



P

PARAMOUNT

A WORLD OF LUXURY RESIDENCES AT

MIAMI WORLDCENTER


PARAMOUNT
MIAMI WORLD CENTER



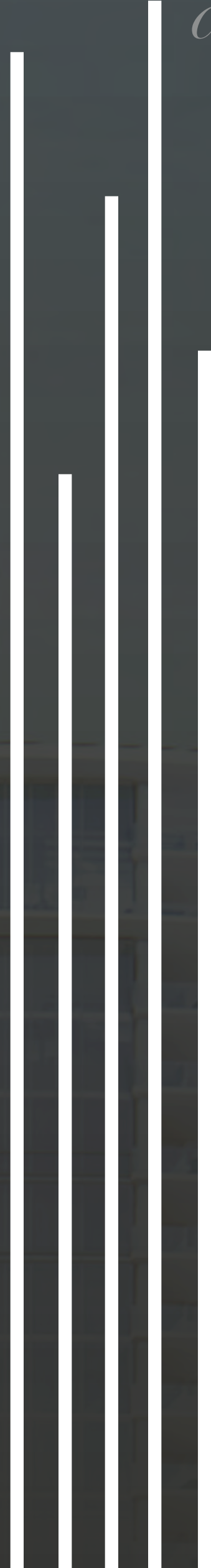
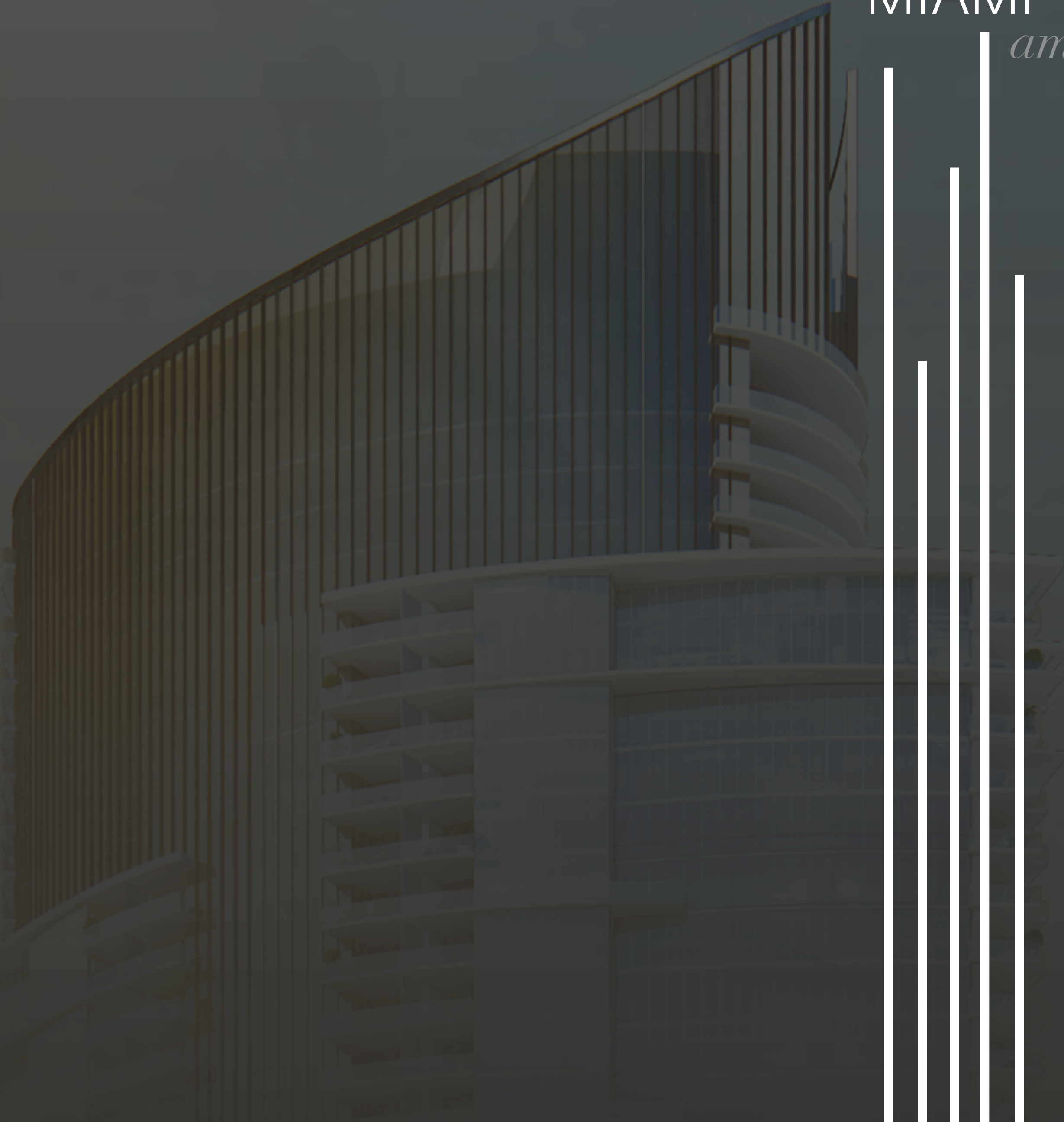
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MIAMI

america's city of the future



MIAMI, AMERICA'S CITY OF THE FUTURE

Center of the Americas

MIAMI'S CENTRAL LOCATION
CONTRIBUTES TO THE CITY'S
ECONOMIC DIVERSIFICATION AND ITS
IMPORTANCE AS A COMMERCIAL HUB
FOR THE CONTINENT.

15^M
VISITORS
A YEAR

41^M
FLY THRU
MIA

5^M
CRUISE
FROM MIA

1000+
CORPORATE
HEADQUARTERS

75
FOREIGN
CONSULATES

21
FOREIGN
TRADE OFFICES

32%[↑]
FINANCE &
INSURANCE
INDUSTRY

MIAMI, AMERICA'S CITY OF THE FUTURE

Investment Value

PRICE PER SQUARE FOOT LUXURY CONDOS



“When comparing Miami to other major cities the price per square foot is substantially below.”

CITY	PSF
LONDON	\$5,000
HONG KONG	\$4,500
PARIS	\$4,400
NEW YORK	\$3,000
GENEVA	\$3,000
DUBAI	\$1,500
SHANGHAI	\$2,000
BEIJING	\$1,500
SINGAPORE	\$1,500
MIAMI	\$800

DOWNTOWN



MIAMI BEACH

STAR ISLAND

VIRGINIA KEY

KEY BISCAIYNE

BAYFRONT PARK

AMERICAN AIRLINES ARENA

BAYSIDE MARKETPLACE

BRICKELL

PEREZ ART MUSEUM

FROST SCIENCE MUSEUM

DOWNTOWN

ADRIENNE ARSCHT PERFORMING ARTS CENTER

MIAMI RIVER

MIAMI WORLD CENTER

FEC MIAMI CENTRAL STATION

I-395

I-95

DOWNTOWN MIAMI IN THE WORKS

\$11 BILLION IN NEW PUBLIC
AND PRIVATE DEVELOPMENT

TOP MEDICAL INSTITUTIONS

Jackson Memorial Hospital,
Bascom Palmer Eye Institute,
& UM Miller School of Medicine

AMERICAN AIRLINES
ARENA
Home of the Miami Heat

ADRIENNE ARSHT CENTER
Performing Arts Center
Film Production Studio

ALL ABOARD FLORIDA
Passenger Rail
Mixed-use Retail and
Hospitality

BISCAYNE BOULEVARD
Grand Boulevard
Links Streets, Parks and Bay

PARAMOUNT
500+ Residences
Over 40 Amenities

MUSEUM PARK
Art, Science Museums
29 Acres

SKYRISE MIAMI
1000 ft. Tower
Retail and Hospitality





AN INCREDIBLE
URBAN EXPERIENCE

DOWNTOWN MIAMI
A 24/7 CITY



MIAMI HEAT



ADRIENNE ARSHT CENTER
FOR PERFORMING ARTS

live



AMERICAN AIRLINES ARENA



ADRIENNE ARSHT CENTER
FOR PERFORMING ARTS



FROST MUSEUM OF SCIENCE



play



PEREZ ART MUSEUM

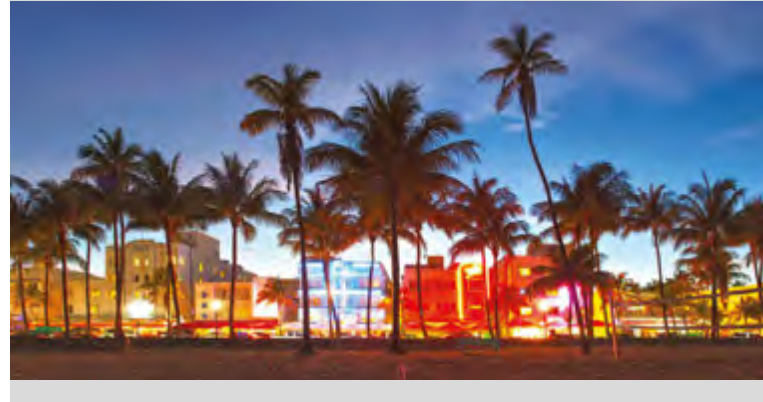
LOCATION ADVANTAGES

*Surrounded by \$3 Billion
of new Public and Private Projects*

Adrienne Arsht Center



Minutes from Miami Beach



Perez Art Museum Miami



Frost Museum of Science



American Airlines Arena



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TRANSPORTATION ADVANTAGES

*Planes, Trains, and Automobiles
Easy Access to the Best Transportation in Florida*

Direct Interstate Accessibility



Port of Miami



Metrorail | Metromover



All Aboard Florida



Miami International Airport



going somewhere?

Miami Worldcenter provides unmatched accessibility and sits at the nexus of nearly 150 million transit trips per year, offering:

- Conveniently located next to I-95 and I-395
- Several Metromover stations
- Adjacent to Miami Central — new train station transporting visitors to and from Orlando in three hours
- Minutes from the Miami International Airport
- Thousands of new parking spaces, giving visitors to nearby attractions a convenient place to park.

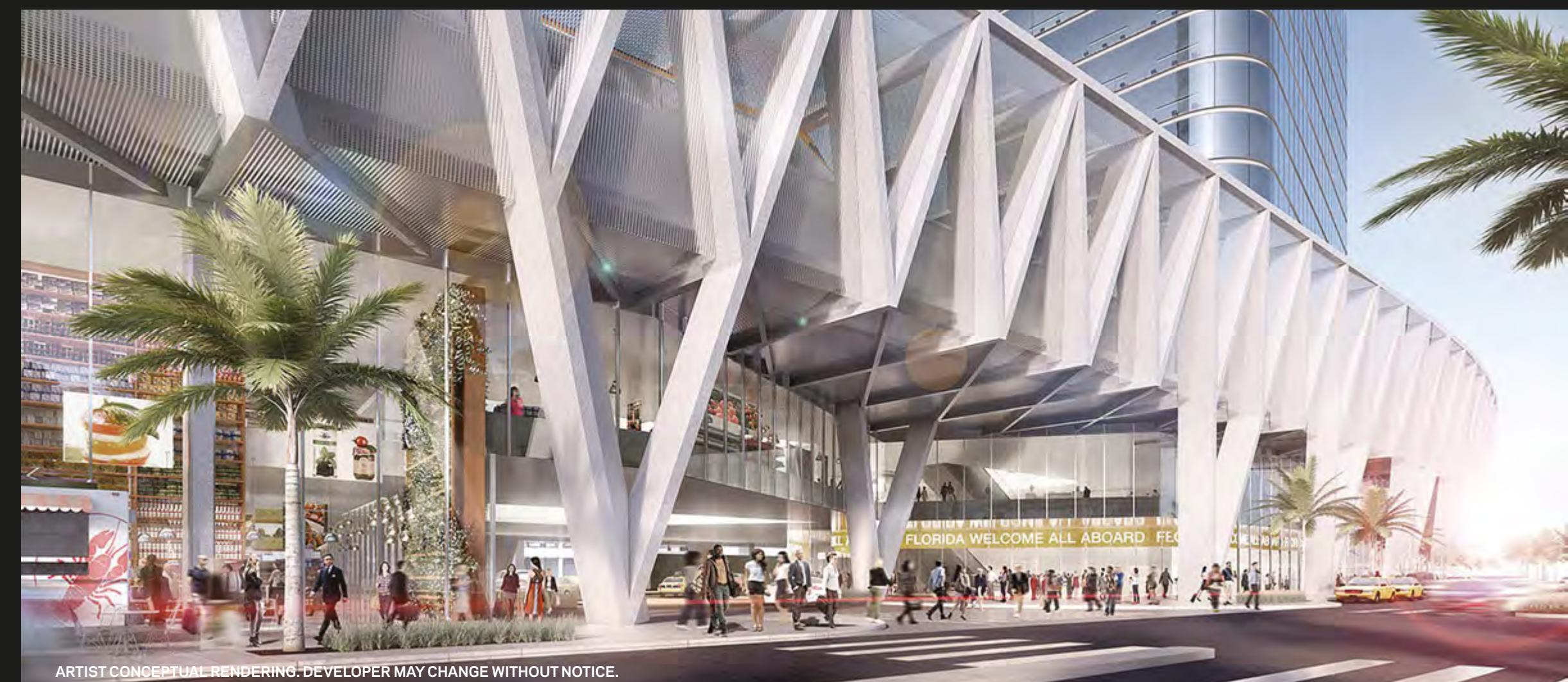


TRANSPORTATION

ALL ABOARD FLORIDA



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2

“city within a city.”



MIAMI WORLD CENTER

*a master
planned community*



Miami Worldcenter,
2nd Largest Development in the U.S.
30 acres surrounded by over
\$3 billion of new public and private
projects including:

mass transit
museums
shopping
parks
sports venues
entertainment
365,000 sq. ft. of convention space

&

A SIGNATURE RESIDENTIAL TOWER
Exclusive location and right to create the
premiere luxury residential experience at
Miami Worldcenter.

THE
CITY'S
NEWEST
HOTSPOT

Miami Worldcenter

A Confluence of Retail, Dining, Culture and Entertainment Experiences



SOUTH BEACH

STAR, FISHER, HIBISCUS & PALM ISLANDS

PERFORMING ARTS CENTER

MUSEUM PARK

PÉREZ ART MUSEUM

AMERICAN AIRLINES ARENA

PORT OF MIAMI

FROST MUSEUM OF SCIENCE

BAYSIDE MARKETPLACE

BAYFRONT PARK

395

NAP OF THE AMERICAS

PROMENADE

FREEDOM TOWER

MIAMI DADE COLLEGE

Marriott

ALL ABOARD FLORIDA'S DOWNTOWN HUB

FEDERAL JUSTICE CAMPUS

GOVERNMENT CENTER EXTENSION

Miami Worldcenter is one of the largest and most exciting urban developments in the U.S. - offering a diverse mix of retail, residential, office, hospitality, and entertainment components.

MIAMI WORLDCENTER

*World Class Shopping, Dining and Entertainment
All an Elevator Ride Away*

The Plaza @ MWC



Convention Center



7th Street Promenade



High Street Retail



Walkability - Wide Sidewalks



The Plaza at Miami Worldcenter



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Promenade at Miami Worldcenter

The Forbes Company
& Taubman Properties

Two of the most sophisticated and world-renowned retailers, with over 100 years of combined experience and successful track records, join together to help build the future of downtown Miami.



7th Street Promenade



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Marriott Marquis Convention Center



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33

PARAMOUNT



*elevate
your
life.*



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Dramatic Entry



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The Most Amenities in the World

LOWER LEVEL

- Expansive double-height lobby
- Porte Cochère with 24-hour valet
- Direct access to Miami Worldcenter
- Business Center
- Yoga Studio
- Basketball Half-Court
- Racquetball Court



1

7TH FLOOR AMENITIES

- | | |
|---|---------------------------------|
| Relaxation Areas | Indoor Sports Center |
| Conservatory | State-of-the-art Fitness Center |
| Relaxation Lounge | Boxing Studio |
| Outdoor Lounge with seating and gardens | Aerobics Area |
| Spa/Salon | Entertainment Center |
| Outdoor Bath Gardens | Game Room |
| Steam Showers | Kids Play Room |
| Treatment Rooms | Recreation Lounge |
| Hair/Nail Bar | Demo Kitchen |
| | Jam Room with Recording Studio |
| | Essentials |
| | Food Market |



2

4



SKYDECK & LOUNGE

- Lounge
- Sunrise Pool
- Infinity Pool
- Sundeck
- Observatory
- Tai Chi Deck

UPPER DECK

- Resort Pool
- Poolside Bungalows
- Poolside Daybeds
- Floating seating pods
- Summer Kitchen with BBQ
- Children's Playground
- Soccer Field
- Tennis Courts
- Dog Park
- Jogging Path

3



PARAMOUNT LOBBY

1 LOWER LEVEL



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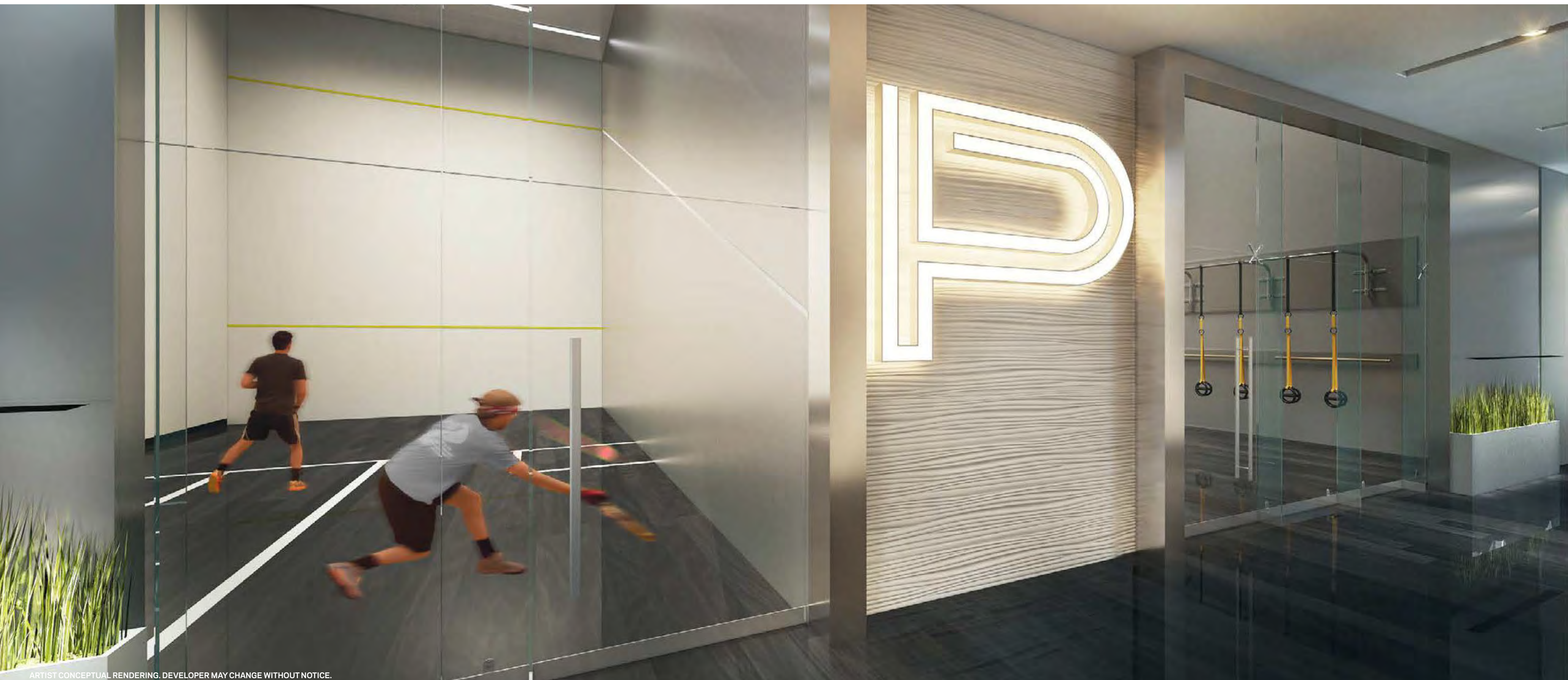
BASKETBALL

1 LOWER LEVEL



RACQUETBALL & YOGA

1 LOWER LEVEL



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7TH FLOOR AMENITY ADVANTAGES

*Relax, Invigorate or just Jam Out-
Elevate your Life*

Outdoor Bath Gardens & Spa



Boxing Studio



Conservatory



Jam Room & Recording Studio



Outdoor Lounge



SPA AMENITY ENTRANCE



BATH GARDENS

2 7TH FLOOR AMENITIES



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FITNESS CENTER

2
7TH FLOOR
AMENITIES



ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

CONSERVATORY

2 7TH FLOOR AMENITIES



ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

GAME ROOM



ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

GAME ROOM WITH GOLF SIMULATOR



JAM ROOM WITH RECORDING STUDIO

2 7TH FLOOR AMENITIES



RESIDENCE LOUNGE

2 7TH FLOOR
AMENITIES



RECREATION AREA

2^{7TH FLOOR} AMENITIES



KIDS PLAY ROOM



OUTDOOR LOUNGE

2 7TH FLOOR AMENITIES



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UPPER DECK ADVANTAGES

*The Largest Private,
Urban Amenity Deck in the US*

*Sports Complex with
Soccer & Tennis*



Private Playground & Dog Park



Summer Kitchen with BBQ



Resort Style Pool



Poolside Bungalows

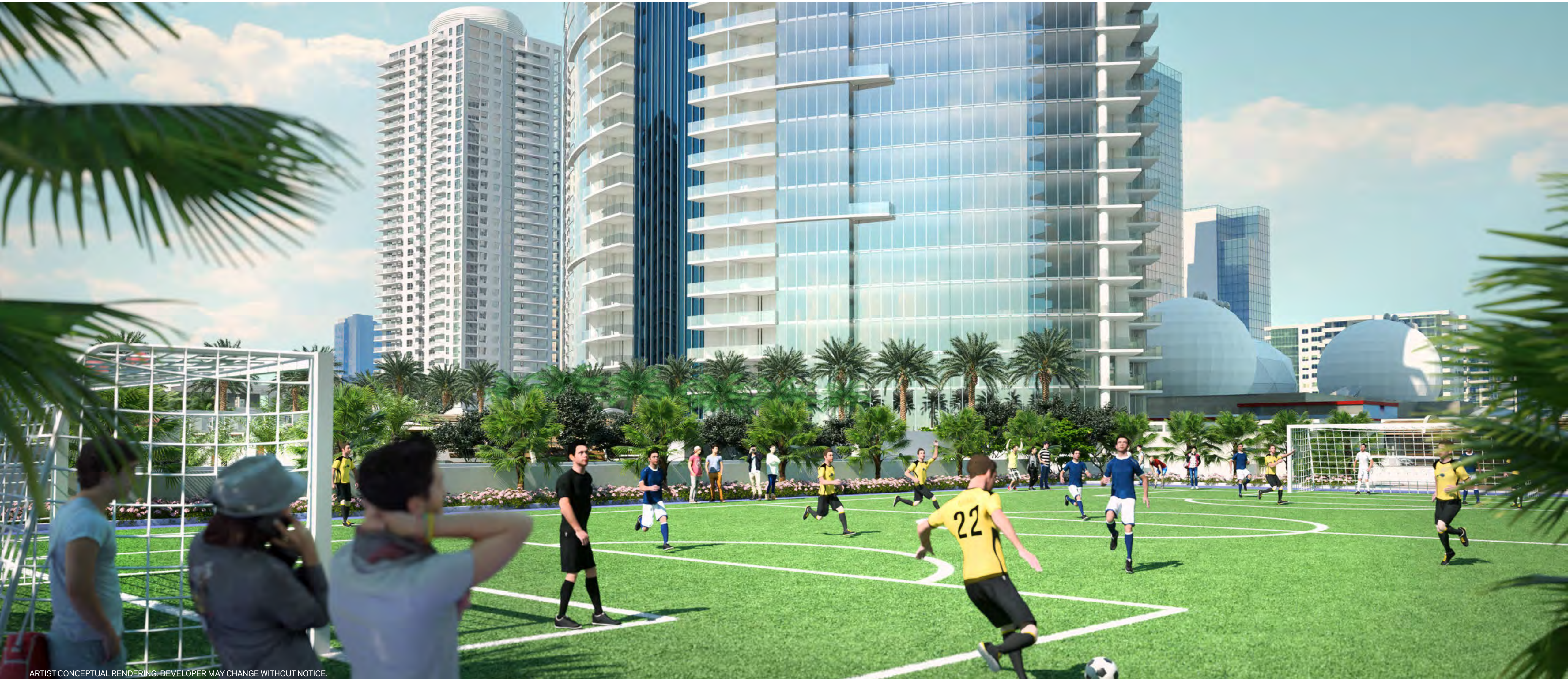


ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

SOCCER FIELD

3 UPPER DECK



TENNIS COURTS

3 UPPER
DECK



ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

CHILDREN'S PLAYGROUND AND DOG PARK

3 UPPER DECK



SUMMER KITCHENS WITH BBQ AREA

3 UPPER DECK



SUMMER KITCHENS WITH BBQ AREA

3 UPPER DECK



ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

RESORT STYLE POOL

3 UPPER DECK



ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

POOLSIDE BUNGALOWS

3 UPPER DECK



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SKYDECK ADVANTAGES

*The Penthouse View Belongs to You
360-Degree Views of Miami*

Skydeck Lounge



Observatory



Sunrise Pool



Tai Chi Deck



Rooftop Infinity Pool



LOUNGE

4 SKYDECK
& LOUNGE



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SUNDECK

4 SKYDECK & LOUNGE



ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

SUNRISE POOL

4 SKYDECK & LOUNGE



ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

OBSERVATORY

4 SKYDECK & LOUNGE



ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

INFINITY POOL

4 SKYDECK
& LOUNGE



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4

THE RESIDENCES



BUILDING OVERVIEW

700 Feet

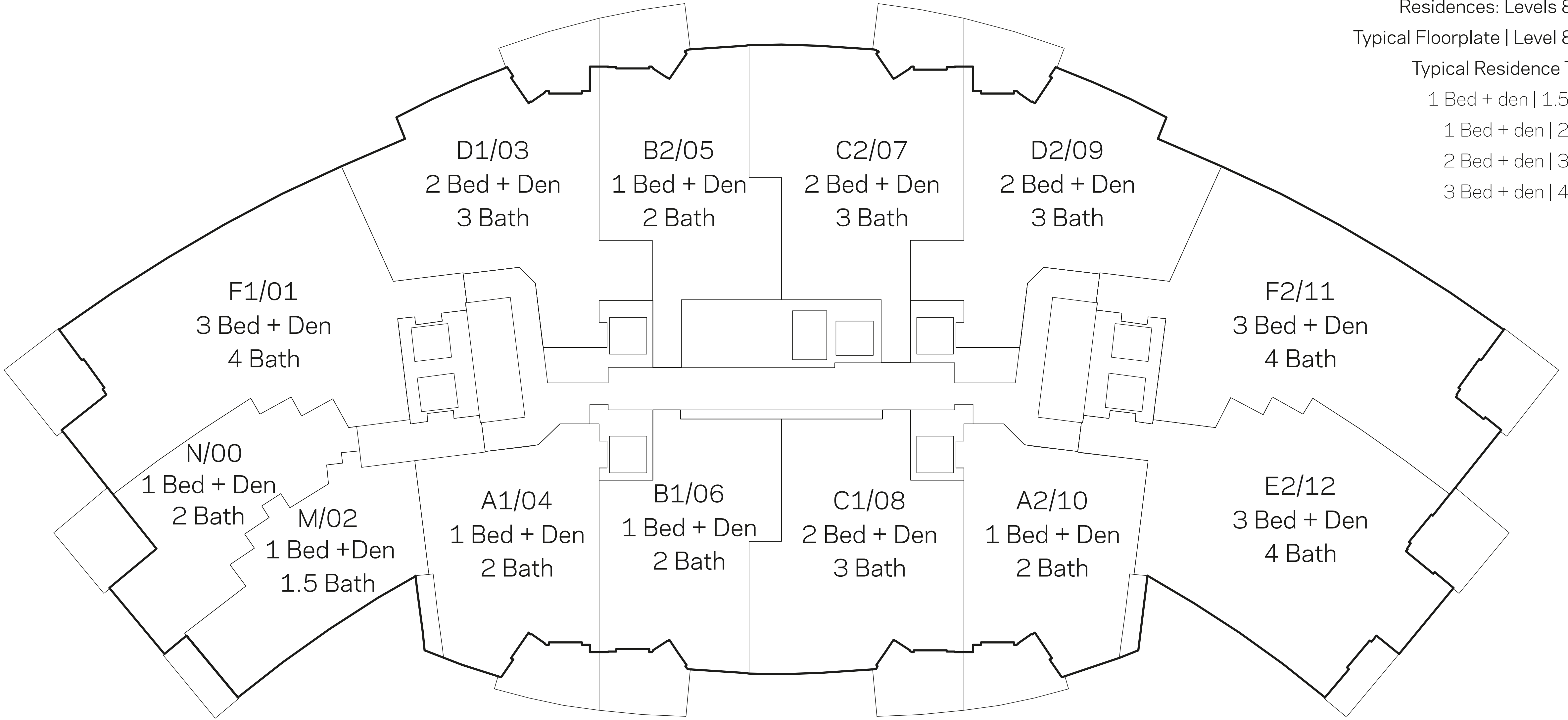
500+ Residences

Residences: Levels 8 - 54

Typical Floorplate | Level 8 - 45

Typical Residence Types

- 1 Bed + den | 1.5 Bath
- 1 Bed + den | 2 Bath
- 2 Bed + den | 3 Bath
- 3 Bed + den | 4 Bath



RESIDENCE ADVANTAGES

*Full-Size Homes with 10-foot ceilings
and Large Entertainment Spaces*

Outdoor Living Rooms



*Lock-Out Suites**



Convertible Dens



Private Elevators



Full-size Laundry Room



ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

FEATURES

- Private Elevators
- 10-Foot Ceilings
- Outdoor Living Rooms
- Full-Size Laundry Room*
- Convertible Den
- Lock-out studio*

PARAMOUNT Residences Mobile App



ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

** in select units*

OUTDOOR LIVING ROOMS



OPEN LIVING SPACES



FLOOR-TO-CEILING GLASS



INDOOR/OUTDOOR LIVING SPACES



ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

KITCHEN

3 Bedroom Residences
Designer Kitchens

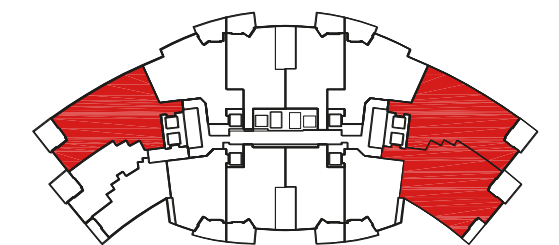


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BRANDS

BOSCH OVEN, STOVE,
FAN, DISHWASHER

SUB ZERO REFRIGERATOR



MASTER BATHROOM

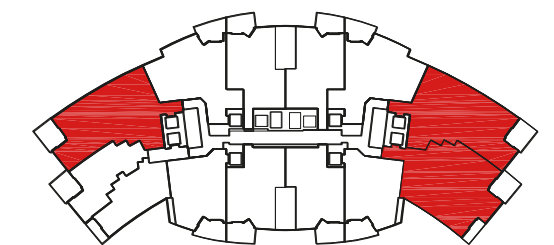
3 Bedroom Residences
Spa Tub, Rain Shower



BRANDS

GROHE SHOWER HEAD &
FAUCETS

DURAVIT TOILET & BATHTUB



KITCHEN

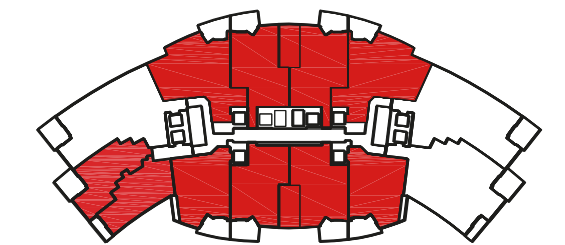
1 + 2 Bedroom Residences
Designer Kitchen



BRANDS

BOSCH OVEN, STOVE,
FAN, DISHWASHER

SUB ZERO REFRIGERATOR



MASTER BATHROOM

1 + 2 Bedroom Residences
Spa Tub, Rain Shower

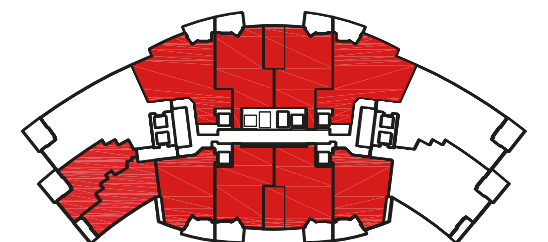
ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.



BRANDS

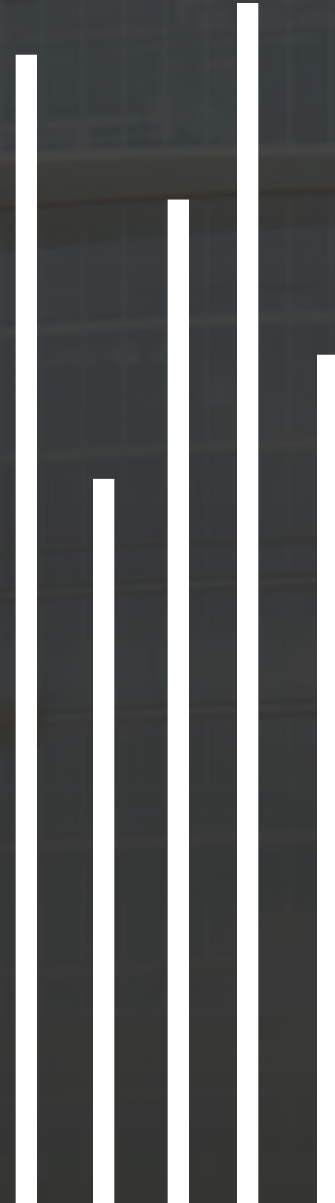
GROHE SHOWER HEAD &
FAUCETS

DURAVIT TOILET & BATHTUB



5C

FLOORPLANS



BUILDING OVERVIEW

700 Feet

500+ Residences

Residences: Levels 8 - 54

Typical Floorplate | Level 8 - 45

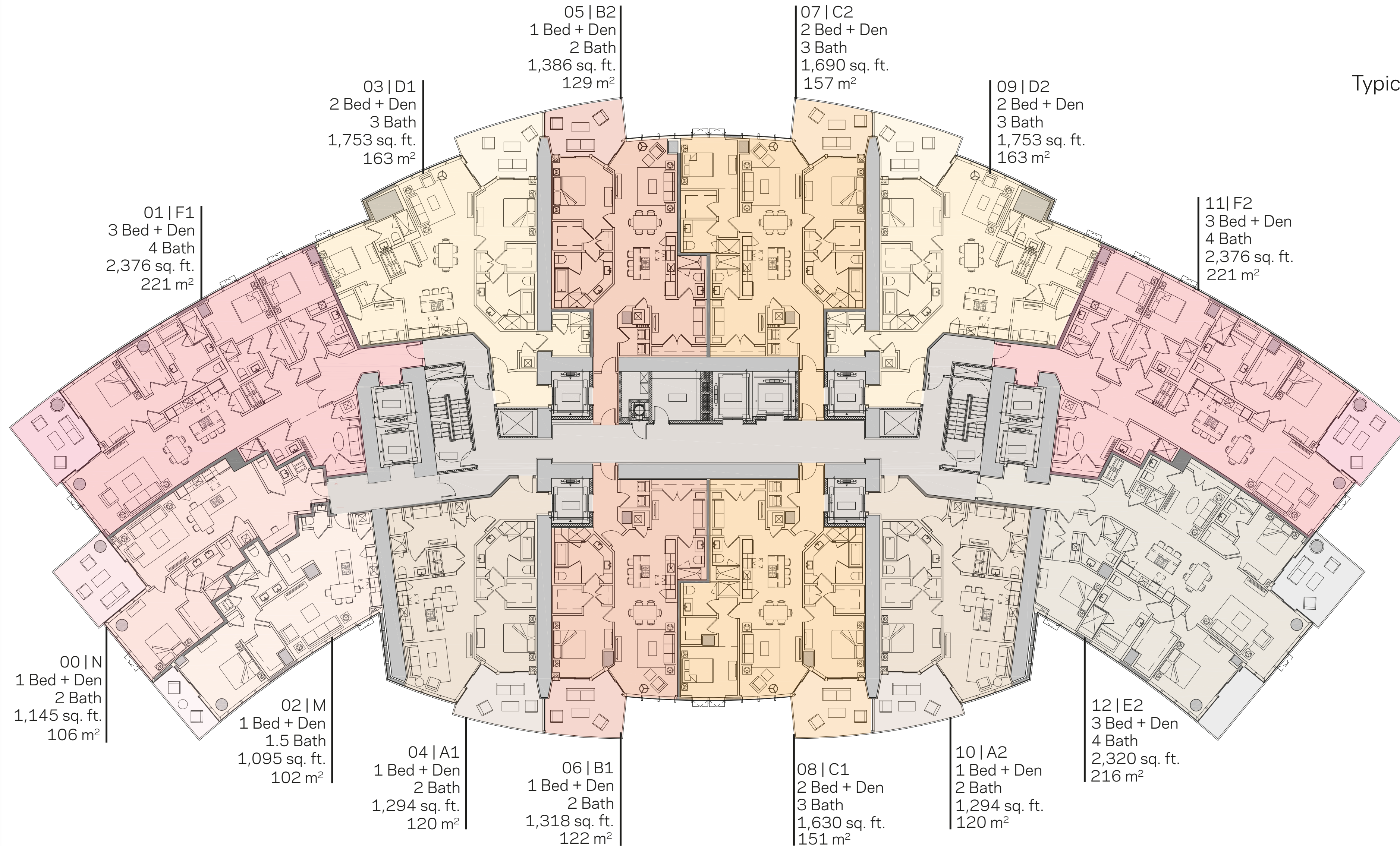
Typical Residence Types

1 Bed + den | 1.5 Bath

1 Bed + den | 2 Bath

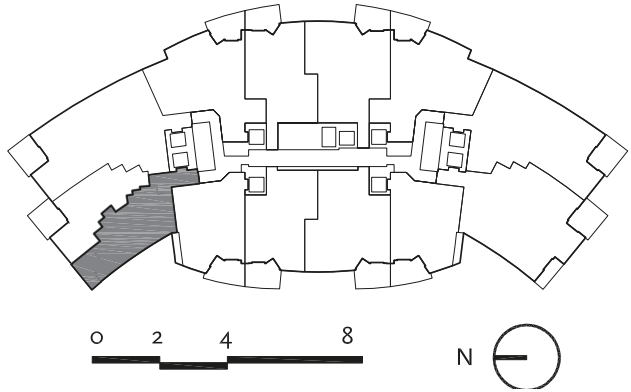
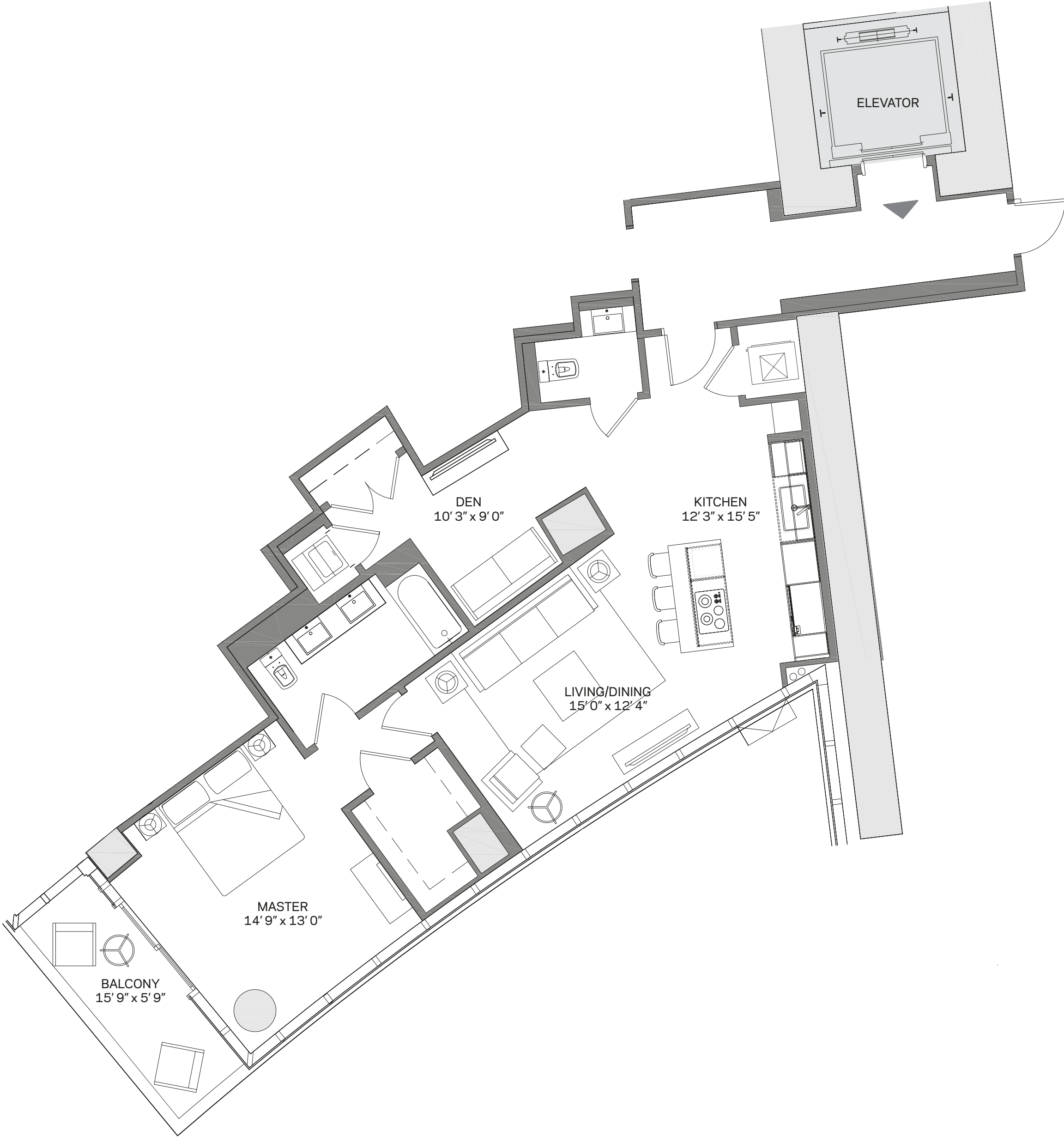
2 Bed + den | 3 Bath

3 Bed + den | 4 Bath



1 Bedroom + Den | 1.5 Bath

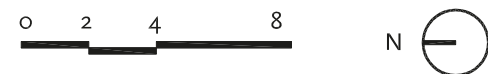
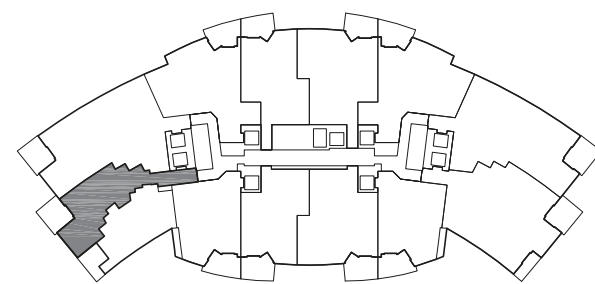
Total:	1,186 sq. ft.	110 m ²
Interior:	1,095 sq. ft.	102 m ²
Outdoor:	91 sq. ft.	9 m ²




These drawings 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. Units shown are examples of unit types and may not depict actual units. Stated square footages are ranges for a particular unit type and are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the area 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).

1 Bedroom + Den | 2 Bath

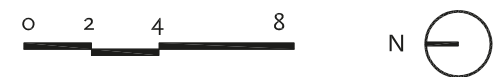
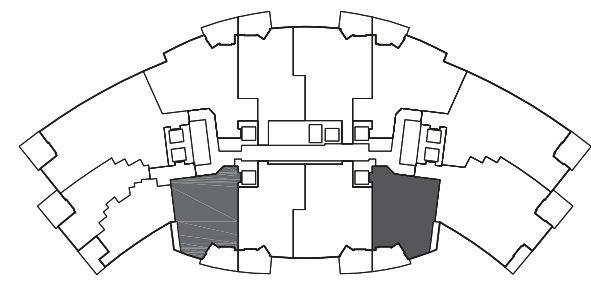
Total: 1,346 sq. ft. | 125 m²
Interior: 1,145 sq. ft. | 106 m²
Outdoor: 201 sq. ft. | 19 m²




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1 Bedroom + Den | 2 Bath

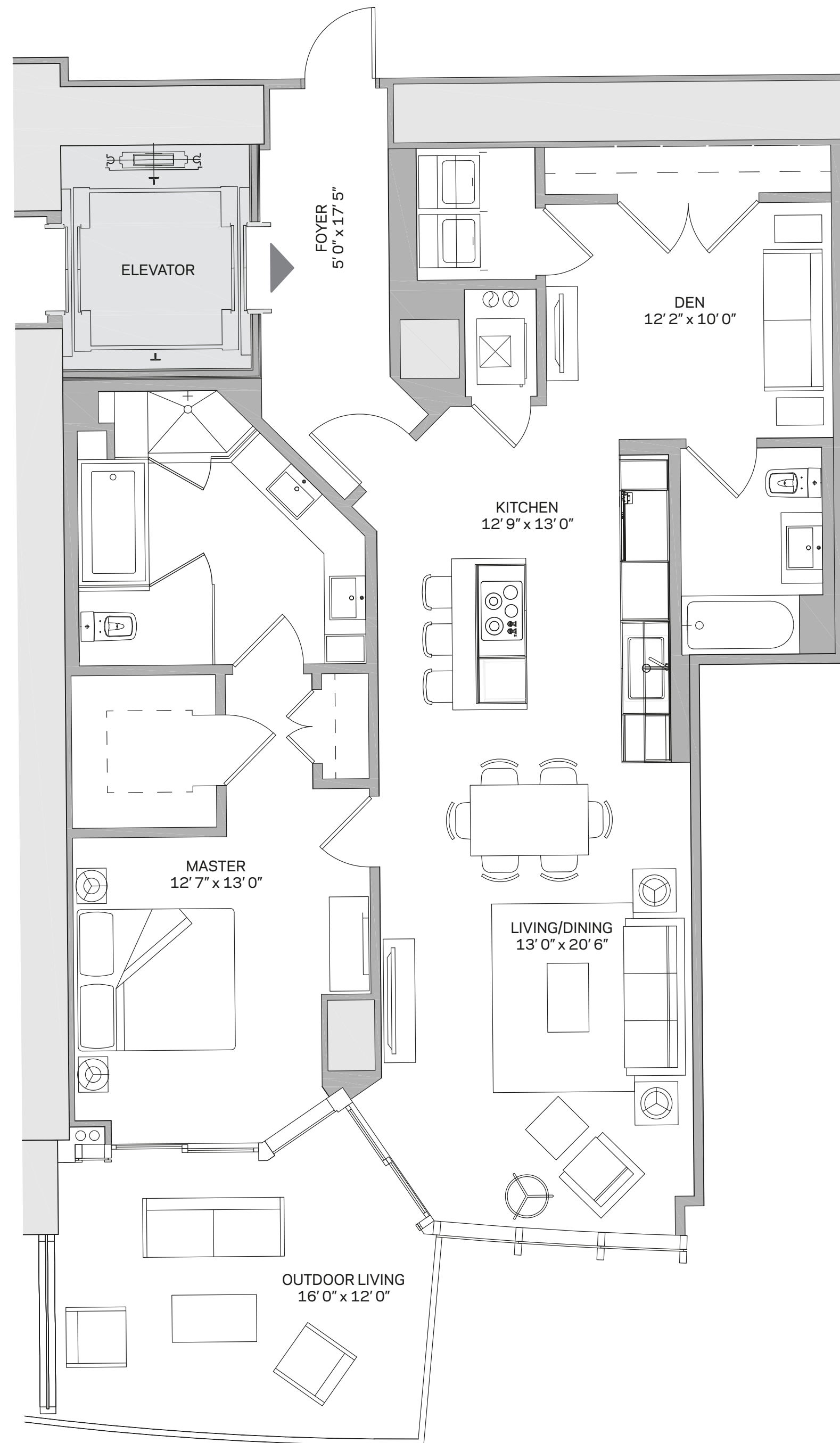
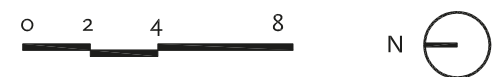
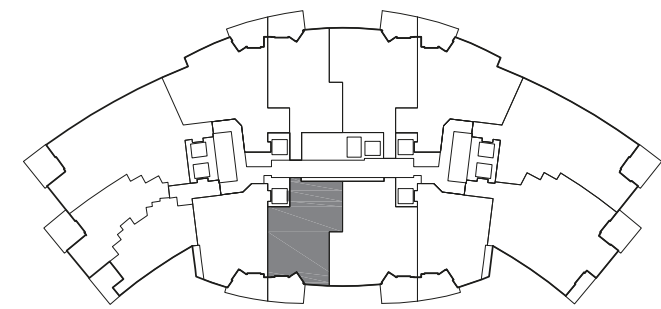
Total: 1,491 sq. ft. | 138 m²
Interior: 1,294 sq. ft. | 120 m²
Outdoor: 197 sq. ft. | 18 m²



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1 Bedroom + Den | 2 Bath

Total: 1,523 sq. ft. | 141 m²
 Interior: 1,318 sq. ft. | 122 m²
 Outdoor: 205 sq. ft. | 19 m²

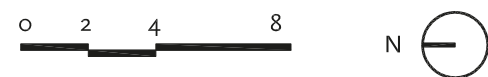
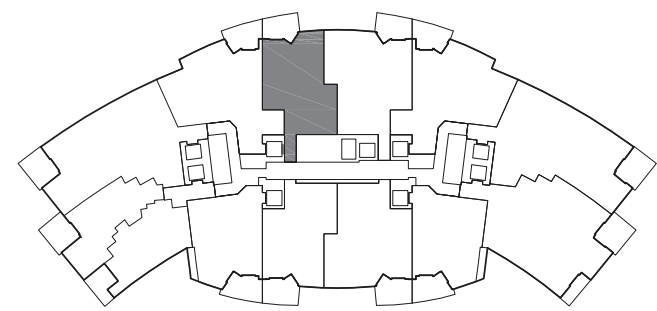
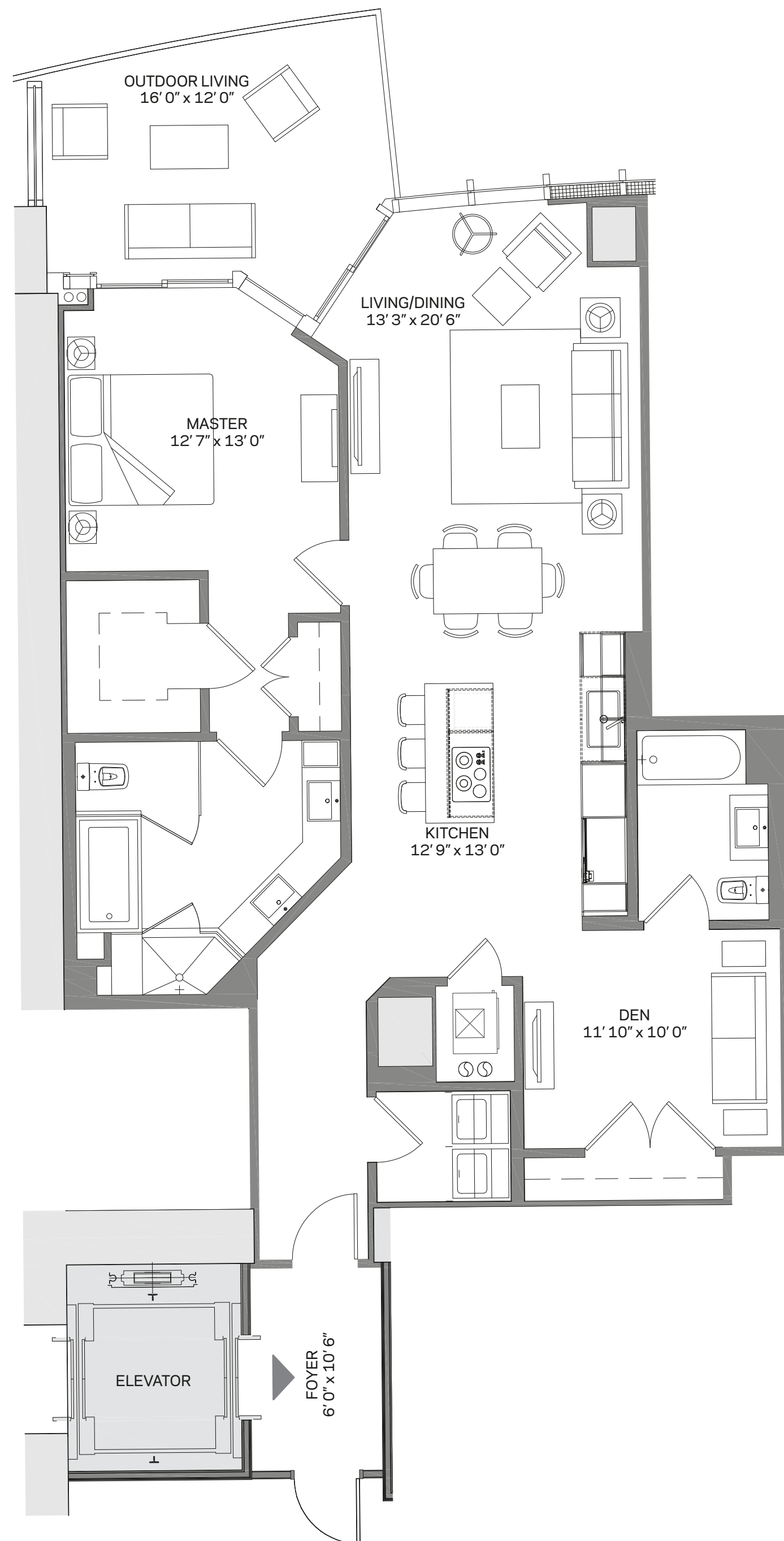



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1 Bedroom + Den | 2 Bath

Total: 1,573 sq. ft. | 146 m²
Interior: 1,386 sq. ft. | 129 m²
Outdoor: 187 sq. ft. | 17 m²

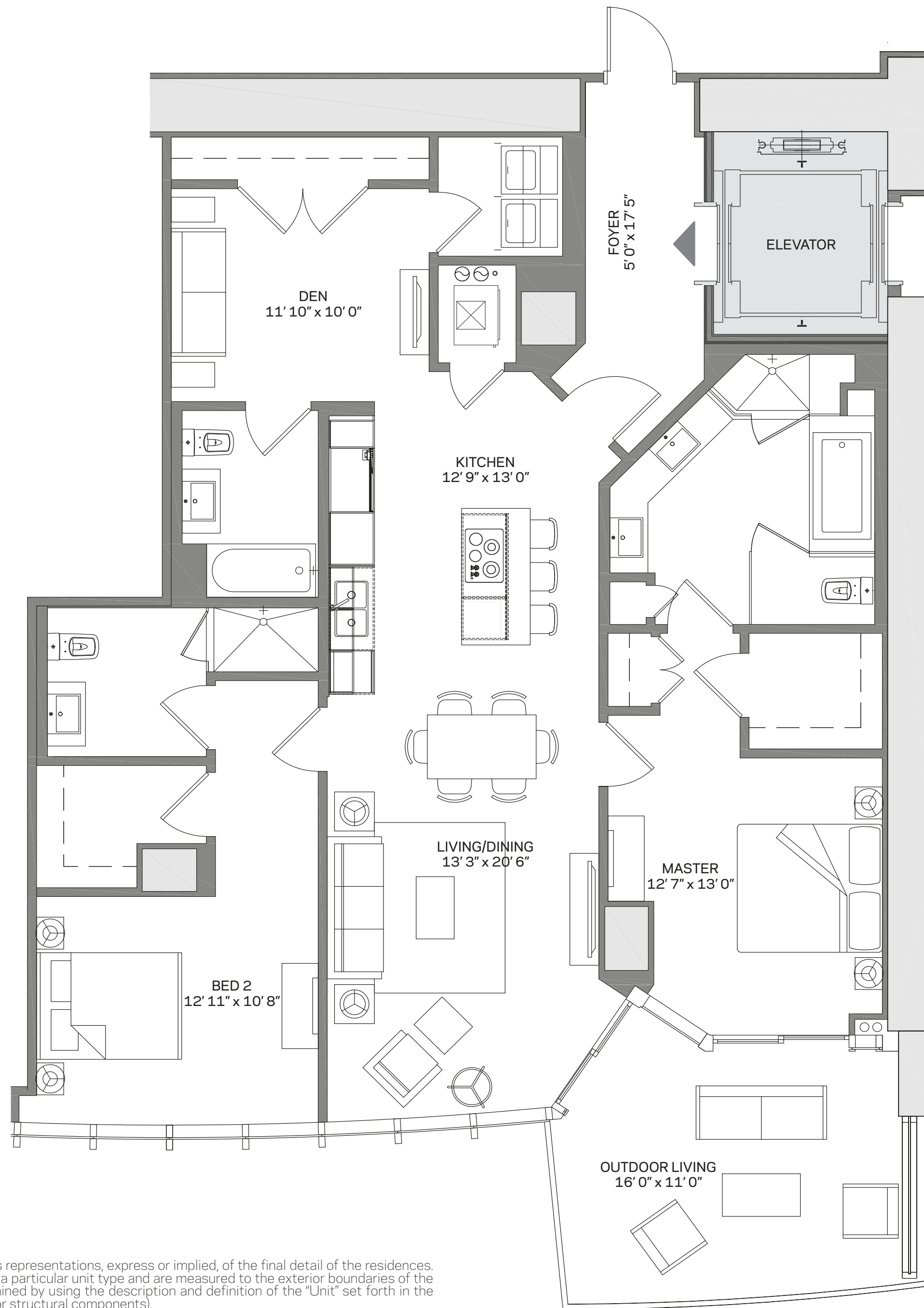
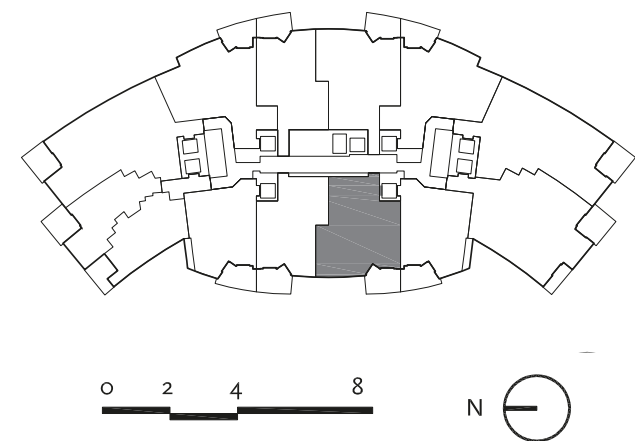
RESIDENCE B2 | 05



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2 Bedroom + Den | 3 Bath

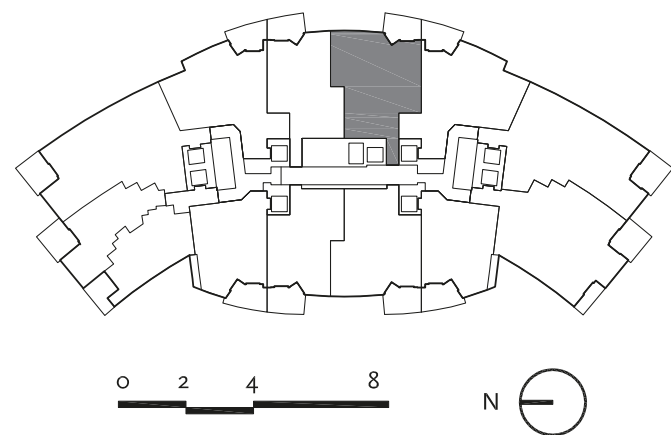
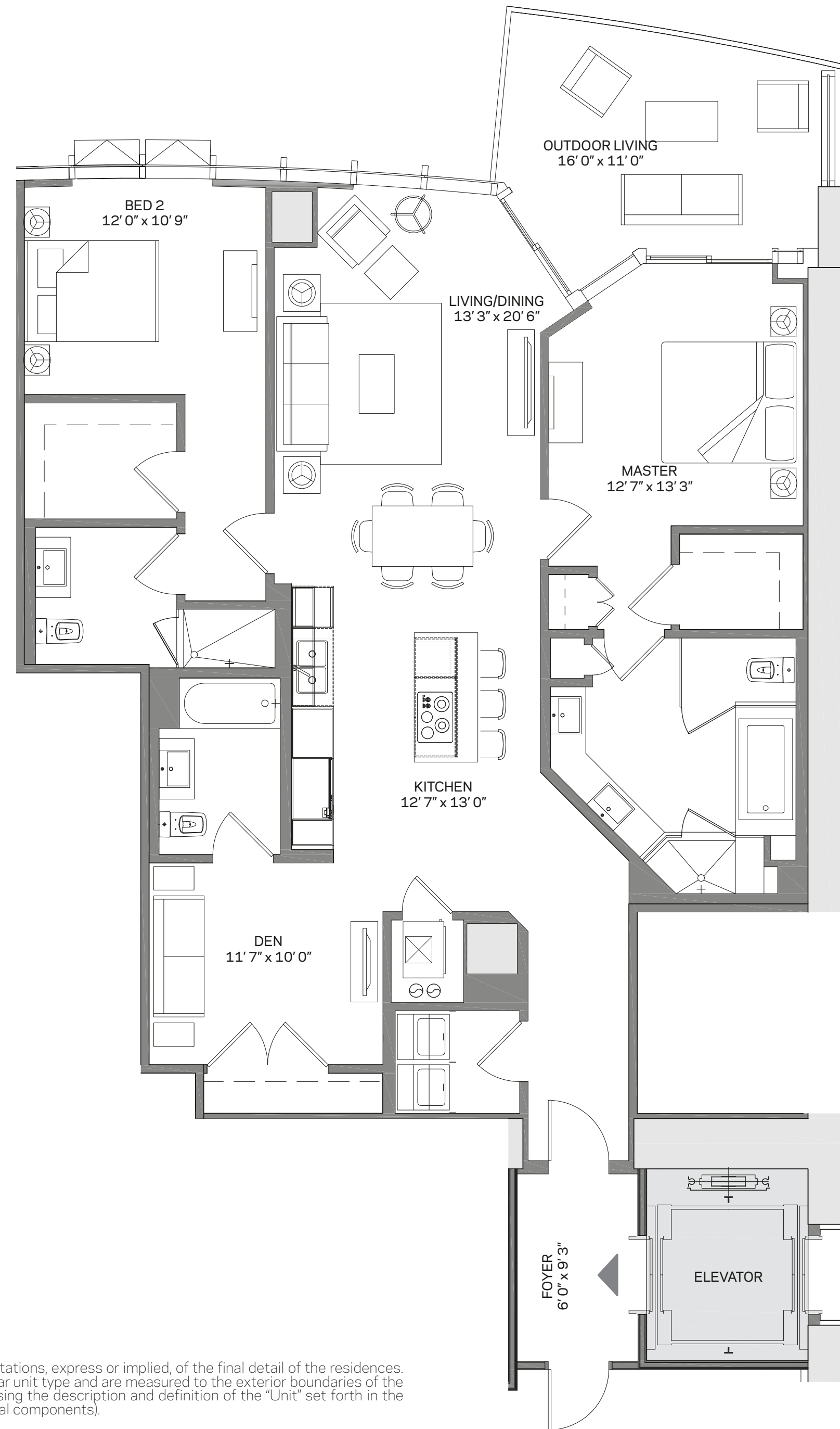
Total: 1,835 sq. ft. | 170 m²
 Interior: 1,630 sq. ft. | 151 m²
 Outdoor: 205 sq. ft. | 19 m²



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2 Bedroom + Den | 3 Bath

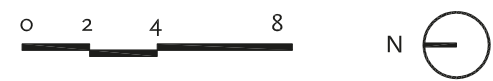
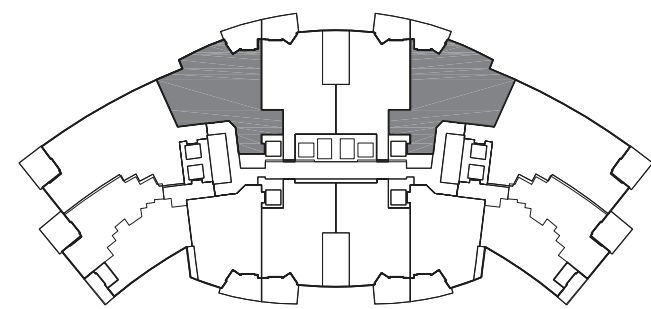
Total: 1,877 sq. ft. | 174 m²
 Interior: 1,690 sq. ft. | 157 m²
 Outdoor: 187 sq. ft. | 17 m²



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2 Bedroom + Den | 3 Bath

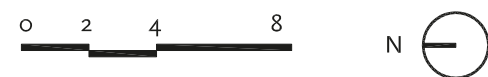
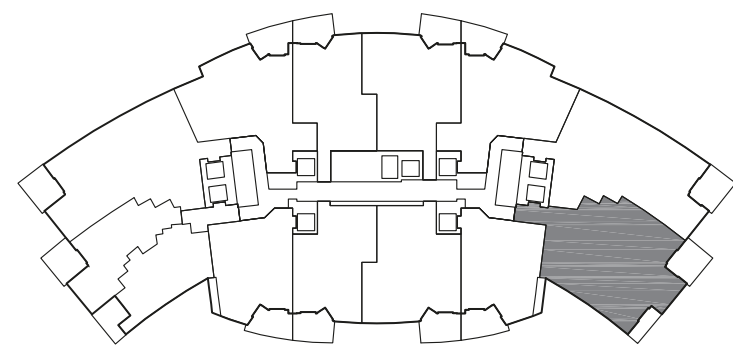
Total: 1,952 sq. ft. | 181 m²
 Interior: 1,753 sq. ft. | 163 m²
 Outdoor: 199 sq. ft. | 18 m²



These drawings 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. Units shown are examples of unit types and may not depict actual units. Stated square footages are ranges for a particular unit type and are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the area 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).

3 Bedroom + Den | 4 Bath

Total: 2,611 sq. ft. | 243 m²
 Interior: 2,320 sq. ft. | 216 m²
 Outdoor: 291 sq. ft. | 27 m²

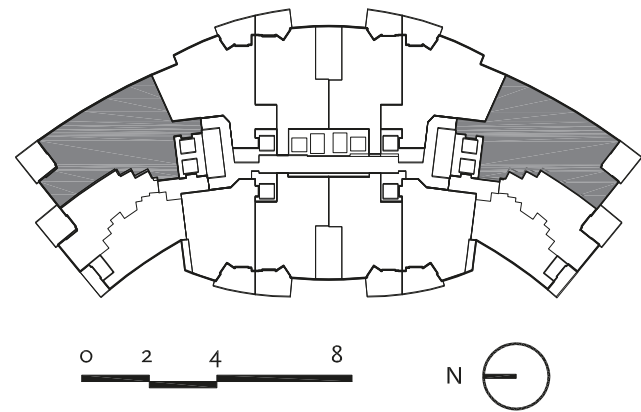



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RESIDENCE F1 | 01
Reverse: Residence F2 | 11

3 Bedroom + Den | 4 Bath

Total: 2,578 sq. ft. | 240 m²
Interior: 2,376 sq. ft. | 221 m²
Outdoor: 202 sq. ft. | 19 m²



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6

PARAMOUNT
BRAND



design
service
technology
experience

immersion

DESIGN

*architecture
floorplans
kitchens & baths
sense of arrival
amenities*

SERVICE

*global concierge
courteous doormen
on premise repairs
attaché for any need*

TECHNOLOGY

*one-touch attaché
smart tech buildings
smart thermostats
smart smoke detection
uv reduction glass
high speed elevators
remote home controls*

EXPERIENCE

*exceptional spas
signature restaurants
private member lounges
jam rooms and recording studios
exceptional locations*

PARAMOUNT is the only residential brand of its kind. With brand pillars in the areas of design, service, technology and experience, our customers can expect a commitment to their purchase satisfaction, enhanced resale value and of course, the ultimate lifestyle, a standard of any PARAMOUNT home.

World-class architecture and interior design teams delivering the highest level of residential experience, maximized views, striking building exteriors and superior amenities.

design

What unites PARAMOUNT Residences is the attention to detail used in their making - how every element, interior space and amenity is carefully considered to create a truly uncompromising expression of modern luxury.

Highly experienced development team

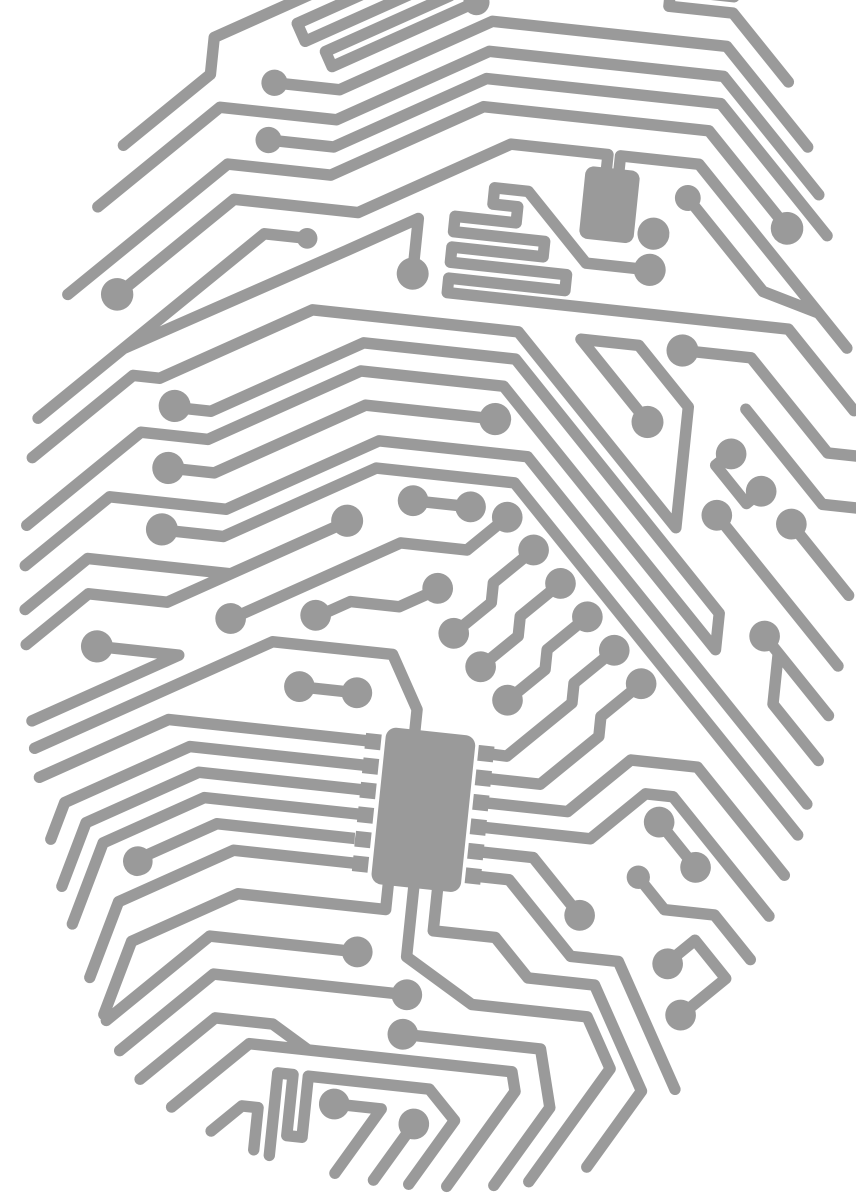
Locations within the world's most desired destinations

for you.

service

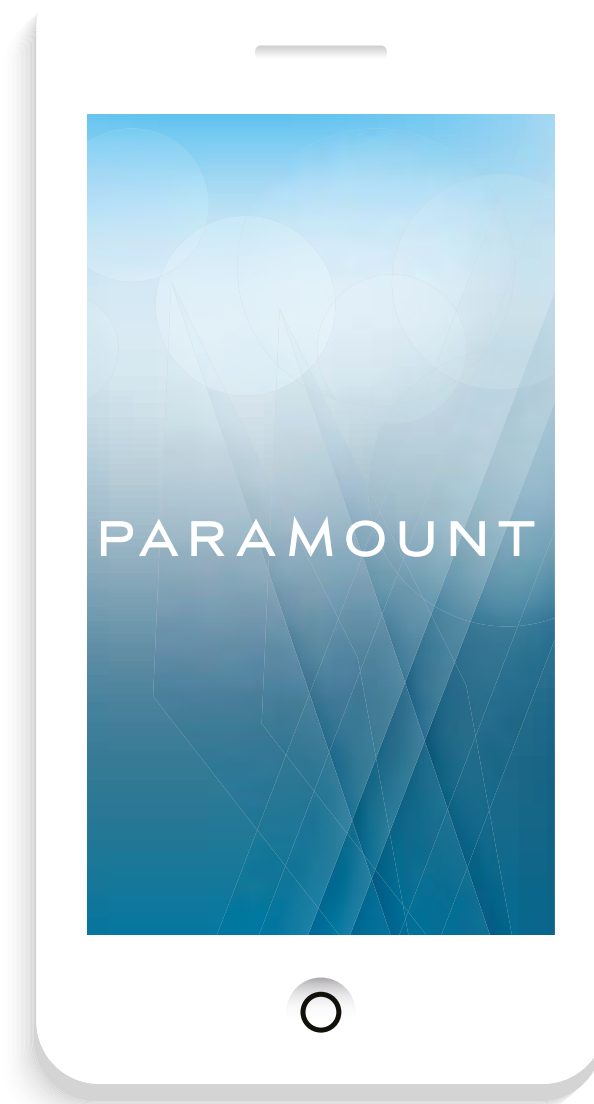
In a world that's ever crowded and impersonal, PARAMOUNT Residences are proof that a place on earth still exists where you can experience the genuine warmth of the human touch while avoiding the standardization that has become common place in most residential towers.





technology

Intuitive service becomes even more effortless through integrated smart building technology and a proprietary PARAMOUNT Residences smartphone application. Now you can instantly connect with your concierge, attaché and nearly any desire in the world.



- Sonance Visual Performance Speakers
- Bitwise - iPad Control
- Apple - Airport Extreme Wireless Networking Router
- Episode® 2 Channel Mini-Amplifier with Surface Mount IR Sensor and Remote Control
- Seura Hydra In-Wall Kitchen HDTV 27"
- Nest Smart Thermostat
- Sonos Connect - Music Streaming
- AppleTV

SMART Thermostat by NEST



experience

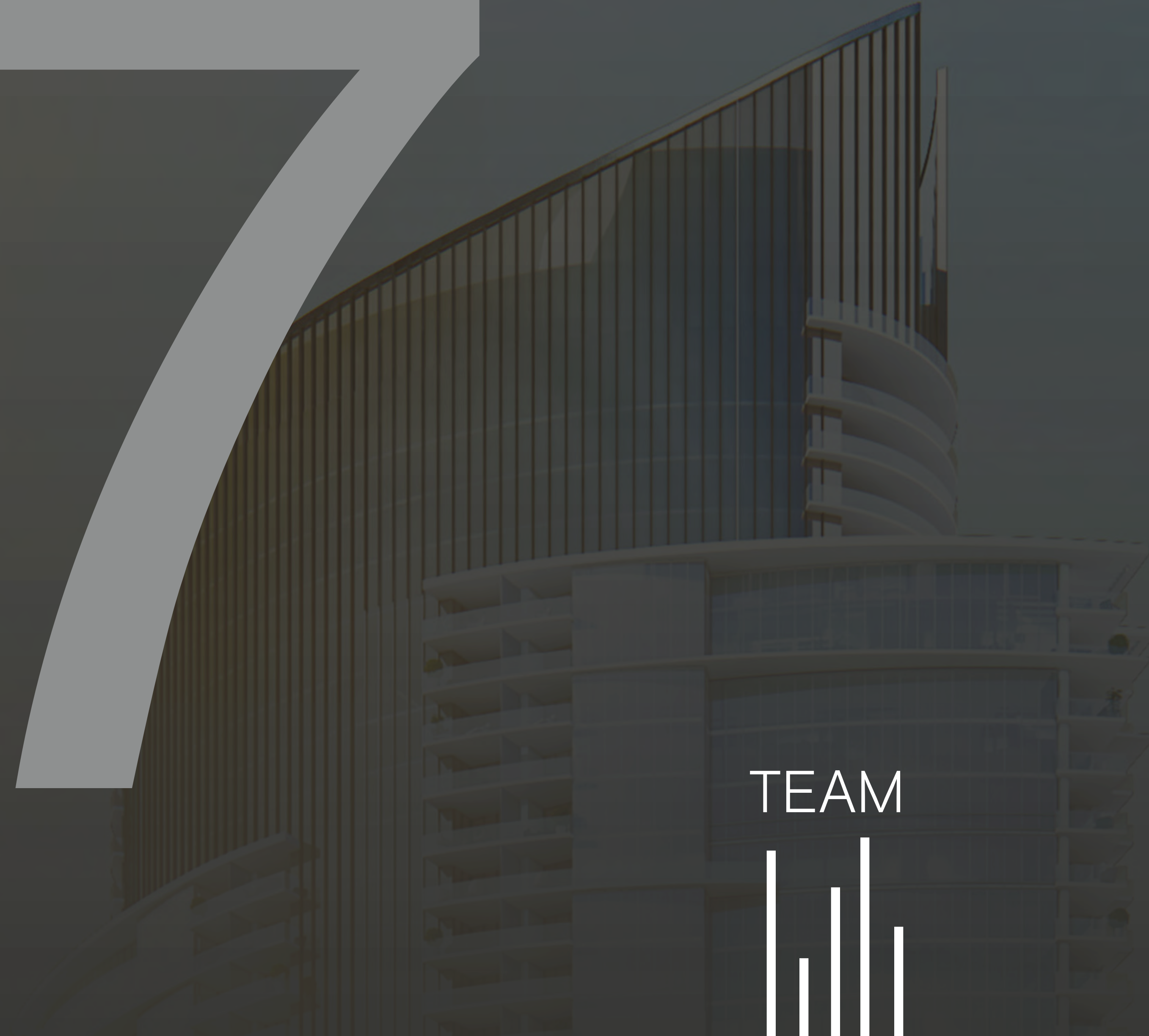
Not only “the” place to live, PARAMOUNT is also the place to find the pulse of any city. Between exceptional amenities and curated events, signature restaurants and private lounges you can discover a “city within a city” concept that brings life and energy into every one of our buildings.



ONE-TOUCH ACCESS TO:

- house cleaning
- International and domestic moving coordination
- custom furniture packages and interior design
- audio visual and security installation
- professional home organization
- household staffing
- gourmet chef coordination
- tickets to any show
- town car to the airport
- reservations at any hot spot
- VIP consideration at most destinations
- fresh flower delivery
- bar and pantry curation
- personal training
- spa and beauty appointments
- dry cleaning
- pet care
- child care
- fine dining deliveries
- amenity reservations
- advance shipping of luggage
- resident's necessities
- weekly entertainment ideas
- and basically anything you desire*





TEAM



DEVELOPMENT TEAM

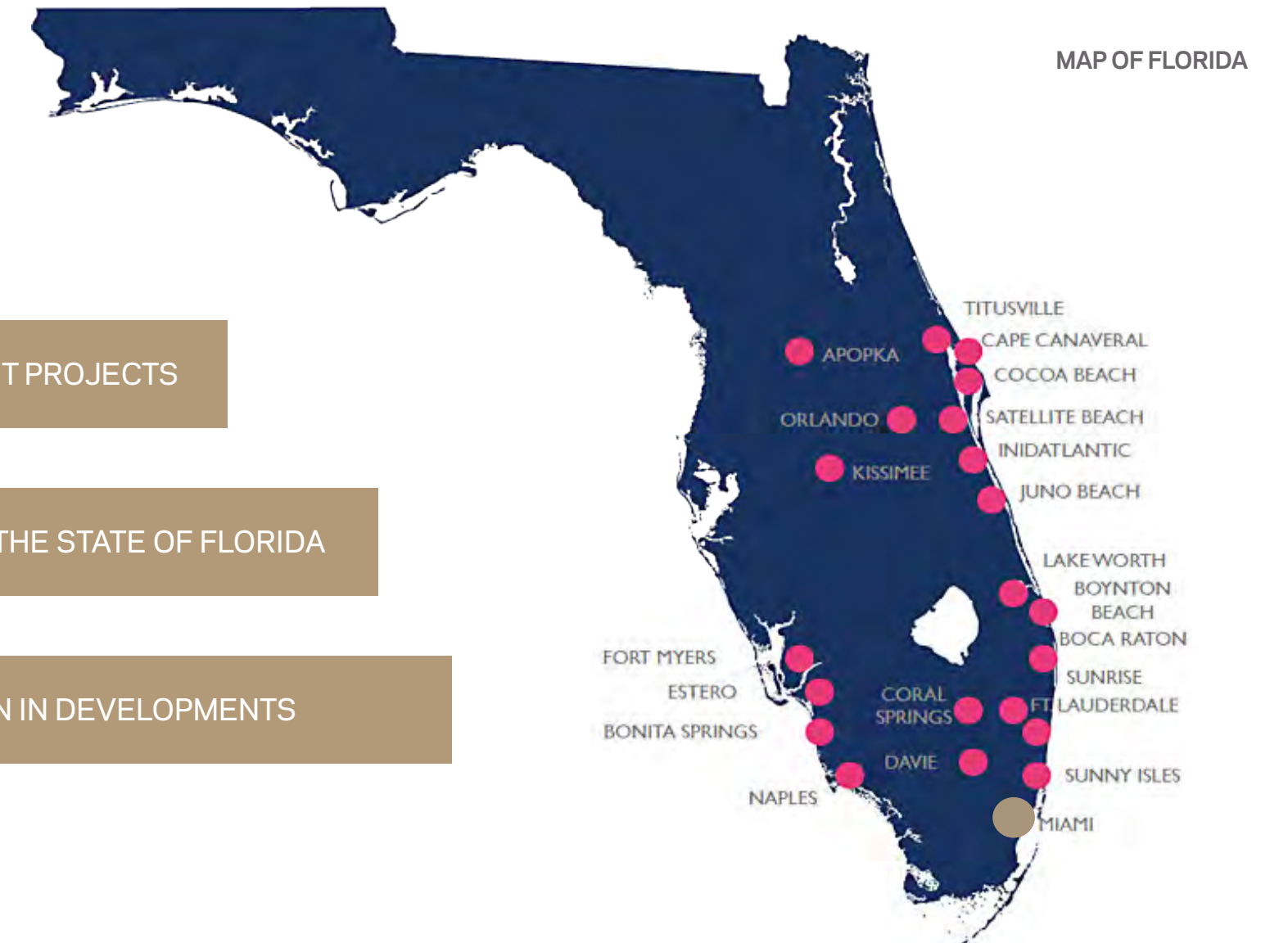
Daniel Kodsi
PARAMOUNT VENTURES

Daniel Kodsi is a real estate industry veteran with more than 25 years of experience developing a diversified portfolio of mixed-use, multi-family, condominium and planned single-family developments. With \$1.2B in completed project and nearly an additional \$1B in current developments he continues to build an extensive development track record.

From award winning master-planned communities around the state, to the luxurious PARAMOUNT Bay high-rise in Miami's Edgewater neighborhood, as CEO of Royal Palm Companies Mr. Kodsi has built 25 separate development projects generating over 3,000 units throughout the state of Florida. Currently Mr. Kodsi is working on several major projects set to deliver an additional 1,000 units.



confidence
experience
delivery of excellence



44 SEPARATE DEVELOPMENT PROJECTS

OVER 4,000 UNITS IN THE STATE OF FLORIDA

\$2 BILLION IN DEVELOPMENTS

Art Falcone
PARAMOUNT VENTURES

Art Falcone has over 35 years of executive experience and a proven track record of success. Mr. Falcone brings tested leadership, an entrepreneurial spirit and unparalleled expertise in all areas of real estate. He has diverse and extensive experience in the management of purchasing, financing, and developing residential and commercial real estate product types.

Nitin Motwani
PARAMOUNT VENTURES

In his role as Managing Principal, Mr. Motwani is responsible for every facet of the project including but not limited to land acquisition, zoning and entitlements, financing (public and private), joint ventures and development. Mr. Motwani has earned a Bachelors degree in International Relations from Duke University and holds a Master of Science in Real Estate Development from Columbia University.

DESIGN TEAM

Elkus | Manfredi ARCHITECTURE

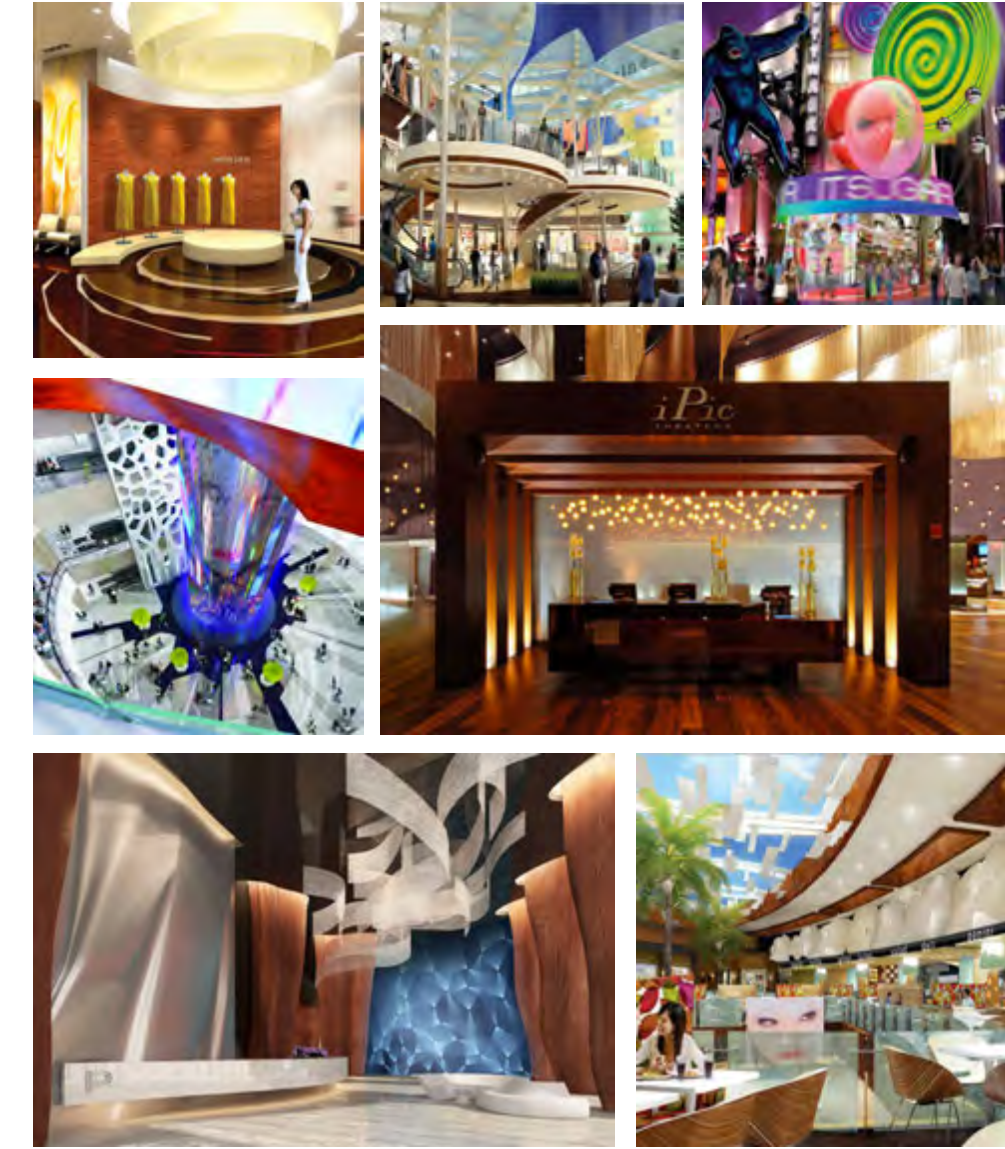
Since the founding of Elkus Manfredi Architects in 1988, they have been privileged to form long-term relationships with many of the nation's most distinguished developers, corporations, and institutions, who have given them the opportunity to shape some of the most important planning and design projects undertaken across the country. Their collective wealth of design and planning experience, built across a rich diversity of project and building types, energizes all of their work. They are well-versed in the ways that connectivity, location, market pressures, sustainability, and other elements play into the unique matrix that each project represents.

- City Place
- Time Warner
- The Grove
- The Shops at Columbus Circle
- The Peninsula
- The Galleria at Sowwah Square



IDDI INTERIOR DESIGN

ID & Design International is a full service design and branding firm with extensive knowledge specializing in commercial, mixed-use, retail, hospitality and entertainment projects. With vast international experience and exposure to some of the world's leading retailers, developers and investors, our team-based approach leads with a logical business and consumer focus to all strategic design solutions and transforms them into uniquely branded environments. Today, IDDI offers, President and Creative Director, Sherif Ayad's extensive experience, coupled with a diversified team of some of the most creative minds in environmental design.



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