

DESCRIPTION

EXTERNAL VIEWS

AERIAL VIEWS

AMENITIES

LOCATION

POINTS OF INTEREST

RESIDENCES

ONYX
ON THE BAY





Onyx on the Bay is a luxury condominium located in Miami's burgeoning Arts District, on 25th Street and Biscayne Bay. Residents are just five minutes from Downtown Miami and ten minutes from the Brickell Financial District.

The building was completed in 2007 and rises 325 feet over the bay's edge, giving its residents breathtaking views of Biscayne Bay, Miami Beach and the Atlantic Ocean.

This boutique condominium of 28 stories has 118 units, all with direct bay views.

Onyx on the Bay is located in one of the City of Miami's areas of urban revitalization.

Onyx's interiors were designed by Paola Velasquez, capturing the essence of modern Miami living with sleek designs and a rich palette of natural materials including exotic wood veneers and imported stone.

Seller Background

Hyperion Group (www.hypdev.com) is a full service real estate development and investment firm that has successfully developed, completed and closed large-scale condominium projects in South Florida, including its signature marinablue on Biscayne Boulevard in Miami.

Hyperion understands the opportunities presented by real estate ownership and has the ability to execute at any stage of the development process. With its demonstrated ability to stabilize, upgrade, reposition and rebrand challenged condominium projects, the firm has a proven formula to identify and deliver value in any market environment.

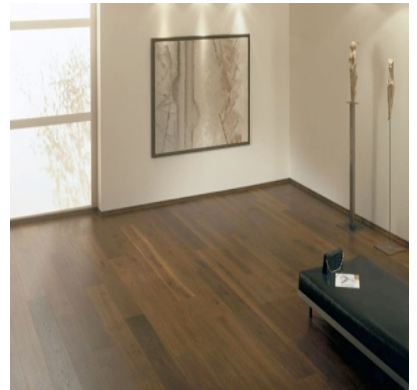
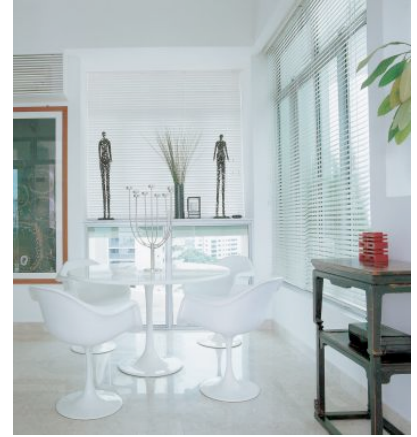


POSH CONDOS
YOUR ONE-STOP SOLUTION TO CONDO OWNERSHIP

POSH Condos provides a one-stop solution to address the needs of the condominium owner. POSH offers well appointed turn-key build-out and finish packages, as well as professional leasing and residence management services for the investor-owner.

Buyers at Onyx will be able to customize the finish of their unit with POSH's wide range of designer build-out packages. With exquisite flooring and baseboards, designer paint, elegant window treatments and state of the art closets, POSH has a package to suit every taste and budget.

For additional information visit www.poshcondos.com



www.miamicondoinvestments.com

Building Features & Amenities

- 24-Hour security
- Electronic garage access
- Single point of entry into residence lobby
- Bayfront infinity-edge pool and SPA
- 8th Floor Sunset Garden
- State of the art fitness center with multi-media screens on the cardiovascular machines
- Steam room and sauna
- Two-story lobby entrance and porte-cochere
- Concierge service
- Technologically sophisticated screening room
- Lounge with catering pantry
- Satellite television
- High-speed internet access



Residences Features

- LG washer/dryer combination units
- Designer light fixtures with low profile bulbs and frosted glass
- Decora electrical trims and dimmer switches
- Prewired for cable television & internet
- Trane AC/heat pump unit
- Glass railings on balconies
- Impact resistant windows
- Schlage stainless steel door hardware

Kitchen Features

- Kitchen Aid stainless steel appliances including:
 - Space saver multi function microwave oven
 - Garbage disposal
 - Dishwasher
 - Side by side refrigerator with ice & water dispenser and built-in filter
 - Range with glass cooktop and oven
- Dual stainless steel kitchen sink
- Elkay designer kitchen faucet
- Wenge kitchen cabinets

Bathroom Features

- White glass tops
- White taso walls and floors
- American Standard (low profile) bath fixtures
- American Standard bidet in master bathrooms
- Full mirrors
- Polished chrome toilet accessories (toilet paper holder, towel bar, robe hook and towel rings)
- Acrylic bath tubs
- Designer Vessel sink at powder room with Danzi faucet



EXTERNAL VIEW

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AMENITIES





LOBBY-CONCIERGE





















ACCESSIBILITY

		3 minutes		5 minutes
		13 minutes		N, 14 minutes W, 17 minutes
		3 minutes		18 minutes



15 minutes



8 minutes



29 minutes



31 minutes

POINTS OF INTEREST

Schools

- Miami International University of Arts & Design - 3 mins
- Freedom Tower Miami Dade College – 4 mins
- Design & Architecture Senior High (Magnet) – 5 mins
- Cushman School (Primary, Elementary, Middle) - 6 mins
- Key Biscayne International Christian School (PK2-8) – 15 mins
- University of Miami – 15 mins

Parks & Beaches

- Margaret Pace Park - 4 mins
- Bicentennial Park – 5 mins
- Albert Pallot Park – 5 mins
- Steams Park – 5 mins
- Bayfront Park – 6 mins
- Morningside Park – 6 mins
- South Beach – 12 mins
- Crandon Park – 19 mins (Key Biscayne)
- Bill Baggs Cape Florida Park – 25 mins (Key Biscayne)

Fitness, Golf & SPAs

- LA FITNESS at Mary Brickell Village – 8 mins
- Miami Beach Golf Club – 10 mins
- La Gorce Golf Club – 12 mins
- Biltmore Golf Course – 15 mins
- Normandy Shores Golf Course – 16 mins

Attractions & Entertainment

- Adrienne Arsht Center (Opera & Venue) – 3 mins
- American Airlines Arena – 4 mins
- Design District – 5 mins
- Jungle Island – 5 mins
- Miami Children's Museum – 5 mins
- Port of Miami – 5 mins
- Gusman Center for the Performing Arts – 8 mins
- Miami Convention Center – 8 mins
- James Knight Center – 8 mins

Shopping Malls

- Bayside Marketplace – 6 mins
- Mary Brickell Village – 8 mins
- Village of Merrick Park – 12 mins
- Bal Harbour Shops – 18 mins

Supermarkets

- Future Publix at Biscayne Blvd & 18 Street – 2 mins
- Publix at Biscayne Blvd & 48 Street – 5 mins
- Winn Dixie – 7 mins
- Publix at Mary Brickell Village – 8 mins







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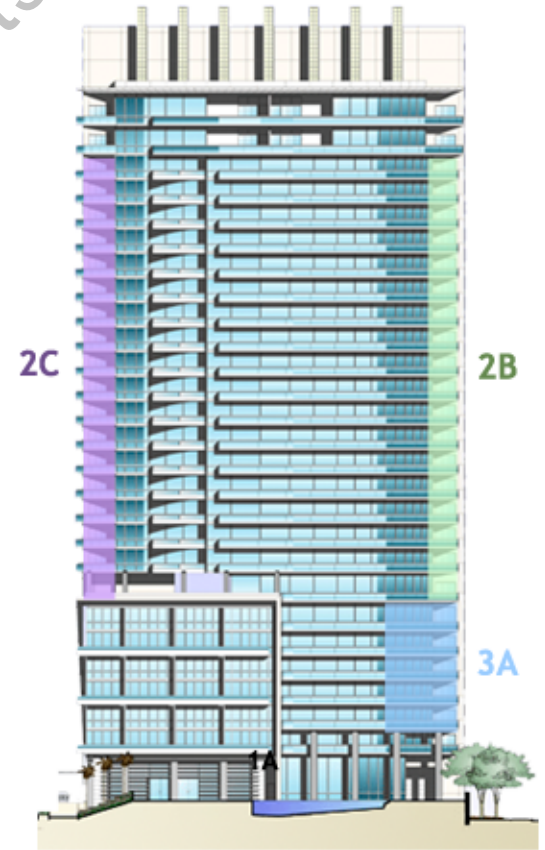


RESIDENCES - Sq Ft

Model	Floor	Bedrooms	Bathrooms	Interior	Balcony	Total
2B	9-26	2	2.5	1,368	176	1,544
2C	9-26	2	2.5	1,508	316	1,824
3A	2-7	3	3.5	1,680	286	1,966

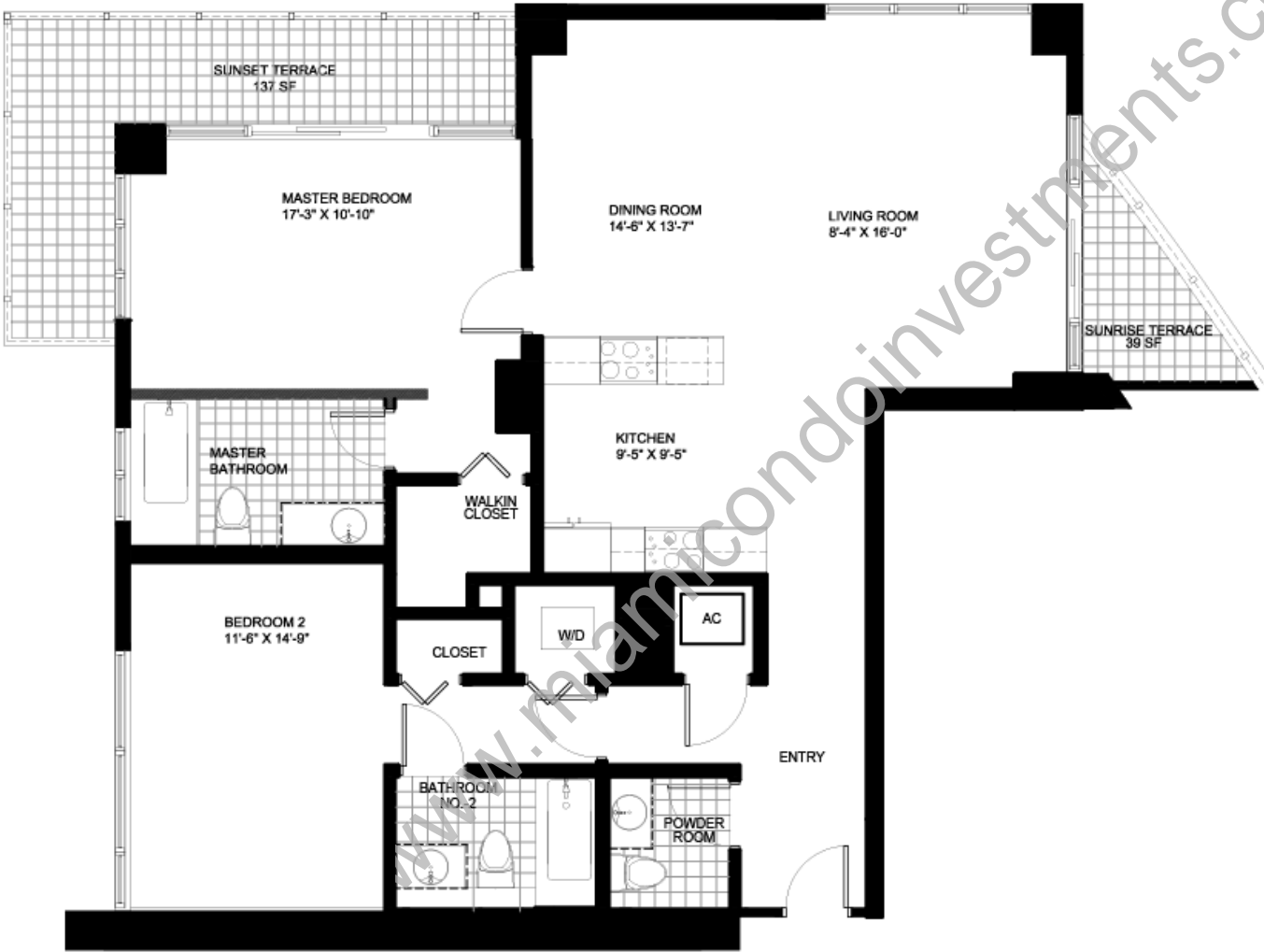
RESIDENCES - m²

Model	Floor	Bedrooms	Bathrooms	Interior	Balcony	Total
2B	9-26	2	2.5	127	16	143
2C	9-26	2	2.5	140	29	169
3A	2-7	3	3.5	156	27	183



BISCAYNE BAY

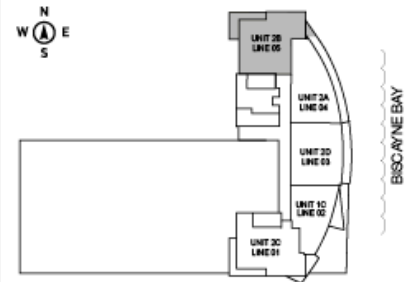
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UNIT 2B (Line 05)

2 BEDROOM - 2.5 BATHROOMS
2 x TERRACES

	sq ft	m ²
A/C:	1,368	127
Balcony:	176	16
Total:	1,544	143



Oral representation cannot be relied upon as correctly stating representations of the developer. Pictures of homes and condos may not reflect the final products which may vary. Dimensions, specifications, improvements, rendering, plans, land uses, materials, amenities, prices, and availability are subject to change at the developer's discretion without notice.

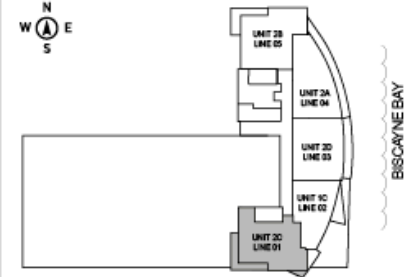
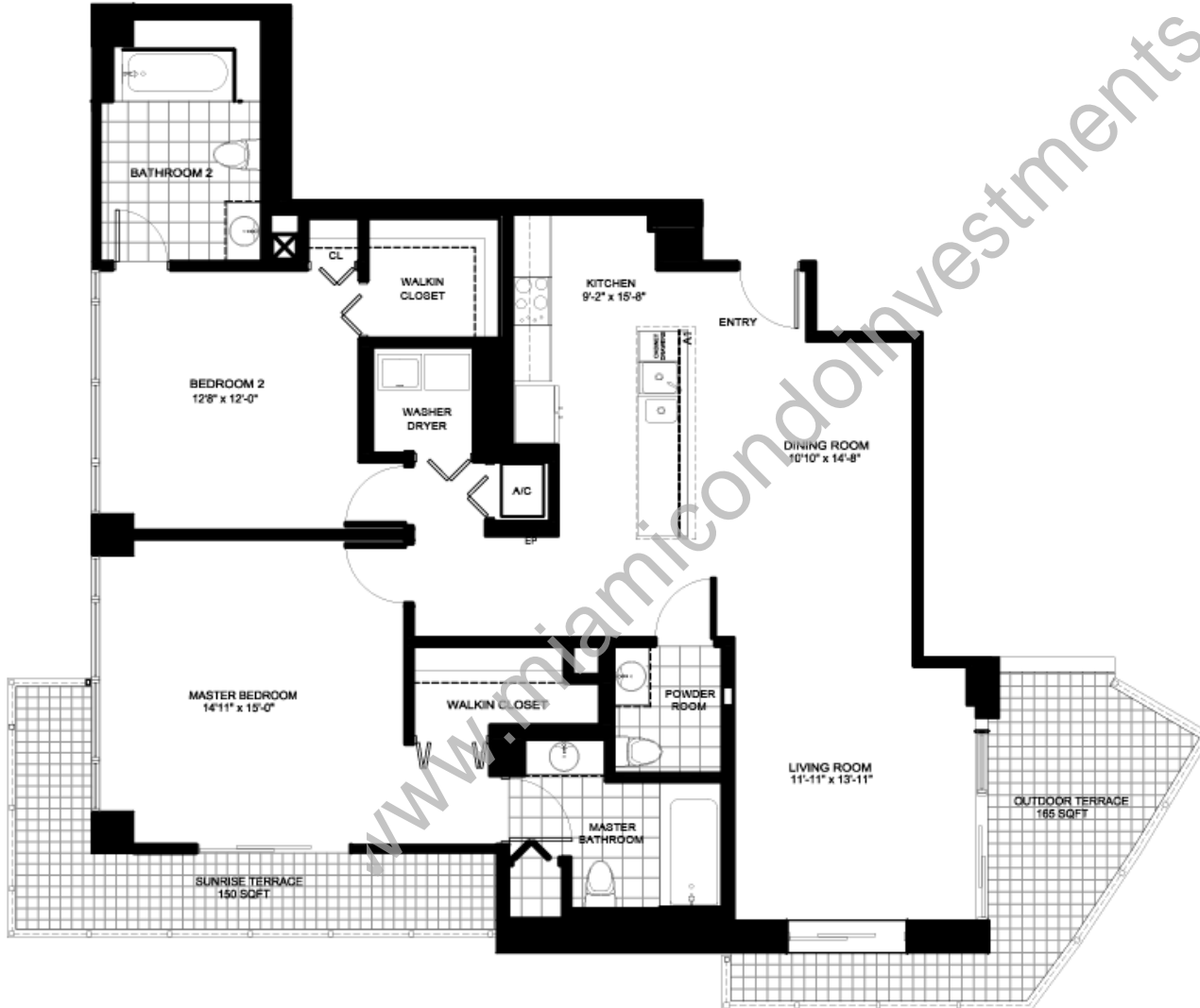
Stated dimensions are approximate and measured to the exterior boundaries of the exterior walls and the centerline of interior demarcating walls which in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components).



UNIT 2C (Line 01)

2 BEDROOM - 2.5 BATHROOMS
2 x TERRACES

	sq ft	m ²
A/C:	1,500	139
Balcony:	315	30
Total:	1,824	169



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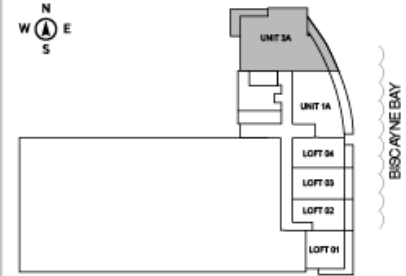
Stated dimensions are approximate and measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls which in fact vary from the dimensions that would be determined by using the description and definition of the "line" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components).



UNIT 3A (Line 06)

3 BEDROOM - 3.5 BATHROOMS
2 x TERRACES

	sq ft	m ²
A/C:	1,680	156
Balcony:	286	27
Total:	1,966	183



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Stated dimensions are approximate and measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls which in fact vary from the dimensions that would be determined by using the description and definition of the "Use" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components).









UNIT MASTER BEDROOM









UNIT CLOSET



UNIT BATHROOM





Prices, development plans, floor plans, artist's renderings, photos, land uses, dimensions, elevations, specifications, improvements, materials, amenities and availability are subject to change with notice at the sole discretion of the Seller, builder or architect, or as may be required by law. No guarantees or representations whatsoever are made that the features, amenities and facilities, and existing or future views of the project and surrounding areas, depicted by any such artist's renderings or otherwise described herein, will be provided, or, if provided, will be of the same type, size, location or nature as depicted or described herein. All improvements shown on models and renderings of the project are proposed and are subject to revision. The dimensions and elevations are approximations, which are not to scale and which are subject to change (including changes due to field conditions, as provided in the Agreement for Sale). Marketing materials may calculate square footage in a manner different from that set forth in the Declaration of Condominium. All descriptions in brochures and other promotional materials of the locations, areas, capacities, and sizes of units and other facilities are approximations only and are based upon architectural measurements which, among other things, measure the units from the exterior boundaries of the exterior and corridor walls to the centerline of interior demising walls and will be greater than the estimated dimensions that would be derived based on the definition of the "unit" boundaries set forth in the Declaration of Condominium, which generally includes only interior air space between interior unfinished surfaces of the walls bounding the Units. HYPERION ONYX IS A "BULK BUYER" (AS DEFINED IN SECTION 718.703, FLORIDA STATUTES) AND IS NOT A "DEVELOPER" UNDER CHAPTER 718, FLORIDA STATUTES.

Hyperion Onyx is a Bulk Buyer of the Units. Hyperion Onyx did not construct the building (the "Building") in which the Units are located, nor did it submit the Building to condominium form of ownership or prepare the Original Prospectus. Hyperion Onyx was and is not the Developer and did not construct any portion of the Condominium. Accordingly, the obligations of Hyperion Onyx, under the applicable law, and under the Original Prospectus and the exhibits thereto, differ substantially from those of the Developer.

THE SELLER IS NOT OBLIGATED FOR ANY WARRANTIES OF THE DEVELOPER UNDERS. 718.203(1) OR S. 718.618, AS APPLICABLE, EXCEPT FOR DESIGN, CONSTRUCTION, DEVELOPMENT, OR REPAIR WORK PERFORMED BY OR ON BEHALF OF SELLER. EXCEPT FOR THE WARRANTIES CONTAINED IN SECTION 718.704, FLORIDA STATUTES, THE SPECIAL WARRANTY DEED OF CONVEYANCE AND ANY WRITTEN WARRANTIES BY THE SELLER, NO WARRANTIES, EXPRESSED OR IMPLIED, REPRESENTATIONS, UNDERSTANDINGS, GUARANTIES OR PROMISES HAVE BEEN MADE TO OR RELIED UPON BY BUYER IN MAKING THE DETERMINATION TO EXECUTE AND CLOSE PURSUANT TO THIS AGREEMENT AND, TO THE MAXIMUM EXTENT PERMITTED BY LAW, ALL WARRANTIES, INCLUDING IMPLIED WARRANTIES OF FITNESS FOR A PARTICULAR PURPOSE, MERCHANTABILITY AND HABITABILITY, AND ALL WARRANTIES IMPOSED BY STATUTE (EXCEPT TO THE EXTENT THEY CANNOT BE DISCLAIMED) ARE DISCLAIMED. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE SELLER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY SELLER TO A BUYER OR LESSEE.

This commercial message does not constitute an offer to sell or a solicitation of an offer to buy a unit in the condominium. No solicitation, offer or sale of a unit in the condominium will be made in any jurisdiction in which such activity would be unlawful prior to registration under the securities, condominium or land sales laws of such jurisdiction. We are pledged to the letter and spirit of the U.S. policy for the 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.

