



FROM ORIGINAL WORKS OF CONTEMPORARY ART IN THE LOBBY TO RESIDENCES FEATURING THE FINEST FINISHES AND HIGHEST QUALITY CRAFTSMANSHIP, LOUVER HOUSE OFFERS A TRULY SOPHISTICATED AMBIANCE.

# LOUVER HOUSE

UNIT 201  
UNIT 301  
UNIT PH-1



#### Amenities

- Gated entry
- Secured garage parking
- 24 hour security video surveillance
- State-of-the-art fitness center
- Outdoor yoga studio
- Rooftop garden infinity-edge pool deck
- Full time residential manager
- Wi-Fi/high speed Internet access in common areas
- Electric vehicle charging station in select locations

#### Residences

- Ornare Designer kitchen cabinets w/ quartz countertops
- High end designer bathroom fixtures
- Sub-Zero and Wolf appliances
- Electrolux washer and dryer
- Elegant floating designer bathroom vanities
- Frameless, glass-enclosed showers
- 13 feet deep by 37 feet wide private terraces with glass railings on select residences (up to 531 square feet of outdoor living)
- Spacious, walk-in closets
- Smart-technology ready
- 8 foot solid core doors throughout
- Sound insulated walls throughout

- Spacious, flow-through open floor plans with 10 foot ceilings
- Private rooftop terraces and spas for select penthouse residences
- Floor-to-ceiling energy efficient windows
- Private high-speed elevators
- Two covered parking spaces per residence
- Pet friendly building

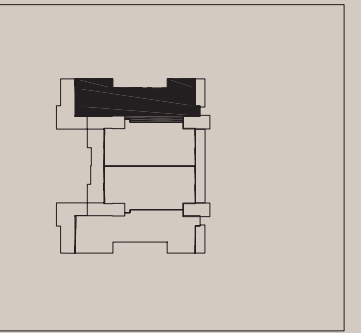
#### Location

- Exclusive South of Fifth location
- Steps from the beach
- Steps from the most exclusive restaurants in Miami Beach



3 BEDROOMS, 3.5 BATHS

UNIT 201	INTERIOR 2,413 SF	EXTERIOR 702 SF	TOTAL 3,115 SF	
UNIT 301	INTERIOR 2,432 SF	EXTERIOR 702 SF	TOTAL 3,134 SF	
UNIT PH-1	INTERIOR 2,432 SF	EXTERIOR 702 SF	TOTAL 3,134 SF	ROOF TERRACE 684 SF



Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and 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). For your reference, the area of the Unit, determined in accordance with those defined unit boundaries, is set forth in Exhibit "3" to the Declaration. 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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# LOUVER HOUSE

UNIT 202  
UNIT 302  
UNIT PH-2



#### Amenities

- Gated entry
- Secured garage parking
- 24 hour security video surveillance
- State-of-the-art fitness center
- Outdoor yoga studio
- Rooftop garden infinity-edge pool deck
- Full time residential manager
- Wi-Fi/high speed Internet access in common areas
- Electric vehicle charging station in select locations

#### Residences

- Designer kitchen cabinets w/ stone countertops
- High end designer bathroom fixtures
- Sub-Zero and Wolf appliances
- Electrolux washer and dryer
- Elegant floating designer bathroom vanities
- Frameless, glass-enclosed showers
- 13 feet deep by 37 feet wide private terraces with glass railings on select units (up to 531 square feet of outdoor living)
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- Sound insulated walls throughout

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- Private rooftop terraces and spas for select penthouse residences
- Floor-to-ceiling energy efficient windows
- Private high-speed elevators
- Two covered parking spaces per residence
- Pet friendly building

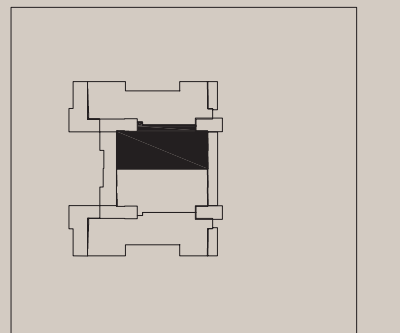
#### Location

- Exclusive South of Fifth location
- Steps from the beach
- Steps from the most exclusive beach in Miami Beach



3 BEDROOMS, 3.5 BATHS

UNIT 202	INTERIOR 2,088 SF	EXTERIOR 496 SF	TOTAL 2,584 SF
UNIT 302	INTERIOR 2,107 SF	EXTERIOR 496 SF	TOTAL 2,603 SF
UNIT PH-2	INTERIOR 2,107 SF	EXTERIOR 496 SF	TOTAL 2,603 SF





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# LOUVER HOUSE

UNIT 203  
UNIT 303  
UNIT PH-3



#### Amenities

- Gated entry
- Secured garage parking
- 24 hour security video surveillance
- State-of-the-art fitness center
- Outdoor yoga studio
- Rooftop garden infinity-edge pool deck
- Full time residential manager
- Wi-Fi/high speed Internet access in common areas
- Electric vehicle charging station in select locations

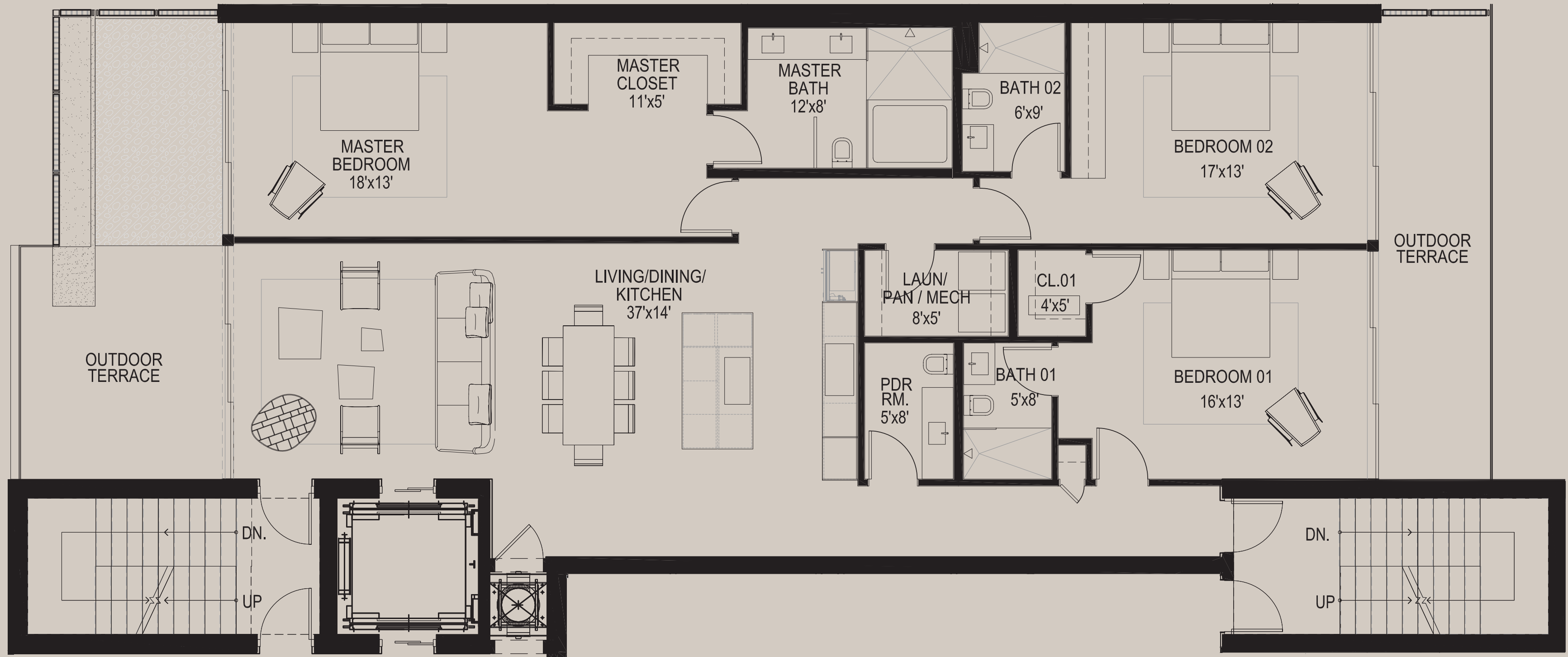
#### Residences

- Designer kitchen cabinets w/ stone countertops
- High end designer bathroom fixtures
- Sub-Zero and Wolf appliances
- Electrolux washer and dryer
- Elegant floating designer bathroom vanities
- Frameless, glass-enclosed showers
- 13 feet deep by 37 feet wide private terraces with glass railings on select units (up to 531 square feet of outdoor living)
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- 8 foot solid core doors throughout
- Sound insulated walls throughout

- Spacious, flow-through open floor plans with 10 foot ceilings
- Private rooftop terraces and spas for select penthouse residences
- Floor-to-ceiling energy efficient windows
- Private high-speed elevators
- Two covered parking spaces per residence
- Pet friendly building

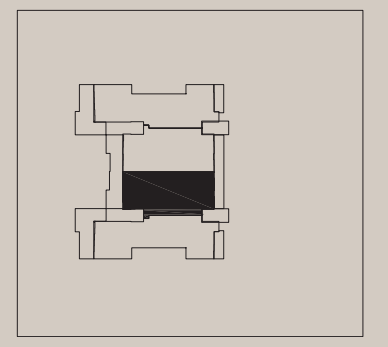
#### Location

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3 BEDROOMS, 3.5 BATHS

UNIT 203	INTERIOR 2,088 SF	EXTERIOR 512 SF	TOTAL 2,600 SF
UNIT 303	INTERIOR 2,107 SF	EXTERIOR 512 SF	TOTAL 2,619 SF
UNIT PH-3	INTERIOR 2,107 SF	EXTERIOR 512 SF	TOTAL 2,619 SF



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# LOUVER HOUSE

UNIT 204  
UNIT 304  
UNIT PH-4



#### Amenities

- Gated entry
- Secured garage parking
- 24 hour security video surveillance
- State-of-the-art fitness center
- Outdoor yoga studio
- Rooftop garden infinity-edge pool deck
- Full time residential manager
- Wi-Fi/high speed Internet access in common areas
- Electric vehicle charging station in select locations

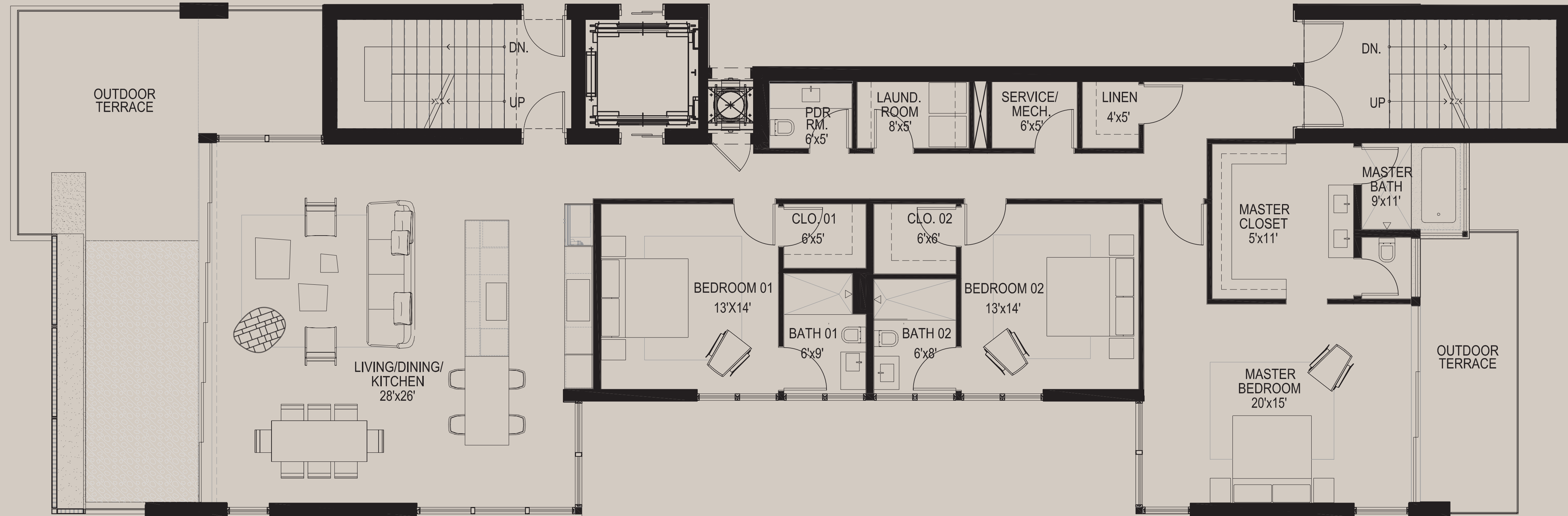
#### Residences

- Designer kitchen cabinets w/ stone countertops
- High end designer bathroom fixtures
- Sub-Zero and Wolf appliances
- Electrolux washer and dryer
- Elegant floating designer bathroom vanities
- Frameless, glass-enclosed showers
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- Floor-to-ceiling energy efficient windows
- Private high-speed elevators
- Two covered parking spaces per residence
- Pet friendly building

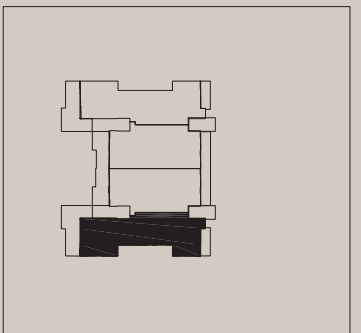
#### Location

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3 BEDROOMS, 3.5 BATHS

UNIT 204	INTERIOR 2,356 SF	EXTERIOR 793 SF	TOTAL 3,149 SF	
UNIT 304	INTERIOR 2,375 SF	EXTERIOR 793 SF	TOTAL 3,168 SF	
UNIT PH-4	INTERIOR 2,375 SF	EXTERIOR 793 SF	TOTAL 3,168 SF	ROOF TERRACE 684 SF



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