

DOSSIER PARAMOUNT WORDCENTER, MIAMI

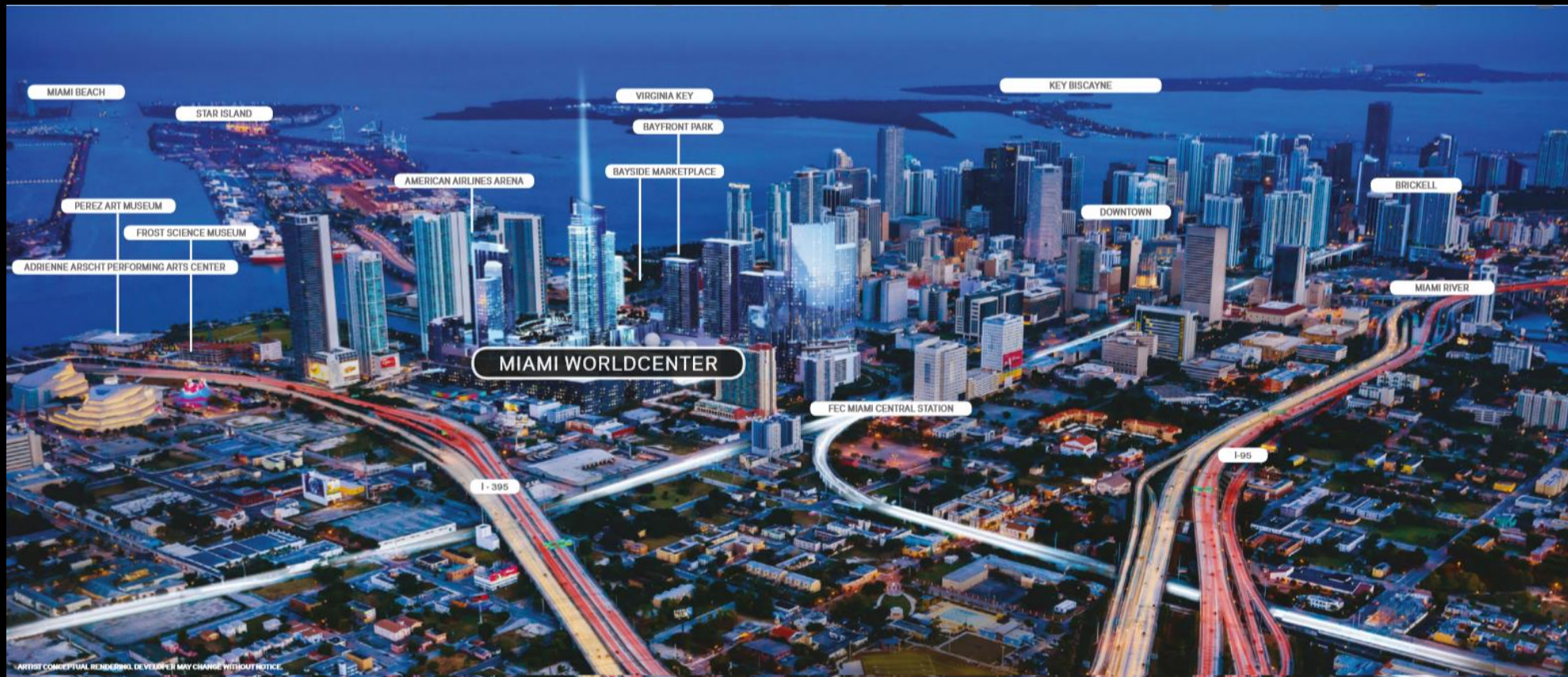


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UBICACIÓN

The background features a black field with dynamic, flowing waves of green and orange. The green waves are prominent on the left and bottom-left, while the orange waves flow from the top-right towards the bottom-right. The waves have a soft, ethereal quality with some internal texture visible.

La ubicación céntrica de Miami contribuye a la diversificación económica de la ciudad y a su importancia como centro de la actividad comercial de todo el continente.



Por la noche, el American Airlines Arena alberga los partidos de baloncesto de los Miami Heat o algún concierto importante. El Adrienne Arsht Center es la sede del Miami City Ballet y la Florida Grand Opera. En el Pérez Art Museum Miami se expone arte moderno.



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INMUEBLE

Miami Worldcenter es el segundo mayor proyecto urbano de los Estados Unidos con algo más de 120.000 m² rodeados por más de 3.000 millones de dólares en nuevos proyectos públicos y privados como nuevo sistema de transporte público, museos, parques, canchas deportivas, casi 35.000 m² de espacio para convenciones y 1 torre residencial emblemática en una ubicación ideal para crear una experiencia única de lujosas y exclusivas residencias de Miami Worldcenter.





Artist conceptual rendering. Developer may change without notice.





A la entrada de la Torre Paramount nos recibe un lobby expansivo de doble altura. En los primeros pisos podemos encontrar un acceso directo al Miami Wordcenter, al centro empresarial a media cancha de baloncesto y el estudio de yoga entre otros servicios.

La 7ª planta es la de las áreas sociales. Entre ellas destaca el área de relajación, el solárium, una sala de recreo con comedor privado, un salón exterior con jardines, el salón de belleza con spa exclusivo para residentes, centros deportivos con las máquinas de última generación y un ring de boxeo, un salón para sesiones musicales con un estudio de grabación y tiendas de primera necesidad como tiendas de alimentación.

En la planta superior de esta zona de servicios podremos utilizar la piscina estilo resort, las cabañas, el área de parrillas, las pistas de baloncesto y fútbol y hasta un parque para perros.

En la azotea es donde se ubican las piscina sunrise (amanecer) y la infinity, la terraza de Tai Chi y el observatorio astronómico.

Un nuevo concepto de lujo y exclusividad al alcance se los privilegiados propietarios de una residencia en una de las torres más emblemáticas de Miami.

PLANIMETRÍA

The background features a black field with dynamic, flowing waves of green and orange. The green waves are prominent on the left and top-left, while the orange waves flow from the top-right towards the bottom-right. The waves have a soft, ethereal quality with some internal texture and shading.

PARAMOUNT
MIAMI WORLD CENTER

Residencia A1 | 04



1 Dorm + Den | 2 Baños

Total:	1,491 sq. ft.	138 m ²
Interior:	1,294 sq. ft.	120 m ²
Exterior:	197 sq. ft.	18 m ²



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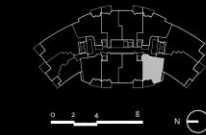
PARAMOUNT
MIAMI WORLD CENTER



Residencia A2 | 10

1 Dorm + Den | 2 Baños

Total:	1,491 sq. ft.	138 m ²
Interior:	1,294 sq. ft.	120 m ²
Exterior:	197 sq. ft.	18 m ²



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PARAMOUNT
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Residencia B1 | 06

1 Dorm + Den | 2 Baños

Total:	1,521 sq. ft.	141 m ²
Interior:	1,318 sq. ft.	122 m ²
Exterior:	205 sq. ft.	19 m ²



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PARAMOUNT
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Residencia B2 | 05

1 Dorm + Den | 2 Baños

Total: 1,573 sq. ft. | 146 m²
Interior: 1,386 sq. ft. | 129 m²
Exterior: 187 sq. ft. | 17 m²



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PARAMOUNT
MIAMI WORLD CENTER




Residencia C2 | 07

2 Dorm + Den | 3 Baños

Total:	1,877 sq. ft.	174 m ²
Interior:	1,690 sq. ft.	157 m ²
Exterior:	187 sq. ft.	17 m ²



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PARAMOUNT
MIAMI WORLDCENTER



Residencia C1 | 08

2 Dorm + Den | 3 Baños

Total:	1,835 sq. ft.	170 m ²
Interior:	1,630 sq. ft.	151 m ²
Exterior:	205 sq. ft.	19 m ²



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PARAMOUNT
MIAMI WORLD CENTER



Residencia D1 | 03

2 Dorm + Den | 3 Baños

Total:	1,952 sq. ft.	181 m ²
Interior:	1,753 sq. ft.	163 m ²
Exterior:	199 sq. ft.	18 m ²



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PARAMOUNT
MIAMI WORLD CENTER



Residencia D2 | 09

2 Dorm + Den | 3 Baños

Total:	1,952 sq. ft.	181 m ²
Interior:	1,753 sq. ft.	163 m ²
Exterior:	199 sq. ft.	18 m ²



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MIAMI WORLDCENTER



Residencia H1

4 Dorm + Den | 5 Baños

Total: 5,149 sq. ft. | 478m²
Interior: 4,414 sq. ft. | 410m²
Exterior: 735 sq. ft. | 68m²



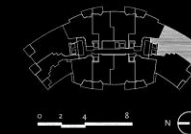
UPPER LEVEL

Interior: 2,053 sq. ft. | 190m²



LOWER LEVEL

Interior: 2,361 sq. ft. | 220m²



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DESCRIPCIÓN Y PRECIOS



Unit	Model	Description	Sqft	Terrace Size	Total Sqft	Unit Orientation	List Price	List Price/sqft	Monthly Maintenance
1006	B1	1BD / 2BA + Den	1318	205	1523	West	\$ 785,000	\$ 595.60	\$ 1,028.04
2504	A1	1BD / 2BA + Den	1294	197	1491	West	\$ 795,000	\$ 614.37	\$ 1,009.32
3804	A1	1BD / 2BA + Den	1294	197	1491	West	\$ 823,000	\$ 636.01	\$ 1,009.32
4404	A1	1BD / 2BA + Den	1294	197	1491	West	\$ 849,000	\$ 656.11	\$ 1,009.32
4306	<u>B1</u>	1BD / 2BA + Den	1318	205	1523	West	\$ 875,000	\$ 663.88	\$ 1,028.04
4906	<u>B1</u>	1BD / 2BA + Den	1318	205	1523	West	\$ 891,000	\$ 676.02	\$ 1,028.04
1008	C1	2BD / 3BA + Den	1630	205	1835	West	\$ 979,000	\$ 600.61	\$ 1,271.40
3808	C1	2BD / 3BA + Den	1630	205	1835	West	\$ 1,190,000	\$ 730.06	\$ 1,271.40
4308	C1	2BD / 3BA + Den	1630	205	1835	West	\$ 1,215,000	\$ 745.40	\$ 1,271.40
1107	C2	2BD / 3BA + Den	1690	187	1877	East	\$ 1,189,000	\$ 703.55	\$ 1,318.20
803	<u>D1</u>	2BD / 3BA + Den	1753	199	1952	East	\$ 1,127,000	\$ 642.90	\$ 1,367.34
3303	<u>D1</u>	2BD / 3BA + Den	1753	199	1952	East	\$ 1,280,000	\$ 730.18	\$ 1,367.34
4103	<u>D1</u>	2BD / 3BA + Den	1753	199	1952	East	\$ 1,309,000	\$ 746.72	\$ 1,367.34
1209	D2	2BD / 3BA + Den	1753	199	1952	East	\$ 1,212,000	\$ 691.39	\$ 1,367.34
901	F1	3BD / 4BA + Den	2376	202	2578	Northeast	\$ 1,539,000	\$ 647.73	\$ 1,853.28
912	<u>E2</u>	3BD / 4BA + Den	2320	291	2611	Southwest	\$ 1,562,000	\$ 673.28	\$ 1,809.60
1501	<u>F1</u>	3BD / 4BA + Den	2376	202	2578	Northeast	\$ 1,569,000	\$ 660.35	\$ 1,853.28
2001	<u>F1</u>	3BD / 4BA + Den	2376	202	2578	Northeast	\$ 1,604,000	\$ 675.08	\$ 1,853.28
1011	F2	3BD / 4BA + Den	2366	202	2568	Southeast	\$ 1,610,000	\$ 680.47	\$ 1,845.48
1712	E2	3BD / 4BA + Den	2320	291	2611	Southwest	\$ 1,633,000	\$ 703.88	\$ 1,809.60
1511	F2	3BD / 4BA + Den	2366	202	2568	Southeast	\$ 1,650,000	\$ 697.38	\$ 1,845.48
3201	<u>F1</u>	3BD / 4BA + Den	2376	202	2578	Northeast	\$ 1,692,000	\$ 712.12	\$ 1,853.28
3901	F1	3BD / 4BA + Den	2376	202	2578	Northeast	\$ 1,745,000	\$ 734.43	\$ 1,853.28



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