

## TOWER OVERVIEW

700+ Feet  
473 Residences  
Residences: Levels 10-54  
Typical Floorplate | Level 11-45  
12 Residences per Floor

## THE TEAM

Developer: Daniel Kodsi  
Art Falcone  
Nitin Motwani  
Architect: Elkus Manfredi Architects  
Interior Design: ID & Design International

## RESIDENTIAL FEATURES

- Private elevator access with private foyers
- 10-foot ceilings in all living spaces
- Outdoor living rooms
- Large entertainment space
- Designer European kitchens
- Rain Showers
- Spa Tubs
- Full-size Laundry Room
- Lock-out studio (in 3 bedroom residences)
- PARAMOUNT Residences Mobile App



*urban living.  
reinvented*

## AMENITIES

- Expansive 1,900 sq. ft. double-height lobby
- Porte Cochere with 24-hour valet
- Private direct 3<sup>rd</sup> floor access from your residence into The Mall at Miami Worldcenter
- The over 35,000 sq. ft. amenities deck located on the 9th floor includes:

### Entertainment

- Conservatory
- Social Lounge with private dining room
- Outdoor Lounge with seating and gardens

### Sports

- State-of-the-art fitness center
- Boxing Studio
- Aerobics Area

### Spa/Salon

- Treatment Rooms
- Hair/Nail Bar
- Yoga Studio
- Outdoor Bath Gardens
- Steam Room
- Sauna
- Hot & Cold Plunge Pools
- Relaxation Lounge

### Play Center

- Kids Play Room
- Video Game Play Room
- Recreation Lounge (Pool Table, etc.)
- Jam Room
- Recording Studio

- The 6-acre Roofdeck provides:
  - Resort Pool
  - Walking Paths
  - Picnic/BBQ Areas
  - Sports Center
- The Yacht Skyview Deck, located at the very top of the PARAMOUNT tower on the 55<sup>th</sup> floor, offers a 4-level, 22,000 sq. ft. area with:
  - Lounge with bar
  - Sunrise Pool
  - Outdoor Sunset Lounge with Bar
  - Firepits
  - Upper deck with Infinity Pool
  - Yoga Deck

## THE FACTS

### Residential Mix

#### 1 Bed + den / 2 Bath

A1/A2	Total: 1,491 sq. ft. / 138 m <sup>2</sup>	Interior: 1,294 sq. ft. / 120 m <sup>2</sup>	Outdoor: 197 sq. ft. / 18 m <sup>2</sup>
B1	Total: 1,521 sq. ft. / 141 m <sup>2</sup>	Interior: 1,318 sq. ft. / 122 m <sup>2</sup>	Outdoor: 205 sq. ft. / 19 m <sup>2</sup>
B2	Total: 1,573 sq. ft. / 146 m <sup>2</sup>	Interior: 1,386 sq. ft. / 129 m <sup>2</sup>	Outdoor: 187 sq. ft. / 17 m <sup>2</sup>

#### 2 Bed + den / 3 Bath

C1	Total: 1,835 sq. ft. / 170 m <sup>2</sup>	Interior: 1,630 sq. ft. / 151 m <sup>2</sup>	Outdoor: 205 sq. ft. / 19 m <sup>2</sup>
C2	Total: 1,877 sq. ft. / 174 m <sup>2</sup>	Interior: 1,690 sq. ft. / 157 m <sup>2</sup>	Outdoor: 187 sq. ft. / 17 m <sup>2</sup>
D1/D2	Total: 1,952 sq. ft. / 181 m <sup>2</sup>	Interior: 1,753 sq. ft. / 163 m <sup>2</sup>	Outdoor: 199 sq. ft. / 18 m <sup>2</sup>

#### 3 Bed + den / 4 Bath

E1/E2	Total: 2,611 sq. ft. / 243 m <sup>2</sup>	Interior: 2,320 sq. ft. / 216 m <sup>2</sup>	Outdoor: 291 sq. ft. / 27 m <sup>2</sup>
F1/F2	Total: 2,578 sq. ft. / 240 m <sup>2</sup>	Interior: 2,376 sq. ft. / 221 m <sup>2</sup>	Outdoor: 202 sq. ft. / 19 m <sup>2</sup>

### Pricing

- 1 Bed + den / 2 Bath | starting from the \$700,000's
- 2 Bed + den / 3 Bath | starting from the \$800,000's
- 3 Bed + den / 4 Bath | starting from the \$1,400,000's

### Deposit Schedule

- 10% at Reservation
- 10% at Contract (Q1 2015)
- 10% at Groundbreaking (Q2 2015)
- 10% at 7th floor (Q4 2015)
- 10% at top-off
- 50% at Closing (2018)



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