

E L Y S E E

MIAMI

THE FIRST AND ONLY LUXURY BOUTIQUE TOWER IN EAST EDGEWATER

Rising directly from the shores of Biscayne Bay in the wonderful emerging neighborhood of East Edgewater, Elysee Miami sets a new standard for refined luxury with its masterful confluence of design, luxury and waterfront location. At 57 stories, Elysee is tall and impressive, but with only 100 residences -- no more than two per floor -- Elysee maintains the intimacy and sophistication of living in a boutique-style building. Each residence has the unique distinction of having an unobstructed, breathtaking view of Biscayne Bay.

World-renowned architect Bernardo Fort-Brescia, of Arquitectonica, has designed Elysee to be instantly recognizable yet discreet. This is not an ordinary residential tower. From its three-tiered telescoping shape and alluringly light tones to the fine materials used to construct it, Elysee is an exquisite tribute to the power of design to lift the soul. Inside, France's top interior designer, Jean-Louis Deniot, introduces his rich signature style. At once timeless, elegant and entirely fresh, Deniot's vision brings a new level of fine living to Miami.

NEIGHBORHOOD

Elysee Miami is located in the fast-growing neighborhood of East Edgewater. East of Biscayne Boulevard and between the Venetian and Julia Tuttle Causeways, East Edgewater is at the "center of it all". No other neighborhood can claim adjacency to more of Miami's best districts. Miami Design District, Wynwood Arts District, Miami Beach, Midtown and Downtown Miami neighborhoods are all within easy reach providing the top destinations for luxury shopping, high-end dining, sports activities and world-class arts, culture and entertainment.

BUILDING SPECS

Elysee Miami, located at 788 NE 23rd St. on the shores of Biscayne Bay in East Edgewater will have 100 residences on 57 floors, ranging from 3 to 5 bedrooms from 2,663 to 3,891 square feet (247 to 361 square meters), 2 floors of amenities and abundant on-site parking and storage.

PRICING

Pre-construction prices range from luxury 3-bedroom residences for \$1.8 million to the penthouses whose prices will be provided upon request.

TIMETABLE

Construction will commence in 2016, with completion slated for 2018.

AMENITIES

SERVICES	LOBBY LEVEL	HEALTH CLUB + AMENITIES LOCATED ON THE SEVENTH FLOOR (FULL FLOOR)	OWNERS SKY LOUNGE LOCATED ON THE THIRTIETH FLOOR (FULL FLOOR)
<ul style="list-style-type: none">• 24-hour Door Attendants• 24-hour Security and Video Surveillance• White Glove Butler and Concierge Service• Valet Parking for Residents and Guests• Expansive 30ft wide Motor Court• Automated Parking with Onsite Valet and Service Attendant• Car Staging Area• Two Guest Suites Available• Storage Area• Bike Storage• Secure Wine Vault and Storage• Direct Package Delivery to Unit	<ul style="list-style-type: none">• Grand Marble Lobby with 16-Foot Ceilings• Bayfront-Facing Sunrise Pool• Private High Speed Elevators for all Residences• Separate Exit for Recreation and Loading• Mail & Package Room• Formal Reception Area• Owners Bayfront Lounge• Elegant Guest Foyer	<ul style="list-style-type: none">• Resort Sized Lap Pool• Outdoor Summer Kitchen & BBQ Terrace• Waterfront Fitness Center• Yoga Studio• Dedicated Spa with Sauna, Steam, Shower & Massage Tables• Blow Dry Bar• Children's Room Adjacent to Fitness Center• Poolside Refreshment Bar	<ul style="list-style-type: none">• Grand Salon with Full Bar and Great Room with 360 Degree Views of Biscayne Bay and Downtown Miami• Grand Dining Room (Seats up to 30 Guests) with Wine Coolers• Library that Converts to Private Theatre with High-Definition Theatre System• Chef-Grade Commercial Kitchen• Chef's Table with Indoor Seating• Game Room

RESIDENCE FEATURES

Elysee offers 100 luxury residences, ranging from three bedrooms to five-bedrooms with den options, floor-to-ceiling high impact glass windows, oversized private terraces with sweeping views of Biscayne Bay and Downtown Miami, wood cabinetry by ItalKraft®; Wolf® Gas Ranges and Subzero® appliances, private elevators, and two parking spaces per residence.

- 3, 4, 5-Bedroom Layouts with Den Options
- Duplex Options (available upon request)
- Floor Plans from 2,663 to 3,891 Square Feet / 247 to 361 Square Meters
- Residences are Decorator Ready
- Private Elevators and Foyers
- 10 to 11-Foot Ceilings
- Two 8 to 10-Foot Terraces Facing East & West (sunrise & sunset) with Unobstructed Views of Biscayne Bay, Miami Beach, Downtown
- Integrated Smart System Technology
- Waterworks® Faucets and Fixtures in Master Bath
- ItalKraft® Cabinetry in Kitchens and Baths
- Sub-Zero® and Wolf® Stainless Steel Appliances including Stovetop, Oven, Hood, Microwave, Refrigerator and Freezer
- Full Size Washer & Dryer
- Service and Staff Elevator
- Select Residences have Staff Lounges
- Impact Resistant Floor-to-Ceiling Glass Windows and Sliding Glass Balcony Doors

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DEVELOPERS – TWO ROADS DEVELOPMENT

As one of the emerging leaders in the development of residential communities, Two Roads Development has quickly established itself as a premier developer of multi-family and residential communities. Two Roads Development has set the standard in luxury housing by developing, building and managing residential properties with the best location, architecture, amenities and services in the industry. With a hands-on approach to managing the details of the development process from property acquisition, project finance and design, through construction and marketing, the firm has built a reputation for superior quality, energy efficiency, and open book integrity. Two Roads Development takes on the responsibility of carrying a development project through from conception to market and believe in building projects that strike the balance between the needs and wants of the end user (resident, retail consumer, office worker, etc.), creative vision of the architect and design team, and financial landscape and market realities of Ownership. With that vision in mind, Two Roads works with experts in relevant fields to define the project's market; conceptualize, plan, and design the project to meet that market; obtain all entitlements for the project from prospective tenants and/or purchasers; arrange equity for the project, as required; and prepare the project for construction. www.tworoadsre.com.

INTERIOR DESIGNER – JEAN-LOUIS DENIOT

Jean-Louis Deniot has brought his unique sophistication to some of the most important residences in the world – in Paris, the Cote D'Azur as well as Beverly Hills, Fifth Avenue, London, Moscow, Istanbul and New Delhi. Deniot undertakes each of his projects with the vigor and inquisitiveness that is peculiar to true visionaries, conceiving and defining novel design aesthetics with utmost dash and confidence. Deniot is proud to be regularly featured in international publications including Architectural Digest (US), AD France, AD Spain, AD Germany, AD Russia, AD India, House and Garden, Belle Australia, ELLE Decor US, ELLE Decoration in France and Russia, Marie Claire Italy, More Than Classic Holland, as well as a number of Emirates and Asian magazines, making him one of the most published designers today. Now Deniot lends his sophisticated, classic, though sometimes unexpected style to the aesthetic and sensibility of Elysee.

ARCHITECT – BERNARDO FORT-BRESCIA, ARQUITECTONICA

Bernardo Fort-Brescia, founding principal of Arquitectonica is known as one of the pioneers of globalization in the architecture profession. Well-known projects by his firm include the Microsoft Europe Headquarters in Paris, the Bronx Museum and Westin Times Square in New York, Festival Walk and the Cyberport Technology Campus in Hong Kong, the International Finance Center in Seoul, the headquarters of the Construction Bank and Agricultural Bank of China in Shanghai, the Mall of Asia in Manila, the Banco Santander Headquarters and W Torre Plaza in Sao Paulo, the US Embassy in Lima, the Infinity towers in San Francisco, the Hilton Americas in Houston, the Philips Arena in Atlanta and the American Airlines Arena in Miami. www.arquitectonica.com.



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.

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 materials are not intended to be an offer to sell, or solicitation to buy a unit in the condominium. Such an offering shall only be made pursuant to the prospectus (offering circular) for the condominium and no statements should be relied upon unless made in the prospectus or in the applicable purchase agreement. In no event shall any solicitation, offer or sale of a unit in the condominium be made in, or to residents of, any state or country in which such activity would be unlawful.

All plans, features and amenities depicted herein are based upon preliminary development plans, and are subject to change without notice in the manner provided in the offering documents. No guarantees or representations whatsoever are made that any plans, features, amenities or facilities will be provided or, if provided, will be of the same type, size, location or nature as depicted or described herein.

This project is being developed by 700 miami partners llc, a delaware limited liability company, which was formed solely for such purpose. Two roads development llc, a florida limited liability company ("two roads"), is affiliated with this entity, but is not the developer of this project.