



Area
209 SF

UNIT 03L DUP
1681 SF

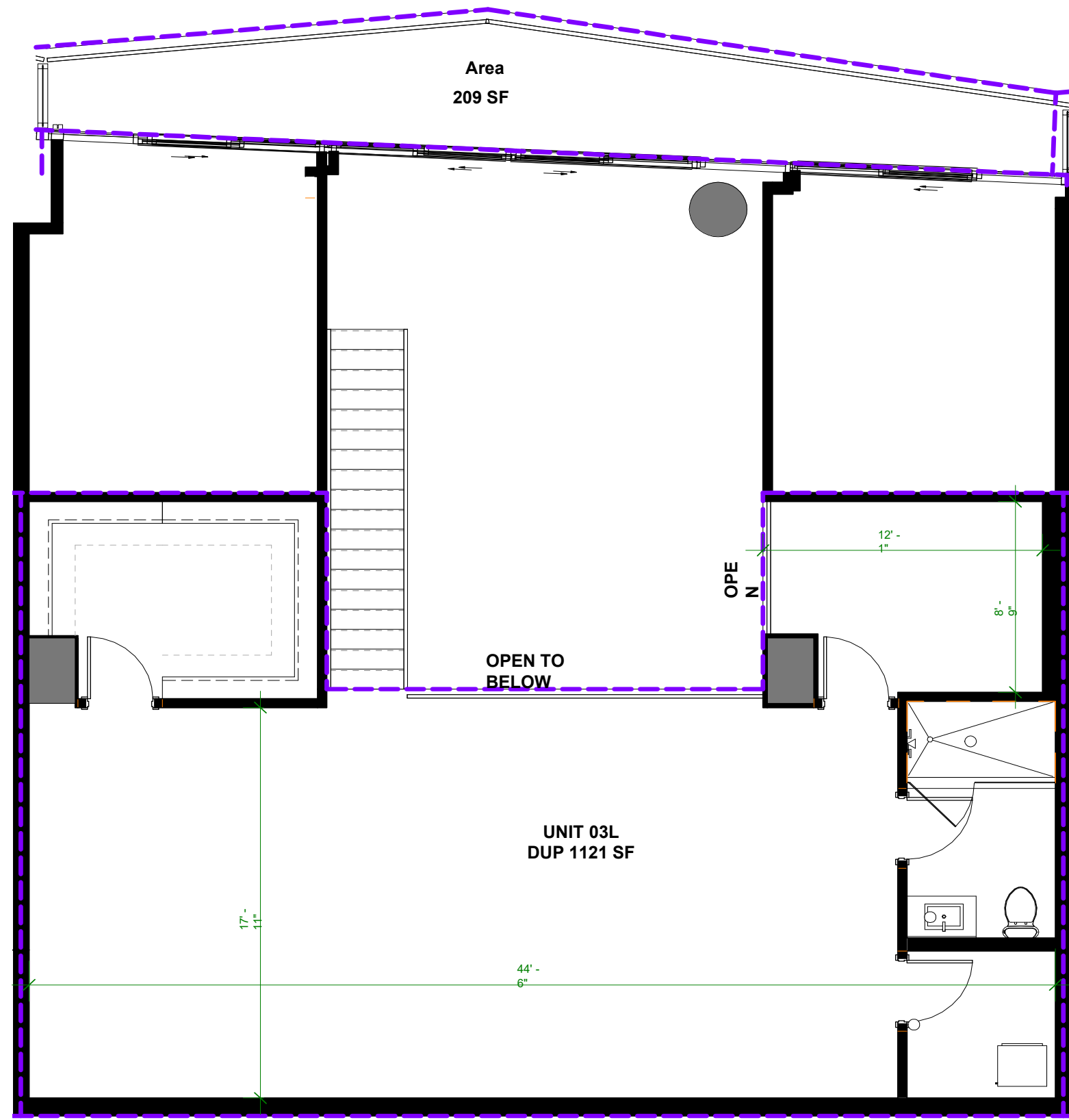
FIRST FLOOR

Residence 03 L DUP | Levels 10 & 11
2 BEDROOMS 3.5 BATHROOMS,
FAMILY/GUEST ROOM + OFFICE

A/C INTERIOR AREA:	2,802 SQ.FT.	260.31 SQ.M.
TERRACE AREA:	209 SQ.FT.	19.41 SQ.M.
TOTAL RESIDENCE:	3,011 SQ.FT.	279.73 SQ.M.

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, REFERENCE SHOULD BE MADE TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

THE DIMENSIONS STATED FOR ANY DEPICTED UNIT FLOOR PLAN ARE APPROXIMATE BECAUSE THERE ARE VARIOUS RECOGNIZED METHODS FOR CALCULATING THE SQUARE FOOTAGE OF A UNIT. THE SQUARE FOOTAGE STATED HEREIN IS CALCULATED FROM THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS TO THE CENTERLINE OF INTERIOR DEMISING WALLS WITHOUT DEDUCTIONS FOR CUTOUTS, CURVES, OR ARCHITECTURAL FEATURES. THIS METHOD TYPICALLY RESULTS IN QUOTED DIMENSIONS GREATER THAN THE DIMENSIONS THAT WOULD BE DETERMINED BY USING OTHER ACCEPTED METHODS. THE ILLUSTRATIONS AND IMAGES ARE CONCEPTUAL. THE FLOOR PLAN, UNIT LAYOUT, LOCATIONS OF WINDOWS, DOORS, CLOSETS, PLUMBING FIXTURES, MECHANICAL EQUIPMENT, APPLIANCES, STRUCTURAL ELEMENTS, ARCHITECTURAL DESIGN ELEMENTS, AND THE USES, CONFIGURATIONS, AND ENTRIES TO ROOMS MAY CHANGE BASED ON FINAL APPROVED PLANS, PERMITTING, AND COMPLETED CONSTRUCTION. THE FURNITURE LAYOUT AND THE USES OF SPACE ILLUSTRATED ARE SUGGESTED USES ONLY AND NOT INTENDED TO GUARANTY ANY SPECIFIC USE OF SPACE OR ACCOMMODATION OF SPECIFIC FURNISHINGS. FURNISHINGS, DESIGN FEATURES, FIXTURES, AND DÉCOR ILLUSTRATED ARE CONCEPTUAL AND MAY NOT BE INCLUDED WITH A UNIT PURCHASE. CONSULT THE DEVELOPER'S PROSPECTUS WHICH WILL BE PROVIDED TO YOU BY THE DEVELOPER TO LEARN WHAT IS INCLUDED WITH A UNIT PURCHASE AND TO REVIEW THE UNIT SQUARE FOOTAGE CALCULATION METHOD TO BE RELIED UPON, WHICH IS SET FORTH IN THE DEVELOPER'S PROSPECTUS. THE DEVELOPER, 444 BRICKELL ONE, LLC, IS A LICENSEE OF THE RELATED GROUP AND THE OWNER OF BACCARAT®, NEITHER OF WHICH IS THE DEVELOPER. 2021© WITH ALL RIGHTS RESERVED. THE COMPLETE OFFERING TERMS ARE IN A CPS-12 APPLICATION AVAILABLE FROM THE OFFEROR. FILE NO. CP22-0059



Residence 03 L DUP
SECOND FLOOR

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