

# C1

## 3 BED / 2 1/2 BATH

AC Area 1,451 sq ft / 134.8 M<sup>2</sup>

Terrace Area 196 sq ft / 18.2 M<sup>2</sup>

**TOTAL 1,647 sq ft / 153 M<sup>2</sup>**

### RESIDENCE FEATURES:

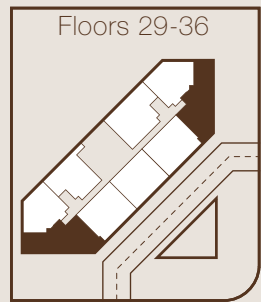
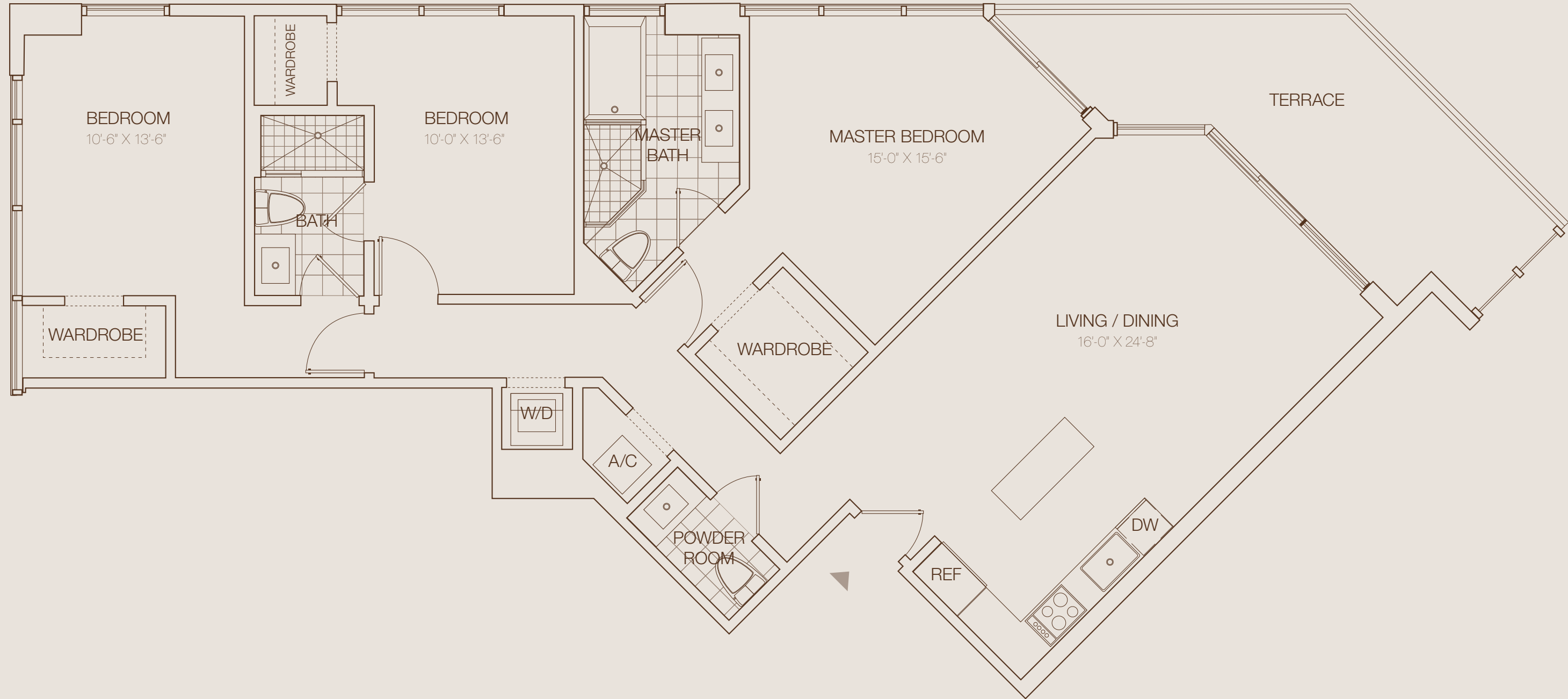
- Beautiful Biscayne Bay and/or City views
- Expansive private balcony accessible from living room and master bedroom
- 9' Smooth-finished ceilings
- Spacious walk-in wardrobe in master bedroom
- Floor-to-ceiling sliding-glass doors and sound-reducing, impact-resistant laminated glass throughout
- Advanced smart-building wiring for HD TV, multiple telephone/data lines and ultra high-speed internet access
- Individually controlled, energy-efficient central heating and air conditioning system

### GOURMET KITCHEN:

- Imported European cabinets with premium hardware and drawer pulls
- Modern stainless steel refrigerator, oven, cook-top, microwave, dishwasher, and sink disposal
- Elegant imported stone counter tops and backsplashes
- Spacious contemporary stainless steel under-mounted sink
- Stainless steel high-arc gourmet faucet with integrated sprayer

### MASTER BATHROOM:

- Imported European cabinets with premium hardware and drawer pulls
- Elegant imported stone counter tops and backsplashes
- Dual porcelain under-mounted rectangular sinks
- Custom-finished floors and walls in wet areas
- Frameless glass shower enclosure
- Spacious, extra-depth soaking tub
- Premium European-style fixtures and accessories



S.E. 14th Street