U.S. New Development Portfolio

The World's Largest Network for Luxury Properties and New Developments



INTRODUCING DOUGLAS ELLIMAN

Douglas Elliman has been dedicated to delivering an exceptional customer experience for over 100 years, and offers a complete suite of real estate services. It is the largest real estate brokerage in the New York Metropolitan area, and the fourth largest in the United States, with over 75 offices in key markets including Manhattan, the Hamptons, South Florida, California and Aspen. Douglas Elliman has more than 5.500 agents nationwide, collectively achieving a record breaking US\$18 billion in sales in 2014.

INTRODUCING KNIGHT FRANK

Knight Frank is the world's largest privately owned, independent property agency and consultancy, with over 110 years of experience and clients in over 105 countries across 6 continents. Committed to providing client satisfaction, professionalism, integrity and teamwork is at the heart of every project, development and transaction. With over 350 offices in 55 countries, and more than 12,500 staff worldwide, Knight Frank continues to grow with its clients in mind. Supported by market-leading research and industry-leading technology, Knight Frank's unsurpassed knowledge and experience serve to consolidate its position as the world's leading independent property advisor.

The Douglas Elliman Fine Homes and Knight Frank **RESIDENTIAL BRAND ALLIANCE**

The strategic alliance between these marques brings together two of the world's leading real estate firms. The aim of the alliance is to provide clients with a single market view, consistent expert advice and exceptional service, from Park Lane to Park Avenue.

The combined reach of this brand alliance will extend to over 441 offices in 55 countries with over 17,500 staff, together representing some US\$47 billion worth of prime real estate listings. Under this new brand, clients will have access to top investors and luxury property listings as well as market-leading research and customised reports to meet their every requirement. With a unique marketing platform, shared market insights and an unmatched ability to connect buyers and sellers on a global scale, this new brand alliance creates a true 'one-stop-shop' to meet all global real estate needs.

The Middle East International Desk

Our dedicated 'International Desk' in the Gulf offers a single point of contact for services across Knight Frank worldwide and Douglas Elliman in North America. The sole focus of the team is to assist those based in the GCC to acquire and dispose of their international property or utilise our advisory services. The newly established US team provides direct access from the Middle East to best-inclass residential property in North America. Based in Dubai, the team regularly travels to view top tier properties and development opportunities on behalf of our Gulf based private clients.

BENEFITS FOR GLOBAL BUYERS

- A 'client-first' focus built on strong cultures of professionalism, integrity and exceptional service
- Access to US\$47 billion worth of prime real estate listings, including best-in-class residential schemes
- Multi-lingual global search tools, and the ability to view property details in over 20 languages including Mandarin and Russian
- · Sound advice based on localized expertise worldwide, coupled with specialized consultancy for international buyers through Knight Frank's Russian, Chinese, South Asian and Middle East Desks
- Bespoke sourcing services, focusing on exceptional, and off-market properties offered through independent buying consultancy, The Buying Solution
- Market intelligence supported by industry-leading research, including the Knight Frank Wealth Report
- Innovative technology and interactive client search tools including 'My Knight Frank' and 'My Elliman'
- · Lettings, appraisal and management specialists providing the convenience of full circle property services to investor and pied-àterre purchasers



MIDDLE EAST US TEAM



Sarah May-Brown Associate Partner Global Wealth

Amy Williamson is a new development sales specialist who has represented some of Manhattan's highest profile condominiums in markets including China, Hong Kong, Singapore, Taiwan, Japan, Dubai, Argentina and Mexico. Acting as a buyer's representative in the US, Amy served a diverse network of Asian, Latin American and European investors and pied-a-terre purchasers, providing them with local insight and expertise. Now part of the Knight Frank International Residential Team based in London, Amy is focused on US and international development sales. Previously a Senior Vice President at Douglas Elliman, she holds a New York Associate Real Estate Broker license.



Richard Jordan Vice-President, Global Markets - Douglas Elliman (New York)

Through 14 years in top tier agency Sarah May-Brown has been involved in the sale and acquisition of trophy homes and multi-unit investments through a range of global markets.

Previously a part of Knight Frank London, based within International Residential Development team, Sarah specialised in providing strategic advisory services for developers looking to enter international markets.

Sarah manages the MENA International Residential Desk. As part of the Knight Frank Global Wealth team she maintains a number of the partnerships valued relationships with Middle Eastern HNWI's, family offices and wealth advisors. Principally advising those looking to export capital into residential assets in to our core international markets of Europe and the Americas.



Amy Williamson US & International Development Sales

As SeniorVice President of Global Markets, Richard Jordan liaises between both sides of global real estate powerhouse Douglas Elliman Knight Frank Residential, whose privatized international real estate platform is the largest in the world. Traveling throughout key global economic cities, including London, Dubai, Hong Kong, and São Paulo, Richard educates leading brokers, advisors and sophisticated buyers on emerging market trends, international buying processes, and market opportunities within DEKF Residential's new development portfolio, representing a combined \$72 billion.

Richard has sold over \$1B in global real estate to date. Throughout his 11-year-long career, Richard has experienced the ebbs and flows of the real estate market on both a regional and global scale, which has allowed him to cultivate the unique insight and market savvy that inform his current role.

432PARKAVENUE





Located on Park Avenue between 56th and 57th Streets, 432 Park Avenue will be the tallest residential tower in the western hemisphere upon its completion in 2015. Designed by Rafael Vinoly and constructed using architectural concrete, steel and glass, this extraordinary 96 story tower will rise 1,396 feet and redefine the Manhattan skyline. All windows measure an expansive 10 feet by 10 feet, flooding residences with abundant natural light and providing spectacular views of Central Park, the Hudson and East Rivers, Atlantic Ocean, and many iconic Manhattan buildings and avenues.

AMENITIES & CLUB SERVICES

- Fitness center Exercise room
- 75' swimming pool
- Sauna room
- Steam room
- Massage therapy room Children's playroom
- Private Restaurant
- Outdoor roof terrace
- Lounge with Billiards
- Library
- Screening Room
- Executive offices Conference rooms
- Staff Suites
- Storage units
- Climate controlled wine cellars
- Housekeeping services
- Housekeeping rooms
- Chauffeur services
- Chauffeur waiting room
- On-site valet parking
- Bicycle storage Separate staff and
- delivery entrance

RESIDENCE FEATURES

- 15'6'' floor-to-floor height throughout
- with a finished ceiling to 12'6''
- \cdot 10' x 10' insulated glass windows
- 9' doors
- · Solid oak flooring, 2-3/8" wide planks
- Custom hardware and fittings
- · Central heating and air conditioning system
- Master suite with dressing rooms
- · Motorized window shades
- · Residences with two separate, windowed bath rooms
- Residences with service entrances
- Residences with private elevator vestibules
- Residences withLaundry rooms and vented gas dryers

Estimated completion: Fall/Winter 2015 Total number of units: 102 Price range: \$17MM - \$95MM Deposit structure: 15% at contract signing 10% four months following 75% at closing

215CHRYSTIE

"SIMPLICITY IS THE ULTIMATE SOPHISTICATION'' -Leonardo Da Vinci





215 Chrystie features 11 one-of-a-kind condominium residences conceived by Ian Schrager and designed by Pritzker Prize award-winning architects Herzog & de Meuron. Located in New York City's Bowery Neighborhood, at the crossroads of the most vibrant and exciting neighborhoods, 215 Chrystie is the center of the center. The Effortless Luxury Residence is an apartment that offers all the benefits of ownership, the services of a world class hotel, plus an innovative concept of executive lifestyle management that provides a completely staffed household without the bother of managing it or the full expense of maintaining it. 215 Chrystie is not merely residences with hotel services-they are homes with on-premises "lifestyle managers". The expert management staff will micromanage and macromanage, not only providing concierge services, housekeeping and room service, but acting as an executive resource, with an intimate grasp of one's tastes and needs. They will handle day-to-day necessities, such as flowers, grocery shopping, dry cleaning, baby sitting or pet care, but will be equally prepared to handle special tasks from arranging for renovations to party planning. They will provide extraordinary expertise, flexibility and ingenuity in catering to residents needs. The whole idea is a response to a modern dilemma: a home with the work taken out of it, a refuge, not a second career. It is urban residential living rethought for the 21st century.

RESIDENCE FEATURES

- · 270 and 360 degree rare panoramic unobstructed views
- I 0' ceilings
- Full floor privacy or half floor privacy
- Gracious living spaces
- · Complete access to hotel services and amenities

For more information contact

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Douglas | Knight Elliman | Frank

ponsor: 56th and Park (NY) Owner, LLC, 515 Madison Avenue, 41st Floor, New York, New York 10022. This is for informational purposes only. The complete offering terms are in an Offering Plan available from the sponsor. File No. CD11-0239. All artist's renderings are for representational purposes only and subject to variances. Finishes depicted in artist's rendering are not necessarily indicative of what is specified in the Offering Plan and not all items depicted in artist's rendering are included in unit purchase. All dimensions are approximate and subject to normal construction variances and tolerances. Sponsor reserves the right to make changes in accordance with the terms of the offering plan. Plans and dimensions may contain minor variations from floor to floor.

For more information contact:

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Sponsor: 215 Chrystie LLC, c/o The Witkoff Group LLC, 130 East 59th Street, 15th Floor, New York, New York 10022. Property location: 215 Chrystie Street, New York, New York 1002. This advertisement is not an offering. It is a solicitation of interest in the advertised property. No offering of the advertised units can be made and no deposits can be accepted. or reservations, binding or non-binding, can be made until an offering plan is filed with the New York. State Department of Law. This advertisement is made pursuant to Cooperative Policy Statement No. 1 issued by the New York State Department of Law. File No. CP14-0027. Equal Housing Opportunit; Cooperative Policy Statement No. 1 issued by the New York State Department of Law. File No. CP14-0027. Equal Housing Opportunit;





Estimated completion: 4Q2016 Total number of units: || Prices from: \$7,250,000 Deposit structure: 15% at contract signing 5% six months following Balance at closing

THE BEEKMAN



RESIDENCE FEATURES

- Exceptional privacy, typically two residences per floor
- · Floor-to-ceiling windows capture panoramic cityscape and river-to-river views
- · Corner living rooms with double exposures in most residences
- Striking dark stained mahogany entrance doors
- Ten-feet-tall ceiling heights, sixteen-feet high in Penthouses
- · Seven-and-one-half-inch wide oak floors throughout residence
- · Hydronic forced air systems with supplemental radiant heat at windows
- Miele washer and dryers



The Beekman Residences, designed by Thomas Juul-Hansen, start one hundred and seventy-two feet in the sky. One, two, three bedroom and Penthouse residences showcase unparalleled 360° views of Manhattan - from river to river to uptown skyline. This private residential amenity retreat on the eleventh floor includes a private dining room with chef's table, media room and rooftop terrace.

Estimated completion: IQ2016 Total number of units: 68 Prices from: \$1.5MM Deposit structure: 10% at contract signing 5% six months following 85% at closing

AMENITIES

- · 24 hour concierge
- · Exclusive residential amenities: private dining room, media room, roof top park and trellis lounge
- Room service by Tom Colicchio available to residences
- · Priority reservations for restaurants at The Beekman, overseen by Tom Colicchio and Keith McNally
- Hotel housekeeping "a la carte" services available to residences
- · Fitness center and personal trainer available
- Function and event planning available

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The complete offering terms are in an offering plan available from Sponsor. File No. CD14-0075. All images are artist's renderings and are provided for illustration hy Sponsor reserves the right, in accordance with the terms of the Offering Plan, to substitute materials, appliances, equipment, fixtures and other construction details specified herein with similar materials, appliances, equipment, and/or fixtures of substantially equal or better quality. All square footages and dimensions are a and subject to normal construction variances. Square footage exceeds to usable floor area. Sponsor reserves the right to make changes in accordance with the offering plan. Sponsor: 5 Beekman Property Owner LLC, 140 Broadway, 41 st Floor, New York, New York Houss, Doportunity.









Long-recognized as the crown jewel in the portfolio of "Architect of the Century" Ralph Walker, this 1927 masterpiece is being reintroduced as Tribeca's most notable downtown address. Ralph Walker Tribeca at 100 Barclay is offering three- to five-bedroom residences paired with over 40,000 square feet of indoor and outdoor amenity space. Situated in the heart of New York City's premier lifestyle destination, Ralph Walker Tribeca is steps away from Tribeca's renowned restaurants and shops as well as the new Downtown including Hudson River Park and the highly anticipated Brookfield Place and Westfield World Trade Center:

NEIGHBORHOOD HIGHLIGHTS INCLUDE:

- Hudson River Park: 550 acres of piers, parks and promenades span the riverfront stretching North to Chelsea and The High Line · Brookfield Place: Downtown's most anticipated luxury lifestyle destination is anchored by Saks Fifth Avenue and 40 additional retailers including Burberry, Hermes and Paul Smith
- · Westfield World Trade Center: Will include the second NYC location of Eataly, and Épicerie Boulud as well as 350,000 square feet of flagship retail including Michael Kors, Breitling and Stuart Weitzman.
- Tribeca: Iconic dining and shopping line the cobblestone streets. The offerings include Locanda Verde, Whole Foods, Atera, Shinola, Thom Browne and Bouley

RESIDENCE FEATURES

- Three to five bedroom pre-war proportioned residences
- Each residence is accompanied by a dedicated private storage unit
- Custom Natural Walnut paneled entry door with custom antique brass finish hardware
- Ten-foot ceiling heights
- 4" plank, rift cut custom stained White Oak floors throughout with herringbone pattern in select residences
- High performance, multi-zone heating and cooling
- Fully vented front load washer and dryer
- · Oversize double-hung windows offer captivating city, park and water views
- · Select residences feature private outdoor terraces

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Estimated completion: 3Q2015 Total number of units: 161 Prices from: \$3,000,000 Deposit structure: 10% at contract signing 5% six months following Balance at closing



TRUE NEW YORK CHARACTER IN THE HEART OF MANHATTAN





FIFTY THIRD AND EIGHTH, located at 301 West 53rd Street, is situated in the heart of one of Manhattan's most vibrant communities, Hell's Kitchen, a neighborhood steeped in art and culture. The 25 story full-service condominium offers luxurious one to three-bedroom residences for those who want to experience true New York character in the center of it all-near a wide array of premium shopping, fine dining, entertainment, and world-renowned attractions including Central Park, MoMA, and Columbus Circle. The property also offers multiple levels of well-appointed amenity space geared for entertainment, relaxation, and convenience.

AMENITIES

- · Second floor amenity space dedicated entirely to healthy living and community
- · Windowed fitness center
- Outdoor spa terrace
- Roof terrace featuring sweeping 360-degree views of the
- Manhattan skyline and the Hudson River
- 24-hour concierge
- On-site valet
- On-site garage
- Private storage units
- Modern laundry room
- Bike storage

RESIDENCE FEATURES

- · Sophisticated and welcoming lobby and amenities designed by ASH NYC
- One- to three-bedroom residences in a range of sizes and layout options
- · Modern finishes and premium appliances
- · Light-filled city skyline, Central Park and Hudson River water views
- · Low monthly common charges
- Immediate occupancy

Estimated completion: 4Q2015 Total number of units: 252 Prices from: \$973,000-\$2,000,000 Deposit structure: 10% at contract signing 10% 3 months following Balance at closing



Architect Isay Weinfeld's first New York City residential condominium commission in the heart of West Chelsea overlooking the High Line. Choreographing a poetic arrival, an ulta-private drive connecting West 27th and 28th streets gives way to a stunning lobby overlooking Jardim's lush, tranquil, multi-level courtyard gardens tucked discreetly between two elegantly understated, 11-story towers, Jardim Norte and Jardim Sul.

LOCATION

Jardim is located less than half a black from one of the world's most celebrated and imitated public parks: the High Line, an artery of green traversing the heart of the West Chelsea Art District. Surrounding this lush oasis are some of Manhattan's top restaurants, galleries, and boutiques, as well as Hudson River Park's miles of tree-lined waterfront running and bicycle paths.

RESIDENCES

Jardim Norte and Jardim Sul offer a total of 36 residences ranging from one to four bedrooms, each meticulously designed with Weinfeld's signature masterful proportions, graceful flow, and exacting details. Every home offers private outdoor space, which has been thoughtfully conceived as a seamless extension of the interior, translating the seductiveness of indoor-outdoor living to a decidedly urban context. A calming, luxurious palette of noble materials includes 7"-wide plank oil-finished oak flooring, limestone, terrazzo, and quartz.

AMENITIES

- · 24-hour lobby attendant
- Skylit indoor lap pool
- Fitness center
- Massage treatment room
- Men's and women's changing rooms, steam rooms, and saunas
- Catering kitchen
- Children's playroom
- Private storage
- Bicycle storage
- Private parking
- Lush landscaped gardens

For more information contact:

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Douglas Elliman

For more information contact:

The complete offering terms are in an offering plan available from Sponsor: File No. CD13-0300. Sponsor: HFZ 301 West 53rd Street Owner LLC, 600 Madison Avenue, 15th floor, New York, NY 10022: Equal Housing Opportunity

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Douglas Elliman Knight

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Estimated completion: IQ2017 Total number of units: 36 Prices from: \$1.9MM Deposit structure: TBD





At 301 East 50th Street everything from the sculptural presence of the tower on the skyline to the thoughtful shape of a cabinet in your kitchen has been realized by the same design intelligence of COOKFOX. The architects of your building are the architects of your residence. This means that the big ideas are to be found in every little thing, and this continuity of design creates a fluidity of living that you can feel—with gracious residential floorplans and with the kind of substantial masonry walls traditionally associated only with pre-war residential construction.

At 301 East 50th Street style and substance are brought together with soul: a feeling for all the intangibles that come together when the rooms of your residence are arranged just right. With everything, inside and out, big and small, the work of the single and singular architectural intelligence of COOKFOX, 301 East 50th welcomes you home, from the moment you step past those limestone walls to the moment you step out again into the energy of the city, and beauty of the river, all at your doorstep.

INTERIOR FEATURES

- · Custom designed Pedini kitchens with Gaggenau appliances
- Bianco Alanur marble clad master baths with custom rosewood and Bianco Dolomiti Vanities
- Five-inch wide plank floors made from solid, tobacco-stained oak
- · Solid-core 8' doors throughout with Omnia custom hardware
- Up to 10' ceilings
- High-performance, multi-zone heating and cooling systems for individual climate control of filtered fresh air
- Energy-efficient LED light fixtures and Energy Star rated appliances - Bosch and LG washers/dryers throughout

AMENITIES

- · 24-hour doorman and concierge
- · Fitness Center with double height ceiling
- · Spa with cedar sauna, aromatic steam room, rinse showers, treatment rooms, private changing rooms and tea lounge
- Landscaped roof terrace
- · Storage units available
- Pet grooming room
- Bike storage

Estimated completion: 4Q2015 Total number of units: 57 Prices from: \$2,700,000 to \$10,500,000 Deposit structure: Initial deposit: 10% Additional deposit: 5% Balance at closing

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The complete offering terms are in an offering plan available from the sponsor. File no. CD13-0265. 303 Development Partners, LLC c/o CB Developers, LLC, 161 Chrystie Street, 2nd Floor, NY NY 10002. Equal Housing Opportunity.







Wake up in the heart of the city with big views. With studios, 1, 2 and 3 bedrooms to choose from, design your home to your lifestyle. A curated selection of highend appliances and finishes create a showplace to show off your knife skills (or your Vitamix). Residences come with a refrigerator by Liebherr, a dishwasher by Bosch, a 30" Bosch cooktop and wall oven, a Bosch microwave and a stainless steel sink by Elkay with a Ladylux chrome faucet by Grohe. Part-bathroom, all personal spa. With Grohe shower faucets, Kohler Caxton sinks and marble vanities, this is where you indulge.

For more information contact:

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The complete offering terms are in an Offering Plan available from the Sponsor, File No. CD# 13-0028. We are pledged to the letter and the spirit of U.S. policy for the achievement of equal housing opportunity throughout the Nation. We encourage and support an affirmative advertising and marketing program in which there are no barriers to obtaining housing because of race, color, religion, sex, handicap, familial status or national origin.

Douglas Elliman Knight



AMENITIES

- Newly completed stately entrance marquee
- · Stylish and smartly furnished reception
- Twenty-four hour doorman and concierge
- · Landscaped roof top terrace
- · Library lounge with custom wood paneling and pantry, available for entertaining Media room with flat screen $\ensuremath{\mathsf{TV}}$
- · Private fitness center available 24/7
- Multi-purpose room for uses such as private training or yoga
- Spa treatment room
- Laundry lounge
- Private and secure storage units available Dedicated bike storage

Estimated completion: June 2015 Total number of units: 102 Prices from: \$745,000-\$3,000,000 Deposit structure: 5% at contract signing

Balance at closing

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ELEGANT MODERNISM ABOVE THE BAY COCONUT GROVE, FLORIDA





With its lush natural beauty, artistic legacy, and world-class schools, Coconut Grove has long been one of Miami's most desirable neighborhoods. At Park Grove, every element, from architecture and art to landscape and interiors, exists in perfect harmony with the surrounding area. At home, residents will enjoy world-class architecture by Rem Koolhaas of OMA, elegant modernist kitchens and baths by William Sofield, and inventive landscaping by Enzo Enea. At Park Grove, the best of haute living—boating, high culture, a vibrant society—meets a relaxed artistic sensibility, making this a place where community is valued, but privacy takes precedence.

AMENITIES

- Expansive bay and city views
- · 24-hour concierge and valet services
- Luxurious pool
- · State-of-the-art fitness center
- Spa with private treatment rooms, steam and sauna
- Lush landscaped garden
- Sculpture garden
- Artwork by notable sculptors and artists
- Library
- · Children's indoor and outdoor play areas
- · Architecture by Rem Koolhaas of OMA
- · Landscape architecture by Enzo Enea
- · Kitchens and baths by WIlliam Sofield

Estimated completion: 1Q2017 Total number of units: 224 Deposit structure: 20% at contract signing 20% at groundbreaking 10% at top-off Balance at closing

FAENA VERSAILLES MIAMI BEACH RESIDENCES

CLASSIC

An inspired interpretation of the historic Versailles Hotel, the Classic building at Faena Versailles offers 22 custom residences by William Sofield and private amenities including valet parking, a fitness center, pool, beach club and wine storage and club room. The Classic Versailles features 22 Residences. One to four bedrooms from 1,034 square feet to 2,743 interior square feet. These Residences are designed to capture the elegance of the Miami Art Deco era through discreet design details, ocean views, and balconies. Two one-of-a-kind duplex penthouses top this magnificent building featuring panoramic views of the Atlantic Ocean, bay and downtown Miami Skyline. Each offers expansive interior and outdoor living spaces with up to 4-5 bedrooms and 6,300-7,300 square feet of total living space including private rooftop outdoor decks and pools.



CONTEMPORARY

The 41 residences designed by Brandon Haw are located on the beach at 34th Street and Collins Avenue in the heart of Miami's most highly anticipated destination. The Faena District features a perfect balance of exquisite residences, the uniquely luxurious Faena Hotel, innovative and immersive entertainment, destination shopping, as well as the remarkable Faena Forum—all by award-winning architects and designers: Foster + Partners, Rem Koolhaas/OMA, Bazmark, Studio Sofield and Raymond Jungles. The Contemporary Versaille features 41 residences. One to five bedrooms from 1,111 to5,469 interior square feet. All units have expansive balconies from 295 to 1,700 square feet. There is a full-floor penthouse with over 8,000 square feet of interior space and 2,500 square feet of outdoor living space. A duplex penthouse crowning the building features over 8,200 square feet, a 6,600 square foot private rooftop deck, and a 2,097 square foot infinity pool.



AMENITIES

- Residents' wine storage and club room
- · Private residents' pool and beach club
- Private fitness center
- · Dedicated valet parking and underground garage
- · Dedicated resident storage

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Douglas Elliman FINE HOMES RESIDENTIAL Oral representation cannot be relied upon as correctly stating the presentation of the Developer, for correct representation, make reference to the documents required by section 718.503 Florida Statutes, to be furnished by the Developer or Buyer. This advertisement does not constitute an offer where prior probibited by State Statutes in the states of NY or NJ or any jurisdiction where prior registration or other qualification is required. Plans, features and amenities subject to change without notice. All illustrations & plans are artist conceptual renderings and are subject to change without notice.

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This is not an offer to sell, or solicitation of offers to buy, the condominium units in states where such offer or solicitation cannot be made. This offering is made only by the offering documents for the condominium and no statement should be relied upon if not made in the offering documents.





Estimated completion: 2Q2017 Total number of units: Classic: 21 | Contemporary 42 Prices from: \$3MM Deposit structure: 20% at contract signing 10% three months after contract signing 20% six months after contract signing Balance at closing



INTRODUCING THE MOST LUXURIOUS NEW ADDRESS IN DOWNTOWN L.A.



Perfectly situated on more than six acres next to L.A. LIVE, Metropolis is not only the gateway to Downtown, but it is also its new heart. Everything that makes Downtown LA dynamic - from the Art Walk to celebrated restaurants and lounges to cultural institutions like the Walt Disney Concert Hall and the new Broad Museum - is all moments away.

Slated for completion in two phases, the first comprises a 38-floor condominium tower and 18-floor hotel. Phase two will see Metropolis' two tallest condominium towers, one with 40 floors and the other with an impressive 56, command the skyline of Los Angeles.

Phase one's residential tower offers designer appointed studio, one, and two bedroom condominiums, many with stunning floor-to-ceiling vistas that make high-rise living in LA so uniquely special.

AMENITIES:

- · 24-hour attended lobby
- Lushly landscaped grounds
- · Resort-style pool with cabanas
- Dog Park with bathing station
- Fitness Center
- Screening room
- Lounge
- Yoga studio
- Meditation garden

For more information contact:

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The informational material on this site is provided for informational purposes only and does not constitute an offering of condominium units for sale or for solicitation of offers to purchase units. It is to help generate interest in the proposed project based upon a Preliminary Subdivision Public Report issued by the California Bureau of Real Estate ("BRE").

Estimated completion: 4Q2016

Prices from: \$633,000

Deposit structure:

Total number of units: 300 plus 6 penthouses

10% at contract signing

Balance at closing

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