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PARAMOUNT

A WORLD OF LUXURY RESIDENCES AT

MIAMI WORLDCENTER




PARAMOUNT
MIAMI WORLD CENTER

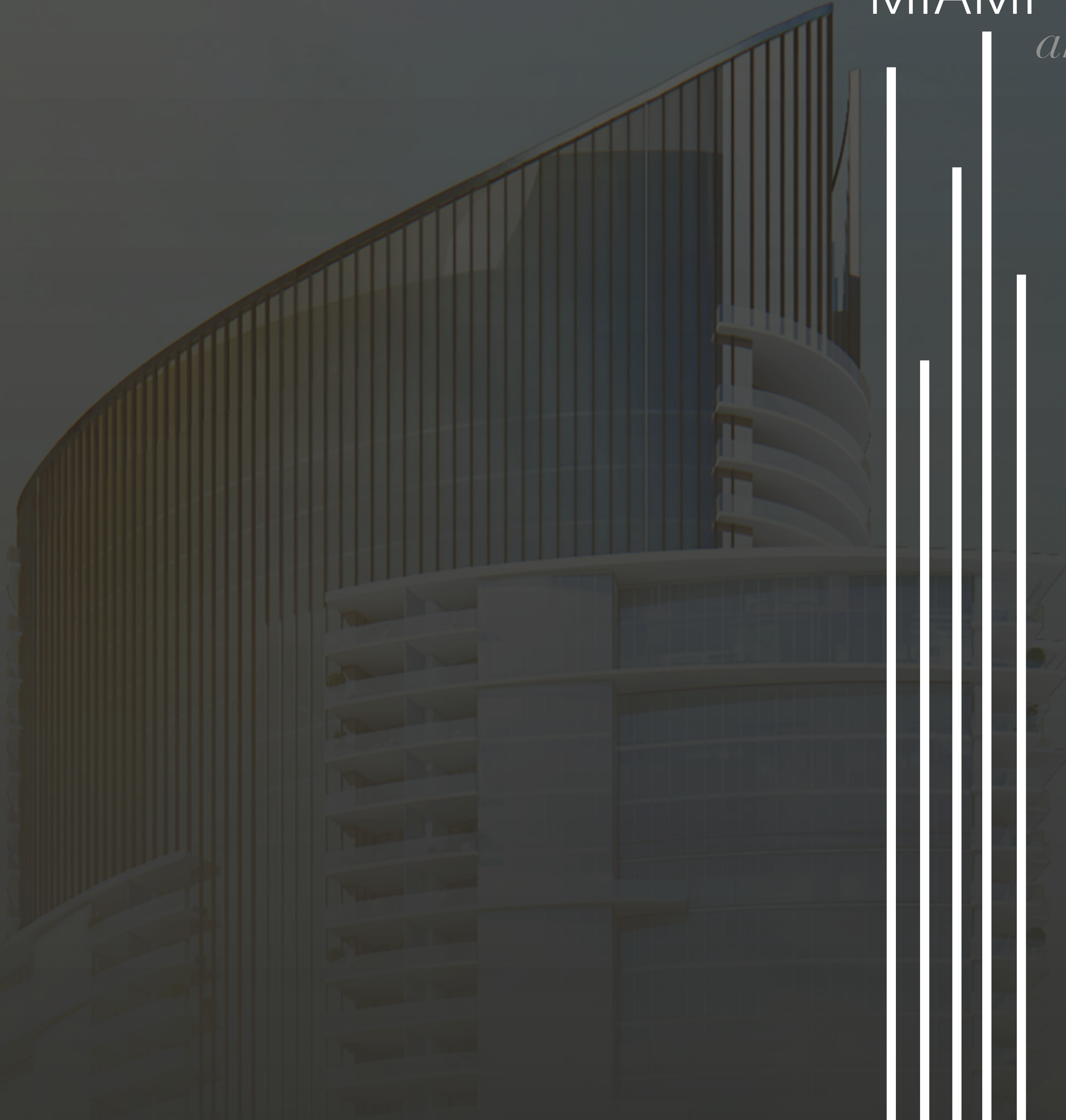
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MIAMI

america's city of the future



MIAMI, AMERICA'S CITY OF THE FUTURE

Center of the Americas

MIAMI'S CENTRAL LOCATION CONTRIBUTES TO THE CITY'S ECONOMIC DIVERSIFICATION AND ITS IMPORTANCE AS A COMMERCIAL HUB FOR THE CONTINENT.

15M
VISITORS
A YEAR

41M
FLY THRU
MIA

5M
CRUISE
FROM MIA

1000+
CORPORATE
HEADQUARTERS

75
FOREIGN
CONSULATES

21
FOREIGN
TRADE OFFICES

32%↑
FINANCE &
INSURANCE
INDUSTRY

MIAMI, AMERICA'S CITY OF THE FUTURE

Investment Value
PRICE PER SQUARE FOOT LUXURY CONDOS



“When comparing Miami to other major cities the price per square foot is substantially below.”

CITY	PSF
LONDON	\$5,000
HONG KONG	\$4,500
PARIS	\$4,400
NEW YORK	\$3,000
GENEVA	\$3,000
DUBAI	\$1,500
SHANGHAI	\$2,000
BEIJING	\$1,500
SINGAPORE	\$1,500
MIAMI	\$800

DOWNTOWN



DOWNTOWN MIAMI: IN THE WORKS

\$11 BILLION IN NEW PUBLIC
AND PRIVATE DEVELOPMENT

TOP MEDICAL INSTITUTIONS

Jackson Memorial Hospital,
Bascom Palmer Eye Institute,
& UM Miller School of Medicine

AMERICAN AIRLINES ARENA

Home of the Miami Heat

ADRIENNE ARSHT CENTER

Performing Arts Center
Film Production Studio

BISCAYNE BOULEVARD

Grand Boulevard
Links Streets, Parks and Bay

PARAMOUNT

500+ Residences
Over 40 Amenities

MUSEUM PARK

Art, Science Museums
29 Acres

SKYRISE MIAMI

1000 ft. Tower
Retail and Hospitality

ALL ABOARD FLORIDA

Passenger Rail
Mixed-use Retail and
Hospitality





AN INCREDIBLE
URBAN EXPERIENCE

DOWNTOWN MIAMI
A 24/7 CITY



MIAMI HEAT

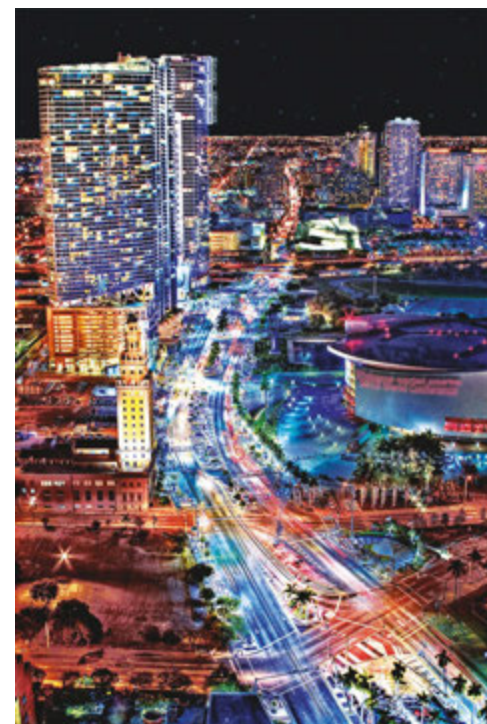


ADRIENNE ARSHT CENTER
FOR PERFORMING ARTS

live



AMERICAN AIRLINES ARENA



ADRIENNE ARSHT CENTER
FOR PERFORMING ARTS



FROST MUSEUM OF SCIENCE



play



PEREZ ART MUSEUM

LOCATION ADVANTAGES

*Surrounded by \$3 Billion
of new Public and Private Projects*

Adrienne Arsht Center



Minutes from Miami Beach



Perez Art Museum Miami



Frost Museum of Science



American Airlines Arena



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TRANSPORTATION ADVANTAGES

*Planes, Trains, and Automobiles
Easy Access to the Best Transportation in Florida*

Direct Interstate Accessibility



Port of Miami



Metrorail | Metromover



All Aboard Florida



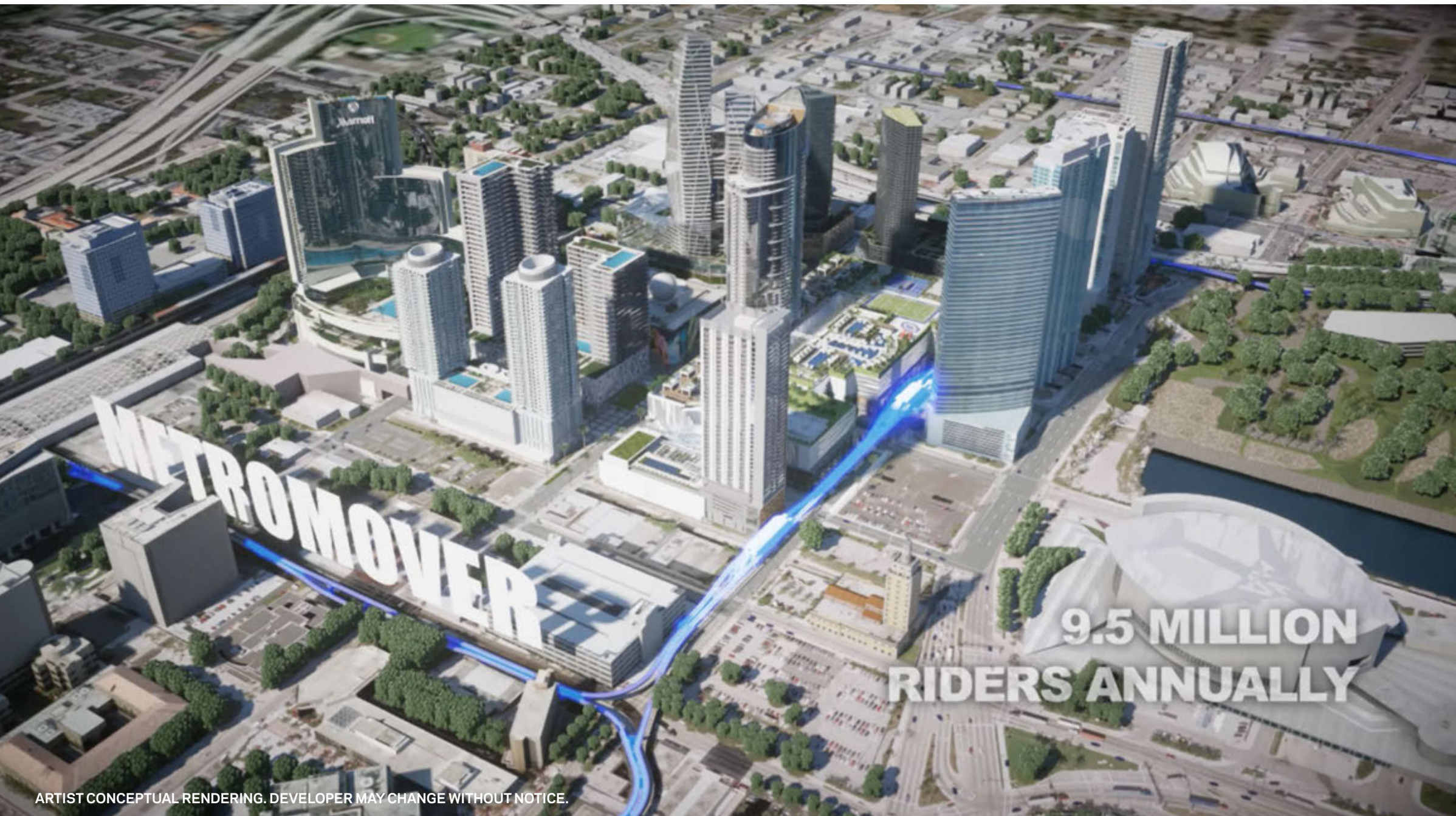
Miami International Airport



going somewhere?

Miami Worldcenter provides unmatched accessibility and sits at the nexus of nearly 150 million transit trips per year, offering:

- Conveniently located next to I-95 and I-395
- Several Metromover stations
- Adjacent to Miami Central — new train station transporting visitors to and from Orlando in three hours
- Minutes from the Miami International Airport
- Thousands of new parking spaces, giving visitors to nearby attractions a convenient place to park.



TRANSPORTATION

沃尔博得佛罗里达车站



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ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

2

“city within a city.”



MIAMI WORLD CENTER

*a master
planned community*



Miami Worldcenter,
2nd Largest Development in the U.S.
30 acres surrounded by over
\$3 billion of new public and private
projects including:

mass transit
museums
shopping
parks
sports venues
entertainment
365,000 sq. ft. of convention space

&

A SIGNATURE RESIDENTIAL TOWER
Exclusive location and right to create the
premiere luxury residential experience at
Miami Worldcenter.

THE
CITY'S
NEWEST
HOTSPOT

Miami Worldcenter

A Confluence of Retail, Dining, Culture and Entertainment Experiences



SOUTH BEACH

STAR, FISHER, HIBISCUS & PALM ISLANDS

PORT OF MIAMI

BAYFRONT PARK

BAYSIDE MARKETPLACE

AMERICAN AIRLINES ARENA

PÉREZ ART MUSEUM

MUSEUM PARK

FROST MUSEUM OF SCIENCE

FREEDOM TOWER

MIAMI DADE COLLEGE

FEDERAL JUSTICE CAMPUS

ALL ABOARD FLORIDA'S DOWNTOWN HUB

GOVERNMENT CENTER EXTENSION

PERFORMING ARTS CENTER

NAP OF THE AMERICAS

PROMENADE
MWC PROMENADE

Marriott

Miami Worldcenter is one of the largest and most exciting urban developments in the U.S. - offering a diverse mix of retail, residential, office, hospitality, and entertainment components.

MIAMI WORLDCENTER

*World Class Shopping, Dining and Entertainment
All an Elevator Ride Away*

The Plaza @ MWC



Convention Center



7th Street Promenade



High Street Retail



Walkability - Wide Sidewalks



The Plaza at Miami Worldcenter



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Promenade at Miami Worldcenter

The Forbes Company
& Taubman Properties

Two of the most sophisticated and world-renowned retailers, with over 100 years of combined experience and successful track records, join together to help build the future of downtown Miami.



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7th Street Promenade



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Marriott Marquis Convention Center



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PARAMOUNT



*elevate
your
life.*



Dramatic Entry



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The Most Amenities in the World

LOWER LEVEL

- Expansive double-height lobby
- Porte Cochère with 24-hour valet
- Direct access to Miami Worldcenter
- Business Center
- Yoga Studio
- Basketball Half-Court
- Racquetball Court



1

7TH FLOOR AMENITIES

- | | |
|---|---------------------------------|
| Relaxation Areas | Indoor Sports Center |
| Conservatory | State-of-the-art Fitness Center |
| Relaxation Lounge | Boxing Studio |
| Outdoor Lounge with seating and gardens | Aerobics Area |
| Spa/Salon | Entertainment Center |
| Outdoor Bath Gardens | Game Room |
| Steam Showers | Kids Play Room |
| Treatment Rooms | Recreation Lounge |
| Hair/Nail Bar | Demo Kitchen |
| | Jam Room with Recording Studio |
| | Essentials |
| | Food Market |



2

4



SKYDECK & LOUNGE

- Lounge
- Sunrise Pool
- Infinity Pool
- Sundeck
- Observatory
- Tai Chi Deck

UPPER DECK

- Resort Pool
- Poolside Bungalows
- Poolside Daybeds
- Floating seating pods
- Summer Kitchen with BBQ
- Children's Playground
- Soccer Field
- Tennis Courts
- Dog Park
- Jogging Path

3



PARAMOUNT LOBBY

1 LOWER LEVEL



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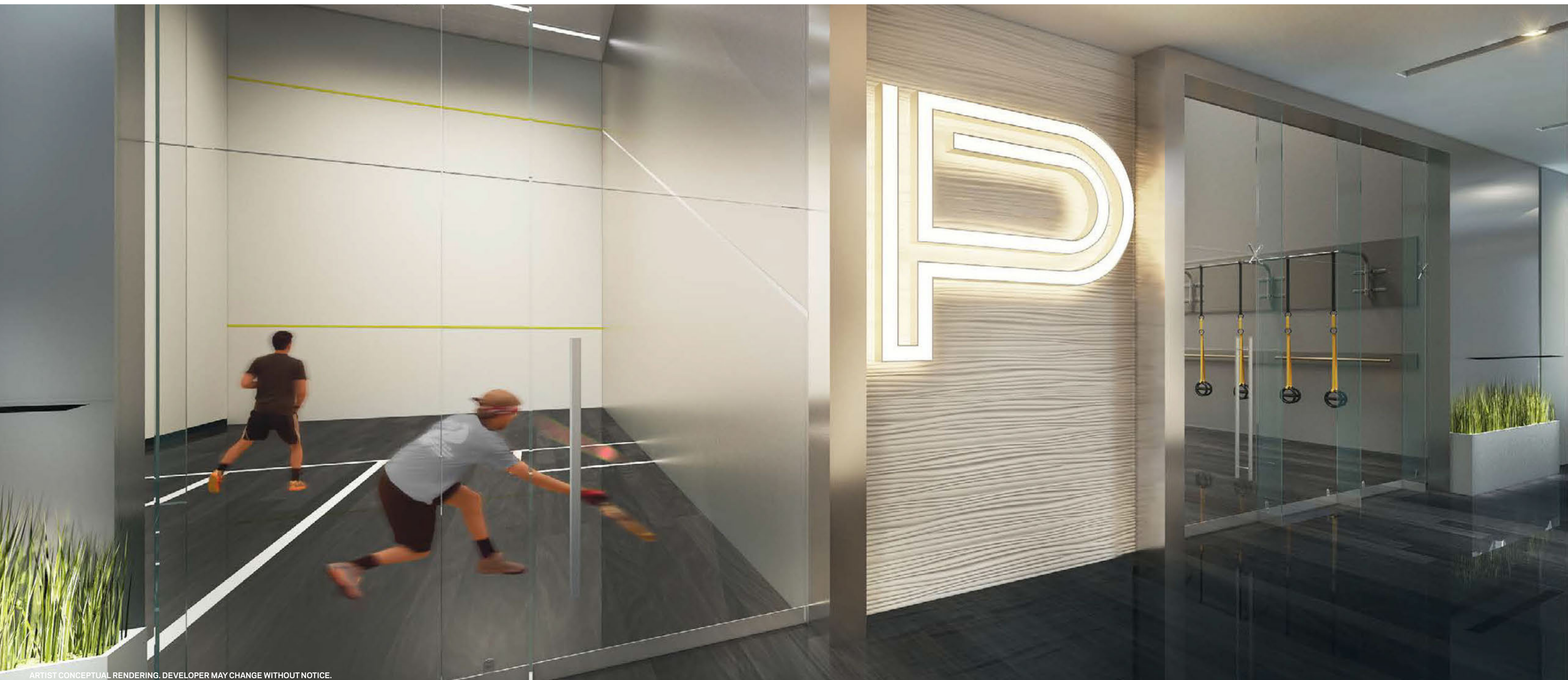
BASKETBALL

1 LOWER LEVEL



RACQUETBALL & YOGA

1 LOWER LEVEL



ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

7TH FLOOR AMENITY ADVANTAGES

*Relax, Invigorate or just Jam Out-
Elevate your Life*

Outdoor Bath Gardens & Spa



Boxing Studio



Conservatory



Jam Room & Recording Studio



Outdoor Lounge



SPA AMENITY ENTRANCE



BATH GARDENS

2 7TH FLOOR AMENITIES



ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

FITNESS CENTER

2 7TH FLOOR
AMENITIES



ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

CONSERVATORY

2^{7TH FLOOR} AMENITIES



GAME ROOM



ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

GAME ROOM WITH GOLF SIMULATOR



JAM ROOM WITH RECORDING STUDIO

2 7TH FLOOR AMENITIES



RESIDENCE LOUNGE

2 7TH FLOOR AMENITIES



RECREATION AREA

2^{7TH FLOOR} AMENITIES



ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

OUTDOOR LOUNGE

2^{7TH FLOOR} AMENITIES



ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

UPPER DECK ADVANTAGES

*The Largest Private,
Urban Amenity Deck in the US*

*Sports Complex with
Soccer & Tennis*



Private Playground & Dog Park



Summer Kitchen with BBQ



Resort Style Pool



Poolside Bungalows



MIAMI WORLDCENTER

SOCCER FIELD

3 UPPER DECK



TENNIS COURTS

3 UPPER
DECK



ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

CHILDREN'S PLAYGROUND AND DOG PARK

3 UPPER DECK



ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

SUMMER KITCHENS WITH BBQ AREA

3 UPPER DECK



RESORT STYLE POOL

3 UPPER
DECK



POOLSIDE BUNGALOWS

3 UPPER DECK



ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

SKYDECK & LOUNGE ADVANTAGES

*The Penthouse View Belongs to You
360-Degree Views of Miami*

Skydeck Lounge



Sundeck



Sunrise Pool



Tai Chi Deck



Rooftop Infinity Pool



LOUNGE

4 SKYDECK
& LOUNGE



SUNDECK

4 SKYDECK & LOUNGE



ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

SUNRISE POOL

4 SKYDECK & LOUNGE



ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

OBSERVATORY



ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

无边泳池 POOL

4 SKYDECK & LOUNGE



ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

4

THE RESIDENCES





BUILDING OVERVIEW

700 Feet

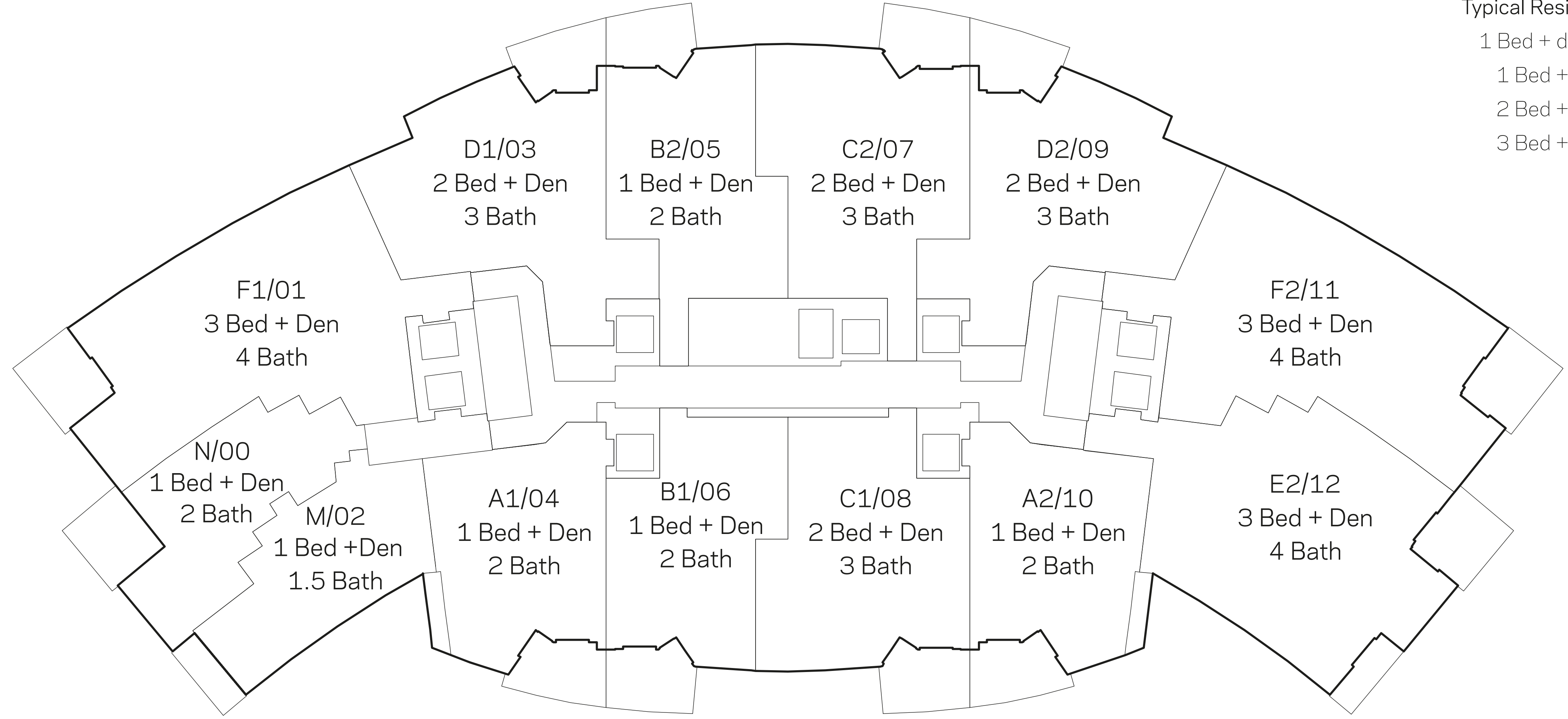
500+ Residences

Residences: Levels 8 - 54

Typical Floorplate | Level 8 - 45

Typical Residence Types

- 1 Bed + den | 1.5 Bath
- 1 Bed + den | 2 Bath
- 2 Bed + den | 3 Bath
- 3 Bed + den | 4 Bath



RESIDENCE ADVANTAGES

*Full-Size Homes with 10-foot ceilings
and Large Entertainment Spaces*

Outdoor Living Rooms



*Lock-Out Suites**



Convertible Dens



Private Elevators



Full-size Laundry Room





FEATURES

- Private Elevators
- 10-Foot Ceilings
- Outdoor Living Rooms
- Full-Size Laundry Room*
- Convertible Den
- Lock-out studio*

PARAMOUNT Residences Mobile App



ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

** in select units*

OUTDOOR LIVING ROOMS



OPEN LIVING SPACES



FLOOR-TO-CEILING GLASS



INDOOR/OUTDOOR LIVING SPACES



KITCHEN

3 Bedroom Residences
Designer Kitchens

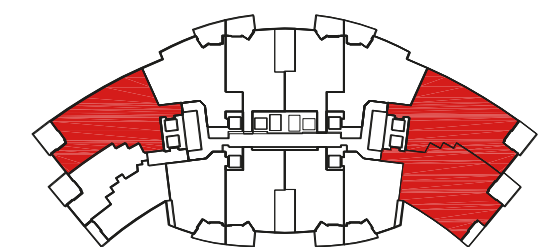


ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

BRANDS

BOSCH OVEN, STOVE,
FAN, DISHWASHER

SUB ZERO REFRIGERATOR





MASTER BATHROOM

3 Bedroom Residences
Spa Tub, Rain Shower

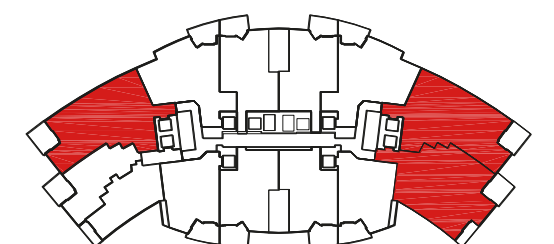


BRANDS

KOHLER SINK

GROHE SHOWER HEAD &
FAUCETS

DURAVIT TOILET & BATHTUB



KITCHEN

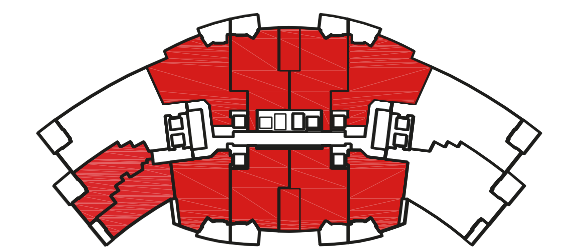
1 + 2 Bedroom Residences
Designer Kitchen



BRANDS

BOSCH OVEN, STOVE,
FAN, DISHWASHER

SUB ZERO REFRIGERATOR



MASTER BATHROOM

1 + 2 Bedroom Residences
Spa Tub, Rain Shower



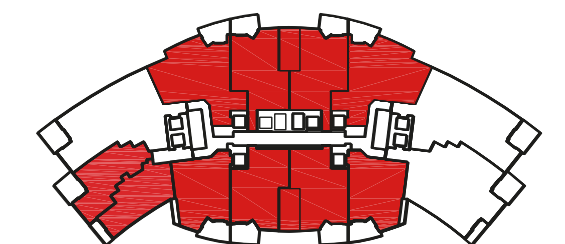
ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

BRANDS

KOHLER SINK

GROHE SHOWER HEAD &
FAUCETS

DURAVIT TOILET & BATHTUB



5C

FLOORPLANS



BUILDING OVERVIEW

700 Feet

500+ Residences

Residences: Levels 8 - 54

Typical Floorplate | Level 8 - 45

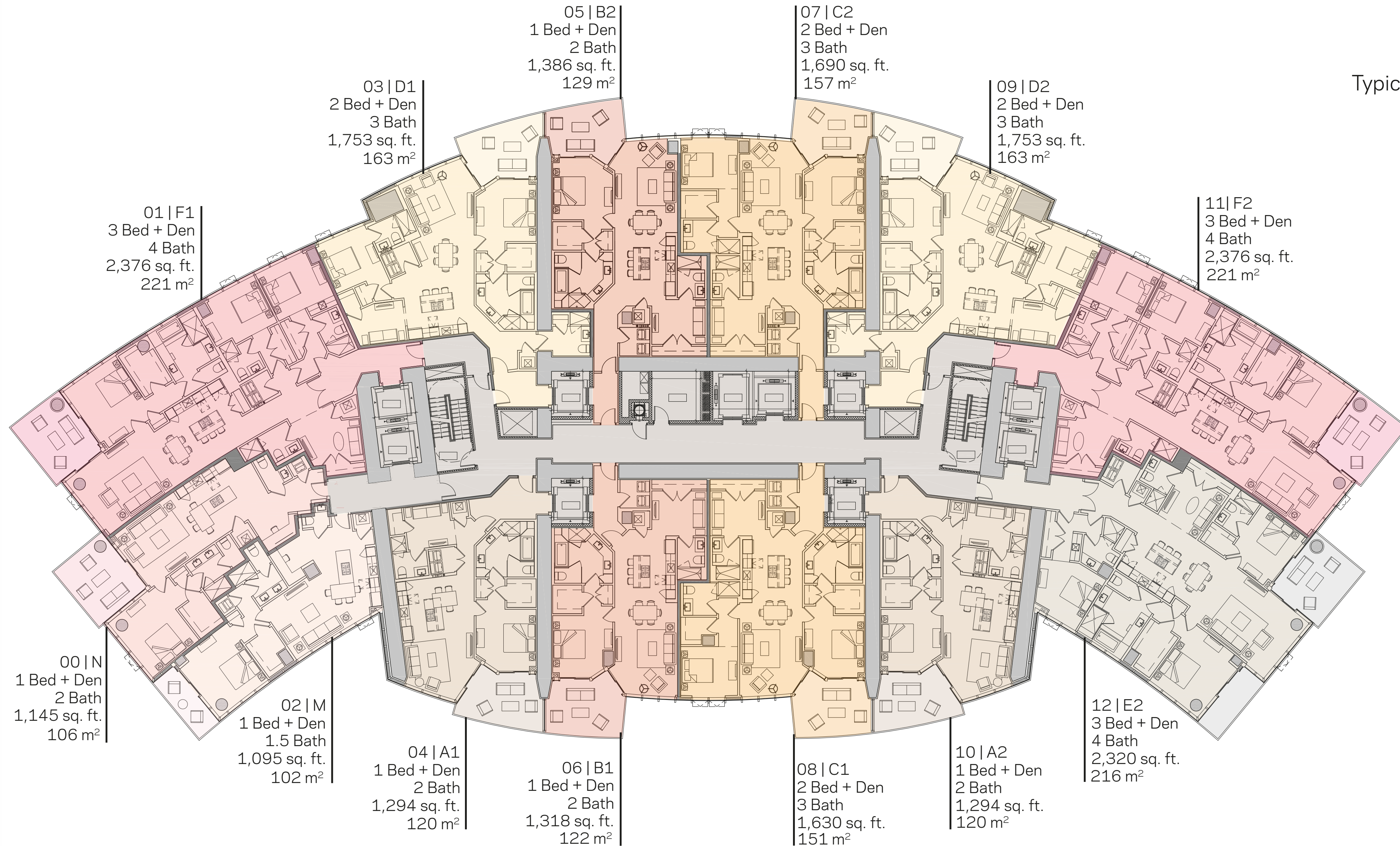
Typical Residence Types

1 Bed + den | 1.5 Bath

1 Bed + den | 2 Bath

2 Bed + den | 3 Bath

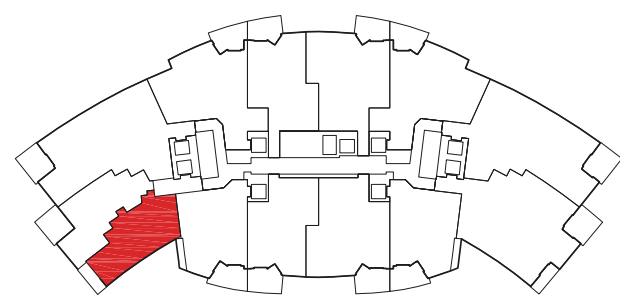
3 Bed + den | 4 Bath




1 Bedroom + Den | 1.5 Bath

Total: 1,186 sq. ft. | 110 m²
Interior: 1,095 sq. ft. | 102 m²
Outdoor: 91 sq. ft. | 9 m²

RESIDENCE M | 02

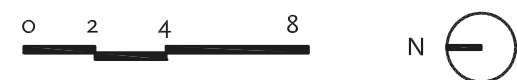
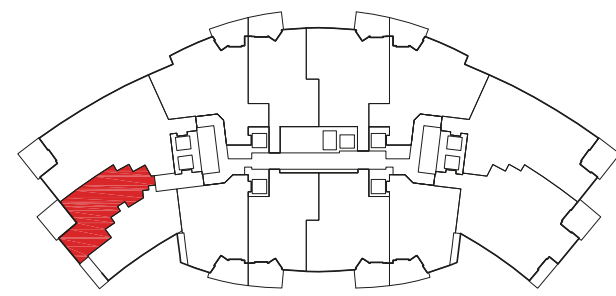
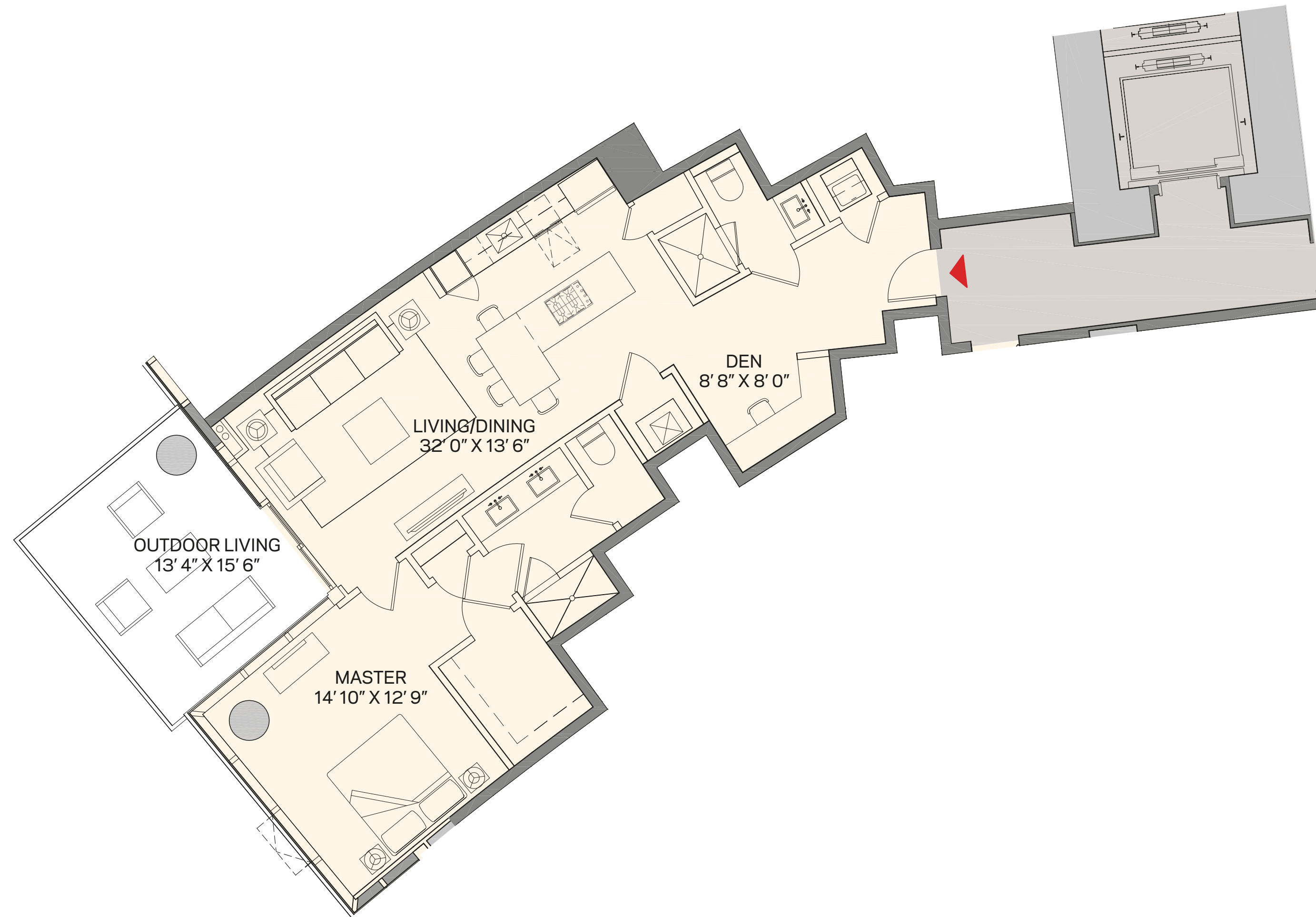



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1 Bedroom + Den | 2 Bath

Total: 1,346 sq. ft. | 125 m²
Interior: 1,145 sq. ft. | 106 m²
Outdoor: 201 sq. ft. | 19 m²

RESIDENCE N | 00

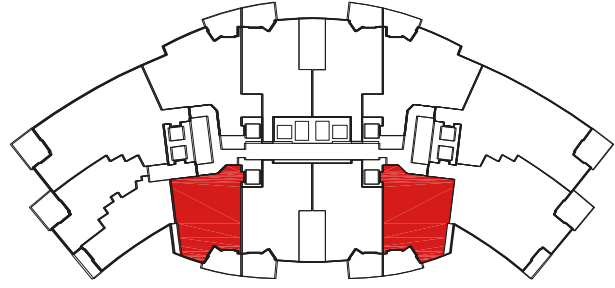
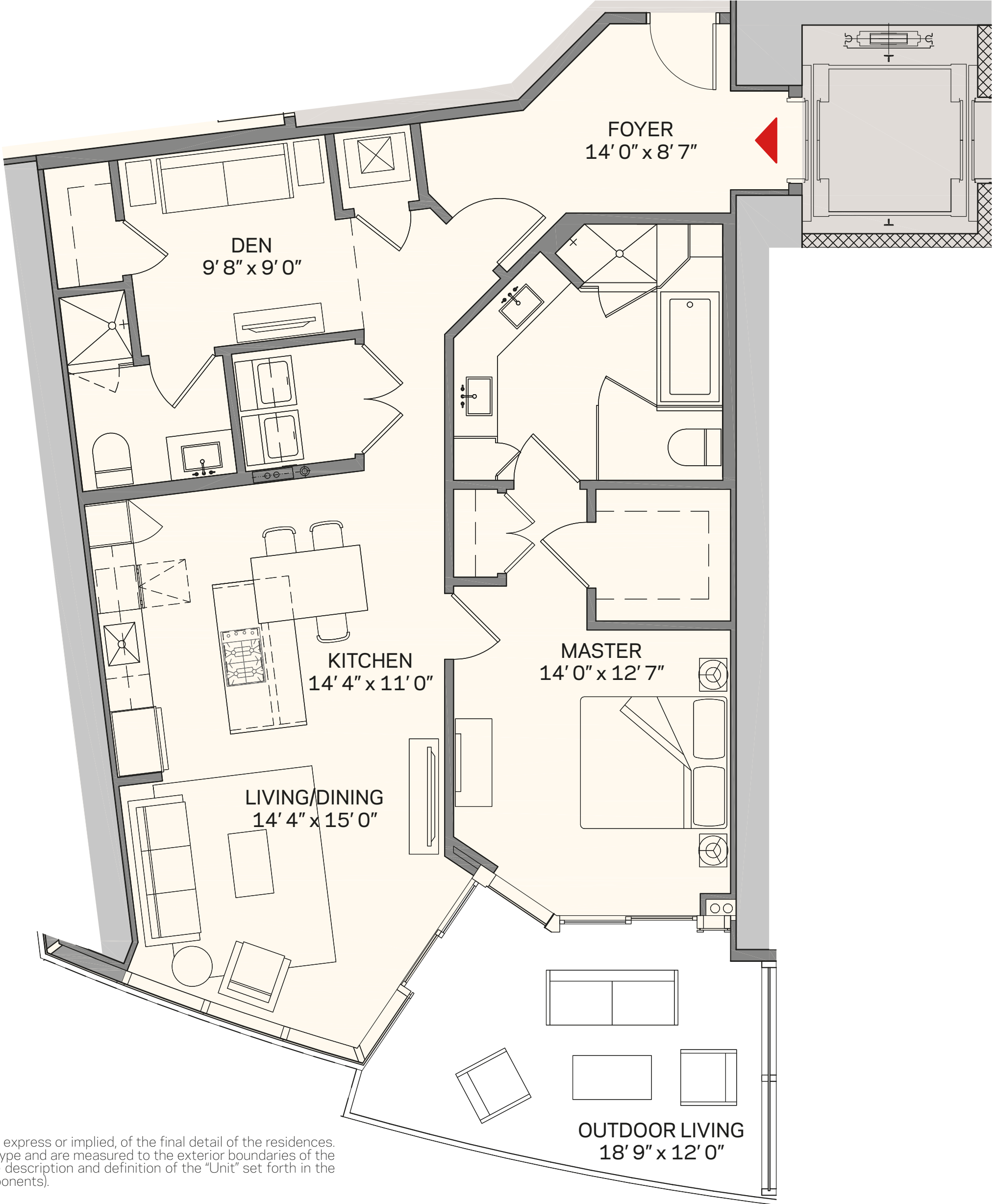


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1 Bedroom + Den | 2 Bath

Total: 1,491 sq. ft. | 138 m²
 Interior: 1,294 sq. ft. | 120 m²
 Outdoor: 197 sq. ft. | 18 m²

RESIDENCE A1 | 04
Reverse: Residence A2 | 10

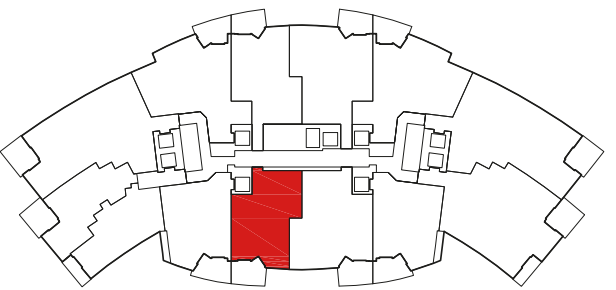
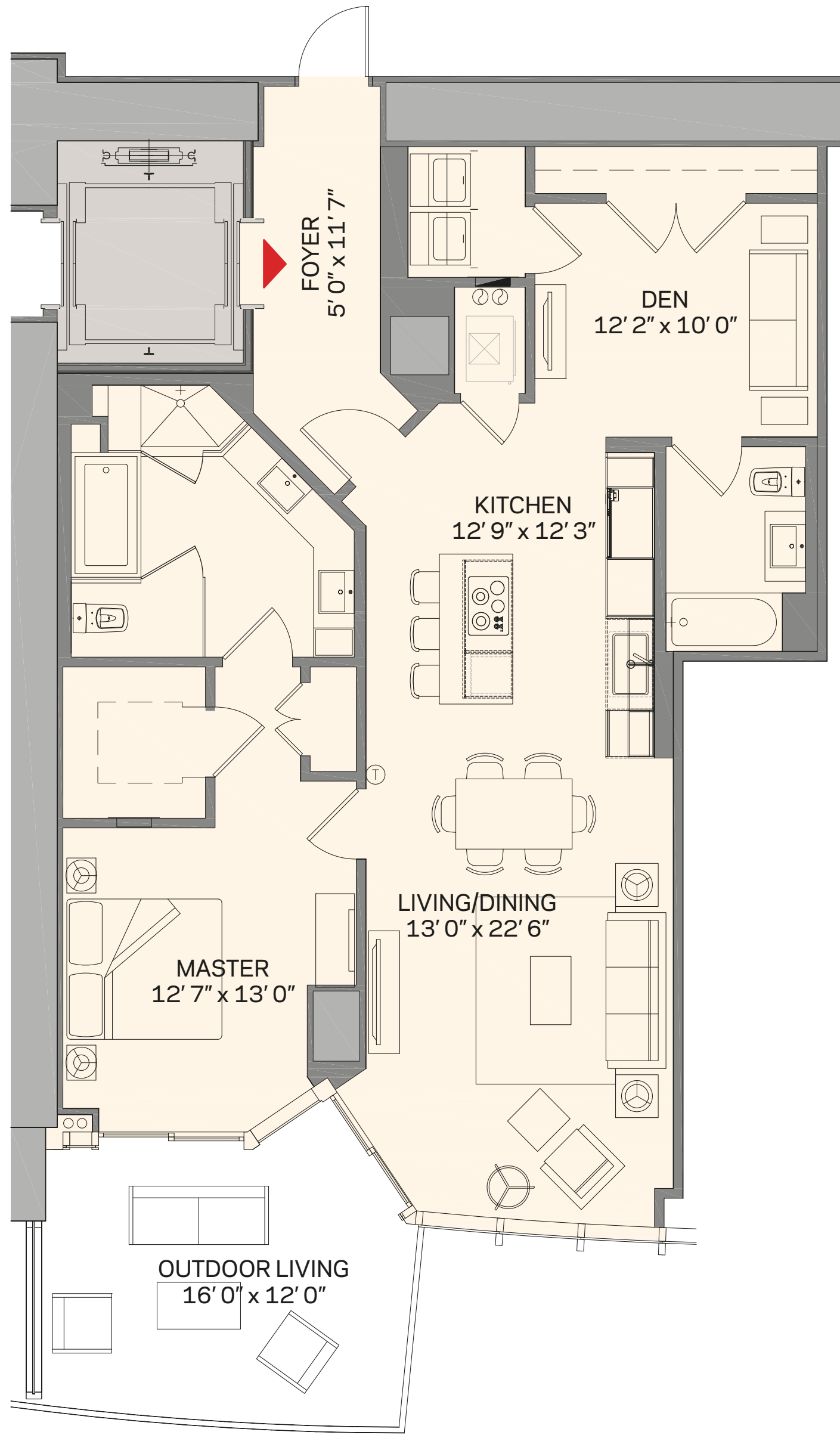


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1 Bedroom + Den | 2 Bath

Total: 1,521 sq. ft. | 141 m²
 Interior: 1,318 sq. ft. | 122 m²
 Outdoor: 205 sq. ft. | 19 m²

RESIDENCE B1 | 06

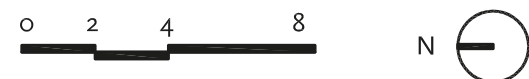
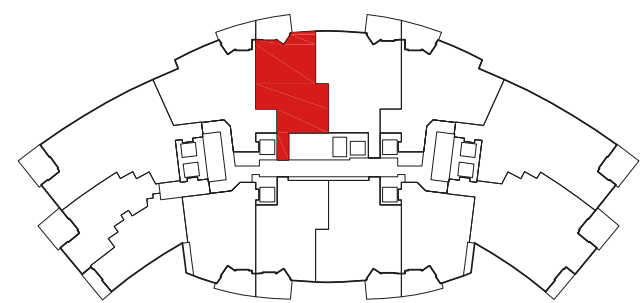
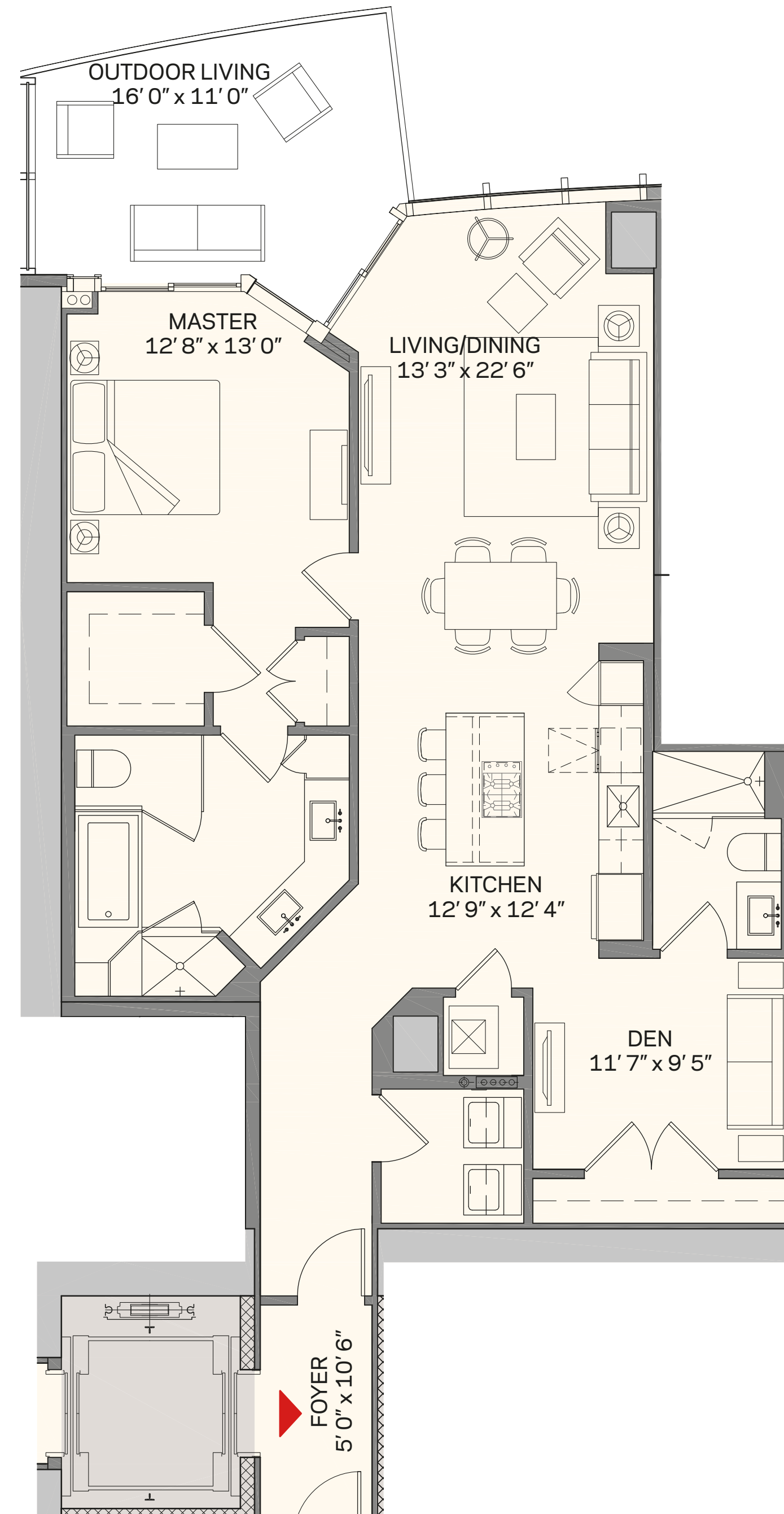



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1 Bedroom + Den | 2 Bath

Total: 1,573 sq. ft. | 146 m²
Interior: 1,386 sq. ft. | 129 m²
Outdoor: 187 sq. ft. | 17 m²

RESIDENCE B2 | 05

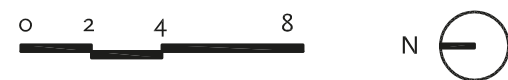
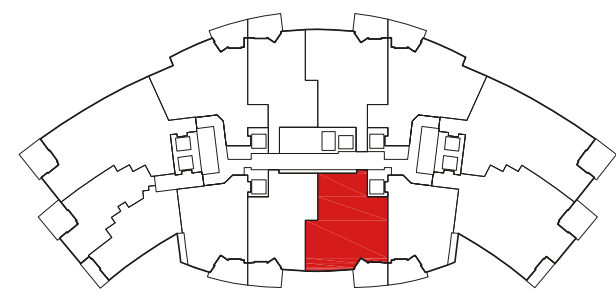
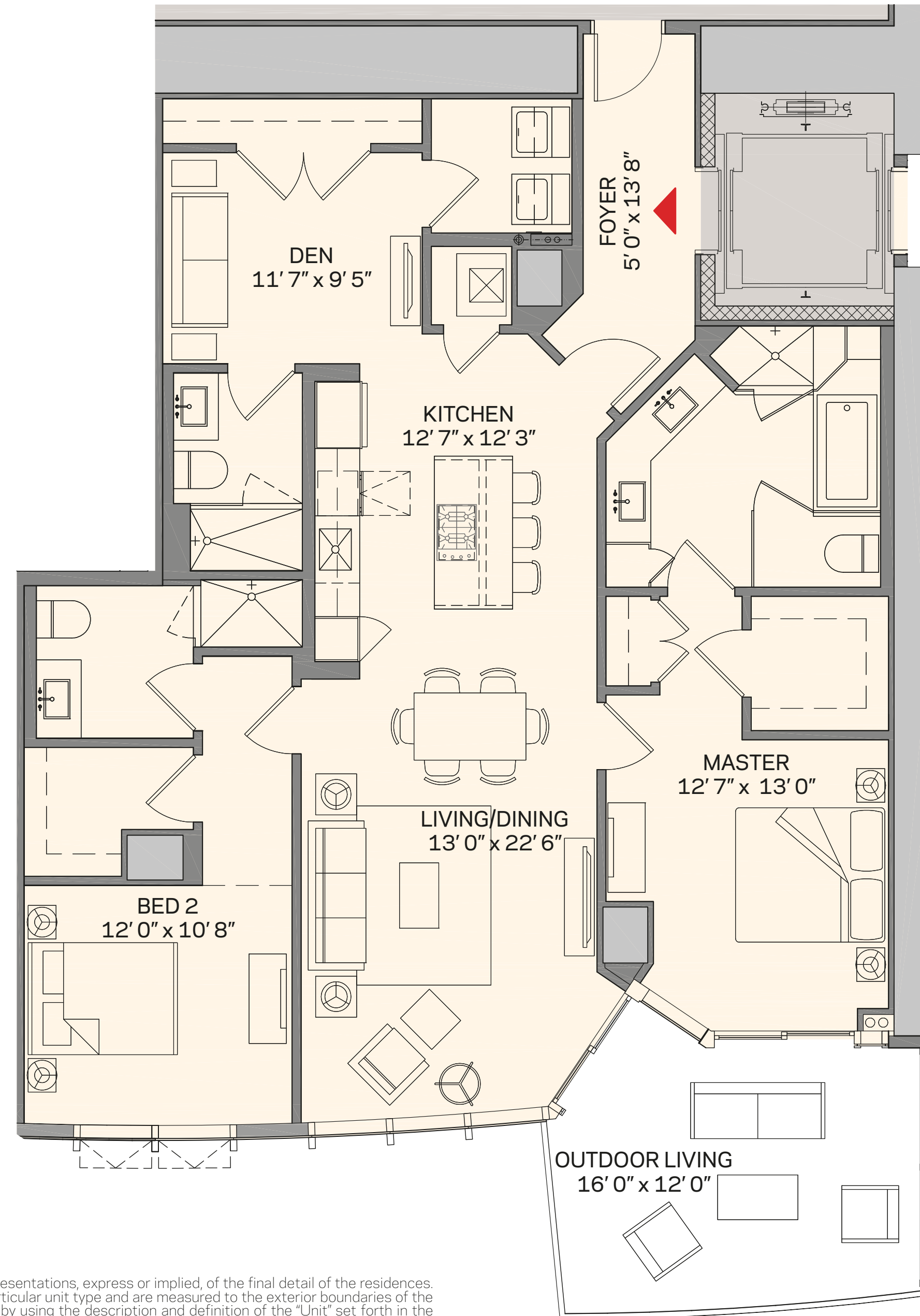



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2 Bedroom + Den | 3 Bath

Total: 1,835 sq. ft. | 170 m²
Interior: 1,630 sq. ft. | 151 m²
Outdoor: 205 sq. ft. | 19 m²

RESIDENCE C1 | 08

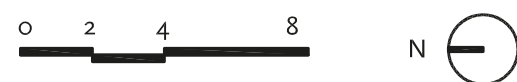
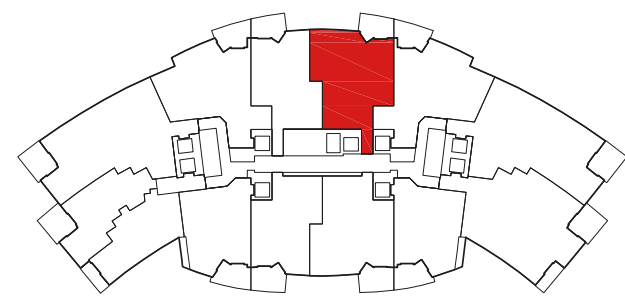
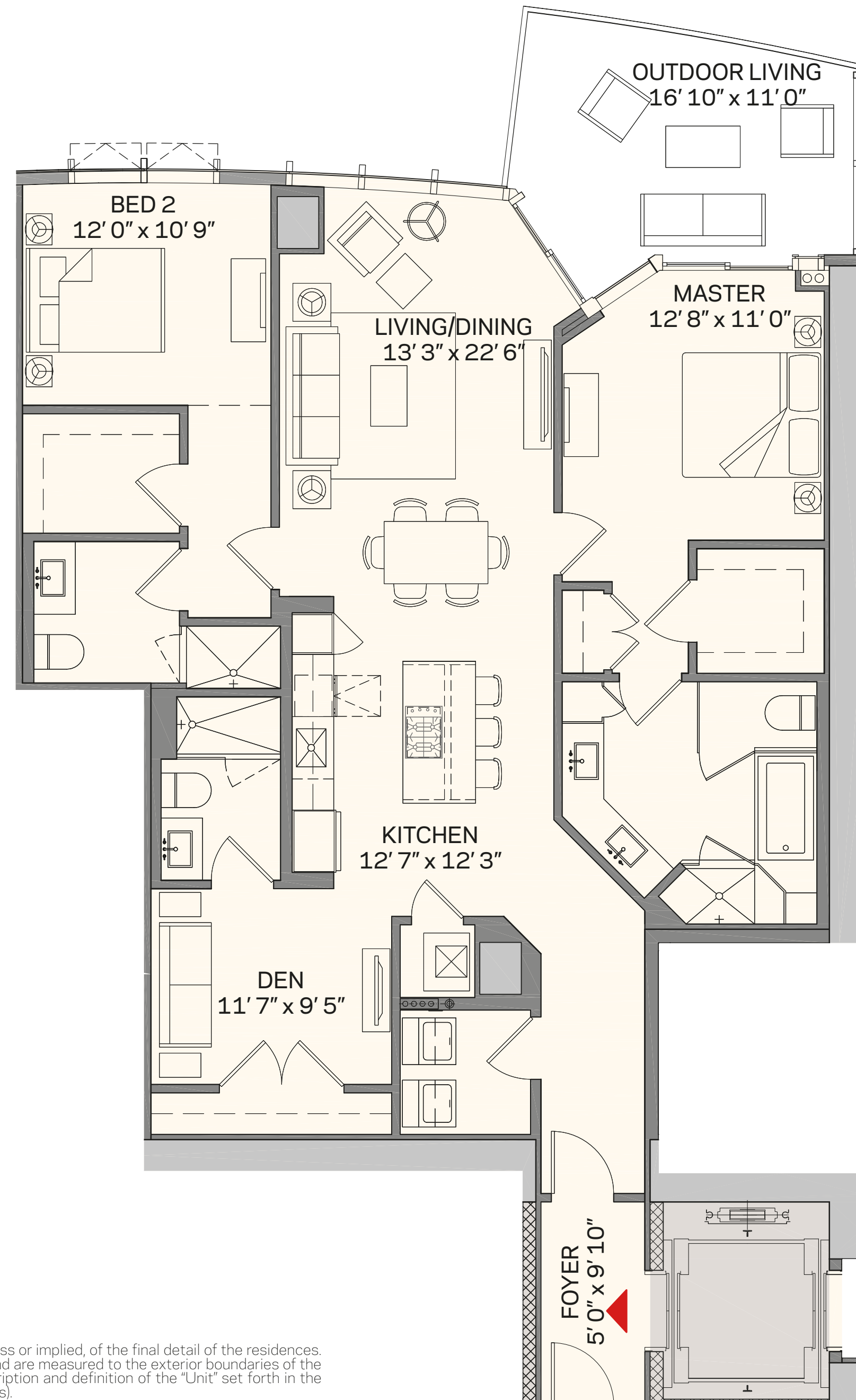


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2 Bedroom + Den | 3 Bath

Total: 1,877 sq. ft. | 174 m²
 Interior: 1,690 sq. ft. | 157 m²
 Outdoor: 187 sq. ft. | 17 m²

RESIDENCE C2 | 07

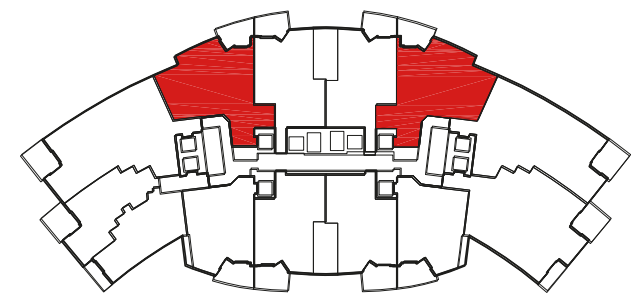


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2 Bedroom + Den | 3 Bath

Total: 1,952 sq. ft. | 181 m²
 Interior: 1,753 sq. ft. | 163 m²
 Outdoor: 199 sq. ft. | 18 m²

RESIDENCE D1 | 03
Reverse: Residence D2 | 09

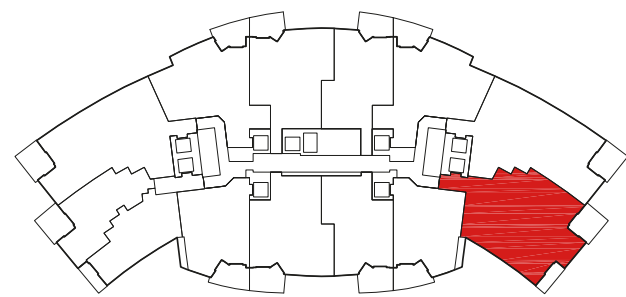
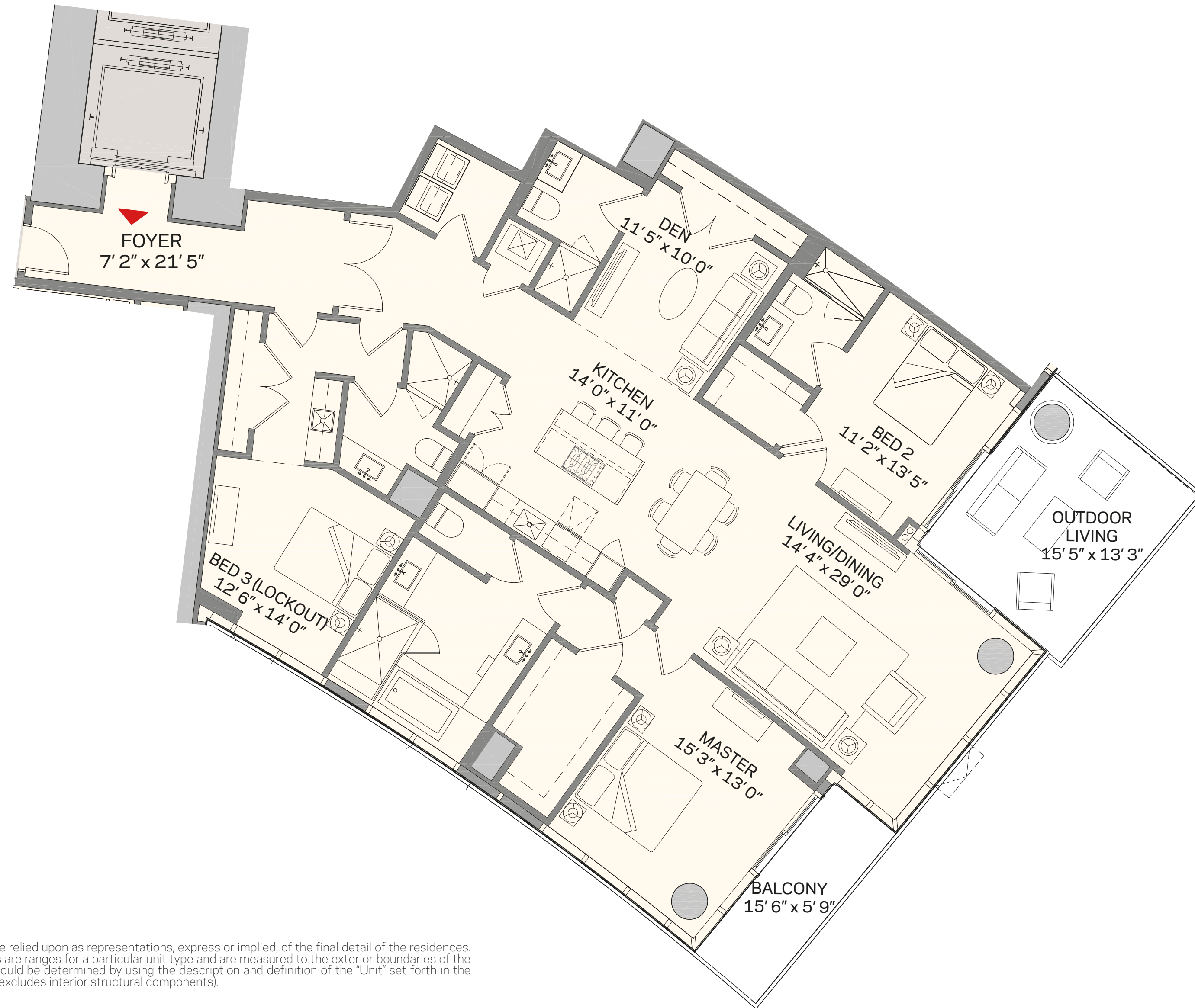



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3 Bedroom + Den | 4 Bath

Total: 2,611 sq. ft. | 243 m²
Interior: 2,320 sq. ft. | 216 m²
Outdoor: 291 sq. ft. | 27 m²

RESIDENCE E2 | 12

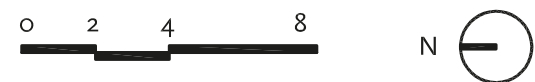
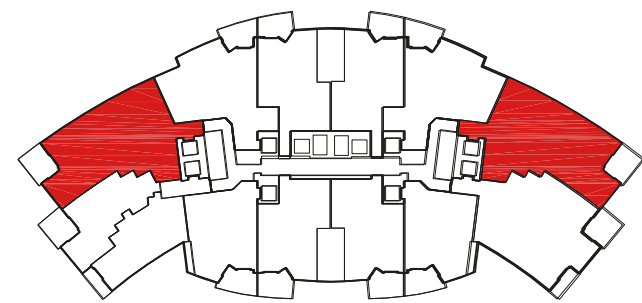



 These drawings are conceptual only and are for the convenience of reference. They should not be relied upon as representations, express or implied, of the final detail of the residences. Units shown are examples of unit types and may not depict actual units. Stated square footages are ranges for a particular unit type and are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the area that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components).

3 Bedroom + Den | 4 Bath

Total: 2,578 sq. ft. | 240 m²
Interior: 2,376 sq. ft. | 221 m²
Outdoor: 202 sq. ft. | 19 m²

RESIDENCE F1 | 01
Reverse: Residence F2 | 11



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6

PARAMOUNT
BRAND



design
service
technology
experience

immersion

DESIGN

architecture
floorplans
kitchens & baths
sense of arrival
amenities

SERVICE

global concierge
courteous doormen
on premise repairs
attaché for any need

TECHNOLOGY

one-touch attaché
smart tech buildings
smart thermostats
smart smoke detection
uv reduction glass
high speed elevators
remote home controls

EXPERIENCE

exceptional spas
signature restaurants
private member lounges
jam rooms and recording studios
exceptional locations



PARAMOUNT is the only residential brand of its kind. With brand pillars in the areas of design, service, technology and experience, our customers can expect a commitment to their purchase satisfaction, enhanced resale value and of course, the ultimate lifestyle, a standard of any PARAMOUNT home.

World-class architecture and interior design teams delivering the highest level of residential experience, maximized views, striking building exteriors and superior amenities.

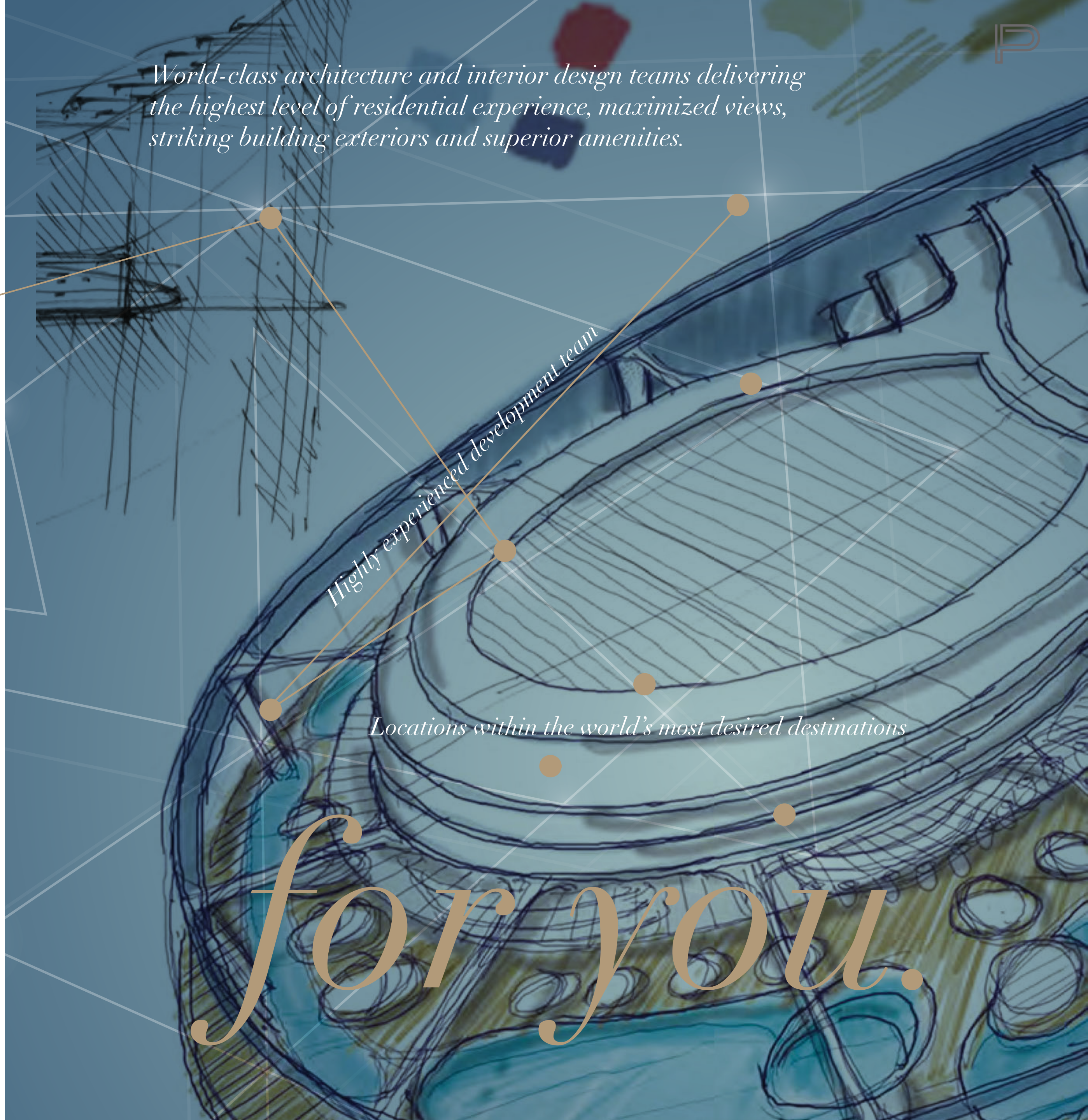
design

What unites PARAMOUNT Residences is the attention to detail used in their making - how every element, interior space and amenity is carefully considered to create a truly uncompromising expression of modern luxury.

Highly experienced development team

Locations within the world's most desired destinations

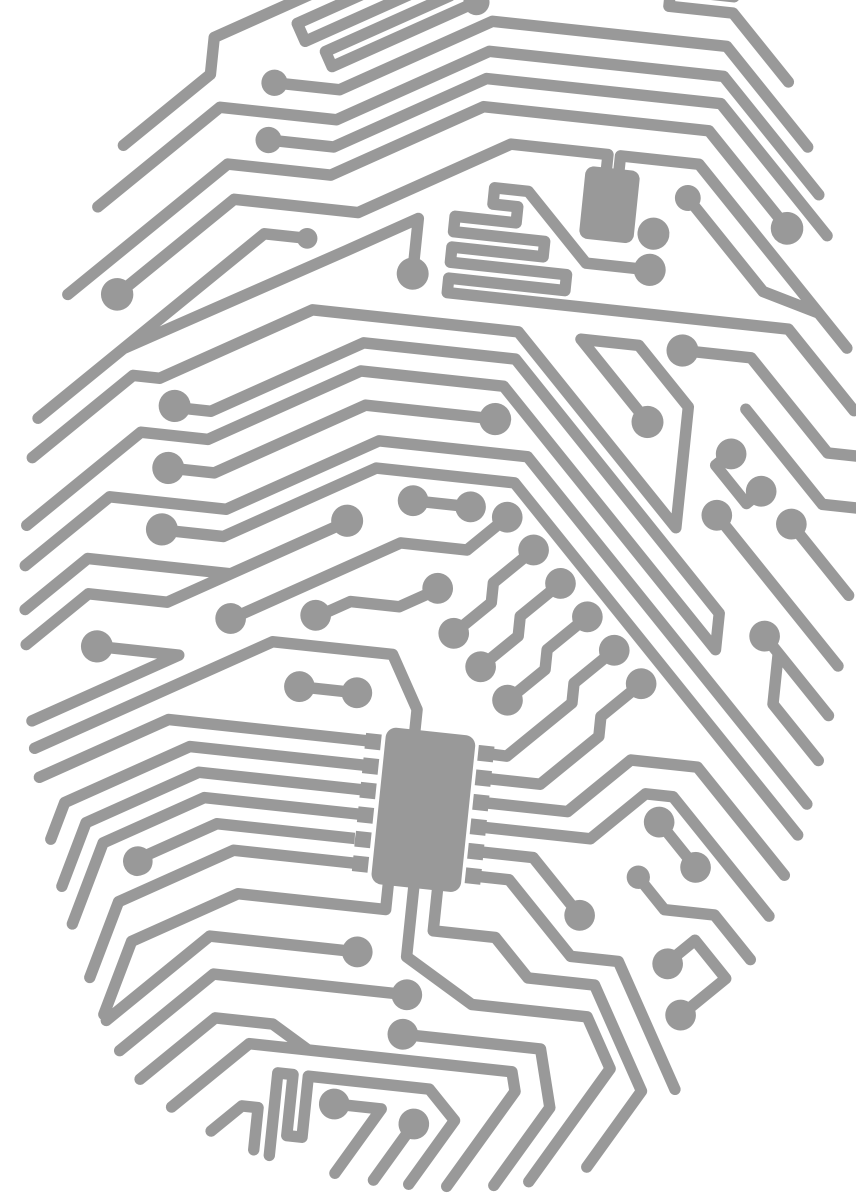
for you.



service

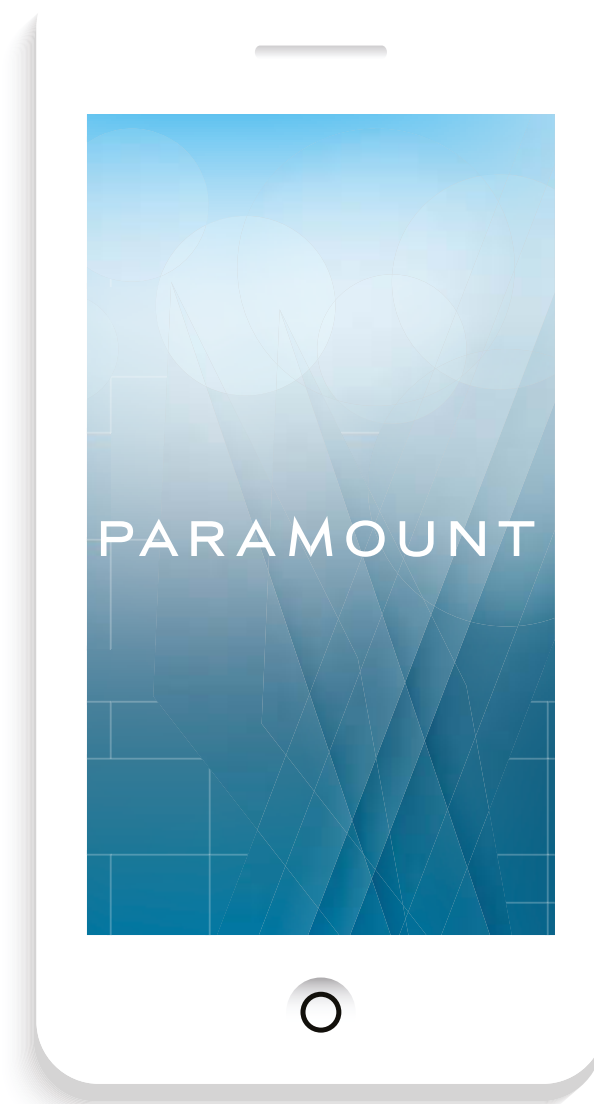
In a world that's ever crowded and impersonal, PARAMOUNT Residences are proof that a place on earth still exists where you can experience the genuine warmth of the human touch while avoiding the standardization that has become common place in most residential towers.





technology

Intuitive service becomes even more effortless through integrated smart building technology and a proprietary PARAMOUNT Residences smartphone application. Now you can instantly connect with your concierge, attaché and nearly any desire in the world.



- Sonance Visual Performance Speakers
- Bitwise - iPad Control
- Apple - Airport Extreme Wireless Networking Router
- Episode® 2 Channel Mini-Amplifier with Surface Mount IR Sensor and Remote Control
- Seura Hydra In-Wall Kitchen HDTV 27"
- Nest Smart Thermostat
- Sonos Connect - Music Streaming
- AppleTV

SMART Thermostat by NEST



experience

Not only “the” place to live, PARAMOUNT is also the place to find the pulse of any city. Between exceptional amenities and curated events, signature restaurants and private lounges you can discover a “city within a city” concept that brings life and energy into every one of our buildings.



ONE-TOUCH ACCESS TO:

house cleaning

International and domestic moving coordination

custom furniture packages and interior design

audio visual and security installation

professional home organization

household staffing

gourmet chef coordination

tickets to any show

town car to the airport

reservations at any hot spot

VIP consideration at most destinations

fresh flower delivery

bar and pantry curation

personal training

spa and beauty appointments

dry cleaning

pet care

child care

fine dining deliveries

amenity reservations

advance shipping of luggage

resident's necessities

weekly entertainment ideas

and basically anything you desire





TEAM



DEVELOPMENT TEAM

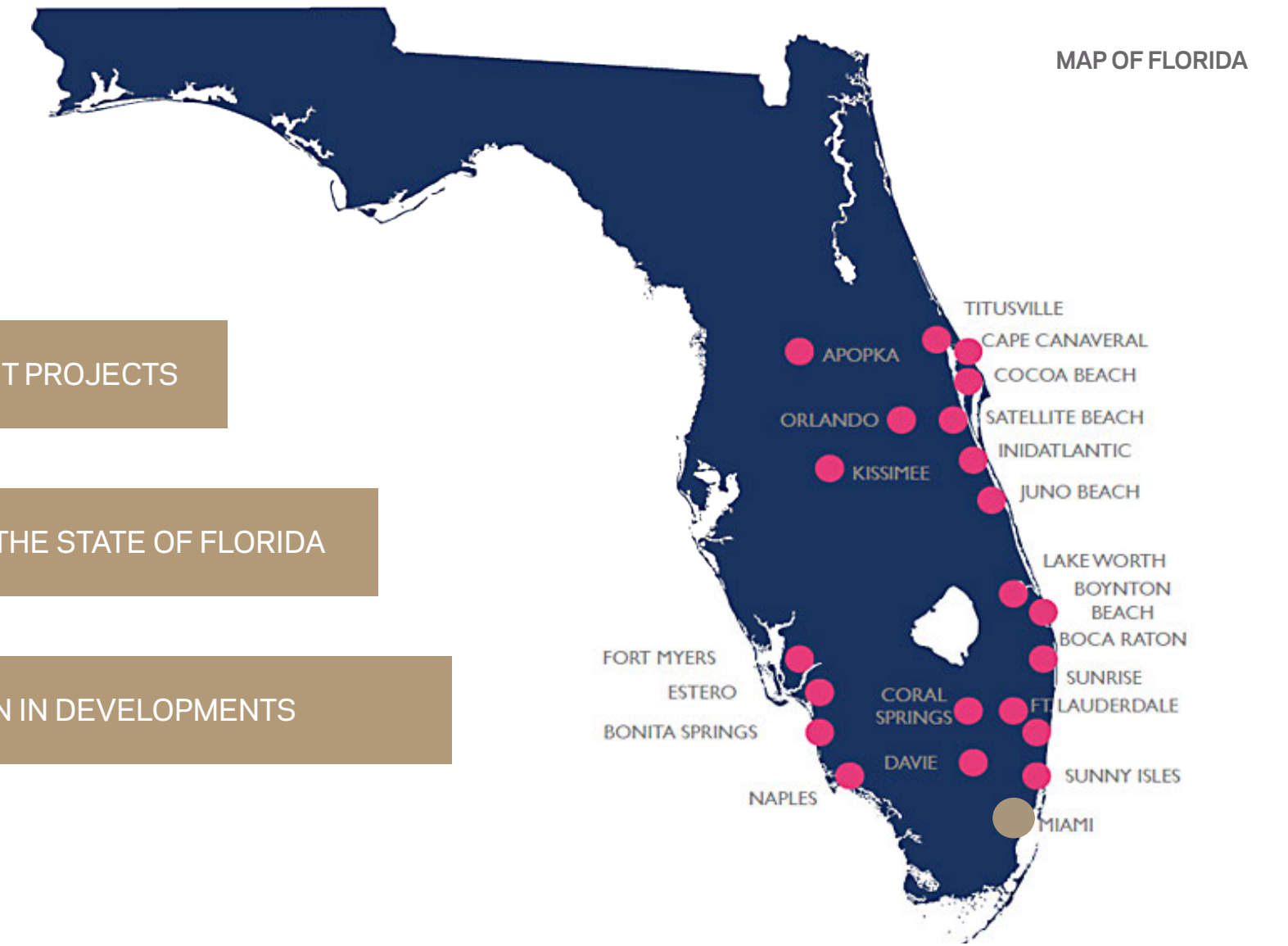
Daniel Kodsi
PARAMOUNT VENTURES

Daniel Kodsi is a real estate industry veteran with more than 25 years of experience developing a diversified portfolio of mixed-use, multi-family, condominium and planned single-family developments. With \$1.2B in completed project and nearly an additional \$1B in current developments he continues to build an extensive development track record.

From award winning master-planned communities around the state, to the luxurious PARAMOUNT Bay high-rise in Miami's Edgewater neighborhood, as CEO of Royal Palm Companies Mr. Kodsi has built 25 separate development projects generating over 3,000 units throughout the state of Florida. Currently Mr. Kodsi is working on several major projects set to deliver an additional 1,000 units.



confidence
experience
delivery of excellence



44 SEPARATE DEVELOPMENT PROJECTS

OVER 4,000 UNITS IN THE STATE OF FLORIDA

\$2 BILLION IN DEVELOPMENTS

Art Falcone
MIAMI WORLDCENTER ASSOCIATES

Art Falcone has over 35 years of executive experience and a proven track record of success. Mr. Falcone brings tested leadership, an entrepreneurial spirit and unparalleled expertise in all areas of real estate. He has diverse and extensive experience in the management of purchasing, financing, and developing residential and commercial real estate product types.

Nitin Motwani
MIAMI WORLDCENTER ASSOCIATES

In his role as Managing Principal, Mr. Motwani is responsible for every facet of the project including but not limited to land acquisition, zoning and entitlements, financing (public and private), joint ventures and development. Mr. Motwani has earned a Bachelors degree in International Relations from Duke University and holds a Master of Science in Real Estate Development from Columbia University.

DESIGN TEAM

Elkus | Manfredi ARCHITECTURE

Since the founding of Elkus Manfredi Architects in 1988, they have been privileged to form long-term relationships with many of the nation's most distinguished developers, corporations, and institutions, who have given them the opportunity to shape some of the most important planning and design projects undertaken across the country. Their collective wealth of design and planning experience, built across a rich diversity of project and building types, energizes all of their work. They are well-versed in the ways that connectivity, location, market pressures, sustainability, and other elements play into the unique matrix that each project represents.

- City Place
- Time Warner
- The Grove
- The Shops at Columbus Circle
- The Peninsula
- The Galleria at Sowwah Square



IDDI INTERIOR DESIGN

ID & Design International is a full service design and branding firm with extensive knowledge specializing in commercial, mixed-use, retail, hospitality and entertainment projects. With vast international experience and exposure to some of the world's leading retailers, developers and investors, our team-based approach leads with a logical business and consumer focus to all strategic design solutions and transforms them into uniquely branded environments. Today, IDDI offers, President and Creative Director, Sherif Ayad's extensive experience, coupled with a diversified team of some of the most creative minds in environmental design.



SALES & MARKETING TEAM

OneWorld Properties SALES AND MARKETING

OneWorld Properties, led by Peggy Olin Fucci, is a Florida-based full service real estate brokerage firm specializing in the sales and marketing of luxury residential condominium properties worldwide. In 2008, OneWorld Properties was formed with the goal to create a new kind of brokerage with honesty, drive and enthusiasm that would deliver fresh and innovative ideas during the time of the failed real estate market. OneWorld provides a unique approach partnering with developers from idea to strategy development to create an integrated sales and marketing program. We pride ourselves on our community connections with a team who has extensive knowledge and are well connected with the local and international market to deliver the best results for every project with superior service.





PARAMOUNT

MIAMI WORLD CENTER



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

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SALES & MARKETING BY
ONEWORLD
PROPERTIES