RESIDENCE 1B

1 BEDROOM, 2 BATH PLUS DEN
FLOORS 8 - 10

	TOTAL SQ FT	TOTAL SQ M
RESIDENCE	938	87.2
BALCONY	391-778	36.3-72.3
TOTAL	1,329-1716*	123.5-159.4*

Key Plan of floors 9 & 10.

FEATURES

- Expansive Private Balconies
- Floor-to-Ceiling Windows
- High Ceilings
- Finer Finishings Program
  - European Style Cabinetry Color Options
  - Countertop Color Options
  - Floor Covering Color Options
- Faucets, fixtures and lavatories

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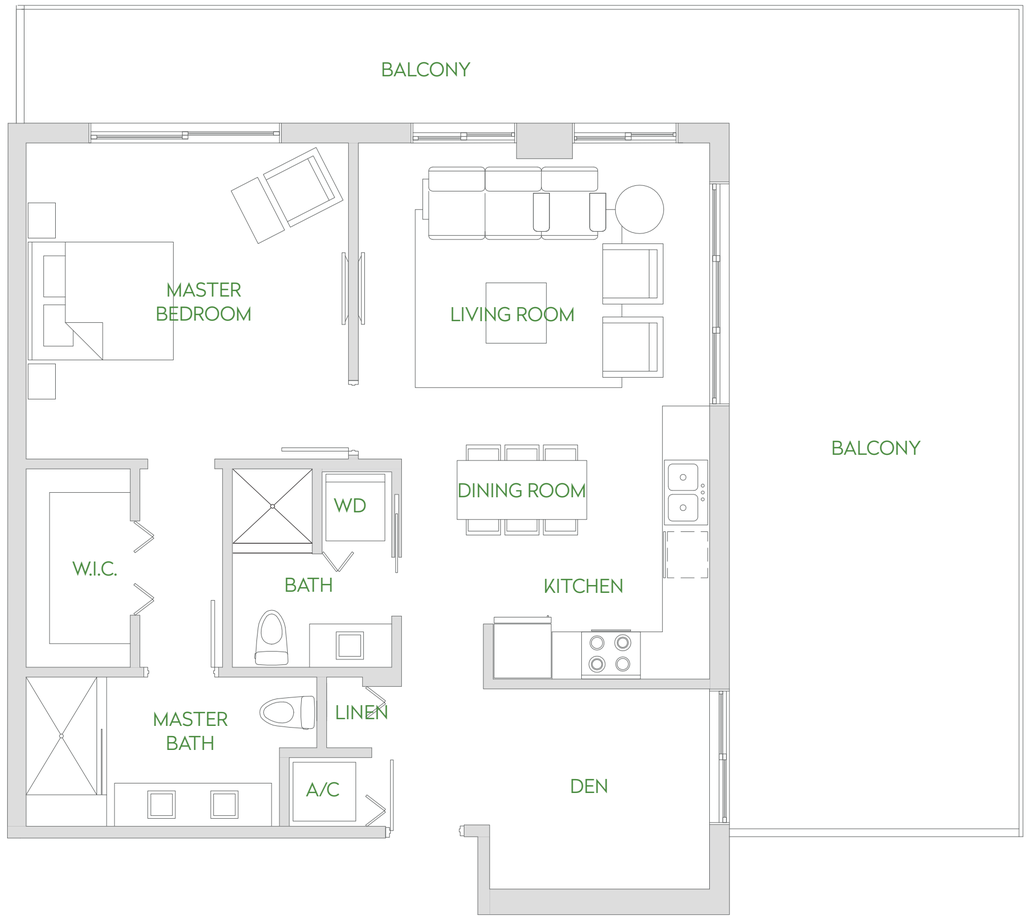
REAL ESTATE
Miami's Luxury Team
305-726-4312



*Stated square footages and dimensions of units are based on measurements to the exterior boundaries of the exterior walls and the centerline of interior demising walls between units and will vary from the square footages and dimensions of the unit that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components and other common elements). This method of measurement is generally used in sales and marketing materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the same method. For your reference, the square footage of the Unit, determined in accordance with the definition of the "Unit" set forth in the Declaration, is + or - 1,329-1,716 sq. ft. for unit type 1B. Terraces, patios and balconies are not part of the "Unit". Measurements and dimensions of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts, soffits or other variations. Accordingly, the square footage of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All square footages, dimensions and measurements are estimates which are based on preliminary plans and will vary with actual construction. All floor plans, specifications and other development plans are proposed and conceptual only, and are subject to change and will not necessarily accurately reflect the final plans and specifications.

1 RESIDENCES 2 CLASS-A OFFICES 3 HOTEL 4 WELLNESS CENTER 5 SENIOR LIVING 6 RESTAURANTS & RETAIL

You desire to live in a vibrant new community designed with a purpose. To be surrounded by green parks, public art, sustainable architecture, and a festive main street lined with restaurants and retail shops all in the heart of Aventura.

Aventura ParkSquare.

THE *New* CENTER OF LIVING IN AVENTURA.
NEVER BEFORE...NEVER AGAIN.

AVENTURA
PARKSQUARE

LIVE INSPIRED

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.

These materials are not intended to be an offer to sell, or solicitation to buy a unit in Aventura ParkSquare Residences, a Condominium (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. No real estate broker or salesperson is authorized to make any representations or other statements regarding this project, and no agreements with, deposits paid to or other arrangements made with any real estate broker are or shall be binding on ParkSquare Residences, LLC (the "Developer"). The development of this project is expected to take many years and the development plan will likely be modified from time to time in response to market conditions and other factors. All artist's or architectural renderings, sketches, graphic materials, plans, specifications, terms, conditions, statements, features, dimensions, amenities, existing or future views and photos depicted or otherwise described herein are proposed and conceptual only, and are based upon preliminary development plans, which are subject to withdrawal, revisions and other changes, without notice, as provided in the purchase agreement and the offering circular. They should not be relied upon as representations, express or implied, of the final detail of the proposed improvements. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same. All features listed or described for the units are representative only, and the Developer reserves the right, without notice to or approval by the buyer, to make changes or substitutions of equal or better quality for any features, materials and equipment which are included with the unit. Furnishings and finishes are only included if and to the extent provided in your purchase agreement. No guarantees or representations whatsoever are made that existing or future views of the project and surrounding areas depicted by artist's conceptual renderings or otherwise described herein, will be provided or, if provided, will be as depicted or described herein. Any view from any unit or from other portions of the project may in the future be limited or eliminated by future development (both within and around the Properties) or forces of nature and the Developer disclaims any representations regarding the continuing existence of any view. The photographs contained in this brochure may be stock photography or have been taken off-site and are used to depict the spirit of the lifestyle to be achieved rather than any that may exist or that may be proposed, and are merely intended as illustrations of the activities and concepts depicted therein. Restaurants and other business establishments are subject to change at any time, and no representations regarding restaurants, businesses and/or operators within the project may be relied upon. Restaurants, and/or other businesses establishments, are to be operated from the commercial components of the project which are leased, owned, or will be offered for sale to third parties. Except as may be otherwise provided in the offering materials, the use of the commercial spaces will be in discretion of the purchasers and/or lessors of those spaces and there is no assurance that they will be used for the purposes, and/or with the operators, named herein.

This Condominium is being developed by the Developer, which was formed solely for such purpose. The Developer has a limited right to use the trademarked names and logos of Integra Investments, LLC, pursuant to a license and marketing agreement with Integra Investments, LLC ("Integra"). Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by Integra and you agree to look solely to Developer (and not to Integra, or any of its affiliates) with respect to any and all matters relating to the marketing and/or development of the Condominium and with respect to the sales of units in the Condominium.

EQUAL HOUSING OPPORTUNITY