

Bay Residence NE Floors 8 - 36 3 Bedrooms 4.5 Baths 2,575 Sq Ft / 239 Sq M Interior 395 Sq Ft / 37 Sq M Exterior

North ↑



Biscayne Bay

DEVELOPED BY OKO GROUP Cain International OB GROUP

EXCLUSIVE MARKETING AND SALES BY FORTUNE DEVELOPMENT SALES

MISSONI baia MIAMI RESIDENCES

All depictions of matters of detail shown hereon, including, without limitation, items of finish, furniture and decoration, are conceptual only and are not necessarily included in the Unit. For a correct representation of the items included in the Unit, see the Purchase Agreement. Stated dimensions shown hereon are approximate and are measured to the exterior face of exterior walls and to the center line of demising walls. This method of measurement varies from, and is larger than, the dimensions 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). 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.

Bay Residence E Floors 8 - 36 2 Bedrooms + Family 3.5 Baths 2,348 Sq Ft / 218 Sq M Interior 480 Sq Ft / 45 Sq M Exterior

North ↑



* On level 8 & 9 the column in bedroom 2 is slightly larger.



Biscayne Bay

DEVELOPED BY OKO GROUP Cain International OB GROUP

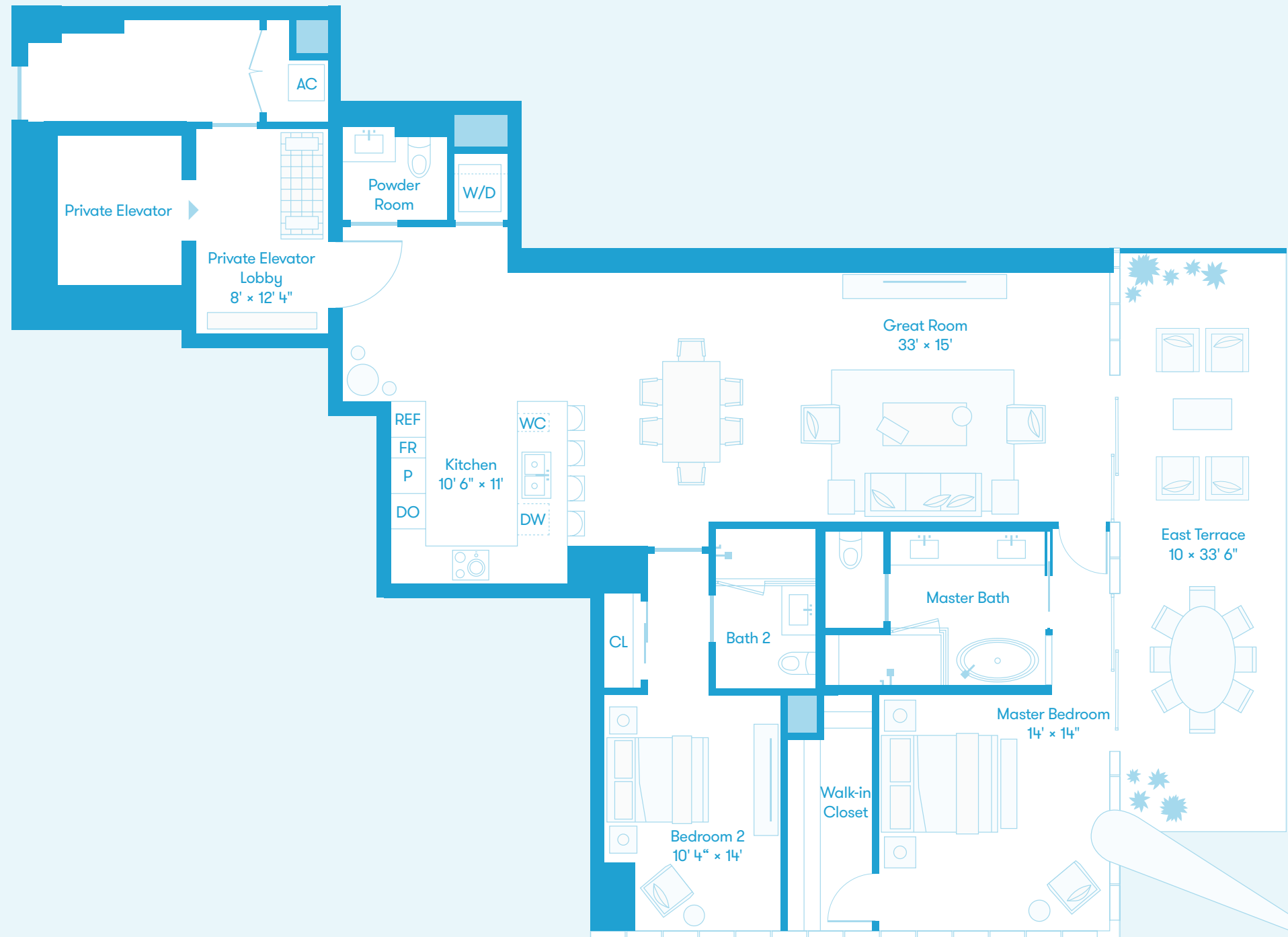
EXCLUSIVE MARKETING AND SALES BY FORTUNE DEVELOPMENT SALES

MISSONI baia MIAMI RESIDENCES

All depictions of matters of detail shown hereon, including, without limitation, items of finish, furniture and decoration, are conceptual only and are not necessarily included in the Unit. For a correct representation of the items included in the Unit, see the Purchase Agreement. Stated dimensions shown hereon are approximate and are measured to the exterior face of exterior walls and to the center line of demising walls. This method of measurement varies from, and is larger than, the dimensions 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). 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.

Bay Residence SE Floors 8 - 36 2 Bedrooms 2.5 Baths 1,904 Sq Ft / 177 Sq M Interior 335 Sq Ft / 31 Sq M Exterior

North ↑



Biscayne Bay

DEVELOPED BY OKO GROUP Cain International OB GROUP

EXCLUSIVE MARKETING AND SALES BY FORTUNE DEVELOPMENT SALES

MISSONI baia MIAMI RESIDENCES

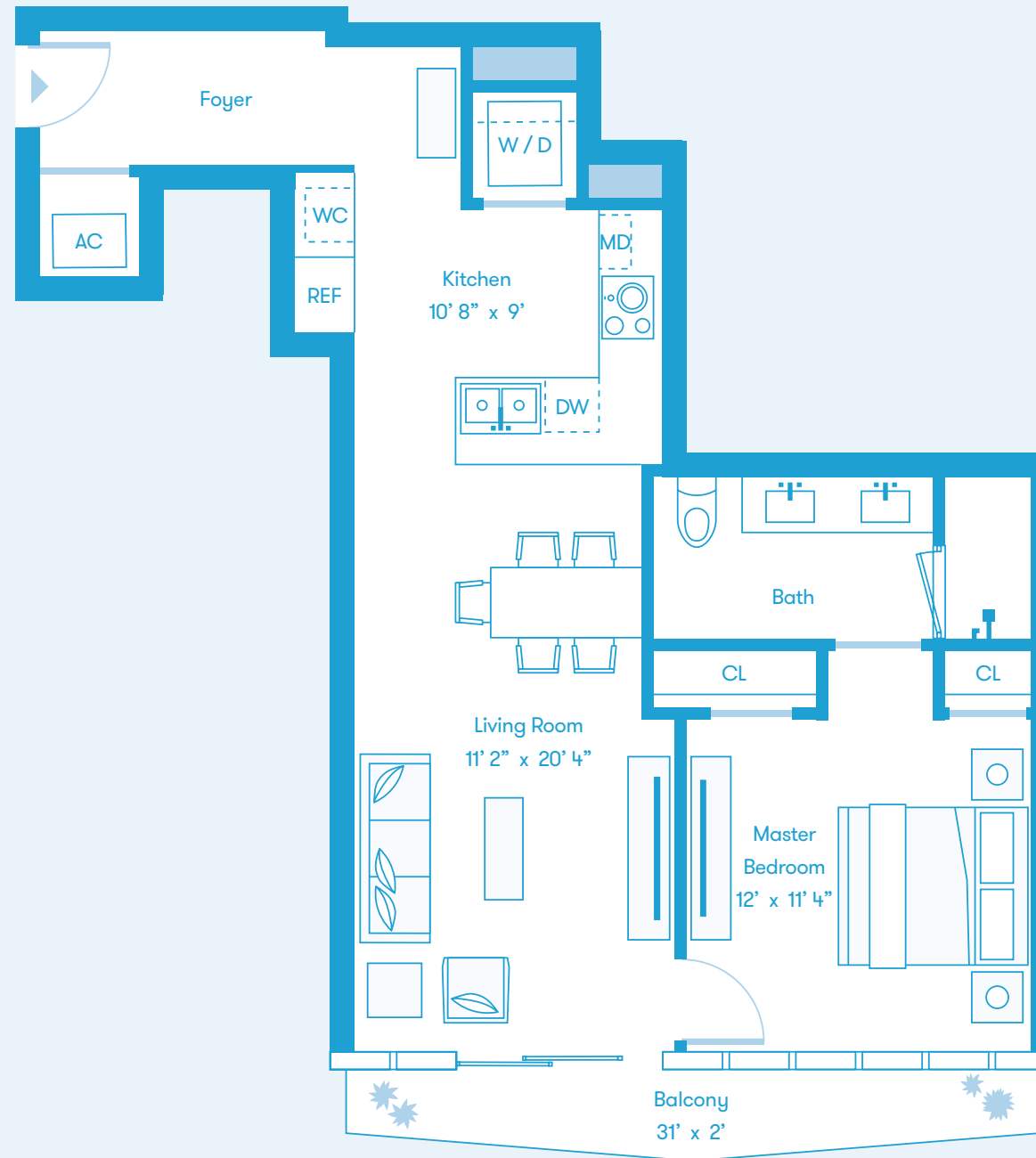
All depictions of matters of detail shown hereon, including, without limitation, items of finish, furniture and decoration, are conceptual only and are not necessarily included in the Unit. For a correct representation of the items included in the Unit, see the Purchase Agreement. Stated dimensions shown hereon are approximate and are measured to the exterior face of exterior walls and to the center line of demising walls. This method of measurement varies from, and is larger than, the dimensions 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). 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.

Bay Residence S Floors 8 - 36 1 Bedroom 1 Bath 776 Sq Ft / 72 Sq M Interior 60 Sq Ft / 6 Sq M Exterior

North ↑



* Optional swing door to bathroom available.



Biscayne Bay

DEVELOPED BY OKO GROUP Cain International OB GROUP

EXCLUSIVE MARKETING AND SALES BY FORTUNE DEVELOPMENT SALES

MISSONI baia MIAMI RESIDENCES

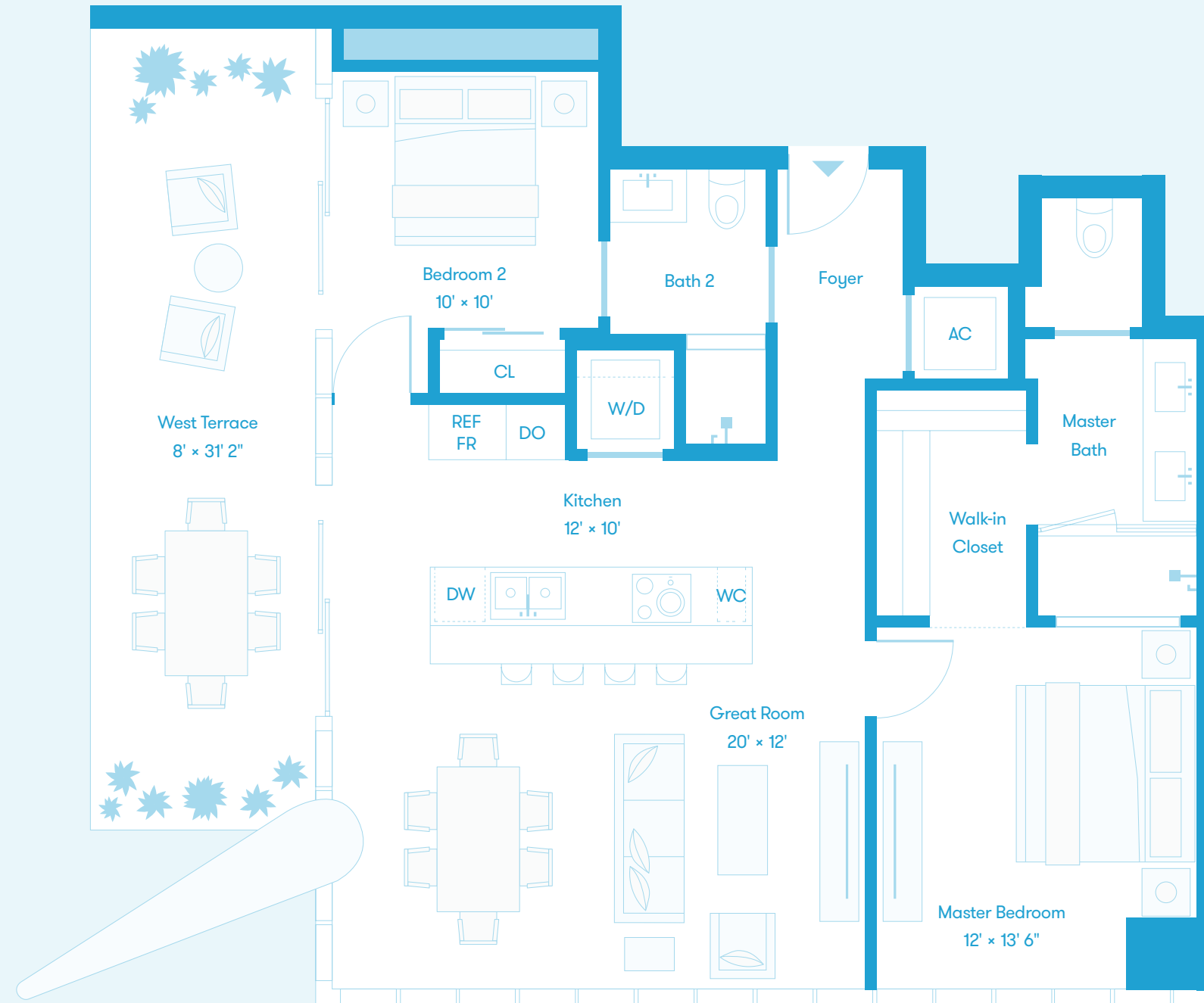
All depictions of matters of detail shown hereon, including, without limitation, items of finish, furniture and decoration, are conceptual only and are not necessarily included in the Unit. For a correct representation of the items included in the Unit, see the Purchase Agreement. Stated dimensions shown hereon are approximate and are measured to the exterior face of exterior walls and to the center line of demising walls. This method of measurement varies from, and is larger than, the dimensions 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). 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.

Bay Residence SW Floors 8 - 36 2 Bedrooms 2 Baths 1,076 Sq Ft / 100 Sq M Interior 250 Sq Ft / 23 Sq M Exterior

North ↑



* Level 8 has an extended balcony totaling 1,200 Sq. Ft. / 112 Sq M.



Biscayne Bay

DEVELOPED BY OKO GROUP Cain International OB GROUP

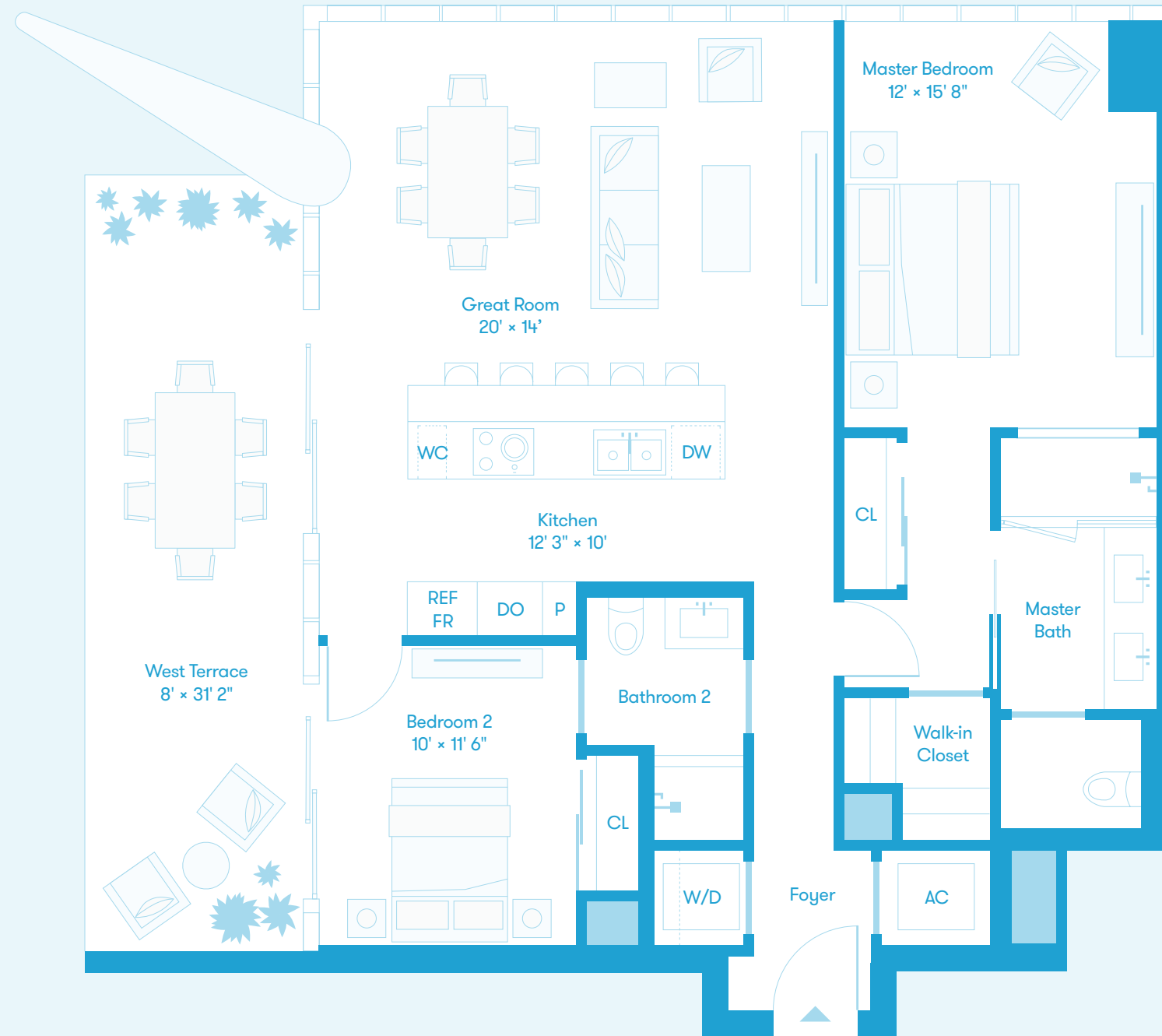
EXCLUSIVE MARKETING AND SALES BY FORTUNE DEVELOPMENT SALES

MISSONI baia MIAMI RESIDENCES

All depictions of matters of detail shown hereon, including, without limitation, items of finish, furniture and decoration, are conceptual only and are not necessarily included in the Unit. For a correct representation of the items included in the Unit, see the Purchase Agreement. Stated dimensions shown hereon are approximate and are measured to the exterior face of exterior walls and to the center line of demising walls. This method of measurement varies from, and is larger than, the dimensions 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). 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.



* Level 8 has an extended balcony totaling 1,200 Sq. Ft. / 112 Sq M.



Biscayne Bay

Tower Residence NE Floors 38 - 56 3 Bedrooms 4.5 Baths 2,575 Sq Ft / 239 Sq M Interior 335 Sq Ft / 31 Sq M Exterior

North ↑



Biscayne Bay

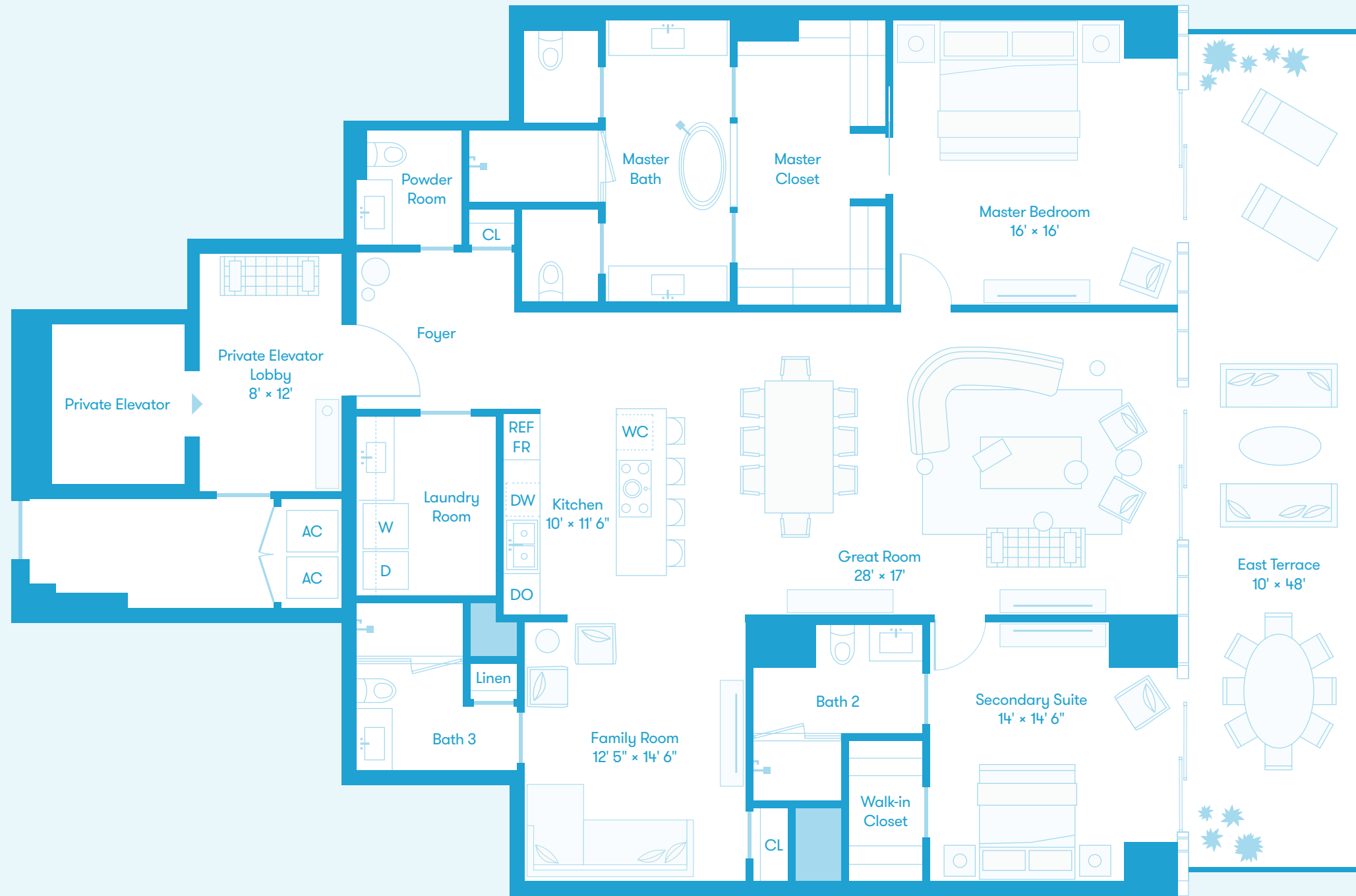
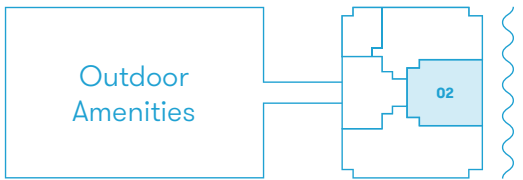
DEVELOPED BY OKO GROUP Cain International OB GROUP

EXCLUSIVE MARKETING AND SALES BY FORTUNE DEVELOPMENT SALES

MISSONI baia MIAMI RESIDENCES

All depictions of matters of detail shown hereon, including, without limitation, items of finish, furniture and decoration, are conceptual only and are not necessarily included in the Unit. For a correct representation of the items included in the Unit, see the Purchase Agreement. Stated dimensions shown hereon are approximate and are measured to the exterior face of exterior walls and to the center line of demising walls. This method of measurement varies from, and is larger than, the dimensions 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). 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.

Tower Residence E Floors 38 - 56 2 Bedrooms + Family 3.5 Baths 2,466 Sq Ft / 230 Sq M Interior 480 Sq Ft / 45 Sq M Exterior North ↑



Biscayne Bay

DEVELOPED BY OKO GROUP Cain International OB GROUP

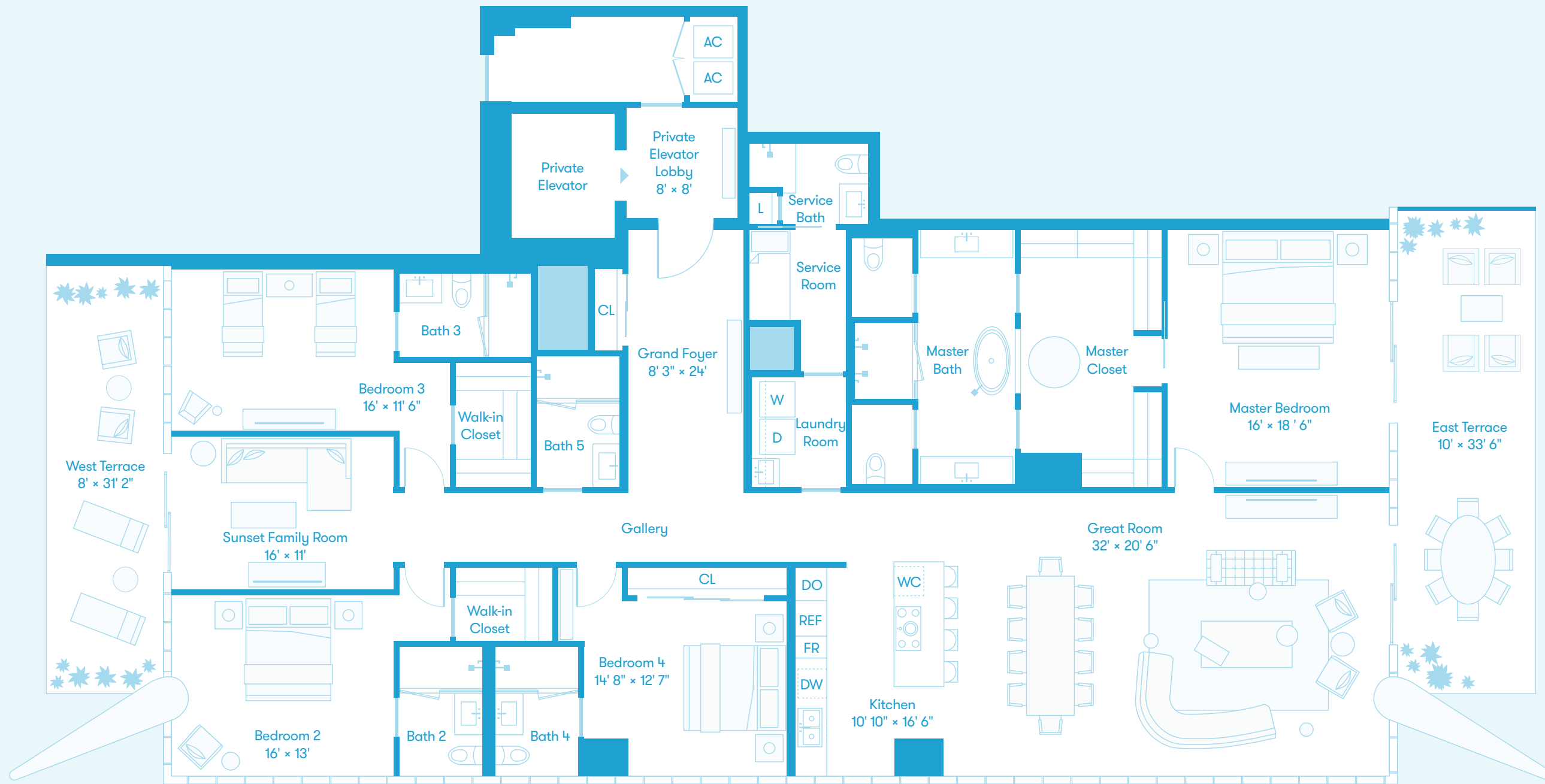
EXCLUSIVE MARKETING AND SALES BY FORTUNE DEVELOPMENT SALES

MISSONI baia MIAMI RESIDENCES

All depictions of matters of detail shown hereon, including, without limitation, items of finish, furniture and decoration, are conceptual only and are not necessarily included in the Unit. For a correct representation of the items included in the Unit, see the Purchase Agreement. Stated dimensions shown hereon are approximate and are measured to the exterior face of exterior walls and to the center line of demising walls. This method of measurement varies from, and is larger than, the dimensions 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). 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.



* On level 38, Bath 2 & 4 have slightly modified configurations, affecting the width of Bedrooms 2 & 4.

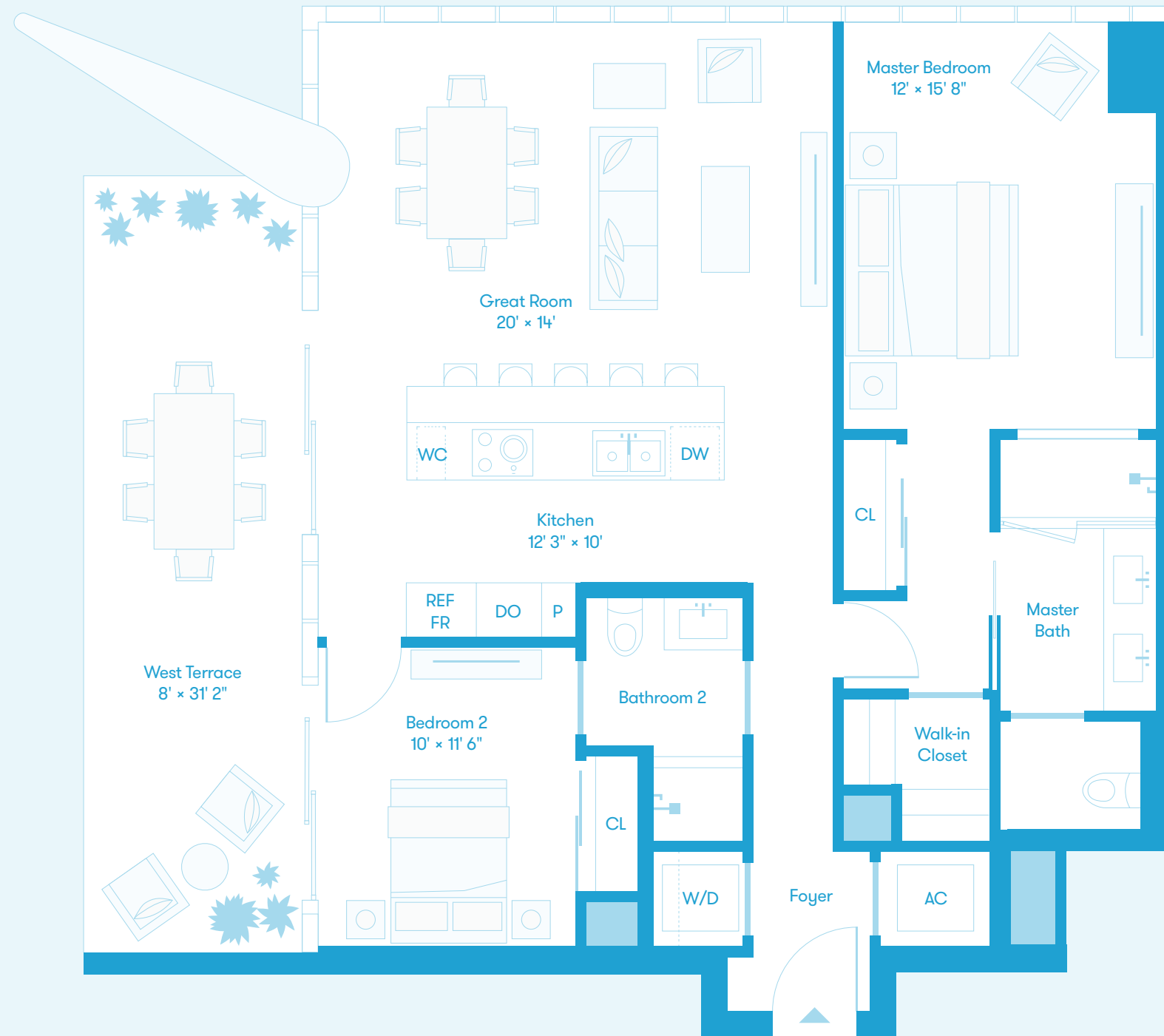


Biscayne Bay

All depictions of matters of detail shown hereon, including, without limitation, items of finish, furniture and decoration, are conceptual only and are not necessarily included in the Unit. For a correct representation of the items included in the Unit, see the Purchase Agreement. Stated dimensions shown hereon are approximate and are measured to the exterior face of exterior walls and to the center line of demising walls. This method of measurement varies from, and is larger than, the dimensions 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). 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.

Tower Residence NW Floors 38 - 56 2 Bedrooms 2 Baths 1,219 Sq Ft / 113 Sq M Interior 250 Sq Ft / 23 Sq M Exterior

North ↑



Biscayne Bay

DEVELOPED BY OKO GROUP Cain International OB GROUP

EXCLUSIVE MARKETING AND SALES BY FORTUNE DEVELOPMENT SALES

MISSONIbaia MIAMI RESIDENCES

All depictions of matters of detail shown hereon, including, without limitation, items of finish, furniture and decoration, are conceptual only and are not necessarily included in the Unit. For a correct representation of the items included in the Unit, see the Purchase Agreement. Stated dimensions shown hereon are approximate and are measured to the exterior face of exterior walls and to the center line of demising walls. This method of measurement varies from, and is larger than, the dimensions 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). 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.