



ONE BAY.®

DESIGN DISTRICT RESIDENCES



THE CITY LIVING YOU WANT.
THE PRIVACY YOU NEED.



THERE IS A NEW MIAMI UNDERWAY. A MIAMI AMIDST A CULTURAL RENAISSANCE.

It's alive, electric and burgeoning with world-class art, theatre and magnificent shopping. Phenomenal eateries suit any taste, glamorous and low-key lounges are at every turn. In the center of this metamorphosis, is the innovative Design District featuring public art installations and chic retailers, dining, design showrooms and architecture studios. And tucked away within all this hustle and bustle, is a private enclave. Your urban oasis. Your escape. One Bay Design District Residences.



ARTIST'S CONCEPTUAL RENDERING. SEE LEGAL DISCLAIMER.

ONERAY



UNWIND IN A PRIVATE
ENCLAVE.

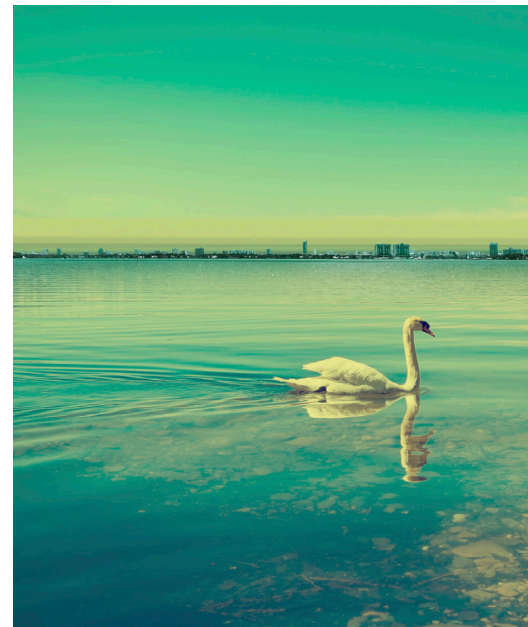


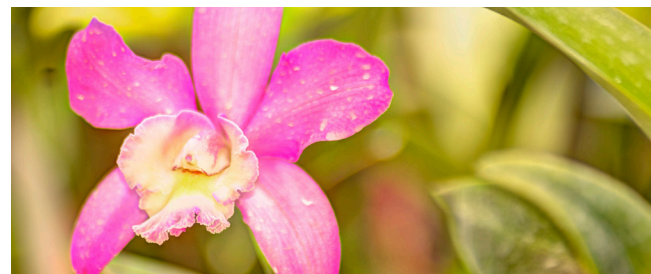


SURROUNDED BY MIAMI'S STUNNING BACKDROP, NATURAL BEAUTY IS AT EVERY TURN.

Life at One Bay offers the best of both worlds. You're in the heart of the city, but with a huge green park outside your door and Biscayne Bay as your stunning backdrop, you're constantly reminded how close you are to nature. Mornings are all about an early run, walking the dog and yoga in the Albert Pallot Park. Head back at night for an evening picnic and a soccer game. On the weekends - head over to the Bay - the water is calling your name.

ONE BAY | DESIGN DISTRICT RESIDENCES

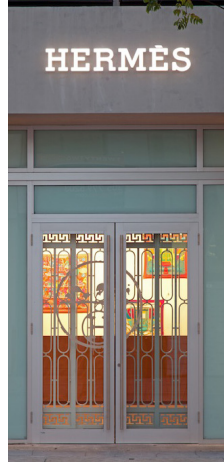






THE DESIGN DISTRICT: ECLECTIC. INSPIRING. CHIC.

With the Design District and Midtown outside your door, an afternoon of shopping and night on the town no longer needs to include a car. All you need are some stylish shoes on your feet. You and your friends can hang out at the lounges in Midtown, hit the boutiques in the Design District and try every restaurant in the area. Day or Night. It's all walking distance away.



THE DESIGN
DISTRICT BY DAY:
PRESTIGIOUS.
LUXURIOUS.
FASHIONABLE.



AN EXCLUSIVE NEIGHBORHOOD DESIGNED FOR YOUR DESIRES.

SHOPPING

Alchemist
Brickell City Centre
Burberry
Bvlgari
Cartier
Christian Louboutin
Dior
Giorgio Armani
Hermès
Hublot
Louis Vuitton
Luminaire
MarJacobs
Marni
Martin Margiela
Piaget
Prada
Rolex
Tom Ford
Vacheron constantin
Valentino

ARTS

Adrienne Arsht Center for the
Performing Arts

American Airlines Arena
Art Miami
De La Cruz Collection: Contemporary
Art Space
New World Symphony
PAMM
Patricia and Phillip Frost Museum of
Science
Scope

RESTAURANTS

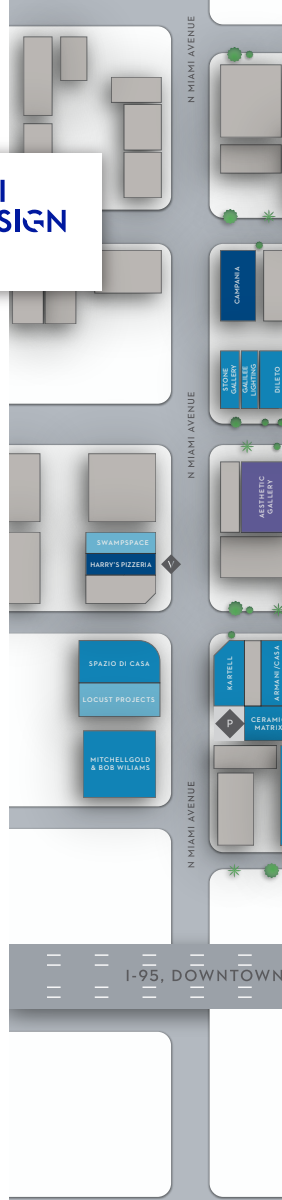
Angelina's
B sweet coffee shop
Beaker + Gray
Black brick
Bocce Bar
Buena vista bistro
Buena vista deli
Crumb on parchment
Gigi's
Harry's pizza
Jimmy's kitchen
Joey's
Jugo Fresh
La Latina
Lemoni café

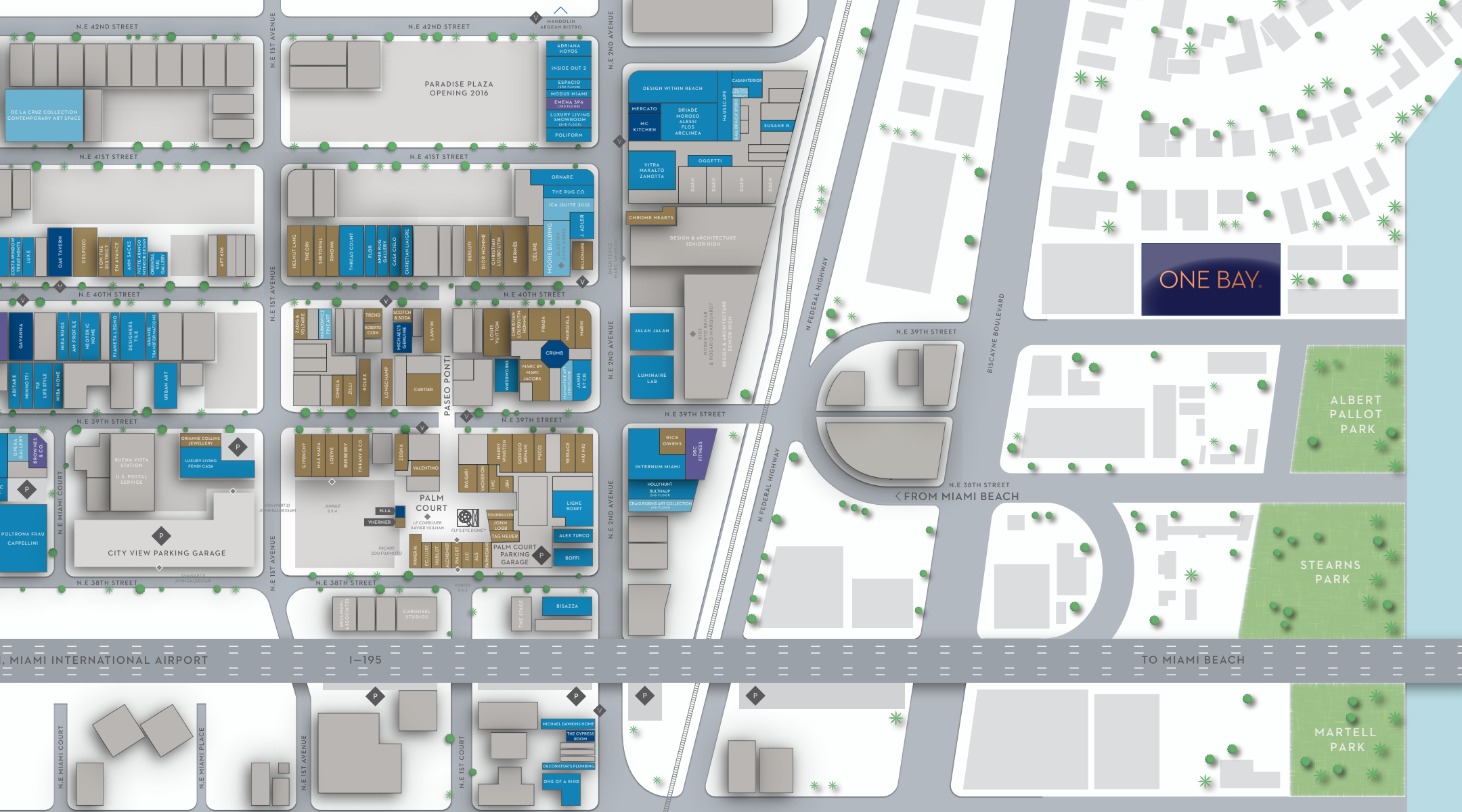
Lime
Lost and Found Saloon
Mandolin Aegean Bistro
MC kitchen
Michael's Genuine Food & Drink
Midtown Oyster Bar
Morgans
Novecento
Oak Tavern
Panther Coffee
Pride and Joy BBQ
Prohibition

NIGHTLIFE

Bardot
The Wood Tavern
Gramps
Cafeina lounge
Gabana
World of beer
Lagniappe
Prohibition speak easy
Wine vault
The social lubricant
Baru Urbano
The electric pickle company

MIAMI
DESIGN
DISTRICT







UNIQUE. SERENE. WELCOMING.
YOUR ADDRESS IS YOUR ESCAPE.







ARTIST'S CONCEPTUAL RENDERING. SEE LEGAL DISCLAIMER.



IT'S MORE THAN A POOL,
IT'S YOUR URBAN OASIS.



ARTIST'S CONCEPTUAL RENDERING. SEE LEGAL DISCLAIMER.

Summer kitchen and Jacuzzi are optional. Fabric canopy and furniture not included.

PENTHOUSE LIVING, WITHOUT THE PENTHOUSE ATTITUDE.

ONE BAY | DESIGN DISTRICT RESIDENCES



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ARTIST'S CONCEPTUAL RENDERING. SEE LEGAL DISCLAIMER.



FROM YOUR ROOFTOP TERRACE
YOU'LL SEE YOU'RE IN
THE HOTTEST PART OF TOWN.



WITH ONLY 38 RESIDENCES,
ONLY A SELECT FEW WILL CALL IT HOME.





UNRIVALLED,
YET UNPRETENTIOUS.

ONE BAY | DESIGN DISTRICT RESIDENCES



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WITH FLOOR-TO-CEILING IMPACT WINDOWS,
SUNSETS REALLY HAVE IMPACT.



ARTIST'S CONCEPTUAL RENDERING. SEE LEGAL DISCLAIMER.



SPACIOUS BEDROOMS
ALLOW YOU TO DREAM BIG.







THE MASTER BATH AND
A GOURMET KITCHEN.
BOTH A MASTERPIECE.

ONE BAY | DESIGN DISTRICT RESIDENCES





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ARTIST'S CONCEPTUAL RENDERING. SEE LEGAL DISCLAIMER.

RESIDENCE

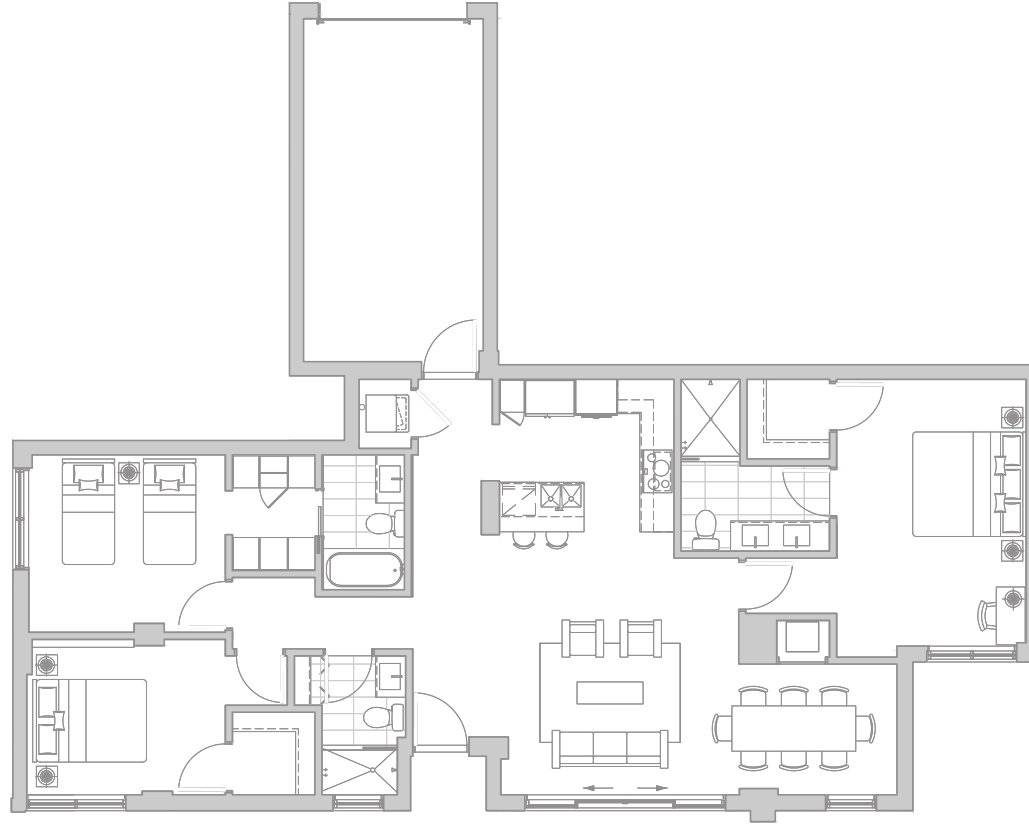
A1

3 BEDROOMS
3 BATHROOMS
INDOOR GARAGE

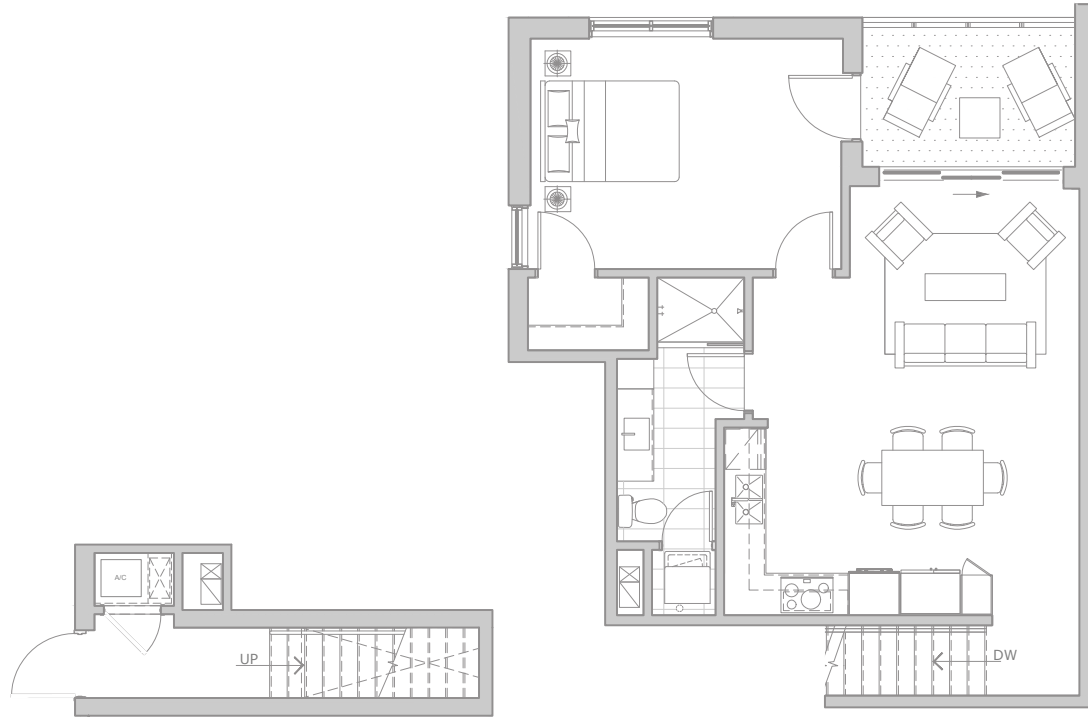
UNIT A/C	1,475	SQ FT	137	m ²
TERRACE/ BALCONY	148	SQ FT	14	m ²
ROOF TOP	-	-	-	-
GARAGE	265	SQ FT	25	m ²
TOTAL	1,888	SQ FT	175	m ²



SITE PLAN A1: 5 UNITS



Each purchaser is advised that there are various methods for calculating the square footage of a Unit, and that depending on the method of calculation, the quoted square footage of a Unit in advertising materials may vary from the square footage of a Unit as stated or described in the Prospectus and the Declaration. The dimensions of the Unit shown in these floor plans have been calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls, including common elements such as structural walls and other interior structural components of the building and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Prospectus and the Declaration. For your reference, the area of the Unit, determined in accordance with Unit boundaries as defined in the Prospectus and the Declaration is less than the square footage reflected here. The configuration and use of space or the floor plan design may vary from that in the Prospectus and Declaration because the Developer has reserved the right in the Prospectus to make design, dimension, specification, and plan changes at any time, in the Developer's discretion, without notice to Unit buyers. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change. The furnishings and décor illustrated are not included with the purchase of the Unit. See Prospectus for additional information regarding what is offered with the Unit and the calculation of Unit square footage and dimensions.

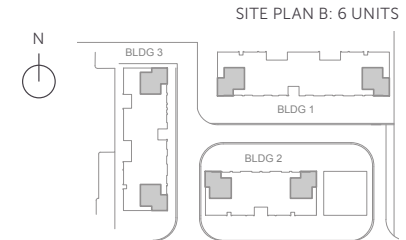


RESIDENCE

B

1 BEDROOM
1 BATHROOM

UNIT A/C	877	SQ FT	81	m ²
TERRACE/ BALCONY	80	SQ FT	7	m ²
ROOF TOP	-	-	-	-
GARAGE	-	-	-	-
TOTAL	957	SQ FT	89	m ²



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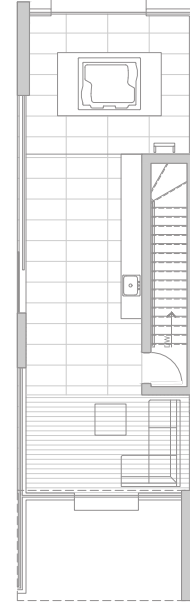
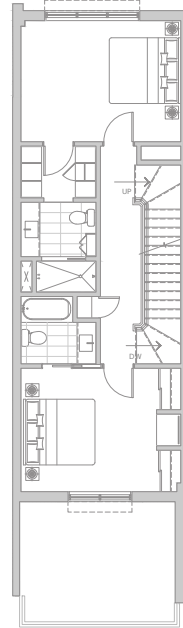
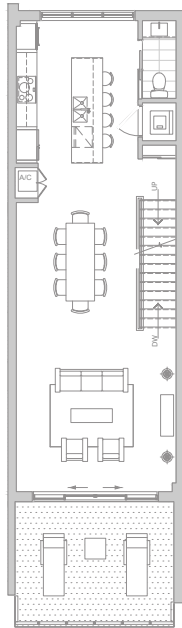
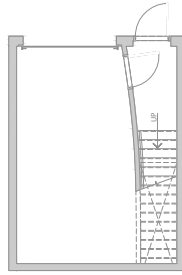
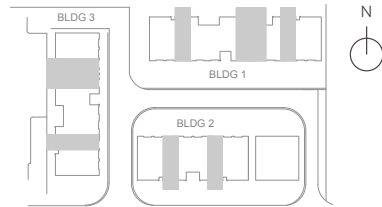
RESIDENCE

D1

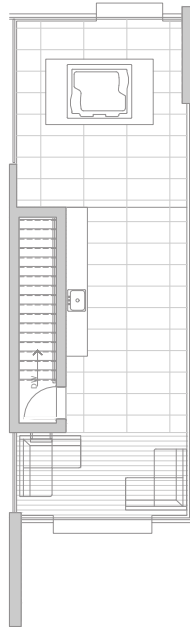
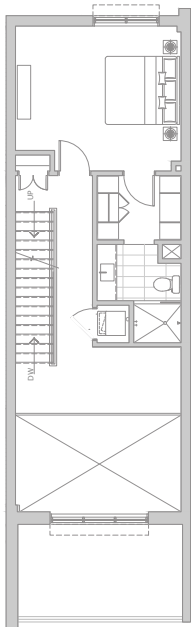
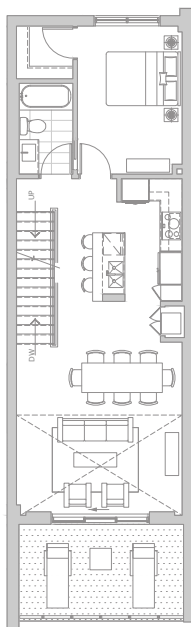
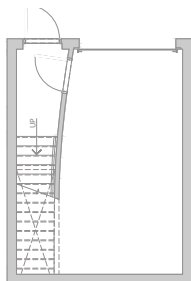
2 BEDROOMS
2 1/2 BATHROOMS
INDOOR GARAGE

UNIT A/C	1,794	SQ FT	167	m ²
TERRACE/ BALCONY	193	SQ FT	18	m ²
ROOF TOP	692	-	64	-
GARAGE	252	SQ FT	24	m ²
TOTAL	2,941	SQ FT	273	m ²

SITE PLAN D1: 9 UNITS



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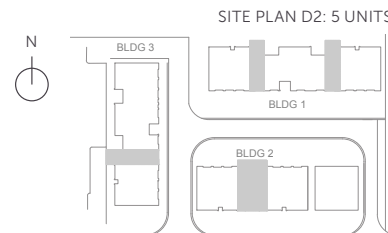


RESIDENCE

D2

2 BEDROOMS + DEN
2 BATHROOMS
INDOOR GARAGE

UNIT A/C	1,645	SQ FT	153	m ²
TERRACE/ BALCONY	150	SQ FT	14	m ²
ROOF TOP	703	-	65	-
GARAGE	264	-	25	-
TOTAL	2,762	SQ FT	257	m ²



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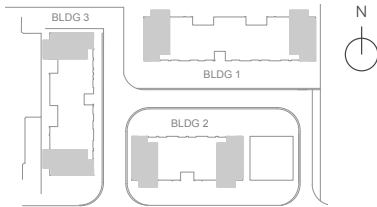
RESIDENCE

E

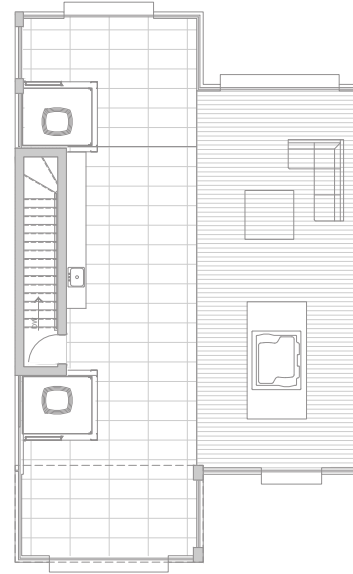
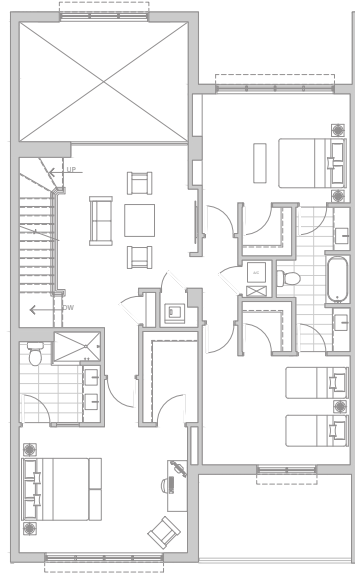
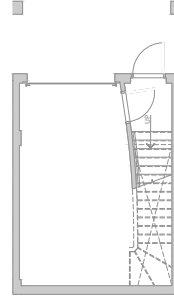
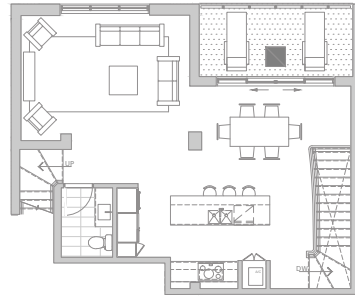
3 BED + FAMILY ROOM
2 1/2 BATHROOMS
INDOOR GARAGE

UNIT A/C	2,236 SQ FT	208 m ²
TERRACE/ BALCONY	98 SQ FT	9 m ²
ROOF TOP	1,397 -	130 -
GARAGE	264 SQ FT	25 m ²
TOTAL	3,995 SQ FT	371 m ²

SITE PLAN E: 6 UNITS



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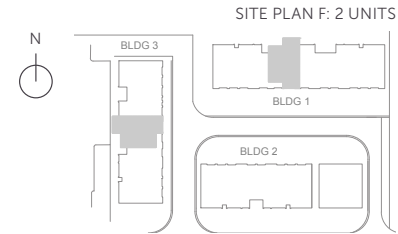


RESIDENCE

F

3 BED + FAMILY ROOM
2 1/2 BATHROOMS
INDOOR GARAGE

UNIT A/C	2,561 SQ FT	238 m ²
TERRACE/ BALCONY	118 SQ FT	11 m ²
ROOF TOP	1,636 -	152 -
GARAGE	269 -	25 -
TOTAL	4,584 SQ FT	426 m ²



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“We believe in bringing the outside in, so you’ll see many windows, lots of natural light and light airy colors that are reflected in nature. Your oasis in the city awaits, ONE BAY Design District Residences.”

FRANCISCO TAGLE / DEVELOPER



G&L Real Estate Development

With more than 30 years in real estate development industry, G&L Real Estate Development LLC, has built a legacy of quality construction and sales in stunning locations. Designed to accommodate modern lifestyles in ideal urban settings, their expertise gives homeowners an edge in today's market - extending the life of an investment by adding long-term value of a property.

G&L is the American division of Empresas Guzmán & Larraín. With a diversified presence throughout Chile, Argentina, Spain, Italy and South Florida, Empresas Guzmán & Larraín have developed and sold more than 40,000 residences. There are presently 19 projects on the market in Chile and seven abroad; located in 13 cities within five different countries. Empresas Guzmán & Larraín boast a portfolio of properties in excess of 560 acres in Chile, available for development in the next 10 years.

ONE Sotheby's International Realty

ONE Sotheby's International Realty's Development Division currently represents over 18 pre-construction developments in Miami-Dade and Broward Counties. In its short existence, the branch has managed to break several pricing records and now handles over \$3.5 billion in real estate inventory. As a result of its dramatic growth, the Development Division continues to represent some of South Florida's most prestigious condo residences and is regarded as one of the top development sales and marketing teams in the region.

“The development embodies the modern sophisticated lifestyle and forward thinking of Miami residences. Its human scale & perfect location provide a unique way to experience city living at its best.”

STÉPHANE L'ÉCUYER / ARCHITECT

IDEA Architects

The offspring of Canada's world-renowned TLA and S.M. Group International architectural and engineering firms, IDEA capitalizes on the full potential of scientific resources through development of integrated design, construction and execution. Their exceptional integration capabilities, allows them to complete projects with remarkable accuracy, speed, reliability and optimization, while remaining true to their commitment to work towards a better quality of life.

IDEA's impressive list of successful projects includes major hotels, commercial spaces, residential developments, educational institutions, municipal buildings, medical clinics, food chain outlets, industrial facilities, road infrastructure and energy distribution networks.

IDEA Interior Designers

The interior designers of IDEA offer interiors that meet the needs and style of their clients, in which they can evolve. Their primary target is to highlight the organizational culture. Using interior design language, IDEA's interior designers create their client's personal signature. Combining functional and aesthetics aspects, their design team manages interiors from floor to ceiling. IDEA's interior designers maximize the ergonomic and luminosity of spaces by selecting and harmonizing materials, furniture, textures, finishes, accessories and colors.