

FACT SHEET



DESCRIPTION

Le Parc at Brickell is a 12-story, 124-unit luxury condominium planned by a joint venture between AXA Developers and Strategic Properties Group in Miami's upscale Brickell neighborhood. Slated for delivery in 2014, the eco-friendly, boutique-style building will boast a central location just blocks away from Miami's urban core with panoramic views of Simpson Park looking out towards Biscayne Bay and the Downtown Miami/Brickell skyline. Exclusively featuring designs and furnishings inspired by Ligne Roset, Le Parc at Brickell will be home to the internationally-renowned luxury furniture designer's first residential development in the United States.



LOCATION

Located at 1600 SW 1st Avenue adjacent to Miami's Brickell Financial District, Le Parc at Brickell will offer residents the convenience of a "big city" lifestyle along with the serenity that comes with living across from eight acres of protected botanical gardens, nature trails, and exotic vegetation found at the historic Simpson Park. The amenity-rich, boutique building is a short walk away from Miami's public transportation Metrorail and Metromover systems, the Shops at Mary Brickell Village, Brickell CityCentre complex, as well as dozens of additional retail, dining and entertainment establishments in the area.



RESIDENCES

Le Parc at Brickell will offer 124 luxury "move-in ready" residences including 1-, 2- and 3-bedroom layouts, as well as 9 expansive two-story townhome units, with floor plans ranging from approximately 576 to 1,968 square feet in size. The development's 6-foot-wide private balconies feature sprawling luscious-green park views and panoramic city views of the Downtown Miami/Brickell skyline looking out towards Biscayne Bay. Residents also have the additional option to purchase custom-designed Turn-Key Furniture Lifestyle Packages exclusively offered by Ligne Roset.

LE PARC
— AT BRICKELL —
inspired by **ligne roset**



BROKER PARTICIPATION WEL.COME. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE PROSPECTUS AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER. ALL ILLUSTRATIONS ARE ARTISTIC CONCEPTUAL RENDERINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE. UNITS IN THIS CONDOMINIUM ARE SUBJECT TO THE LAWS OF THE STATE OF FLORIDA GOVERNING CONDOMINIUMS. OBTAIN THE PROPERTY REPORT REQUIRED BY FEDERAL LAW AND READ IT BEFORE SIGNING ANYTHING. NO FEDERAL AGENCY HAS JUDGED THE MERIT'S OR VALUE, IF ANY, OF THIS PROPERTY.

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TIMETABLE

Construction will get underway in October 2013 with completion slated for December 2014.

DEPOSIT SCHEDULE

10% at Reservation 10% at Top-Off
10% at Contract 50% Balance at Closing
20% at Groundbreaking

PRICE RANGE

Preconstruction prices range from \$280,000 to \$600,000 (\$400 per square foot).

DEVELOPER AXA DEVELOPERS & STRATEGIC PROPERTIES GROUP

Le Parc at Brickell is a joint venture development between AXA Developers and Strategic Properties Group. AXA Developers is a collaboration between Aconcagua, the largest publicly-traded residential development firm in Chile, and South Florida-based real estate development firm Archiplan USA. Strategic Properties Group is a well-recognized South Florida real estate development firm headed by Henry Pino. Since its founding in 1995, the firm has successfully completed several residential/mixed-use projects throughout the region including, the Vue at Brickell, Summit Brickell, and 610 Clematis. Learn more at www.axadevelopers.com and www.strategicpag.com.

ARCHITECT – LUIS REVUELTA & ARCHIPLAN USA

Revuelta Architecture International – led by Luis Revuelta – has designed a substantial portion of the buildings that have since become known as South Florida's residential landmarks, including Downtown Miami's Epic hotel and condominium, Brickell's Bristol Tower and Santa Maria condominiums, and Il Villaggio in Miami Beach. Learn more at www.revuelta-international.com.

Archiplan USA has been involved in the design of various residential developments throughout South Florida, with more than 1,670 units developed since 2011. Past projects include Metropolis at Dadeland, Quantum on the Bay, and 900 Biscayne Bay. Learn more at www.archiplan.cl.

INTERIOR DESIGN – LIGNE ROSET®

Ligne Roset is a French manufacturer of luxury modern furniture based in Lyon, France. Since its inception in 1860, Ligne Roset has grown into an award-winning internationally-renowned design company with over 1,000 retail distributors worldwide. Learn more at www.ligneroseetmiami.com.



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TURN-KEY FURNITURE LIFESTYLE PACKAGES INSPIRED BY LIGNE ROSET®

Ligne Roset is offering exclusive, custom-designed Turn-Key Furniture Lifestyle Packages at Le Parc at Brickell featuring design at its best: a carefully assembled set of beautiful designer pieces to transform the units at Le Parc at Brickell into worlds of luxury, comfort and elegance.

EXCLUSIVE SALES AND MARKETING TEAM – CERVERA REAL ESTATE

Miami-based Cervera Real Estate has been South Florida's industry leader in luxury condominium sales for more than four decades and was one of the area's first brokerages to market extensively on an international scale. With a team of more than 275 professionals, Cervera has exclusively represented some of the most prominent developers, sold over 85 condominium projects and closed more than 40,000 units. Today, Cervera remains the broker of choice for the sale and launch of Miami's newest luxury developments. Learn more at www.cervera.com.

CONVENIENT LOCATION

Across the street from Simpson Park
Walking distance to Brickell Avenue, the Shops at Mary Brickell Village and Brickell City Centre
Easy access to main highways
Walking distance to public transportation

BUILDING AMENITIES & SERVICES

Unobstructed city and park views
Interior designs and furnishings by Ligne Roset
Gated entry and secured garage parking
24-hour security monitored surveillance
Security keycard access throughout building
WiFi access throughout all common areas
State-of-the-art fitness center
Café station in lobby
Club / entertainment room
Executive business lounge / conference room
Pet-friendly environment
Kids entertainment room
4th floor pool deck / outdoor summer kitchen
Rooftop jacuzzi
Private storage

RESIDENCE FEATURES

Completed "move-in" ready units
Imported designer tile flooring
Convertible smart floor plans
9-foot ceilings in all units
10- and 11-foot vaulted ceilings in townhomes
6-foot deep private terraces with glass railings
Finished walls and floors throughout unit
High-impact hurricane windows / sliding glass doors
Pre-wired for high-speed internet access

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KITCHEN / BATHROOM FEATURES

Contemporary European-style cabinetry
Imported quartz stone countertops
Stainless steel appliance package
Porcelain / glass-enclosed showers

ECO-FRIENDLY FEATURES

LEED certified building
Energy-efficient appliances
Electric car-charging stations
Eco-inspired natural finishes and wall coverings
High-efficiency AC units
Insulated, UV-blocking glass windows

Exclusive Sales by:



A Joint Venture between:



Inspired by:

ligne roset

Architecture:



Designed by: **metrostudio**
Real Estate Development

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