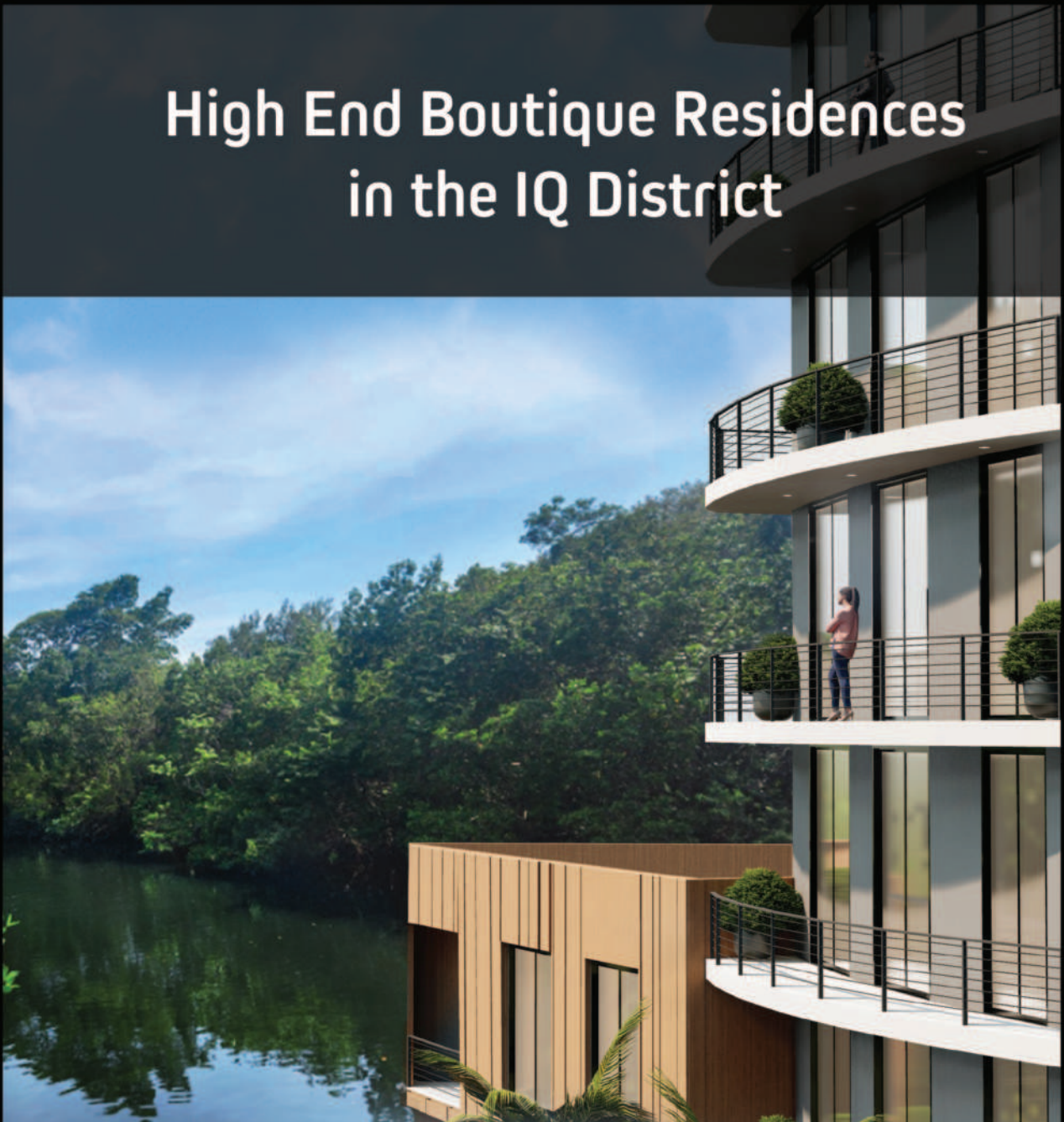




CANAL
by iQ CONCEPT

High End Boutique Residences in the IQ District



Development



Douglas Strabelli
Founder

Founder and CEO of Sagewood Corporation and partner at IQ Concept, Douglas has over 20 years of construction and development experience. Hailing from Parana, Douglas is adept at a detail-oriented approach and the provision of high-quality services.

This ethos made it possible to build his company with a strong reputation within the luxury construction market as well as maintain a growing customer base generated from consistent customer satisfaction and superior deliveries. Douglas is immensely proud that 100% of the company's business comes from returning clients, who then become references to others, providing the company with an ongoing trajectory of success and high prestige.



Samir Dichy
Founder

Civil engineer with an MBA in finance and marketing from Fundação Getúlio Vargas, Samir traveled to several countries working on unique and timeless projects, with great impact and meaning for different generations. From a young age, he was intrigued by entrepreneurship and the real estate market, and thus began his career path in development. It was during this period of professional and cultural experimentation, in order to establish partnerships in line with his values and vision, that he met and established a cohesive synergy with the partners of Sagewood. As founder and partner of IQ Concept, Samir currently works in the area of 'New Projects and Development.' He brings with him a vast experience of designing and executing more than 4 million square feet of high-rise luxury.



Rodrigo Hipolito
Founder

As a civil engineer and partner of Sagewood Corporation and IQ Concept, Rodrigo is responsible for the technical part (results and feasibility calculations) of projects.

Born in the northeast of Brazil (Bahia), Rodrigo was certain of the professional path he would follow when still a student, he visited the Odebrecht Cultural Center in Salvador and was astounded by the magnificence of its innovation and technology.

From that insight, he started his career planning with a focus on real estate, language learning, international experience, and developing essential attributes for working in large corporations. Rodrigo's greatest contribution to the company today is his ability to generate and analyze data to assist in important decision-making.

Construction

Sagewood Corporation



BY THE NUMBERS

- ▶ 21+ Years of Operations
- ▶ 320+ Completed Projects
- ▶ 99% of Projects are referral based
- ▶ 480.000 SQF of constructed area
- ▶ \$210M in total Construction Value
- ▶ Offices in Miami and New York City
- ▶ \$250M in pipeline for the next years



Fasano Hotel - NYC



Hamptons Residence - NY



Expand your horizons



IQ Concept is a mind-blowing, technology-driven community.

We are beyond thrilled to offer you the absolute best way to reboot, unwind, and refuel your energies.

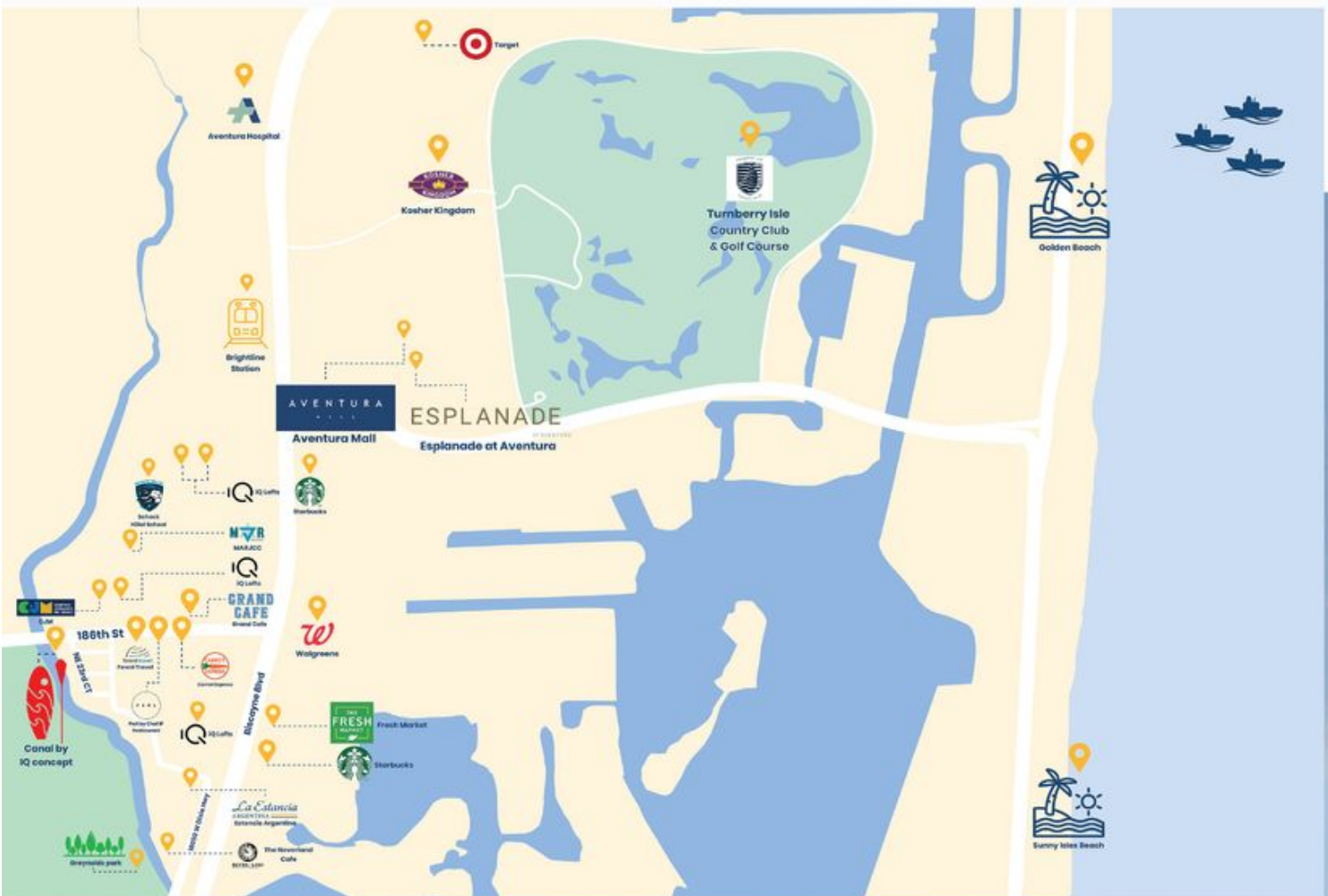
Living at **Canal by IQ** is about outstanding experiences.

Get ready to uncover a whole new level of awesomeness with us!



Prime Location

- ◆ Boutique Residences Located on Beautiful Oleta River & in Greynolds Park
- ◆ Furniture packages available for your convenience
- ◆ Smart Building Fully Designed to Meet the Needs of Technologically-Savvy Residents
- ◆ In the Heart of a Rapidly Growing Area in Miami



◆ No Rental Restriction

◆ Conveniently located near top attractions, restaurants, shopping, and Aventura Mall

◆ Luxury Finishes, High End Style, Convenient Amenities

◆ Unobstructed access to the Oleta River

◆ Steps away from the Brightline Station that will take you conveniently to Brickell, Ft. Lauderdale, Palm Beach and Orlando

◆ Area With Built-In Long Term and Short Term Rental Demand



Fully Furnished Options Available

Settle into your new home with our move-in ready apartments. We offer the choice of fully furnished apartments thoughtfully designed with high-end furnishings and modern decor to provide you with a stylish living space.



Our kitchens are modern and functional to provide an organized and optimized space. An essential decorated feature integrated to the living room to create an authentic experience that goes beyond the simple art of cooking



Disruptive amenities



With **IQ Smart** technology, you can control your home from anywhere and at any time. It also provides you access to the cutting-edge technology that the **IQ Concept** offers to its residents.



Extraordinary shared spaces



Join the select group of happy property owners

Our trusted partners

Developer

iQ CONCEPT

Construction

 **SAGEWOOD**
CORPORATION

Furniture
Partner

BRETON

Kitchen +
Bath Partner

ORNARE

www.canalbyiq.com

follow us:   @theiqconcept

Artist's representation. The images, illustrations, and renderings displayed are artistic interpretations and are intended to give a general impression of the planned development. The designs, dimensions, features, and amenities depicted may be subject to change without prior notice. The actual appearance of the project, including landscaping, finishes, colors, and materials, may vary from what is shown. All information provided is deemed reliable but is not guaranteed and should be independently verified. This material does not constitute an offer or contract. Interested parties should consult the developer or sales representative for the most up-to-date and accurate information.