

RESIDENCE 01

LEVELS 9 - 18

3 Bedrooms
2 Bathrooms
1 Powder Room

INTERIOR AREA:
1,980 SQ. FT. / 184 SQ. M.

TERRACE AREA:
691 SQ. FT. / 64.19 SQ. M.



BRICKELL SKYLINE



BISCAYNE BAY



SIMPSON PARK

BALCONY
69 SQ FT

NOT TO SCALE

Noted square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior dividing walls, and in fact vary from the square footages and 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 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 your reference, the area of the Unit, determined in accordance with these defined unit boundaries, is set forth on Exhibit "D" to the Declaration. Measurements of rooms set forth on this floor plan are generally taken at the furthest points of each given room (as if the room were a perfect rectangle), without regard for any closets or variations. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All dimensions are estimates which will vary with actual construction, and all floor plans, specifications and other development plans are subject to change and will not necessarily accurately reflect the final plans and specifications for the development. All depictions of appliances, counters, sinks, 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. 

RESIDENCE 01

LEVELS 19 - 61

3 Bedrooms
3 Bathrooms
1 Powder Room

INTERIOR AREA:
2,062 SQ. FT. / 192 SQ. M.

TERRACE AREA:
683 SQ. FT. / 63 SQ. M.

BRICKELL SKYLINE



BISCAYNE BAY

SIMPSON PARK



NOT TO SCALE

Noted square footages and dimensions are measured to the exterior boundaries of the exterior walls and in fact vary from the square footages and 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 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 your reference, the area of the Unit, determined in accordance with these defined boundaries, is set forth on Exhibit "D" to the Declaration. Measurements of rooms set forth on this floor plan are generally taken at the furthest points of each given room (as if the room were a perfect rectangle), without regard for any closets or variations. Accordingly, the area of the actual rooms will typically be smaller than the product obtained by multiplying the stated length and width. All dimensions are estimates which will vary with actual construction, and all floor plans, specifications and other development plans are subject to change and will not necessarily accurately reflect the final plans and specifications for the development. All locations of appliances, counters, sinks, 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.

RESIDENCE 01

LEVELS 62 - 78

4 Bedrooms
4 Bathrooms
1 Powder Room

INTERIOR AREA:
3,495 SQ. FT. / 325 SQ. M.

TERRACE AREA:
1,053 SQ. FT. / 98 SQ. M.

BRICKELL SKYLINE



BISCAYNE BAY

SIMPSON PARK



NOT TO SCALE

Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior dividing walls, and in fact vary from the square footages and 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 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 Unit with units in other condominium projects that utilize the same method. For your reference, the area of the Unit, determined in accordance with these defined unit boundaries, is set forth on Exhibit "C" to the Declaration. Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as if the room were a perfect rectangle), without regard for any closets or variations. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All dimensions are estimates which will vary with actual construction, and all floor plans, specifications and other development plans are subject to change and will not necessarily accurately reflect the final plans and specifications for the development.

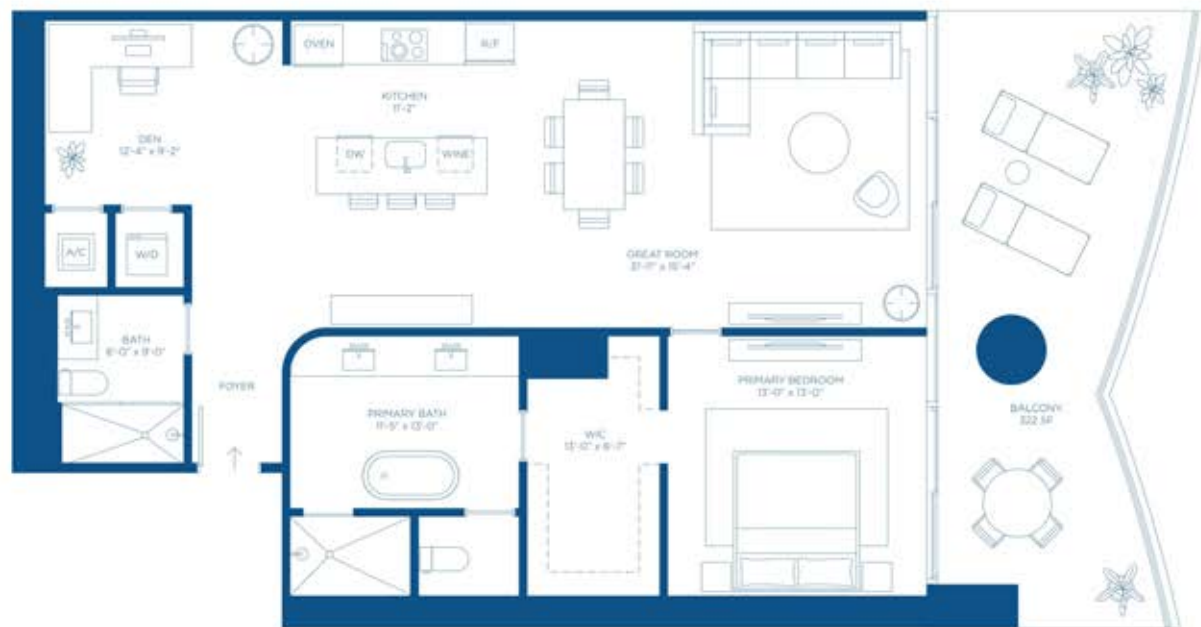
RESIDENCE 02

LEVELS 9 - 18

1 Bedroom
Den
2 Bathrooms

INTERIOR AREA:
1,318 SQ. FT. / 122 SQ. M.

TERRACE AREA:
322 SQ. FT. / 30 SQ. M.



BRICKELL SKYLINE



BISCUINNE BAY



SIMPSON PARK

NOT TO SCALE

Noted square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior dividing walls, and in fact vary from the square footages and 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 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 your reference, the area of the Unit, determined in accordance with these defined unit boundaries, is set forth on Exhibit "G" to the Declaration. Measurements of rooms set forth on this floor plan are generally taken at the furthest points of each given room (as if the room were a perfect rectangle), without regard for any closets or variations. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All dimensions are estimates which will vary with actual construction, and all floor plans, specifications and other development plans are subject to change and will not necessarily accurately reflect the final plans and specifications for the development.

RESIDENCE 02

LEVELS 19 - 61

2 Bedrooms
Den
3 Bathrooms

INTERIOR AREA:
1,910 SQ. FT. / 177 SQ. M.

TERRACE AREA:
530 SQ. FT. / 49 SQ. M.



BRICKELL SKYLINE



BISCAYNE BAY



SIMPSON PARK

NOT TO SCALE

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RESIDENCE 02

LEVELS 62 - 78

2 Bedrooms
Den
3 Bathrooms

INTERIOR AREA:
1,840 SQ. FT. / 171 SQ. M.

TERRACE AREA:
512 SQ. FT. / 48 SQ. M.



BRICKELL SKYLINE



BISCAYNE BAY

SIMPSON PARK



NOT TO SCALE

Noted square footages and dimensions are measured to the exterior boundaries of the exterior walls and to the centerline of interior dividing walls, and in fact vary from the square footages and 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 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 your reference, the size of the Unit, determined in accordance with these defined unit boundaries, is set forth on Exhibit "D" to the Declaration. Measurements of rooms set forth on this floor plan are generally taken at the furthest points of each given room (as if the room were a perfect rectangle), without regard for any closets or variations. Accordingly, the area of the actual rooms will typically be smaller than the product obtained by multiplying the stated length and width. All dimensions are estimates which will vary with actual construction, and all floor plans, specifications and other development plans are subject to change and will not necessarily accurately reflect the final plans and specifications for the development. All descriptions of appliances, materials, 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.

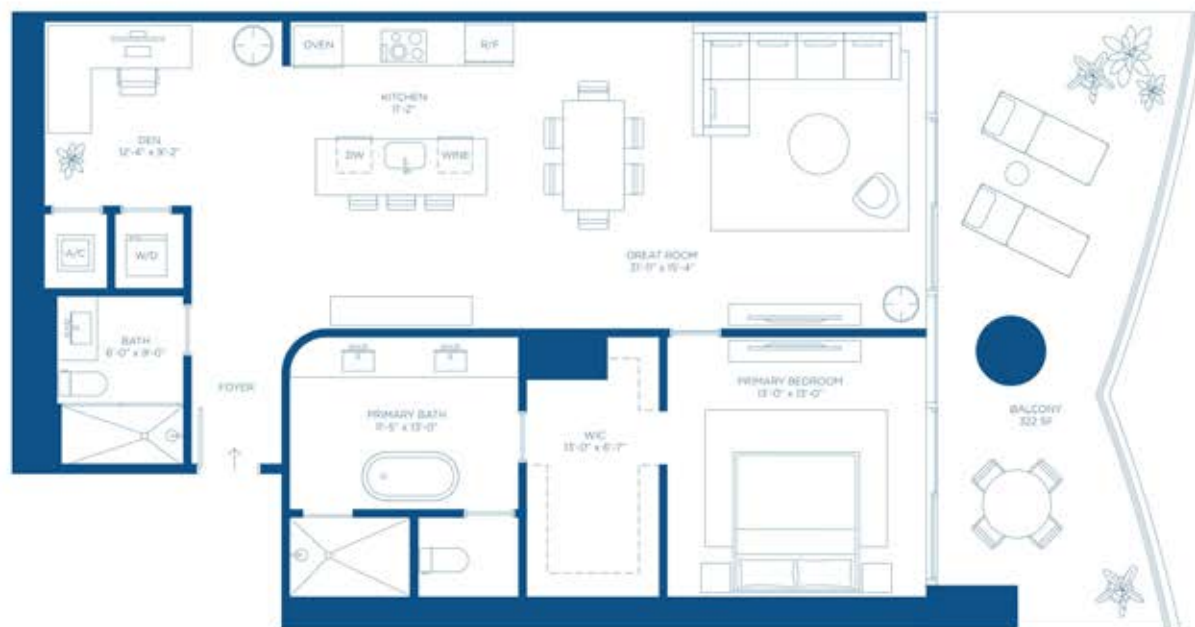
RESIDENCE 02

LEVEL B

1 Bedroom
Den
2 Bathrooms

INTERIOR AREA:
1,318 SQ. FT. / 122 SQ. M.

TERRACE AREA:
322 SQ. FT. / 30 SQ. M.



BRICKELL SKYLINE



BISCAYNE BAY

SIMPSON PARK



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Noted square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior dividing walls, and in fact vary from the square footages and 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 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 your reference, the trace of the Unit, determined in accordance with these defined unit boundaries, is set forth on Exhibit "C" to the Declaration. Measurements of rooms set forth on this floor plan are generally taken at the furthest points of each given room (as if the room were a perfect rectangle), without regard for any closets or variations. Accordingly, the area of the actual rooms will typically be smaller than the product obtained by multiplying the stated length and width. All dimensions are estimates which will vary with actual construction, and all floor plans, specifications and other development plans are subject to change and will not necessarily accurately reflect the final plans and specifications for the development.

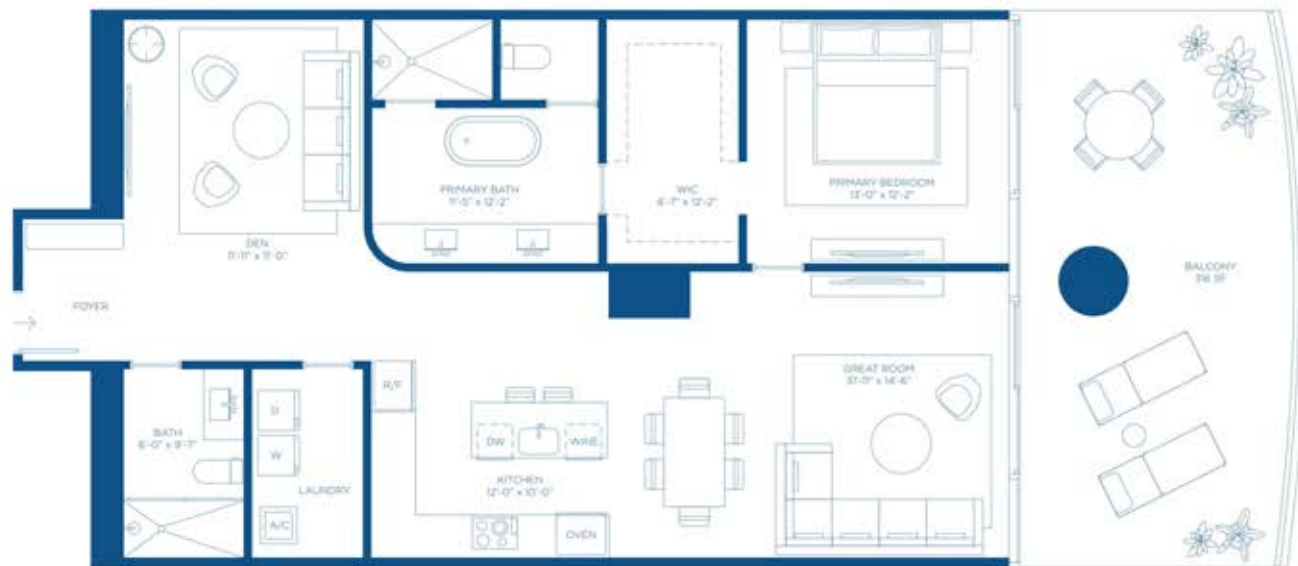
RESIDENCE 03

LEVELS 9 - 18

1 Bedroom
Den
2 Bathrooms

INTERIOR AREA:
1,318 SQ. FT. / 122 SQ. M.

TERRACE AREA:
316 SQ. FT. / 29 SQ. M.



BRICKELL SKYLINE



BISCAYNE BAY



SIMPSON PARK

NOT TO SCALE

Noted square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior dividing walls, and in fact vary from the square footages and 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 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 your reference, the area of the Unit, determined in accordance with these defined boundaries, is set forth on Exhibit "C" to the Declaration. Measurements of rooms set forth on this floor plan are generally taken at the furthest points of each given room (as if the room were a perfect rectangle), without regard for any closets or variations. Accordingly, the area of the actual rooms will typically be smaller than the product obtained by multiplying the stated length and width. All dimensions are estimates which will vary with actual construction, and all floor plans, specifications and other development plans are subject to change and will not necessarily accurately reflect the final plans and specifications for the development. All descriptions of appliances, elevators, lifts, 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.

RESIDENCE 03

LEVELS 19 - 61

2 Bedrooms
Den
3 Bathrooms

INTERIOR AREA:
1,970 SQ. FT. / 183 SQ. M.

TERRACE AREA:
505 SQ. FT. / 47 SQ. M.



BRICKELL SKYLINE



BISCAWNE BAY



SIMPSON PARK

NOT TO SCALE

Noted square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior dividing walls, and in fact vary from the square footages and 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 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 your reference, the trace of the Unit, determined in accordance with these defined boundaries, is set forth on Exhibit "C" to the Declaration. Measurements of rooms set forth on this floor plan are generally taken at the furthest points of each given room (as if the room were a perfect rectangle), without regard for any corners or variations. Accordingly, the areas of the actual rooms will typically be smaller than the product obtained by multiplying the stated length and width. All dimensions are estimates which will vary with actual construction, and all floor plans, specifications and other development plans are subject to change and will not necessarily accurately reflect the final plans and specifications for the development.

RESIDENCE 03

LEVELS 62 - 78

2 Bedrooms
Den
3 Bathrooms

INTERIOR AREA:
1,840 SQ. FT. / 171 SQ. M.

TERRACE AREA:
512 SQ. FT. / 48 SQ. M.



BRICKELL SKYLINE



BISCAYNE BAY



SIMPSON PARK

NOT TO SCALE

Noted square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior dividing walls, and in fact vary from the square footages and 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 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 your reference, the size of the actual rooms will typically be smaller than the product obtained by multiplying the stated length and width. All dimensions are estimates which will vary with actual construction, and all floor plans, specifications and other development plans are subject to change and will not necessarily accurately reflect the final plans and specifications for the development. All descriptions of appliances, fixtures, finishes, 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.

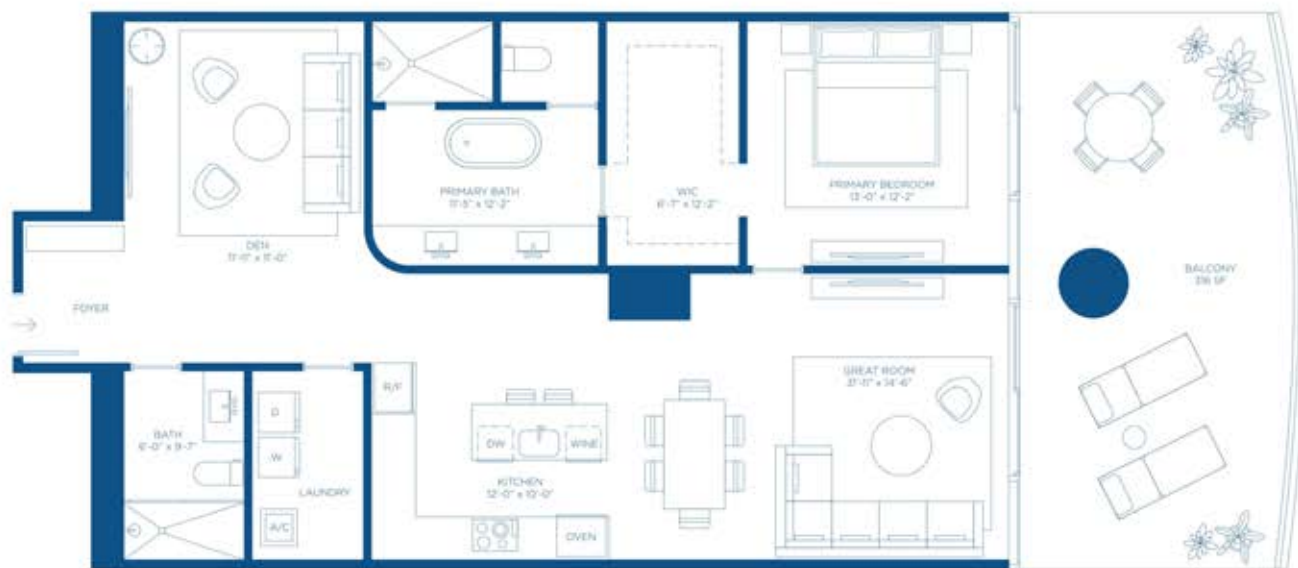
RESIDENCE 03

LEVEL B

1 Bedroom
Den
2 Bathrooms

INTERIOR AREA:
1,318 SQ. FT. / 122 SQ. M.

TERRACE AREA:
316 SQ. FT. / 29 SQ. M.



BRICKELL SKYLINE



BISCAYNE BAY

SIMPSON PARK



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Noted square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior dividing walls, and in fact vary from the square footages and 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 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 your reference, the area of the Unit, determined in accordance with these defined unit boundaries, is set forth on Exhibit "C" to the Declaration. Measurements of rooms set forth on this floor plan are generally taken at the furthest points of each given room (as if the room were a perfect rectangle), without regard for any closets or variations. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All dimensions are estimates which will vary with actual construction, and all floor plans, specifications and other development plans are subject to change and will not necessarily accurately reflect the final plans and specifications for the development.

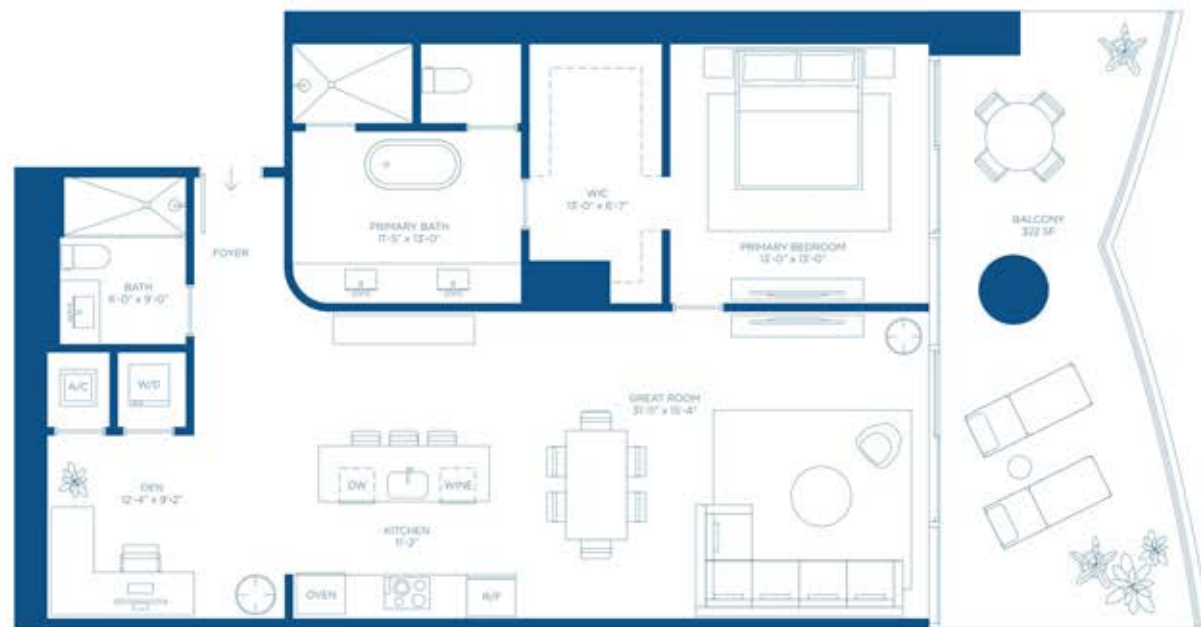
RESIDENCE 04

LEVELS 9 - 18

1 Bedroom
Den
2 Bathrooms

INTERIOR AREA:
1,318 SQ. FT. / 122 SQ. M.

TERRACE AREA:
322 SQ. FT. / 30 SQ. M.



BRICKELL SKYLINE



BISCAYNE BAY



SIMPSON PARK

NOT TO SCALE

State square footages and dimensions are measured to the exterior boundaries of the exterior walls and the cornerline of interior dividing 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 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 your reference, the area of the Unit, determined in accordance with these defined unit boundaries, is set forth on Exhibit "D" to the Declaration. Measurements of rooms set forth on this floor plan are generally taken at the furthest points of each room (as if the room were a perfect rectangle), without regard for any closets or windows. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All dimensions are estimates which will vary with actual construction, and all floor plans, specifications and other development plans are subject to change and will not necessarily accurately reflect the final plans and specifications for the development. All depictions of appliances, counters, sinks, floor coverings and other features of detail, including, without limitation, items of finish and decorations, are conceptual only and are not necessarily included in each Unit. **(U)**

RESIDENCE 04

LEVELS 19 - 61

2 Bedrooms
Den
3 Bathrooms

INTERIOR AREA:
1,869 SQ. FT. / 174 SQ. M.

TERRACE AREA:
596 SQ. FT. / 55 SQ. M.



NOT TO SCALE

Actual square footages and dimensions are measured to the exterior boundaries of the exterior 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 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 follow the same method. For your reference, the area of the Unit, determined in accordance with these defined unit boundaries, is set forth on Exhibit "D" to the Declaration. Measurements of rooms set forth on this floor plan are generally taken at the furthest points of each given room (as if the room were a perfect rectangle), without regard for any closets or windows. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All dimensions are estimates which will vary with actual construction, and all floor plans, specifications and other development plans are subject to change and will not necessarily accurately reflect the final plans and specifications for the development. All depictions of appliances, counters, sinks, 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.

RESIDENCE 04

LEVELS 62 - 78

4 Bedrooms
4 Bathrooms
1 Powder Room

INTERIOR AREA:
3,495 SQ. FT. / 325 SQ. M.

TERRACE AREA:
1,053 SQ. FT. / 98 SQ. M.



BRICKELL SKYLINE



BISCAYNE BAY



SIMPSON PARK

NOT TO SCALE

Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior dividing 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 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 your reference, the area of the Unit, determined in accordance with these defined unit boundaries, is set forth on Exhibit "D" to the Declaration. Measurements of rooms set forth on this floor plan are generally taken at the furthest points of each given room (as if the room were a perfect rectangle), without regard for any curvatures or variations. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All dimensions are estimates which will vary with actual construction, and all floor plans, specifications and other development plans are subject to change and will not necessarily accurately reflect the final plans and specifications for the development. All depictions of appliances, counters, sinks, floor coverings and other features of detail, including, without limitation, items of finish and decorations, are conceptual only and are not necessarily included in each Unit.

RESIDENCE 04

LEVEL 8

1 Bedroom
Den
2 Bathrooms

INTERIOR AREA:
1,318 SQ. FT. / 122 SQ. M.

TERRACE AREA:
322 SQ. FT. / 30 SQ. M.



BRICKELL SKYLINE



BISCAYNE BAY

SIMPSON PARK



NOT TO SCALE

Interior square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior dividing 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 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 your reference, the area of the Unit, determined in accordance with these defined unit boundaries, is set forth on Exhibit "D" to the Declaration. Measurements of rooms set forth on this floor plan are generally taken at the furthest points of each room (as if the room were a perfect rectangle), without regard for any closets or windows. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All dimensions are estimates which will vary with actual construction, and all floor plans, specifications and other development plans are subject to change and will not necessarily accurately reflect the final plans and specifications for the development. All depictions of appliances, counters, sinks, floor coverings and other fixtures, including, without limitation, items of finish and decorations, are conceptual only and are not necessarily included in each Unit. **U**

RESIDENCE 05

LEVELS 19 - 61

2 Bedrooms
Den
2 Bathrooms
1 Powder Room

INTERIOR AREA:
1,408 SQ. FT. / 131 SQ. M.

TERRACE AREA:
502 SQ. FT. / 47 SQ. M.



BRICKELL SKYLINE



BISCAYNE BAY



SIMPSON PARK

NOT TO SCALE

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RESIDENCE 05

LEVEL B

3 Bedrooms
2 Bathrooms
1 Powder Room

INTERIOR AREA:
1,606 SQ. FT. / 149 SQ. M.

TERRACE AREA:
610 SQ. FT. / 57 SQ. M.



BRICKELL SKYLINE



BISCAYNE BAY



SIMPSON PARK

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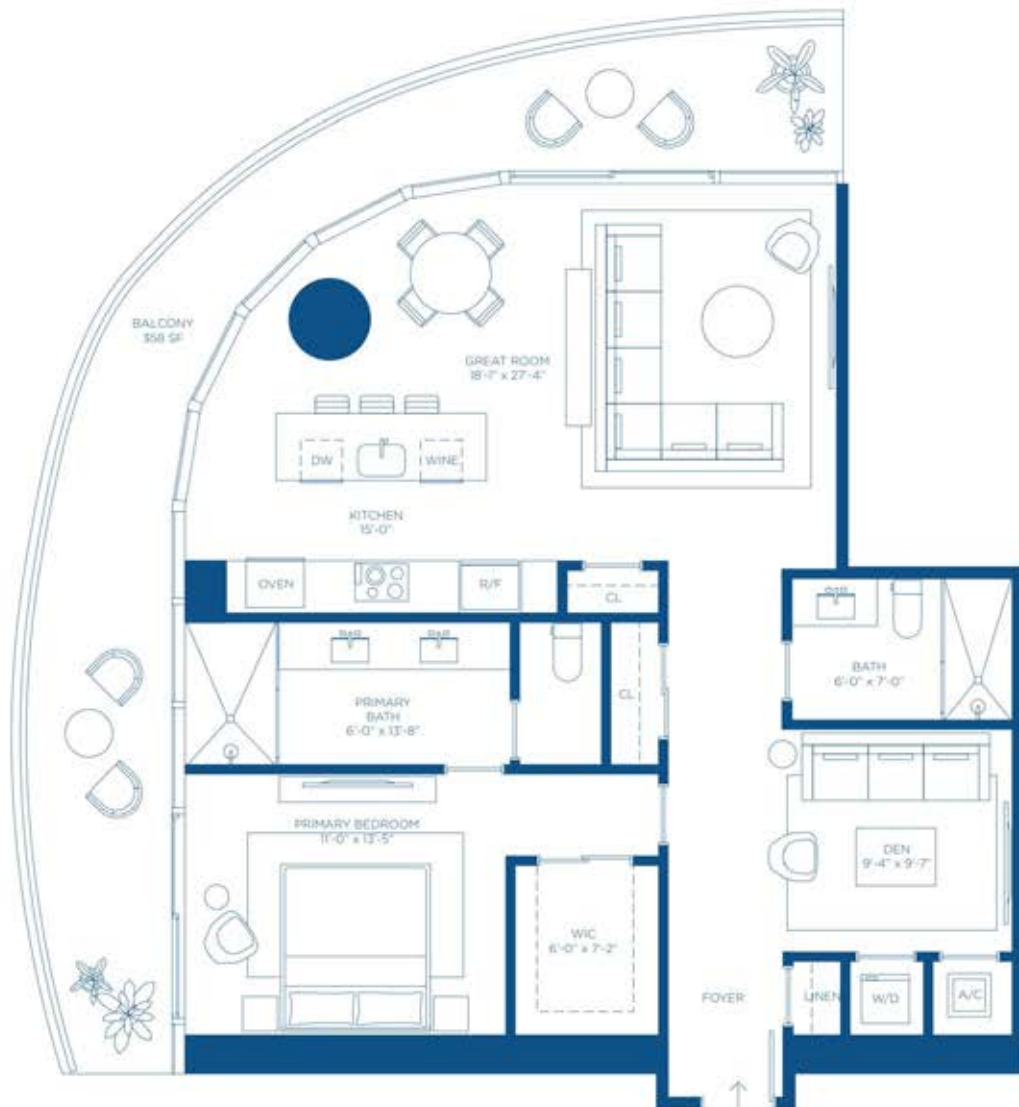
RESIDENCE 06

LEVELS 9 - 18

1 Bedroom
Den
2 Bathrooms

INTERIOR AREA:
1,204 SQ. FT. / 112 SQ. M.

TERRACE AREA:
358 SQ. FT. / 33 SQ. M.



BRICKELL SKYLINE



BISCAYNE BAY



SIMPSON PARK

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RESIDENCE 06

LEVELS 19 - 61

1 Bedroom
Den
2 Bathrooms

INTERIOR AREA:
1,204 SQ. FT. / 112 SQ. M.

TERRACE AREA:
358 SQ. FT. / 33 SQ. M.



BRICKELL SKYLINE



BISCAYNE BAY



SIMPSON PARK

NOT TO SCALE

Noted square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior dividing walls, and in fact vary from the square footages and 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 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 your reference, the area of the actual rooms will typically be smaller than the product obtained by multiplying the stated length and width. All dimensions are estimates which will vary with actual construction, and all floor plans, specifications and other development plans are subject to change and will not necessarily accurately reflect the final plans and specifications for the development. All descriptions of appliances, materials, finishes, floor coverings and other features of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit.

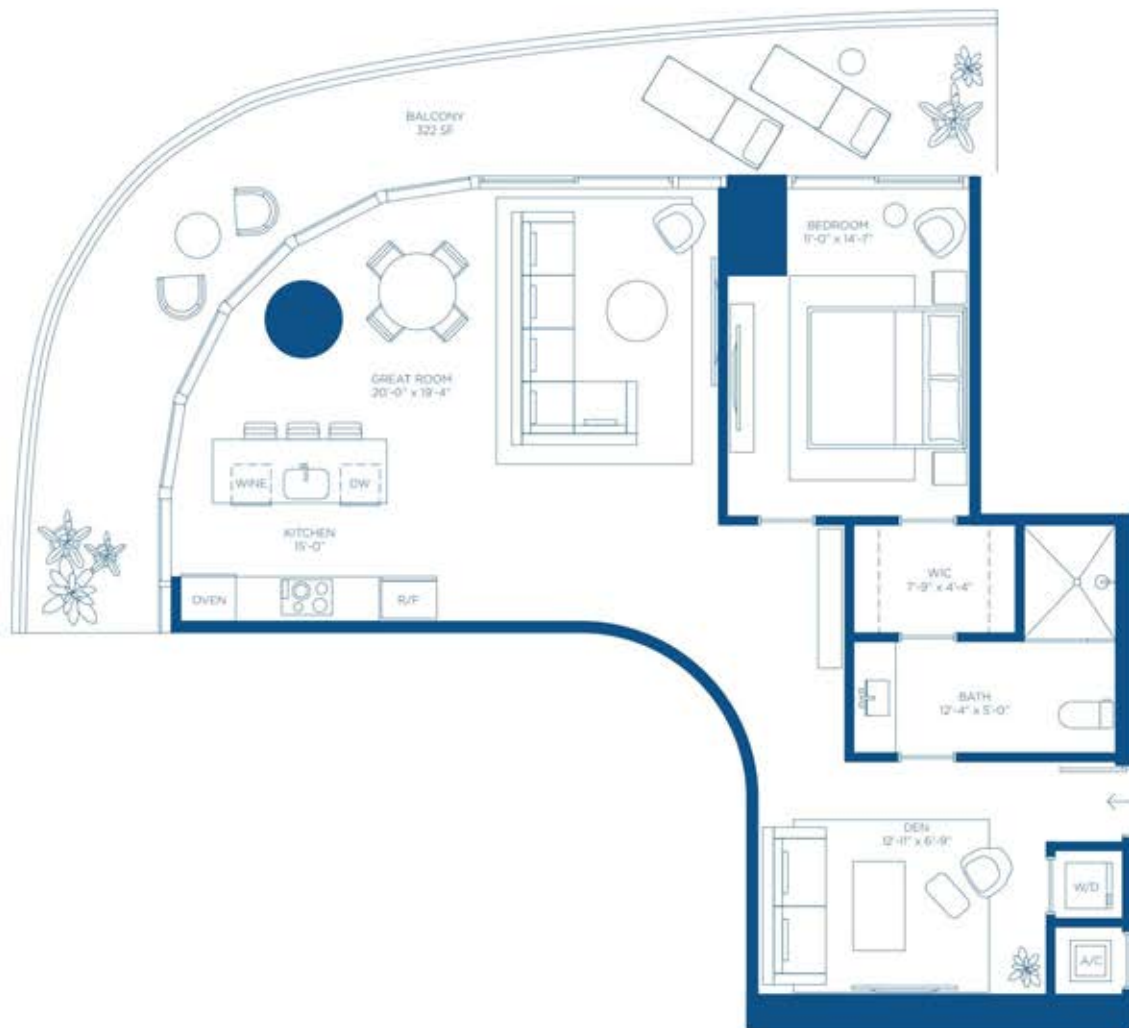
RESIDENCE 06

LEVEL B

1 Bedroom
1 Bathroom

INTERIOR AREA:
1,065 SQ. FT. / 99 SQ. M.

TERRACE AREA:
322 SQ. FT. / 30 SQ. M.



BRICKELL SKYLINE



BISCAYNE BAY



SIMPSON PARK

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RESIDENCE 07

LEVELS 9 - 18

1 Bedroom
Den
2 Bathrooms

INTERIOR AREA:
1,204 SQ. FT. / 112 SQ. M.

TERRACE AREA:
358 SQ. FT. / 33 SQ. M.



BRICKELL SKYLINE



BISCAYNE BAY



SIMPSON PARK

NOT TO SCALE

Noted square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior dividing walls, and in fact vary from the square footages and 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 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 your reference, the base of the Unit, determined in accordance with these defined boundaries, is set forth on Exhibit "D" to the Declaration. Measurements of rooms set forth on this floor plan are generally taken at the furthest points of each given room (as if the room were a perfect rectangle), without regard for any closets or variations. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All dimensions are estimates which will vary with actual construction, and all floor plans, specifications and other development plans are subject to change and will not necessarily accurately reflect the final plans and specifications for the development. All depictions of appliances, counters, sinks, floor coverings and other features of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit.