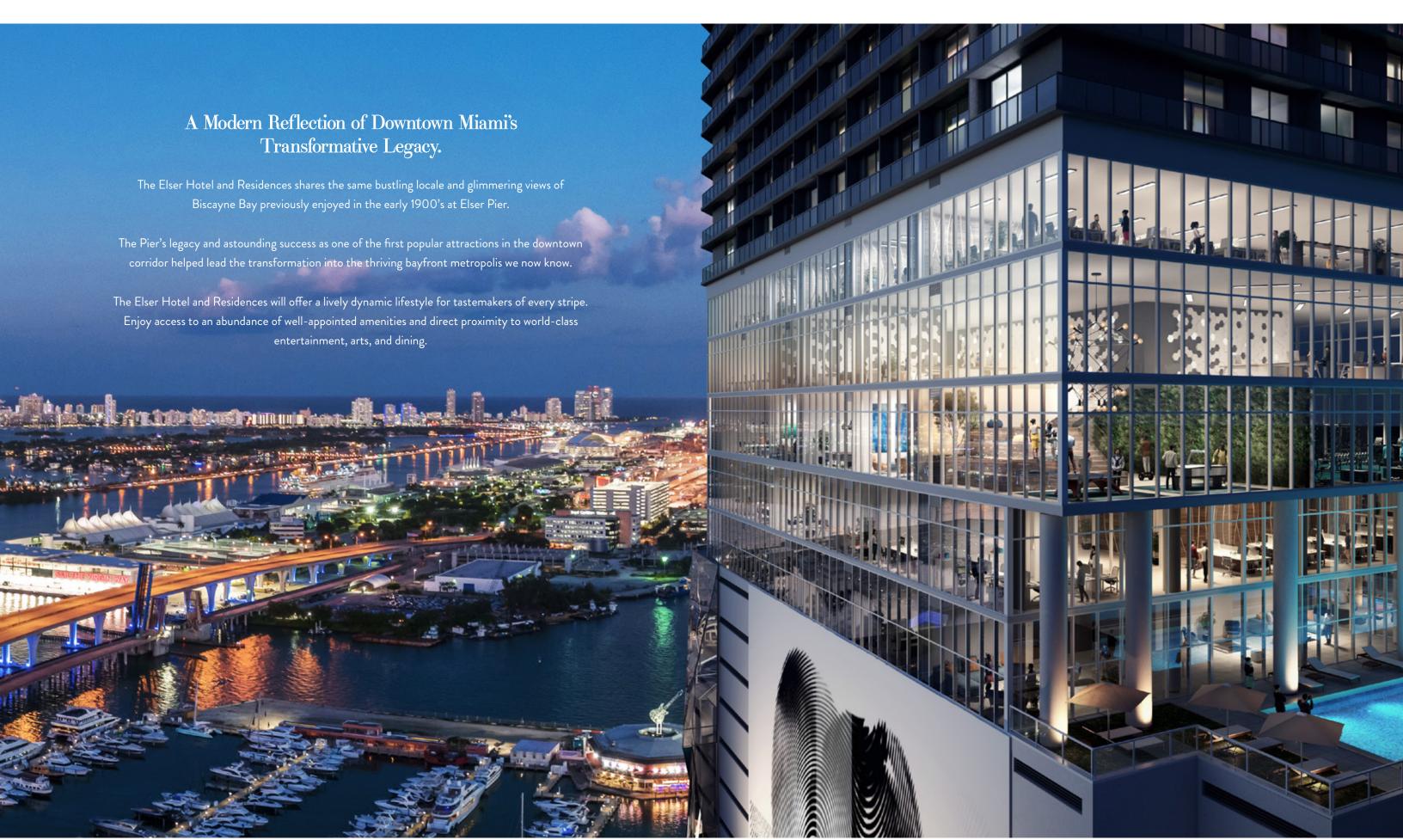
THE ELSER

HOTEL & RESIDENCES MIAMI





SEE LEGAL DISCLOSURES ON BACK COVER

VISIONARIES

PRINCIPALS

Property Markets Group (PMG) Greybrook Partners

ARCHITECT

Sieger Suarez Architects

INTERIOR ARCHITECTURE & DESIGN

Cotofana Designs

PROPERTY MANAGEMENT

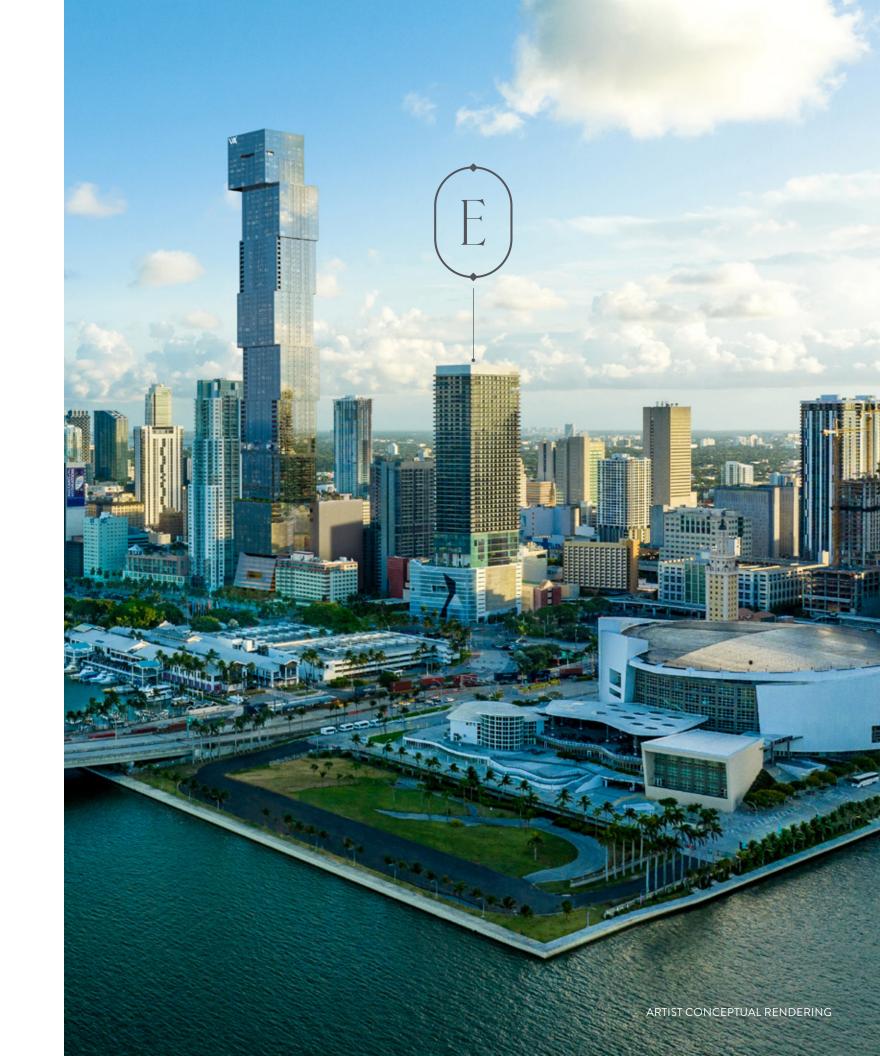
Pinnacle Property Management and Society Owners Program

SALES AND MARKETING

PMG Residential

BUILDING FEATURES

- 49-story tower located in Downtown Miami
- Designed by internationally renowned architecture firm Sieger Suarez Architects
- 646 luxury residences
- Immediate occupancy
- Approved for short term rentals
- On-site hospitality management
- Views of the Miami skyline and unobstructed views of Biscayne Bay and the Atlantic Ocean
- Modern residential lobby with 24/7 concierge
- Electric vehicle charging stations
- Latest smart building technology
- Destination controlled elevator dispatch
- Smart Package Lockers
- Custom Society Residences app, linking residents to concierge services and building amenities
- Digital key
- Guest access
- Package deliveries
- Messages from management
- Dry cleaning & laundry service lockers
- Access-controlled entry points throughout
- Valet parking



WELLNESS & FITNESS

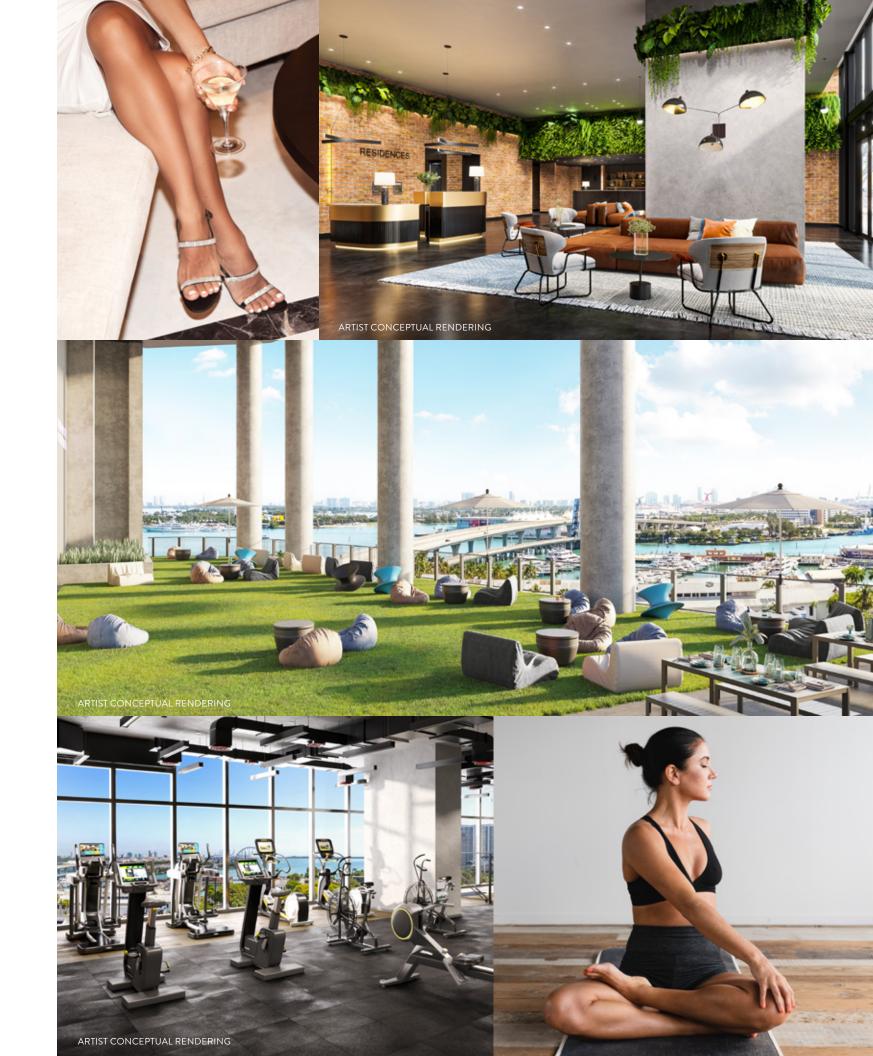
- Two-Level Modern Gym & Fitness Studio
- Fitness classes & community events
- Expansive outdoor Yoga deck
- Sauna

AMENITIES

- Lobby with Cocktail Bar and Restaurant by Jaguar Sun®
- Over 19,000 square foot double height amenity deck overlooking Downtown Miami and Biscayne Bay
- Curated art and green walls throughout all common areas
- 132 ft resort style pool with private lounge areas
- 16 ft poolside screening LED wall
- Lawn with Theater
- Sky entertainment lounge & grilling terrace featuring eight grills
- Temperature controlled oversized swim spa
- Owners Lounge with catering kitchen
- Two-level Coworking Lab featuring eleven reservable conference rooms
- Coffee Lounge by Cafe Domino[®]
- Complimentary WiFi in common areas

RESIDENCE FEATURES

- Fully-furnished studios, 1, 2 and 3-bedroom residences
- 9'2" ceiling height with floor-to-ceiling windows
- Balconies with stunning views of Biscayne Bay and the Miami city skyline
- · Porcelain wood-grain tile flooring throughout
- Built-in full-size washer and dryer (in select residences)
- Ecobee smart thermostat
- Smart keyless entry
- Pre-wired for high-speed communications, multiple telephone lines, and cable
- · Custom kitchen cabinetry by Italian design house Italkraft
- Quartz kitchen counters
- Frigidaire stainless-steel appliances including microwave, dishwasher, freestanding range oven and refrigerator
- Frameless glass-enclosed showers
- Custom Italian vanities by Italkraft
- · Modern matte black kitchen and bathroom fixtures
- Fully built-out California-style closets



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PG Greybrook

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