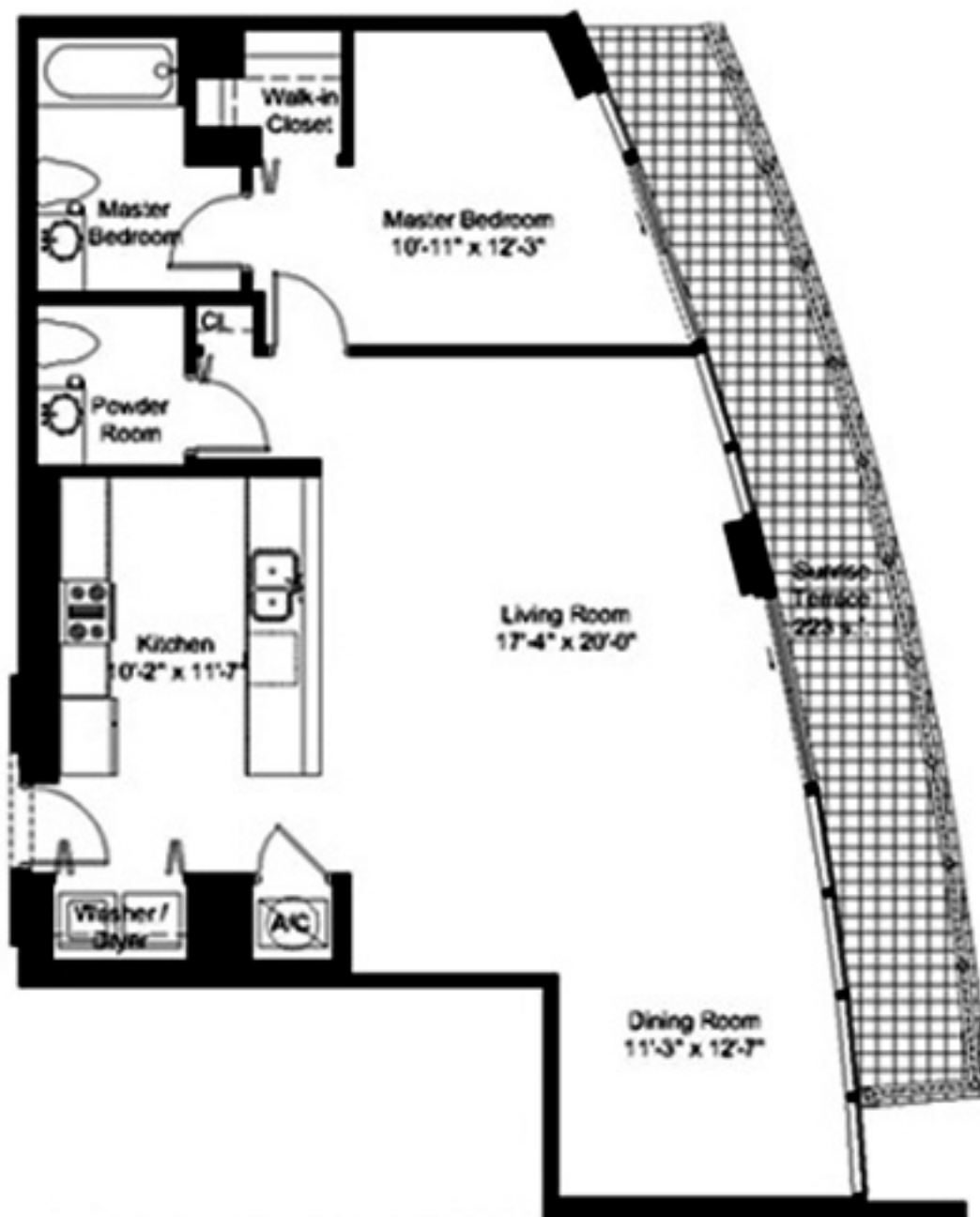


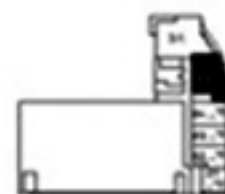


UNIT 1-A

1 BEDROOM / 1½ BATH

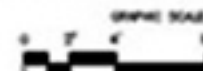
UNIT S.F.	1,153 s.f.
TERRACE S.F.	223 s.f.
TOTAL S.F.	1,376 s.f.

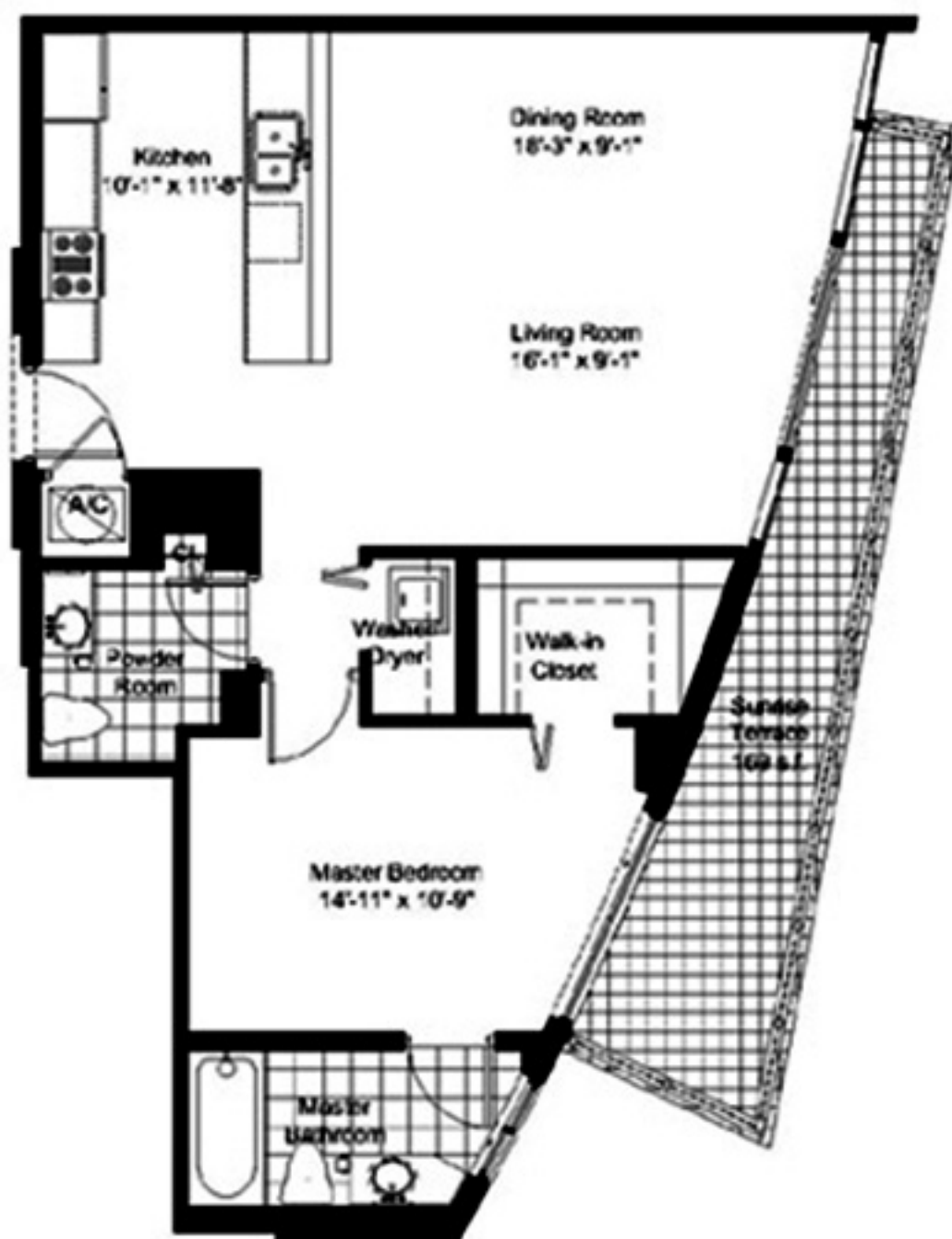
Biscayne Bay



KEY PLAN

2nd thru 7th FLOOR (PARKING / LOFT)





UNIT 1-C

1 BEDROOM / 1½ BATH

UNIT S.F.	942 s.f.
TERRACE S.F.	169 s.f.
TOTAL S.F.	1,111 s.f.

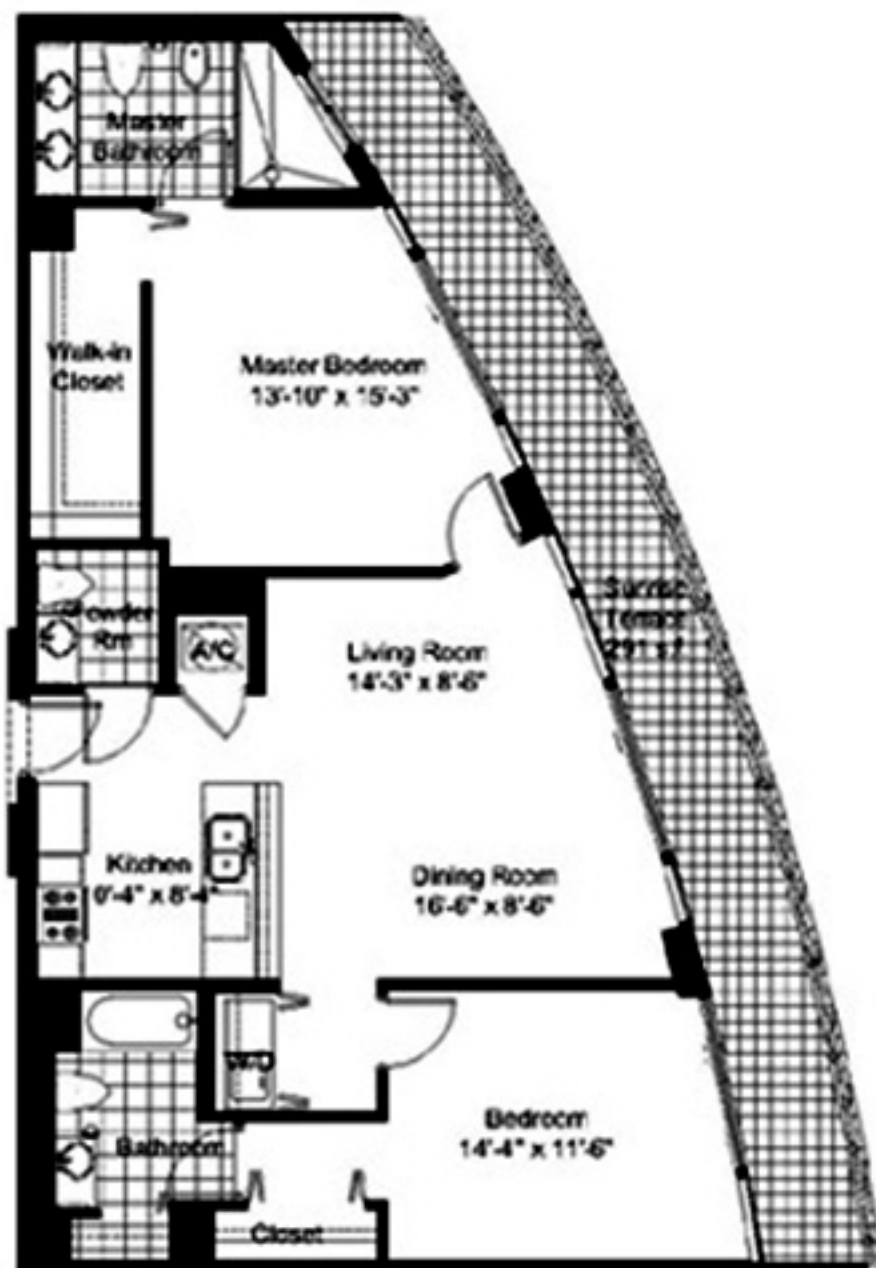
Biscayne Bay



KEY PLAN

9th thru 26th FLOOR (TOWER)





Biscayne Bay

UNIT 2-A

2 BEDROOM / 2½ BATH

UNIT S.F.	1,237 s.f.
TERRACE S.F.	291 s.f.
TOTAL S.F.	1,528 s.f.



KEY PLAN

9th thru 26th FLOOR (TOWER)



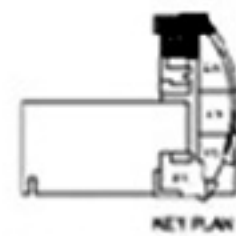
UNIT 2-B

2 BEDROOM / 2 1/2 BATH

UNIT S.F.	1,368 s.f.
TERRACE S.F.	176 s.f.
TOTAL S.F.	1,544 s.f.



Biscayne Bay



9th thru 26th FLOOR (TOWER)



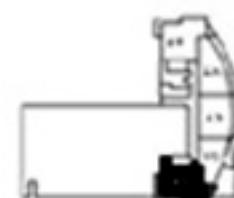
UNIT 2-C

2 BEDROOM / 2 1/2 BATH

UNIT S.F.	1,508 s.f.
TERRACE S.F.	316 s.f.
TOTAL S.F.	1,824 s.f.

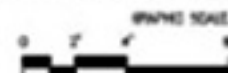


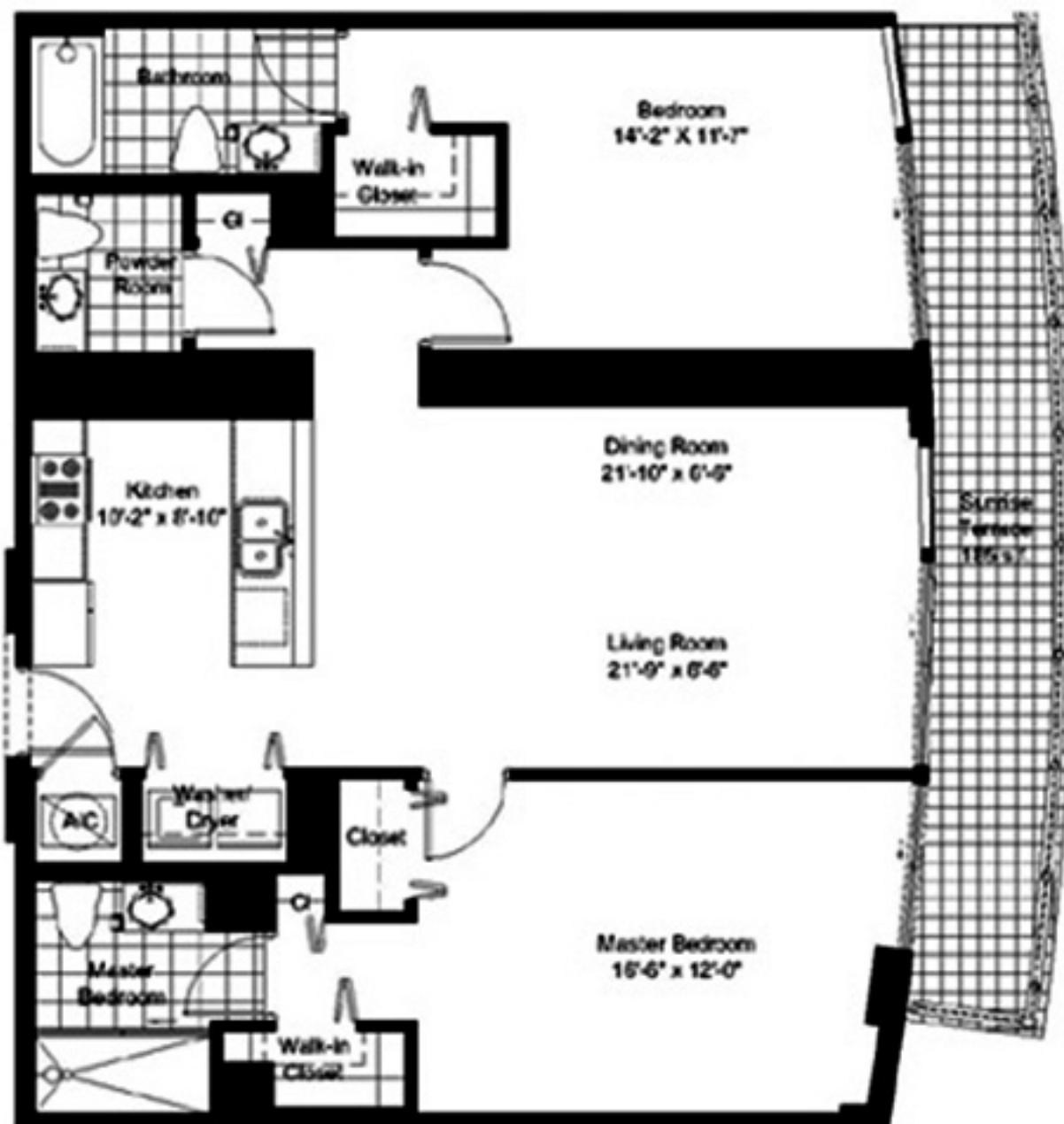
Biscayne Bay



KEY PLAN

9th thru 26th FLOOR (TOWER)



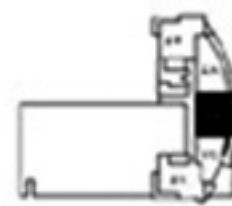


UNIT 2-D

2 BEDROOM / 2 1/2 BATH

UNIT S.F.	1,206 s.f.
TERRACE S.F.	185 s.f.
TOTAL S.F.	1,471 s.f.

Biscayne Bay



KEY PLAN

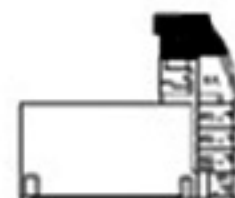
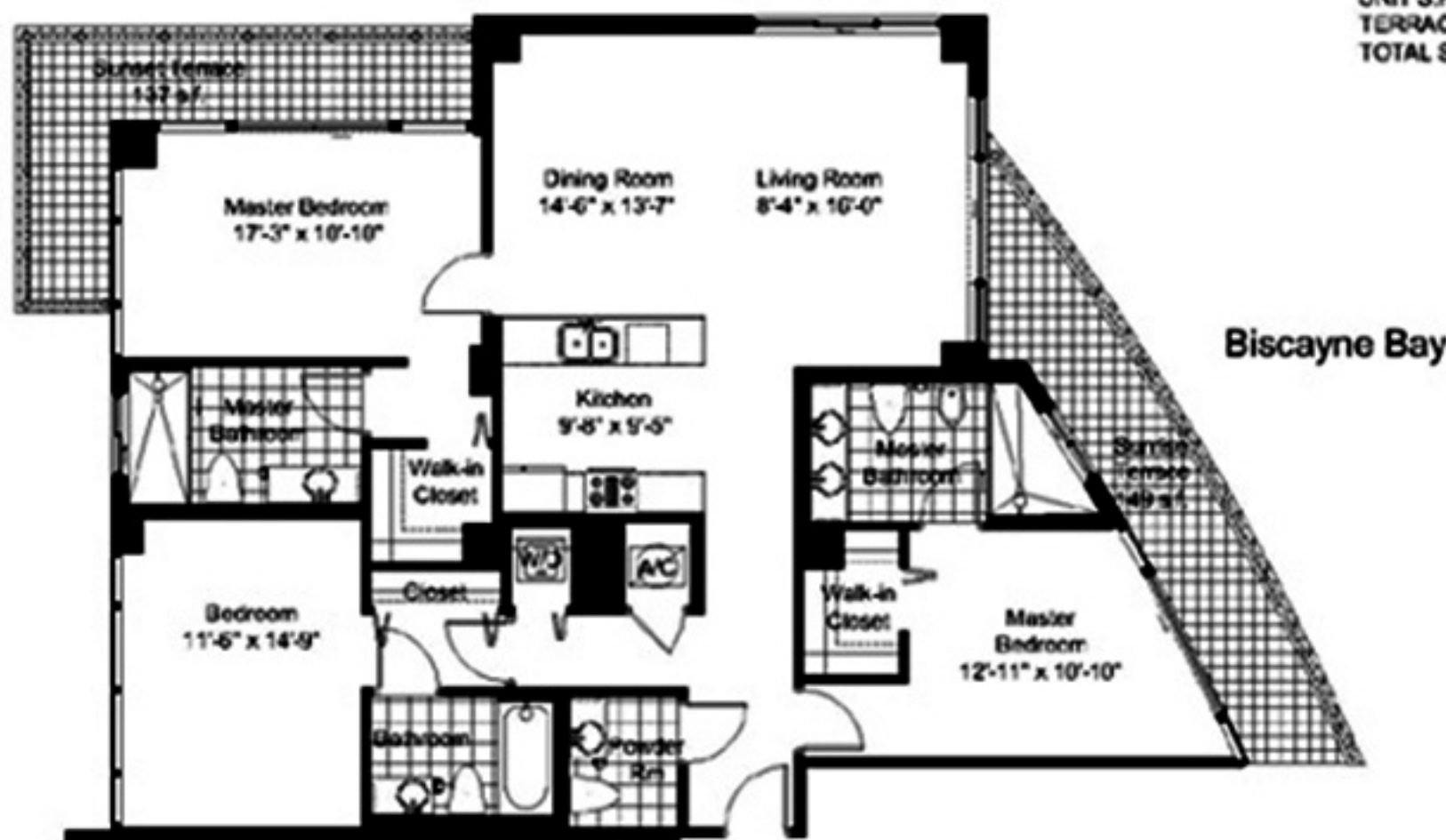
9th thru 26th FLOOR (TOWER)



UNIT 3-A

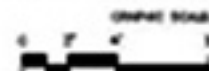
3 BEDROOM / 3½ BATH

UNIT S.F.	1,689 s.f.
TERRACE S.F.	286 s.f.
TOTAL S.F.	1,975 s.f.



KEY PLAN

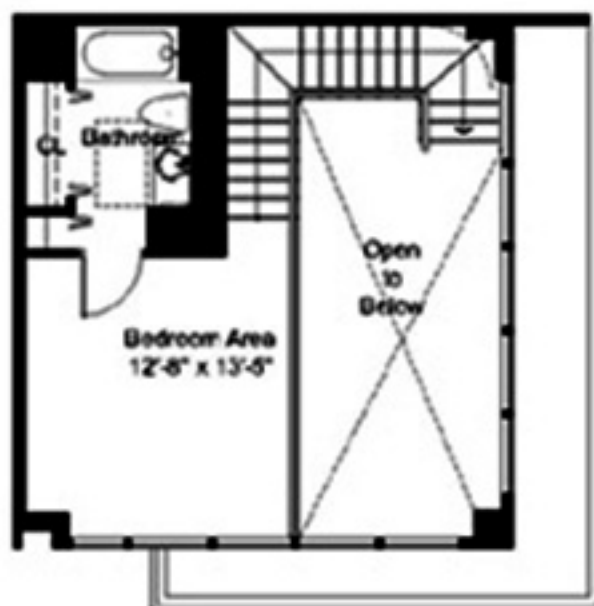
2nd thru 7th FLOOR (PARKING / LOFT)



UNIT LOFT-01

1 BEDROOM / 1½ BATH

ENTRY LEVEL S.F.	601 s.f.
MEZZ. LEVEL S.F.	311 s.f.
TERRACE S.F.	174 s.f.
TOTAL S.F.	1,086 s.f.



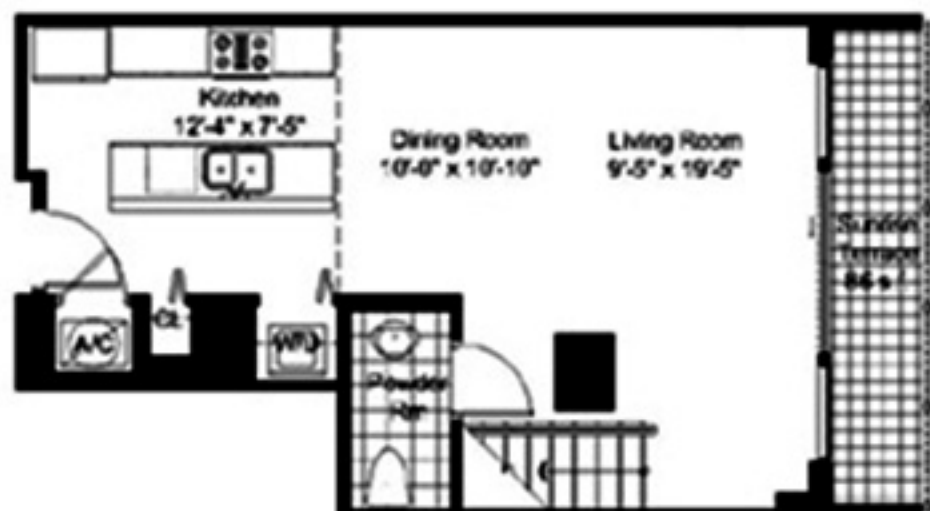
Biscayne Bay



KEY PLAN

2nd thru 7th FLOOR (PARKING / LOFT)



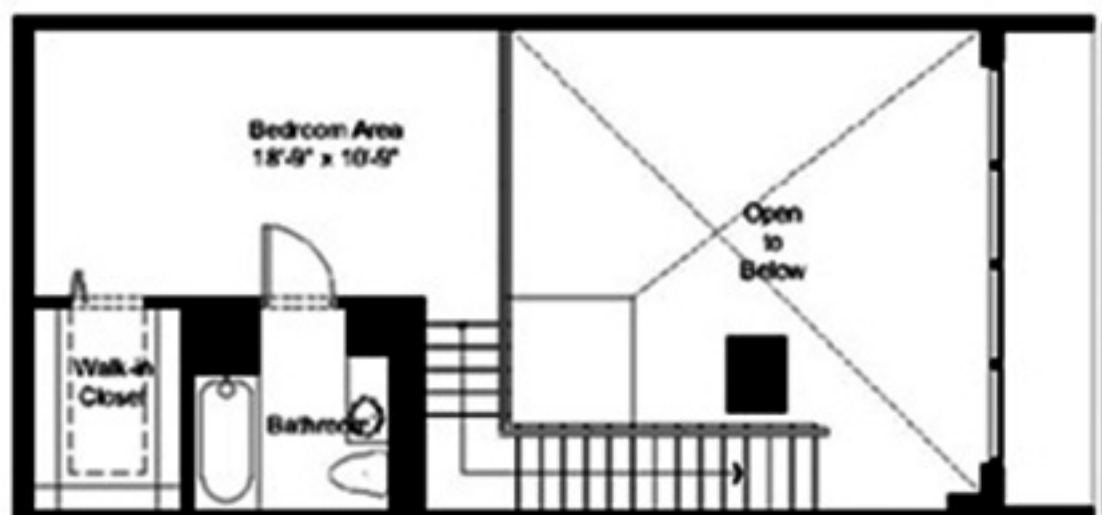


UNIT LOFT-02

1 BEDROOM / 1½ BATH

ENTRY LEVEL S.F.	579 s.f.
MEZZ. LEVEL S.F.	362 s.f.
TERRACE S.F.	86 s.f.
TOTAL S.F.	1,027 s.f.

Biscayne Bay



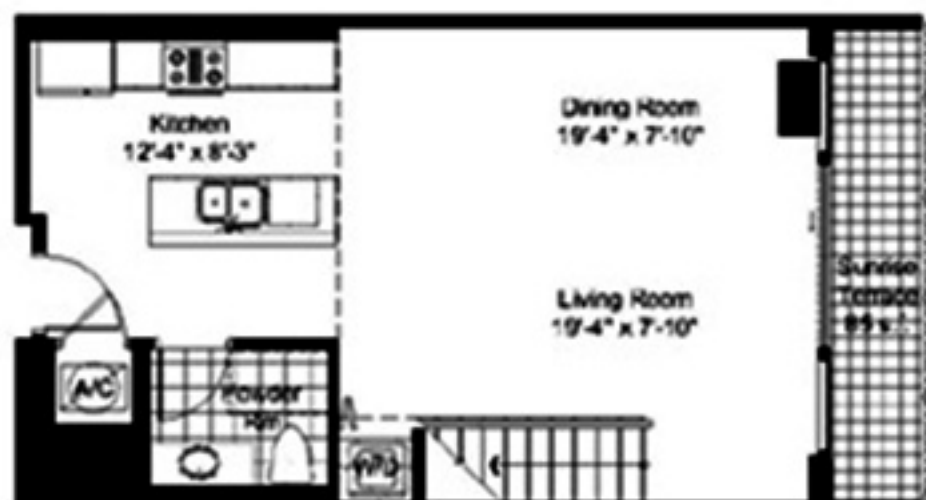
KEY PLAN

2nd thru 7th FLOOR (PARKING / LOFT)



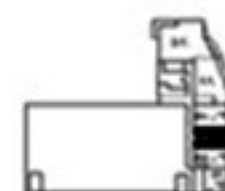
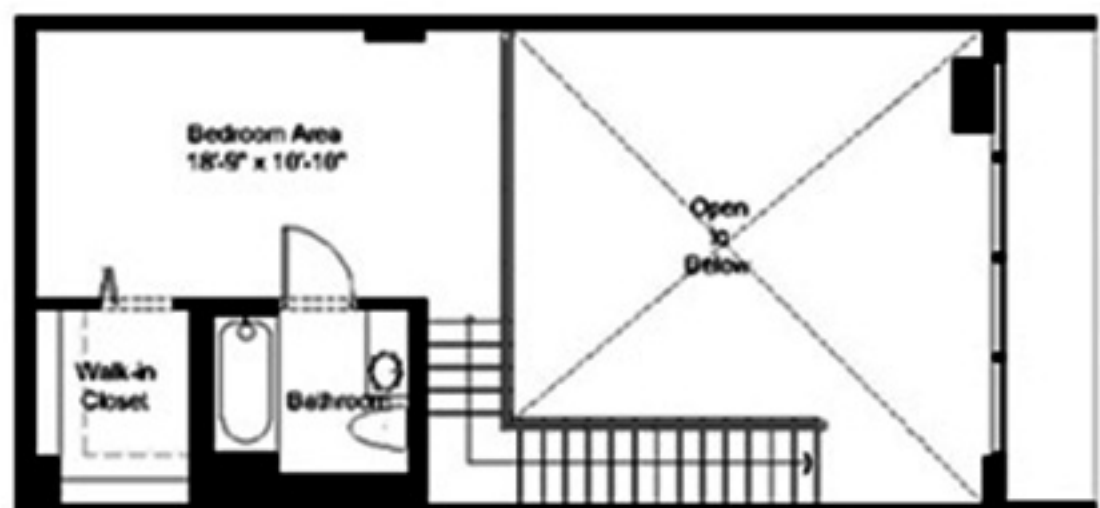
UNIT LOFT-03

1 BEDROOM / 1½ BATH



ENTRY LEVEL S.F.	637 s.f.
MEZZ. LEVEL S.F.	399 s.f.
TERRACE S.F.	85 s.f.
TOTAL S.F.	1,081 s.f.

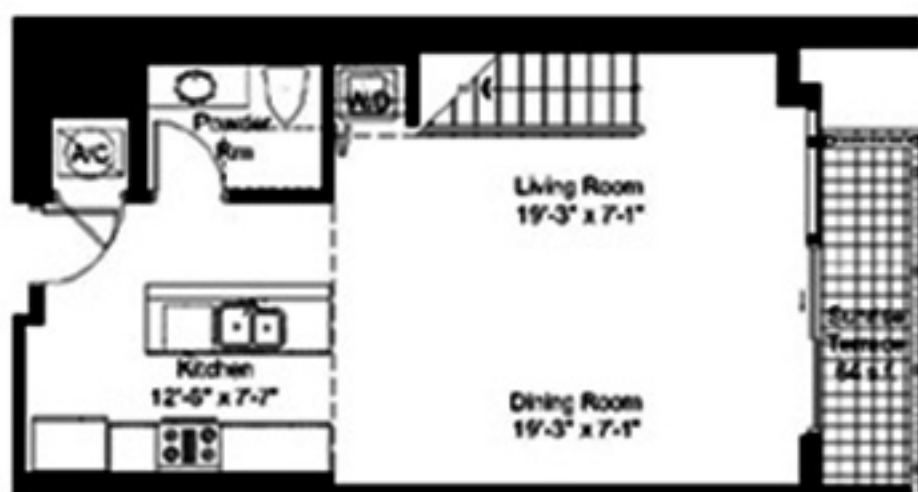
Biscayne Bay



KEY PLAN

2nd thru 7th FLOOR (PARKING / LOFT)



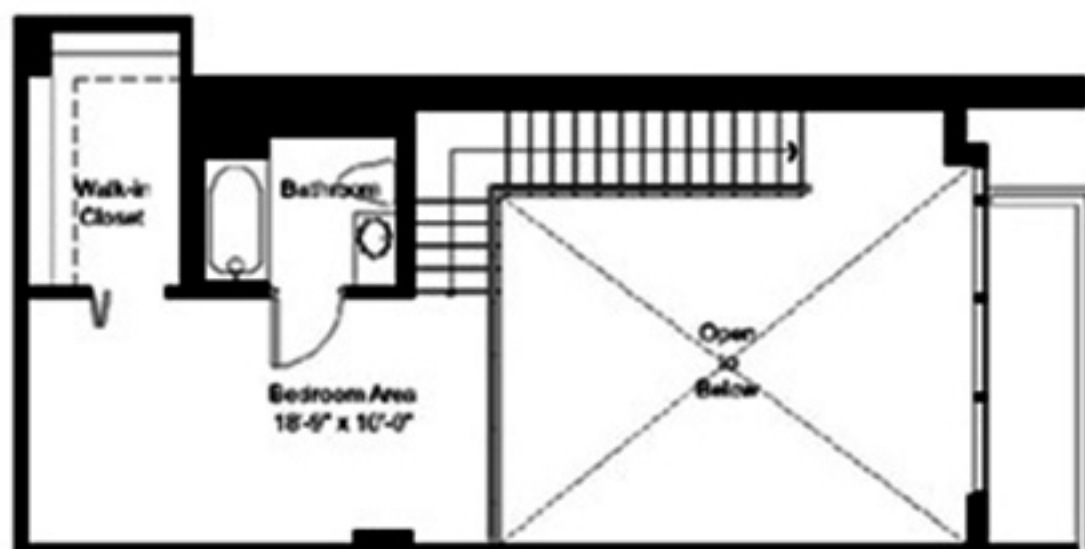


UNIT LOFT-04

1 BEDROOM / 1 1/2 BATH

ENTRY LEVEL S.F.	614 s.f.
MEZZ. LEVEL S.F.	300 s.f.
TERRACE S.F.	64 s.f.
TOTAL S.F.	1,030 s.f.

Biscayne Bay



KEY PLAN

2nd thru 7th FLOOR (PARKING / LOFT)

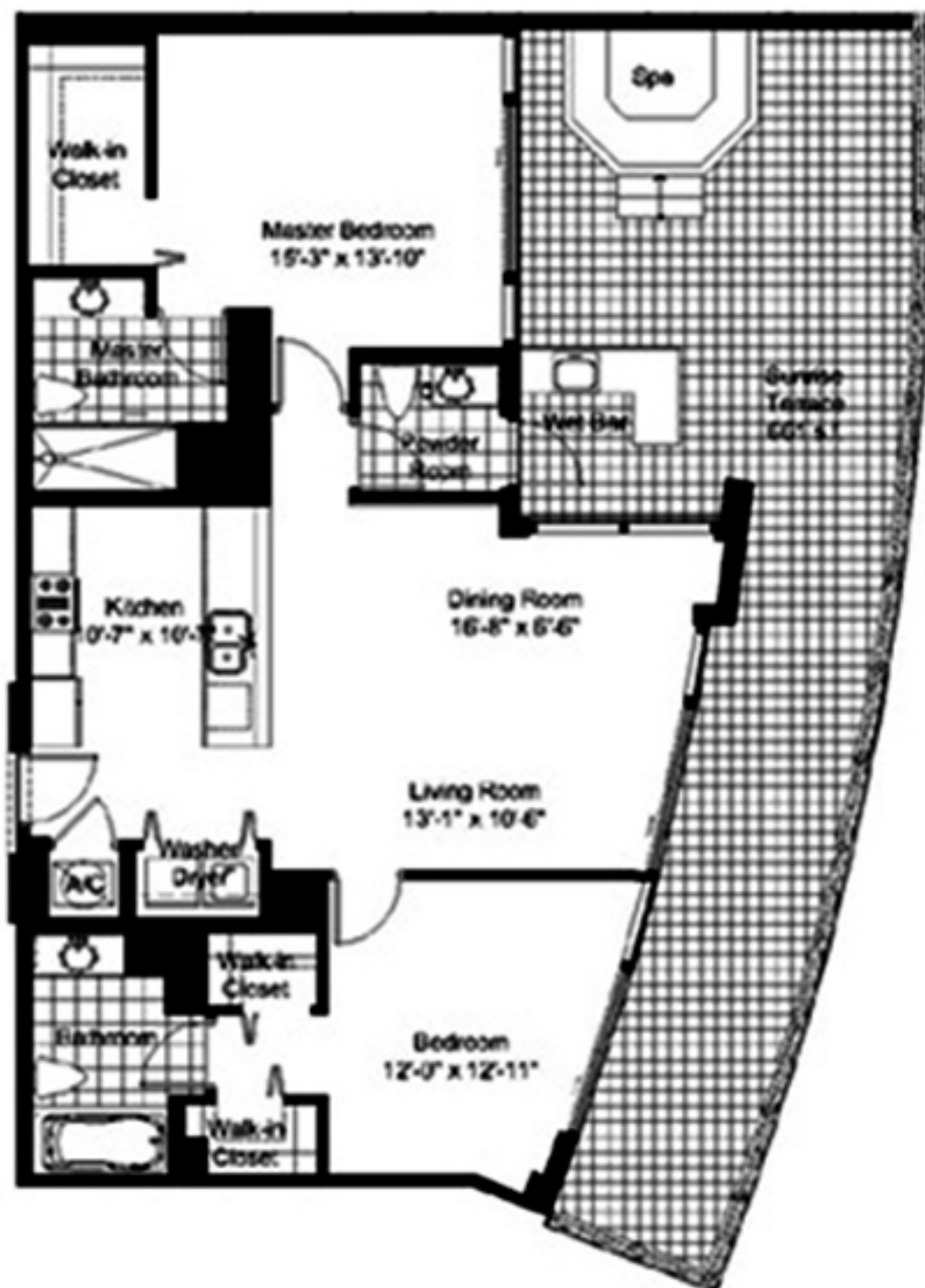


Penthouse I-01

2 BEDROOM / 2½ BATH + DEN

UNIT S.F.	1,770 s.f.
TERRACE S.F.	334 s.f.
TOTAL S.F.	2,104 s.f.





Penthouse I-02

2 BEDROOM / 2½ BATH

UNIT S.F.	1,310 s.f.
TERRACE S.F.	661 s.f.
TOTAL S.F.	1,971 s.f.

Biscayne Bay



KEY PLAN

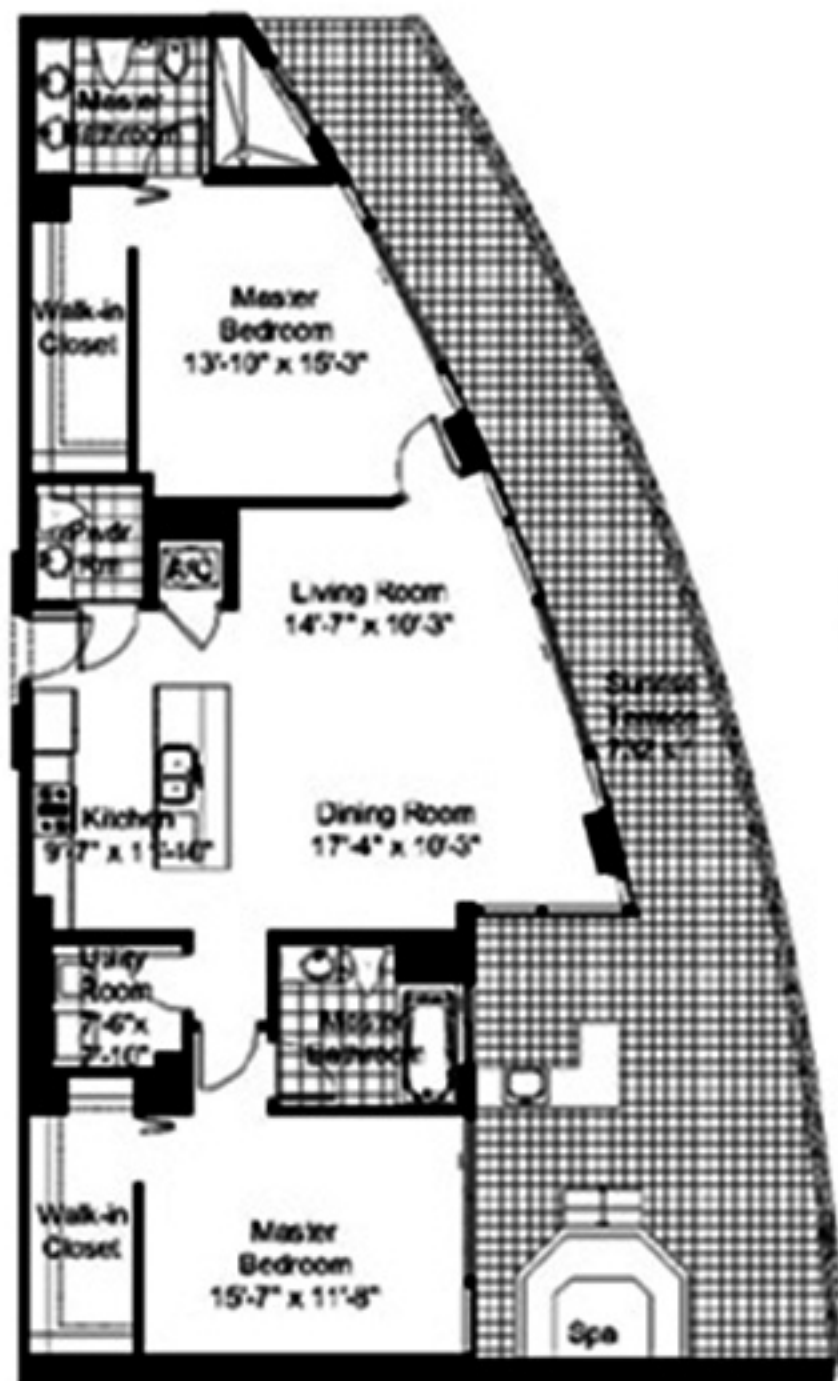
27th FLOOR (PENTHOUSE I)



Penthouse I-03

2 BEDROOM / 2½ BATH

UNIT S.F.	1,425 s.f.
TERRACE S.F.	732 s.f.
TOTAL S.F.	2,157 s.f.



Biscayne Bay



KEY PLAN

27th FLOOR (PENTHOUSE I)



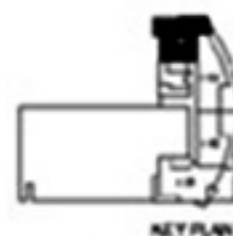
Penthouse I-04

2 BEDROOM / 2½ BATH

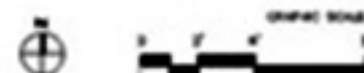
UNIT S.F.	1,368 s.f.
TERRACE S.F.	218 s.f.
TOTAL S.F.	1,586 s.f.

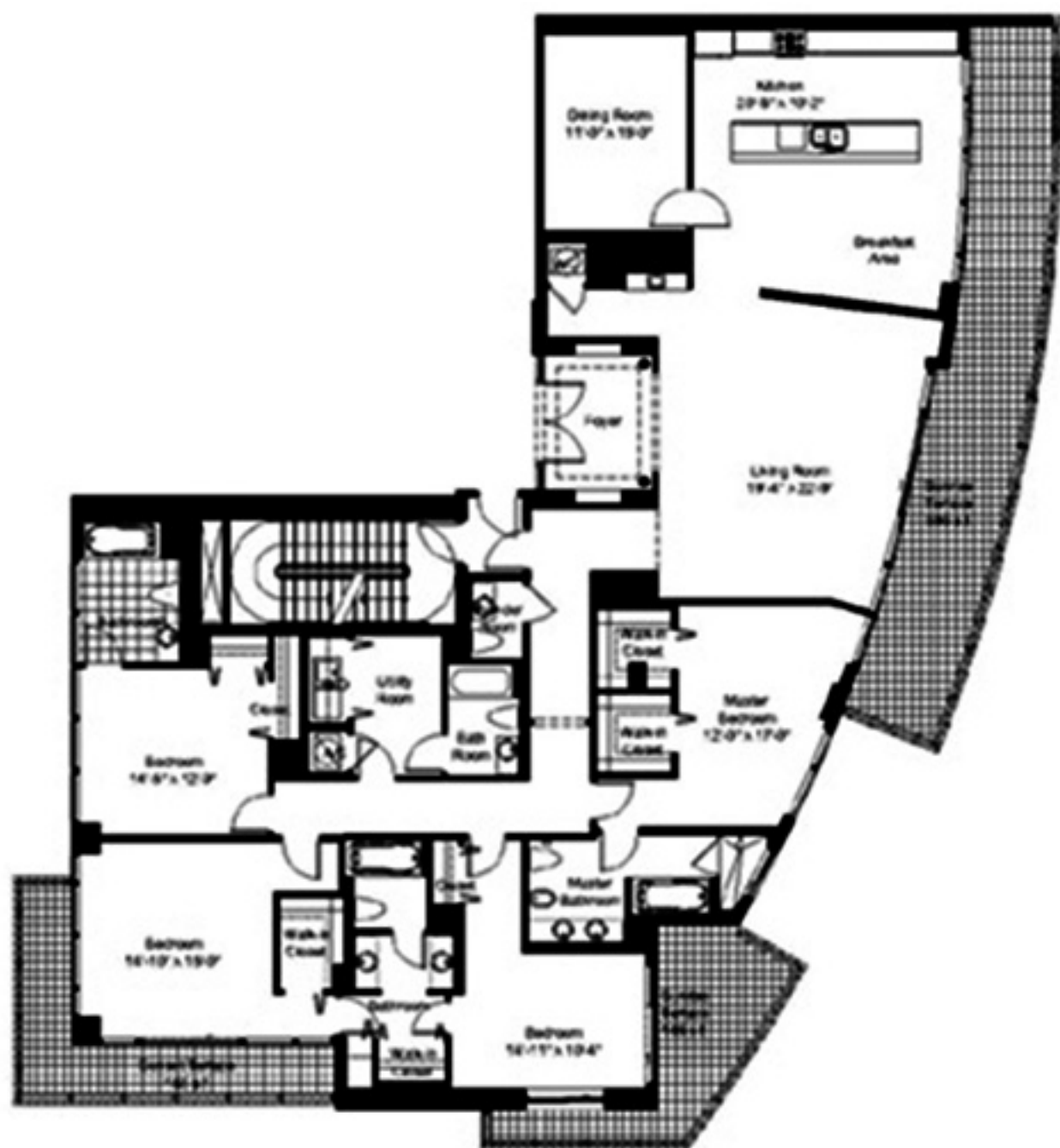


Biscayne Bay



27th FLOOR (PENTHOUSE I)





Penthouse II-01

4 BEDROOM / 4½ BATH • UTILITY RM

UNIT S.F.	3,369 s.f.
TERRACE S.F.	754 s.f.
TOTAL S.F.	4,113 s.f.

Biscayne Bay



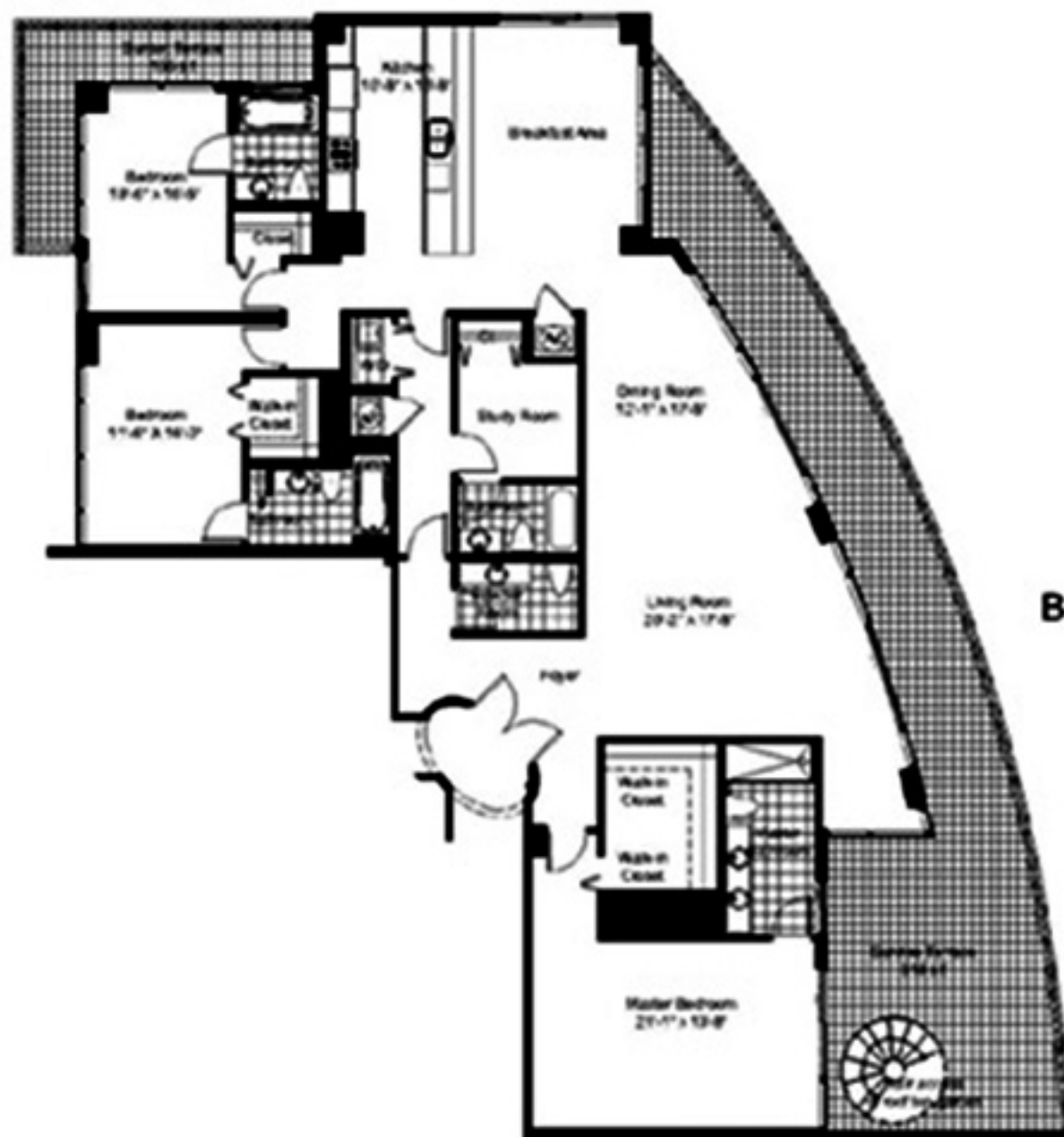
KEY PLAN

28th FLOOR (PENTHOUSE II)



3 BEDROOM / 4½ BATH • STUDY

UNIT S.F.	2,897 s.f.
TERRACE S.F.	905 s.f.
TOTAL S.F.	3,802 s.f.



Biscayne Bay



NEW PLAN

28th FLOOR (PENTHOUSE II)

