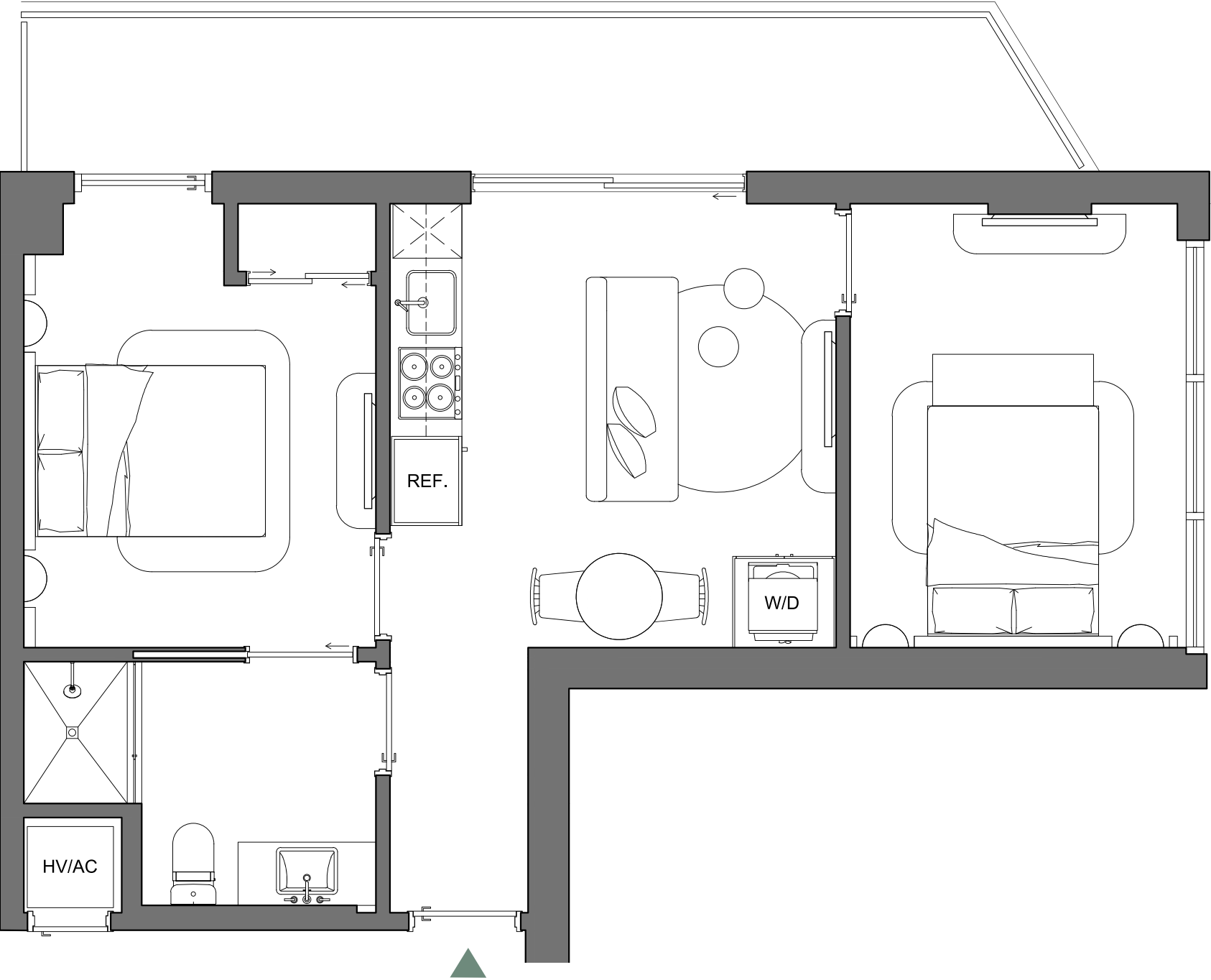


These drawings are conceptual only and are for the convenience of reference. They should not be relied upon as representations, express or implied, of the final detail of the residences. Units shown are examples of unit types and may not depict actual units. Stated square footages are ranges for a particular unit type and are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the area 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). Note that measurements of rooms set forth on this floorplan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regards 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.



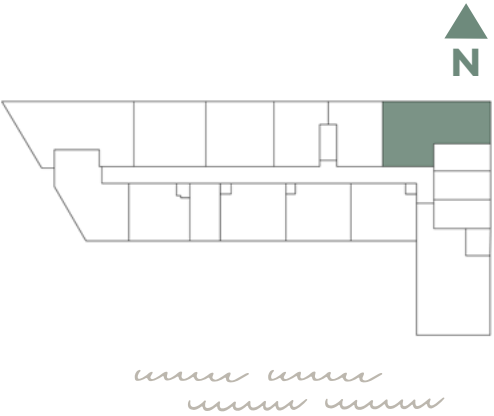
LEFFERTS



A5/01

TWO BED / ONE BATH

INTERIOR	620 SQFT 58 M2
EXTERIOR	149 SQFT 14 M2
TOTAL	769 SQFT 71 M2



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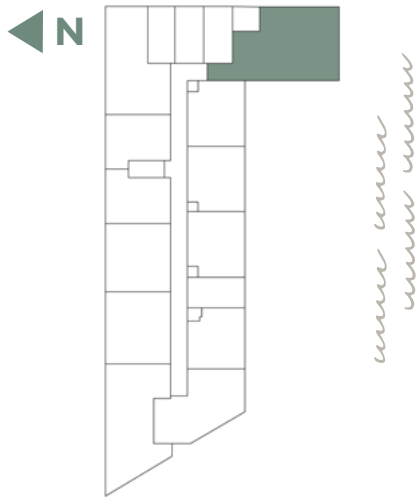
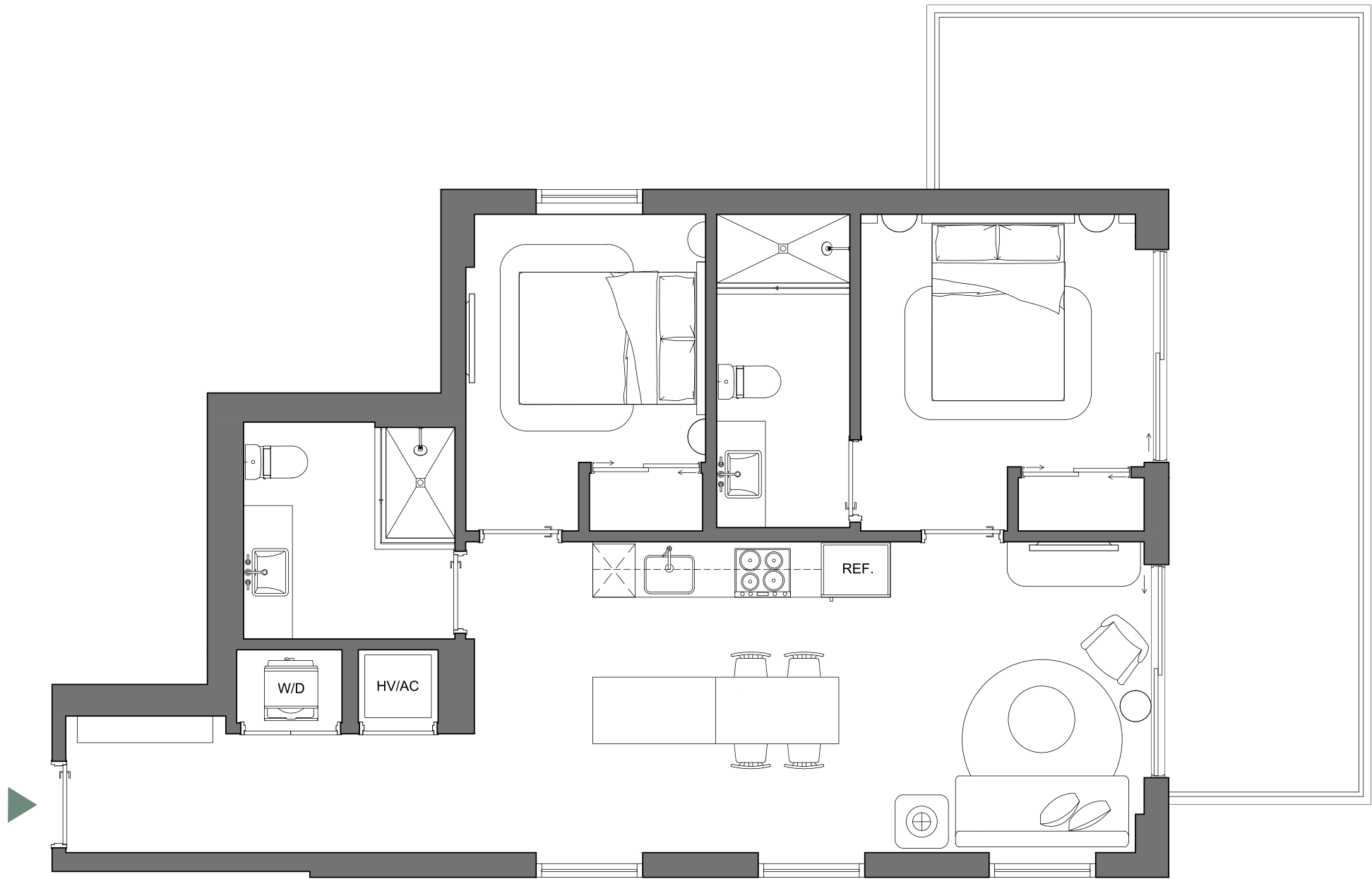
B1/02

TWO BED / TWO BATH

INTERIOR 889 SQFT | 83 M2

EXTERIOR 291 SQFT | 27 M2

TOTAL 1,180 SQFT | 110 M2

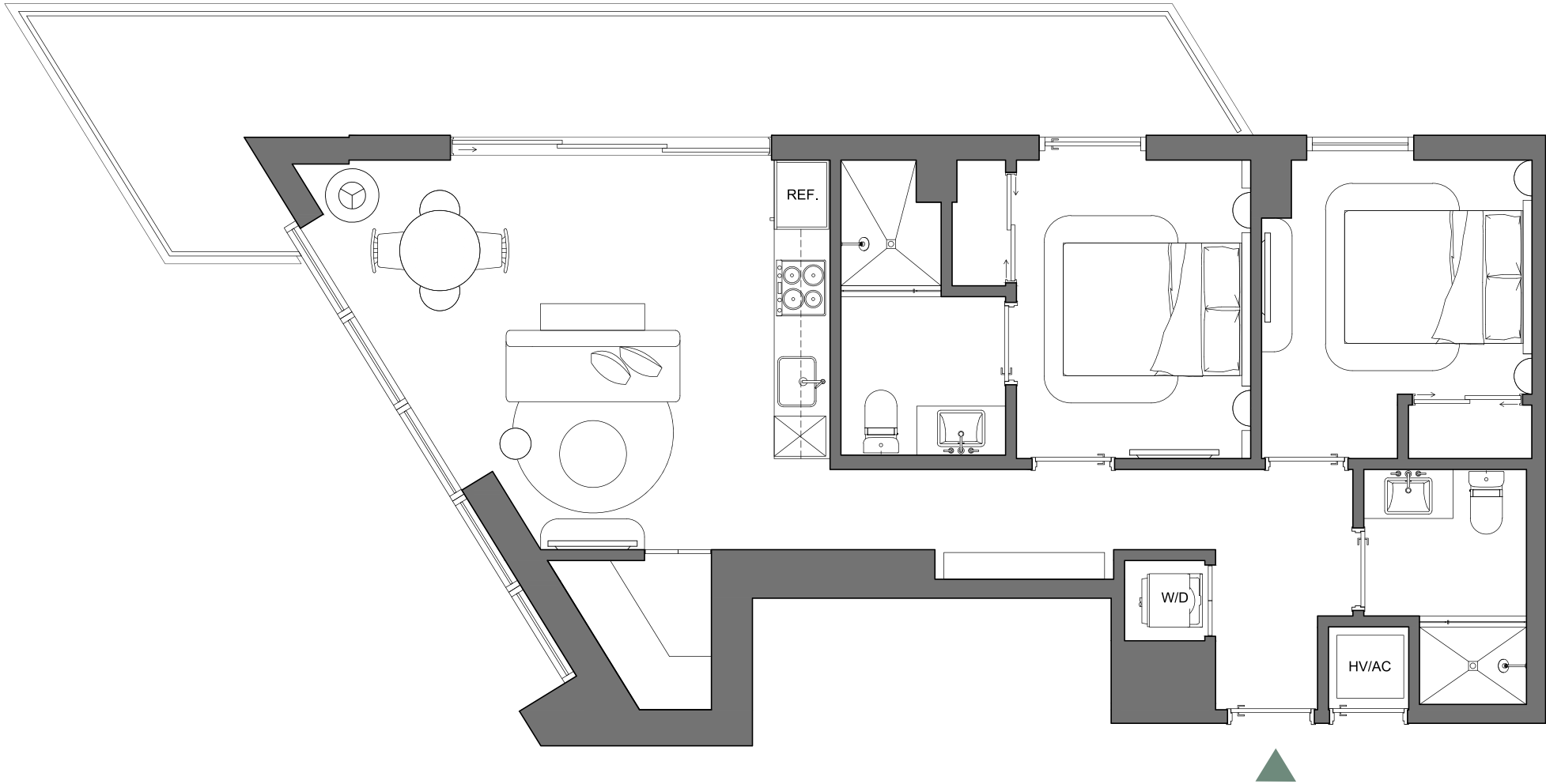


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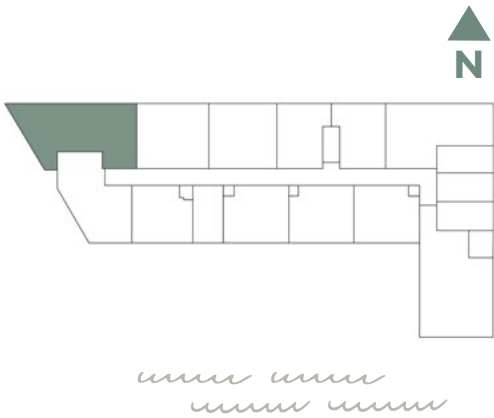
LEFFERTS



B2/11

TWO BED / TWO BATH

INTERIOR	843 SQFT 78 M2
EXTERIOR	243 SQFT 23 M2
TOTAL	1,086 SQFT 101 M2

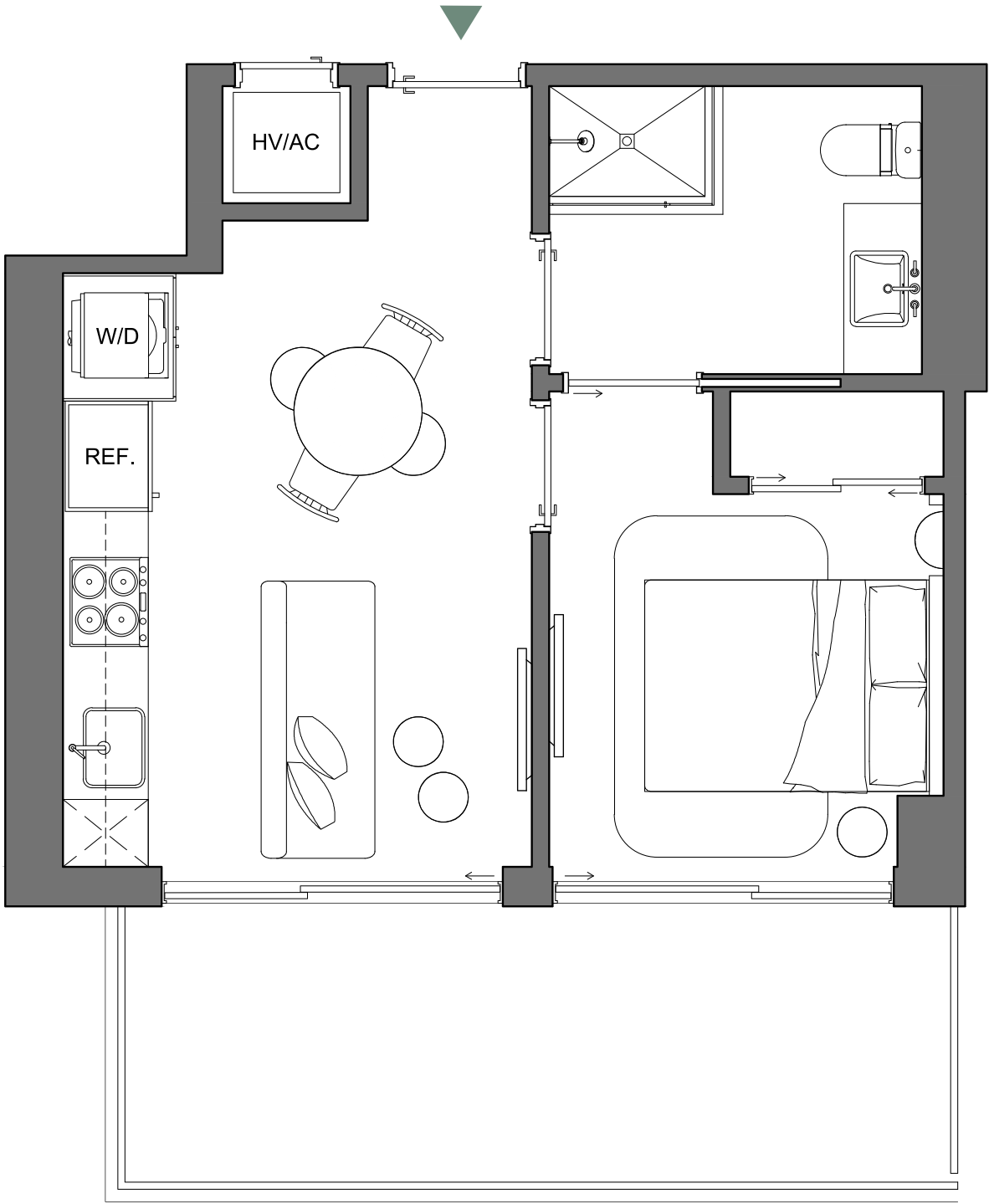


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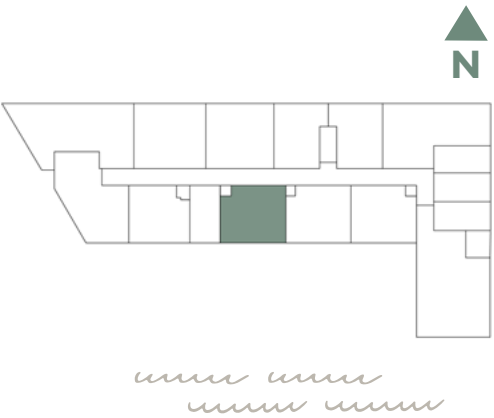
LEFFERTS



A1/08

ONE BED / ONE BATH

INTERIOR	408 SQFT		38 M2
EXTERIOR	140 SQFT		13 M2
TOTAL	548 SQFT		51 M2



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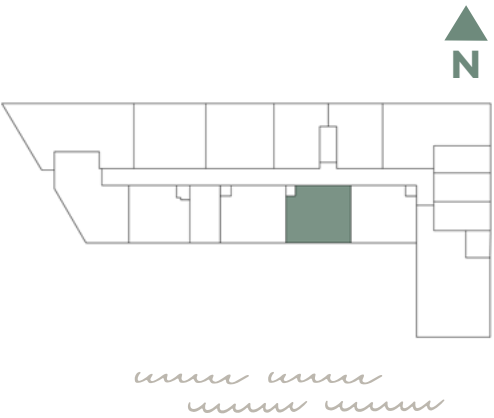
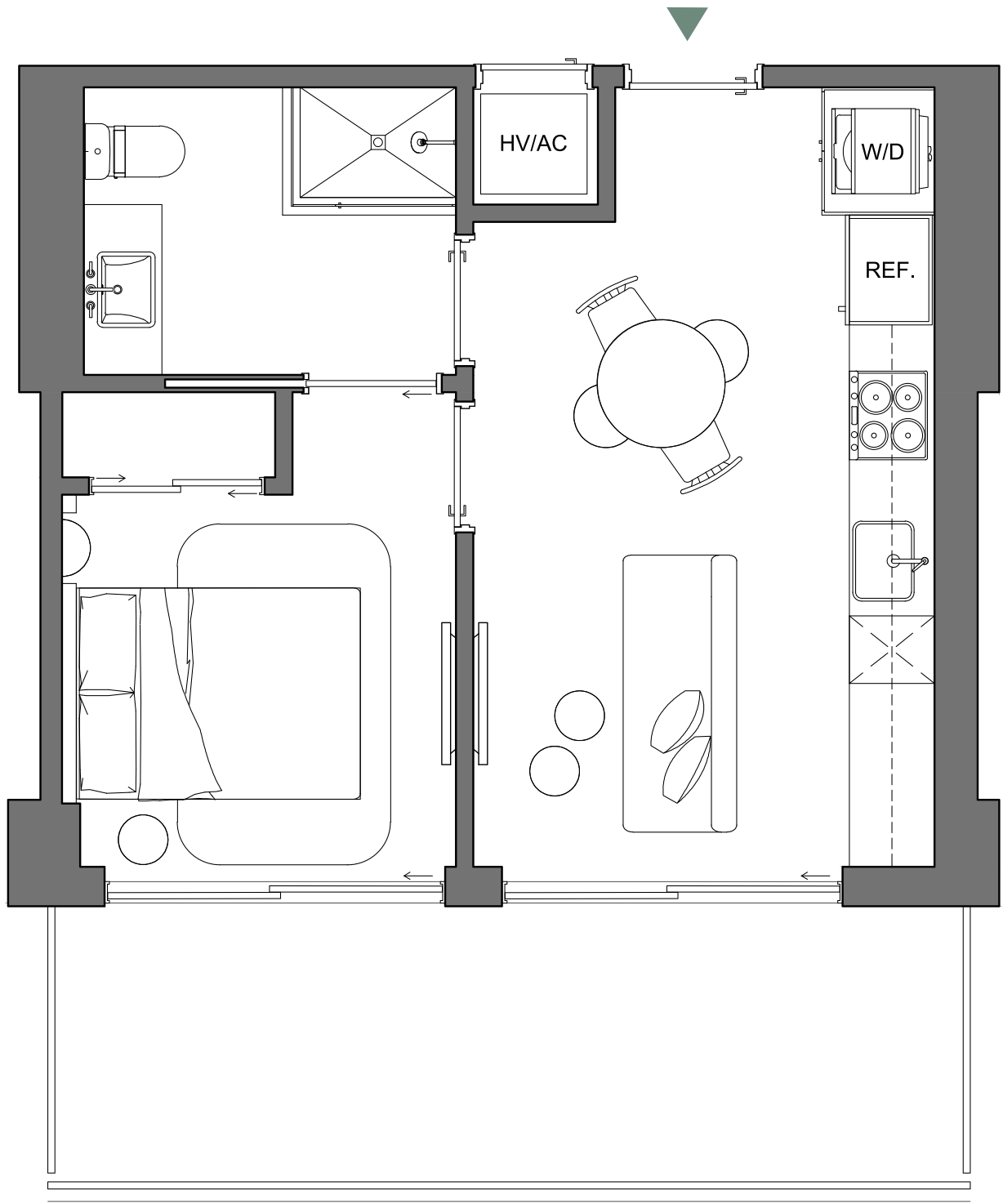
PALMA

MIAMI BEACH RESIDENCES

A1B/06

ONE BED / ONE BATH

INTERIOR	423 SQFT 39 M2
EXTERIOR	151 SQFT 14 M2
TOTAL	574 SQFT 53 M2



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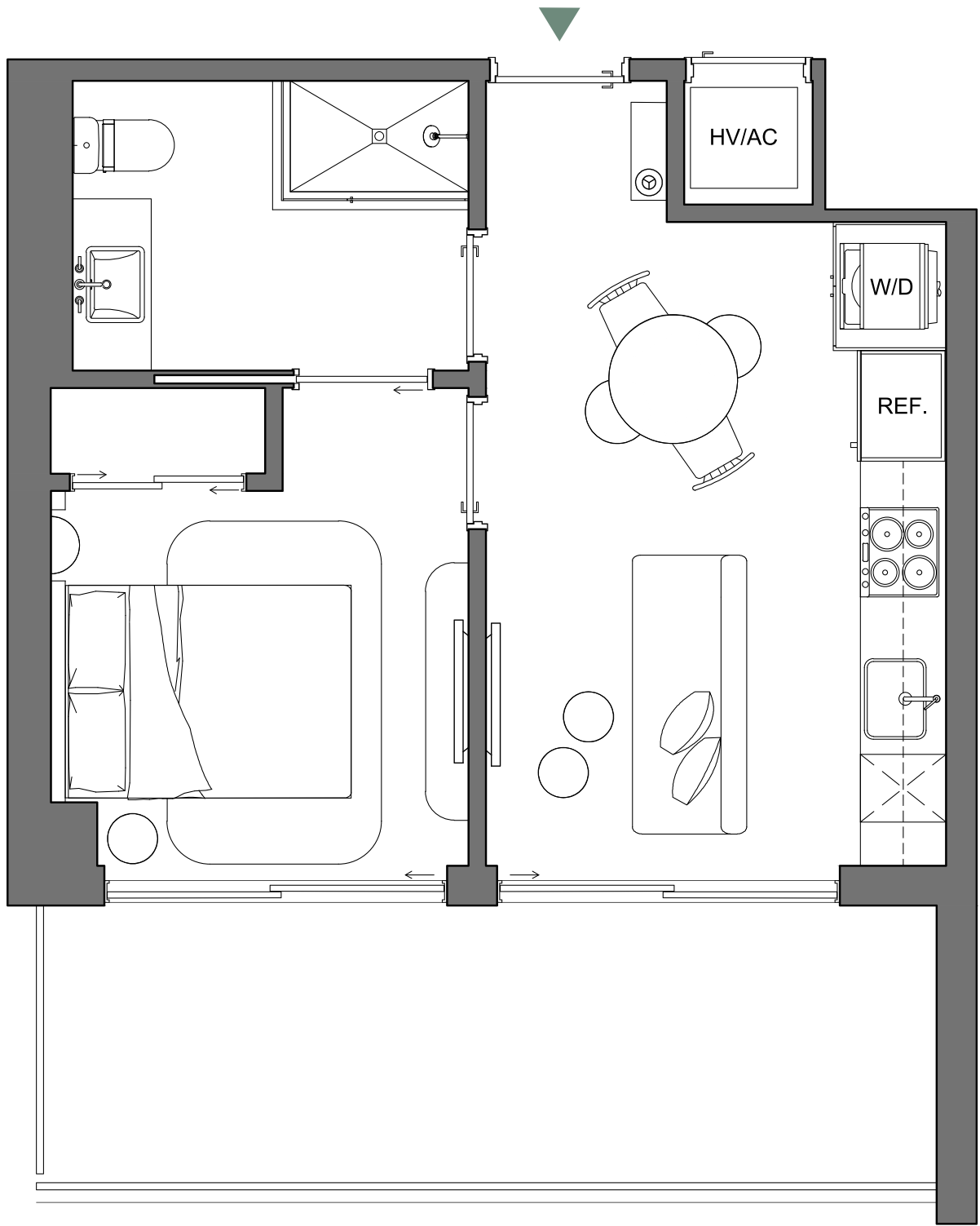
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PALMA

MIAMI BEACH RESIDENCES



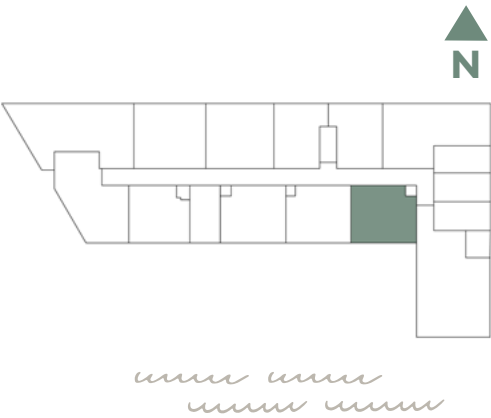
A1C/04

ONE BED / ONE BATH

INTERIOR 413 SQFT | 39 M2

EXTERIOR 150 SQFT | 14 M2

TOTAL 563 SQFT | 52 M2

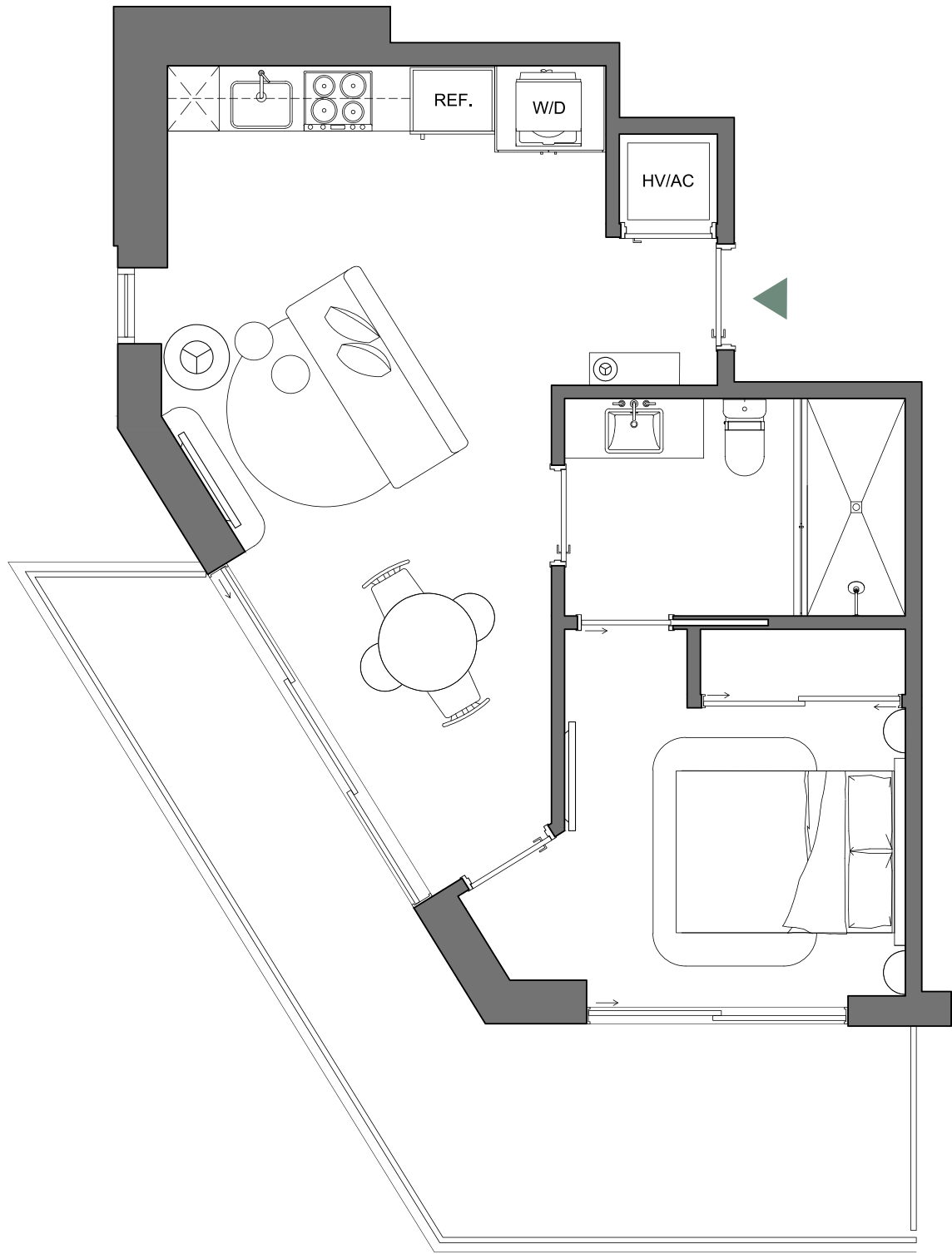


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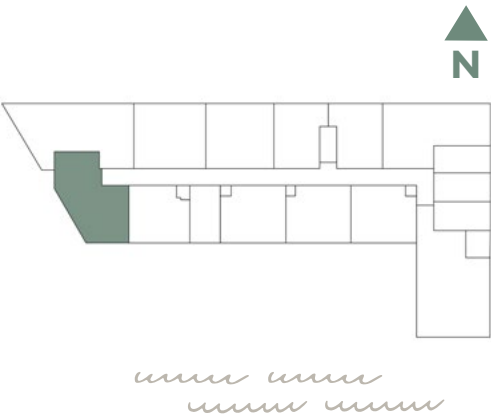
LEFFERTS



A4/12

ONE BED / ONE BATH

INTERIOR	558 SQFT 52 M2
EXTERIOR	201 SQFT 19 M2
TOTAL	759 SQFT 71 M2

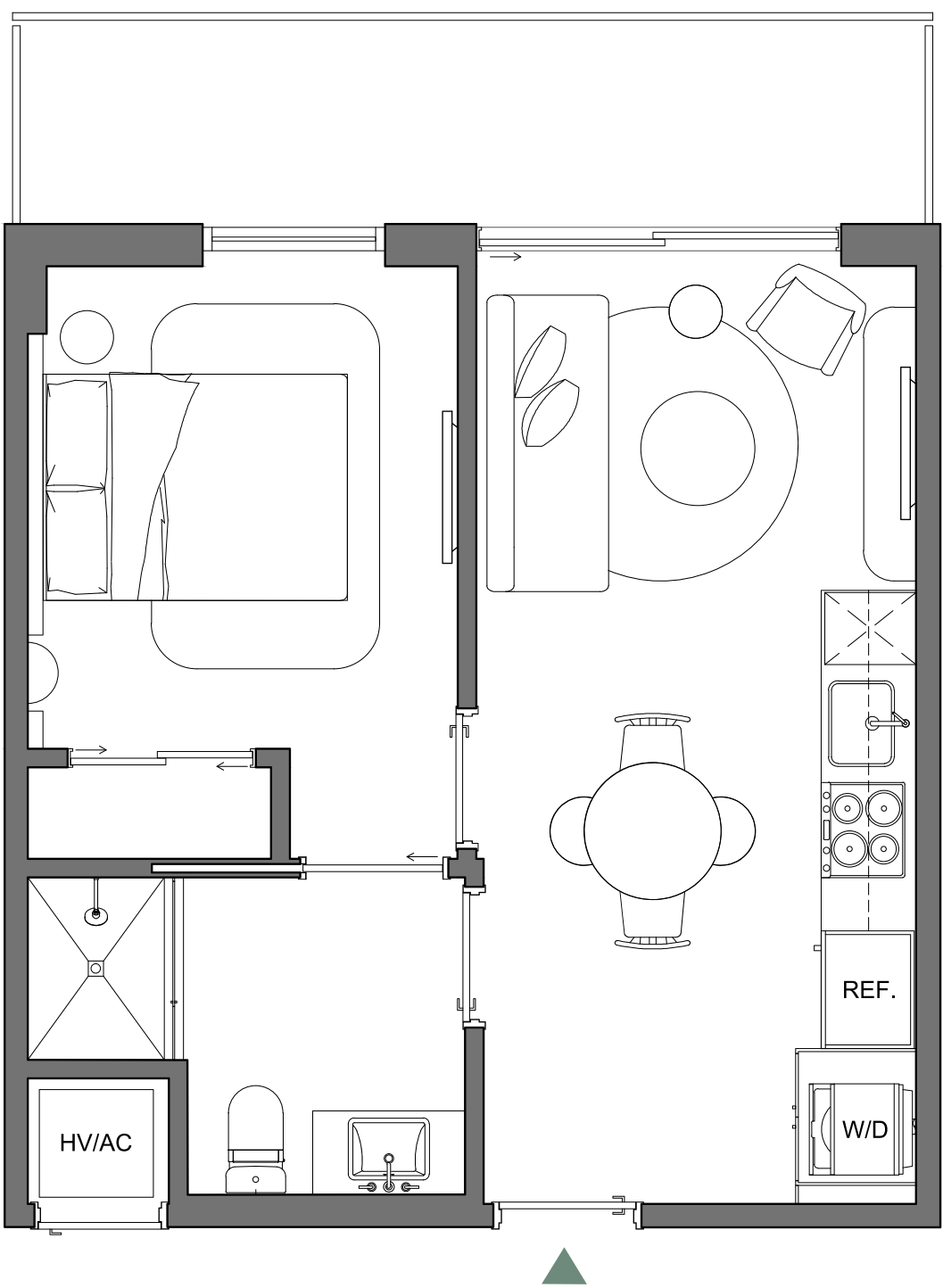


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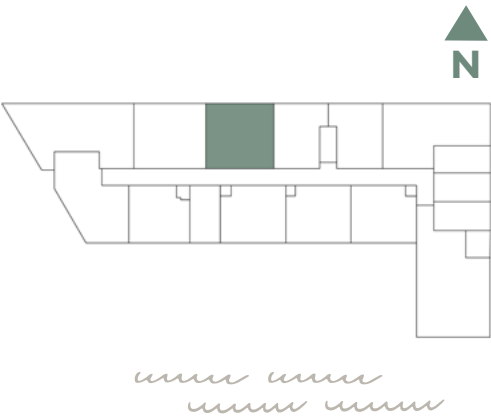
A6/07

ONE BED / ONE BATH

INTERIOR 442 SQFT | 41 M2

EXTERIOR 99 SQFT | 9 M2

TOTAL 541 SQFT | 50 M2



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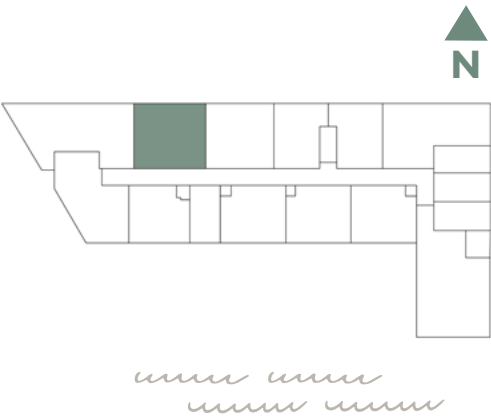
A6/09

ONE BED / ONE BATH

INTERIOR 440 SQFT | 41 M2

EXTERIOR 102 SQFT | 9 M2

TOTAL 542 SQFT | 50 M2

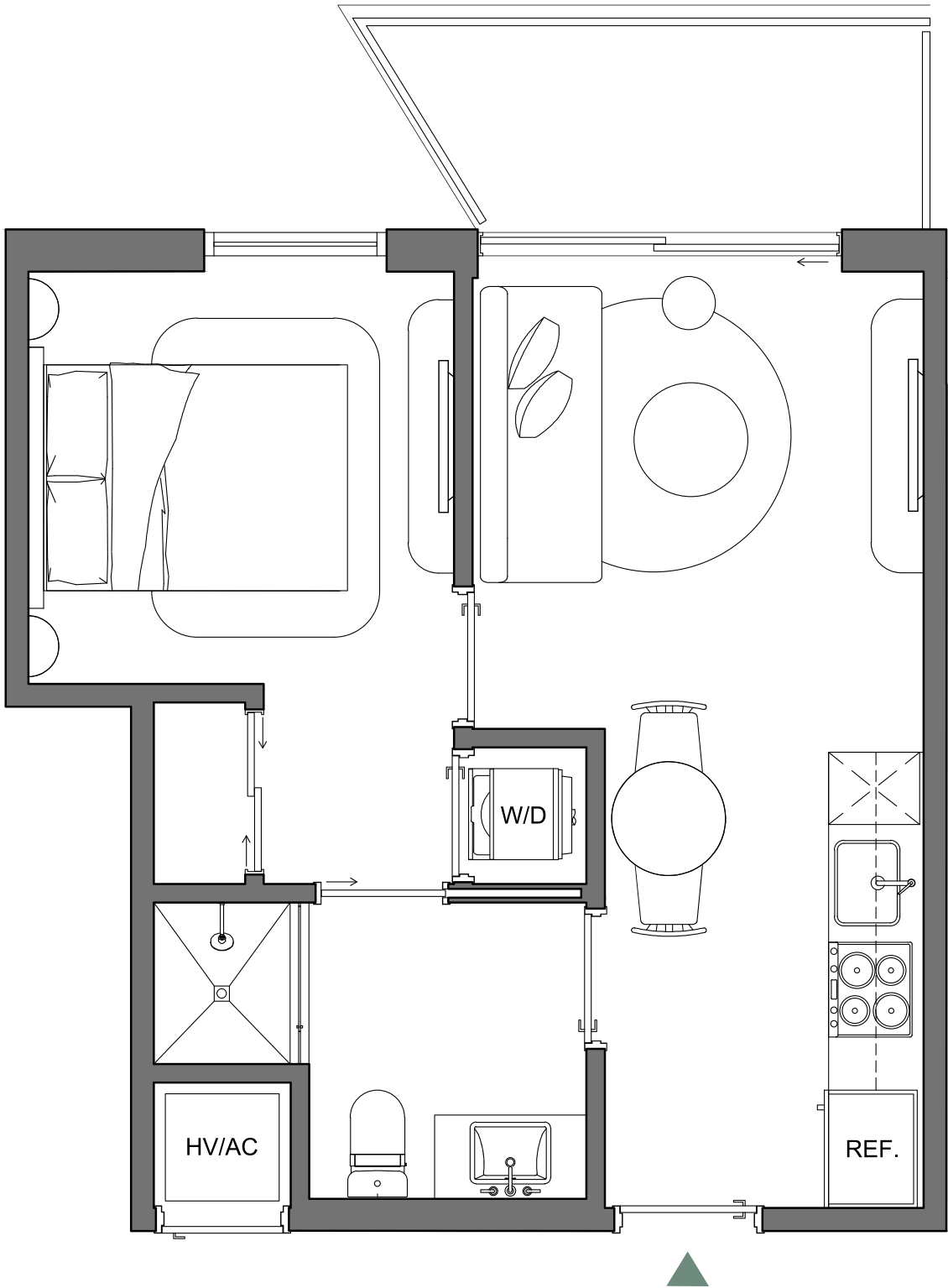


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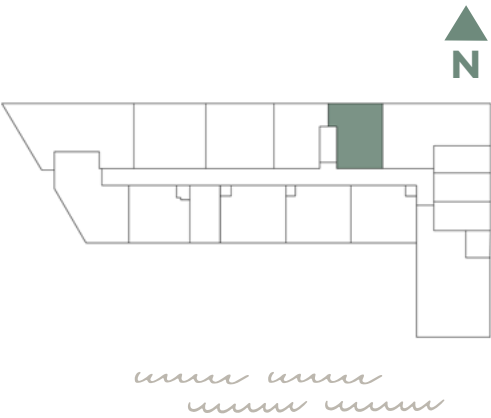
LEFFERTS



A7/03

ONE BED / ONE BATH

INTERIOR	410 SQFT 38 M2
EXTERIOR	58 SQFT 5 M2
TOTAL	468 SQFT 43 M2

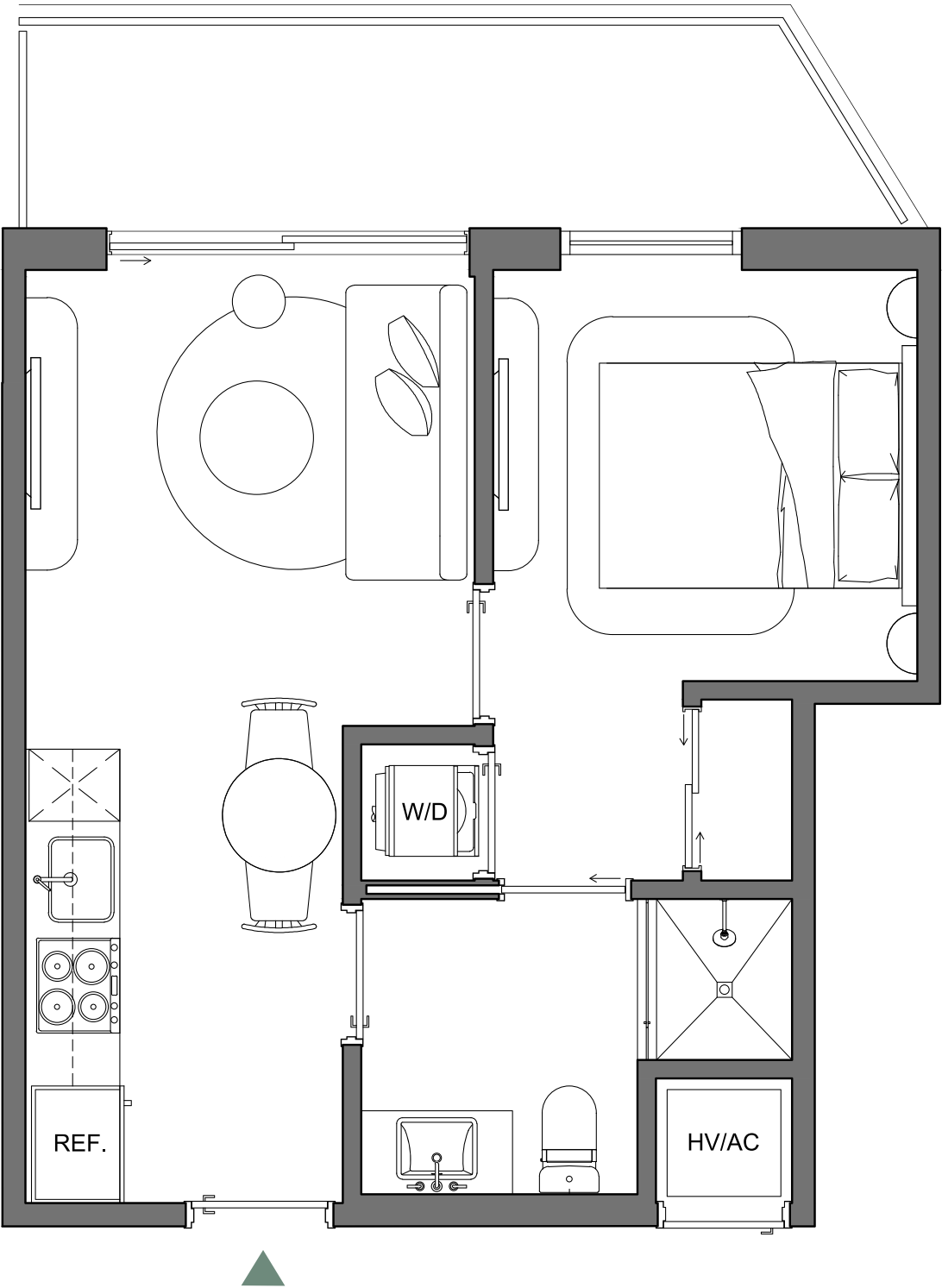


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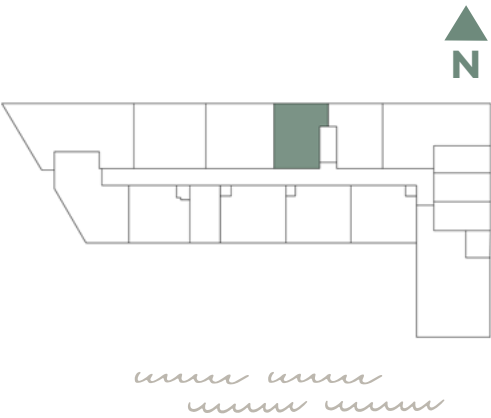
A7/05

ONE BED / ONE BATH

INTERIOR405 SQFT | 38 M2

EXTERIOR90 SQFT | 8 M2

TOTAL495 SQFT | 46 M2



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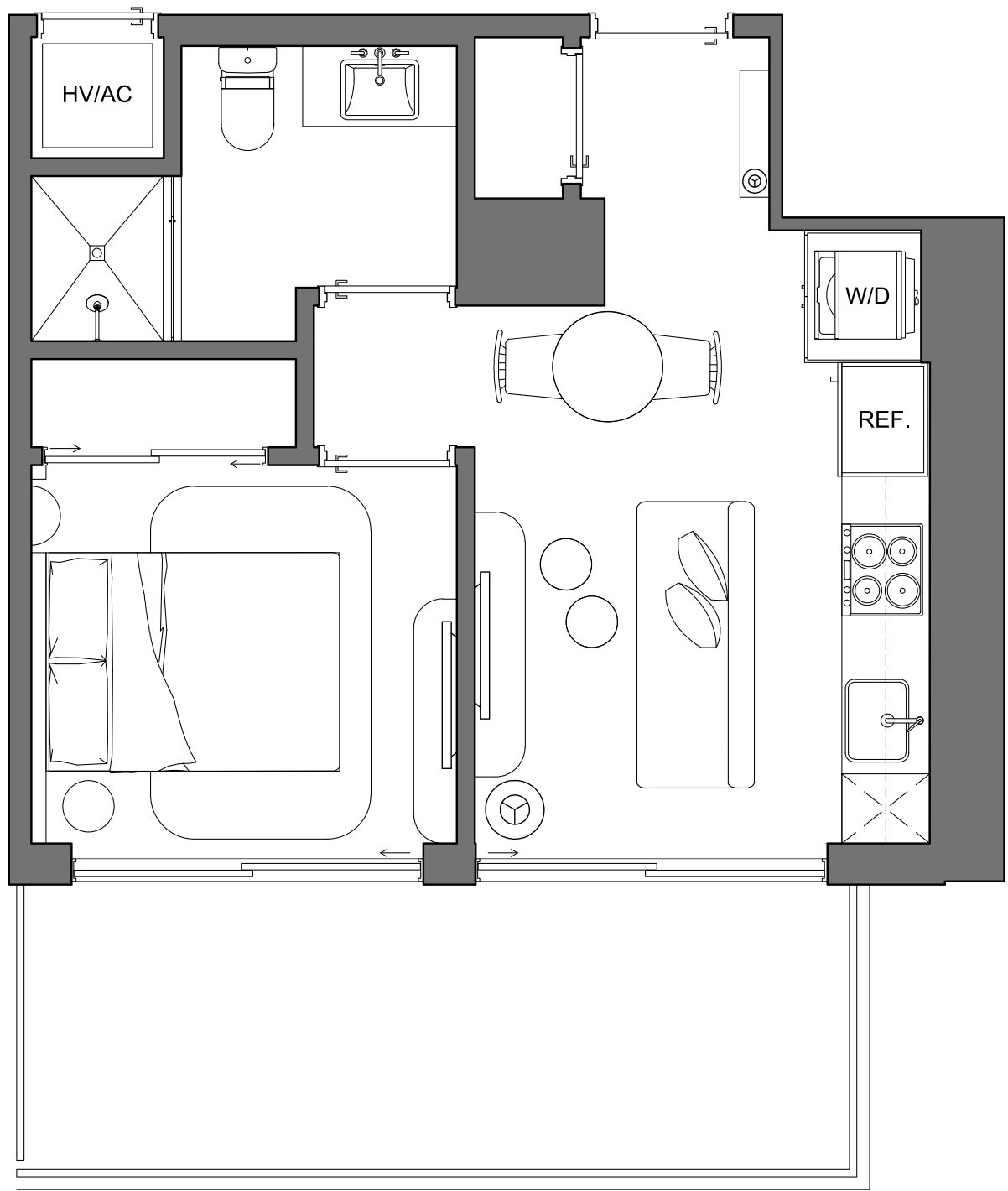
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PALMA

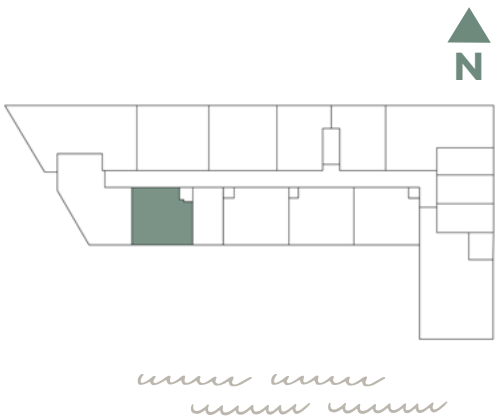
MIAMI BEACH RESIDENCES



A10/10

ONE BED / ONE BATH

INTERIOR	426 SQFT 40 M2
EXTERIOR	135 SQFT 12 M2
TOTAL	561 SQFT 52 M2



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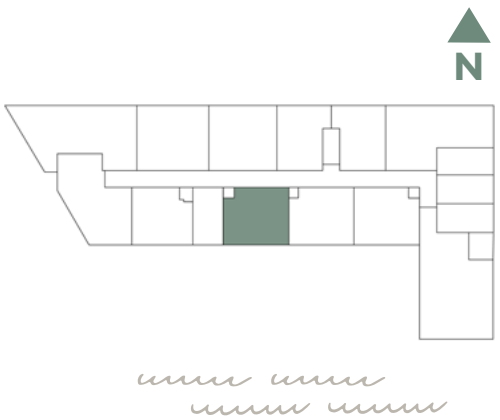
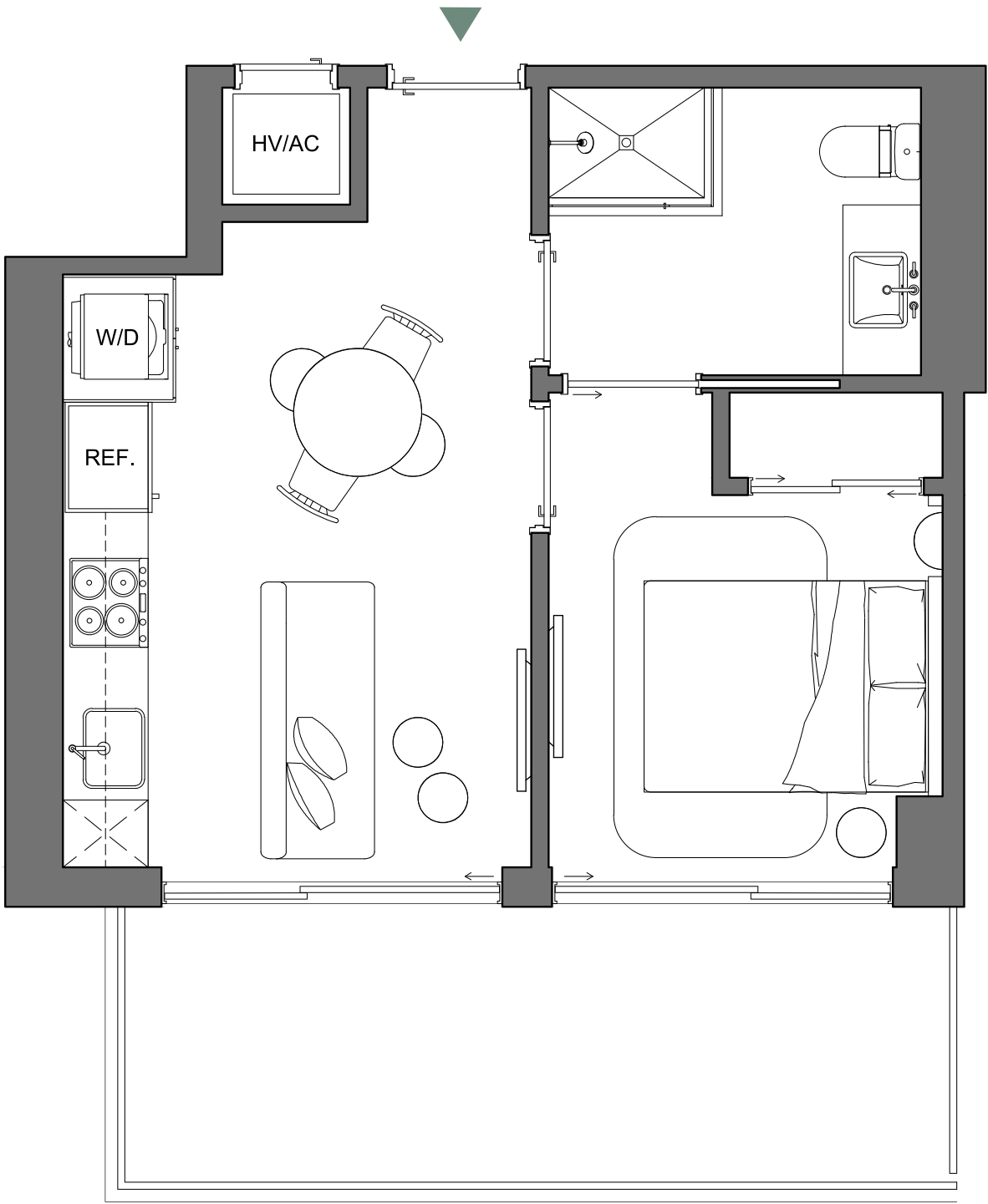
PALMA

MIAMI BEACH RESIDENCES

A1/08

ONE BED / ONE BATH

INTERIOR	408 SQFT 38 M2
EXTERIOR	140 SQFT 13 M2
TOTAL	548 SQFT 51 M2



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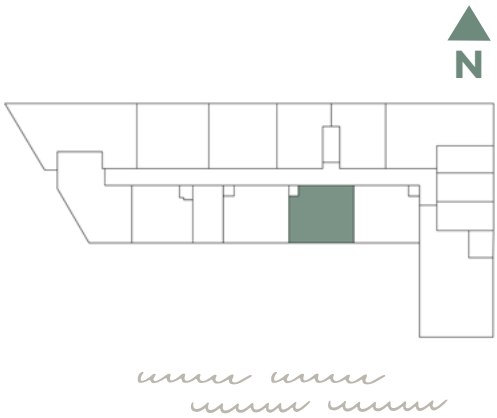
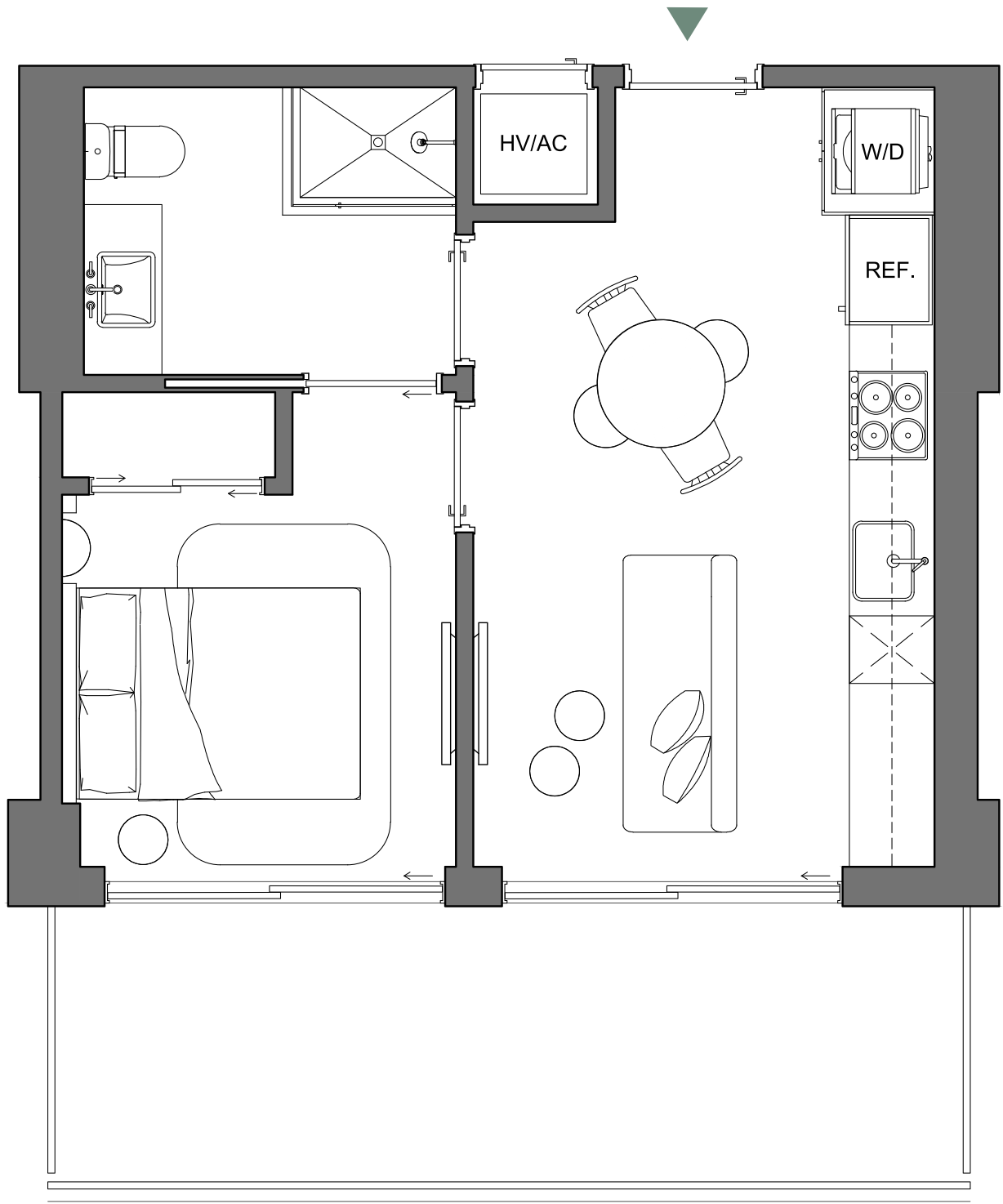
PALMA

MIAMI BEACH RESIDENCES

A1B/06

ONE BED / ONE BATH

INTERIOR	423 SQFT 39 M2
EXTERIOR	151 SQFT 14 M2
TOTAL	574 SQFT 53 M2



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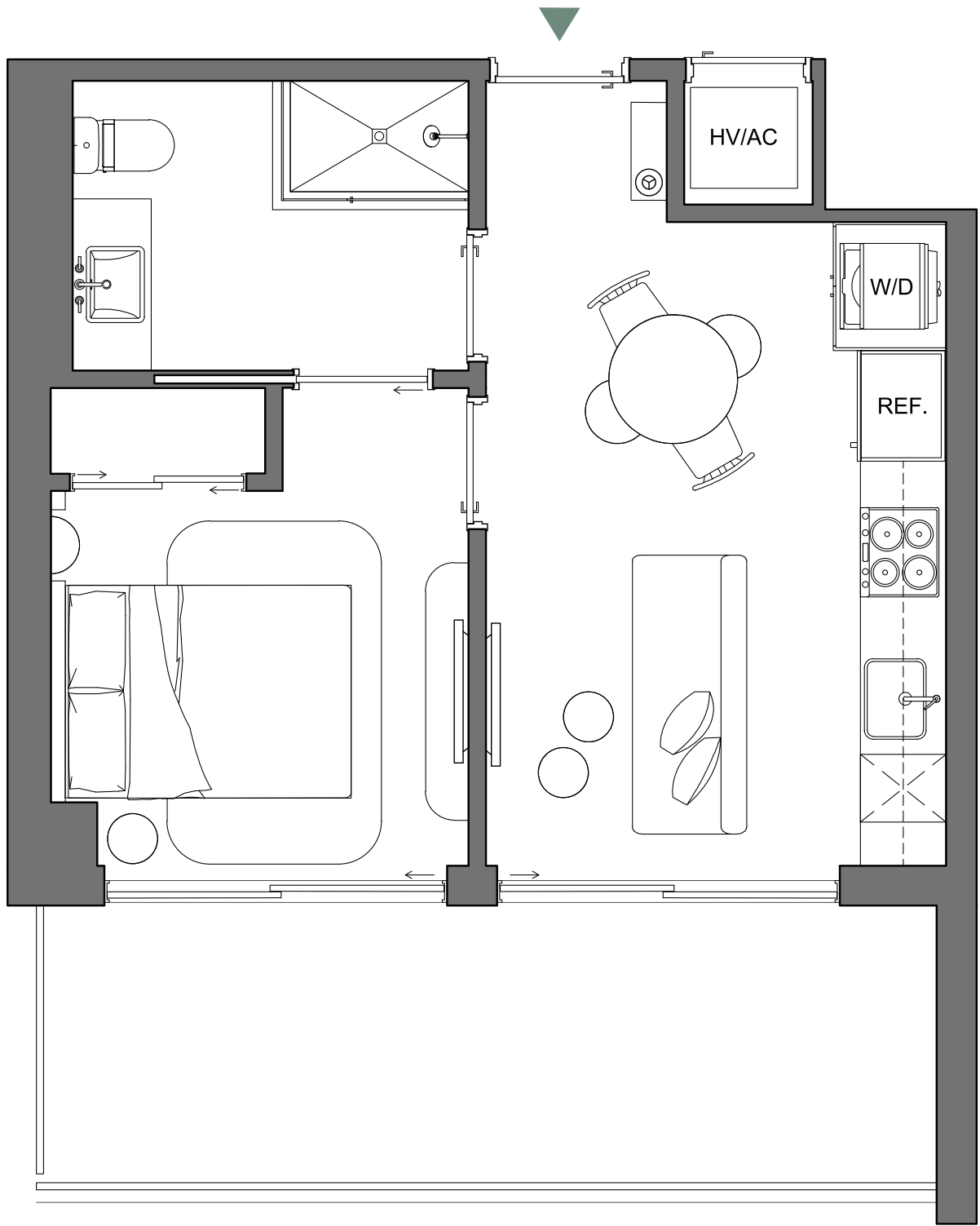
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LEFFERTS

PALMA

MIAMI BEACH RESIDENCES



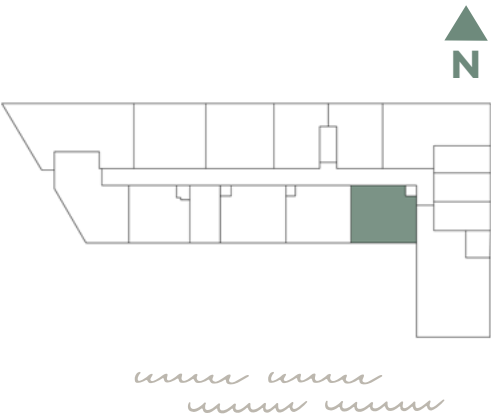
A1C/04

ONE BED / ONE BATH

INTERIOR 413 SQFT | 39 M2

EXTERIOR 150 SQFT | 14 M2

TOTAL 563 SQFT | 52 M2

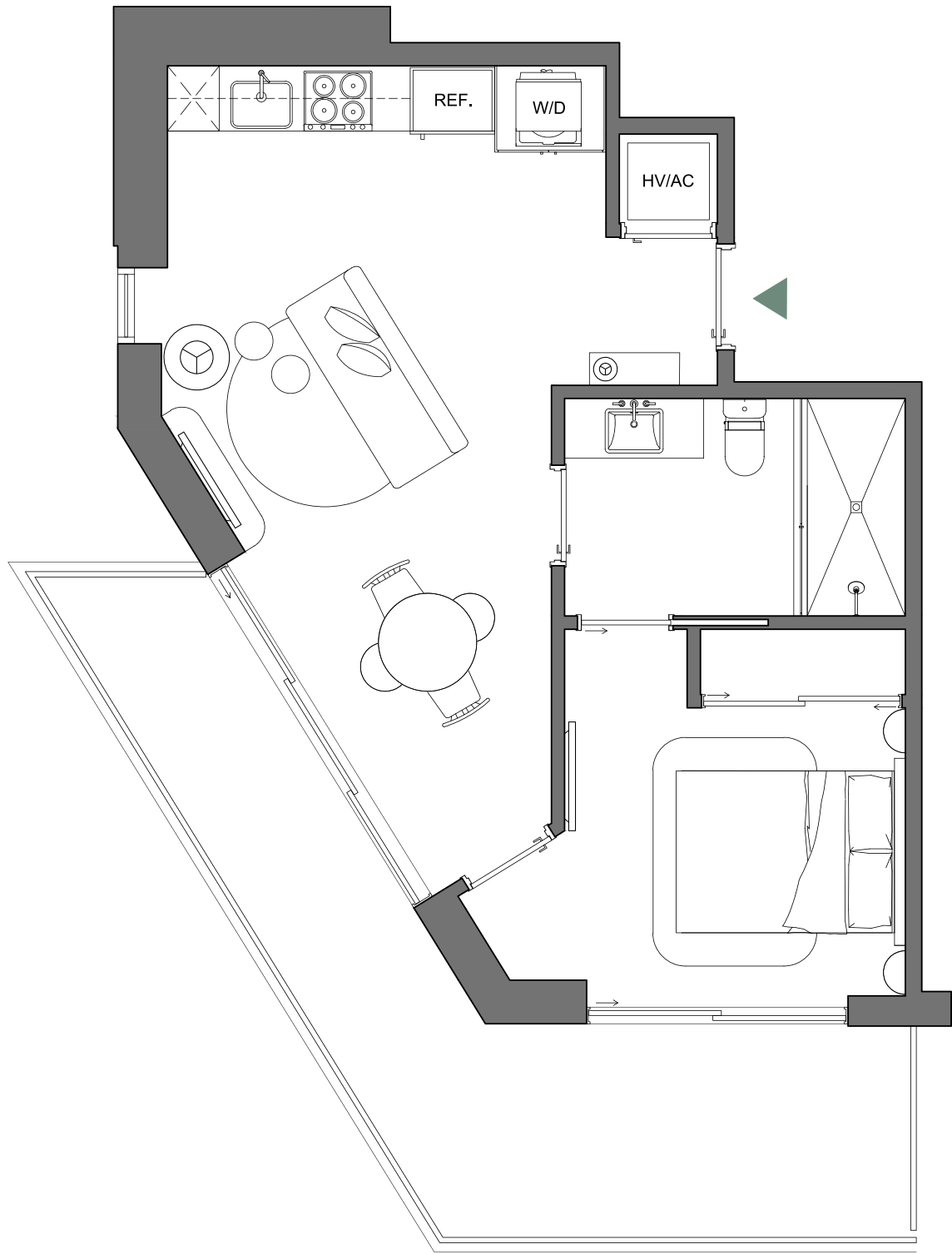


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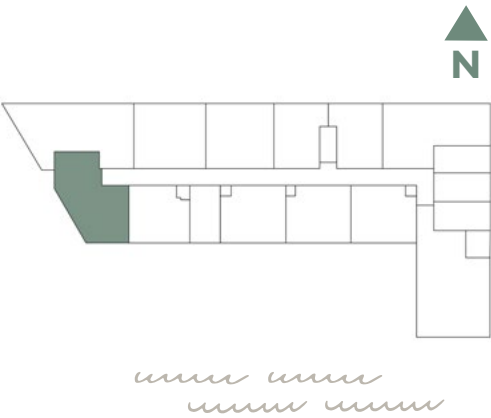
LEFFERTS



A4/12

ONE BED / ONE BATH

INTERIOR	558 SQFT 52 M2
EXTERIOR	201 SQFT 19 M2
TOTAL	759 SQFT 71 M2

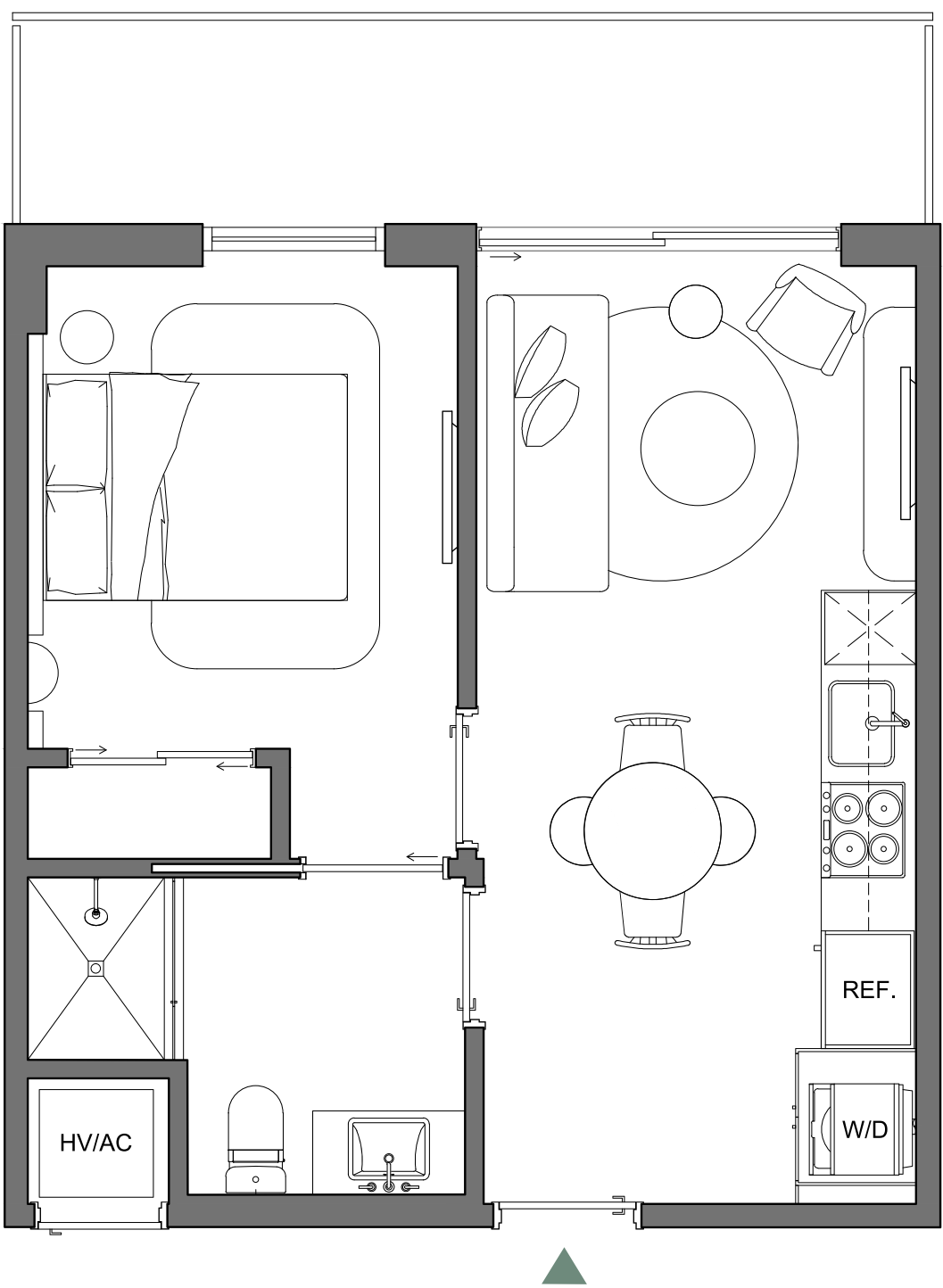


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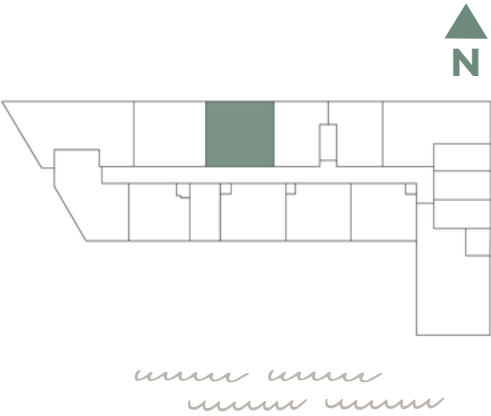
A6/07

ONE BED / ONE BATH

INTERIOR 442 SQFT | 41 M2

EXTERIOR 99 SQFT | 9 M2

TOTAL 541 SQFT | 50 M2

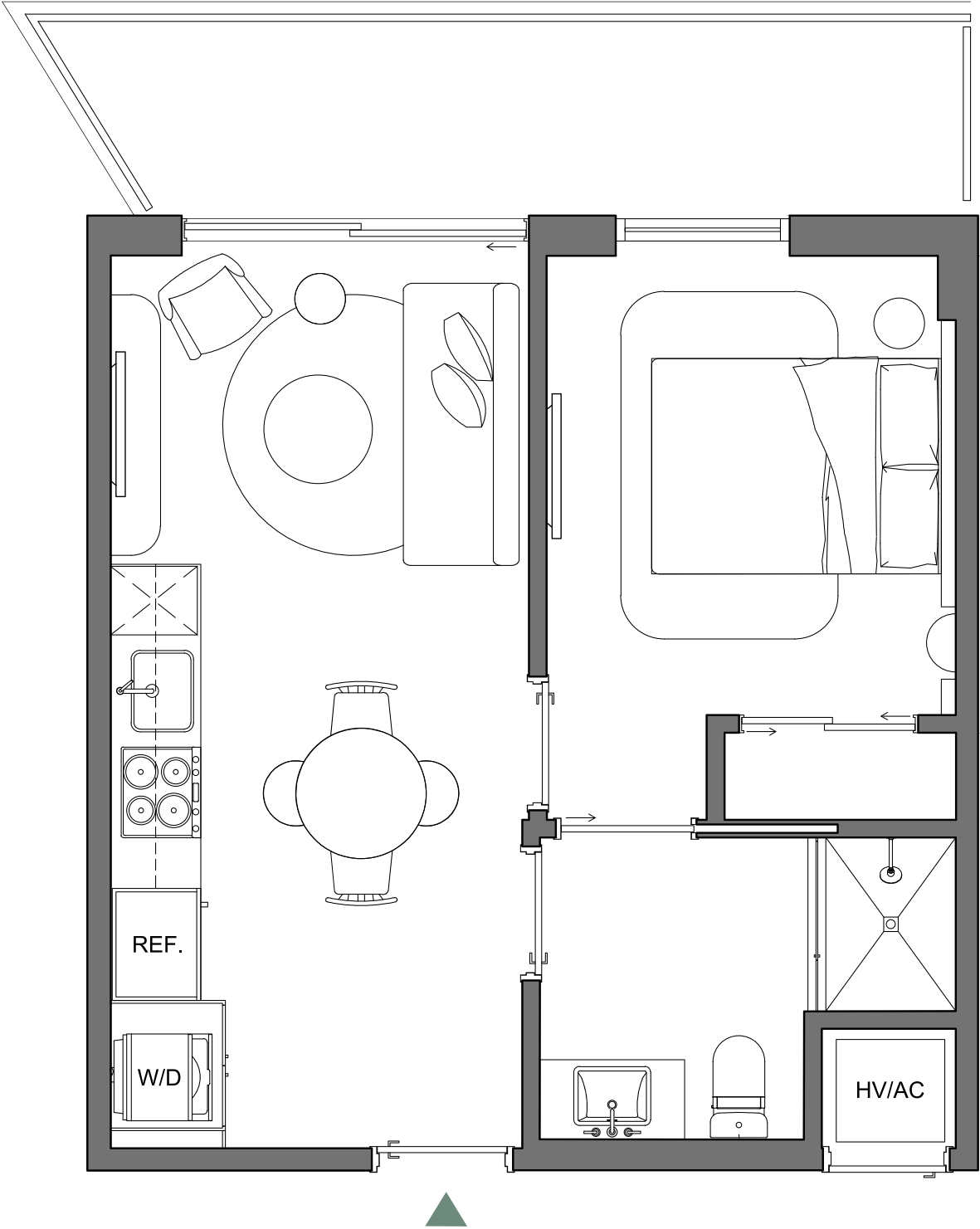


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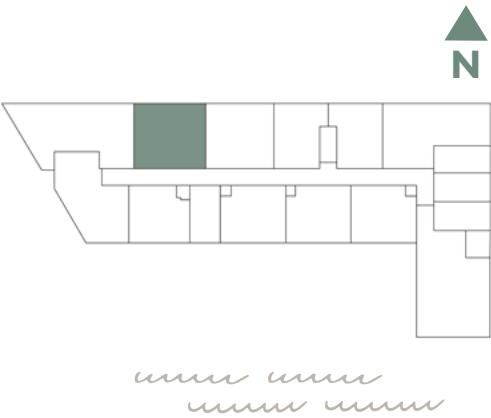
A6/09

ONE BED / ONE BATH

INTERIOR 440 SQFT | 41 M2

EXTERIOR 102 SQFT | 9 M2

TOTAL 542 SQFT | 50 M2

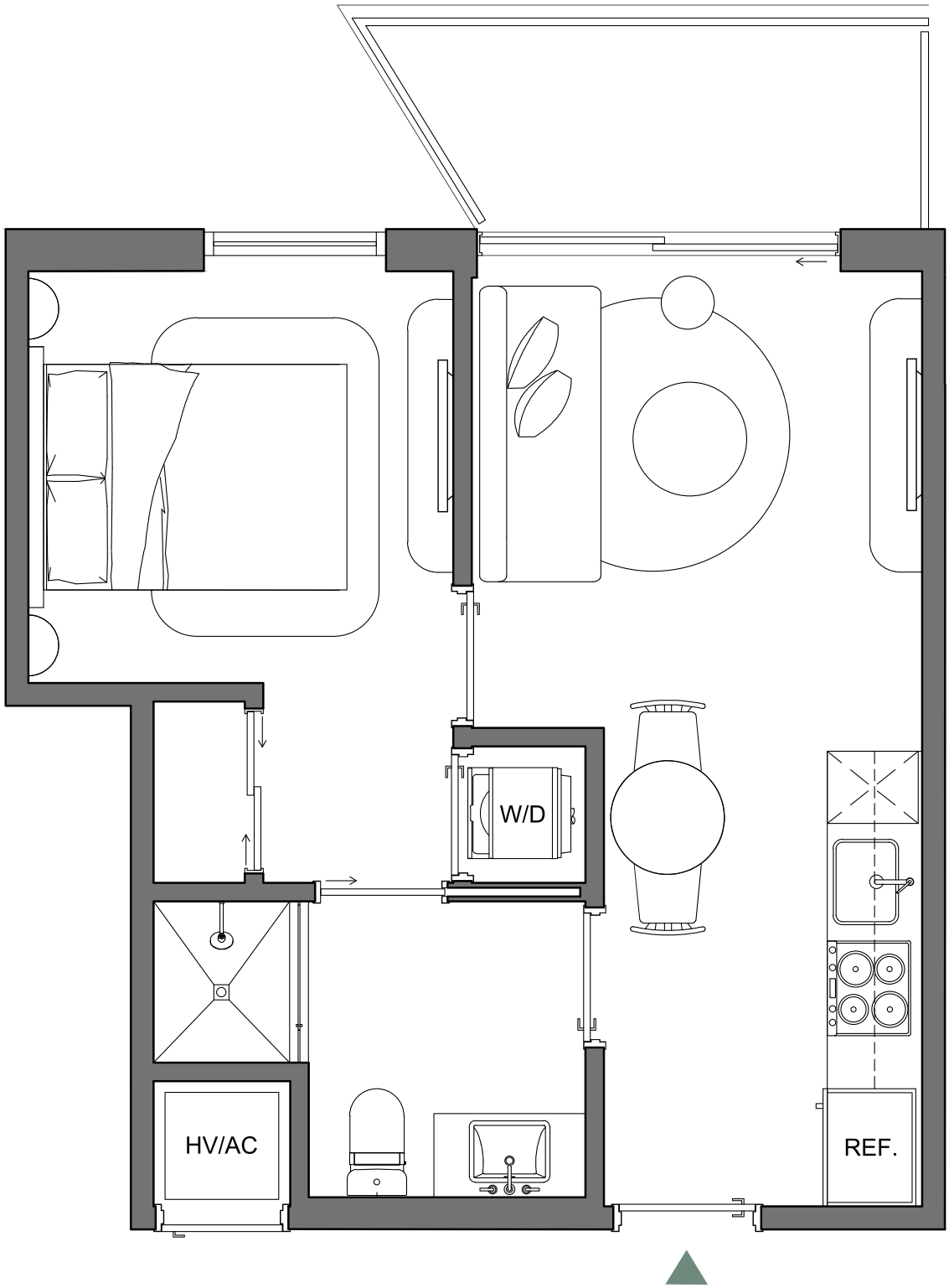


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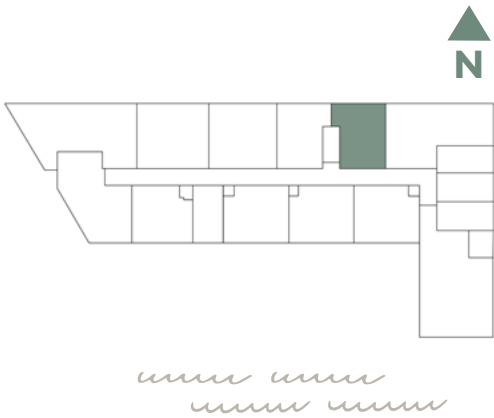
A7/03

ONE BED / ONE BATH

INTERIOR 410 SQFT | 38 M2

EXTERIOR 58 SQFT | 5 M2

TOTAL 468 SQFT | 43 M2

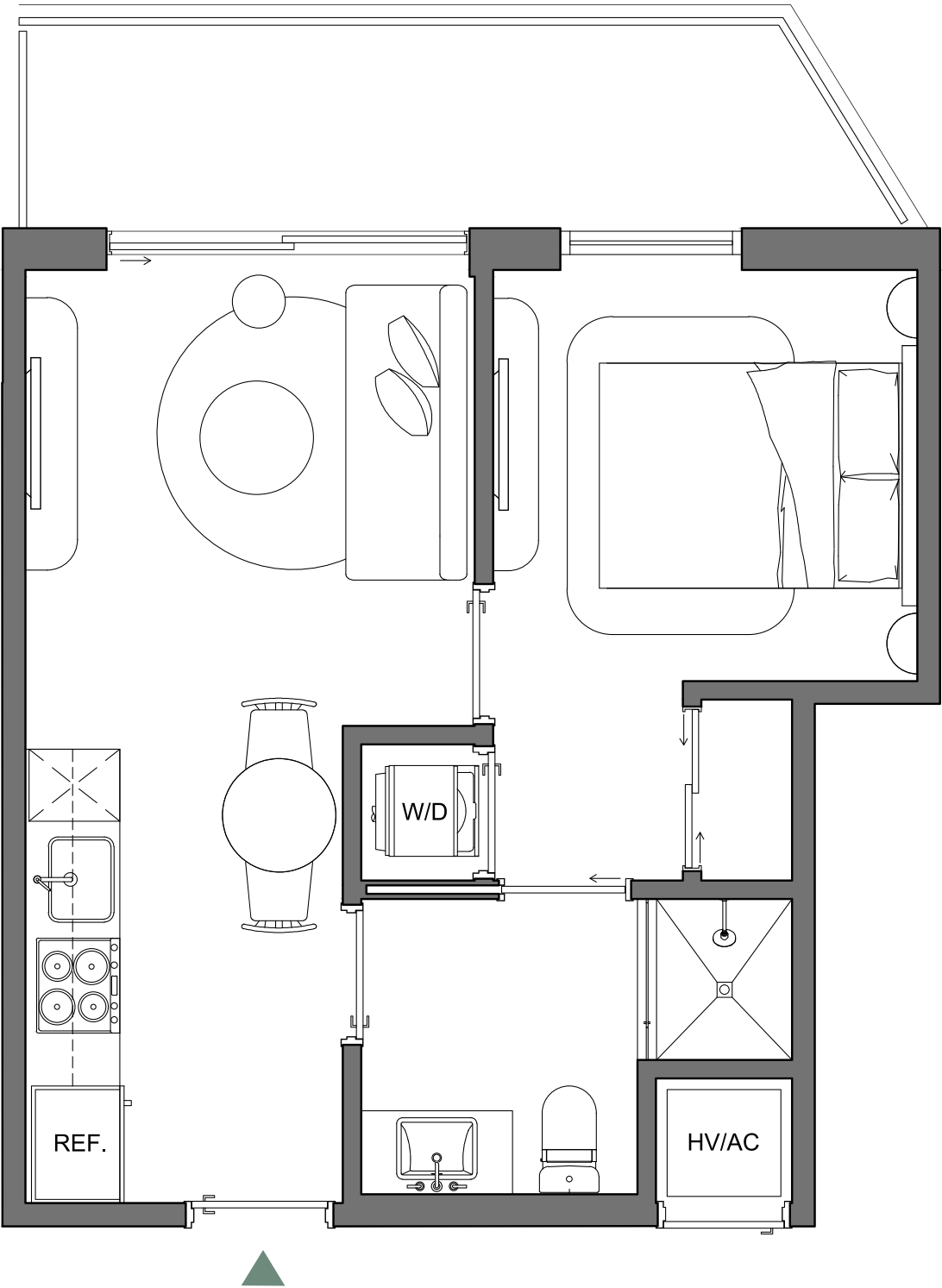


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LEFFERTS



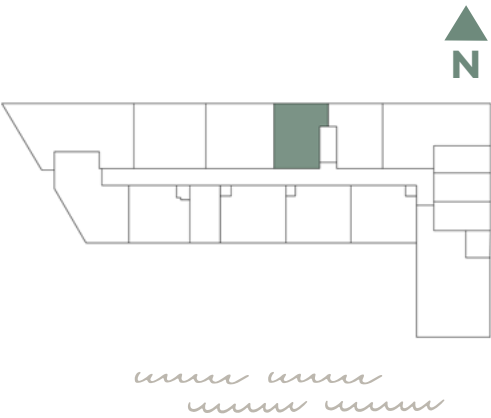
A7/05

ONE BED / ONE BATH

INTERIOR405 SQFT | 38 M2

EXTERIOR90 SQFT | 8 M2

TOTAL495 SQFT | 46 M2



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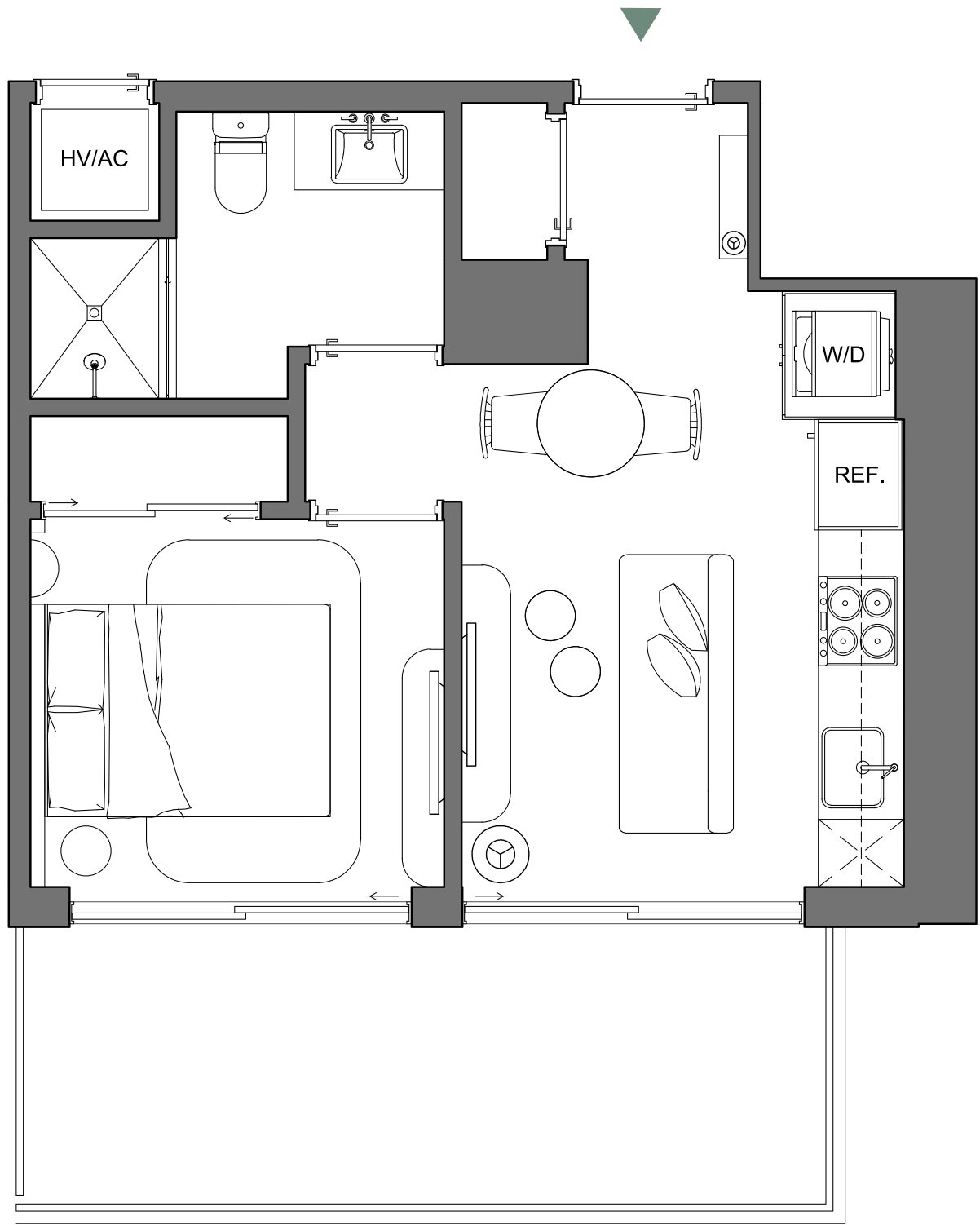
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PALMA

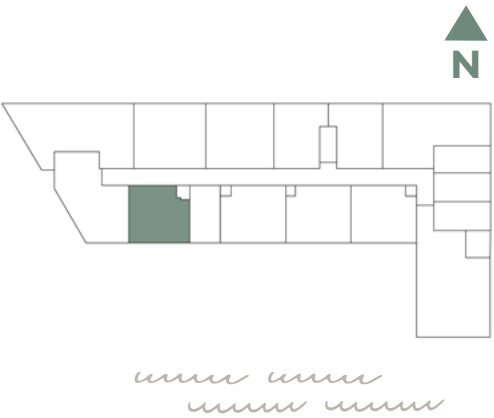
MIAMI BEACH RESIDENCES



A10/10

ONE BED / ONE BATH

INTERIOR	426 SQFT 40 M2
EXTERIOR	135 SQFT 12 M2
TOTAL	561 SQFT 52 M2

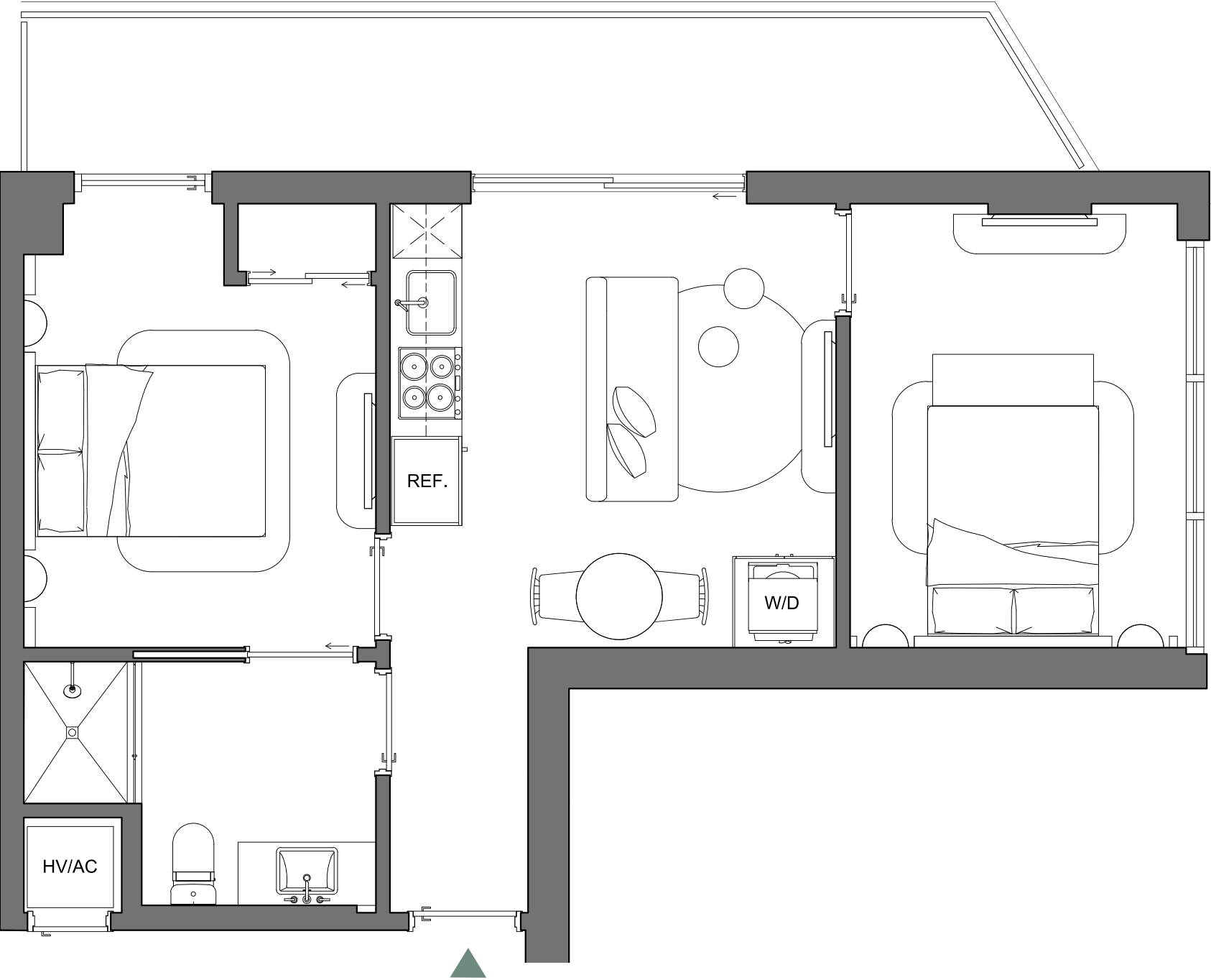


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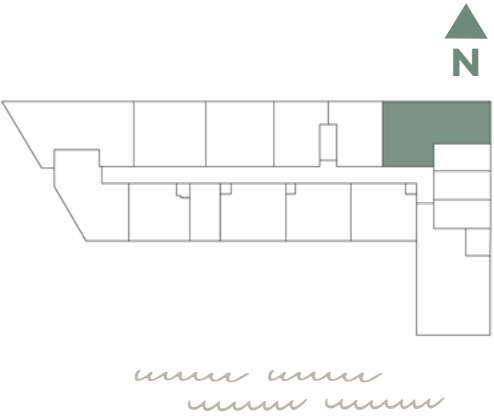
LEFFERTS



A5/01

TWO BED / ONE BATH

INTERIOR	620 SQFT 58 M2
EXTERIOR	149 SQFT 14 M2
TOTAL	769 SQFT 71 M2



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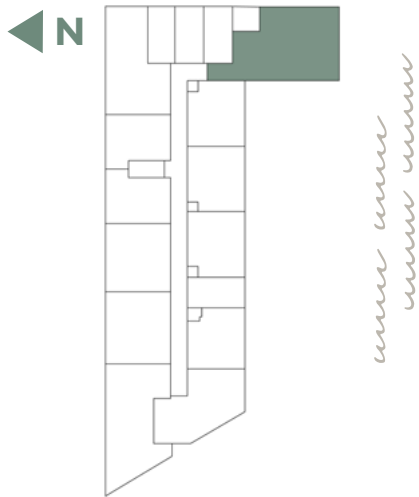
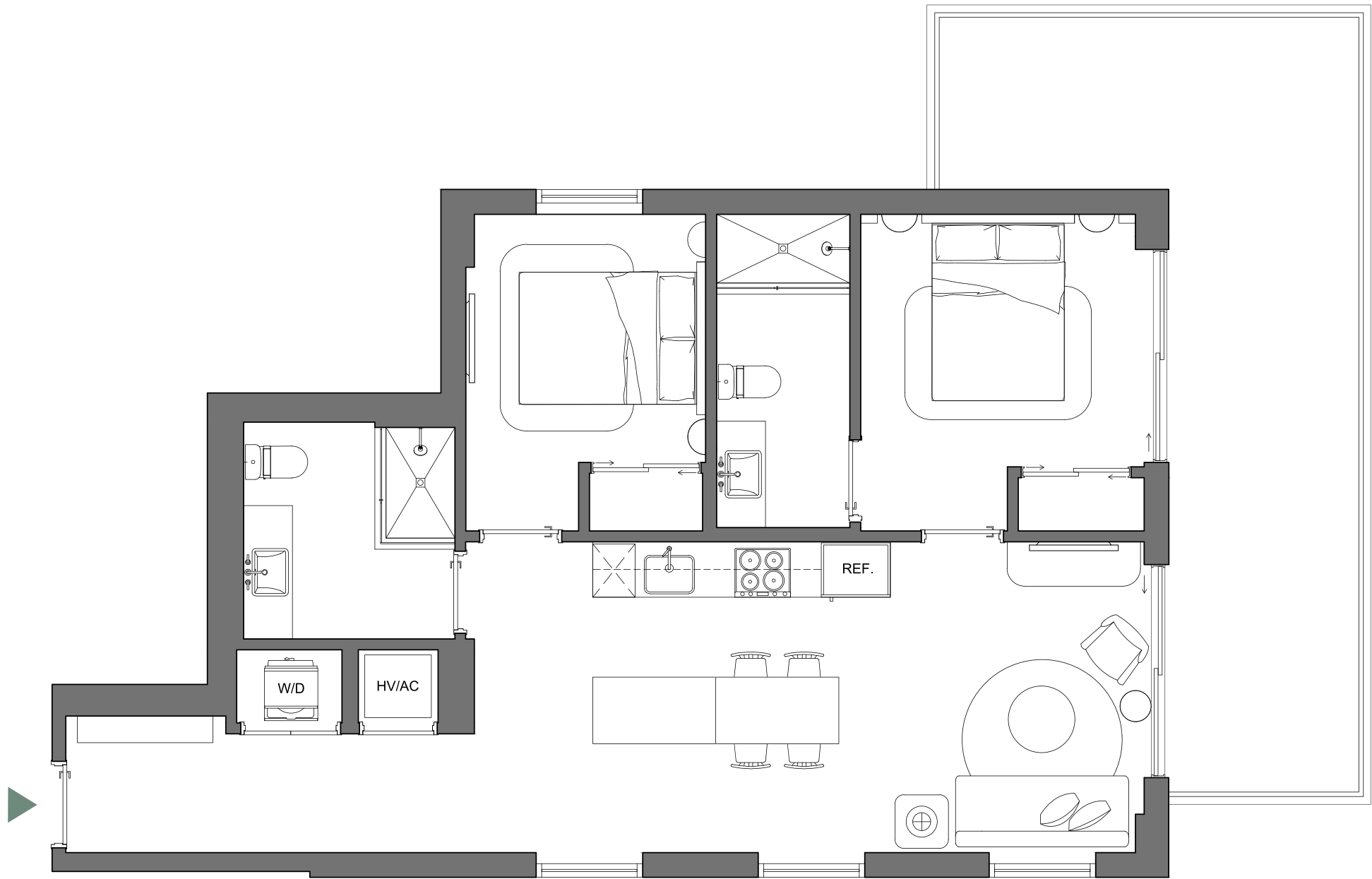
B1/02

TWO BED / TWO BATH

INTERIOR 889 SQFT | 83 M2

EXTERIOR 291 SQFT | 27 M2

TOTAL 1,180 SQFT | 110 M2

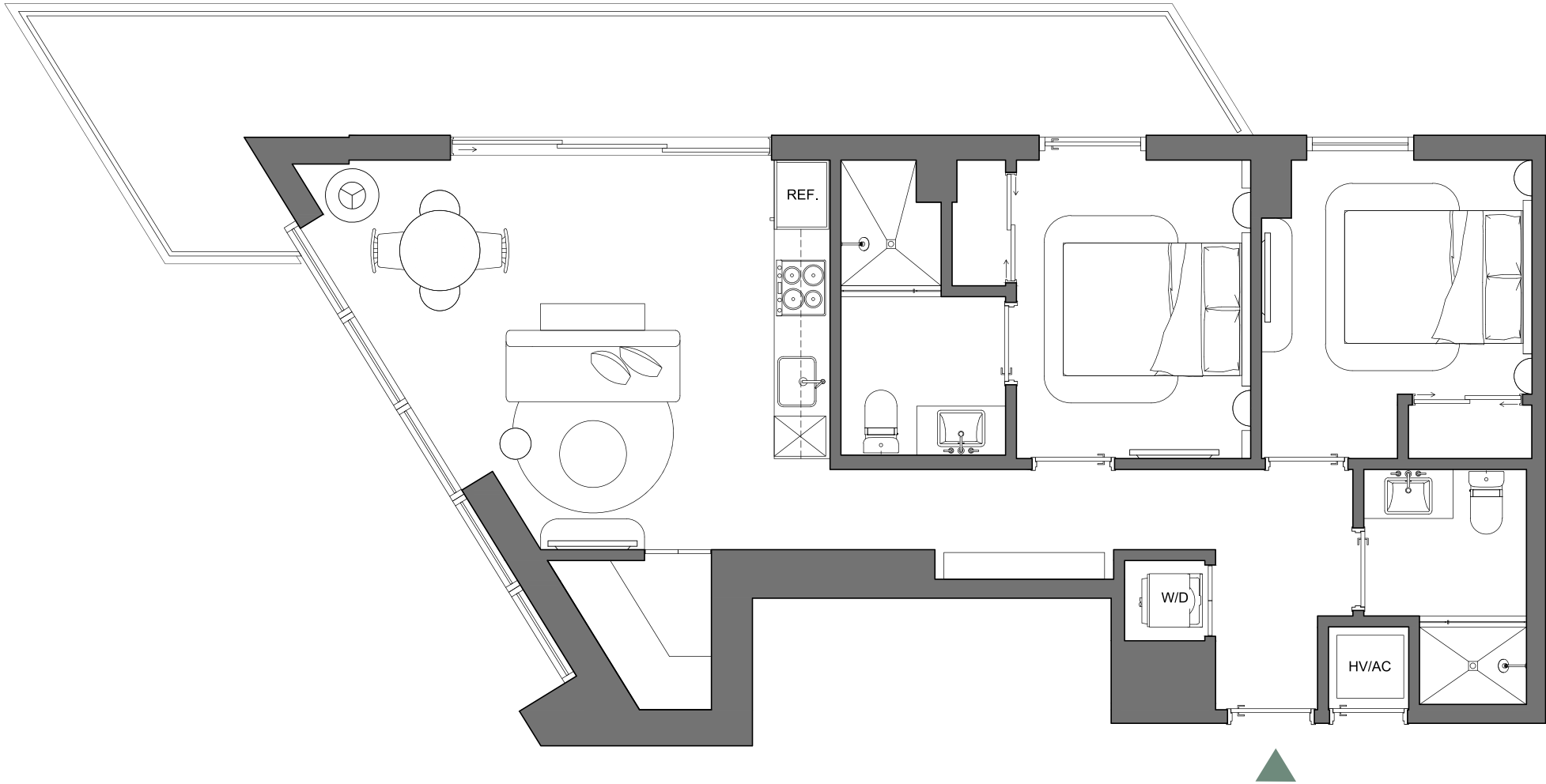


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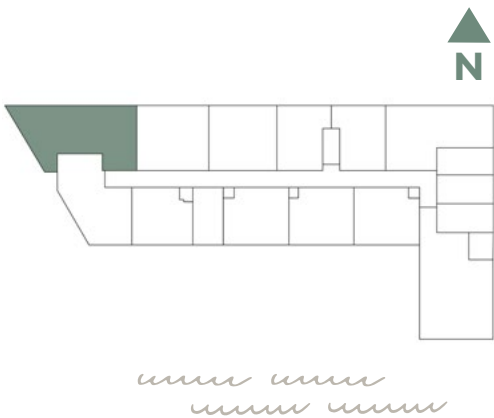
B2/11

TWO BED / TWO BATH

INTERIOR 843 SQFT | 78 M2

EXTERIOR 243 SQFT | 23 M2

TOTAL 1,086 SQFT | 101 M2



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