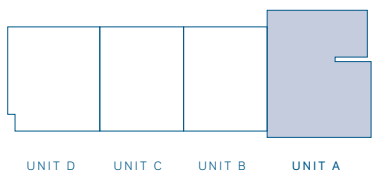
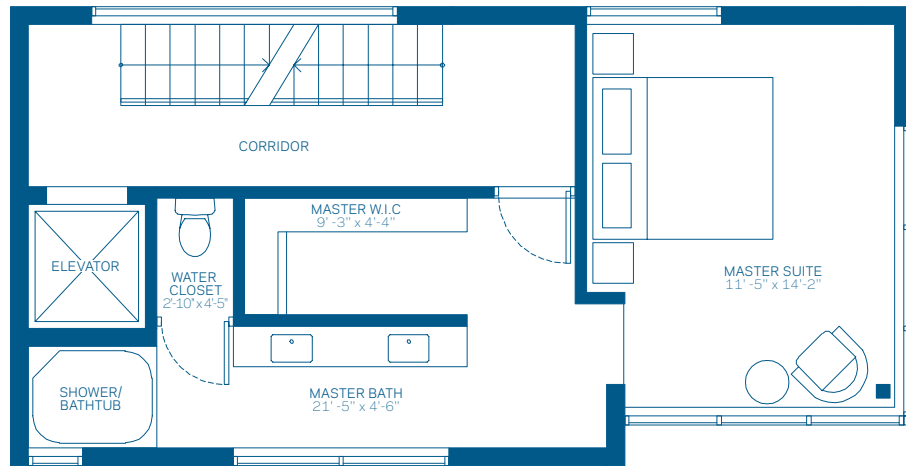


Beach House A

Level 3

3 BEDROOMS & 2.5 BATHROOMS

Residence	2463.05 sqft / 228.82 sqm
Exterior	539.69 sqft / 50.14 sqm
Total	3002.74 sqft / 278.96 sqm



234 Washington Ave.
Miami Beach

DEVELOPED BY
onerealtycapital.com



Stated square footages and dimensions are based on measurements to the exterior boundaries of the exterior walls and the centerline of interior demising walls between dwellings and will vary from the square footages and dimensions of the dwelling that would be determined by using other methods of measurement (including methods that only include the interior airspace between the perimeter walls and excludes all interior structural components and other common areas). This method is generally found in sales and marketing materials and is provided to allow a prospective buyer to compare the Dwellings with dwellings in other residential projects that utilize the same method. Additionally, measurements of rooms set forth on any floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All floor plans, specifications and other development plans are based on preliminary pre-construction plans, which are subject to change and will not necessarily accurately reflect the final plans and specifications for the development.