

FACT SHEET



LE PARC AT BRICKELL

Le Parc at Brickell is a 12-story, 128-unit luxury boutique condominium planned by a joint venture between ALTA Developers and Strategic Properties Group in Miami's upscale Brickell neighborhood. Slated for delivery in 2015, this eco-friendly building boasts a central location just blocks away from Miami's urban core, with panoramic views of Simpson Park looking out towards Biscayne Bay and the Downtown Miami/Brickell skyline. Exclusively featuring designs and furnishings inspired by Ligne Roset, Le Parc at Brickell will be home to the internationally-renowned luxury furniture designer's first residential development project in the United States.



SIMPSON PARK

Simpson Park, located right across the street, offers eight acres of protected botanical life to enjoy. It's a sanctuary to relax, steps away from the busy city life. Enjoy a nature trail for exercise and exploration, natural springs to admire, picnic areas for fresh-air dining, and a local community center where you can learn about Miami's fascinating botanical history.



RESIDENCES

Le Parc at Brickell offers 128 luxury "move-in ready" residences including studios, one, two and three bedroom layouts, as well as nine expansive two-story townhome units, with floor plans ranging from approximately 545 to 2,198 square feet in size. The development's 6-foot-wide private balconies feature sprawling park views and panoramic city views of the Downtown Miami/Brickell skyline looking out towards Biscayne Bay. Residents also have the additional option to purchase custom-designed Turn-Key Furniture Lifestyle Packages exclusively offered by Ligne Roset.

LE PARC
— AT BRICKELL —
inspired by **ligne roset**



BROKER PARTICIPATION WELCOME. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE PROSPECTUS AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER. ALL ILLUSTRATIONS ARE ARTISTIC CONCEPTUAL RENDERINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE. UNITS IN THIS CONDOMINIUM ARE SUBJECT TO THE LAWS OF THE STATE OF FLORIDA GOVERNING CONDOMINIUMS. OBTAIN THE PROPERTY REPORT REQUIRED BY FEDERAL LAW AND READ IT BEFORE SIGNING ANYTHING. NO FEDERAL AGENCY HAS JUDGED THE MERITS OR VALUE, IF ANY, OF THIS PROPERTY.

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BUILDING AMENITIES

- Boutique lifestyle
- Interior designs by renowned Ligne Roset
- Elegant double-height lobby
- Private porte-cochere entrance
- Secured multi-level garage parking
- 24-hour security with monitored surveillance
- Security keycard access throughout the building
- Wi-Fi throughout common areas
- Clubroom for residents' entertainment
- Pool deck on fourth floor
- Roof-top sky lounge
- State-of-the-art fitness center
- Executive business lounge with conference room
- Kids' entertainment room
- Private storages
- Pet-friendly environment

RESIDENCE FEATURES

- Panoramic views of Simpson Park, Biscayne Bay and Miami sky line
- 6-foot-deep private terraces with glass railings
- Floors finished throughout the unit
- High-impact hurricane windows
- Pre-wired for high-speed Internet

CONVENIENT LOCATION

- Across the street from eight-acres Simpson Park
- Walking distance to Brickell Avenue, the Shops at Mary Brickell Village, Brickell CityCentre, and Biscayne Bay Walkway
- Easy access to main highways
- Walking distance to public transportation

KITCHEN / BATHROOMS

- Contemporary European-style cabinetry
- Stone finished countertops
- Stainless steel appliance package
- Porcelain/glass-enclosed showers

ECO FRIENDLY FEATURES

- Eco-inspired natural finishes and colors
- Energy-efficient high performance appliances
- High-efficiency AC units with programmable thermostat
- UV-blocking glass windows

TURN-KEY FURNITURE LIFESTYLE PACKAGES INSPIRED BY LIGNE ROSET®

Ligne Roset is offering exclusive, custom-designed Turn-Key Furniture Lifestyle Packages for the residents of Le Parc at Brickell. This is design at its best: a carefully assembled set of beautiful pieces to transform your home into a world of luxury, comfort and elegance.

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TEAM

Developer: Joint venture between ALTA Developers and Strategic Properties Group

Architect: Luis Revuelta in collaboration with Archiplan

Interior Designer: Ligne Roset

ARCHITECT

Revuelta Architecture International was founded with a commitment to provide clients quality designs balanced with sustainable and economically feasible solutions, delivered within stringent time schedules. This philosophy, for the past two decades, has been the cornerstone of the success of many of our projects. We have partnered with top local and national developers in the design and creation of some of South Florida's leading landmark residential, commercial, hospitality, automobile dealerships, and mixed-use projects. Visit www.revuelta.com.

DEVELOPER

Le Parc at Brickell is a joint venture development between ALTA Developers and Strategic Properties Group. In August of 2012, ALTA Developers entered into an alliance with Strategic Properties Group to pursue a sustainable, vertical residential development opportunity in South Florida.

ALTA Developers is a collaboration between Aconcagua and Archiplan. Aconcagua is the largest publicly traded residential development firm in Chile, in existence since 1979. Currently, the firm is in different development stages of over 100 projects throughout Chile and Miami. Archiplan USA is a South Florida real estate development firm that has been involved in the business since 2001, with previous developments including Metropolis at Dadeland, Quantum on the Bay, and 900 Biscayne Bay with more than 1650 units built.

Strategic Properties Group is a well-recognized South Florida real estate development firm headed by Henry Pino. The firm has successfully accomplished the completion of several mixed-use projects throughout South Florida since 1995 and brings a vast knowledge of this market. For more information about the alliance's partners, please visit www.altadevelopers.com and www.strategicpag.com.



INTERIOR DESIGN

Ligne Roset is a French manufacturer of luxury modern furniture. This award-winning design organization has grown from a small business into an international company with factories near Lyon, France, and over 1,000 retail distributors worldwide. All the while, the company has remained a family-run business since its inception in 1860.

Le Parc at Brickell and Ligne Roset have entered into a partnership with the objective to set this building apart in the Miami and international market through the development of an elegant and artful, French-inspired live/work building.

Through this partnership, Ligne Roset is offering Turn-Key Furniture Lifestyle Packages at an exclusive price for customers purchasing at Le Parc at Brickell. These packages offer a carefully assembled set of beautiful designer pieces to transform the units at Le Parc at Brickell into worlds of luxury, comfort and elegance. Each package has been custom designed, promoting a design-forward lifestyle in which each resident can indulge.

For more product information, please visit www.lignerosemiami.com

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TIMETABLE

Construction will get underway in October 2013 with completion slated for spring 2015.

PRICE RANGE

Pre-construction prices range from \$299,900 to \$799,900* (\$440 per square foot*).

* Subject to availability and change without notice

DEPOSIT SCHEDULE

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

LE PARC ADDRESS

1600 SW 1st Avenue, Miami FL, 33129

A Joint Venture between:



Inspired by:

ligne roset[®]

Architecture:

revuelta



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