

# JEM

MIAMI WORLD CENTER

A NAFTALI GROUP DEVELOPMENT



## THE JEWEL OF MIAMI

An architectural masterpiece, JEM will transform the skyline while introducing an incomparable living experience to Miami. The building's sophistication, integrity, level of service, and variety of curated spaces — from the private porte-cochère to the exclusive JEM Club — are unsurpassed.

Its exclusive collection of residences, each meticulously designed, offers commanding vistas that exalt light and expansiveness. JEM's address within Miami Worldcenter establishes the neighborhood as an international focal point worthy of its prodigious name.



# **THE NEIGHBORHOOD**



MIAMI  
WORLD CENTER



Miami Worldcenter's lifestyle-driven "high-street" retail component is the centerpiece of the development's 27-acre master plan. An open-air shopping promenade runs North and South from Northeast 10th Street to Northeast 7th Street and between Northeast 1st and 2nd Avenues. A large public plaza will be surrounded by shops and restaurants, creating a central gathering place and outdoor event space.

300,000 SF

COMPLETED RETAIL CONSTRUCTION

139,000 SF

OF SIGNED RETAIL LEASES

130,000 SF

RETAIL CONSTRUCTION NEARING COMPLETION



ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

## RETAIL

- APPLE
- LULULEMON\*
- RAY-BAN\*
- SEPHORA\*
- POSMAN BOOKS
- SAVAGE X FENTY
- LULI FAMA

## ESSENTIALS & ENTERTAINMENT

- LUCID MOTORS\*
- BOWLERO
- CLUB STUDIO
- MUSEUM OF ICE CREAM
- SPORTS & SOCIAL
- THE CONTAINER STORE
- LUCKY STRIKE\*
- VIBEFACORY
- EL VECINO CIGARS & COCKTAILS\*

## DINING

- STARBUCKS
- LAUREL BRASSERIE\*
- MAPLE & ASH
- SIXTY VINES
- SERAFINA
- EARL'S KITCHEN & BAR
- VILLA ONE TEQUILA GARDENS
- EARL'S KITCHEN & BAR
- JUVIA RESTAURANT
- SWEET PARIS CRÊPERIE & CAFÉ
- ANTHONY'S COAL FIRE PIZZA
- BURGERFI

\* CURRENTLY OPEN



# MIAMI WORLD CENTER

## SPORTS & SOCIAL



SEPHORA



APPLE STORE



LAUREL BRASSERIE



LUCID MOTORS

SAVAGE FENTY





# THE NEW DOWNTOWN

## 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.

## WORLD SQUARE

The heart of Miami Worldcenter used for community gatherings, open markets and concerts.

## ENTERTAINMENT HUB

90,000 SF world class entertainment including a food hall, experience oriented activities and a Citizen M Hotel.

## WITKOFF MIXED-USE PROJECT

600,000 SF of convention space  
1,800 luxury hotel rooms.

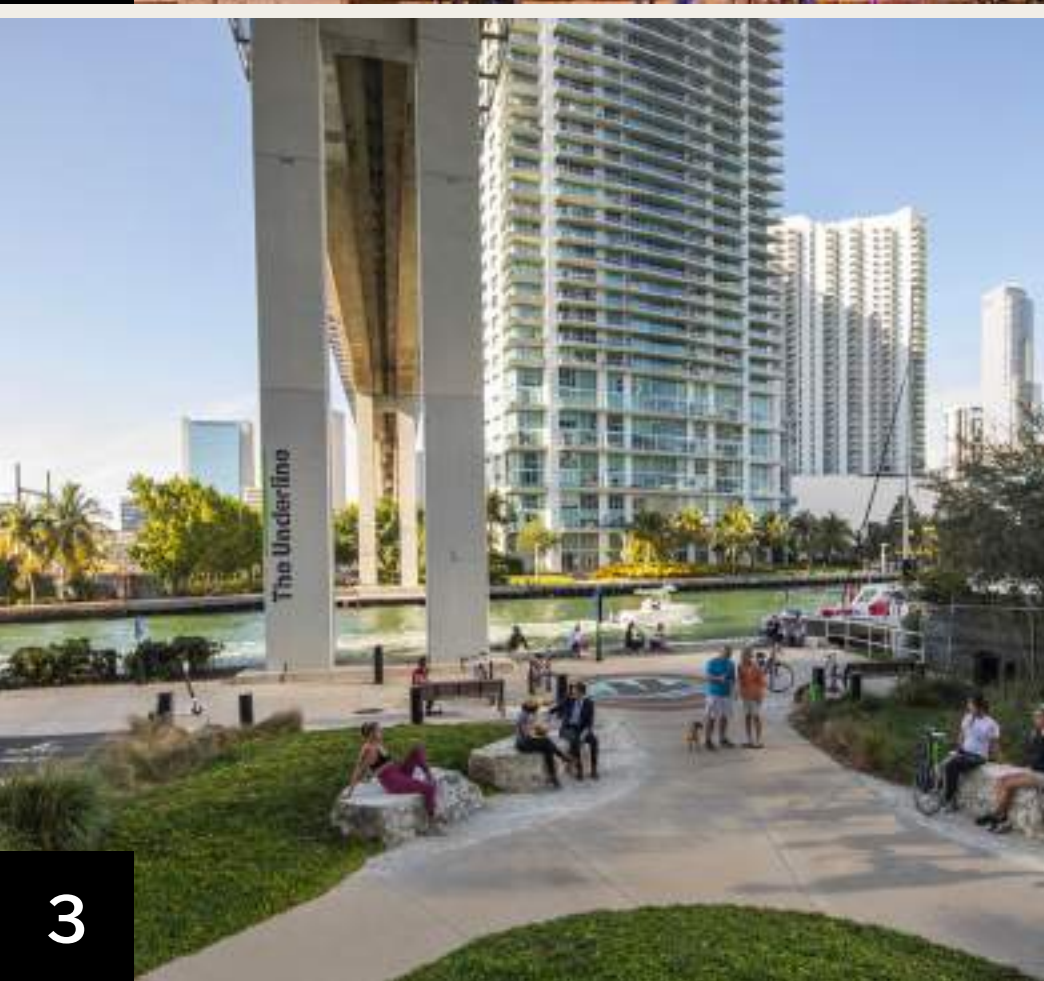
## LEGACY HOTEL & RESIDENCES

Luxury hotel and residential tower featuring 310 branded residences sitting above a 219 room hotel.

## BLUE ZONES CENTER

The first-of-its-kind 160,000 square-foot health and well-being center.





## ARTS & CULTURE

### 1. PEREZ ART MUSEUM MIAMI

Breathtaking views of 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.

**+300K ANNUAL VISITORS**

### 2. KASEYA CENTER

The Arena, home to the Miami Heat, is 20,000 seat international, versatile venue in a vibrant waterfront setting. Located in the center of booming Downtown Miami and the Entertainment District, Kaseya Center hosts 80+ non-basketball events each year. Including A-list concerts, family shows, sporting events, National Conferences, and more.

**+2M ANNUAL VISITORS**

### 3. UNDERDECK PARK

Directly underneath the forthcoming I-395 signature bridge project, the 'Underdeck' will be a new 30-acre open space that is slated to transform the former infrastructure that divided the communities of Overtown, Downtown Miami & Edgewater. Directly underneath the forthcoming I-395 signature bridge project, the 'Underdeck' will be a new 30-acre open space.

**33 ACRES**

### 4. FROST MUSEUM OF SCIENCE

One of the only institutions worldwide boasting both a state-of-the-art planetarium and cutting-edge aquarium, the 250,000-square-foot facility sits on four acres of land overlooking Biscayne Bay surrounded by Downtown Miami's dazzling skyline.

**+700K ANNUAL VISITORS**

### 5. 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'.

**+450K ANNUAL VISITORS**

# THE CITY OF THE FUTURE

1. **BRIGHTLINE** - With Metrorail, Metromover & Tri-rail access, Brightline high-speed rail service is designed to connect South Florida to Central Florida while taking cars off the road and offering millions of travelers an eco-friendly way to move.

**10M PROJECTED VISITORS**

2. **METRORAIL** - Florida's rapid transit metro system is currently composed of two lines of 23 stations on 24.4 miles of track. Metrorail serves the urban core of Miami, connecting the urban centers of Miami International Airport, the Civic Center, Downtown Miami, and Brickell with northern developed neighborhoods.

**2.5M ANNUAL RIDERS**

3. **METROMOVER** - A free people mover service that operates seven days a week in the downtown Miami and Brickell area. Major destinations include the Kaseya Center, home of the Miami HEAT, Bayside Marketplace, and Miami Dade College.

**3 STOPS AT MWC**

4. **MIAMI BAYLINK** - With 10 Million riders annually Miami Baylink will provide greater connectivity between Downtown Miami and the City of Miami Beach attractions.

**2029 EXPECTED COMPLETION**

5. **MIAMI INTERNATIONAL AIRPORT**

America's 3rd busiest airport with 45 Million passengers annually.

**5 MILES WEST OF MWC**

6. **PORT MIAMI**

The world's leading cruise port with 10 Million projected visitors.

**6.5M ANNUAL CRUISE PASSENGERS**





## GREEN SPACES MIAMI OASIS



Beyond JEM's extraordinary outdoor amenities, in addition to the world's best beaches, Miami boasts an abundance of parks, gardens, lawns, golf courses, tennis courts, and walking paths. The project will also create a new 33-acre park located beneath the Signature Bridge, just 1.4 miles away, running from Overtown to Biscayne Bay, called The Underdeck.



## ART, CULTURE + ENTERTAINMENT

- 1 Perez Art Museum Miami
- 2 Patricia + Philip Frost Museum of Science
- 3 Kaseya Center
- 4 Adrienne Arsht Center for the Performing Arts
- 5 Skyviews Miami Observation Wheel
- 6 Museum of Ice Cream\*
- 7 Bowlero\*
- 8 Jungle Island
- 9 Inter Miami CF Freedom Park (5 miles from JEM)
- 10 Wynwood Walls (1.5 miles from JEM)
- 11 Lucky Strike Miami

## SHOPPING

- 12 Miami Worldcenter
- 13 Lululemon
- 14 Sephora
- 15 Ray-Ban
- 16 Lucid Motors
- 17 Brickell City Center
- 18 Bayside Marketplace
- 19 Miami Design District
- 20 Apple Store\*
- 21 Free People\*
- 22 Mary Brickell Village

## DINING

- 23 Brasserie Laurel
- 24 El Vecino
- 25 Joia Beach
- 26 Il Gabbiano
- 27 11th Street Pizza
- 28 Verde
- 29 All day Cafe
- 30 Zuma
- 31 Niu Kitchen
- 32 Hell's Kitchen
- 33 Julia and Henry
- 34 Sports & Social\*
- 35 Maple & Ash\*
- 36 Etta\*
- 37 Earl's Kitchen\*
- 38 Jaguar Sun
- 39 Sixty Vines\*
- 40 Villa One Tequila Gardens\*
- 41 Sweet Paris Crêperie & Café\*

## PARKS + LEISURE

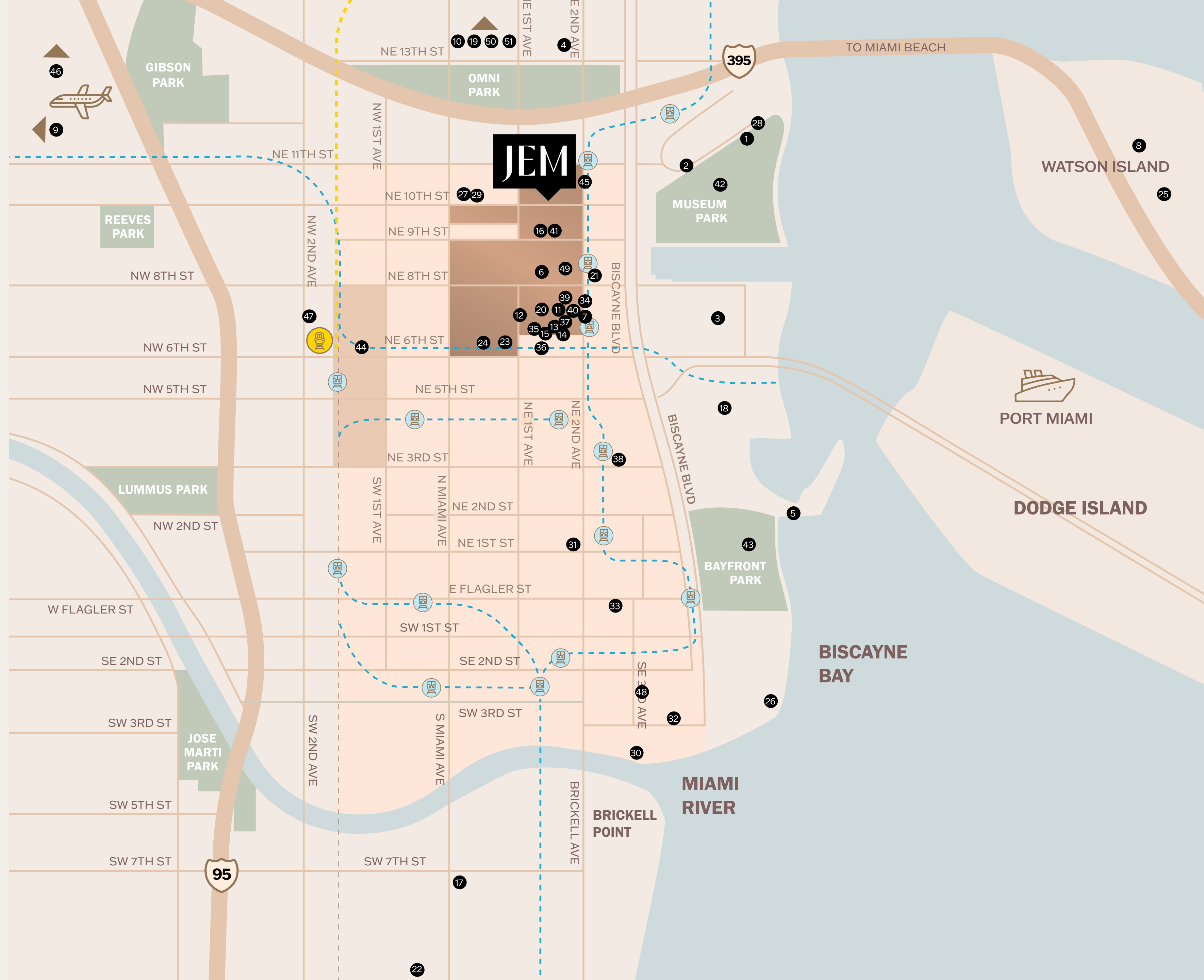
- 42 Museum Park/Maurice A Ferre Park
- 43 Bayfront Park

## TRANSPORTATION

- 44 Miami Central - Brightline
- 45 Miami Metromover
- 46 Miami International Airport (5 miles from JEM)

## ESSENTIALS

- 47 Publix
- 48 Whole Foods
- 49 Club Studio
- 50 Trader Joe's (3.4 miles from JEM)
- 51 Target (2.2 miles from JEM)



# **THE VISIONARY TEAM**



THE PLAZA HOTEL

Naftali Group is a privately-owned global real estate development and investment firm.

Headquartered in New York City, Naftali Group is a privately owned global real estate development and investment brand known for its portfolio of the most notable residential addresses. Founded and led by Miki Naftali, a renowned visionary in the industry, the firm is highly specialized in identifying and acquiring undervalued properties in prime geographical areas with strong growth potential.

---

YEARS IN  
BUSINESS

33+

PROJECTS  
COMPLETED

40+

TOTAL  
VALUE

\$15B+



200 EAST 83RD



THE SHEPHARD



THE PLAZA HOTEL



THE BELLEMONT



THE BENSON



THE BENSON



200 EAST 83RD





# PORTFOLIO

## NEW YORK

1. 201 EAST 23RD STREET
2. 255 EAST 77TH STREET
3. 211 WEST 84TH STREET
4. 464-490 KENT AVENUE
5. THE BELLEMONT | 1165 MADISON AVE
6. 200 EAST 83RD STREET
7. THE BENSON | 1045 MADISON AVE
8. THE SHEPHARD | 275 WEST 10TH STREET
9. 221 WEST 77TH STREET
10. 210 WEST 77TH STREET
11. THE SEYMOUR | 261 WEST 25TH STREET
12. 234 EAST 23RD STREET
13. 182 WEST 82ND STREET
14. 33 BEEKMAN STREET
15. THE ARTHUR | 245 WEST 25TH STREET
16. LANDMARK PARK SLOPE  
267 6TH STREET
17. THE BERGEN | 361 BERGEN STREET
18. 200 FRANKLIN STREET
19. 64, 66, 68 MASPETH AVENUE
20. 65 MASPETH AVENUE
21. 484 HUMBOLDT STREET
22. THE PLAZA HOTEL |  
ONE CENTRAL PARK SOUTH
23. THE O'NEILL | 655 SIXTH AVENUE
24. 250 WEST STREET
25. THE LINK | 310 WEST 52ND STREET
26. 49 EAST 21ST STREET
27. GRAND MADISON | 225 FIFTH AVENUE
28. ONE MADISON AVENUE
29. 21 ASTOR PLACE
30. 151 WEST 27TH STREET
31. 224 WEST 18TH STREET
32. 426 WEST 58TH STREET

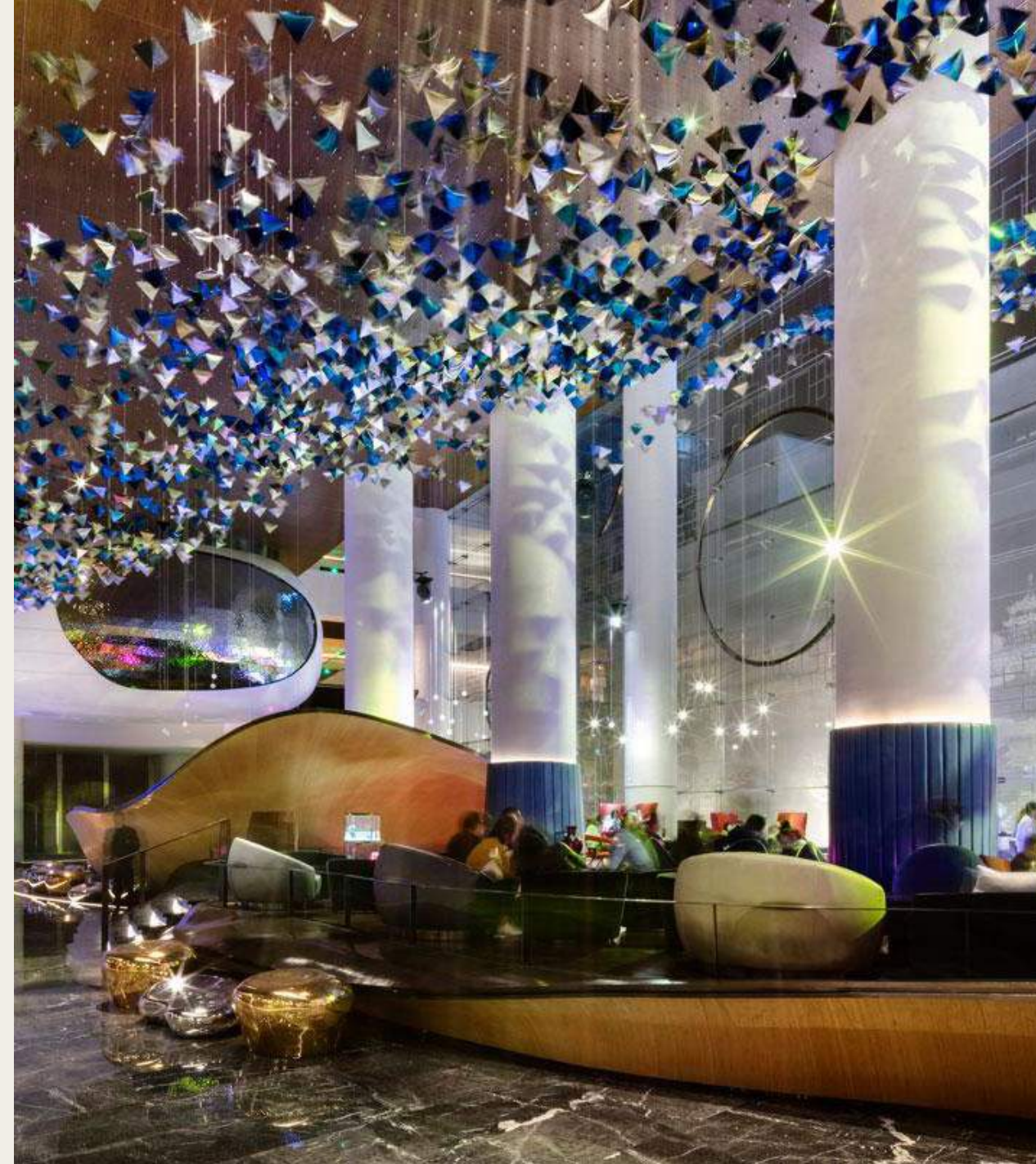
## OTHER

- 201 N FEDERAL HWY, FORT LAUDERDALE, FL  
MIAMI WORLDCENTER | 1016 NE 2ND AVENUE, MIAMI, FL  
THE CARLYLE | 10776 WILSHIRE BOULEVARD, LOS ANGELES, CA  
FUTURA | LEONIE HILL ROAD, SINGAPORE  
SOUTH BEACH | 38 SOUTH BEACH ROAD, SINGAPORE

A major presence on the international stage, Arquitectonica has made its mark globally with projects in 59 countries on five continents.

From its inception in 1977, the firm received almost instant attention and acclaim from critics and the public alike, due to a bold modernism that was immediately identified with a renaissance in Miami's urban landscape. Led by Principals Bernardo Fort-Brescia and Laurinda Spear, Arquitectonica continues to push the limits of design with its innovative use of materials, geometry, pattern and color to introduce a new brand of humanistic modern design to the world.





Based in downtown New York with satellite offices in Los Angeles and Madrid, Rockwell Group creates extraordinary experiences and construct remarkable environments across the globe.



Rockwell Group is an interdisciplinary architecture and design firm that emphasizes invention and thought leadership in every project. Founded by David Rockwell, FAIA, the 300-person firm merges performance and architecture to create extraordinary experiences and built environments, including restaurants and hotels, cultural institutions, transportation hubs, and Broadway sets, across the globe.



From the beginning, EDSA set forth to transform the paradigm of landscape architecture and encourage collaboration among all design disciplines.

EDSA is a planning, landscape architecture, and urban design firm based in Fort Lauderdale. Dedicated to the proper use of land resources, the firm's global experience pays tribute to the creation of innovative and inspiring environments. Working with nature to achieve results with enduring appeal, EDSA designs outdoor spaces that are timeless, never forced—and established relationships that strengthen these concepts for future generations.



# **THE JEM**



## MIAMI'S GREATEST TREASURE

Introducing a new project, a collection of luxury private residences by Naftali Group. The premier address in Miami Worldcenter, it's the city's most desirable neighborhood. Only one block from the bay and just moments from the city's cultural core. Designed with meticulous attention to detail, the finest finishings, and an abundance of thoughtfully curated spaces, this projects' private homes set a new standard for quality of life and craftsmanship in Miami.

**STUDIO, 1, 2 AND 3 BEDROOMS**

259  
RESIDENCES

43-65  
FLOORS

## AMENITIES & SERVICES

24-hour attended lobby with a bespoke reception desk, expansive lounge area with a fireplace, custom sculpted artwork, lighting, intricate wall, ceiling and floor detailing.

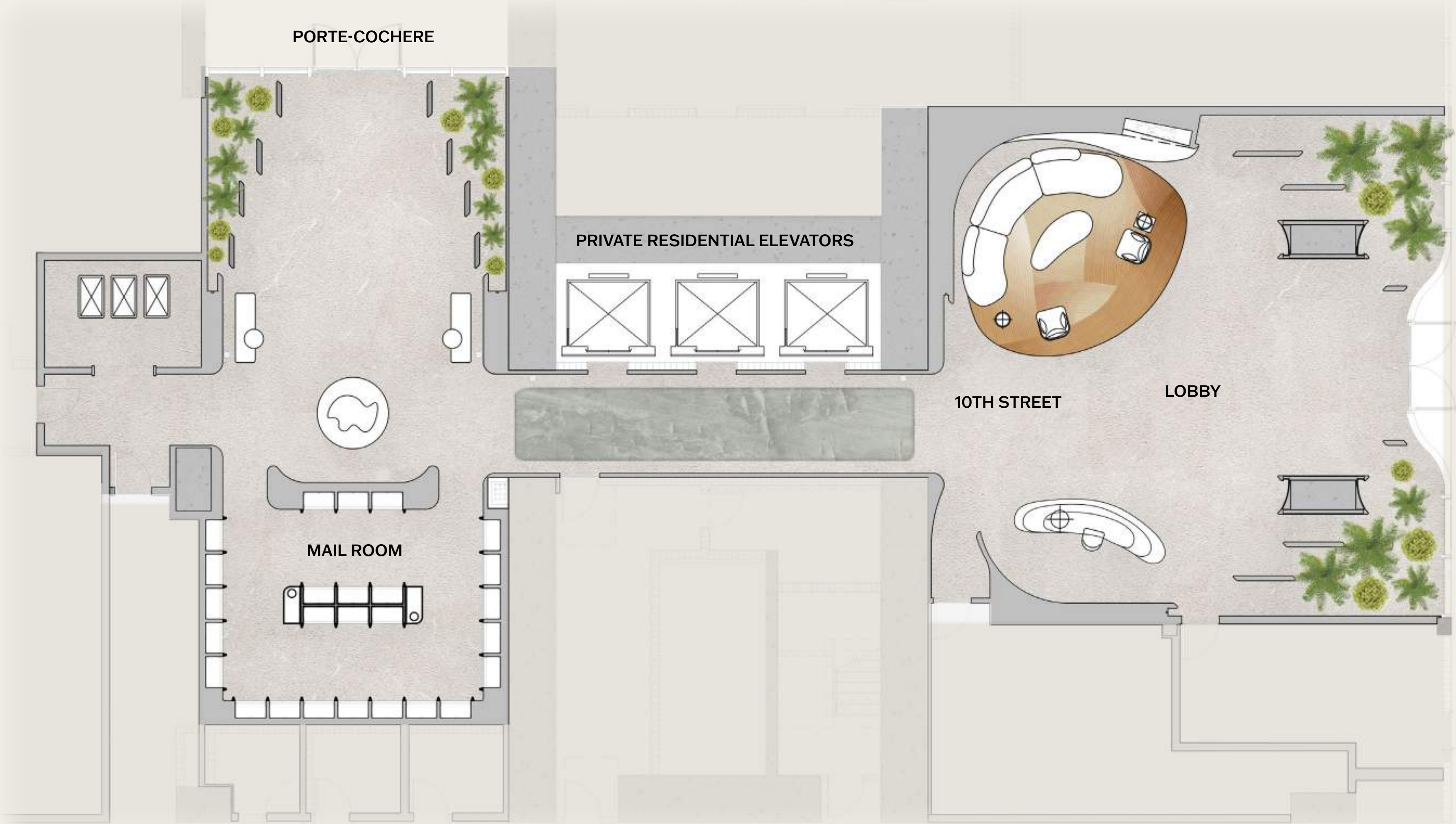
Grand porte-cochère offering 24-hour valet service appointed with abundant foliage, a sculptural centerpiece, and millwork details.

Private residential only porte-cochère entrance and valet on 2nd level.

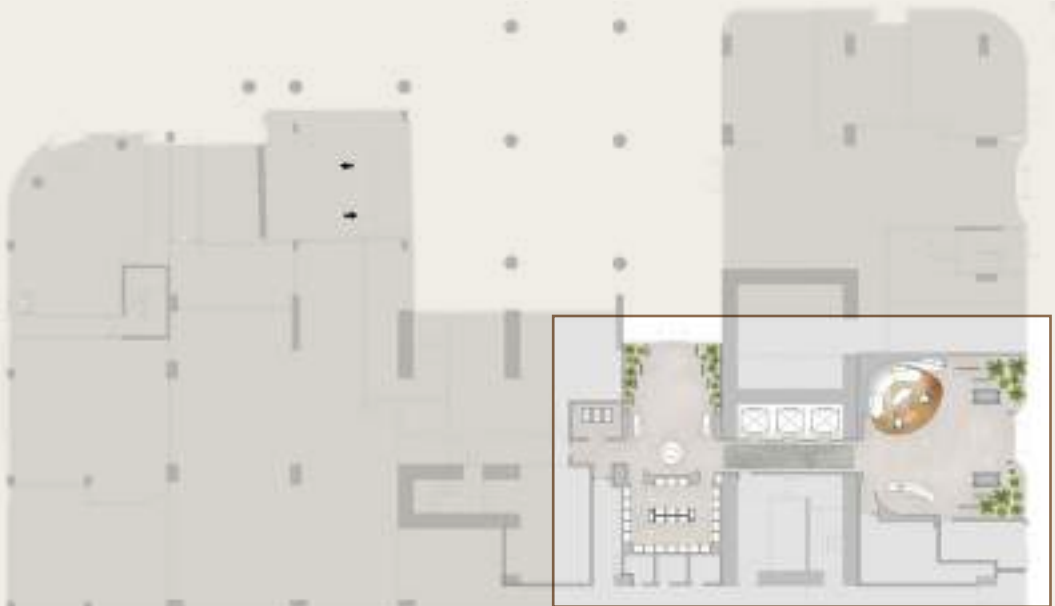
JEM Club—a masterfully curated indoor/outdoor amenity collection occupies the 50th floor of the building.



# LOBBY LEVEL KEYPLATE



10TH STREET  
▶







PORTE-COCHÈRE ENTRANCE

ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.



RESIDENTIAL LOBBY

ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

# JEM CLUB 50<sup>TH</sup> LEVEL

- |                           |   |                                     |
|---------------------------|---|-------------------------------------|
| 1. RESORT-STYLE POOL      | 10. PRIVATE PHONE BOOTH                         | 18. STATE-OF-THE-ART FITNESS CENTER |
| 2. JACUZZI                | 11. PODCAST ROOM                                | 19. YOGA STUDIO                     |
| 3. SUNKEN LOUNGE SEATING  | 12. SPA LOBBY                                   | 20. YOGA PATIO                      |
| 4. SUMMER KITCHEN         | 13. DRY SAUNA                                   | 21. COLD PLUNGE POOL                |
| 5. SKY LOUNGE             | 14. PINK HIMALAYAN SALT ROOM                    | 22. BOXING ARENA                    |
| 6. PRIVATE DINING         | 15. STEAM ROOM                                  |                                     |
| 7. GAME LOUNGE            | 16. HIS/HERS CHANGING ROOMS<br>AND LOCKER ROOMS |                                     |
| 8. SPIRITS TASTING LOUNGE | 17. PRIVATE TREATMENT ROOM                      |                                     |
| 9. CO-WORKING LOUNGE      |   |                                     |



10TH STREET

# OUTDOOR ENTERTAINMENT

- Resort style pool with cabanas, floating daybeds, and a signature sculpture.
- Jacuzzi zone with lounge seating and an outdoor tropical shower.
- Alfresco lounge with lush tropical landscaping, water details, and a variety of seating areas.
- Sunken lounge seating area surrounded by reflection pools.
- Summer Kitchen outdoor dining area, providing an oasis for al fresco dining





JEM CLUB RESORT-STYLE POOL

ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.



JEM CLUB RESORT-STYLE POOL

ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.



JEM CLUB RESORT-STYLE POOL

ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.



OASIS GARDEN

ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.





JACUZZI

ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.



POOL LOUNGE SEATING

ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

# ENTERTAINMENT

- Indoor Sky Lounge with a feature fireplace, custom stone bar, and intimate seating areas
- Glass-enclosed private dining room with a wet bar featuring direct access to the outdoor amenity deck
- Game room and entertainment lounge with custom millwork and billiards table, a large-format television, lounge seating, and direct outdoor access
- Spirits tasting room with amber glass shelving and bronze decanter racks





INDOOR SKY LOUNGE

ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.



PRIVATE DINING ROOM

ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.



GAME ROOM AND ENTERTAINMENT LOUNGE



SPIRITS TASTING ROOM

ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

# OFFICES

- Co-working lounge with individual and group seating areas
- Private phone booths and a podcast room





CO-WORKING LOUNGE

ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.



# HEALTH & WELLNESS

- Fitness center with a private training/yoga studio and state-of-the-art equipment
- Outdoor fitness area with a boxing arena and strength training opportunities
- Yoga patio with an adjacent cold plunge pool and landscaped mist garden
- Spa suite including a sculptural dry sauna, a steam room, and a pink Himalayan salt room
- Private treatment room with a reclining chair for outcall massages and cosmetic services
- Changing facilities with lockers and shower area



**SCULPTURAL DRY SAUNA**

ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.



FITNESS CENTER  
WITH PRIVATE TRAINING

ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.



YOGA STUDIO

ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.



TREATMENT ROOM

ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.



**PINK HIMALAYAN SALT ROOM**

ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.



**STEAM ROOM**

ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.



OUTDOOR YOGA

ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.



OUTDOOR FITNESS / BOXING ARENA

JENNA

ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

# **THE RESIDENCES**





RESIDENCES

ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.



RESIDENCES

ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.



## THE RESIDENCES

- Studio to four-bedroom residences including dramatic Penthouse residences at the building's crown
- Floor-to-ceiling impact windows spanning full living spaces with balcony doors leading to fully tiled terraces with glass railings
- White oak flooring plank throughout the residences
- Wood interior doors with chrome hardware throughout
- Laundry rooms include stacked or side-by-side front-load washers and dryers. Laundry rooms with a sink in select residences



PRIMARY BEDROOM

# THE KITCHENS

- Custom-designed millwork cabinetry designed by Rockwell Group
- Honed Calacatta Gold Quartz slab countertop and backsplash
- Honed Calacatta Gold Quartz slab kitchen island with oak bases; in select residences
- Miele (or comparable) oak paneled refrigerator and freezer
- Miele (or comparable) oak paneled dishwasher
- Miele (or comparable) fully integrated wine refrigerators; full-height Sub-Zero (or comparable in select residences)
- Miele (or comparable) cooktop with speed oven; warming drawer and convection oven in select residences
- Kohler stainless steel undermount sink paired with pull-out spray featuring three-functions and garbage disposal



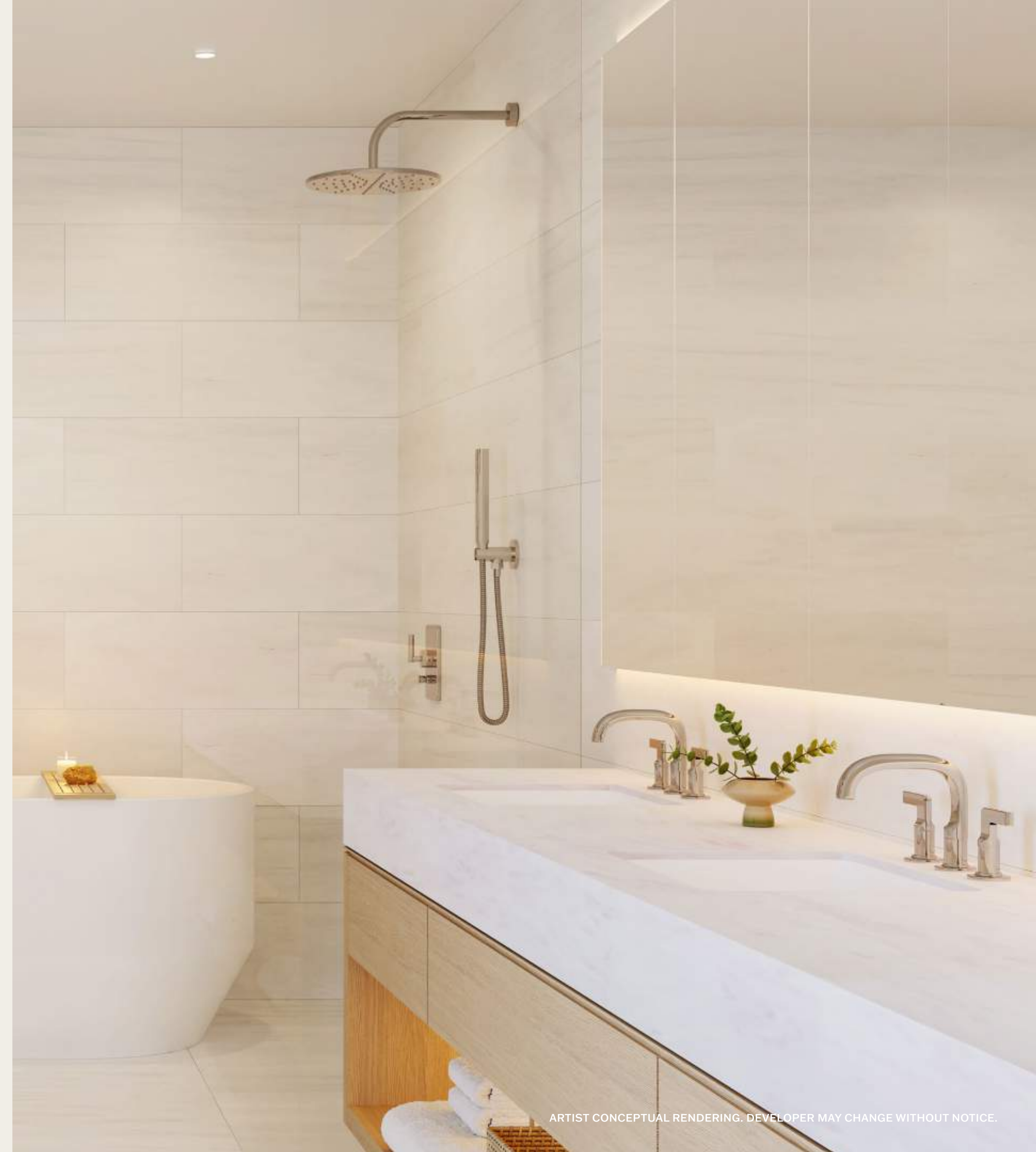


KITCHEN

ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

# PRIMARY BATHROOMS

- Custom vanities designed by Rockwell Group, featuring oak finishings and polished nickel hardware with storage and open shelving
- Custom-designed medicine cabinets with mirror-mounted integrated lighting and storage
- Honed Bianco Dolomite white porcelain slab countertop
- Honed Bianco Dolomite white porcelain tiled floors and walls; mosaic floor tile in shower
- Kohler vanity sink basins with polished nickel Kohler faucets
- Kohler polished nickel hand shower, showerhead
- Porcelanosa free-standing soaking tub with Kohler free-standing polished nickel standing tub faucet; in select residences
- Custom-stone niche in showers
- Kohler toilet with dual flush mechanism





PRIMARY BATHROOM

ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.



# BATHROOMS

## SECONDARY BATHROOMS

- Custom vanities designed by Rockwell Group featuring white oak finish and polished nickel hardware
- Kohler vanity sink basins with polished nickel Kohler faucets
- Kohler tubs
- Kohler toilets
- Honed Bianco Dolomite white porcelain slab countertop
- Honed Bianco Dolomite white porcelain stone floor and wall tiles

## POWDER ROOMS

- Bespoke vanities featured Honed Dolomite porcelain slabs and a Dolomite fluted slab feature wall
- Custom sconces flanking a custom mirror
- White oak plank-wood flooring
- Kohler toilet with dual flush mechanism
- Kohler vanity basin with Kohler faucet in polished nickel
- Custom cove lighting



FLOORS

## 43-46

TYPICAL RESIDENCE TYPES

STUDIO / 1 BATHROOM

JR 1 BEDROOM / 1 BATHROOM

1 BEDROOM / 1.5 BATHROOM / DEN

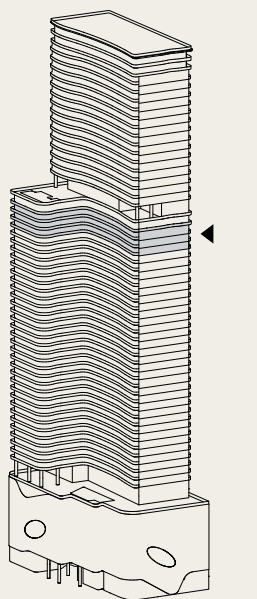
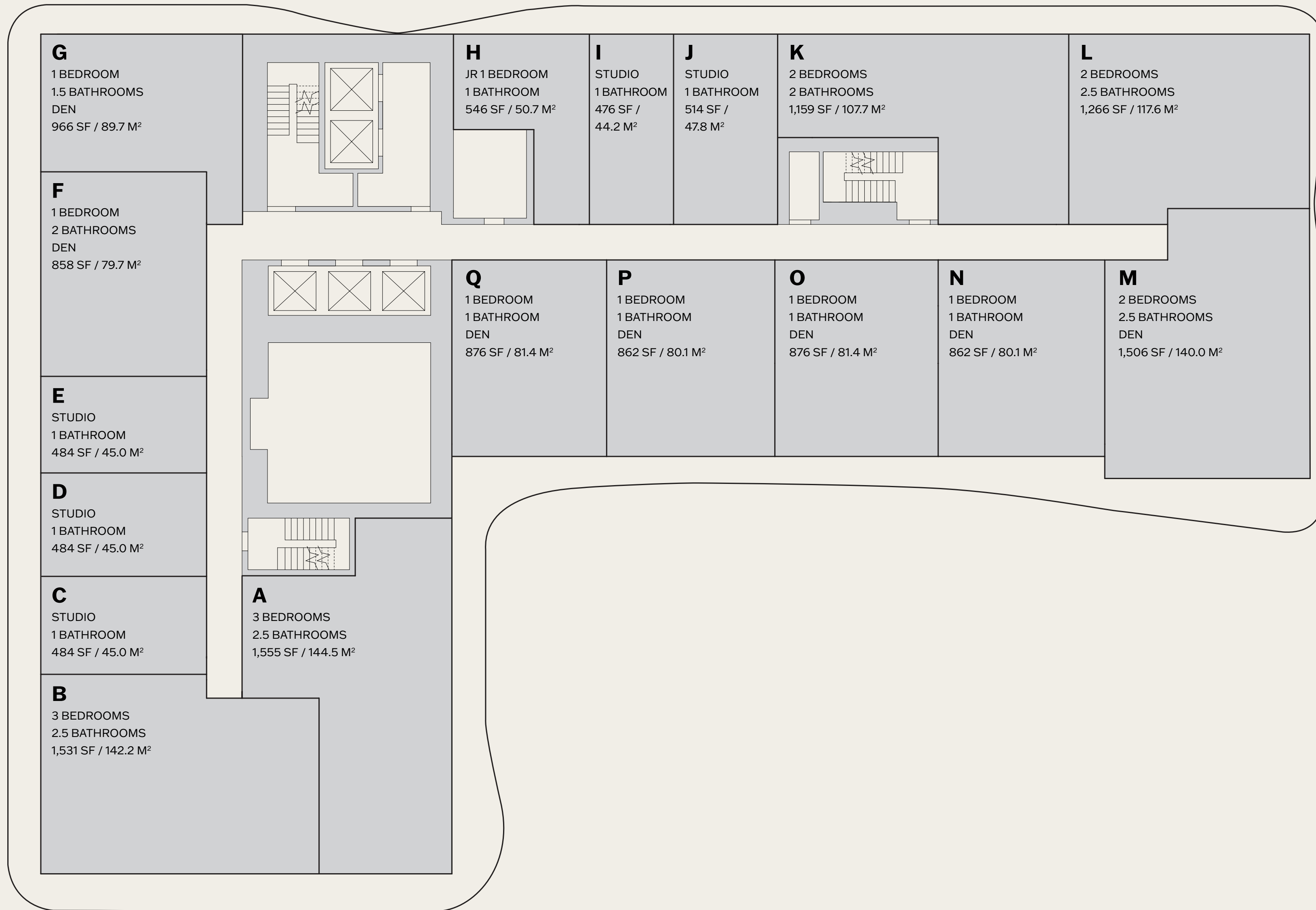
1 BEDROOM / 2 BATHROOMS / DEN

2 BEDROOMS / 2 BATHROOMS

2 BEDROOMS / 2.5 BATHROOMS

2 BEDROOMS / 2.5 BATHROOMS / DEN

3 BEDROOMS / 2.5 BATHROOMS



ⓘ This is not intended to be an offer to sell, or solicitation to buy, Condominium Units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. This offering is made only by the prospectus for the Condominium, and no statement should be relied upon if not made in the prospectus. The legal name of the Condominium is 175 NE 10th Street Condominium. Stated interior square footage shown on the floor plans is measured to the exterior face of exterior walls and to the centerline of interior demising walls, or to the exterior face of walls adjoining corridors or other common elements or shared facilities, without excluding areas that may be occupied by columns or other structural components. This method of measurement varies from, and is larger than, the dimensions that would be determined by using the description and the definition of the Unit set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes structural components). For reference, the area of the Unit, determined in accordance with the Unit boundaries set forth in the Declaration, is set forth in Exhibit "3" to the Declaration. All dimensions are approximate and may vary with actual construction. Balcony sizes may vary, and for a correct depiction of the size of each balcony appurtenant to a Unit, see Exhibit "2" to the Declaration. All floor plans and development plans are subject to change. The Developer expressly reserves the right to make modifications, revisions and changes it deems desirable in its sole and absolute discretion. All depictions of furnishings, appliances, built-ins, counters and other matters of detail are not necessarily included in each Unit. Consult your prospectus and Purchase Agreement.

The plans, specifications, services, design techniques, design features, materials, amenities, terms, conditions and statements contained in this floorplan are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of same in its sole discretion and without prior notice. The Developer further reserves the right to modify, change or replace any members of the design team, and buyer has not relied upon the participation of any particular design professional. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same, and modifications may be made throughout the approvals process and construction. The building is not yet constructed and as such all depictions are renderings and 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 building, residences, amenity areas or building designs or materials. Materials described herein are reflective of the design vision, but are not representations of actual materials selected or to be utilized. The size and configuration of the cooktop shown herein, including the configuration and number of burners/zones, may vary per Unit. Please consult with the Developer regarding the specifications of the cooktop for the Unit. The Developer expressly reserves the right to make modifications, revisions and changes it deems desirable in its sole and absolute discretion. Views vary from each Unit and there is no assurance of the views from any particular Unit. Services provided may be offered on an a la carte basis, with charges for use required. Offering and then continuation of services is not assured and should not be relied upon. The Condominium is part of a larger mixed-use building and certain amenities and/or features may be shared with other owners and/or occupants of the larger mixed-use community (and not be exclusive to the Condominium). The project graphics, renderings and text provided herein are copyrighted works owned by the Developer. All rights reserved. Unauthorized reproduction, display or other dissemination of such materials is strictly prohibited. © 2023 1000 NE 2nd Ave Condo, LLC

FLOORS

## 51-58

TYPICAL RESIDENCE TYPES

STUDIO / 1 BATHROOM

JR 1 BEDROOM / 1 BATHROOM

1 BEDROOM / 1 BATHROOM / DEN

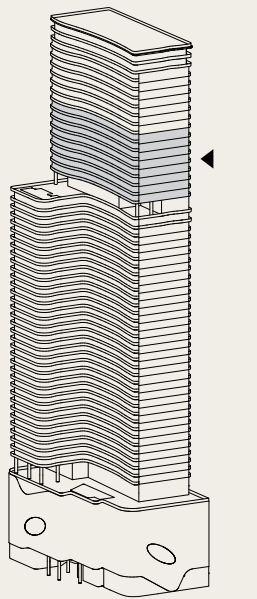
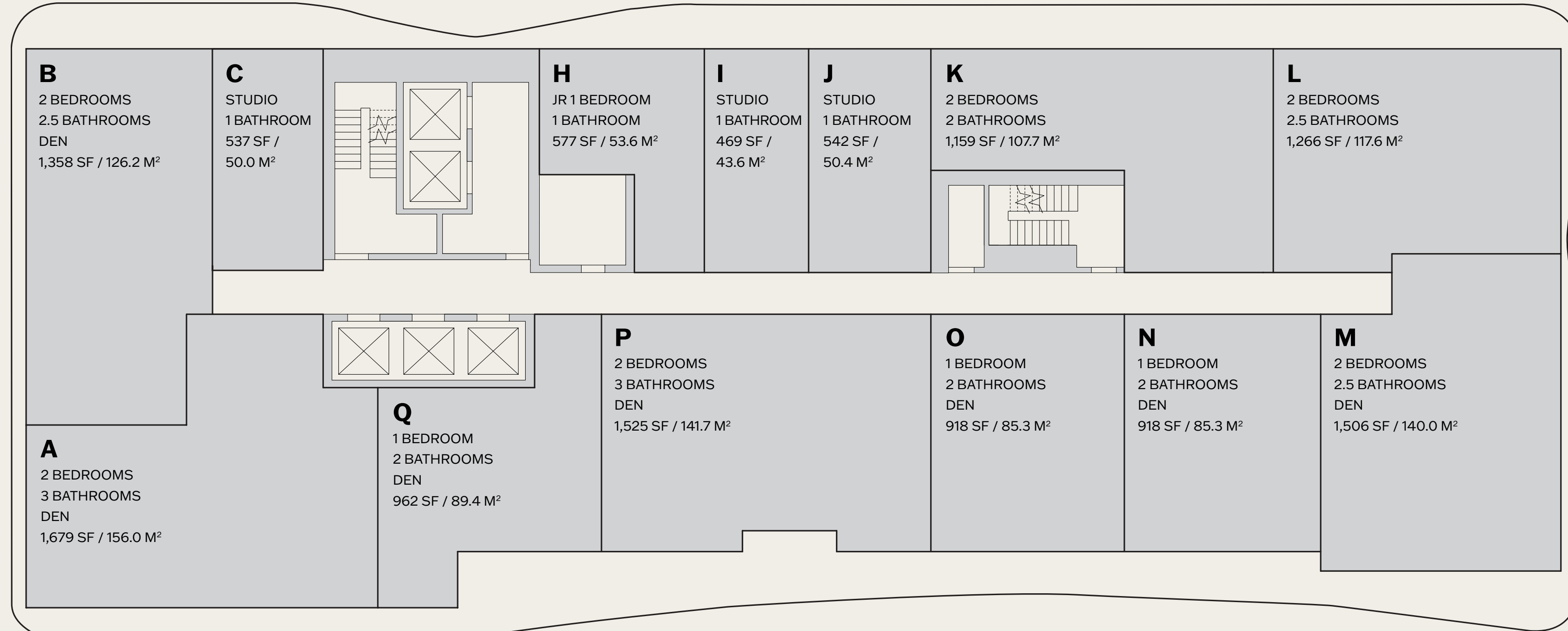
1 BEDROOM / 2 BATHROOMS / DEN

2 BEDROOMS / 2.5 BATHROOMS

2 BEDROOMS / 2.5 BATHROOMS / DEN

2 BEDROOMS / 3 BATHROOMS

2 BEDROOMS / 3 BATHROOMS / DEN



This is not intended to be an offer to sell, or solicitation to buy, Condominium Units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. This offering is made only by the prospectus for the Condominium, and no statement should be relied upon if not made in the prospectus. The legal name of the Condominium is 175 NE 10th Street Condominium. Stated interior square footage shown on the floor plans is measured to the exterior face of exterior walls and to the centerline of interior demising walls, or to the exterior face of walls adjoining corridors or other common elements or shared facilities, without excluding areas that may be occupied by columns or other structural components. This method of measurement varies from, and is larger than, the dimensions that would be determined by using the description and the definition of the Unit set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes structural components). For reference, the area of the Unit, determined in accordance with the Unit boundaries set forth in the Declaration, is set forth in Exhibit "3" to the Declaration. All dimensions are approximate and may vary with actual construction. Balcony sizes may vary, and for a correct depiction of the size of each balcony appurtenant to a Unit, see Exhibit "2" to the Declaration. All floor plans and development plans are subject to change. The Developer expressly reserves the right to make modifications, revisions and changes it deems desirable in its sole and absolute discretion. All depictions of furnishings, appliances, built-ins, counters and other matters of detail are conceptual only and are not necessarily included in each Unit. Consult your prospectus and Purchase Agreement.

The plans, specifications, services, design techniques, design features, materials, amenities, terms, conditions and statements contained in this floorplan are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of same in its sole discretion and without prior notice. The Developer further reserves the right to modify, change or replace any members of the design team, and buyer has not relied upon the participation of any particular design professional. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same, and modifications may be made throughout the approvals process and construction. The building is not yet constructed and as such all depictions are renderings and 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 building, residences, amenity areas or building designs or materials. Materials described herein are reflective of the design vision, but are not representations of actual materials selected or to be utilized. The size and configuration of the cooktop shown herein, including the configuration and number of burners/zones, may vary per Unit. Please consult with the Developer regarding the specifications of the cooktop for the Unit. The Developer expressly reserves the right to make modifications, revisions and changes it deems desirable in its sole and absolute discretion. Views vary from each Unit and there is no assurance of the views from any particular Unit. Services provided may be offered on an a la carte basis, with charges for use required. Offering and then continuation of services is not assured and should not be relied upon. The Condominium is part of a larger mixed-use building and certain amenities and/or features may be shared with other owners and/or occupants of the larger mixed-use community (and not be exclusive to the Condominium). The project graphics, renderings and text provided herein are copyrighted works owned by the Developer. All rights reserved. Unauthorized reproduction, display or other dissemination of such materials is strictly prohibited. © 2023 1000 NE 2nd Ave Condo, LLC

FLOORS

## 59-65

TYPICAL RESIDENCE TYPES

STUDIO / 1 BATHROOM

JR 1 BEDROOM / 1 BATHROOM

1 BEDROOM / 2 BATHROOMS / DEN

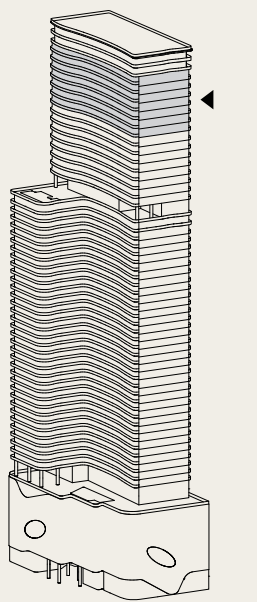
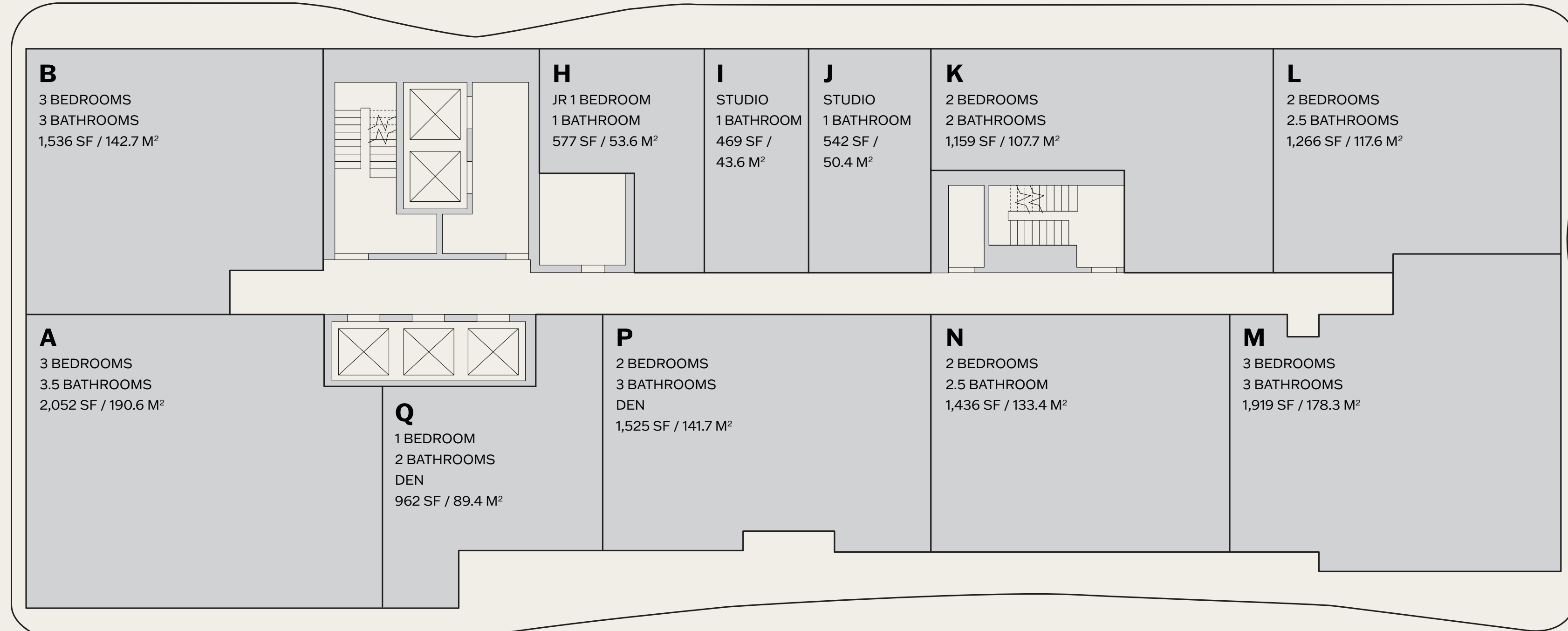
2 BEDROOMS / 2 BATHROOMS

2 BEDROOMS / 2.5 BATHROOMS

2 BEDROOMS / 3 BATHROOMS / DEN

3 BEDROOMS / 3 BATHROOMS

3 BEDROOMS / 3.5 BATHROOMS



ⓘ This is not intended to be an offer to sell, or solicitation to buy, Condominium Units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. This offering is made only by the prospectus for the Condominium, and no statement should be relied upon if not made in the prospectus. The legal name of the Condominium is 175 NE 10th Street Condominium. Stated interior square footage shown on the floor plans is measured to the exterior face of exterior walls and to the centerline of interior demising walls, or to the exterior face of walls adjoining corridors or other common elements or shared facilities, without excluding areas that may be occupied by columns or other structural components. This method of measurement varies from, and is larger than, the dimensions that would be determined by using the description and the definition of the Unit set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes structural components). For reference, the area of the Unit, determined in accordance with the Unit boundaries set forth in the Declaration, is set forth in Exhibit "3" to the Declaration. All dimensions are approximate and may vary with actual construction. Balcony sizes may vary, and for a correct depiction of the size of each balcony appurtenant to a Unit, see Exhibit "2" to the Declaration. All floor plans and development plans are subject to change. The Developer expressly reserves the right to make modifications, revisions and changes it deems desirable in its sole and absolute discretion. All depictions of furnishings, appliances, built-ins, counters and other matters of detail are conceptual only and are not necessarily included in each Unit. Consult your prospectus and Purchase Agreement.

The plans, specifications, services, design techniques, design features, materials, amenities, terms, conditions and statements contained in this floorplan are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of same in its sole discretion and without prior notice. The Developer further reserves the right to modify, change or replace any members of the design team, and buyer has not relied upon the participation of any particular design professional. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same, and modifications may be made throughout the approvals process and construction. The building is not yet constructed and as such all depictions are renderings and 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 building, residences, amenity areas or building designs or materials. Materials described herein are reflective of the design vision, but are not representations of actual materials selected or to be utilized. The size and configuration of the cooktop shown herein, including the configuration and number of burners/zones, may vary per Unit. Please consult with the Developer regarding the specifications of the cooktop for the Unit. The Developer expressly reserves the right to make modifications, revisions and changes it deems desirable in its sole and absolute discretion. Views vary from each Unit and there is no assurance of the views from any particular Unit. Services provided may be offered on an a la carte basis, with charges for use required. Offering and then continuation of services is not assured and should not be relied upon. The Condominium is part of a larger mixed-use building and certain amenities and/or features may be shared with other owners and/or occupants of the larger mixed-use community (and not be exclusive to the Condominium). The project graphics, renderings and text provided herein are copyrighted works owned by the Developer. All rights reserved. Unauthorized reproduction, display or other dissemination of such materials is strictly prohibited. © 2023 1000 NE 2nd Ave Condo, LLC

## AN ACCLAIMED TEAM



DEVELOPER  
Naftali Group



ARCHITECTURE  
Arquitectonica



INTERIOR DESIGN  
Rockwell Group



LANDSCAPE ARCHITECTURE  
EDSA

## SALES & MARKETING



OneWorld Properties has successfully sold over 5,500 units, totaling over \$5 billion in residential sales. Leveraging our over 20 years of experience, our team has established a dominant presence in domestic and international markets, with sales to buyers from over 20 major U.S. cities and 60 different countries.

Founded by Peggy Olin, OneWorld Properties seeks to go beyond a typical brokerage by partnering with prestigious U.S. developers of luxury condominium buildings. Communities. As a full-service real estate company, we also specialize in representing buyers and sellers with high-end luxury properties throughout South Florida and beyond.

**MIAMI    FORT LAUDERDALE    SHANGHAI**

# JEM

MIAMI WORLDCENTER

NAFTALIGROUP

ⓘ & This is not intended to be an offer to sell, or solicitation to buy, Condominium Units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. This offering is made only by the prospectus for the Condominium, and no statement should be relied upon if not made in the prospectus. The legal name of the Condominium is 175 NE 10th Street Condominium. Stated interior square footage shown on the floor plans is measured to the exterior face of exterior walls and to the centerline of interior demising walls, or to the exterior face of walls adjoining corridors or other common elements or shared facilities, without excluding areas that may be occupied by columns or other structural components. This method of measurement varies from, and is larger than, the dimensions that would be determined by using the description and the definition of the Unit set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes structural components). For reference, the area of the Unit, determined in accordance with the Unit boundaries set forth in the Declaration, is set forth in Exhibit "3" to the Declaration. All dimensions are approximate and may vary with actual construction. Balcony sizes may vary, and for a correct depiction of the size of each balcony appurtenant to a Unit, see Exhibit "2" to the Declaration. All floor plans and development plans are subject to change. The Developer expressly reserves the right to make modifications, revisions and changes it deems desirable in its sole and absolute discretion. All depictions of furnishings, appliances, built-ins, counters and other matters of detail are conceptual only and are not necessarily included in each Unit. Consult your prospectus and Purchase Agreement.

The plans, specifications, services, design techniques, design features, materials, amenities, terms, conditions and statements contained in this floorplan are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of same in its sole discretion and without prior notice. The Developer further reserves the right to modify, change or replace any members of the design team, and buyer has not relied upon the participation of any particular design professional. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same, and modifications may be made throughout the approvals process and construction. The building is not yet constructed and as such all depictions are renderings and 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 building, residences, amenity areas or building designs or materials. Materials described herein are reflective of the design vision, but are not representations of actual materials selected or to be utilized. The size and configuration of the cooktop shown herein, including the configuration and number of burners/zones, may vary per Unit. Please consult with the Developer regarding the specifications of the cooktop for the Unit. The Developer expressly reserves the right to make modifications, revisions and changes it deems desirable in its sole and absolute discretion. Views vary from each Unit and there is no assurance of the views from any particular Unit. Services provided may be offered on an a la carte basis, with charges for use required. Offering and then continuation of services is not assured and should not be relied upon. The Condominium is part of a larger mixed-use building and certain amenities and/or features may be shared with other owners and/or occupants of the larger mixed-use community (and not be exclusive to the Condominium). The project graphics, renderings and text provided herein are copyrighted works owned by the Developer. All rights reserved. Unauthorized reproduction, display or other dissemination of such materials is strictly prohibited. © 2023 1000 NE 2nd Ave Condo, LLC