



PARAISO **BAYVIEWS**
by *fantm*

“DESIGN IS ABOUT
THE BETTERMENT
OF OUR LIVES
POETICALLY,
AESTHETICALLY,
EXPERIENTIALLY,
SENSORIALLY,
AND EMOTIONALLY.”

KARIM RASHID



Oral representations cannot be relied upon as correctly stating the representations of the developer. For correct representations, make reference to the brochure and to the documents required by section 718.503, Florida Statutes, to be furnished by a developer to a buyer or lessee. Obtain the property report required by federal law and read it before signing anything. No federal agency has judged the merits or value, if any, of this property.



ARTIST'S CONCEPTUAL RENDERING



KARIM RASHID

Among the most prolific designers of his generation, Karim Rashid has over 3,000 designs in production and is working in over 40 countries. A pluralist who flirts with art, fashion, and music, his award-winning designs – featured in Time, Vogue, Esquire, GQ, and Wallpaper, among others – include luxury goods, furniture, and interiors.



ARQUITECTONICA

Arquitectonica is a Miami-based architecture, interior design, and planning firm led by Bernardo Fort-Brescia and Laurinda Spear. Working from multiple offices across North America, Latin America, Europe, Asia, and the Middle East, the firm designs mixed-use developments, resorts, hotels, luxury condominiums, schools, universities, and museums.

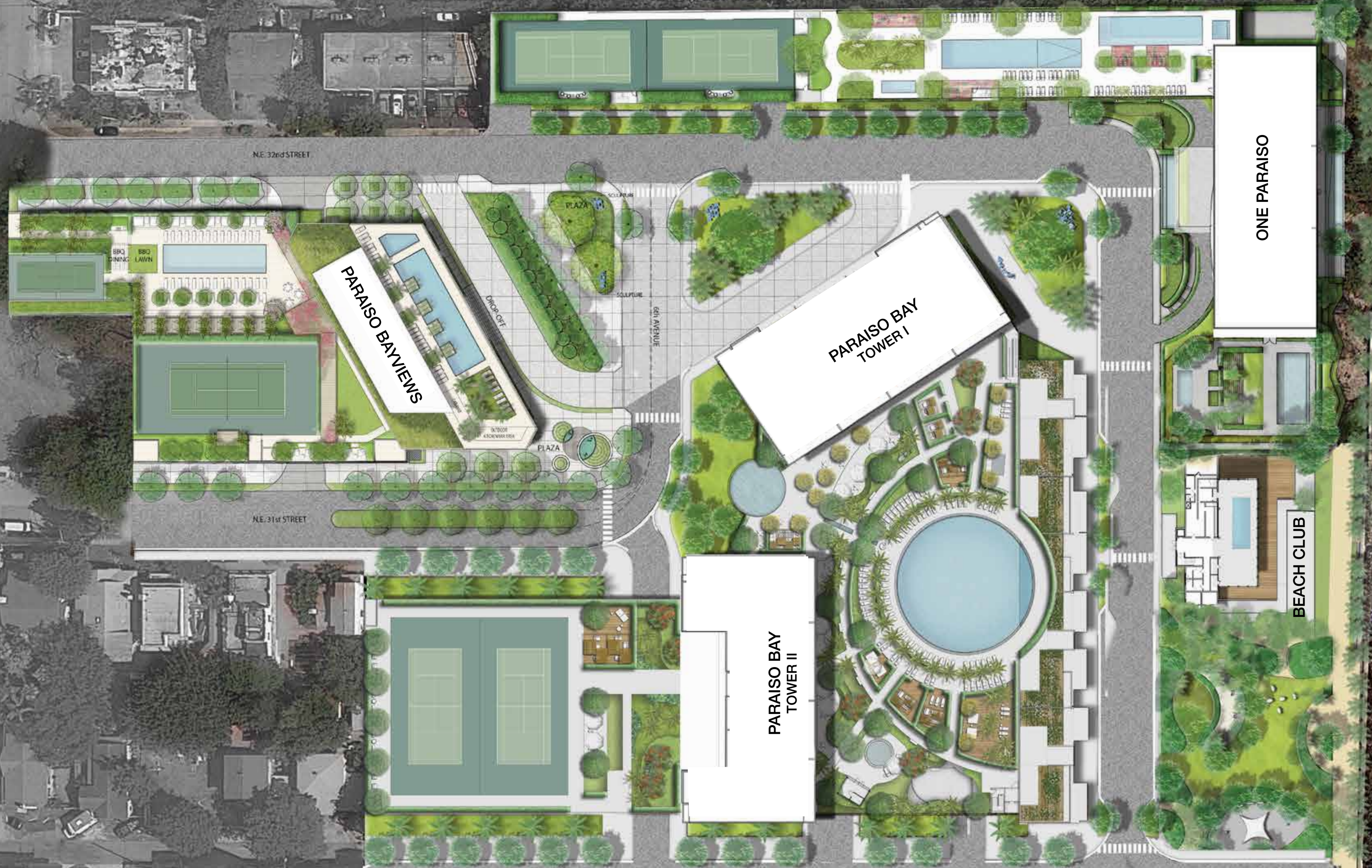


THE RELATED GROUP

Founded in 1979 by Jorge M. Pérez, The Related Group is the nation's leading developer of multifamily residences. Under his direction, and the leadership of Condominium Development Division President Carlos Rosso, Related and its affiliates have redefined the South Florida landscape with a world-class portfolio of distinctively designed properties.

A young boy and girl are playing in a park at sunset. The boy is on the left, holding a kite string, and the girl is on the right, holding the kite. The sun is low in the sky, creating a warm, golden glow. The background is a blurred green lawn and trees.

A BRILLIANTLY
IMAGINED
COMMUNITY



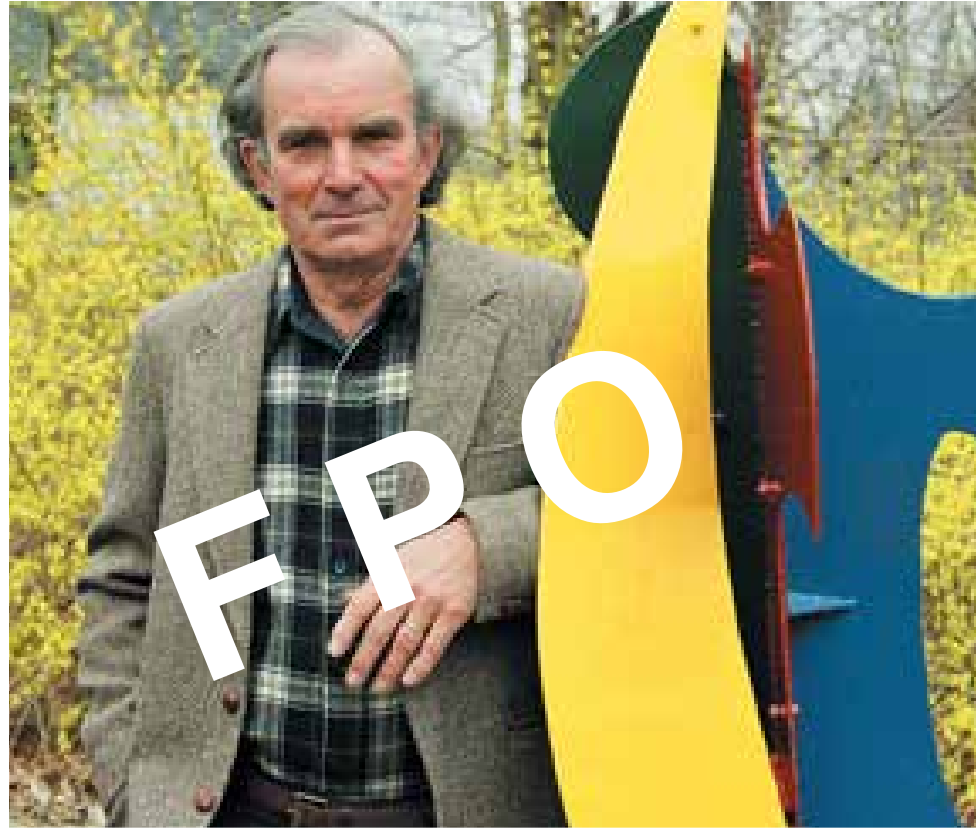
PARAISO BAY VIEWS

PARAISO BAY TOWER I

PARAISO BAY TOWER II

ONE PARAISO

BEACH CLUB



DAVID HAYES

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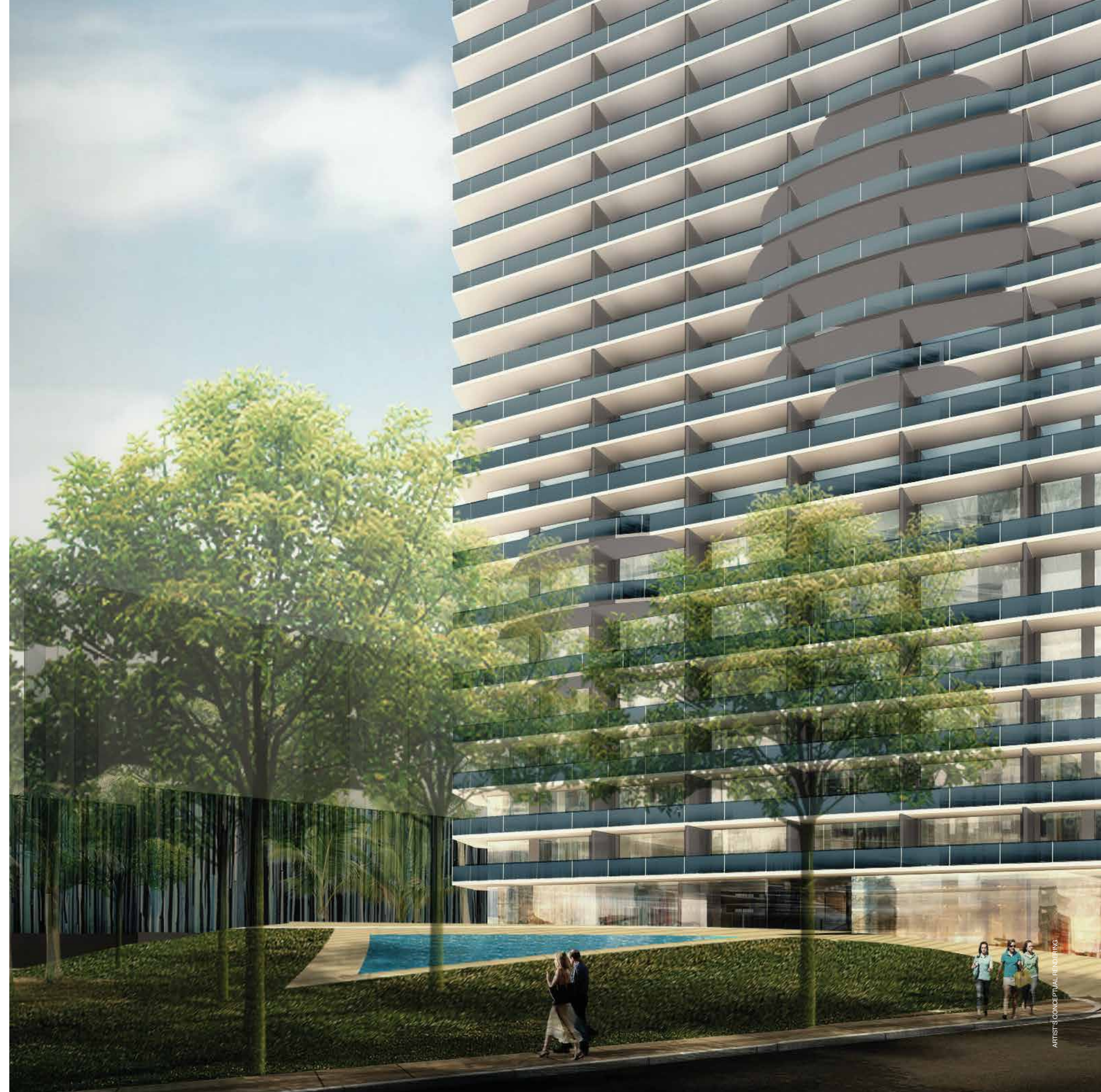
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INNOVATIVE ARCHITECTURE

Soaring 43 stories above acres of lushly landscaped gardens, and boasting spectacular views of Biscayne Bay, the innovative architecture of Paraiso Bayviews is the work of internationally renowned firm Arquitectonica. Contemporary residences with sheer glass balconies capture the style and spirit of this tropical paradise.





PARAISO BAYVIEWS

OR BAYVIEWS?

SERIOUSLY
OUTSIDE-THE-BOX
INTERIOR DESIGN



REVEL IN THE BEAUTY
OF HORIZON-TO-HORIZON



ROOFTOP POOL
WITH SPECTACULAR
BISCAYNE BAY VIEWS



LOVE MATCH,
THE PRIVATE
TENNIS COURT

SEE LEGAL DISCLAIMERS ON BACK COVER.



EXPERTLY DESIGNED
CONTEMPORARY
RESIDENCES



BASK IN
THE PRIVILEGES
AND PLEASURES
OF WATERFRONT
LIVING



THE PLANNED
BEACH CLUB
RESTAURANT
AND MARINA





MICHAEL SCHWARTZ

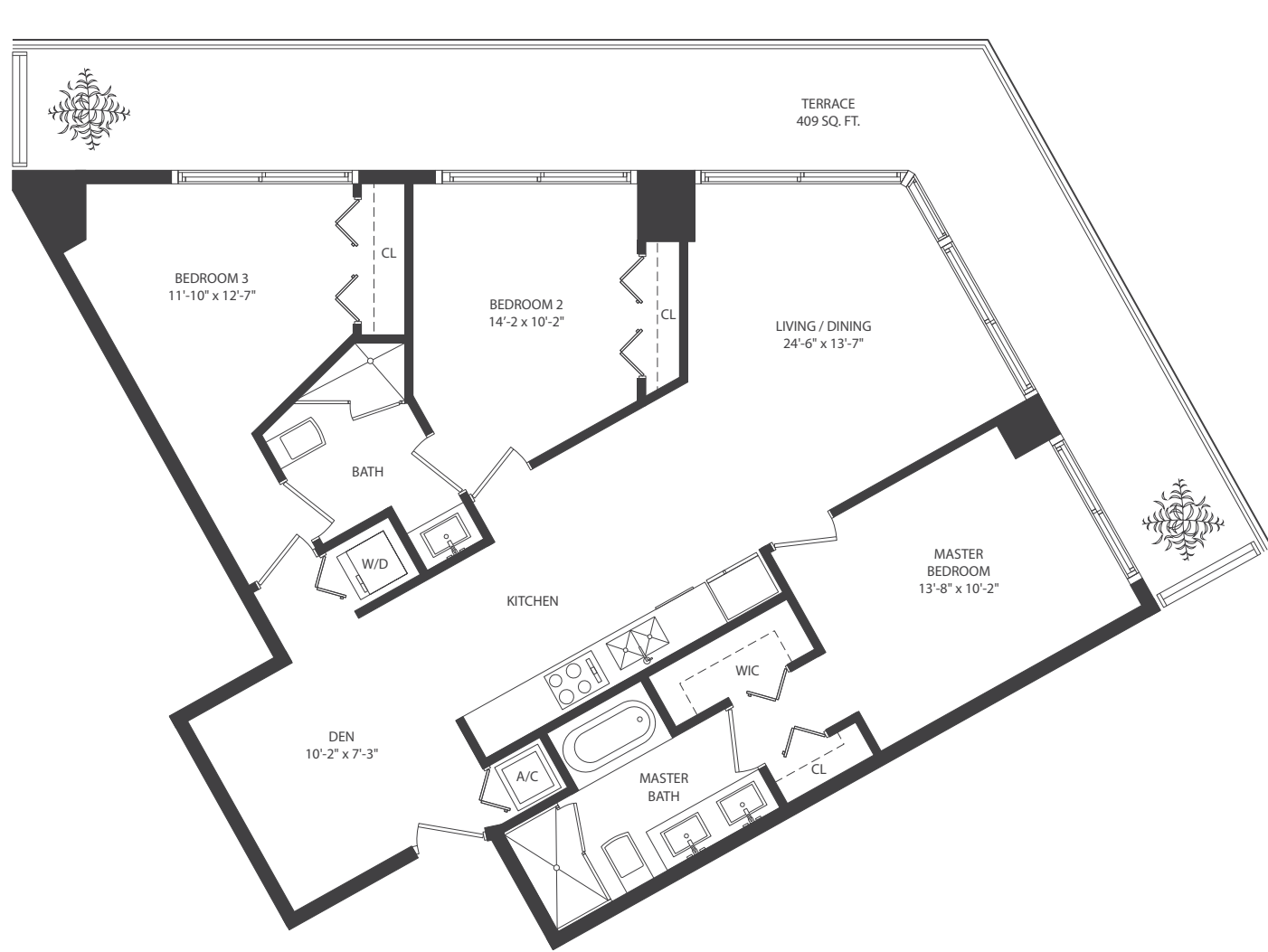
An edgewater paradise of good food and spirits awaits at James Beard Award-winning chef and restaurateur Michael Schwartz's planned beach club restaurant. Building flavor through thoughtfully sourced ingredients and simple cooking techniques centered around the flame, Schwartz's passion for fresh, simple, and pure cuisine comes alive, complemented by stunning bay views.





ARTIST'S CONCEPTUAL RENDERING
SEE LEGAL DISCLAIMERS ON BACK COVER

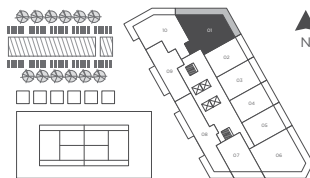
ARTIST'S CONCEPTUAL RENDERING



RESIDENCE 01

3 BEDROOMS / DEN / 2 BATHS

A/C INTERIOR AREA	1,261 SQ. FT.	117.15 SQ. M.
TERRACE AREA	409 SQ. FT.	37.99 SQ. M.
TOTAL RESIDENCE	1,670 SQ. FT.	155.14 SQ. M.



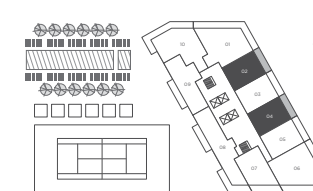
Each purchaser is advised that there are various methods for calculating the square footage of a Unit, and that depending on the method of calculation, the quoted square footage of a Unit in advertising materials may vary from the square footage of a Unit as stated or described in the Prospectus and the Declaration. The dimensions of the Unit shown in these floor plans have been calculated from the exterior boundaries of the exterior 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 Unit boundaries as defined in the Prospectus and the Declaration is less than the square footage reflected here. The configuration and use of space or the floor plan design may vary from that in the Prospectus and Declaration because the Developer has reserved the right in the Prospectus to make design, dimension, specification, and plan changes at any time, in the Developer's discretion, without notice to Unit buyers. Note that 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 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, and all floor plans and development plans are subject to change. The furnishings and décor illustrated are not included with the purchase of the Unit. See Prospectus for additional information regarding what is offered with the Unit and the calculation of Unit square footage and dimensions.



RESIDENCE 02/04 (03/05 MIRROR IMAGE)

1 BEDROOM + DEN / 1 1/2 BATHS

A/C INTERIOR AREA	750 SQ. FT.	69.67 SQ. M.
TERRACE AREA	139 SQ. FT.	12.91 SQ. M.
TOTAL RESIDENCE	889 SQ. FT.	82.58 SQ. M.

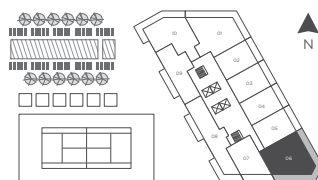


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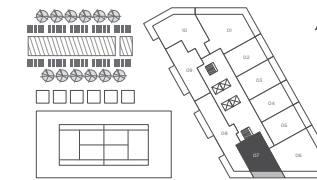
RESIDENCE 06 3 BEDROOMS / 2 BATHS

A/C INTERIOR AREA	1,287 SQ. FT.	119.56 SQ. M.
TERRACE AREA	520 SQ. FT.	48.30 SQ. M.
TOTAL RESIDENCE	1,807 SQ. FT.	167.86 SQ. M.



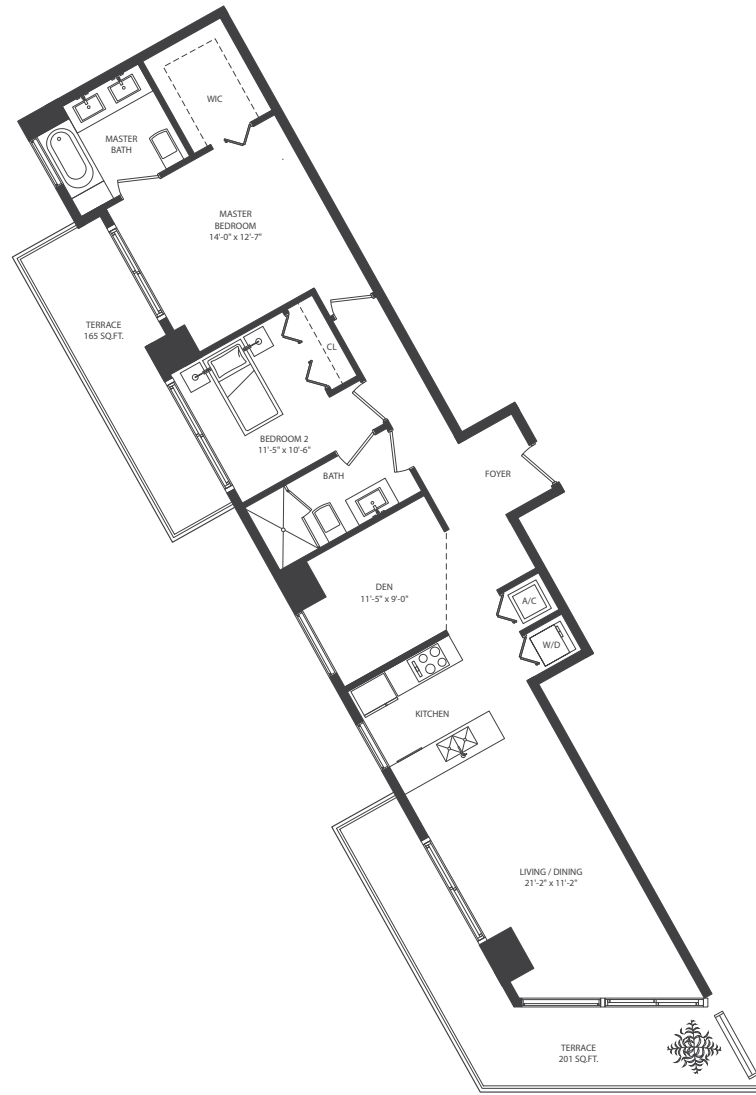
RESIDENCE 07 1 BEDROOM + DEN / 1 BATH

A/C INTERIOR AREA	885 SQ. FT.	82.21 SQ. M.
TERRACE AREA	159 SQ. FT.	14.77 SQ. M.
TOTAL RESIDENCE	1,044 SQ. FT.	96.98 SQ. M.



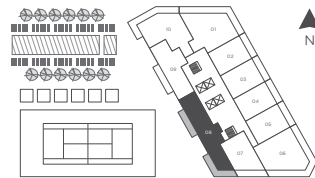
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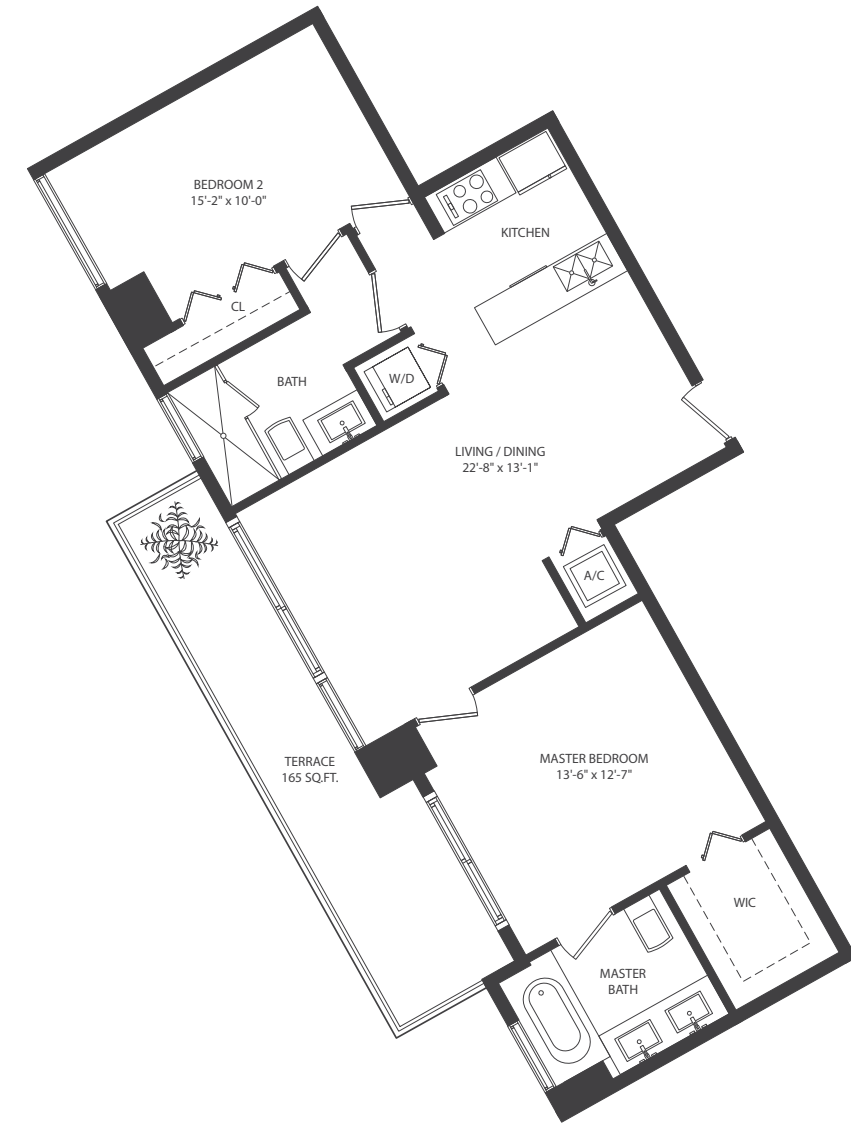


RESIDENCE 08
2 BEDROOMS + DEN / 2 BATHS

A/C INTERIOR AREA	1,222 SQ. FT.	113.52 SQ. M.
TERRACE AREA	356 SQ. FT.	33.07 SQ. M.
TOTAL RESIDENCE	1,578 SQ. FT.	146.59 SQ. M.

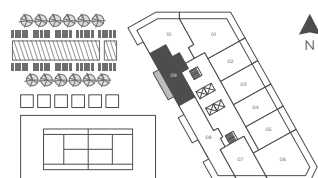


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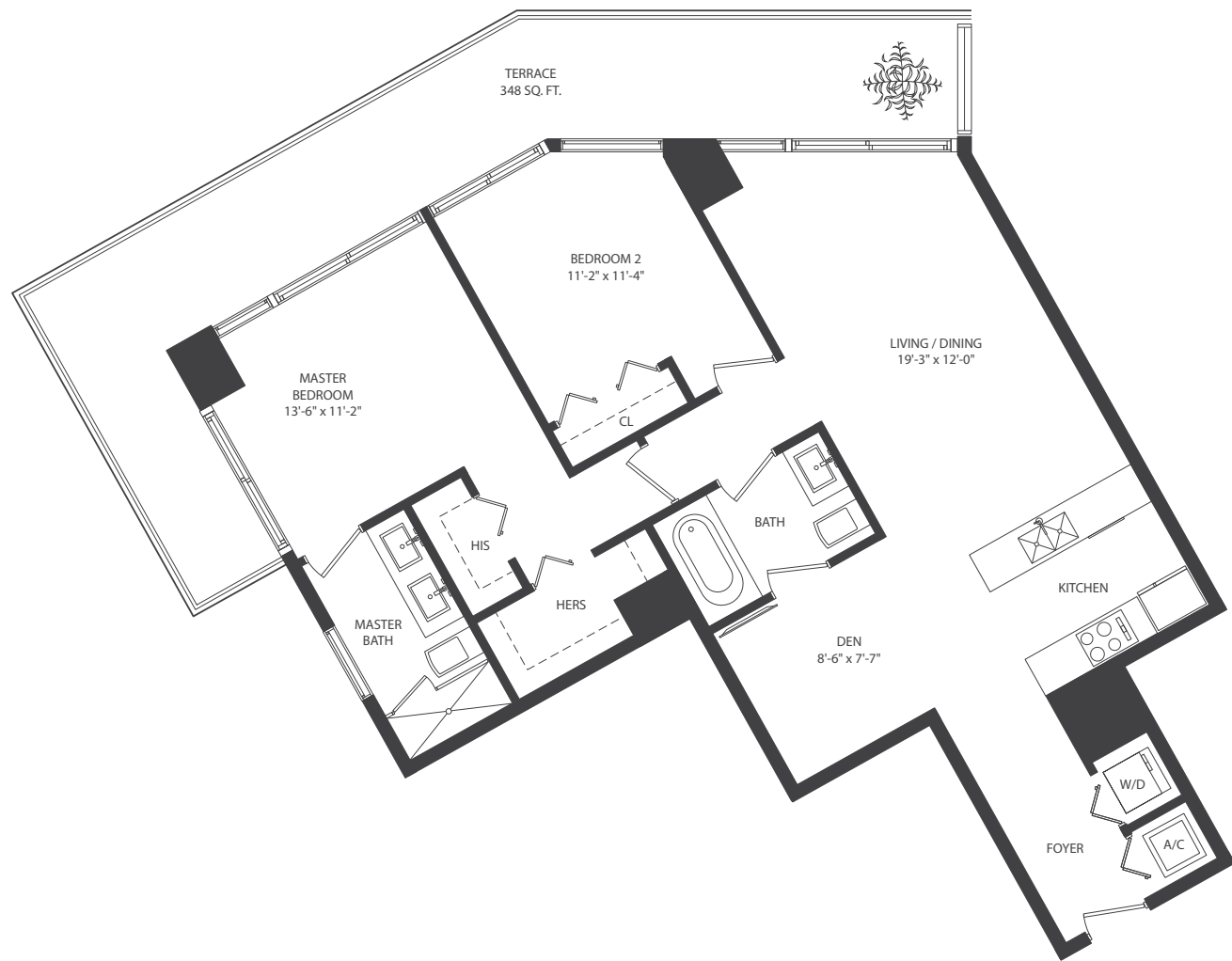


RESIDENCE 9
2 BEDROOMS / 2 BATHS

A/C INTERIOR AREA	1,068 SQ. FT.	99.22 SQ. M.
TERRACE AREA	165 SQ. FT.	15.32 SQ. M.
TOTAL RESIDENCE	1,233 SQ. FT.	114.54 SQ. M.

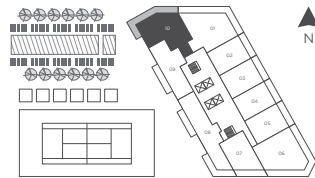


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RESIDENCE 10
2 BEDROOMS + DEN / 2 BATHS

A/C INTERIOR AREA	1,179 SQ. FT.	109.53 SQ. M.
TERRACE AREA	348 SQ. FT.	32.33 SQ. M.
TOTAL RESIDENCE	1,527 SQ. FT.	141.86 SQ. M.



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UNBRANDED



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