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A V E N T U R A

2, 3 AND 4 BEDROOM LUXURY WATERFRONT RESIDENCES

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OTT + YABU + PMG

FIVE ACRES OF AVENTURA WATERFRONT

ARTIST CONCEPTUAL RENDERING

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AVENTURA

SOUTH BAYFRONT CORNER

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ATLANTIC OCEAN

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BUILDING AMENITIES

190 luxury residences on 5 acres of Aventura waterfront

Conceptual design by Carlos Ott + Yabu Pushelberg interiors in a first time collaboration

All private elevator access

Residences equipped with private service suites

Bayfront infinity-edge pool with views of the Atlantic Ocean

4,000 square foot fitness center with state-of-the-art gym and yoga room

Resort-style poolside service / breakfast and lunch clubroom

Private cooled storage space for all Tower East Residents

Two private porte-cochere entrances

Atrium event room with floor-to-ceiling windows accessible by dedicated glass elevator

Exceptional concierges services

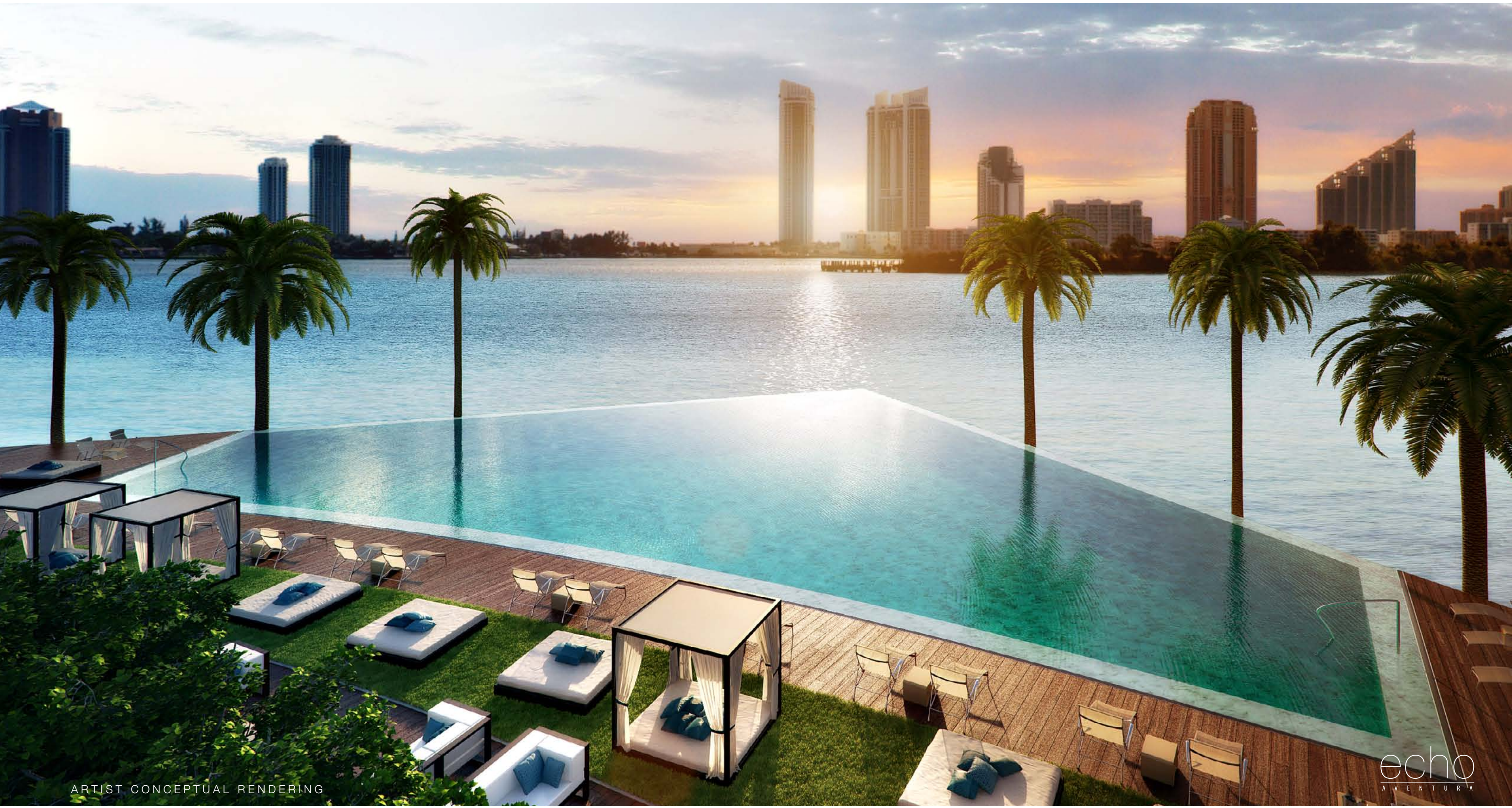


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DUAL GRAND PORTE-COCHÈRE

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BAYFRONT INFINITY EDGE POOL

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FULLY EQUIPPED FITNESS CENTER

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ATRIUM EVENT ROOM WITH PANORAMIC WATERFRONT VIEWS

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RESIDENCE FEATURES

Custom interiors by Yabu Pushelburg

Apple® home technology included in all residences

Floor-through residences featuring unobstructed water views

Each residence offers a bayfront terrace with summer kitchen

18 penthouse residences with private rooftop terraces and plunge pools

Private elevators and foyers

10' ceilings slab-to-slab with floor to ceiling windows

Spacious residences with great room, family room, dining room
and breakfast nooks

Private service suites with bathroom

Individual unit access high-speed elevators

Wolf Gas Stoves and custom hood

Side by side paneled SubZero/Wolf appliances

SubZero Duel Temperature Wine Storage

Built-in coffee and espresso machine

Midnight bar in the master suite

Oversized soaking tub

Grand master his and her walk-in closets



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BAYFRONT TERRACE WITH SUMMER KITCHEN

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CUSTOM DESIGNED RESIDENCES BY YABU PUSHELBERG

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ARTIST CONCEPTUAL RENDERING

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EUROPEAN-STYLE MASTER BATHROOM

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GRAND MASTER WALK-IN CLOSET



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PRIVATE SERVICE SUITES WITH BATHROOM

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PRIVATE PENTHOUSE ROOFTOP TERRACES WITH PLUNGE POOL

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APPLE® BASED HOME CONTROL



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EXCLUSIVE SERVICES

24-hour concierge service

24-hour valet service & covered self parking

Daily continental breakfast for all residents

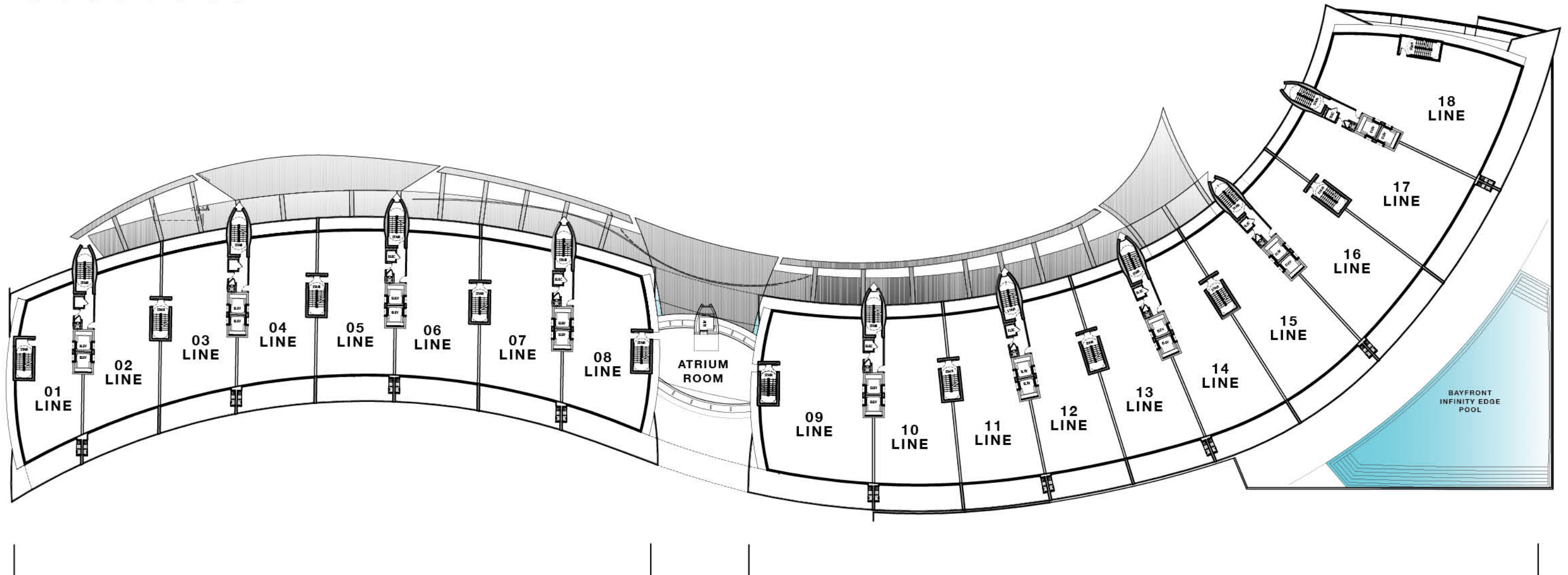
Pet walking services for all residents

Personal poolside service



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RESORT-STYLE POOLSIDE SERVICE



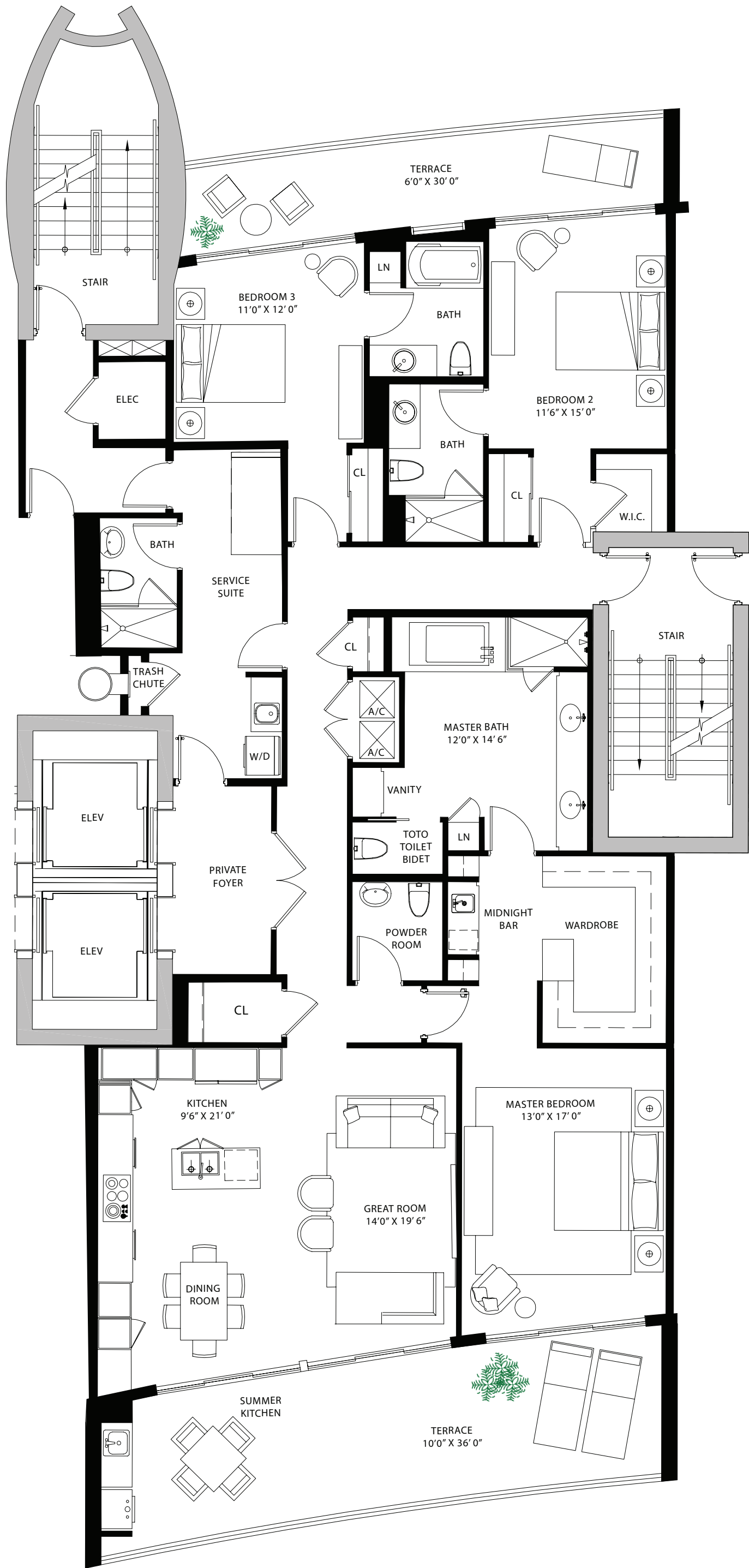
WEST TOWER

EAST TOWER

04 LINE

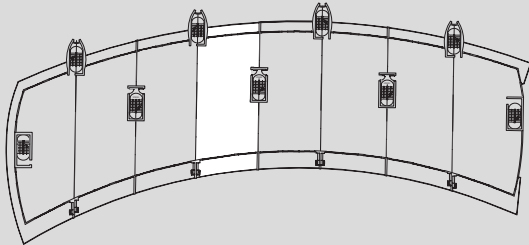
3 BEDROOMS | 4.5 BATHS
PLUS SERVICE SUITE

AC AREA: 2,365 SQ. FT.
BALCONY 1: 365 SQ. FT.
BALCONY 2: 188 SQ. FT.
TOTAL: 2,918 SQ. FT.



WEST TOWER

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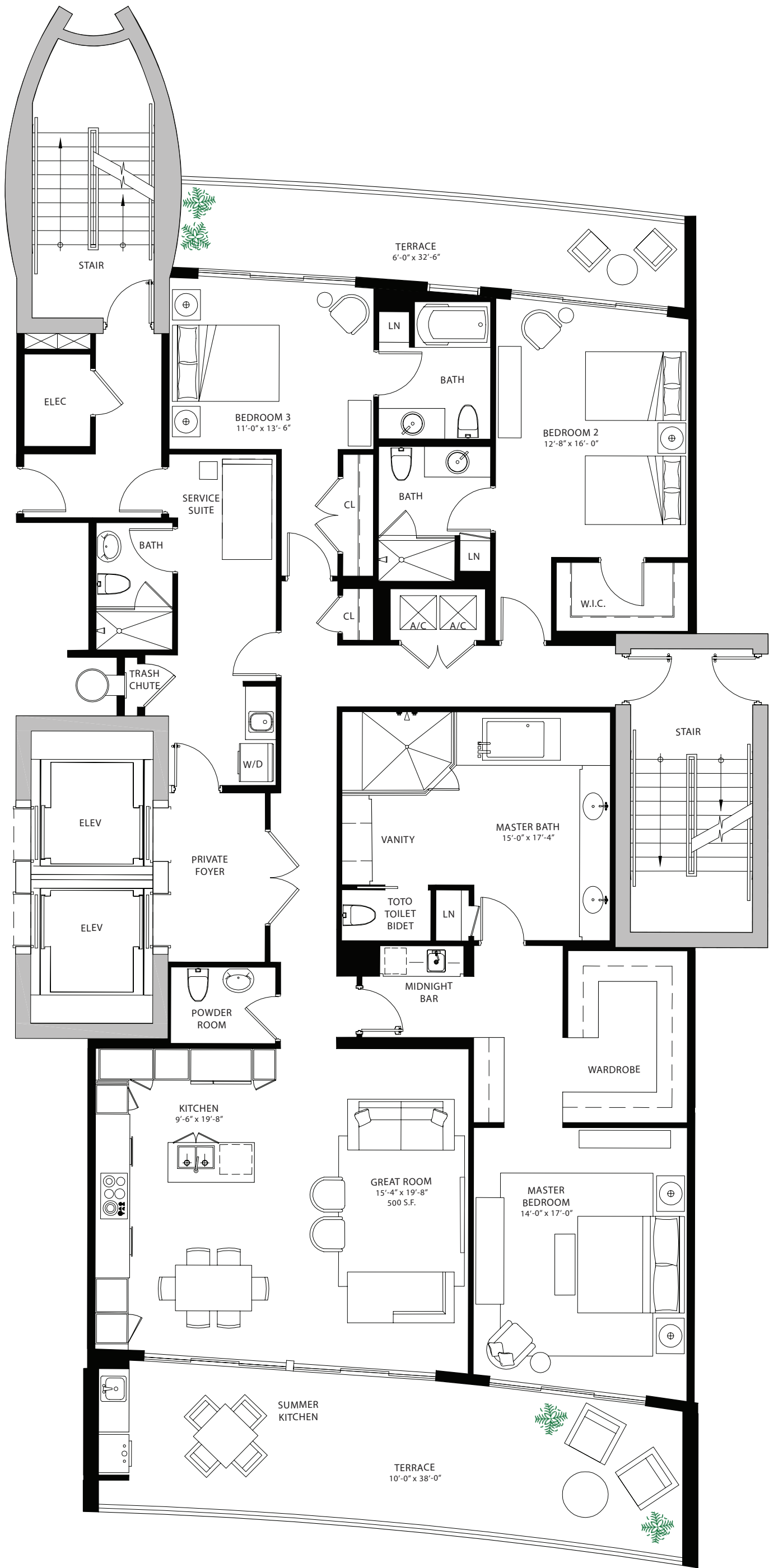


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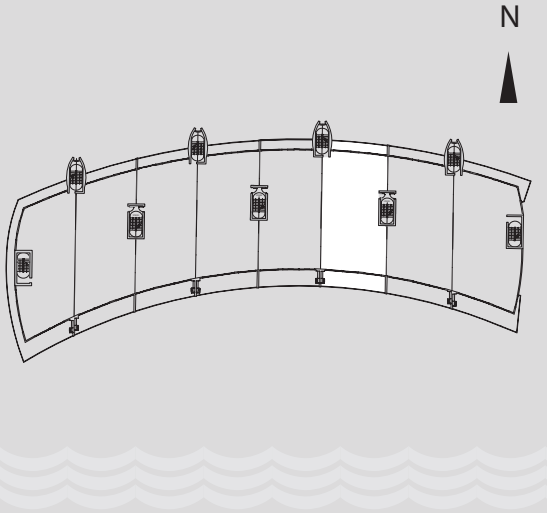
06 LINE

3 BEDROOMS | 4.5 BATHS
PLUS SERVICE SUITE

AC AREA:	2,520 SQ. FT.
BALCONY 1:	390 SQ. FT.
BALCONY 2:	200 SQ. FT.
TOTAL:	3,110 SQ. FT.



WEST TOWER

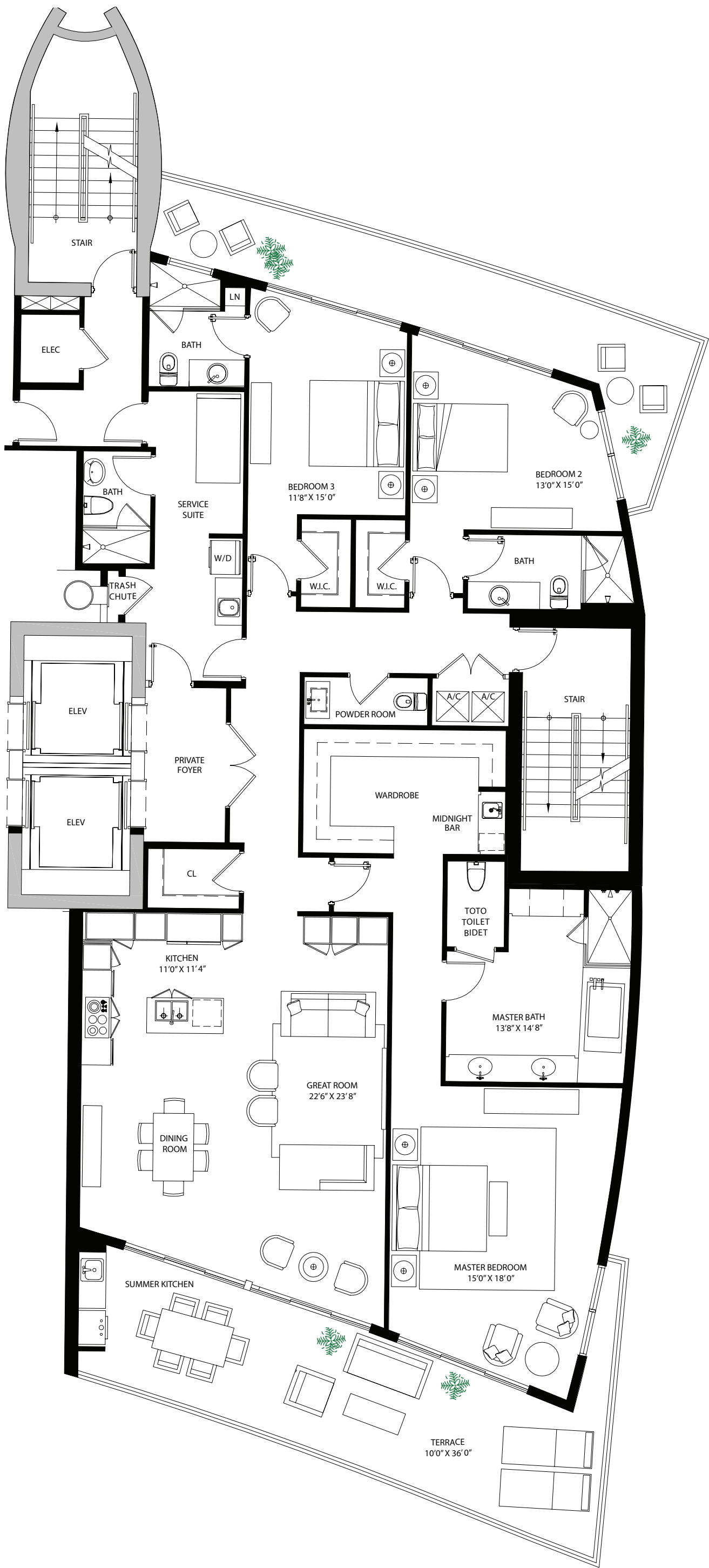


These drawings are conceptual only and are for the convenience of reference. They should not be relied upon as representations, express or implied, of the final detail of the residences. Units shown are examples of unit types and may not depict actual units. Stated square footages are ranges for a particular unit type and are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the area that would be determined by using the description and definition of the "Unit" set forth in the Declaration of Condominium (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components). All depictions of appliances, plumbing fixtures, equipment, counters, soffits, floor coverings and other matters of detail are conceptual only and are not necessarily included in each Unit. Consult your Agreement and the Prospectus for the items included with the Unit. Dimensions and square footage are approximate, will vary with specific unit type, and may vary with actual construction. Additionally, measurements of rooms set forth on any floor plan are nominal and generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Unit orientation and windows (including number, size, orientation and awnings), balcony/lanais (including configuration, size and railing/balustrade), structure and mechanical chases may vary. The developer expressly reserves the right to make modifications, revisions, and changes it deems desirable in its sole and absolute discretion and without notice.

08 LINE

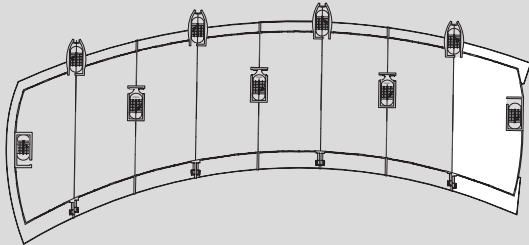
3 BEDROOMS | 4.5 BATHS
PLUS SERVICE SUITE

AC AREA: 2,630 SQ. FT.
BALCONY 1: 520 SQ. FT.
BALCONY 2: 280 SQ. FT.
TOTAL: 3,430 SQ. FT.



WEST TOWER

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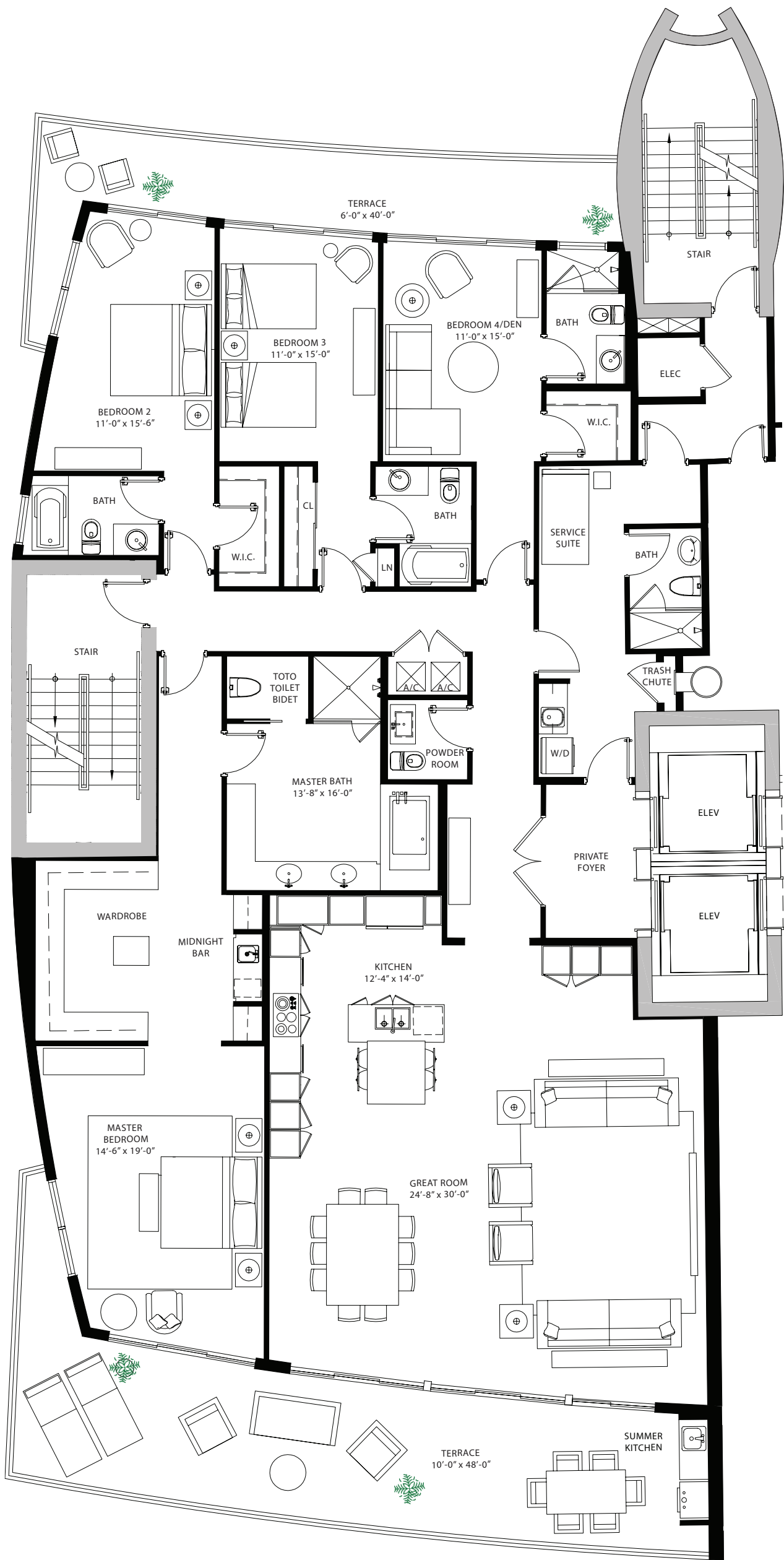
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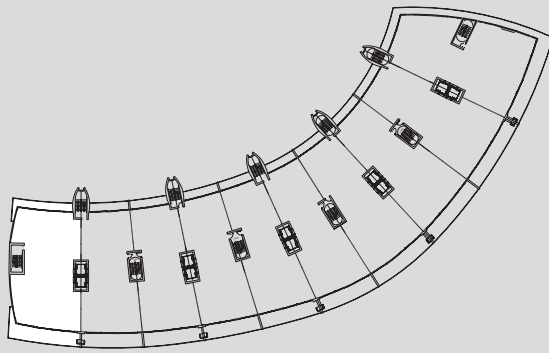
09 LINE

4 BEDROOMS | 5.5 BATHS
PLUS SERVICE SUITE

AC AREA: 3,295 SQ. FT.
BALCONY 1: 580 SQ. FT.
BALCONY 2: 280 SQ. FT.
TOTAL: 4,155 SQ. FT.



EAST TOWER



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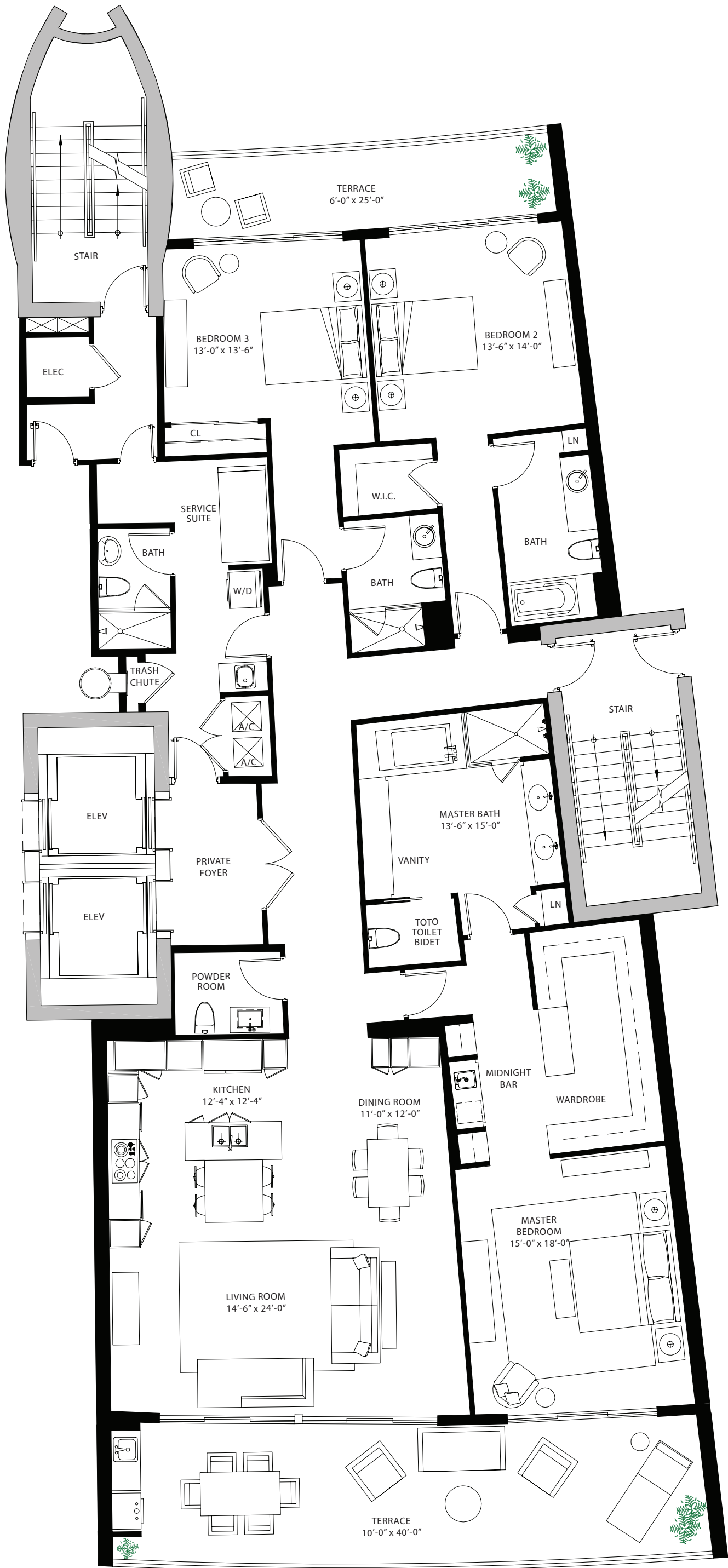
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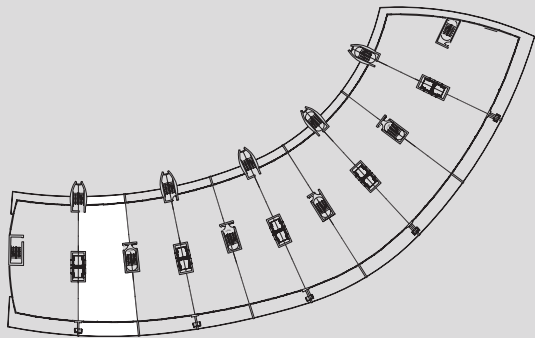
10 LINE

3 BEDROOMS | 4.5 BATHS
PLUS SERVICE SUITE

AC AREA: 2,720 SQ. FT.
BALCONY 1: 410 SQ. FT.
BALCONY 2: 160 SQ. FT.
TOTAL: 3,290 SQ. FT.



EAST TOWER



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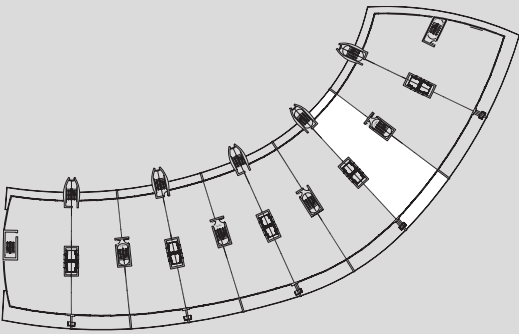
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16 LINE

3 BEDROOMS | 4.5 BATHS
PLUS DEN & SERVICE SUITE
AC AREA: 3,080 SQ. FT.
BALCONY 1: 460 SQ. FT.
BALCONY 2: 138 SQ. FT.
TOTAL: 3,678 SQ. FT.



EAST TOWER



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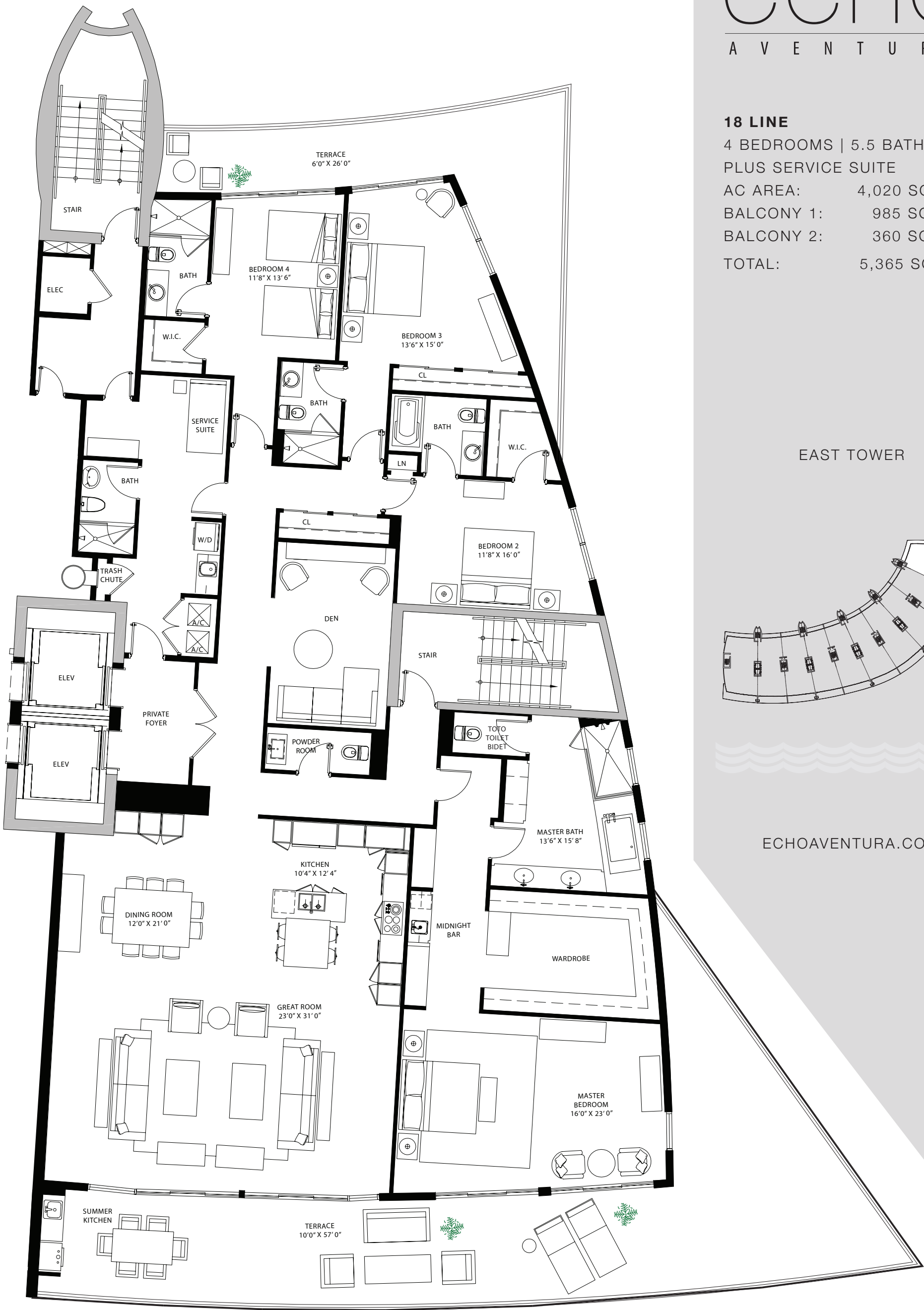
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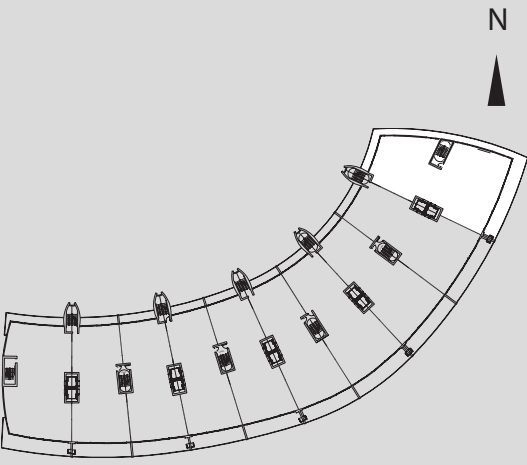
18 LINE

4 BEDROOMS | 5.5 BATHS
PLUS SERVICE SUITE

AC AREA:	4,020 SQ. FT.
BALCONY 1:	985 SQ. FT.
BALCONY 2:	360 SQ. FT.
TOTAL:	5,365 SQ. FT.



EAST TOWER



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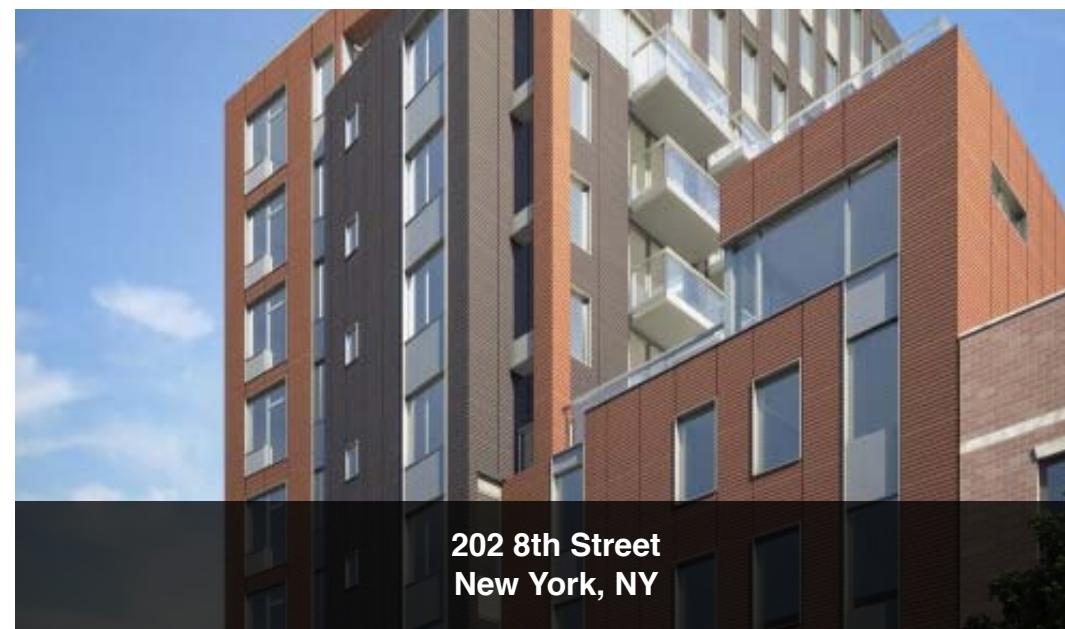
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105 WEST 57th
New York, NY



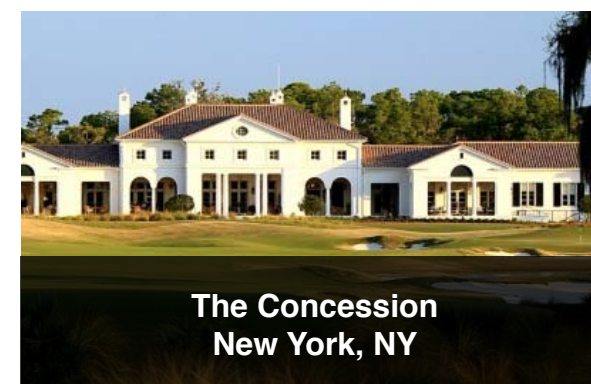
95th On The Ocean | Surfside, FL



202 8th Street
New York, NY



MEI
Miami Beach, FL



The Concession
New York, NY



Walker Tower
New York, NY

DEVELOPER | PROPERTY MARKETS GROUP

Founded in 1991 by Kevin Maloney, Property Markets Group (“PMG”) has direct hands-on experience in the acquisition, renovation, financing, operation, and marketing of commercial and residential real estate. A development firm of national scope, PMG has over 150 real estate transactions including over 80 residential buildings in Manhattan during its 20-year history. PMG has distinguished itself over the last decade for its development of new construction condominium developments in Florida, New York City, South Carolina and Chicago. In 2012, PMG commenced construction on 95th On The Ocean, 7 luxury oceanfront town homes located in Surfside, Florida.

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**Apogee Beach
Hallandale Beach, FL**



**Millecento
Brickell, FL**



**Jade Beach
Brickell, FL**



**Burj al Arab hotel
Dubai, UAE**



Trump Hollywood I Hollywood, FL

CONCEPTUAL DESIGN | CARLOS OTT

Carlos Ott has forty years of outstanding experience in the design of construction projects. Recognized internationally as one of the leading design architects, Carlos Ott has been awarded numerous International prizes and awards of merit over his illustrious career.

In 2008, Carlos received the highest 5-star Award for High-Rise Development, from CNBC Asia Pacific Awards, for his residential “One Shenton” in Singapore. In 2009, The Miami Chapter of the American Institute of Architects celebrated him with the Award of Merit for Calgary Courts Centre, Green Building.

Projects with Carlos Ott’s architectural signature have recently been completed or are under construction in France, Germany, Canada, the United Arab Emirates, Saudi Arabia, China, Singapore, Malaysia, India, Sri Lanka, Mexico, Panama, Puerto Rico, Dominican Republic, Argentina, USA, Philippines and Uruguay.

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**Trump Hollywood
Hollywood, FL**



**Public Hotel
Chicago, IL**



**St. Regis
Bal Harbour, FL**



**Brickell House
Brickell, FL**



INTERIOR DESIGN | YABU PUSHELBERG

Canadian interior design duo George Yabu and Glenn Pushelberg were named two of the “101 People You Must Meet in 2011” by Town & Country magazine; have been awarded “Hot Interior Design Firm” by Conde Nast Traveler magazine and re on Elle Décor’s “A-List.” Their client roster is filled with leading visionaries and innovators of hotel groups, luxury retail brands and celebrity chefs – including Ian Schrager, Four Seasons, St. Regis, Barney’s , Tiffany’s, Jean-Georges Vongrichen to Daniel Boulud, to name a few.

Yabu Pushelberg, with over 125 designers, project managers and support staff in studios in New York, Toronto and China, is currently working in over 15 countries worldwide. Alas there is no typical day for the design duo that oftentimes finds themselves in no less than four different cities in one week alone. George and Glenn have truly traveled around the world and back but still feel that, “there is always more to explore and learn, especially when designing and applying techniques to how we approach our work,” and that “travel truly inspires and fuels creativity”.

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OBTAIN THE PROPERTY REPORT REQUIRED BY FEDERAL LAW AND READ IT BEFORE SIGNING ANYTHING. NO FEDERAL AGENCY HAS JUDGED THE MERITS OR VALUE, IF ANY, OF THIS PROPERTY.

This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. This is not an offer to sell, or solicitation of offers to buy, the condominium units in states where such offer or solicitation cannot be made.

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