

residence  
**06**  
levels 4th to 39th



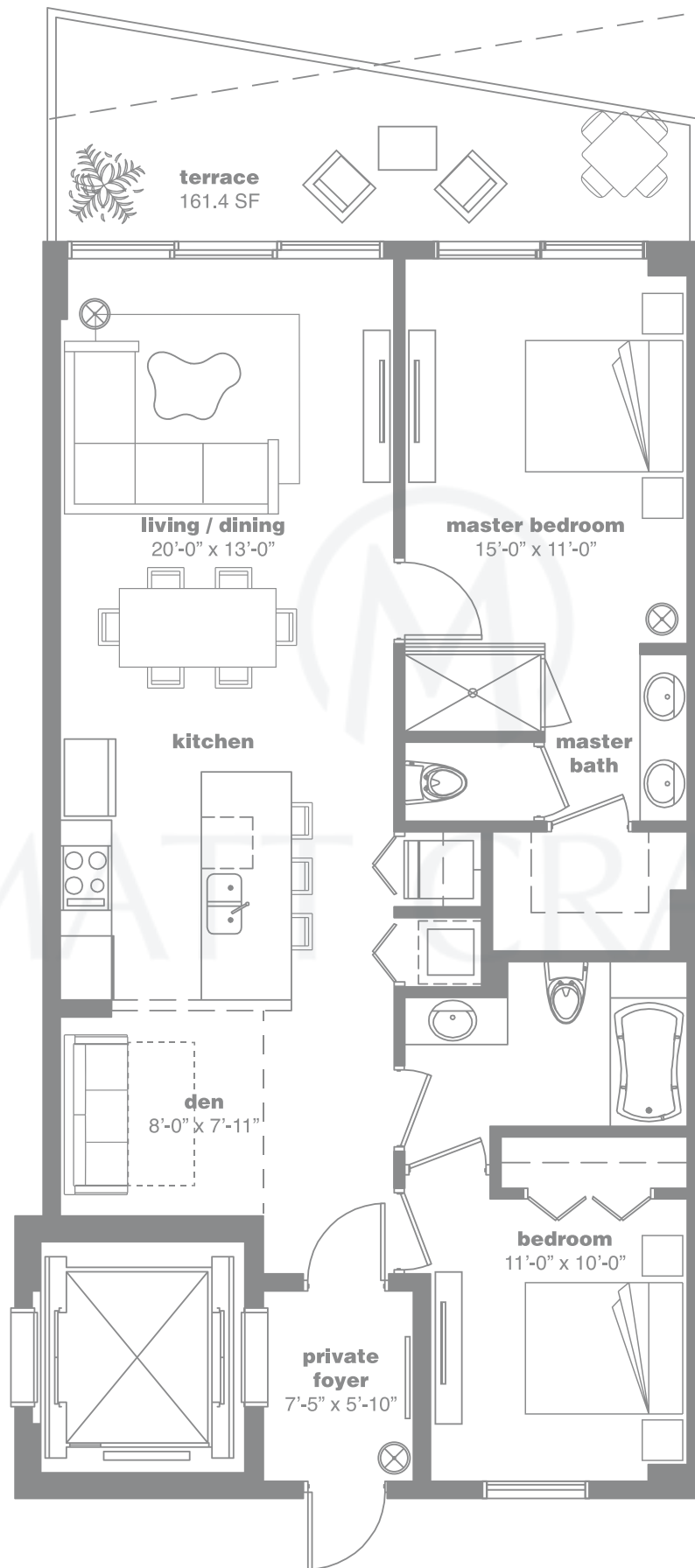
**MATT CRANE**

MIAMI REAL ESTATE

305.203.0000

917.847.8522

matt@mattcranemiami.com



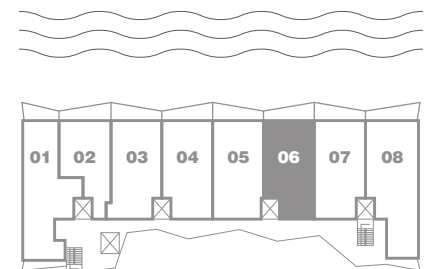
**terraces**

**dotted lines** - floors 8<sup>th</sup> thru 11<sup>th</sup>, 18<sup>th</sup> thru 21<sup>st</sup>  
27<sup>th</sup> thru 30<sup>th</sup> and 36<sup>th</sup> thru 39<sup>th</sup>

**solid lines** - floors 4<sup>th</sup> thru 7<sup>th</sup>, 12<sup>th</sup> thru 17<sup>th</sup>  
22<sup>nd</sup> thru 26<sup>th</sup> and 31<sup>st</sup> thru 35<sup>th</sup>

MATT CRANE

BISCAYNE BAY



## 2 Bedrooms + Den / 2 Bathrooms

AC: 1,138 Sq. Ft. 105.7 Sq. Mt. // Terrace: 161.4 Sq. Ft. 15 Sq. Mt. // Total Sq. Ft. : 1,300 // Total Sq. Mt.: 120.7

Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from 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). For your reference, the area of the Unit, determined in accordance with those defined unit boundaries, is + or - 1,073 sq. ft. for units 06. 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, and all floor plans and development plans are subject to change.