



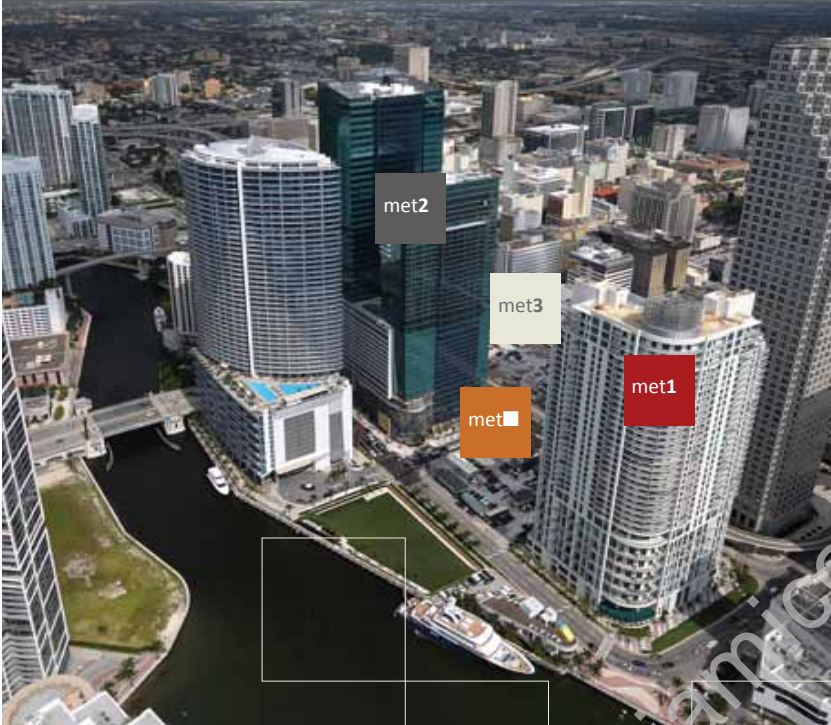
met1  
M I A M I

## we're converting downtown miami into a true. 24-hour city

**metropolitan miami** is comprised of luxury high-rise residences with lofts, exciting retail venues, a lifestyle/entertainment center, ample parking, tree-lined walkways, with eclectic city vibe, all surrounded by the signature water views.

### introducing your **met**ropolitan neighborhood

- met1** luxury residential tower with exciting retail venues on the lower levels
- met2** luxury hotel and commercial towers boasting of 700,000 Class-A office space in a 47-story tower and a 42-story Marquis/JW Marriott luxury Hotel
- met** lifestyle/entertainment center featuring national and local restaurants, exciting retail venues and a unique movie theater experience
- met3** luxury mixed use commercial complex in the heart of downtown anchored with the area first Whole Foods Market



# introducing met1

M I A M I

metropolitan miami unveils **met1**, the project's first residential tower and a modern interpretation of classic architecture and design. integral to **met1** are 447 luxury condominiums that include lofts, tower suites and penthouses. the curved, L-shaped building features magnificent, unobstructed views of biscayne bay and the city of miami. with all the conveniences of home and fabulous restaurants, hip retail venues and glamorous amenities.

## levels 1-2

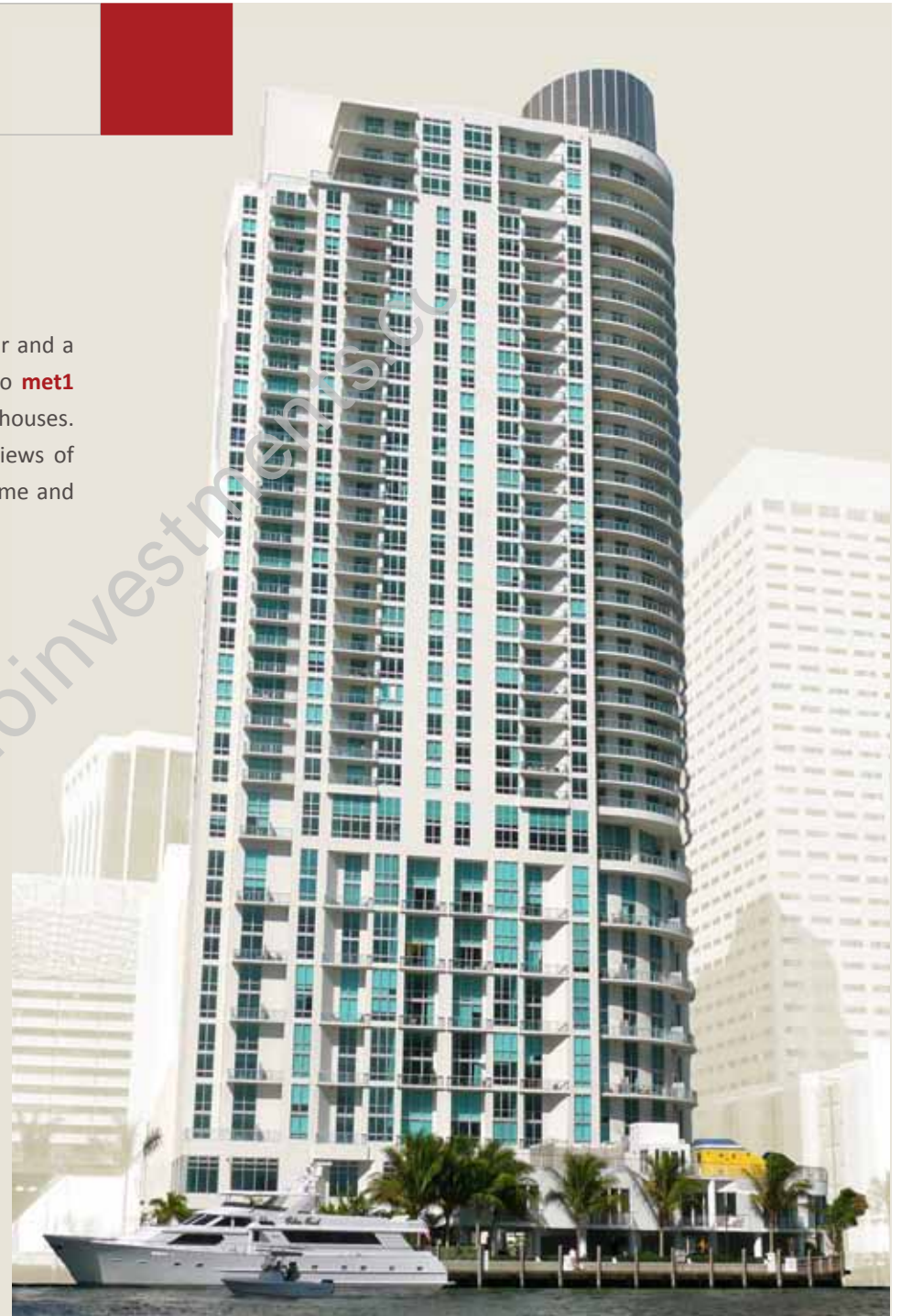
- retail and restaurant facilities
- prominent, second-story grand entrance lobby with nearly 20-foot high volume ceilings and bay views

## level 4-lanai

- mezzanine/split level loft units consisting of impressive high ceilings and floor-to-ceiling windows that frame beautiful bay views at treetop heights
- large, lushly landscaped pool with whirlpool and recreational deck
- "great room"; a private clubhouse with lounge, bar, kitchen and game room
- state-of-the-art health and fitness center
- men's and women's saunas

## levels 14-40

- spacious studios, one, two and three bedroom residences
- luxurious tower and penthouses suites
- scenic views of biscayne bay and the city of miami





vibrant days and exciting nights



every direction offers picturesque beauty, and the choice of bustling city or peaceful water is quite up to you.

Construction Starting Fall 2012



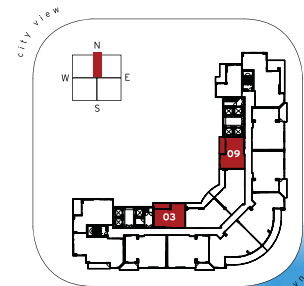
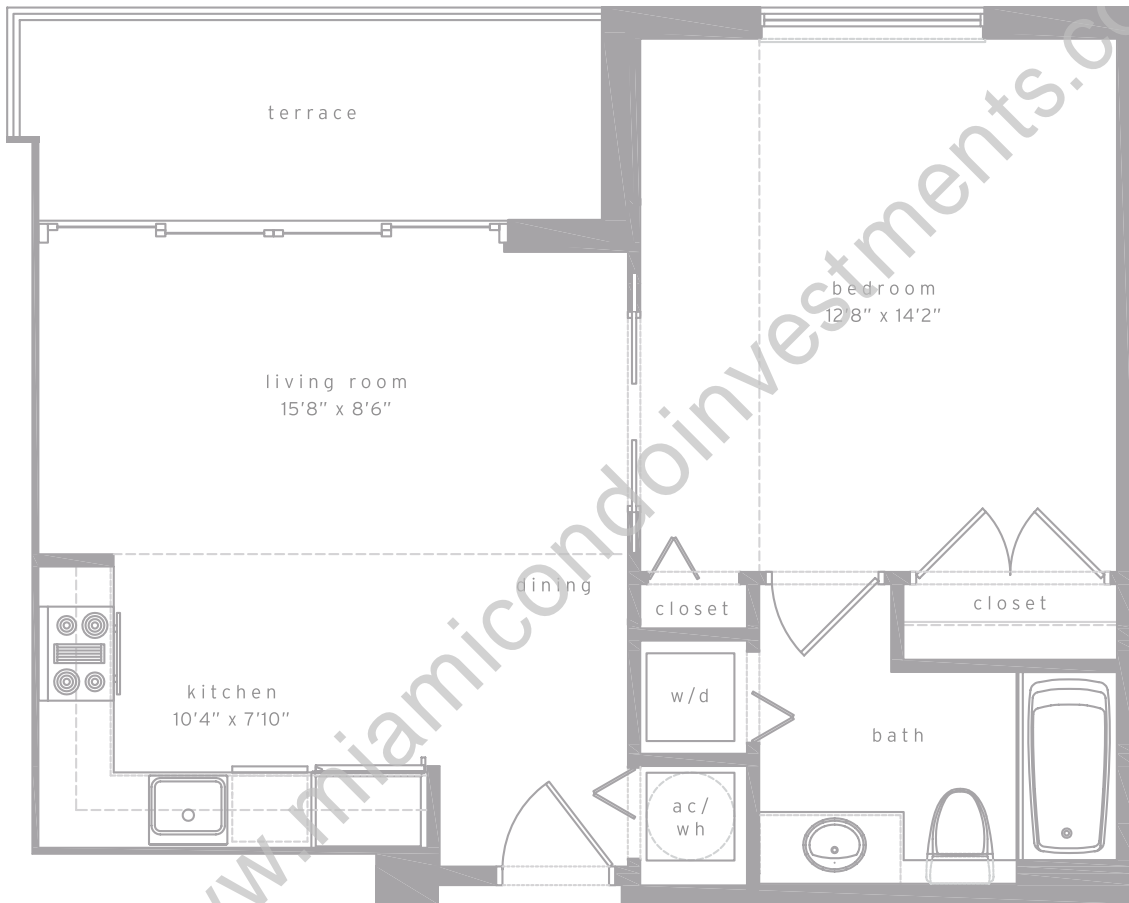
# New Lobby



**tower residences**  
**1 bed/1 bath**

residence	605 sq.ft.	56.2 m <sup>2</sup>
terrace	88 sq.ft.	8.2 m <sup>2</sup>
<b>total</b>	<b>693 sq.ft.</b>	<b>64.4 m<sup>2</sup></b>

**a**



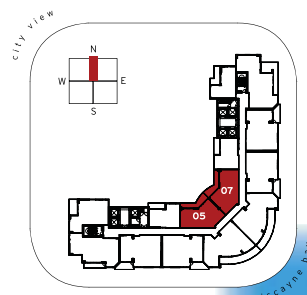
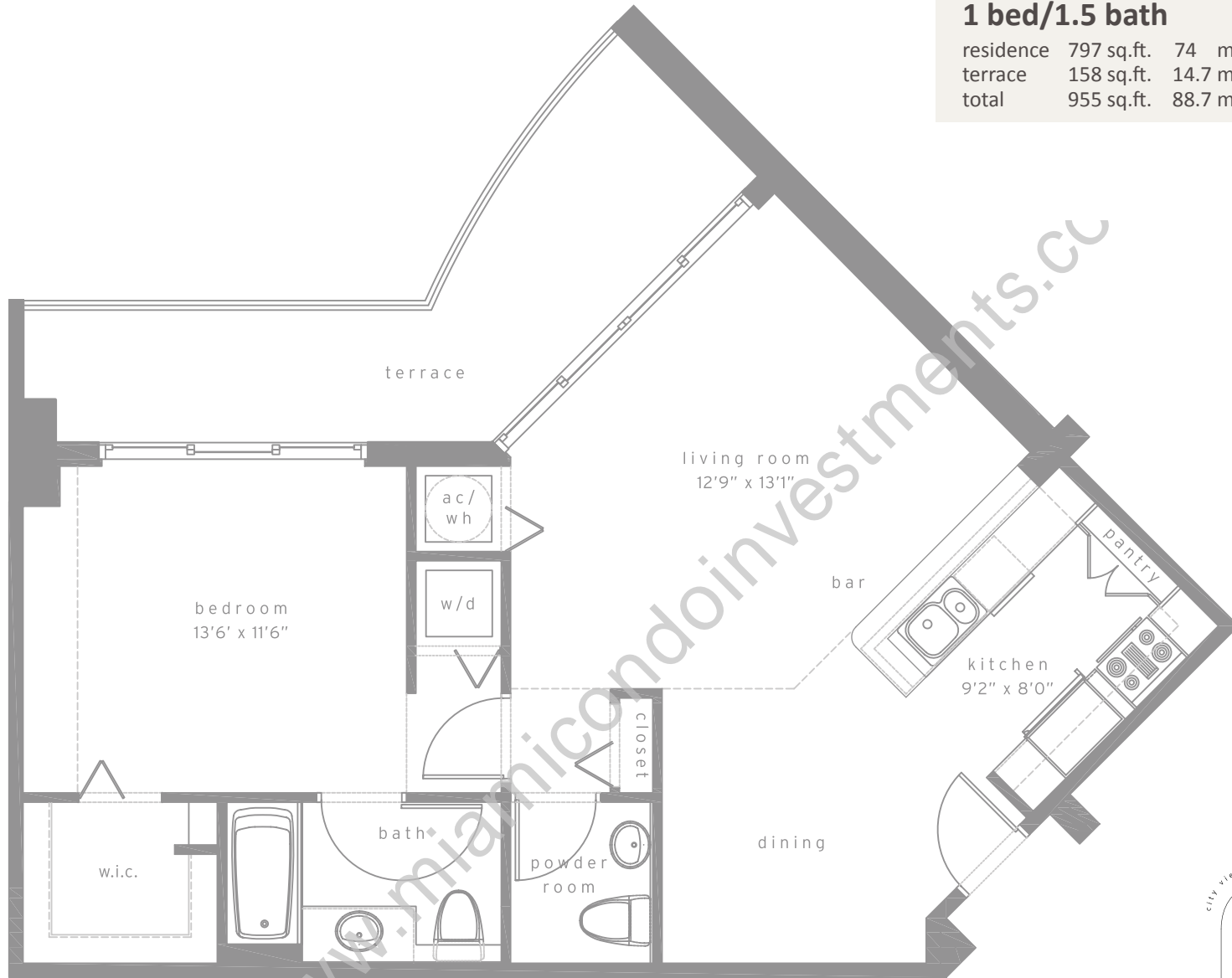
300 S. Biscayne Bay, Miami, Florida 33132.

Exclusive Brokers Fortune International Realty. Broker participation welcome. Oral representation cannot be relied upon correctly stating the representation of the developer. For correct representation, make reference to the documents required by section 718.503 Florida Statutes, to be furnished by the developer to a buyer or lessee. Not an offer where prohibited by state statutes.

**tower residences**  
**1 bed/1.5 bath**

residence	797 sq.ft.	74 m <sup>2</sup>
terrace	158 sq.ft.	14.7 m <sup>2</sup>
<b>total</b>	<b>955 sq.ft.</b>	<b>88.7 m<sup>2</sup></b>

**b**



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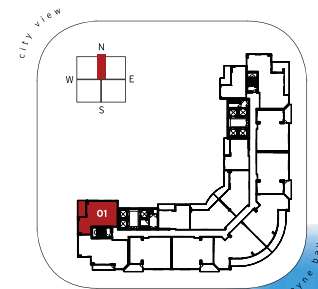
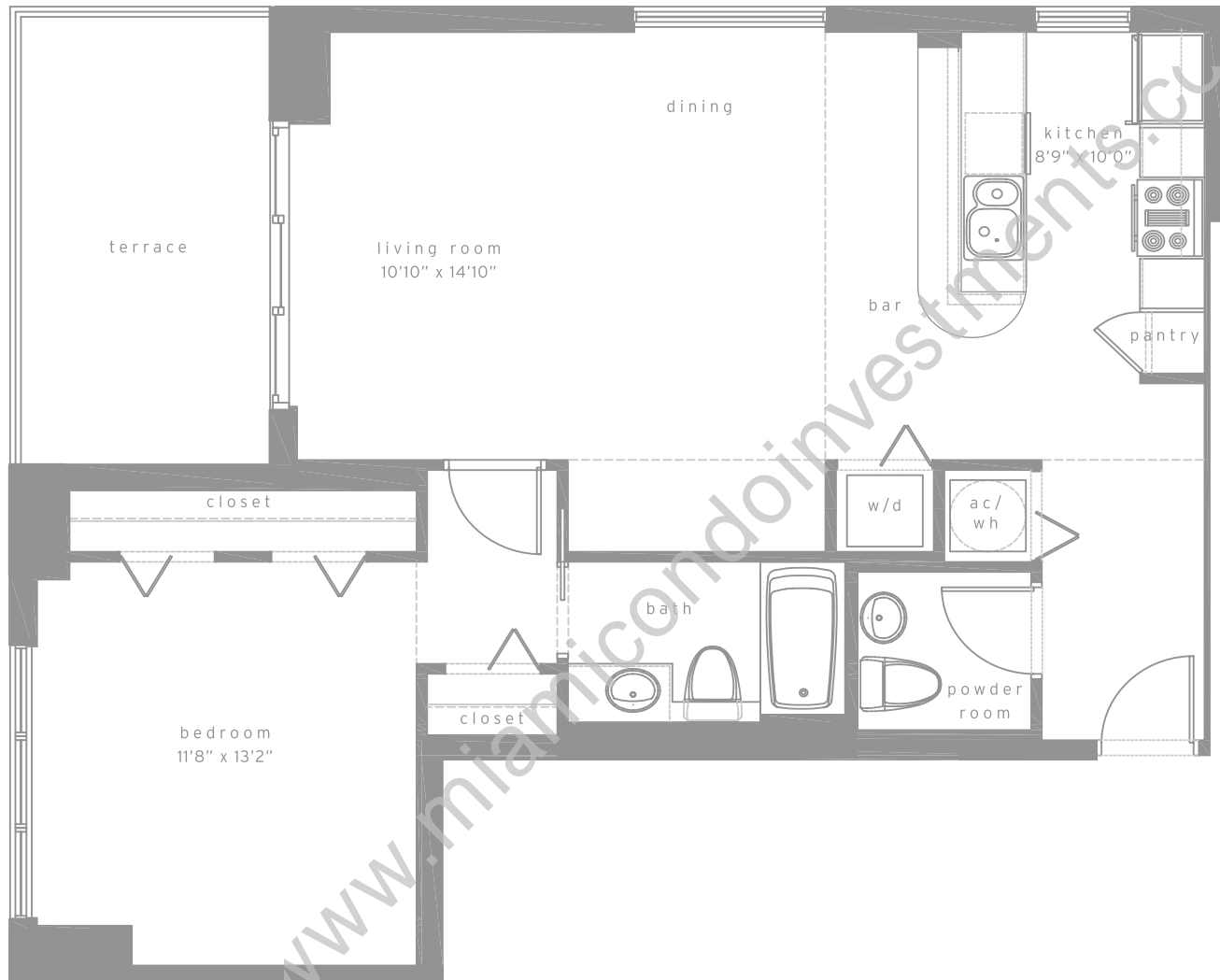
Biscayne Bay



**tower residences**  
**1 bed/1.5 bath**

residence	897 sq.ft.	83.3 m <sup>2</sup>
terrace	120 sq.ft.	11.2 m <sup>2</sup>
<b>total</b>	<b>1,017 sq.ft.</b>	<b>94.5 m<sup>2</sup></b>

**C**



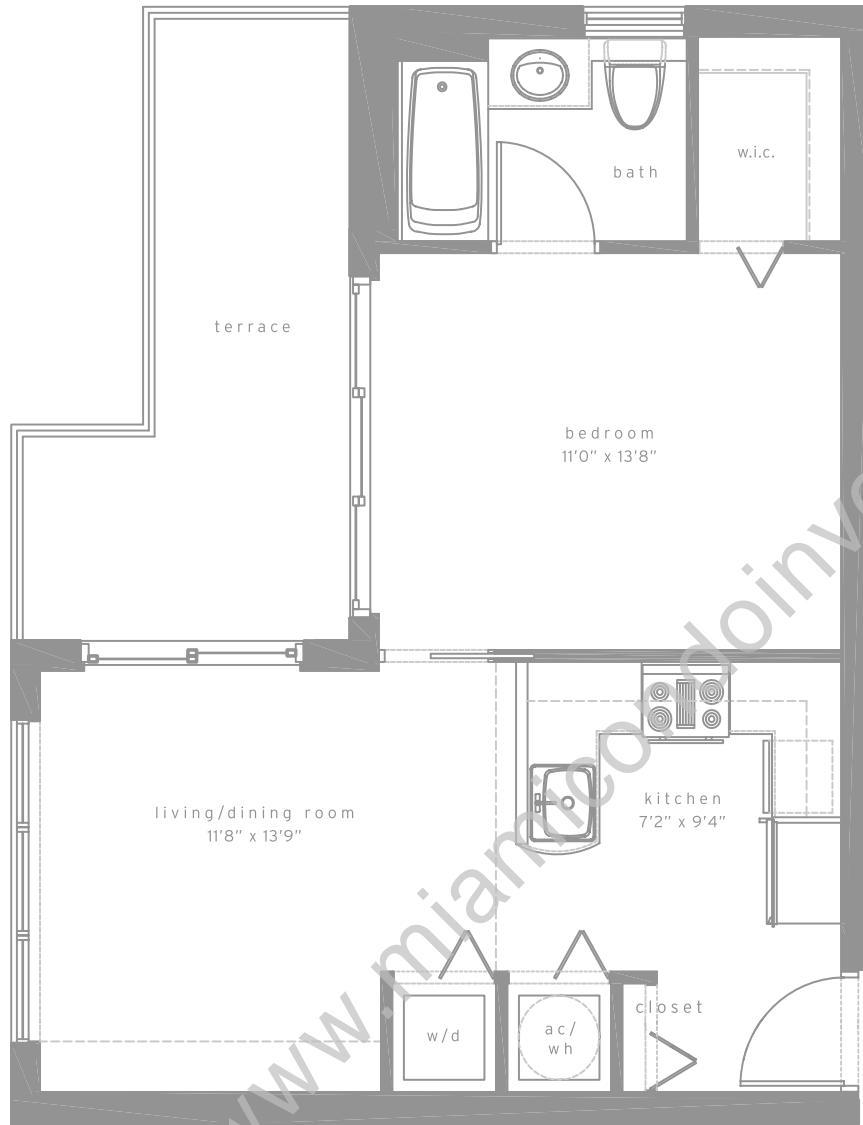
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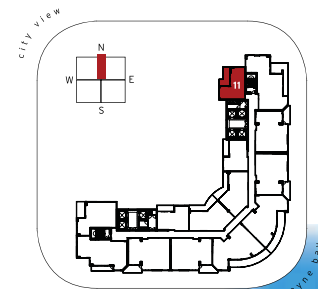
tower residences  
**1 bed/1 bath**

residence	592 sq.ft.	55 m <sup>2</sup>
terrace	128 sq.ft.	11.9 m <sup>2</sup>
total	720 sq.ft.	66.9 m <sup>2</sup>

**d**



www.miamirealestateinvestments.com



biscayne bay



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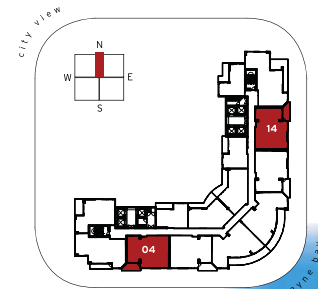
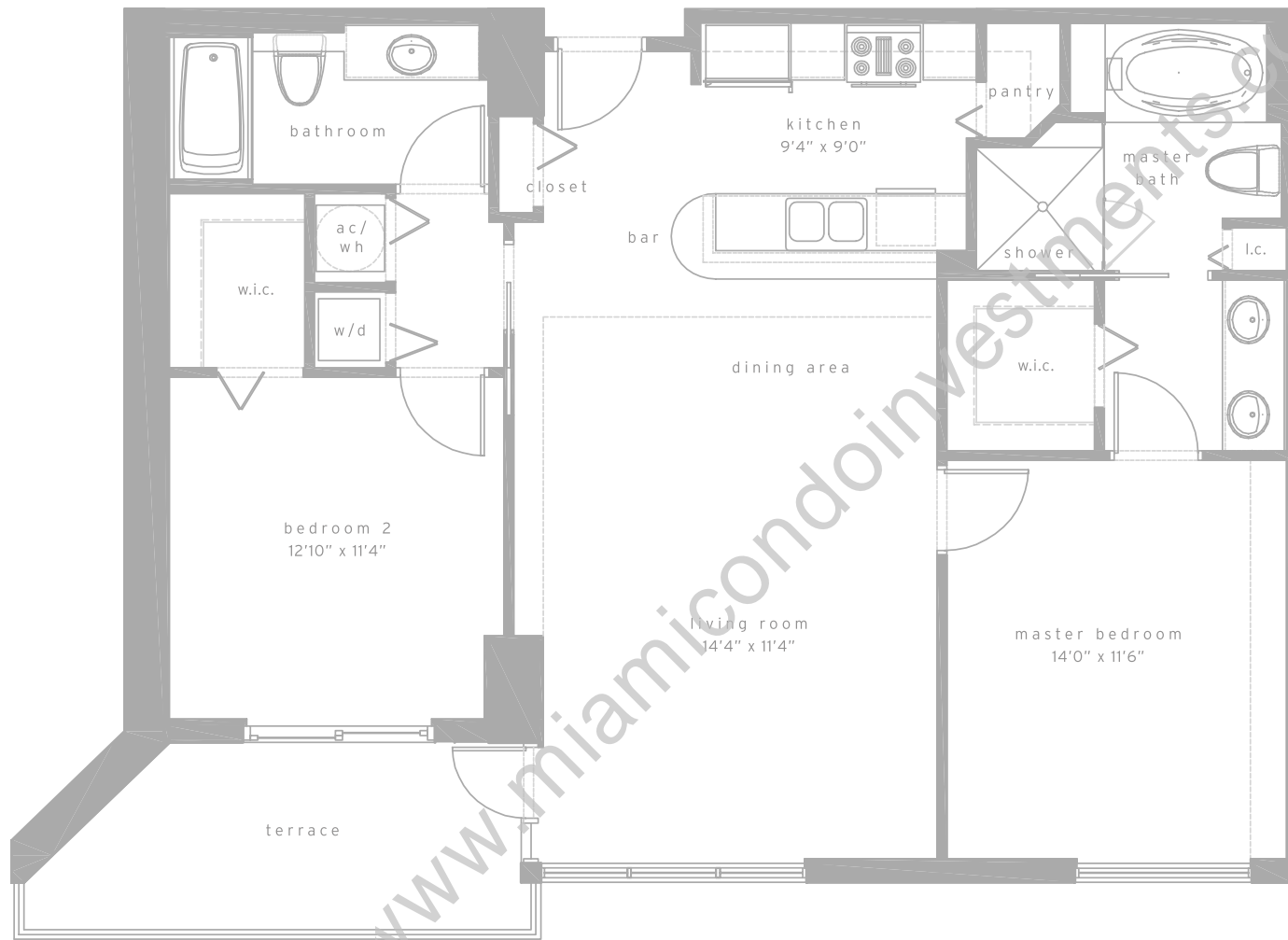
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tower residences  
**2 bed/2 bath**

residence 1,119 sq.ft. 104 m<sup>2</sup>  
terrace 109 sq.ft. 10.1 m<sup>2</sup>  
total 1,228 sq.ft. 114.1 m<sup>2</sup>

reversed

e



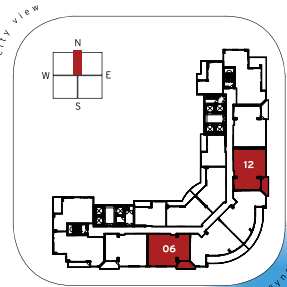
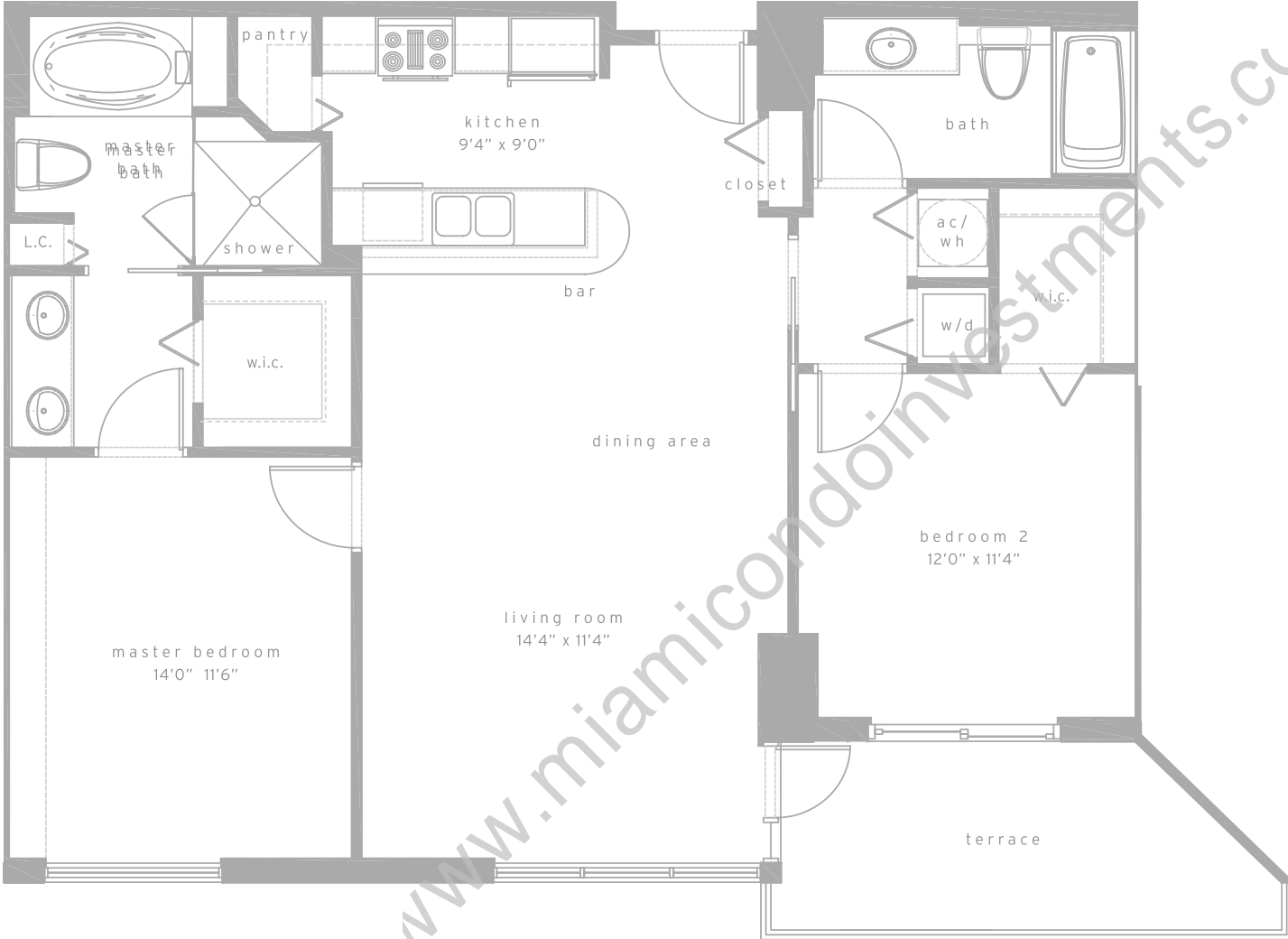
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**tower residences**  
**2 bed/2 bath**

residence 1,134 sq.ft. 105.4 m<sup>2</sup>  
 terrace 109 sq.ft. 10.1 m<sup>2</sup>  
 total 1,243 sq.ft. 115.5 m<sup>2</sup>

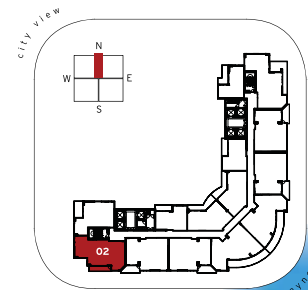
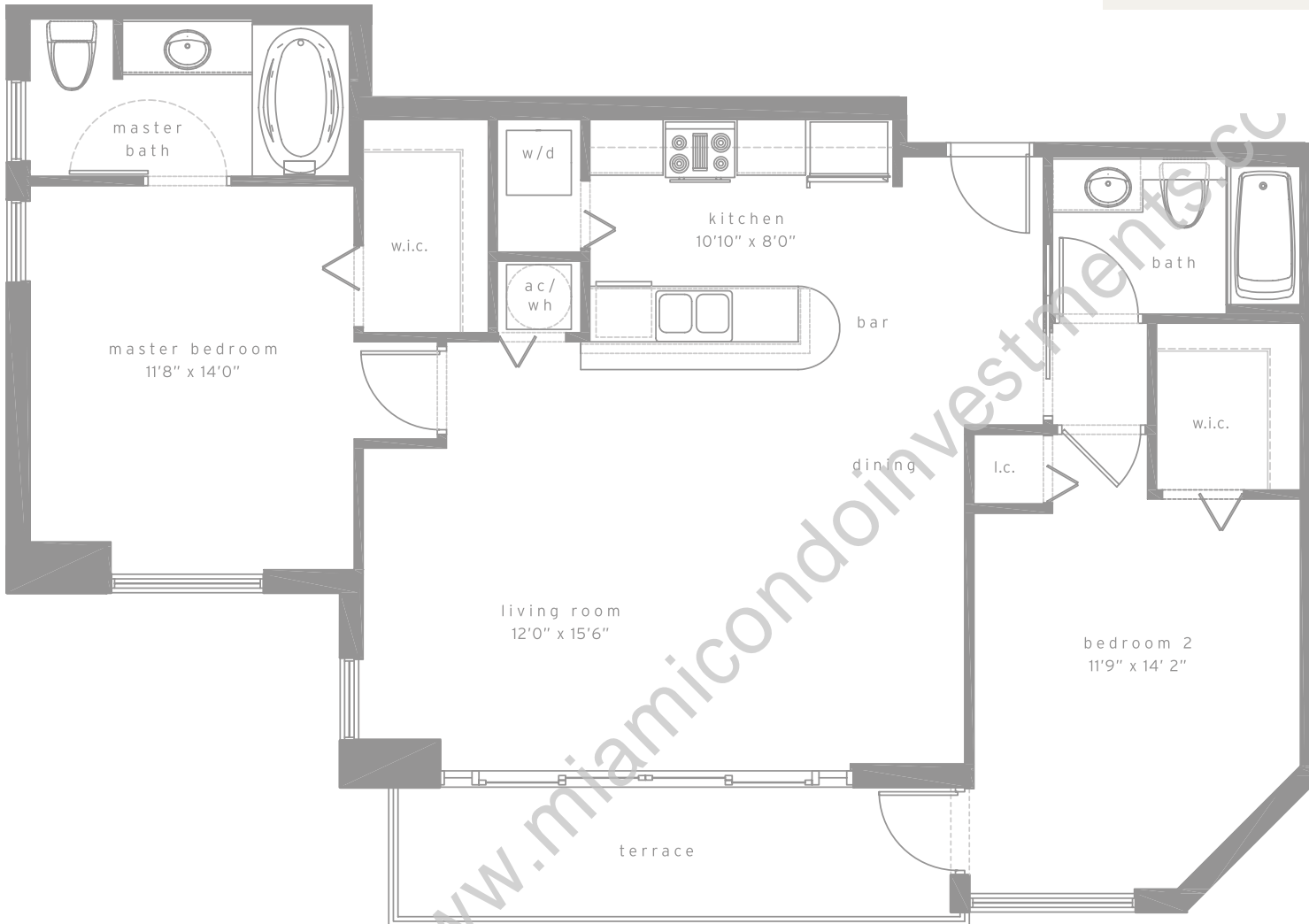
**e**



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**tower residences**  
**2 bed/2 bath**

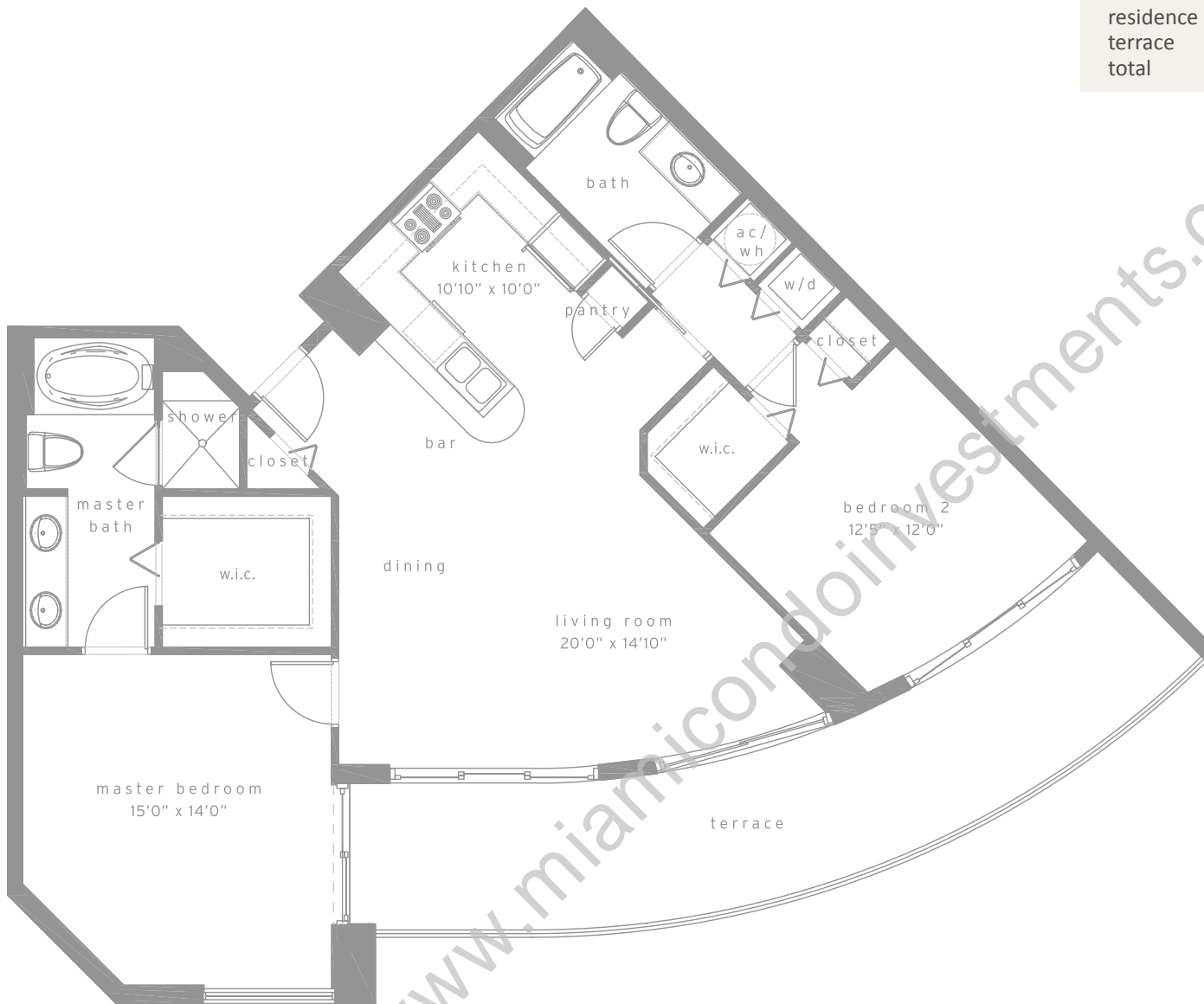
residence 1,160 sq.ft. 107.8 m<sup>2</sup>  
 terrace 102 sq.ft. 9.5 m<sup>2</sup>  
 total 1,262 sq.ft. 117.3 m<sup>2</sup>



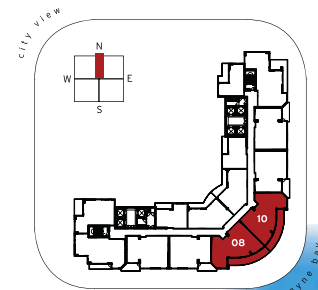
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tower residences  
**2 bed/2 bath**

residence 1,201 sq.ft. 111.6 m<sup>2</sup>  
 terrace 273 sq.ft. 25.4 m<sup>2</sup>  
 total 1,474 sq.ft. 137 m<sup>2</sup>



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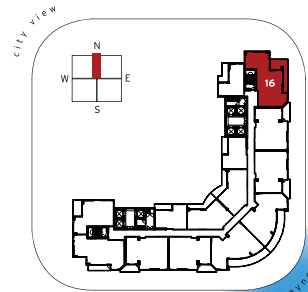
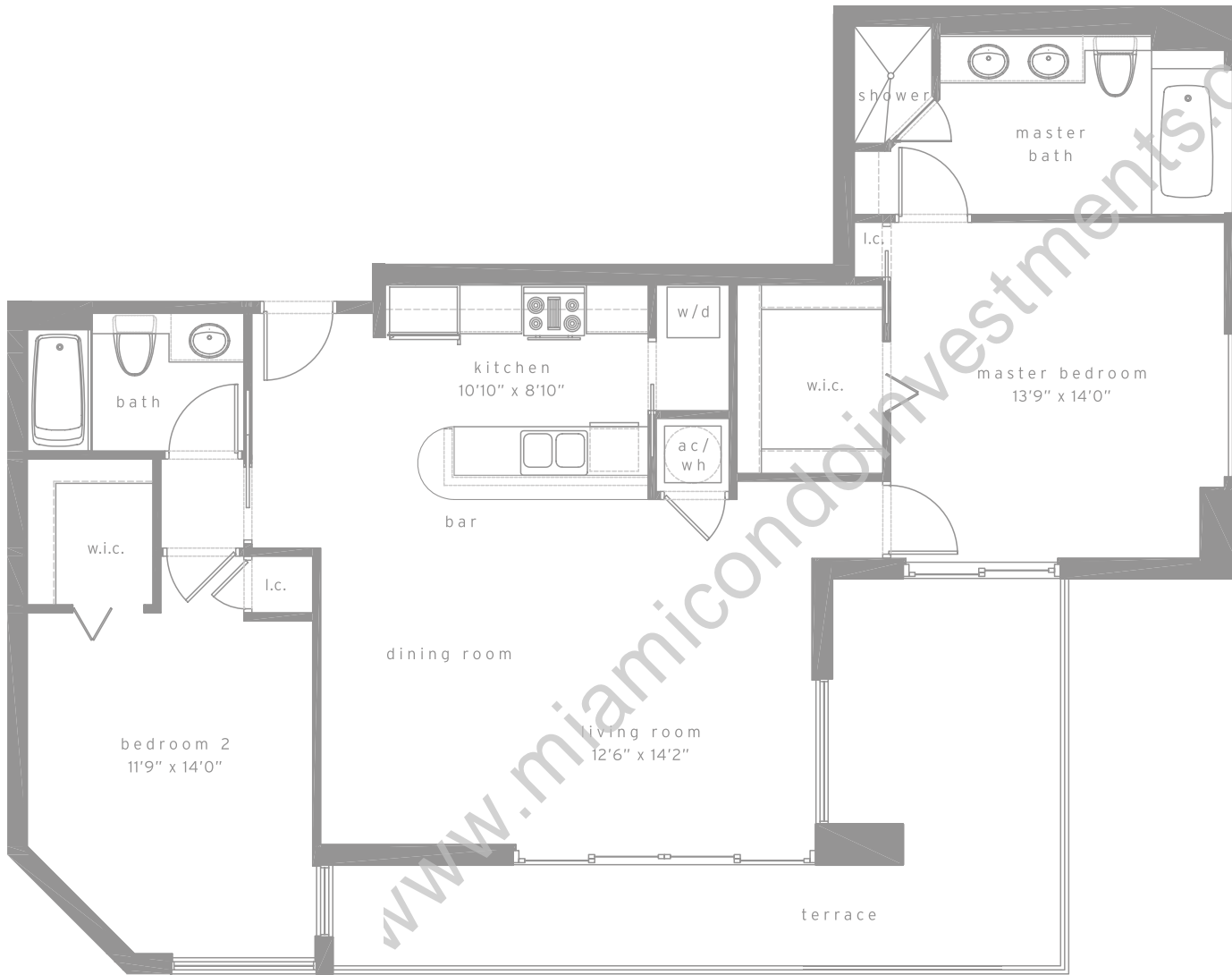


biscayne bay

**tower residences**  
**2 bed/2 bath**

residence 1,268 sq.ft. 117.8 m<sup>2</sup>  
 terrace 247 sq.ft. 22.9 m<sup>2</sup>  
 total 1,515 sq.ft. 140.7 m<sup>2</sup>

**h**

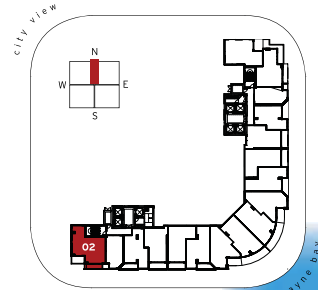
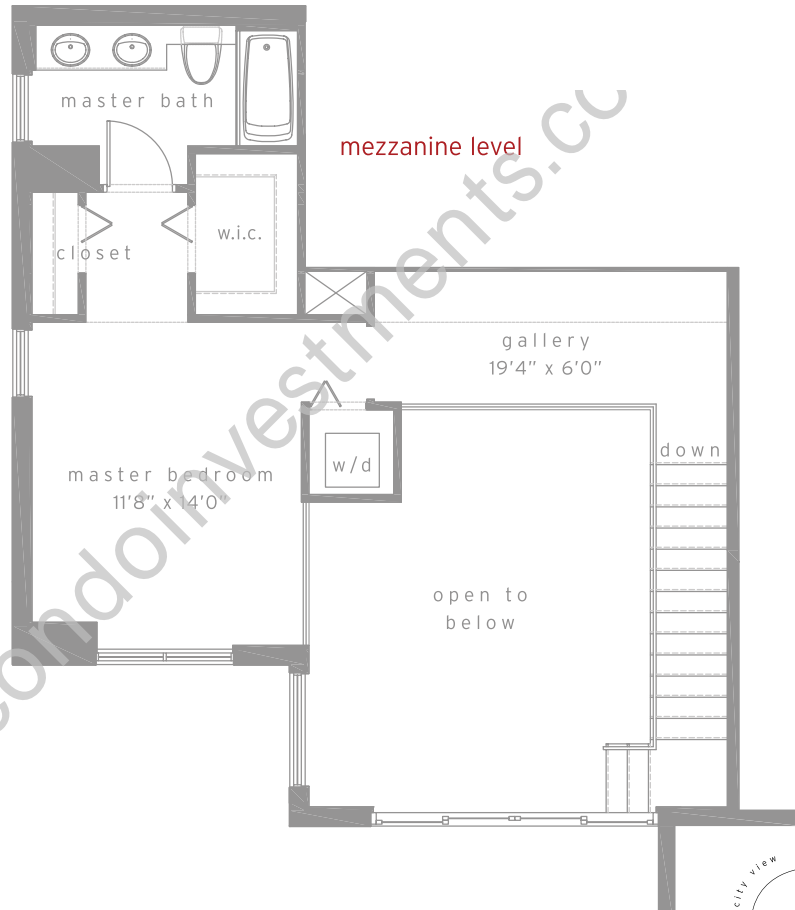
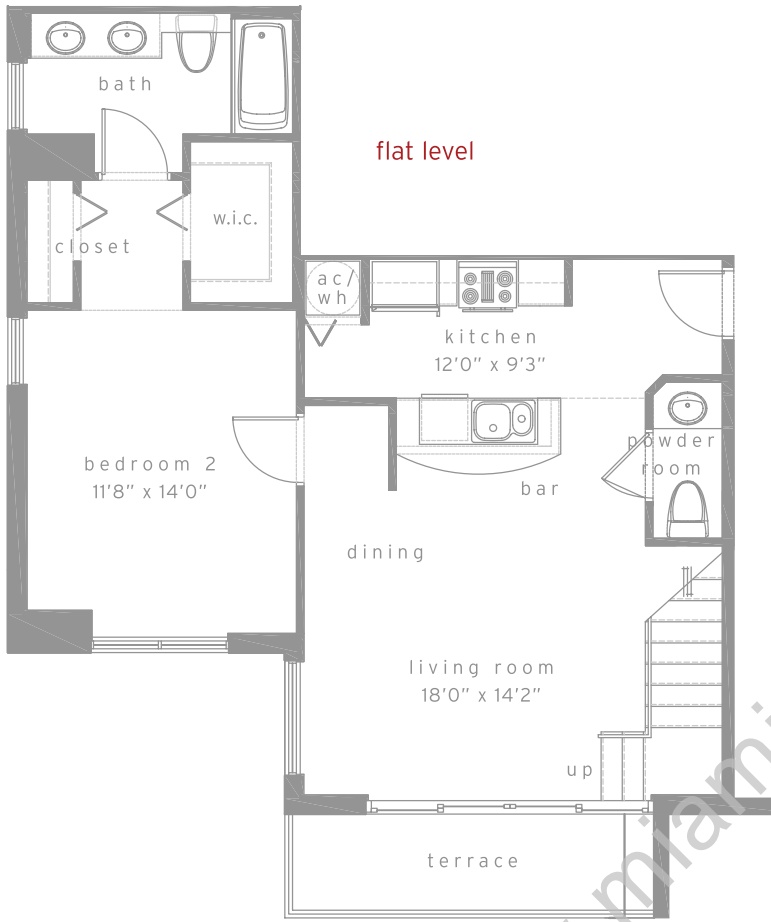


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loft residences  
**2 bed/2.5 bath**

residence 1,354 sq.ft. 125.8 m<sup>2</sup>  
 terrace 74 sq.ft. 6.8 m<sup>2</sup>  
 total 1,428 sq.ft. 132.6 m<sup>2</sup>



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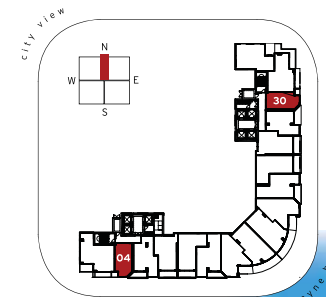
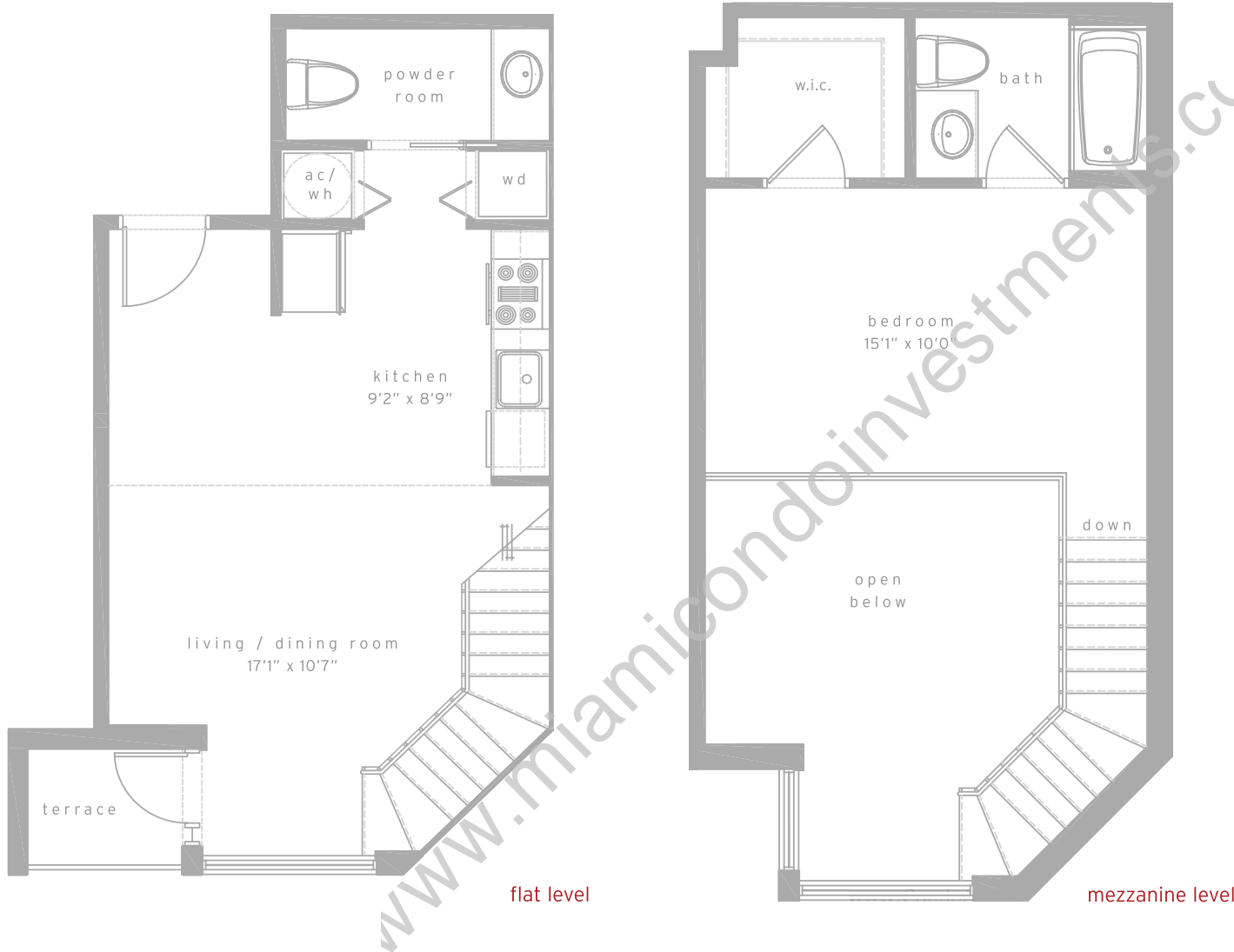
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biscayne bay



loft residences  
**1 bed/1.5 bath**

residence	698 sq.ft.	64.8 m <sup>2</sup>
terrace	26 sq.ft.	2.4 m <sup>2</sup>
total	724 sq.ft.	67.2 m <sup>2</sup>

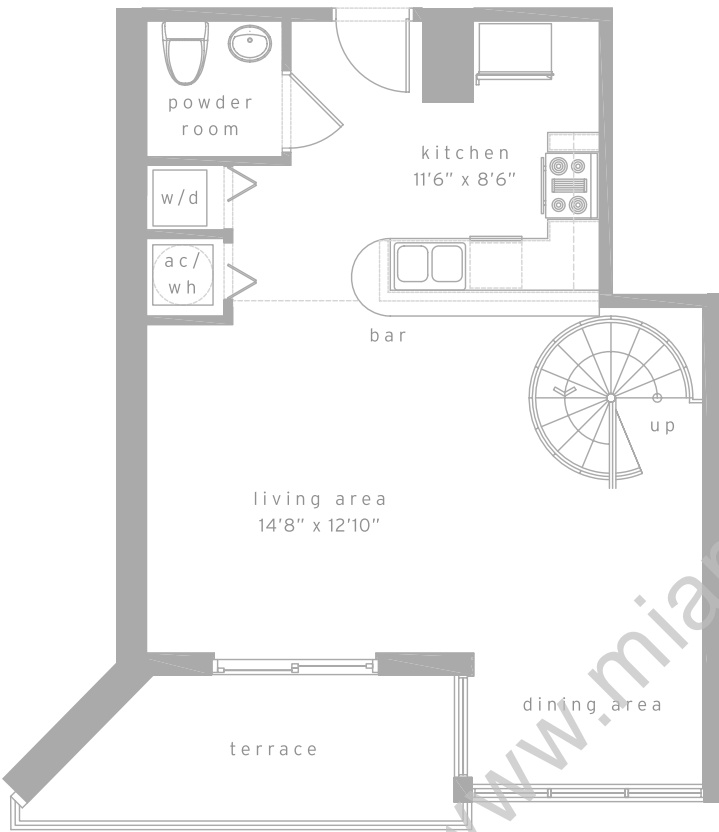


loft residences  
**1 bed/1.5 bath**

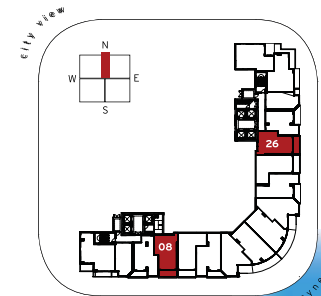
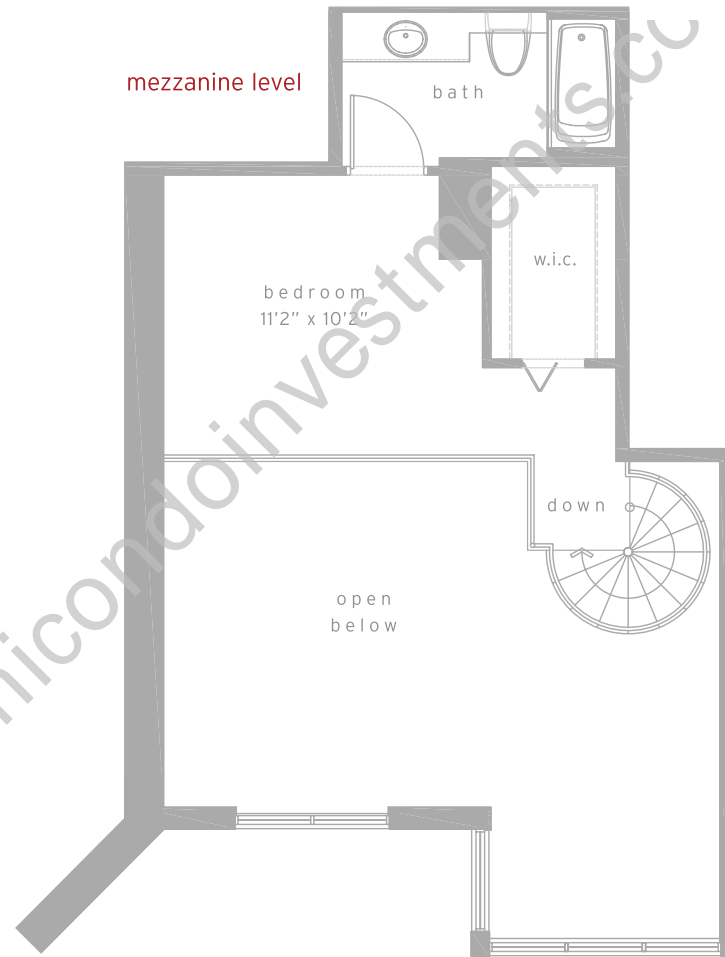
residence	866 sq.ft.	82.3 m <sup>2</sup>
terrace	90 sq.ft.	8.4 m <sup>2</sup>
total	976 sq.ft.	90.7 m <sup>2</sup>



flat level



mezzanine level

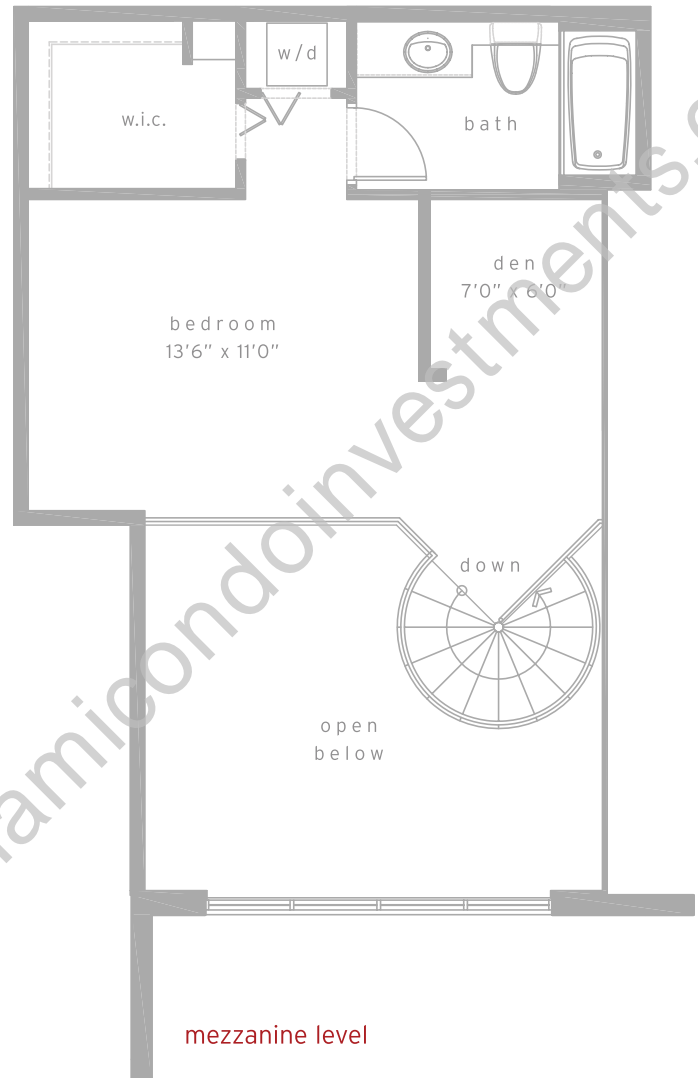
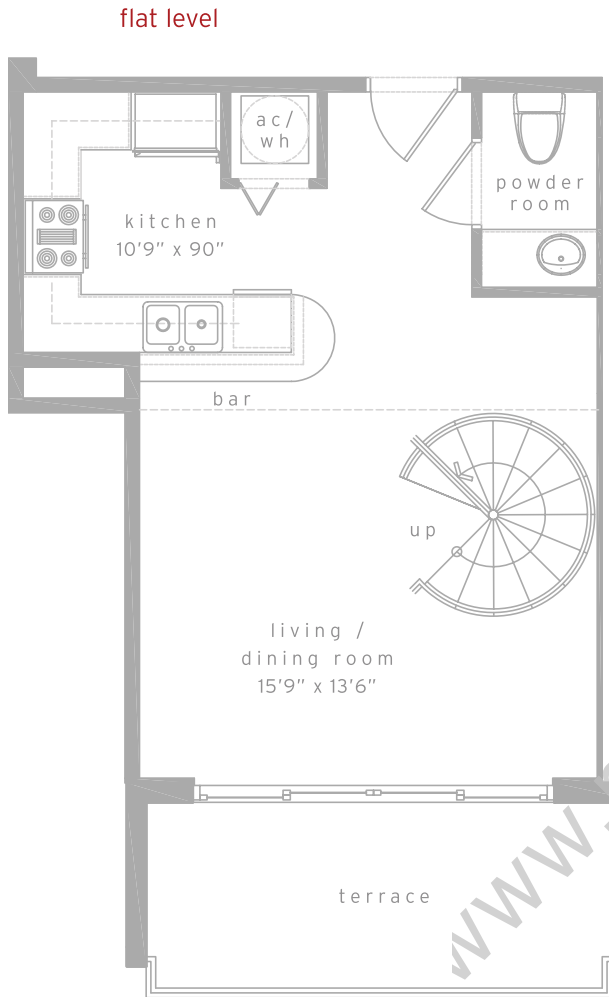


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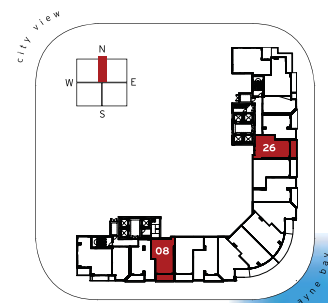
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loft residences  
**1 bed/1.5 bath + den**

residence	857 sq.ft.	80.6 m <sup>2</sup>
terrace	110 sq.ft.	10.2 m <sup>2</sup>
total	967 sq.ft.	90.8 m <sup>2</sup>



mezzanine level



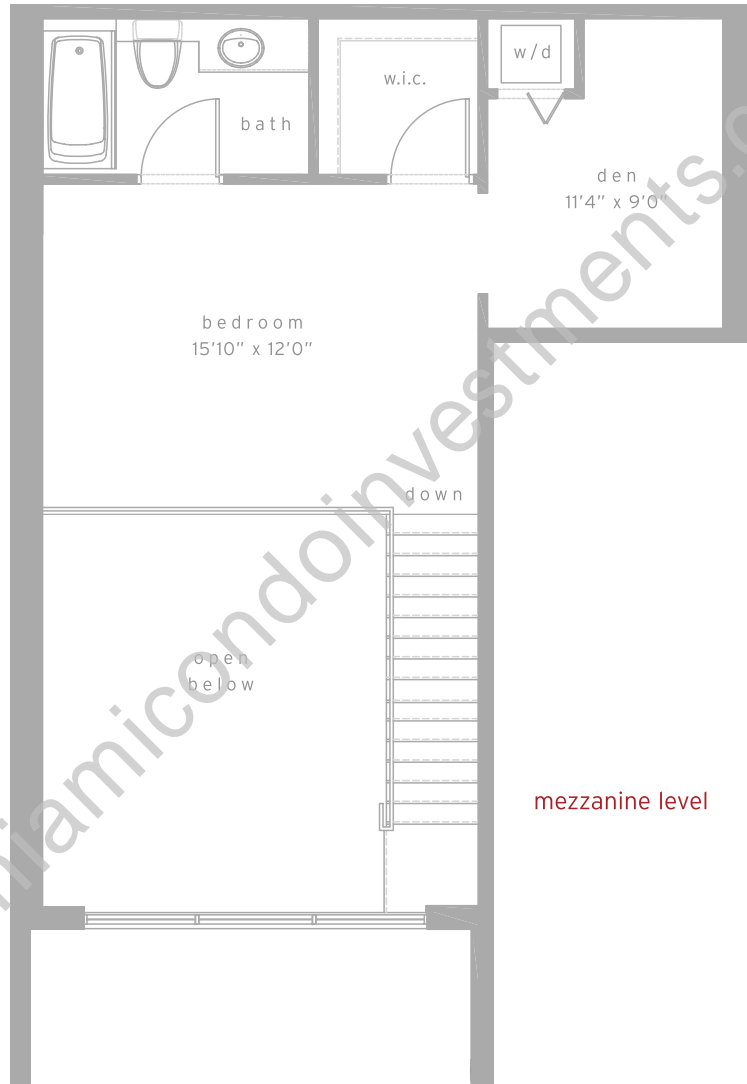
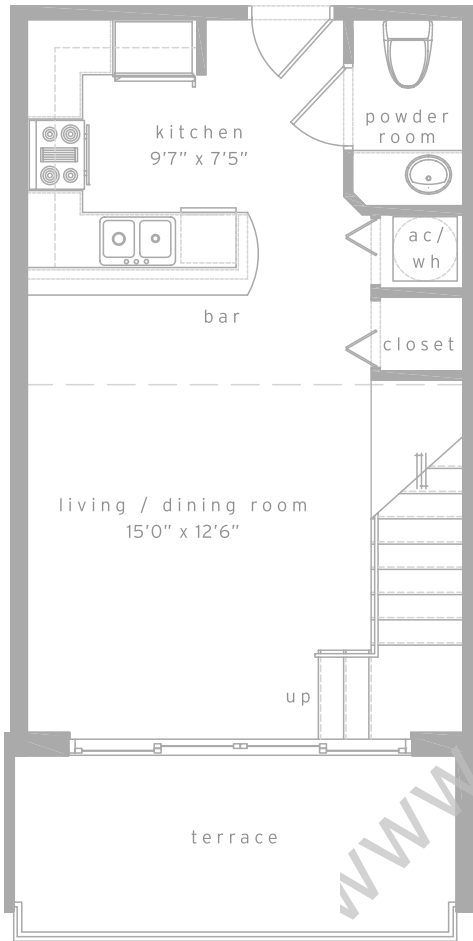
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loft residences  
**1 bed/1.5 bath + den**

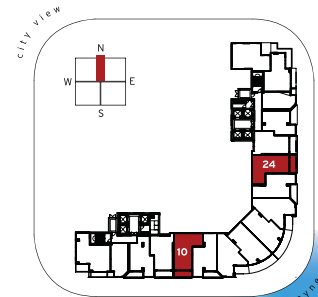
residence	866 sq.ft.	82.3 m <sup>2</sup>
terrace	110 sq.ft.	10.2 m <sup>2</sup>
total	996 sq.ft.	92.5 m <sup>2</sup>



flat level



mezzanine level



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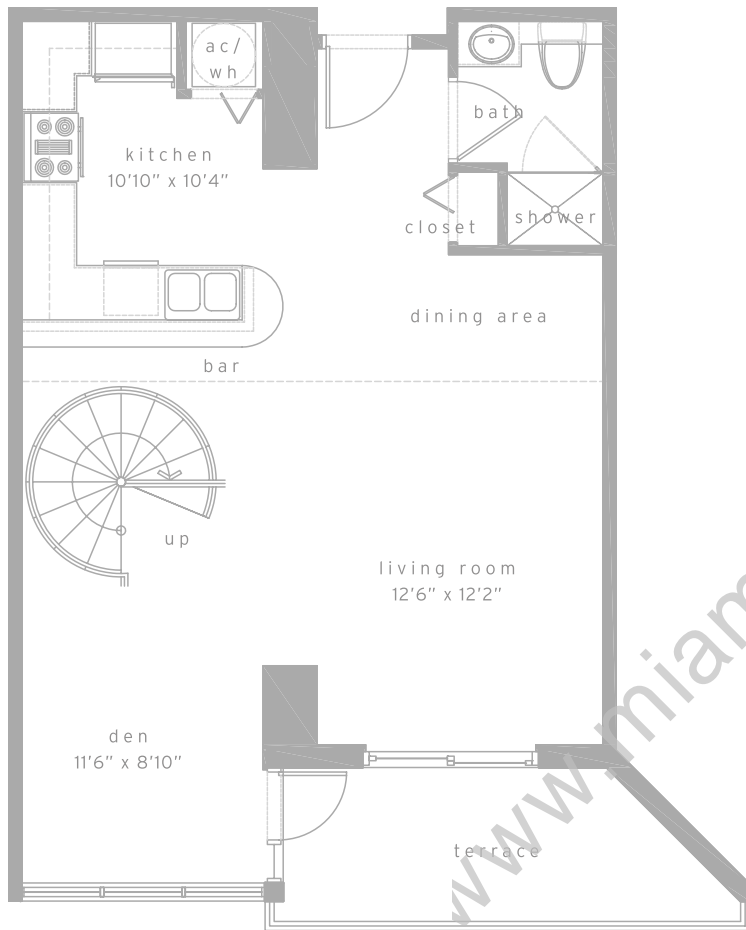
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loft residences  
**1 bed/2 bath + den**

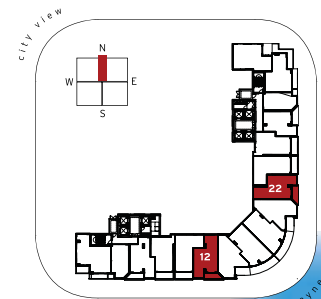
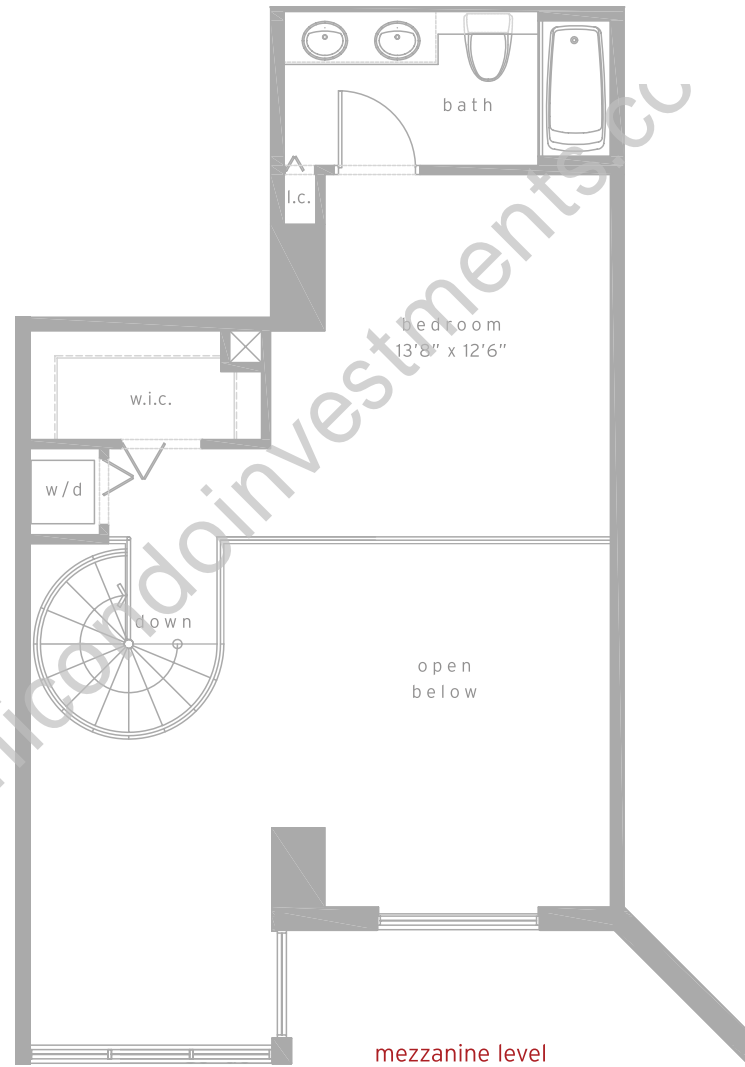
residence	993 sq.ft.	92.3 m <sup>2</sup>
terrace	90 sq.ft.	8.4 m <sup>2</sup>
<b>total</b>	<b>1,083 sq.ft.</b>	<b>100.7 m<sup>2</sup></b>



flat level



mezzanine level

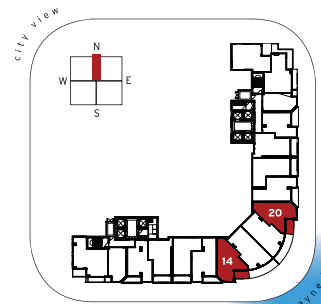
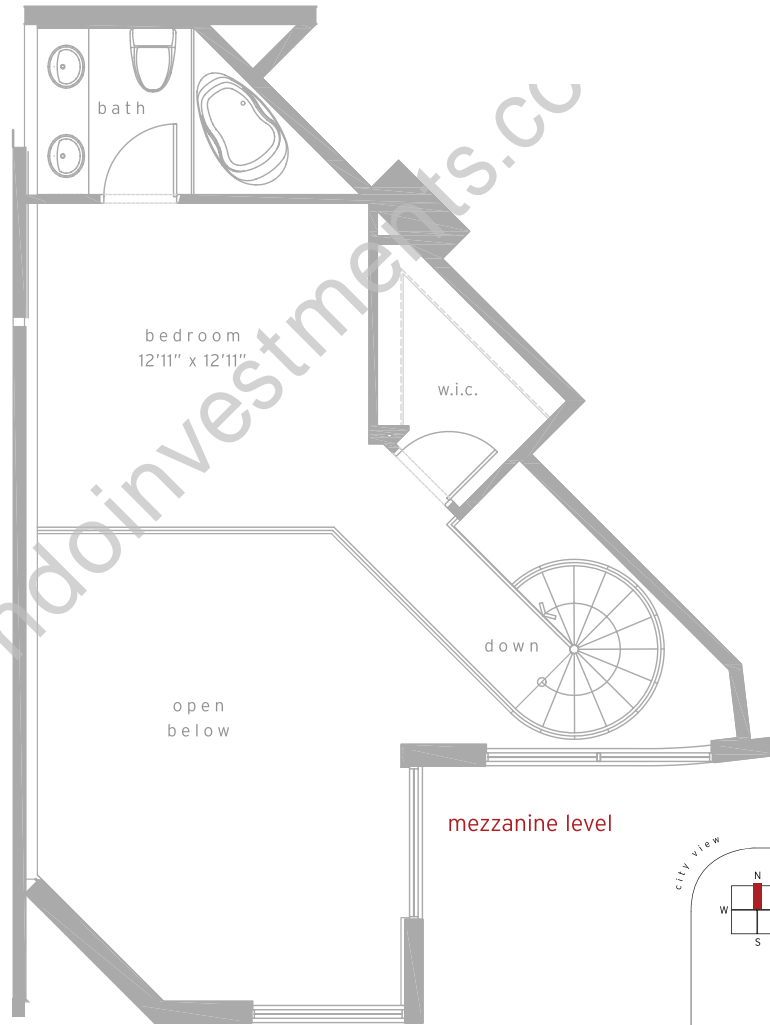
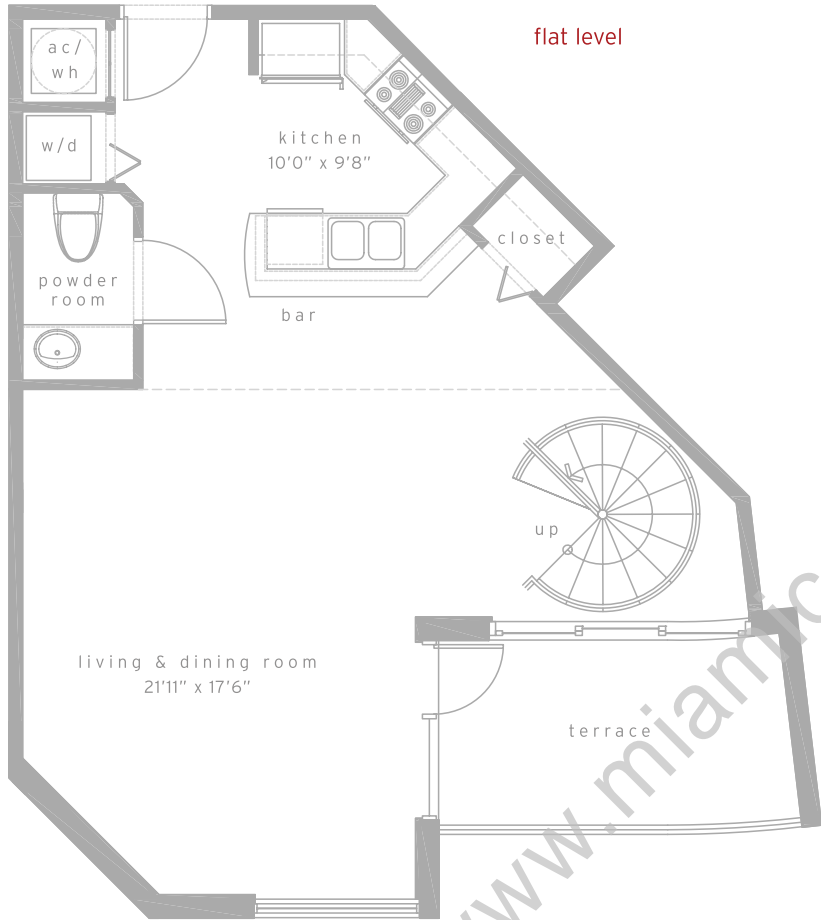


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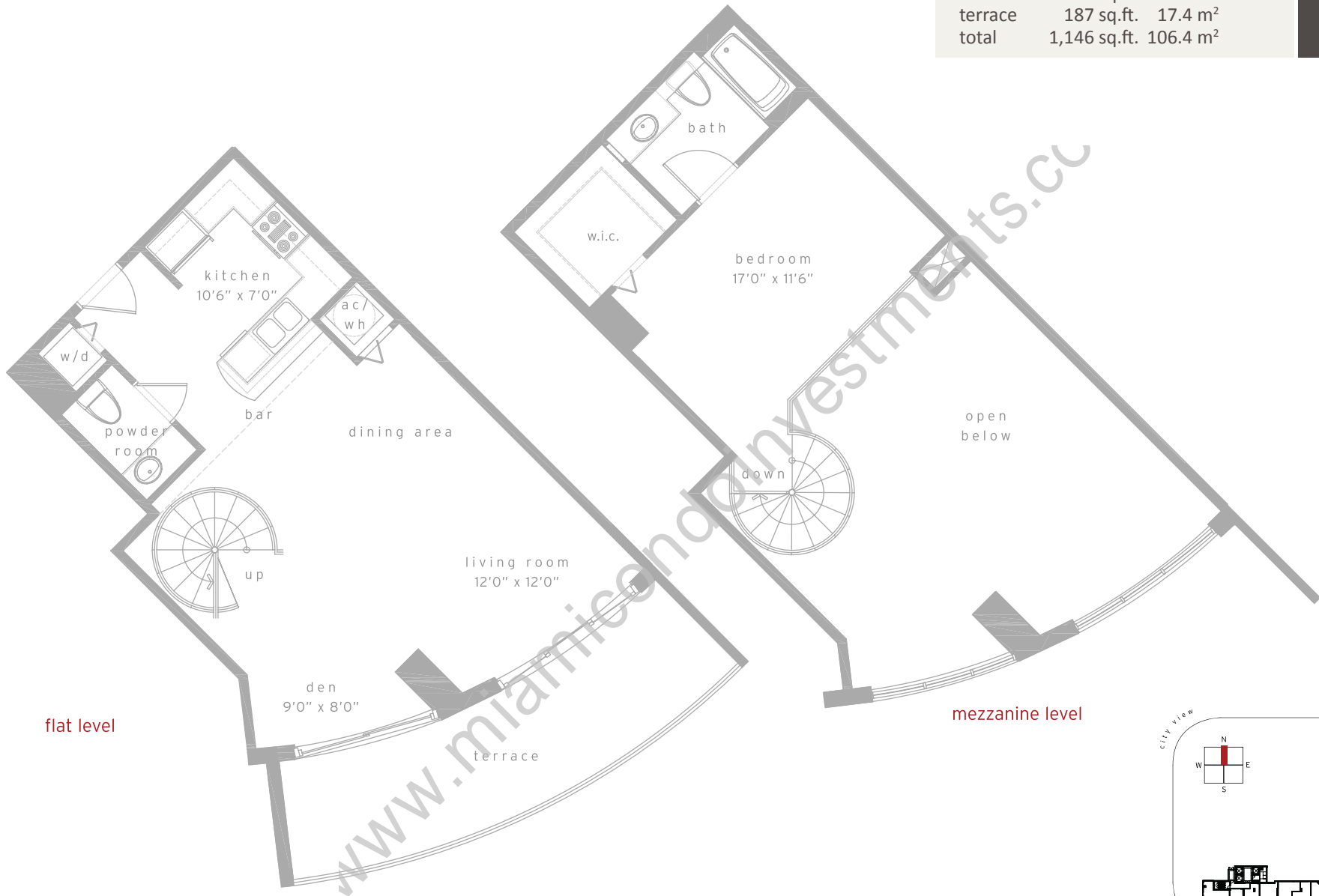
loft residences  
**1 bed/1.5 bath**

residence	958 sq.ft.	89 m <sup>2</sup>
terrace	91 sq.ft.	8.4 m <sup>2</sup>
<b>total</b>	<b>1,049 sq.ft.</b>	<b>97.4 m<sup>2</sup></b>



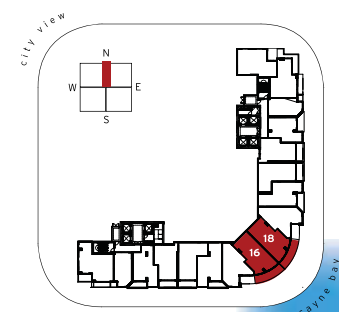
loft residences  
**1 bed/1.5 bath + den**

residence	959 sq.ft.	89 m <sup>2</sup>
terrace	187 sq.ft.	17.4 m <sup>2</sup>
<b>total</b>	<b>1,146 sq.ft.</b>	<b>106.4 m<sup>2</sup></b>



flat level

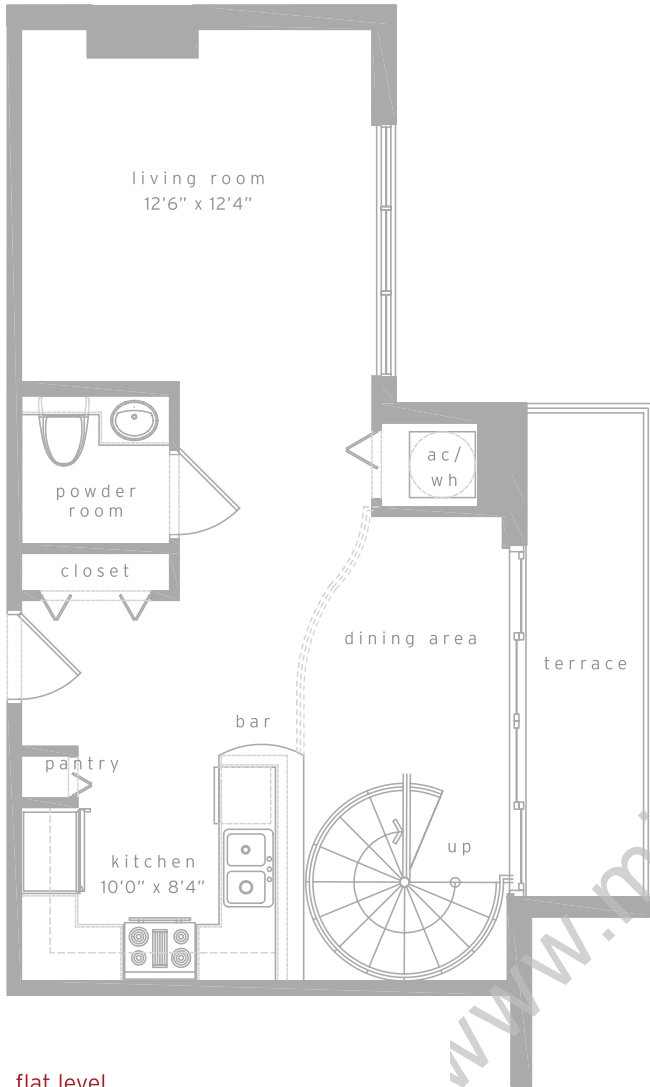
mezzanine level



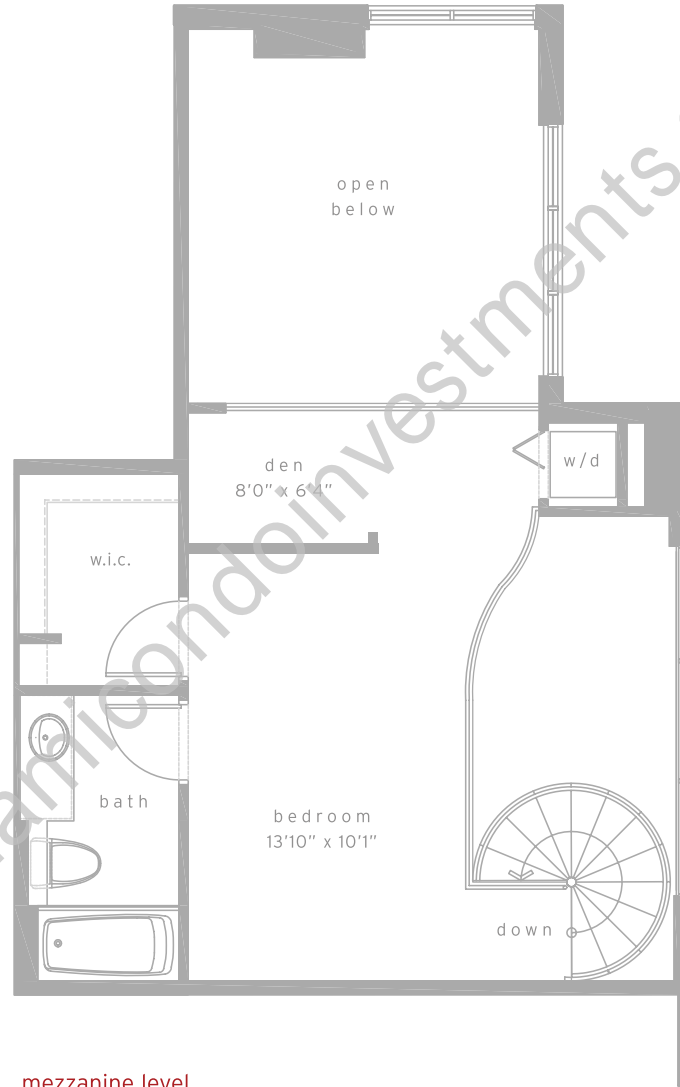
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loft residences  
**1 bed/1.5 bath + den**

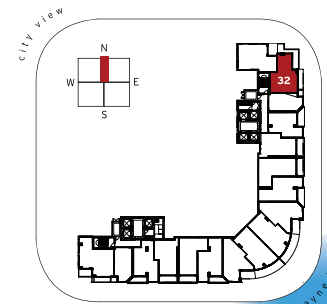
residence	952 sq.ft.	88.5 m <sup>2</sup>
terrace	80 sq.ft.	7.4 m <sup>2</sup>
<b>total</b>	<b>1,032 sq.ft.</b>	<b>95.9 m<sup>2</sup></b>



flat level



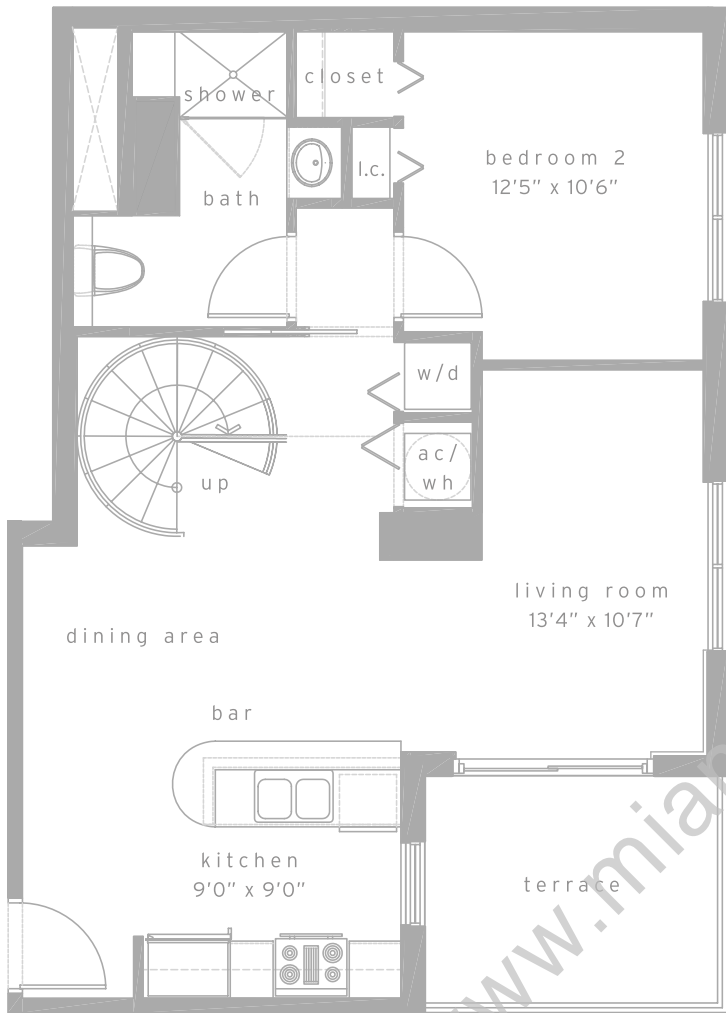
mezzanine level



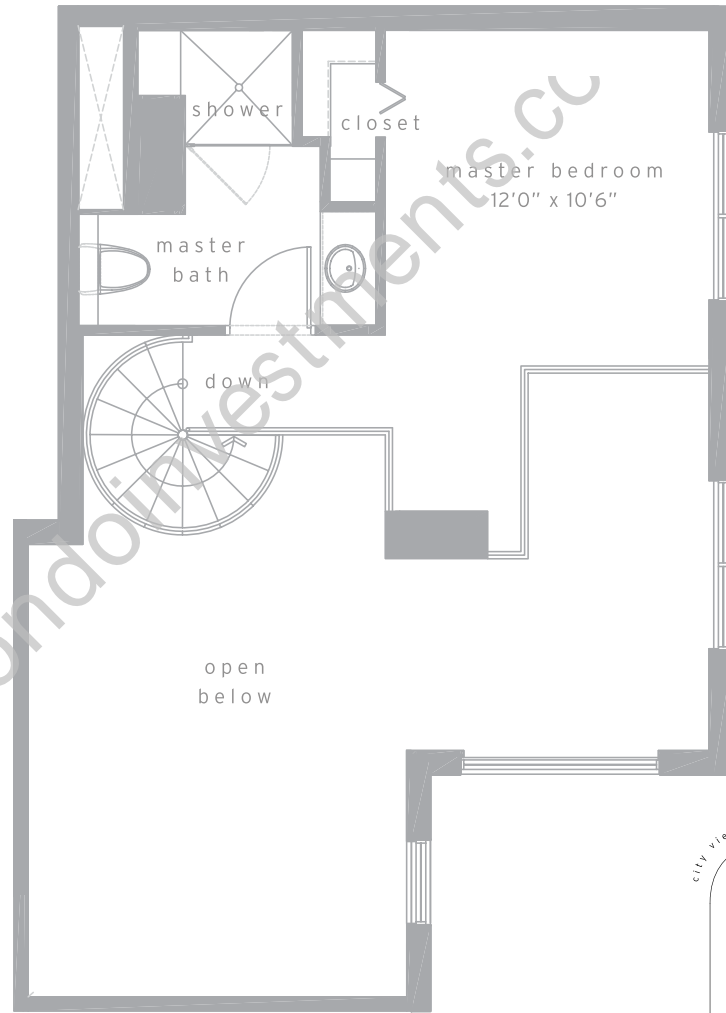


loft residences  
**2 bed/2 bath**

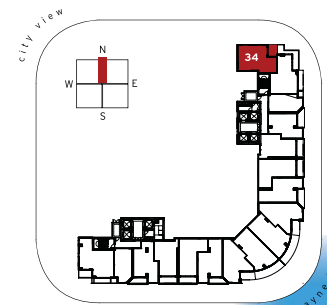
residence 1,106 sq.ft. 110.8 m<sup>2</sup>  
 terrace 87 sq.ft. 8 m<sup>2</sup>  
 total 1,193 sq.ft. 118.8 m<sup>2</sup>



flat level



mezzanine level



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BISCAYNE BAY

## residence features

- private terraces
- professionally engineered soundproof floors
- ceiling heights of 19'4" in lofts, 9'4" in tower units and 11'4" in the penthouse units
- pre-wired for ceiling electrical fixtures in all bedrooms, dining and breakfast areas
- marble windowsills
- high-efficiency air conditioning system
- top-of-the-line stackable, washer/dryer
- impact resistant windows and sliding glass doors designed to meet hurricane codes
- tinted, tempered glass for energy efficiency
- spacious walk-in closets

## kitchen features

- top-of-the-line stainless steel appliances including refrigerator/freezer, built-in oven and cook top, microwave oven with integral hood and light and multi-cycle dishwasher
- custom wood flooring in kitchen (porcelain tile in lofts)
- granite counter tops with back splash with under-mounted stainless steel double sink
- european style wood cabinets with glass doors and stainless steel decorative hardware
- elevated breakfast/bar counter tops

## bathroom features

- custom wood vanities including imported marble or granite counter tops with under-mounted sinks in master and second baths
- soaking tub in master bath
- oversized mirrors
- elegant designer bathroom fixtures and accessories
- full-height marble or granite bath and shower enclosures in master baths (tower, penthouse units)
- italian porcelain tile floors and enclosures for bath and shower (in all 2nd baths in tower units and all baths in loft units)
- sleek pedestal sinks in powder room
- frameless glass shower enclosure in master bath





## building features

- designed by the renowned architectural firm of nichols, brosch, sandoval and associates
- interiors designed by RTKL
- impressive modern 40-story building
- located in the heart of downtown miami with magnificent biscayne bay, miami river & city views
- spacious lobby with dramatic floor-to-ceiling windows 20 feet high overlooking the bay
- spacious floor plans with one, two, and three bedroom units; units consist of loft, tower and penthouses residences
- high-speed elevators with limited key access
- direct access to the new riverwalk
- private lounge areas in lobby
- private roof terrace with breathtaking bay and city views

## security

- state-of-the-art building access and surveillance video security system
- 24-hour security
- assigned covered parking with controlled access
- technologically advanced fire alarm system

## technological features

- pre-wired for smart building multiple jack high-speed internet, data/voice and cable access
- telephone intercom direct to the concierge

## building services/special resident conveniences

- concierge service for residents' every need
- building management
- valet parking
- fully-equipped business center with meeting/

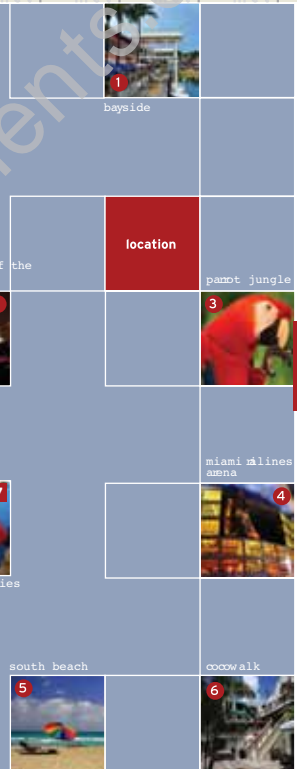
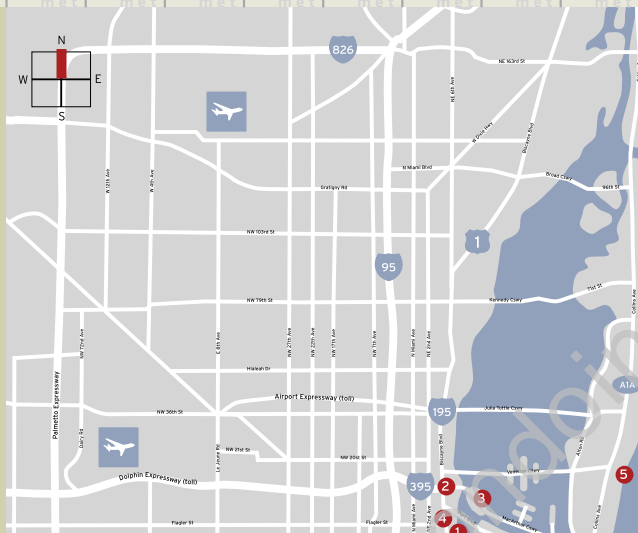
conference room

- great room/events center with bar and catering kitchen prep area
- private storage facility
- nationally recognized restaurant on first level
- pet friendly

## recreational features on lanai level

- private residents' lounge and game room with billiards; bar area with large screen plasma television & card room
- large, attractively landscaped recreational deck with temperature-controlled pool and whirlpool
- poolside chaise lounge and towel service
- relaxing meditation garden
- men's and women's locker room, sauna and showers
- fully equipped fitness & cardiovascular room with free weights
- children's playroom
- yoga & aerobics studio





location

the heart of any great city is its downtown area, and **metropolitan miami** is downtown redefined.

**metropolitan miami** is the nucleus of a tropical lifestyle where local meets international, all with an edgy, urban vibe. it's a place where an interesting, diverse crowd of people will assemble for entertainment, dining, the arts, culture, shopping, sports, socializing or just hanging out.

**metropolitan miami puts downtown on the map**

**metropolitan miami** is flanked by american airlines arena, bayside marketplace and the performing arts center, all manifestations of miami's commitment to urban renewal. cruise ship ports, parrot jungle, the children's museum and legendary south beach are just across the bridge, and other great miami neighborhoods are only moments away. and with an ample road system that leads everywhere, **metropolitan miami** is easy in, easy out.

## about the developer

MDM group is a real estate development and management company of a team of professionals with a proven expertise in developing, owning and operating luxury hotels, office buildings and commercial mixed use projects throughout South Florida. The company currently focuses on core urban development.

MDM has decades of expertise in all facets of the real estate development process including design, construction, management, land development, marketing, finance and asset management plus the technology necessary to maximize the overall value of each project.

MDM is comprised of several divisions including MDM Hotel Group, MDM Parking Services and MDM Staff Services. This vertical integration provides the in-house expertise necessary to ensure the success of each project.

### MDM projects include

JW Marquis Marriott Hotel  
JW Marriott Hotel  
Dadeland Marriott Hotel  
Cortyard Marriott Hotel  
Mellon Financial Center  
Daltran 1  
Daltran 2  
Dadeland Executive Center



## about the architect

Nichols Brosch Wurst Wolf & Associates was founded in 1967. It is internationally recognized for its architectural design and planning of mixed use centers, luxury hotels and resorts, and high-end commercial and retail projects throughout the United States, Canada, the Caribbean, Central America, South America and Mexico.

NBWW is dedicated to the philosophy that while fine architecture is art, it must be related to the human spirit and it must use innovative techniques to create a mood that merges with pragmatic function.

### NBWW projects include

Ritz Carlton Key Biscayne and Coconut Grove  
Fontainebleau II Condo Hotel  
Lowes Hotel Miami Beach  
Design Center of the Americas  
Grand Bay Hotel Key Biscayne





metropolitan  
MIAMI

FORTUNE  
INTERNATIONAL REALTY

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