

# FEATURES

## It's So Easy To See Why THE FLORIDIAN Is SOUTH BEACH's Best Address

Soaring views of Biscayne Bay and the ocean.

Stunning vistas of sizzling South Beach.

Spectacular panoramas of downtown's sparkling skyline. The Floridian's luxurious high-rise residences clearly offer a better view of the world.

Set Bayfront on the Intercoastal, in the very heart of South Beach, The Floridian's superb location is matched only by its extraordinary amenities and unique South Beach lifestyle. And because The Floridian residences are available for immediate occupancy, you don't have to take our word for it. Come see for yourself. We're sure it will be love at first sight. Live The Life You've Always Envisioned. **Right now!**

## CONDOMINIUM AMENITIES

- Fully equipped gourmet kitchens
- Full-size washer and dryers
- Ceramic tiled bathrooms (many with stall showers)
- Large-sized condominiums with wrap-around balconies on all corner condominiums
- Large walk-in closets with ventilated shelving
- Luxurious detailed penthouse condominiums with unparalleled ocean and bay front view
- Spectacular views of Biscayne Bay/Downtown Miami or views of colorful South Beach and the Atlantic Ocean

## PROPERTY AMENITIES

- Large bay front pool
- Heated 24-meter lap pool
- Professionally staffed health spa
- State of the art fitness center with men's and women's saunas and steam baths
- Personal training and complimentary yoga and spin classes
- Tennis court
- Hot Tub
- Valet parking at Porte Cochere entrance
- Enclosed covered parking garage
- Photo imaging key-card access
- Convenience store
- 24-hour controlled lobby access
- Full service concierge
- Laundry and dry cleaning services
- Housekeeping available
- Baywalk
- Covered bike storage
- Rollerblade lockers
- High speed fiber optic internet access
- Lush tropical landscaping
- Media and entertainment center
- Fully equipped business center
- Private conference room

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FLORIDA, LLC

BROKERS  
WELCOME



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