

FACT SHEET



DEVELOPMENT TEAM

DEVELOPERS:

Property Markets Group (PMG)
S2 Development

CONCEPTUAL DESIGN:

Carlos Ott

ARCHITECT OF RECORD:

The Sieger Suarez Architectural Partnership

INTERIOR DESIGN:

Antrobus + Ramirez

SITE ADDRESS:

17141 Collins Avenue
Sunny Isles Beach, FL 33160

Phone: (305) 998-9922

PROJECT DESCRIPTION

PMG and S2 are proud to present a new boutique, residential high-rise located directly on the pristine white sand beaches of Sunny Isles Beach, Florida. With only 68 oceanfront residences, Muse will create an enclave of tranquility amidst the sun and sand of one of the world's finest destinations.

Artistic elements envelop the building from the outside in. The building's exterior appears to melt seamlessly into the waves of the Atlantic. With conceptual design by the world-renowned, Carlos Ott, and execution from Sieger Suarez Architectural Partnership, this dream team will bring life to a vision never before seen in this area. For the interiors, the inspired designs will come from Antrobus + Ramirez - the team behind legendary Miami outposts such as Prime 112 and Ocean House. Pieces from Italian artist Helidon Xhixha add to the elegance and sophistication of the common areas. Buyers will meet individually with Xhixha to discuss their tastes; a personalized gift from the artist will await residents upon move-in. The fully finished residences are move-in ready and outfitted with the utmost state-of-the-art technologies, an amenity the development team deemed "Smart Tech 2.0".

The vibrant Sunny Isles - with one of the most breathtaking beaches in the world - provides unimaginable convenience, with the affluent village of Bal Harbour only blocks away. The open-air Bal Harbour Shops, the world's most upscale shopping and dining destination features brands such as Dolce & Gabbana, Chanel, Tory Burch, Michael Kors, and Neiman Marcus as well as world-renowned restaurants like Makoto and Carpaccio.

S2



Oral representation cannot be relied upon as correctly stating the representation of the developer for correct representations, references should be made 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. Prices, plans and specifications are subject to change without notice. Actual improvements may vary from renderings and are used solely for illustrative purposes. Actual views may vary and may not be available in all units. Views cannot be relied upon as the actual view from any particular unit within the condominium. The developer does not guarantee the future view from the property or from a specific unit and makes no representation as to the current or future use of any adjacent property. We are pledged to the letter and spirit of the US policy for achievement of equal housing opportunity throughout the nation we encourage and support an affirmative advertising and marketing program in which there are no barriers to obtaining housing because of race, color, religion, sex, handicap, familial status or national origin.

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COMPLETION DATE:

Spring 2017

RESIDENCE TYPES:

- Residence 01 (East)
3 Bedroom, 3.5 Bath + Media Room | 3,635 A/C Sq. Ft.
- Residence 02 (West)
2 Bedroom, 2.5 Bath + Den | 2,360 A/C Sq. Ft.
- 2 floors of service suites

Penthouses

- Full Floor Penthouses | 5,995 A/C Sq. Ft.

DEPOSIT SCHEDULE:

- 20% at Contract
- 10% at Groundbreaking
- 10% one year from groundbreaking
- 10% two years from groundbreaking
- 50% at Closing

BUILDING AMENITIES:

- Conceptual Design by Carlos Ott
- Architecture by Sieger Suarez Architectural Partnership
- Interior design by Antrobus + Ramirez
- Art by Helidon Xhixha
- Vanishing-edge pool and spa overlooking the Atlantic Ocean
- State-of-the-art fitness center and spa
- Resort-style poolside food and beverage services
- Fully automated parking system
- One floor cooled storage
- Breakfast gallery located on the mezzanine level, showcasing ART and overlooking the atlantic ocean

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RESIDENCE FEATURES:

- Delivered fully-finished
- 11' ceilings with floor-to-ceiling windows
- 60' wide and Up to 38' deep terraces
- Outdoor living spaces complete with summer kitchens and weather-resistant entertainment systems
- 8' tall Italian entry doors
- 2 Private elevators with biometrics technology + 1 service elevator
- Advanced iHome technology
- Custom Smart Tech 2.0
- Exquisite marble and/ wood flooring throughout residences
- Inspired interiors by Antrobus + Ramirez
- Panoramic ocean and Intercoastal views
- Master bathrooms feature Dornbracht and Grohe fixtures
- Custom concealed Italian cabinetry
- Midnight Bar in Master Suite

TOP OF THE LINE FULLY INTEGRATED KITCHEN APPLIANCES INCLUDE:

- Built-in Wolf stove
- Paneled Sub-Zero/ Wolf appliances
- Sub-Zero dual temperature wine storage for up to 132 bottles
- Built-in Bosch coffee and espresso machine

EXCLUSIVE SERVICES:

- 24/7 personalized concierge services
- 24/7 valet parking
- 24/7 exceptional security service featuring sophisticated surveillance system and professional staffing
- In-home food and beverage services exclusive to residents
- Dry cleaning services (pick up or drop off)
- Complimentary pet walking services
- Full-time maintenance crew on-site

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PENTHOUSE EXCLUSIVITY:

- Private elevator access with advanced biometric security features
- Grand master walk-in closet
- 60' wide and 12' (east) and 42' (west) deep terraces

FULLY FINISHED RESIDENCES

Each residence will be delivered furniture ready, complete with interior design inspired by Antrobus + Ramirez.

Residences will include:

- Smart iHome System: Each residence offers unparalleled efficiency through a cutting-edge smart home technology experience. Includes integrated audio, video, lighting, security and shades systems.
- Smart Tech 2.0 includes:
 - A large, crystal clear television that disappears into your living room mirror.
 - An Intelligent shade system that acts in harmony across the entire tower's facade, significantly reducing energy usage, while increasing efficiency.
 - A biometric safe in the master suite that opens for you and only you.
 - Smart Glass divide in the kitchen and living room that in one touch becomes opaque and separates the area into two distinct rooms.
 - An outdoor entertainment system that turns your terrace into another living space.
 - Advanced Lighting: Residences come equipped with a contemporary intelligent lighting package, including recessed lighting, dimmers and lighting control that automatically turns on and off as you enter or leave a room.

Smart Tech 2.0 ties into the iHome System and takes your smart home experience to an unprecedented level.

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68 OCEANFRONT RESIDENCES

FULLY FINISHED RESIDENCES (CON.)

- Flooring: Exquisite marble and/ or wood flooring selections included with every residence. Wood flooring is a wide plank engineered wood floor with a warm and sophisticated finish to enhance the naturally beautiful characteristics of the wood.
- Kitchens: Italian cabinetry with glass and wood accents. Cabinet doors fully retract which will conceal kitchen as desired. Kitchens are accompanied by exquisite unique marble countertops and top-of-the-line SubZero/Wolf appliances taking your culinary experience to a whole new level.
- Paint & Finishing Work: Each residence comes with paint selections that complement flooring.
- Closets: Fully built-out walk-in closets in the master bedrooms featuring all shelving and drawers pre-installed for absolute convenience. The closet doors are custom designed with leather inserts to create a refined dressing experience.

S2



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