



# PARAMOUNT

A WORLD OF LUXURY RESIDENCES AT

# MIAMI WORLDCENTER

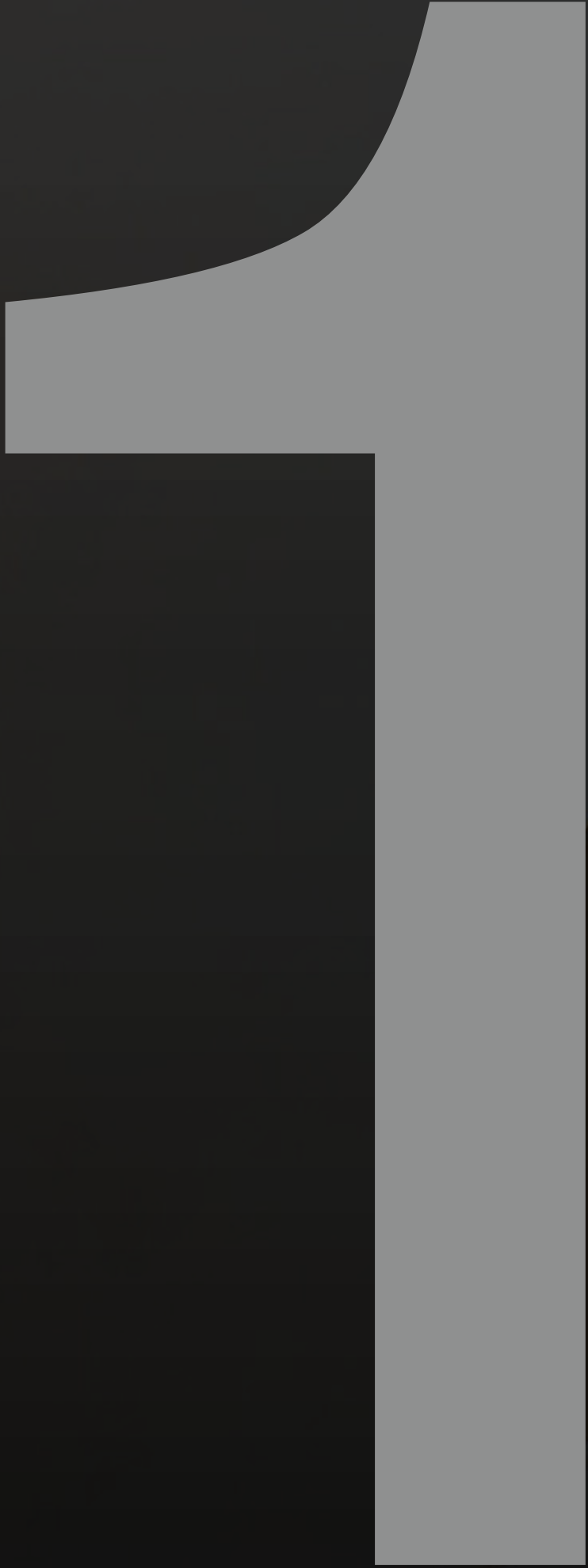


  
PARAMOUNT  
MIAMI WORLDCENTER

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MIAMI

*america's city of the future*



1. London
2. New York
3. Hong Kong
4. Singapore
5. Shanghai
6. Miami
7. Paris
8. Dubai
9. Beijing
10. Zurich

## The Knight Frank Global Cities Survey

keeps track of which cities are of most importance to the world's wealthiest people today.

It ranks cities based on four factors: Economic Activity, Quality of Life, Knowledge & Influence and Political Power, as well as taking into account the number of these wealthiest individuals who call each city home.

13.9<sub>M</sub>  
VISITORS  
A YEAR

39<sub>M</sub>  
FLY THRU  
MIA

4<sub>M</sub>  
CRUISE  
FROM MIA

1000+  
CORPORATE  
HEADQUARTERS

73  
FOREIGN  
CONSULATES

21  
FOREIGN  
TRADE OFFICES

32%↑  
FINANCE &  
INSURANCE  
INDUSTRY

# DOWNTOWN



#PARAMOUNT #MIAMIWORLD CENTER #ART #FASHION #TECHNOLOGY #CULTURE #PIONEER  
#FINE\_DINING #HIGHER\_EDUCATION #THEATER #SCIENCE #SPORTS #WATERFRONT\_PARKS

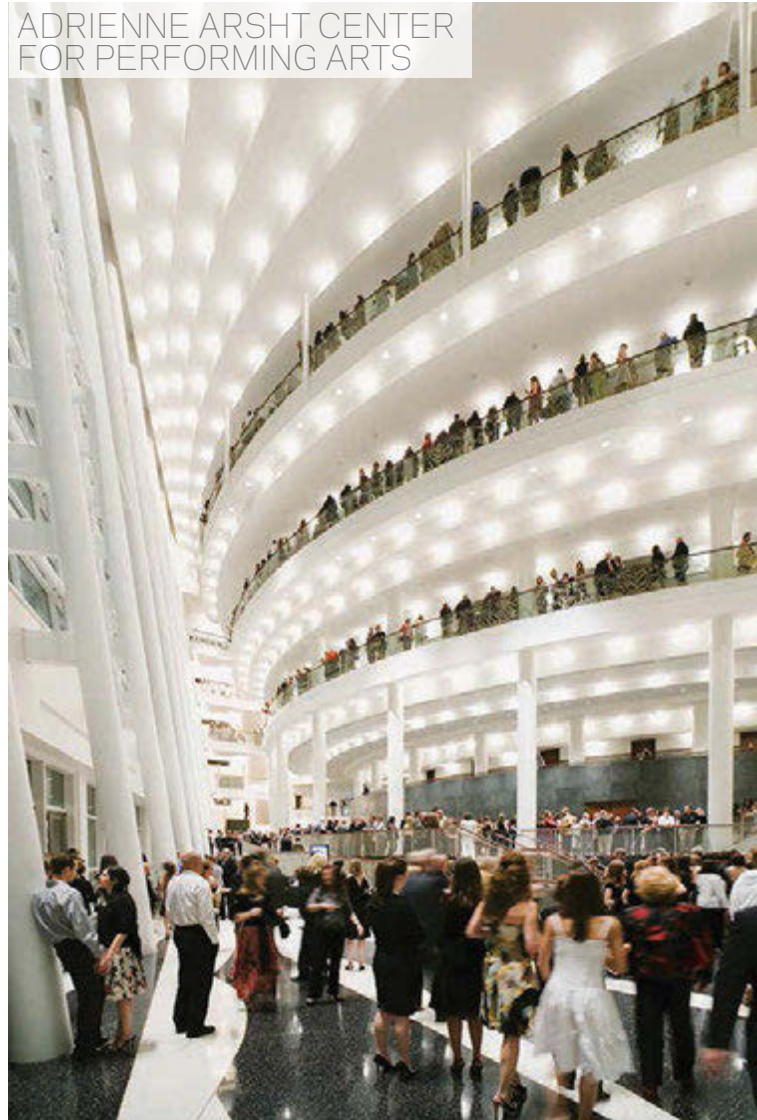


AN INCREDIBLE  
URBAN EXPERIENCE

# DOWNTOWN MIAMI A 24/7 CITY



MIAMI HEAT

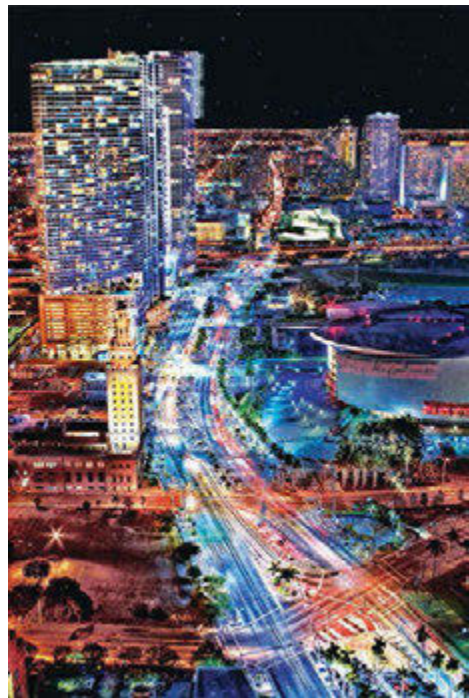


ADRIENNE ARSHT CENTER  
FOR PERFORMING ARTS

*live*



AMERICAN AIRLINES ARENA



ADRIENNE ARSHT CENTER  
FOR PERFORMING ARTS



FROST MUSEUM OF SCIENCE



*play*



PEREZ ART MUSEUM



DOWNTOWN MIAMI  
A 24/7 CITY

*work*



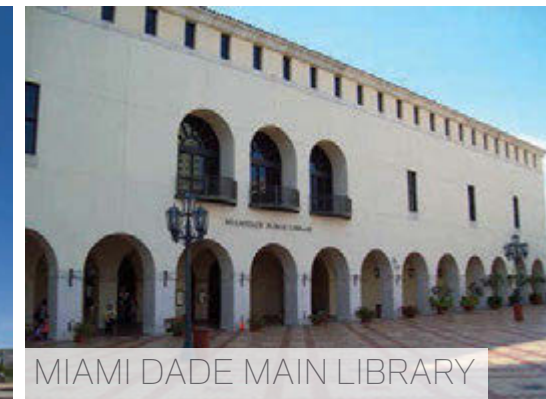
FREEDOM TOWER FEDERAL COURTHOUSE



*learn*

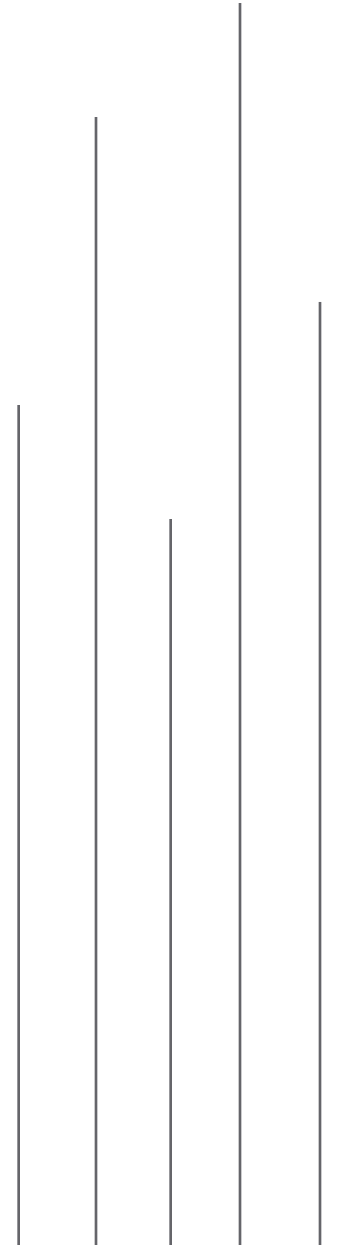


UM LIFE SCIENCE & TECHNOLOGY



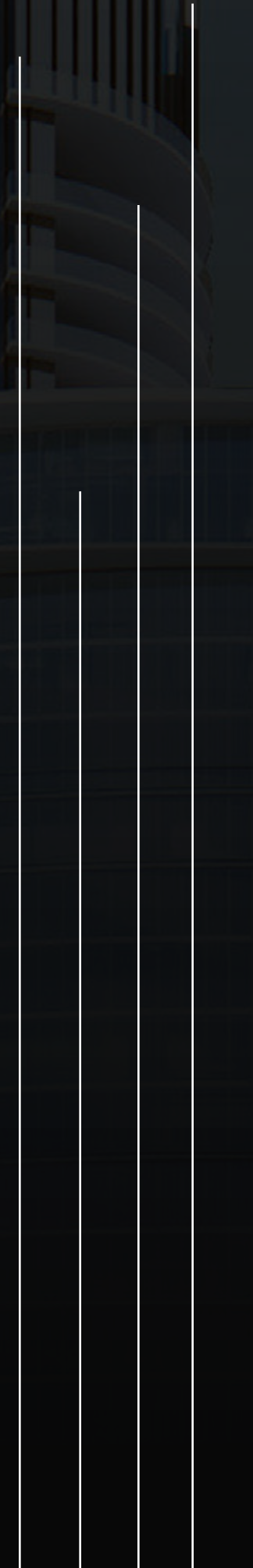
MIAMI DADE MAIN LIBRARY

AN ELEVATOR  
RIDE AWAY





MIAMI WORLD CENTER





Miami Worldcenter,  
2nd Largest Development in the U.S.  
30 acres surrounded by over  
\$3 billion of new public and private projects  
including:

- mass transit
- museums
- parks
- sports venues
- entertainment

600,000 sq. ft. of convention space  
The Mall at Miami Worldcenter anchored by  
Bloomingdale's and Macy's.



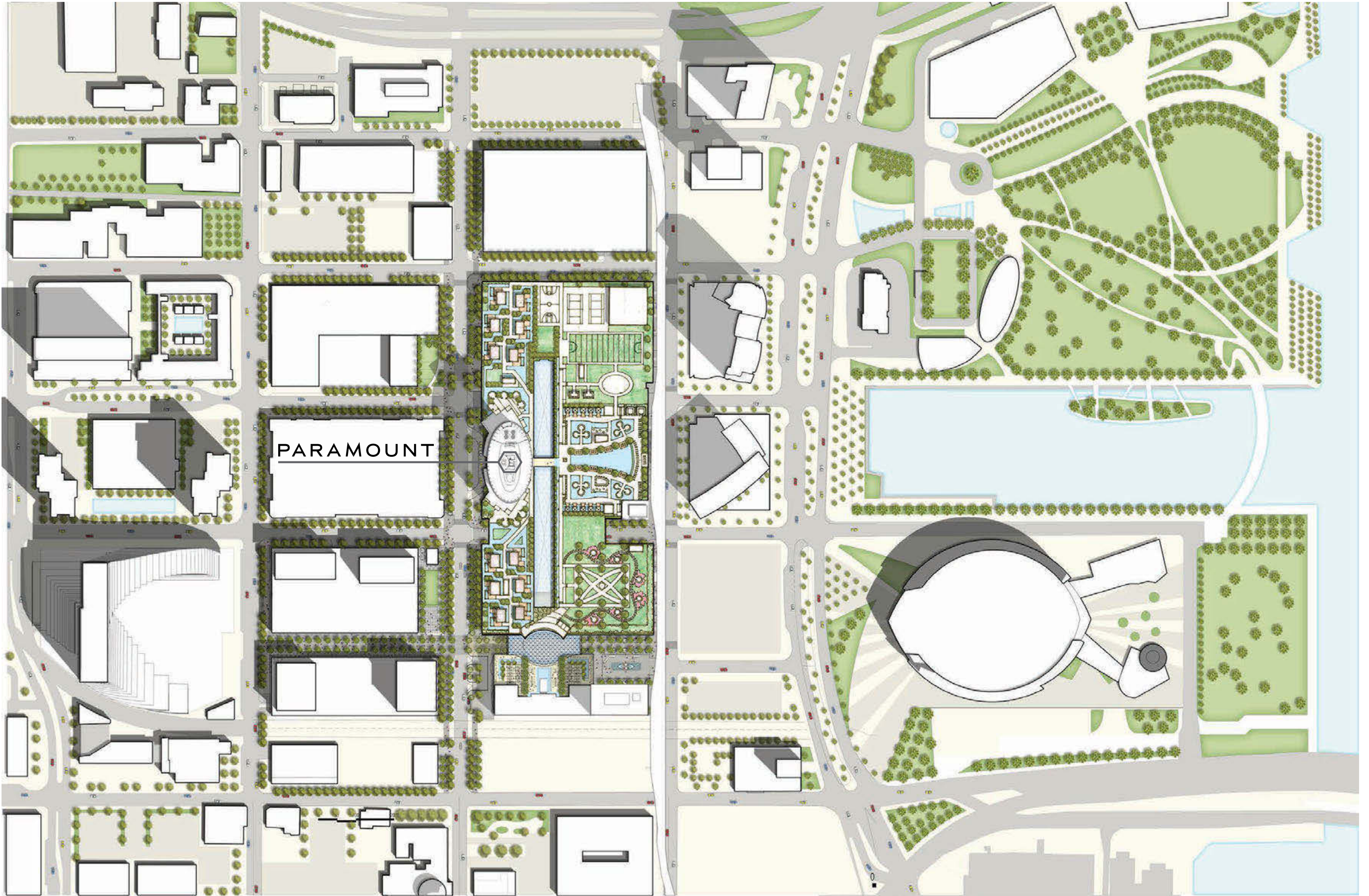
**A SIGNATURE RESIDENTIAL TOWER**  
Exclusive location and right to create the  
premiere luxury residential experience at  
Miami Worldcenter.

*“city within a city.”*

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Miami Worldcenter is one of the largest and most exciting urban developments in the U.S. - offering a diverse mix of retail, residential, office, hospitality, and entertainment components.





An architectural rendering of a modern shopping mall at night. The building features a prominent glass facade with a large, illuminated atrium visible through the glass. The atrium is filled with people and has a bright, white interior. Below the atrium, there is a busy outdoor plaza with many cars, including a yellow sports car and a red car, and a large number of pedestrians. To the left, a restaurant named 'RESTAURANT VII' is visible, with its name illuminated in red. To the right, there are two large, dark, vertical signs that say 'CAFE CENTRO'. The overall scene is vibrant and modern, with a mix of architectural styles and lighting.

# THE MALL AT MIAMI WORLD CENTER

RESTAURANT VII

CAFE  
CENTRO

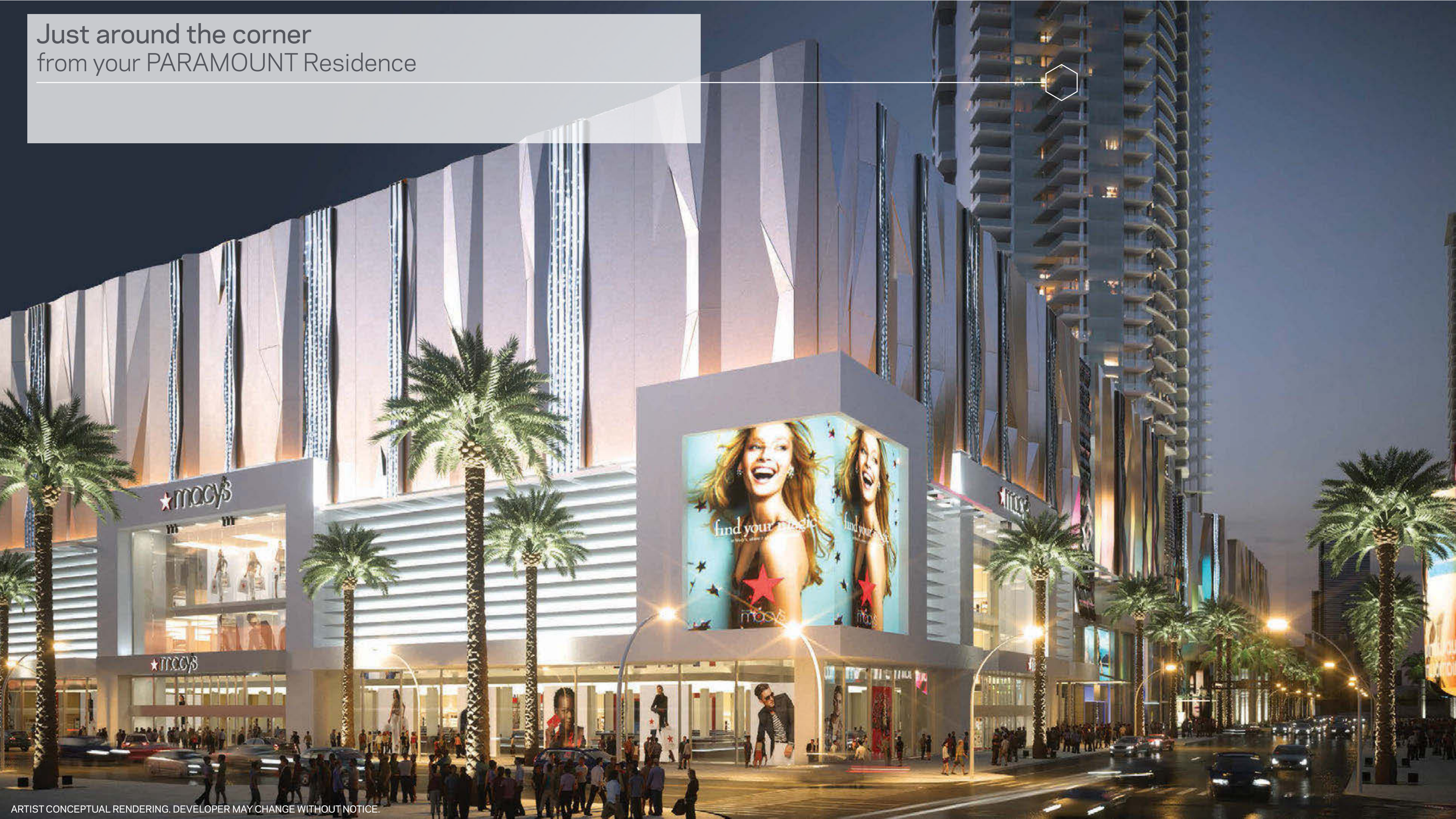
CAFE  
CENTRO

750,000 sq. ft. mall  
anchored by Bloomingdale's & Macy's



ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

Just around the corner  
from your PARAMOUNT Residence



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# The Forbes Company & Taubman Properties

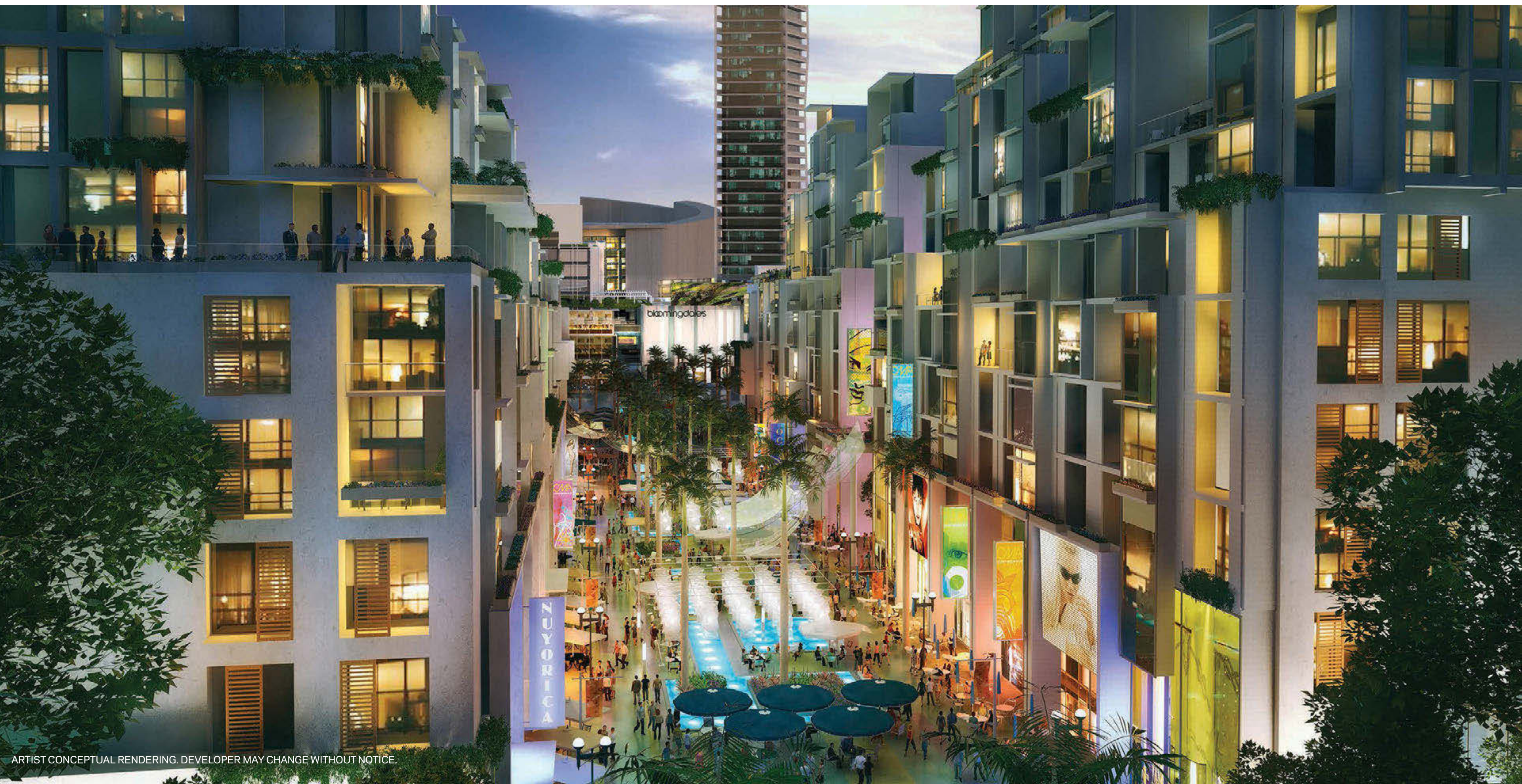
Two of the most sophisticated and world-renowned retailers, with over 100 years of combined experience and successful track records, join together to help build the future of downtown Miami.



DESIGNED TO BE THE CENTERPIECE OF MIAMI'S URBAN LANDSCAPE



# *7<sup>th</sup> street promenade*



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# *7<sup>th</sup> street promenade*



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# *going somewhere?*

Miami Worldcenter provides unmatched accessibility and sits at the nexus of nearly 150 million transit trips per year, offering:

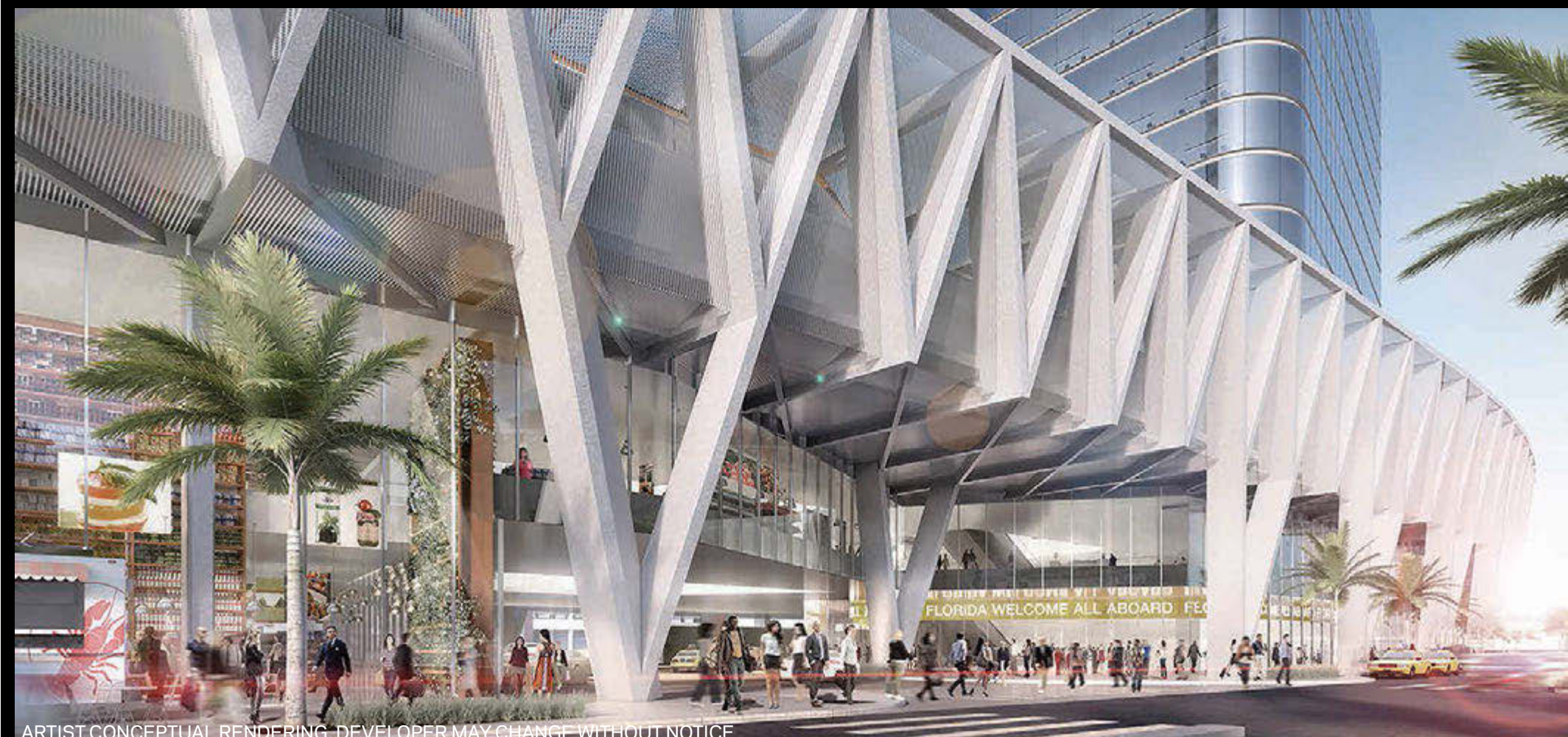
- Conveniently located next to I-95 and I-395
- Several Metromover stations
- Adjacent to Miami Central — new train station transporting visitors to and from Orlando in three hours
- Minutes from the Miami International Airport
- 7,000 new parking spaces, giving visitors to nearby attractions a convenient place to park.

TRANSPORTATION

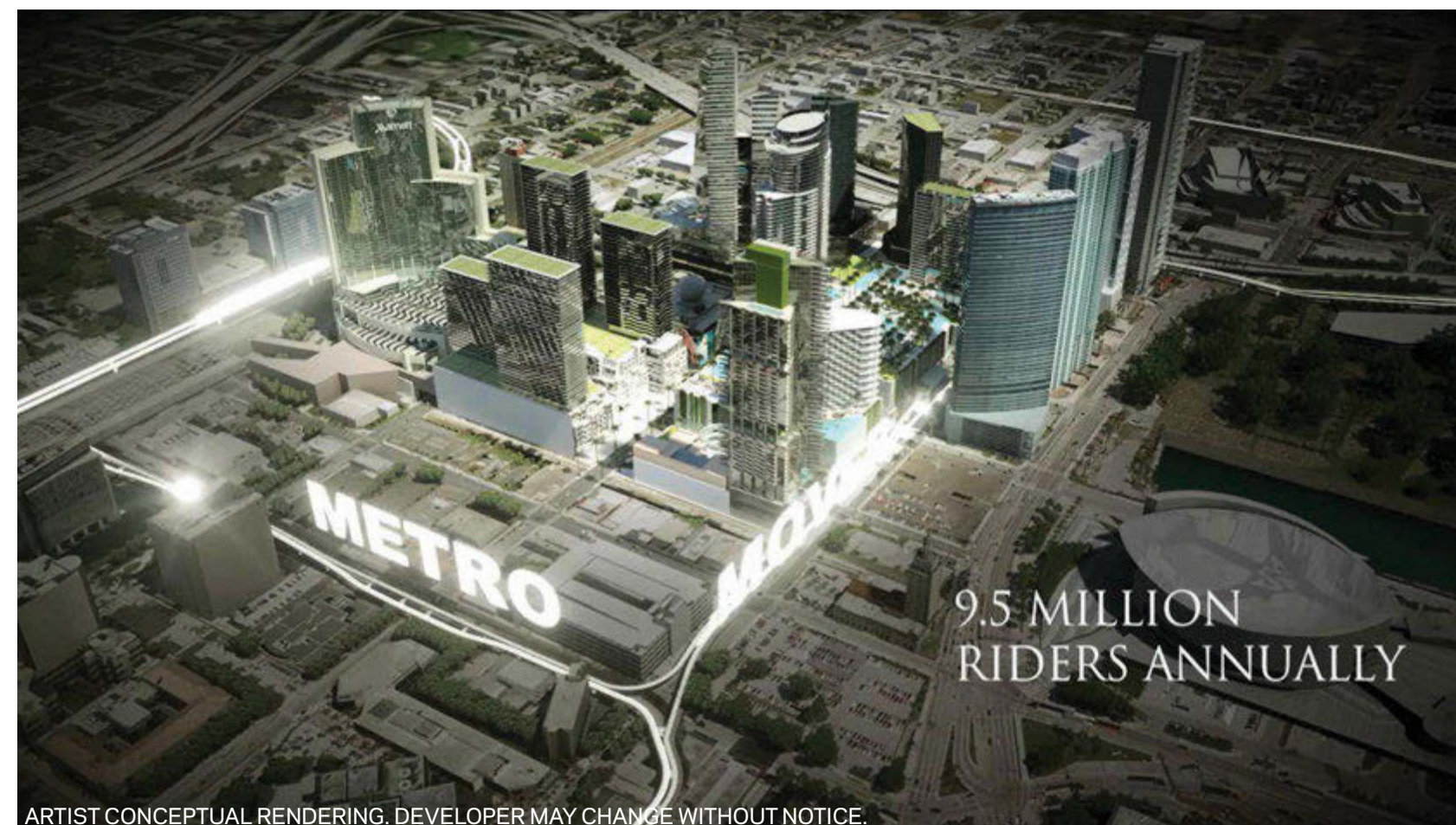
ALL ABOARD FLORIDA



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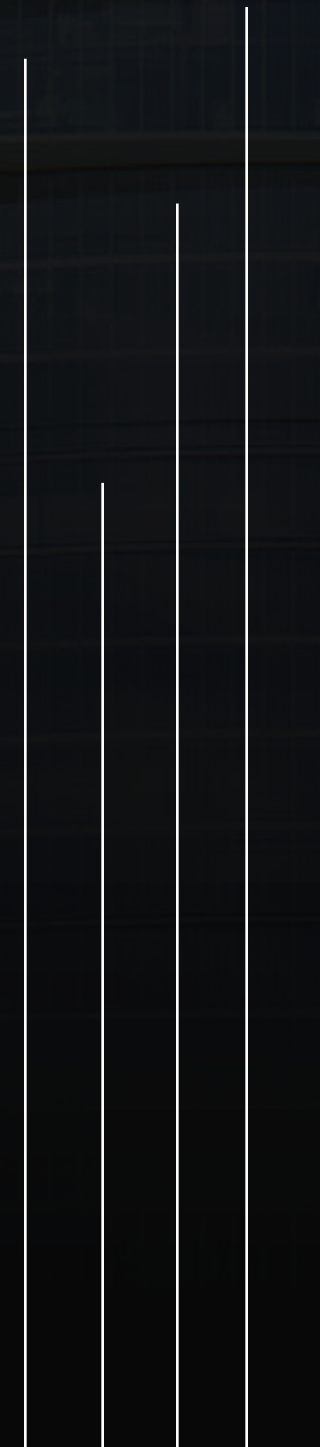


9.5 MILLION  
RIDERS ANNUALLY

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# 3

THE BUILDING



*elevate  
your  
life.*

PARAMOUNT  
A SIGNATURE RESIDENTIAL TOWER



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# 4

## AMENITIES





# AMENITIES

## Relaxation Areas

- Conservatory
- Relaxation Lounge
- Outdoor Lounge with seating and gardens

## Spa/Salon

- Outdoor Bath Gardens
- Steam Showers
- Yoga Studio
- Treatment Rooms
- Hair/Nail Bar

## Indoor Sports Center

- State-of-the-art Fitness Center
- Boxing Studio
- Aerobics Area

## Entertainment Center

- Kids Play Room
- Recreation Lounge
- Jam Room with Recording Studio

## 9th Floor Amenities ►

- Lounge
- Sunrise Pool
- Firepit
- Infinity Pool
- Sundeck
- Tai Chi Deck

## ◀ Skydeck & Lounge

*Countless Possibilities  
for the Ultimate  
Lifestyle*

- Resort Pool
- Cabanas
- Summer Kitchen with BBQ
- Floating seating pods
- Sunken Pods with firepits
- Children's Playground
- Soccer Field
- Tennis Courts
- 1/2-km Jogging Path

## ◀ Upper Deck

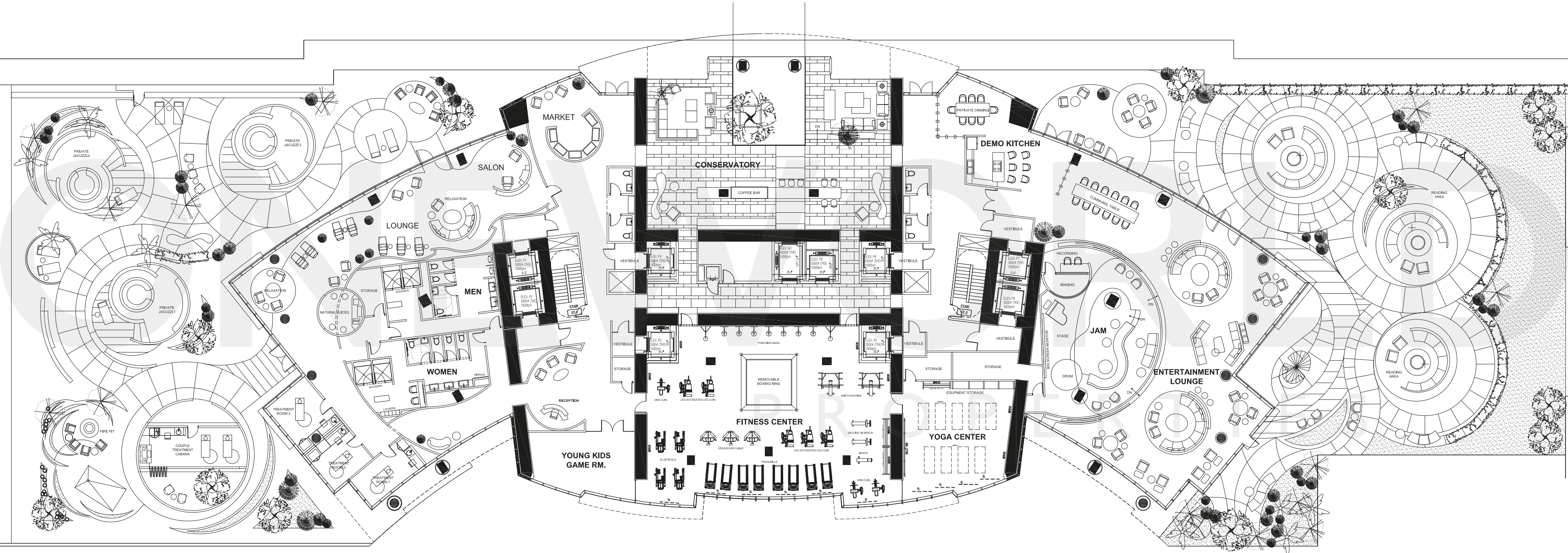


# DIRECT MALL ACCESS



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# 9<sup>TH</sup> FLOOR AMENITIES



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# LIVE WITHOUT LIMITS



# CONSERVATORY



# BATH GARDENS



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# JAM ROOM & RECORDING STUDIO



# UPPER DECK



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PROPERTIES



# UPPER DECK



# SOCCER FIELD



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# TENNIS COURTS



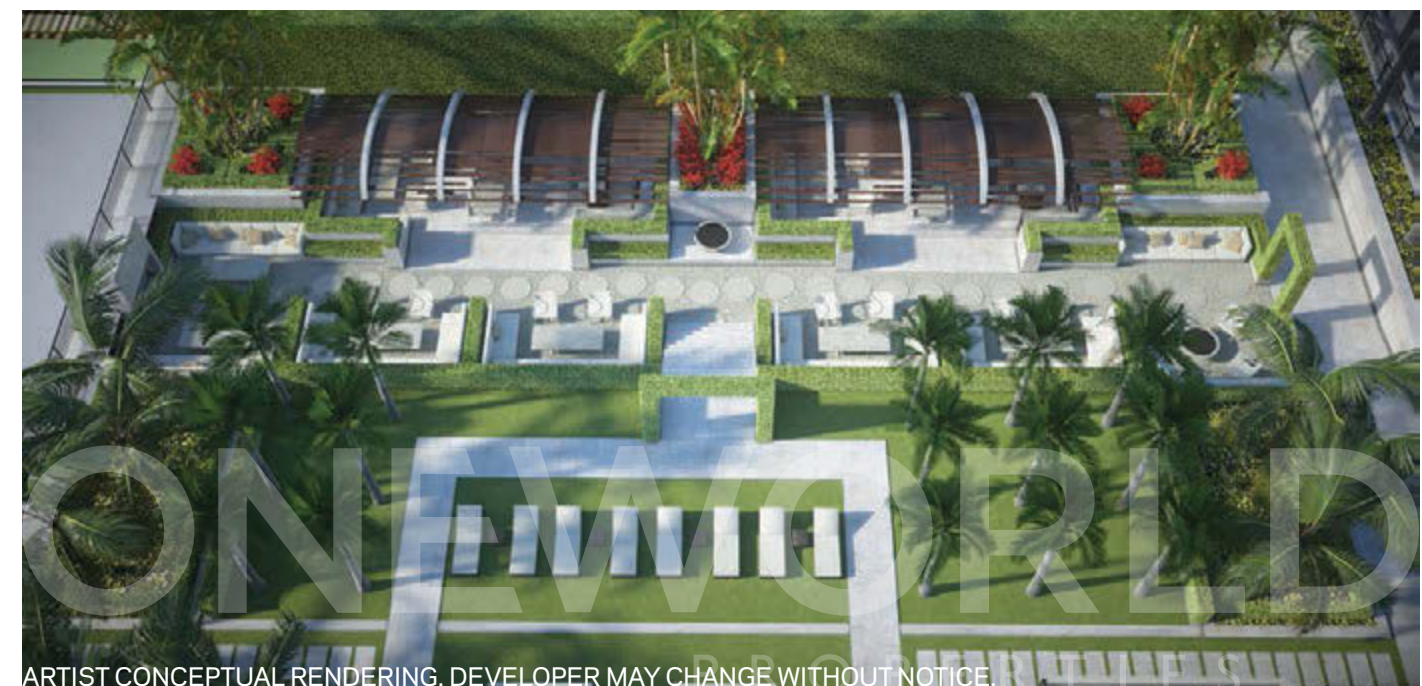
# BARBEQUE AREAS



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ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.



ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

# POOLSIDE BUNGALOWS



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# VILLAS



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PROPERTIES

# SKYDECK & LOUNGE



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# SUNRISE POOL





# INFINITY POOL





5C



THE RESIDENCES



# BUILDING OVERVIEW



700 Feet

500+ Residences

Residences: Levels 10-54

Typical Floorplate | Level 11-49

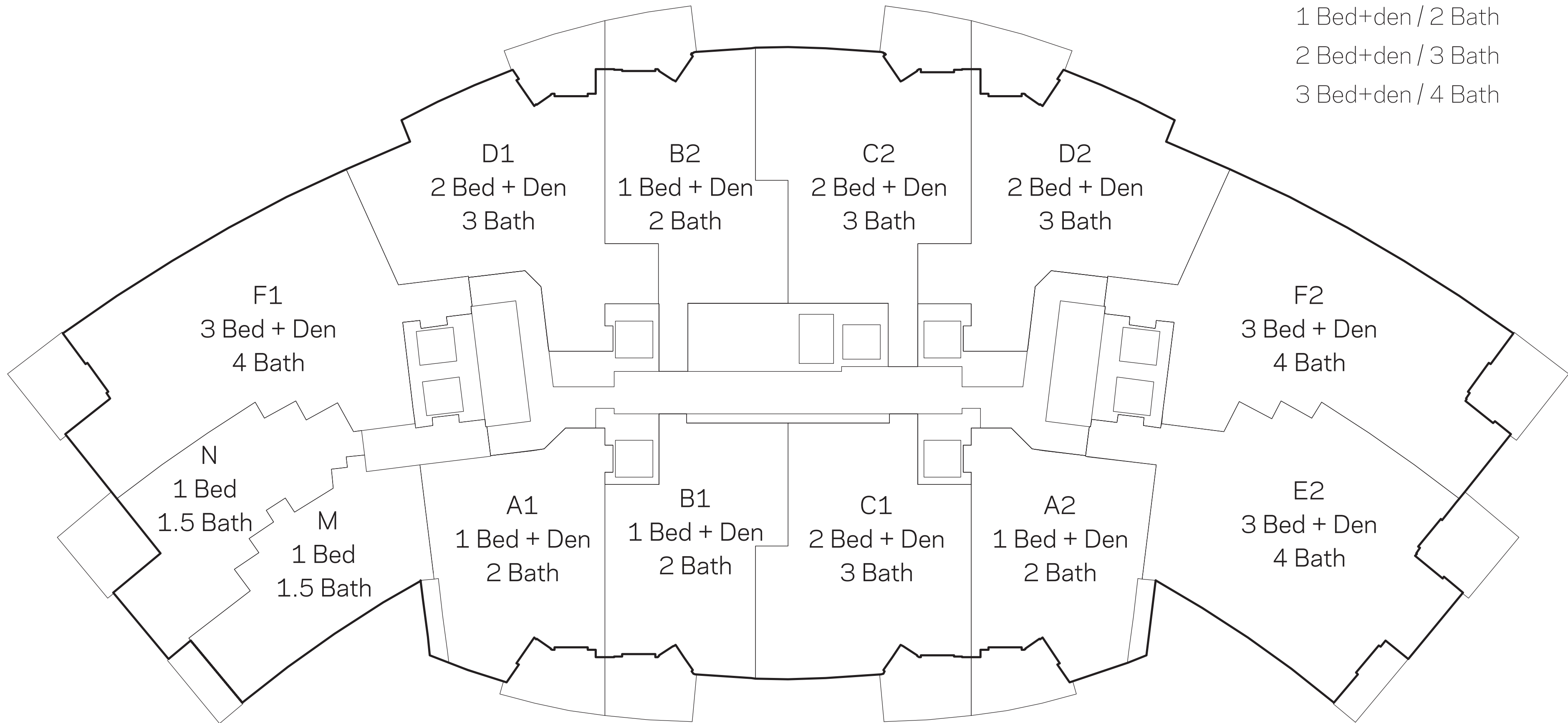
Typical Residence Types

1 Bed / 1.5 Bath

1 Bed+den / 2 Bath

2 Bed+den / 3 Bath

3 Bed+den / 4 Bath



# FEATURES

Private Elevators  
10-Foot Ceilings  
Outdoor Living Rooms  
Full Laundry Room  
Convertible Den  
Lock-out studio (in select units)  
PARAMOUNT Residences Mobile App



# OUTDOOR LIVING ROOM



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# ENTERTAINMENT SPACE



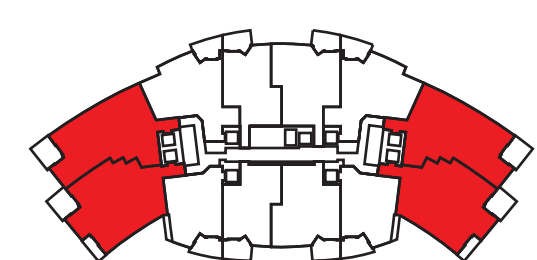
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# KITCHEN

3 Bedroom Residences  
Designer Kitchens

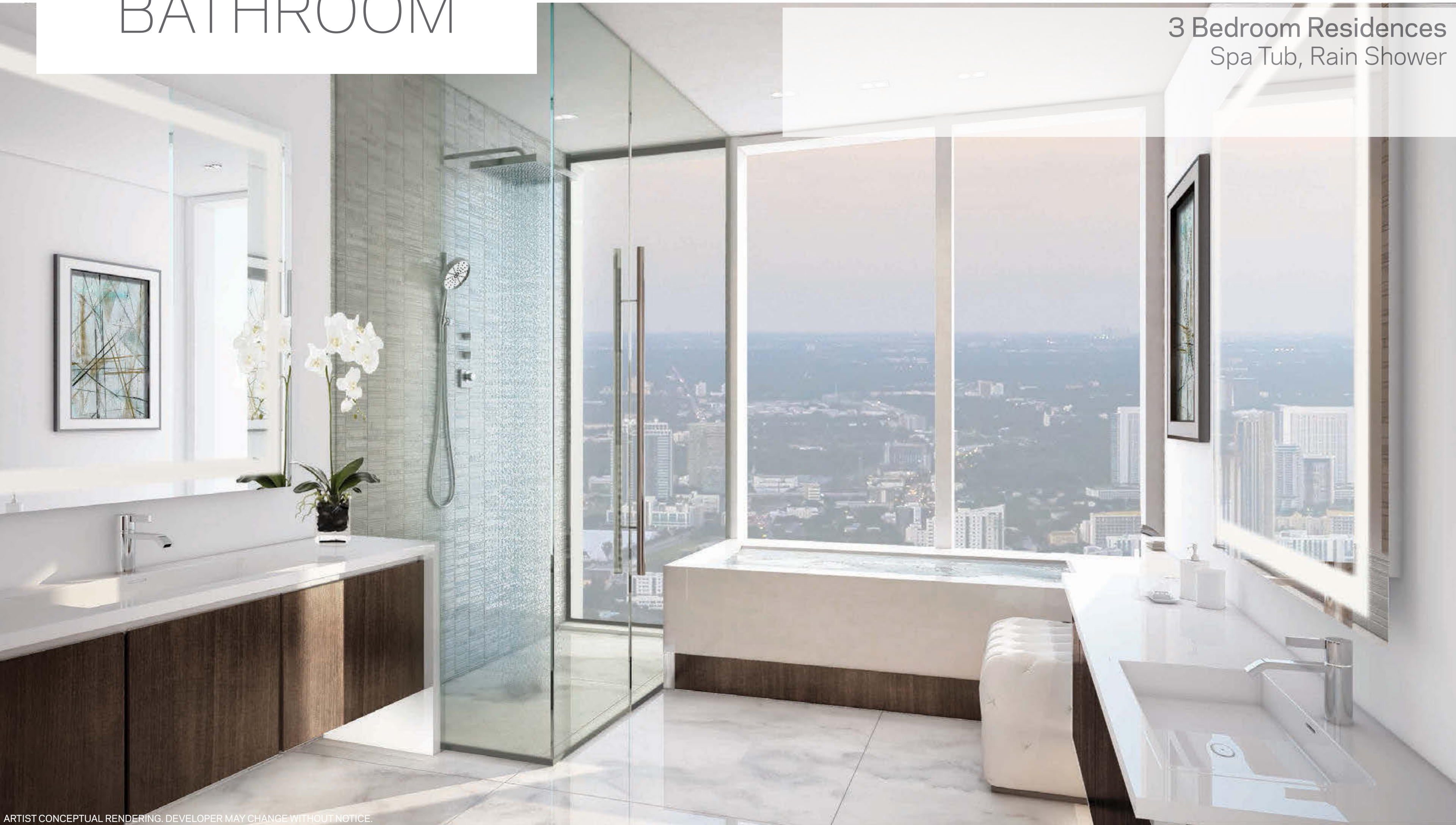


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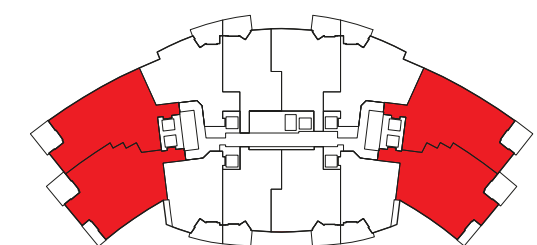


# MASTER BATHROOM

3 Bedroom Residences  
Spa Tub, Rain Shower



ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.



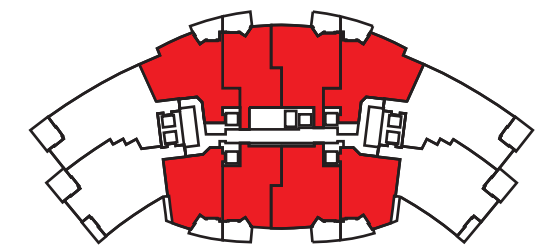


# KITCHEN

1 + 2 Bedroom Residences  
Designer Kitchen



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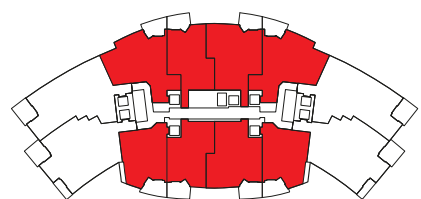


# MASTER BATHROOM

1 + 2 Bedroom Residences  
Spa Tub, Rain Shower



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# 6

## FLOORPLANS



# BUILDING OVERVIEW

700 Feet

500+ Residences

Residences: Levels 10-54

Typical Floorplate | Level 11-49

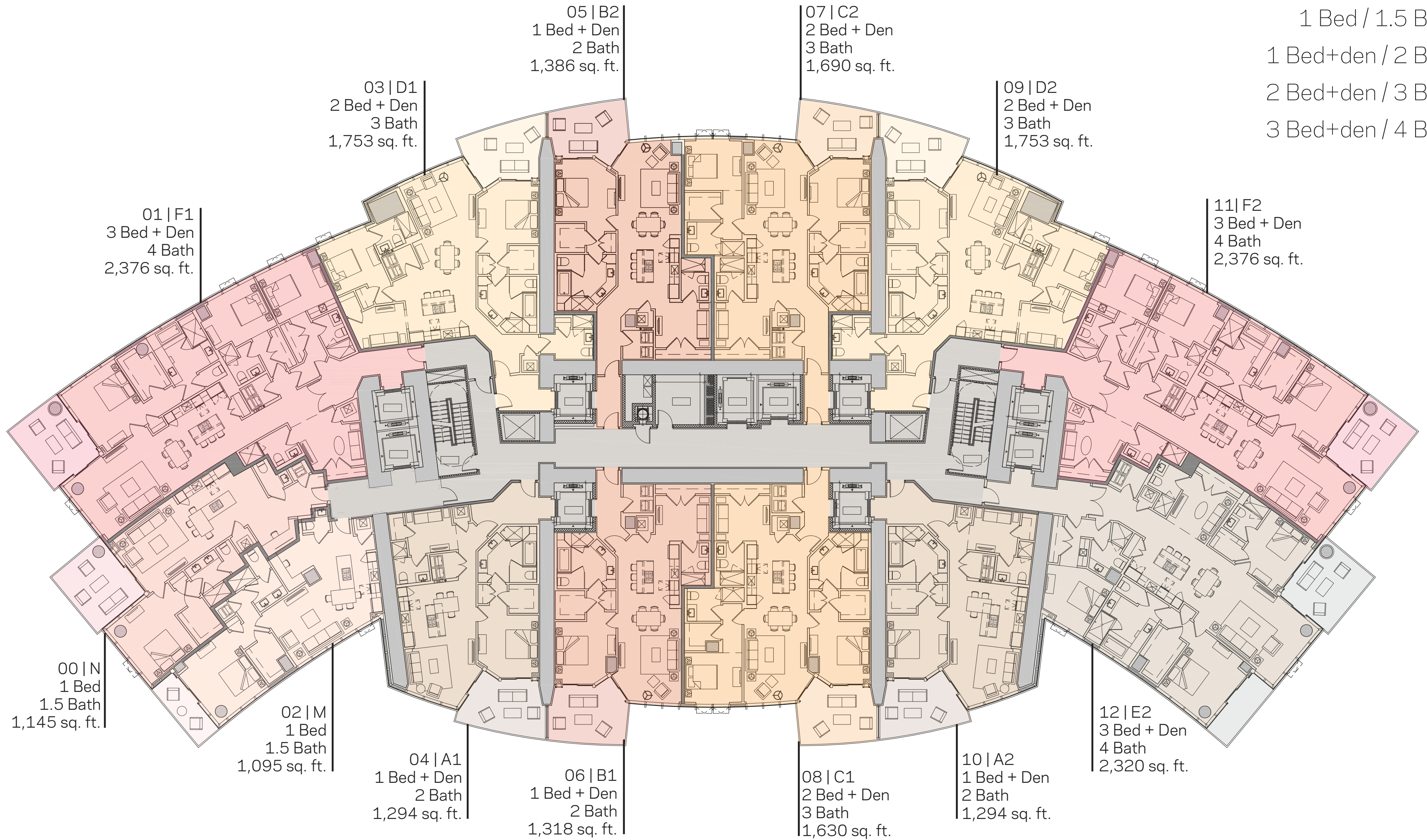
Typical Residence Types

1 Bed / 1.5 Bath

1 Bed+den / 2 Bath

2 Bed+den / 3 Bath

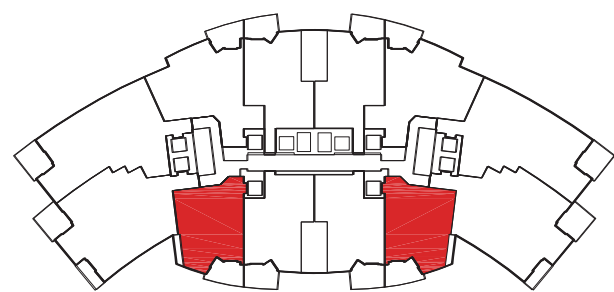
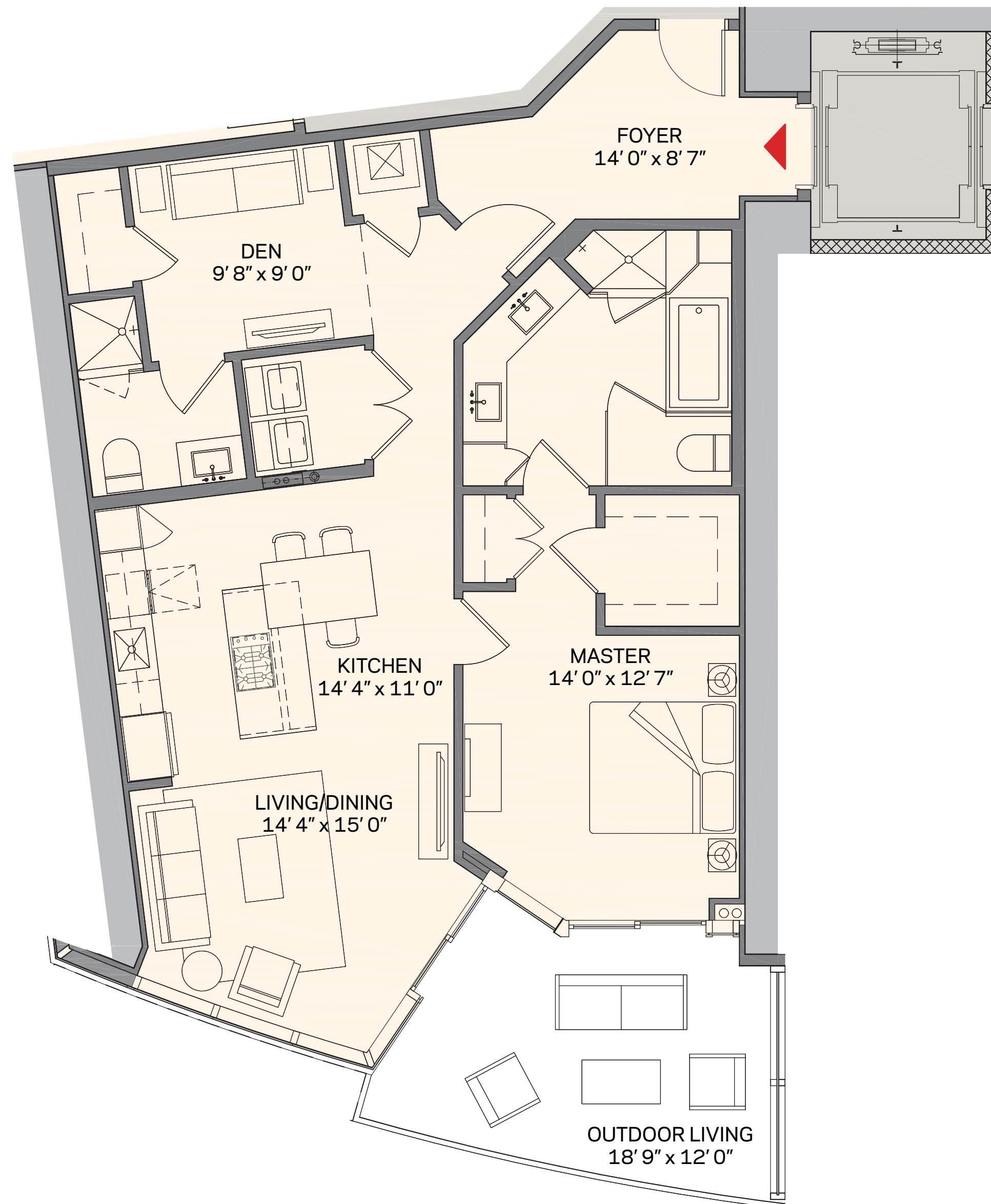
3 Bed+den / 4 Bath



# 1 Bedroom + Den | 2 Bath

Total: 1,491 sq. ft. | 138 m<sup>2</sup>  
Interior: 1,294 sq. ft. | 120 m<sup>2</sup>  
Outdoor: 197 sq. ft. | 18 m<sup>2</sup>

RESIDENCE A1  
*Reverse: Residence A2*

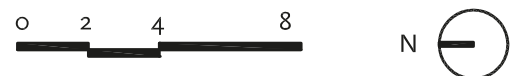
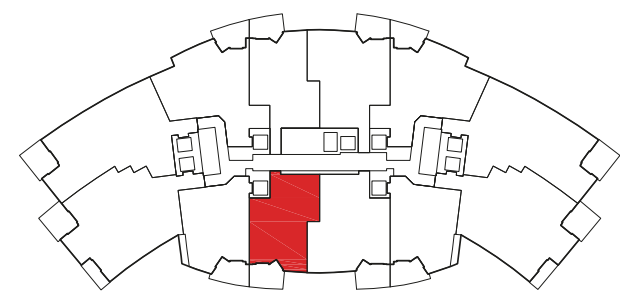


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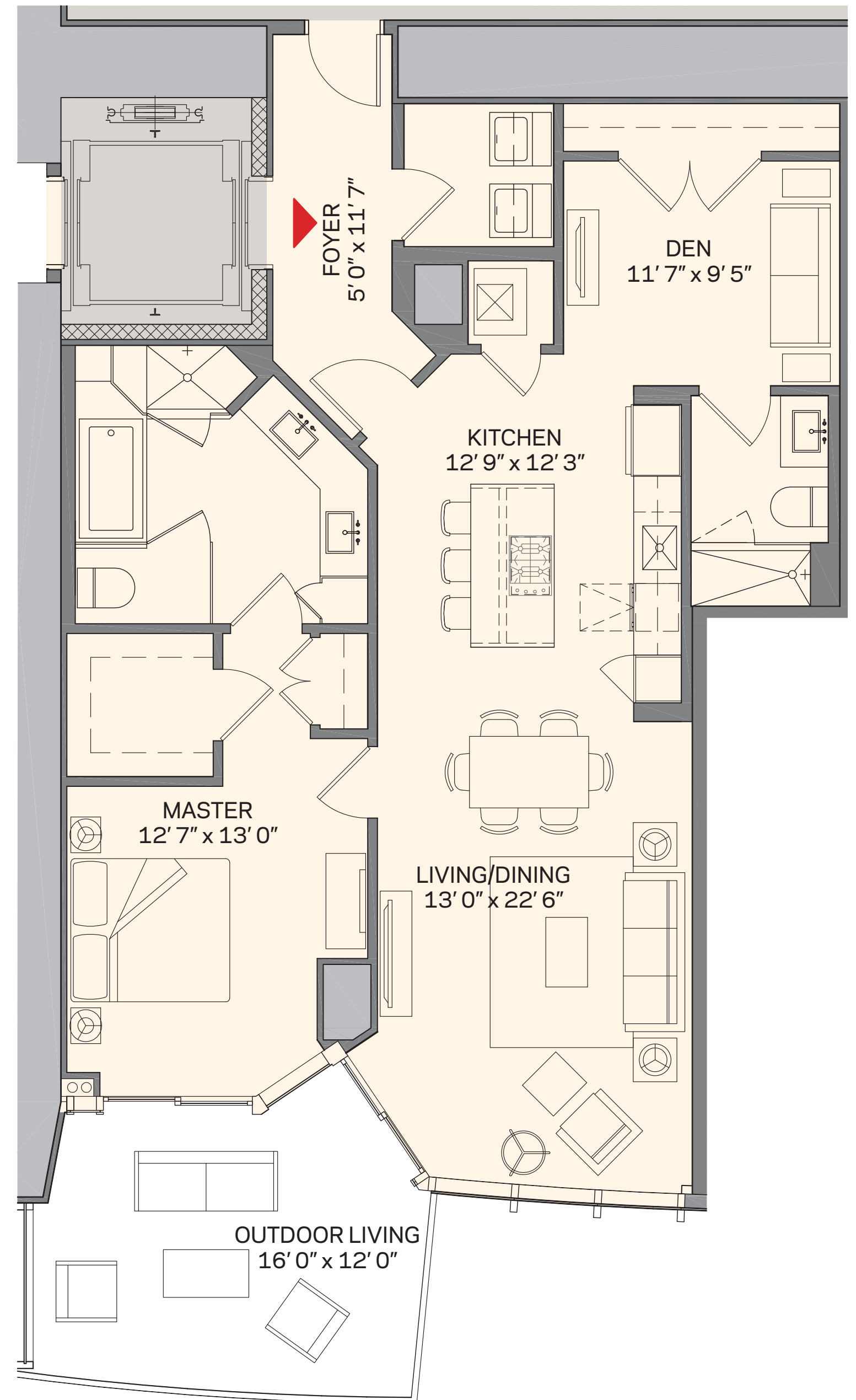
# 1 Bedroom + Den | 2 Bath

Total: 1,521 sq. ft. | 141 m<sup>2</sup>  
Interior: 1,318 sq. ft. | 122 m<sup>2</sup>  
Outdoor: 205 sq. ft. | 19 m<sup>2</sup>

# RESIDENCE B1



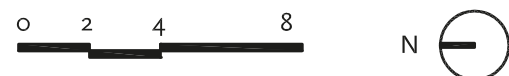
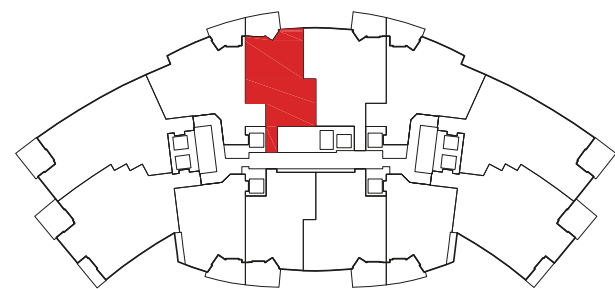
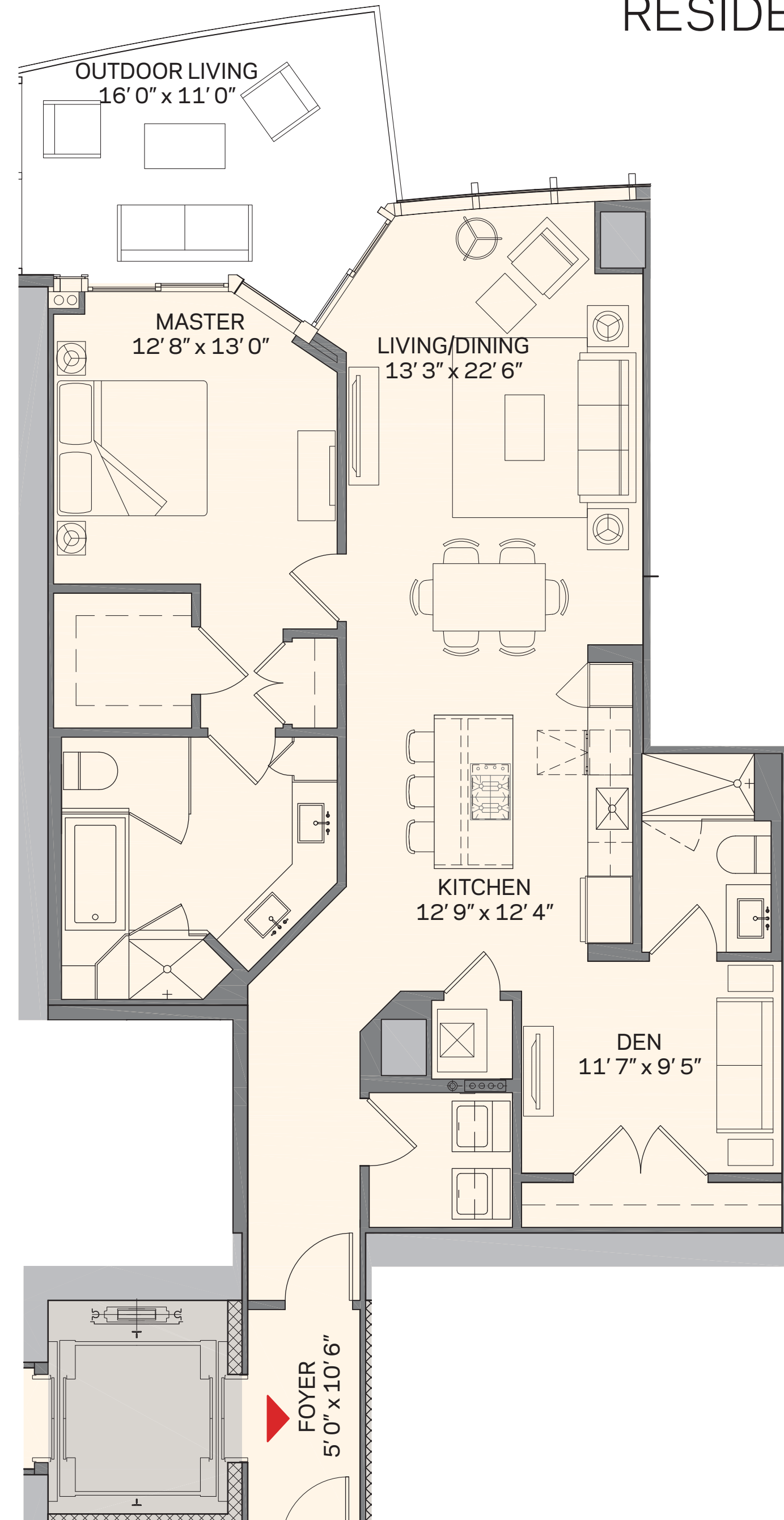
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# 1 Bedroom + Den | 2 Bath

Total: 1,573 sq. ft. | 146 m<sup>2</sup>  
Interior: 1,386 sq. ft. | 129 m<sup>2</sup>  
Outdoor: 187 sq. ft. | 17 m<sup>2</sup>

# RESIDENCE B2

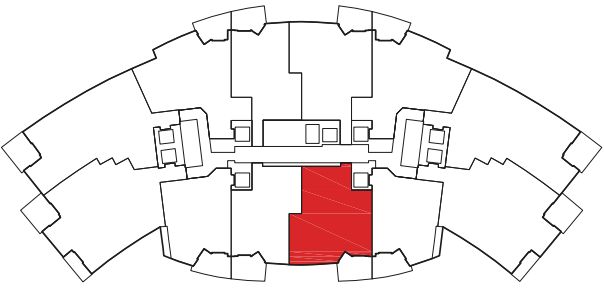
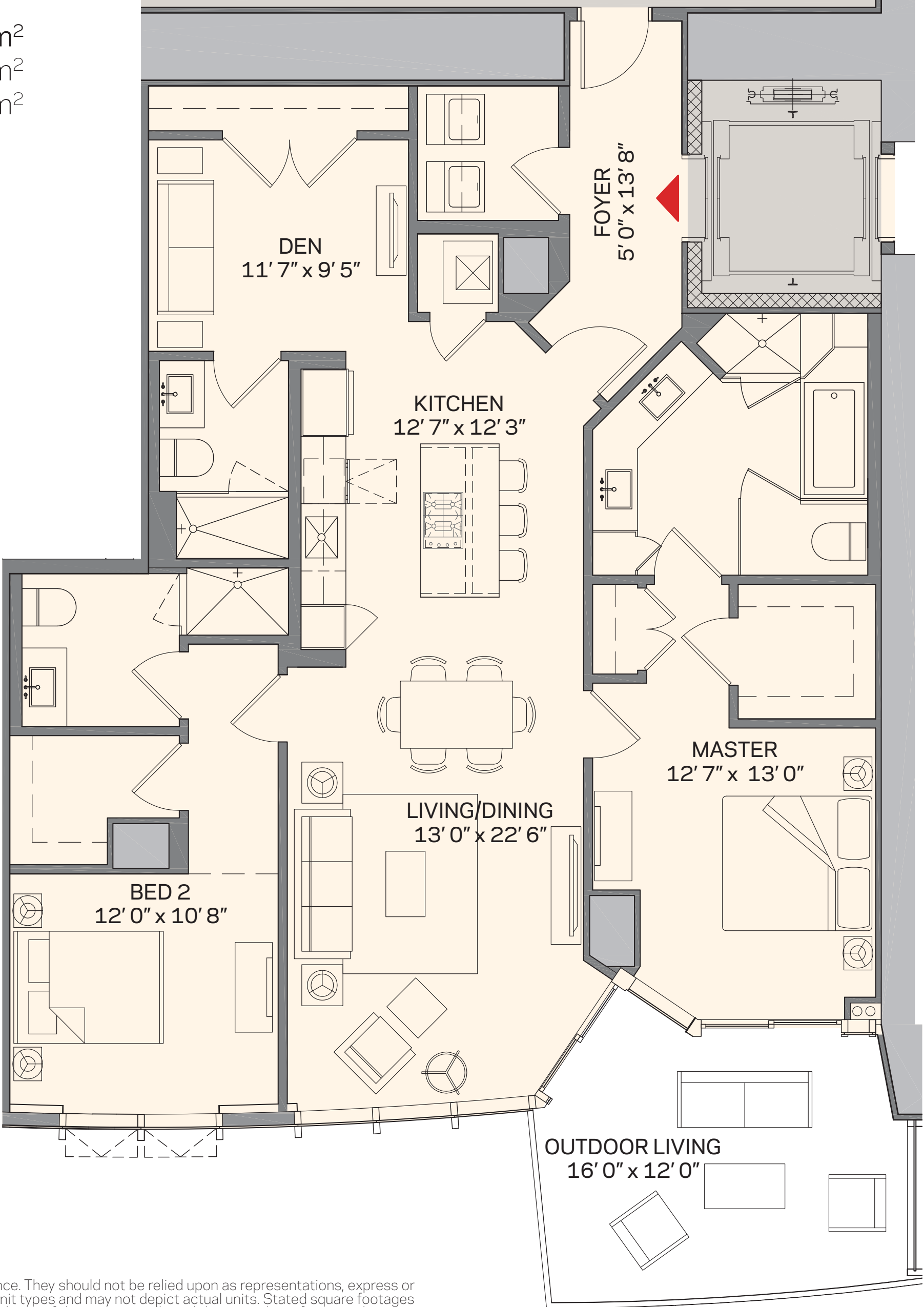


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# 2 Bedroom + Den | 3 Bath

Total: 1,835 sq. ft. | 170 m<sup>2</sup>  
 Interior: 1,630 sq. ft. | 151 m<sup>2</sup>  
 Outdoor: 205 sq. ft. | 19 m<sup>2</sup>

# RESIDENCE C1



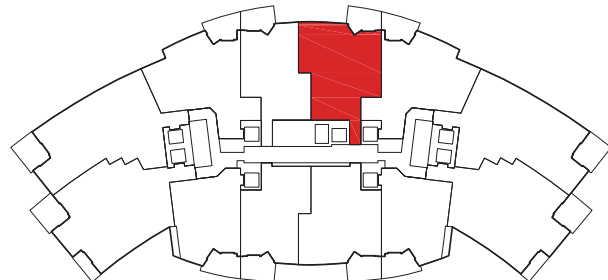
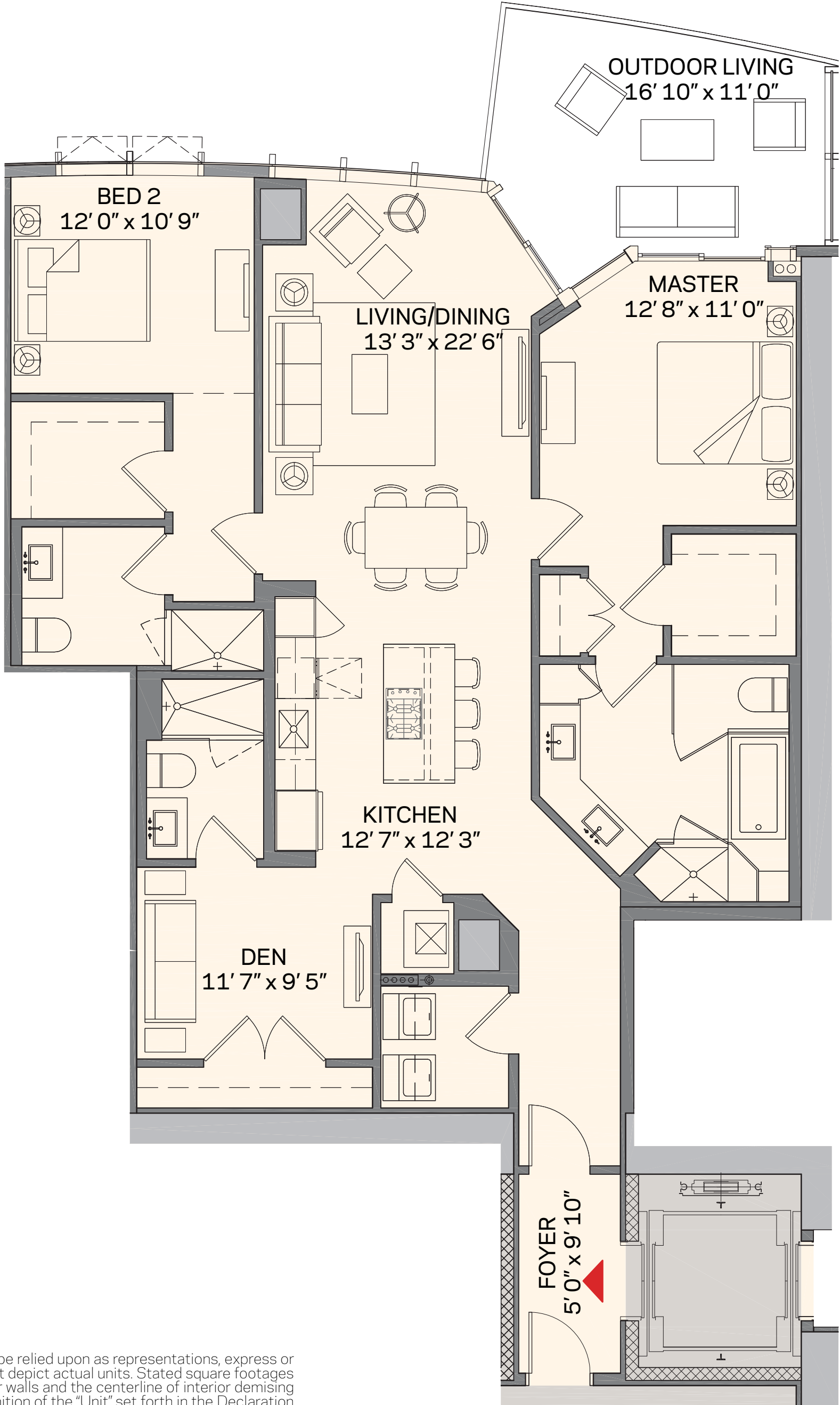
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# 2 Bedroom + Den | 3 Bath

Total: 1,877 sq. ft. | 174 m<sup>2</sup>  
 Interior: 1,690 sq. ft. | 157 m<sup>2</sup>  
 Outdoor: 187 sq. ft. | 17 m<sup>2</sup>

# RESIDENCE C2

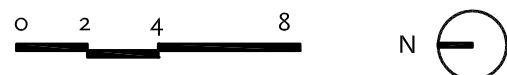
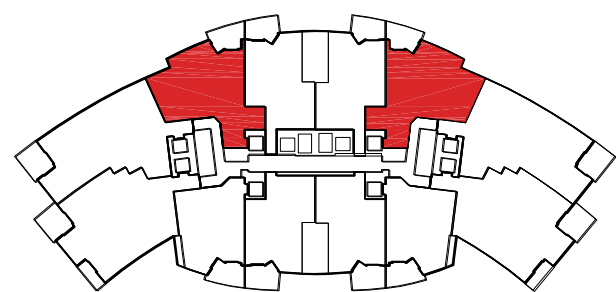


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# 2 Bedroom + Den | 3 Bath

Total: 1,952 sq. ft. | 181 m<sup>2</sup>  
Interior: 1,753 sq. ft. | 163 m<sup>2</sup>  
Outdoor: 199 sq. ft. | 18 m<sup>2</sup>

RESIDENCE D1  
*Reverse: Residence D2*

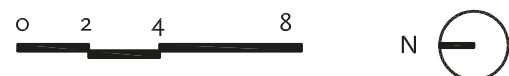
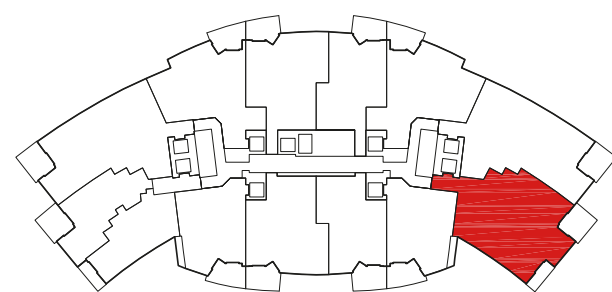
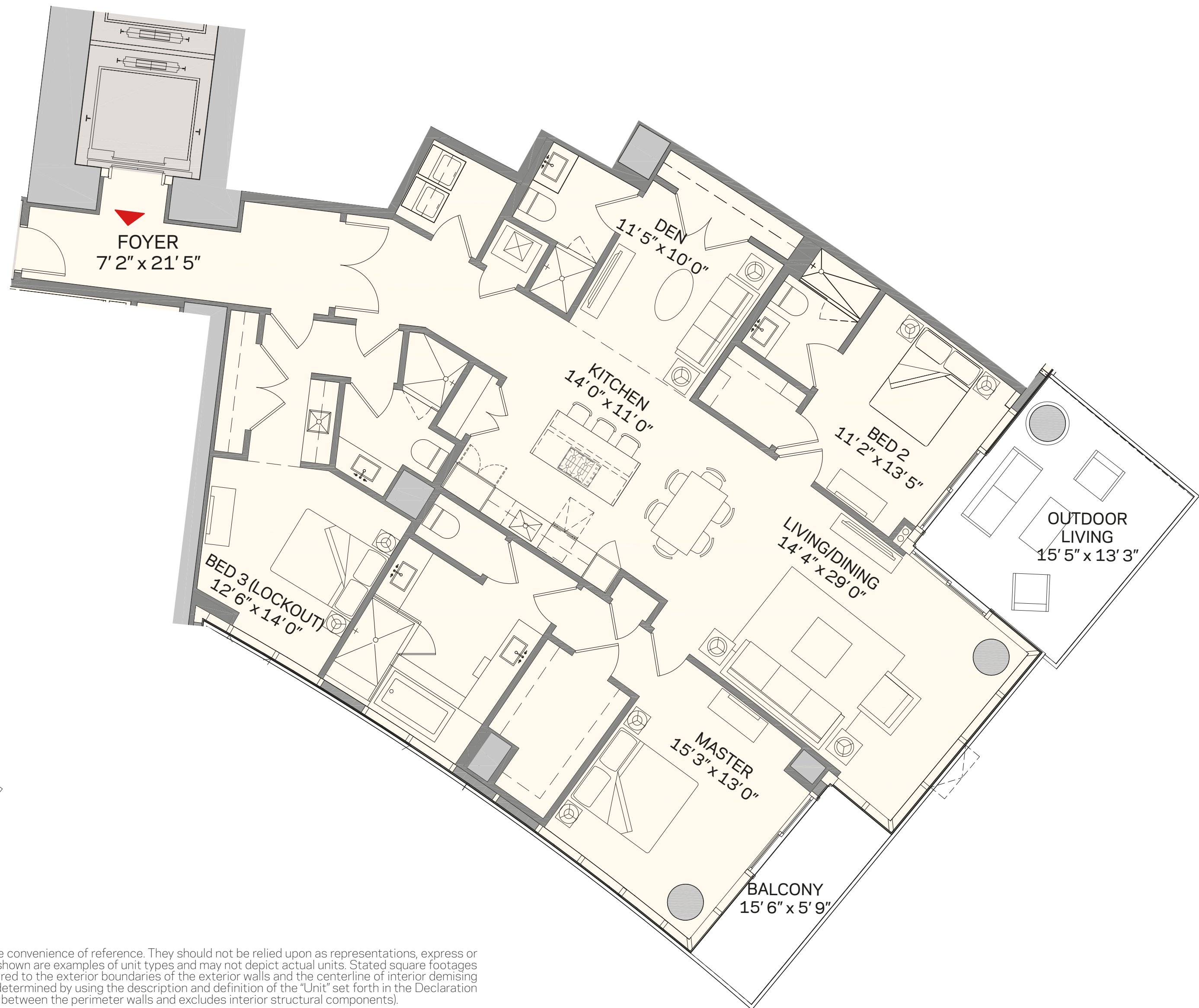


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# 3 Bedroom + Den | 4 Bath

# RESIDENCE E2

Total: 2,611 sq. ft. | 243 m<sup>2</sup>  
Interior: 2,320 sq. ft. | 216 m<sup>2</sup>  
Outdoor: 291 sq. ft. | 27 m<sup>2</sup>



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# 3 Bedroom + Den | 4 Bath

Total: 2,578 sq. ft. | 240 m<sup>2</sup>  
Interior: 2,376 sq. ft. | 221 m<sup>2</sup>  
Outdoor: 202 sq. ft. | 19 m<sup>2</sup>

RESIDENCE F1  
*Reverse: Residence F2*

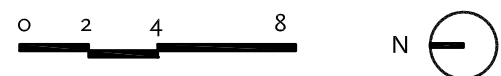
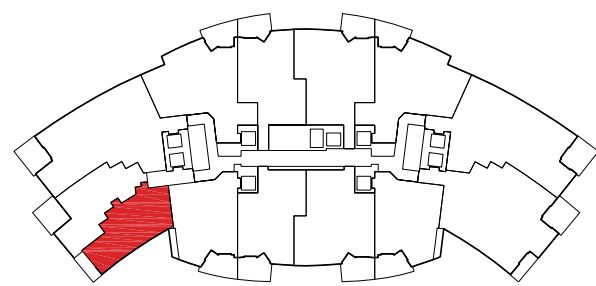
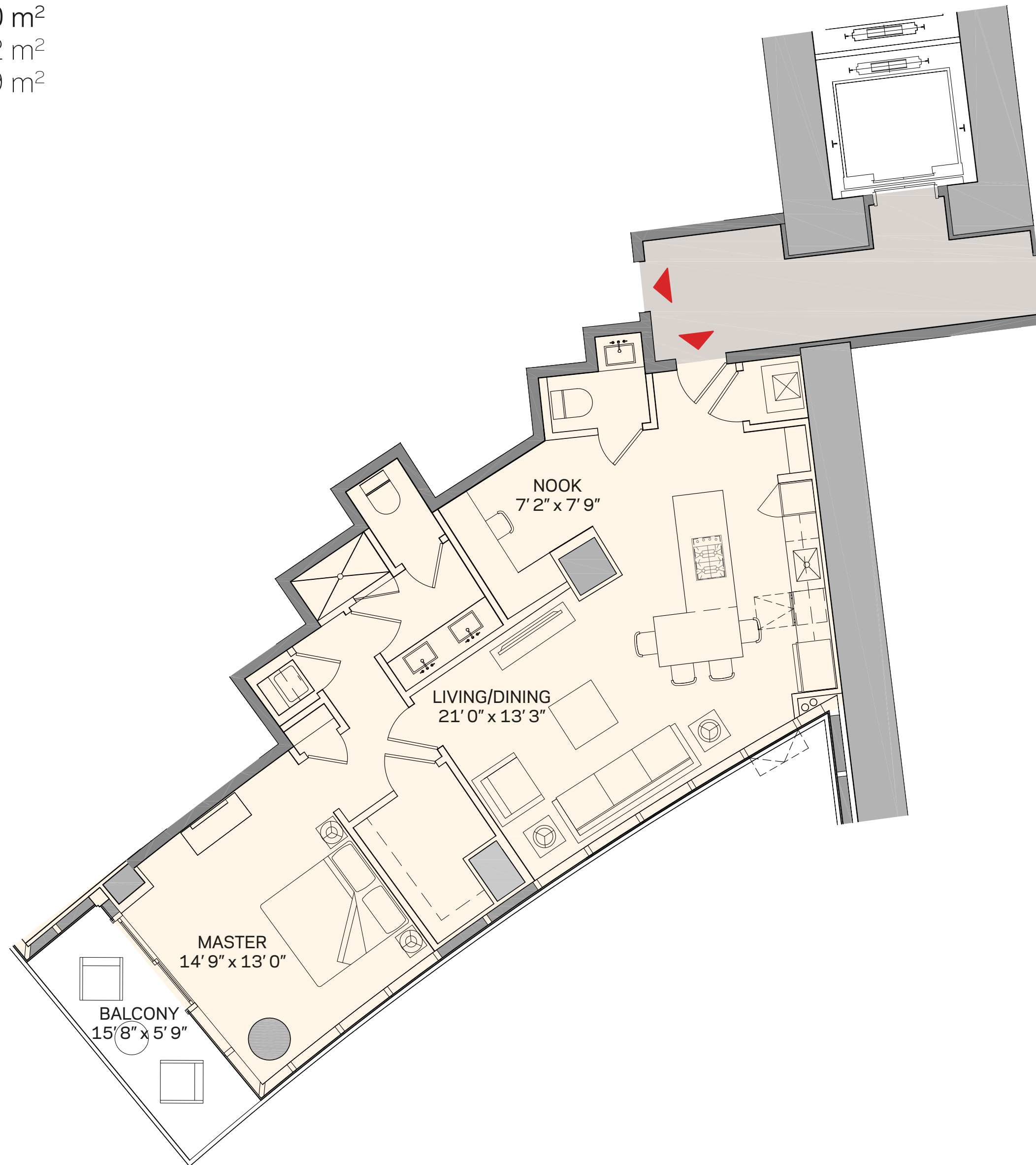


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# 1 Bedroom | 1.5 Bath

Total: 1,186 sq. ft. | 110 m<sup>2</sup>  
Interior: 1,095 sq. ft. | 102 m<sup>2</sup>  
Outdoor: 91 sq. ft. | 9 m<sup>2</sup>

# RESIDENCE M



These drawings are conceptual only and are for the convenience of reference. They should not be relied upon as representations, express or implied, of the final detail of the residences. Units shown are examples of unit types and may not depict actual units. Stated square footages are ranges for a particular unit type and are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the area 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 interior structural components).

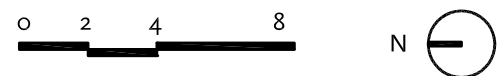
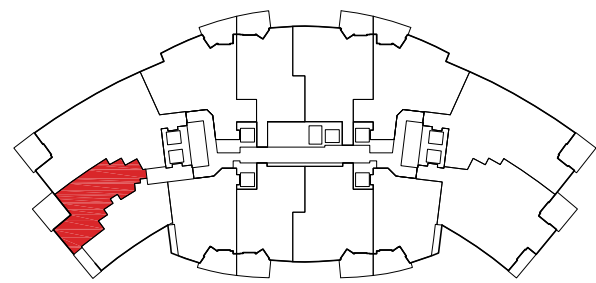
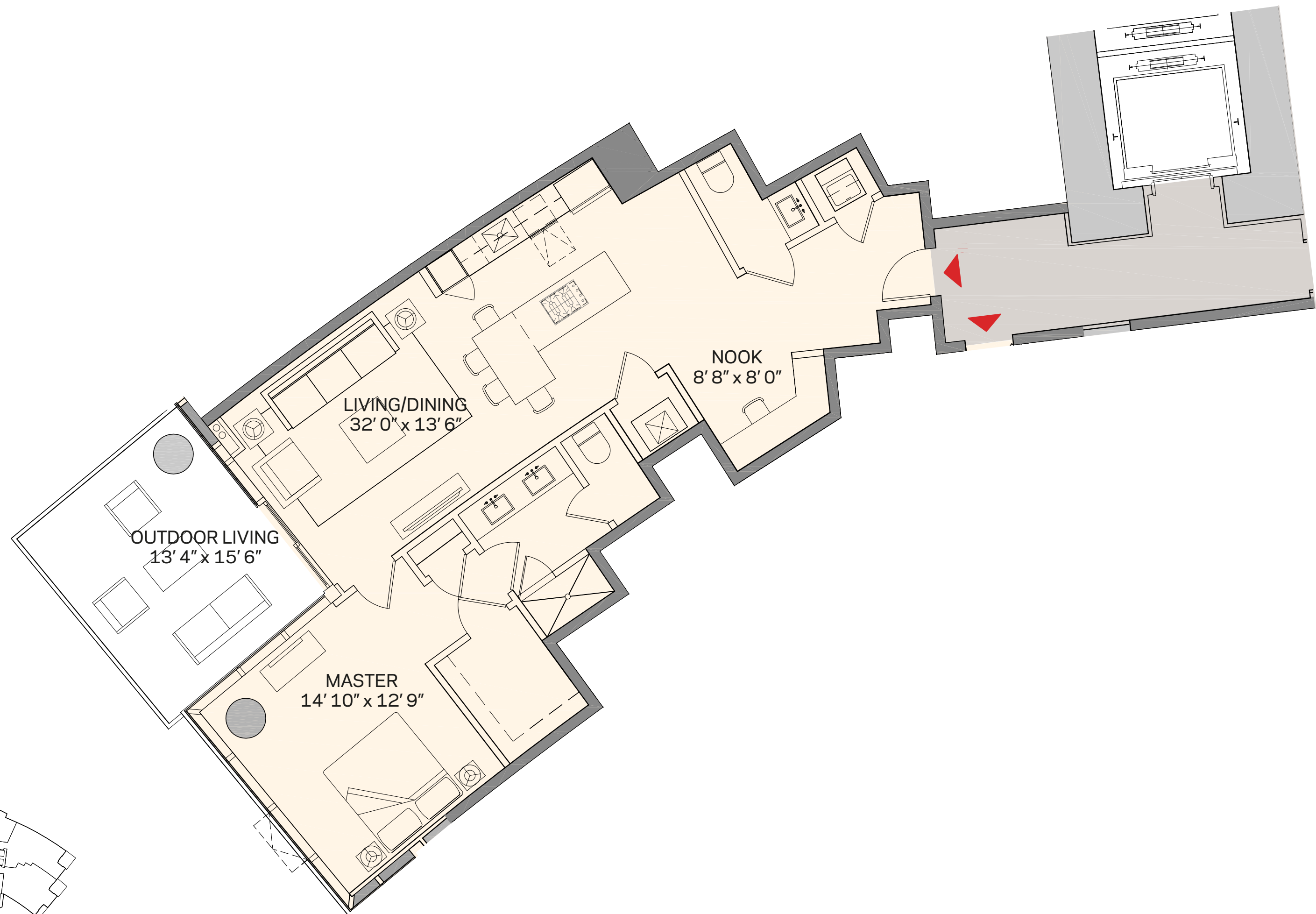
# 1 Bedroom | 1.5 Bath

RESIDENCE N

Total: 1,346 sq. ft. | 125 m<sup>2</sup>

Interior: 1,145 sq. ft. | 106 m<sup>2</sup>

Outdoor: 201 sq. ft. | 19 m<sup>2</sup>



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# PARAMOUNT BRAND

*design  
service  
technology  
experience*



# *immersion*

## *DESIGN*

*architecture  
floorplans  
kitchens & baths  
sense of arrival  
amenities*

## *SERVICE*

*global concierge  
courteous doormen  
on premise repairs  
attaché for any need*

## *TECHNOLOGY*

*one-touch attaché  
smart tech buildings  
smart thermostats  
smart smoke detection  
uv reduction glass  
high speed elevators  
remote home controls*

## *EXPERIENCE*

*exceptional spas  
signature restaurants  
private member lounges  
jam rooms and recording studios  
exceptional locations*

PARAMOUNT is the only residential brand of its kind. With brand pillars in the areas of design, service, technology and experience, our customers can expect a commitment to their purchase satisfaction, enhanced resale value and of course, the ultimate lifestyle, a standard of any PARAMOUNT home.



# design

What unites PARAMOUNT Residences is the attention to detail used in their making - how every element, interior space and amenity is carefully considered to create a truly uncompromising expression of modern luxury.

*World-class architecture and interior design teams delivering the highest level of residential experience, maximized views, striking building exteriors and superior amenities.*

*Highly experienced development team*

*Locations within the world's most desired destinations*

# for you.

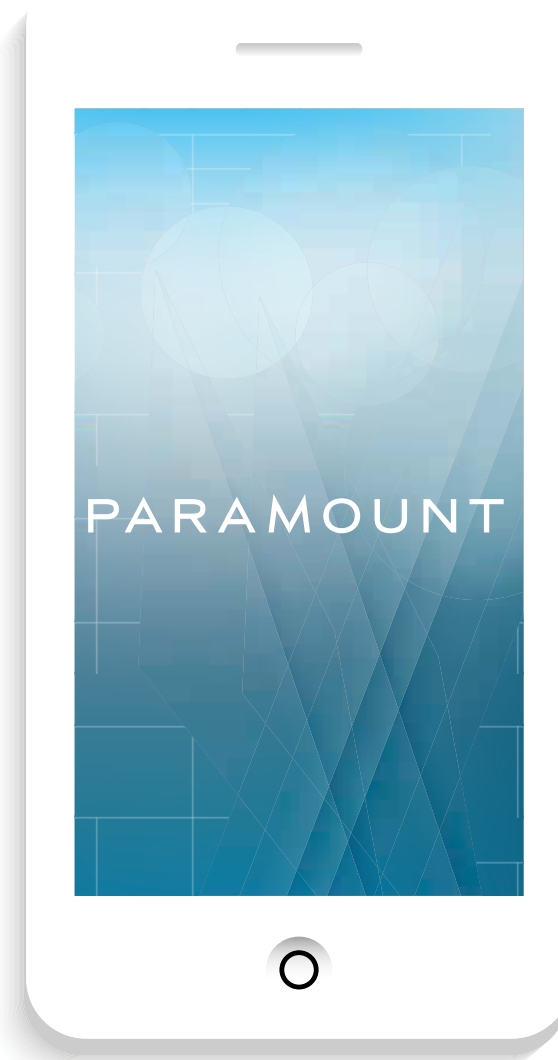


# *service*

In a world that's ever crowded and impersonal, PARAMOUNT Residences are proof that a place on earth still exists where you can experience the genuine warmth of the human touch while avoiding the standardization that has become common place in most residential towers.

# technology

Intuitive service becomes even more effortless through integrated smart building technology and a proprietary PARAMOUNT Residences smartphone application. Now you can instantly connect with your concierge, attaché and nearly any desire in the world.



- Sonance Visual Performance Speakers
- Bitwise - iPad Control
- Apple - Airport Extreme Wireless Networking Router
- Episode® 2 Channel Mini-Amplifier with Surface Mount IR Sensor and Remote Control
- Seura Hydra In-Wall Kitchen HDTV 27"
- Nest Smart Thermostat
- Sonos Connect - Music Streaming
- AppleTV

*SMART Thermostat by NEST*



# experience

Not only “the” place to live, PARAMOUNT is also the place to find the pulse of any city. Between exceptional amenities and curated events, signature restaurants and private lounges you can discover a “city within a city” concept that brings life and energy into every one of our buildings.



## ONE-TOUCH ACCESS TO:

- house cleaning
- International and domestic moving coordination
- custom furniture packages and interior design
- audio visual and security installation
- professional home organization
- household staffing
- gourmet chef coordination
- tickets to any show
- town car to the airport
- reservations at any hot spot
- VIP consideration at most destinations
- fresh flower delivery
- bar and pantry curation
- personal training
- spa and beauty appointments
- dry cleaning
- pet care
- child care
- fine dining deliveries
- amenity reservations
- advance shipping of luggage
- resident's necessities
- dinner at the art museum
- weekly entertainment ideas

*and basically anything you desire*





TEAM



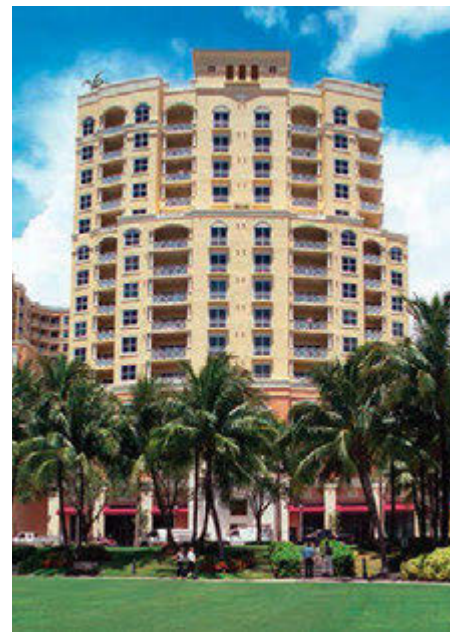
# DEVELOPMENT TEAM

*Daniel Kodsi*  
**DEVELOPER**

Daniel Kodsi has more than 25 years of experience developing a diversified real estate portfolio of more than \$1.1 billion in mixed-use, multi-family, condominium and planned single-family home communities. From award winning master-planned communities around the state, to the luxurious PARAMOUNT Bay high-rise in Miami's Edgewater neighborhood, as CEO of Royal Palm Companies Mr. Kodsi developed more than 30 separate development projects, generating over 3,000 units throughout the state of Florida.



*confidence*  
*experience*  
*delivery of excellence*



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*Art Falcone*  
**PRINCIPAL OF  
MIAMI WORLD CENTER**

Art Falcone has over 35 years of executive experience and a proven track record of success. Mr. Falcone brings tested leadership, an entrepreneurial spirit and unparalleled expertise in all areas of real estate. He has diverse and extensive experience in the management of purchasing, financing, and developing residential and commercial real estate product types.

*Nitin Motwani*  
**PRINCIPAL OF  
MIAMI WORLD CENTER**

In his role as Managing Principal, Mr. Motwani is responsible for every facet of the project including but not limited to land acquisition, zoning and entitlements, financing (public and private), joint ventures and development. Mr. Motwani has earned a Bachelors degree in International Relations from Duke University and holds a Master of Science in Real Estate Development from Columbia University.

# DESIGN TEAM

## *Elkus | Manfredi* ARCHITECTURE

Since the founding of Elkus Manfredi Architects in 1988, they have been privileged to form long-term relationships with many of the nation's most distinguished developers, corporations, and institutions, who have given them the opportunity to shape some of the most important planning and design projects undertaken across the country. Their collective wealth of design and planning experience, built across a rich diversity of project and building types, energizes all of their work. They are well-versed in the ways that connectivity, location, market pressures, sustainability, and other elements play into the unique matrix that each project represents.



- City Place
- Time Warner
- The Grove
- The Shops at Columbus Circle
- The Peninsula
- The Galleria at Sowwah Square

## *IDDI* INTERIOR DESIGN

ID & Design International is a full service design and branding firm with extensive knowledge specializing in commercial, mixed-use, retail, hospitality and entertainment projects. With vast international experience and exposure to some of the world's leading retailers, developers and investors, our team-based approach leads with a logical business and consumer focus to all strategic design solutions and transforms them into uniquely branded environments. Today, IDDI offers, President and Creative Director, Sherif Ayad's extensive experience, coupled with a diversified team of some of the most creative minds in environmental design.



# SALES & MARKETING TEAM

## *Oryx World Real Estate* SALES AND MARKETING

Established in 2002, Oryx World Real Estate is a multi-award winning real estate company with an active property network that spans over 40 countries. A full-service brokerage that offers wide-ranging client support for investors looking to buy real estate in Dubai, Oryx specialise in the purchase, sale and lease of residential and commercial properties in the United Arab Emirates (Dubai and Abu Dhabi). It also has operations in the US, UK and mainland Europe.



**ORYX WORLD**  
*International luxury real estate*



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SALES & MARKETING BY  
**ONEWORLD**  
PROPERTIES