



# PARAMOUNT

A WORLD OF LUXURY RESIDENCES AT

MIAMI WORLDCENTER

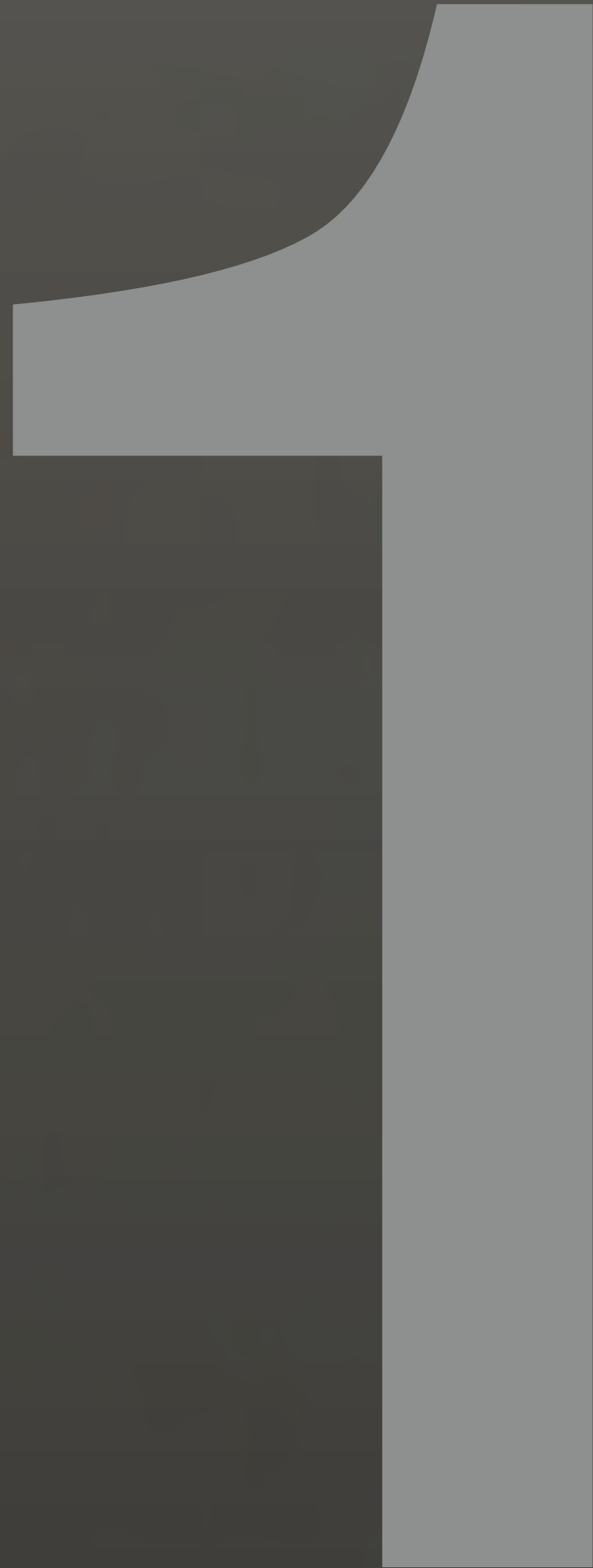






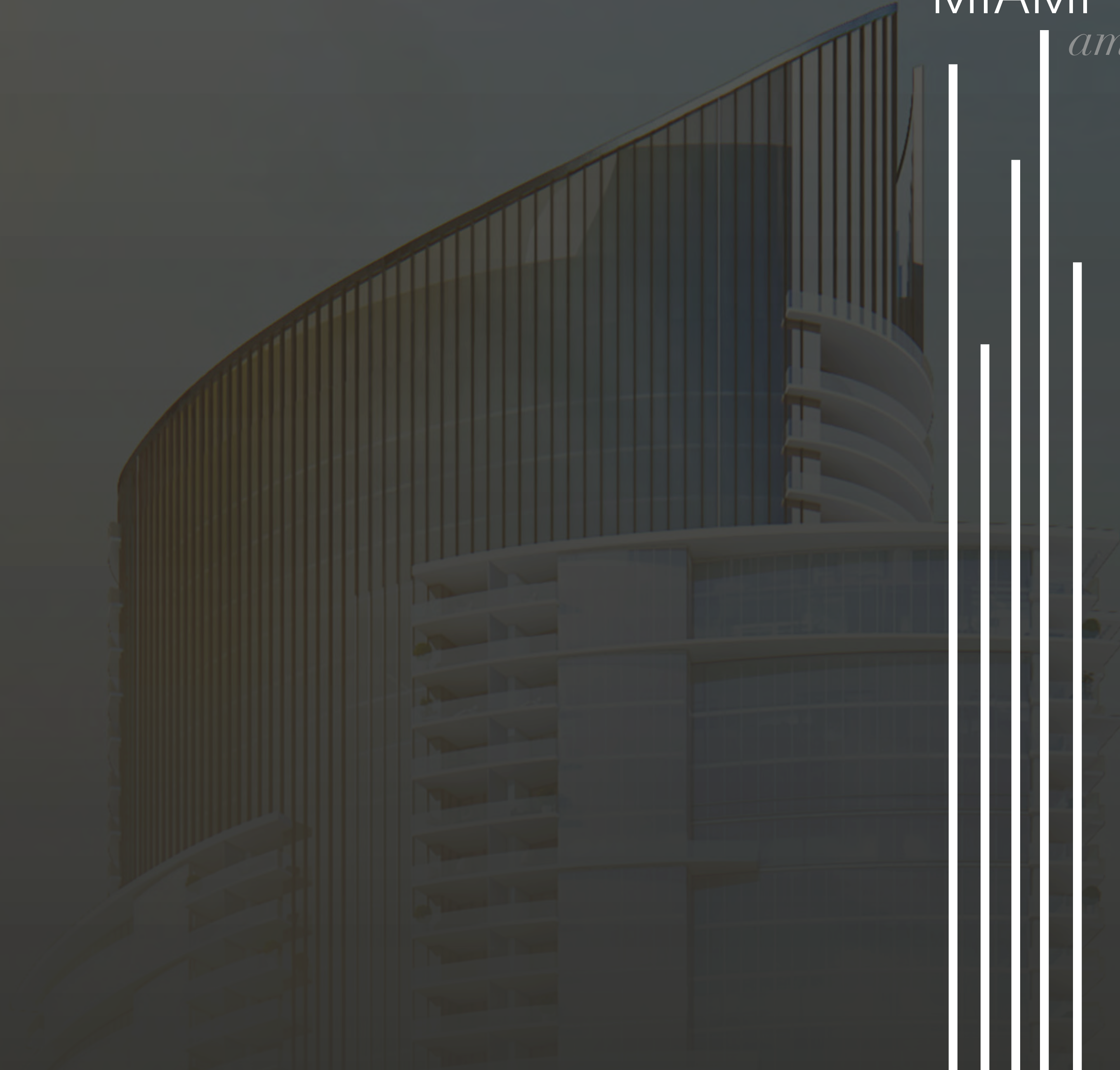






MIAMI

*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.

15<sup>M</sup>  
VISITORS  
A YEAR

41<sup>M</sup>  
FLY THRU  
MIA

5<sup>M</sup>  
CRUISE  
FROM MIA

10000+  
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





**ALL ABOARD FLORIDA**  
Passenger Rail  
Mixed-use Retail and  
Hospitality

**TOP MEDICAL INSTITUTIONS**  
Jackson Memorial Hospital,  
Bascom Palmer Eye Institute,  
& UM Miller School of Medicine

**BISCAYNE BOULEVARD**  
Grand Boulevard  
Links Streets, Parks and Bay

**PARAMOUNT**  
500+ Residences  
Over 40 Amenities

**AMERICAN AIRLINES  
ARENA**  
Home of the Miami Heat

**ADRIENNE ARSHT CENTER**  
Performing Arts Center  
Film Production Studio

**MUSEUM PARK**  
Art, Science Museums  
29 Acres

**SKYRISE MIAMI**  
1000 ft. Tower  
Retail and Hospitality

# DOWNTOWN MIAMI IN THE WORKS

\$11 BILLION IN NEW PUBLIC  
AND PRIVATE DEVELOPMENT







AN INCREDIBLE  
URBAN EXPERIENCE



DOWNTOWN MIAMI  
A 24/7 CITY



MIAMI HEAT

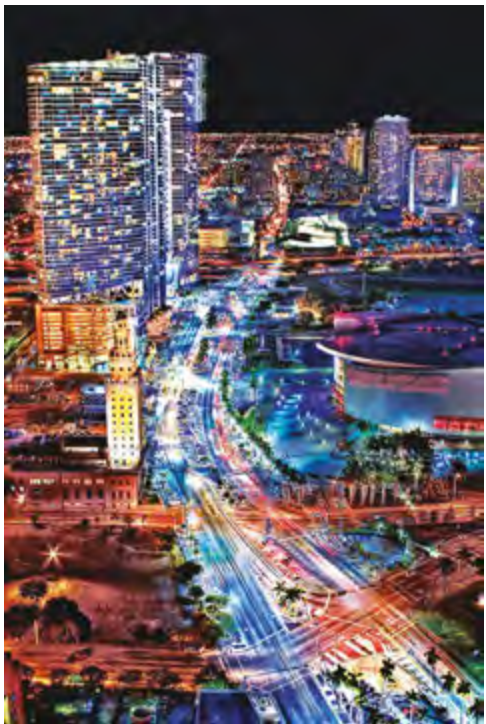


ADRIENNE ARSHT CENTER  
FOR PERFORMING ARTS

*live*



AMERICAN AIRLINES ARENA



ADRIENNE ARSHT CENTER  
FOR PERFORMING ARTS



FROST MUSEUM OF SCIENCE



*play*



PEREZ ART MUSEUM



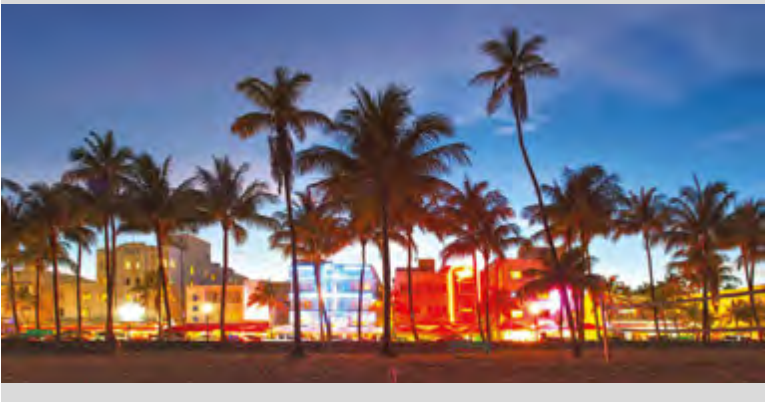
# LOCATION ADVANTAGES

*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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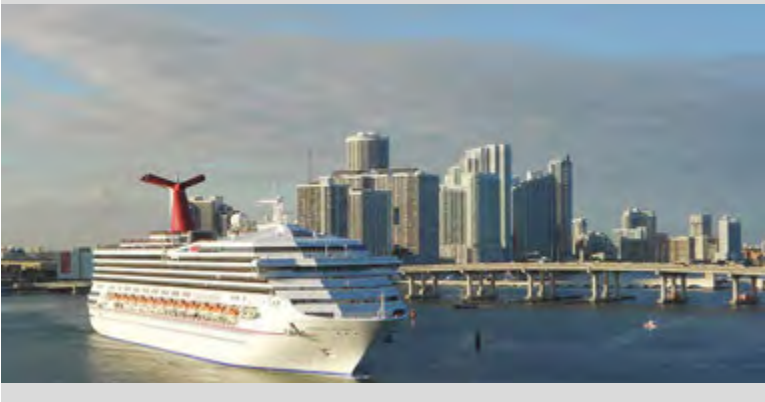
# TRANSPORTATION ADVANTAGES

*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?*

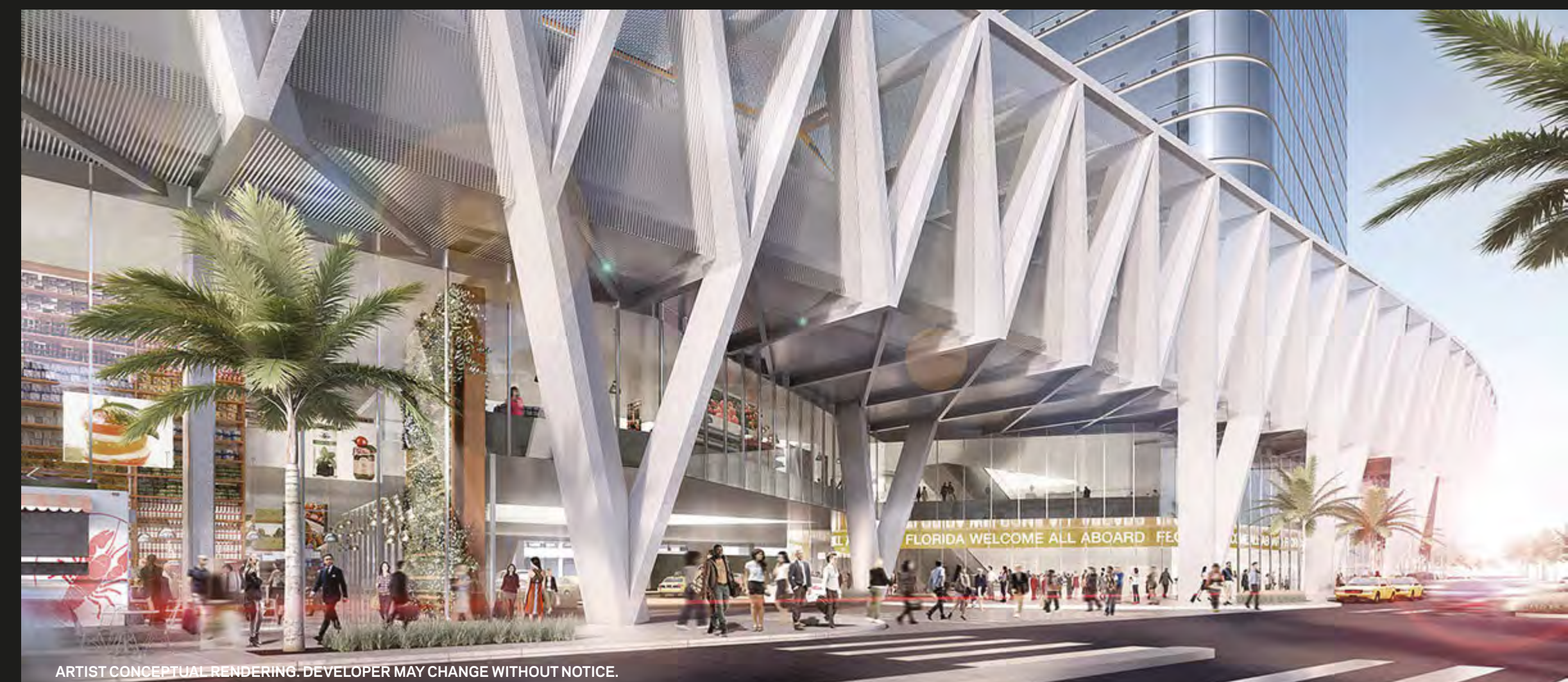
Miami Worldcenter provides unmatched accessibility and sits at the nexus of nearly 150 million transit trips per year, offering:

- 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

### ALL ABOARD FLORIDA







# 2

*“city within a city.”*



# MIAAMI 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

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# 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

FREEDOM TOWER

MIAMI DADE COLLEGE

FEDERAL JUSTICE CAMPUS

GOVERNMENT CENTER  
EXTENSION

ALL ABOARD  
FLORIDA'S  
DOWNTOWN HUB

Marriott

MWC PROMENADE

PROMENADE

NAP OF THE  
AMERICAS

FROST MUSEUM OF SCIENCE

PÉREZ ART MUSEUM

AMERICAN AIRLINES ARENA

MUSEUM PARK

PERFORMING ARTS CENTER

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.





# 7<sup>th</sup> Street Promenade



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# *Marriott Marquis Convention Center*



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3

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

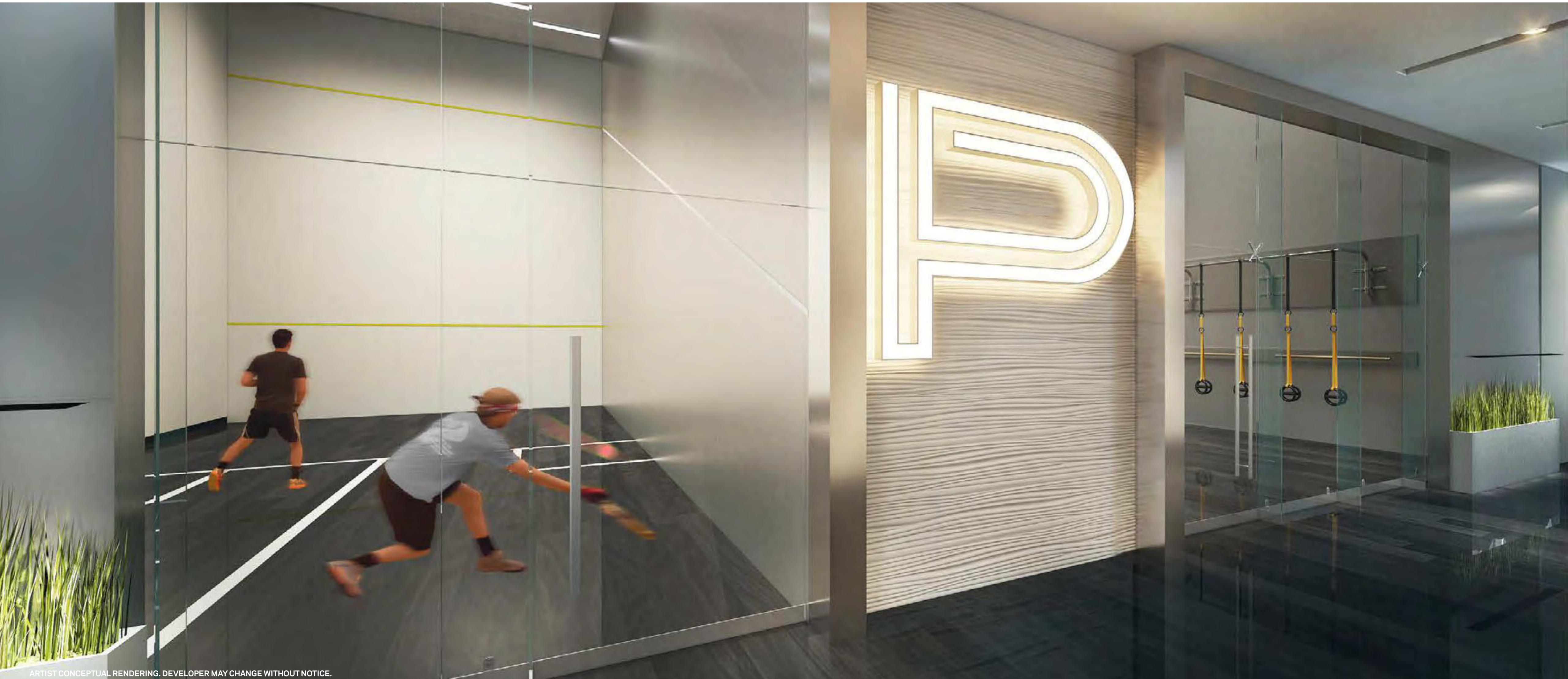
1 LOWER  
LEVEL





# RACQUETBALL & YOGA

1 LOWER  
LEVEL



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7<sup>TH</sup> 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



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FITNESS CENTER



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CONSERVATORY





GAME ROOM



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# GAME ROOM WITH GOLF SIMULATOR

2 7TH FLOOR  
AMENITIES



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## JAM ROOM WITH RECORDING STUDIO

2  
7TH FLOOR  
AMENITIES



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RESIDENCE LOUNGE

2 7TH FLOOR  
AMENITIES



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RECREATION AREA

2 7TH FLOOR  
AMENITIES



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KIDS PLAY ROOM





OUTDOOR LOUNGE



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# 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*

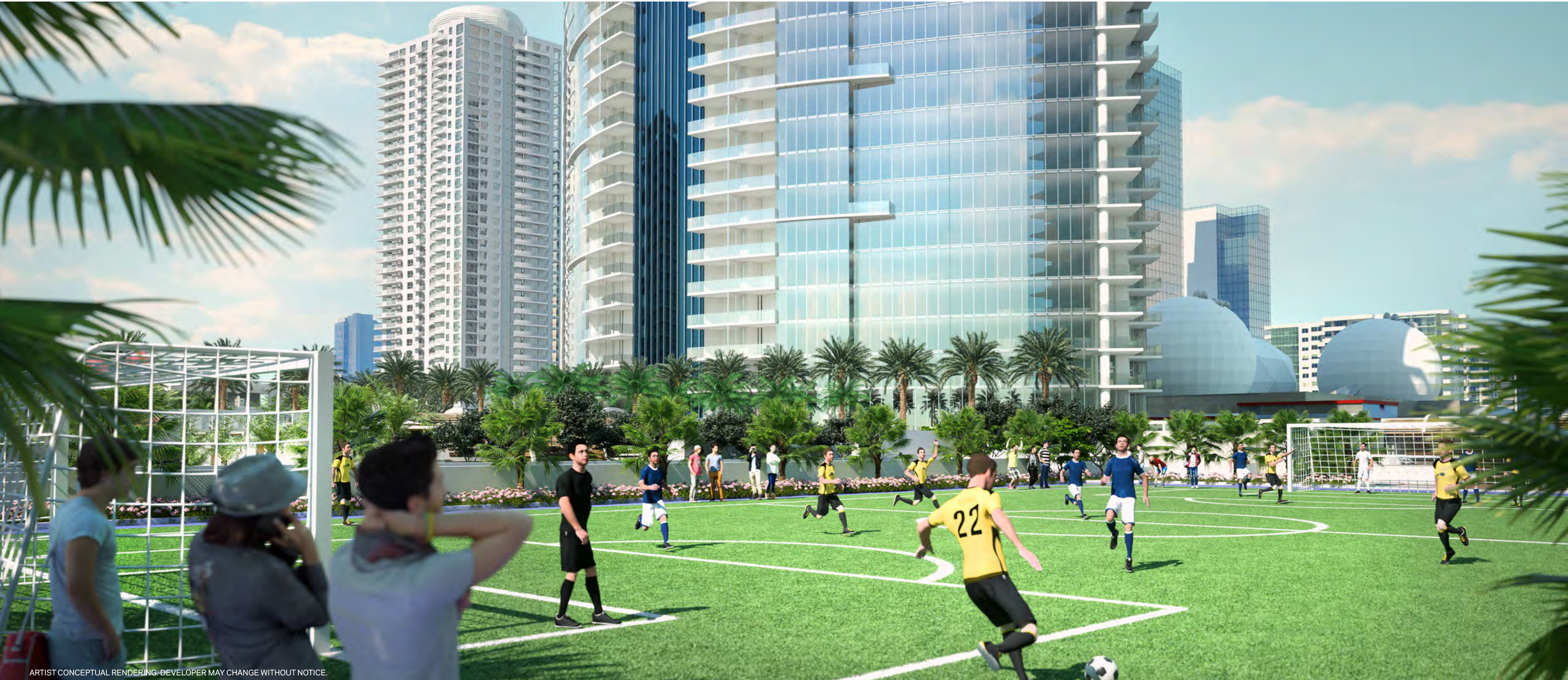


*Poolside Bungalows*





SOCCER FIELD



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# TENNIS COURTS

3 UPPER  
DECK



ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.



# CHILDREN'S PLAYGROUND AND DOG PARK

3 UPPER  
DECK



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SUMMER KITCHENS WITH BBQ AREA

3 UPPER  
DECK



ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.



SUMMER KITCHENS WITH BBQ AREA

3 UPPER  
DECK



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RESORT STYLE POOL

3 UPPER  
DECK





POOLSIDE BUNGALOWS

3 UPPER  
DECK





# SKYDECK ADVANTAGES

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

*Skydeck Lounge*



*Observatory*



*Sunrise Pool*



*Tai Chi Deck*



*Rooftop Infinity Pool*





LOUNGE



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# SUNDECK

4 SKYDECK  
& LOUNGE



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SUNRISE POOL



ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.



OBSERVATORY



ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.



INFINITY POOL

4 SKYDECK  
& LOUNGE



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# 4

THE RESIDENCES





# BUILDING OVERVIEW

700 Feet

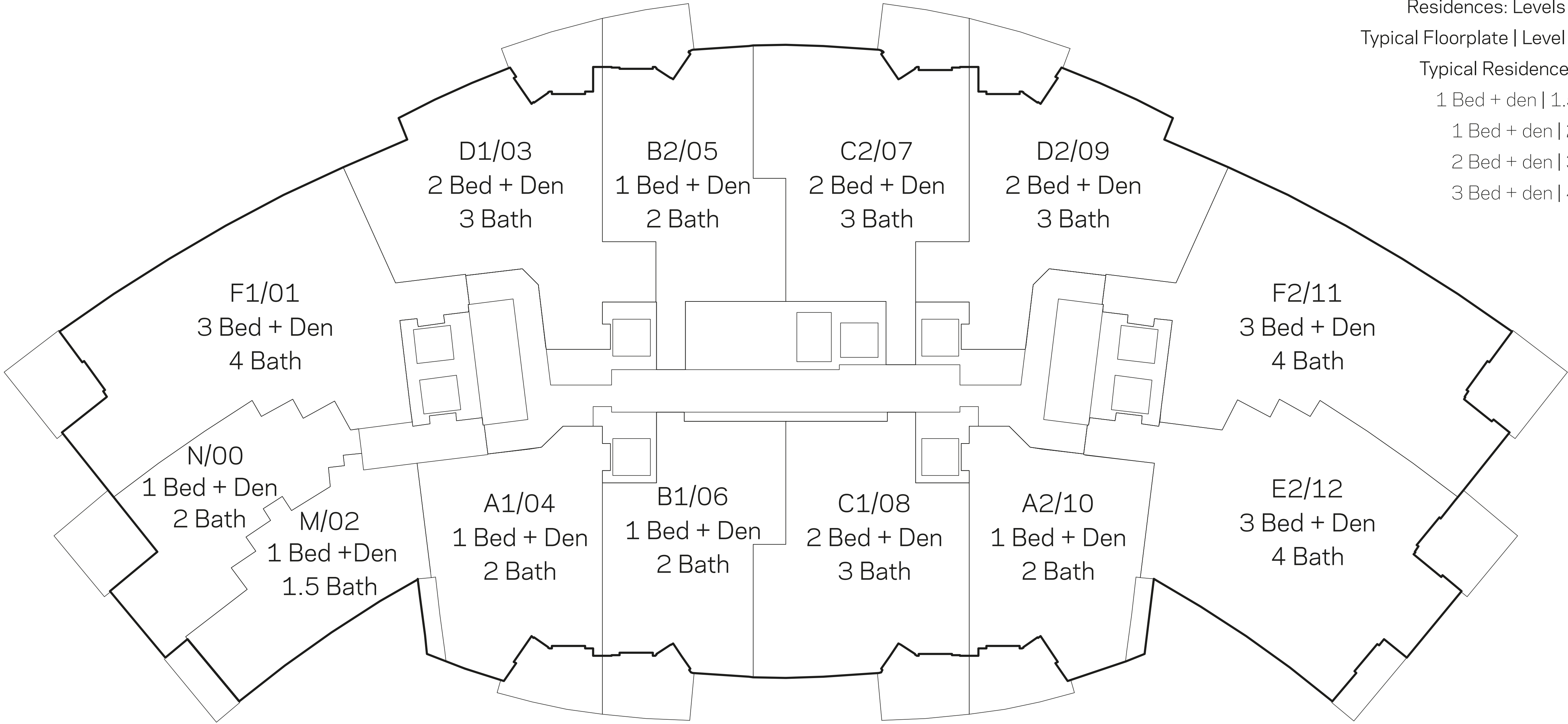
500+ Residences

Residences: Levels 8 - 54

Typical Floorplate | Level 8 - 45

Typical Residence Types

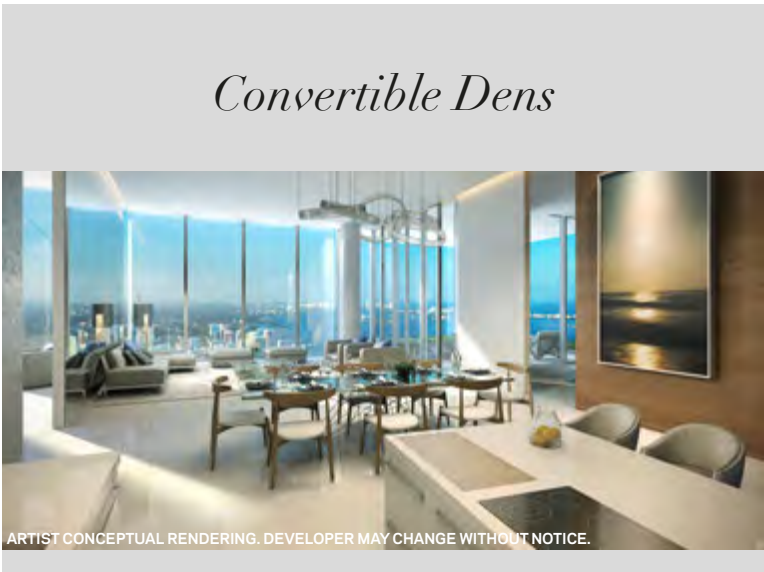
- 1 Bed + den | 1.5 Bath
- 1 Bed + den | 2 Bath
- 2 Bed + den | 3 Bath
- 3 Bed + den | 4 Bath





# RESIDENCE ADVANTAGES

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





# FEATURES

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

PARAMOUNT Residences Mobile App



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\* in select units



# OUTDOOR LIVING ROOMS



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# OPEN LIVING SPACES



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# FLOOR-TO-CEILING GLASS





# INDOOR/OUTDOOR LIVING SPACES





# KITCHEN

3 Bedroom Residences  
Designer Kitchens

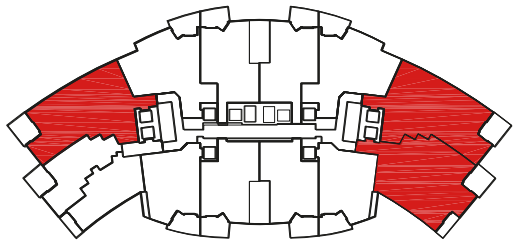


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## BRANDS

**BOSCH** OVEN, STOVE,  
FAN, DISHWASHER

**SUB ZERO** REFRIGERATOR





# MASTER BATHROOM

3 Bedroom Residences  
Spa Tub, Rain Shower

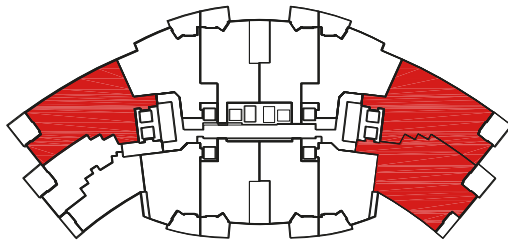


ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

## BRANDS

**GROHE** SHOWER HEAD & FAUCETS

**DURAVIT** TOILET & BATHTUB





# KITCHEN

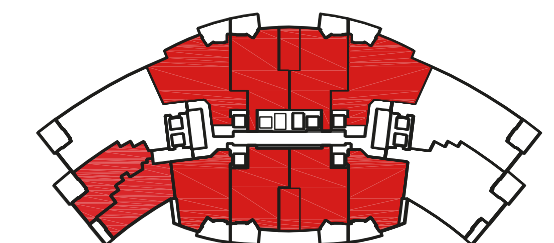
1 + 2 Bedroom Residences  
Designer Kitchen



## BRANDS

**BOSCH** OVEN, STOVE,  
FAN, DISHWASHER

**SUB ZERO** REFRIGERATOR





# MASTER BATHROOM

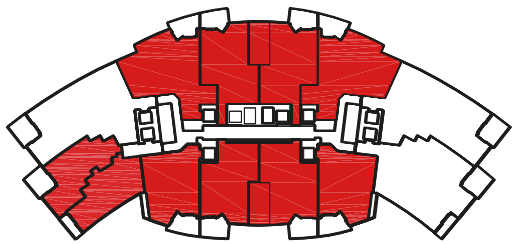
1 + 2 Bedroom Residences  
Spa Tub, Rain Shower



## BRANDS

**GROHE** SHOWER HEAD & FAUCETS

**DURAVIT** TOILET & BATHTUB



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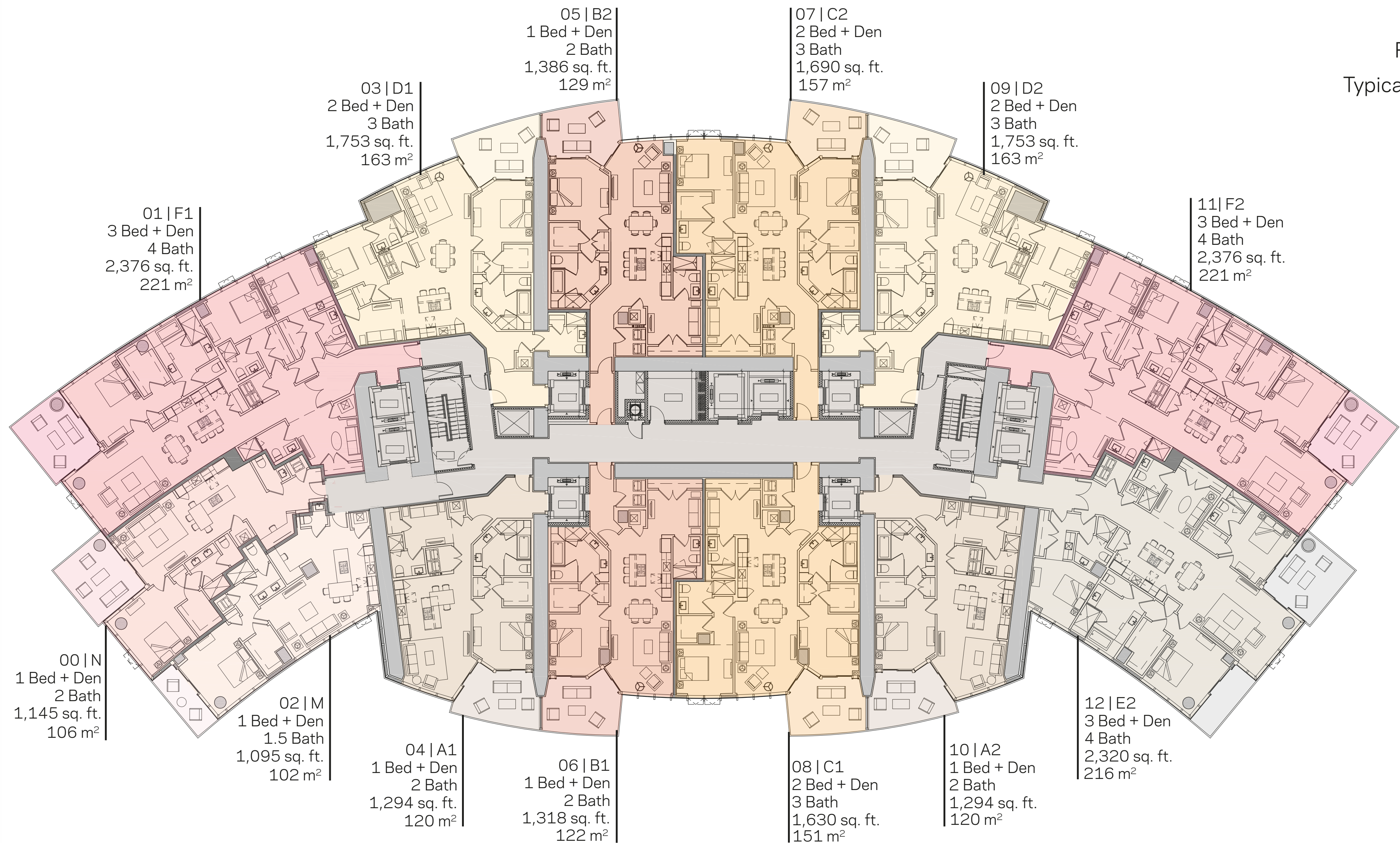
# 5

FLOORPLANS





# BUILDING OVERVIEW



700 Feet

500+ Residences

Residences: Levels 8 - 54

Typical Floorplate | Level 8 - 45

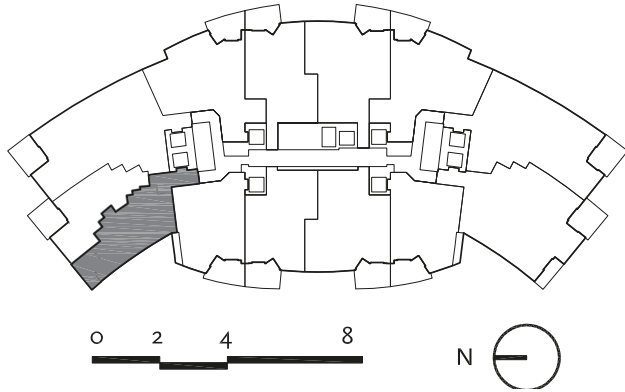
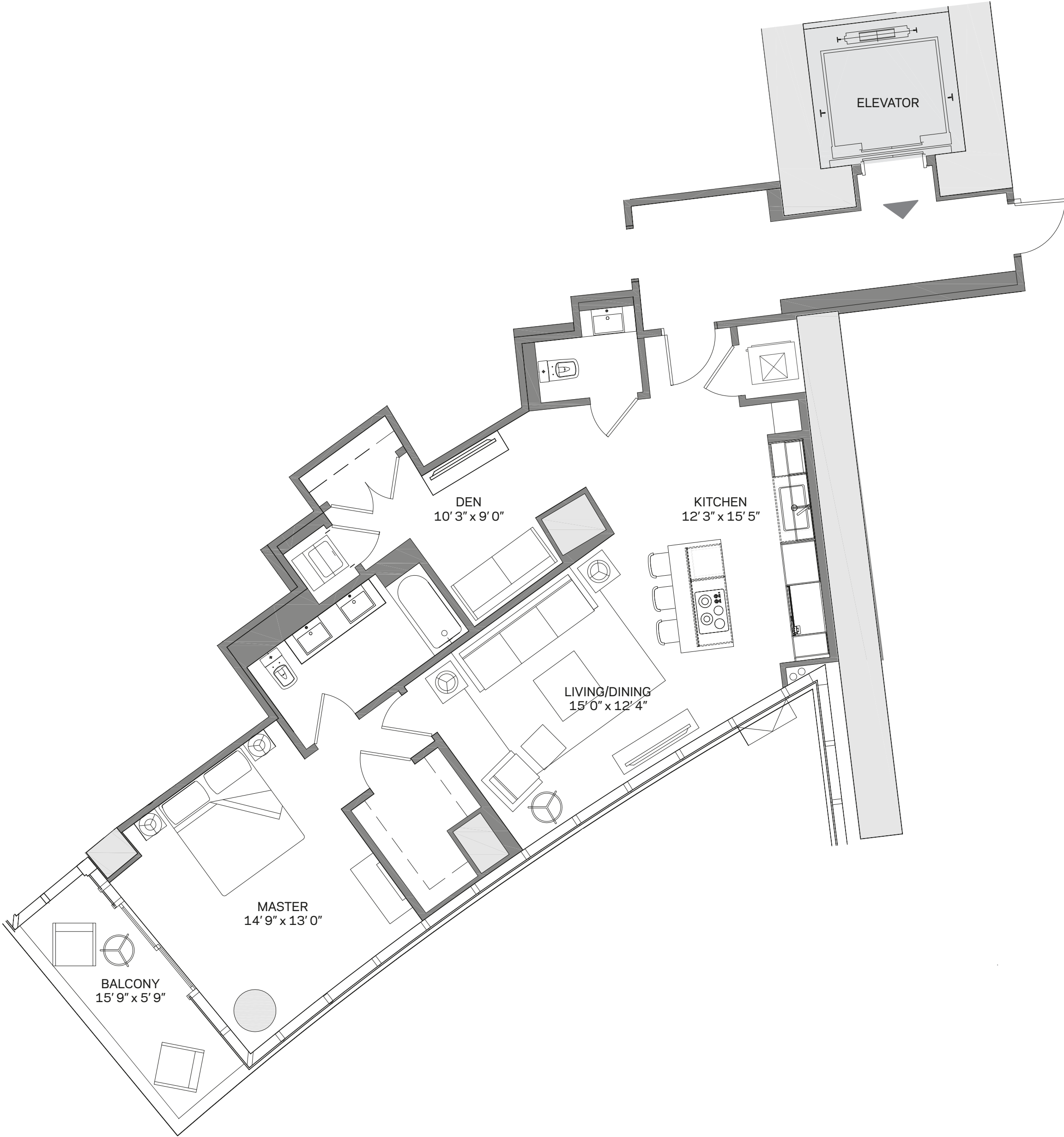
Typical Residence Types

- 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 m <sup>2</sup>
Interior:	1,095 sq. ft.	102 m <sup>2</sup>
Outdoor:	91 sq. ft.	9 m <sup>2</sup>

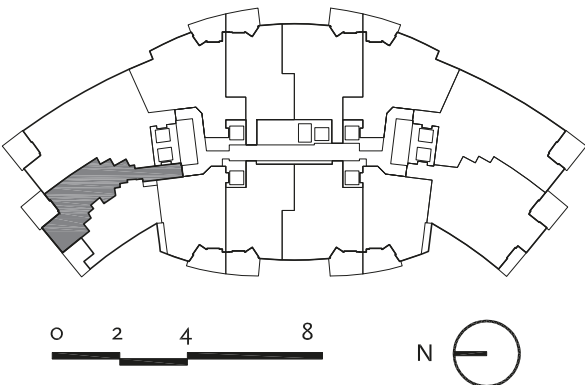



These drawings are conceptual only and are for the convenience of reference. They should not be relied upon as representations, express or implied, of the final detail of the residences. Units shown are examples of unit types and may not depict actual units. Stated square footages are ranges for a particular 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).



1 Bedroom + Den | 2 Bath

Total: 1,346 sq. ft. | 125 m<sup>2</sup>  
Interior: 1,145 sq. ft. | 106 m<sup>2</sup>  
Outdoor: 201 sq. ft. | 19 m<sup>2</sup>



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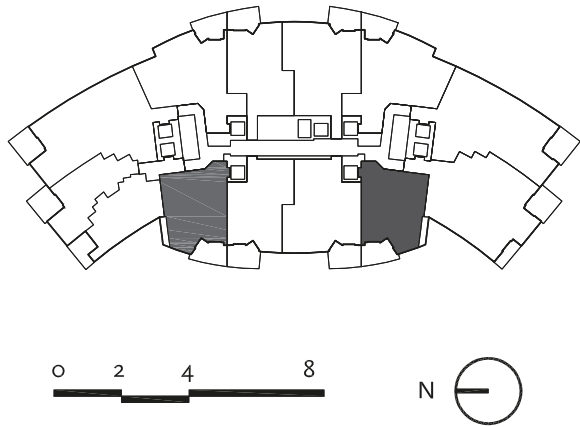



1 Bedroom + Den | 2 Bath

Total:	1,491 sq. ft.	138 m <sup>2</sup>
Interior:	1,294 sq. ft.	120 m <sup>2</sup>
Outdoor:	197 sq. ft.	18 m <sup>2</sup>



RESIDENCE A1 | 04  
*Reverse: Residence A2 | 10*

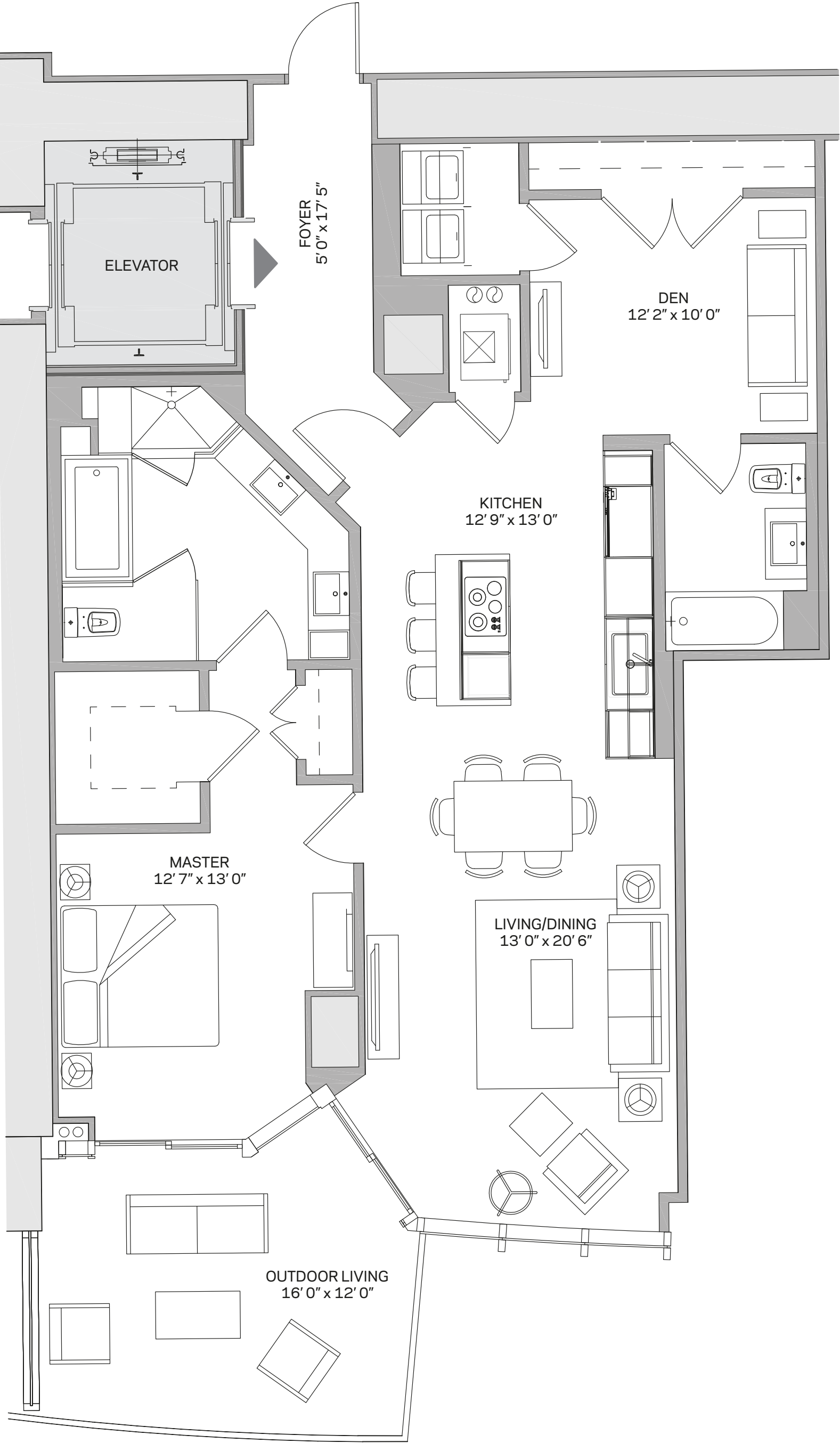
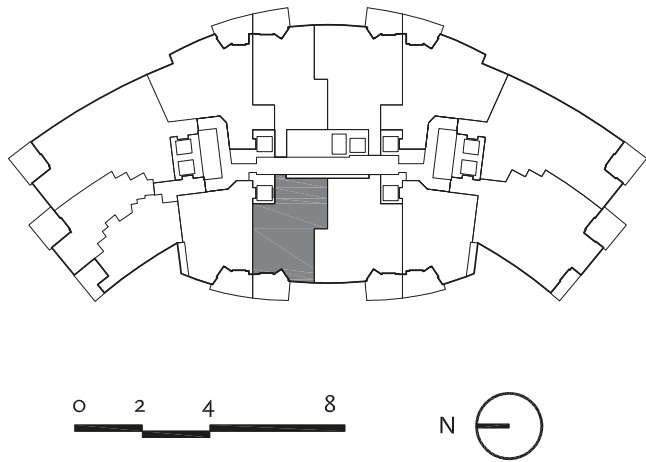


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1 Bedroom + Den | 2 Bath

Total: 1,523 sq. ft. | 141 m<sup>2</sup>  
Interior: 1,318 sq. ft. | 122 m<sup>2</sup>  
Outdoor: 205 sq. ft. | 19 m<sup>2</sup>



RESIDENCE B1 | 06

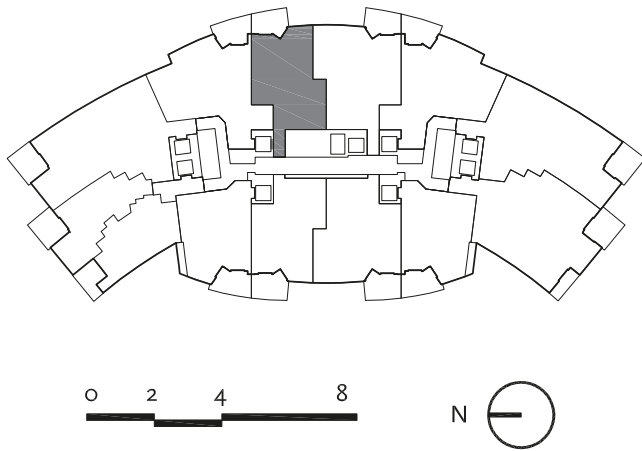


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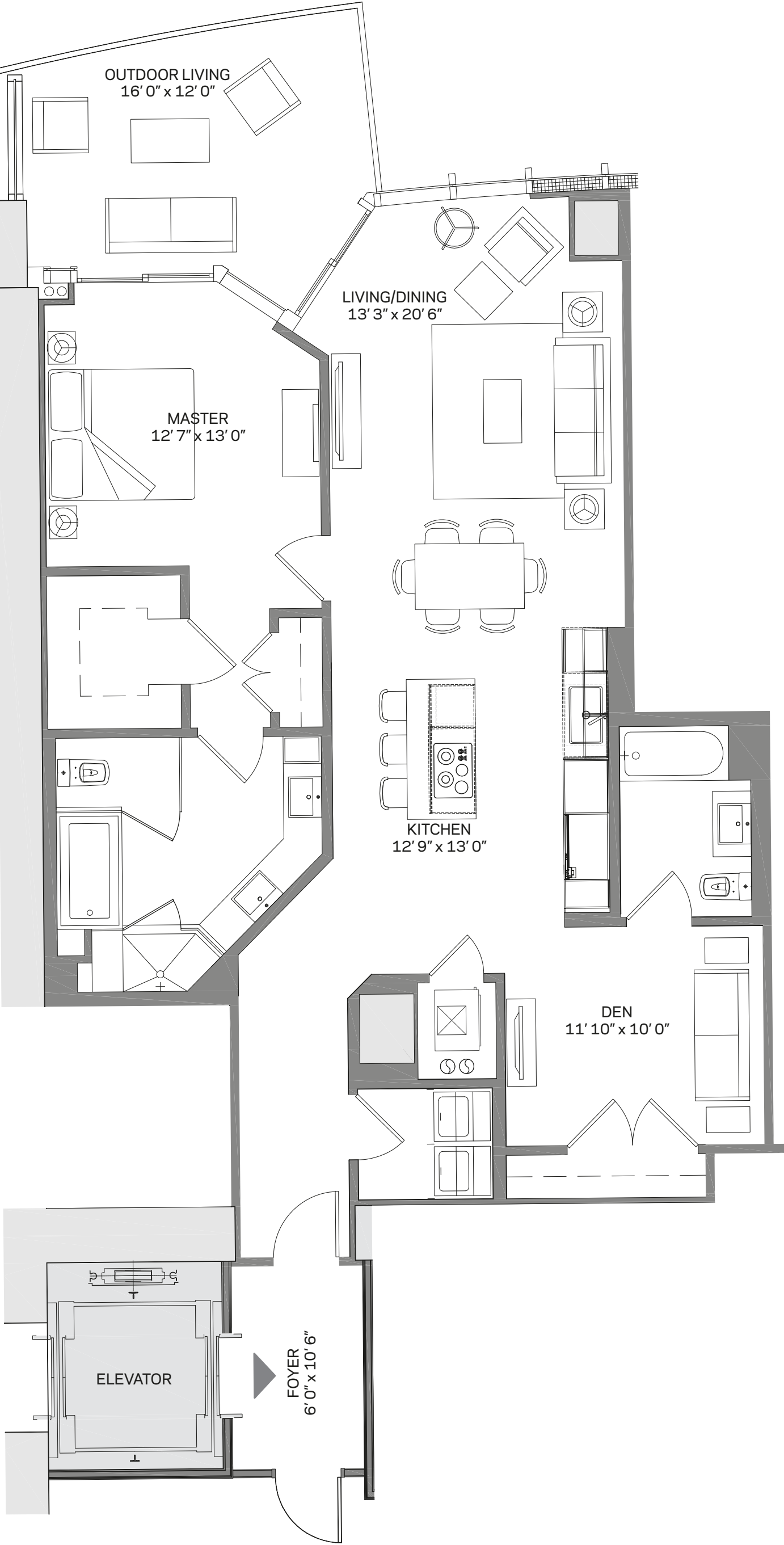



# 1 Bedroom + Den | 2 Bath

Total: 1,573 sq. ft. | 146 m<sup>2</sup>  
Interior: 1,386 sq. ft. | 129 m<sup>2</sup>  
Outdoor: 187 sq. ft. | 17 m<sup>2</sup>



# RESIDENCE B2 | 05

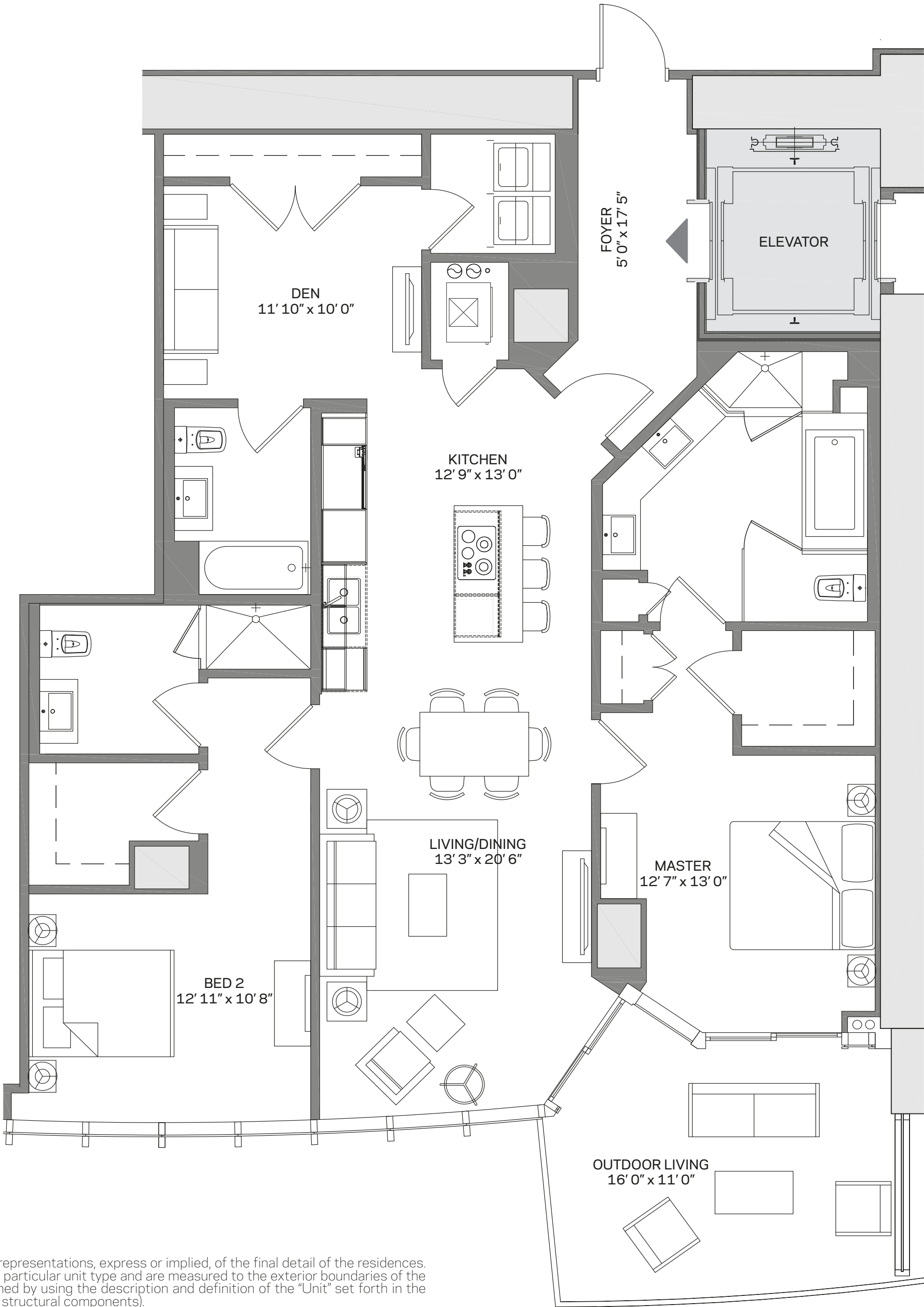
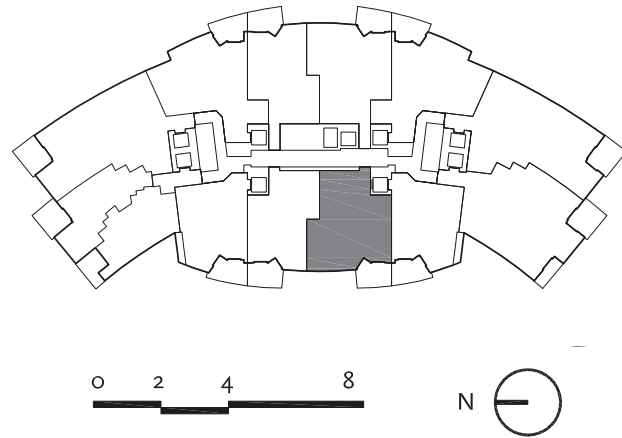



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2 Bedroom + Den | 3 Bath

Total: 1,835 sq. ft. | 170 m<sup>2</sup>  
Interior: 1,630 sq. ft. | 151 m<sup>2</sup>  
Outdoor: 205 sq. ft. | 19 m<sup>2</sup>

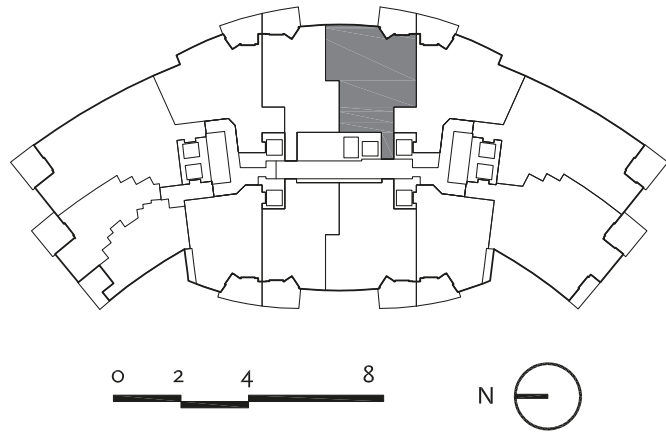
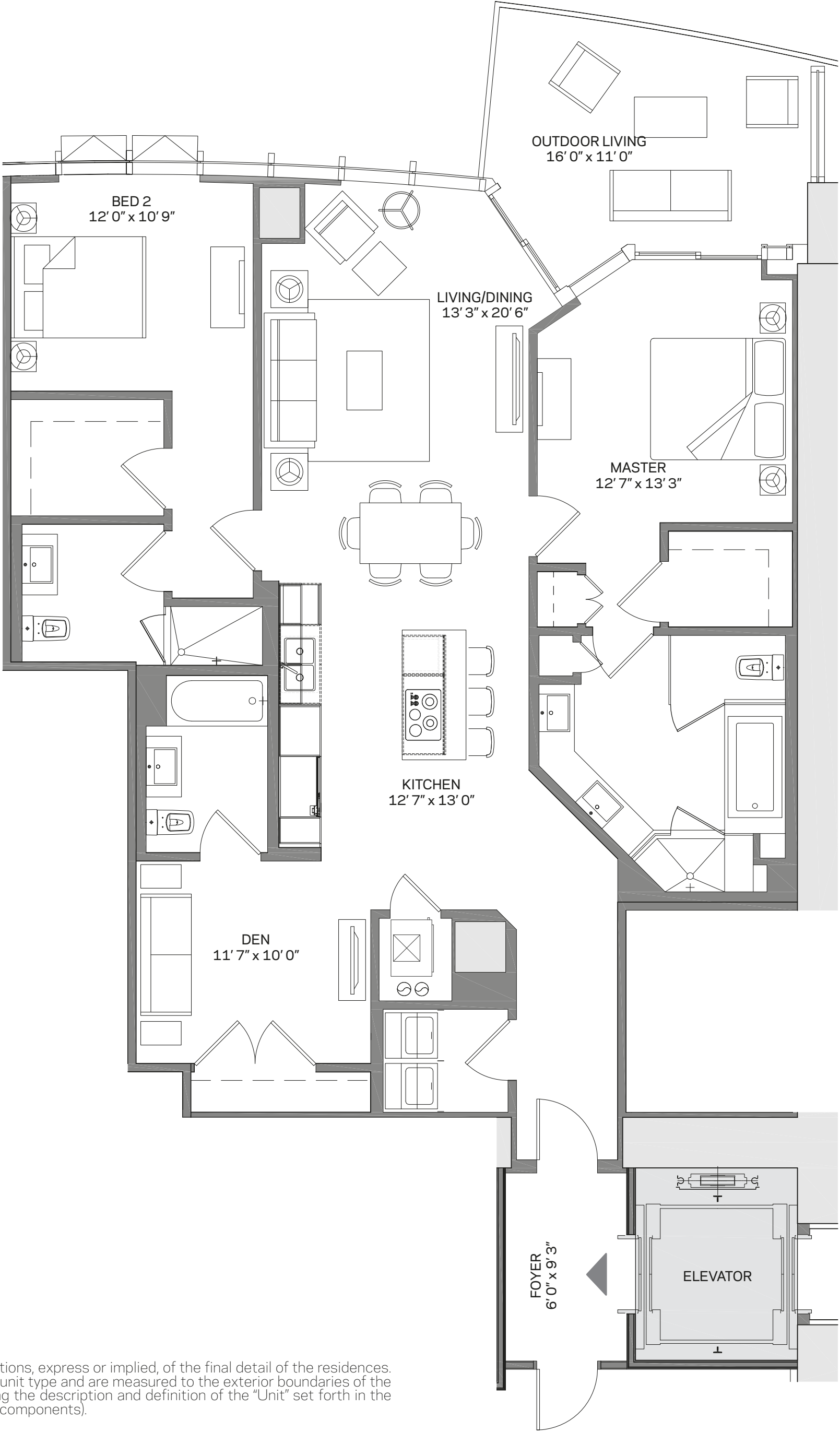



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2 Bedroom + Den | 3 Bath

Total: 1,877 sq. ft. | 174 m<sup>2</sup>  
Interior: 1,690 sq. ft. | 157 m<sup>2</sup>  
Outdoor: 187 sq. ft. | 17 m<sup>2</sup>



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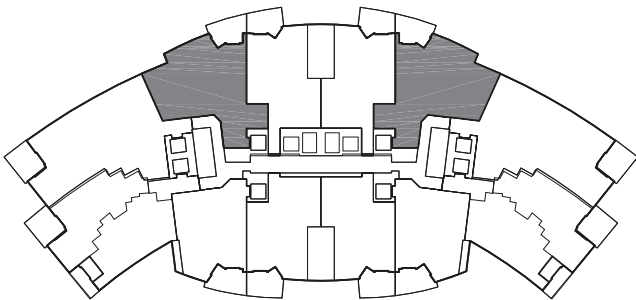


RESIDENCE D1 | 03

Reverse: Residence D2 | 09

2 Bedroom + Den | 3 Bath

Total:	1,952 sq. ft.		181 m <sup>2</sup>
Interior:	1,753 sq. ft.		163 m <sup>2</sup>
Outdoor:	199 sq. ft.		18 m <sup>2</sup>

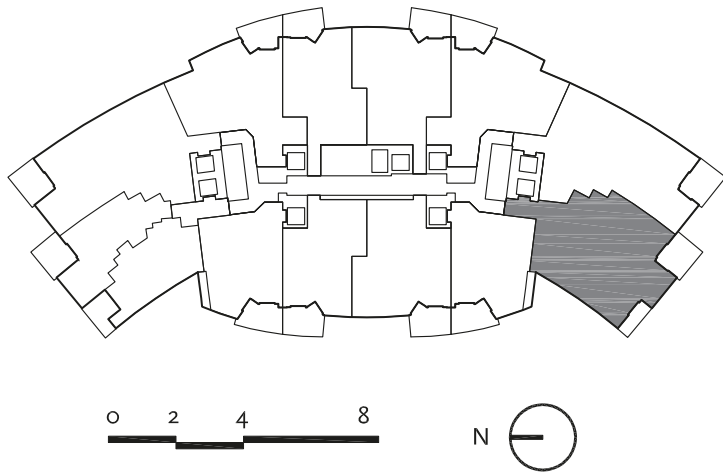



These drawings are conceptual only and are for the convenience of reference. They should not be relied upon as representations, express or implied, of the final detail of the residences. Units shown are examples of unit types and may not depict actual units. Stated square footages are ranges for a particular 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: 2,611 sq. ft. | 243 m<sup>2</sup>  
Interior: 2,320 sq. ft. | 216 m<sup>2</sup>  
Outdoor: 291 sq. ft. | 27 m<sup>2</sup>



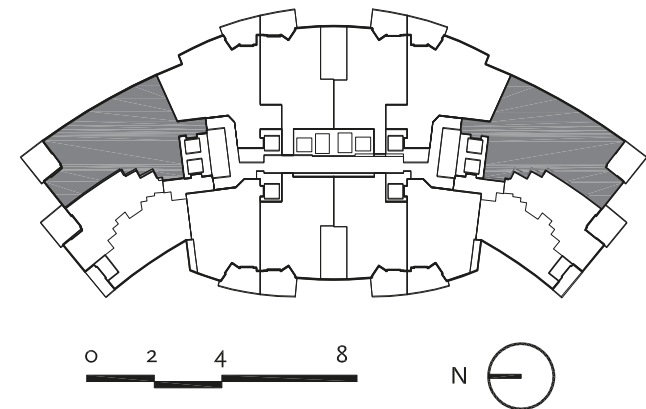
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RESIDENCE F1 | 01  
*Reverse: Residence F2 | 11*

3 Bedroom + Den | 4 Bath

Total: 2,578 sq. ft. | 240 m<sup>2</sup>  
Interior: 2,376 sq. ft. | 221 m<sup>2</sup>  
Outdoor: 202 sq. ft. | 19 m<sup>2</sup>





# 6

PARAMOUNT  
BRAND

*design*  
*service*  
*technology*  
*experience*





#### *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.

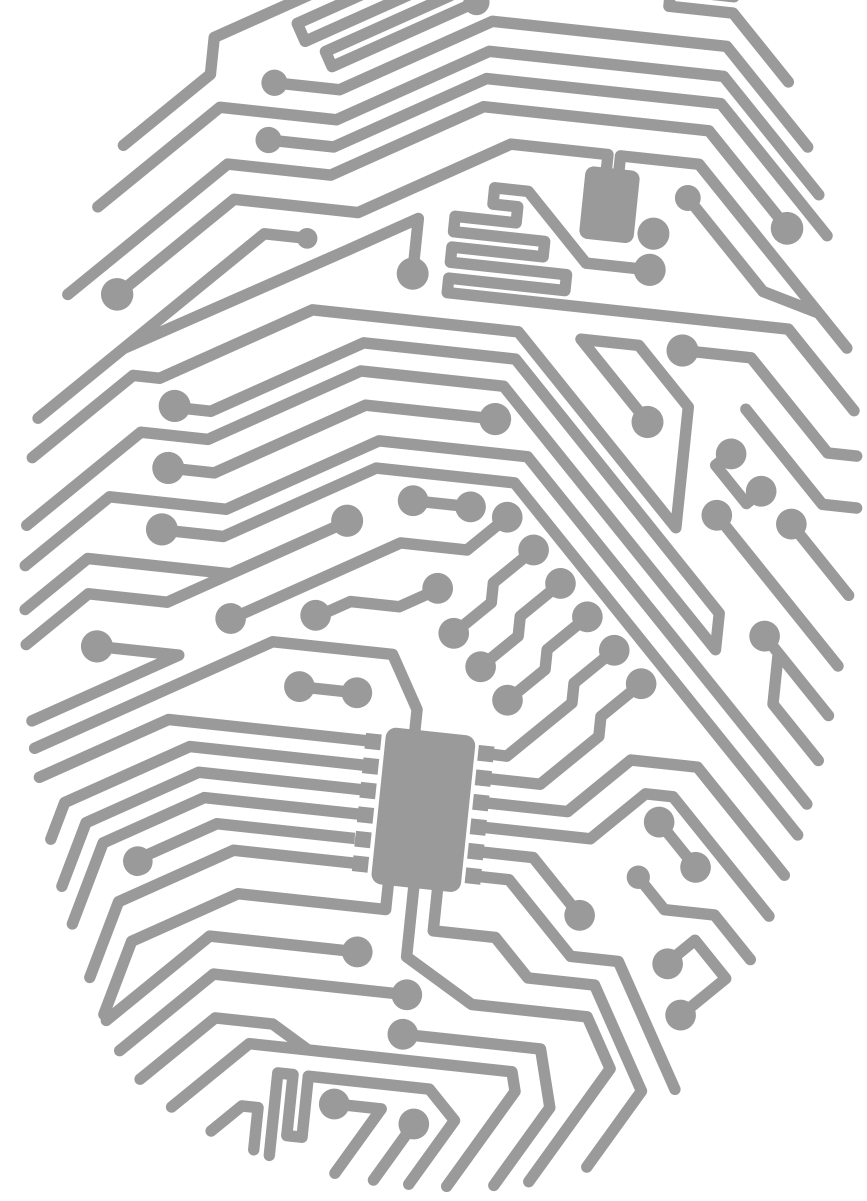


# *service*

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.

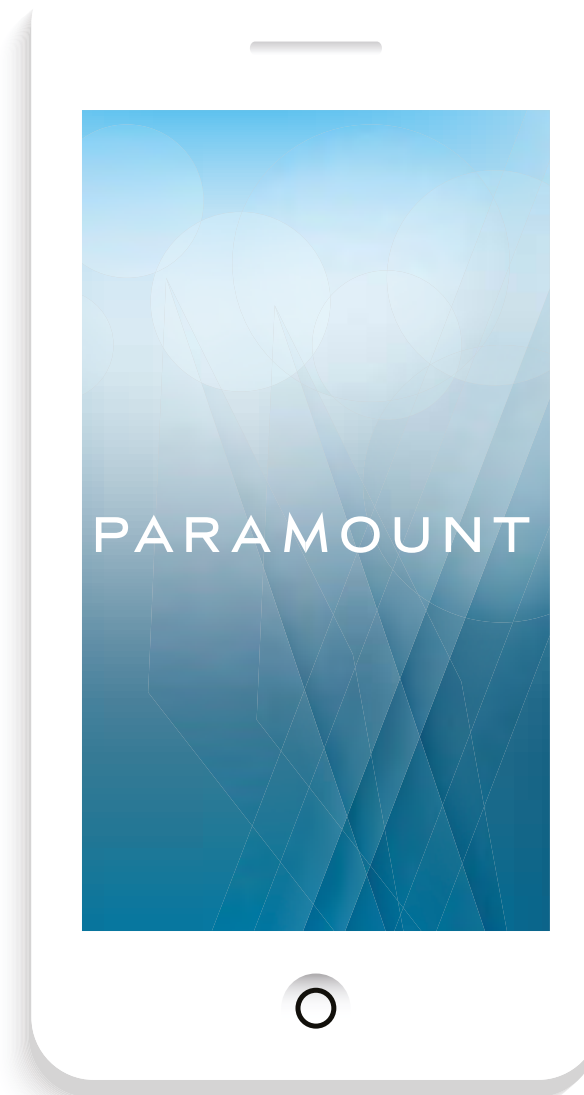






# *technology*

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 Kodsí*  
PARAMOUNT VENTURES

Daniel Kodsí 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. Kodsí has built 25 separate development projects generating over 3,000 units throughout the state of Florida. Currently Mr. Kodsí is working on several major projects set to deliver an additional 1,000 units.

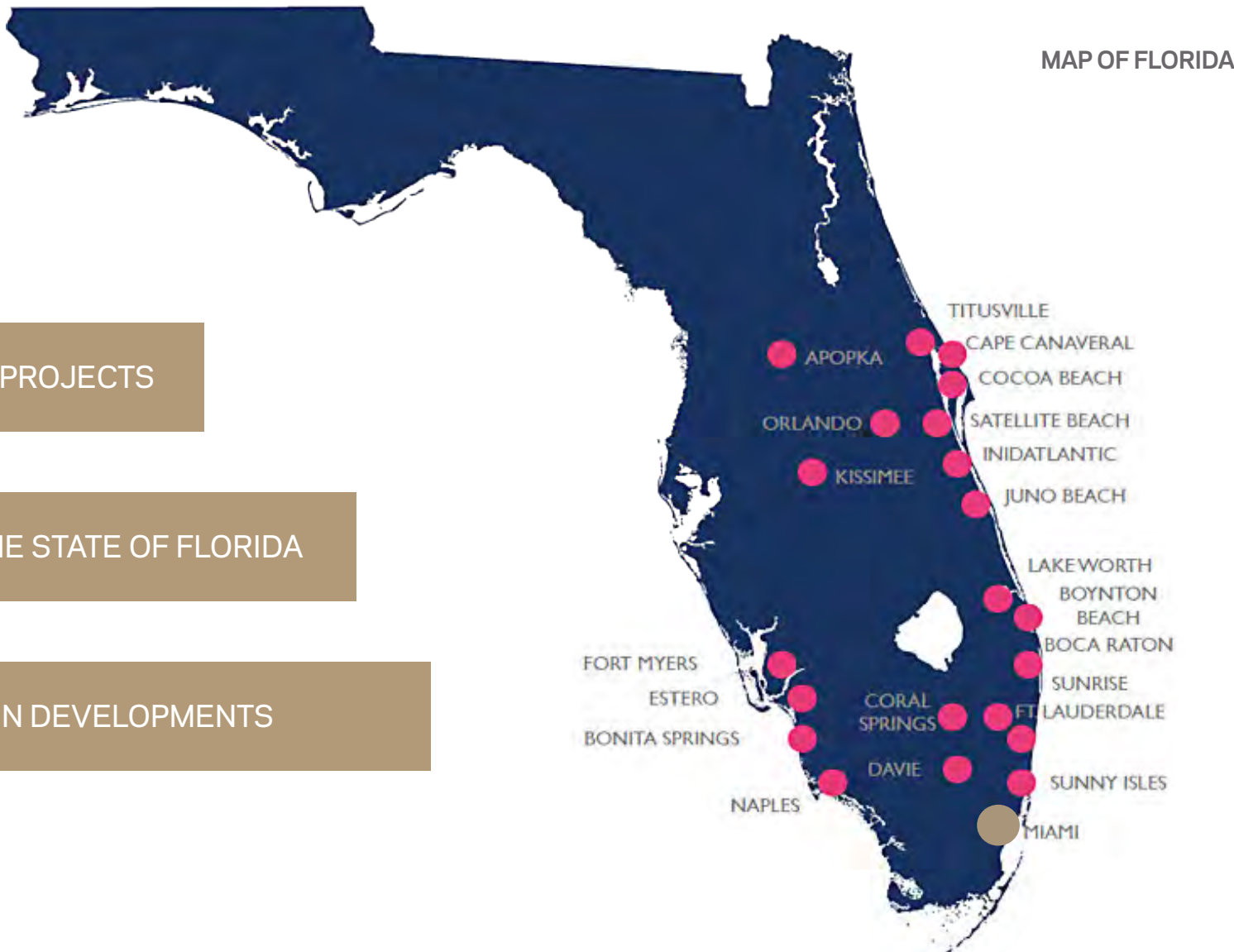


*confidence*  
*experience*  
*delivery of excellence*

44 SEPARATE DEVELOPMENT PROJECTS

OVER 4,000 UNITS IN THE STATE OF FLORIDA

\$2 BILLION IN DEVELOPMENTS



*Art Falcone*  
PARAMOUNT VENTURES

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*  
PARAMOUNT VENTURES

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

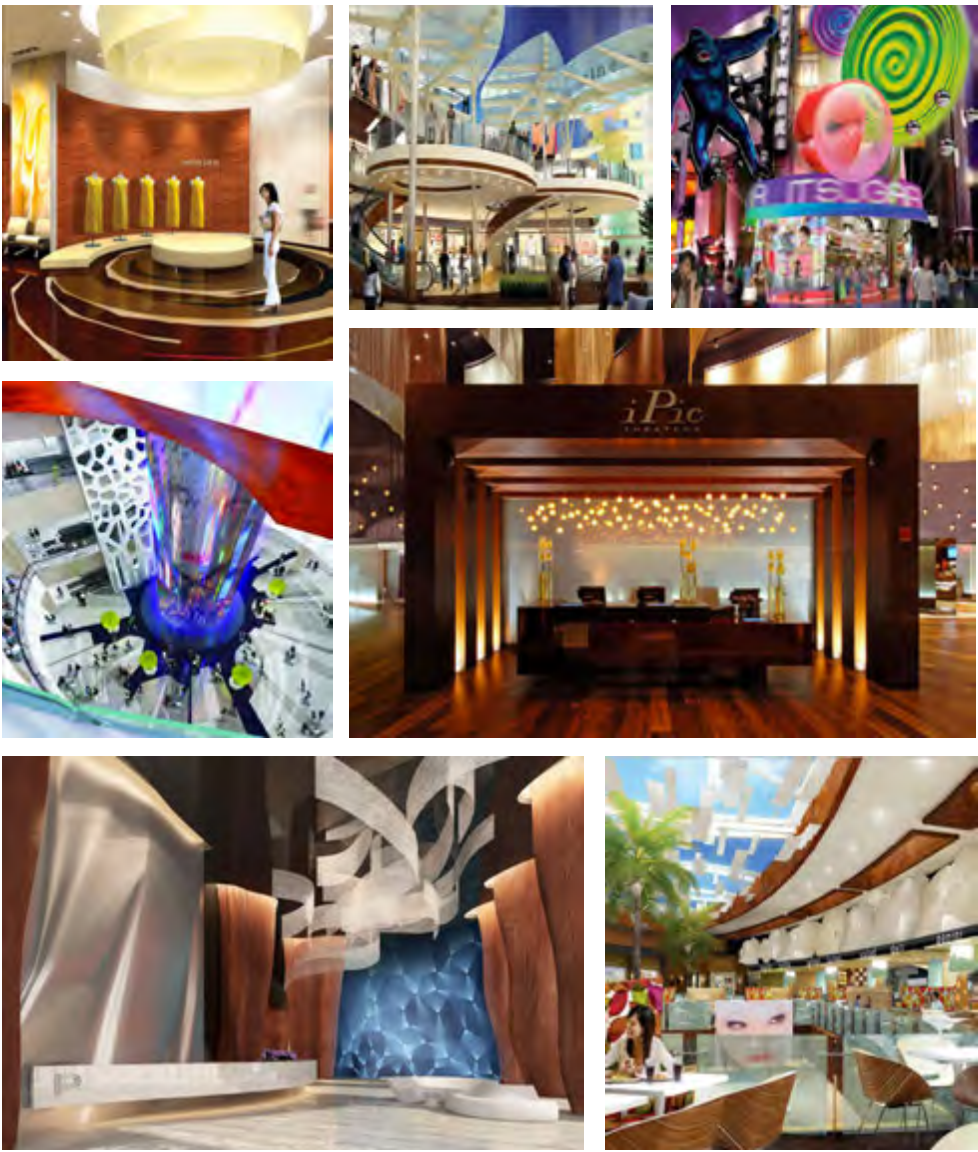
Since the founding of Elkus Manfredi Architects in 1988, they have been privileged to form long-term relationships with many of the nation’s most distinguished developers, corporations, and institutions, who have given them the opportunity to shape some of the most important planning and design projects 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