



PARAMOUNT

A WORLD OF LUXURY RESIDENCES AT

MIAMI WORLD CENTER




PARAMOUNT
MIAMI WORLDCENTER

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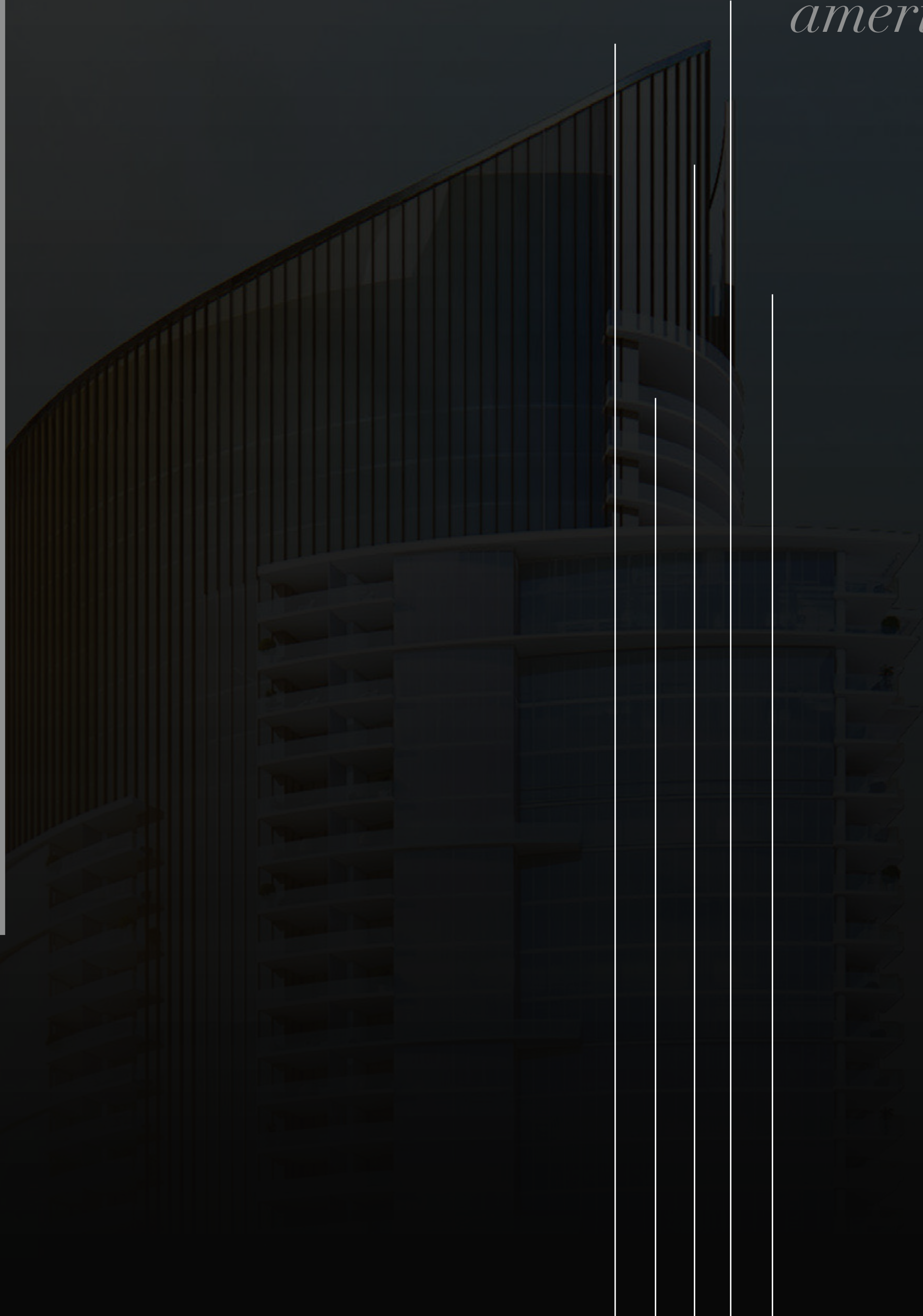


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MIAMI

america's city of the future



1. London
2. New York
3. Hong Kong
4. Singapore
5. Shanghai
6. Miami
7. Paris
8. Dubai
9. Beijing
10. Zurich

The Knight Frank Global Cities Survey

keeps track of which cities are of most importance to the world's wealthiest people today.

It ranks cities based on four factors: Economic Activity, Quality of Life, Knowledge & Influence and Political Power, as well as taking into account the number of these wealthiest individuals who call each city home.

13.9_M
VISITORS
A YEAR

39_M
FLY THRU
MIA

4_M
CRUISE
FROM MIA

1000+
CORPORATE
HEADQUARTERS

73
FOREIGN
CONSULATES

21
FOREIGN
TRADE OFFICES

32%↑
FINANCE &
INSURANCE
INDUSTRY

DOWNTOWN



#PARAMOUNT #MIAMIWORLD CENTER #ART #FASHION #TECHNOLOGY #CULTURE #PIONEER
#FINE_DINING #HIGHER_EDUCATION #THEATER #SCIENCE #SPORTS #WATERFRONT_PARKS

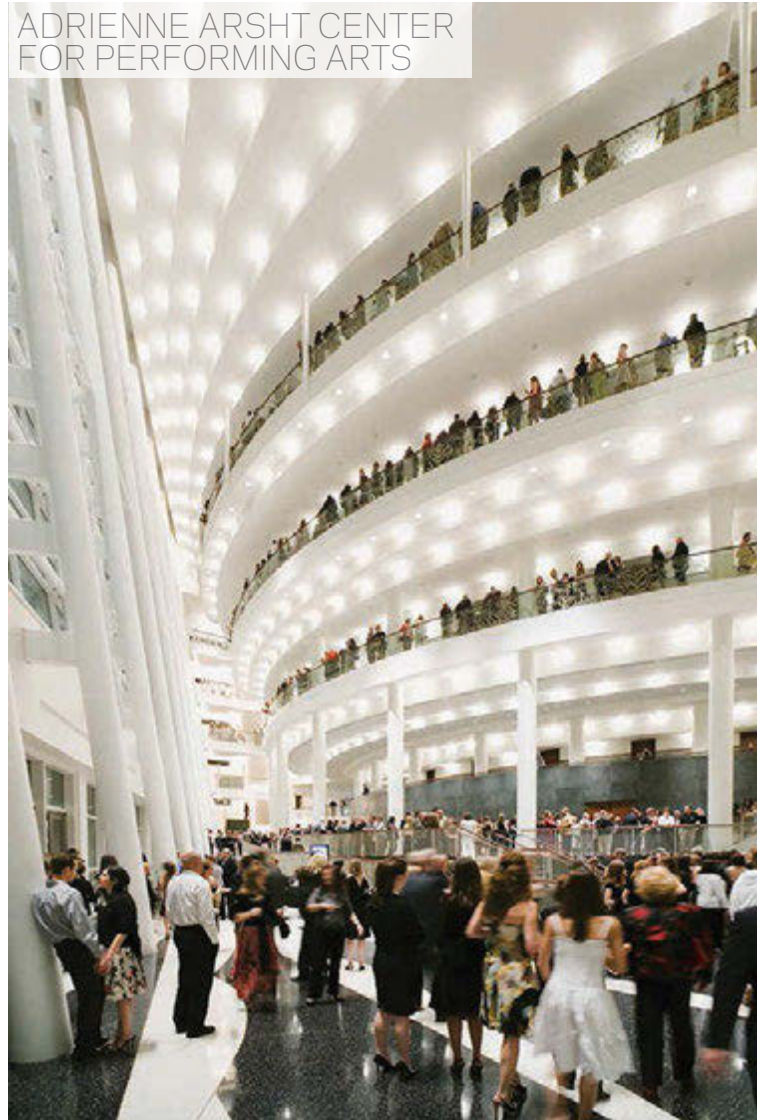


AN INCREDIBLE
URBAN EXPERIENCE

DOWNTOWN MIAMI A 24/7 CITY



MIAMI HEAT

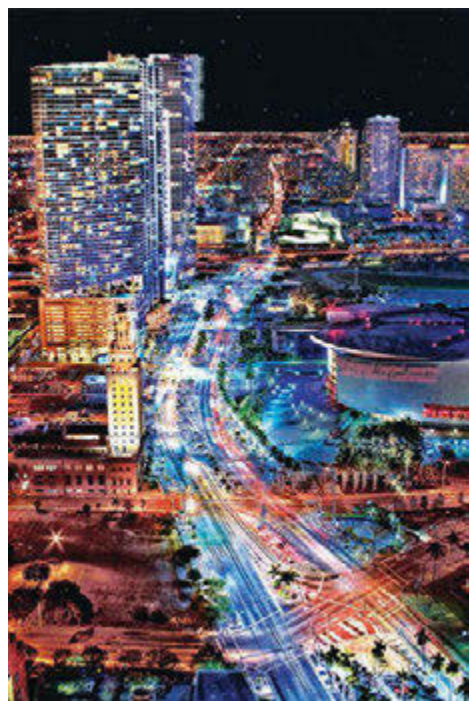


ADRIENNE ARSHT CENTER
FOR PERFORMING ARTS

live



AMERICAN AIRLINES ARENA



ADRIENNE ARSHT CENTER
FOR PERFORMING ARTS



FROST MUSEUM OF SCIENCE



play



PEREZ ART MUSEUM

DOWNTOWN MIAMI
A 24/7 CITY

work



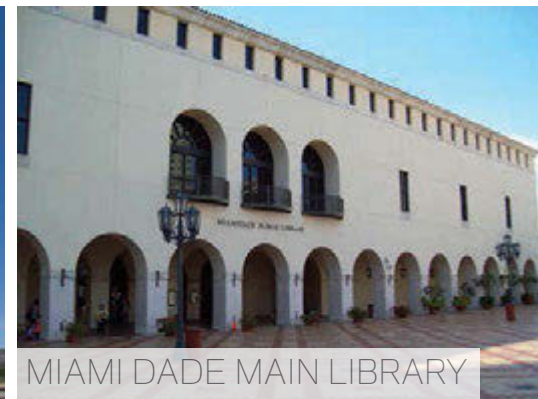
FREEDOM TOWER FEDERAL COURTHOUSE



learn

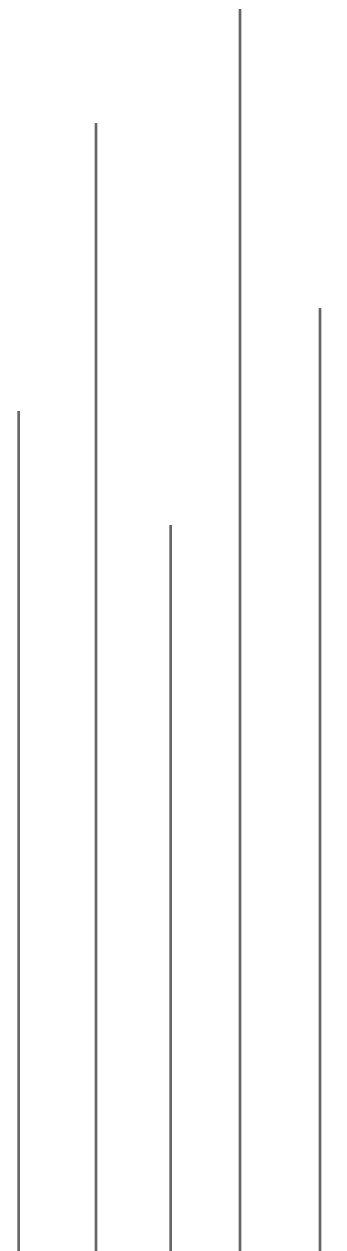


UM LIFE SCIENCE & TECHNOLOGY



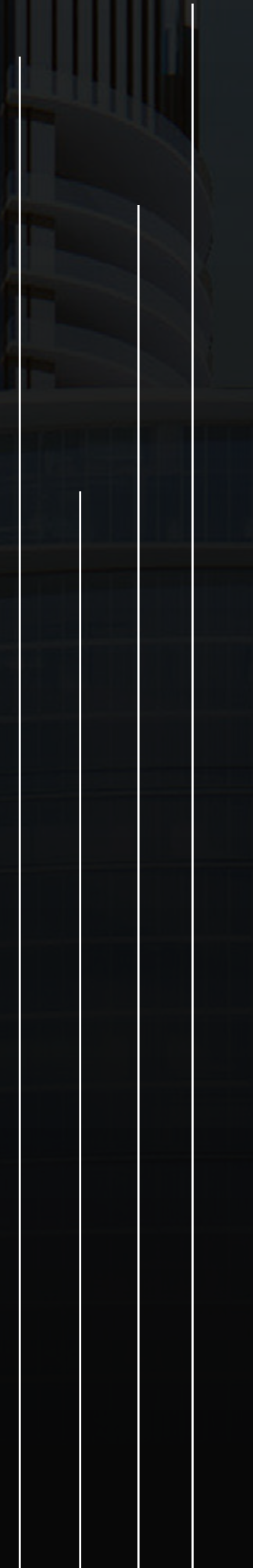
MIAMI DADE MAIN LIBRARY

AN ELEVATOR
RIDE AWAY





MIAMI WORLD CENTER





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
 - parks
 - sports venues
 - entertainment
 - 600,000 sq. ft. of convention space
- The Mall at Miami Worldcenter anchored by
Bloomingdale's and Macy's.



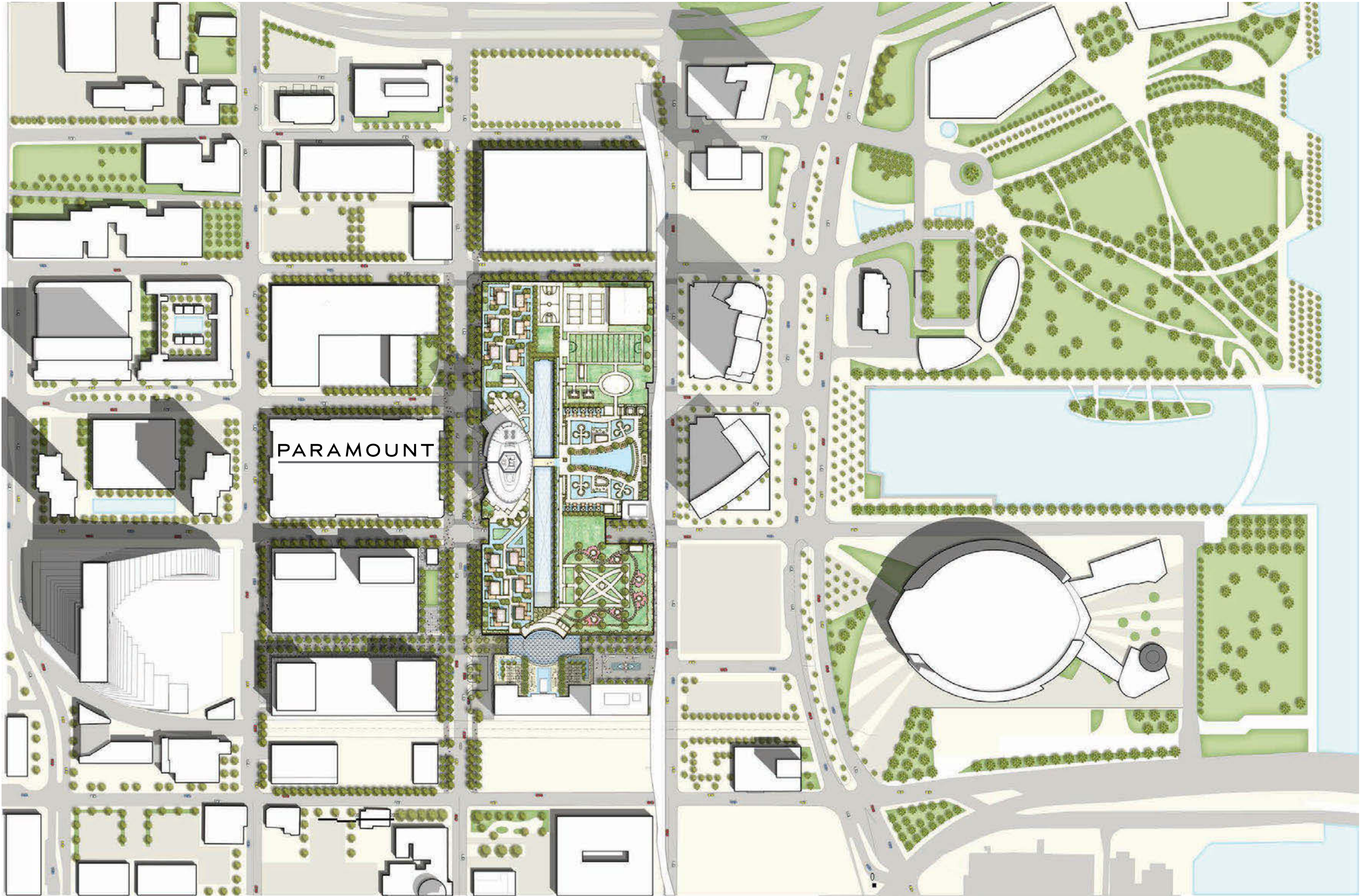
A SIGNATURE RESIDENTIAL TOWER
Exclusive location and right to create the
premiere luxury residential experience at
Miami Worldcenter.

“city within a city.”

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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.





An architectural rendering of a modern shopping mall at night. The building features a large glass facade with a prominent blue 'W' logo at the top. The ground floor is filled with people, cars, and outdoor seating areas. The scene is illuminated by warm interior lights and cool exterior lighting.

THE MALL AT MIAMI WORLD CENTER

RESTAURANT VII

CAFE
CENTRO

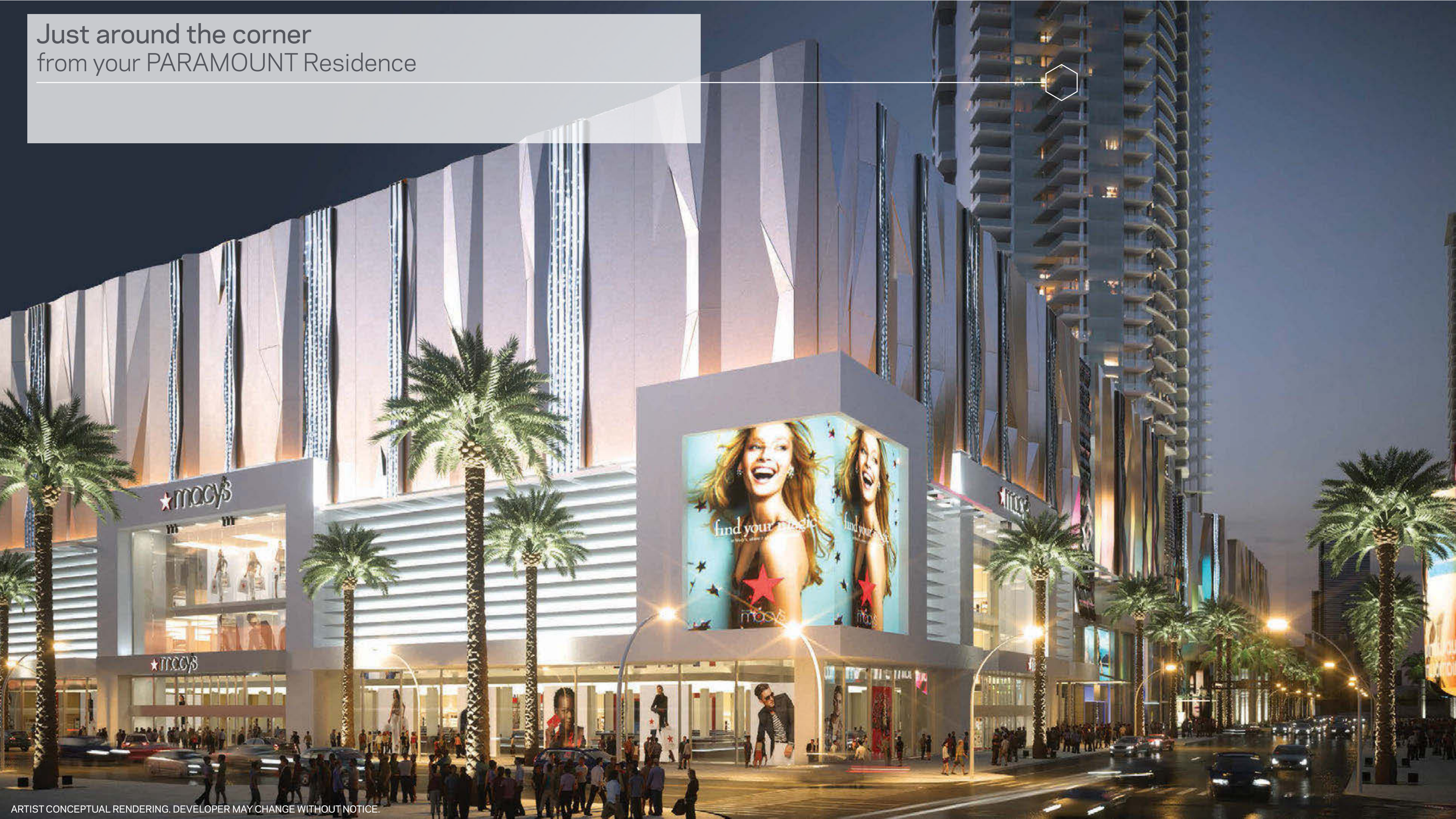
CAFE
CENTRO

750,000 sq. ft. mall
anchored by Bloomingdale's & Macy's



ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

Just around the corner
from your PARAMOUNT Residence



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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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DESIGNED TO BE THE CENTERPIECE OF MIAMI'S URBAN LANDSCAPE

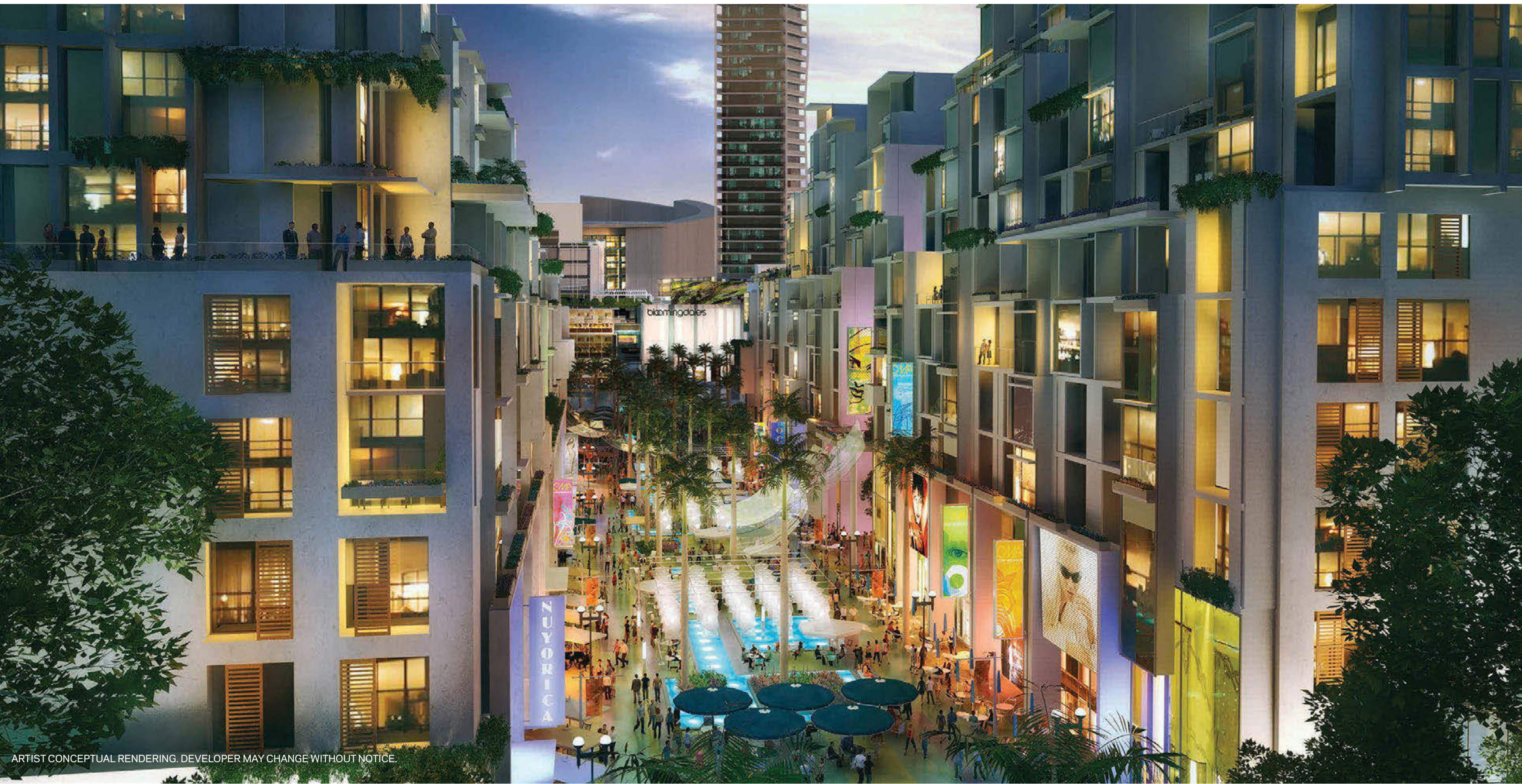


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ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

7th street promenade



ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

7th street promenade



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going somewhere?

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

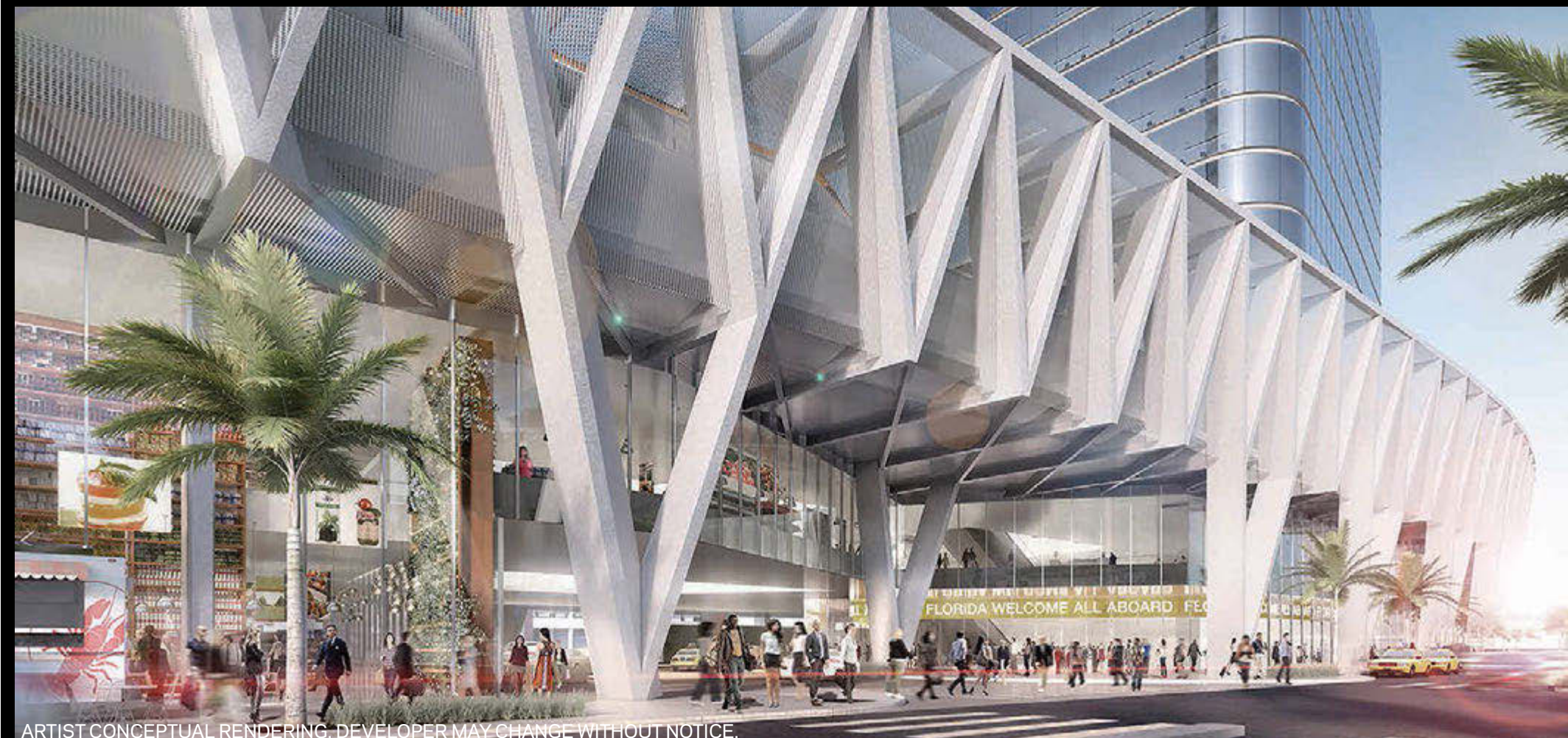
- Conveniently located next to I-95 and I-395
- Several Metromover stations
- Adjacent to Miami Central — new train station transporting visitors to and from Orlando in three hours
- Minutes from the Miami International Airport
- 7,000 new parking spaces, giving visitors to nearby attractions a convenient place to park.

TRANSPORTATION

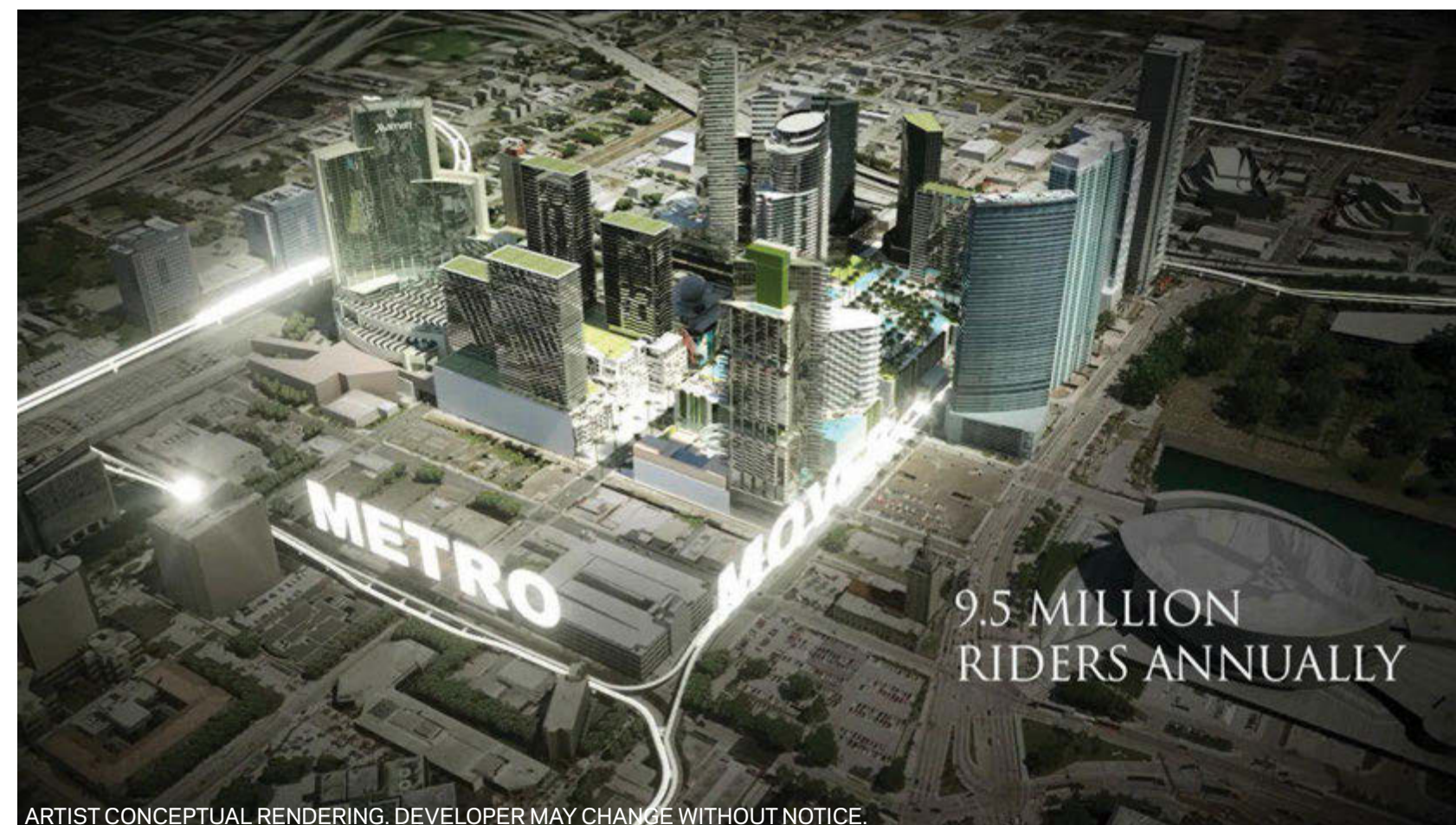
ALL ABOARD FLORIDA



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3

THE BUILDING



*elevate
your
life.*

PARAMOUNT
A SIGNATURE RESIDENTIAL TOWER





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4

AMENITIES



AMENITIES

Relaxation Areas

- Conservatory
- Relaxation Lounge
- Outdoor Lounge with seating and gardens

Spa/Salon

- Outdoor Bath Gardens
- Steam Showers
- Yoga Studio
- Treatment Rooms
- Hair/Nail Bar

Indoor Sports Center

- State-of-the-art Fitness Center
- Boxing Studio
- Aerobics Area

Entertainment Center

- Kids Play Room
- Recreation Lounge
- Jam Room with Recording Studio

9th Floor Amenities ►

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

◀ Skydeck & Lounge

*Countless Possibilities
for the Ultimate
Lifestyle*

- Resort Pool
- Cabanas
- Summer Kitchen with BBQ
- Floating seating pods
- Sunken Pods with firepits
- Children's Playground
- Soccer Field
- Tennis Courts
- 1/2-km Jogging Path

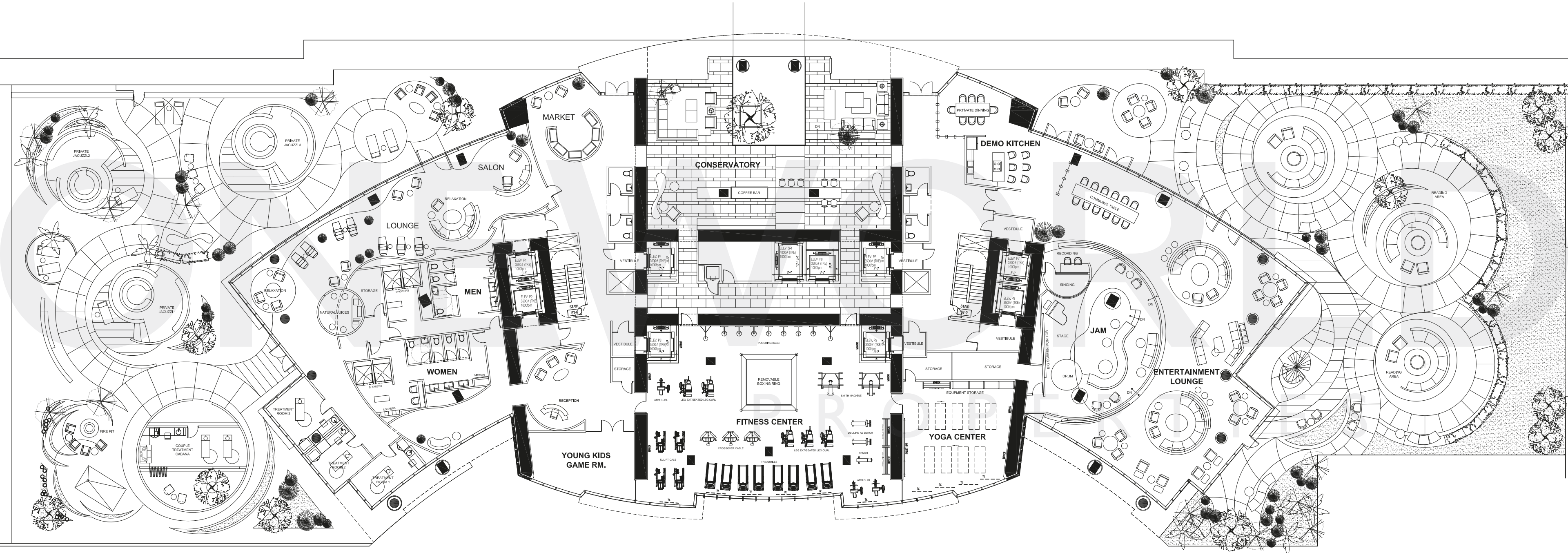
◀ Upper Deck



DIRECT MALL ACCESS



9TH FLOOR AMENITIES



ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

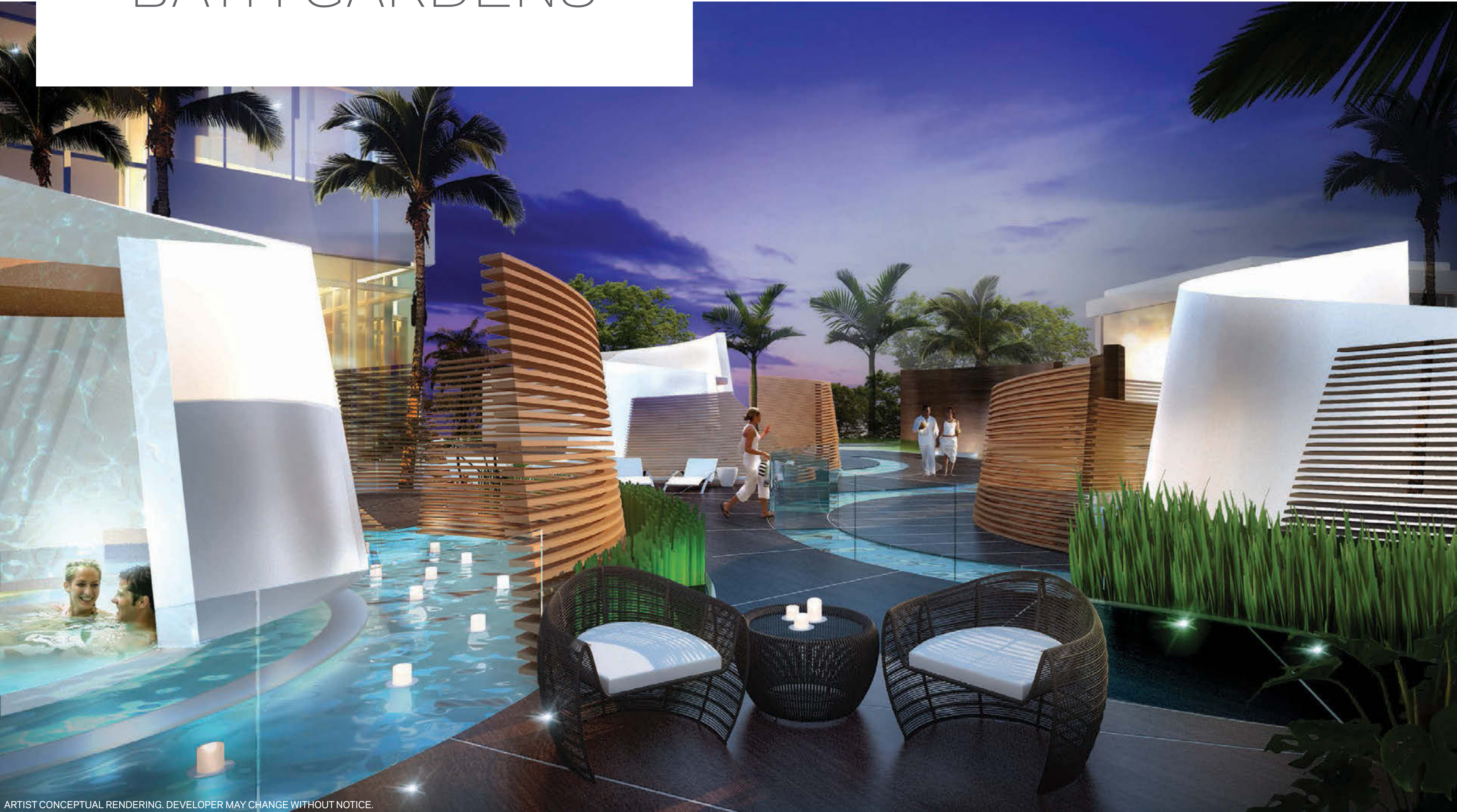
LIVE WITHOUT LIMITS



CONSERVATORY



BATH GARDENS



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JAM ROOM & RECORDING STUDIO



UPPER DECK



ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

PROPERTIES

UPPER DECK



SOCCER FIELD



TENNIS COURTS



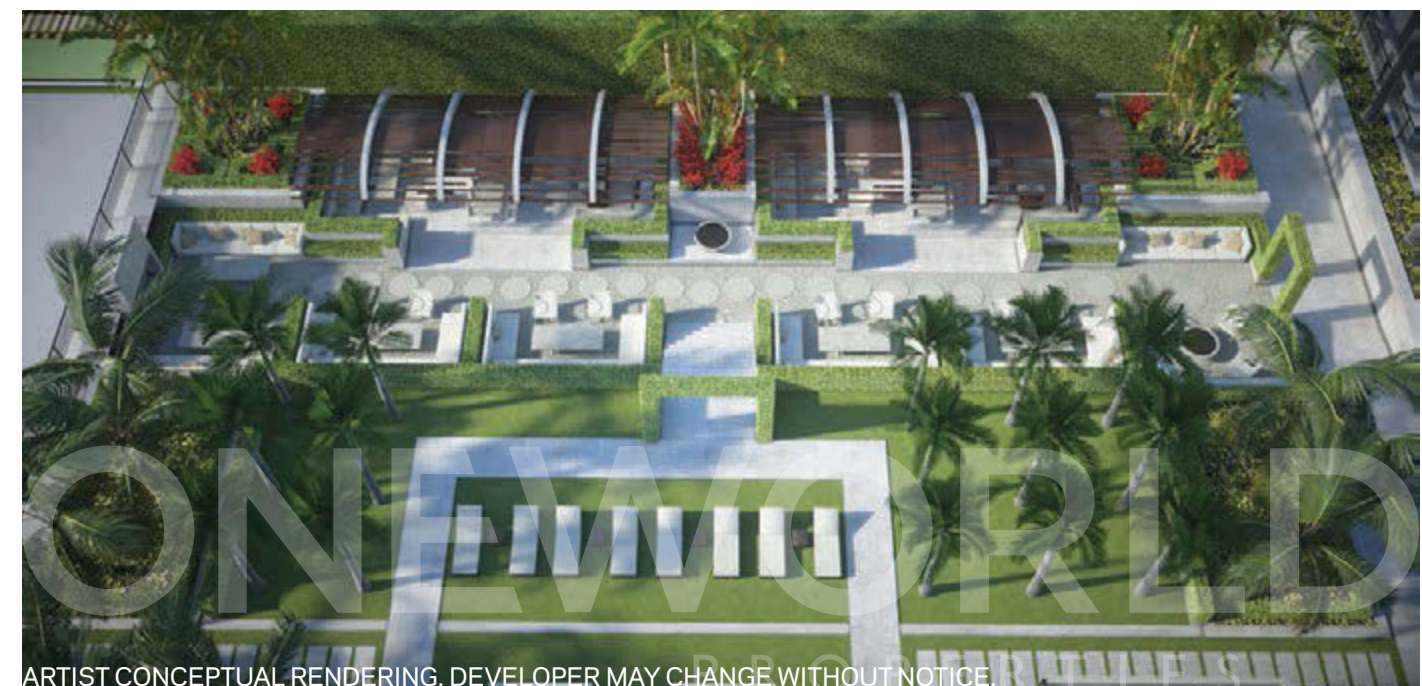
BARBEQUE AREAS



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ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.



ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

POOLSIDE BUNGALOWS



ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

VILLAS



ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

PROPERTIES

SKYDECK & LOUNGE



ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

SUNRISE POOL



INFINITY POOL





5C



THE RESIDENCES



BUILDING OVERVIEW



700 Feet

500+ Residences

Residences: Levels 10-54

Typical Floorplate | Level 11-49

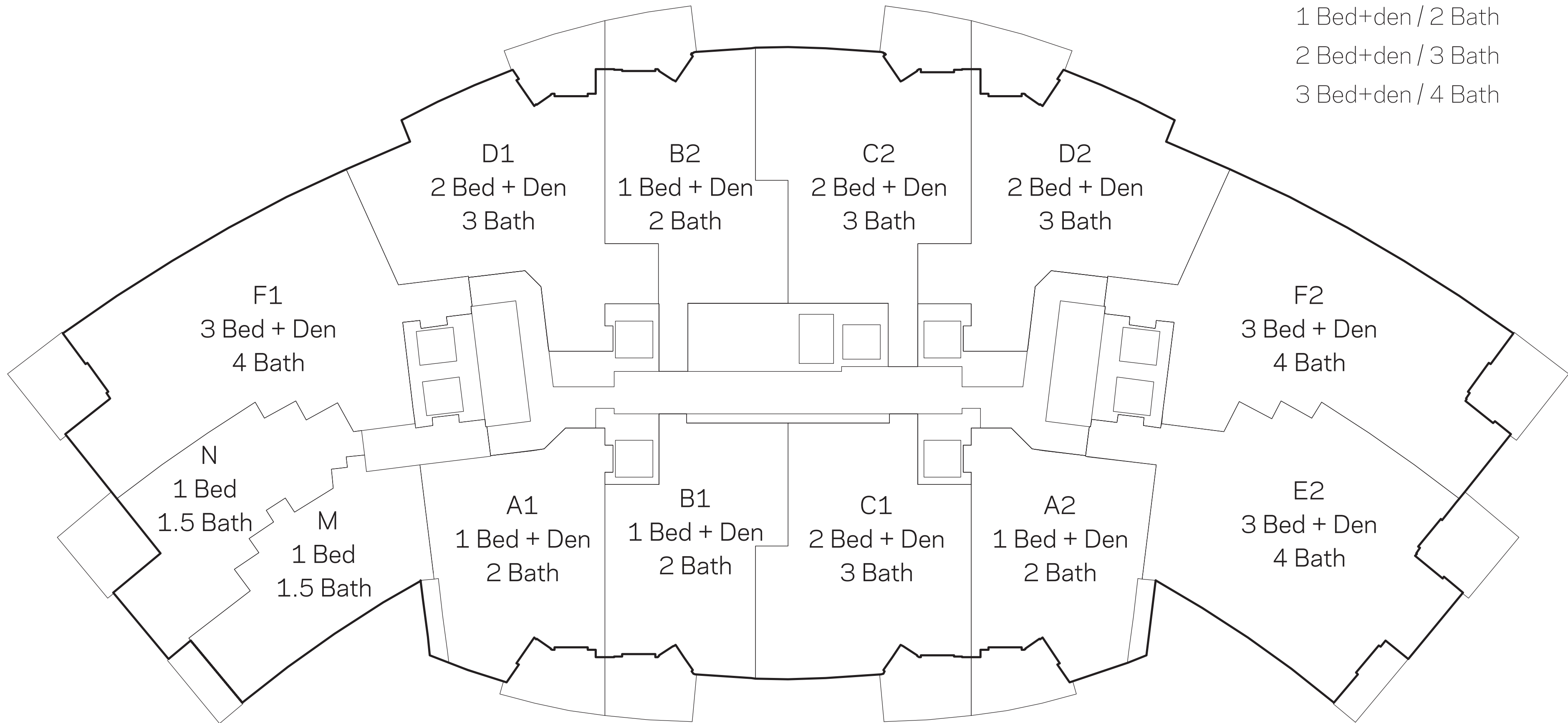
Typical Residence Types

1 Bed / 1.5 Bath

1 Bed+den / 2 Bath

2 Bed+den / 3 Bath

3 Bed+den / 4 Bath



FEATURES

Private Elevators
10-Foot Ceilings
Outdoor Living Rooms
Full Laundry Room
Convertible Den
Lock-out studio (in select units)
PARAMOUNT Residences Mobile App



OUTDOOR LIVING ROOM



ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

ENTERTAINMENT SPACE



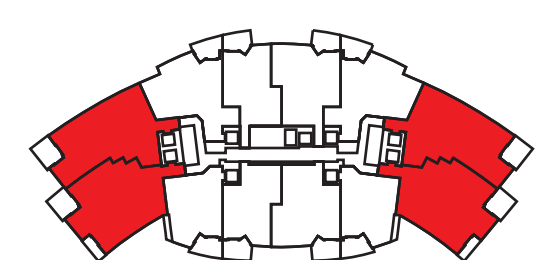
ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

KITCHEN

3 Bedroom Residences
Designer Kitchens

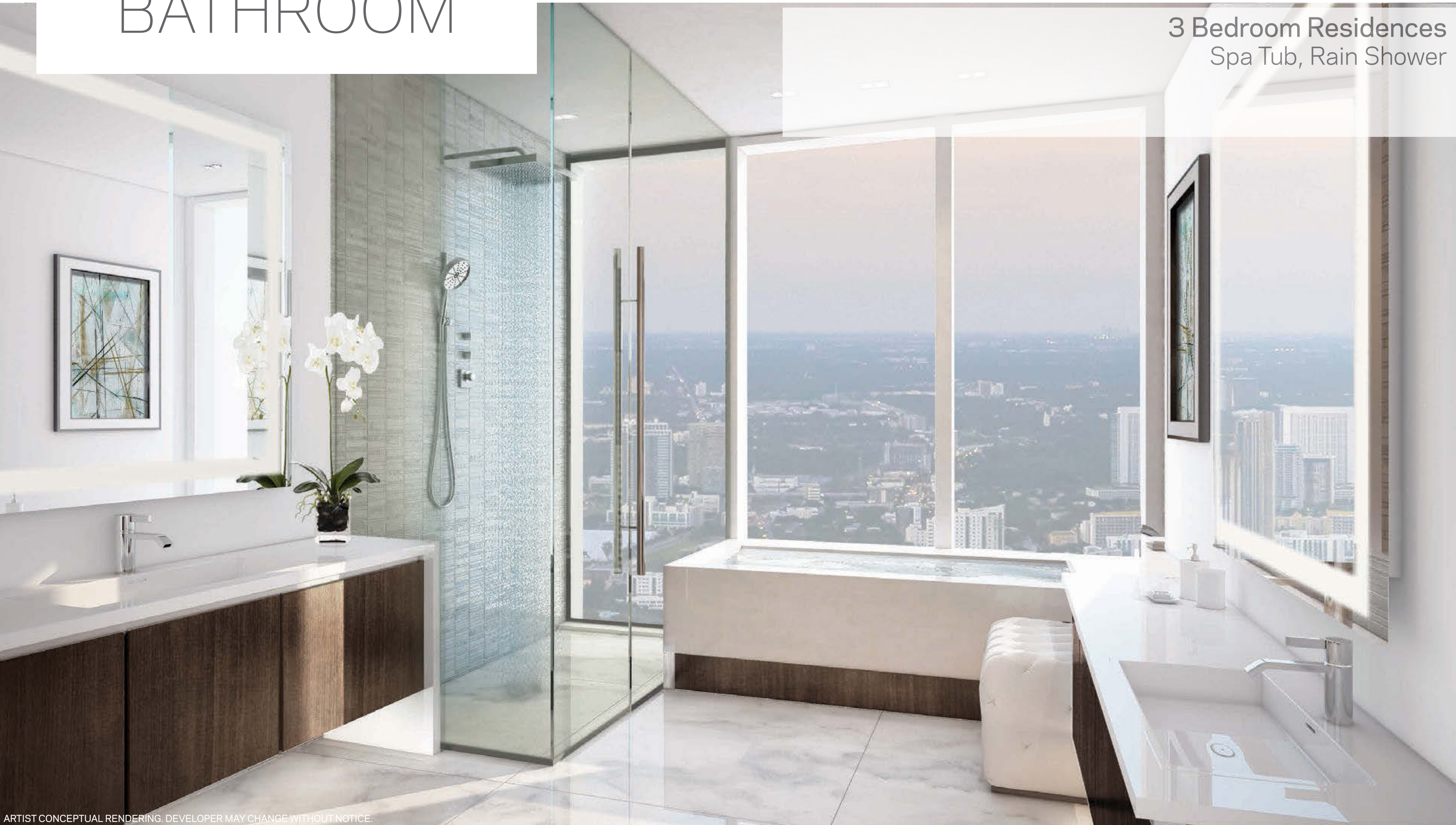


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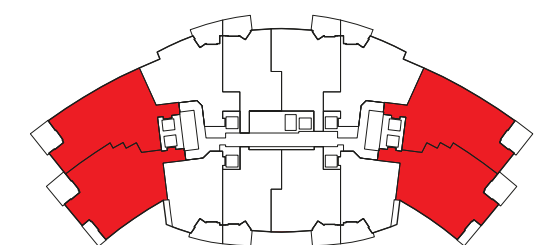


MASTER BATHROOM

3 Bedroom Residences
Spa Tub, Rain Shower



ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

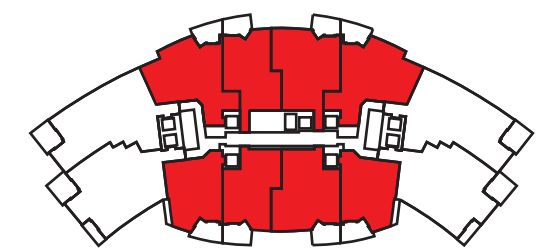


KITCHEN

1 + 2 Bedroom Residences
Designer Kitchen



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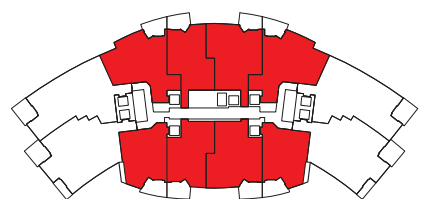


MASTER BATHROOM

1 + 2 Bedroom Residences
Spa Tub, Rain Shower



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6

FLOORPLANS



BUILDING OVERVIEW

700 Feet

500+ Residences

Residences: Levels 10-54

Typical Floorplate | Level 11-49

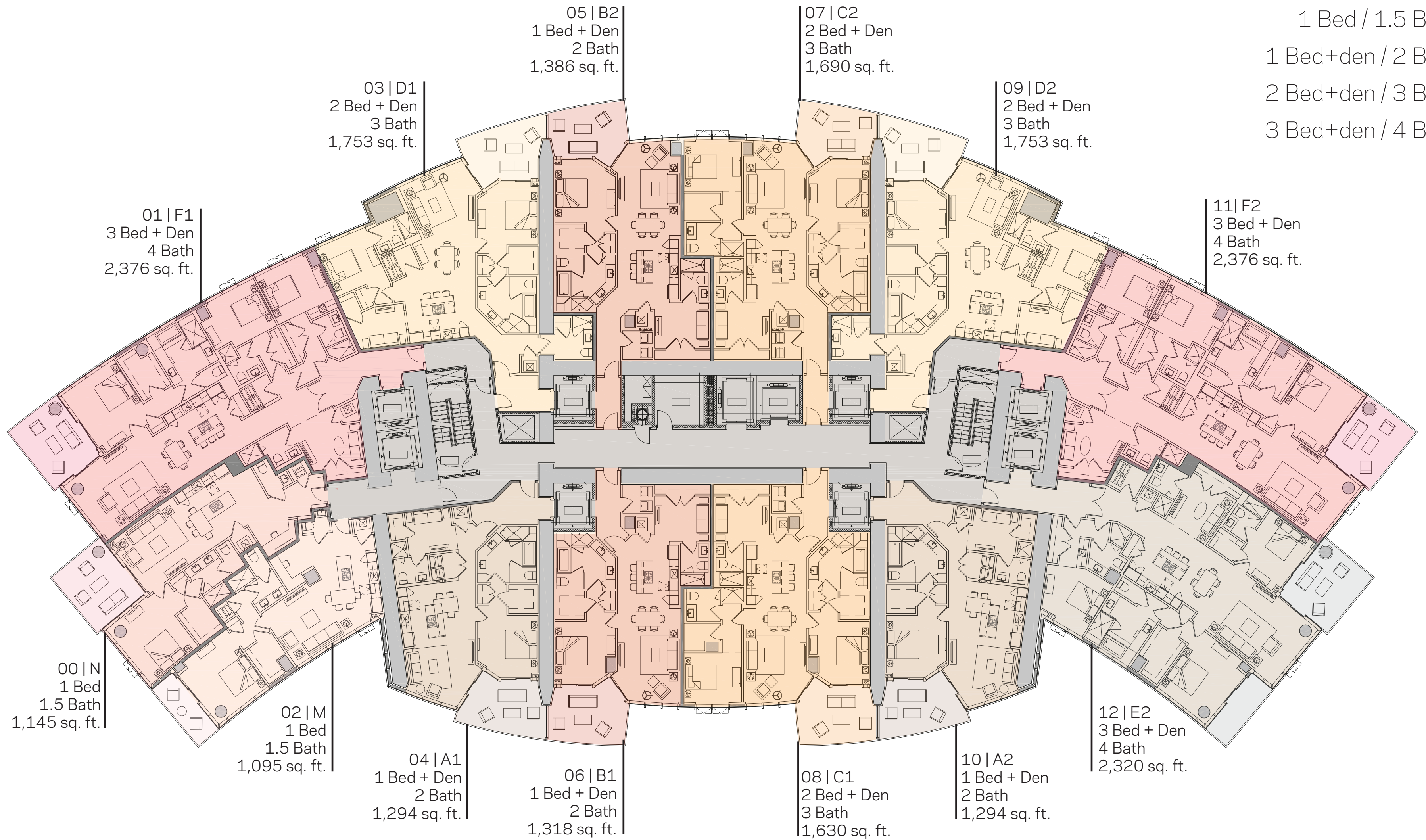
Typical Residence Types

1 Bed / 1.5 Bath

1 Bed+den / 2 Bath

2 Bed+den / 3 Bath

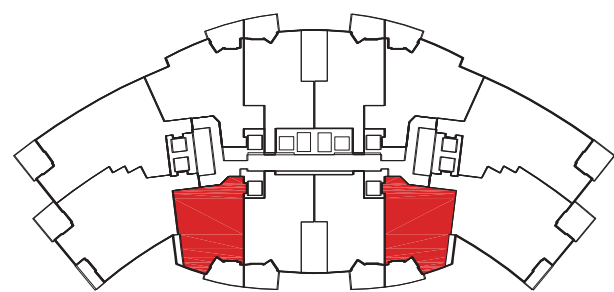
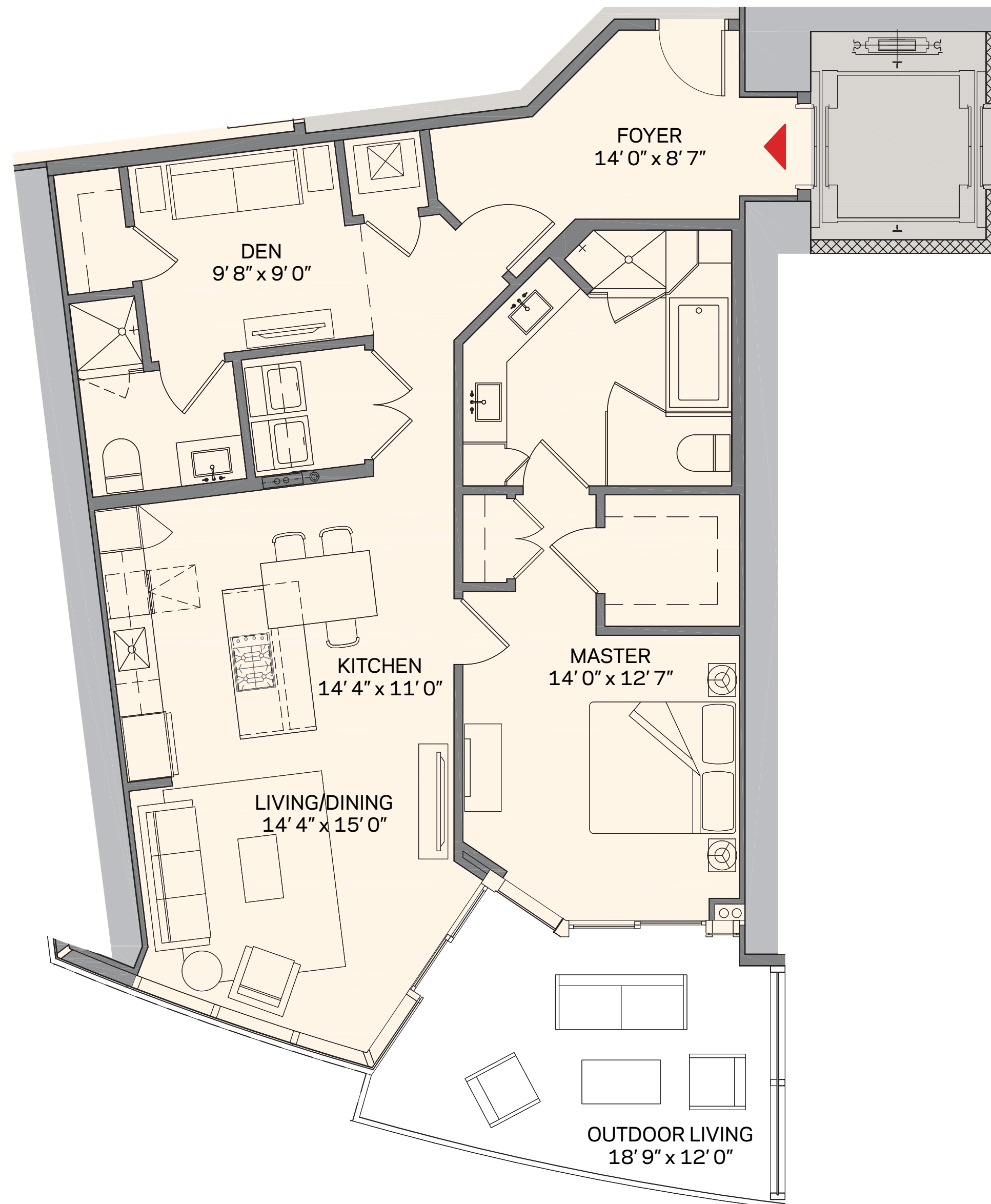
3 Bed+den / 4 Bath



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
Reverse: Residence A2

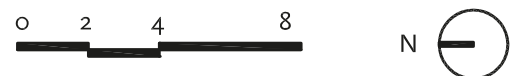
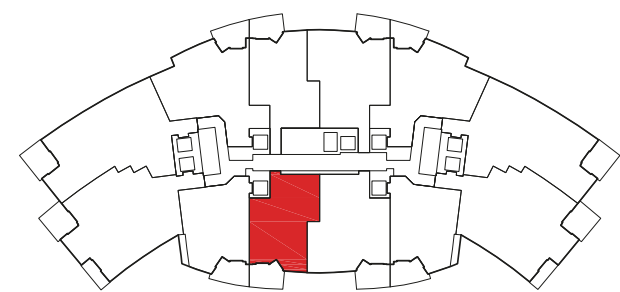


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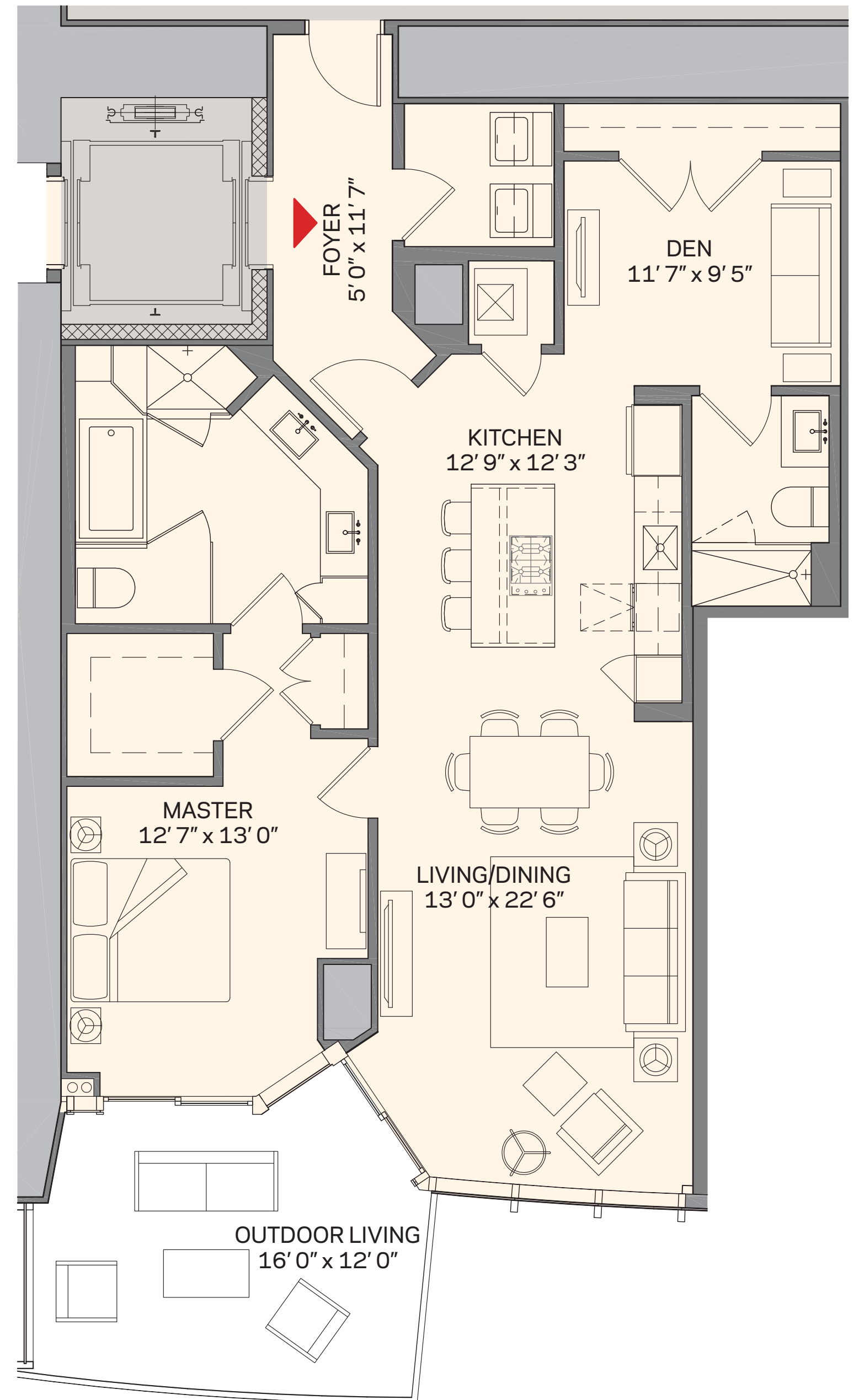
1 Bedroom + Den | 2 Bath

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

RESIDENCE B1



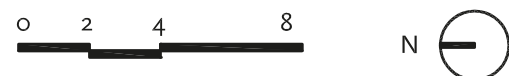
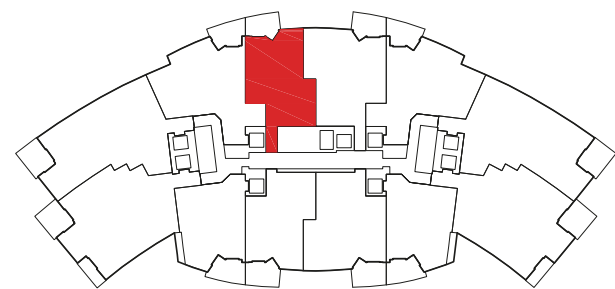
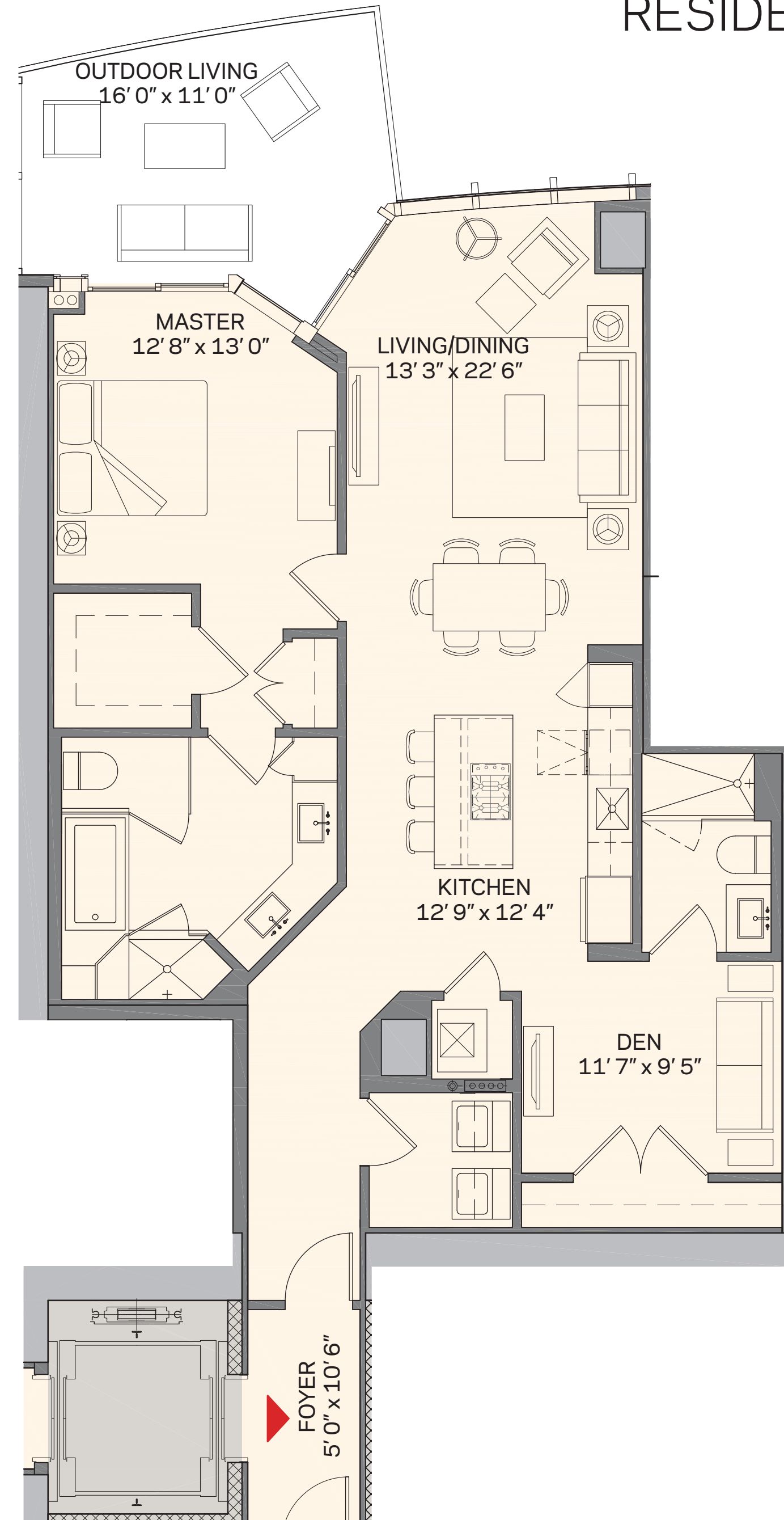
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1 Bedroom + Den | 2 Bath

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

RESIDENCE B2

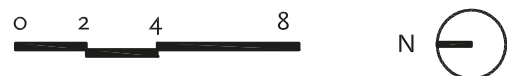
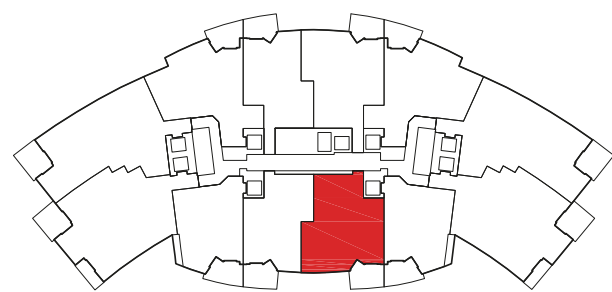
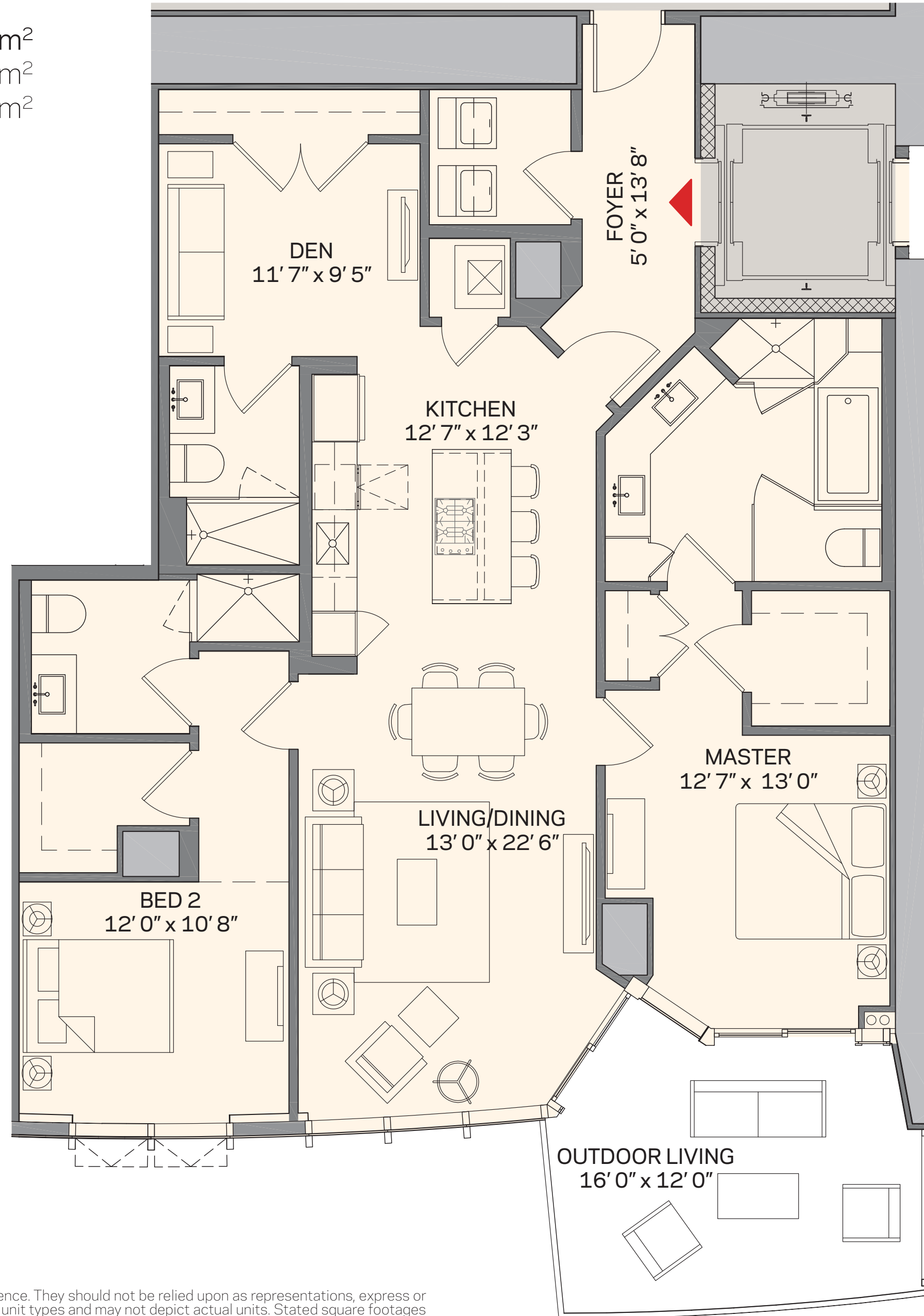


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2 Bedroom + Den | 3 Bath

RESIDENCE C1

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

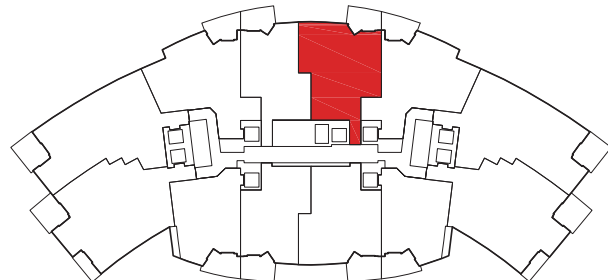
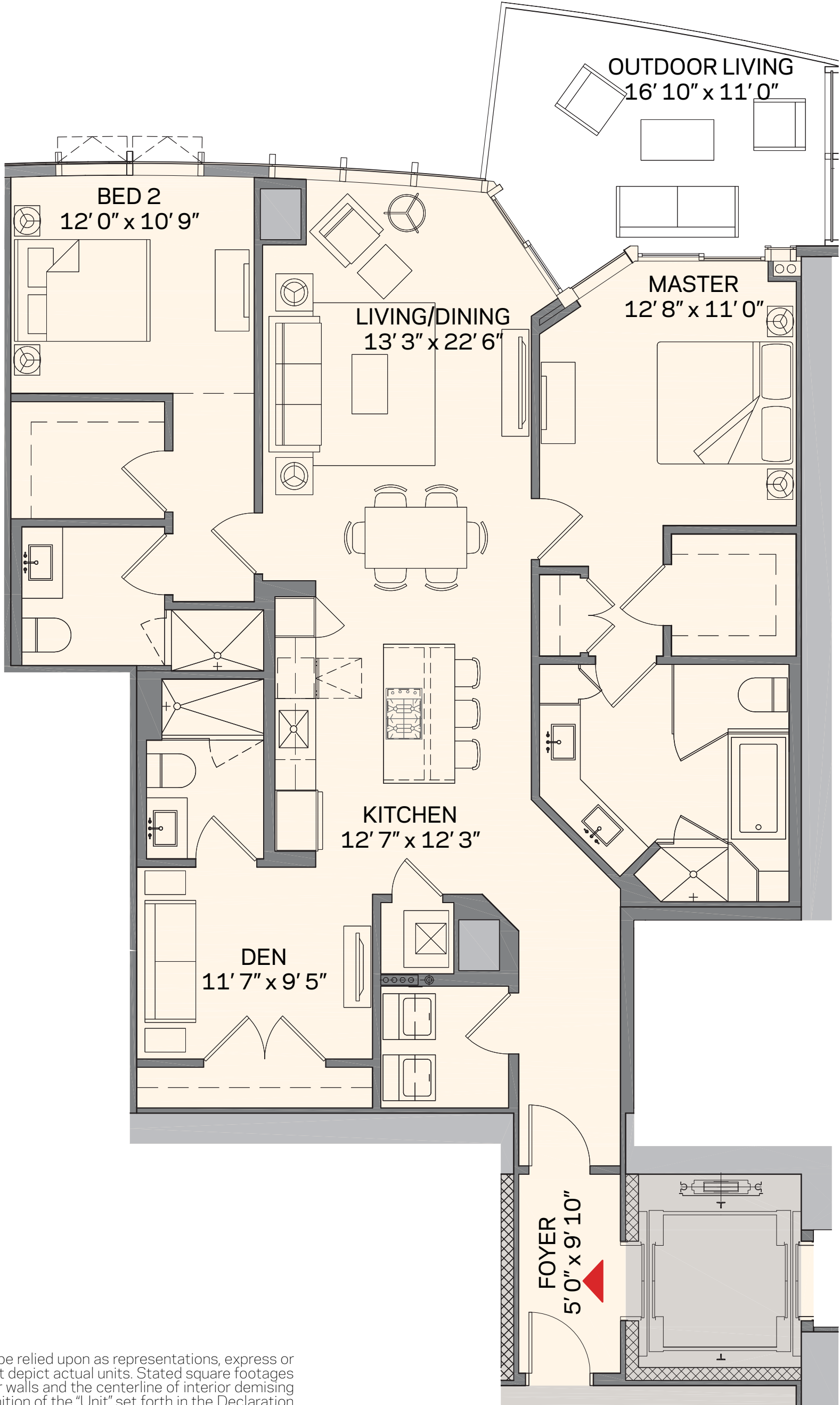


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2 Bedroom + Den | 3 Bath

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

RESIDENCE C2

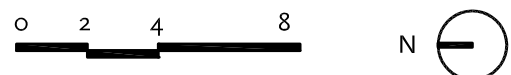
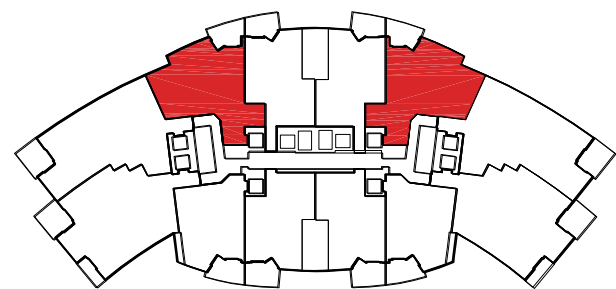


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2 Bedroom + Den | 3 Bath

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

RESIDENCE D1
Reverse: Residence D2

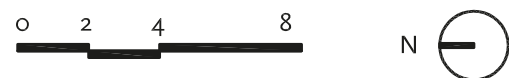
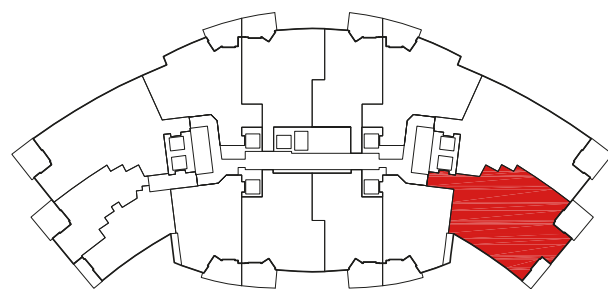
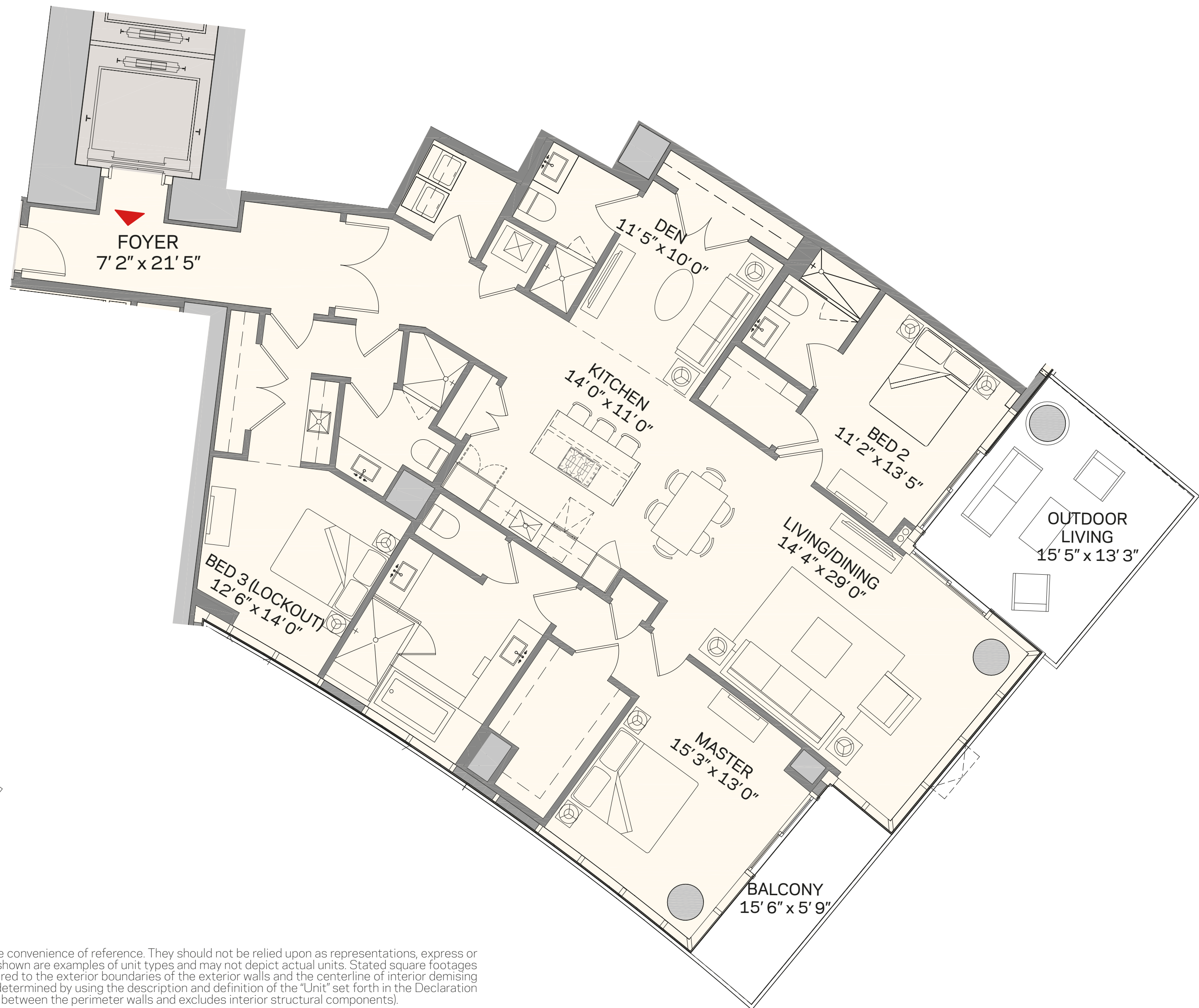


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3 Bedroom + Den | 4 Bath

RESIDENCE E2

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



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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
Reverse: Residence F2

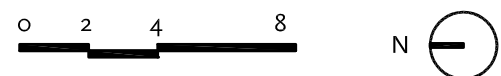
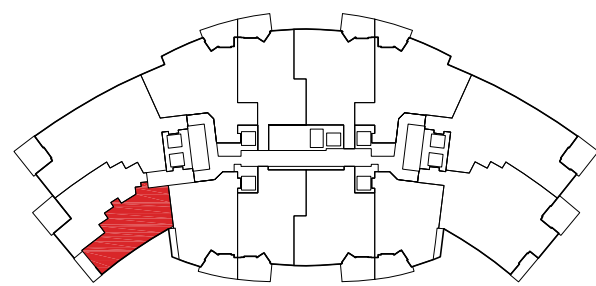
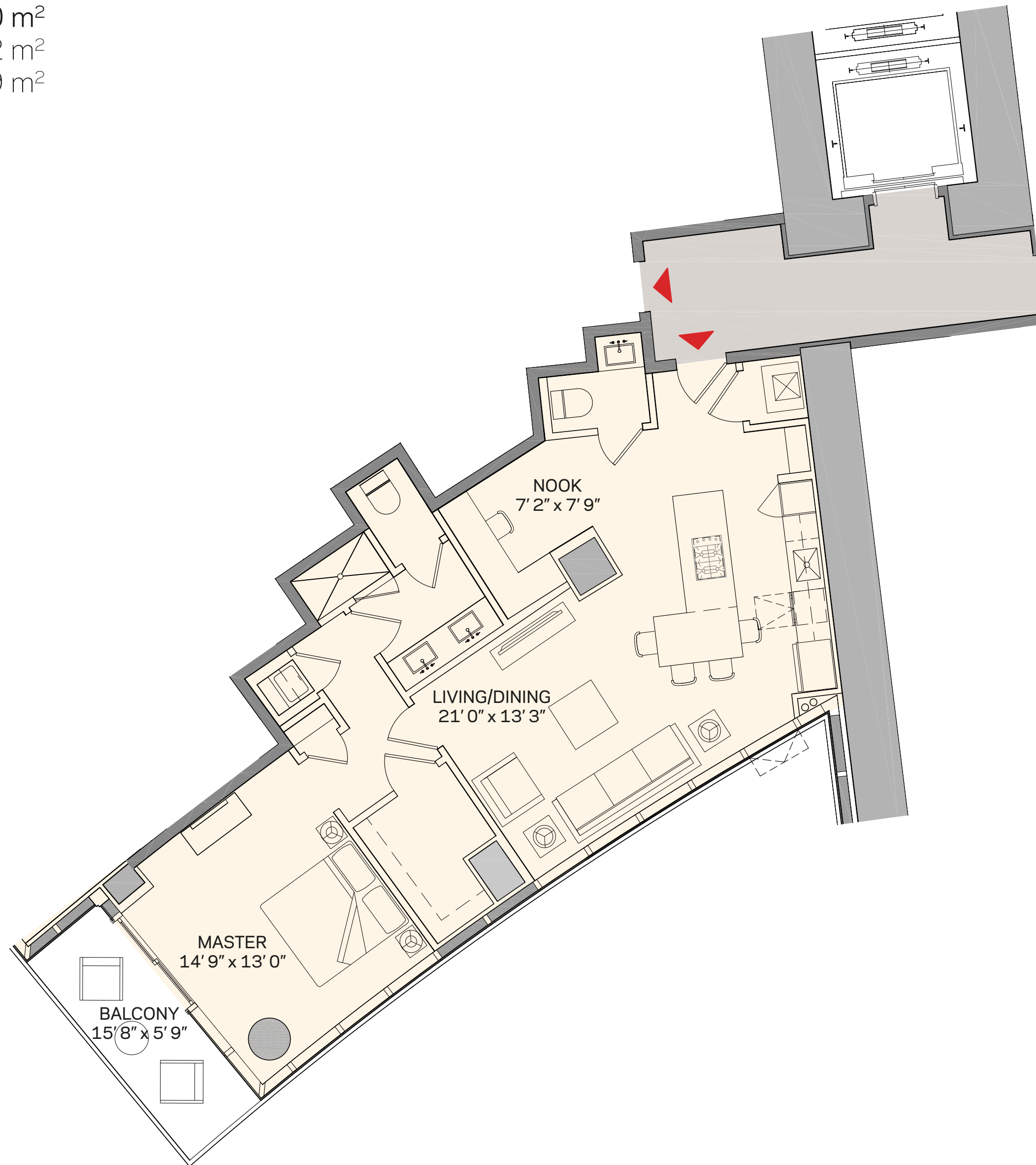


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1 Bedroom | 1.5 Bath

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

RESIDENCE M



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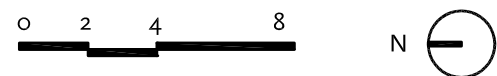
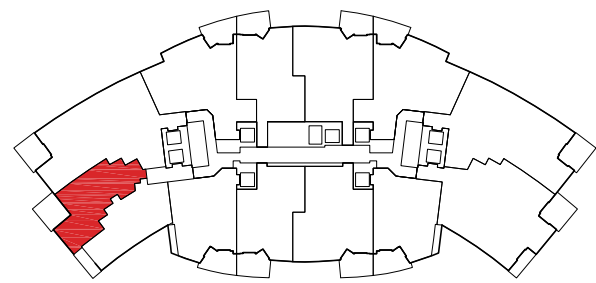
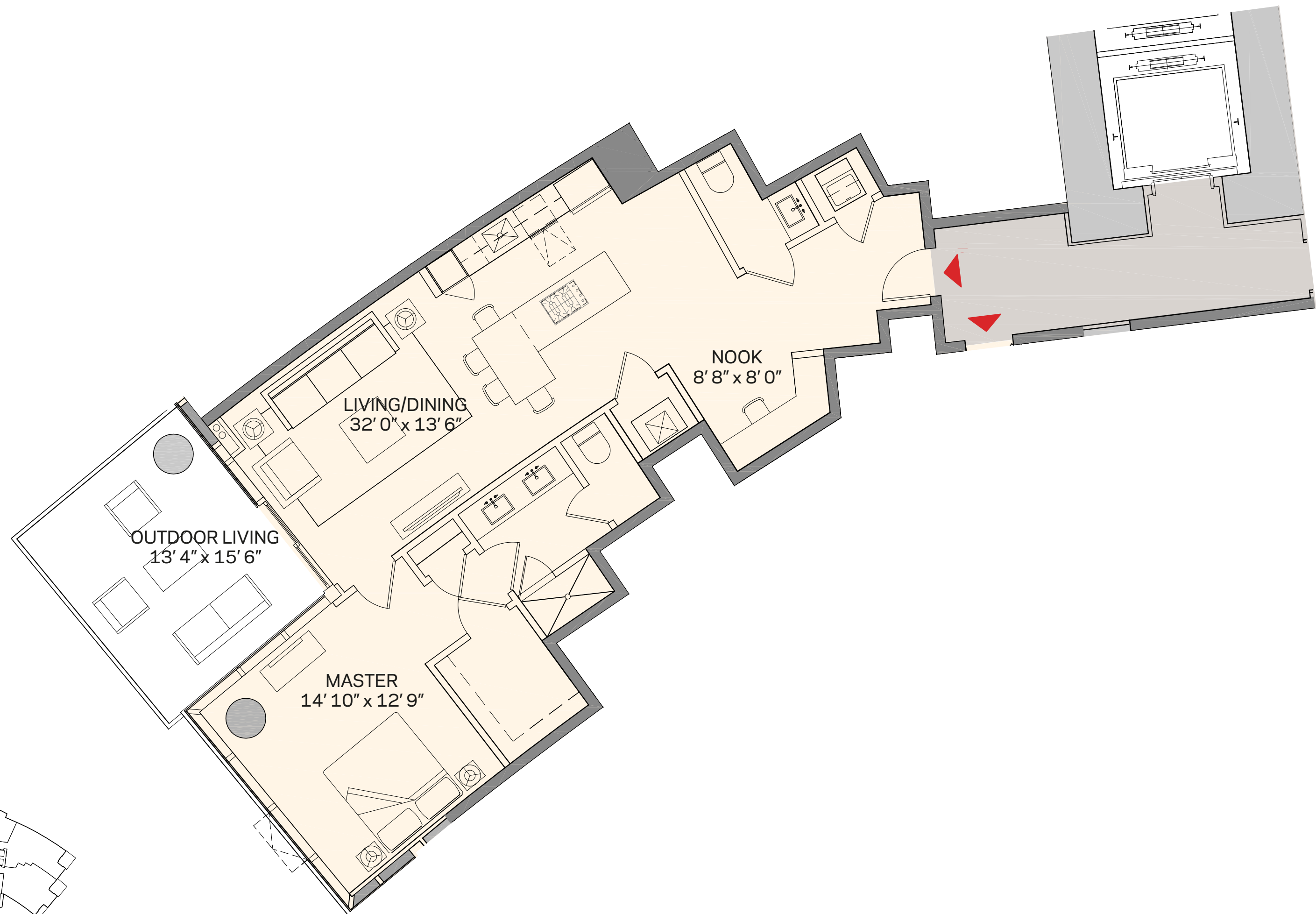
1 Bedroom | 1.5 Bath

RESIDENCE N

Total: 1,346 sq. ft. | 125 m²

Interior: 1,145 sq. ft. | 106 m²

Outdoor: 201 sq. ft. | 19 m²

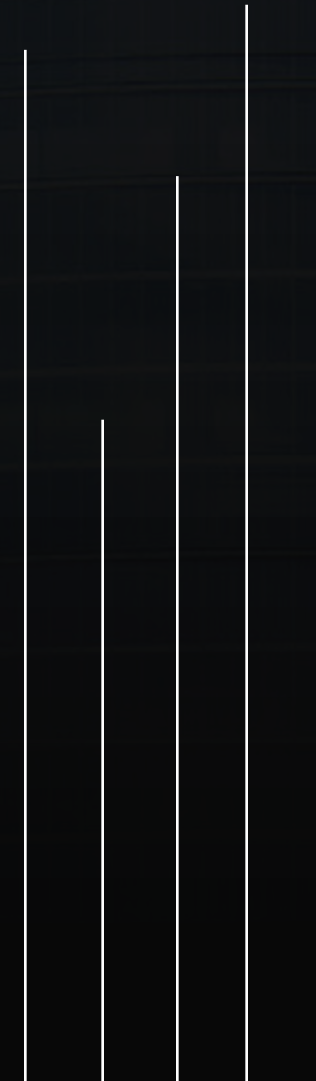


These drawings are conceptual only and are for the convenience of reference. They should not be relied upon as representations, express or implied, of the final detail of the residences. Units shown are examples of unit types and may not depict actual units. Stated square footages are ranges for a particular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



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.

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.

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

Highly experienced development team

Locations within the world's most desired destinations

for you.

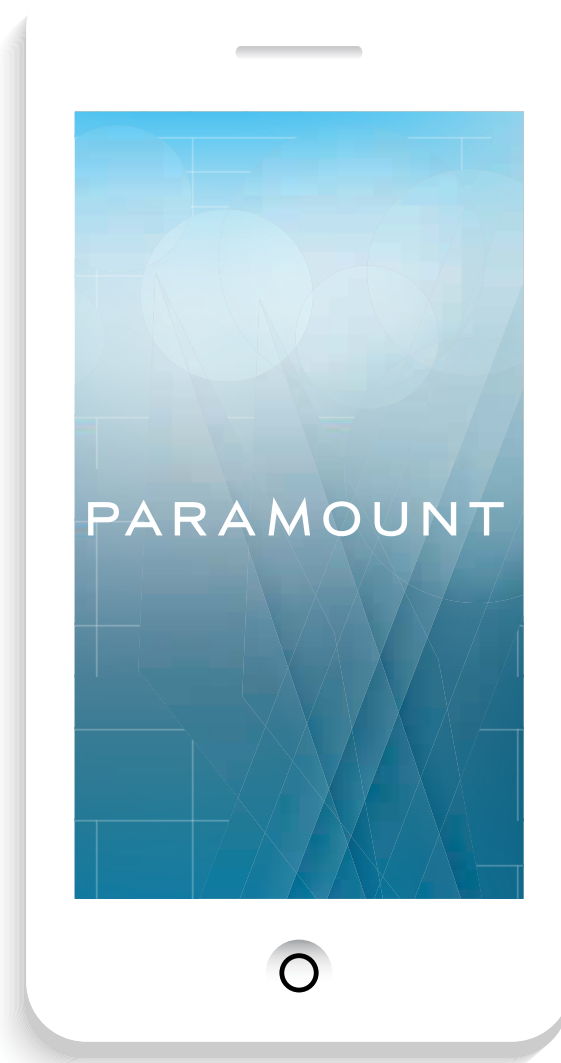


service

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
- dinner at the art museum
- weekly entertainment ideas

and basically anything you desire





TEAM



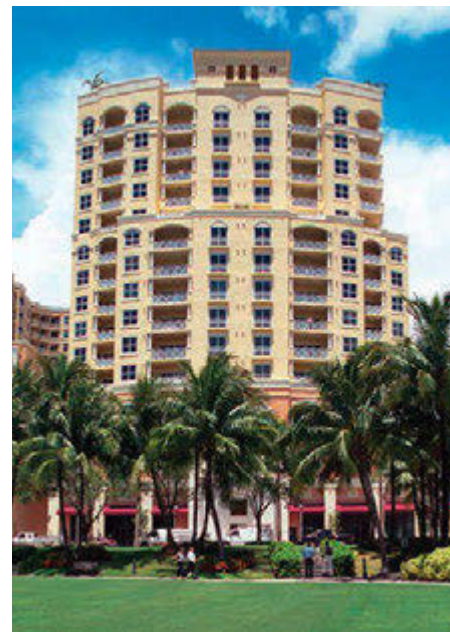
DEVELOPMENT TEAM

Daniel Kodsi
DEVELOPER

Daniel Kodsi has more than 25 years of experience developing a diversified real estate portfolio of more than \$1.1 billion in mixed-use, multi-family, condominium and planned single-family home communities. 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 developed more than 30 separate development projects, generating over 3,000 units throughout the state of Florida.



confidence
experience
delivery of excellence



Art Falcone
**PRINCIPAL OF
MIAMI WORLD CENTER**

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
**PRINCIPAL OF
MIAMI WORLD CENTER**

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

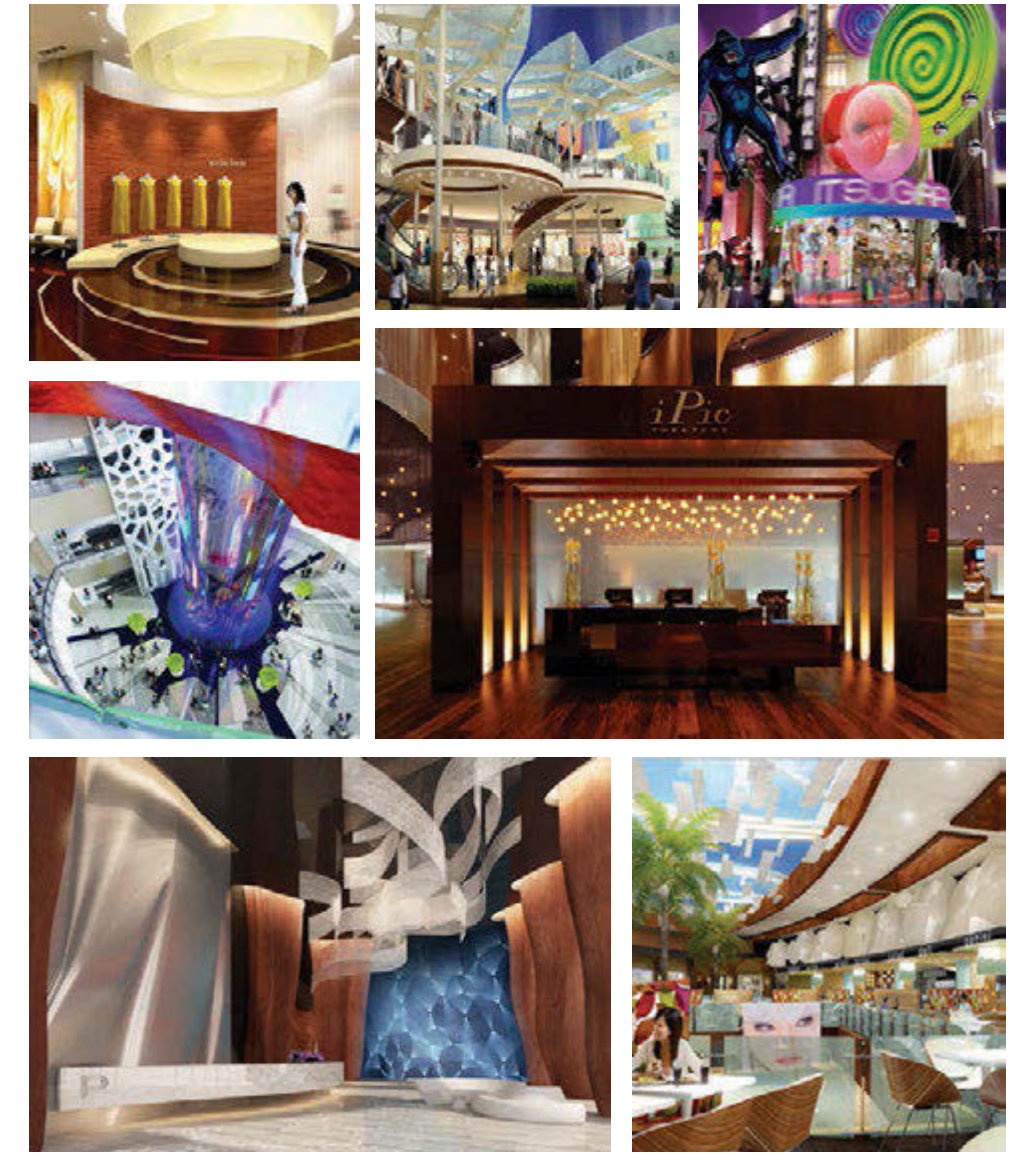
Since the founding of Elkus Manfredi Architects in 1988, they have been privileged to form long-term relationships with many of the nation's most distinguished developers, corporations, and institutions, who have given them the opportunity to shape some of the most important planning and design projects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

ONEWORLD
PROPERTIES



PARAMOUNT

MIAMI WORLDCENTER



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
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