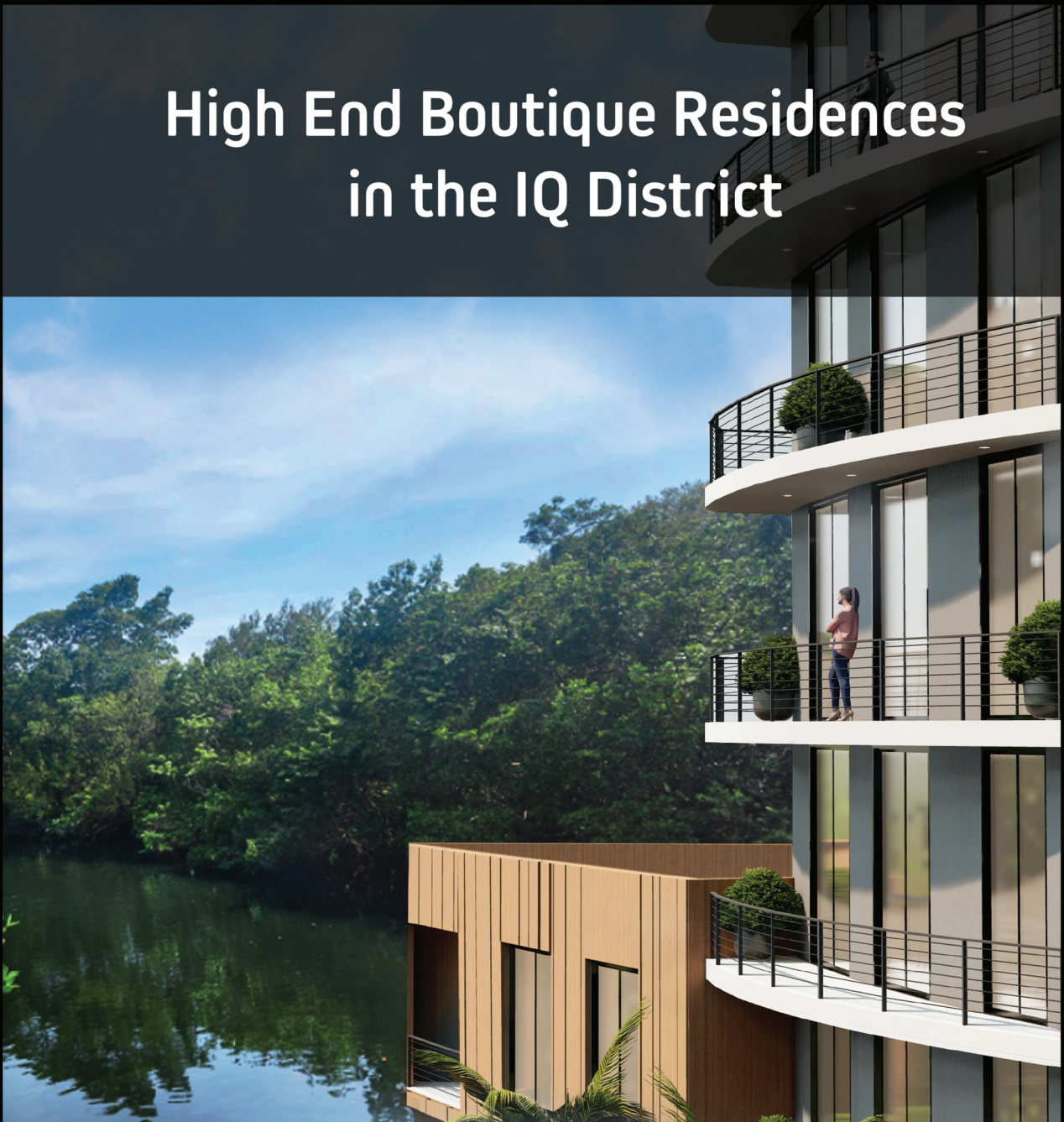




**CANAL**  
by iQ CONCEPT

## High End Boutique Residences in the IQ District



## Development

smart  
**minds**  
behind iQ



**Douglas Strabelli**  
Founder

Founder and CEO of Sagewood Corporation and partner at IQ Concept, Douglas has over 20 years of construction and development experience. Hailing from Paraná, Douglas is adept at a detail-oriented approach and the provision of high-quality services. This ethos made it possible to build his company with a strong reputation within the luxury construction market, as well as maintain a growing customer base generated from consistent customer satisfaction with superior deliveries. Douglas is immensely proud that 100% of the company's business comes from returning clients, who then become a reference to others, providing the company with an ongoing trajectory of success and high prestige.



**Samir Dichy**  
Founder

Civil engineer with an MBA in finance and marketing from Fundação Getúlio Vargas, Samir traveled to several countries working on unique and timeless projects, with great impact and meaning for different generations. From a young age, he was intrigued by entrepreneurship and the real estate market, and thus began his career path in development. It was during this period of professional and cultural experimentation, in order to establish partnerships in line with his values and vision, that he met and established a cohesive synergy with the partners of Sagewood. As founder and partner of IQ Concept, Samir currently works in the area of 'New Projects and Development.' He brings with him a vast experience of designing and executing more than 4 million square feet of high-rise luxury



**Rodrigo Hipólito**  
Founder

Civil engineer and partner of Sagewood Corporation and IQ Concept, Rodrigo is responsible for the technical part (results and feasibility calculation) of projects. Born in the northeast of Brazil (Bahia), Rodrigo Castro was certain of the professional path he would follow when still a student. During a visit to the Odebrecht Cultural Center in Salvador, he was struck by the grandeur of innovation and technology. From that insight, he started his career-planning with a focus on real estate, language learning, international experience and developing essential attributes to work in large corporations. Rodrigo's greatest contribution to the company today is his ability to generate and analyze data to assist in important decisionmaking.

## Construction

# Sagewood Corporation

## BY THE NUMBERS

- ▶ 21+ Years of Operations
- ▶ 320+ Completed Projects
- ▶ 99% of Projects are referral based
- ▶ 480.000 SQF of constructed area
- ▶ \$210M in total Construction Value
- ▶ Offices in Miami and New York City
- ▶ \$250M in pipeline for the next years



Fasano Hotel - NYC



Hamptons Residence - NY



# Expand your horizons



**IQ Concept** is a mind-blowing, technology-driven community.

We are beyond thrilled to offer you the absolute best way to reboot, unwind, and refuel your energies.

Living at **Canal by IQ** is about outstanding experiences.

Get ready to uncover a whole new level of awesomeness with us!



# Prime Location

- ◆ Boutique Residences Located on Beautiful Oleta River & in Greynolds Park
- ◆ Furniture packages available for your convenience
- ◆ Smart Building Fully Designed to Meet the Needs of Technologically-Savvy Residents
- ◆ In the Heart of a Rapidly Growing Area in Miami



◆ No rental restrictions.

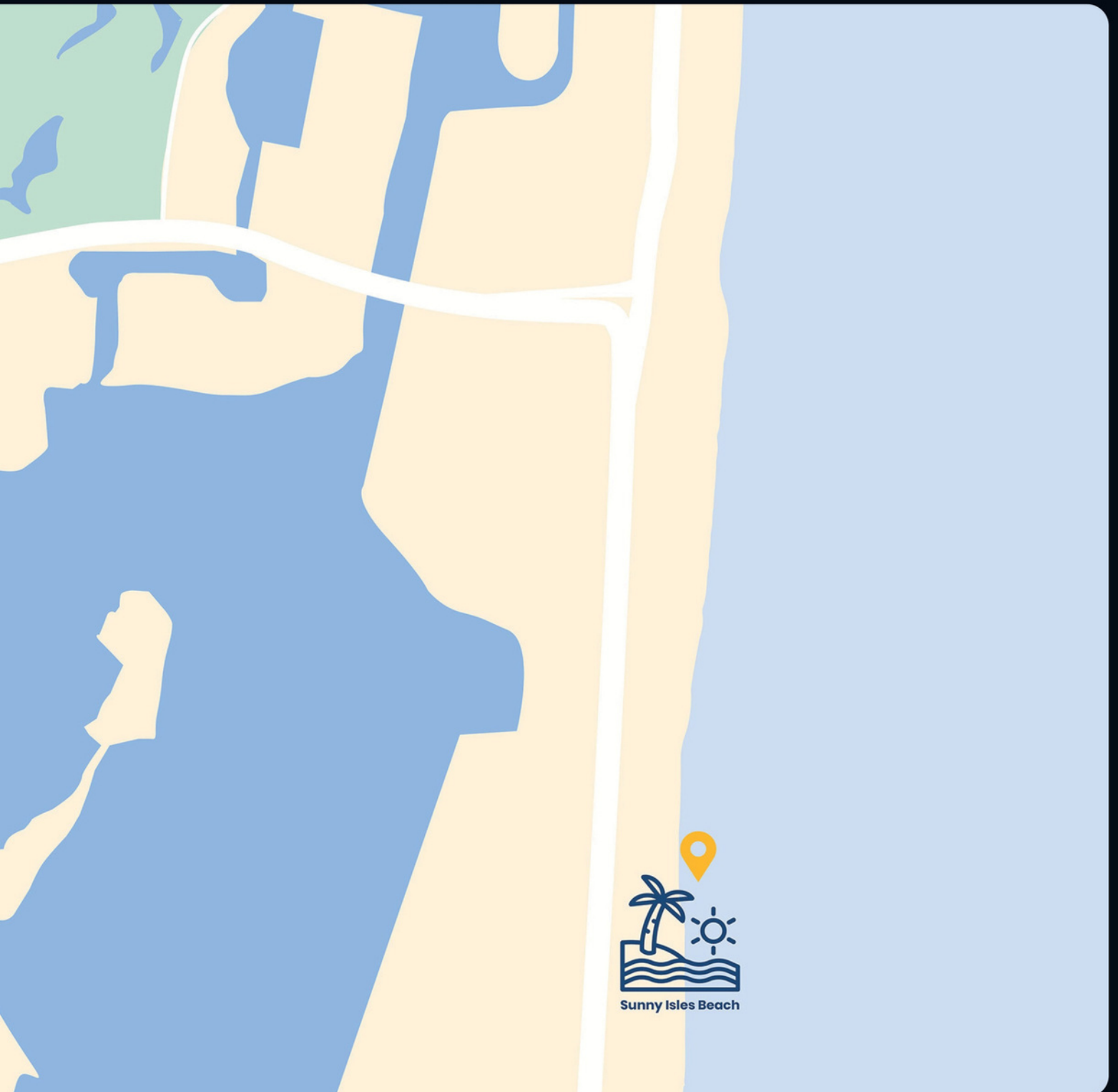
◆ Conveniently located near top attractions, restaurants, shopping, and Aventura Mall

◆ Luxury Finishes, High End Style, Convenient Amenities

◆ Unobstructed access to the Oleta River

◆ Steps away from the Brightline Station that will take you conveniently to Brickell, Ft. Lauderdale, Palm Beach and Orlando

◆ Area With Built-In Long Term and Short Term Rental Demand



# Fully Furnished Options Available

Settle into your new home with our move-in ready apartments. We offer the choice of fully furnished apartments thoughtfully designed with high-end furnishings and modern decor to provide you with a stylish living space.



Our kitchens are modern and functional to provide an organized and optimized space. An essential decorated feature integrated to the living room to create an authentic experience that goes beyond the simple art of cooking



# Disruptive amenities



With **IQ Smart** technology, you can control your home from anywhere and at any time. It also provides you access to the cutting-edge technology that the **IQ Concept** offers to its residents.



# Extraordinary shared spaces