



OUT ON THE
EDGE
YOU SEE ALL
KINDS
OF THINGS YOU
CAN'T SEE
FROM THE
CENTER

– Kurt Vonnegut

THE BENTLEY
RESIDENCES HOTEL | EDGEWATER MIAMI

bienvenido

WE'VE BEEN EXPECTING YOU

.....

Arriving at THE BENTLEY EDGEWATER, Miami, you can expect a warm welcome from a dedicated staff that has anticipated your stay and prepared your residence to every detail. Special requests are invited so that your visit is carefree, memorable and pleasurable, leaving you free to take in all that Miami has to offer, from the shops of the Design District to the galleries and restaurants of Wynwood, to the beaches and nightlife of nearby South Beach. They're all within reach and all part of The Bentley's unique lifestyle experience.



Along with New York, London and a handful of other major cities, Miami has moved onto the world stage as a destination for global investors. In "The Magic City" (as Miami has long been known), a new era has dawned in the white-hot Edgewater section, the site of THE BENTLEY EDGEWATER, Miami. Imagine a fusion of high-style combined with low-maintenance ownership. Of year-round access to leading-edge fashion, food, art, sports and nightlife.

And the beach comes with it. Imagine being in the forefront of a major cultural renaissance in one of the hottest cities in the world. We've already imagined it.

NOW, YOU CAN OWN IT.

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URBAN DESIGN

Choose the interior design style you want from a world-class upscale firm showcasing a refined yet casual approach to the way we live now. A pared-down aesthetic features comfortable furniture in cotton or linen fabrics and an overall cool, monochromatic color scheme. The result is a tranquil oasis amidst the urban sizzle that is modern Miami.

OWNERSHIP

1 & 2 BEDROOM JR. & PENTHOUSE SUITES
As an owner at THE BENTLEY EDGEWATER, you can enjoy all the services of a first-class hotel in one of the most in-demand localities of the city, along with on-site property administrative services to help you effectively manage your real estate investment. It's a brand new day in Miami.

BEACH MEMBERSHIP

Enjoy the many seductions of the Bentley Beach Club. Owners at The Bentley Edgewater Miami have preferred access to the AAA 4-Diamond Hilton Bentley South Beach Hotel. Located in the desirable "South of Fifth Street" (SoFi) enclave of Miami Beach, the hotel is at the epicenter of sophisticated dining and clubbing, and allows owners the privilege of exclusive entrée to the hotel's beach and beachfront features & amenities.

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The Bentley Edgewater is a convergence of the finest of all worlds, combining the best, whereby residence owners and hotel guests will gain mutual access to Edgewater's finest...

THE BENTLEY
RESIDENCES HOTEL | EDGEWATER MIAMI

ON THE HORIZON . TOPSIDE



THIS IS A WHOLE
NEW KIND OF ROAD MAP

.....

ON THE CUTTING EDGE OF FASHION, ART & CULTURE.

IN A CITY ON THE VERGE OF GREATNESS.

NOT MIDDLE OF THE ROAD.

NEVER STATIC.

MODERN LIFE IN PERPETUAL MOTION.

CIVILIZED YET TRANSGRESSIVE.

THE ULTIMATE LIFESTYLE MASH-UP.

URBAN BOHEMIAN CHIC.

THE PLACE TO UN-BRICKELL.

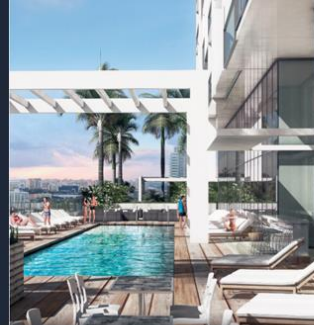
TAKE THE DETOUR.

.....

IT'S A BRAND NEW DAY IN

MIAMI

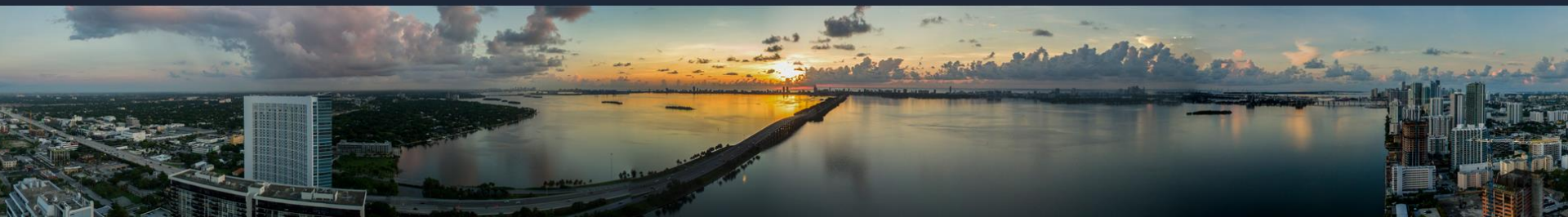




IT'S A BRAND NEW DAY IN MIAMI



THE BENTLEY
RESIDENCES HOTEL | EDGEWATER MIAMI





VIP BEACH ACCESS TO BENTLEY BEACH CLUB * 101 OCEAN DRIVE

BEACH CLUB SERVICES AND AMENITIES INCLUDING:

- ON-DEMAND TRANSPORTATION TO BEACH CLUB.
- POOL, CABANAS, BEACHSIDE SNACK AND BEVERAGE SERVICE, AND TOWEL SERVICE.

BENTLEY BEACH CLUB SERVICES & AMENITIES INCLUDING:

- DISCOUNTED VALET PARKING AT THE HILTON BENTLEY.
- UP TO 3 TERRY-COVERED LOUNGE CHAIRS WITH CUSHIONS, UMBRELLAS.
- TOWEL SERVICE, COMPLIMENTARY BOTTLED WATER, BEACHSIDE FOOD & BEVERAGE SERVICE.**
- DISCOUNT ON ROOM RATES AT THE HILTON BENTLEY.
- DISCOUNT AT PLÉTHORE & BALTHAZAR RESTAURANT (IN RESTAURANT & BEACH MENU).
- DISCOUNT AT SPA 101 AT THE HILTON BENTLEY.
- DISCOUNT AT ROCCO DONNA SALON SERVICES.



- *First year access is included in The Bentley sale price. Membership can be purchased for additional years
- **Additional cost



MIDTOWN

A pocket-sized neighborhood with broad appeal, Midtown's color-flooded walls, outdoor cafes, and fine food purveyors all snuggle into an invitingly promenadeable collection of streets and shops. Skate to the nearest couture coffee shop and join Miami's next big artist in enjoying a small-batch roast. In Midtown, you're next to creative hotspots like Wynwood and Edgewater, and you're perfectly positioned to experience mainland destinations like Brickell via the Metrosbus.

DESIGN DISTRICT

More important than our stores, restaurants, bars, cultural exhibitions and happenings are the people that comprise the Miami Design District – that includes inspiring entrepreneurs, savvy stylists, innovative artists, imaginative chefs, master mixologists and you. Get inspired by our Ambassadors, who create a lively exchange of creative thought with likeminded people around the world. Scope out and add to the images in our Events section because, hey – we love a good party as much as you do. Keep up with the latest looks. The new art-filled plaza will feature retail buildings designed by Daly Genik, Freeland Buck, Tolia+Gilliland, Johnston Marklee and MOS as well as destination restaurants like chef Jean-Georges Vongerichten's ABC Kitchen, and L'Atelier de Joël Robuchon. More luxury and fashion brands will join the ranks of Bulgari, Céline, Cartier, Giorgio Armani, Givenchy, Tiffany & Co., Valentino, Versace, Louis Vuitton and Harry Winston who are already established in the neighborhood.

EDGEWATER

Home of THE BENTLEY, Urban professionals emerge from luxury skyscrapers and renovated loft spaces to sip mojitos muddled by perfectionists and get their hair buzzed at the local barber in Edgewater, a growing community with aquatic views and borders shared with Miami's artsiest destinations. Neighbors with Wynwood and the Design District, public expression spills over onto Edgewater's residential landscapes. Boasting bay views and an under-the-radar ambiance, this neighborhood celebrates no frills with no pretention.

WYNWOOD

Re-imagining Miami's character with industrial-sized paint rollers rather than dainty strokes of color, Wynwood is a neighborhood whose brash creativity brushes every surface and covers its countless cafés, restaurants, and bars. A diverse community near Edgewater, Omni, and The Design District, Wynwood is a palette of high fashion boutiques, premium galleries, artistic insurrection, Little San Juan's Caribbean influence, untamed evening pursuits, and inventive cuisine. Once you're in Wynwood, just roll with it, baby.

BRICKELL DOWNTOWN

Young professionals dress to impress in Brickell, Downtown's ambitious sibling. As Miami's "Manhattan of the South," Brickell takes fiscal business to new heights. Towering financial centers, luxury condo complexes, and elevated metrorails shade the neighborhood's favorite cafes and clubs along Miami Avenue. Despite its no-nonsense reputation as a reputable business hub, Brickell still boasts Miami's best attributes—endless sunshine and laid-back attitudes.

SOUTH BEACH

Immortalized by movies, TV shows, and one that's been both, South Beach is Miami's scene-stealing sultry star. With its reputation as a Floridian Vegas, SoBe's short shorts, high heels, and chiseled abs never slow down. When it comes to sunning, shopping, dining, and dancing until tomorrow morning, prepare to indulge. No matter how many senses you have, South Beach stimulates them all. Sleep? You can do that on the plane.

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SKY DINING



JR & PENTHOUSE SUITES ENGINEERED TO PERFECTION



DESIGN

- 33- STOREY TOWER WITH 207 FULLY-FURNISHED CONDOMINIUM RESIDENCES
- 24-HOUR CONCIERGE AND SECURITY
- 24-HOUR VALET PARKING | KIOSK CHECK-IN

RESIDENCES

- ONE & TWO BEDROOM FULLY-FURNISHED RESIDENCES
- FLOOR-TO-CEILING WINDOW WALLS
- VIEWS OF BISCAYNE BAY, SOUTH BEACH AND CITY SKYLINE
- OVERSIZED TERRACE IN ALL RESIDENCES AND PENTHOUSES
- 9-FOOT CEILINGS
- ON-DEMAND CONCIERGE SERVICE*
- CONTEMPORARY ITALIAN DESIGN MINI-KITCHENETTES
- STAINLESS STEEL APPLIANCES | WASHER/DRYER

EXCLUSIVELY EDGEWATER

SUITES

- UPGRADED HALLWAYS AND INTERIORS
- FULLY-FURNISHED PENTHOUSE SUITES
- UPGRADED FURNITURE PACKAGES AND INTERIORS
- CUSTOMIZED BEDDING CHOICES | PILLOW MENU
- FULLY-FINISHED AND FURNISHED INTERIOR DESIGN

AMENITIES

- MUSIC LOUNGE AND COFFEE BAR AT LOBBY
- 91ST FLOOR SIGNATURE RESTAURANT WITH SPECULAR VIEW
- 6TH FLOOR POOL TERRACE - SKYLINE AND BAY VIEWS
- ROOFTOP POOL TERRACE WITH GRILL AREA & CAFE
- OUTDOOR FITNESS & MEDITATION AREAS
- FULL SERVICE SPA | STATE-OF-THE-ART FITNESS CENTER
- PET-FRIENDLY FLOOR & AMENITIES | KIDS' PLAY AREA
- VALET PARKING
- BENTLEY BEACH CLUB ACCESS AT THE HILTON BENTLEY SOUTH BEACH WITH COMPLIMENTARY TRANSFERS**

*Additional Cost

**First year access included in sale price. Membership can be purchased for additional years.

AS AN OWNER

As an owner at THE BENTLEY EDGEWATER you can enjoy all the services of a first-class hotel in one of the most in-demand sections of the city... along with property administrative services to help you effectively manage your real estate investment. It's a brand new day in Miami.

THE OPPORTUNITY

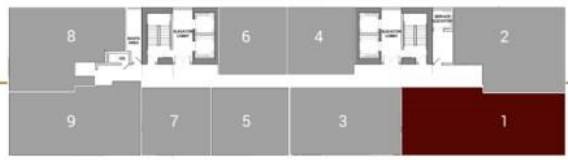
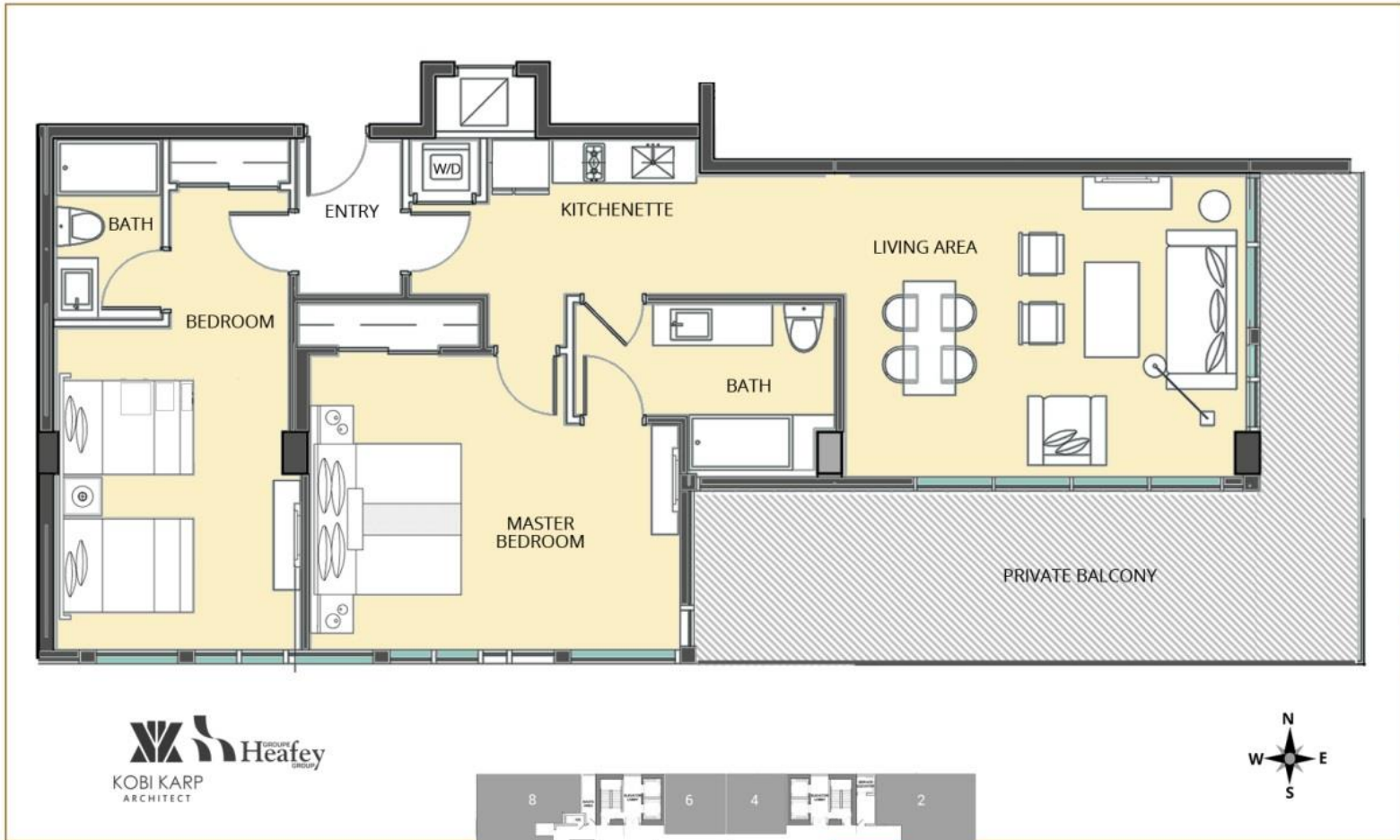
- FULLY-FURNISHED TURN-KEY RESIDENCES
- HIGHLY DESIRABLE INVESTMENT
- IMPRESSIVE ROI IN THE CITY OF MIAMI
- WORLD-CLASS, RECOGNIZED HOTEL OPERATOR
- PRIVATE MEMBERSHIP BEACH CLUB
- RENTAL INCOME = CASH FLOW
- A GREAT INVESTMENT IN THE NEW MIAMI



WHY THE BENTLEY

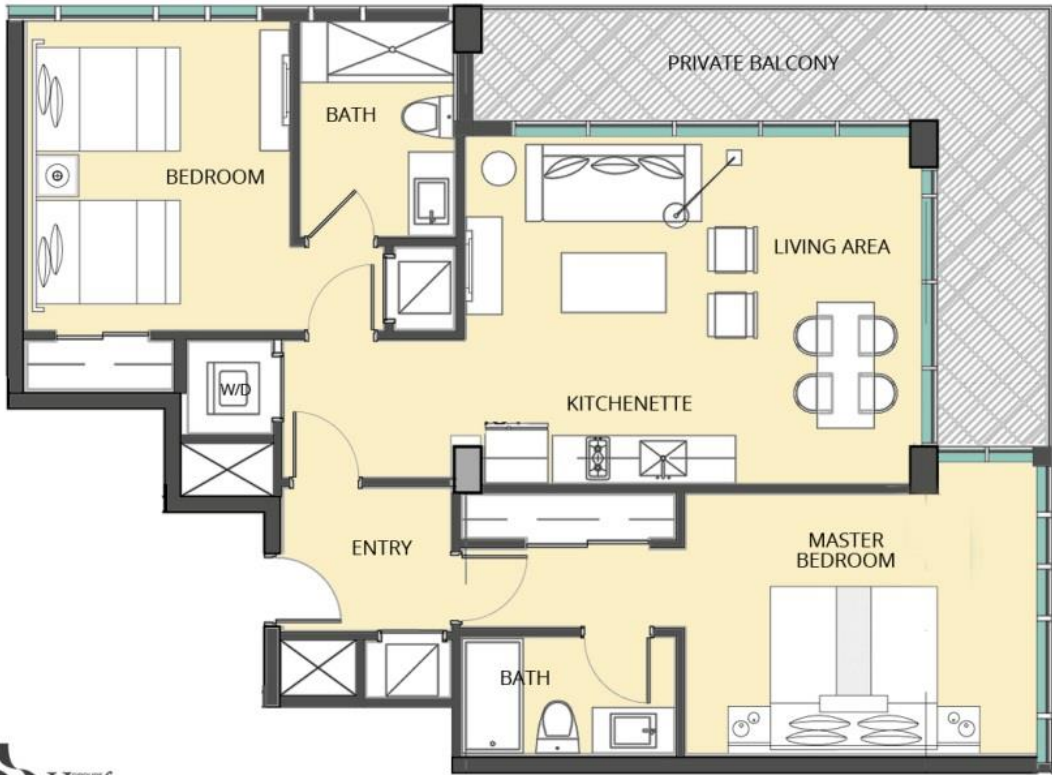
Each time you visit THE BENTLEY EDGEWATER you can expect a warm welcome from a dedicated staff that has anticipated your arrival and prepared your residence. Special requests are accommodated so that your stay with us is carefree and pleasurable, leaving you free to take in all that Miami has to offer, from the shops of the Design District to the galleries and restaurants of Wynwood.

HOW WOULD YOUR LIFE CHANGE



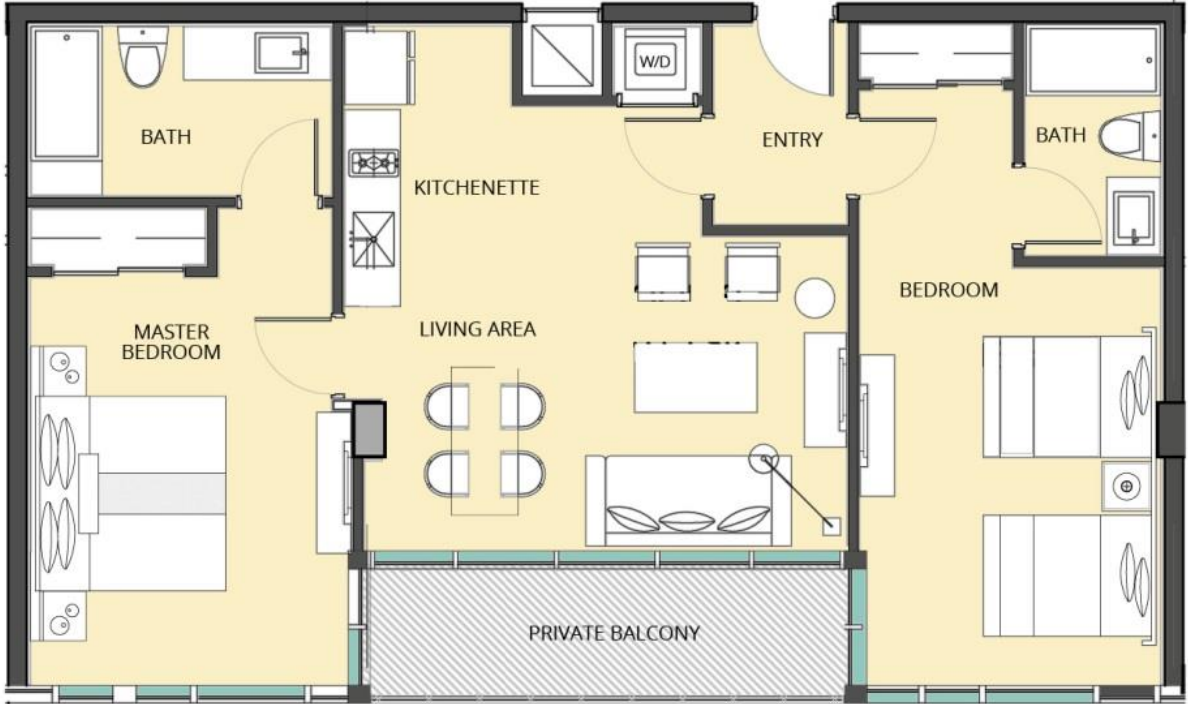
RESIDENCE 02

TWO BEDROOMS | TWO BATHS
SQUARE FEET: 1,079 | SQUARE METERS: 100.2

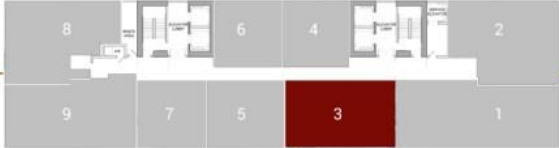


RESIDENCE 03

TWO BEDROOMS | TWO BATHS
SQUARE FEET: 1015 | SQUARE METERS: 94.2

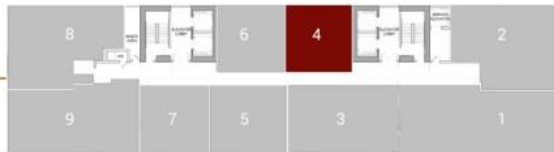
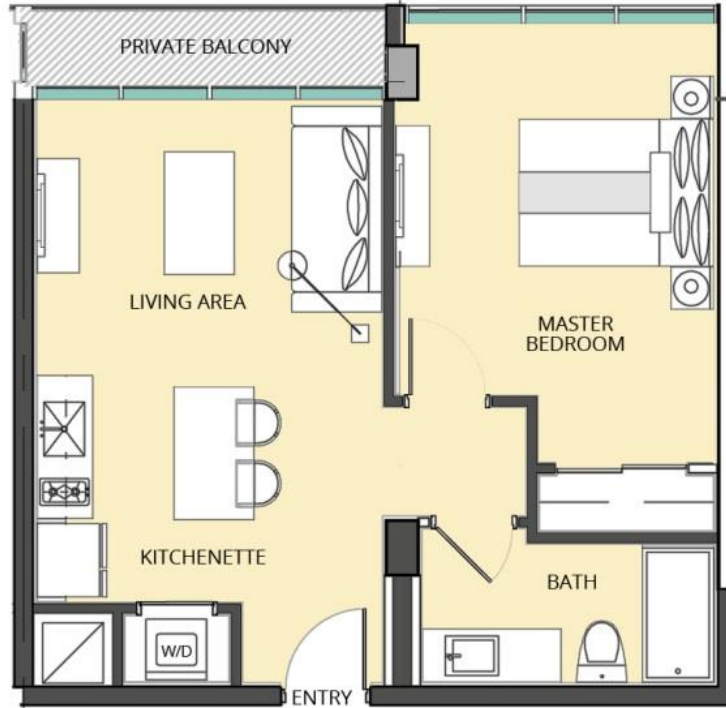


Kobi Karp ARCHITECT
Heafey ARCHITECT



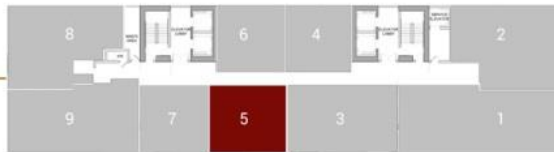
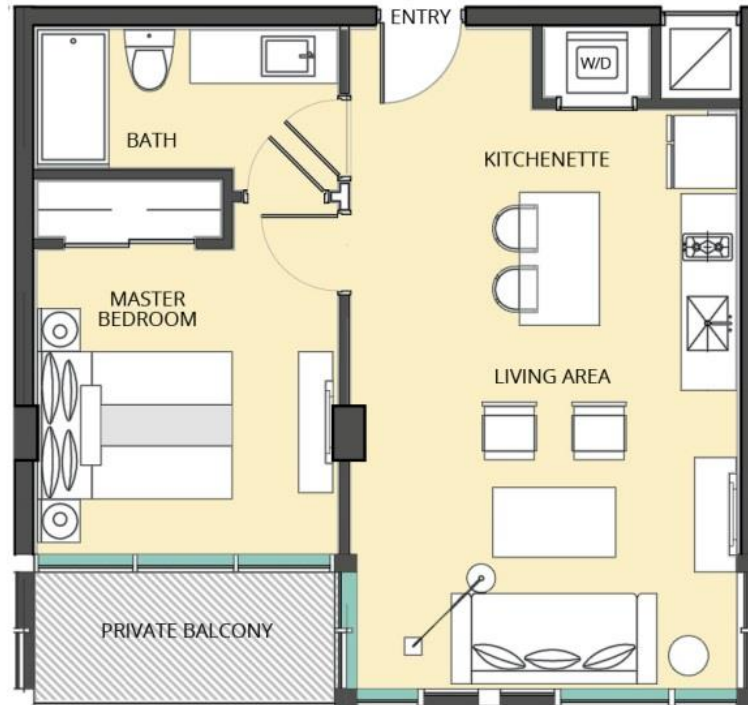
RESIDENCE 04

ONE BEDROOM | ONE BATH
SQUARE FEET: 625 | SQUARE METERS: 58.0



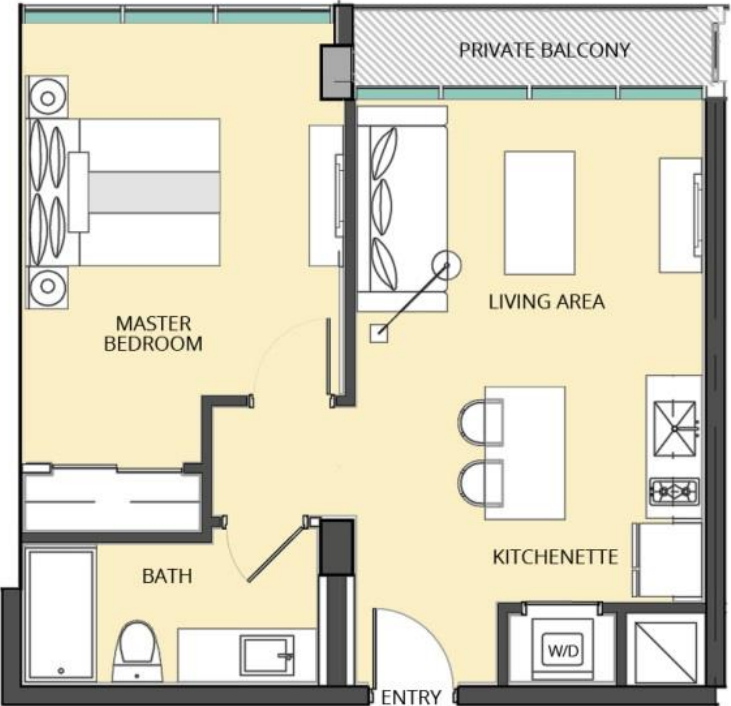
RESIDENCE 05

ONE BEDROOM | ONE BATH
SQUARE FEET: 625 | SQUARE METERS: 58.0



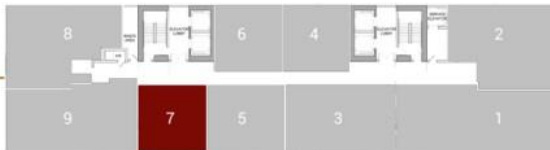
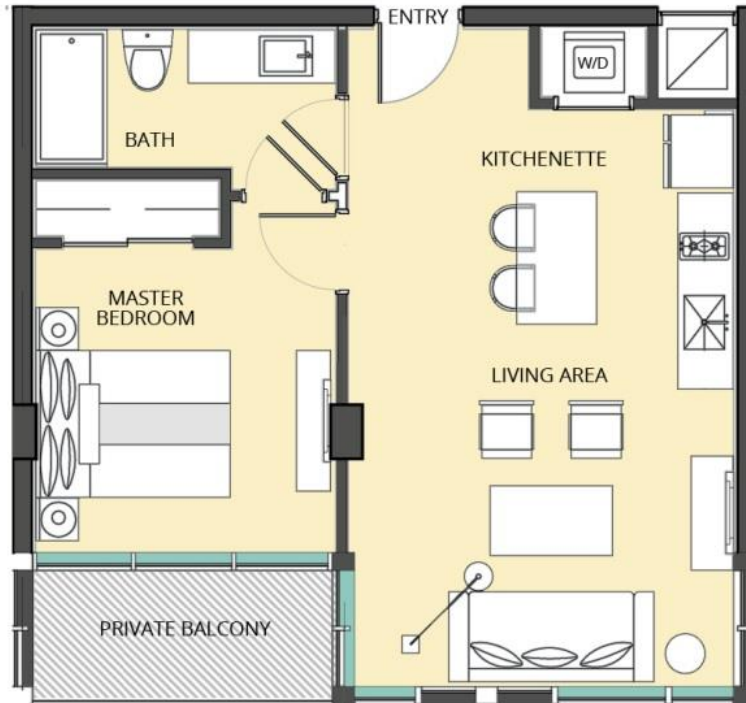
RESIDENCE 06

ONE BEDROOM | ONE BATH
SQUARE FEET: 625 | SQUARE METERS: 58.0



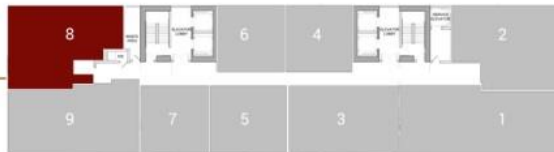
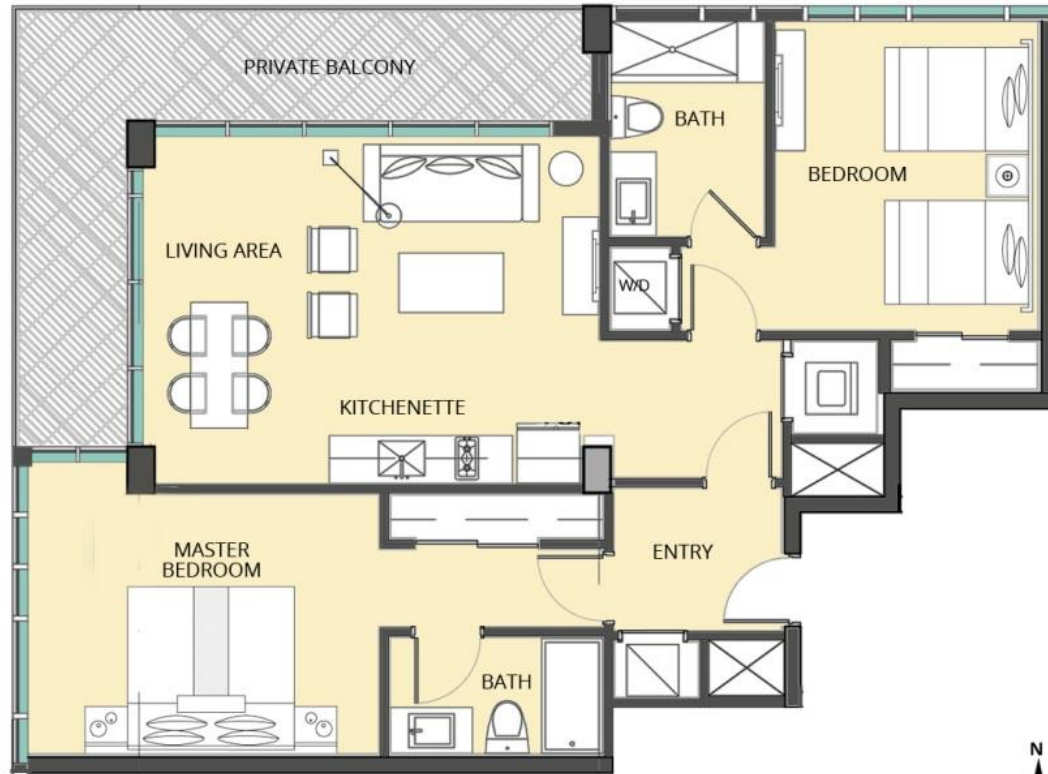
RESIDENCE 07

ONE BEDROOM | ONE BATH
SQUARE FEET: 635 | SQUARE METERS: 59.0



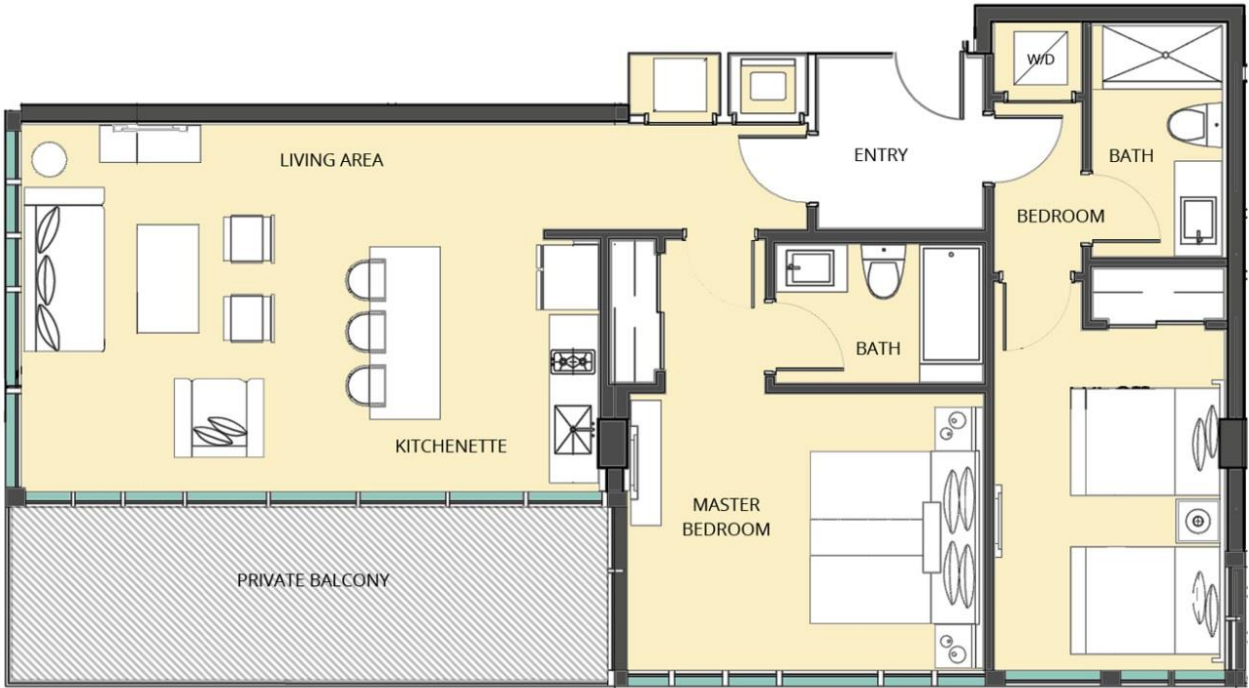
RESIDENCE 08

TWO BEDROOMS | TWO BATHS
SQUARE FEET: 1,087 | SQUARE METERS: 101.0

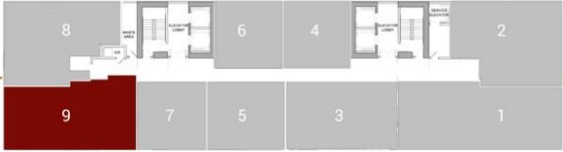


RESIDENCE 09

TWO BEDROOMS | TWO BATHS
SQUARE FEET: 1,134 | SQUARE METERS: 105.3



KOBI KARP ARCHITECT
Heafey GROUP



207 RESIDENCES | 33 STOREYS



THE BENTLEY *Team*



Heafey Group & Martinez Development



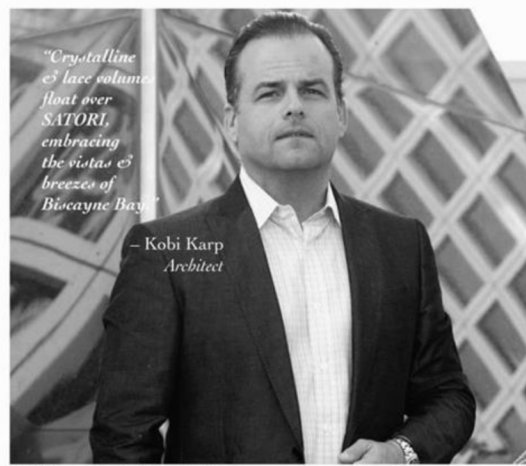
The Bentley Sale Center, Miami



Le We | Gatineau Canada, HEAFÉY GROUP



Engineering & Construction Management



KOBİ KARP



Chateau Sunny Isles, Kobi Karp Architecture

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. WE ARE PLEDGED TO THE LETTER AND SPIRIT OF THE U.S. POLICY FOR ACHIEVEMENT OF EQUAL HOUSING OPPORTUNITY THROUGHOUT THE NATION. WE ENCOURAGE AND SUPPORT AN AFFIRMATIVE ADVERTISING AND MARKETING PROGRAM IN WHICH THERE ARE NO BARRIERS TO OBTAINING HOUSING BECAUSE OF RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN.

This is not intended to be an offer to sell, or solicitation to buy, condominium units in any other jurisdiction where prohibited by law. This offering is made only by the Prospectus for the Condominium and no statement should be relied upon if not made in the Prospectus. These graphics and depictions 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. The Developer expressly reserves the right to make modifications, revisions, and changes it deems desirable in its sole and absolute discretion.

Exclusive Trust Realty is not the project developer. The Bentley Hotel Residences Hotel is being developed by Heafey Group, a Canadian limited liability company (herein referred to as "Developer"), which has a right to use the trademark, names and logos of Exclusive Trust Realty pursuant to a License and Marketing Agreement. Any and all statements, disclosures and/or representations are being made by Developer and not by Exclusive Trust Realty and you therefore agree to look solely to Developer (and not to Exclusive Trust Realty and/or any of its affiliates) with respect to any and all matters relating to the marketing and/or development of the Residences Hotel and with respect to the sales of units in the Residences Hotel. The Architect of Record is Kobi Karp Architectural and Interior Design. Entities collaborating with Developer are subject to change without notice.



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