

72 Park

MIAMI BEACH

IN THE MIDDLE OF IT ALL

**All images used in this presentation are for internal purposes only
and have not been licensed or authorized for public distribution.**



A new beach *lifestyle*.

Short term, long term, *your terms*.







72 Park is in close proximity to a fantastic selection of dining and entertainment options, activities, and more. Nearby are the Miami Beach Tennis Center, Normandy Shores Golf Club, beach volleyball courts, jet ski and kayak rentals, and the Miami Beach Boardwalk, which stretches from 87th Terrace all the way to South Pointe Park.

NEIGHBORHOOD

1. Miami Beach Bandshell
2. Allison Park
3. North Beach Oceanside Park
4. Normandy Shores
5. Bark Beach Dog Beach
6. Miami Beach Tennis Center
7. Normandy Shores Golf Course
8. Indian Creek Country Club
9. North Shore Park & Youth Center
10. La Gorce Country Club
11. Volleyball Courts
12. Miami Beach Aquatic Center and Park
13. Byron Theater
14. Miami Beach Boardwalk
15. Pelican Harbor Marina
16. Bill Bird Marina

SHOPS

17. Bal Harbour Shops
18. Aventura Mall
19. Miami Design District

HOSPITALITY

20. Carillon Miami Wellness Spa
21. Four Seasons Hotel at The Surf Club
22. The St. Regis Bal Harbour Resort
23. The Bath Club
24. The Ritz-Carlton Bal Harbour, Miami

RESTAURANTS

25. Roberta's
26. Prima Pasta
27. Katana Japanese Restaurant
28. Cachito Coffee & Bakery
29. George's Restaurant & Lounge
30. SilverLake Bistro
31. Tambourine Room by Tristan Brandt *
32. Buenos Aires Bakery & Café
33. Sushi Erika
34. Gelato-go Bakery
35. The Surf Club Restaurant*
36. Makoto
37. Petralunga Restaurant
38. Shuckers Waterfront Bar & Grill

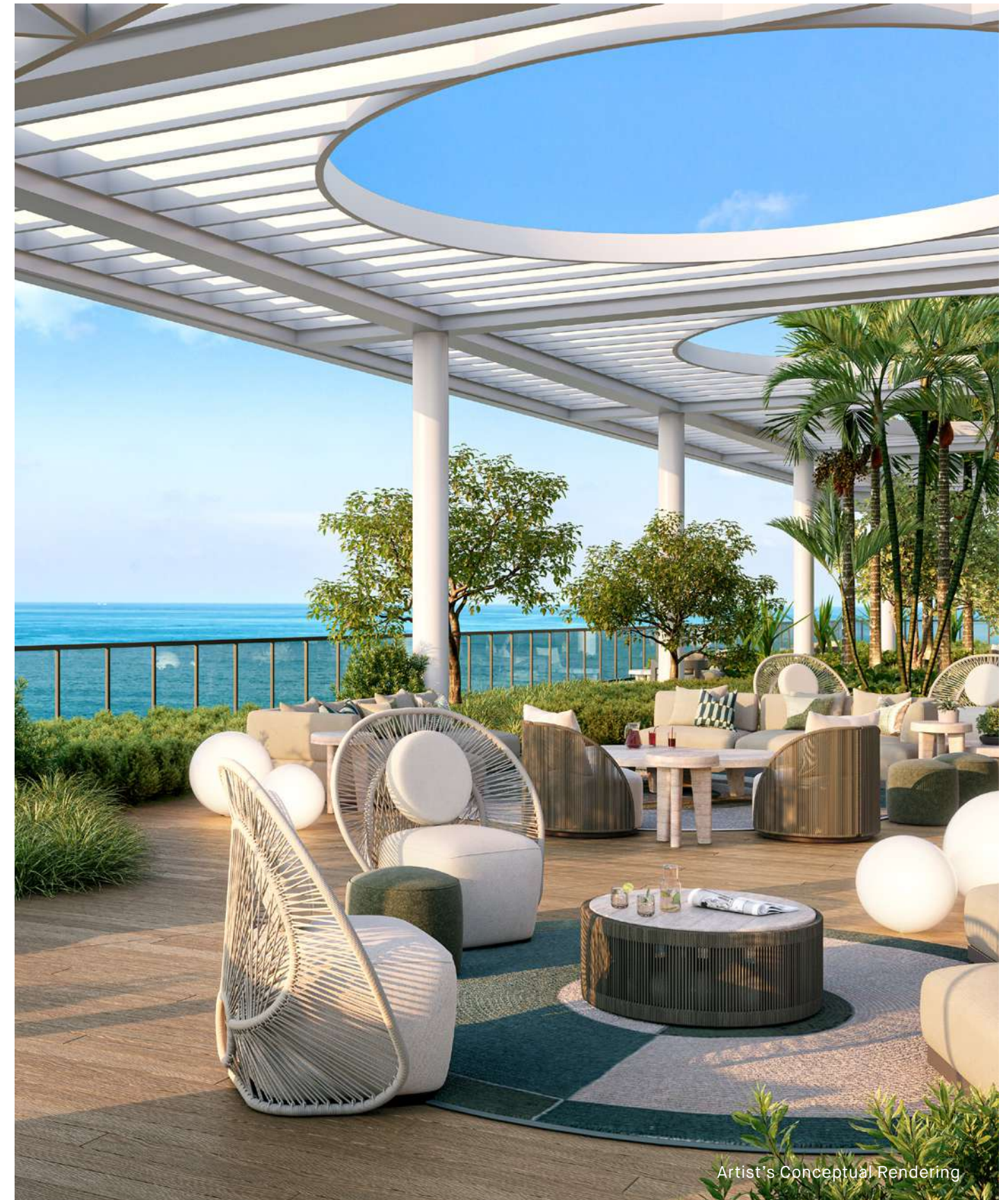
WITHIN 10 MINUTES

39. South Beach
40. Miami Beach Golf Club
41. Sunset Harbor
42. Lincoln Road
43. Miami Ironside
44. Little River Art District

*Michelin-Starred restaurant

72 Park brings casual sophistication to this relaxed oceanside neighborhood, with 22 stories of modern residences that look out above it all, offering unobstructed panoramic views through gleaming floor-to-ceiling glass of the Atlantic Ocean, Miami Beach, and the downtown Miami skyline.

Delivery: *Summer 2024*



A special place, *In the middle of it all*

MIAMI BEACH

This Miami Beach neighborhood is a hidden coastline gem packed with attractions for the outdoor enthusiast. From the vast expanse of Miami Beach to North Beach Oceanside Park, Miami Beach Tennis Center, Normandy Shores Golf Club, beach volleyball courts, jet ski and kayak rentals, and the Miami Beach Boardwalk, which stretches from 87th Terrace all the way to South Pointe Park. Restaurants, cafés, bars, parks, and more can be found by bike or a stroll through the palm tree-lined streets. Take in live music under the stars at the Miami Beach Bandshell and visit the farmer's market centered around the historic Normandy Fountain. With all this at your doorstep, the neighborhood is also easily connected to Downtown Miami, Bal Harbour, and everything in between.

72 Park offers an exceptional opportunity to own a remarkable piece of Miami Beach's evolving landscape. Immerse yourself in the allure of this prime location, which redefines life "on the beach."





BAL HARBOUR SHOPS

This iconic open-air shopping center is just 10 minutes away and is filled with the highest concentration of luxury boutiques and exclusive brands in Miami, as well as fine dining, all surrounded by lush tropical landscaping.



NEIGHBORHOOD ACTIVITIES

Located between Bal Harbour and the Faena District on Miami Beach, this pocket of a beachfront neighborhood is packed with attractions for the outdoor enthusiast, from the long stretch of sandy beaches to Oceanside Park providing shade, recreation, and vegetation, Miami Beach Tennis Center, Normandy Shores Golf Club, beach volleyball courts, jet ski and kayak rentals, and the Miami Beach Boardwalk, which stretches from 87th Terrace all the way to South Pointe Park.







ONE OF THE NATION'S BEST SPAS, RIGHT AROUND THE CORNER

Luxury hotels and spa and wellness centers are already established in the neighborhood. Just three blocks away, the Carillon Miami Wellness Resort was just named one of the best spas in the country by Condé Nast Traveler.

A STAR-STUDED NEIGHBORHOOD DINING SCENE

Tristan Brandt, the youngest chef in the country to lead a two Michelin-star kitchen, now runs the intimate fine dining experience at the Tambourine Room at the Carillon. The Four Seasons at the Surf Club is also home to Thomas Keller's Michelin-starred restaurant the Surf Club. 72 Park adds another star to the neighborhood, with its ground-floor restaurant Roberta's, imported from Brooklyn by Michelin-star chef Carlo Mirarchi.



Exciting *Revitalization*

The neighborhood is undergoing a major revitalization. Public and private investments in the area are set to transform it in the coming years.

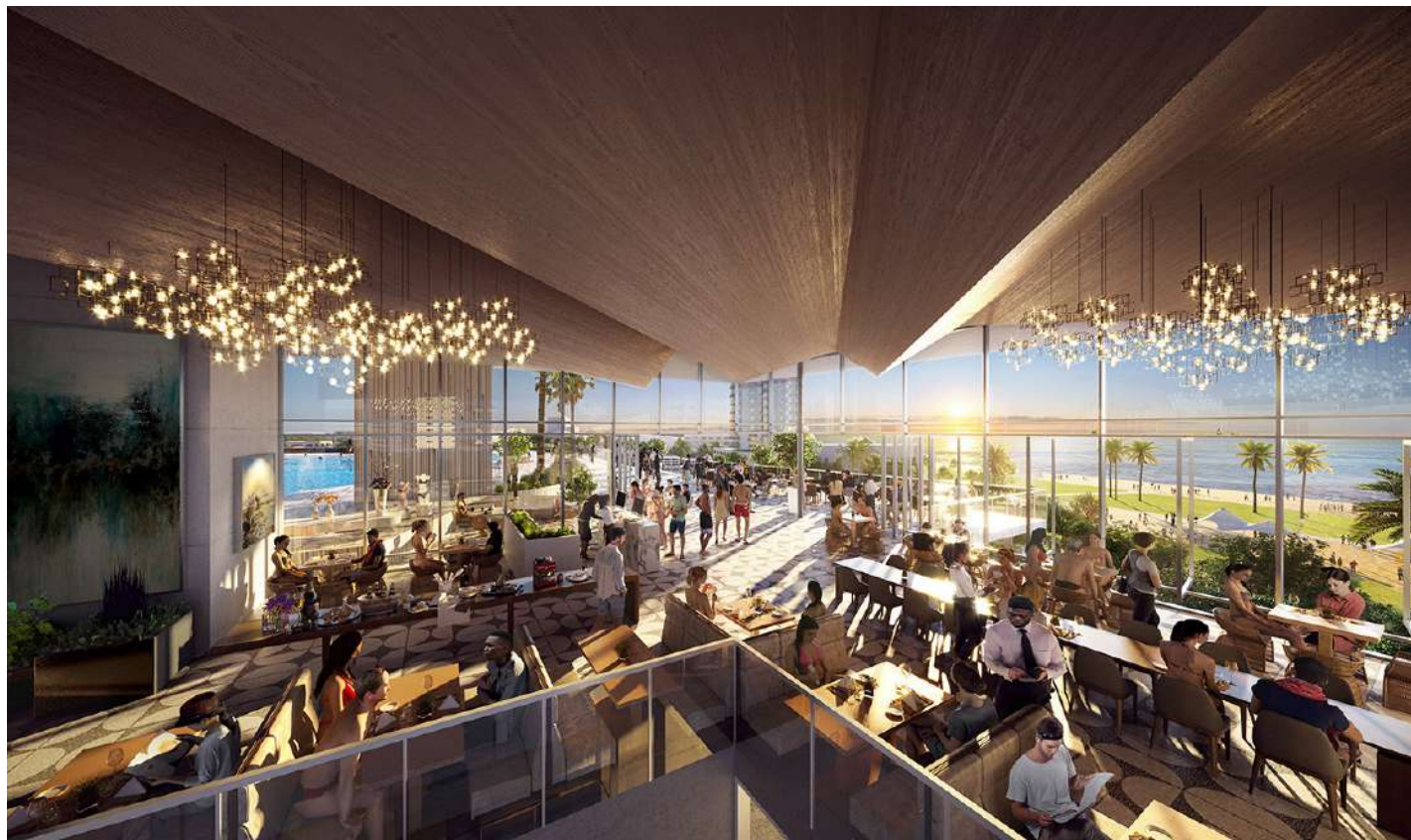
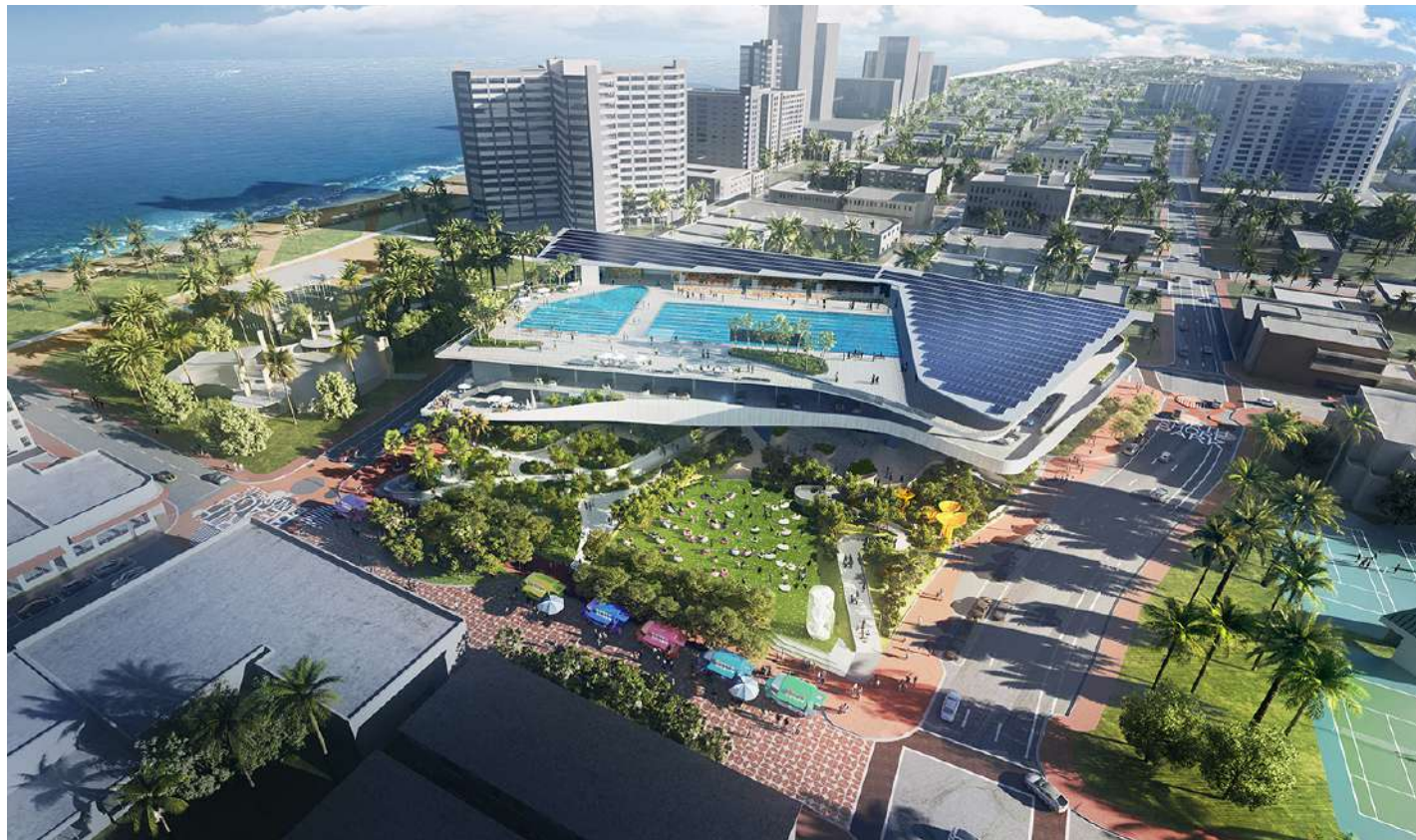
The neighborhood is transforming in a way that is similar to Sunset Harbour and South of Fifth.

Miami Beach at a whole *new level*

REVITALIZATION

Hailed as Miami Beach's Central Park, North Beach Oceanside Park and its surrounding area are at the core of the project. A new towncenter zoning is permitting this transformation. Voters have approved a referendum on the revitalization of 72nd Street: A total of \$53.8 million for a multipurpose facility located on a four-acre parking lot between the Miami Beach Bandshell and the Miami Beach Tennis Center. The facility will feature a competition aquatic center, an innovation center, a library, a parking garage, and added green space to North Beach Oceanside Park.





Know Your *Neighborhood*

Welcome to a whole new Miami Beach, where visionaries like Steve Ross and others have been revitalizing and enhancing the neighborhood's original spirit. Projects like the redeveloped Four Seasons in nearby Surfside show how new development can identify with the essence of the neighborhood while seeing ahead into its brighter future.



67TH ST - Related NY selects architect Frank Gehry for luxury hotel and residences at the Deauville hotel site.



90TH ST - Four Seasons Surfside



87TH ST - 87 Park Residences



74TH ST - Approved ocean terrace redevelopment plan.

The Building

Live your best vacation lifestyle with all the comforts of an advanced, smart-technology building, resort-like amenities, modern finishes, and flexibility of use.

Delivery *Summer 2024*

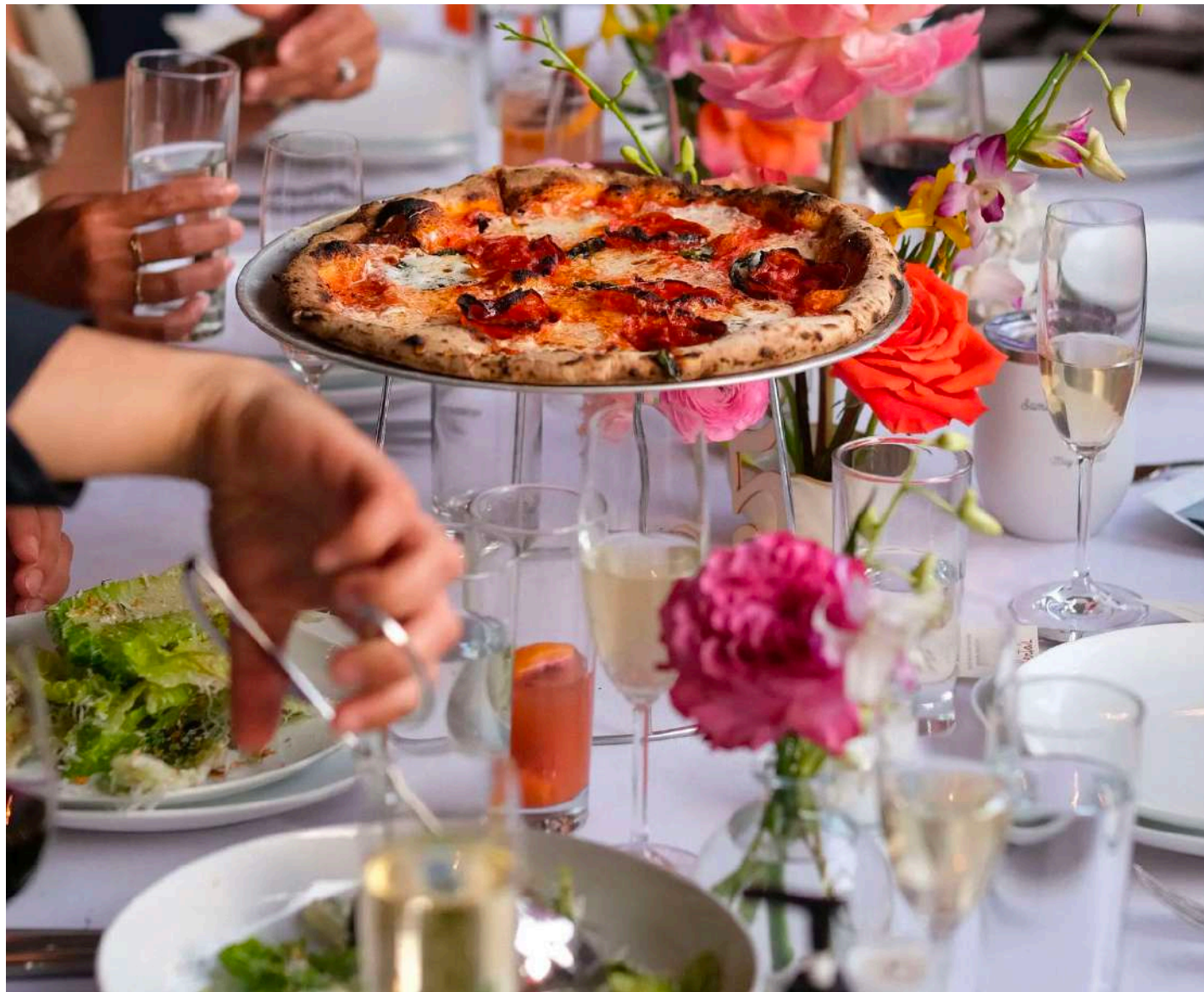


Ground Floor



Roberta's

The ground-floor restaurant, Roberta's by Michelin-star chef Carlo Mirarchi, opened in 2008 in Brooklyn, where it quickly became a neighborhood institution; a sought-after international culinary destination. Now in Florida for the first time in 72 Park.



EATER
MIAMI

POPULAR NYC PIZZERIA ROBERTA'S ANNOUNCES A PERMANENT MIAMI LOCATION

TimeOut

ROBERTA'S WILL MAKE ITS LONG-AWAITED MIAMI COMEBACK IN 2024

PROFILEmiami
Your Guide To Miami Real Estate

ICONIC NEW YORK PIZZERIA ROBERTA'S SET TO RETURN TO MIAMI WITH FIRST PERMANENT LOCATION AT 72 PARK

FLORIDA
YIMBY

ICONIC NEW YORK PIZZERIA ROBERTA'S SET TO ELEVATE MIAMI BEACH DINING EXPERIENCE AT 72 PARK



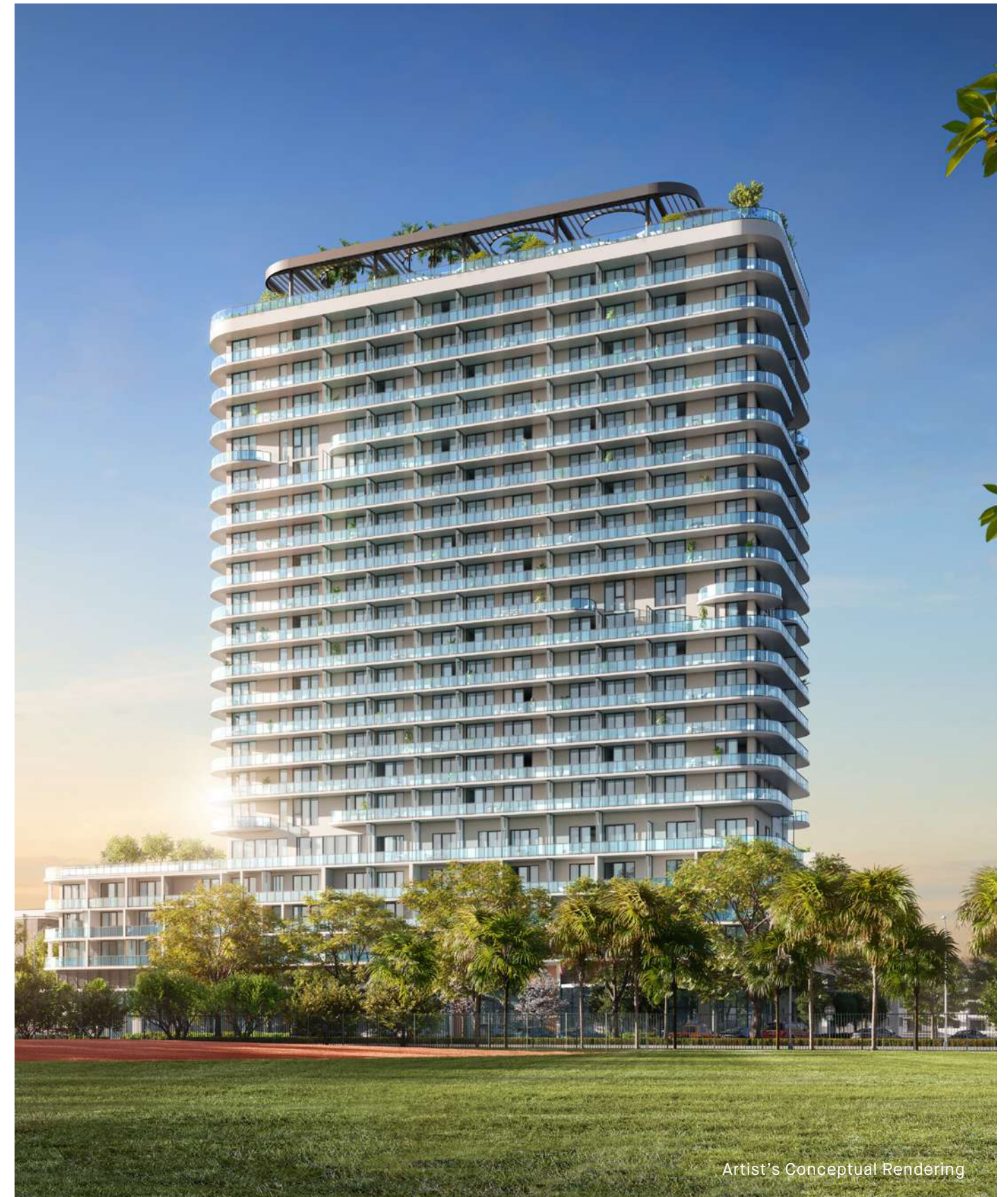


Live your best vacation lifestyle with all the comforts of a modern, fully furnished residence where every detail is curated to perfection.

Modern, open layouts range from junior 1-bedroom to 3-bedroom residences, from 470 to 1,177 square feet, all with sweeping views of the ocean, parks, Intracoastal, or Miami skyline. With 9- to 10-foot ceilings and floor-to-ceiling glass leading to 6 1/2-foot-deep private balconies, these airy, light-filled homes make indoor-outdoor living a breeze.

BUILDING FEATURES

- 22-story building
- 206 units
- Prime Miami Beach location, just blocks from the beach
- Grand, double-height lobby with floor-to-ceiling windows
- Self parking available for owners and guests*
- 24-hour building security
- Restaurant venues on the property



Artist's Conceptual Rendering

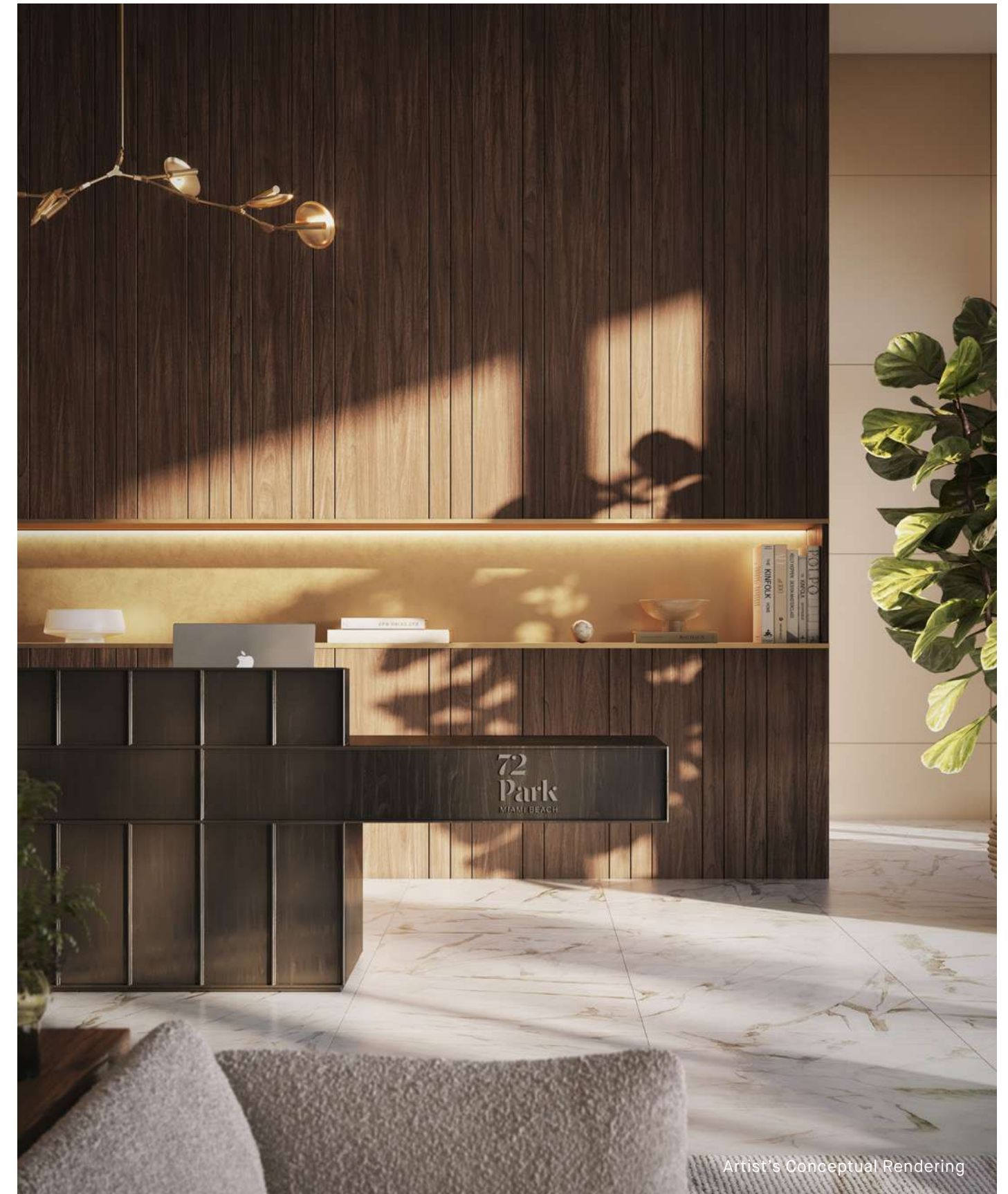


Artist's Conceptual Rendering

Amenities

BUILDING AMENITIES

- Resort-style pool stretching over 150 feet
- Pool offering towel service
- Almost a full acre of the 5th-floor pool deck & amenities space
- Restaurant, bar, and lounge on the 5th floor (with indoor and outdoor seating)
- 24/7 co-working lounge
- Distinctive double-height fully equipped fitness center with Technogym equipment
- Yoga lounge or on the outdoor terrace
- Kids' playroom
- Private outdoor grill area with pergola
- 72 Park Beach Club
- Use the private golf cart shuttle for quick visits to the beach. Borrow kids' beach toys, boogie boards, paddle boards, bikes, and more
- For owners only, a private rooftop features a sun deck, views of the beach, ocean, park, Intracoastal, private seating areas, large TV for sporting events





Artist's Conceptual Rendering



Artist's Conceptual Rendering





WELCOME TO 72 Park FIT

CLASSES TODAY

OUTDOOR YOGA	9 AM
PRIVATE TRAINING	10:30 AM
FUNCTIONAL TRAINING	5 PM
OUTDOOR RUN CLUB	6 PM



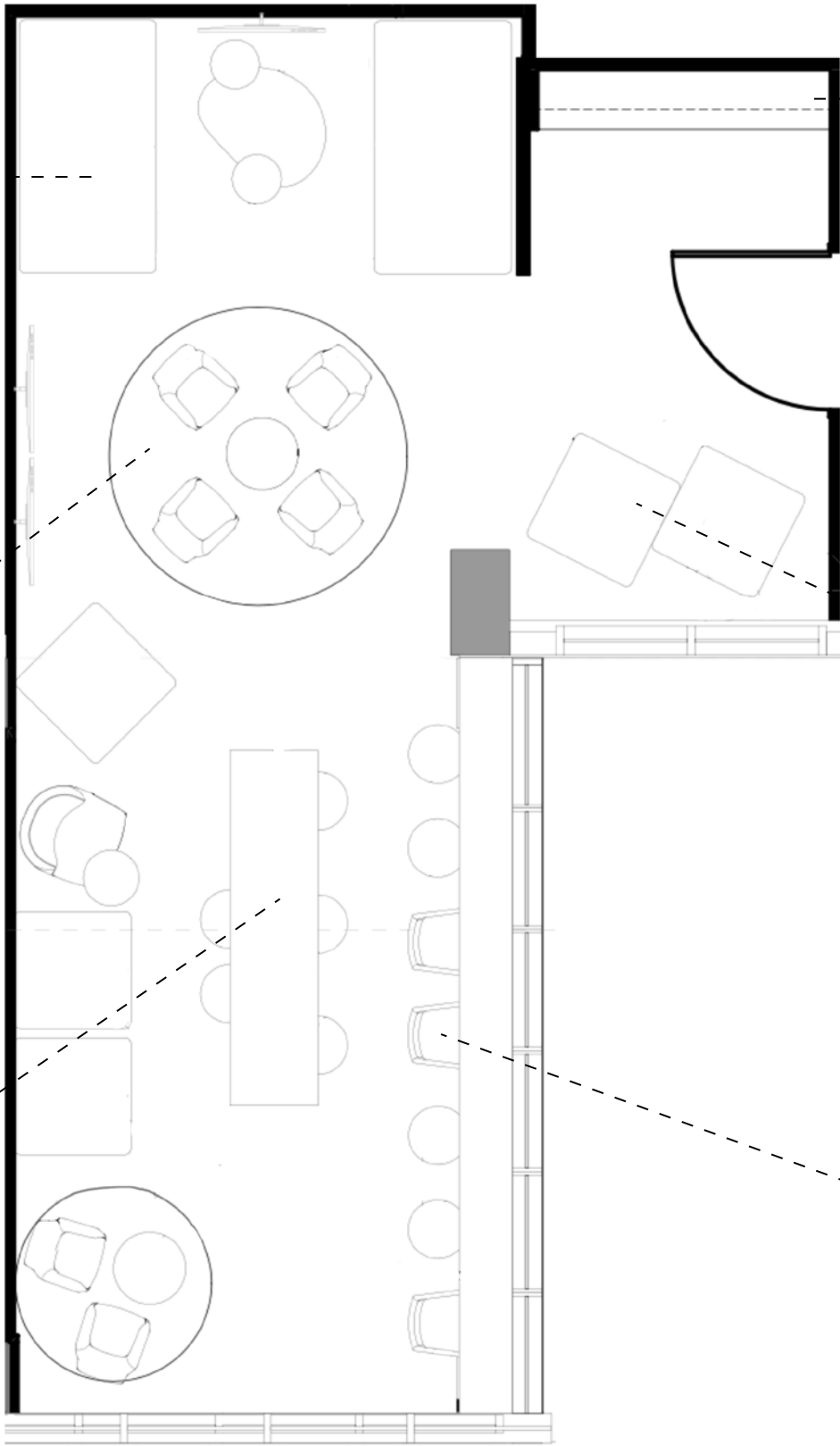
Group Pod Framery Q
87.4 in x 86.6 in x 47.2 in



Seating



Communal Table



CO-WORKING



Coffee Kitchen



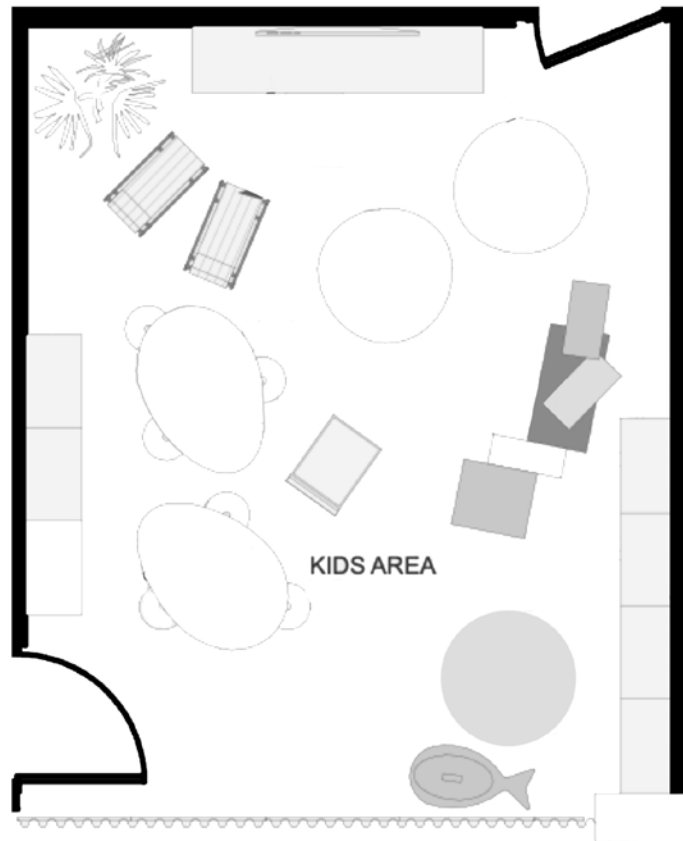
Single Pod Framery O
87 in x 40 in x 40 in



Window Seating

KIDS'S AREA - 6TH FLOOR

Overlooking the gym is a play area for children featuring interactive games, toys, and child-size furniture for play, relaxation, homework, and art projects.



The 6th floor is outfitted with almost an acre of lushly landscaped indoor/outdoor amenities featuring a 150-foot resort-style pool, poolside cabanas, open-air bar, restaurant, and gym. The building is also just steps from the beach, tennis courts, parks, and more. The ground-floor restaurant, Roberta's, is imported from Brooklyn by Michelin-star chef Carlo Mirarchi.

For owners only, the private rooftop features a sun deck with panoramic views from the dining areas and grill. Unwind in the private seating areas, relish in al fresco movie nights, or gather around the large TV for sporting events.







72 PARK BEACH CLUB

Membership in the 72 Park Beach Club grants residents full access to the outdoor lifestyle the neighborhood has to offer. Complimentary beach chair access and towel service with private golf cart shuttles make for quick and easy trips to the beach and kids' beach toys, boogie boards, paddle boards, bikes, and more are available.

Simple
Sophisticated
Beachy
Casual
On Your Terms...

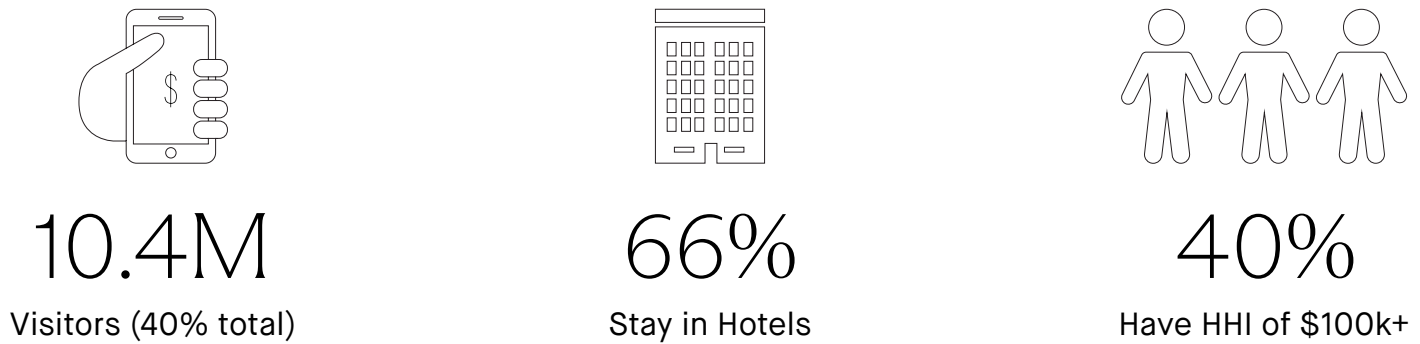
A second home *state of mind*

THE ULTIMATE FLEXIBILITY

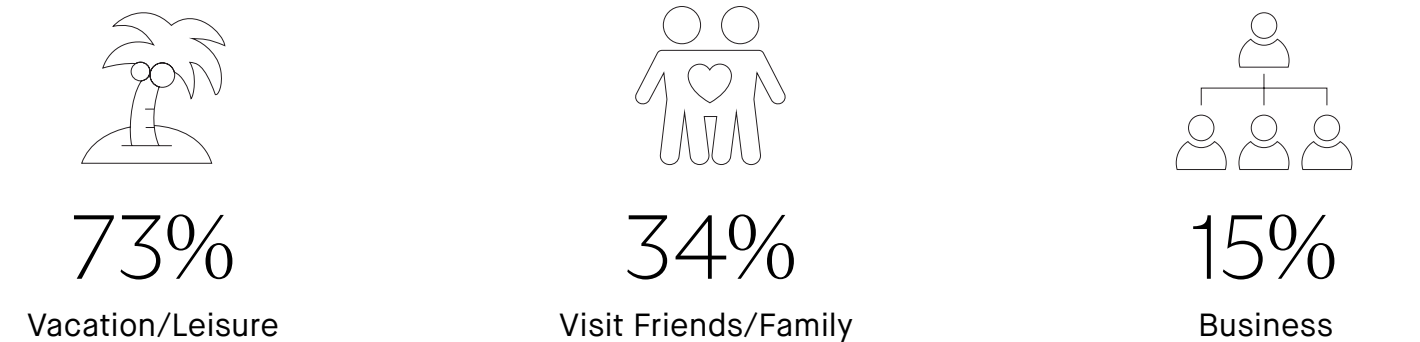
One of the key highlights of 72 Park is the flexibility it offers to homeowners. Residents can maintain full-time residency in their stunning Miami Beach home or choose to rent it out on a full-time or part-time basis. It's the best of both worlds!

72 Park is designed to meet the skyrocketing demand for short-term rentals in Miami Beach.

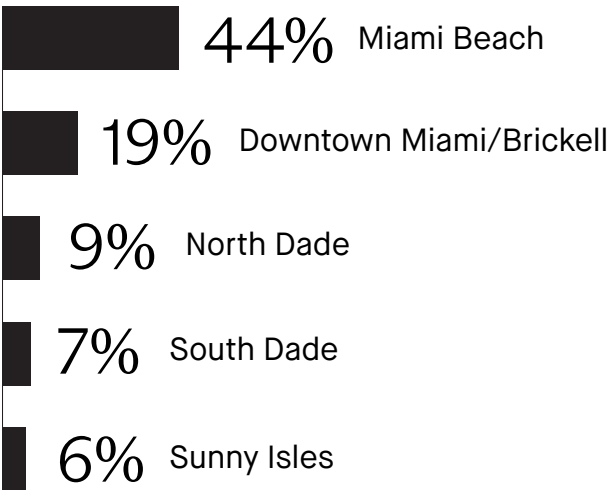
DOMESTIC VISITORS ALONE



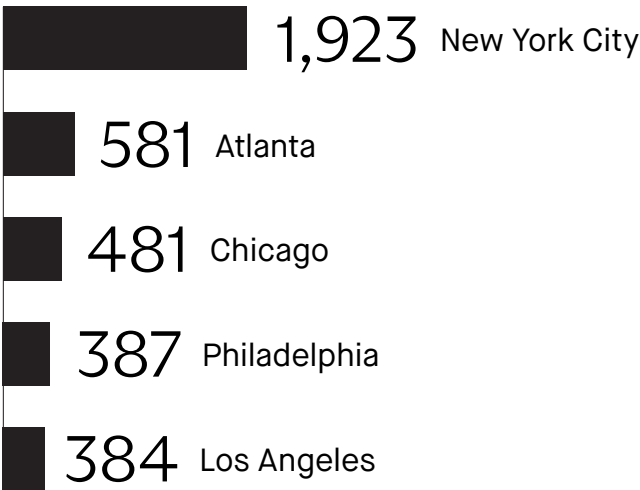
REASONS FOR VISIT



TOP AREAS STAYED IN



TOP VISITOR MARKETS (1,000s)



Take advantage of *unparalleled* management options

Own the freedom to rent out your residence full- or part-time, effortlessly maximizing your investment potential. With 72 Park's innovative property management program, residents can seamlessly transform their condos into lucrative rentals. Our expert team can handle short-term guest interactions and facilitate the leasing of long-term rentals and tenant management. Enjoy the flexibility to choose among management options as your needs evolve.



The Residences

Feel the ocean breezes from your private balcony, fifth-floor pool, or residents-only rooftop, savoring the panoramic vistas of the Atlantic Ocean or the stunning Miami skyline. Whether it's the tranquil mornings, colorful sunsets, or the lively nightlife, every moment spent here is an invitation to indulge in the beauty of nature and the excitement of city life.

RESIDENCE FEATURES

- Offering a selection of Jr-1, 1-, 2-, and 3-bedroom residences from 470 to 1,177 sq. ft.
- All residences delivered fully furnished
- 6 1/2-foot-deep private balcony
- Ceiling heights range from 9 to 10 feet
- The floor-to-ceiling sliding glass doors and impact-resistant glass throughout
- Keyless entry to all residences with SALTO and smart access

KITCHEN

- Imported European cabinets with premium hardware, elegant imported quartz countertops, backsplashes, and contemporary stainless steel under-mounted sink with gourmet faucet and integral sprayer
- Indulge in a chef's kitchen with a European-style, fully integrated appliance package including refrigerator, oven, induction cook-top, speed oven, and dishwasher by Bosch, SMEG, and Fisher & Paykel

BATHROOM

- Imported European cabinets with premium hardware
- Imported quartz countertops and premium Hansgrohe fixtures, hardware, and accessories







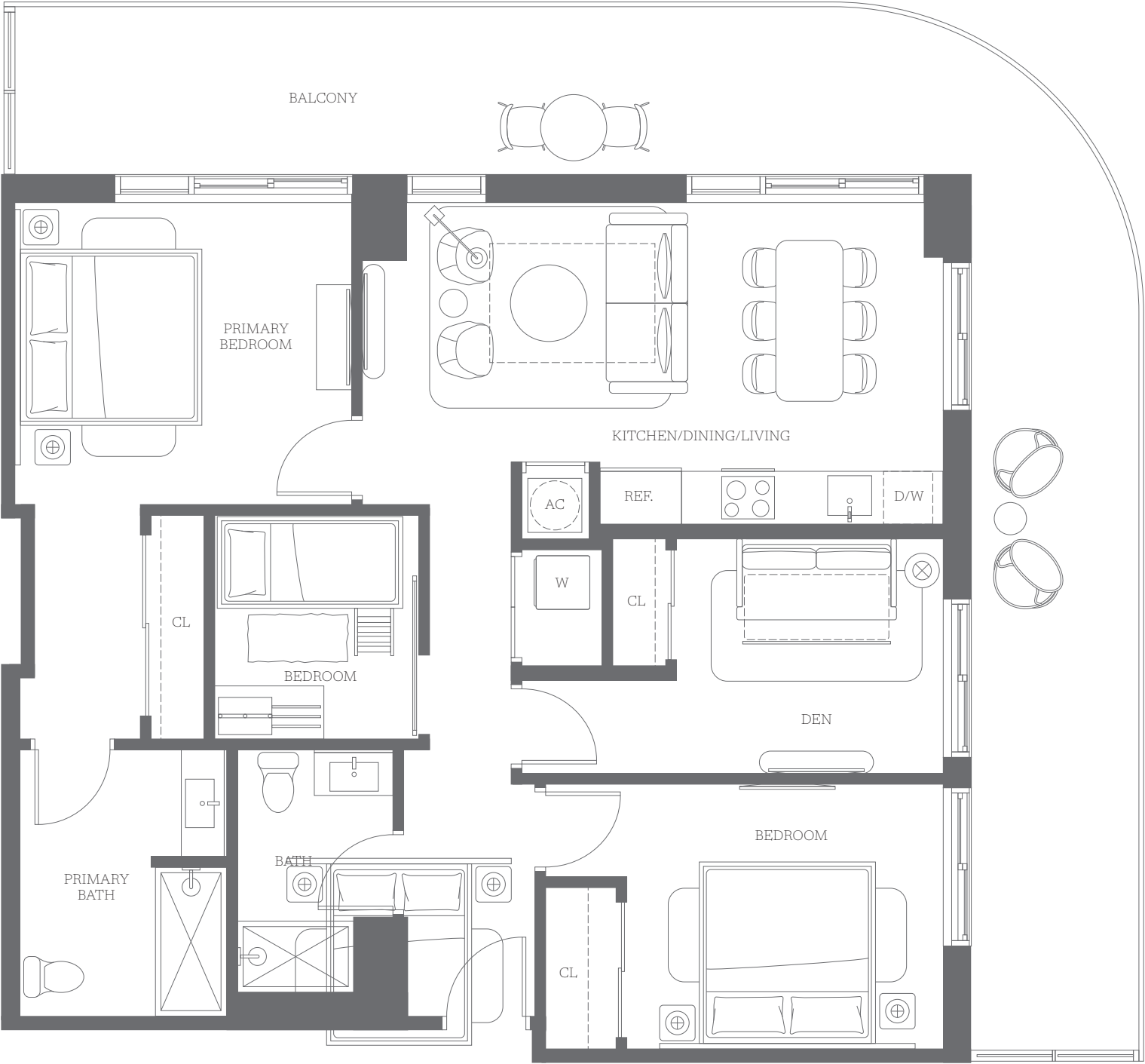
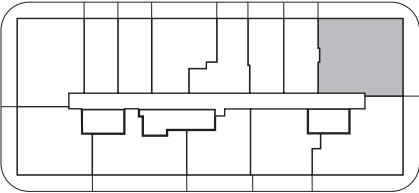
Floorplans

RESIDENCE D2
Model 01

3 BEDROOMS
2 BATHROOMS
+ DEN

INTERIOR	1,117 SF	104 M ²
EXTERIOR	507 SF	47 M ²
TOTAL	1,624 SF	151 M ²

72 Park
MIAMI BEACH



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

Ⓔ 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. The offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. Stated interior square footage 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.

Exclusive sales & marketing by
CERVERA[®]
REAL ESTATE • 1969

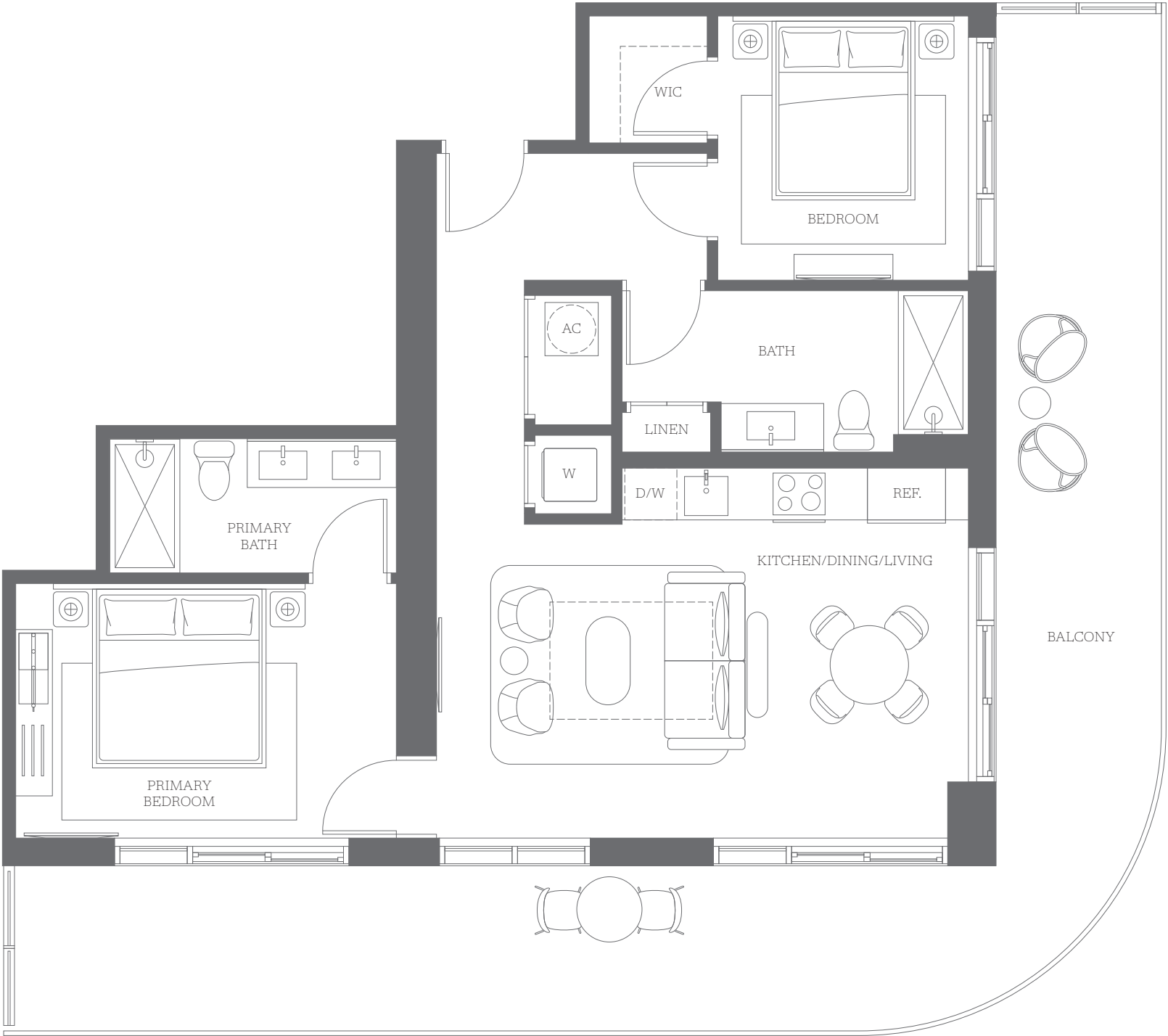
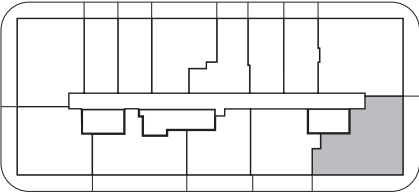


RESIDENCE C3
Model 02

2 BEDROOMS
2 BATHROOMS

INTERIOR	995 SF	92 M ²
EXTERIOR	524 SF	49 M ²
TOTAL	1,519 SF	141 M ²

72 Park
MIAMI BEACH



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

Ⓔ 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. The offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. Stated interior square footage 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.

Exclusive sales & marketing by
CERVERA[®]
REAL ESTATE • 1969

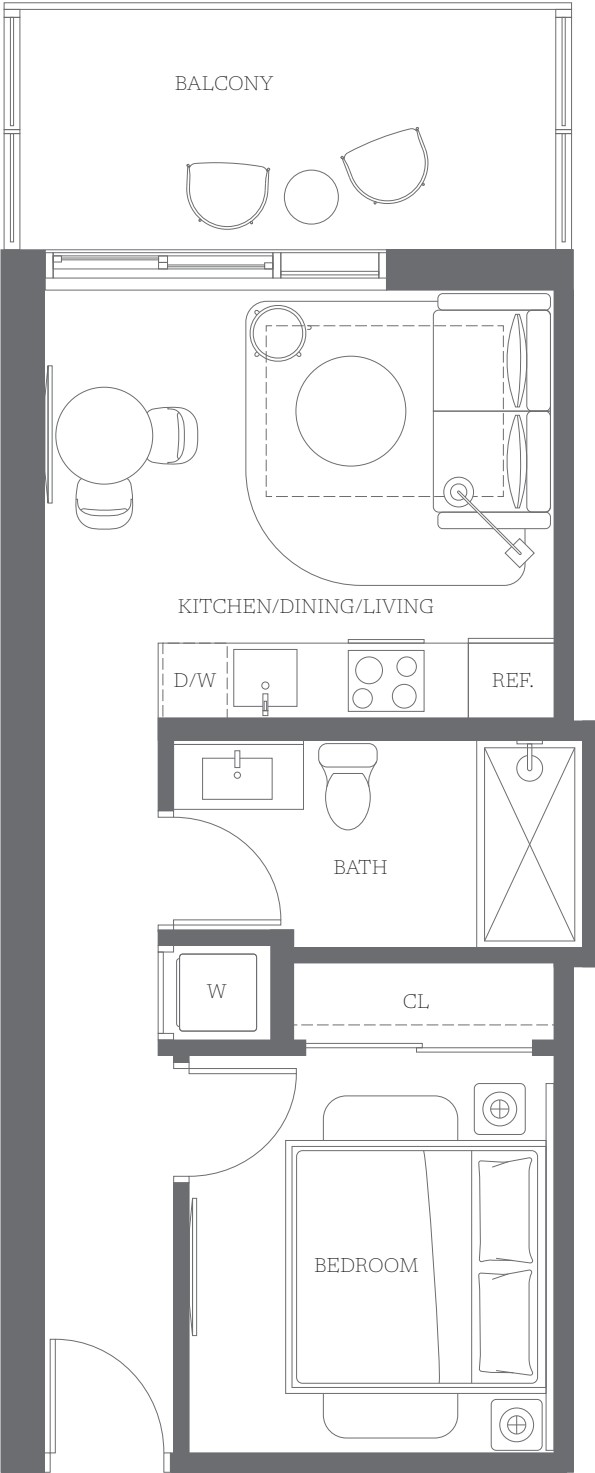
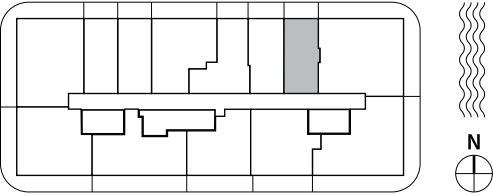


RESIDENCE M2L
Model 03

1 JR. BEDROOMS
1 BATHROOMS

INTERIOR	449 SF	45 M ²
EXTERIOR	103 SF	9 M ²
TOTAL	552 SF	51 M ²

72 Park
MIAMI BEACH



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

Ⓔ 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. The offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. Stated interior square footage 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.

Exclusive sales & marketing by
CERVERA[®]
REAL ESTATE • 1969



RESIDENCE A2

Model 04

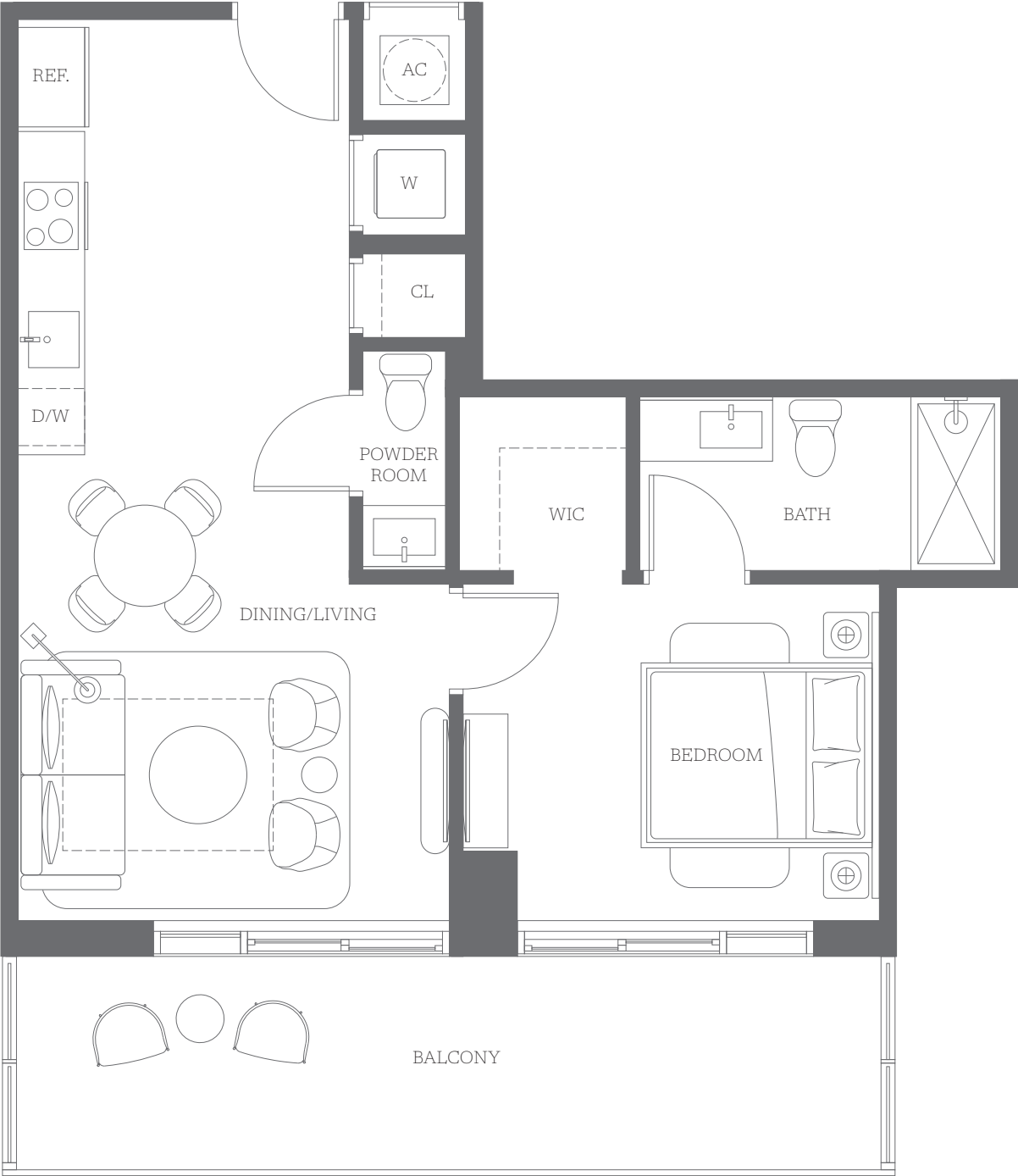
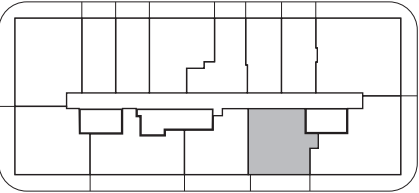
1 BEDROOMS

1.5 BATHROOMS

INTERIOR	639 SF	59 M ²
EXTERIOR	186 SF	17 M ²
TOTAL	825 SF	77 M ²

72 Park

MIAMI BEACH



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

Ⓔ 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. The offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. Stated interior square footage 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.

Exclusive sales & marketing by

CERVERA®
REAL ESTATE • 1969

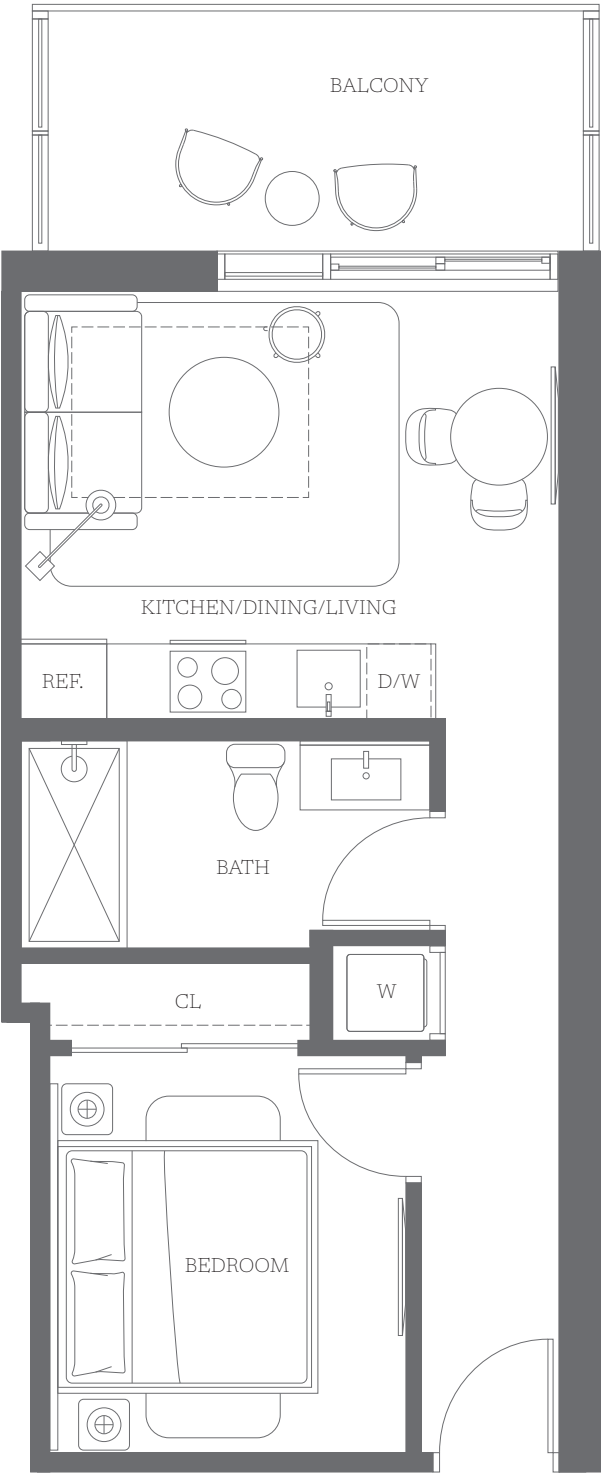
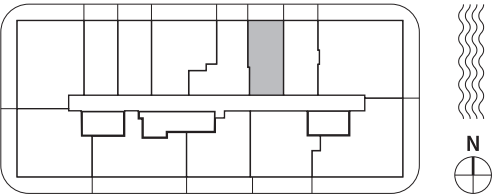
LEFFERTS

RESIDENCE M2R
Model 05

1 JR. BEDROOMS
1 BATHROOMS

INTERIOR	481 SF	45 M ²
EXTERIOR	101 SF	9 M ²
TOTAL	582 SF	55 M ²

72 Park
MIAMI BEACH



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

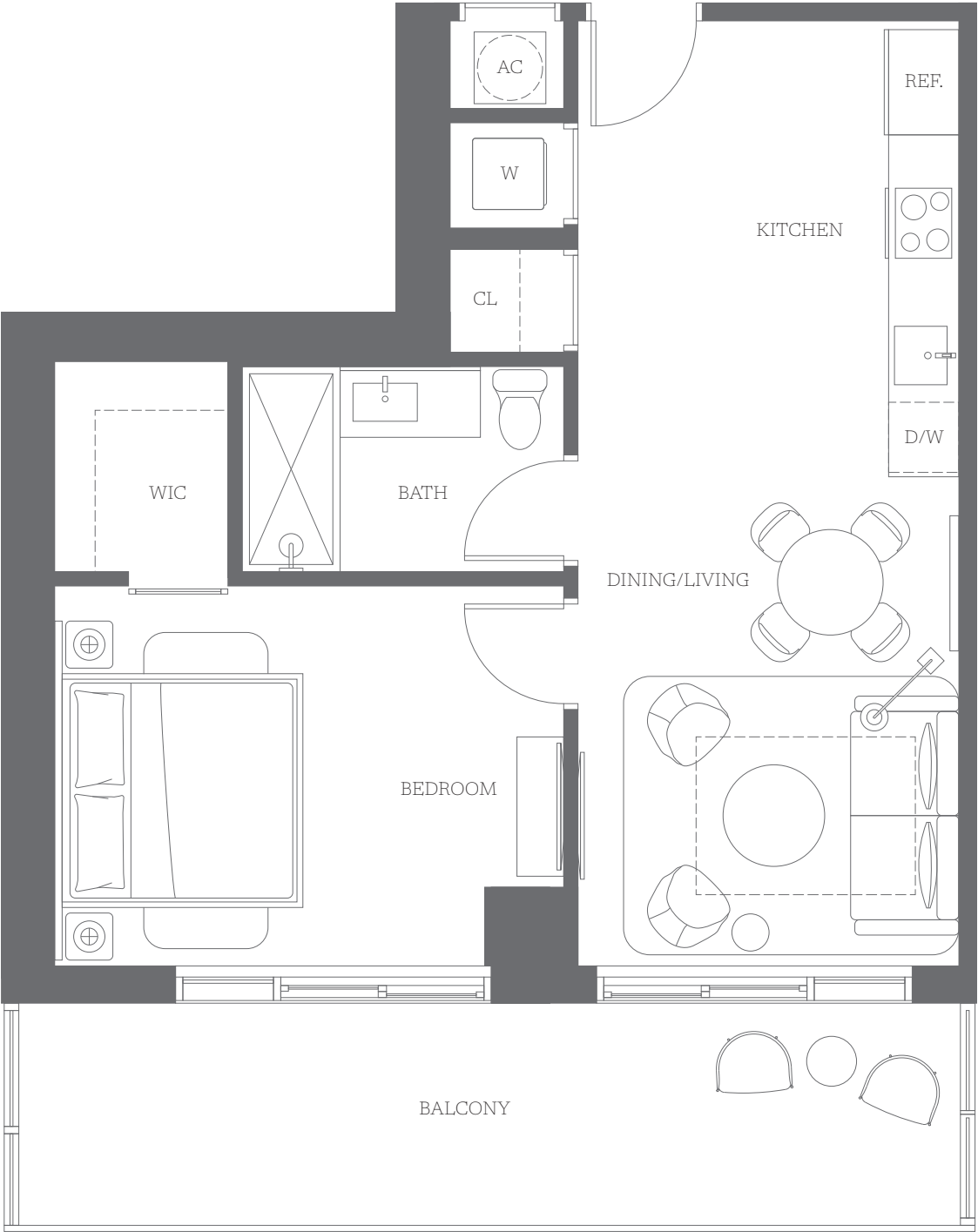
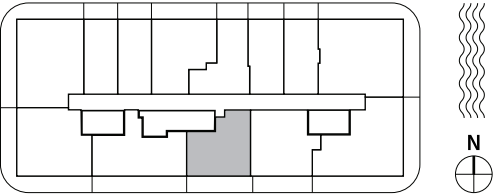
Ⓔ This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. The offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. Stated interior square footage 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.

RESIDENCE A3
Model 06

1 BEDROOMS
1 BATHROOMS

INTERIOR	657 SF	61 M ²
EXTERIOR	186 SF	17 M ²
TOTAL	843 SF	78 M ²

72 Park
MIAMI BEACH



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

Ⓔ 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. The offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. Stated interior square footage 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.

Exclusive sales & marketing by
CERVERA[®]
REAL ESTATE • 1969

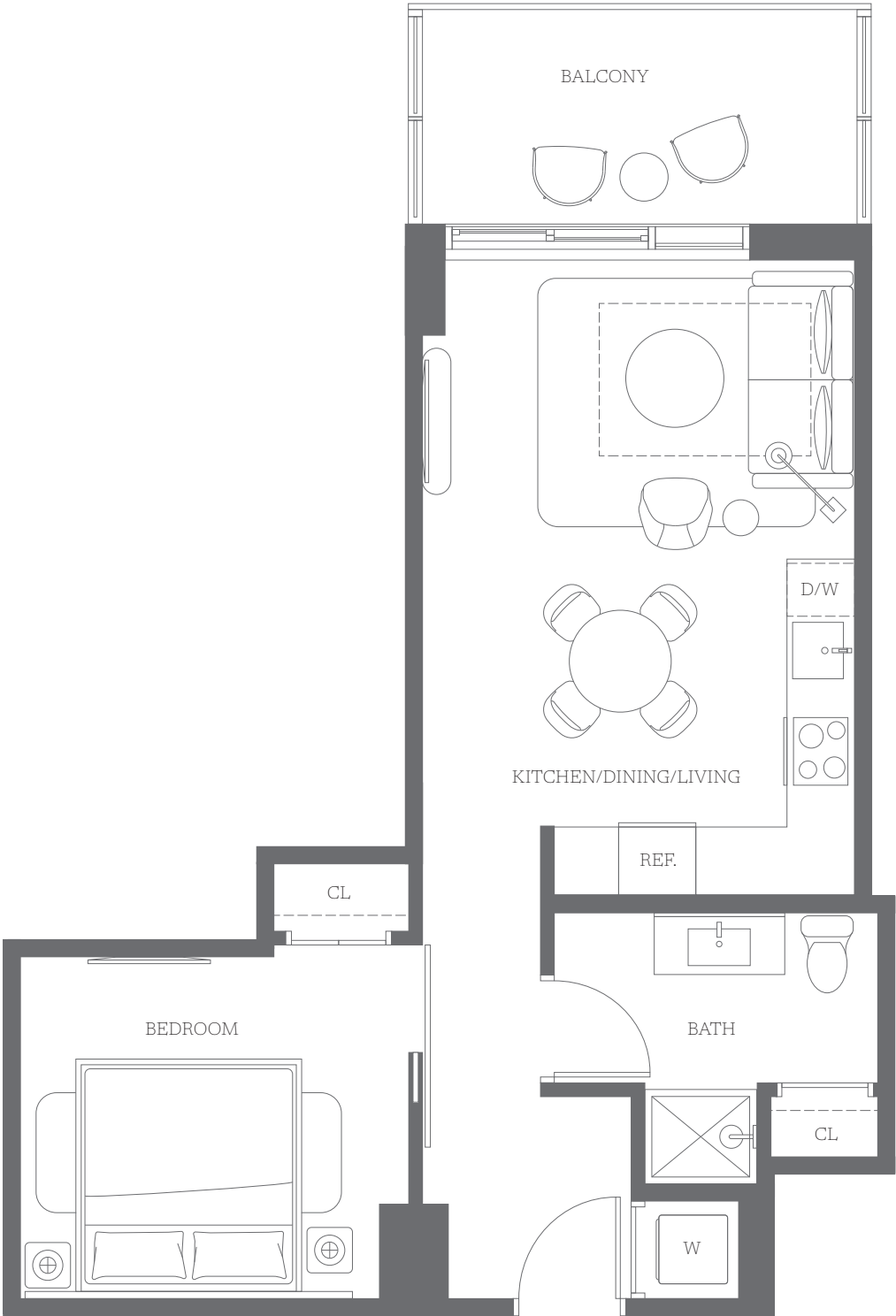
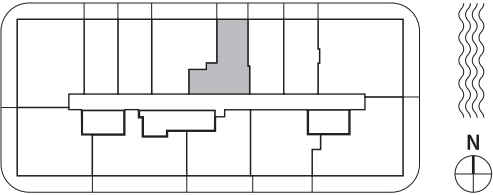


RESIDENCE S1
Model 07

1 BEDROOMS
1 BATHROOMS

INTERIOR	562 SF	52 M ²
EXTERIOR	94 SF	9 M ²
TOTAL	656 SF	61 M ²

72 Park
MIAMI BEACH



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

⚠ 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. The offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. Stated interior square footage 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.

Exclusive sales & marketing by
CERVERA[®]
REAL ESTATE • 1969

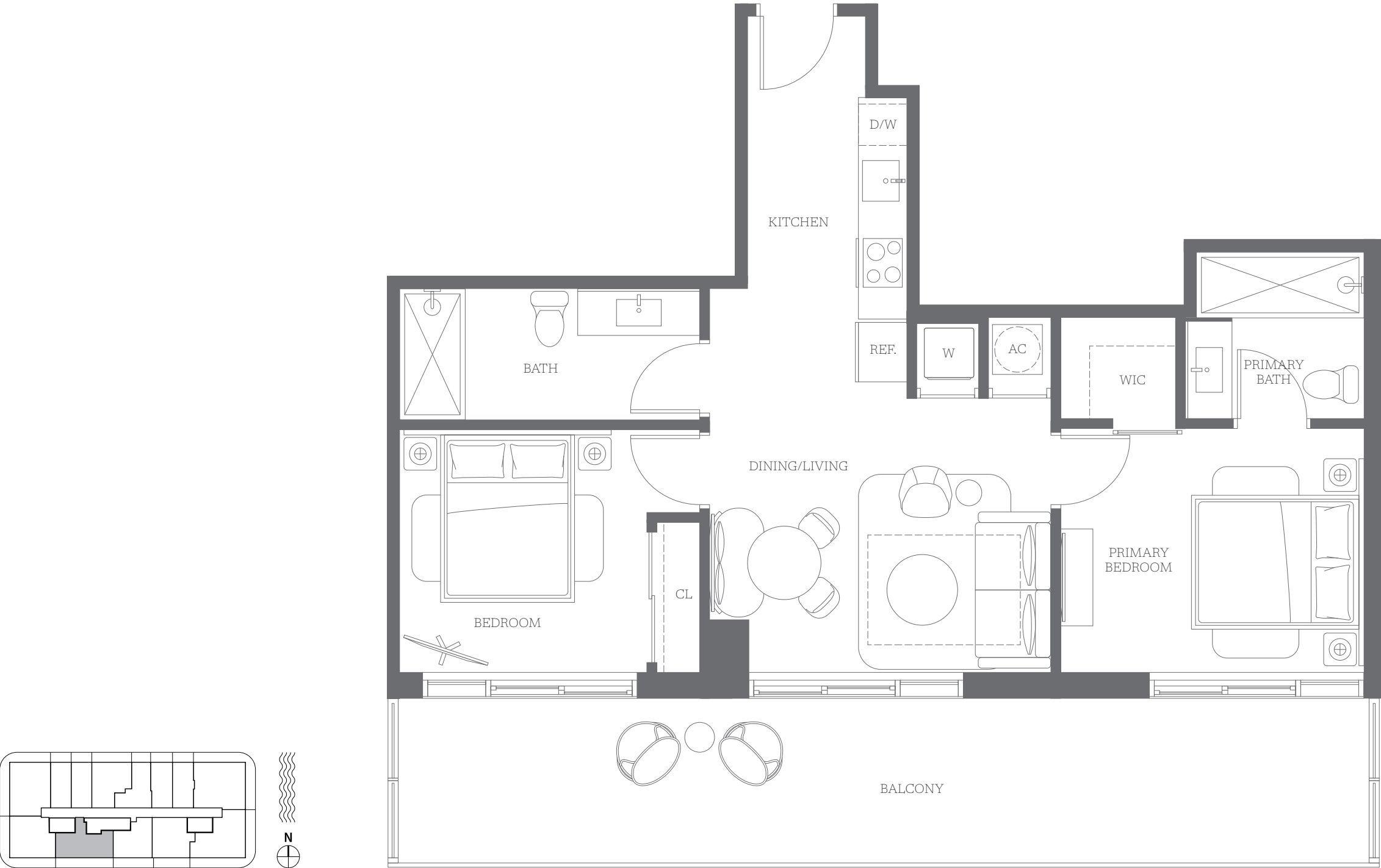


RESIDENCE C1
Model 08

2 BEDROOMS
2 BATHROOMS

INTERIOR	799 SF	74 M ²
EXTERIOR	284 SF	26 M ²
TOTAL	1,083 SF	101 M ²

72 Park
MIAMI BEACH



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

Ⓔ 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. The offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. Stated interior square footage 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.

Exclusive sales & marketing by
CERVERA[®]
REAL ESTATE • 1969

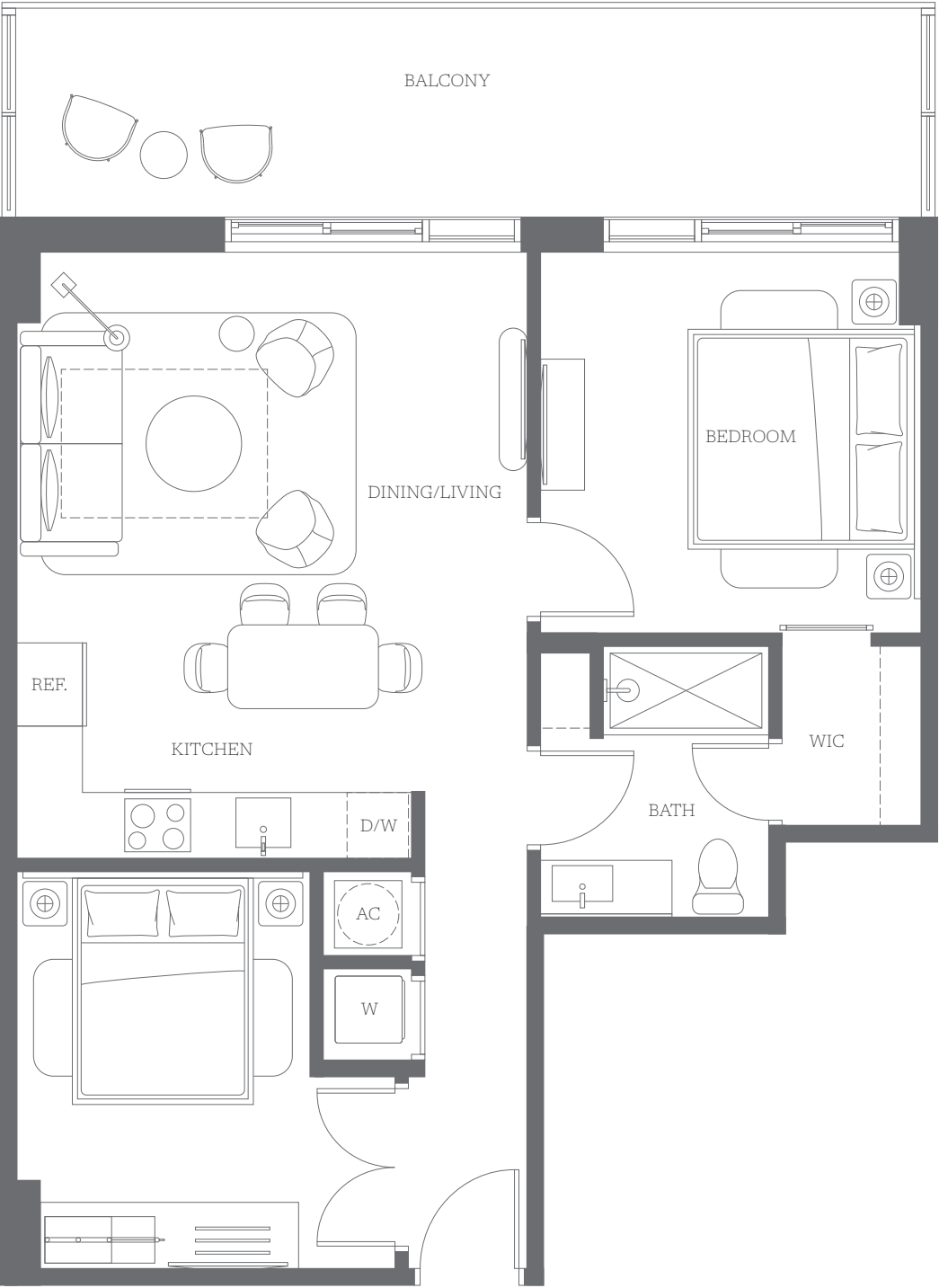
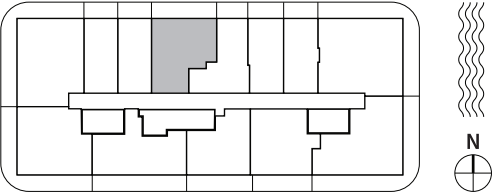


RESIDENCE B3
Model 09

2 BEDROOMS
1 BATHROOMS

INTERIOR	753 SF	70 M ²
EXTERIOR	196 SF	18 M ²
TOTAL	949 SF	88 M ²

72 Park
MIAMI BEACH



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

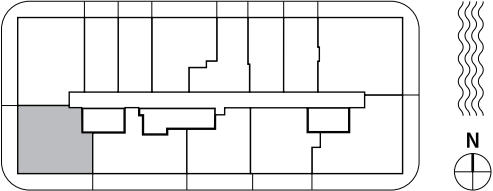
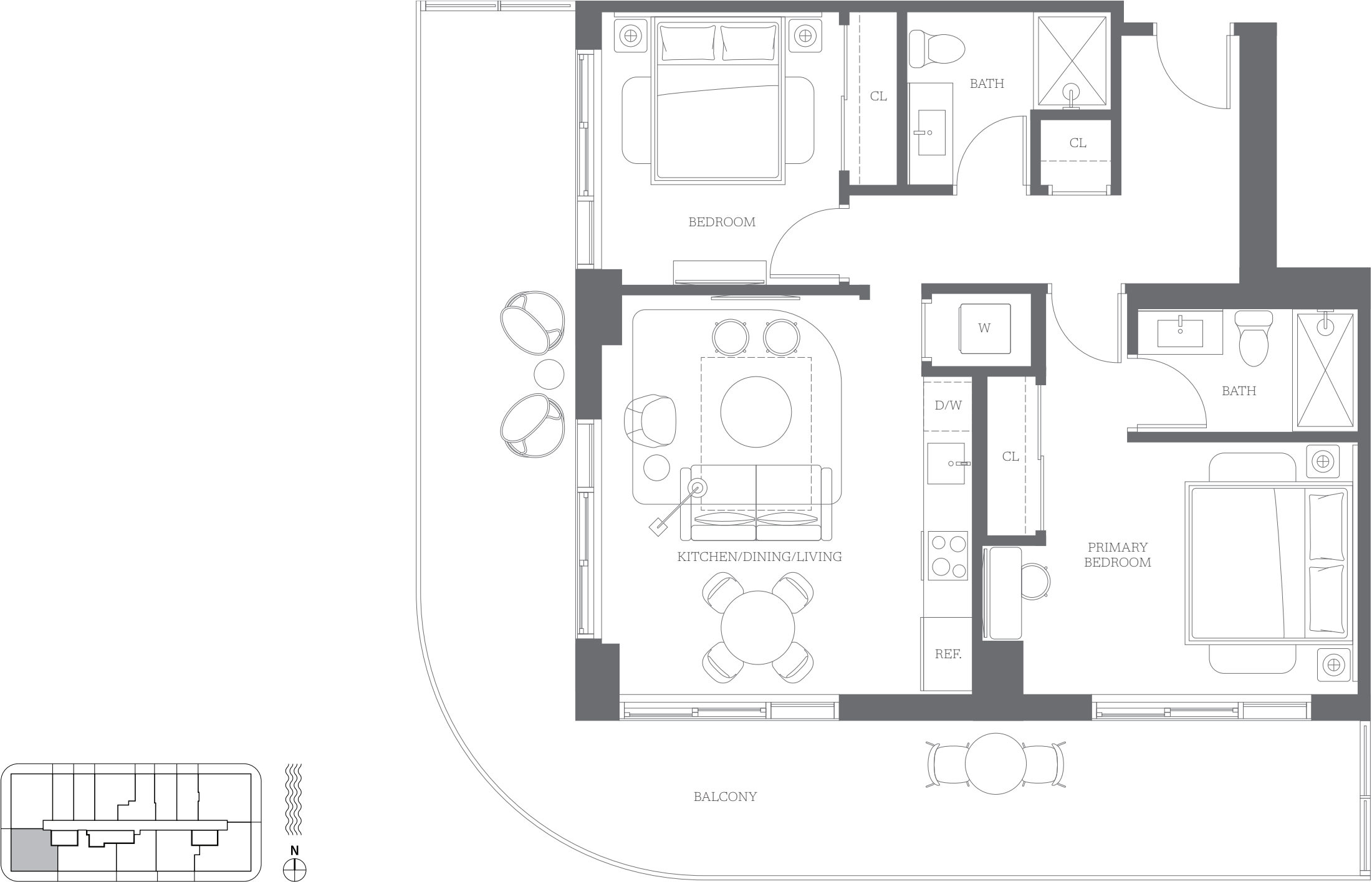
Ⓔ This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. The offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. Stated interior square footage 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.

RESIDENCE C2
Model 10

2 BEDROOMS
2 BATHROOMS

INTERIOR	885 SF	82 M ²
EXTERIOR	450 SF	42 M ²
TOTAL	1,334 SF	124 M ²

72 Park
MIAMI BEACH



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

Ⓔ 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. The offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. Stated interior square footage 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.

Exclusive sales & marketing by
CERVERA[®]
REAL ESTATE • 1969

LEFFERTS

RESIDENCE M3L

Model 11

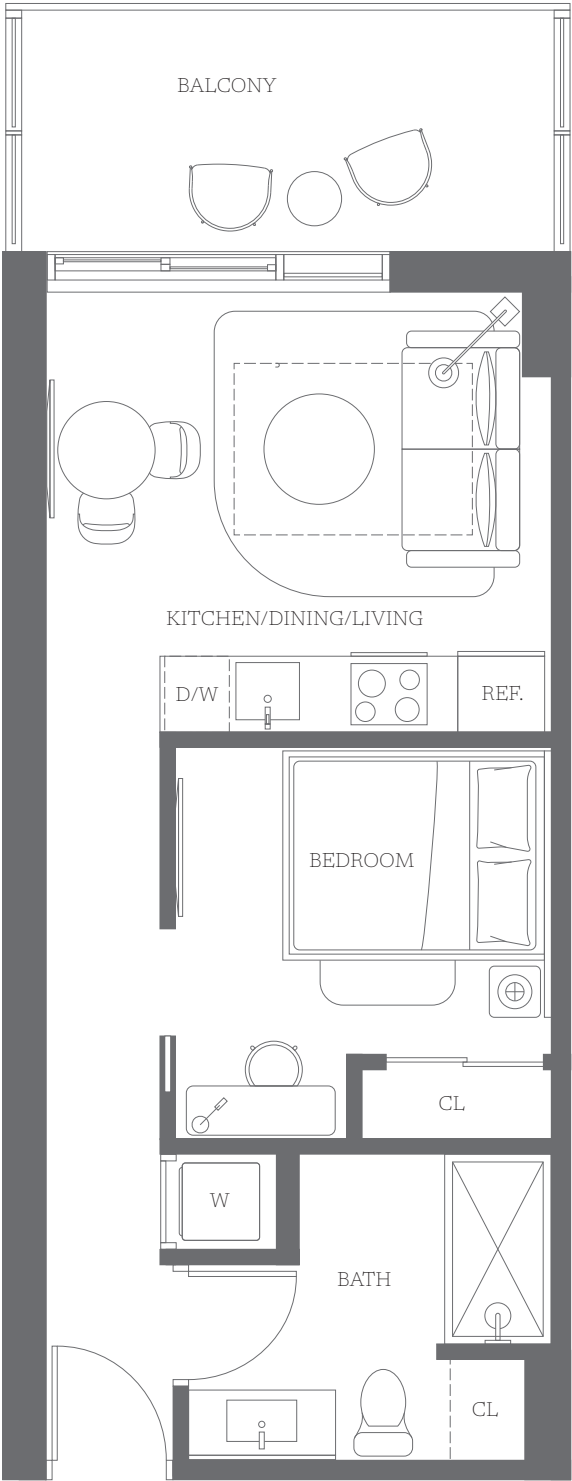
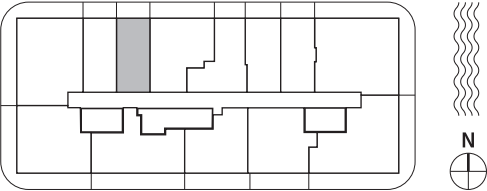
1 BEDROOMS

1 BATHROOMS

INTERIOR	452 SF	42 M ²
EXTERIOR	102 SF	9 M ²
TOTAL	554 SF	51 M ²

72 Park

MIAMI BEACH



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

Ⓔ 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. The offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. Stated interior square footage 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.

Exclusive sales & marketing by

CERVERA®
REAL ESTATE • 1969

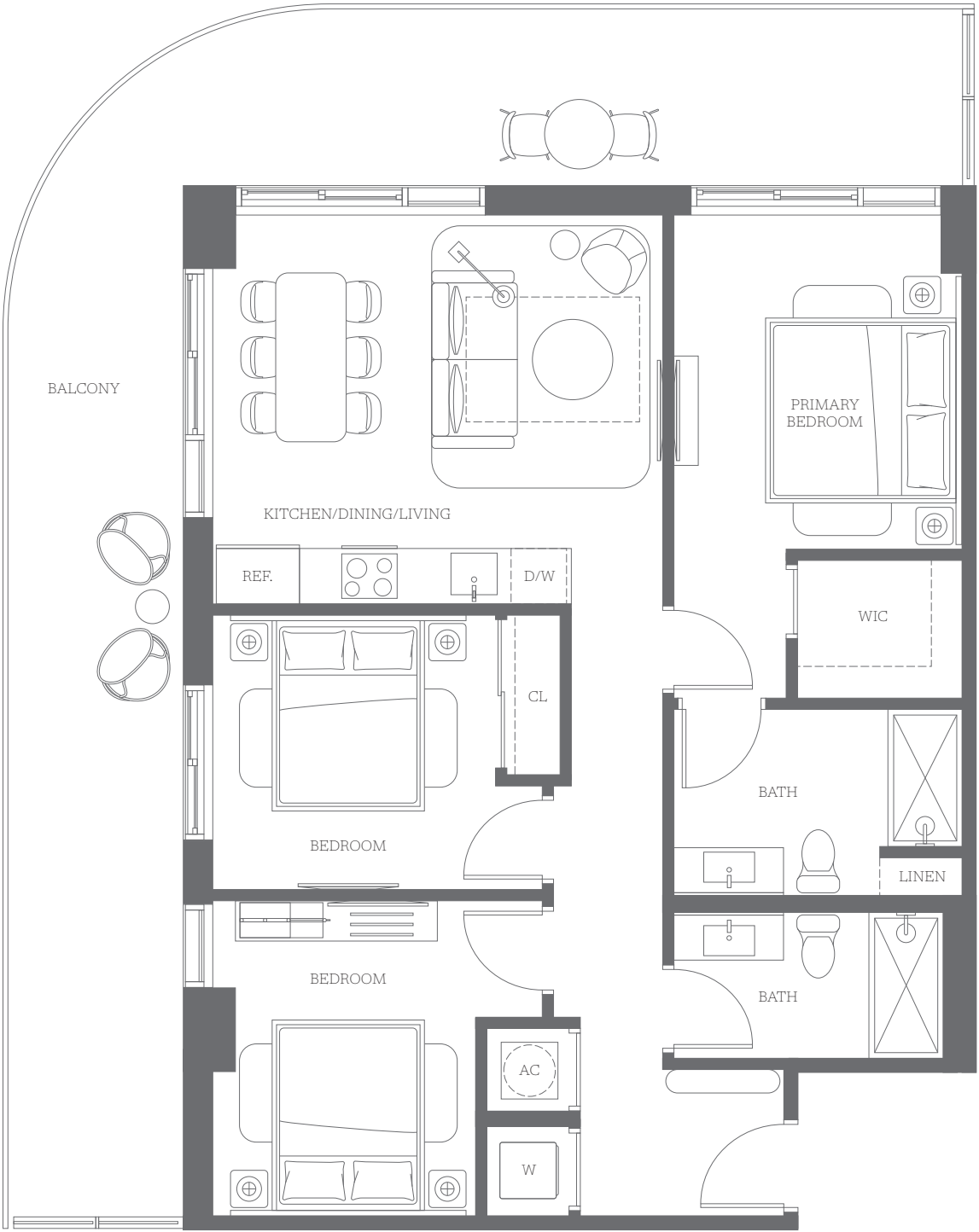
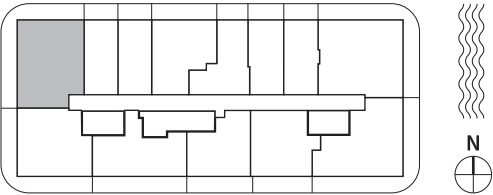
LEFFERTS

RESIDENCE D1
Model 12

3 BEDROOMS
2 BATHROOMS

INTERIOR	1,042 SF	92 M ²
EXTERIOR	483 SF	49 M ²
TOTAL	1,525 SF	142 M ²

72 Park
MIAMI BEACH



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

Ⓔ 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. The offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. Stated interior square footage 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.

Exclusive sales & marketing by
CERVERA[®]
REAL ESTATE • 1969

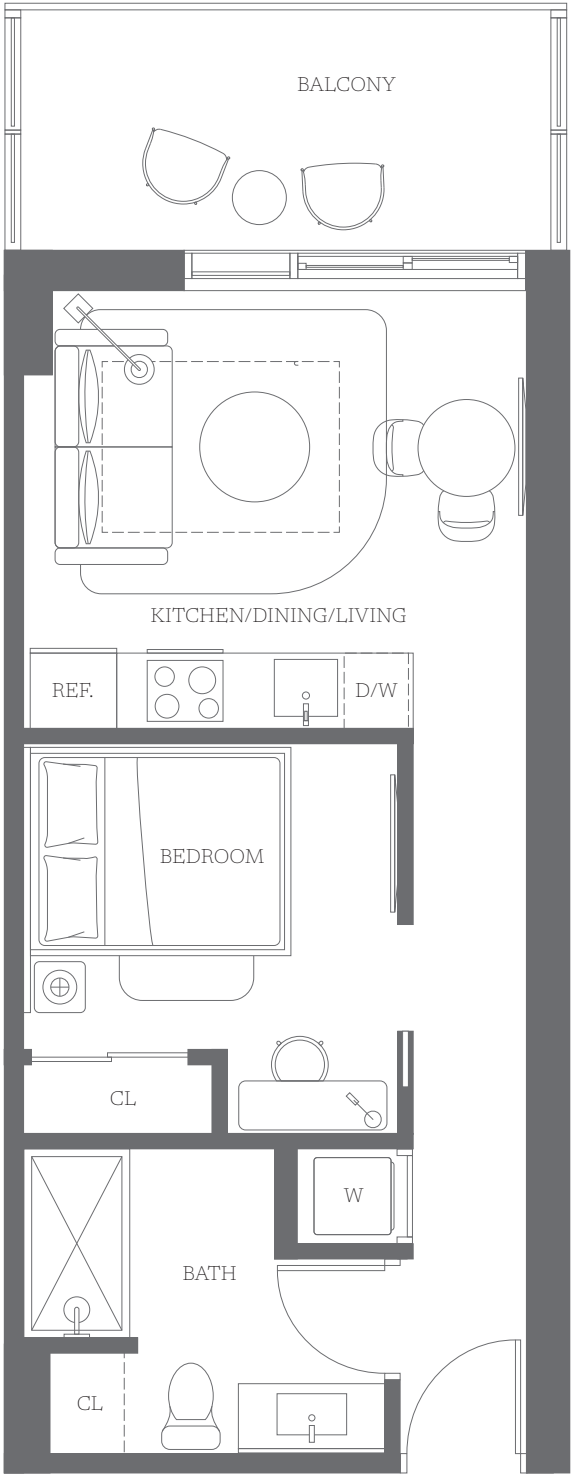
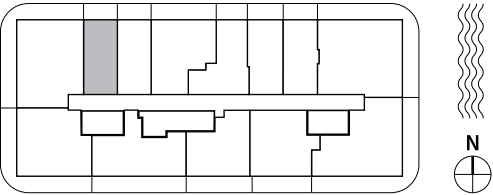


RESIDENCE M3R
Model 13

1 BEDROOMS
1 BATHROOMS

INTERIOR	452 SF	42 M ²
EXTERIOR	102 SF	9 M ²
TOTAL	554 SF	51 M ²

72 Park
MIAMI BEACH



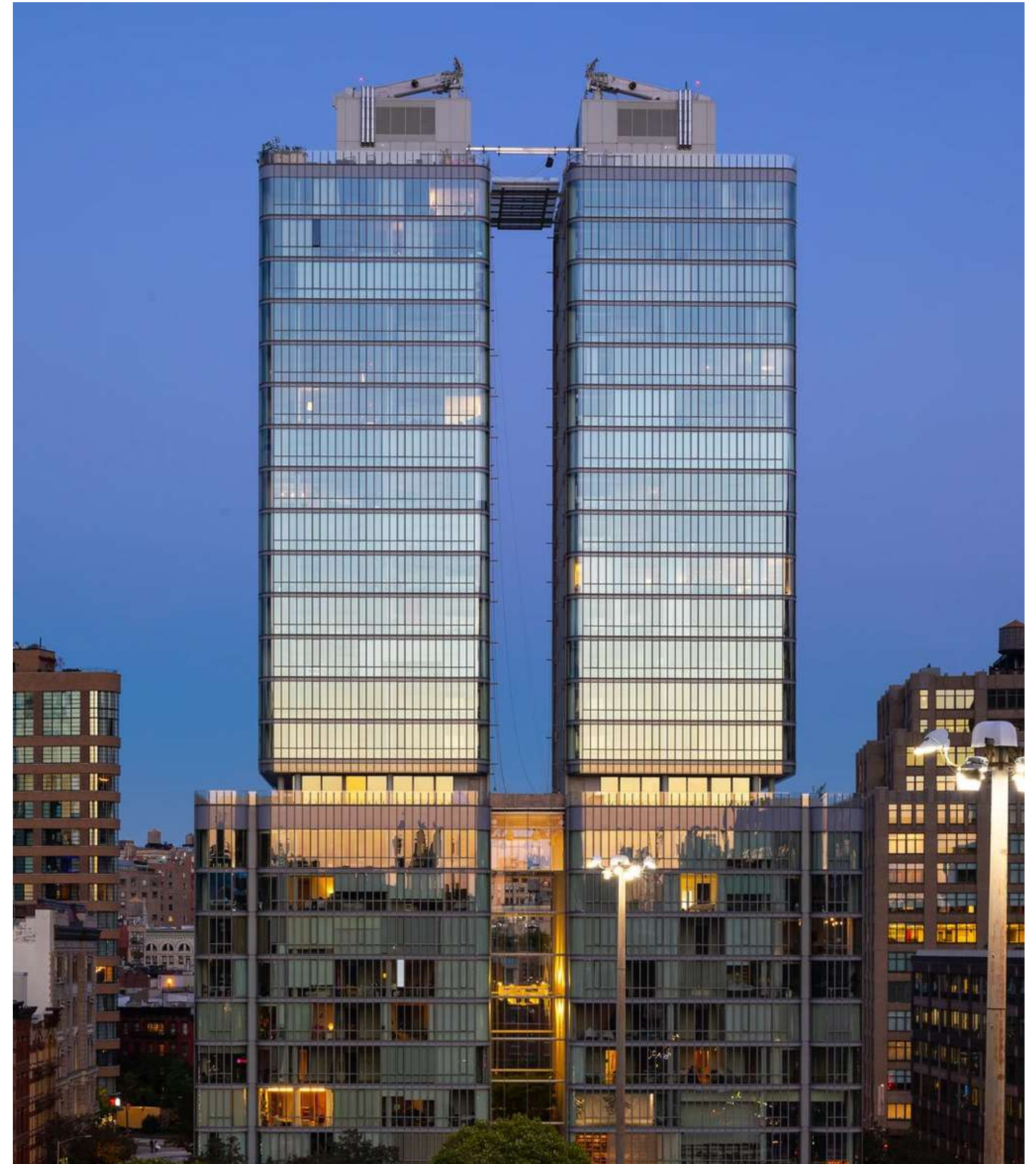
ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

Ⓔ 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. The offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. Stated interior square footage 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.

The Team

Developed by Lefferts

Founded in New York City and with more than twenty years of experience in the industry, Lefferts stands as an unrivaled force in privately owned real estate development. With an unwavering commitment to excellence and sustainability, Lefferts creates extraordinary residential and commercial properties that redraw the boundaries of innovation, quality, and inclusive living. Its portfolio includes luxury condominium buildings, dynamic mixed-use developments, and high-end retail spaces in New York and South Florida.

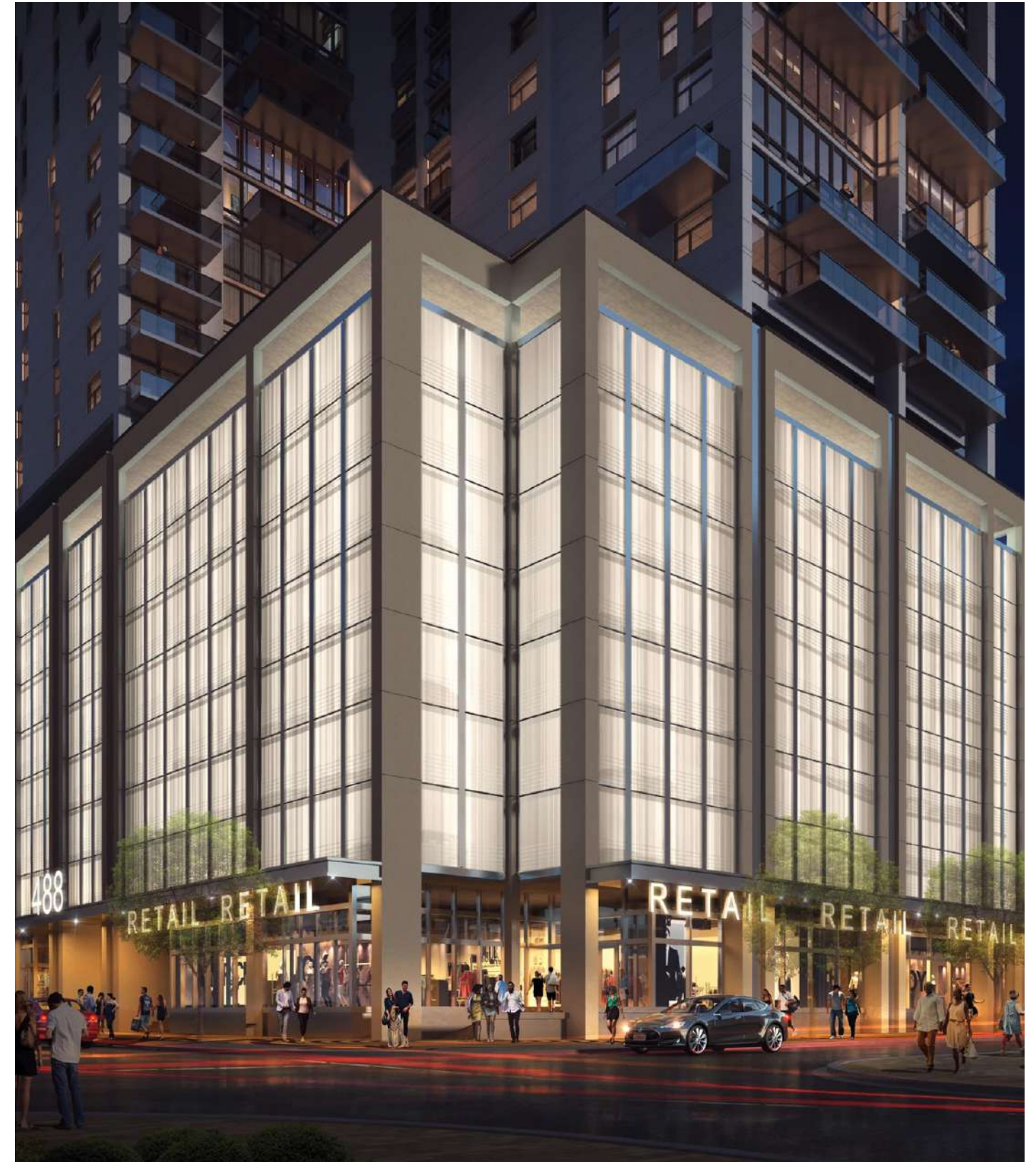


565 Broome SoHo, New York

Architecture by Built Form

Built Form, LLC is a full service architectural firm with offices located in Chicago, North Carolina and Miami. For the past 16 years, the principals of Built Form have built a practice that combines the creative energies of a boutique design firm with the technical capabilities of a larger firm to create an organization that has executed projects of varying scale, type and complexity. Our project types include non-for-profit community based projects, retail, commercial, hotels and a full range of multi-family housing types including mixed-use, co-living, historical and government funded.

The firm is founded on an approach that incorporates intensive research into the specifics of each project. In addition to common design parameters such as the client's goals, building program and site restrictions the project research provides a framework that further guides the design of each project, which results in the best possible architectural solution.



488 Residence at Riverwalk, Fort Lauderdale, FL

Interior Design by Urban Robot Associates

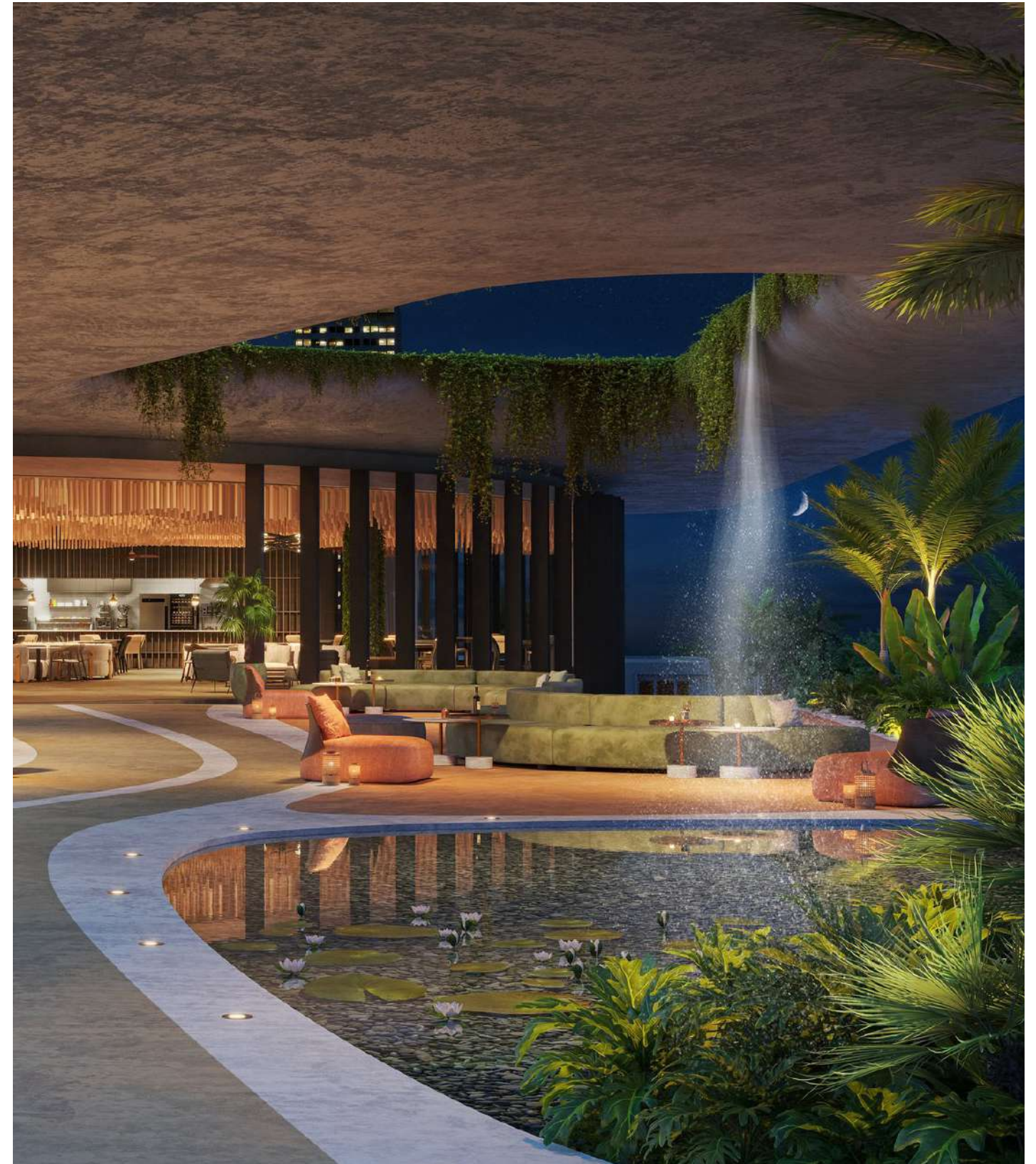
Urban Robot Associates is a full-service design collective that specializes in architecture and interior design. The team collaborates to develop a multidisciplinary approach for all projects in order to generate a unique vision and create meaningful, memorable, and functional experiences. The team members' diverse design backgrounds lead to unique narratives that are faithful to the concept and adapted to each project.



Twenty Nine Indian Creek, Miami Beach, FL

Landscape Architecture by Urban Robot Associates

Urban Robot Associates brings to each of its landscaping projects a unique vision to create spaces that tell stories. The full-service design collective specializes in hospitality and residential projects, and each team member brings their extensive experience in the field to customize landscape design to the sensibilities of each specific project and location.



22 Park, Miami Beach, FL

Sales and Marketing by Cervera Real Estate

Cervera Real Estate is a South Florida-based family-owned and operated real estate company. Their over half-century transformation of the South Florida landscape has proven that personalized customer service ensures clients' satisfaction. A far-reaching and unrivaled international network and decades on the ground have cultivated unique and long-lasting relationships with developers, architects, investors, and real estate firms that are crucial to the success of clients and partners.



Aston Martin Residences, Miami, FL

72 Park

MIAMI BEACH

T 305 745 7272 | 72Park.com
@72ParkMiamiBeach



LEFFERTS

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

⚠ 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. 72 Park (the "Condominium") is being developed, offered and sold by 72 Park Development, LLC, a Florida limited liability company (the "Developer") and not by Lefferts Investments LLC, any specific individuals, architects, consultants or its or their affiliates (collectively, the "Associated Parties"). The Developer is a separate legal entity from the Associated Parties. Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by the Associated Parties and you agree to look solely to the Developer (and not to the Associated Parties) with respect to any and all matters relating to the marketing and/or development of the Condominium and with respect to the sales of units in the Condominium. The sketches, renderings, timeframes, graphic materials, plans, specifications, terms, conditions and statements contained herein 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. They should not be relied upon as representations, express or implied of the Developer. All stated dimensions and ceiling heights are approximate and all floor plans and development plans are subject to change. All residence features and finishes and building amenities are subject to change, including, without limitation, changes in manufacturers, brands, amenities, services and/or the design team. Access to certain amenities or offerings described or depicted herein may require separate club memberships that are not included in the purchase of a unit. With respect to the areas nearby the Condominium, many items described herein are not yet developed and are proposed. As a result, there is no guarantee that the surrounding areas will be developed as presented, or that any existing businesses or amenities will remain as stated herein. The developer makes no representation or guarantees whatsoever regarding the areas surrounding the Condominium. The views from units at the Condominium will vary depending on the unit purchased. Any view from any unit of from other portions of the property may in the future be limited or eliminated by future development or other circumstance. Each purchaser understands and agrees that one or more of the Associated Parties intends to develop additional properties near the Condominium that may block the views and/or cast shadows on 72 Park. Short term rental of units require each owner to obtain a certificate of use from the applicable governing agency and are otherwise subject to issuance at the discretion of the City of Miami Beach and applicable laws. While short term rentals are permitted as of the date hereof, there is no guarantee that this will always be the case. The project graphics, renderings and text provided herein are copyrighted works owned by the Developer. © 2023 72 Park Development, LLC or © 2023 Lefferts Investments LLC, or their respective affiliates or licensors. All rights reserved. Unauthorized reproduction, display or other dissemination of such materials is strictly prohibited and constitutes copyright infringement. No real estate broker is authorized to make any representations or other statements regarding the Condominium, and no agreements with, deposits paid to or other arrangements made with any real estate broker are or shall be binding on the Developer.