



The Building

- 20 stories | 70 units
- Architect: Revuelta Architecture International
- Interior design: Michele Bönan Interiors
- Developers: CMC Group & Fort Partners
- Landscaping: Raymond Jungles, Inc

The Property Services

- Appointed Director of Residences
- Residential concierge
- Doorman and bellman service
- 24/7 security and valet services
- 24-hour on-call emergency repair
- Dedicated private arrival and valet entry

The Amenities

- Signature restaurant on the first level offering in-residence dining
- Serviced pool deck
- State-of-the-art gym and yoga room
- Spa with treatment rooms, jacuzzi, and water experiences
- Lounge and bar area
- Kids area
- Party room
- Bicycle storage

*Please note that penthouses square footages and features are not listed above.

Property Address: 2699 South Bayshore Drive | 305.800.2699 | www.2699CoconutGrove.com
Deposit Schedule: 20% with Contract | 20 % at Groundbreaking



FOUR SEASONS PRIVATE RESIDENCES MIAMI AT COCONUT GROVE ARE NOT OWNED, DEVELOPED OR SOLD BY FOUR SEASONS HOTELS LIMITED OR ITS AFFILIATES (FOUR SEASONS). THE DEVELOPER, M-2699 S BAYSHORE OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY ("MSBO"), USES THE FOUR SEASONS TRADEMARKS AND TRADENAMES UNDER A LICENSE FROM FOUR SEASONS HOTELS LIMITED. THE MARKS "FOUR SEASONS," "FOUR SEASONS HOTELS AND RESORTS," ANY COMBINATION THEREOF AND THE TREE DESIGN ARE REGISTERED TRADEMARKS OF FOUR SEASONS HOTELS LIMITED IN CANADA AND U.S.A. AND OF FOUR SEASONS HOTELS (NETHERLANDS) LTD. ELSEWHERE. FOUR SEASONS PRIVATE RESIDENCES MIAMI AT COCONUT GROVE ARE BEING DEVELOPED BY MSBO. THIS MATERIAL DOES NOT CONSTITUTE AN OFFER WHERE PROHIBITED BY LAW OR WHERE PRIOR REGISTRATION OR OTHER QUALIFICATION IS REQUIRED. FOUR SEASONS PRIVATE RESIDENCES MIAMI AT COCONUT GROVE ARE NOT OWNED, DEVELOPED OR SOLD BY FOUR SEASONS HOTELS LIMITED OR ITS AFFILIATES (FOUR SEASONS). THE DEVELOPER, M-2699 S BAYSHORE OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY ("MSBO"), USES THE FOUR SEASONS TRADEMARKS AND TRADENAMES UNDER A LICENSE FROM FOUR SEASONS HOTELS LIMITED. THE MARKS "FOUR SEASONS," "FOUR SEASONS HOTELS AND RESORTS," ANY COMBINATION THEREOF AND THE TREE DESIGN ARE REGISTERED TRADEMARKS OF FOUR SEASONS HOTELS LIMITED IN CANADA AND U.S.A. AND OF FOUR SEASONS HOTELS (NETHERLANDS) LTD. ELSEWHERE. FOUR SEASONS PRIVATE RESIDENCES MIAMI AT COCONUT GROVE ARE BEING DEVELOPED BY MSBO. PURCHASERS AGREE TO LOOK SOLELY TO MSBO WITH RESPECT TO ANY AND ALL MATTERS RELATING TO THE MARKETING AND/OR DEVELOPMENT OF FOUR SEASONS PRIVATE RESIDENCES MIAMI AT COCONUT GROVE AND WITH RESPECT TO THE SALES OF UNITS. ALL IMAGES ARE ARTIST'S CONCEPTUAL RENDERINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE. STATED DIMENSIONS AND SQUARE FOOTAGES ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND IN FACT VARY FROM THE SQUARE FOOTAGE AND DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE CONDOMINIUM DECLARATION (WHICH GENERALLY ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES ALL INTERIOR STRUCTURAL COMPONENTS AND OTHER COMMON ELEMENTS). THIS METHOD IS GENERALLY USED IN SALES MATERIALS AND IS PROVIDED TO ALLOW A PROSPECTIVE BUYER TO COMPARE THE UNITS WITH UNITS IN OTHER CONDOMINIUM PROJECTS THAT UTILIZE THE SAME METHOD. FOR THE SQUARE FOOTAGE OF THE UNIT, CALCULATED IN ACCORDANCE WITH THE DEFINITION SET FORTH IN THE DECLARATION, WHICH WILL BE SMALLER THAN STATED ABOVE. SEE THE DECLARATION. ALL DIMENSIONS ARE ESTIMATES WHICH WILL VARY WITH ACTUAL CONSTRUCTION, AND ALL FLOOR PLANS, SPECIFICATIONS AND OTHER DEVELOPMENT PLANS ARE SUBJECT TO CHANGE WITHOUT NOTICE AND WILL NOT NECESSARILY ACCURATELY REFLECT THE FINAL PLANS AND SPECIFICATIONS FOR THE DEVELOPMENT. ALL DEPICTIONS OF FURNITURE, 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. SAID ITEMS ARE ONLY INCLUDED IF AND TO THE EXTENT PROVIDED IN YOUR PURCHASE AGREEMENT. PLEASE NOTE THAT THE "TOTAL" AREA LISTED HEREON INCLUDES THE PROPOSED SQUARE FOOTAGE OF TERRACE, WHICH IS NOT PART OF THE BOUNDARIES OF THE UNIT AS SET FORTH ON THE DECLARATION. 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. EXCLUSIVE MARKETING & SALES, FORT REALTY LLC AND CMC REAL ESTATE LLC. EQUAL HOUSING OPPORTUNITY. NEW YORK RESIDENTS ONLY: THE COMPLETE OFFERING TERMS ARE IN A CPS-12 APPLICATION AVAILABLE FROM THE OFFEROR, FILE NO. CP24-0072.

The Residences

- All residences have water views
- Typical residences ranging from 2,025 to 3,975 square feet*
- Dedicated elevators access to private foyer
- Continuous drywall ceilings throughout are 10 feet or higher
- Expansive terraces with glass railings, 11 feet ceilings or higher and minimum 10 feet depth
- Smart home automation
- Molteni kitchens and Italian marble bathrooms designed by Michele Bönan Interiors
- Top-of-the-line European appliances, faucets, and fixtures
- Linear air diffusers to underscore the minimalist and sophisticated design elements

À La Carte Services

- In-residence dining
- In-residence spa services
- Housekeeping and laundry services
- Grocery provisioning
- Maintenance and repair services
- Butler services
- Wellness programs and personal trainers
- Dog grooming
- Catering
- Car wash

