m²
Interior:	1,145 sq. ft.	106 m²
Outdoor:	201 sq. ft.	19 m²



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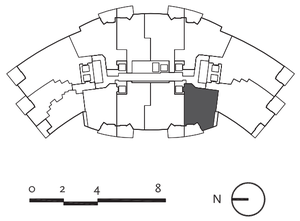
RESIDENCE A1 | 04

Reverse: Residence A2 | 10

1 Bedroom + Den | 2 Bath

Total:	1,491 sq. ft. |	138 m²
Interior:	1,294 sq. ft. |	120 m²
Outdoor:	197 sq. ft. |	18 m²



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N

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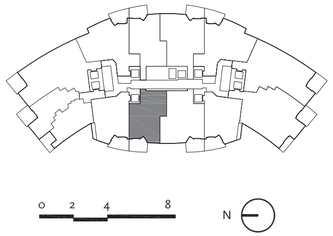
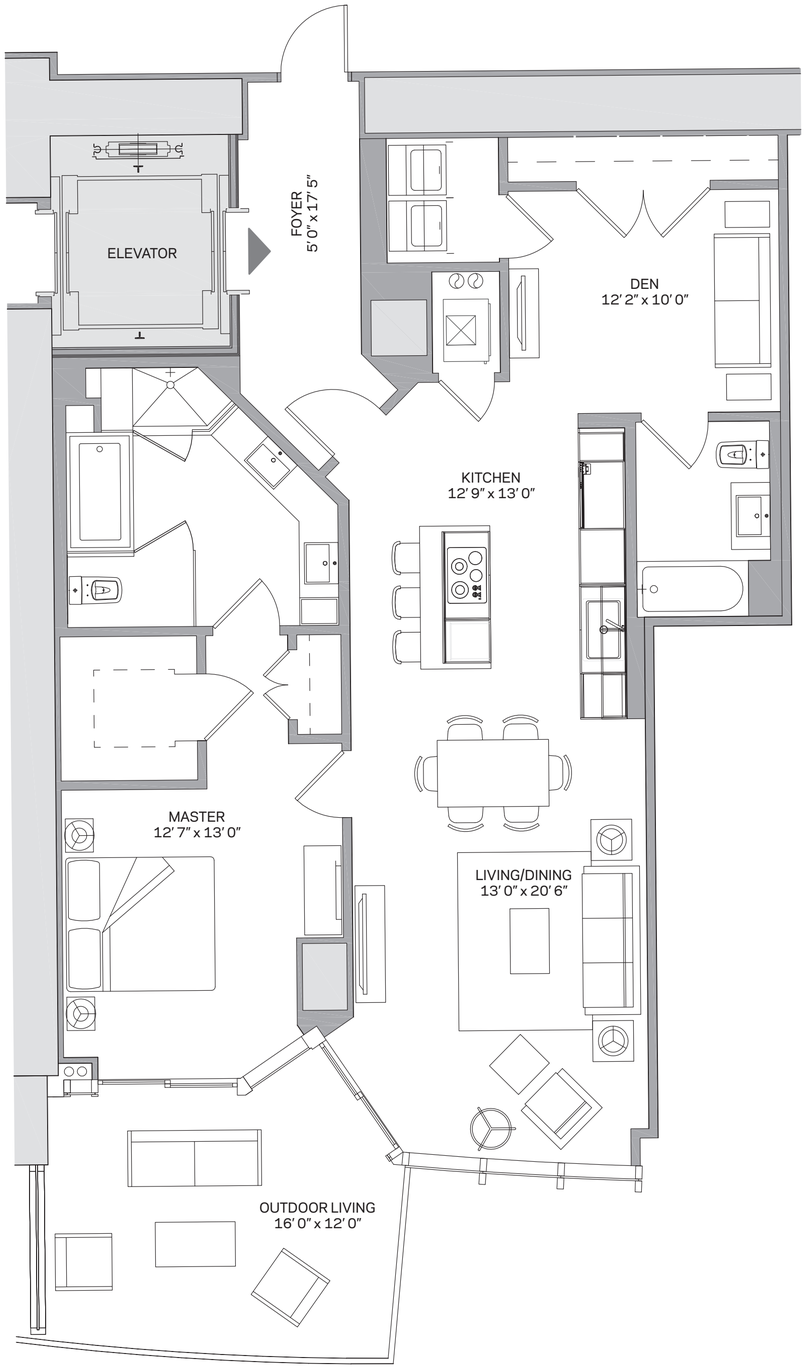
RESIDENCE B1 | 06

1 Bedroom + Den | 2 Bath

Total:	1,523 sq. ft. |	141 m²
Interior:	1,318 sq. ft. |	122 m²
Outdoor:	205 sq. ft. |	19 m²





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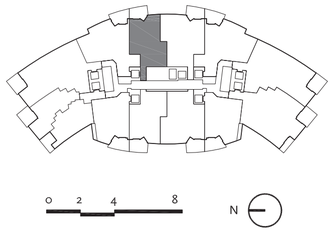
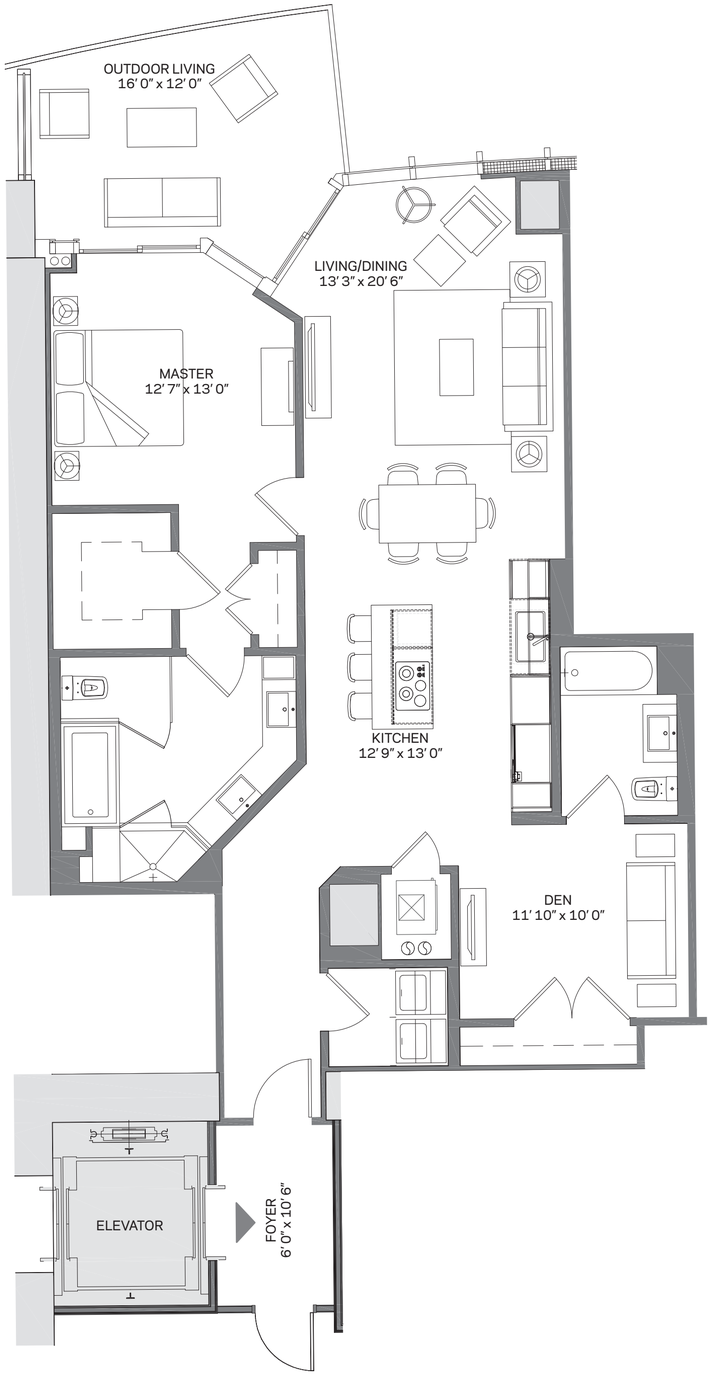
1 Bedroom + Den | 2 Bath

Total:	1,573 sq. ft. |	146 m²
Interior:	1,386 sq. ft. |	129 m²
Outdoor:	187 sq. ft. |	17 m²





RESIDENCE B2 | 05

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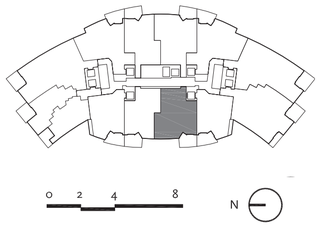
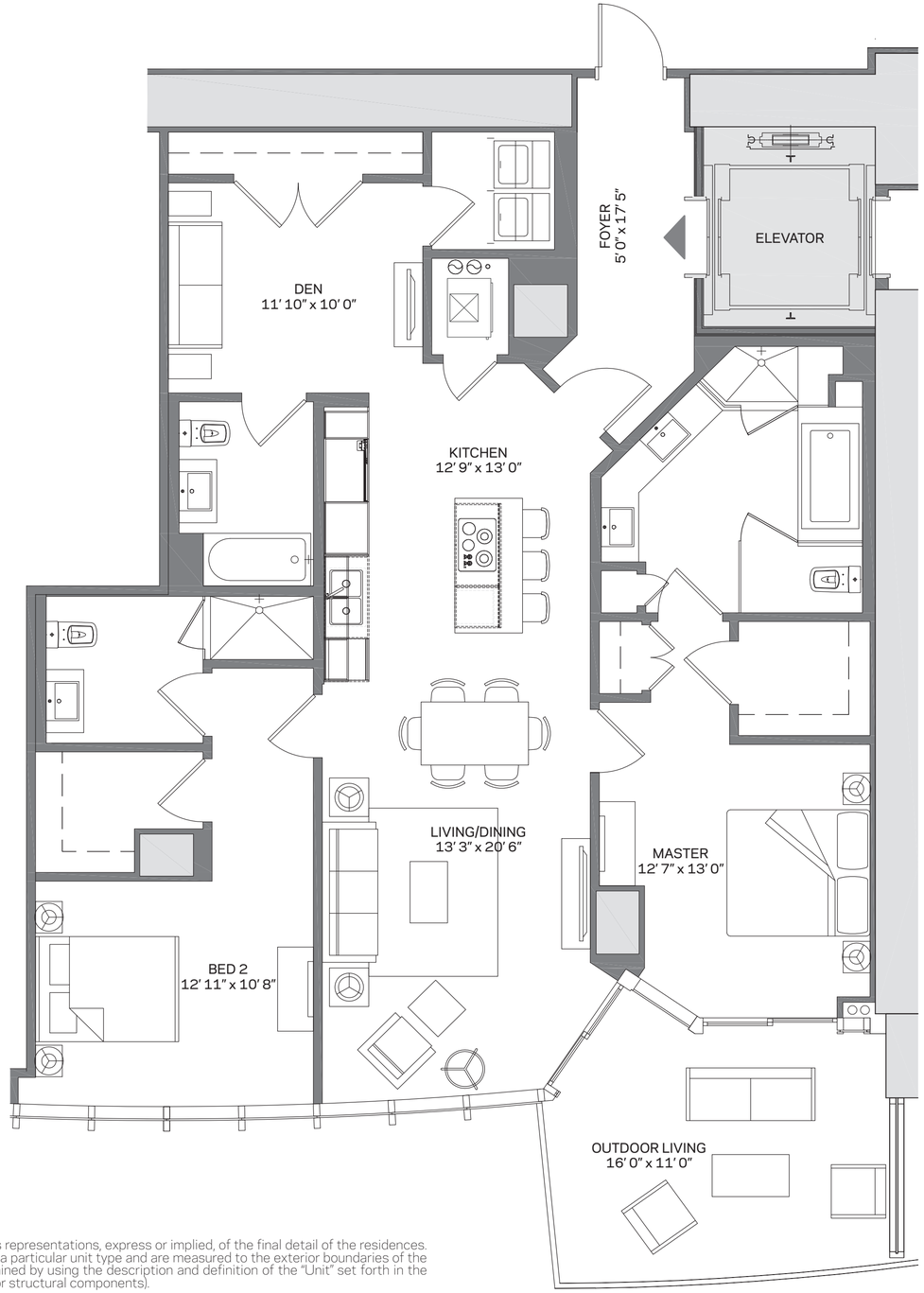
RESIDENCE C1 | 08

2 Bedroom + Den | 3 Bath

Total:	1,835 sq. ft. |	170 m²
Interior:	1,630 sq. ft. |	151 m²
Outdoor:	205 sq. ft. |	19 m²





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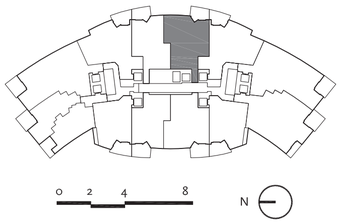
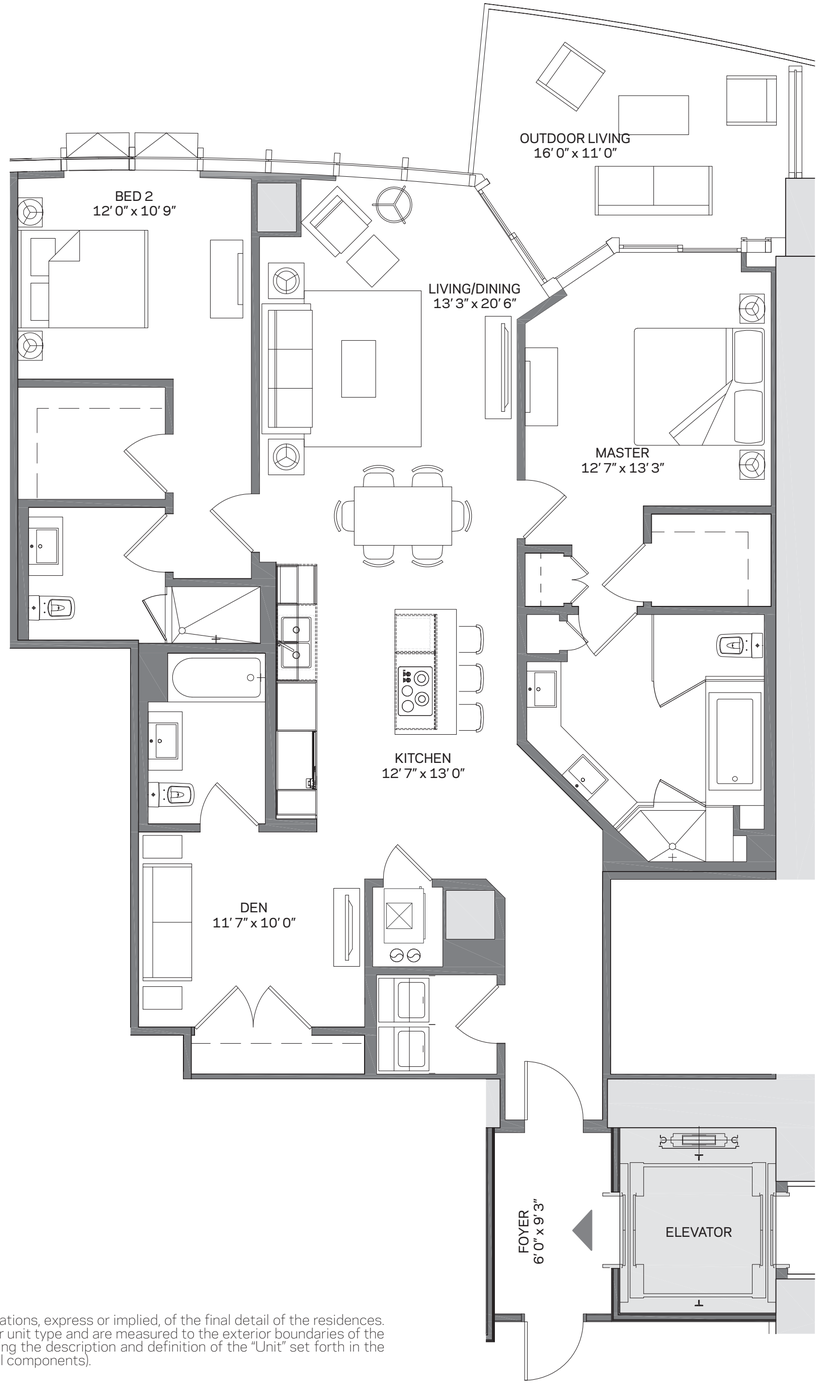
RESIDENCE C2 | 07

2 Bedroom + Den | 3 Bath

Total:	1,877 sq. ft. |	174 m²
Interior:	1,690 sq. ft. |	157 m²
Outdoor:	187 sq. ft. |	17 m²





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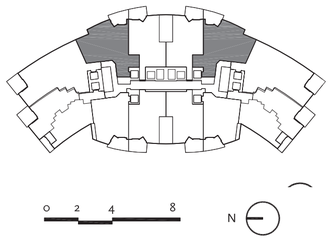
RESIDENCE D1 | 03

Reverse: Residence D2 | 09

2 Bedroom + Den | 3 Bath

Total:	1,952 sq. ft. |	181 m²
Interior:	1,753 sq. ft. |	163 m²
Outdoor:	199 sq. ft. |	18 m²



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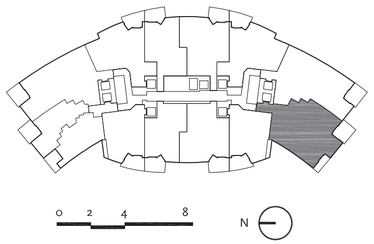
RESIDENCE E2 | 12

3 Bedroom + Den | 4 Bath

Total:	2,611 sq. ft. |	243 m²
Interior:	2,320 sq. ft. |	216 m²
Outdoor:	291 sq. ft. |	27 m²



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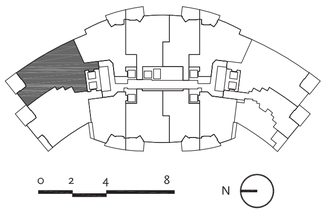
RESIDENCE F1 | 01

Reverse: Residence F2 | 11

3 Bedroom + Den | 4 Bath

Total:	2,578 sq. ft. |	240 m²
Interior:	2,376 sq. ft. |	221 m²
Outdoor:	202 sq. ft. |	19 m²



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6

PARAMOUNT BRAND

design
service
experience

immersion

DESIGN
architecture
floorplans
kitchens & baths
sense of arrival
amenities

SERVICE
global concierge
courteous doormen
on premise repairs
attaché for any need

EXPERIENCE
exceptional spas
signature restaurants
private member lounges
jam rooms and recording studios
exceptional locations

PARAMOUNT is the only residential brand of its kind. With brand pillars in the areas of design, service and experience, our customers can expect a commitment to their purchase satisfaction, enhanced resale value and of course, the ultimate lifestyle, a standard of any PARAMOUNT home.

design

What unites PARAMOUNT Residences is the attention to detail used in their making - how every element, interior space and amenity is carefully considered to create a truly uncompromising expression of modern luxury.

service

In a world that's ever crowded and impersonal, PARAMOUNT Residences are proof that a place on earth still exists where you can experience the genuine warmth of the human touch while avoiding the standardization that has become common place in most residential towers.

experience

Not only “the” place to live, PARAMOUNT is also the place to find the pulse of any city. Between exceptional amenities and curated events, signature restaurants and private lounges you can discover a “city within a city” concept that brings life and energy into every one of our buildings.

ONE-TOUCH ACCESS TO:

house cleaning

International and domestic moving coordination

custom furniture packages and interior design

audio visual and security installation

professional home organization

household staffing

gourmet chef coordination

tickets to any show

town car to the airport

reservations at any hot spot

VIP consideration at most destinations

fresh flower delivery

bar and pantry curation

personal training

spa and beauty appointments

dry cleaning

pet care

child care

fine dining deliveries

amenity reservations

advance shipping of luggage

resident’s necessities

weekly entertainment ideas

and basically anything you desire

7

TEAM

DEVELOPMENT TEAM

Daniel Kodsi
PARAMOUNT VENTURES

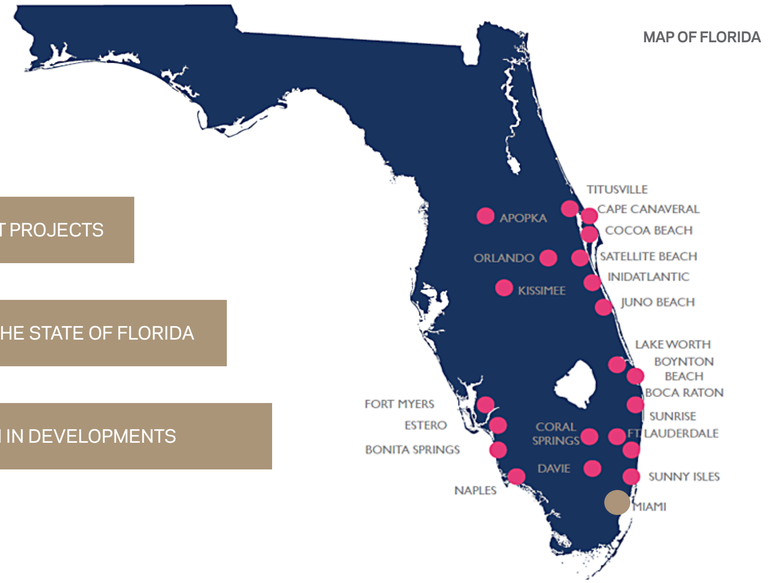
Daniel Kodsi is a real estate industry veteran with more than 25 years of experience developing a diversified portfolio of mixed-use, multi-family, condominium and planned single-family developments. With $1.2B in completed project and nearly an additional $1B in current developments he continues to build an extensive development track record.

From award winning master-planned communities around the state, to the luxurious PARAMOUNT Bay high-rise in Miami's Edgewater neighborhood, as CEO of Royal Palm Companies Mr. Kodsi has built 25 separate development projects generating over 3,000 units throughout the state of Florida. Currently Mr. Kodsi is working on several major projects set to deliver an additional 1,000 units.

confidence

experience

delivery of excellence



44 SEPARATE DEVELOPMENT PROJECTS

OVER 4,000 UNITS IN THE STATE OF FLORIDA

$2 BILLION IN DEVELOPMENTS

Art Falcone
PARAMOUNT VENTURES

Art Falcone has over 35 years of executive experience and a proven track record of success. Mr. Falcone brings tested leadership, an entrepreneurial spirit and unparalleled expertise in all areas of real estate. He has diverse and extensive experience in the management of purchasing, financing, and developing residential and commercial real estate product types.

Nitin Motwani
PARAMOUNT VENTURES

In his role as Managing Principal, Mr. Motwani is responsible for every facet of the project including but not limited to land acquisition, zoning and entitlements, financing (public and private), joint ventures and development. Mr. Motwani has earned a Bachelors degree in International Relations from Duke University and holds a Master of Science in Real Estate Development from Columbia University.

DESIGN TEAM

Elkus | Manfredi
ARCHITECTURE

Since the founding of Elkus Manfredi Architects in 1988, they have been privileged to form long-term relationships with many of the nation's most distinguished developers, corporations, and institutions, who have given them the opportunity to shape some of the most important planning and design projects undertaken across the country. Their collective wealth of design and planning experience, built across a rich diversity of project and building types, energizes all of their work. They are well-versed in the ways that connectivity, location, market pressures, sustainability, and other elements play into the unique matrix that each project represents.

- City Place
- Time Warner
- The Grove
- The Shops at Columbus Circle
- The Peninsula
- The Galleria at Sowwah Square

IDDI
INTERIOR DESIGN

ID & Design International is a full service design and branding firm with extensive knowledge specializing in commercial, mixed-use, retail, hospitality and entertainment projects. With vast international experience and exposure to some of the world's leading retailers, developers and investors, our team-based approach leads with a logical business and consumer focus to all strategic design solutions and transforms them into uniquely branded environments. Today, IDDI offers, President and Creative Director, Sherif Ayad's extensive experience, coupled with a diversified team of some of the most creative minds in environmental design.

SALES & MARKETING TEAM

OneWorld Properties
SALES AND MARKETING

OneWorld Properties, led by Peggy Olin, is a Florida-based full-service real estate brokerage firm offering elite services for luxury properties as well as integrated sales and marketing for residential development condominium projects. With over 20 years of experience, OneWorld Properties is an international leader in luxury real estate marketing and sales reaching markets in Asia, Europe and South America through their knowledgeable and multilingual staff. The company was founded in 2009 and since then has worked along some of the most prestigious U.S. developers topping over $3 Billion in residential sales and over 2,500 units sold representing some of South Florida's top developments including 100 Las Olas, PARAMOUNT Fort Lauderdale Beach, PARAMOUNT Miami Worldcenter, Brickell Ten, SPECTRUM+ at Reunion Resort, YotelPAD Miami and our newest in downtown Miami, Legacy Hotel and Residences. Nationally, the OneWorld Properties brand is also recognized for their work in New York, Los Angeles, Houston and Atlanta with offices in Fort Lauderdale, Miami, Orlando, Shanghai, Beijing and Shenzhen.

ONEWORLD
PROPERTIES

PARAMOUNT

MIAMI WORLDCENTER

EQUAL HOUSING OPPORTUNITY

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.

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