



THE
MARKERS
GROVE ISLE





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This offering is made only by the prospectus for The Markers Grove Isle, a Condominium, and no statement should be relied upon if not made in the prospectus. No real estate broker or salesperson is authorized to make any representations or other statements regarding this 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.

Renderings and photographs depict proposed views, which are not identical from each unit. Actual views may vary. Views depicted cannot be relied upon as being the actual view from any particular unit within the Condominium. No guarantees or representations whatsoever are made that existing or future views of the project and surrounding areas depicted by artist's conceptual renderings, photographs or otherwise described herein, will be provided or, if provided, will be as depicted or described herein. Any view from a unit or from other portions of the property may in the future change, be limited or eliminated. Developer makes no guarantees regarding continuing existence of any view from a unit. Further, Developer makes no commitment or representation concerning development within Grove Isle or any property in proximity to or visible from a unit.

All images, designs, sketches, renderings, photographs, and graphic materials depicted herein are artist's conceptual renderings, are based upon preliminary development plans, and are subject to change without notice. All such materials are not to scale and are shown solely for illustrative purposes. They should not be relied upon as representations, express or implied, of the final detail of the residences or amenities. All features, amenities, facilities, plans, specifications and statements contained in this brochure are based on preliminary development plans. Developer reserves the right to modify, revise, change or withdraw any or all of same in its sole discretion and without prior notice. No guarantees or representations whatsoever are made that any plans, specifications, features, amenities or facilities will be provided or, if provided, will be of the same type, size, location or nature as depicted or described herein. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same. Scenes may be of locations or activities not on Grove Isle. Models/lifestyle photos do not reflect racial or ethnic preference. Maps are not to scale and are for relative location purposes only.

Ceiling heights are measured from top of slab to top of slab. As a result, actual clearance between the top of the finished floor coverings and the underside of the finished ceiling, drop ceiling or soffits will be less. All ceiling heights are approximate and subject to change.

Stated square footage and dimensions are approximate and should not be used as representation of a unit's precise or actual size. Any statement, verbal or written, regarding "air conditioned" or "finished" area or any other description or modifier of the square footage size of any unit is a shorthand description of the manner in which the square footage was estimated and should not be construed to indicate certainty.

We are pledged to the letter and spirit of U.S. policy for the achievement of equal housing opportunity. We encourage and support an affirmative advertising, marketing and sales program in which there are no barriers to obtaining housing because of race, color, sex, religion, handicap, familial status or national origin.

Void where prohibited by law. This is not intended to be an offer to sell or solicitation of offers to buy real estate to residents of any state or jurisdiction where prior registration is required or where prohibited by law, unless registered or exempt from registration. Copyright © 2017 Grove Isle Associates, LLLP. All rights reserved. The Markers Grove Isle is a registered trade mark or service mark of Grove Isle Associates, LLLP and/or its subsidiaries.

Welcome to Grove Isle

Accessible by bridge, yet completely private and gated, Grove Isle provides incomparable access to the best Miami has to offer.





Coconut Grove



Points of Interest

Air & Sea Ports

- 1. Miami International Airport / 15' *
- 2. Port of Miami / 10'

Major Roads and Highways

- 3. US-1 South Dixie Highway / 2'
- 4. I-95 / 4'
- 5. Brickell Avenue / 5'

Shopping

- 6. Brickell City Centre / 10'
- 7. Coconut Grove Shops / 4'
- 8. The Village at Merrick Park / 10' *
- 9. Shops at Midtown Miami / 15' *

Fine Dining

- 10. Zuma Restaurant / 9'
- 11. The Capital Grille / 9'
- 12. Komodo Restaurant / 8'
- 13. Cipriani Downtown / 8'
- 14. Truluck's / 8'
- 15. Glass and Vine / 5'
- 16. Cantina La Veinte / 9'
- 17. DB Bistro Moderne / 10'
- 18. Azul / 9'
- 19. Quinto La Huella / 10'
- 20. Morton's The Steakhouse / 6'
- 21. PM Fish & Steak House / 5'

Casual Dining

- 22. Starbucks, Coconut Grove / 3'
- 23. Monty's Raw Bar / 3'
- 24. Jaguar / 5'
- 25. Novecento / 7'
- 26. Peacock Garden Cafe / 4'
- 27. Le Bouchon du Grove / 5'

Supermarkets

- 28. The Fresh Market / 3'
- 29. Milam's Market / 7'
- 30. Publix / 8'

Houses of Worship

- 31. St. Kieran's Catholic Church / 2'
- 32. Beth David Congregation / 6'
- 33. Shrine Our Lady of Charity / 2'

Hospitals

- 34. Mercy Hospital / 2'
- 35. Baptist Hospital Urgent Care / 4'

Parks and Recreation

- 36. Kennedy Park / 3'
- 37. Peacock Park / 4'
- 38. Dinner Key Marina / 3'
- 39. Key Biscayne Beaches / 5'
- 40. Miami Beaches / 15' *
- 41. The Links Golf at Key Biscayne / 9' *
- 42. The Biltmore Golf, Coral Gables / 11' *

Schools and Universities

- 43. Ransom Everglades Middle School / 3'
- 44. Carrollton School of the Sacred Heart / 8'
- 45. Coconut Grove Elementary School / 7'
- 46. Ransom Everglades High School / 8'
- 47. Immaculata La Salle High School / 3'
- 48. Saint Stephen's Episcopal Day School / 8'
- 49. University of Miami / 14' *
- 50. George W. Carver Elementary School / 10' *

Arts and Cultural

- 51. Vizcaya Museum & Gardens / 3'
- 52. Adrienne Arsht Center for the Performing Arts / 14' *
- 53. Miami City Ballet / 14' *
- 54. Florida Grand Opera / 14' *
- 55. Miami Symphony Orchestra / 14' *
- 56. American Airlines Arena / 12' *
- 57. PAMM Pérez Art Museum Miami / 14' *
- 58. Frost Museum of Science / 14' *

Please note that all drive times have been calculated as approximate and do not take traffic or unforeseen events into consideration.

*Not shown on map



Welcome to The Markers

Immerse yourself in a private sanctuary where all the benefits of island living are coupled with luxury and accessibility unmatched by any other residential offering in Miami.

Artist's Conceptual Rendering



Whether it's fine dining on Brickell, exclusive shopping in Coral Gables, kite surfing on Key Biscayne or Miami's finest schools, you're always less than 10 minutes away from the infinite possibilities at the heart of an international city.

Your membership in the exclusive
Grove Isle Club elevates The Markers'
lifestyle to a uniquely different level.





The Cliff Drysdale Tennis Center features eight clay courts with pro shop, full tennis program and private instruction.



For more formal dining served indoors and out, the Grove Isle Club serves inspired cuisine prepared by expert chefs.



The Markers provides a unique family environment, with something for everyone to enjoy.



Artist's Conceptual Rendering

For the yachtsman, the club features a private, 85-slip deepwater marina with Dockmaster and Marina Concierge for easy days on the ocean.

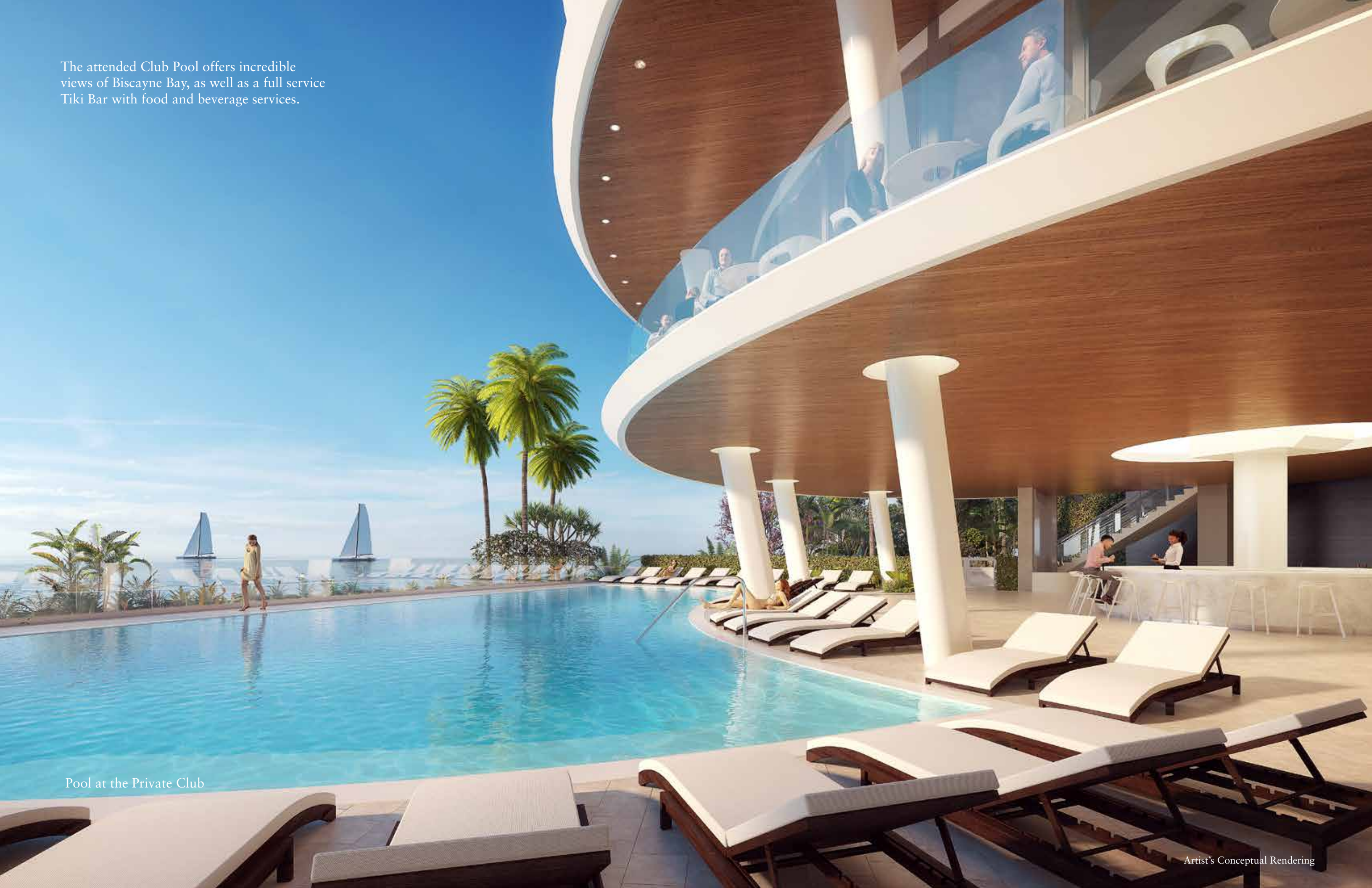


Sheltered by both the mainland and the island, The Grove Isle Marina can accommodate watercraft as large as 120 LOA and provides direct access to Biscayne Bay.





The attended Club Pool offers incredible views of Biscayne Bay, as well as a full service Tiki Bar with food and beverage services.



Pool at the Private Club



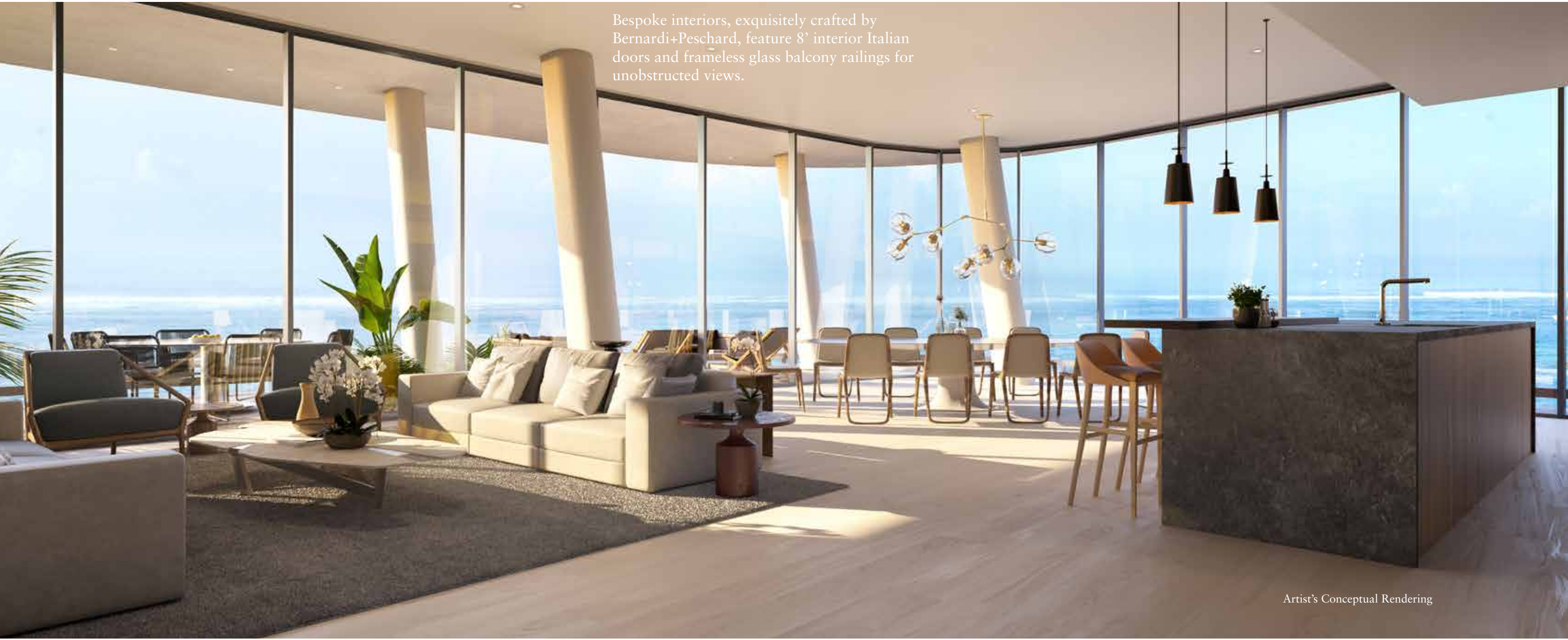
The striking architecture of CallisonRTKL® in concert with the dramatic landscape of EDSA® have captured the essence of Grove Isle.

Artist's Conceptual Rendering

Residences feature up to 65' of linear frontage, showcasing Miami's most expansive bay views and 365 days a year of seamless indoor-outdoor living.



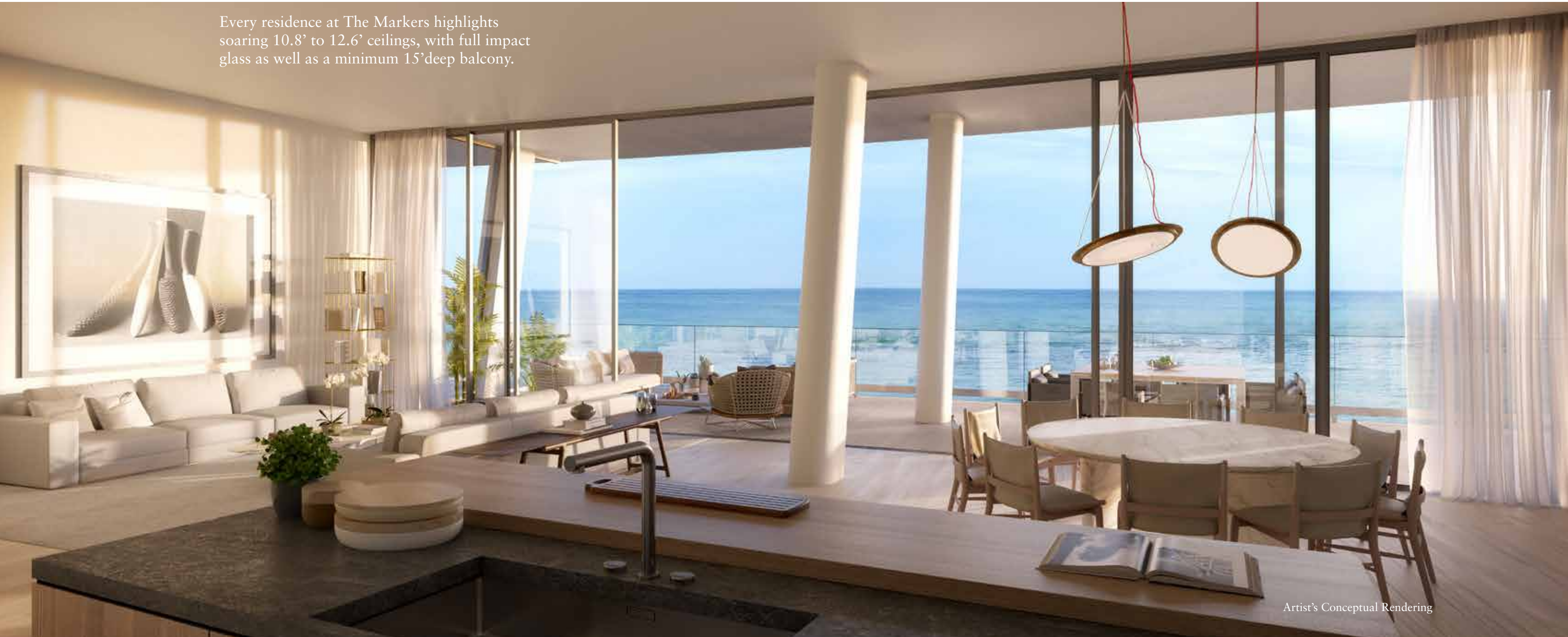
Artist's Conceptual Rendering



Bespoke interiors, exquisitely crafted by Bernardi+Peschard, feature 8' interior Italian doors and frameless glass balcony railings for unobstructed views.

Artist's Conceptual Rendering

Every residence at The Markers highlights soaring 10.8' to 12.6' ceilings, with full impact glass as well as a minimum 15' deep balcony.



Artist's Conceptual Rendering



Exquisite kitchens featuring Italian cabinetry by Boffi®, with fully integrated appliances by Sub-Zero® and Wolf®.



Artist's Conceptual Rendering

Deep balconies accessed by cleverly designed doors that open in both directions add endless possibilities for relaxation and entertainment.



Artist's Conceptual Rendering

Redefined Master Baths with exotic marble walls and floors create a relaxing environment of indulgence, featuring top-of-the-line European fixtures.

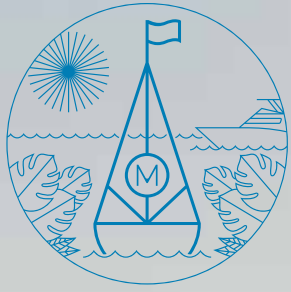


Artist's Conceptual Rendering

The private, waterfront pool features luxury cabanas, personal attendants plus food and beverage service exclusively for residents of The Markers.



Artist's Conceptual Rendering
Private Pool and Cabanas
at The Markers



THE MARKERS
PENTHOUSE
COLLECTION
GROVE ISLE





The Markers is home to a limited number of incredible penthouses featuring roof decks with private infinity edge pools, full summer kitchens and spacious entertainment areas.

Artist's Conceptual Rendering



Infinite, inspired views create
a penthouse experience
at the pinnacle of luxury.



Artist's Conceptual Rendering



Miami's most
desirable
residential
island

Artist's Conceptual Rendering

Grove Isle Private Community

The Grove Isle Club

(Exclusive Members Only)



21-acre private island setting in Miami's most desirable residential location

Accessible only by private bridge or vessel

24-hour manned security guardhouse with full security staff on the island

The all-new Grove Isle Club offering an incomparable resort lifestyle

85-slip deepwater marina, featuring a Dockmaster and Marina Concierge

1-Mile private bayfront walking/jogging path surrounding the island

Cliff Drysdale Tennis Center featuring 8 clay courts, full tennis program, pro shop and private instruction

Waterfront resort pool and spa pool with expansive sun and shade decks

Full-service resort style Tiki Bar with food and beverage service

Bayfront restaurant featuring indoor and outdoor dining

Seasonal, supervised children's activities

Club Bar and Lounge



The Markers Lifestyle

(Exclusively for Residents of The Markers)

Unique resort architecture by world-renowned CallisonRTKL™

Lush foliage and dramatic, tropical landscaping designed by EDSA®

Elegant porte-cochère entry with breezeways leading directly to the bay

24-hour Valet Service

Dynamic concierge dedicated to crafting unique experiences for residents of The Markers

State-of-the-art digital security with modern surveillance systems

Expansive bayfront pool and spa pool with luxury cabanas and personal attendants

Poolside and residential food/beverage services

Convenient water sports equipment and gear storage

Attended package room with delivery service

On-site management office

Secure bicycle storage

Signature waterfront resident's lounge

Cutting-edge fitness center

On-site pet services available
Yacht charter services available

Business Center

The Markers' "Virtual Links" featuring HD golf simulator and bayfront putting green

Private storage rooms available

Interior Refinements



Residences featuring up to 65' of linear bay frontage showcasing Miami's most expansive water views and year-round seamless indoor-outdoor living

Private elevators with digital security

Exquisite kitchens featuring Italian cabinetry by Boffi® with fully integrated appliances by Sub-Zero® and Wolf®

Outdoor summer kitchens in all residences

Sub-Zero® temperature controlled wine storage

Minimum 15' deep balcony in every residence

Private, air-conditioned garages available

Bespoke interiors crafted by Bernardi+Peschard

Service Elevators

Ample ceilings

Floor-to-ceiling impact sliding glass doors and windows

8' Italian interior doors

Tempered glass balcony railings for premium vistas with seamless indoor-outdoor flooring transitions

Customizable smart home technology

Residences pre-wired for motorized shades

Bathrooms with natural stone and Italian cabinetry

Artfully-crafted, custom baths complete with soaking tubs and rain showers

His and Hers walk-in closets

Unparalleled penthouses with private roof decks, infinity edge pools and expansive entertainment decks



The Team

The world-class team of architects, designers and developers behind The Markers has crafted a forward-thinking concept that both respects the unique character of one of Miami's most prized islands, while raising the bar on luxury living.

Grove Isle Associates

GIA is a diverse partnership with over eighty years of combined development experience. The principals of GIA have spearheaded projects throughout the United States, Europe, Mexico and Brazil. This diverse team of developers, asset managers and financiers have developed an extensive portfolio, including luxury condominiums, shopping centers, hotels, office towers, restaurants and custom homes. In addition, part of the group focuses strictly on large project financing throughout Florida and other parts of the world. The company is fully dedicated to delivering a legacy product of outstanding quality and craftsmanship at The Markers.

CallisonRTKL

Grounded in the belief that architecture is a powerful instrument for making the world a better place, CallisonRTKL blends exceptional design skills, superior project management capability, and creative vision to produce buildings that have long-lasting positive economic, social and environmental impact on communities and organizations. With offices in North America, Europe, the Middle East and Asia, the company has designed a myriad of projects including residential, retail, mixed-use, hospitality, medical, academic, transport, civic and cultural institutions in cities worldwide.

EDSA

For more than 50 years, EDSA has been creating sustainable places to live, work, learn and play. Their portfolio of completed projects pays tribute to a life-long passion for creating distinctive and inspiring environments. As stewards of the land and the built environment, EDSA is attempting to improve the way the world looks, one project at a time with passion, integrity and the combined effort of our team. Their corporate culture fosters an environment where our combined expertise positively influences projects large and small.

Bernardi + Peschard

Bernardi + Peschard Arquitectura is a firm established by Alejandro Bernardi and Beatriz Peschard, based in Mexico City. They present designs that meet the specific needs of their clients, offering proposals that are the result of a quest to innovate, improving the function and appearance of spaces. These qualities ensure that over the years their clients have come to entrust the firm with the design of their principal residences, vacation homes, offices, and large-scale developments. The diversity of their professional experience is reflected in the wide variety of projects they have designed both in Mexico and internationally.

Cervera Real Estate

Family owned and South Florida-based, Cervera Real Estate has for nearly half a century helped open new neighborhoods, establish famous brands and landmarks, and collaborate with the most renowned developers to transform the landscape of the region. A commitment to personalized customer service ensures the satisfaction of its clients, and has elevated the company to a leadership position in the South Florida real estate industry.



