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PARAMOUNT

A WORLD OF LUXURY RESIDENCES AT

MIAMI WORLD CENTER

MIAMI

america's city of the future

1. London
2. New York
3. Hong Kong
4. Singapore
5. Shanghai
6. Miami
7. Paris
8. Dubai
9. Beijing
10. Zurich

The Knight Frank Global Cities Survey keeps track of which cities are of most importance to the world's wealthiest people today.

It ranks cities based on four factors: Economic Activity, Quality of Life, Knowledge & Influence and Political Power, as well as taking into account the number of these wealthiest individuals who call each city home.

Knight Frank's The Wealth Report 2015: Global City Survey

13.9M VISITORS A YEAR	39M FLY THRU MIA	4M CRUISE FROM MIA	1000+ CORPORATE HEADQUARTERS	73 FOREIGN CONSULATES	21 FOREIGN TRADE OFFICES	32%↑ FINANCE & INSURANCE INDUSTRY
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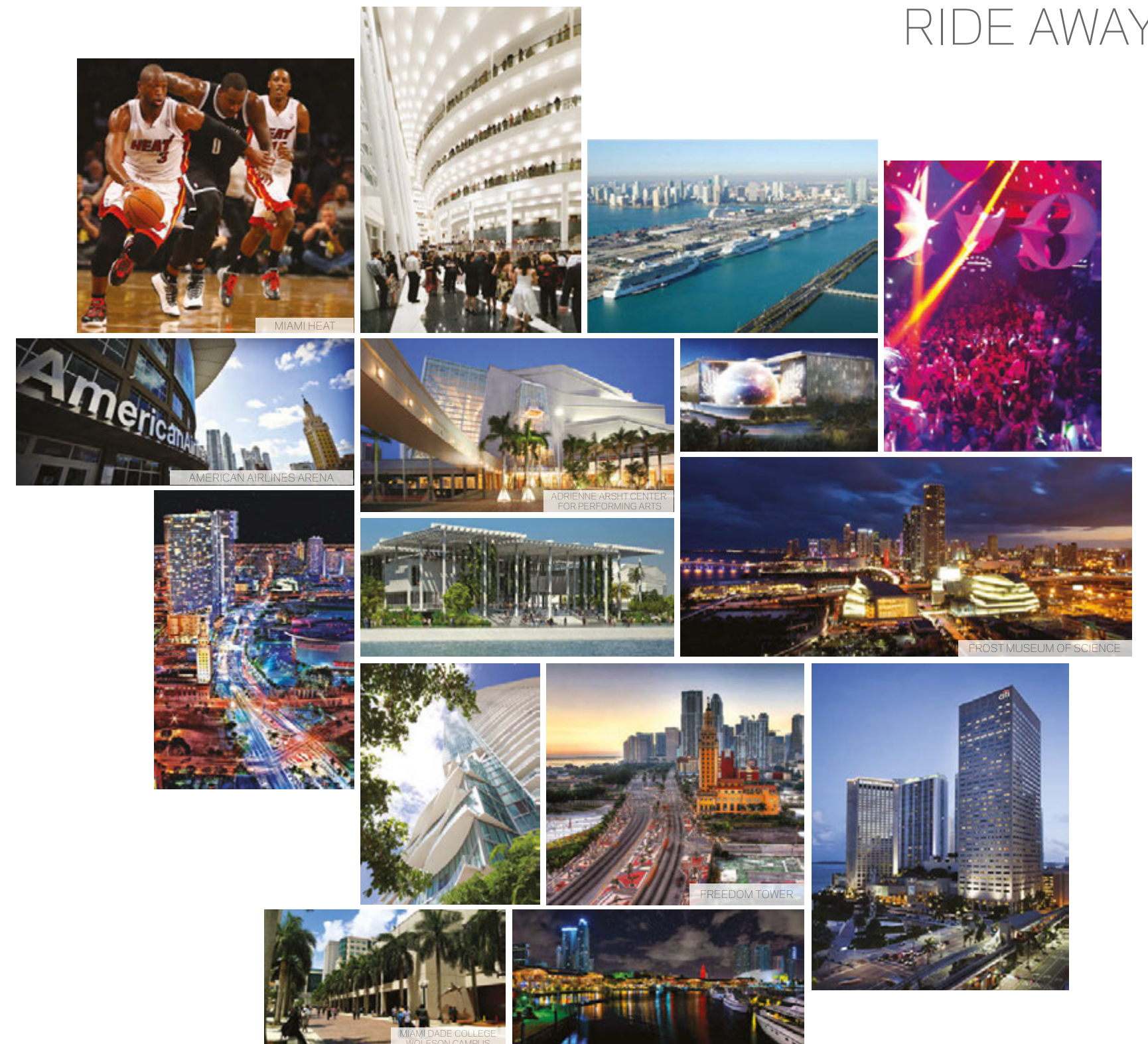
A CITY WITHIN A CITY



DOWNTOWN



AN ELEVATOR RIDE AWAY



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A MASTER PLANNED COMMUNITY

MIAMI WORLD CENTER



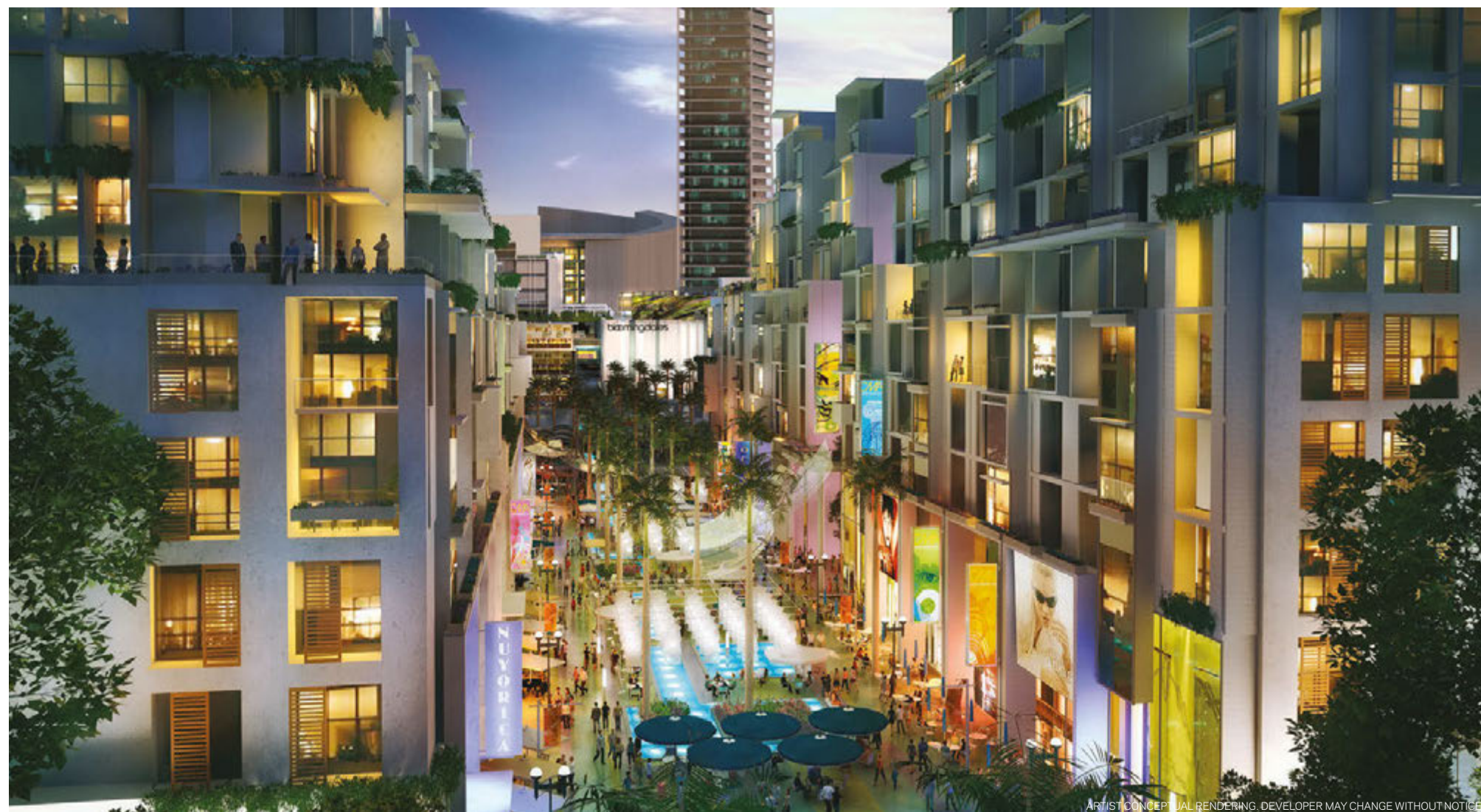
Miami Worldcenter,
2nd Largest Development in the U.S.
30 acres surrounded by over
\$3 billion of new public and private
projects including:

- mass transit
- museums
- parks
- sports venues
- entertainment
- shopping
- 600,000 sq. ft. of convention space

&

A SIGNATURE RESIDENTIAL TOWER
Exclusive location and right to create the
premiere luxury residential experience at
Miami Worldcenter.

THE CITY'S NEWEST HOTSPOT



PARAMOUNT

A SIGNATURE RESIDENTIAL TOWER



PARAMOUNT Miami Worldcenter, will stand 700-feet above the phenomenon destined to be the new epicenter of Miami.

Featuring over 500 of the most luxurious and unique residences in Miami, PARAMOUNT will change urban living. Residents will thrive in the heart of the magic city, with every desire just an elevator ride away.

elevate your life



ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

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Features

Each Residence includes:
Private Elevator
10-Foot Ceilings
Outdoor Living Rooms
Full Laundry Room
Convertible Den

URBAN LIVING REINVENTED



Outdoor Living Rooms

COUNTLESS AMENITIES THE PARAMOUNT DIFFERENCE



1

GROUND FLOOR

- Expansive double-height lobby
- Porte Cochere with 24-hour valet
- Private direct 3rd floor access from your residence into The Mall at Miami Worldcenter

9TH FLOOR AMENITIES

- Relaxation Areas**
 - Conservatory
 - Relaxation Lounge
 - Outdoor Lounge with seating and gardens
- Spa/Salon**
 - Outdoor Bath Gardens
 - Steam Showers
 - Yoga Studio
 - Treatment Rooms
 - Hair/Nail Bar
- Indoor Sports Center**
 - State-of-the-art fitness center
 - Boxing Studio
 - Aerobics Area
- Entertainment Center**
 - Kids Play Room
 - Recreation Lounge
 - Jam Room with recording Studio



2



4



SKYDECK & LOUNGE

- Lounge
- Sunrise Pool
- Firepit
- Infinity Pool
- Sundeck
- Tai Chi Deck

UPPER DECK

- Resort Pool
- Cabanas
- Summer Kitchen with BBQ
- Floating seating pods
- Sunken Pods with firepits
- Children's Playground
- Soccer Field
- Tennis Courts
- 1/2-km Jogging Path

3



1 GROUND FLOOR



Vibrant 3-Story Entrance



The Mall at Miami Worldcenter



Direct Mall Access



PARAMOUNT Lobby

2 9TH FLOOR AMENITIES



RELAXATION • SPA/SALON • SPORTS CENTER • ENTERTAINMENT



Conservatory



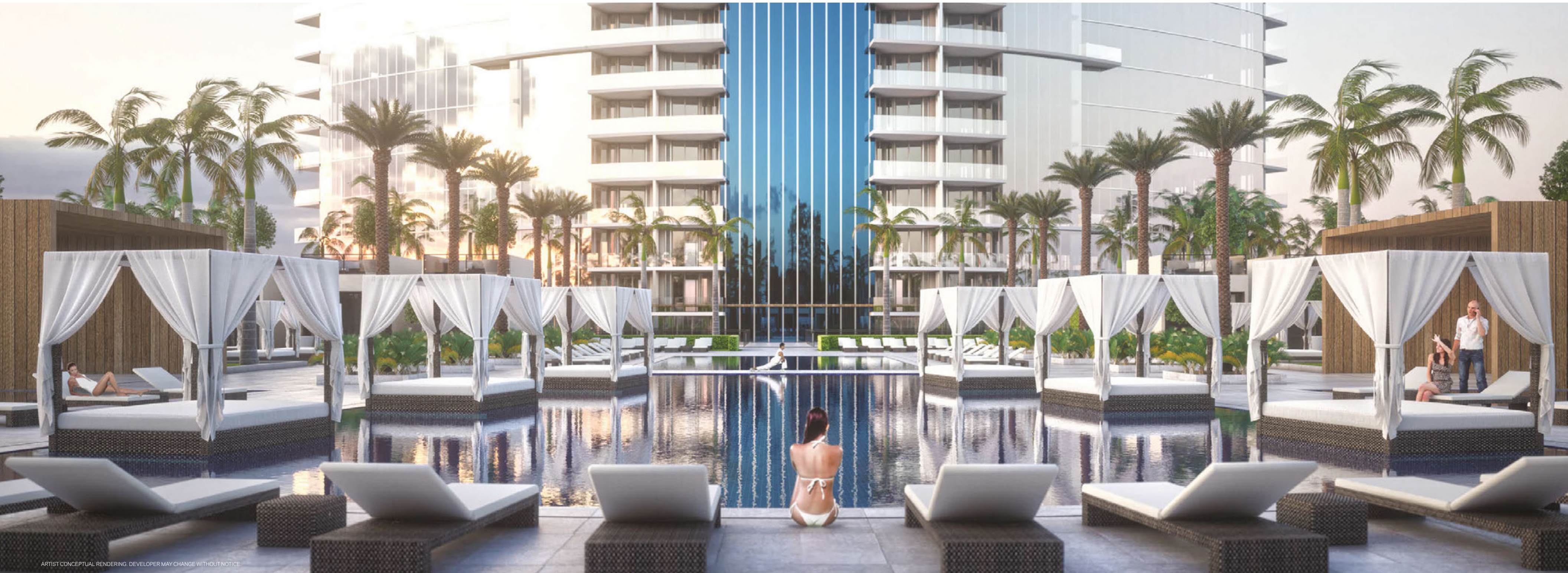
Outdoor Bath Gardens



Jam Room



Outdoor Lounge



Resort Pool



Soccer Field



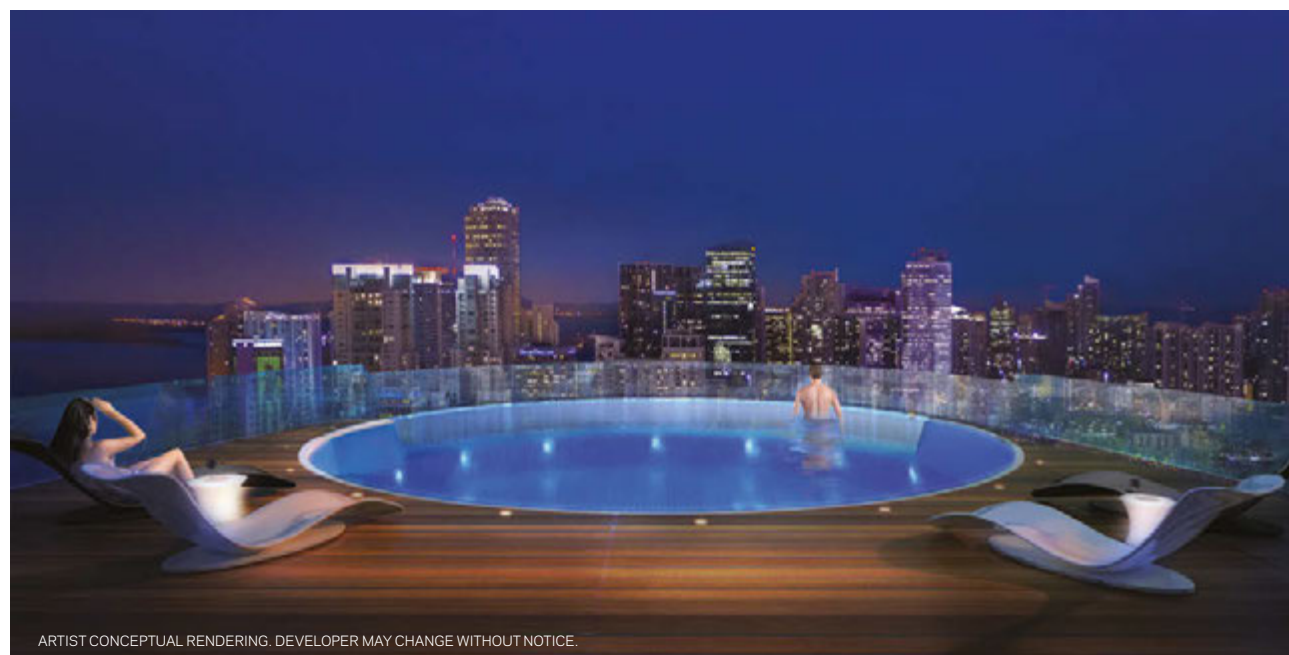
Summer Kitchen



Floating Seating Pods



PARAMOUNT Skydeck View



Infinity Pool



Lounge



Bar & Sunrise Pool

1 Bedroom + Den Residences

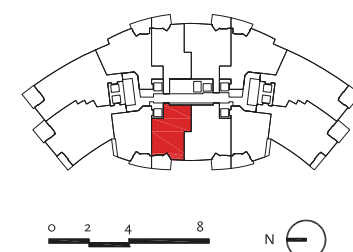
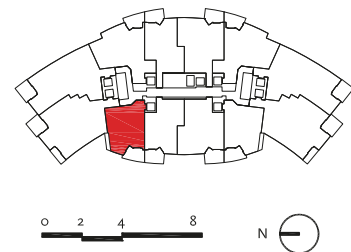
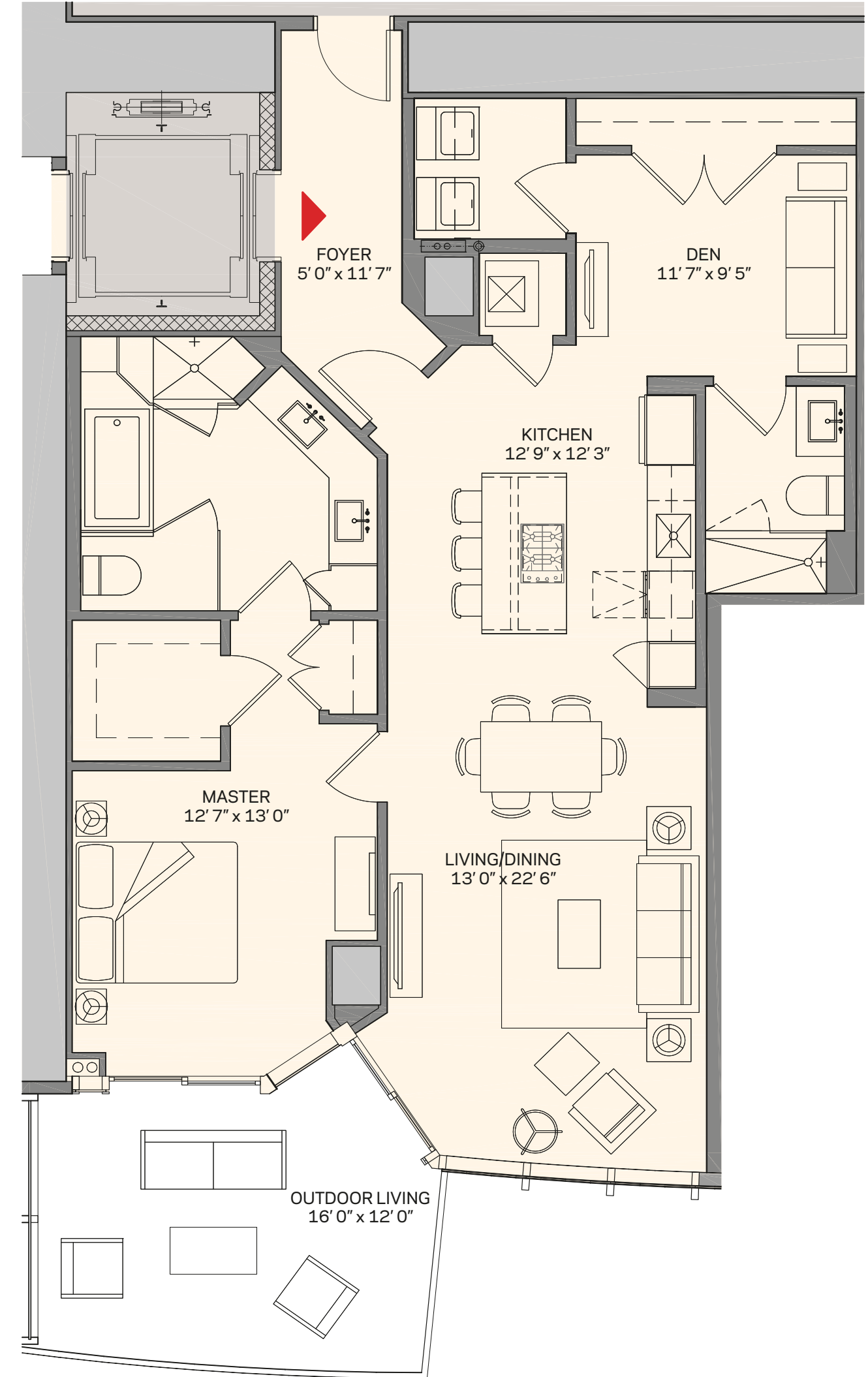


Residence A1

Residence B1

1 Bedroom + Den | 2 Bath
 Total: 1,491 sq. ft. | 138 m²
 Interior: 1,294 sq. ft. | 120 m²
 Outdoor: 197 sq. ft. | 18 m²

1 Bedroom + Den | 2 Bath
 Total: 1,521 sq. ft. | 141 m²
 Interior: 1,318 sq. ft. | 122 m²
 Outdoor: 205 sq. ft. | 19 m²



These drawings are conceptual only and are for the convenience of reference. They should not be relied upon as representations, express or implied, of the final detail of the residences. Units shown are examples of unit types and may not depict actual units. Stated square footages are ranges for a particular unit type and are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the area 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). Note that measurements of rooms set forth on this 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 dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change.

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2 Bedroom + Den Residences

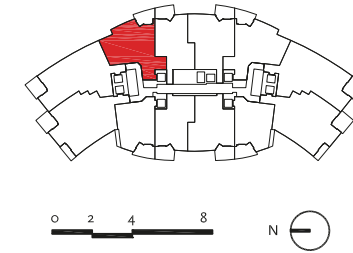
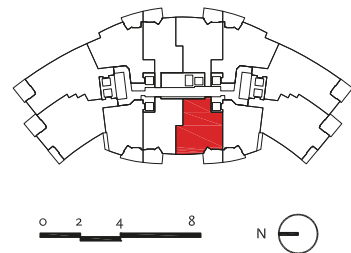
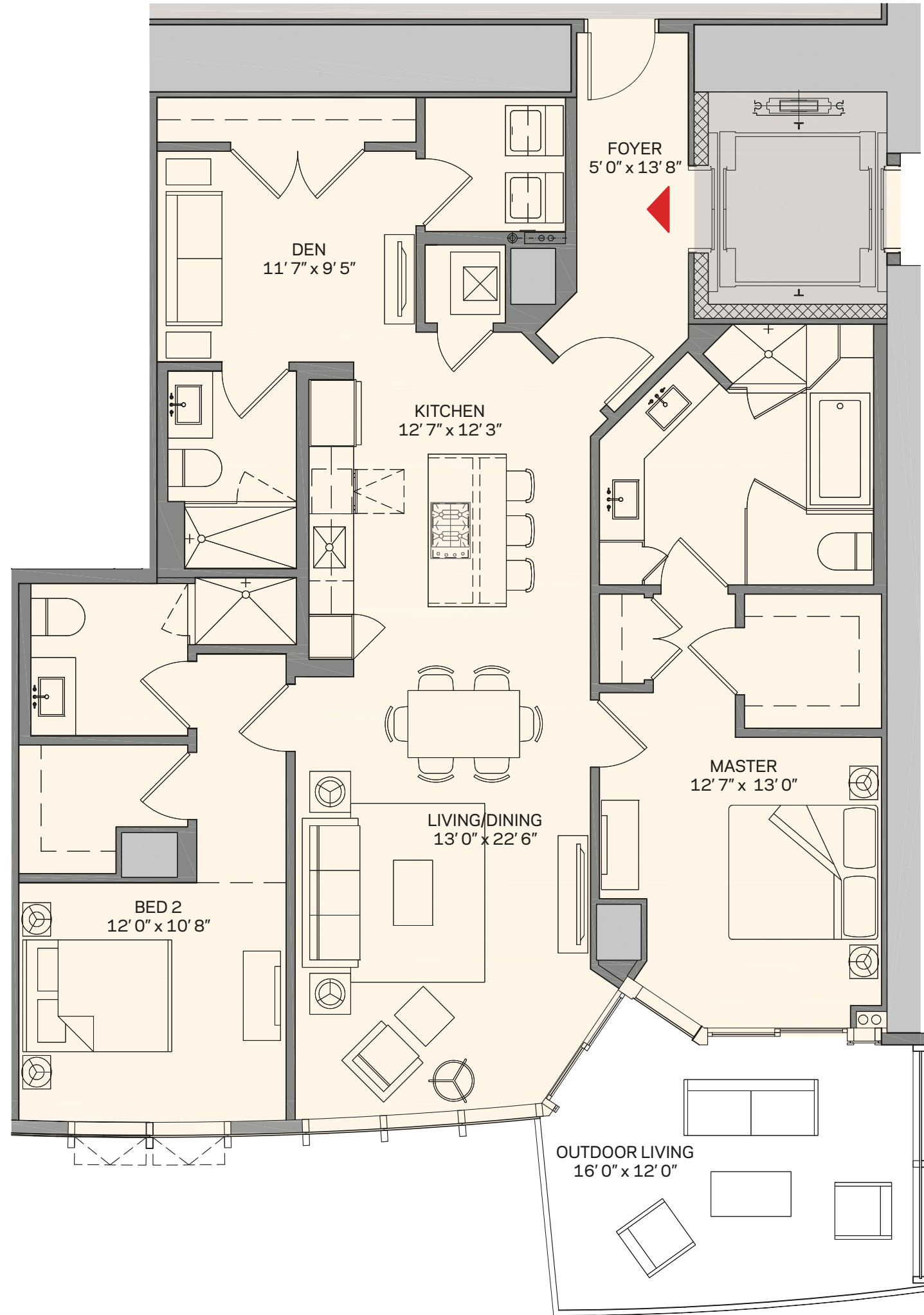
Residence C1



Residence D1

2 Bedroom + Den | 3 Bath
 Total: 1,835 sq. ft. | 170 m²
 Interior: 1,630 sq. ft. | 151 m²
 Outdoor: 205 sq. ft. | 19 m²

2 Bedroom + Den | 3 Bath
 Total: 1,952 sq. ft. | 181 m²
 Interior: 1,753 sq. ft. | 163 m²
 Outdoor: 199 sq. ft. | 18 m²



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3 Bedroom + Den Residences



Residence E1

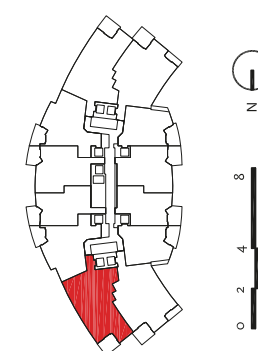
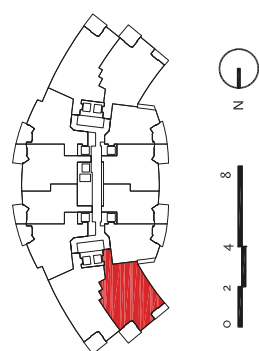
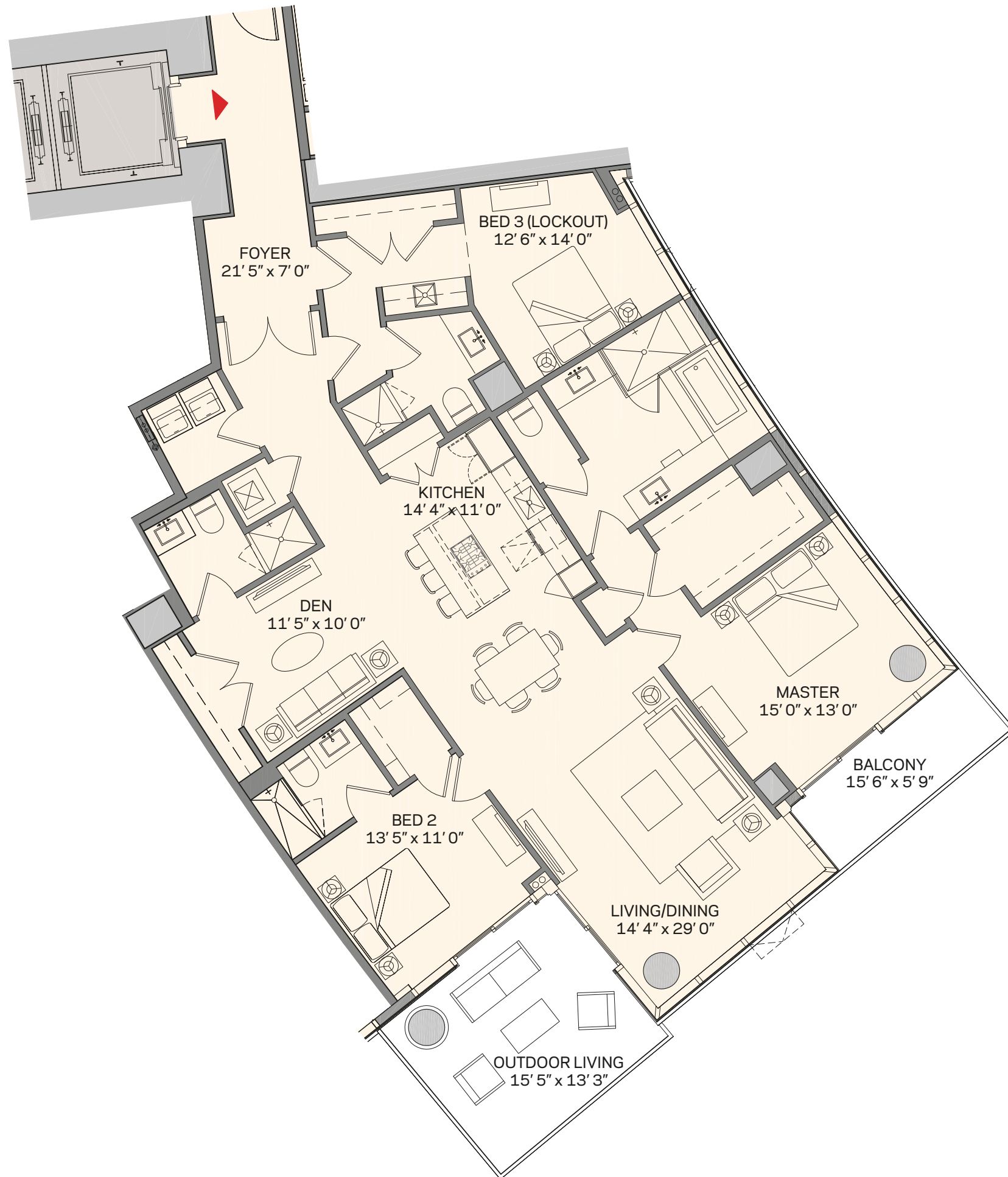
Residence F1

3 Bedroom + Den | 4 Bath

Total: 2,611 sq. ft. | 243 m²
 Interior: 2,320 sq. ft. | 216 m²
 Outdoor: 291 sq. ft. | 27 m²

3 Bedroom + Den | 4 Bath

Total: 2,578 sq. ft. | 240 m²
 Interior: 2,376 sq. ft. | 221 m²
 Outdoor: 202 sq. ft. | 19 m²



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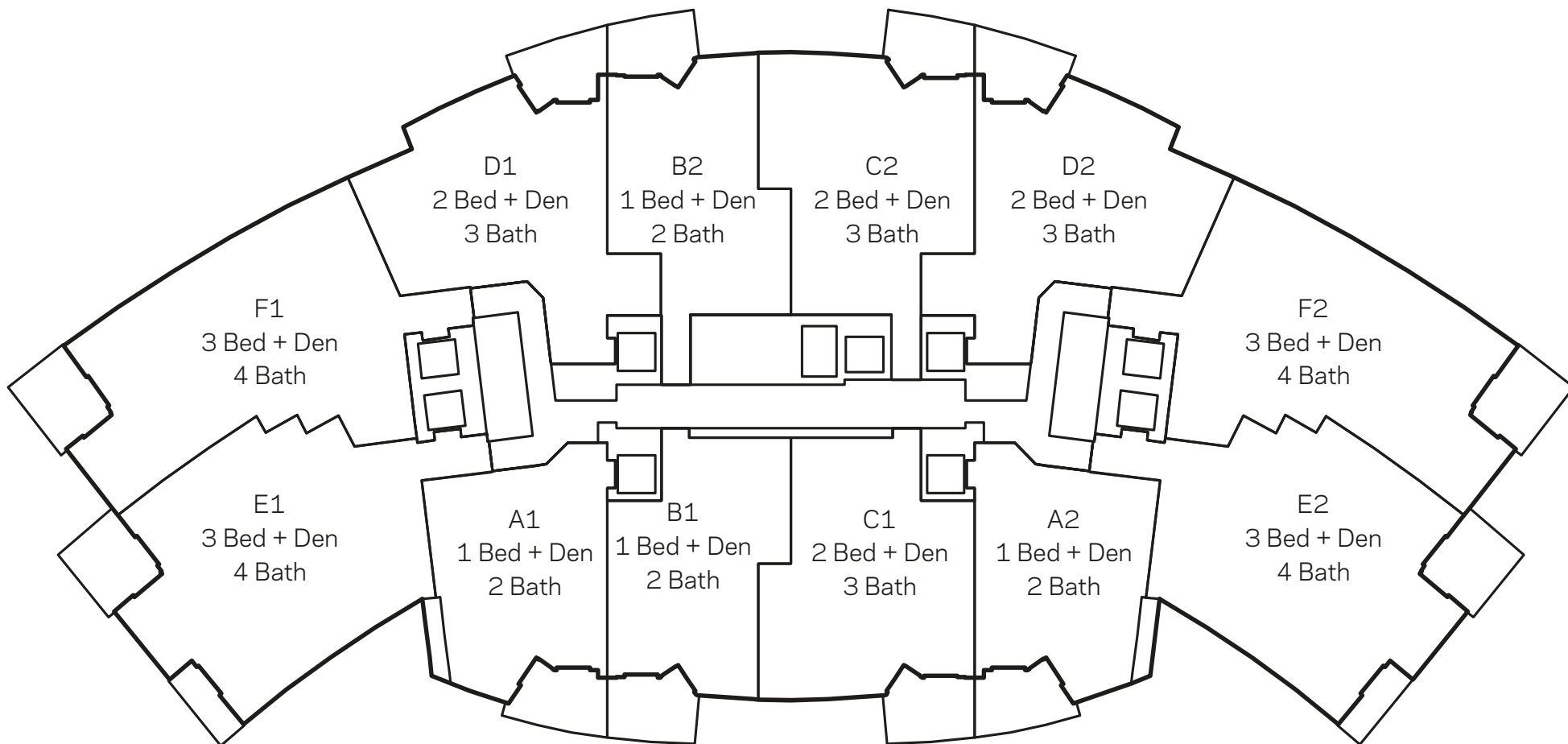
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1, 2 AND 3 BEDROOM RESIDENCES AVAILABLE (PENTHOUSE FLOORPLANS AVAILABLE UPON REQUEST.)



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. OBTAIN THE PROPERTY REPORT REQUIRED BY FEDERAL LAW AND READ IT BEFORE SIGNING ANYTHING. NO FEDERAL AGENCY HAS JUDGED THE MERITS OR VALUE, IF ANY, OF THIS PROPERTY.

This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. The sketches, renderings, graphic materials, plans, specifications, terms, conditions and statements contained in this brochure are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of same in its sole discretion and without prior notice. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same. These drawings and depictions are conceptual only and are for the convenience of reference and including artists renderings. They should not be relied upon as representations, express or implied, of the final detail of the residences or the Condominium. The developer expressly reserves the right to make modifications, revisions, and changes it deems desirable in its sole and absolute discretion. All depictions of appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit. The photographs contained in this brochure may be stock photography or have been taken off-site and are used to depict the spirit of the lifestyles to be achieved rather than any that may exist or that may be proposed, and are merely intended as illustrations of the activities and concepts depicted therein. Consult your Agreement and the Prospectus for the items included with the Unit. Dimensions and square footage are approximate and may vary with actual construction. The project graphics, renderings and text provided herein are copyrighted works owned by the developer. All rights reserved. Unauthorized reproduction, display or other dissemination of such materials is strictly prohibited and constitutes copyright infringement. No real estate broker is authorized to make any representations or other statements regarding the projects, and no agreements with, deposits paid to or other arrangements made with any real estate broker are or shall be binding on the developer. All prices are subject to change at any time and without notice, and do not include optional features or premiums for upgraded units. From time to time, price changes may have occurred that are not yet reflected on this brochure. Please check with the sales center for the most current pricing. This Condominium is being developed by Paramount MWC, LLC (the "Developer"), which has a limited right to use the trademarked names and logos associated with "Paramount" and "Miami Worldcenter", and the associated marks, variations, logos and stylized forms pursuant to a license and marketing agreement with the holders of the rights to those names and other intellectual properties (the "Rights Holders"). Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by the Rights Holders and buyers agree to look solely to Developer (and not to The Rights Holders and/or any of their affiliates) with respect to any and all matters relating to the marketing and/or development of the Condominium and with respect to the sales of units in the Condominium. By acquiring a unit, buyers understand and agree that they acquire no rights to the names and/or logos associated with "Paramount" and/or "Miami Worldcenter". The Condominium is just a component of the anticipated mixed-use development to be known as Miami Worldcenter, which is intended to include (without creating any obligation) a shopping center and other improvements, as well as certain shared infrastructure. Any and all plans for Miami Worldcenter are proposed only, and all plans are subject to change. Similarly, any proposed tenants to be located within the retail portions of Miami Worldcenter are proposed only, but there are no assurances that any announced tenants may in fact open in any improvements that may be constructed. Construction and development of Miami Worldcenter is being undertaken by third parties other than the Developer and Developer makes no representation or warranty regarding the construction and/or development of any portion of Miami Worldcenter other than representations made regarding the Condominium in Developer's prospectus. The purchase of a Unit shall not entitle Buyer to rights in or to, and/or benefits and/or services from, any other portions of Miami Worldcenter and/or be conditioned upon the development of Miami Worldcenter and/or Miami Worldcenter containing any particular tenants, if constructed.