



Miami's Most

SPECTACULAR PROPERTIES...
ARE ALL RELATED



THE RELATED GROUP

Established in 1979, Related Group is Florida's leading developer of sophisticated metropolitan living and one of the country's largest real estate conglomerates. Its innovative residential developments, that reach cross-market sectors, have dramatically altered South Florida's urban landscape. Since its inception, the privately held company has built, rehabilitated and managed more than 90,000 condominium and apartment residences. Related Group has earned international status for its visionary designs and development of luxury condominiums, market-rate rentals, mixed-use centers and affordable properties - often in emerging neighborhoods that enhance the lives of all its





GRAN PARAIISO

— ON THE BAY —

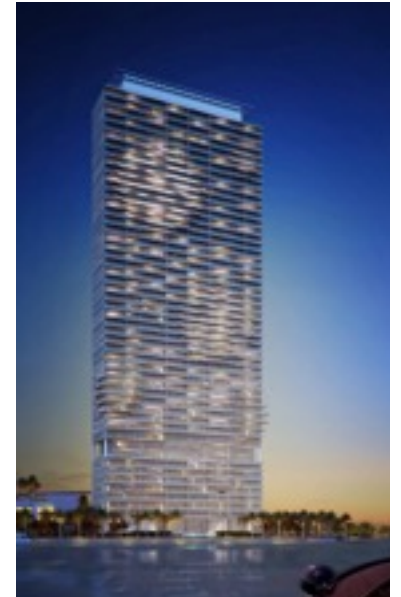
BY PIERO LISSONI

GRAN PARAISO, centrally located in North Edgewater and positioned parallel to the waterfront line with easy access to I-95, Bridge to Miami Beach, the new Design District, Shops at Midtown, Wynwood's Art District.

Interior Designer: Piero Lissoni
Architect: ARQUITECTONICA
Landscape architect: Enzo Enea

53 Stories | 317 Units | 7 Units per floor
Ample layouts featuring 10 foot ceilings

Private elevator access with private foyers
Amenities on the 5th floor, luxurious pool deck, 100ft diameter lagoon style pool and beach entry, Tennis Court, Fitness Center, Residents Lounge Room, Screening Room, Spa, Yoga Room, and more.
One assigned self-parking space (additional spaces for sale)





SOUTH BEACH

KEY BISCAIYNE

PORT OF MIAMI

BAYSIDE MARKETPLACE

BRICKELL

JUNGLE ISLAND

AMERICAN AIRLINES ARENA

DOWNTOWN

BISCAIYNE BAY

ADRIENNE ARSHT CENTER
FOR THE PERFORMING ARTS

EDGEWATER

MIDTOWN MIAMI

WYNWOOD ARTS DISTRICT

MIAMI DESIGN DISTRICT

TO MIAMI INTERNATIONAL AIRPORT

MALARTHUR CAUSEWAY

VENETIAN CAUSEWAY

NE 2ND AVE

BISCAIYNE BLVD

NE 36TH ST

N MIAMI AVE

NW 29TH AVE

195

395

95





Midtown

In the midst of the hustle and the bustle of the city, you'll find this multiplex center for popular restaurants and retail stores, making it one of the city's main corridors.



Design District

Home to the most recognized names in fashion, Miami's own Rodeo Drive has become the top destination for those looking for fine cuisine, bespoke design studios and luxury retail.



Wynwood

With more art galleries than one can imagine, the richness of this neighborhood lingers for miles across the walls intersecting contemporary boutiques, trendy eateries and hip nightlife.



The Beaches

Just a few miles across the causeway to sapphire waters, the cosmopolitan and the casual mystically combine in the art deco design of world-renowned restaurants, star-studded nightclubs and other entertainment venues.



Downtown

The mix of skyscrapers, restaurants, arenas and museums has never been more picturesque. Proving that business and pleasure make for a perfect marriage, Downtown reigns supreme.



Entertainment District

Infusing the city with its vibrant pulse is this cultural hub that includes the Miami City Ballet, the Florida Grand Opera, the Adrienne Arsht Performing Arts Center and the new Perez Art Museum Miami, all along the waters of Biscayne Bay.



American Airlines Arena

All Aboard Florida
Orlando to Miami train service
plans

Young Arts, Miami
(Vote Addressed by Frank Gery)

Brickell Financial District

The Patricia & Philip Frost
Museum of Science
(under construction)

Peter A.B. Widener Museum

Biscayne Corridor

Icon Bay and Icon Bay Park
(under construction)

Wynwood Arts District

Brickell City Centre
(under construction)

Downtown Miami

Bonnetts Park

Resorts World Miami
by Genting Group
(planned)

Margaret Pace Park

Miami Marlins Stadium

Edgewater

Midtown Miami

Brickell Key

Bayside Marketplace

Achille Aulisio Center
for the Performing Arts



Miami International Airport

Miami Design District

Tri-City Miami

South Beach

Miami Beach

ALL OF MIAMI'S EXCITEMENT
AT YOUR DOORSTEP

GRANPARAISO

ON THE BAY

BY PIERRE LENOIR



GRANPARAISO

ON THE BAY

BY PIERRE LENOIR





RESIDENTIAL INTERIORS
& AMENITY SPACES
BY PIERO LISSONI



GARDENS &
POOL TERRACES
BY ENZO ENEA





Landscaped Pool Terrace

Designed by award-winning landscape architect Enzo Enea with lush tropical foliage, cool White Stone, and dramatic lighting, the pool terrace exudes grandeur and tranquility.

GRANPARAISO

ON THE BAY

BY PIERRE LENOIR



BEACH CLUB DINING
BY MICHAEL SCHWARTZ

GRANPARAISO

ON THE BAY

BY PIERO LIGONDI



GRANPARAISO

ON THE BAY

BY PIERRE LENOIR



VIEW



GRANPARAISO

— ON THE BAY —

BY PIERO LISSONI



© 2018 PIERO LISSONI

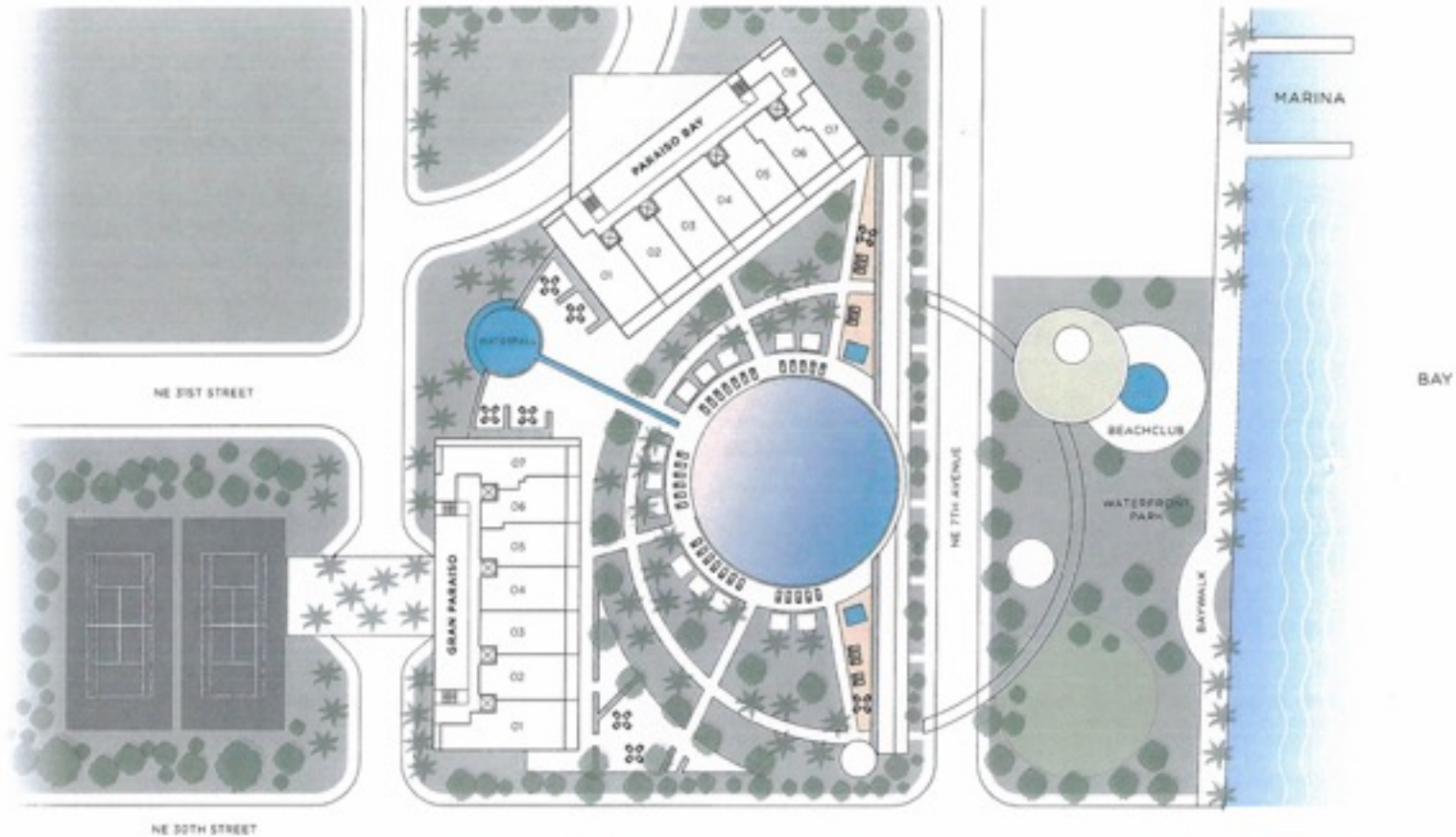
Realized by Piero Lissoni and the PNL studio
together with the client, in order to create a series of
exclusive spaces.

GRAN PARAISO
RESIDENCES FLOOR PLANS

GRANPARAISO

ON THE BAY

BY PIERO LISSONI



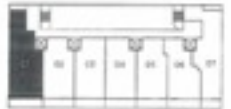
SITE PLAN



There are various methods for calculating the square footage of a unit and depending on the method of calculation, the quoted square footage of a unit in advertising materials may vary from the square footage of a unit as stated or described in the Prospectus and the Declaration. The dimensions in the Unit shown in this floor plan have been calculated from the exterior boundaries of the exterior walls to the centerline of interior opening walls, including common elements such as structural walls and other interior structural components of the building and may not vary from the dimensions that result by using the description of the "unit" and dimensions set forth in the Prospectus and the Declaration. The area of the Unit determined in accordance with "unit" as defined in the Prospectus and the Declaration is less than the square footage reflected here. The configuration, allocation, and use of space in the floor plan design may vary from that depicted here or in the Prospectus and/or Declaration because the Developer reserves the right in the Prospectus to make architectural, engineering, design, dimension, specification, and floor plan changes at any time, in the Developer's discretion, without notice to Unit buyers. The measurement of any room in this floor plan is generally taken at the greatest points of each given room (as if no interior walls existed) no longer without regard to any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the length times width stated here. The furnishings, appliances, fixtures, and other fixtures are not included with the purchase of the Unit. See Prospectus for information regarding what is offered with the Unit and the calculation of the unit square footage and dimensions.



N D



RESIDENCE 01

LEVELS 6 TO 49
4 BEDROOMS 4 1/2 BATHS • DEN

| | | |
|-------------------|--------------|-------------|
| A/C INTERIOR AREA | 2,246 SQ.FT. | 208.68 SQM. |
| TERRACE AREA | 849 SQ.FT. | 78.87 SQM. |
| TOTAL RESIDENCE | 3,095 SQ.FT. | 287.53 SQM. |



There are various methods for calculating the square footage of a Unit and depending on the method of calculation, the quoted square footage of a Unit in advertising materials may vary from the square footage of a Unit as stated or described in the Prospectus and the Declaration. The dimensions in the Unit shown on these floor plans have been calculated from the exterior boundaries of the interior walls to the centerline of interior dividing walls, including common elements such as structural walls and other interior structural components of the building and in fact vary from the dimensions that would be determined by using the description and the Declaration. For your reference, the area of the Unit, determined in accordance with the Unit boundaries as defined in the Prospectus and the Declaration are less than the square footage reflected here. The measurements of rooms set forth on this floor plan are generally taken at the greatest points of each room even so if the room were a perfect rectangle without regard for any cutouts. Accordingly, the area of the actual room will typically smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction. All floor plans are subject to change. The furnishings and fixtures illustrated are not included with the purchase of the Unit. See Prospectus for information regarding what is included with the Unit and the calculation of the Unit square footage and dimensions.

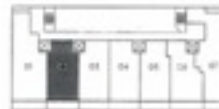


RESIDENCE 02

LEVELS 6 TO 49
1 BEDROOM 2 BATHS • DEN

| | | |
|-------------------|--------------|--------------|
| A/C INTERIOR AREA | 1,062 SQ.FT. | 98.86 SQ.M. |
| TERRACE AREA | 217 SQ.FT. | 20.16 SQ.M. |
| TOTAL RESIDENCE | 1,279 SQ.FT. | 118.82 SQ.M. |

N D



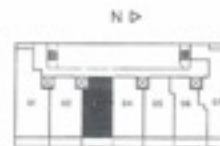
There are various methods for calculating the square footage of a unit and depending on the method of calculation, the quoted square footage of a unit in advertising materials may vary from the square footage of a unit as stated or described in the Prospectus and the Declaration. The dimensions in this Unit shown in these floor plans have been calculated from the exterior boundaries of the exterior walls to the centerline of interior opening walls, including window openings such as structural walls and other interior structural components of the building and in fact vary from the dimensions that would be determined by using the description and definition of the "lot" set forth in the Prospectus and the Declaration. For your reference, the area of the Unit, determined in accordance with the Unit boundaries as defined in the Prospectus and the Declaration are less than the square footage reflected here. The measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle) without regard for any alcove. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction. All floor plans are subject to change. The furnishings and other fixtures are not included with the purchase of the Unit. See Prospectus for information regarding what is offered with the Unit and the calculation of the Unit square footage and dimensions.



RESIDENCE 03

LEVELS 6 TO 49
2 BEDROOMS 3 BATHS • DEN

| | | |
|-------------------|--------------|--------------|
| A/C INTERIOR AREA | 1,301 SQ.FT. | 120.86 SQ.M. |
| TERRACE AREA | 809 SQ.FT. | 75.41 SQ.M. |
| TOTAL RESIDENCE | 1,510 SQ.FT. | 140.27 SQ.M. |



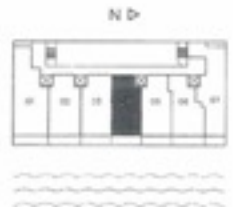
There are various methods for calculating the square footage of a unit and depending on the method of calculation, the quoted square footage of a unit in advertising materials may vary from the square footage of a unit as stated or described in the Prospectus and the Declaration. The dimensions in this plan shown in these floor plans have been calculated from the exterior boundaries of the interior walls to the centerline of interior demising walls, including common elements such as structural walls and other interior structural components of the building and in fact vary from the dimensions that would be determined by using the description and definition of the "unit" set forth in the Prospectus and the Declaration. For your reference, the area of the unit, determined in accordance with the unit boundaries as defined in the Prospectus and the Declaration are less than the square footage reflected here. The measurements of open air built on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle) without regard for any cutouts. Accordingly, the area of the actual room will typically smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction. All floor plans are subject to change. The furnishings and/or fixtures are not included with the purchase of the unit. See Prospectus for information regarding what is offered with the unit and the calculation of the unit square footage and dimensions.



RESIDENCE 04

LEVELS 6 TO 49
2 BEDROOMS 3 BATHS • DEN

| | | |
|-------------------|--------------|--------------|
| A/C INTERIOR AREA | 1,301 SQ.FT. | 120.86 SQ.M. |
| TERRACE AREA | 209 SQ.FT. | 19.41 SQ.M. |
| TOTAL RESIDENCE | 1,510 SQ.FT. | 140.27 SQ.M. |



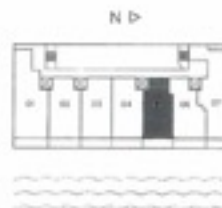
There are various methods for calculating the square footage of a unit and depending on the method of calculation, the quoted square footage of a unit is inherently inexact. The dimensions in these floor plans have been calculated from the exterior boundaries of the interior walls to the centerline of interior demising walls, including common elements such as structural walls and other interior structural components of the building and in fact may vary from the dimensions that would be determined by using the description and definition of the "Gross" set forth in the Prospectus and the Declaration. For your reference, the area of the unit, determined in accordance with the unit boundaries as defined in the Prospectus and the Declaration are less than the square footage reflected here. The measurements of rooms set forth on this floor plan are generally taken at the greatest corners of each given room as if the rooms were a perfect rectangle without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction. All floor plans are subject to change. The furnishings and decor illustrated are not included with the purchase of the unit. See Prospectus for information regarding what is included with the unit and the calculation of the unit square footage and dimensions.



RESIDENCE 05

LEVELS 6 TO 40
2 BEDROOMS 3 BATHS + DEN

| | | |
|-------------------|--------------|--------------|
| A/C INTERIOR AREA | 1,322 SQ.FT. | 122.81 SQ.M. |
| TERRACE AREA | 215 SQ.FT. | 19.97 SQ.M. |
| TOTAL RESIDENCE | 1,537 SQ.FT. | 142.78 SQ.M. |



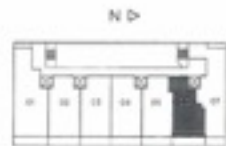
There are various methods for calculating the square footage of a unit and depending on the method of calculation, the quoted square footage of a unit in advertising material may vary from the square footage of a unit as stated or also set in the Prospectus and the Declaration. The dimensions in the unit shown in these floor plans have been calculated from the exterior boundaries of the interior walls to the centerline of interior door swing walls, including common elements such as structural walls and other interior structural components of the building and in fact vary from the dimensions that would be determined by using the description and definition of the "unit" set forth in the Prospectus and the Declaration. For your reference, the area of the unit, determined in accordance with the unit boundaries as defined in the Prospectus and the Declaration are less than the square footage reflected here. The measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle) and not regard for any alcove. Accordingly, the area of the actual room will be usually smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction. All floor plans are subject to change. The furnishings and other illustrated are not included with the purchase of the unit. See Prospectus for information regarding what is offered with the unit and the calculation of the unit square footage and dimensions.



RESIDENCE 06

LEVELS 6 TO 49
8 BEDROOMS 2 BATHS + DEN

| | | |
|-------------------|--------------|--------------|
| A/C INTERIOR AREA | 1,244 SQ.FT. | 115.57 SQ.M. |
| TERRACE AREA | 219 SQ.FT. | 20.34 SQ.M. |
| TOTAL RESIDENCE | 1,463 SQ.FT. | 135.91 SQ.M. |



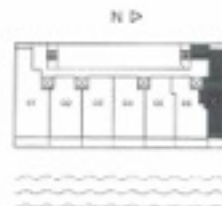
There are various methods for calculating the square footage of a unit and depending on the method of calculation, the quoted square footage of a unit in advertising materials may vary from the square footage of a unit as stated or described in the Prospectus and the Declaration. The dimensions in this brochure or these floor plans have been calculated from the exterior boundaries of the exterior walls to the condition of interior demising walls, including common elements such as structural walls and other interior structural components of the building and in fact vary from the dimensions that would be determined by using the description and definition of the "unit" or "lot" in the Prospectus and the Declaration. For your reference, the area of the unit, determined in accordance with the unit boundaries as defined in the Prospectus and the Declaration are less than the square footage reflected here. The measurements of room set forth on the floor plan are generally taken at the greatest points of each given room as if the room were a perfect rectangle without regard for any cutouts. Accordingly, the area of the actual room will typically smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction. All floor plans are subject to change. The furnishings and décor illustrated are not included with the purchase of the unit. See Prospectus for information regarding what is offered with the unit and the calculation of the unit square footage and dimensions.



RESIDENCE 07

LEVELS 6 TO 49
3 BEDROOMS 3 BATHS + DEN

| | | |
|-------------------|--------------|--------------|
| A/C INTERIOR AREA | 1,982 SQ.FT. | 184.13 SQ.M. |
| TERRACE AREA | 734 SQ.FT. | 68.19 SQ.M. |
| TOTAL RESIDENCE | 2,716 SQ.FT. | 252.32 SQ.M. |



There are various methods for calculating the square footage of a unit and depending on the method of calculation, the stated square footage of a unit in advertising materials may vary from the square footage of a unit as stated in the Declaration and the Declaration. The dimensions in the unit shown in these floor plans have been calculated from the exterior boundaries of the exterior walls to the centerline of interior dividing walls, including common elements such as structural walls and other interior structural components of the building and in fact vary from the dimensions that would be determined by using the description and definition of the "Gross" set forth in the Prospectus and the Declaration. For your reference, the area of the unit, determined in accordance with the unit boundaries as defined in the Prospectus and the Declaration, are less than the square footage referenced here. The measurements of room set forth on this floor plan are generally based on the greatest parts of each wall (not just of the corner) with a perfect rectangle without regard for any cutouts. Accordingly, the area of the actual room will typically smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction. All floor plans are subject to change. The knowledge and/or information is not included with the purchase of the unit. See Prospectus for information regarding what is offered with the unit and the availability of the unit square footage and area.

ESTIMATED PRICES

Residence 01 | 2,992 SF | 4 Bed + Den + 4.5 Bath \$1,704,900 to \$2,059,900

Residence 02 | 1,292 SF | 1 Bed + Den + 2 Bath \$647,900 to \$805,900

Residence 03 | 1,512 SF | 2 Bed + Den + 3 Bath \$835,900 to \$1,074,900

Residence 04 | 1,510 SF | 2 Bed + Den + 3 Bath \$920,900 to \$1,094,900

Residence 05 | 1,541 SF | 2 Bed + Den + 3 Bath \$873,900 to \$1,100,900

Residence 06 | 1,461 SF | 2 Bed + Den + 2 Bath \$830,900 to \$1,050,900

Residence 07 | 2,624 SF | 3 Bed + Den + 3 Bath \$1,237,900 to \$1,567,900

*** Estimated
maintenance cost \$0.68 per sqft

ESTIMATED PAYMENT SCHEDULE

- 20% Contract (NOW)
- 10% February 2016
 - 10% 5th Floor mid 2016
 - 10% Top Off early 2016
- 50% Closing mid to end 2017



Claudia Patricia Eusse

SALES EXECUTIVE

SALES GALLERY
600 NE 31st Street,
Miami, FL 33137

C (786) 443-0017

O (305) 393-8060

claeusse@gmail.com

