



All images and designs depicted herein are artist's conceptual renderings, which are based upon preliminary development plans, and are subject to change without notice in the manner provided in the offering documents. All such materials are not to scale and are shown solely for illustrative purposes.

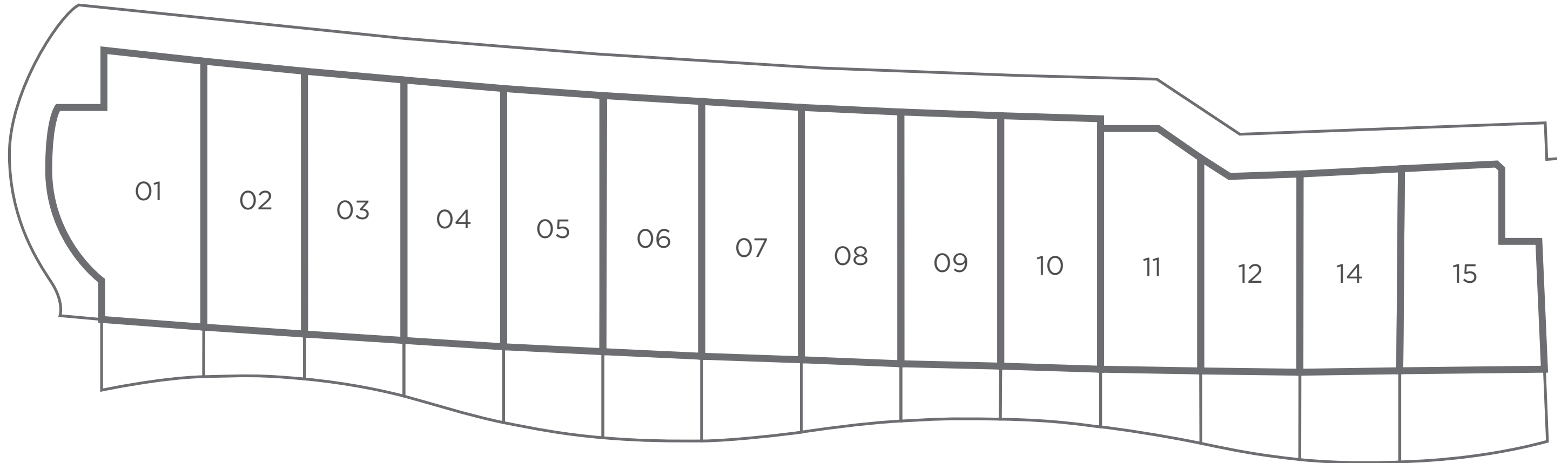


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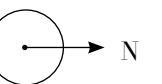
BEACH CABANAS
(LOWER LEVEL)

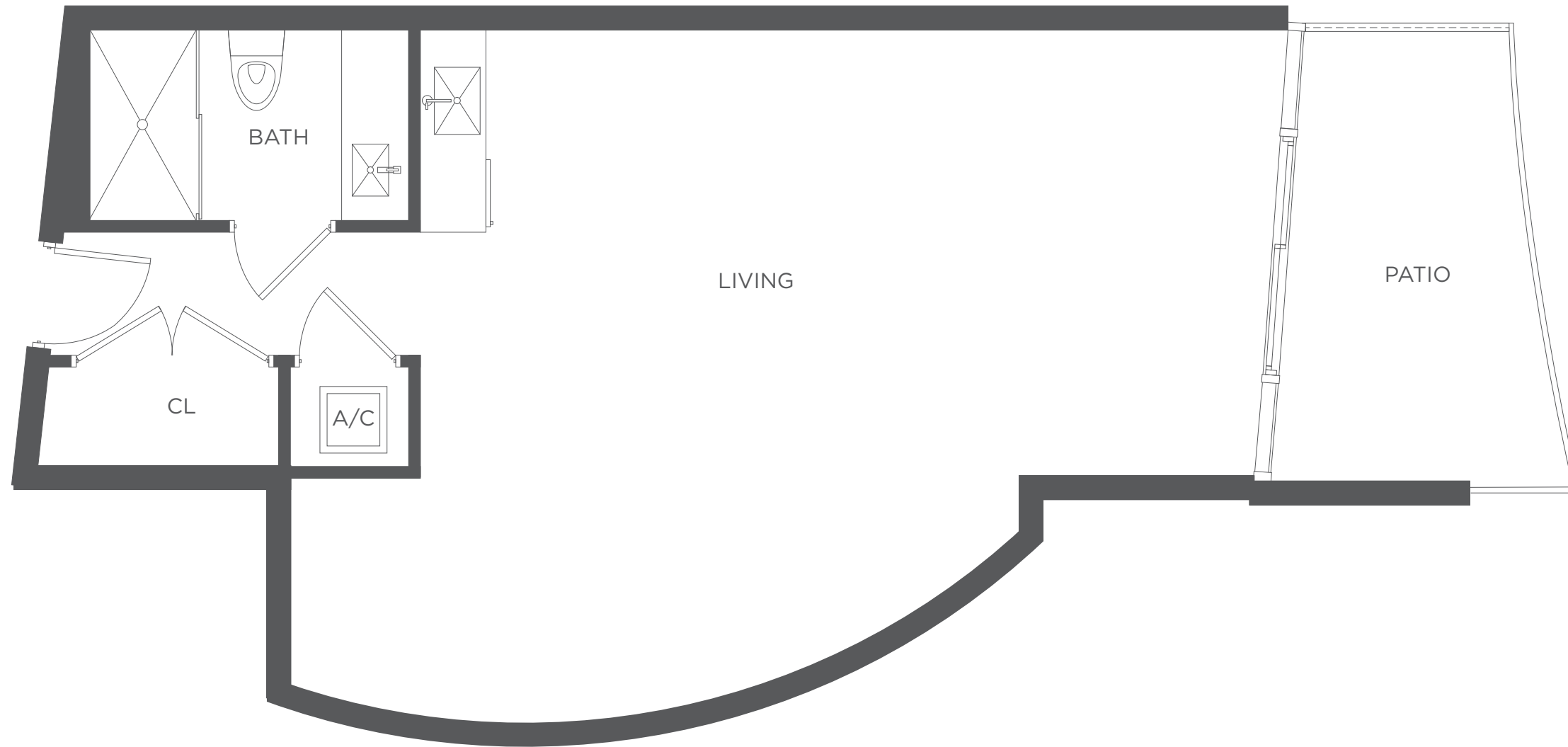


RESIDENCES BY
ARMANI / CASA
Architecture by César Pelli



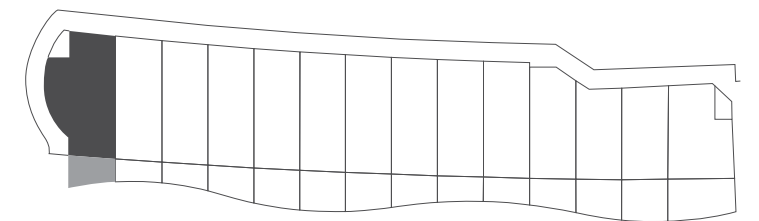
KEY PLAN
LOWER LEVEL



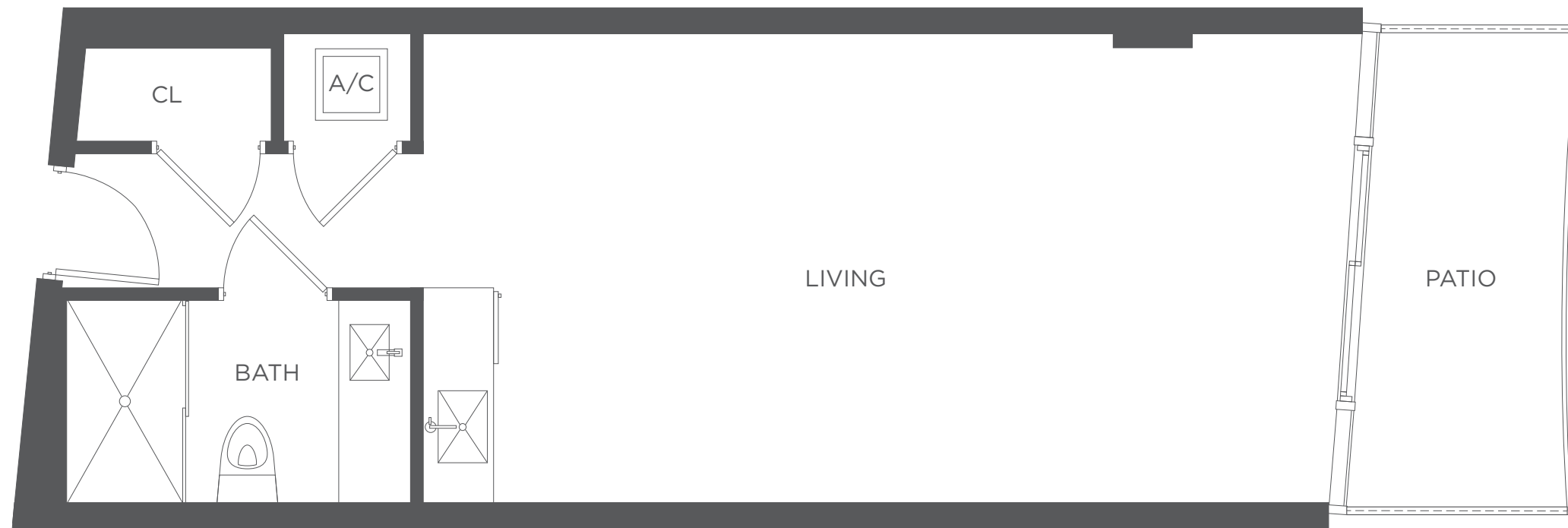


SPIAGGIA 01 (LOWER LEVEL)

INTERIOR AREA	492 SQ. FT.	45.7 SQ. M.
TERRACE AREA	100 SQ. FT.	9 SQ. M.
TOTAL AREA	592 SQ. FT.	54.7 SQ. M.

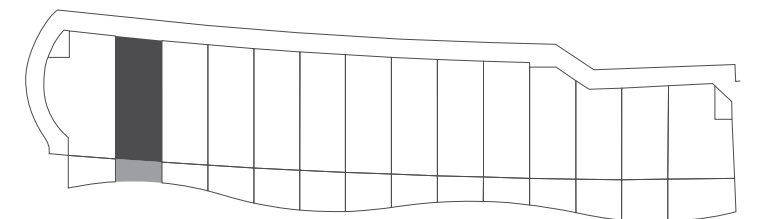


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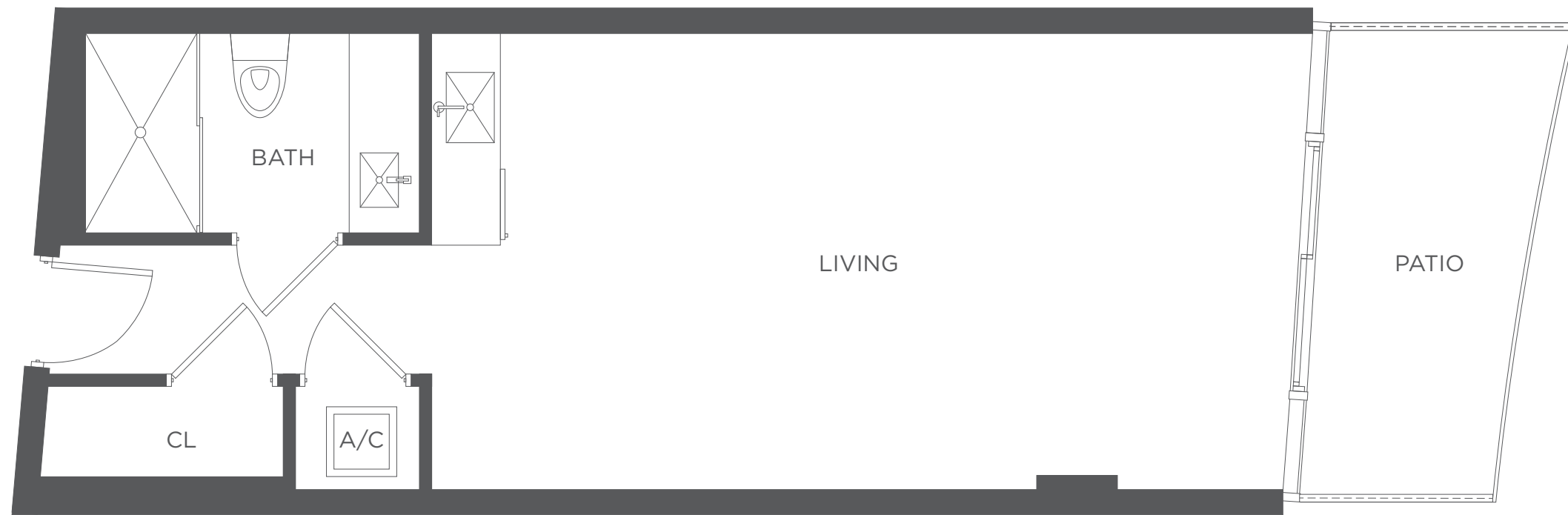


SPIAGGIA 02 (LOWER LEVEL)

INTERIOR AREA	478 SQ. FT.	44.4 SQ. M.
TERRACE AREA	73.5 SQ. FT.	6.8 SQ. M.
TOTAL AREA	551.5 SQ. FT.	51.23 SQ. M.

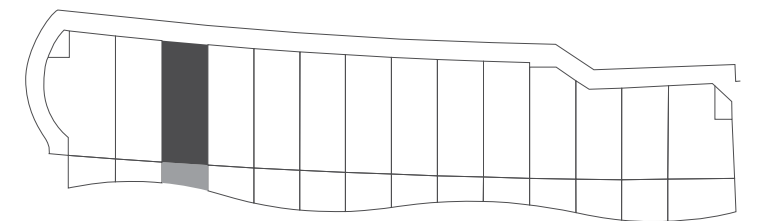


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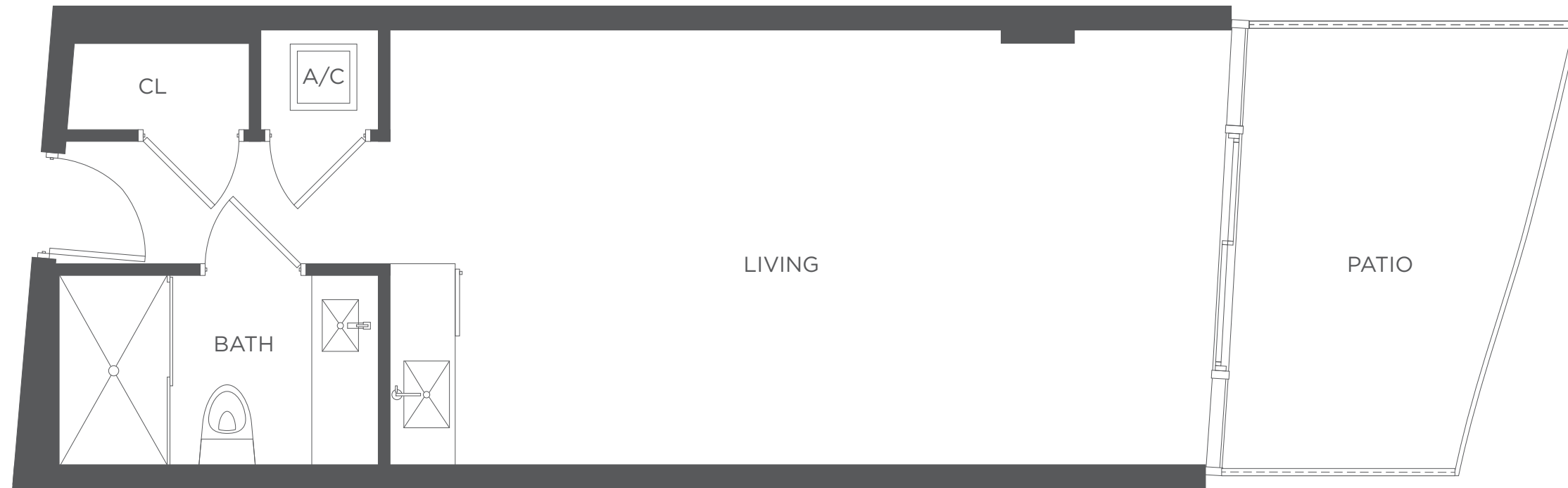


SPIAGGIA 03 (LOWER LEVEL)

INTERIOR AREA	473 SQ. FT.	44 SQ. M.
TERRACE AREA	79 SQ. FT.	7.3 SQ. M.
TOTAL AREA	552 SQ. FT.	48.5 SQ. M.

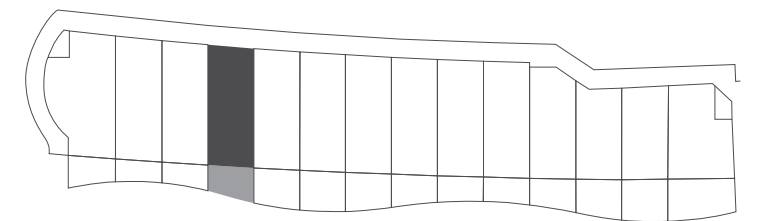


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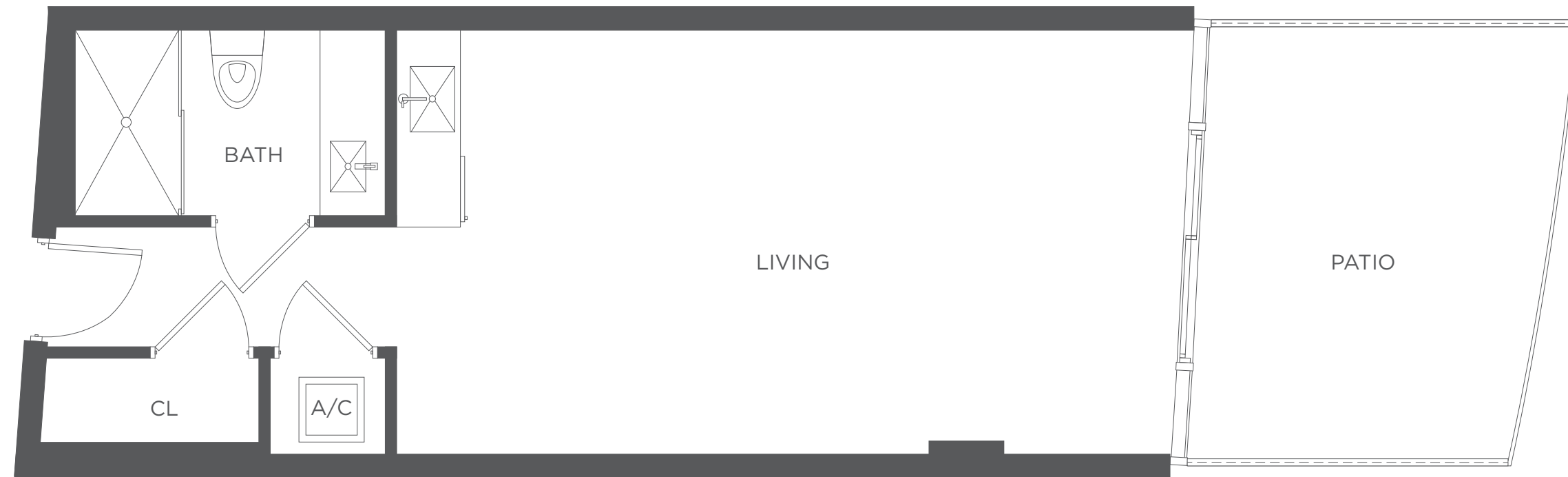


SPIAGGIA 04 (LOWER LEVEL)

INTERIOR AREA	468 SQ. FT.	43.5 SQ. M.
TERRACE AREA	110 SQ. FT.	10.2 SQ. M.
TOTAL AREA	578 SQ. FT.	7.2 SQ. M.

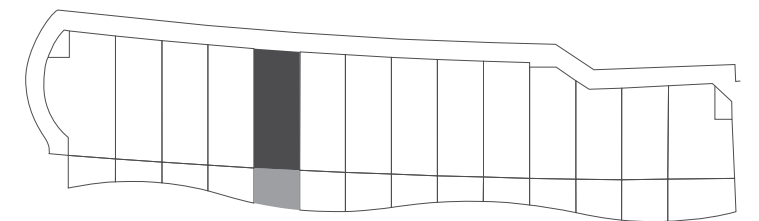


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SPIAGGIA 05 (LOWER LEVEL)

INTERIOR AREA	464 SQ. FT.	43 SQ. M.
TERRACE AREA	139 SQ. FT.	13 SQ. M.
TOTAL AREA	603 SQ. FT.	56 SQ. M.

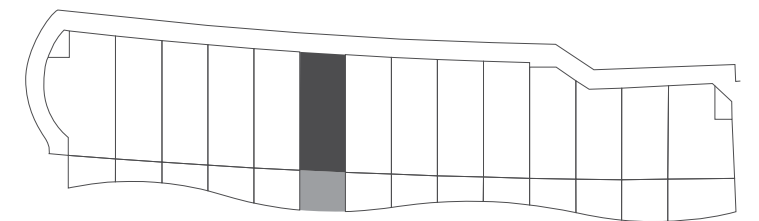


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SPIAGGIA 06 (LOWER LEVEL)

INTERIOR AREA	461 SQ. FT.	43 SQ. M.
TERRACE AREA	147 SQ. FT.	13.6 SQ. M.
TOTAL AREA	608 SQ. FT.	56.4 SQ. M.

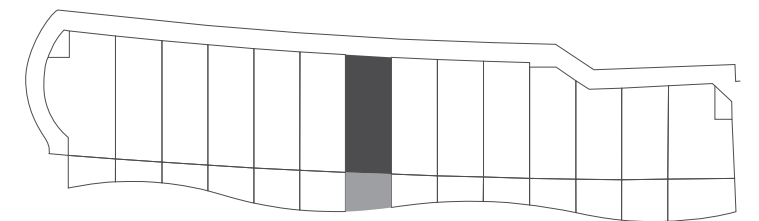


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SPIAGGIA 07 (LOWER LEVEL)

INTERIOR AREA	458 SQ. FT.	42.5 SQ. M.
TERRACE AREA	134 SQ. FT.	12.4 SQ. M.
TOTAL AREA	592 SQ. FT.	55 SQ. M.

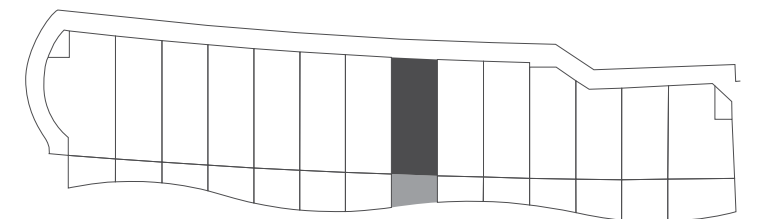


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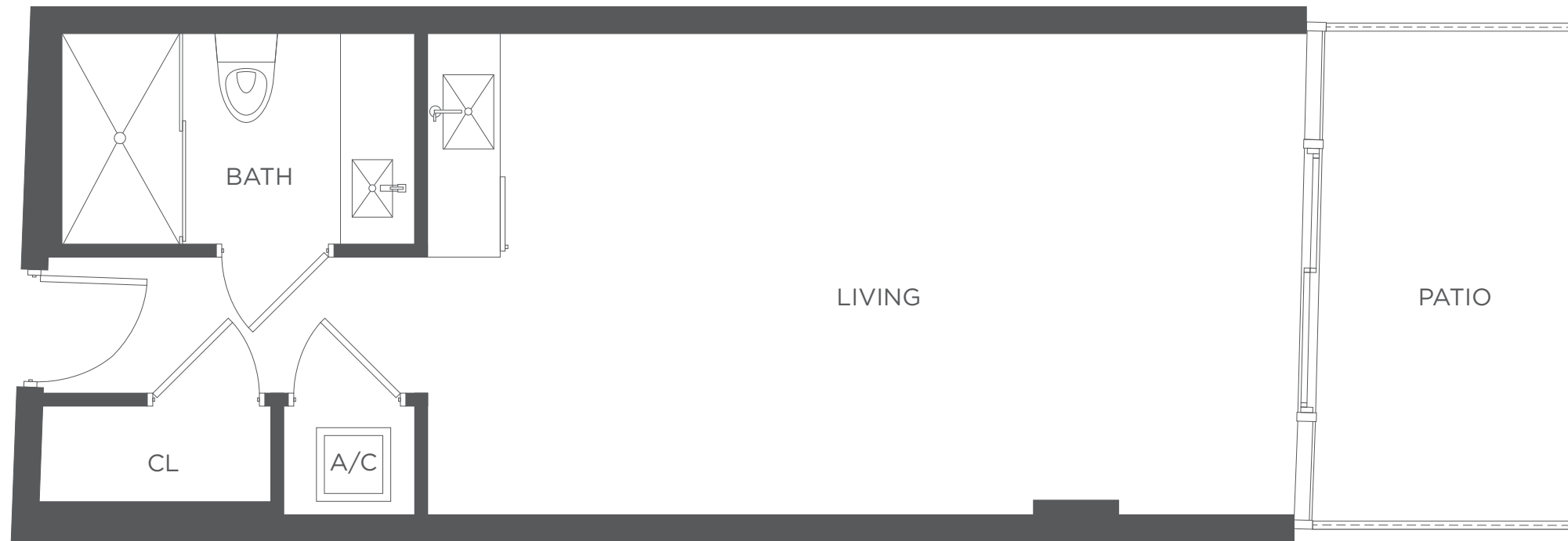


SPIAGGIA 08 (LOWER LEVEL)

INTERIOR AREA	455 SQ. FT.	42 SQ. M.
TERRACE AREA	106 SQ. FT.	9.8 SQ. M.
TOTAL AREA	561 SQ. FT.	52.1 SQ. M.

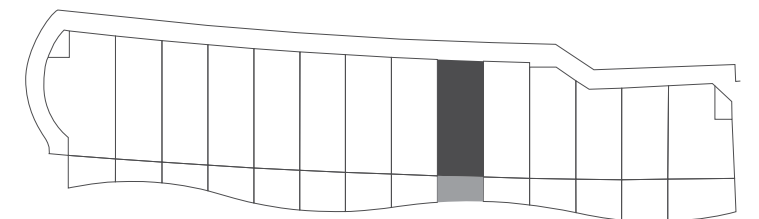


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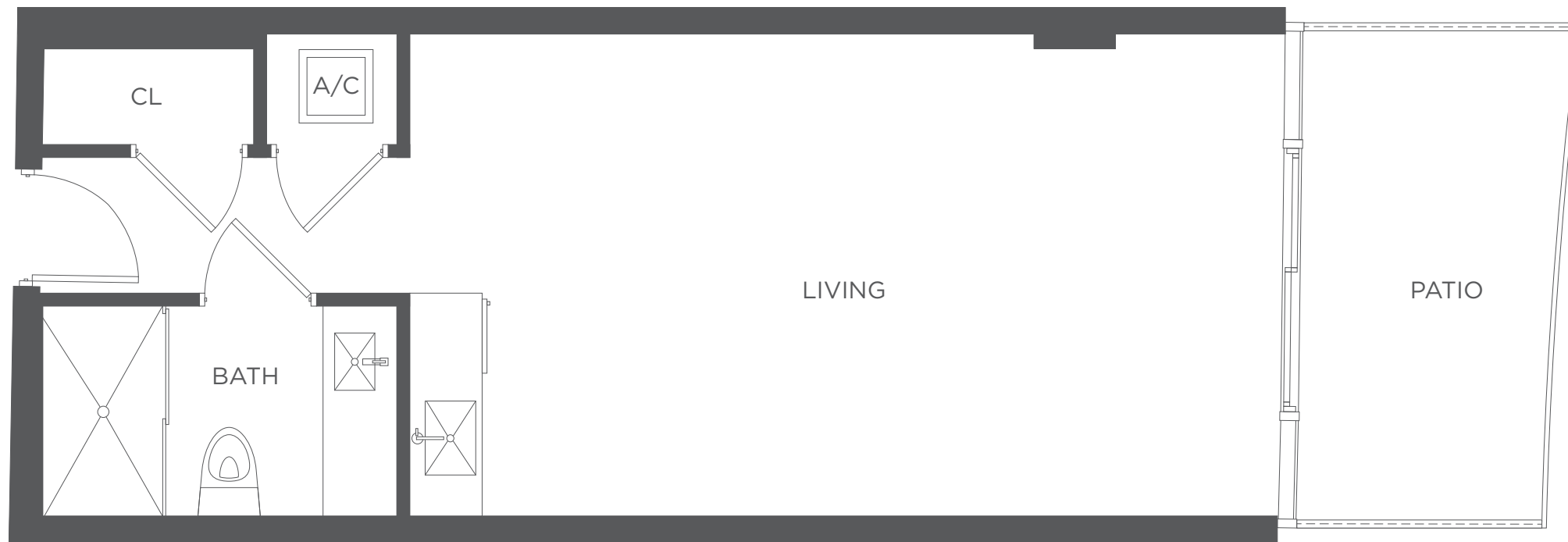


SPIAGGIA 09 (LOWER LEVEL)

INTERIOR AREA	454 SQ. FT.	42 SQ. M.
TERRACE AREA	89 SQ. FT.	8 SQ. M.
TOTAL AREA	543 SQ. FT.	50.4 SQ. M.

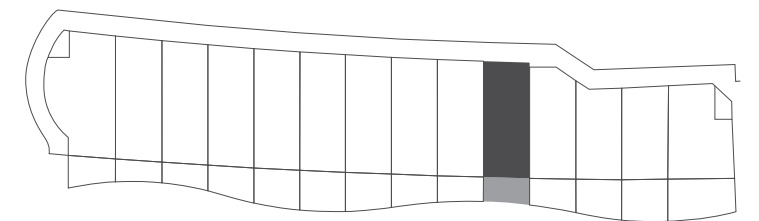


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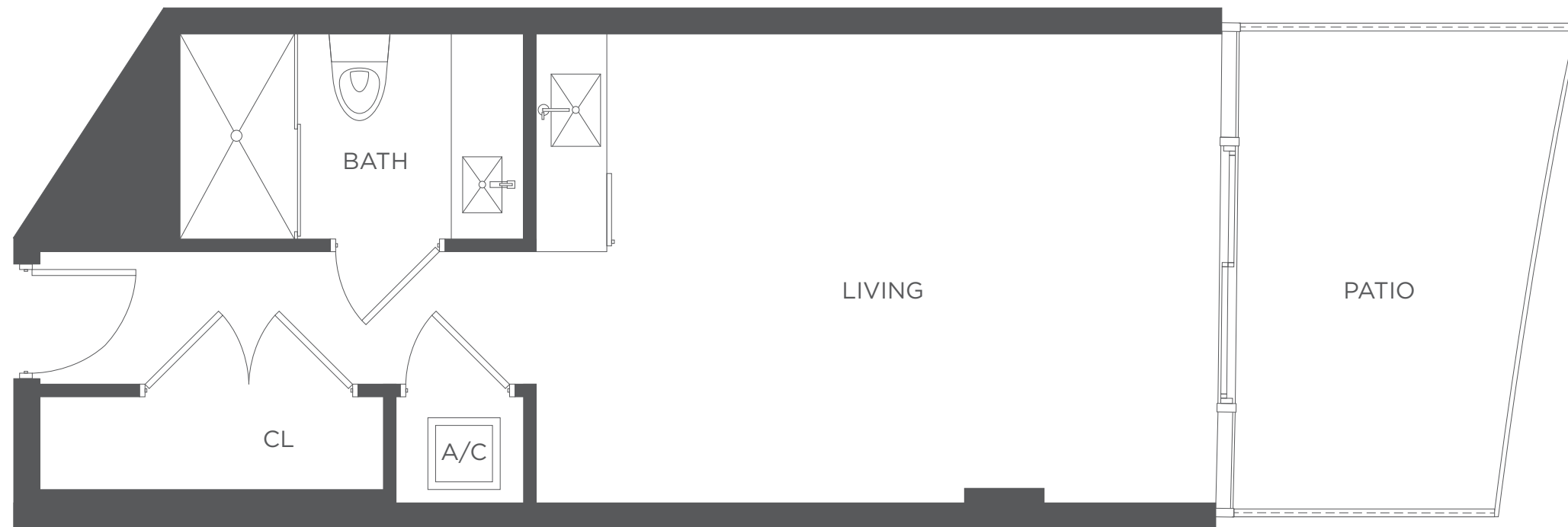


SPIAGGIA 10 (LOWER LEVEL)

INTERIOR AREA	453 SQ. FT.	42 SQ. M.
TERRACE AREA	89 SQ. FT.	8 SQ. M.
TOTAL AREA	542 SQ. FT.	50.3 SQ. M.

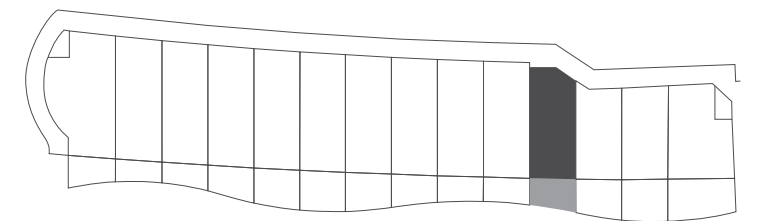


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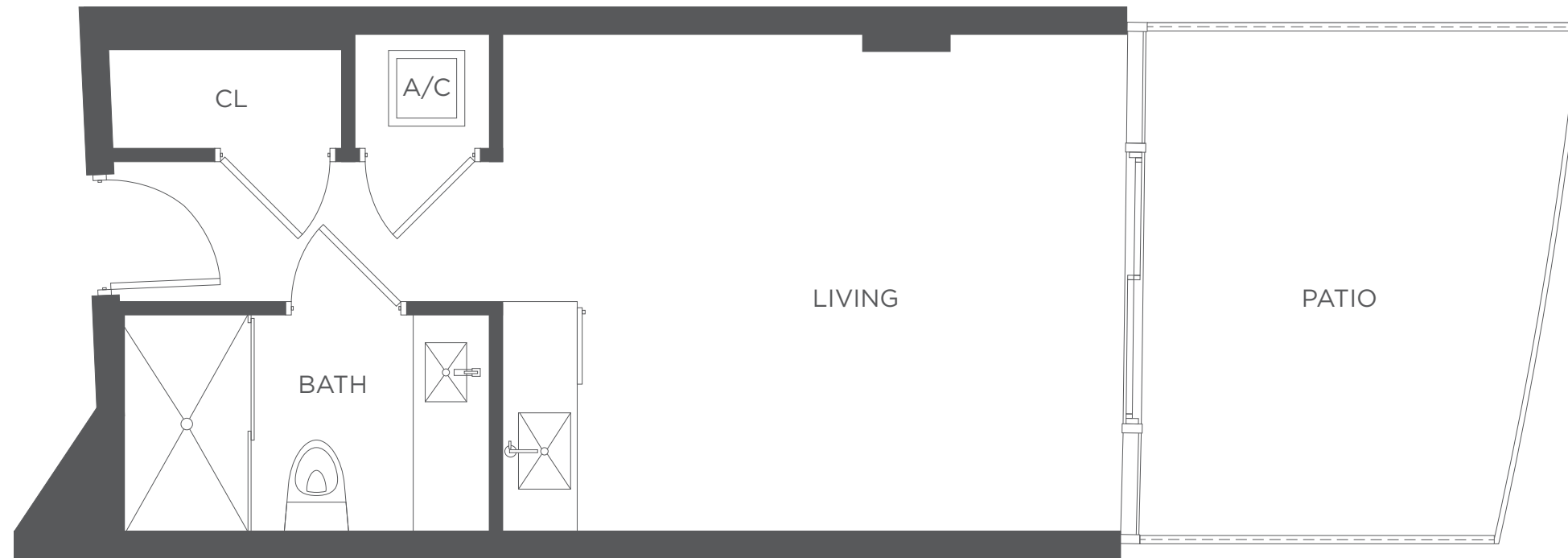


SPIAGGIA 11 (LOWER LEVEL)

INTERIOR AREA	417 SQ. FT.	43 SQ. M.
TERRACE AREA	107 SQ. FT.	9.9 SQ. M.
TOTAL AREA	524 SQ. FT.	48.6 SQ. M.

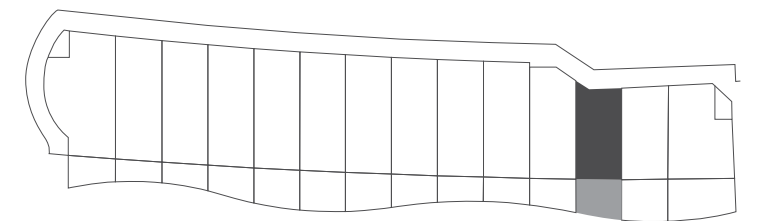


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SPIAGGIA 12 (LOWER LEVEL)

INTERIOR AREA	357 SQ. FT.	33 SQ. M.
TERRACE AREA	137 SQ. FT.	12.7 SQ. M.
TOTAL AREA	394 SQ. FT.	36.6 SQ. M.

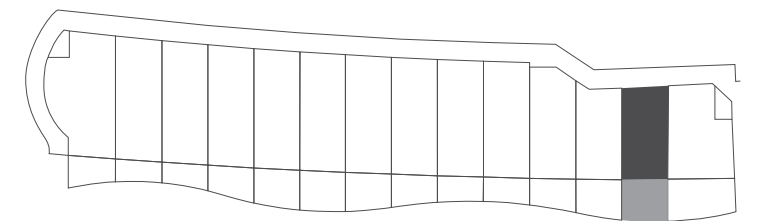


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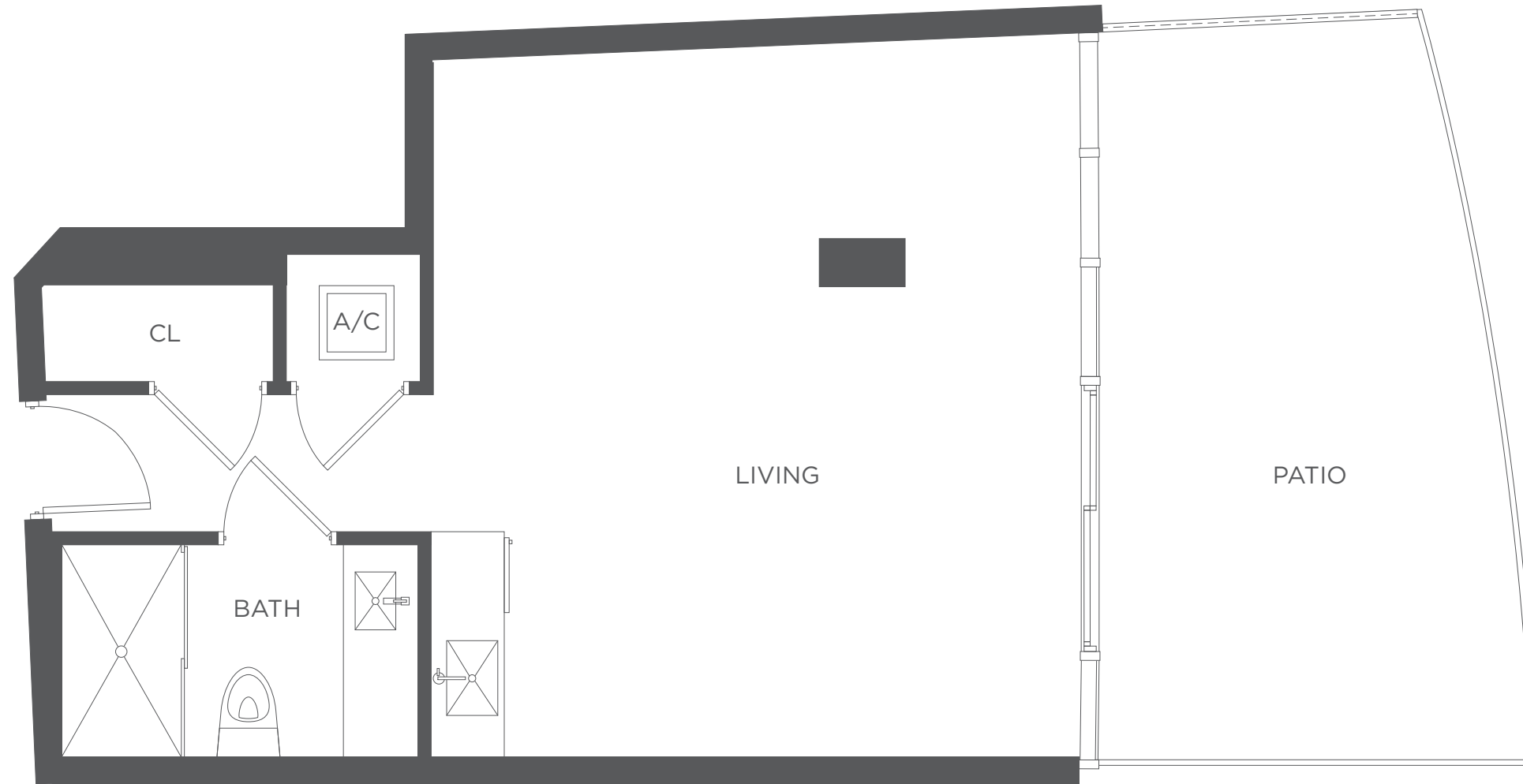


SPIAGGIA 14 (LOWER LEVEL)

INTERIOR AREA	366 SQ. FT.	34 SQ. M.
TERRACE AREA	152 SQ. FT.	14 SQ. M.
TOTAL AREA	518 SQ. FT.	48.1 SQ. M.

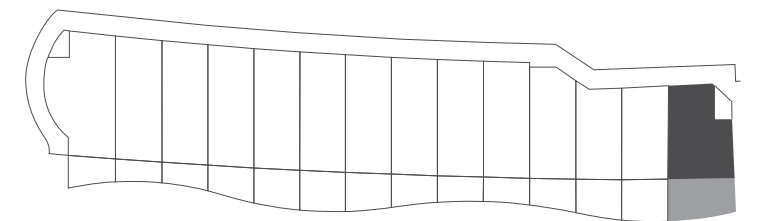


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SPIAGGIA 15 (LOWER LEVEL)

INTERIOR AREA	498 SQ. FT.	46 SQ. M.
TERRACE AREA	202.5 SQ. FT.	19 SQ. M.
TOTAL AREA	700.5 SQ. FT.	65 SQ. M.

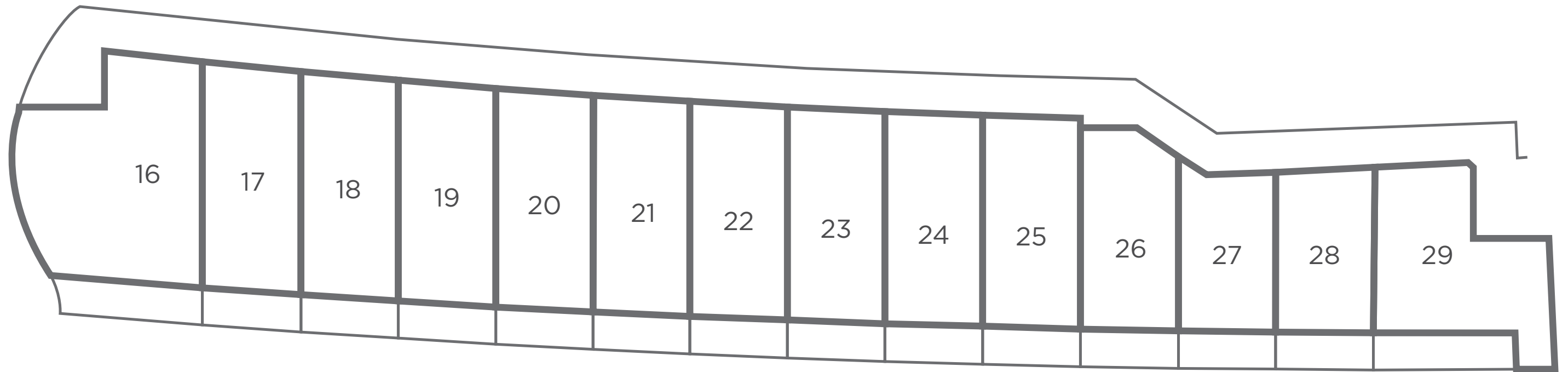


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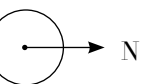
BEACH CABANAS
(UPPER LEVEL)

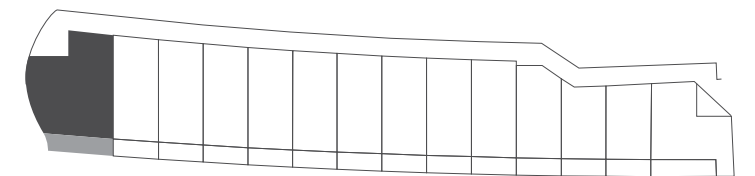
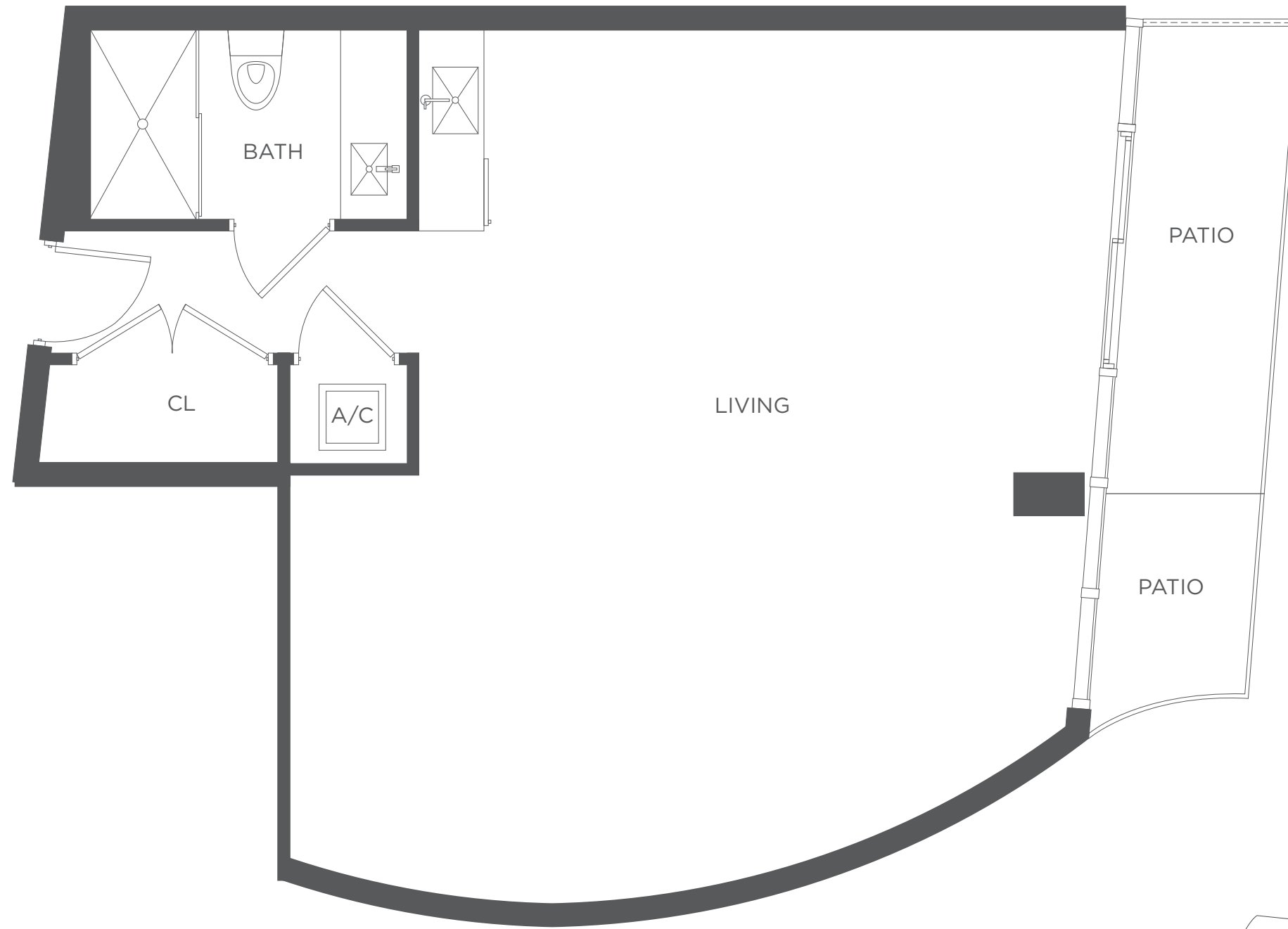


RESIDENCES BY
ARMANI / CASA
Architecture by César Pelli



KEY PLAN
UPPER LEVEL

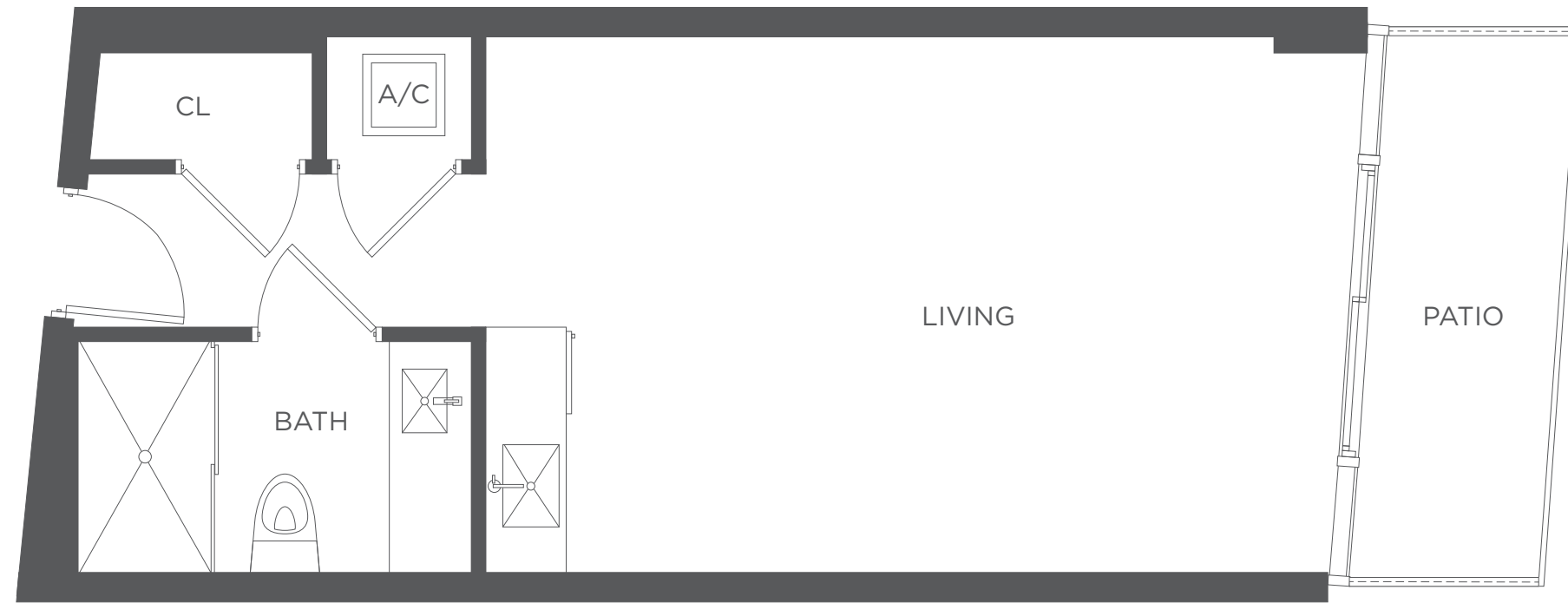




VISTA 16 (UPPER LEVEL)

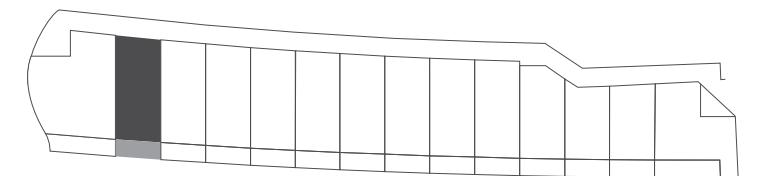
INTERIOR AREA	721 SQ. FT.	67 SQ. M.
TERRACE AREA	90.1 SQ. FT.	8.3 SQ. M.
TOTAL AREA	811.1 SQ. FT.	75.3 SQ. M.

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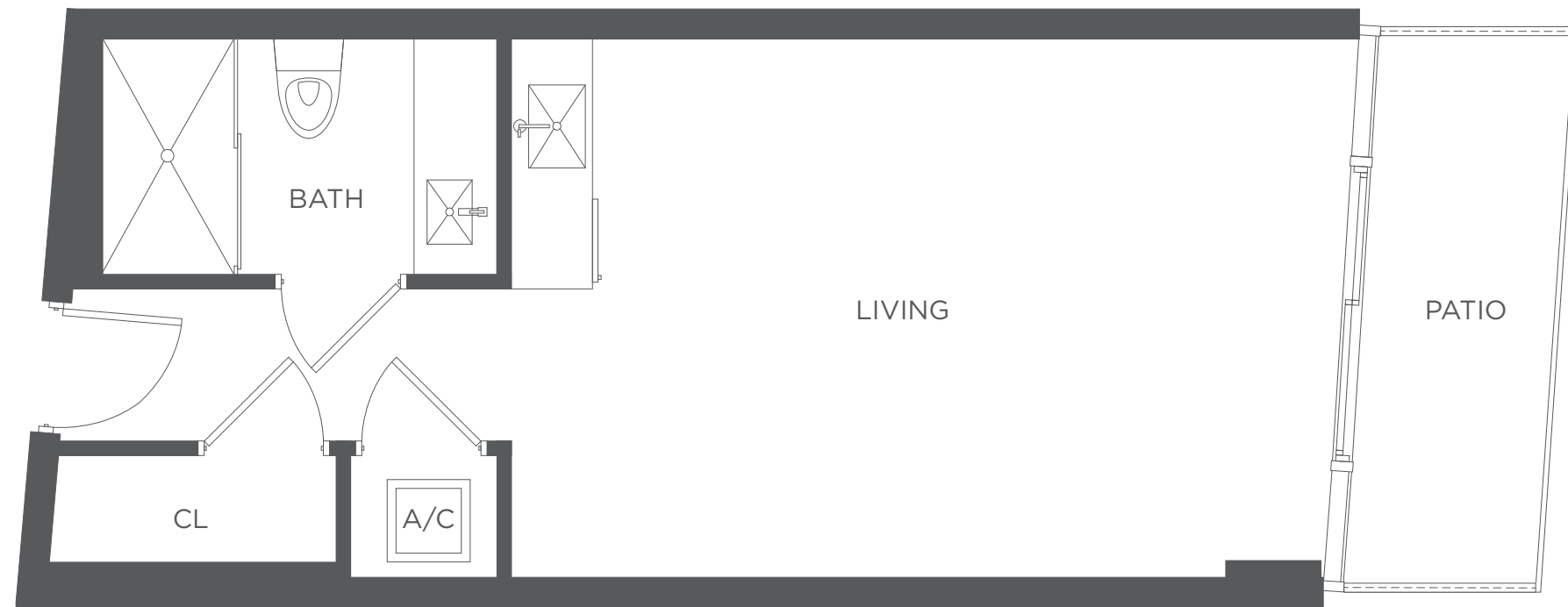


VISTA 17 (UPPER LEVEL)

INTERIOR AREA	417 SQ. FT.	38.7 SQ. M.
TERRACE AREA	60.7 SQ. FT.	5.6 SQ. M.
TOTAL AREA	477.7 SQ. FT.	44.3 SQ. M.

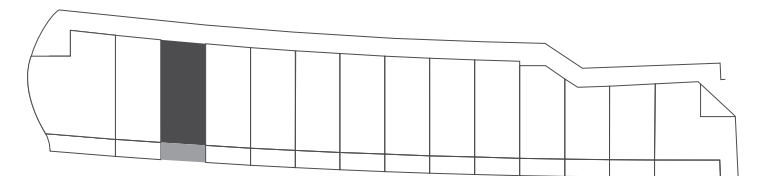


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VISTA 18 (UPPER LEVEL)

INTERIOR AREA	412 SQ. FT.	38 SQ. M.
TERRACE AREA	60.7 SQ. FT.	5.6 SQ. M.
TOTAL AREA	472.7 SQ. FT.	43.9 SQ. M.

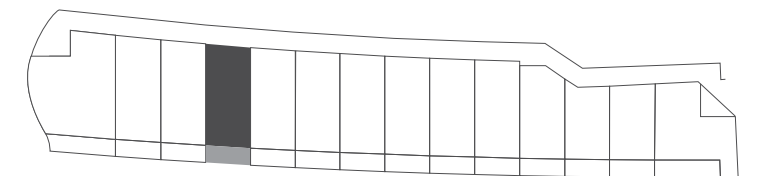


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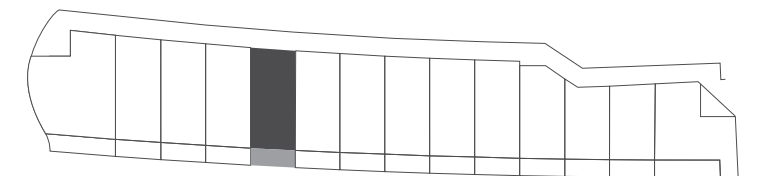


VISTA 19 (UPPER LEVEL)

INTERIOR AREA	407 SQ. FT.	37.8 SQ. M.
TERRACE AREA	60.7 SQ. FT.	5.6 SQ. M.
TOTAL AREA	467.7 SQ. FT.	43.4 SQ. M.



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VISTA 20 (UPPER LEVEL)

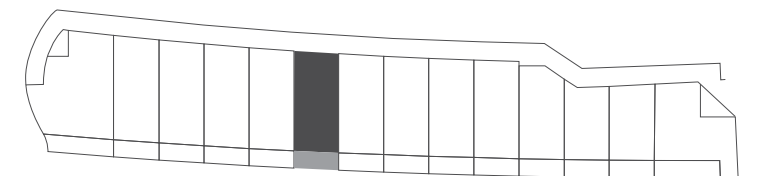
INTERIOR AREA	403 SQ. FT.	37.4 SQ. M.
TERRACE AREA	60.7 SQ. FT.	5.6 SQ. M.
TOTAL AREA	463.7 SQ. FT.	43 SQ. M.

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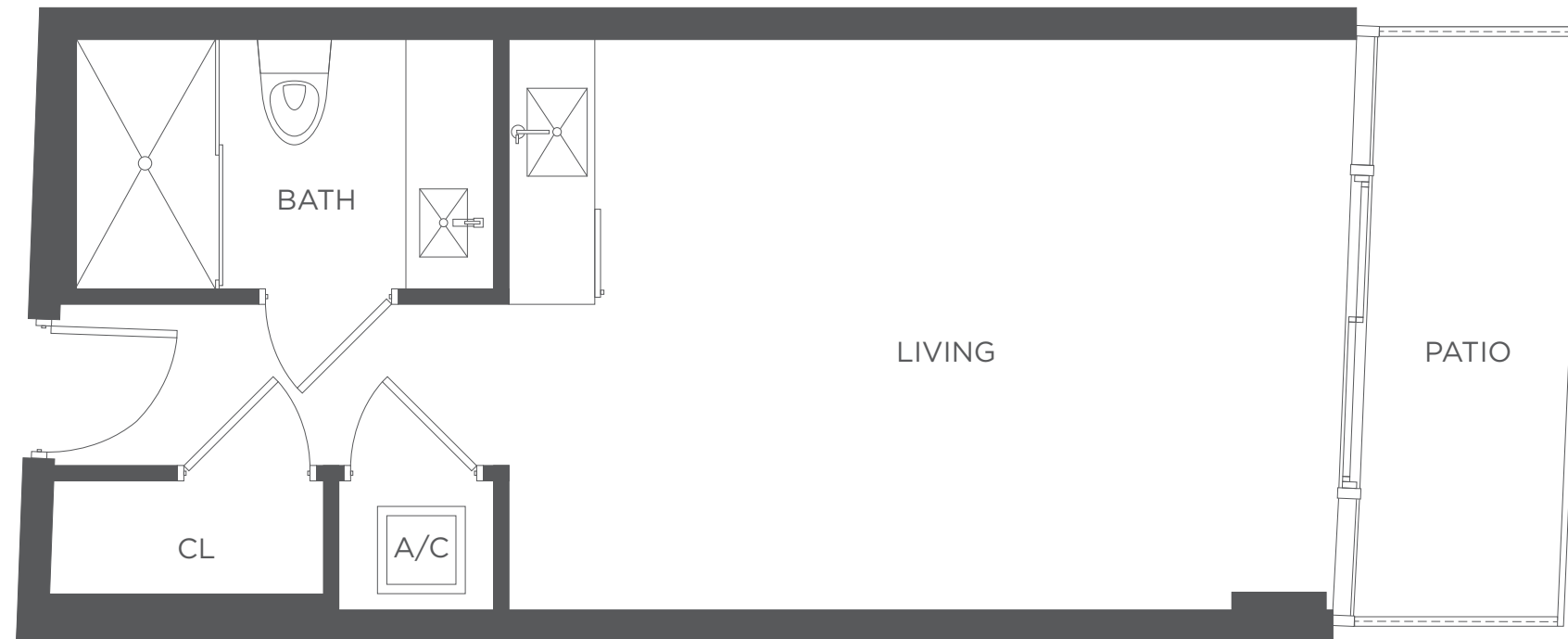


VISTA 21 (UPPER LEVEL)

INTERIOR AREA	400 SQ. FT.	37 SQ. M.
TERRACE AREA	60.7 SQ. FT.	5.6 SQ. M.
TOTAL AREA	460.7 SQ. FT.	42.8 SQ. M.

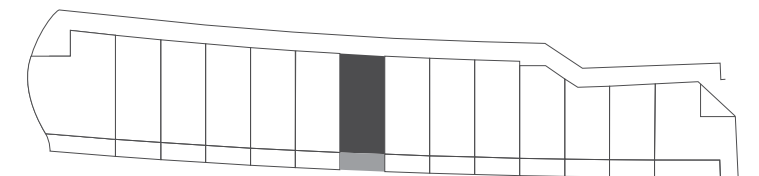


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VISTA 22 (UPPER LEVEL)

INTERIOR AREA	397 SQ. FT.	36.8 SQ. M.
TERRACE AREA	60.7 SQ. FT.	5.6 SQ. M.
TOTAL AREA	457.7 SQ. FT.	42.5 SQ. M.

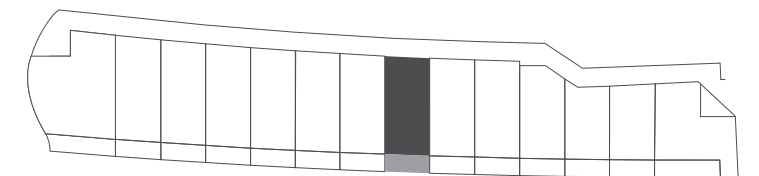


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VISTA 23 (UPPER LEVEL)

INTERIOR AREA	395 SQ. FT.	36.6 SQ. M.
TERRACE AREA	60.7 SQ. FT.	5.6 SQ. M.
TOTAL AREA	455.7 SQ. FT.	42.3 SQ. M.

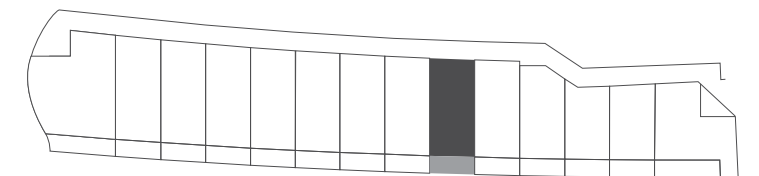


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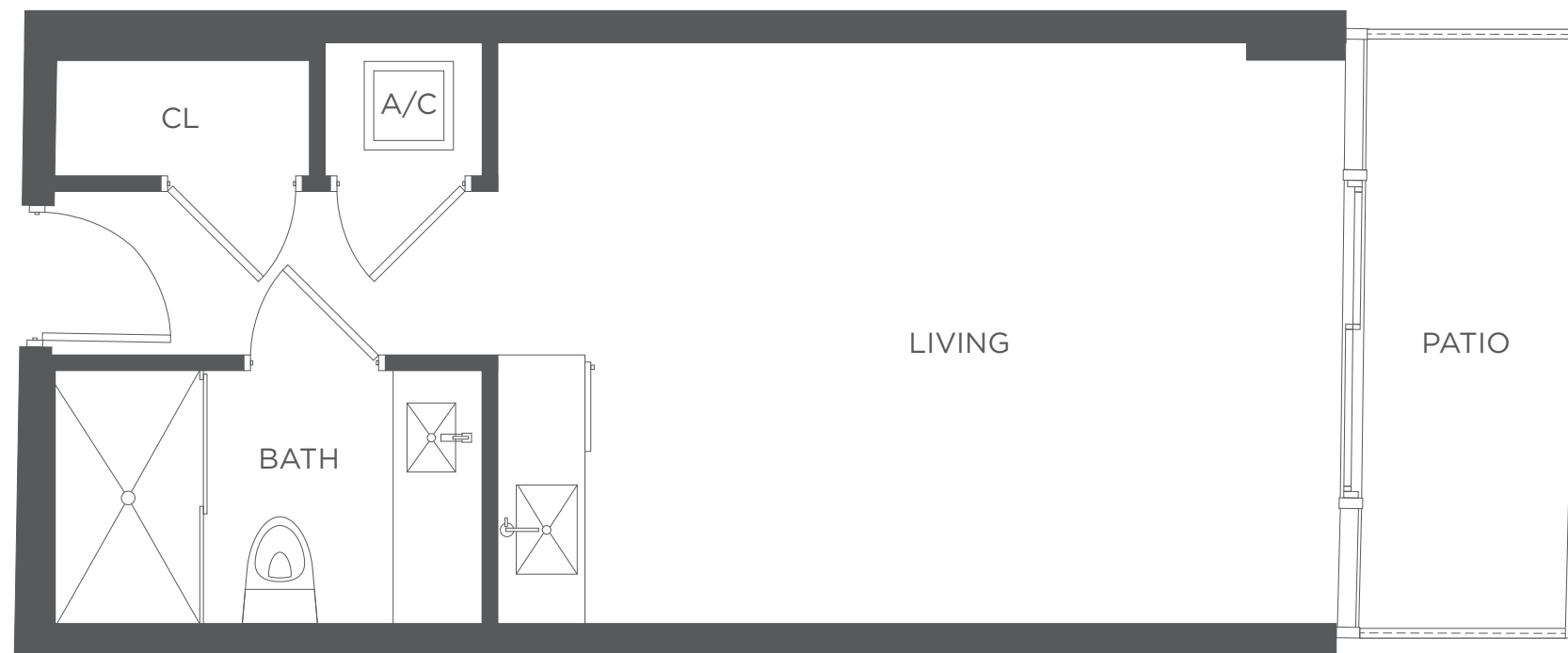


VISTA 24 (UPPER LEVEL)

INTERIOR AREA	393 SQ. FT.	36.5 SQ. M.
TERRACE AREA	60.7 SQ. FT.	5.6 SQ. M.
TOTAL AREA	453.7 SQ. FT.	42.1 SQ. M.

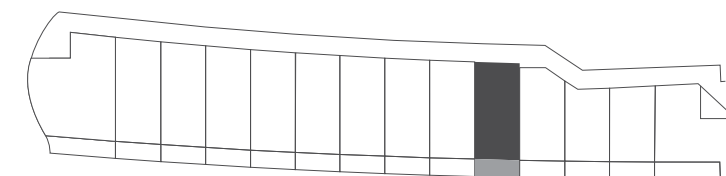


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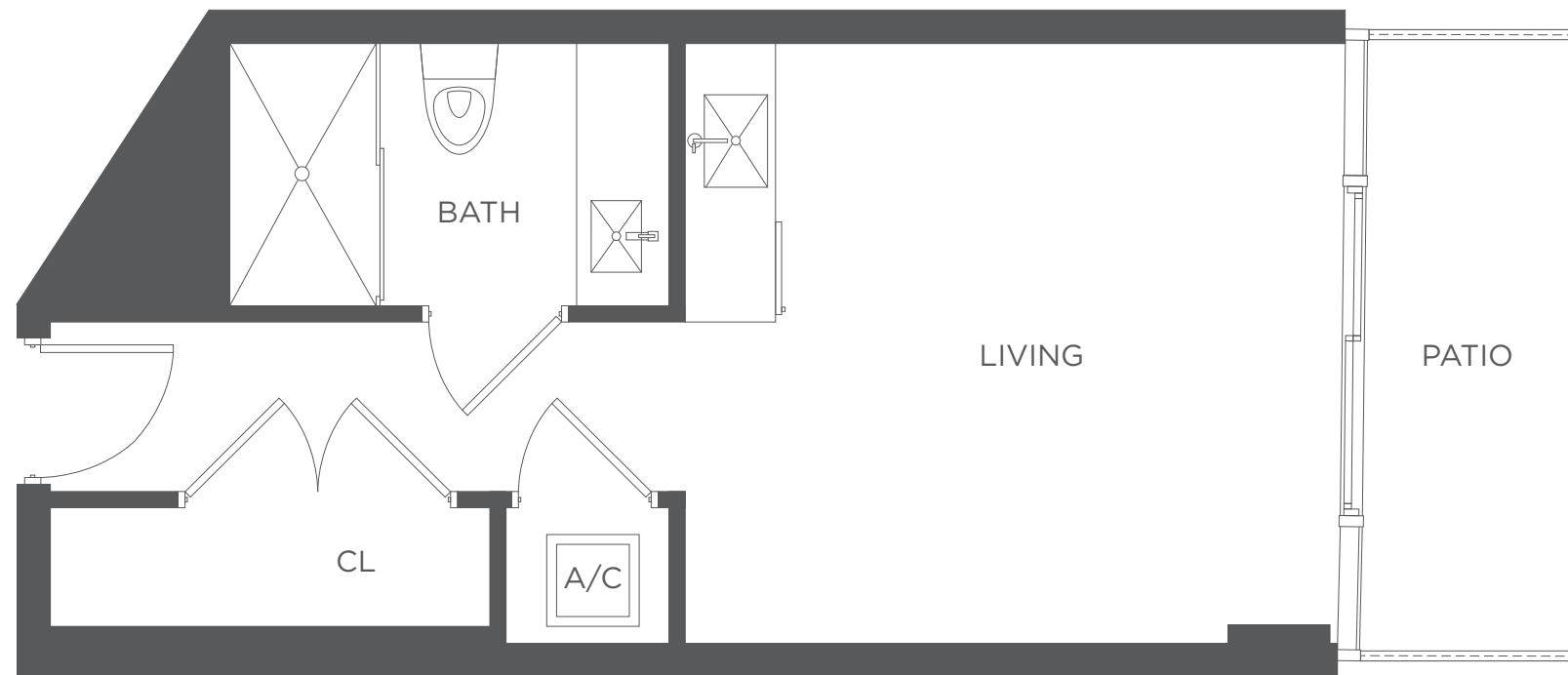


VISTA 25 (UPPER LEVEL)

INTERIOR AREA	392 SQ. FT.	36.4 SQ. M.
TERRACE AREA	60.7 SQ. FT.	5.7 SQ. M.
TOTAL AREA	452.7 SQ. FT.	42 SQ. M.

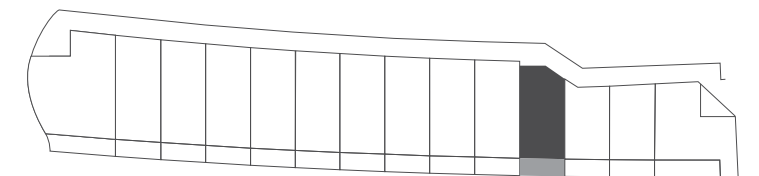


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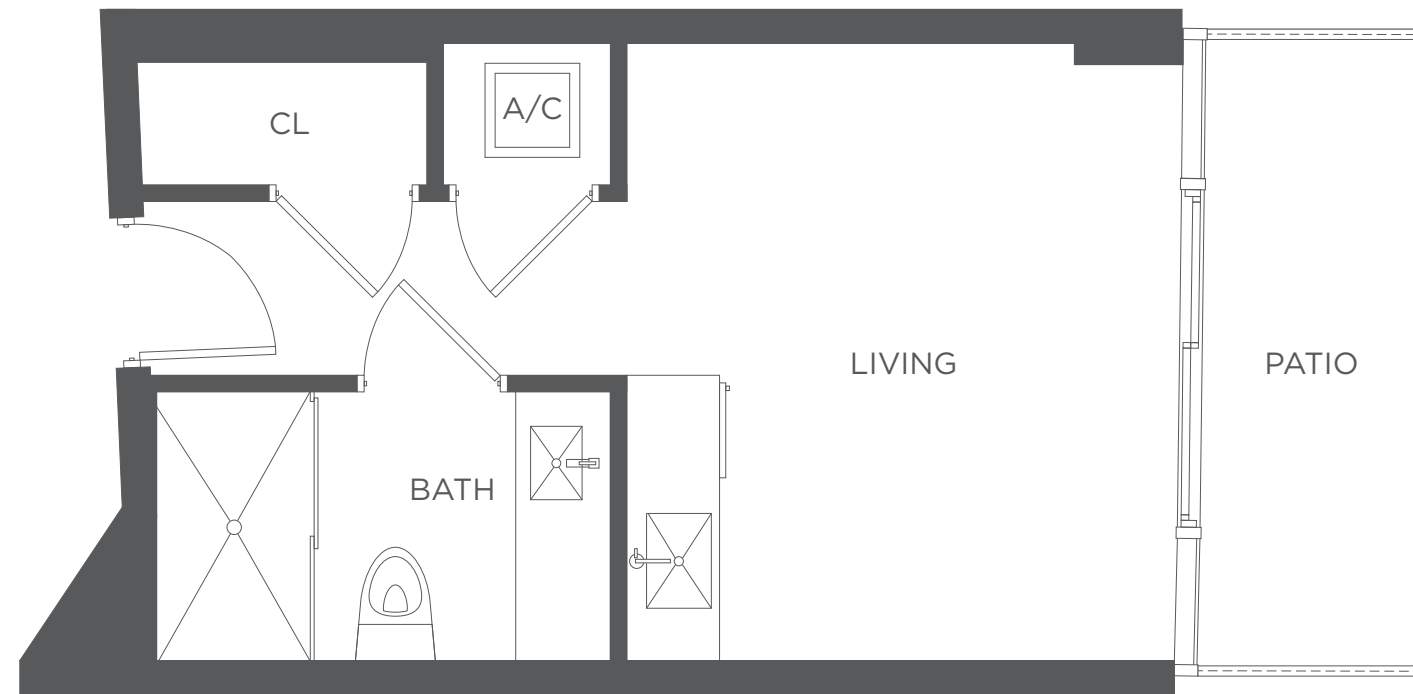


VISTA 26 (UPPER LEVEL)

INTERIOR AREA	356 SQ. FT.	33 SQ. M.
TERRACE AREA	60.7 SQ. FT.	5.6 SQ. M.
TOTAL AREA	416.7 SQ. FT.	38.7 SQ. M.

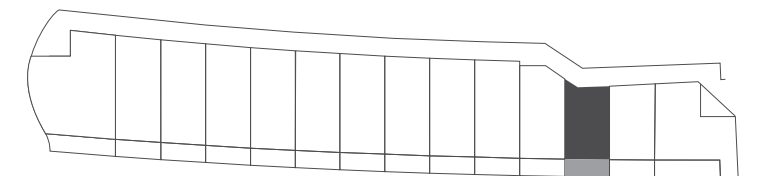


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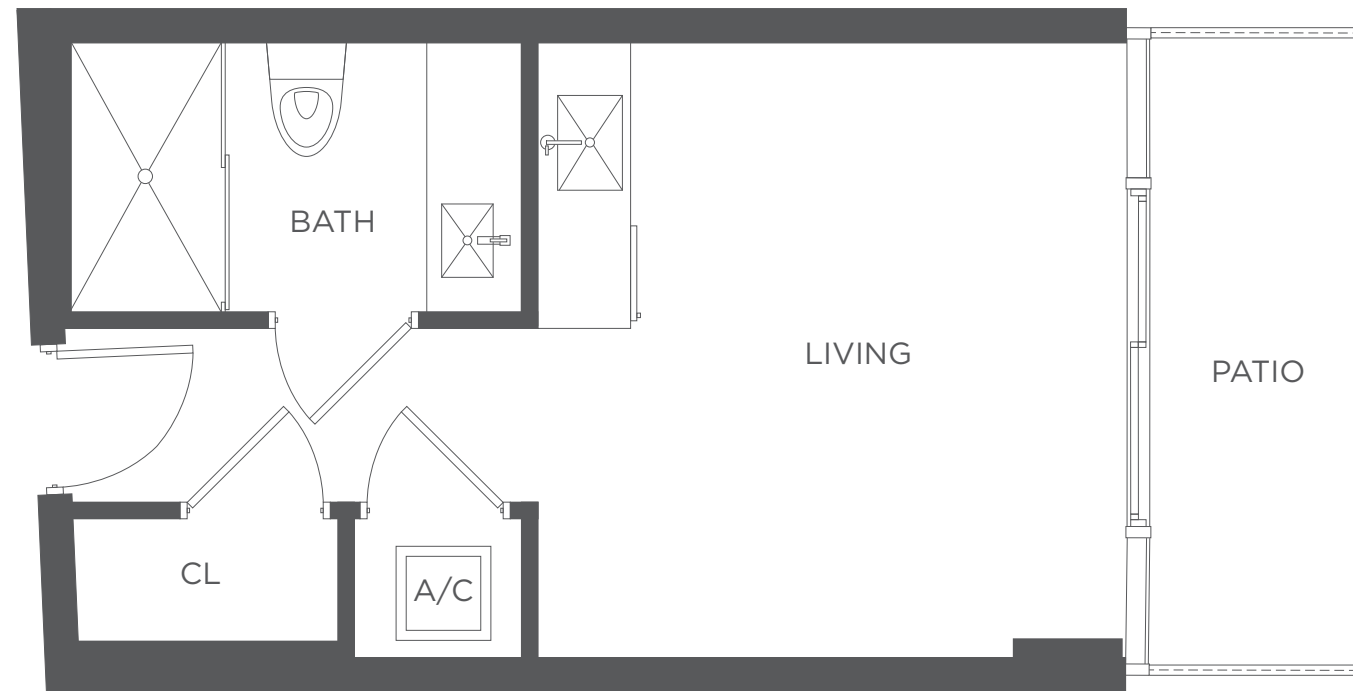


VISTA 27 (UPPER LEVEL)

INTERIOR AREA	297 SQ. FT.	27.5 SQ. M.
TERRACE AREA	60.7 SQ. FT.	5.6 SQ. M.
TOTAL AREA	357.7 SQ. FT.	33.2 SQ. M.

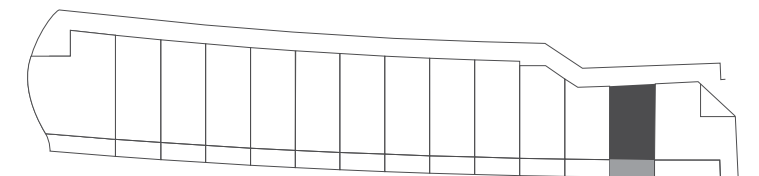


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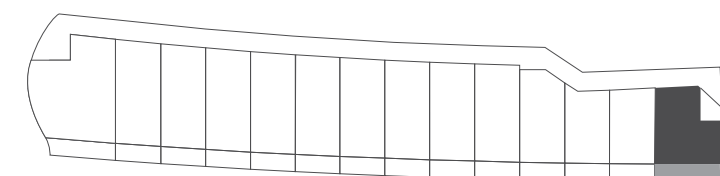
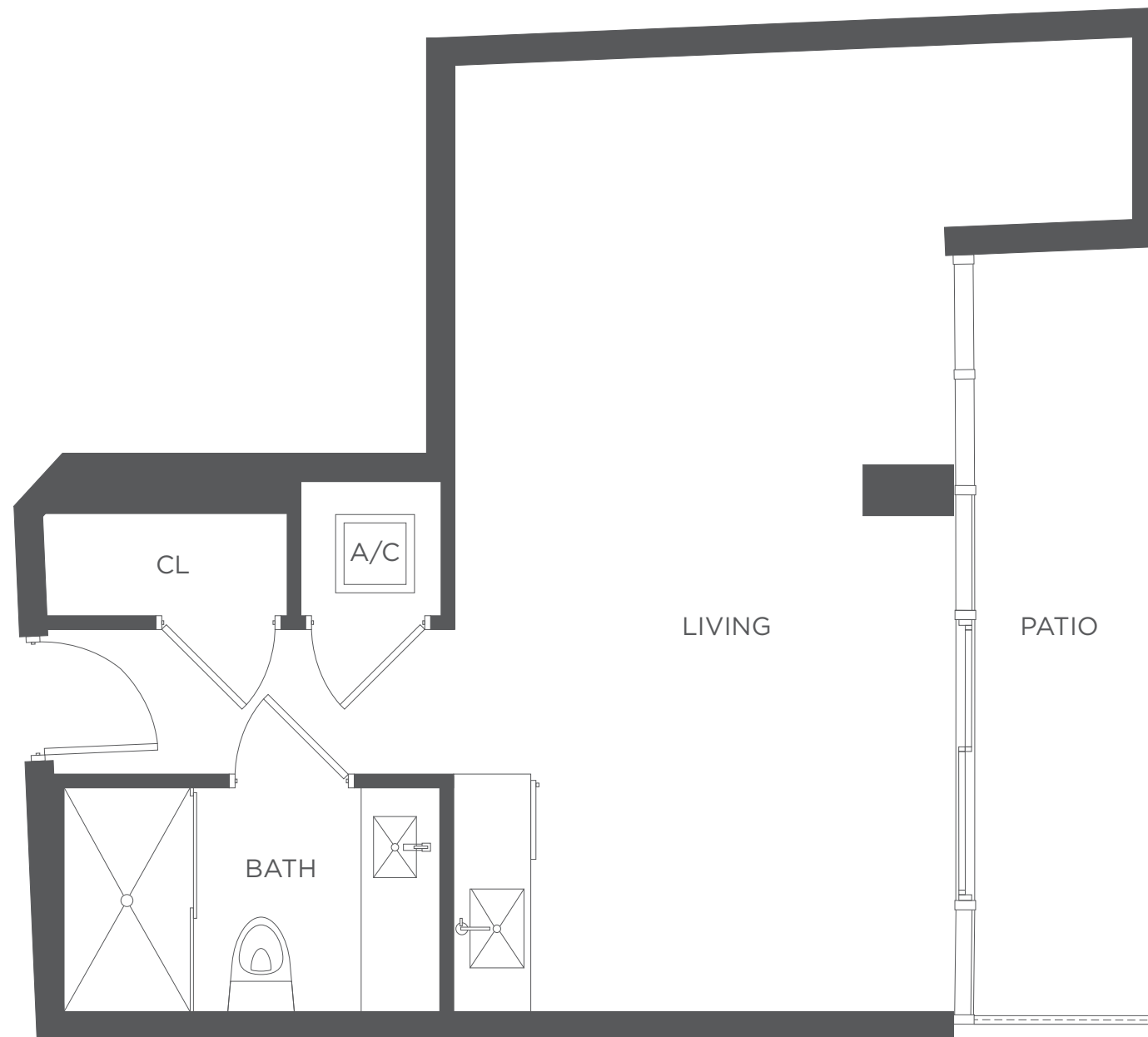


VISTA 28 (UPPER LEVEL)

INTERIOR AREA	305 SQ. FT.	28 SQ. M.
TERRACE AREA	60.7 SQ. FT.	5.6 SQ. M.
TOTAL AREA	365.7 SQ. FT.	33.9 SQ. M.



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VISTA 29 (UPPER LEVEL)

INTERIOR AREA	496 SQ. FT.	46 SQ. M.
TERRACE AREA	88 SQ. FT.	8.2 SQ. M.
TOTAL AREA	584 SQ. FT.	54.2 SQ. M.

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