

Jem Private Residences

Downtown

Amenities

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 occupying the 50th floor, including:

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



ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.















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Renderings

Exteriors







CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.



ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY







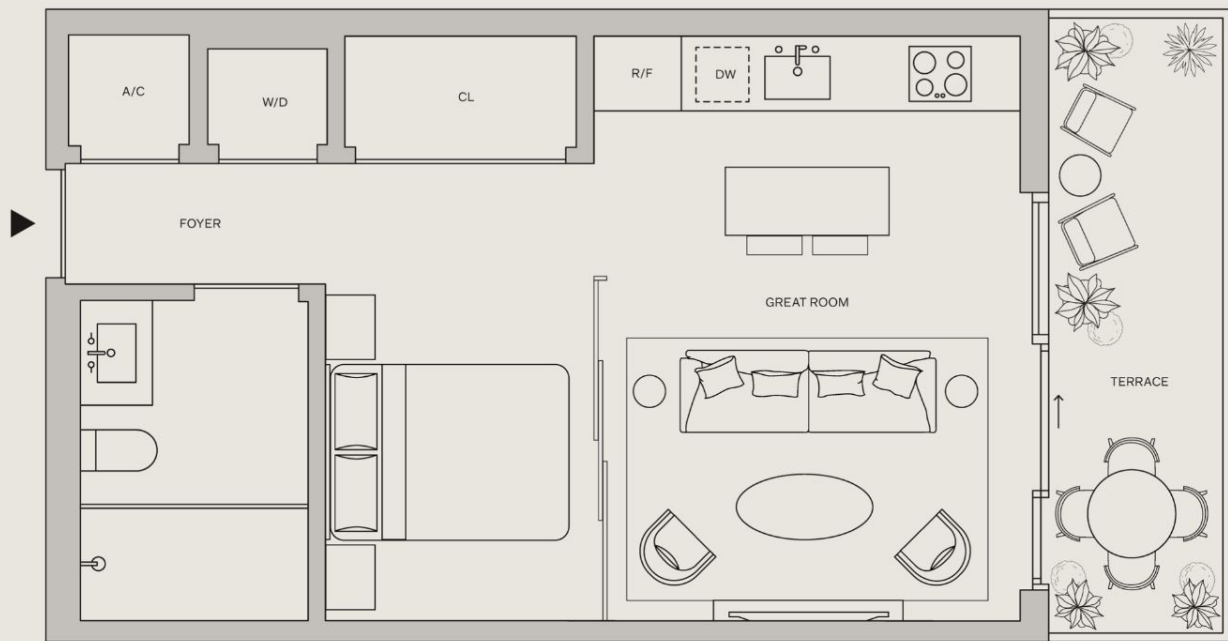
ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT



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Floor Plans

Studio



RESIDENCES

43-46 C, E

STUDIO
1 BATHROOM
TERRACE

INTERIOR: 484 SF | 45.0 M²
EXTERIOR: 91 SF | 8.5 M²
TOTAL: 575 SF | 53.5 M²



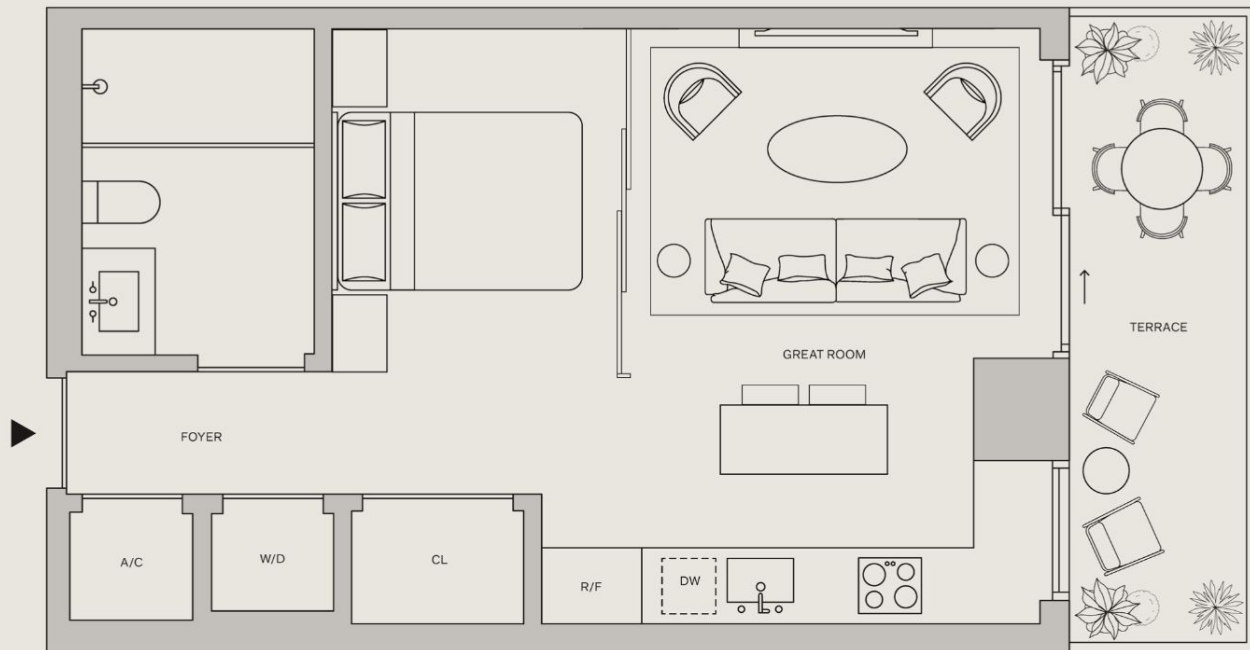
BISCAYNE BAY
NE 2ND AVE

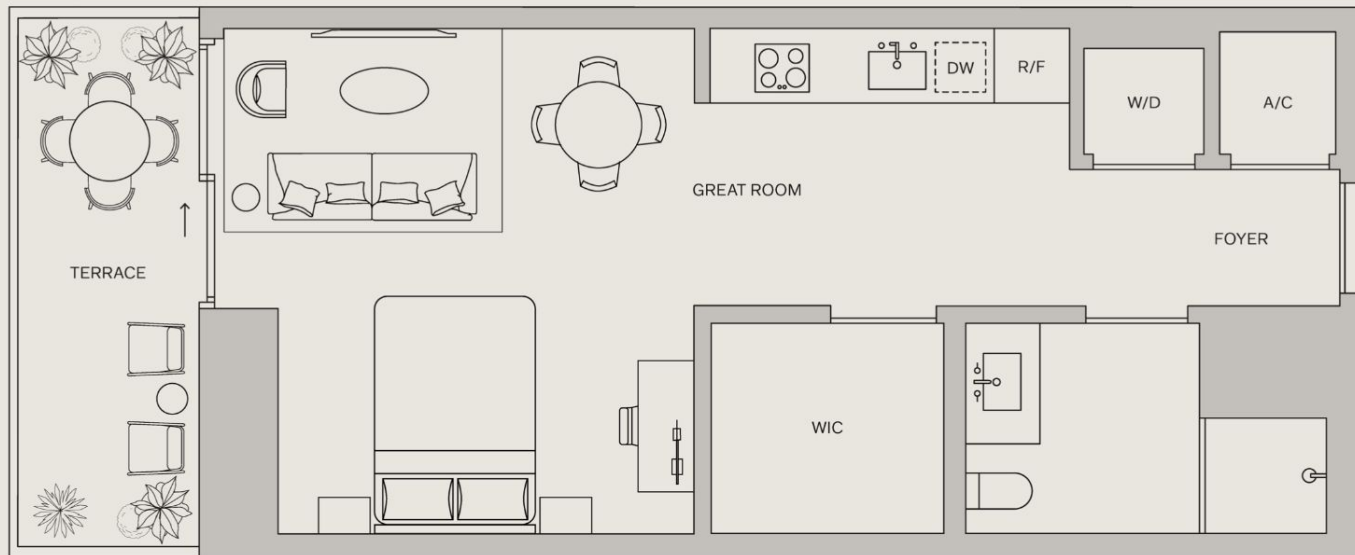
RESIDENCES

43-46 D

STUDIO
1 BATHROOM
TERRACE

INTERIOR: 484 SF | 45.0 M²
EXTERIOR: 91 SF | 8.5 M²
TOTAL: 575 SF | 53.5 M²





RESIDENCES

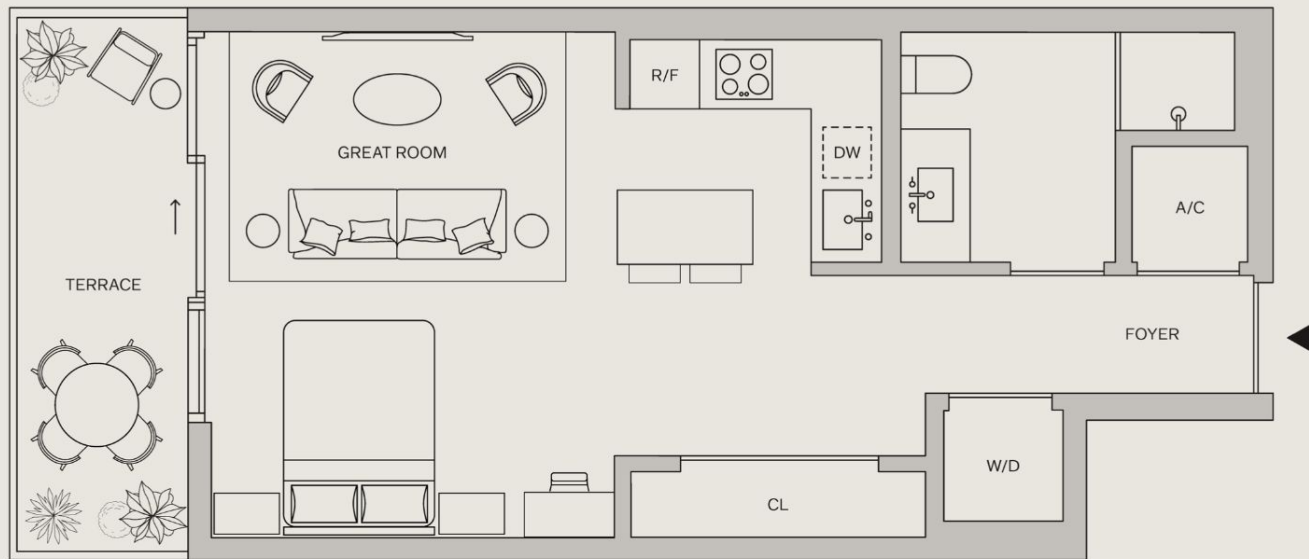
43-46 I

STUDIO
1 BATHROOM
TERRACE

INTERIOR: 476 SF | 44.2 M²
EXTERIOR: 79 SF | 7.3 M²
TOTAL: 555 SF | 51.5 M²



BISCAYNE BAY
NE 2ND AVE



RESIDENCES

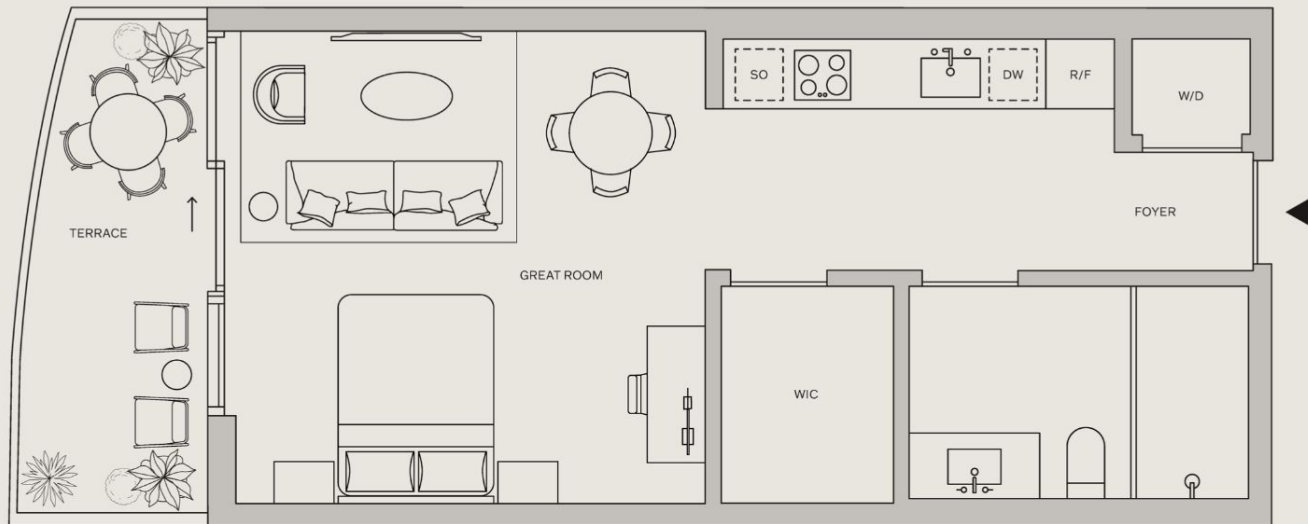
43-46 J

STUDIO
1 BATHROOM
TERRACE

INTERIOR: 514 SF | 47.8 M²
EXTERIOR: 84 SF | 7.8 M²
TOTAL: 598 SF | 55.6 M²



BISCAYNE BAY
NE 2ND AVE



RESIDENCES

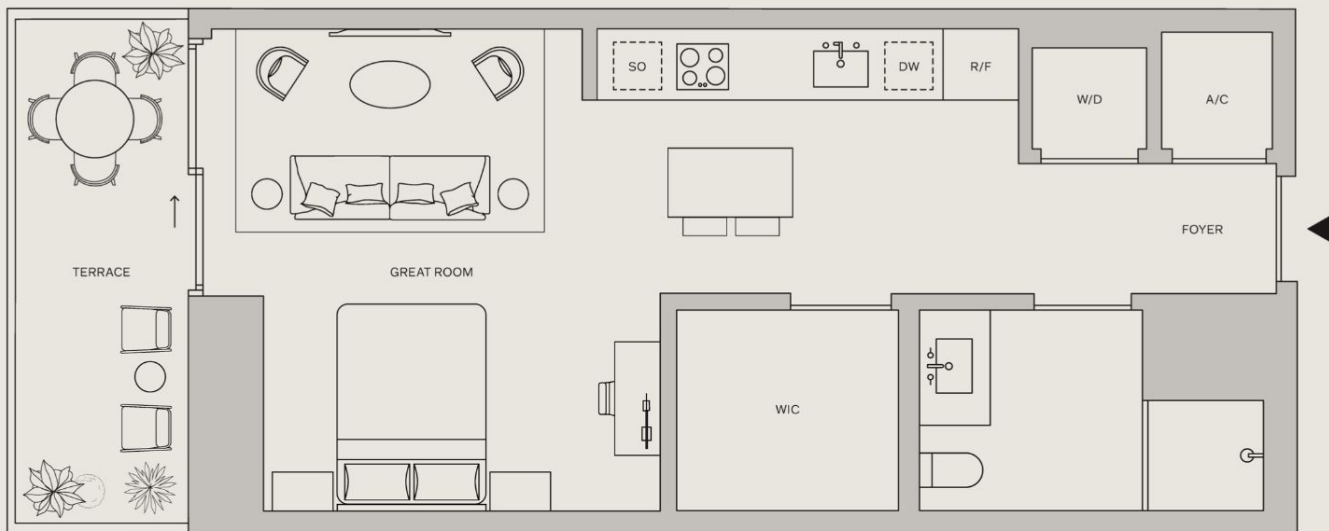
51-58 C

STUDIO
1 BATHROOM
TERRACE

INTERIOR: 537 SF | 50.0 M²
EXTERIOR: 87 SF | 8.1 M²
TOTAL: 624 SF | 58.1 M²



BISCAYNE BAY
NE 2ND AVE



RESIDENCES

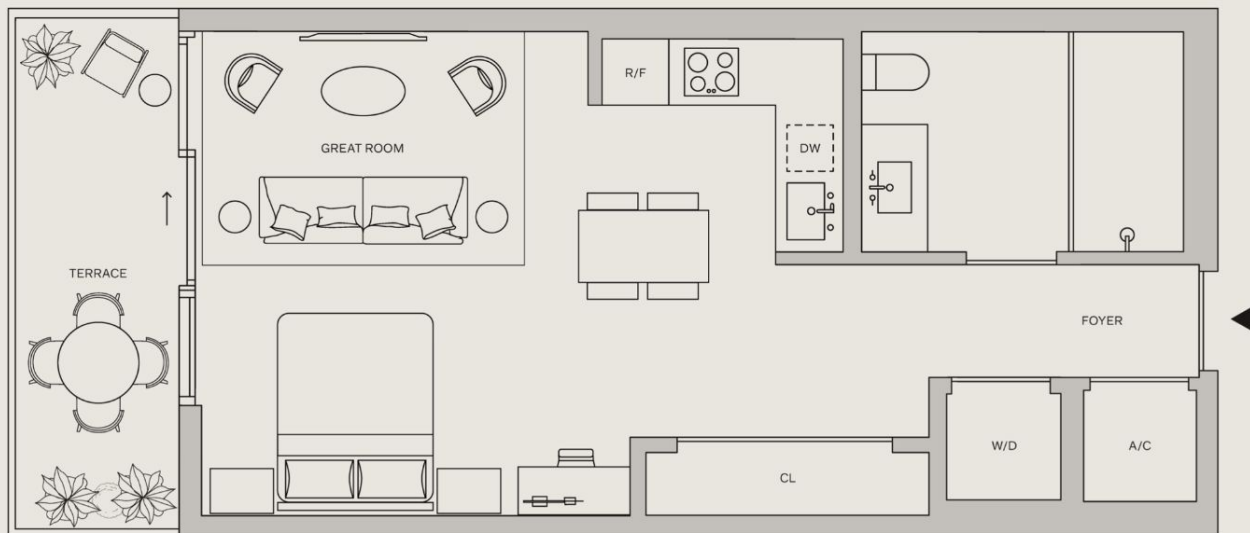
51-65 I

STUDIO
1 BATHROOM
TERRACE

INTERIOR: 469 SF | 43.6 M²
EXTERIOR: 87 SF | 8.1 M²
TOTAL: 556 SF | 51.7 M²



BISCAYNE BAY
NE 2ND AVE



RESIDENCES

51-65 J

STUDIO

1 BATHROOM

TERRACE

INTERIOR: 542 SF | 50.4 M²

EXTERIOR: 95 SF | 8.8 M²

TOTAL: 637 SF | 59.2 M²



BISCAYNE BAY
NE 2ND AVE

Floor Plans

Jr 1 Bedroom

RESIDENCES

43-46 H

JUNIOR 1 BEDROOM

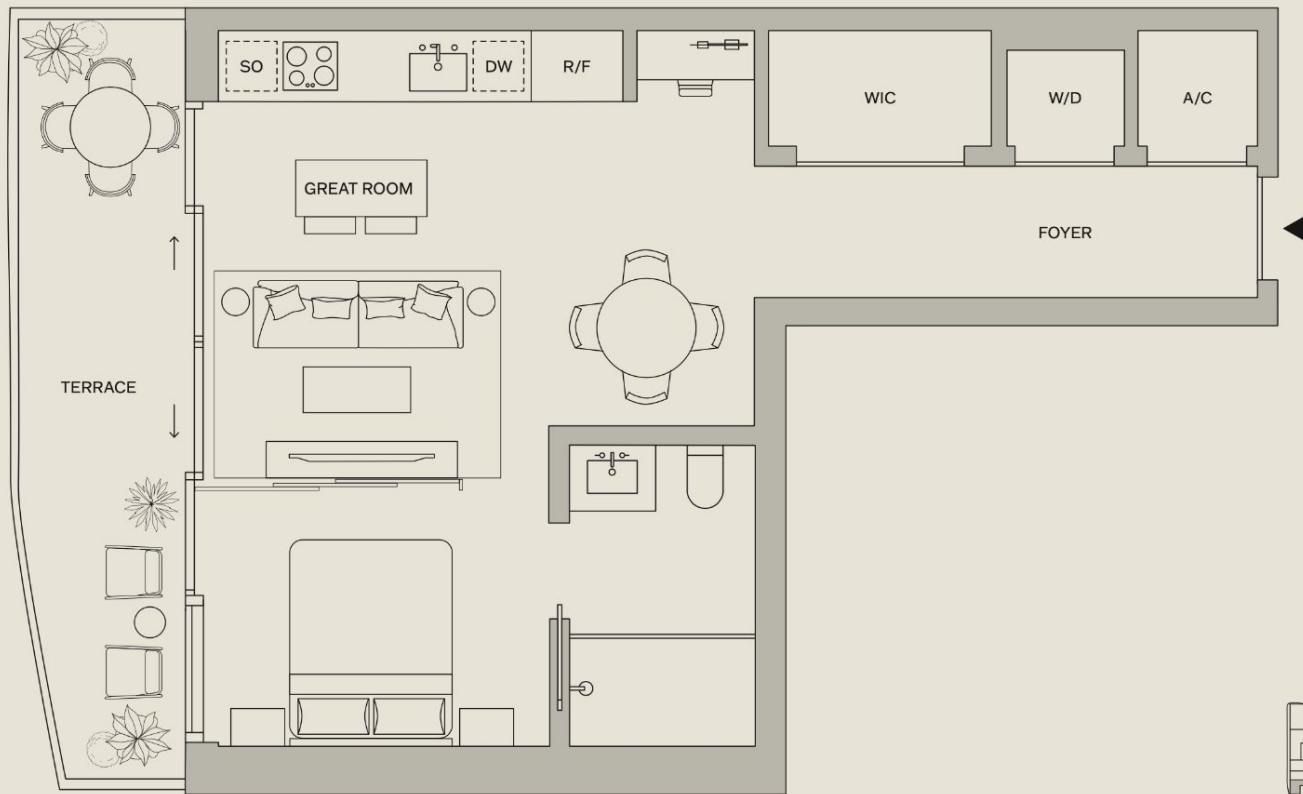
1 BATHROOM

TERRACE

INTERIOR: 546 SF | 50.7 M²

EXTERIOR: 110 SF | 10.2 M²

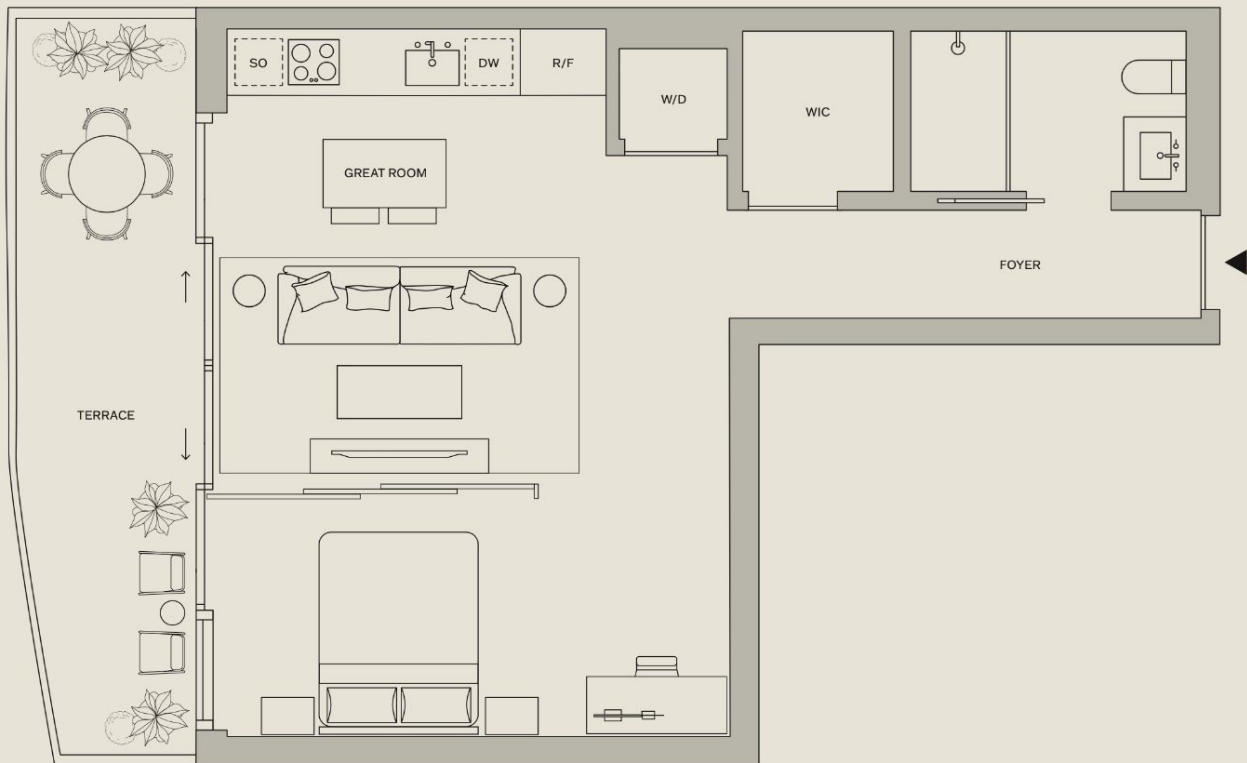
TOTAL: 656 SF | 60.9 M²



RESIDENCES
51-65 H

JUNIOR 1 BEDROOM
1 BATHROOM
TERRACE

INTERIOR: 577 SF | 53.6 M²
EXTERIOR: 134 SF | 12.5 M²
TOTAL: 711 SF | 66.1 M²



Floor Plans

1 Bedroom

RESIDENCES

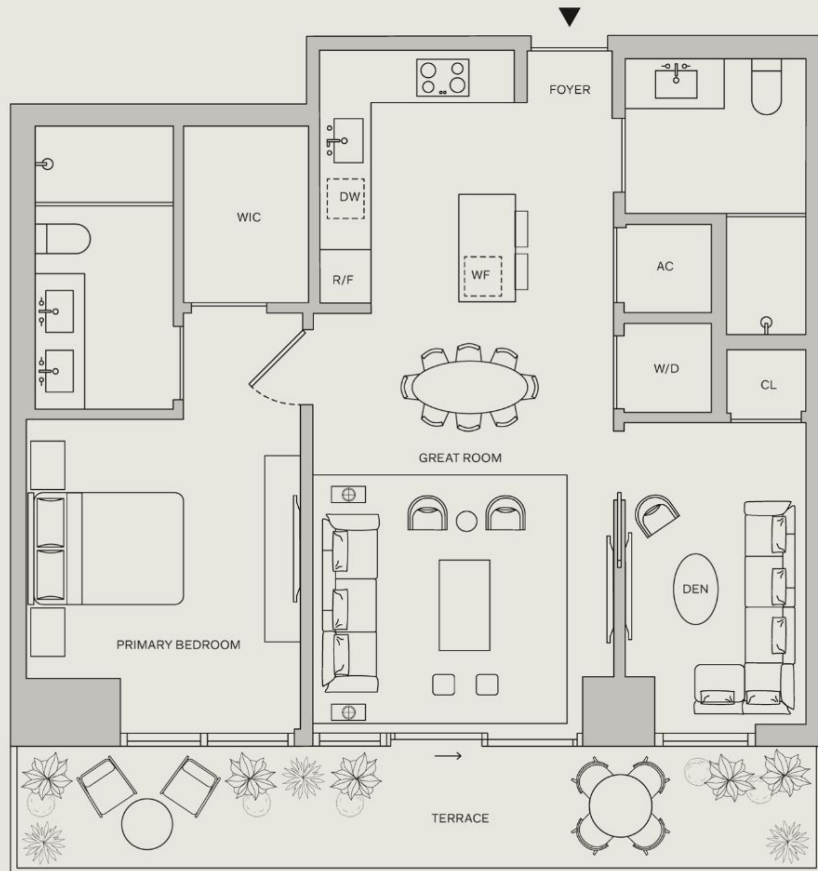
43-46 F

1 BEDROOM
2 BATHROOMS
DEN
TERRACE

INTERIOR: 858 SF | 79.7 M²

EXTERIOR: 168 SF | 15.6 M²

TOTAL: 1,026 SF | 95.3 M²

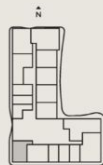
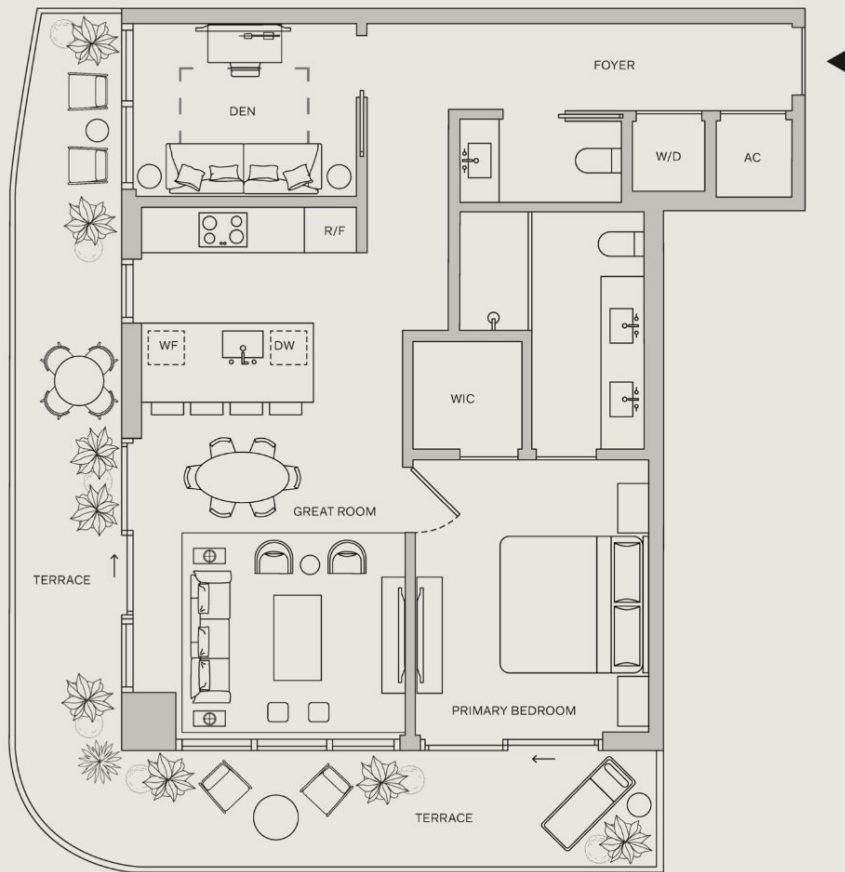


RESIDENCES

43-46 G

1 BEDROOM
1.5 BATHROOMS
DEN
TERRACE

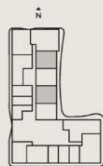
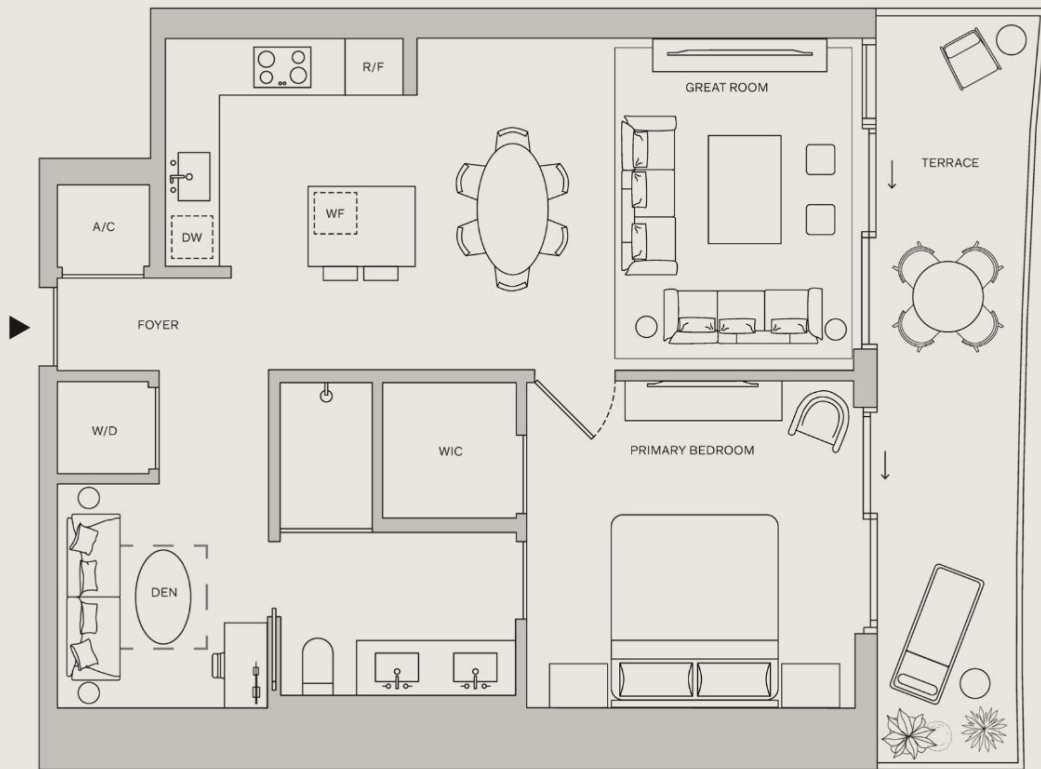
INTERIOR: 966 SF | 89.7 M²
EXTERIOR: 330 SF | 30.7 M²
TOTAL: 1,296 SF | 120.4 M²



RESIDENCES
43-46 N, P

1 BEDROOM
1 BATHROOM
DEN
TERRACE

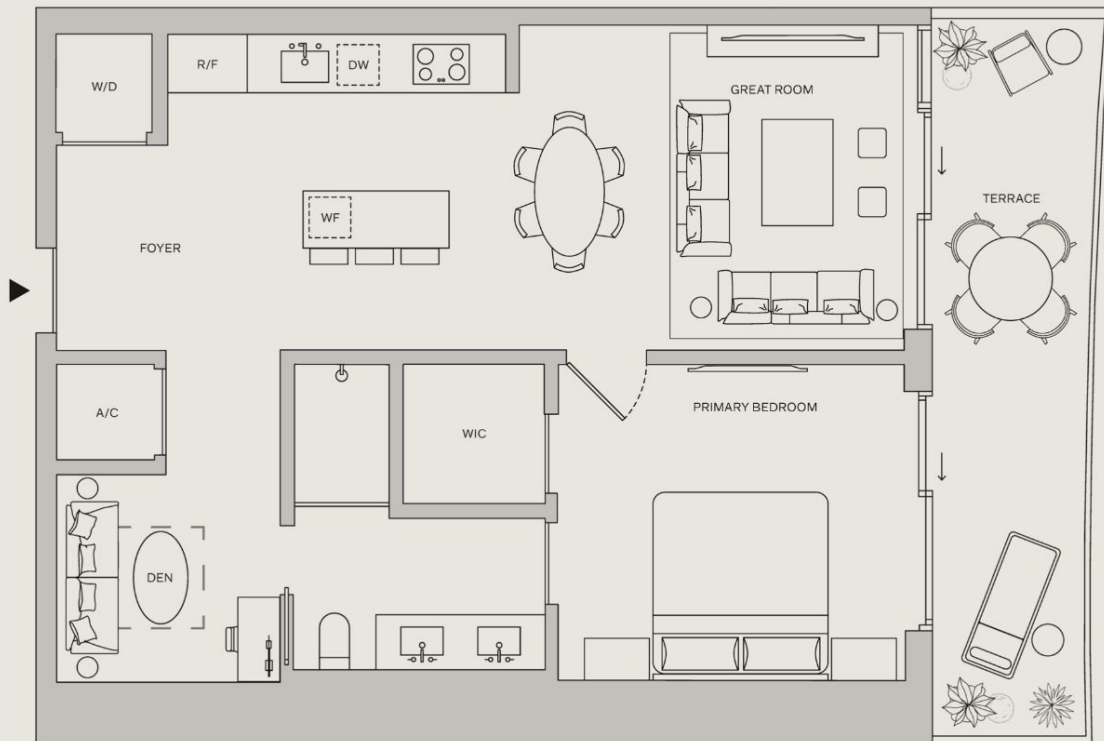
INTERIOR: 862 SF | 80.1 M²
EXTERIOR: 217 SF | 20.2 M²
TOTAL: 1,079 SF | 100.2 M²



RESIDENCES
43-46 O, Q

1 BEDROOM
1 BATHROOM
DEN
TERRACE

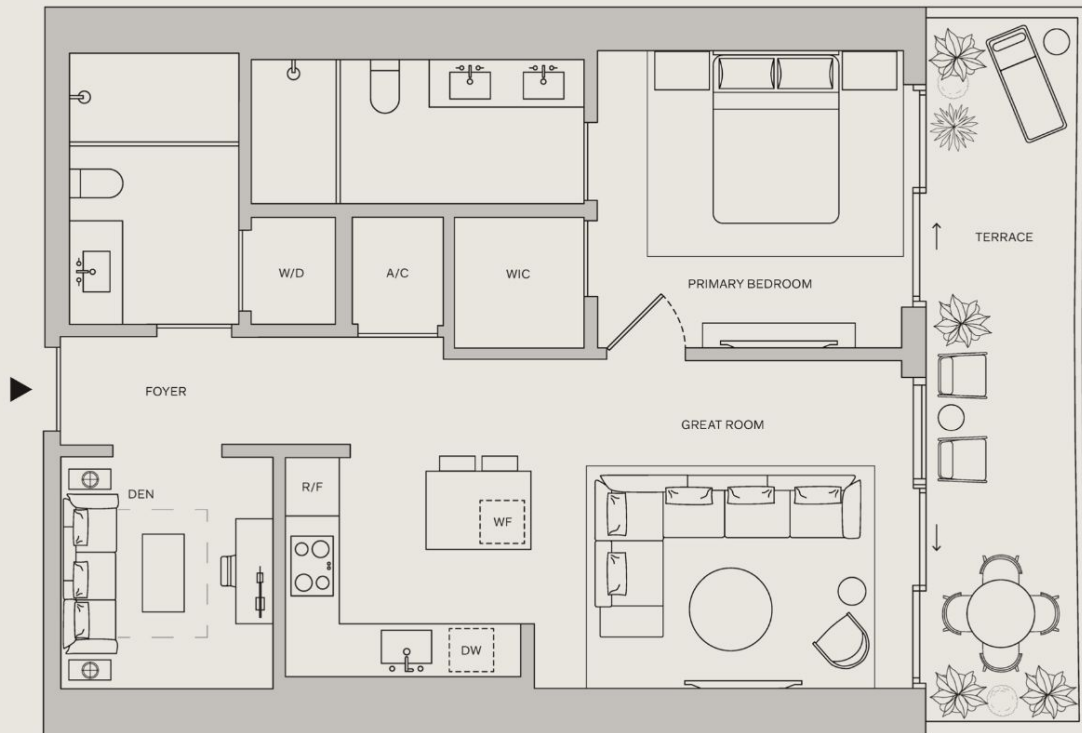
INTERIOR: 876 SF | 81.4 M²
EXTERIOR: 159 SF | 14.8 M²
TOTAL: 1,035 SF | 96.2 M²



RESIDENCES
51-58 N, O

1 BEDROOM
2 BATHROOMS
DEN
TERRACE

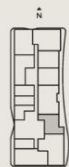
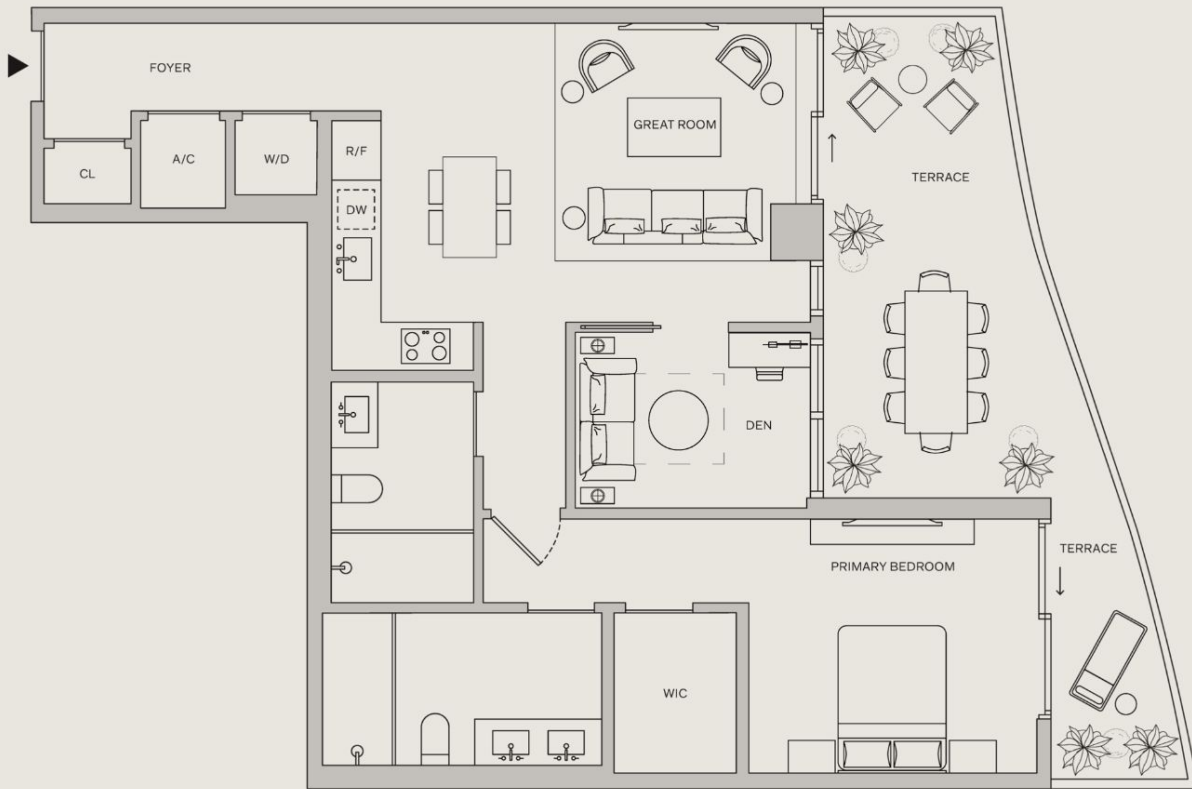
INTERIOR: 918 SF | 85.3 M²
EXTERIOR: 224 SF | 20.8 M²
TOTAL: 1,142 SF | 106.1 M²



RESIDENCES
51-65 Q

1 BEDROOM
2 BATHROOMS
DEN
TERRACE

INTERIOR: 962 SF | 89.4 M²
EXTERIOR: 260 SF | 24.2 M²
TOTAL: 1,222 SF | 113.6 M²



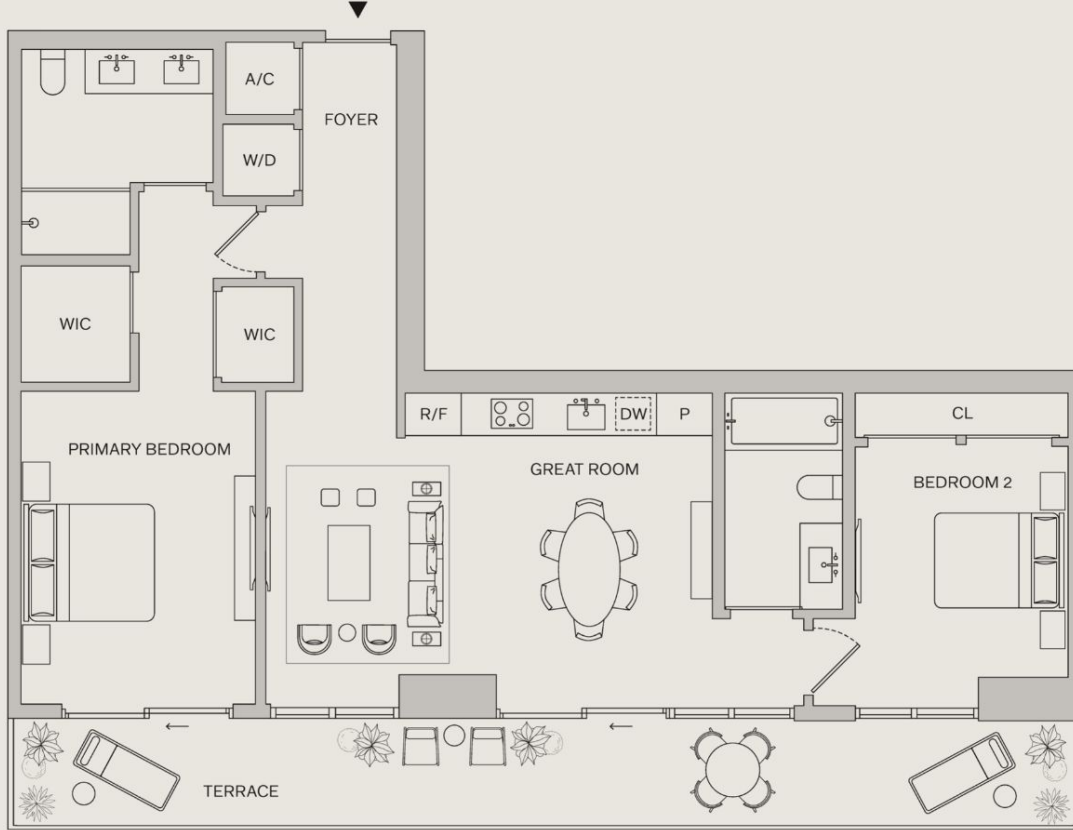
Floor Plans

2 Bedroom

RESIDENCES
43-65 K

2 BEDROOMS
2 BATHROOMS
TERRACE

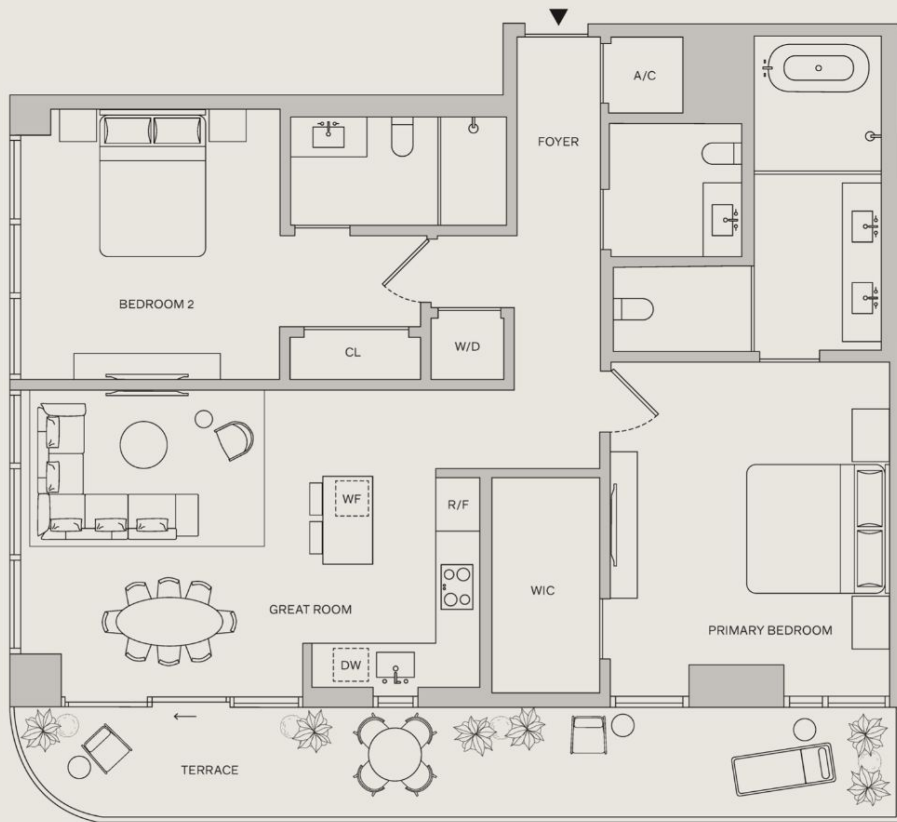
INTERIOR: 1,159 SF | 107.7 M²
EXTERIOR: 265 SF | 24.6 M²
TOTAL: 1,424 SF | 132.3 M²



RESIDENCES
43-65 L

2 BEDROOMS
2.5 BATHROOMS
TERRACE

INTERIOR: 1,266 SF | 117.6 M²
EXTERIOR: 216 SF | 20.1 M²
TOTAL: 1,482 SF | 137.7 M²



RESIDENCES
59-65 N

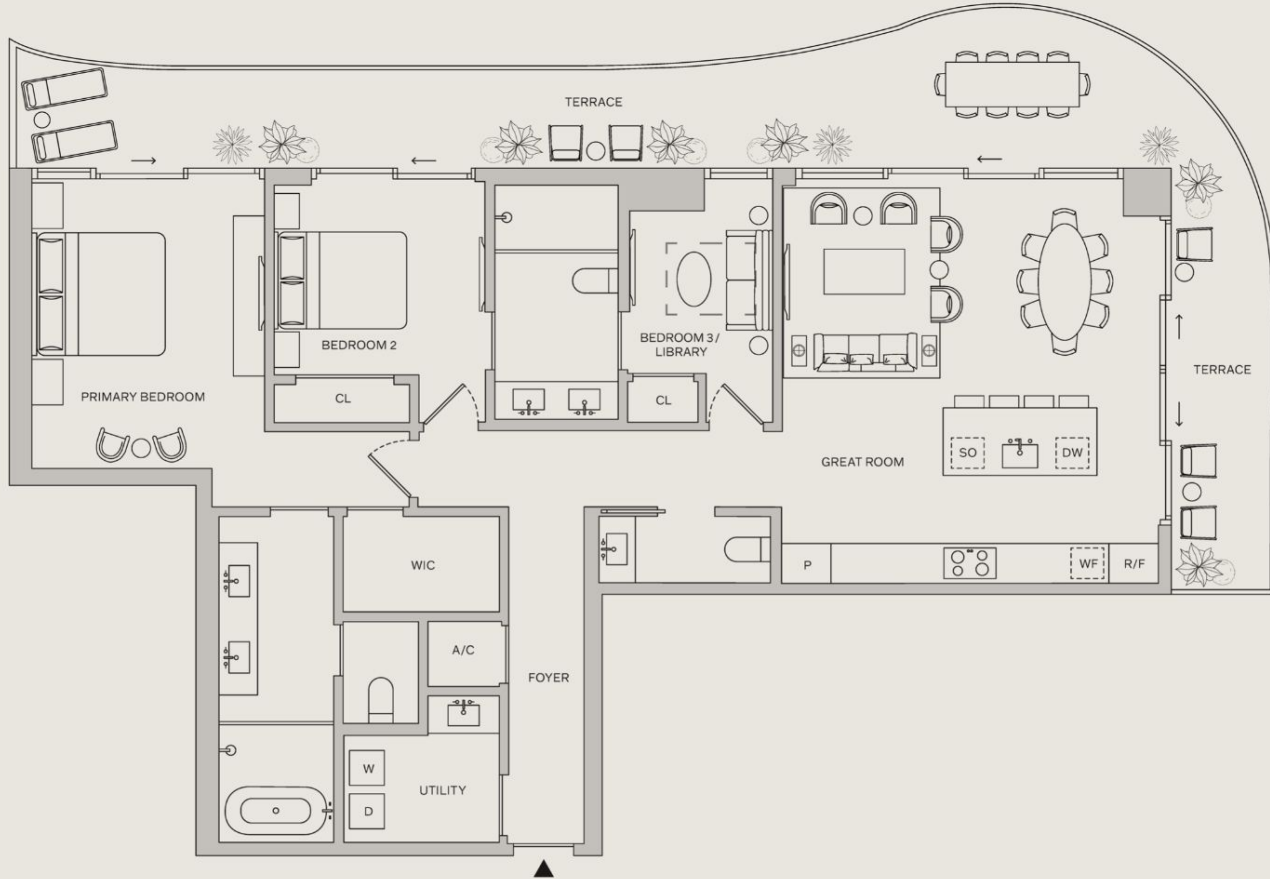
2 BEDROOMS
2.5 BATHROOMS
TERRACE

INTERIOR: 1,436 SF | 133.4 M²
EXTERIOR: 287 SF | 26.7 M²
TOTAL: 1,723 SF | 160.1 M²



Floor Plans

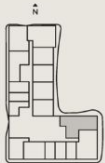
3 Bedroom

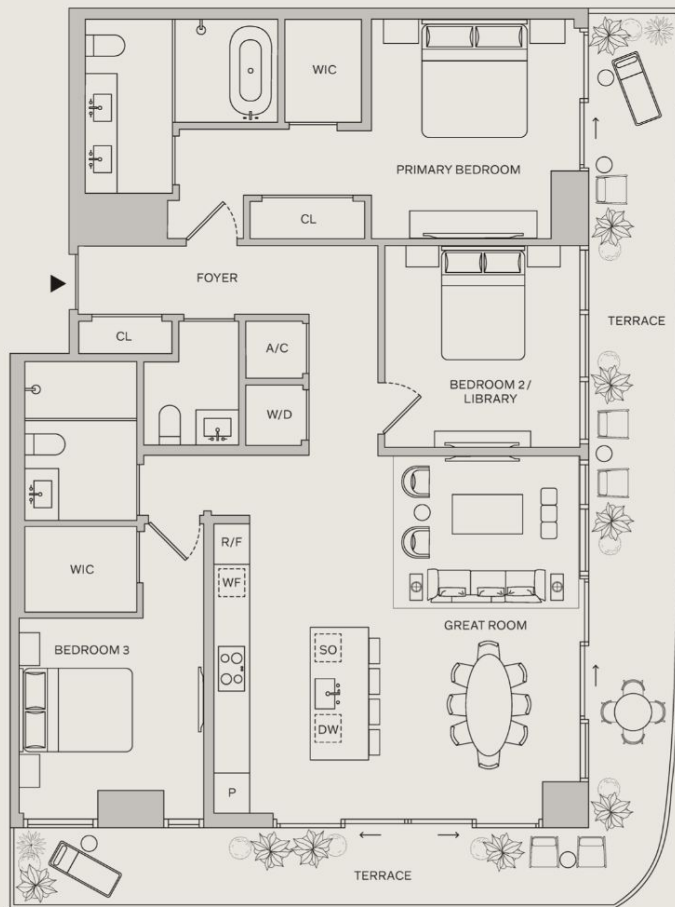


RESIDENCES
43-46 A

3 BEDROOMS
2.5 BATHROOMS
TERRACE

INTERIOR: 1,555 SF | 144.5 M²
EXTERIOR: 507 SF | 47.1 M²
TOTAL: 2,062 SF | 191.6 M²





RESIDENCES

43-46 B

3 BEDROOMS
2.5 BATHROOMS
TERRACE

INTERIOR: 1,531 SF | 142.2 M²

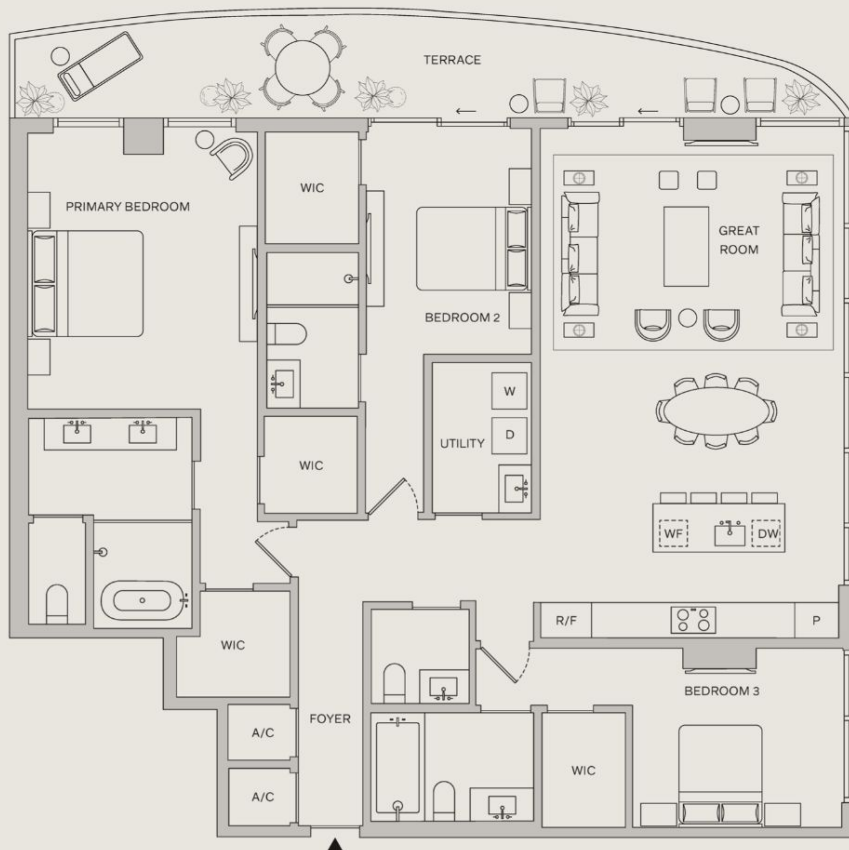
EXTERIOR: 453 SF | 42.1 M²



RESIDENCES
59-65 A

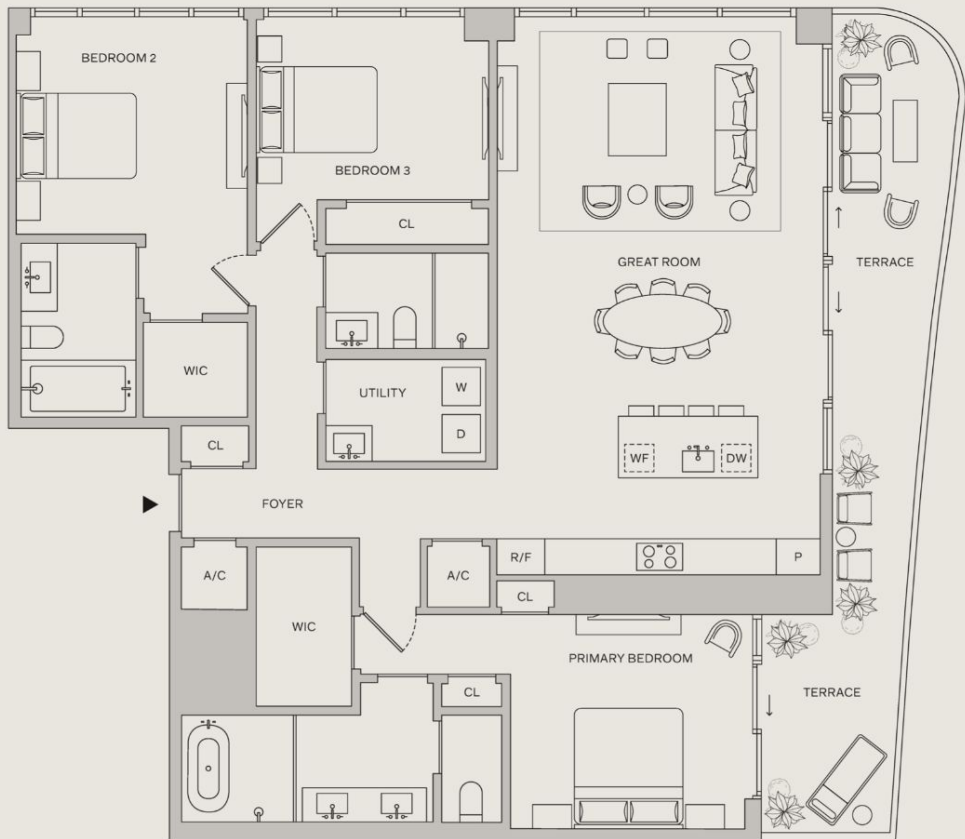
3 BEDROOMS
3.5 BATHROOMS
TERRACE

INTERIOR: 2,052 SF | 190.6 M²
EXTERIOR: 335 SF | 31.1 M²
TOTAL: 2,387 SF | 221.7 M²



INTERIOR: 1,536 SF | 142.7 M²
EXTERIOR: 234 SF | 21.7 M²
TOTAL: 1,770 SF | 164.4 M²





RESIDENCES
59-65 M

3 BEDROOMS
3 BATHROOMS
TERRACE

INTERIOR: 1,919 SF | 178.3 M²
EXTERIOR: 323 SF | 30.0 M²
TOTAL: 2,242 SF | 208.3 M²



Deposit & Prices

Deposit:

- 20% @ Contract (Now)
- 10% @ Start of Construction (Approx. April/May 2024)
- 10% @ Podium/Garage (Approx. April/May 2025)
- 60% @ Closing (Approx. 2027)

PRICE RANGES

Studio

469 – 577 SF

Prices starting from \$600,000

1 BD + D

858 – 966 SF

Prices starting from \$1,100,000

2 BD

1,159 – 1,436 SF

Prices starting from \$1,400,000

2 BD + D

1,358 – 1,679 SF

Prices starting from \$1,850,000

3 BD

1,531 – 2,052 SF

Prices starting from \$2,000,000