

THE ELSER

01

RESIDENCE 01

LEVELS 14-47

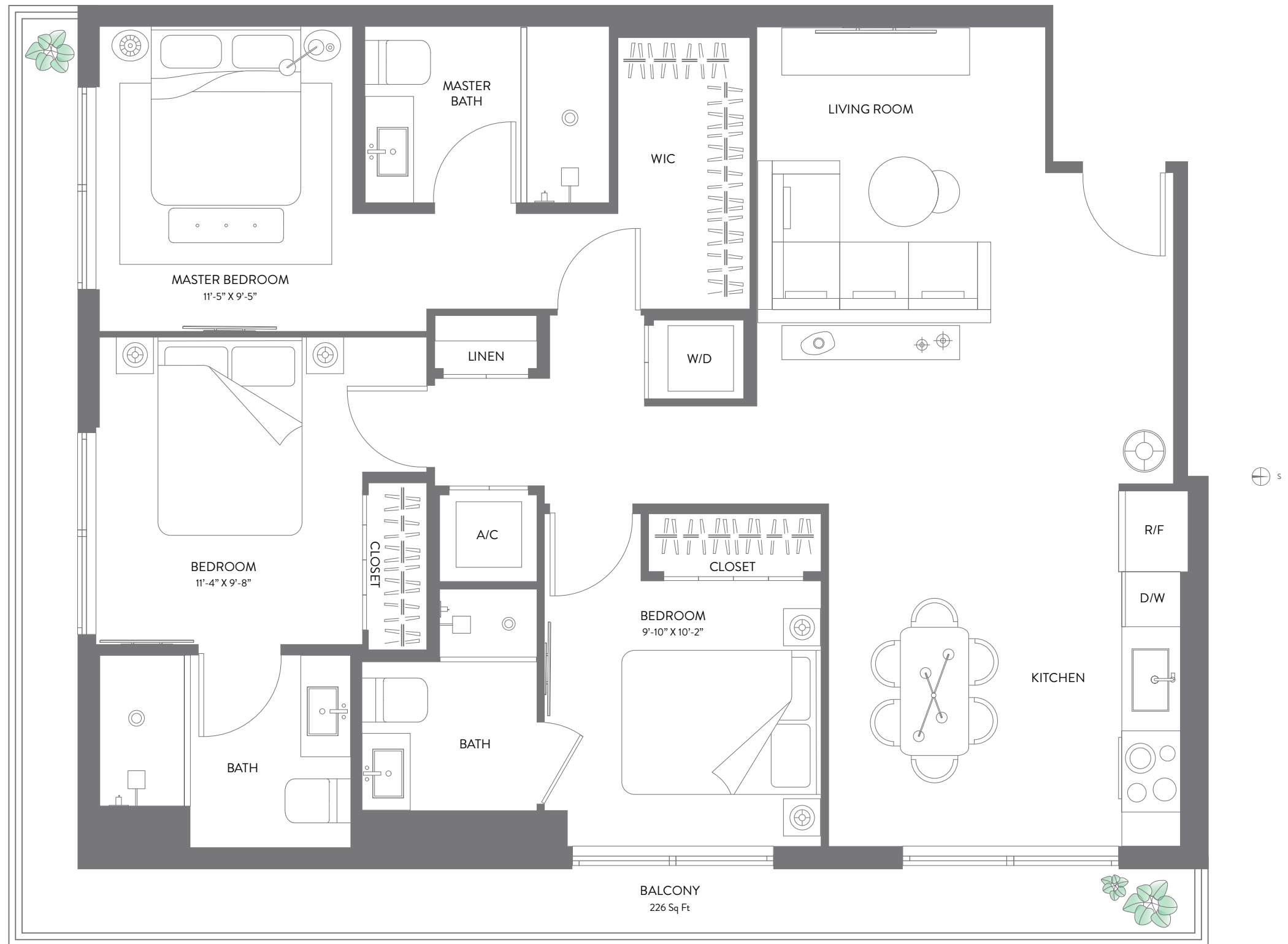
THE ELSER

HOTEL & RESIDENCES MIAMI

RESIDENCE 01

3 BEDROOMS | 3 BATHS
LEVELS 14 - 47

| | | |
|-------------|-------------|-----------------------|
| LIVING AREA | 1,307 SQ FT | 121.42 M ² |
| BALCONY | 226 SQ FT | 20.99 M ² |
| TOTAL | 1,533 SQ FT | 142.42 M ² |



01



BISCAYNE BAY

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. NO FEDERAL AGENCY HAS JUDGED THE MERITS OR VALUE, IF ANY, OF THIS PROPERTY. 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. 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 ARE LARGER THAN 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). THE AREA OF THE UNIT AS DEFINED IN THE DECLARATION IS LESS THAN THE SQUARE FOOTAGE REFLECTED HERE. 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. THE FURNISHINGS AND DÉCOR ILLUSTRATED OR DEPICTED ARE NOT INCLUDED WITH THE PURCHASE OF THE UNIT. CONSULT YOUR PURCHASE AGREEMENT AND ANY ADDENDATHERETO 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/LANAI (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. ALL DRAWINGS ARE CONCEPTUAL RENDERINGS AND THE DEVELOPER EXPRESSLY RESERVES THE RIGHT TO MAKE MODIFICATIONS. ACTUAL VIEWS MAY VARY AND CANNOT BE GUARANTEED. VIEWS SHOWN CANNOT BE RELIED UPON AS THE ACTUAL VIEW FROM ANY PARTICULAR UNIT WITHIN THE CONDOMINIUM. IMPROVEMENTS, LANDSCAPING AND AMENITIES DEPICTED MAY NOT EXIST. PRICES, PLANS, ARCHITECTURAL INTERPRETATIONS AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. THE INFORMATION PRESENTED WITHIN THIS DOCUMENT IS CONCEPTUAL. THE IMAGES AND FEATURES CONTAINED HEREIN ARE NOT TO BE RELIED UPON OR USED AS A REFERENCE FOR SPECIFICATIONS. THE FOREGOING MATTERS ARE FURTHER ADDRESSED IN THE PURCHASE AGREEMENT AND ANY ADDENDATHERETO AND THE CONDOMINIUM DOCUMENTS.

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02

RESIDENCE 02

LEVELS 14-47

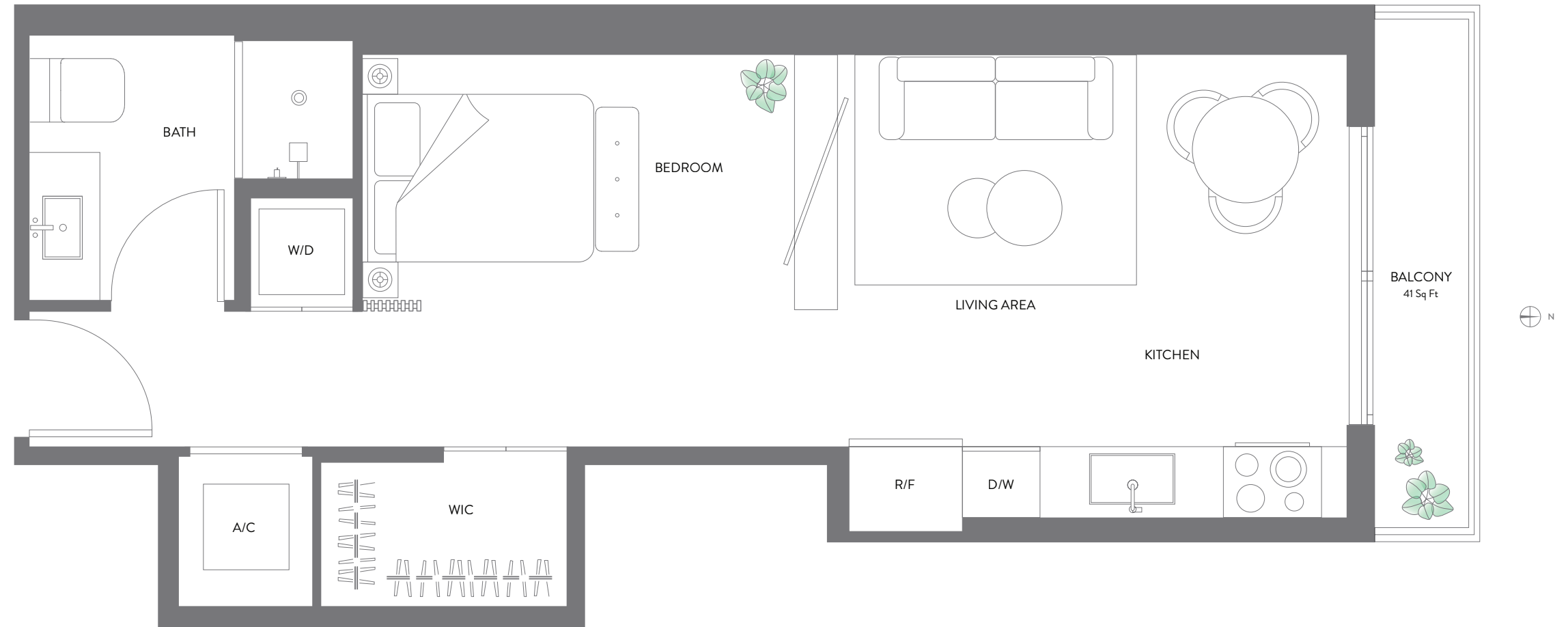
THE ELSER

HOTEL & RESIDENCES MIAMI

RESIDENCE 02

STUDIO | 1 BATH
LEVELS 14 - 47

| | | |
|-------------|-----------|----------------------|
| LIVING AREA | 508 SQ FT | 47.19 M ² |
| BALCONY | 41 SQ FT | 3.80 M ² |
| TOTAL | 549 SQ FT | 51.00 M ² |



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THE ELSER

03

RESIDENCE 03

LEVELS 14-47

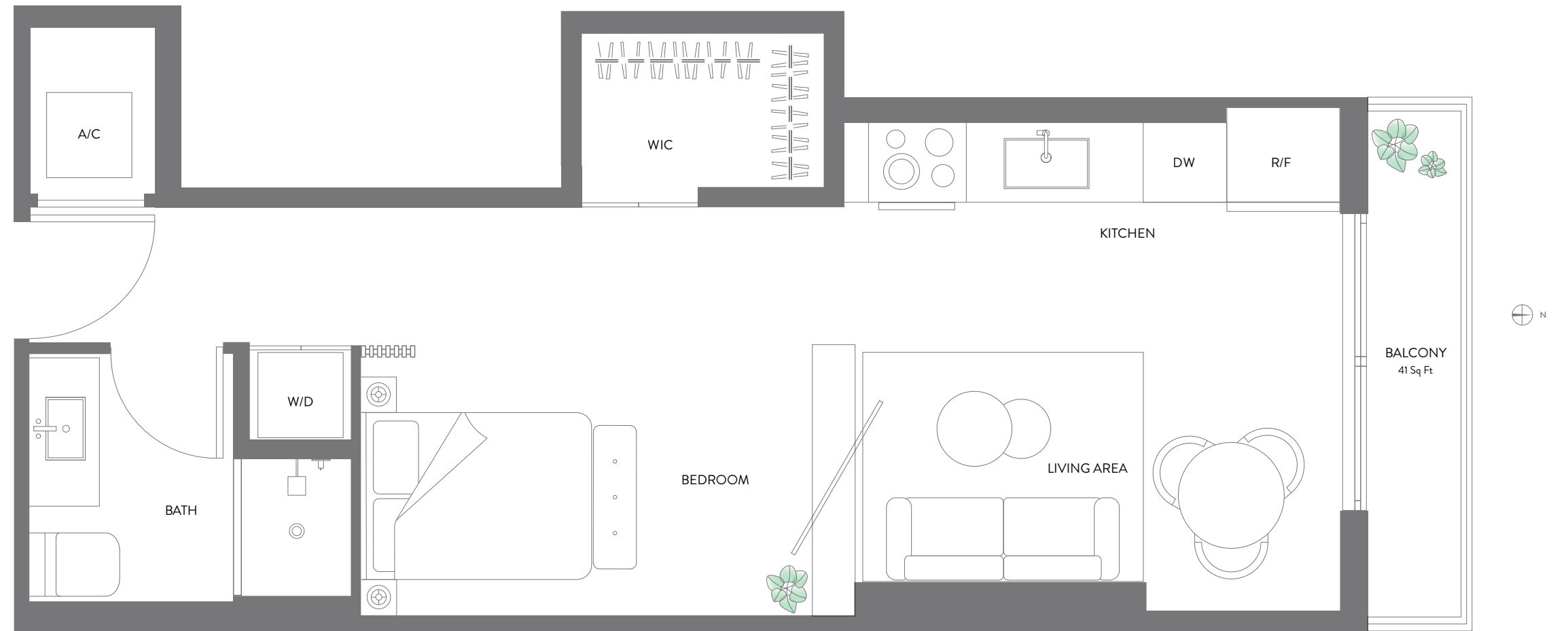
THE ELSER

HOTEL & RESIDENCES MIAMI

RESIDENCE 03

STUDIO | 1 BATH
LEVELS 14 - 47

| | | |
|-------------|-----------|----------------------|
| LIVING AREA | 490 SQ FT | 47.52 M ² |
| BALCONY | 41 SQ FT | 3.80 M ² |
| TOTAL | 531 SQ FT | 49.33 M ² |



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04

RESIDENCE 04

LEVELS 14-47

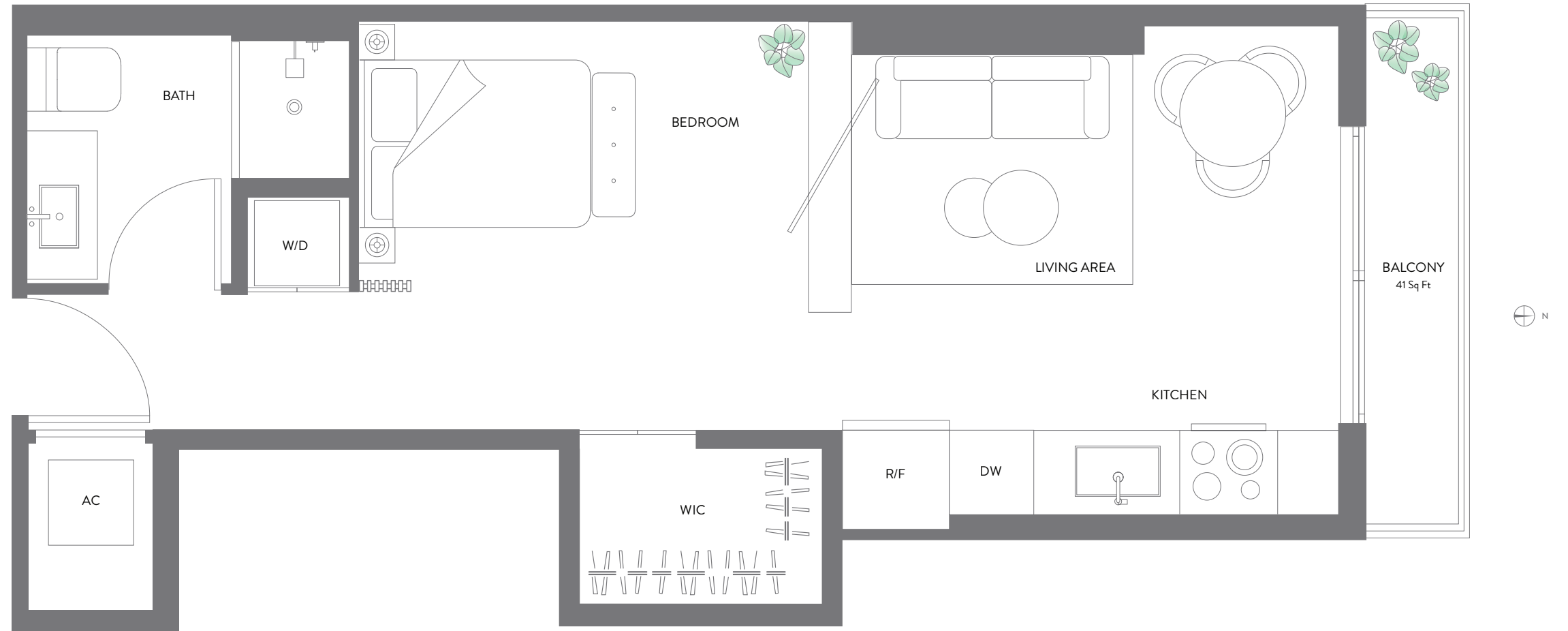
THE ELSER

HOTEL & RESIDENCES MIAMI

RESIDENCE 04

STUDIO | 1 BATH
LEVELS 14 - 47

| | | |
|-------------|-----------|----------------------|
| LIVING AREA | 494 SQ FT | 45.89 M ² |
| BALCONY | 41 SQ FT | 3.80 M ² |
| TOTAL | 535 SQ FT | 49.70 M ² |



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05

RESIDENCE 05

LEVELS 14-47

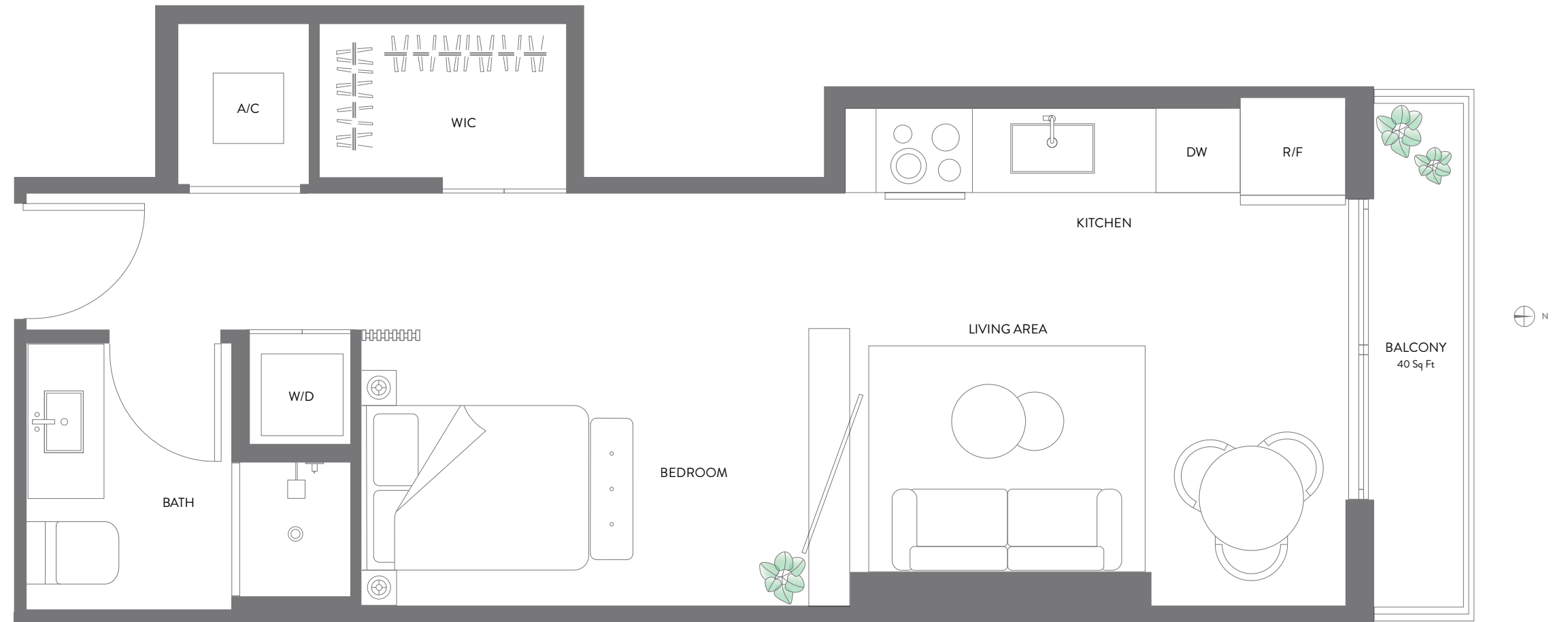
THE ELSER

HOTEL & RESIDENCES MIAMI

RESIDENCE 05

STUDIO | 1 BATH
LEVELS 14 - 47

| | | |
|-------------|-----------|----------------------|
| LIVING AREA | 492 SQ FT | 45.70 M ² |
| BALCONY | 40 SQ FT | 3.71 M ² |
| TOTAL | 532 SQ FT | 49.42 M ² |



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06

RESIDENCE 06

LEVELS 14-47

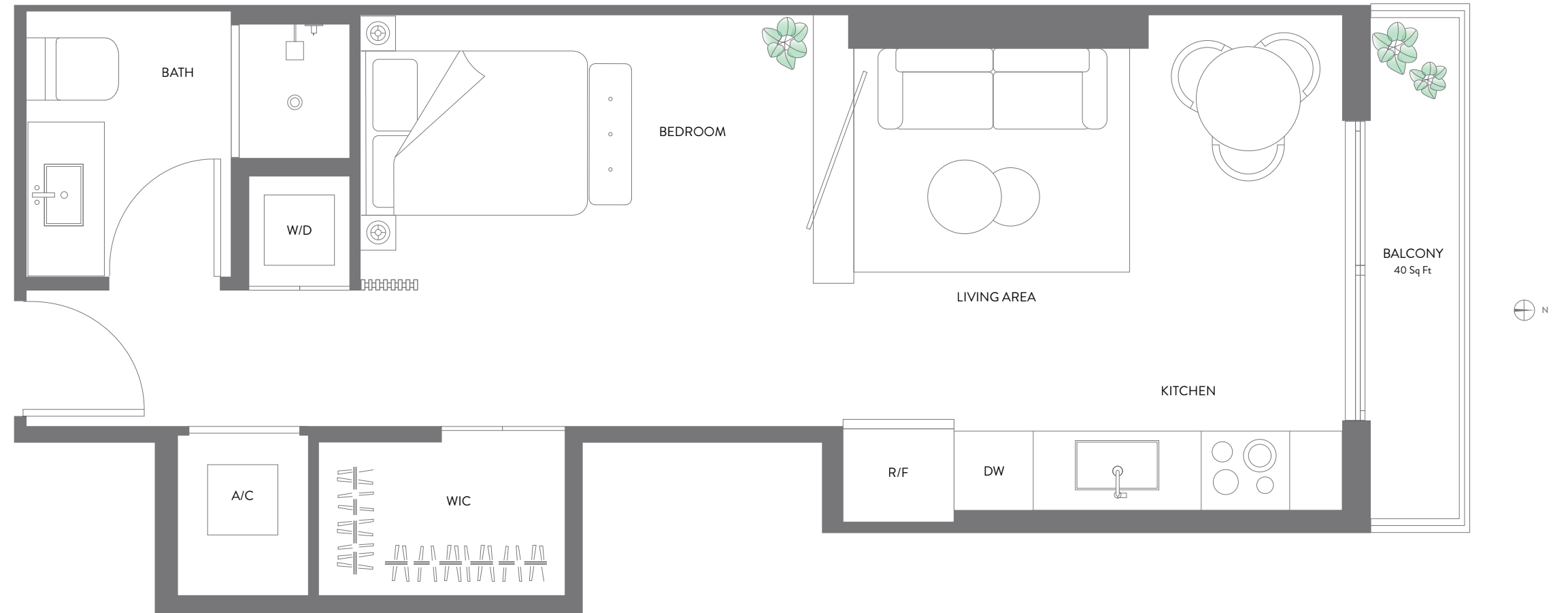
THE ELSER

HOTEL & RESIDENCES MIAMI

RESIDENCE 06

STUDIO | 1 BATH
LEVELS 14 - 47

| | | |
|-------------|-----------|----------------------|
| LIVING AREA | 492 SQ FT | 45.70 M ² |
| BALCONY | 40 SQ FT | 3.71 M ² |
| TOTAL | 532 SQ FT | 49.42 M ² |



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THE ELSER

07

RESIDENCE 07

LEVELS 14-47

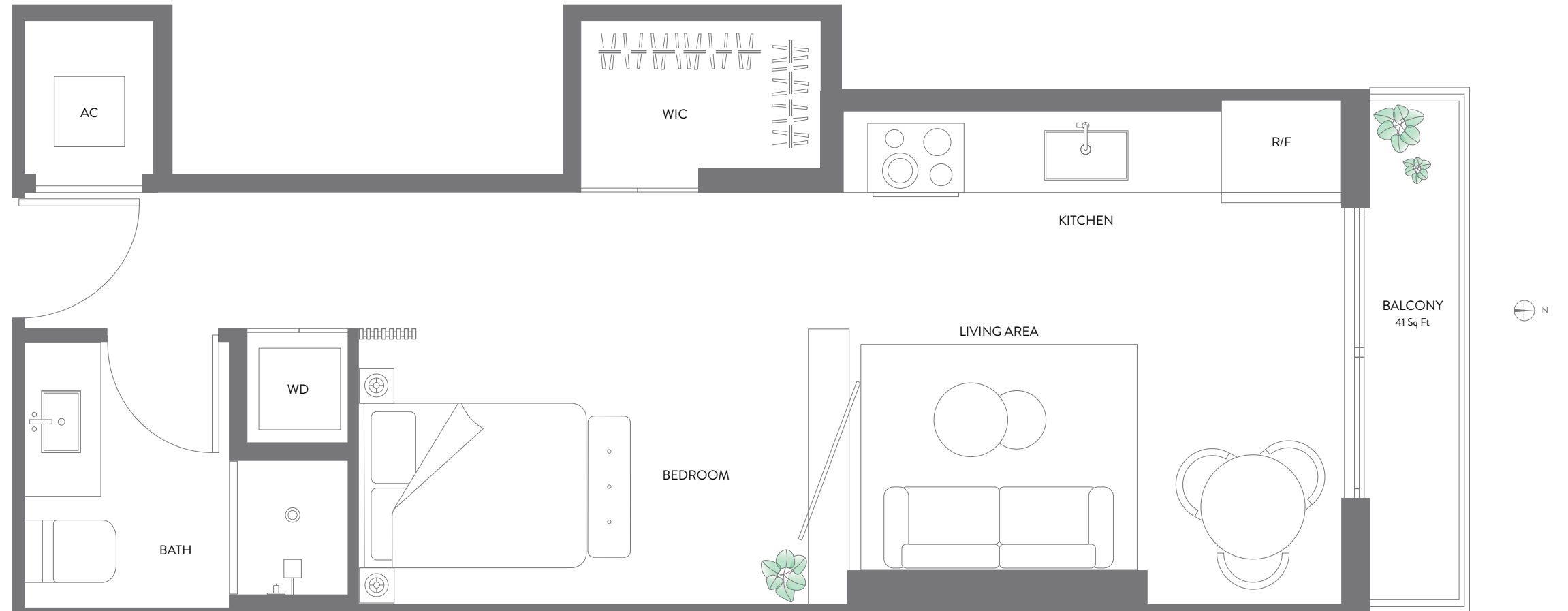
THE ELSER

HOTEL & RESIDENCES MIAMI

RESIDENCE 07

STUDIO | 1 BATH
LEVELS 14 - 47

| | | |
|-------------|-----------|----------------------|
| LIVING AREA | 494 SQ FT | 45.89 M ² |
| BALCONY | 41 SQ FT | 3.80 M ² |
| TOTAL | 535 SQ FT | 49.70 M ² |



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THE ELSER

08

RESIDENCE 08

LEVELS 14-47

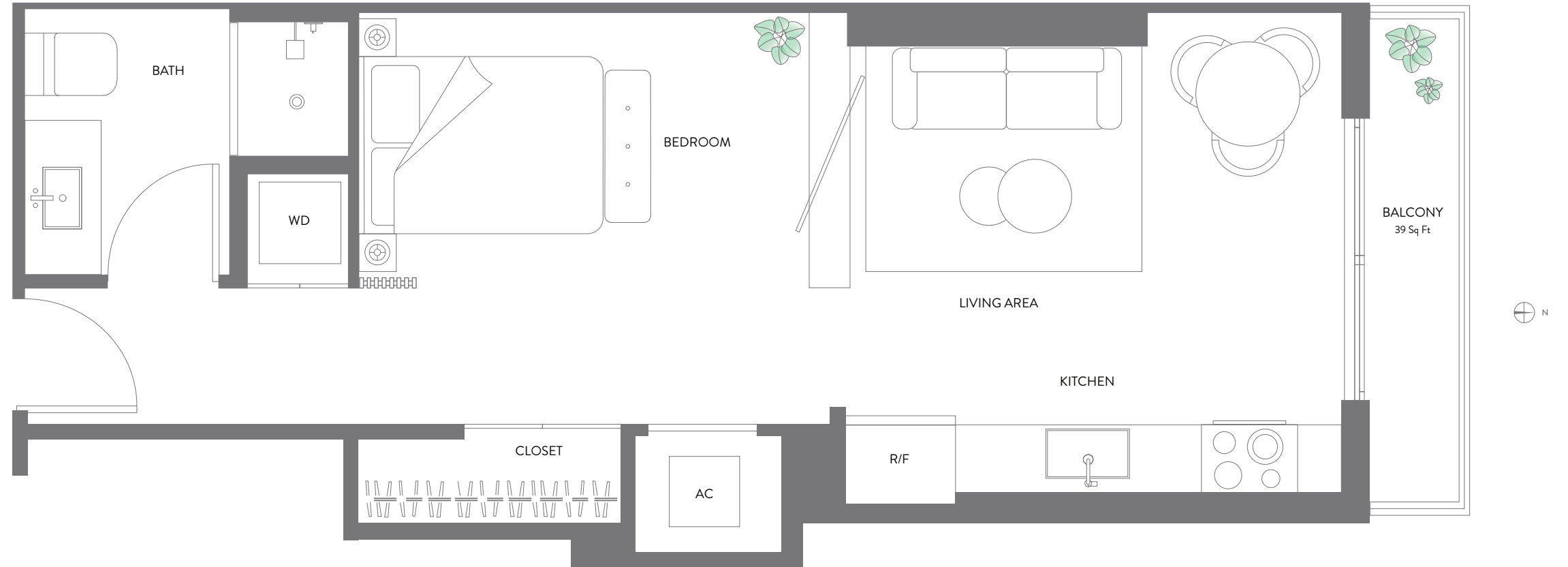
THE ELSER

HOTEL & RESIDENCES MIAMI

RESIDENCE 08

STUDIO | 1 BATH
LEVELS 14 - 47

| | | |
|-------------|-----------|----------------------|
| LIVING AREA | 485 SQ FT | 45.05 M ² |
| BALCONY | 39 SQ FT | 3.62 M ² |
| TOTAL | 524 SQ FT | 48.68 M ² |



BISCAYNE BAY

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THE ELSER

09

RESIDENCE 09

LEVELS 14-19

THE ELSER

HOTEL & RESIDENCES MIAMI

RESIDENCE 09

3 BEDROOMS | 3 BATHS
LEVELS 14 - 19

| | | |
|-------------|-------------|-----------------------|
| LIVING AREA | 1,202 SQ FT | 111.66 M ² |
| BALCONY | 227 SQ FT | 21.08 M ² |
| TOTAL | 1,429 SQ FT | 132.75 M ² |



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THE ELSER

09A

RESIDENCE 09A

LEVELS 20-47

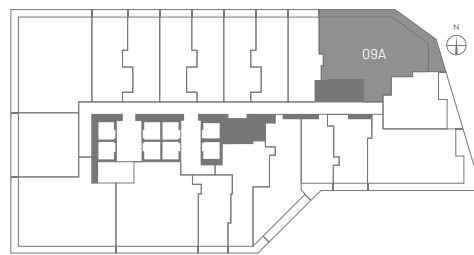
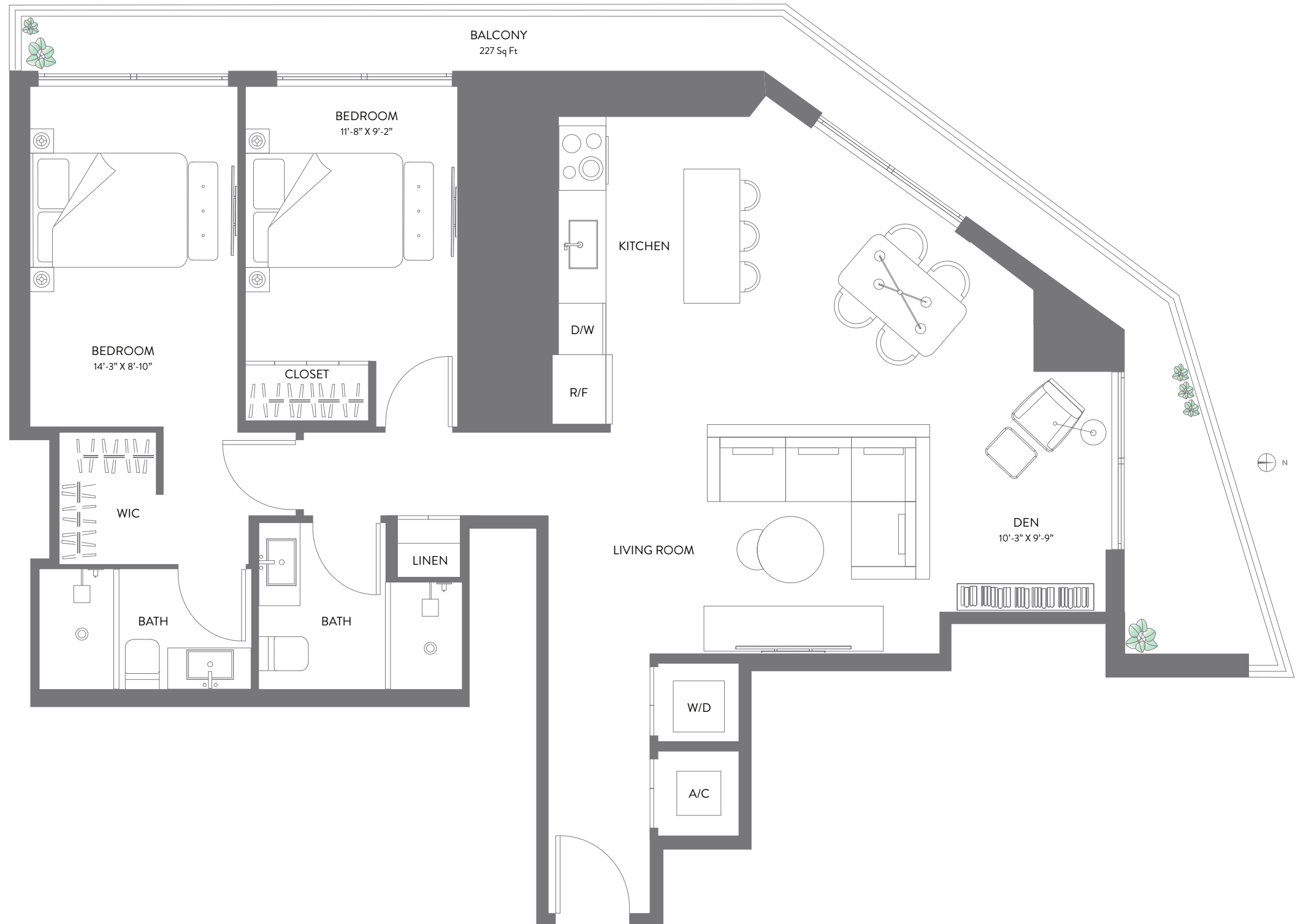
THE ELSER

HOTEL & RESIDENCES MIAMI

RESIDENCE 09A

2 BEDROOMS | 2 BATHS + DEN
LEVELS 20 - 47

| | | |
|-------------|-------------|-----------------------|
| LIVING AREA | 1,202 SQ FT | 111.66 M ² |
| BALCONY | 227 SQ FT | 21.08 M ² |
| TOTAL | 1,429 SQ FT | 132.75 M ² |



BISCAYNE BAY

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THE ELSER

10

RESIDENCE 10

LEVELS 14-47

THE ELSER

HOTEL & RESIDENCES MIAMI

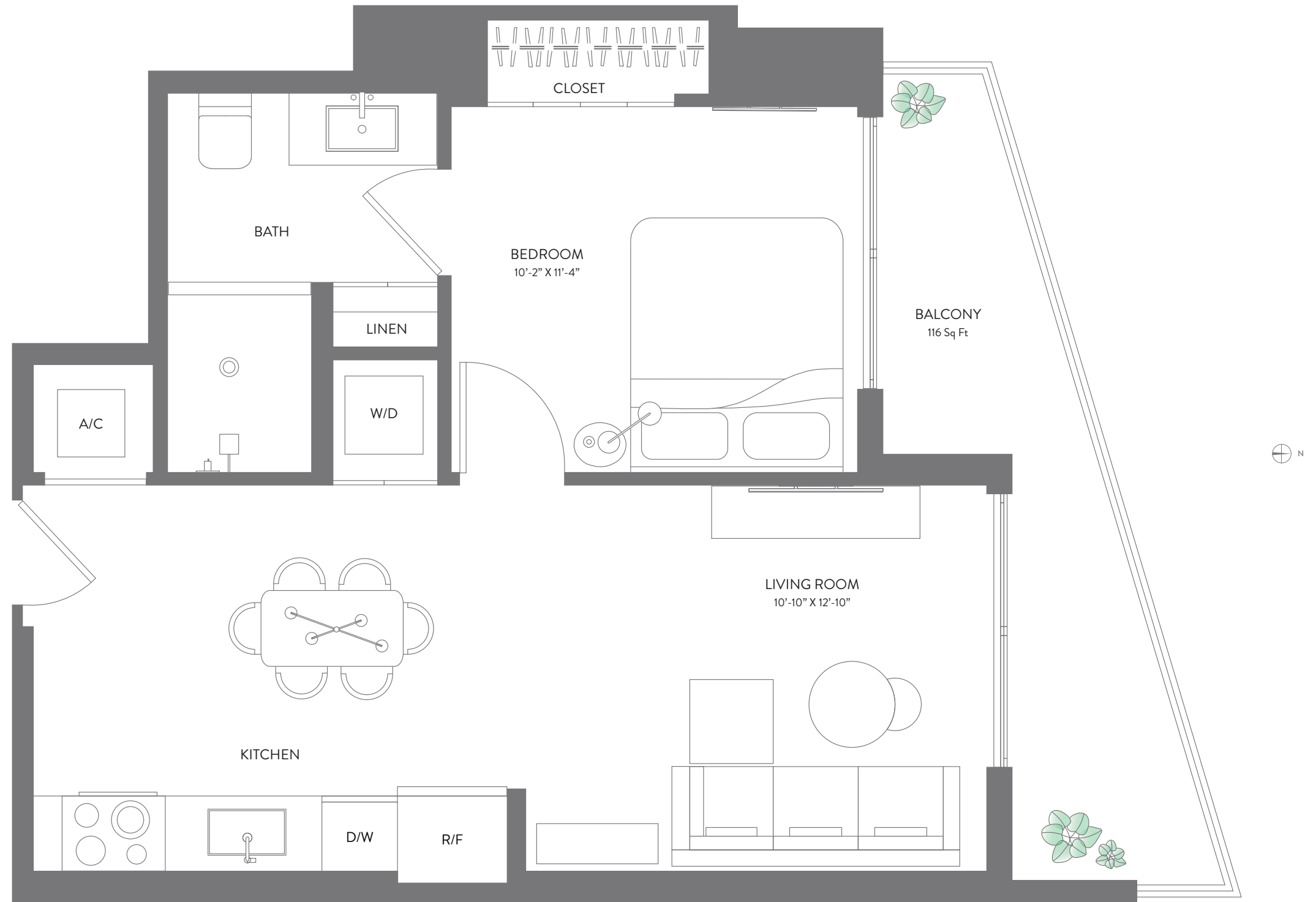
RESIDENCE 10

1 BEDROOM | 1 BATH
LEVELS 14 - 47

| | | |
|-------------|-----------|----------------------|
| LIVING AREA | 572 SQ FT | 48.49 M ² |
| BALCONY | 116 SQ FT | 10.77 M ² |
| TOTAL | 688 SQ FT | 63.91 M ² |



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THE ELSER

11

RESIDENCE 11

LEVELS 14-47

THE ELSER

HOTEL & RESIDENCES MIAMI

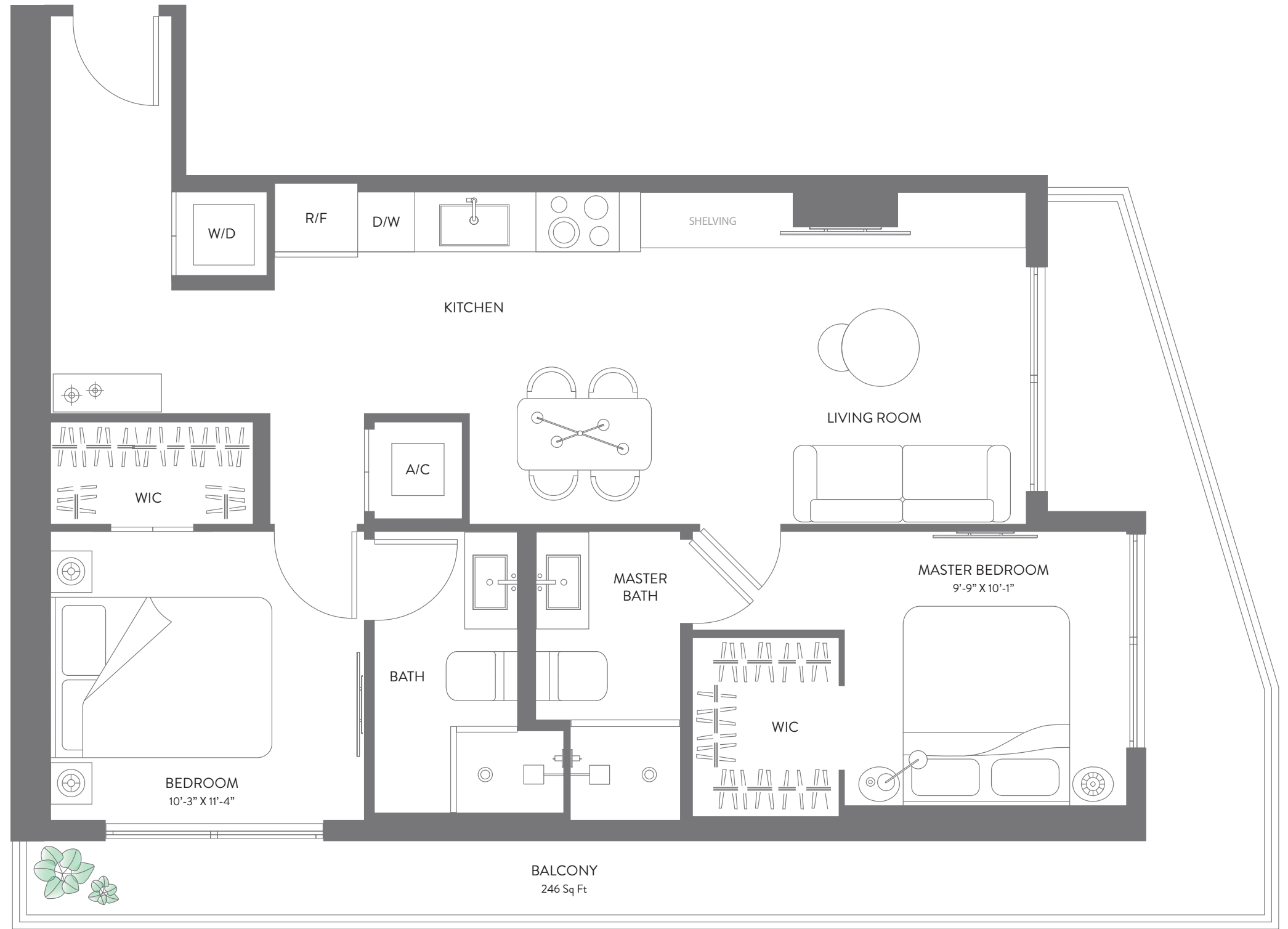
RESIDENCE 11

2 BEDROOM | 2 BATH
LEVELS 14 - 47

| | | |
|-------------|-------------|-----------------------|
| LIVING AREA | 956 SQ FT | 88.81 M ² |
| BALCONY | 246 SQ FT | 22.85 M ² |
| TOTAL | 1,202 SQ FT | 111.66 M ² |



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THE ELSER

12

RESIDENCE 12

LEVELS 14-47

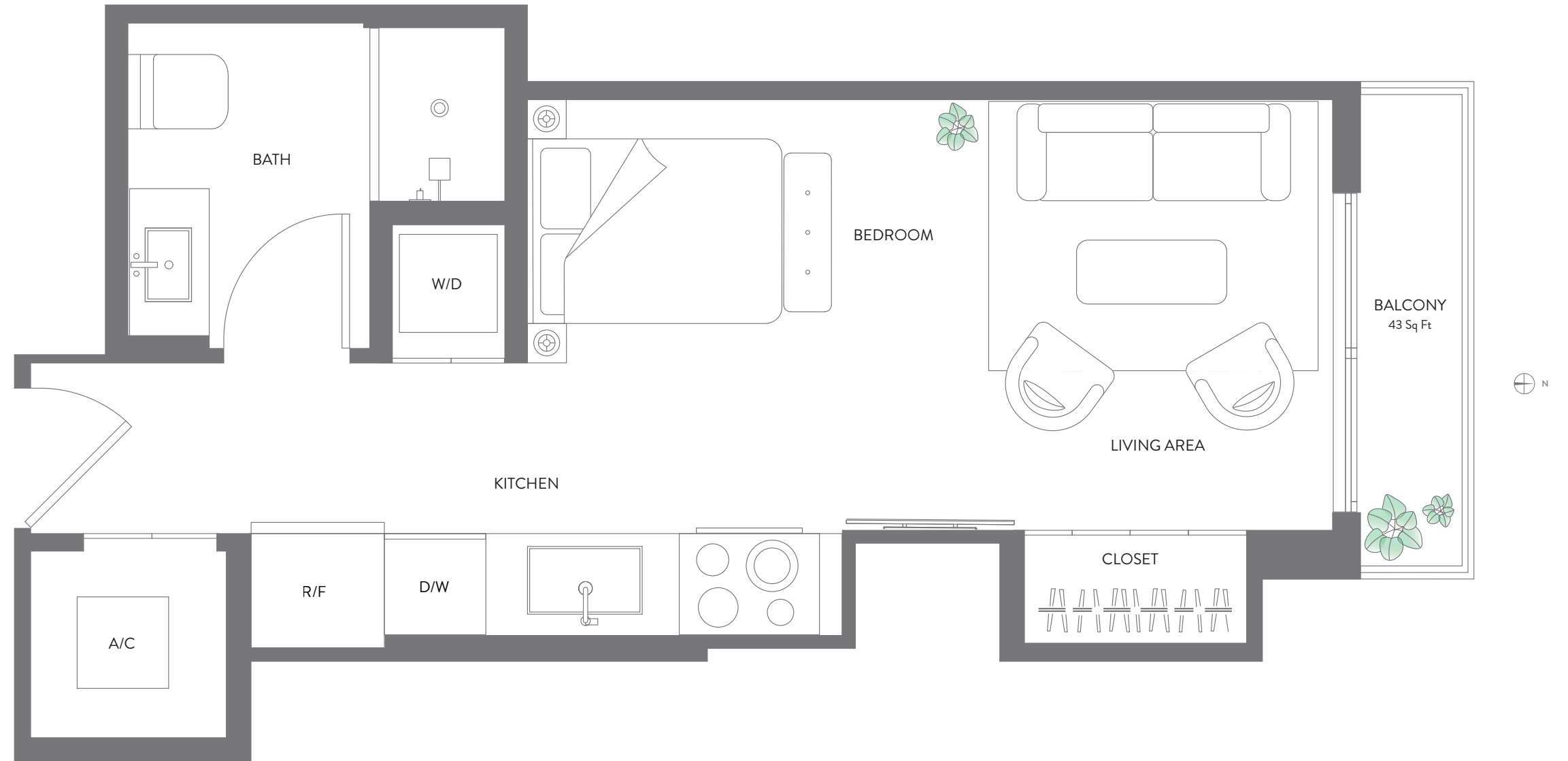
THE ELSER

HOTEL & RESIDENCES MIAMI

RESIDENCE 12

STUDIO | 1 BATH
LEVELS 14 - 47

| | | |
|-------------|-----------|----------------------|
| LIVING AREA | 429 SQ FT | 39.85 M ² |
| BALCONY | 43 SQ FT | 3.99 M ² |
| TOTAL | 472 SQ FT | 43.85 M ² |



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THE ELSER

13

RESIDENCE 13

LEVELS 14-47

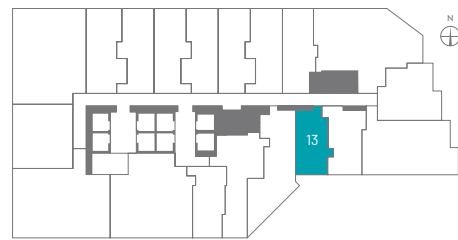
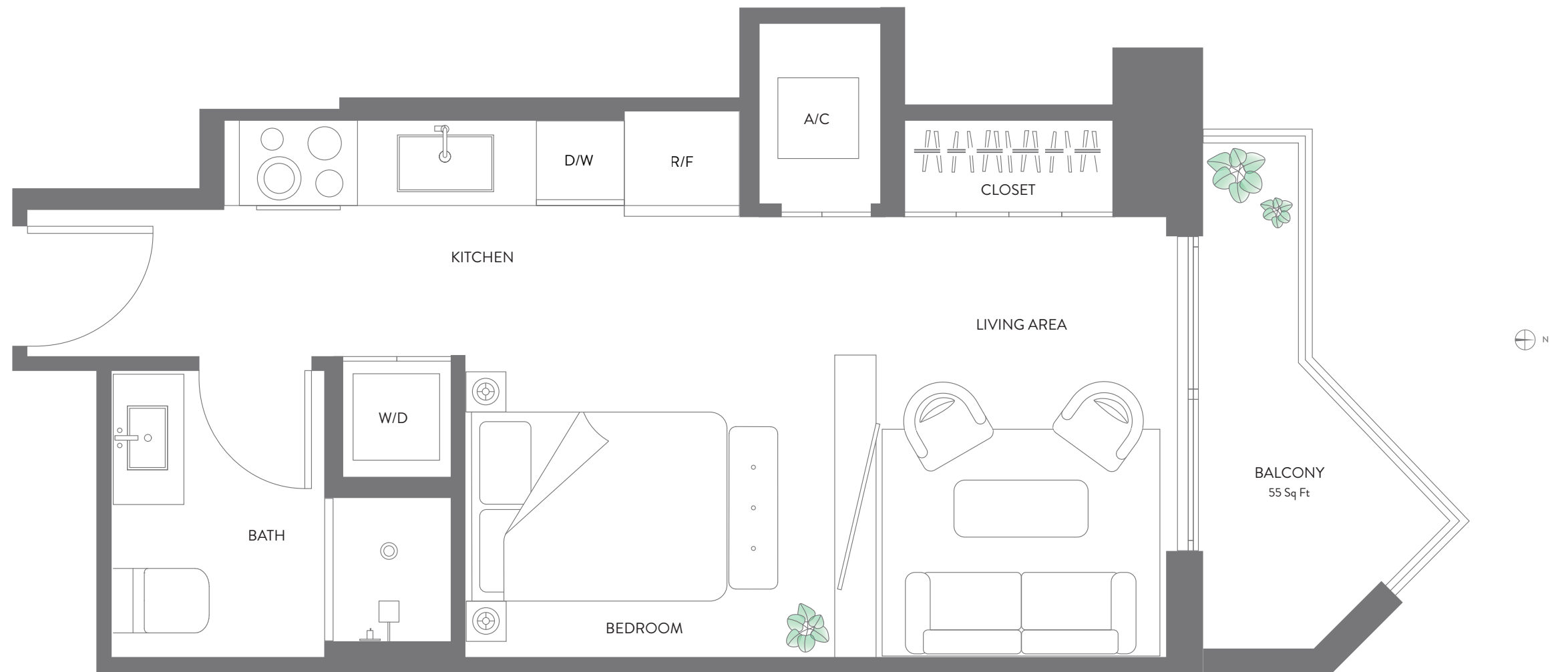
THE ELSER

HOTEL & RESIDENCES MIAMI

RESIDENCE 13

STUDIO | 1 BATH
LEVELS 14 - 47

| | | |
|-------------|-----------|----------------------|
| LIVING AREA | 404 SQ FT | 37.53 M ² |
| BALCONY | 55 SQ FT | 5.10 M ² |
| TOTAL | 459 SQ FT | 42.64 M ² |



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THE ELSER

14

RESIDENCE 14

LEVELS 14-47

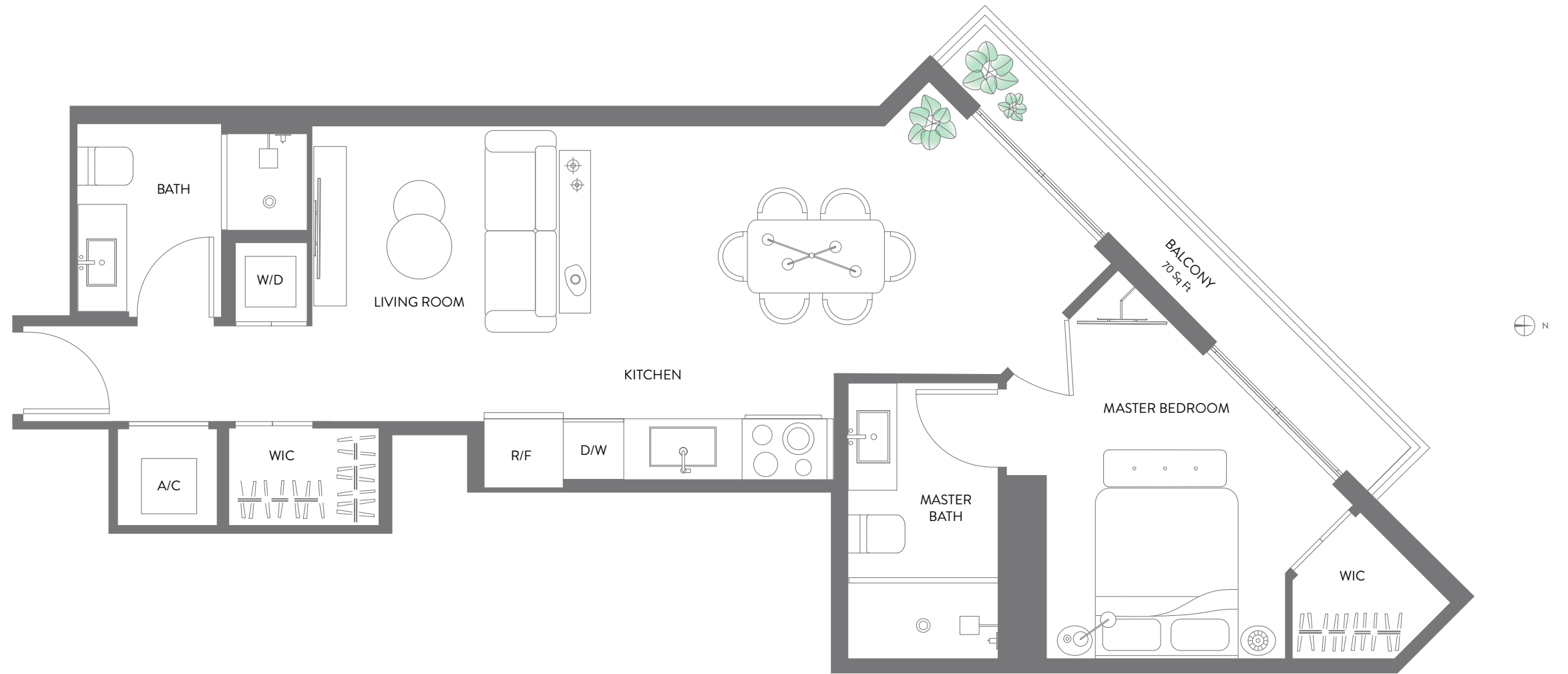
THE ELSER

HOTEL & RESIDENCES MIAMI

RESIDENCE 14

1 BEDROOM | 2 BATHS
LEVELS 14 - 47

| | | |
|-------------|-----------|-----------------------|
| LIVING AREA | 781 SQ FT | 733.09 M ² |
| BALCONY | 70 SQ FT | 6.50 M ² |
| TOTAL | 851 SQ FT | 79.06 M ² |



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THE ELSER

15

RESIDENCE 15

LEVELS 14-47

THE ELSER

HOTEL & RESIDENCES MIAMI

RESIDENCE 15

1 BEDROOM | 1 BATH
LEVELS 14 - 47

| | | |
|-------------|-----------|----------------------|
| LIVING AREA | 641 SQ FT | 59.55 M ² |
| BALCONY | 62 SQ FT | 5.75 M ² |
| TOTAL | 703 SQ FT | 65.31 M ² |



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THE ELSER

16

RESIDENCE 16

LEVELS 14-47

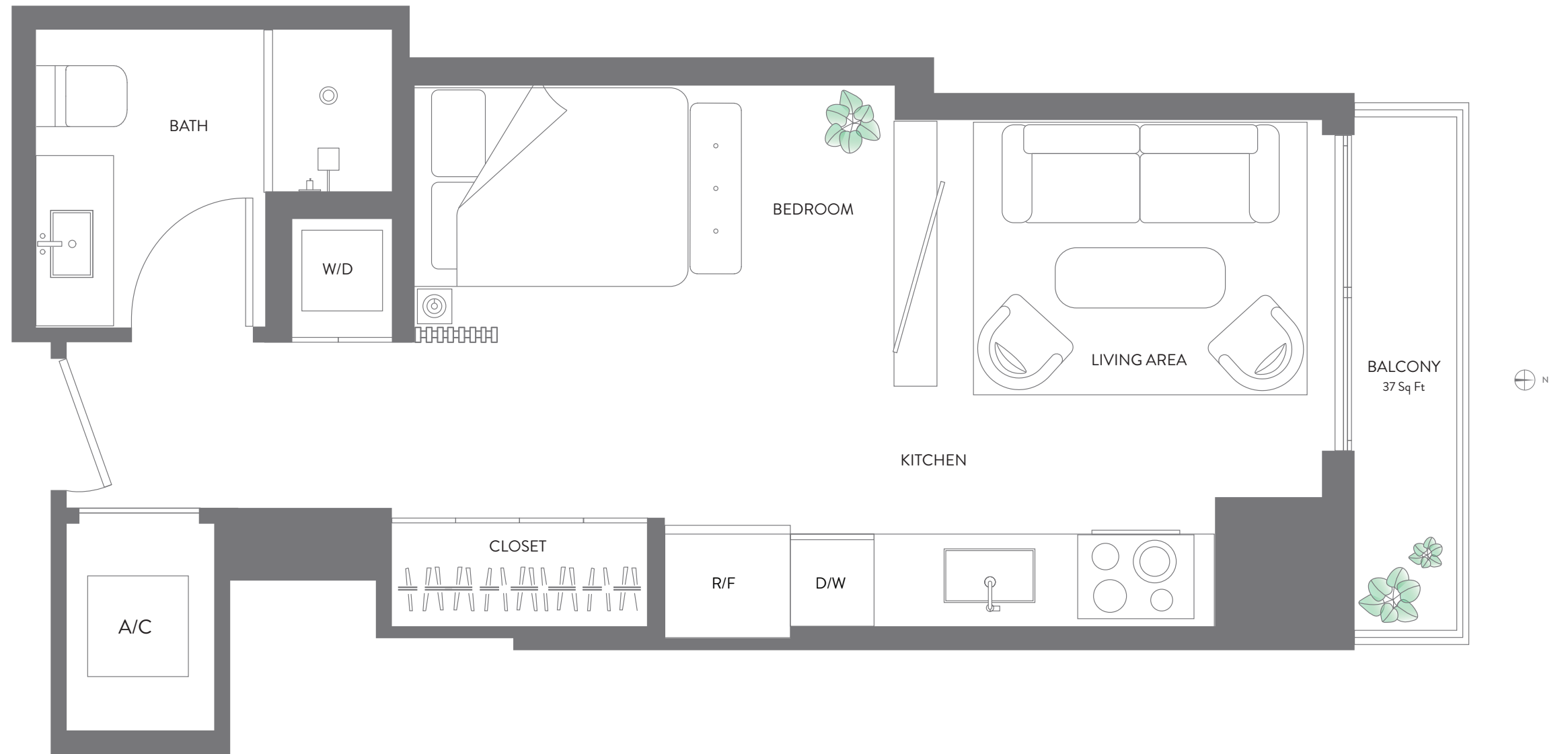
THE ELSER

HOTEL & RESIDENCES MIAMI

RESIDENCE 16

STUDIO | 1 BATH
LEVELS 14 - 47

| | | |
|-------------|-----------|----------------------|
| LIVING AREA | 418 SQ FT | 38.83 M ² |
| BALCONY | 37 SQ FT | 3.43 M ² |
| TOTAL | 455 SQ FT | 42.27 M ² |



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THE ELSER

17

RESIDENCE 17

LEVELS 14-19

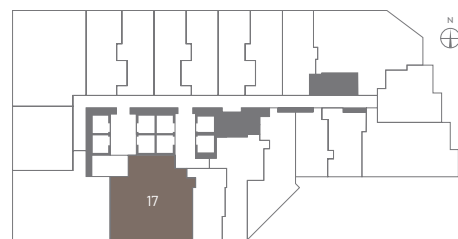
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HOTEL & RESIDENCES MIAMI

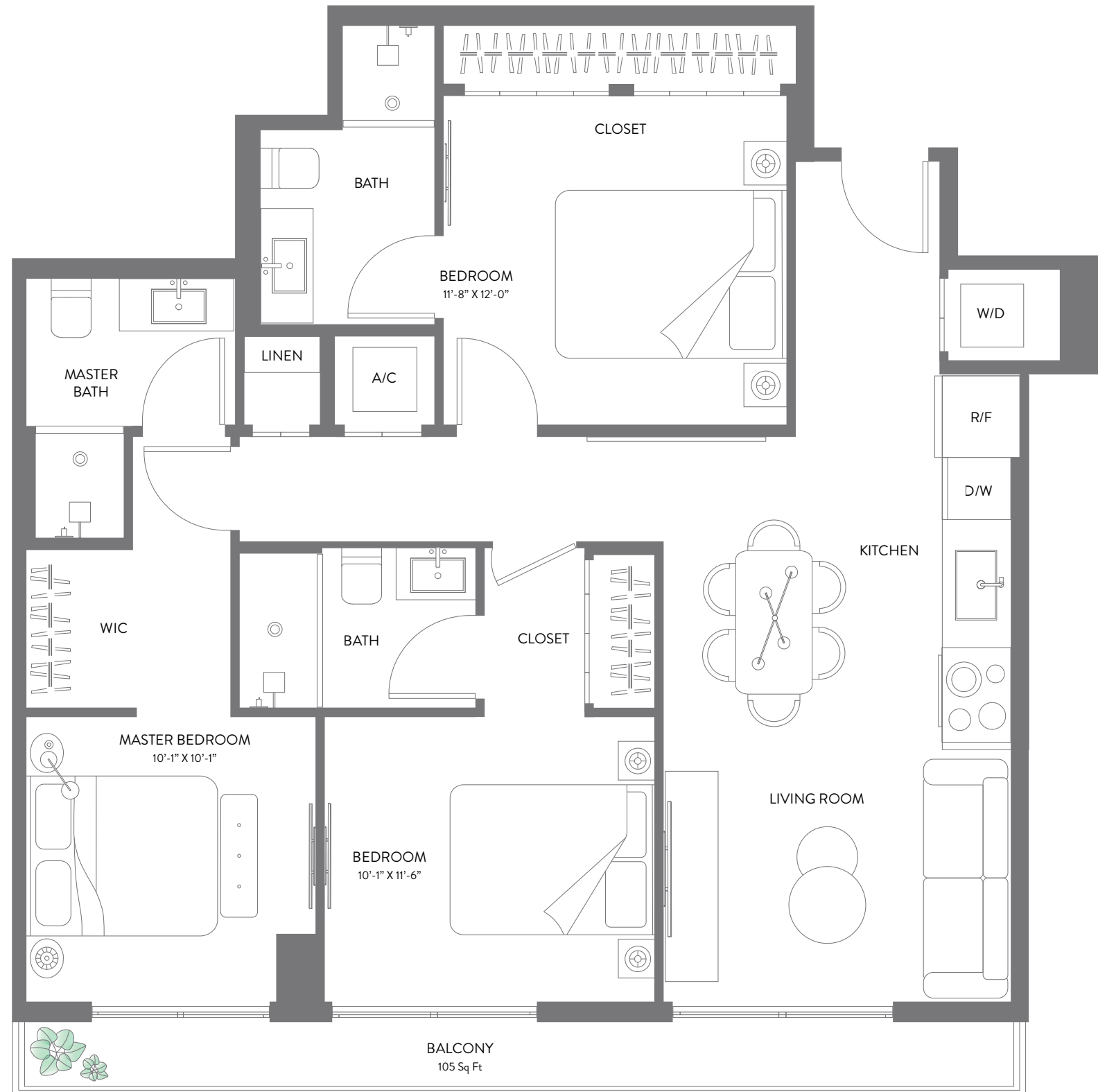
RESIDENCE 17

3 BEDROOMS | 3 BATHS
LEVELS 14 - 19

| | | |
|-------------|-------------|-----------------------|
| LIVING AREA | 1,149 SQ FT | 106.74M ² |
| BALCONY | 105 SQ FT | 9.75 M ² |
| TOTAL | 1,254 SQ FT | 116.50 M ² |



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THE ELSER

17A

RESIDENCE 17A

LEVELS 20-47

THE ELSER

HOTEL & RESIDENCES MIAMI

RESIDENCE 17A

2 BEDROOMS | 3 BATHS + DEN
LEVELS 20 - 47

| | | |
|-------------|-------------|-----------------------|
| LIVING AREA | 1,149 SQ FT | 106.74M ² |
| BALCONY | 105 SQ FT | 9.75 M ² |
| TOTAL | 1,254 SQ FT | 116.50 M ² |



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THE ELSER

18

RESIDENCE 18

LEVELS 14-47

THE ELSER

HOTEL & RESIDENCES MIAMI

RESIDENCE 18

3 BEDROOMS | 3 BATHS
LEVELS 14 - 47

| | | |
|-------------|-------------|-----------------------|
| LIVING AREA | 1,267 SQ FT | 117.70 M ² |
| BALCONY | 224 SQ FT | 20.81 M ² |
| TOTAL | 1,491 SQ FT | 138.51 M ² |



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THE ELSER

19

RESIDENCE 19

LEVELS 14-47

THE ELSER

HOTEL & RESIDENCES MIAMI

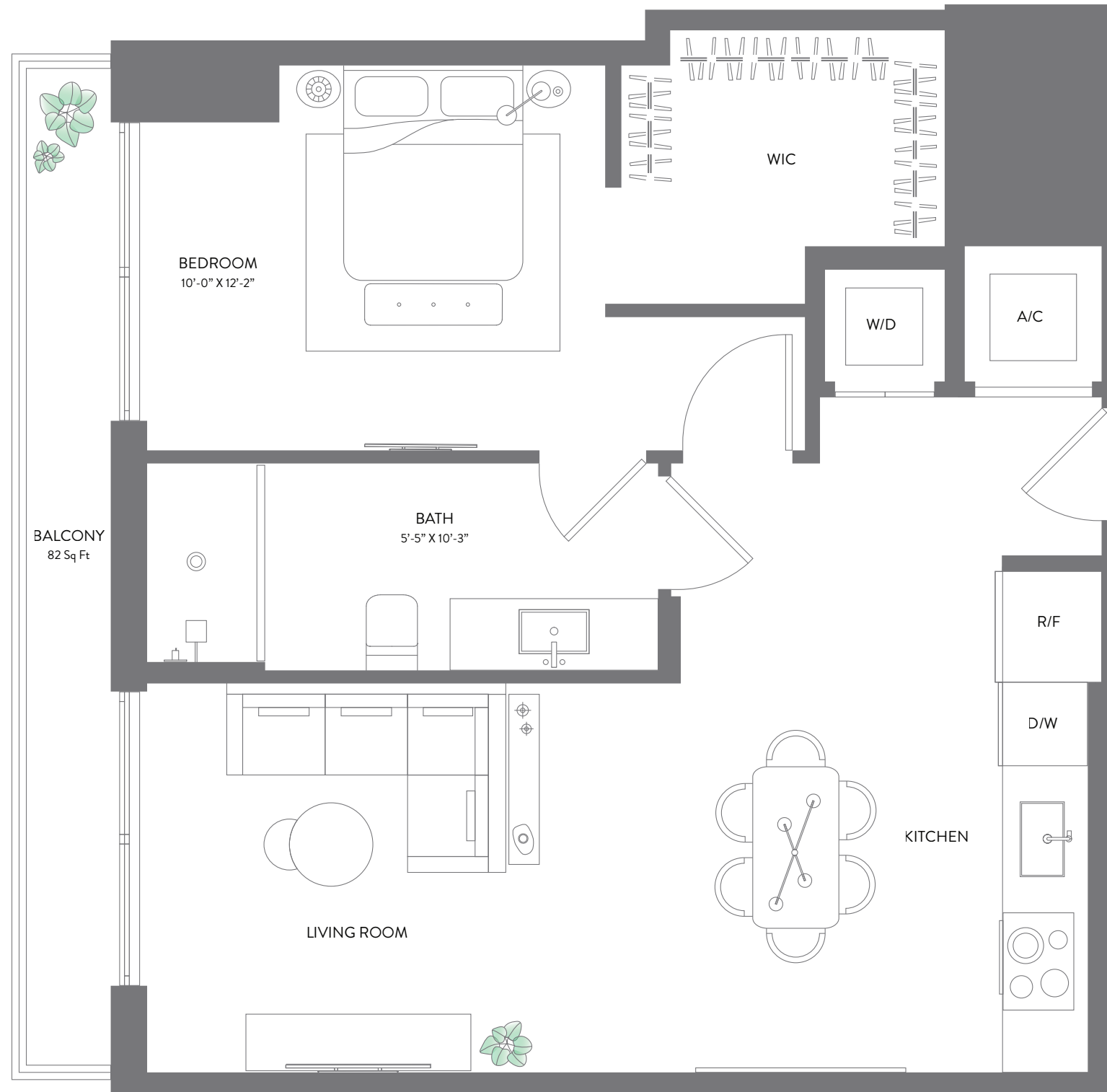
RESIDENCE 19

1 BEDROOM | 1 BATH
LEVELS 14 - 47

| | | |
|-------------|-----------|----------------------|
| LIVING AREA | 687 SQ FT | 63.82 M ² |
| BALCONY | 82 SQ FT | 7.61 M ² |
| TOTAL | 769 SQ FT | 71.44 M ² |



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