



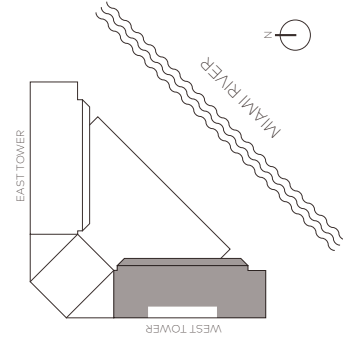
ONE RIVER POINT

BY RAFAEL VIÑOLY

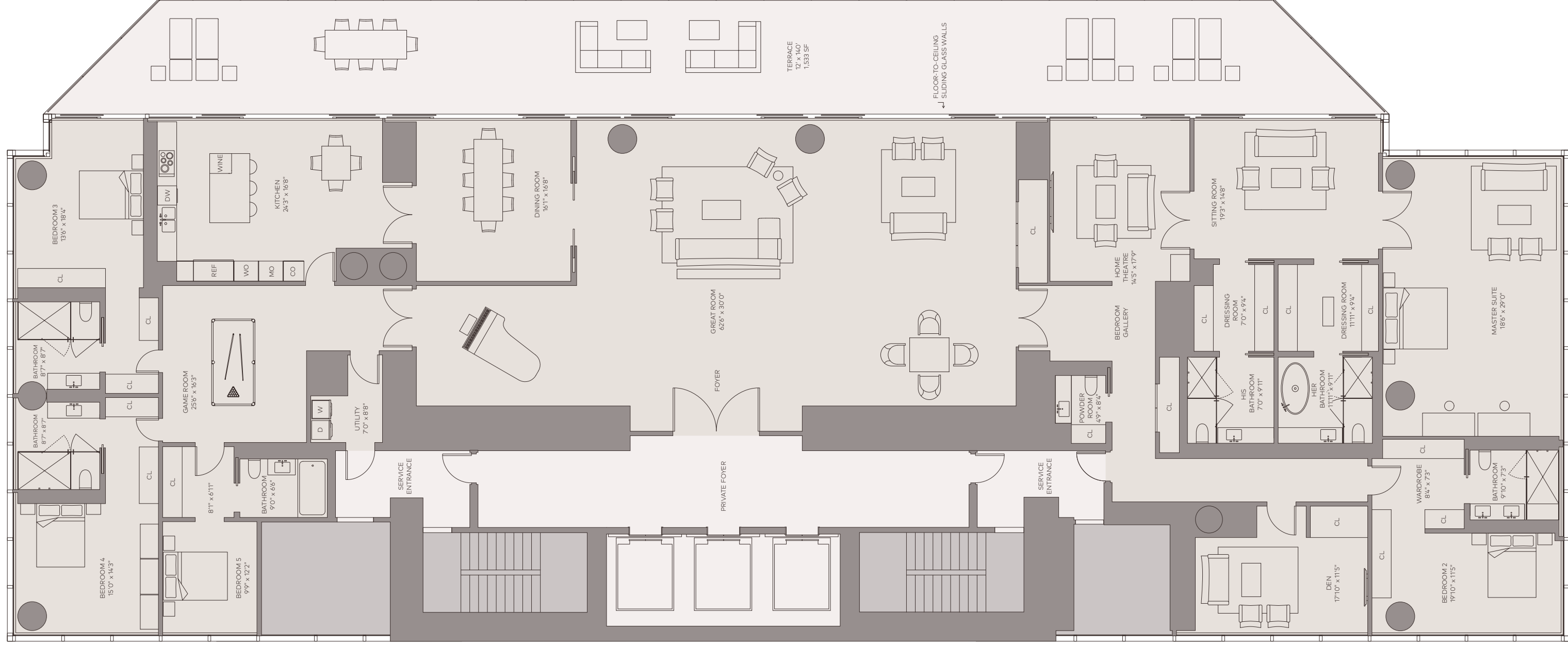
WEST TOWER LOWER PENTHOUSE

5 Bedrooms + Den
6.5 Bathrooms

Interior: 7,463ft² / 693m²
Terrace: 1,533ft² / 142m²
Total: 8,996ft² / 836m²



For inquiries, please call
305-809-7566 or visit: oneriverpoint.com



This is not intended to be an offer to sell, or solicitation to buy, a condominium unit to residents of any jurisdiction where such offer or solicitation cannot be made or is otherwise prohibited by law, and your eligibility for purchase will depend upon your state of residency. This offering is made only by the prospectus for the condominium and no statement or representation should be relied upon in connection with the purchase of a unit, including pricing, is solely for informational purposes, and is subject to change without notice.

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, PLEASE REFER TO THIS BROCHURE AND TO THE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

With Respect to Any Purchasers: This advertisement is not an offering. It is a solicitation of interest in the advertised property. No offering of the advertised units can be made and no deposits can be accepted, or reservations, binding or non-binding, can be made until an offering plan is filed with the New York State Department of Law, File No. 0033.

Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the square footage and dimensions that would be determined by using the exterior walls. The measurements are taken to the exterior walls and generally only includes the interior airspace between the perimeter walls and excludes all interior structural components and other common elements. This method is generally used in sales materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that are being marketed. The measurements are taken to the exterior walls and is labeled as square feet. Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the measurements are not intended to be used for construction purposes. All dimensions will vary with actual construction, and all floor plans, specifications and other development plans are subject to change and will not necessarily accurately reflect the final plans and specifications for the development. All depictions of the units are for informational purposes only and are not intended to be used for any purpose without limitation. Items of finish and decoration are conceptual only and are not necessarily included in each Unit.

This Condominium is being developed by MIAMI RIVER PROJECT, LLC a Delaware limited liability company ("Developer"), which has consulted with the various Design Team and Development Team members ("Team Members"). Developer has prepared this offering plan in accordance with the requirements of the Condominium Act. Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by any of the Team Members and you agree to look solely to Developer (and not to any Team Members, including, without limitation, Rafael Viñoly Architects or Kar Miami LLP and/or any of their affiliates) with respect to the accuracy of the information contained in this offering plan and the Condominium and with respect to the sales of units in the Condominium.

Plans and elevations are artist's renderings and may contain options which are not standard on all models. All dimensions are approximate and subject to change, at Miami River Project, LLC, a Delaware limited liability company's discretion and should not be relied upon. Additionally, all fixtures and items of equipment are conceptual only and are not necessarily included in each unit. Consult the sales office for a description of these features which are to be included in the units.

The items depicted and described herein are intended to illustrate the type of fixtures and/or items of finish that are anticipated to be used in various areas within the development. Developer may, in its sole discretion, make changes and/or substitutions to the items depicted and described herein, including, but not limited to, change materials and/or colors, equipment, appliances, fixtures, finishes, landscaping, lighting and all other matters of construction or detail. Even if no changes are made, certain items are subject to size and color variations, grain and quality variations, and may vary in accordance with price, availability and changes in design. The items depicted and described herein, including, but not limited to, stone, marble, granite, cabinetry, carpeting and wood stain, will weather and fade and may not be duplicated precisely. All exposed wood, tile and stone surfaces are subject to variations in color, unevenness, and non-structural changes and cracks, and the Developer will not be responsible for any repair, replacement, or damages due to any of such causes.

