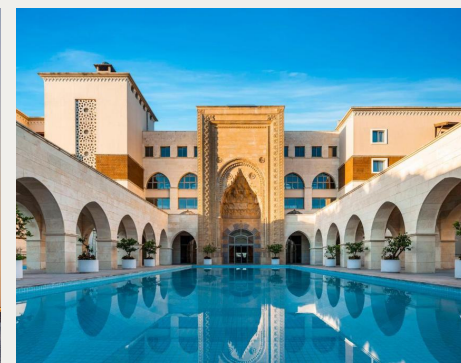
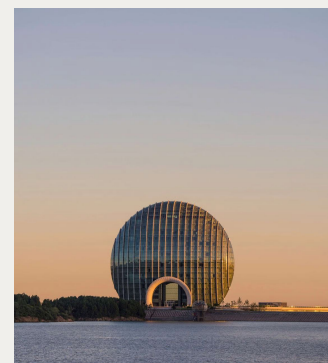




Kempinski Residences

MIAMI DESIGN DISTRICT

PROJECT OVERVIEW



Kempinski

The Brand

Kempinski is one of the world's most distinguished luxury hospitality brands, celebrated for its legacy of European refinement that dates back to **1862**. The brand was founded by **Berthold Kempinski**, a visionary Berlin wine merchant and restaurateur, whose pioneering spirit laid the foundation for what would become **Europe's oldest luxury hotel group**.



Kempinski Hotel & Residences Palm Jumeirah
Dubai, UAE



Kempinski Hotel The Dome Belek
Belek, Türkiye



The Sunrise Kempinski Hotel
Yangki Lake, Beijing, China

Kempinski Hotel Collection

Kempinski Hotels is one of the world’s most renowned luxury hospitality brands, with a distinguished collection of iconic hotels and resorts across Europe, the Middle East, Asia, and beyond. Celebrated for its heritage, refined service, and timeless elegance, Kempinski delivers a consistently elevated experience in some of the world’s most prestigious destinations.



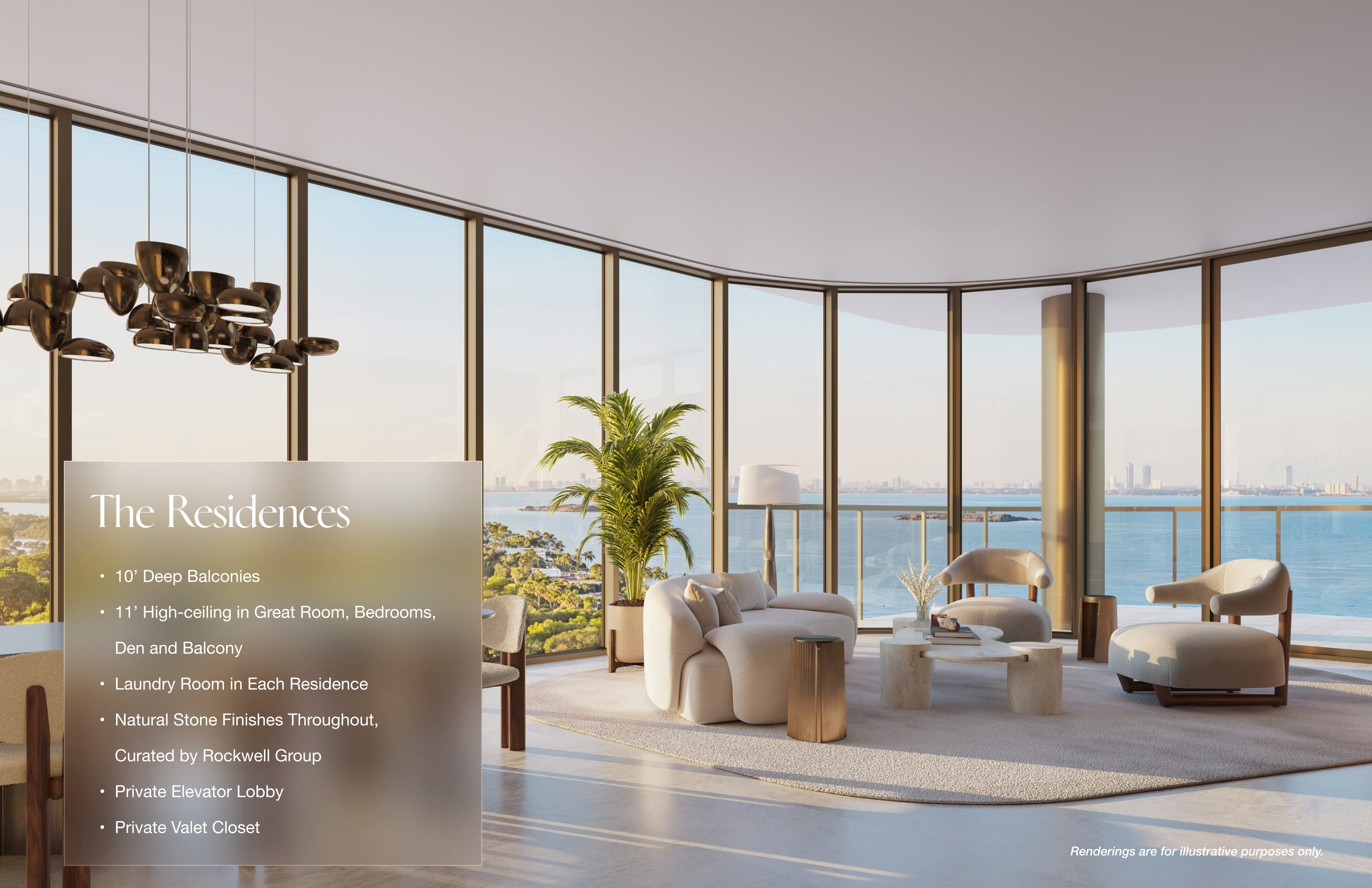
The Towers

3801 & 3883 Biscayne Blvd, Miami, FL 33137

Located at the gateway to the Miami Design District™ moments from luxury retail, chef-driven dining, cultural institutions, and major city connections.

- 22 Private Guest Suites
- 24-Hour Concierge Trained by Kempinski
- 64 Residences Per Tower
- Approx. 70,000 Sq Ft of Amenities Across North and South Towers
- Fourth-Floor Amenity Bridge Connecting Both Towers
- Luxury House Car Service
- Onsite Structured Parking for Residents and Guests
- Private Porte-Cochère with Water Features
- Six Private Townhomes
- Sweeping Views of the City and Biscayne Bay
- Two 23-Story Residential Towers
- Unobstructed Biscayne Bay Views to the East

Renderings are for illustrative purposes only.



The Residences

- 10' Deep Balconies
- 11' High-ceiling in Great Room, Bedrooms, Den and Balcony
- Laundry Room in Each Residence
- Natural Stone Finishes Throughout, Curated by Rockwell Group
- Private Elevator Lobby
- Private Valet Closet

Renderings are for illustrative purposes only.



The Kitchen

- Custom Paneled Side-by-Side Refrigerator and Freezer
- Gaggenau Appliance Package, Including:
 - 30" Freezer
 - 30" Refrigerator
 - 99-Bottle Wine Climate Cabinet
 - Combi-Microwave Oven
 - Espresso Machine
 - Fully Integrated Dishwasher
 - Induction Cooktop
 - Wall Oven
- Gourmet Kitchen with Custom Floor-to-Ceiling Cabinetry Designed by Rockwell Group
- Kallista Fixtures
- Natural Stone Countertops and Backsplash
- Waterfall Island



Primary Suite & Bathroom

- Kallista Fixtures
- Natural Stone Flooring Throughout Primary Suite
- Natural Stone Flooring, Walls, and Counters in Ensuite
- Oversized Custom Primary Walk-in Closet
- Oversized Shower with Freestanding Tub
- Private Water Closet with Kohler Leap Smart Toilet

Renderings are for illustrative purposes only.



Kempinski Residences

MIAMI DESIGN DISTRICT

Renderings are for illustrative purposes only.

The items set forth on the attached exhibit are intended to illustrate the type of fixture and/or item of finish that is anticipated to be used in various areas with the Unit. If circumstances arise which, in the Developer's opinion, warrant changes of suppliers, manufacturers, brand names or items, or if the Developer elects to omit certain items, the Developer may, provided, however, that any substitutions for equipment, material, items, appliances, finishes and/or fixtures shall be with items which in the Developer's opinion are of equal or better quality (regardless of cost). All depicted items are based upon today's designs, models and offerings, and may vary from designs, models and offerings at the time of purchase for installation in the Unit.