

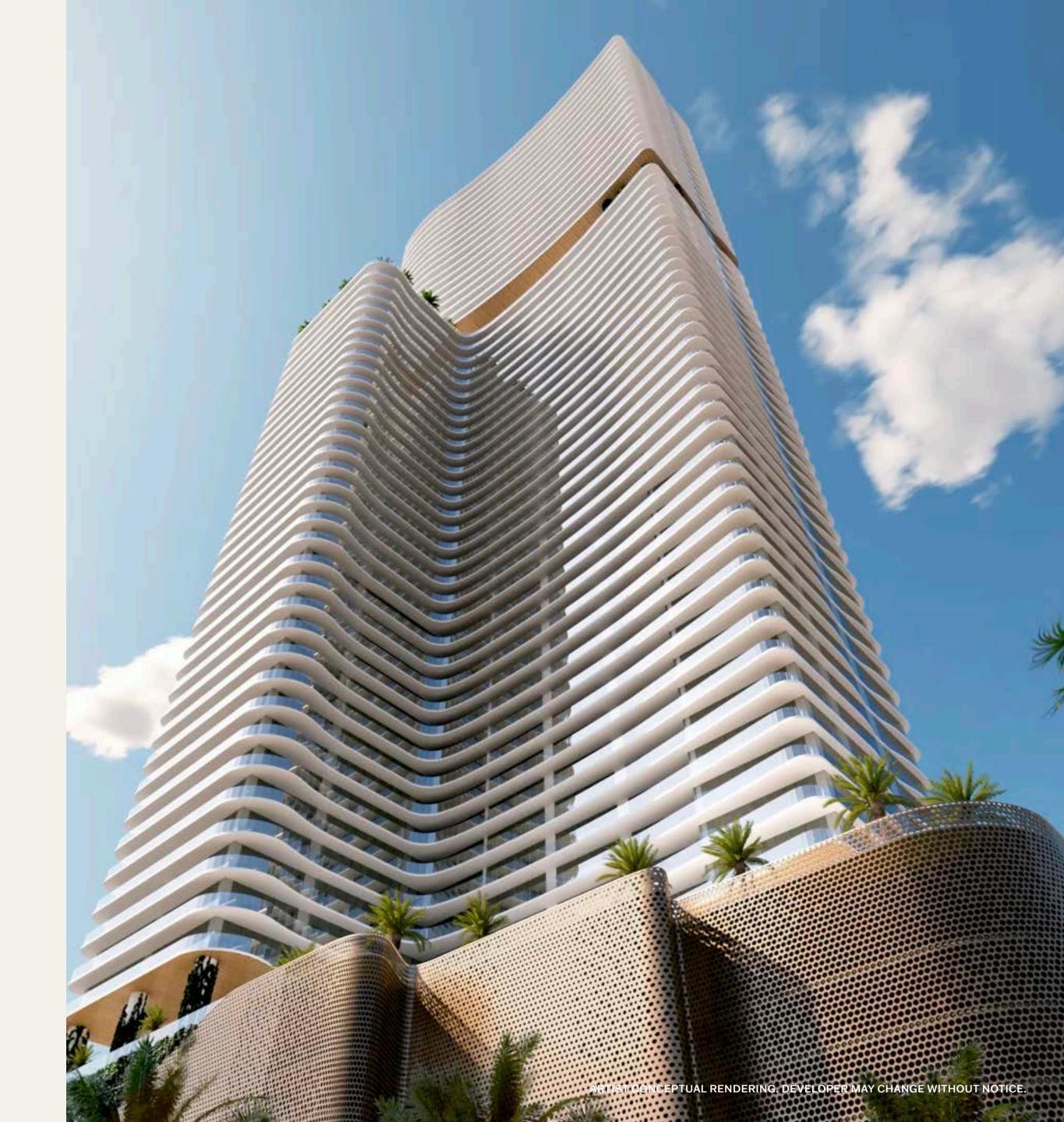
A NAFTALI GROUP DEVELOPMENT



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 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

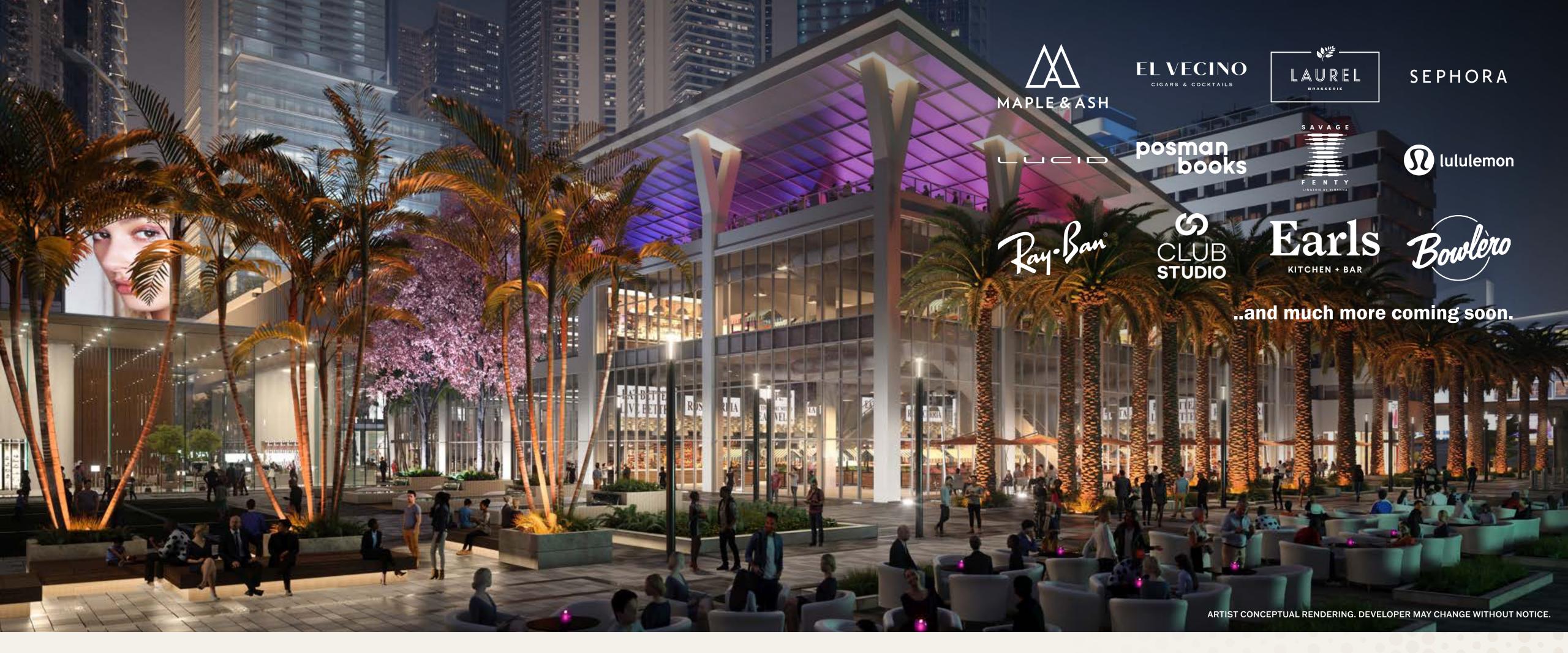
COMPLETED RETAIL CONSTRUCTION

139,000 SF

OF SIGNED RETAIL LEASES

130,000 SF

RETAIL CONSTRUCTION NEARING COMPLETION



RETAIL

- LULULEMON*
- RAYBAN*
- SEPHORA*
- POSMAN BOOKS
- SAVAGE X FENTY
- LULI FAMA

ESSENTIALS & ENTERTAINMENT

- LUCID MOTORS*
- BOWLERO
- CLUB STUDIO
- MUSEUM OF ICE CREAM
- SPORTS & SOCIAL
- EL VECINO CIGARS & COCKTAILS*

DINING

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

* CURRENTLY OPEN



MIAMI WORLDCENTER

SPORTS & SOCIAL















LULULEMON



LUCID MOTORS

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

WORLDSQUARE

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

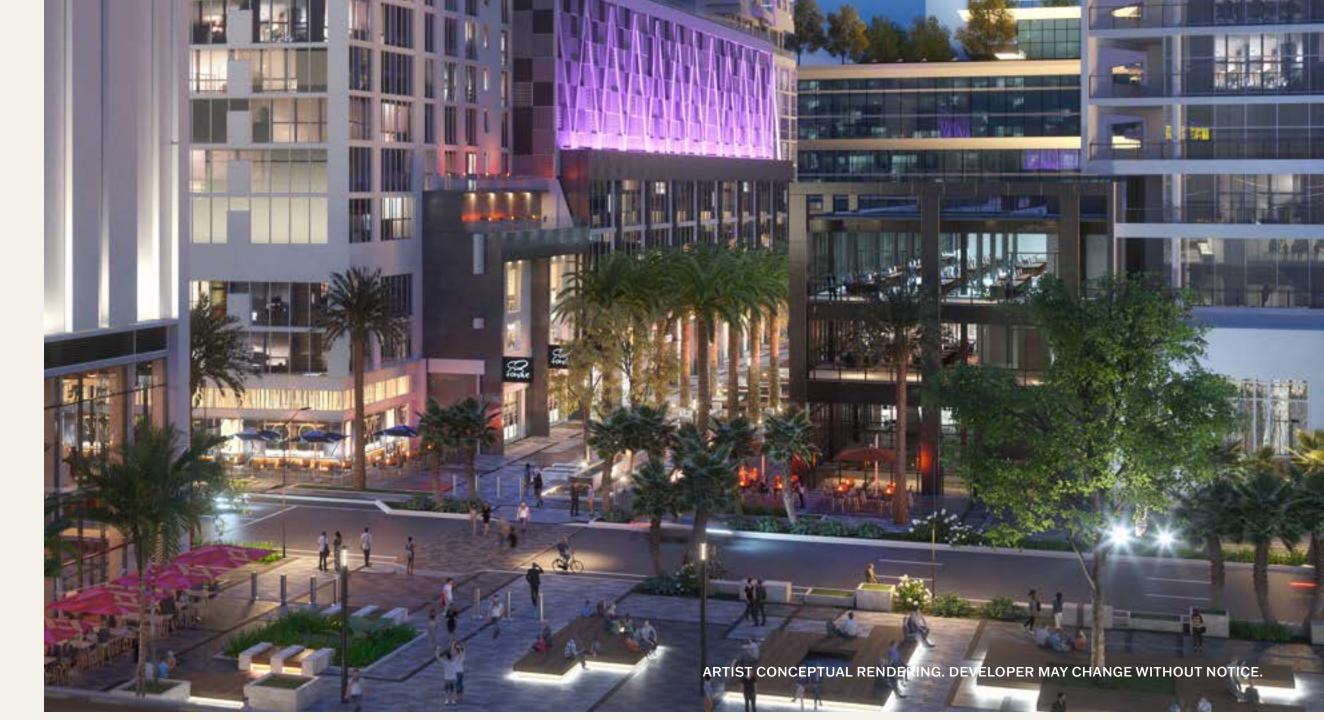
600,000 SF of convention space 1,800 luxury hotel rooms.

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 highspeed 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 Miaimi 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

7. 1-395 SIGNATURE BRIDGE - Sweeping arches will redefine the Miami skyline with I-395 enhancements from the interchange to MacArthur Causeway.
 1.4 MILES



















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, 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 Miami International Airport (5 miles from JEM)
- 11 Wynwood Walls (1.5 miles from JEM)

SHOPPING

12	Miami Worldcenter	16	Lucid Motors
13	Lulu Lemon	17	Brickell City Center
14	Sephora	18	Bayside Marketplace
15	Ray Ban	19	Miami Design District

DINING

20	Brasserie Laurel	28	Niu Kitchen
21	El Vecino	29	Hell's Kitchen
22	Joia Beach	30	Julia and Henry
23	II Gabbiano	31	Sports & Social*
24	11th Street Pizza	32	Maple & Ash*
25	Verde	33	Etta*
26	All day Cafe	34	Farl's Kitchen*

PARKS + LEISURE

27 Zuma

- 35 Museum Park/Maurice A Ferre Park
- 36 Bayfront Park

TRANSPORTATION

- 37 Miami Central Brightline
- 38 Miami Metromover

ESSENTIALS

- 39 Publix 42 Trader Joe's (3.4 miles from JEM)
- 40 Whole Foods 43 Target (2.2 miles from JEM)
- 41 Club Studio



THE VISIONARY TEAM



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

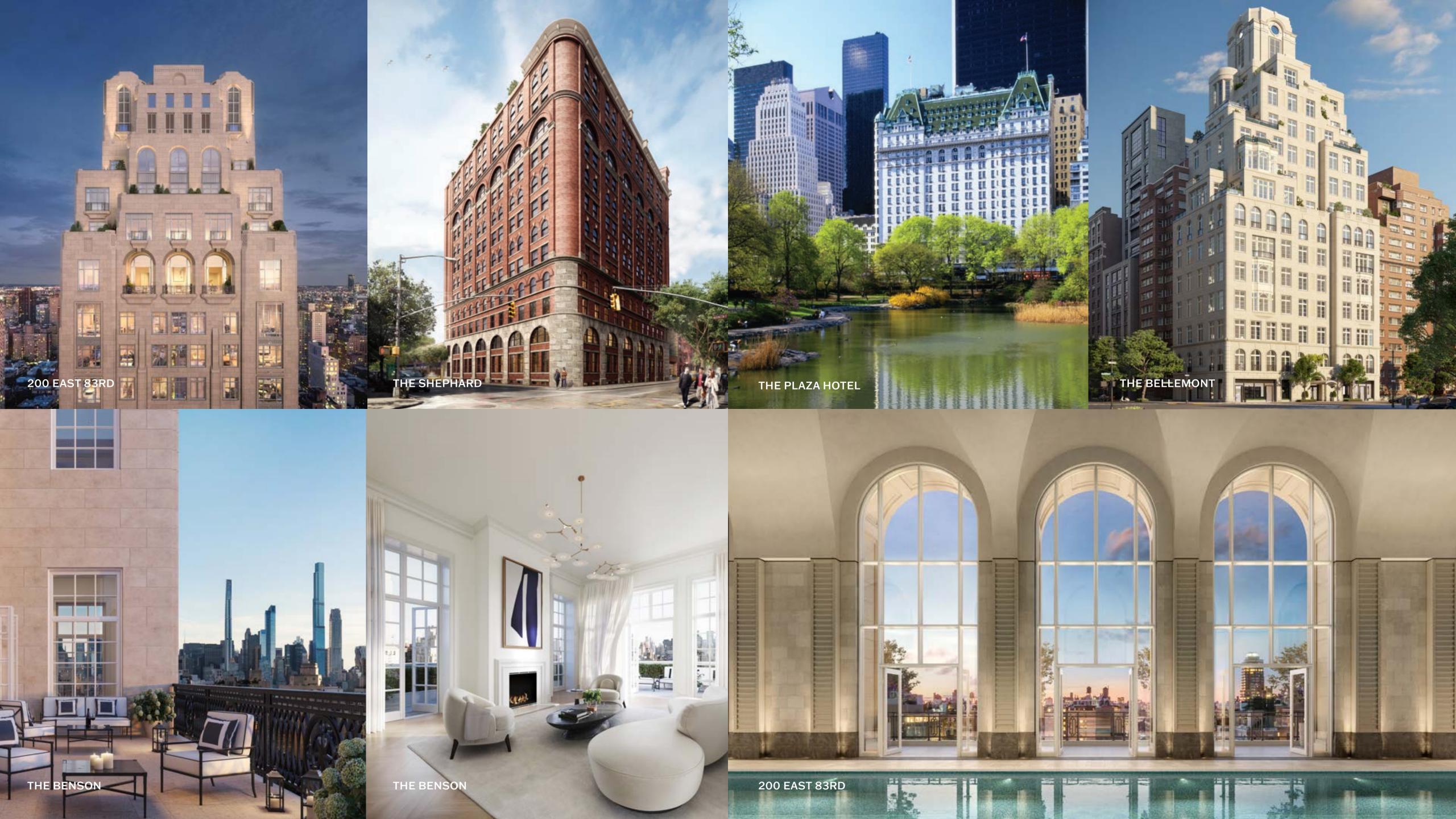
PROJECTS COMPLETED

TOTAL VALUE

33+

40+

\$15B+



MANHATTAN BROOKLYN

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.





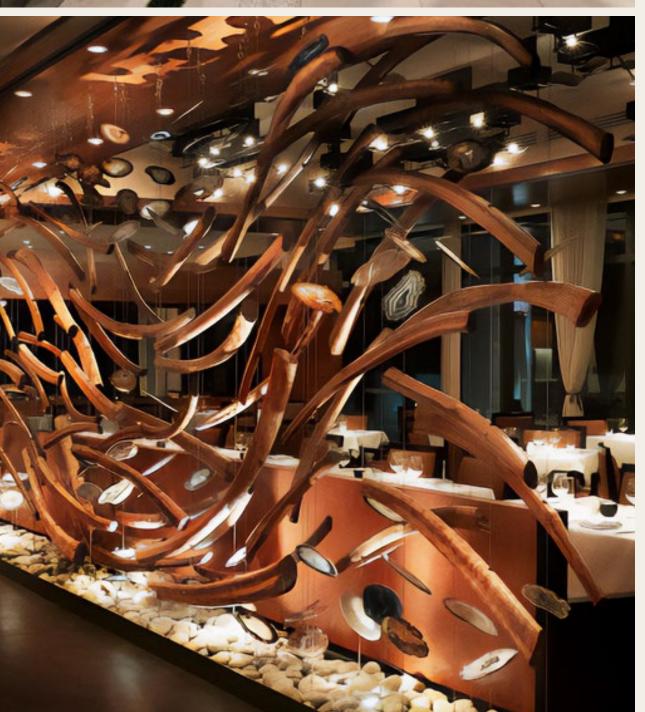


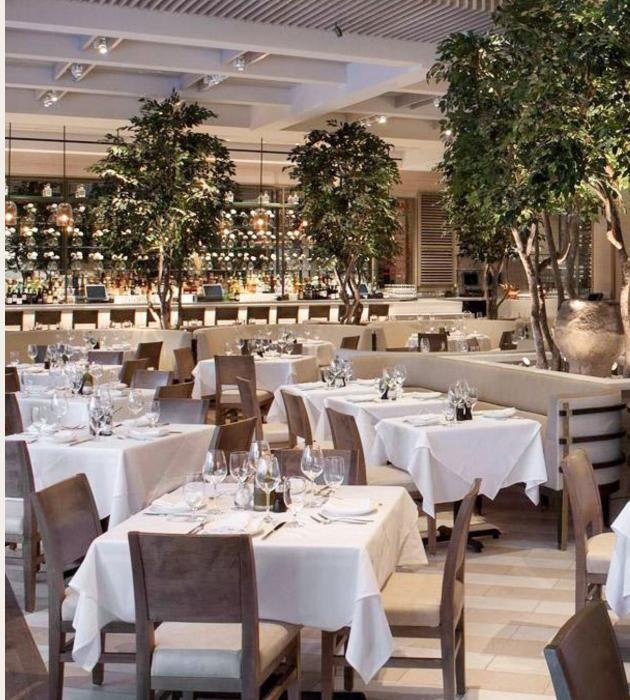
rockwellgroup

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.







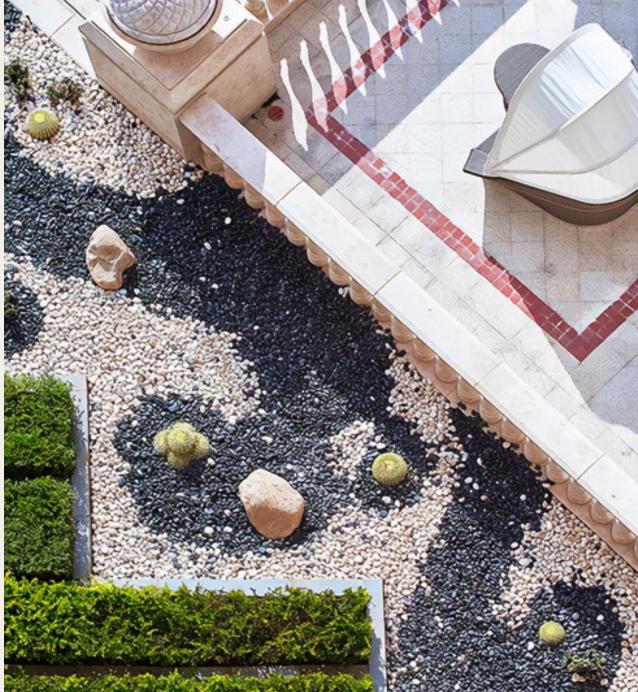




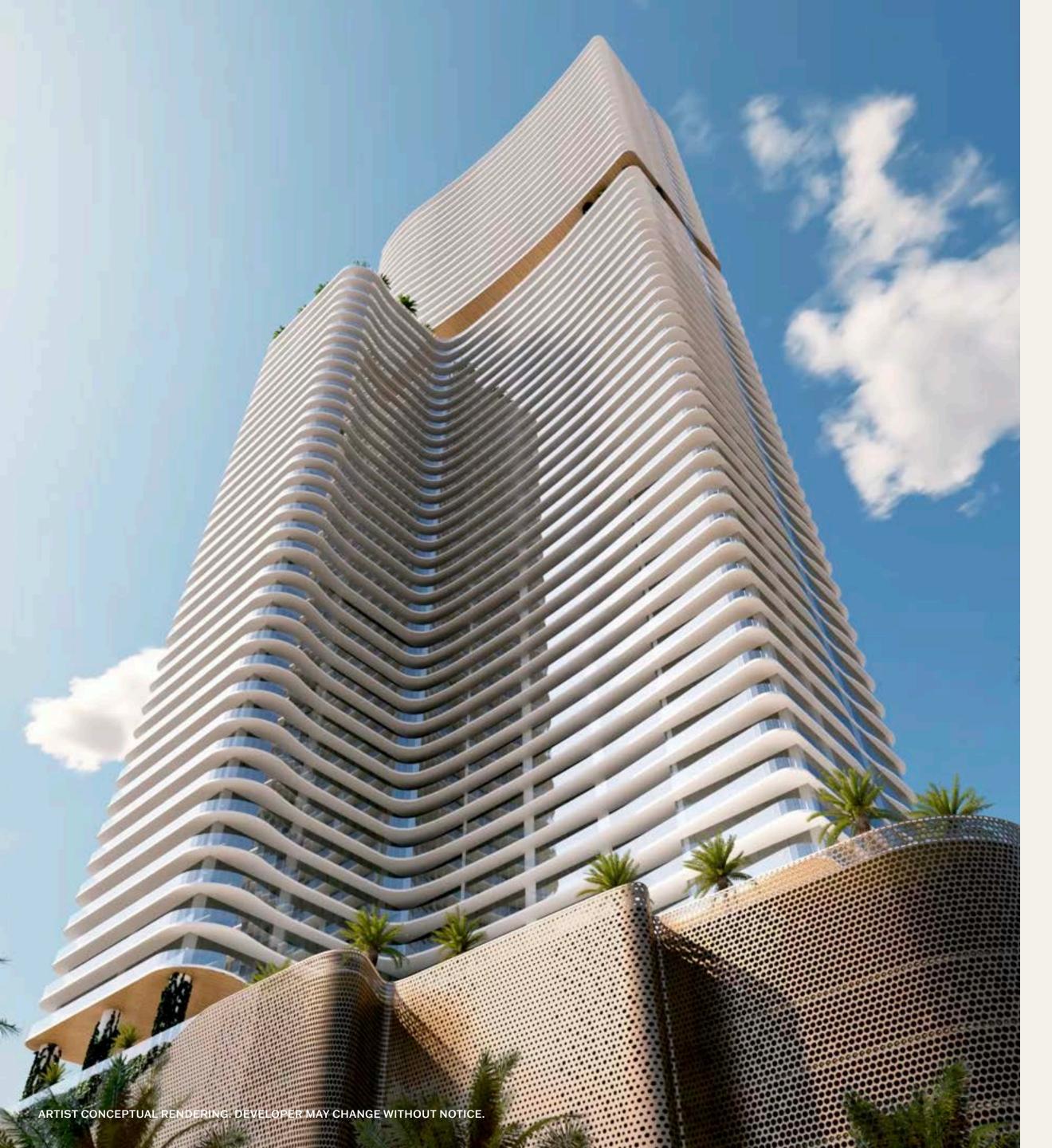
EDSA is a planning, landscape architecture, and urban design firm based in Fort Lauderdale. Dedicated to the proper use of land resources, the firm's global experience pays tribute to the creation of innovative and inspiring environments. Working with nature to achieve results with enduring appeal, EDSA 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.

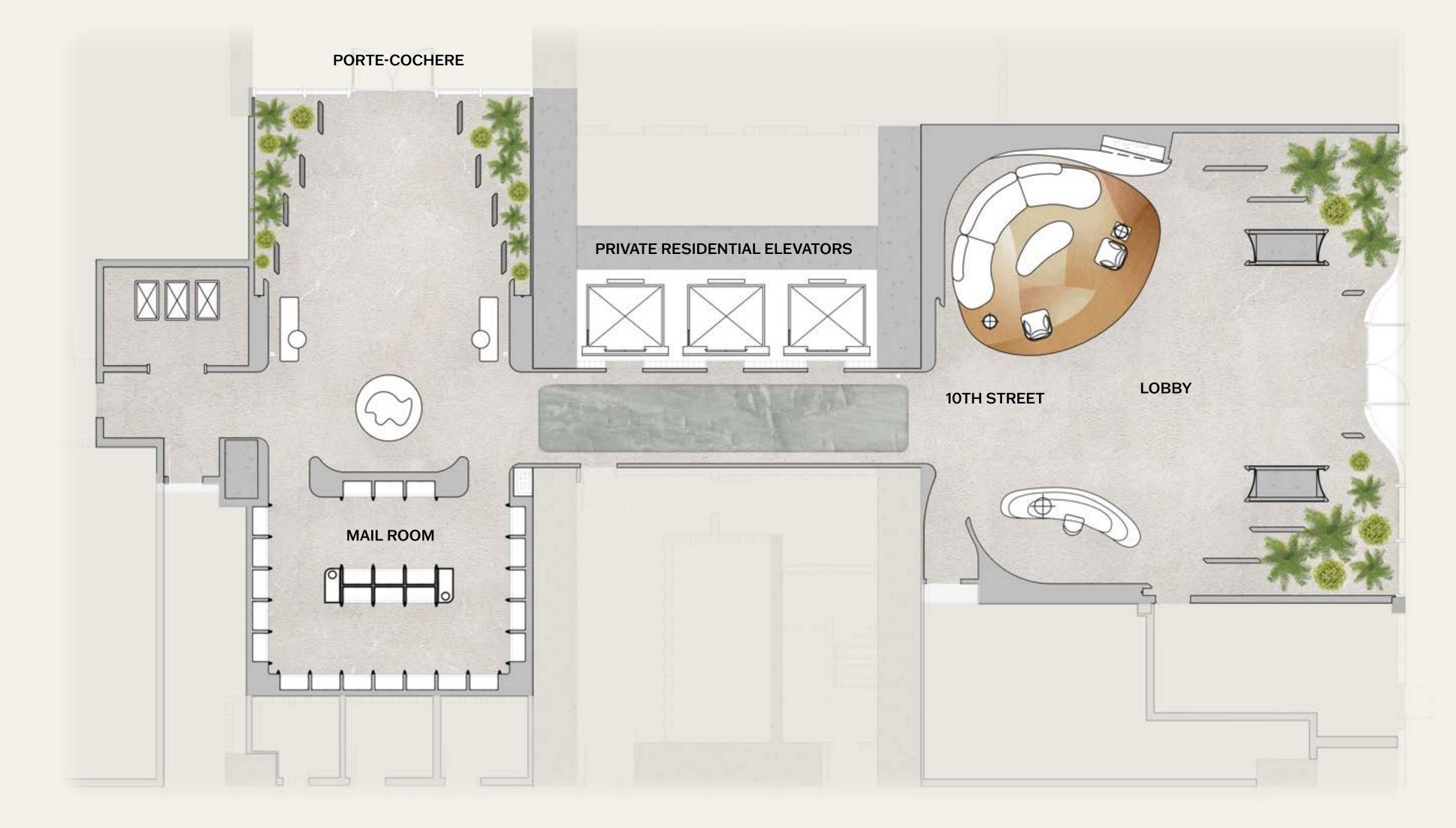
Private residential only porte-cochère entrance and valet on 2nd level.

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

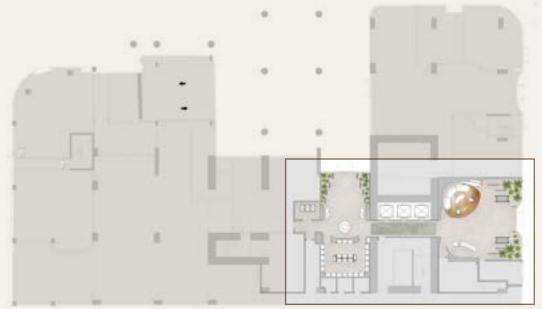


LOBBY LEVEL KEYPLATE





OTH STREE







JEM CLUB 50TH LEVEL

1. **RESORT-STYLE POOL**

2. **JACUZZI**

3. SUNKEN LOUNGE SEATING

4. SUMMER KITCHEN

5. **SKY LOUNGE**

6. PRIVATE DINING

7. GAME LOUNGE

8. SPIRTS TASTING LOUNGE

9. **CO-WORKING LOUNGE**

10. PRIVATE PHONE BOOTH

11. PODCAST ROOM

12. **SPA LOBBY**

13. **DRY SAUNA**

14. PINK HIMALAYAN SALT ROOM

15. **STEAM ROOM**

16. HIS/HERS CHANGING ROOM

AND LOCKER ROOMS

17. PRIVATE TREATMENT ROOM

18. STATE-OF-THE-ART FITNESS CENTER

19. YOGA STUDIO

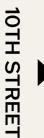
20. YOGA PATIO

21. COLD PLUNGE POOL

22. **BOXING ARENA**







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







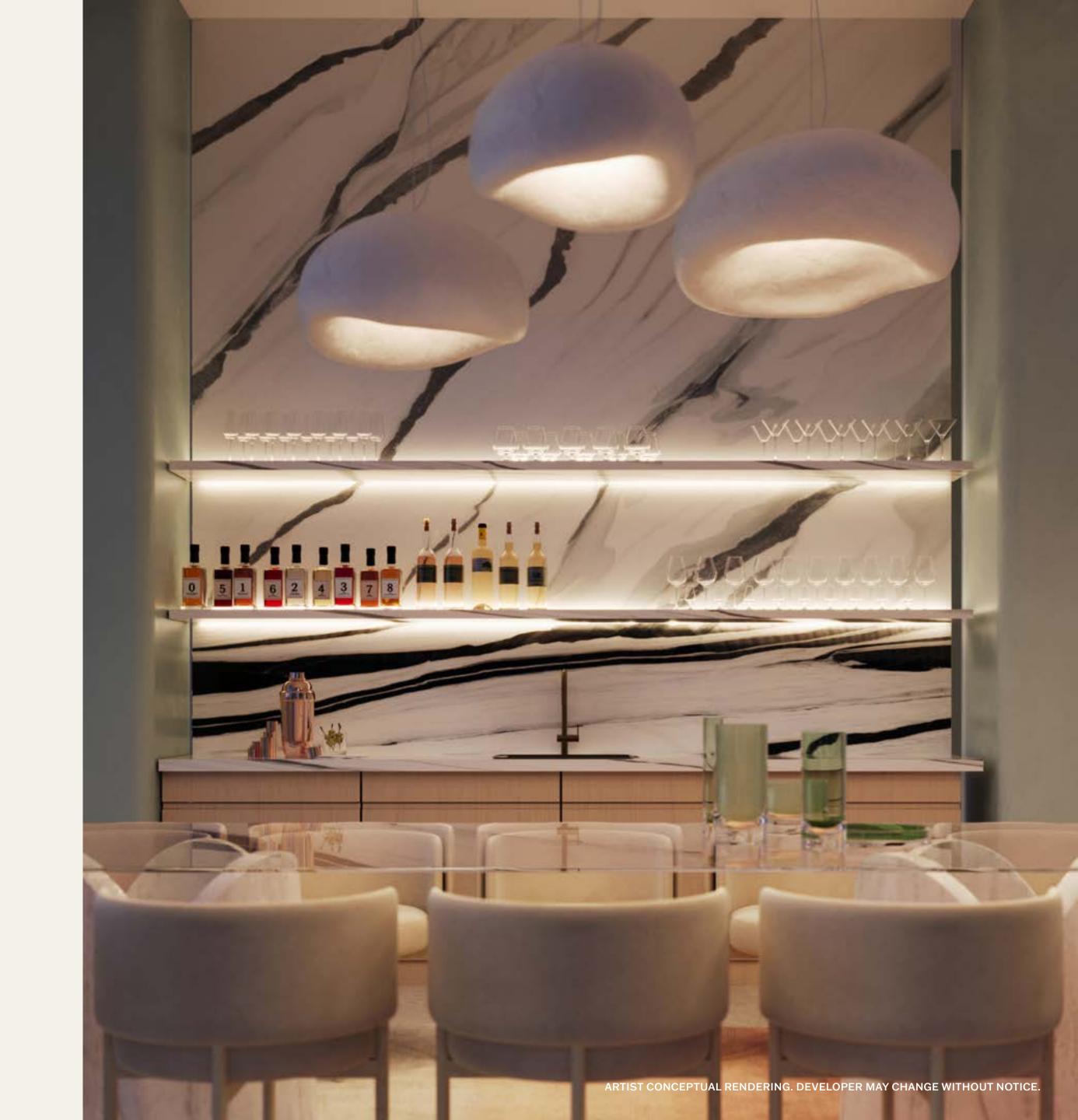






ENTERTAINMENT

- 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.











OFFICES

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





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.























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.

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; fullheight 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 threefunctions and garbage disposal.







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 freestanding polished nickel standing tub faucet; in select residences.
- Custom-stone niche in showers.
- Kohler toilet with dual flush mechanism





BATHROOMS

SECONDARY BATHROOMS

- Custom vanities designed by Rockwell Group featuring white oak finish and polished nickel hardware.
- Honed Bianco Dolomite white porcelain slab countertop.
- Honed Bianco Dolomite white porcelain stone floor and wall tiles.

- Kohler vanity sink basins with polished nickel Kohler faucets.
- Kohler tubs.
- Kohler toilets.

POWDER ROOMS

- Bespoke vanities featured
 Honed Dolomite porcelain
 slabs and a Dolomite fluted slab
 feature wall.
- White oak plank-wood flooring.
- Kohler vanity basin with Kohler faucet in polished nickel.

- Custom sconces flanking a custom mirror.
- Kohler toilet with dual flush mechanism.
- Custom cove lighting.





FLOORS

43-46

TYPICAL RESIDENCE TYPES

STUDIO / 1 BATHROOM

JR 1 BEDROOM / 1 BATHROOM

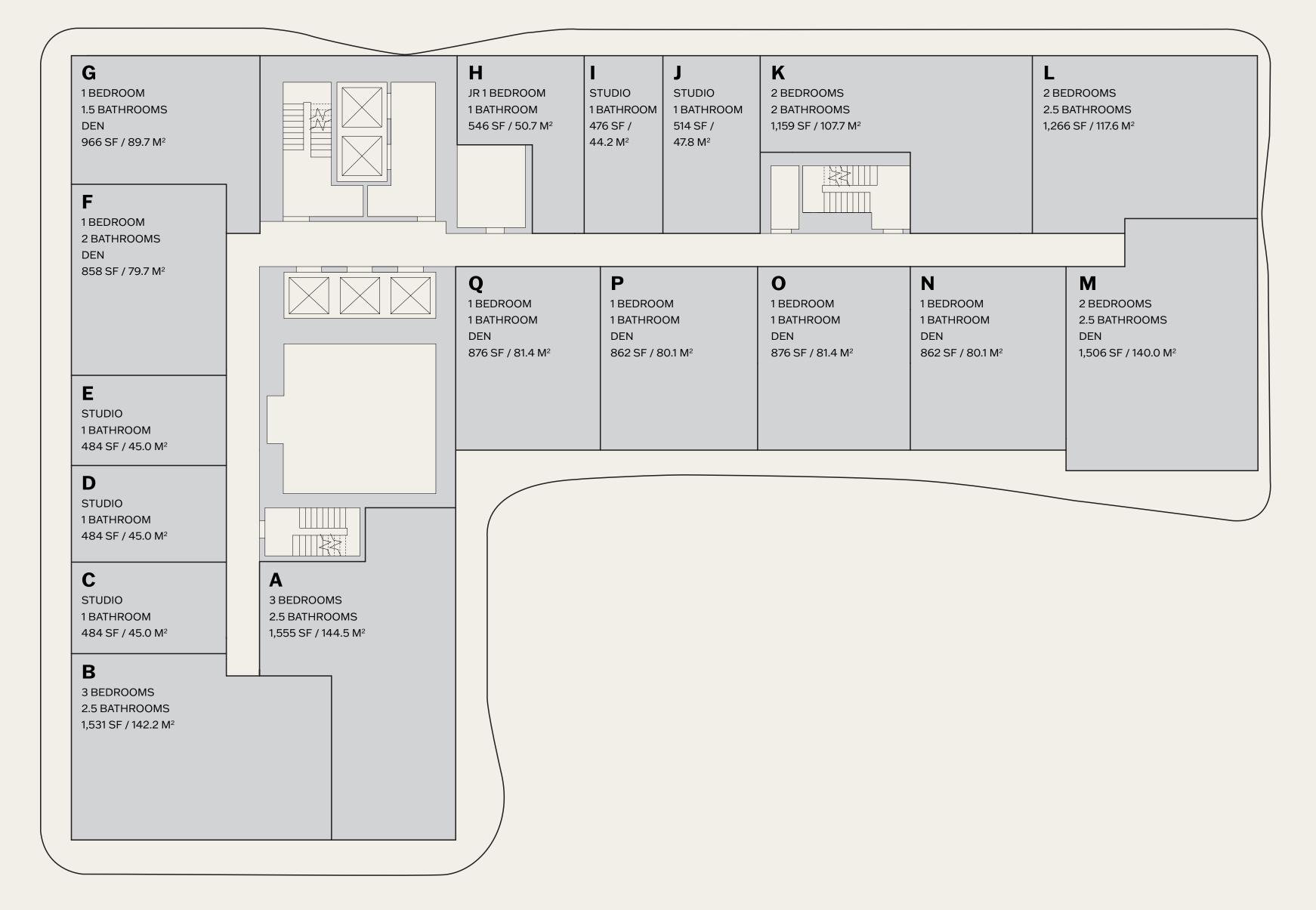
1 BEDROOM / 1.5 BATHROOM / DEN

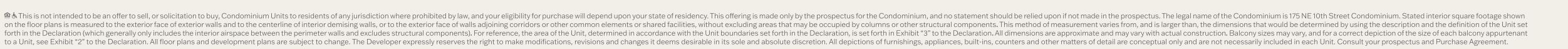
1 BEDROOM / 2 BATHROOMS / DEN

2 BEDROOMS / 2 BATHROOMS

2 BEDROOMS / 2.5 BATHROOMS

2 BEDROOMS / 2.5 BATHROOMS / DEN





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FLOORS

51-58

TYPICAL RESIDENCE TYPES

STUDIO / 1 BATHROOM

JR 1 BEDROOM / 1 BATHROOM

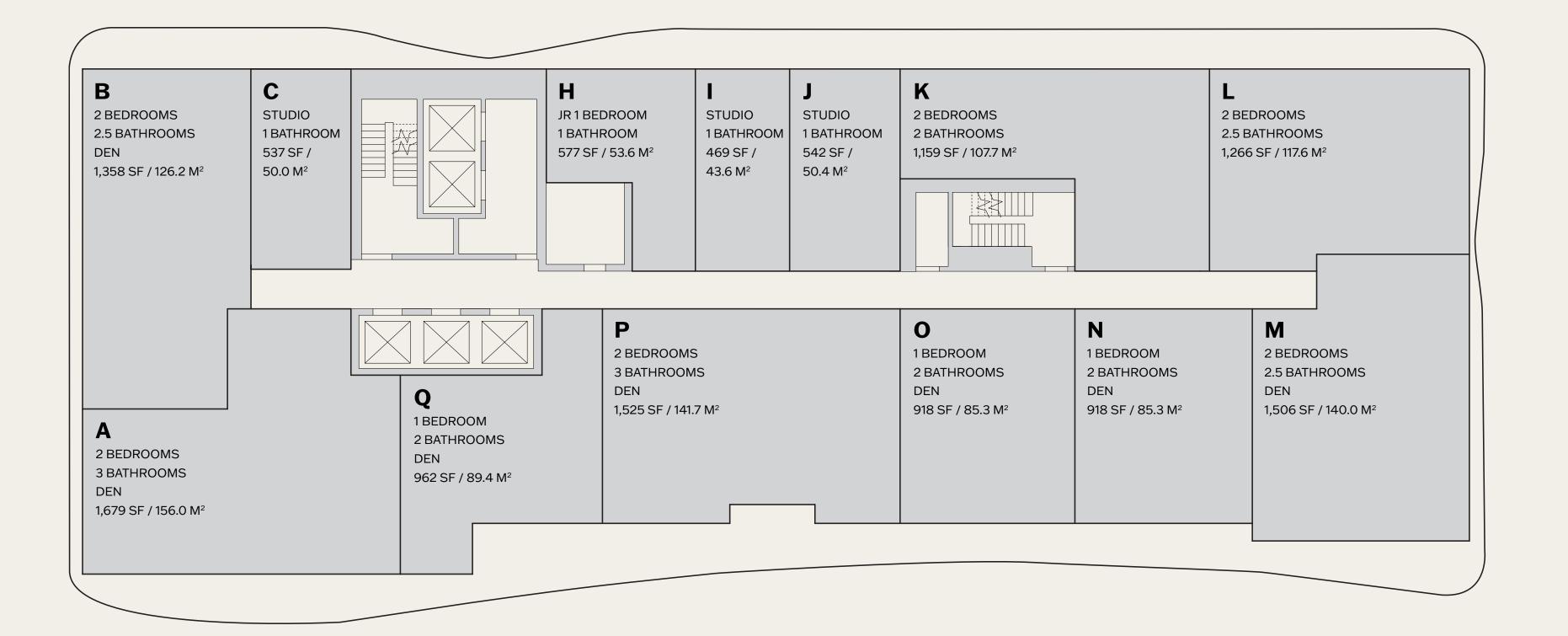
1 BEDROOM / 1 BATHROOM / DEN

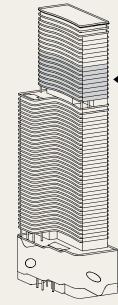
1 BEDROOM / 2 BATHROOMS / DEN

2 BEDROOMS / 2.5 BATHROOMS

2 BEDROOMS / 3 BATHROOMS

2 BEDROOMS / 3 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. Stated interior square footage shown on the floor plans is measured to the exterior face of exterior walls and to the centerline of interior demissing walls, or to the exterior face of exterior walls and to the exterior face of exterior walls and 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 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 conceptual only and are not necessarily included in each Unit. Consult your prospectus and Purchase Agreement.

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FLOORS

59-65

TYPICAL RESIDENCE TYPES

STUDIO / 1 BATHROOM

JR 1 BEDROOM / 1 BATHROOM

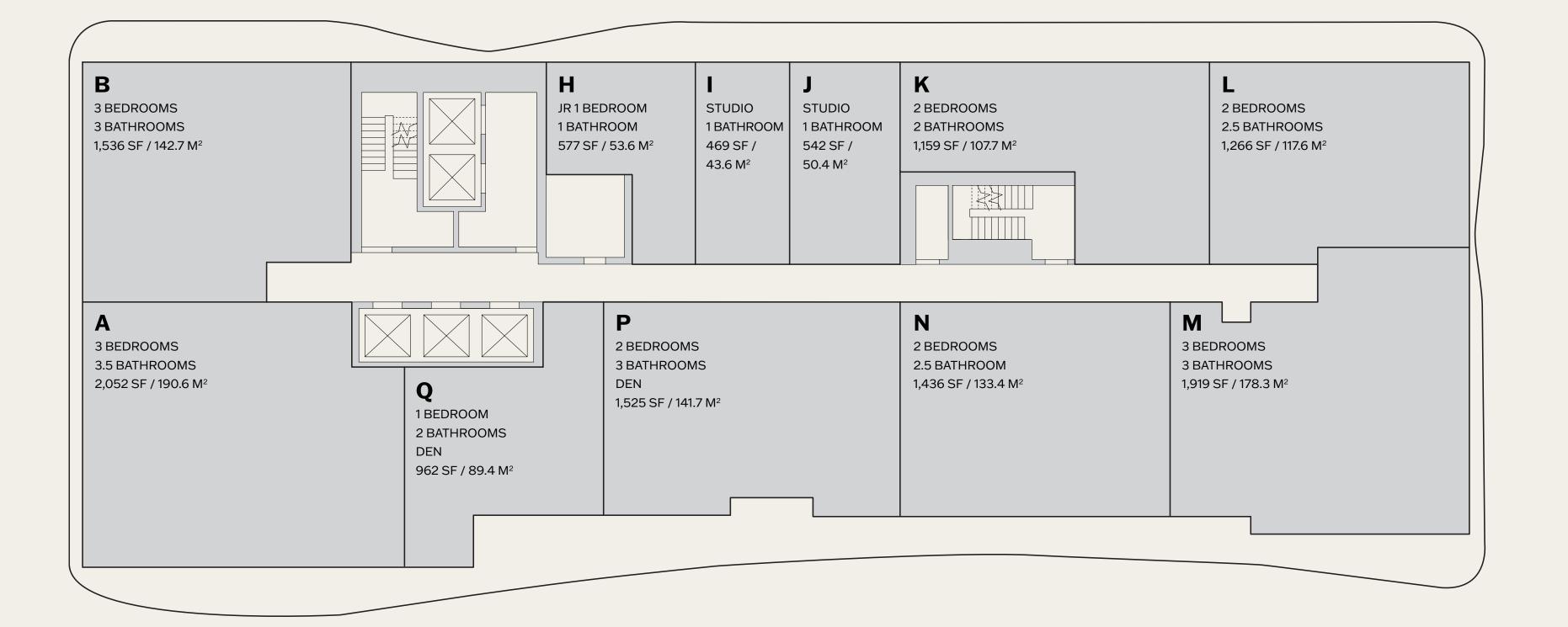
1 BEDROOM / 2 BATHROOMS / DEN

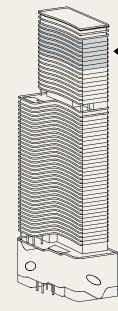
2 BEDROOMS / 2 BATHROOMS

2 BEDROOMS / 2.5 BATHROOMS

2 BEDROOMS / 3 BATHROOMS / DEN

3 BEDROOMS / 3 BATHROOMS





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AN ACCLAIMED TEAM



DEVELOPER

Naftali Group



ARCHITECTURE

Arquitectonica



INTERIOR DESIGN
Rockwell Group



LANDSCAPE ARCHITECTURE

EDSA

SALES & MARKETING



OneWorld Properties has successfully sold over 5,000 units, totaling over \$4 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



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 Units to residency. This offering is made only by the prospectus for the Condominium Units to residency. This offering is made only by the prospectus for the 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 Units to residency. This offering is made only by the prospectus for the Condominium Units to residency. This offering is made only by the prospectus for the Condominium Units to residency. This offering is made only by the prospectus for the Condominium Units 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 Units of several propectus. The Declaration is not necessarily included to the exterior face of exterior walls and your eligibility for purchase will depend upon your eligibility for pur

The plans, specifications, services, design techniques, design features, materials, amenities, terms, conditions and statements contained in this floorplan are proposed only, and the Developer further 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, design techniques, design team, and buyer has not relied upon the participation of any particular design professional. All improvements, design team, and construction are subject to first obtaining the approvals for same, and modifications may be made throughout the approvals for same, and modifications are renderings and are conceptual only and are for the convenience of reference. They should not be relied upon as representations, and 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, and 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, and constructed and assuch all depictions are renderings and are conceptual only and are for the convenience of reference. They should not be relied upon as representations, and the relied upon as representations, and the relied upon as representations, and the relied upon as representations of the design to the following and the relied upon as representations of the conditions are renderings and the relied upon as representations, and representations of the design to the conditions are renderings and the relied upon as representations, and representations of the design to the conditions are renderings and the relied upon as representations of the design to the relied upon as representations. The project graph are representa