LEVEL 4-9

1 BEDROOM

1 BATHROOM

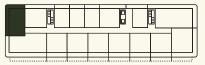
INTERIOR 635 SF / 59 SM

EXTERIOR 393 SF / 37 SM

TOTAL 1,028 SF / 96 SM

DIMENSIONS 36'-6" x 17'-11"





Abbott Ave.

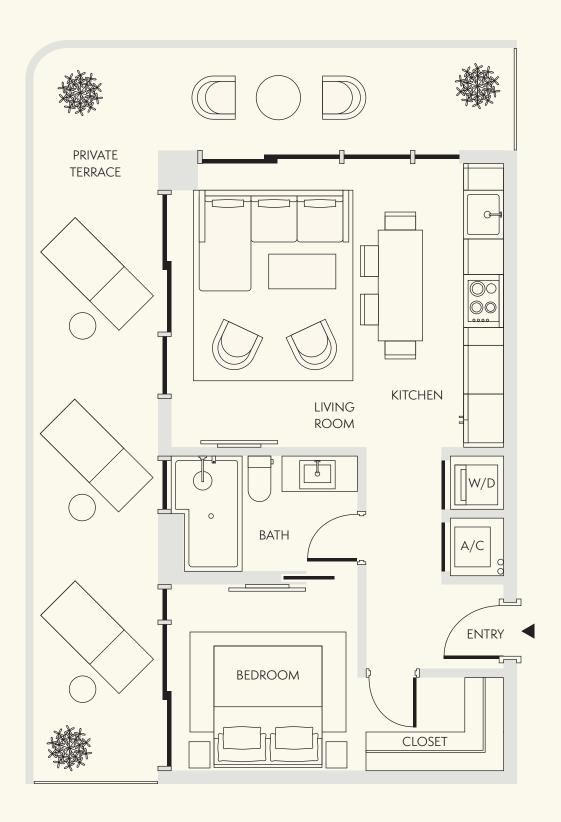
Level 04-08

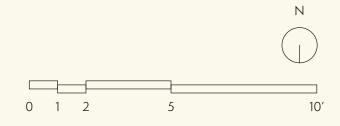
····· Extended balcony on select floors

EllaMiamiBeach.com 786-919-6940 6940 Abbott Ave, Miami Beach FL, 33141

Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components). For the precise Unit boundaries, see Section 3.2 of the Declaration. The area of the Unit, determined in accordance with these defined Unit boundaries, is set forth in the Declaration. Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room [as if the room were a perfect rectangle], without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change. All depictions of furniture, appliances, counters and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit. Said items are only included if and to the extent provided in your purchase agreement.







LEVELS 4-8

1 BEDROOM

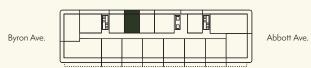
1 BATHROOM

INTERIOR 569 SF / 53 SM

EXTERIOR 147 SF / 14 SM

TOTAL 716 SF / 67 SM

DIMENSIONS 23'-7" x 22'-2"

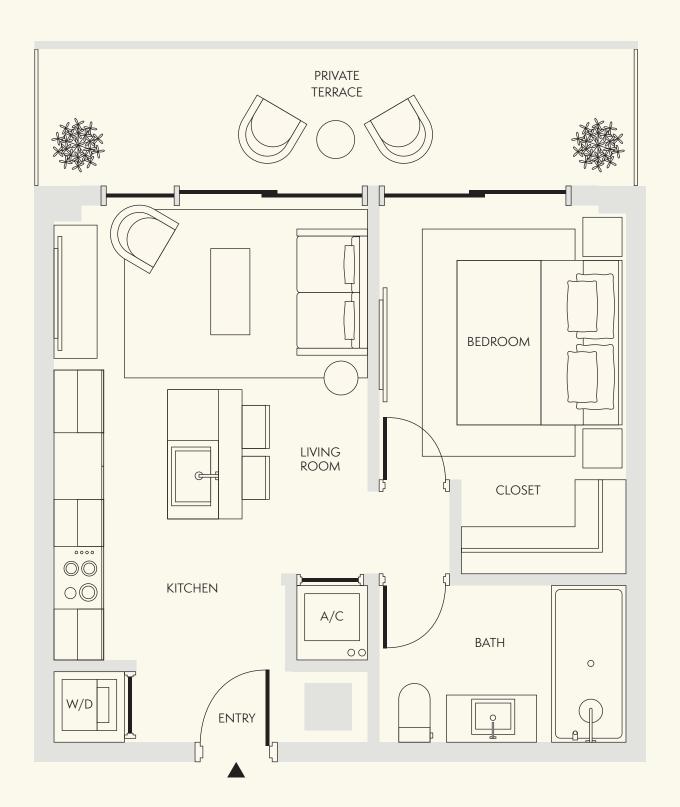


Level 04-08

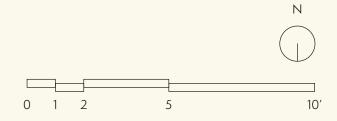
..... Extended balcony on select floors

EllaMiamiBeach.com 786-919-6940 6940 Abbott Ave, Miami Beach FL, 33141

Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components]. For the precise Unit boundaries, see Section 3.2 of the Declaration. The area of the Unit, determined in accordance with these defined Unit boundaries, is set forth in the Declaration. Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change. All depictions of furniture, appliances, counters and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit. Said items are only included if and to the extent provided in your purchase agreement.







LEVELS 4-8

1 BEDROOM

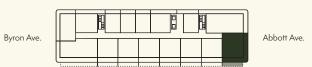
1 BATHROOM

INTERIOR 802 SF / 75 SM

EXTERIOR 338 SF / 31 SM

TOTAL 1,140 SF / 106 SM

DIMENSIONS 25'-5" x 28'-9 1.2"

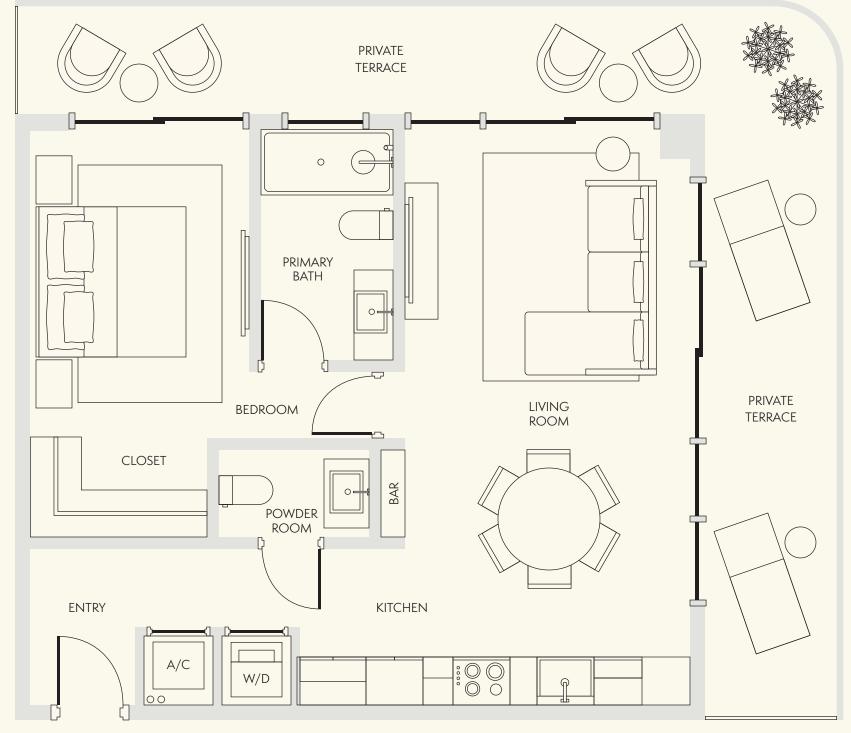


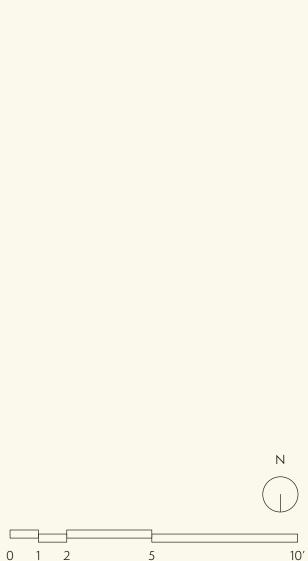
Level 04-08

····· Extended balcony on select floors

EllaMiamiBeach.com 786-919-6940 6940 Abbott Ave, Miami Beach FL, 33141

Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components]. For the precise Unit boundaries, see Section 3.2 of the Declaration. The area of the Unit, determined in accordance with these defined Unit boundaries, is set forth in the Declaration. Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change. All depictions of furniture, appliances, counters and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit. Said items are only included if and to the extent provided in your purchase agreement.





ELLA



LEVEL 4-9

1 BEDROOM

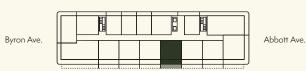
1 BATHROOM

INTERIOR 602 SF / 56 SM

EXTERIOR 158 SF / 15 SM

TOTAL 760 SF / 71 SM

DIMENSIONS 22'-5" x 25'-2"

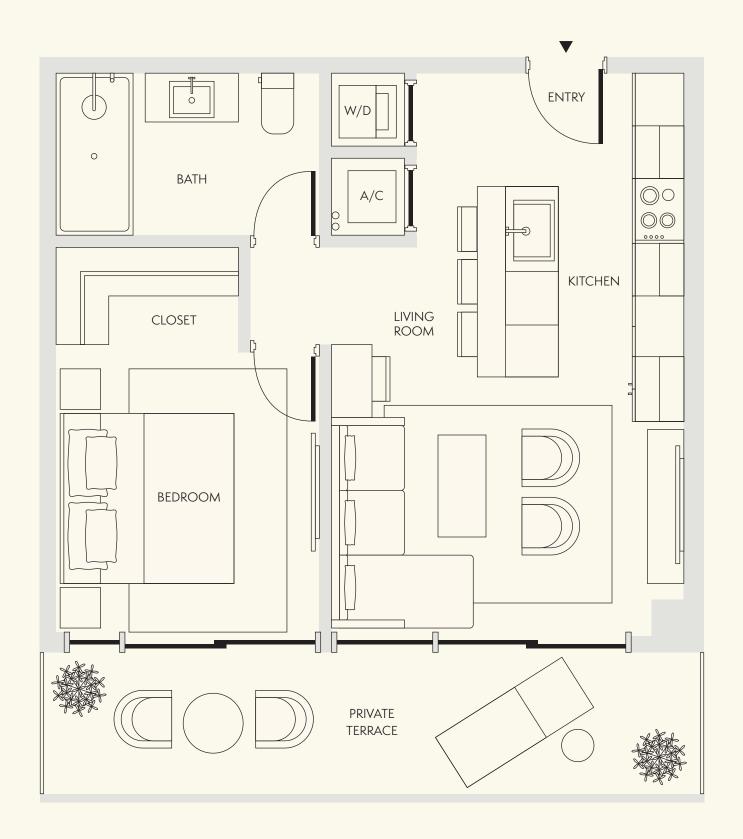


Level 04-08

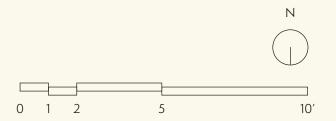
····· Extended balcony on select floors

EllaMiamiBeach.com 786-919-6940 6940 Abbott Ave, Miami Beach FL, 33141

Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components]. For the precise Unit boundaries, see Section 3.2 of the Declaration. The area of the Unit, determined in accordance with these defined Unit boundaries, is set forth in the Declaration. Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change. All depictions of furniture, appliances, counters and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit. Said items are only included if and to the extent provided in your purchase agreement.







LEVEL 9

1 BEDROOM

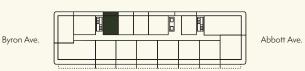
1 BATHROOM

INTERIOR 620 SF / 58 SM

EXTERIOR 160 SF / 15 SM

TOTAL 780 SF / 73 SM

DIMENSIONS 23'-6" x 26'-6"

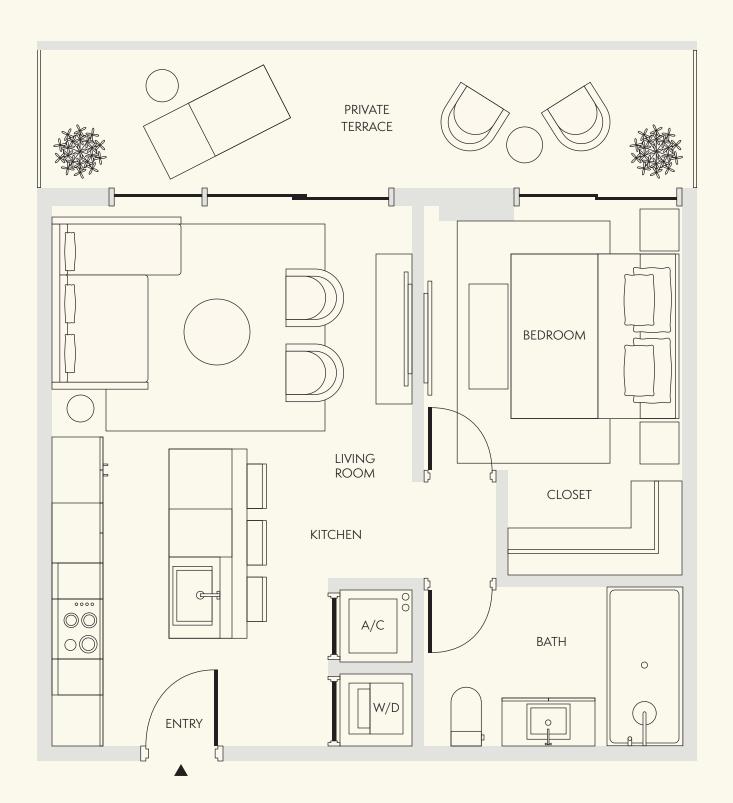


Level 04-08

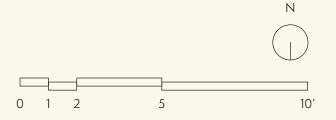
····· Extended balcony on select floors

EllaMiamiBeach.com 786-919-6940 6940 Abbott Ave, Miami Beach FL, 33141

Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components]. For the precise Unit boundaries, see Section 3.2 of the Declaration. The area of the Unit, determined in accordance with these defined Unit boundaries, is set forth in the Declaration. Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change. All depictions of furniture, appliances, counters and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit. Said items are only included if and to the extent provided in your purchase agreement.







LEVEL 4-9

JUNIOR ONE BEDROOM

1 BATHROOM

INTERIOR 434 SF / 40 SM

EXTERIOR 112 SF / 10 SM

TOTAL 546 SF / 50 SM

DIMENSIONS 22'-2" x 17'-10"

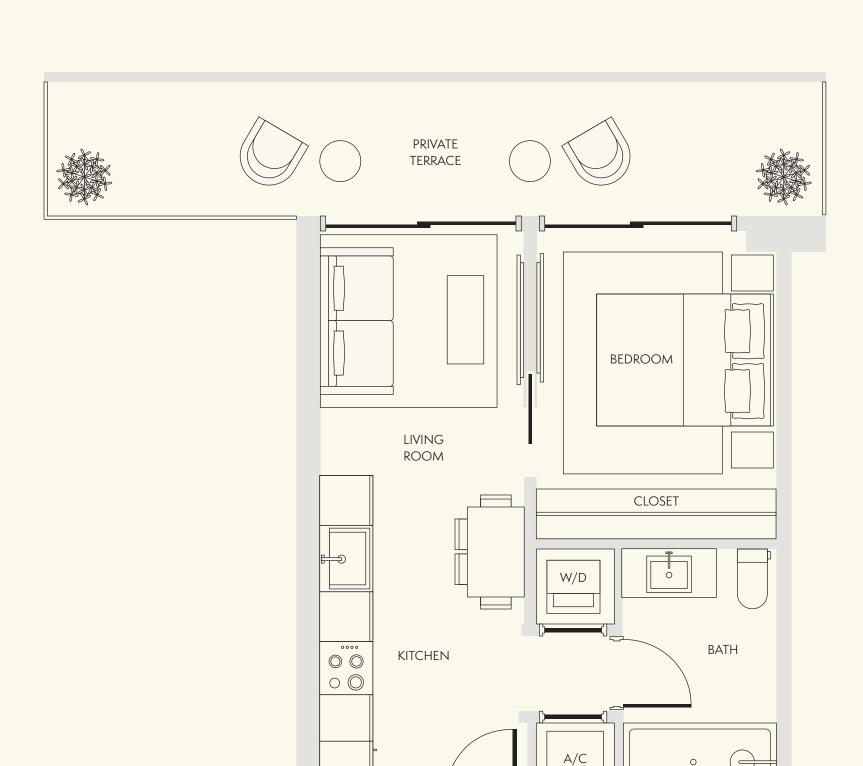
yron Ave. Abbott Ave.

Level 04-08

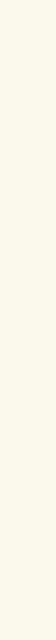
..... Extended balcony on select floors

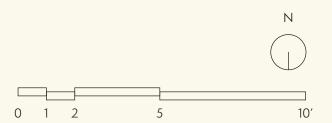
EllaMiamiBeach.com 786-919-6940 6940 Abbott Ave, Miami Beach FL, 33141

Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components). For the precise Unit boundaries, see Section 3.2 of the Declaration. The area of the Unit, determined in accordance with these defined Unit boundaries, is set forth in the Declaration. Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change. All depictions of furniture, appliances, counters and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit. Said items are only included if and to the extent provided in your purchase agreement.



ENTRY

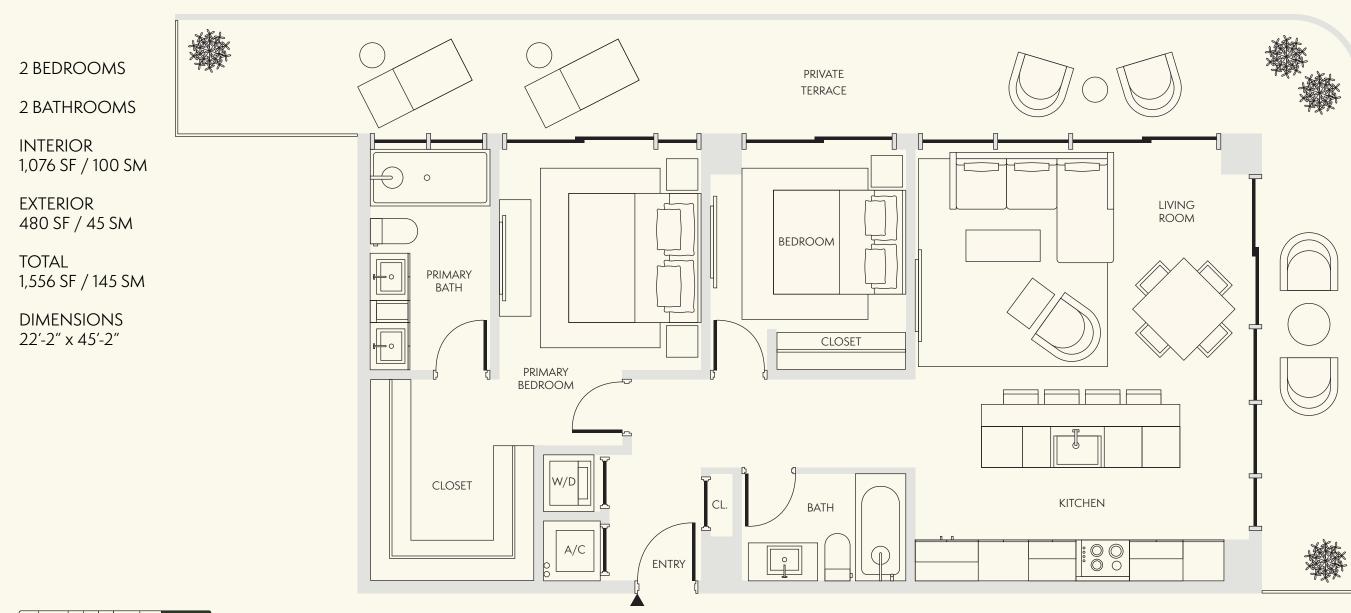




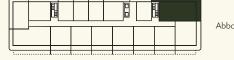
ELLA



LEVEL 4-9



Byron Ave



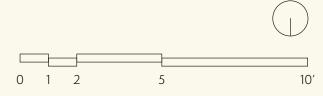
Abbott Ave.

Level 04-08

····· Extended balcony on select floors

EllaMiamiBeach.com 786-919-6940 6940 Abbott Ave, Miami Beach FL, 33141

Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components]. For the precise Unit boundaries, see Section 3.2 of the Declaration. The area of the Unit, determined in accordance with these defined Unit boundaries, is set forth in the Declaration. Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change. All depictions of furniture, appliances, counters and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit. Said items are only included if and to the extent provided in your purchase agreement.



NOT TO SCALE

Ν

ELLA

LEVELS 4-8

2 BEDROOM

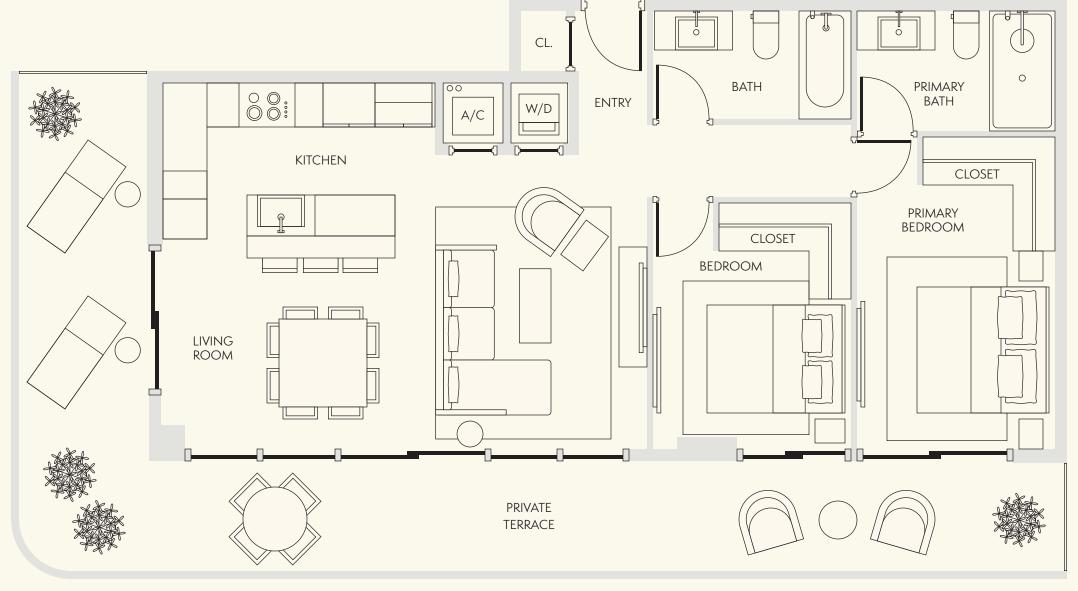
2 BATHROOM

INTERIOR 984 SF / 91 SM

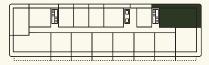
EXTERIOR 462 SF / 43 SM

TOTAL 1,446 SF / 134 SM

DIMENSIONS 45'-3 ½" x 22'-4"



Byron Ave.



Abbott Ave.

Level 04-08

 $\cdots\cdots$ Extended balcony on select floors

EllaMiamiBeach.com 786-919-6940 6940 Abbott Ave, Miami Beach FL, 33141

Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components). For the precise Unit boundaries, see Section 3.2 of the Declaration. The area of the Unit, determined in accordance with these defined Unit boundaries, is set forth in the Declaration. Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change. All deprions of furniture, appliances, counters and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit. Said items are only included if and to the extent provided in your purchase agreement.

