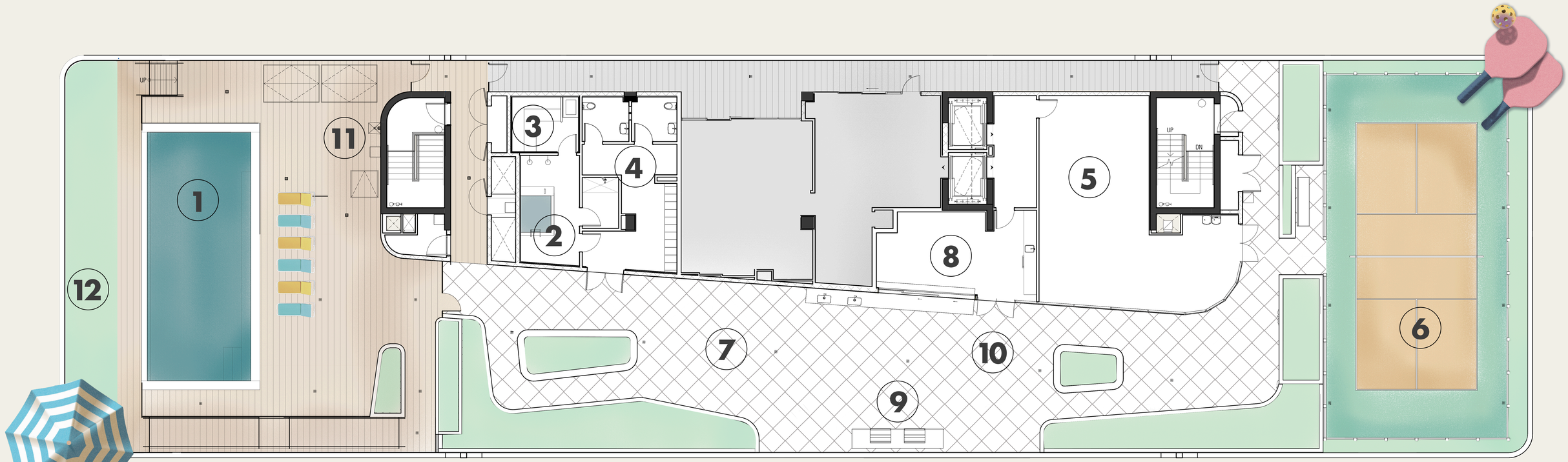
ELLA

VINTAGE INDULGENCE, MODERN DAY PURSUITS



22,000 SF OF AMENITIES

1 Rooftop pool with sweeping views of the Downtown Miami skyline and Biscayne Bay
2 Cold Plunge
3 Sauna
4 Dressing room equipped with shower
5 Fitness Center
6 Pickleball Court with Ocean Views
7 Covered Outdoor Terrace
8 Resident Lounge
9 Summer Kitchen
10 Covered Dining Area
11 Outdoor Shower
12 Observation/Yoga/Meditation deck
» Coworking Lounge (located on 1st floor)

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. THE INFORMATION PROVIDED, INCLUDING PRICING AND COMMISSIONS, IS SOLELY FOR INFORMATIONAL PURPOSES, AND IS SUBJECT TO CHANGE WITHOUT NOTICE. THIS IS NOT AN OFFER TO SELL, OR SOLICITATION OF OFFERS TO BUY, THE CONDOMINIUM UNITS IN JURISDICTIONS WHERE SUCH OFFER OR SOLICITATION CANNOT BE MADE OR ARE OTHERWISE PROHIBITED BY LAW. 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. ALL DIMENSIONS ARE APPROXIMATE AND MAY VARY WITH ACTUAL CONSTRUCTION, AND ALL AMENITIES ARE PROPOSED ONLY. ALL FLOOR PLANS, AMENITIES AND DEVELOPMENT PLANS ARE SUBJECT TO CHANGE. THE RENDERINGS CONTAINED HEREIN ARE PROPOSED ONLY, AND SHOULD NOT BE RELIED UPON AS REPRESENTATIONS, EXPRESS OR IMPLIED, OF THE FINAL DETAIL OF THE CONDOMINIUM. ALL STATED DIMENSIONS AND SQUARE FOOTAGES ARE APPROXIMATE AND ARE SUBJECT TO CHANGE. SHORT TERM RENTAL OF UNITS REQUIRE EACH OWNER TO OBTAIN A CERTIFICATE OF USE FROM THE APPLICABLE GOVERNING AGENCY AND ARE OTHERWISE SUBJECT TO ISSUANCE AT THE DISCRETION OF THE CITY OF MIAMI BEACH AND APPLICABLE LAWS. WHILE SHORT TERM RENTALS ARE PERMITTED AS OF THE DATE HEREOF, THERE IS NO GUARANTEE THAT THIS WILL ALWAYS BE THE CASE. FURNITURE PACKAGES MAY ONLY BE AVAILABLE FOR AN ADDITIONAL FEE. PRICES ARE SUBJECT TO CHANGE AT ANY TIME WITHOUT NOTICE. ON-SITE RETAIL ESTABLISHMENT ARE ANTICIPATED TO BE OPERATED FROM THE COMMERCIAL COMPONENTS OF THE PROJECT WHICH WILL BE OFFERED FOR SALE TO THIRD PARTIES. DETERMINATION REGARDING USE OF THE COMMERCIAL SPACES WILL BE IN THE DISCRETION OF THE PURCHASERS OF THOSE SPACES.