

## PROJECT OVERVIEW

8-story building, 75 residences  
 2 Bedrooms  
 2 Bedrooms + Den  
 3 Bedrooms  
 3 Bedrooms + Den  
 4 Bedrooms

Square foot range: 1,400 – 2,204 sq. ft.  
 (Avg. 1,819 sq. ft.)  
 Starting from: \$1.24 MIL  
 Flexible Short Term Policy  
 (30 days minimum)  
 Residences will be delivered fully  
 finished and elegantly furnished



## RESIDENCE FEATURES

- 10' high ceilings in all residences
- Floor-to-ceiling energy efficient windows
- Direct elevator access to select residences
- Italian-designed kitchens
- Sub-Zero® and Wolf® appliances
- Savant® Home Automation system in each residence accessible directly from residents' smartphone & iPads® 24 hours a day, 7 days a week
- High-end designer bathroom fixtures
- Frameless glass enclosed showers
- Spacious Italian-designed walk-in closets
- Assigned covered self-parking for residents and 24-hour valet for guests
- Integrated high-speed internet throughout common areas
- Unrivaled & highly accessible location at the entry to Miami Beach
- Lush private gardens designed by Naturalficial

- Lobby and pool deck installations by Loris Cecchini, Fernando Mastrangelo, Philip Taaffe and Christoph Keller
- Landscaped pool terrace featuring lounge seating and sunset bay view deck
- Expansive pool & spa surrounded by lounging cabanas and poolside daybeds
- VIP access to the Beach Club at the Nobu Hotel and Eden Roc Miami Beach with cabanas, lounges, towel service and beach butlers
- Light-filled fitness center and state-of-the-art fitness equipment
- Sauna, steam and changing area
- Social lounge with gaming area, library and media room that converts to a private high-definition theater
- Chef-grade commercial kitchen with indoor seating
- Private dining room
- Private outdoor event space
- Children's playroom
- Children's wading pool
- Poolside towel service & bar area
- Poolside refreshment bar
- Resident cabanas
- Wine vault and storage
- Bike storage
- Outdoor summer kitchen and BBQ sunset terrace

- Community bicycles
- 24-hour business center
- 24-hour concierge & doorman service
- Tesla house car and charging station
- Preferential access to golf and tennis at Miami Beach Golf Club
- On-site dog park

## BEACH CLUB

*Owners receive VIP access to the Beach Club at the Nobu Hotel and Eden Roc Miami Beach*

- Access to private beach amenities with the option to reserve beach chairs
- Preferential pricing for spa treatments
- Preferential pricing on fitness classes and complimentary professional fitness assessment
- Preferential pricing at Eden Roc Hotel

## AMENITIES

- 75 private residences
- Elegant porte-cochère entry to a professionally curated collection of contemporary art

## DEPOSIT SCHEDULE

Expected Delivery: Summer 2020

- 10% - Reservation
- 10% - Contract
- 20% - Groundbreaking
- 10% - Top Off
- 50% - Closing

# ALTON BAY

---

M I A M I B E A C H

## ALTON BAY MIAMI BEACH BUYERS CONTACT:

STEVE SAMUELS | OCEANFRONT REALTY |

305.494.1767

<https://condosandcondos.com/condos-for-sale/Miami-Beach/Alton-Bay-Miami-Beach#contact>



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING 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. THIS IS NOT AN OFFER TO SELL, OR SOLICITATION OF OFFERS TO BUY, THE CONDOMINIUM UNITS IN STATES WHERE SUCH OFFER OR SOLICITATION CANNOT BE MADE.

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 OF CONDOMINIUM (WHICH GENERALLY ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES INTERIOR STRUCTURAL COMPONENTS). ALL DEPICTIONS OF APPLIANCES, PLUMBING FIXTURES, EQUIPMENT, COUNTERS, SOFFITS, FLOOR COVERINGS AND OTHER MATTERS OF DETAIL ARE CONCEPTUAL ONLY AND ARE NOT NECESSARILY INCLUDED IN EACH UNIT. CONSULT YOUR AGREEMENT AND THE PROSPECTUS FOR THE ITEMS INCLUDED WITH THE UNIT. DIMENSIONS AND SQUARE FOOTAGE ARE APPROXIMATE, WILL VARY WITH SPECIFIC UNIT TYPE, AND MAY VARY WITH ACTUAL CONSTRUCTION. ADDITIONALLY, MEASUREMENTS OF ROOMS SET FORTH ON ANY 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 OR VARIATIONS. UNIT ORIENTATION AND WINDOWS (INCLUDING NUMBER, SIZE, ORIENTATION AND AWNINGS), BALCONY/LANAIS (INCLUDING CONFIGURATION, SIZE AND RAILING/BALUSTRADE), STRUCTURE AND MECHANICAL CHASES MAY VARY. THE DEVELOPER EXPRESSLY RESERVES THE RIGHT TO MAKE MODIFICATIONS, REVISIONS, AND CHANGES IT DEEMS DESIRABLE IN ITS SOLE AND ABSOLUTE DISCRETION AND WITHOUT NOTICE. ALL DRAWINGS ARE CONCEPTUAL RENDERINGS AND THE DEVELOPER EXPRESSLY RESERVES THE RIGHT TO MAKE MODIFICATIONS. ACTUAL VIEWS MAY VARY AND CANNOT BE GUARANTEED. VIEWS SHOWN CANNOT BE RELIED UPON AS THE ACTUAL VIEW FROM ANY PARTICULAR UNIT WITHIN THE CONDOMINIUM. IMPROVEMENTS, LANDSCAPING AND AMENITIES DEPICTED MAY NOT EXIST. PHOTOGRAPHS MAY BE STOCK PHOTOGRAPHY USED TO DEPICT SUGGESTED LIFESTYLES RATHER THAN ANY THAT MAY EXIST. PRICES, PLANS, ARCHITECTURAL INTERPRETATIONS AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE.

CEILING HEIGHTS ARE MEASURED FROM TOP OF SLAB TO TOP OF SLAB. AS A RESULT, ACTUAL CLEARANCE BETWEEN THE TOP OF THE FINISHED FLOOR COVERINGS AND THE UNDERSIDE OF THE FINISHED CEILING, DROP CEILING OR SOFFITS WILL BE LESS. ALL CEILING HEIGHTS ARE APPROXIMATE AND SUBJECT TO CHANGE.

LISTINGS OF NEARBY ACTIVITIES, ATTRACTIONS AND RESTAURANTS ARE SUBJECT TO CHANGE. THOSE ACTIVITIES, ATTRACTIONS AND RESTAURANTS ARE OWNED AND/OR OPERATED BY UNRELATED THIRD PARTIES AND THERE IS NO ASSURANCE AS TO THEIR CONTINUED EXISTENCE AND OPERATION.

USE OF THE HOUSE CAR WILL BE SUBJECT TO AVAILABILITY AND RULES AND REGULATIONS ESTABLISHED FROM TIME TO TIME BY THE CONDOMINIUM ASSOCIATION AND MAY REQUIRE PAYMENT OF A USAGE FEE.

BEACH CLUB AND GOLF PRIVILEGES HAVE BEEN ARRANGED FROM THIRD PARTY PROVIDERS AND ARE SUBJECT TO THE TERMS AND CONDITIONS CONTAINED IN THE APPLICABLE CONTRACTUAL AGREEMENTS. ALL SUCH ARRANGEMENTS HAVE A SPECIFIC TERM, AND THE USE OF THE FACILITIES AND/OR PRIVILEGES BEYOND THE APPLICABLE TERM IS NOT ASSURED. THE AVAILABILITY OF THOSE FACILITIES AND/OR PRIVILEGES IS DEPENDENT UPON THE CONTINUED EXISTENCE OF THE FACILITIES AND THE THIRD PARTY PROVIDERS ABIDING BY THEIR CONTRACTUAL PROVISIONS.

DEVELOPER MAY MAKE CHANGES TO THE DESIGN TEAM AT ANY TIME AND FROM TIME TO TIME WITHOUT PROVIDING NOTICE.

THIS CONDOMINIUM IS BEING DEVELOPED BY M-4000 ALTON OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY ("DEVELOPER"), WHICH HAS A LIMITED RIGHT TO USE THE TRADEMARKED NAMES AND LOGOS OF MAST CAPITAL PURSUANT TO A LICENSE AND MARKETING AGREEMENT WITH MAST CAPITAL. ANY AND ALL STATEMENTS, DISCLOSURES AND/OR REPRESENTATIONS SHALL BE DEEMED MADE BY DEVELOPER AND NOT BY MAST CAPITAL AND YOU AGREE TO LOOK SOLELY TO DEVELOPER (AND NOT TO MAST CAPITAL AND/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.