

## About Paramount Bay

Paramount Bay is a transformative residential tower auspiciously positioned in the center of the fastest changing neighborhood in the city of Miami. The astounding retail renaissance currently taking shape within the surrounding blocks can be witnessed through the:

- Redevelopment of the Miami Herald site where one of the world's largest gaming companies is already designing its mixed-use project including an abundance of high-end retail and potentially a Vegas style casino.
- New retail center planned at 17<sup>th</sup> and Biscayne
- The new three-story gourmet Publix Market within walking distance

Providing some of the most enviable Biscayne Bay and Atlantic Ocean views available, its location is five minutes from almost anywhere that you truly want to be without having to battle the traffic associated with the I-95 and other congested arteries. In addition to being minutes away from Brickell and South Beach, residents will enjoy the close proximity to Wynwood, Miami's hippest art scene, or the Design District where Luis Vuitton, Ferragamo, Prada and other luxury brands are rumored to be planning boutiques.

The new ownership is in the process of investing over eighteen million dollars into the building, which will serve to establish its place within the pantheon of Miami's luxury projects. In order to achieve this distinction, it has brought aboard Kravitz Design, led by the iconic Lenny Kravitz, to design its chic common areas and upscale amenities.

Paramount Bay is all about lifestyle and there are a host of recreational and nightlife amenities available to its residents which will guarantee that boredom is never an option. Residents will enjoy an exclusive membership at the newly renovated Eden Roc resort where they'll be able to enjoy the beachfront amenities and dine at acclaimed restaurants. After dinner, you can drive over to the swank Florida Room at the Delano Hotel where you'll take advantage of expedited entrance and special membership discounts. For those residents that value fitness, Margaret Pace Park, located just in front of the building, provides waterfront green space where you can enjoy outside activities such as basketball, tennis, volleyball, picnic areas and more.

The following state-of-the-art features and amenities will be available to all residents:

- Grand lobby with endless gathering areas
- The Grand Club Room
- Main pool deck featuring cabanas and outdoor games
- A second private sunrise waterfront pool
- A two-story fitness space and fitness center with cutting edge equipment
- A kids and teens room with live webcams
- Wi-Fi in all of the common areas
- 24 hour valet services
- On-site restaurant and café
- Business lounge consisting of state-of-the-art technology and a Skype conference room

All units exhibit spacious open floor plans with ten foot ceilings and full-length floor-to-ceiling glass walls which allows for an expansive panoramic view of Biscayne Bay and beyond. All units are appointed with stainless steel Wolf/Sub-Zero appliances packages, rain simulated showerheads and European hand showers surrounded by

frameless glass for open bay views. All units are “smart wired” so that its residents can access valet services and perform other needs through their Ipad or other mobile devices, but perhaps the most distinguishing characteristic of the building is the fact that every unit at Paramount Bay can be accessed through its own private elevator; thus ensuring its residents enjoy the utmost privacy.

The penthouse units at Paramount Bay provide unparalleled features not readily found in the Miami luxury residential market. Built in Miele coffee systems, garden-style terraces ranging from 700 to over 4,100 square feet, Subzero wine coolers, and off-set living spaces for domestic employees are suggestive of the uniqueness and luxurious lifestyle offered through the penthouse residences.