MiamiTango -----REAL ESTATE

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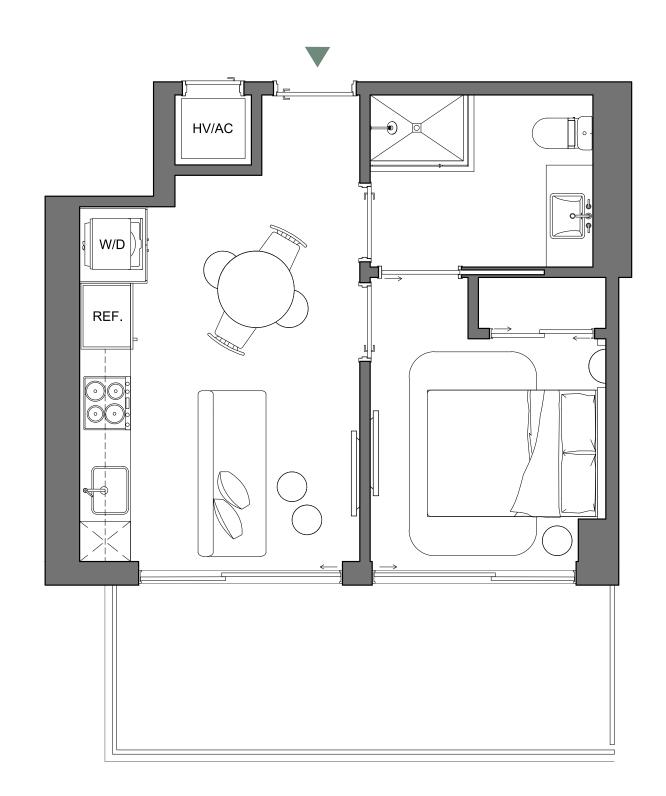


These drawings are conceptual only and are for the convenience of reference. They should not be relied upon as representations, express or implied, of the final detail of the residences. Units shown are examples of unit types and may not depict actual units. Stated square footages are ranges for a particular 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). Note that measurements of rooms set forth on this floorplan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regards for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change.





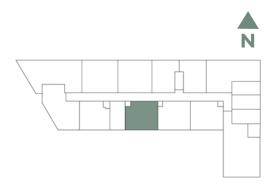








TOTAL	548 SQFT 51 M2
EXTERIOR	140 SQFT 13 M2
INTERIOR	408 SQFT 38 M2

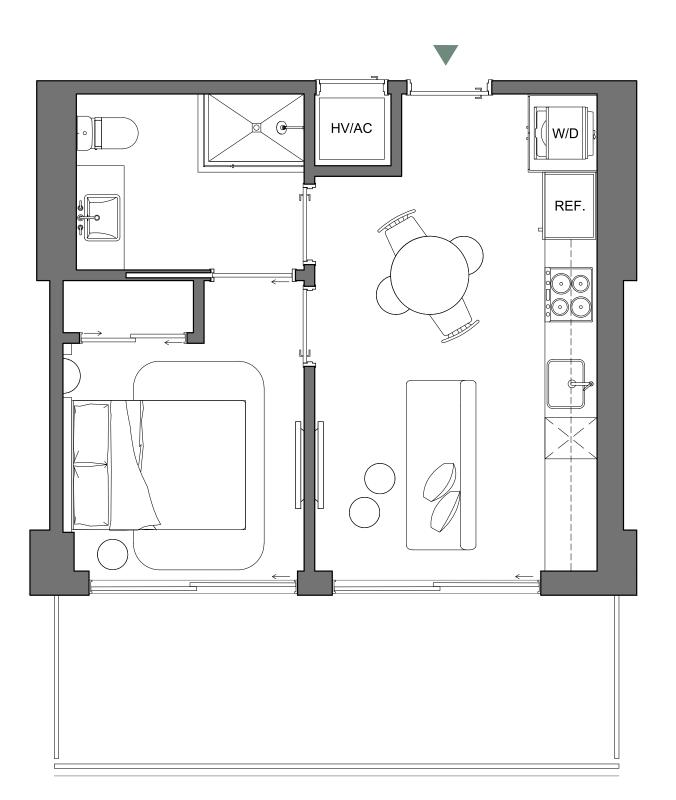


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<u>l</u> Lefferts

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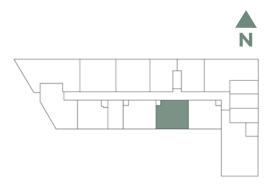
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TOTAL	574 SQFT 53 M2
EXTERIOR	151 SQFT 14 M2
INTERIOR	423 SQFT 39 M2

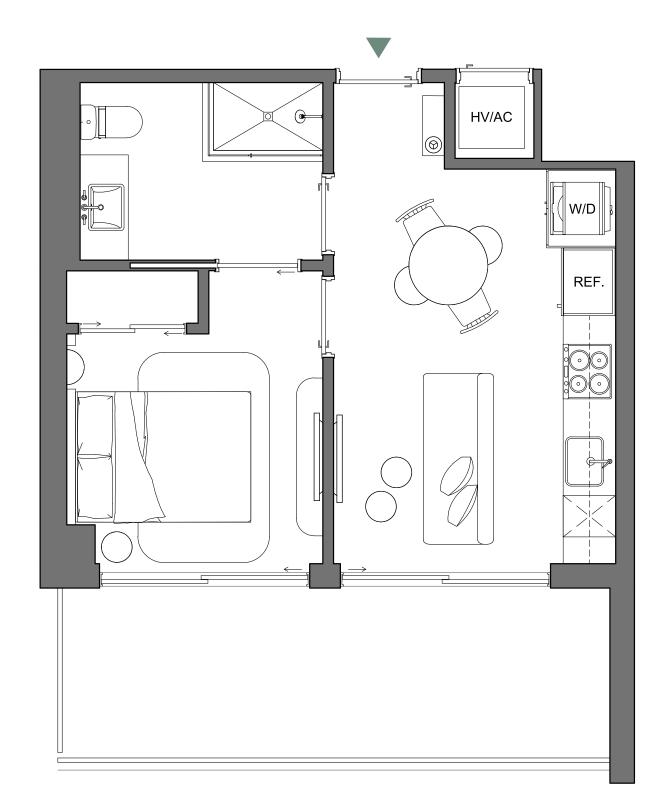


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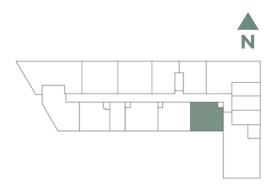
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TOTAL	563 SQFT 52 M2
EXTERIOR	150 SQFT 14 M2
INTERIOR	413 SQFT 39 M2

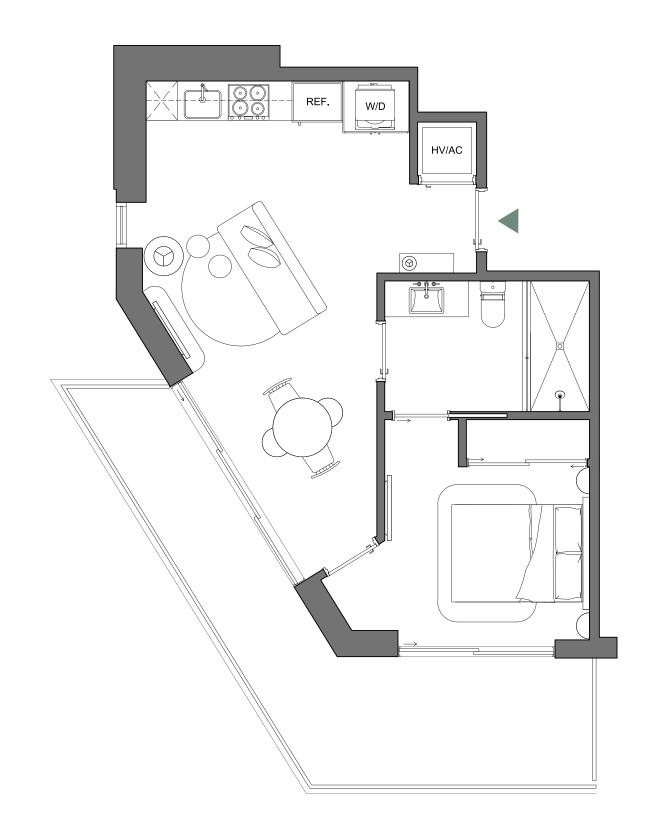


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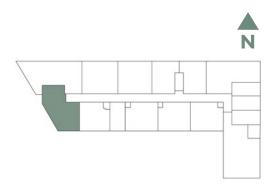
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TOTAL	759 SQFT 71 M2
EXTERIOR	201 SQFT 19 M2
INTERIOR	558 SQFT 52 M2



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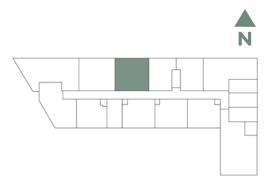
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TOTAL	541 SQFT 50 M2
EXTERIOR	99 SQFT 9 M2
INTERIOR	442 SQFT 41 M2

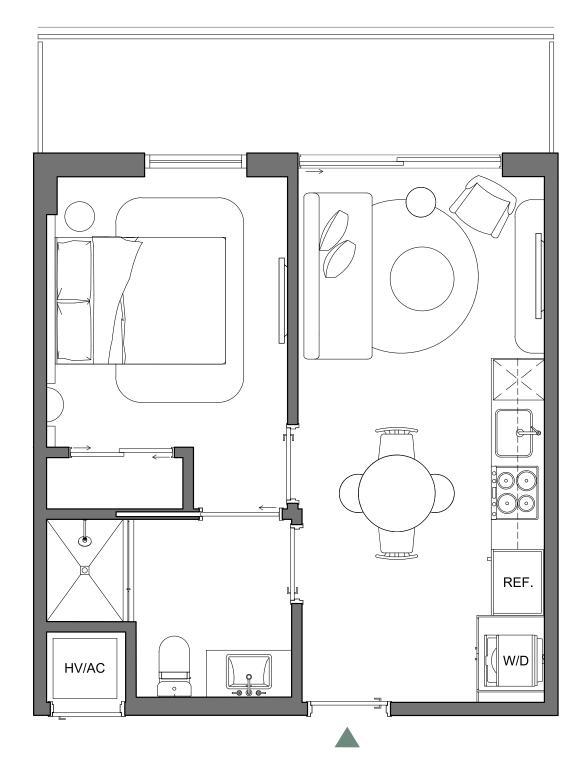


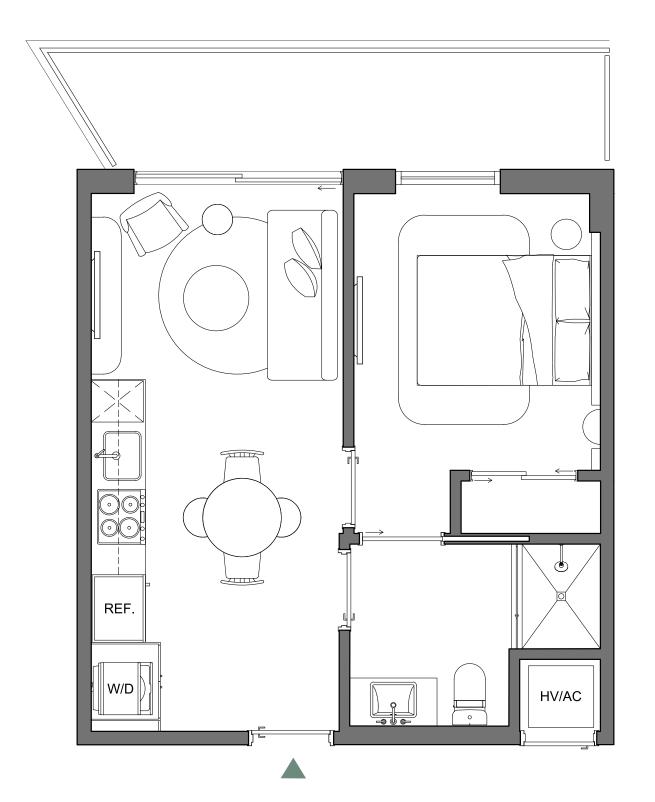
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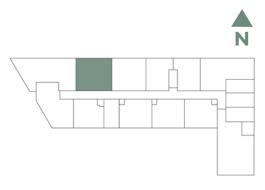








TOTAL	542 SQFT 50 M2
EXTERIOR	102 SQFT 9 M2
INTERIOR	440 SQFT 41 M2

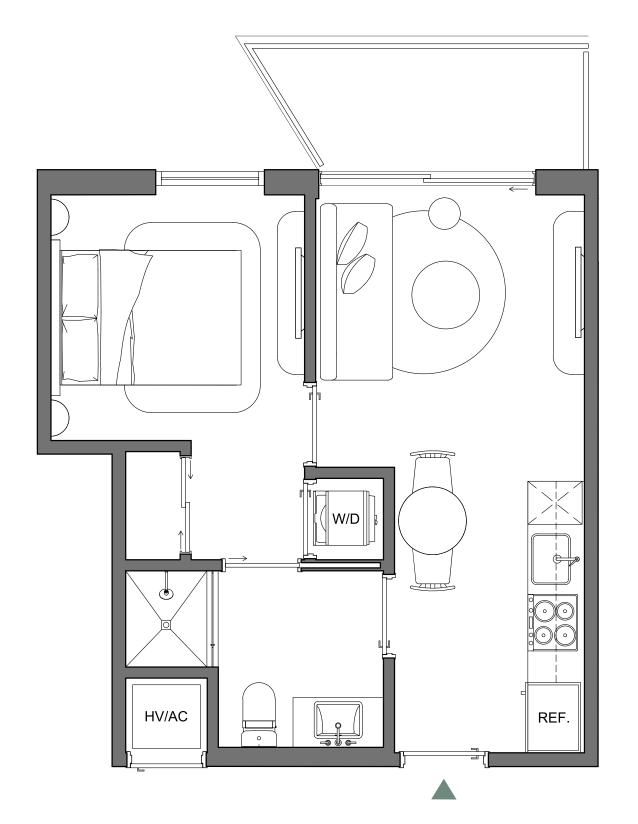


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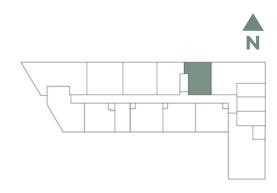
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TOTAL	468 SQFT 43 M2
EXTERIOR	58 SQFT 5 M2
INTERIOR	410 SQFT 38 M2

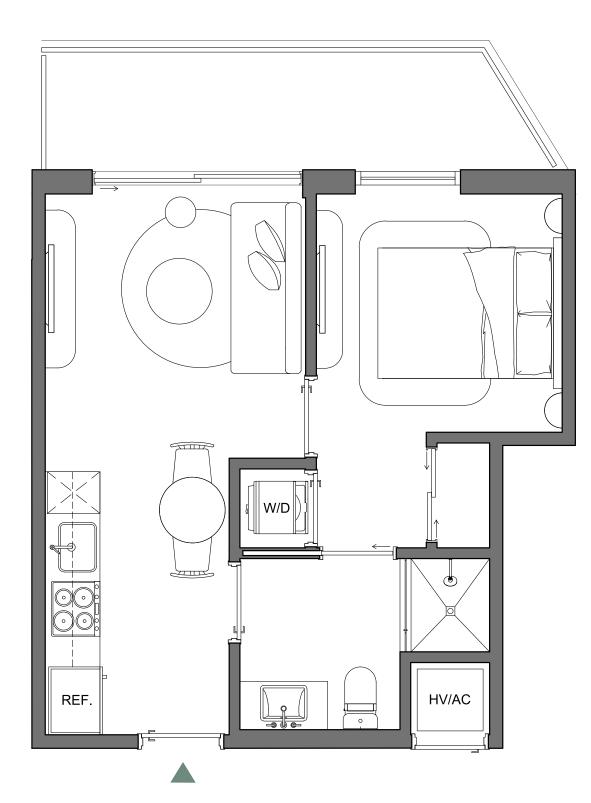


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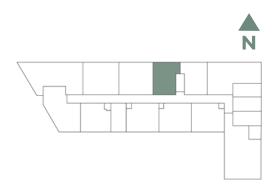
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TOTAL	495 SQFT 46 M2
EXTERIOR	90 SQFT 8 M2
INTERIOR	405 SQFT 38 M2

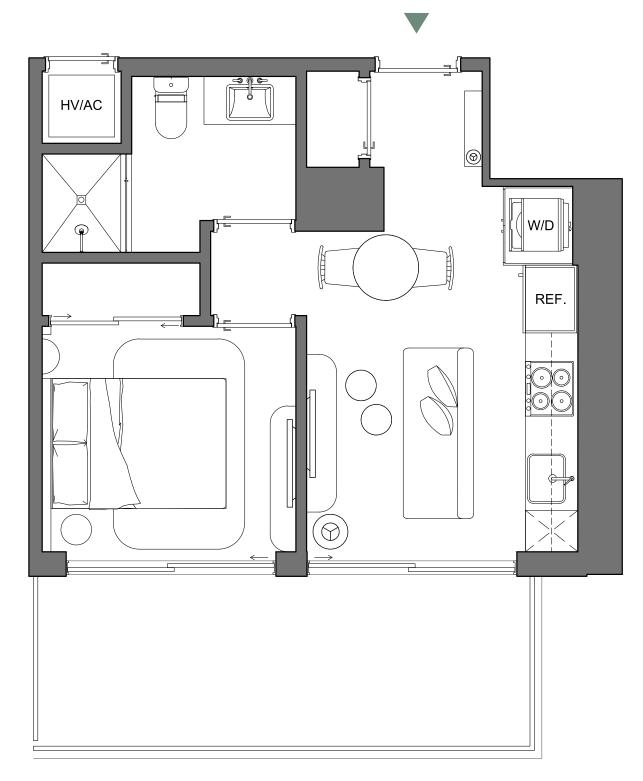


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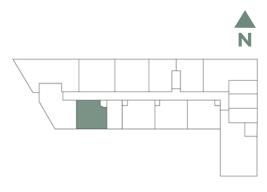


PALMA BEACH RESIDENCES



ONE BED / ONE BATH

TOTAL	561 SQFT	52 M2
EXTERIOR	135 SQFT	12 M2
INTERIOR	426 SQFT	40 M2

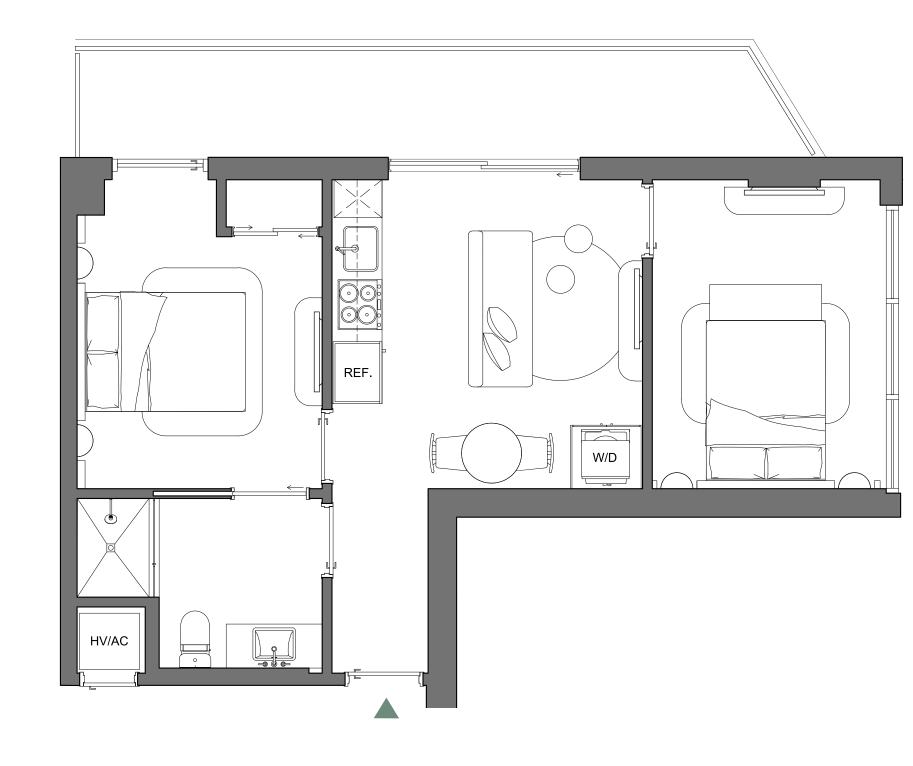


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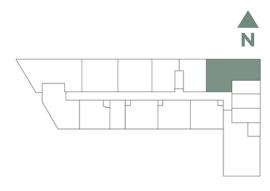






TWO BED / ONE BATH

TOTAL	769 SQFT 71 M2
EXTERIOR	149 SQFT 14 M2
INTERIOR	620 SQFT 58 M2



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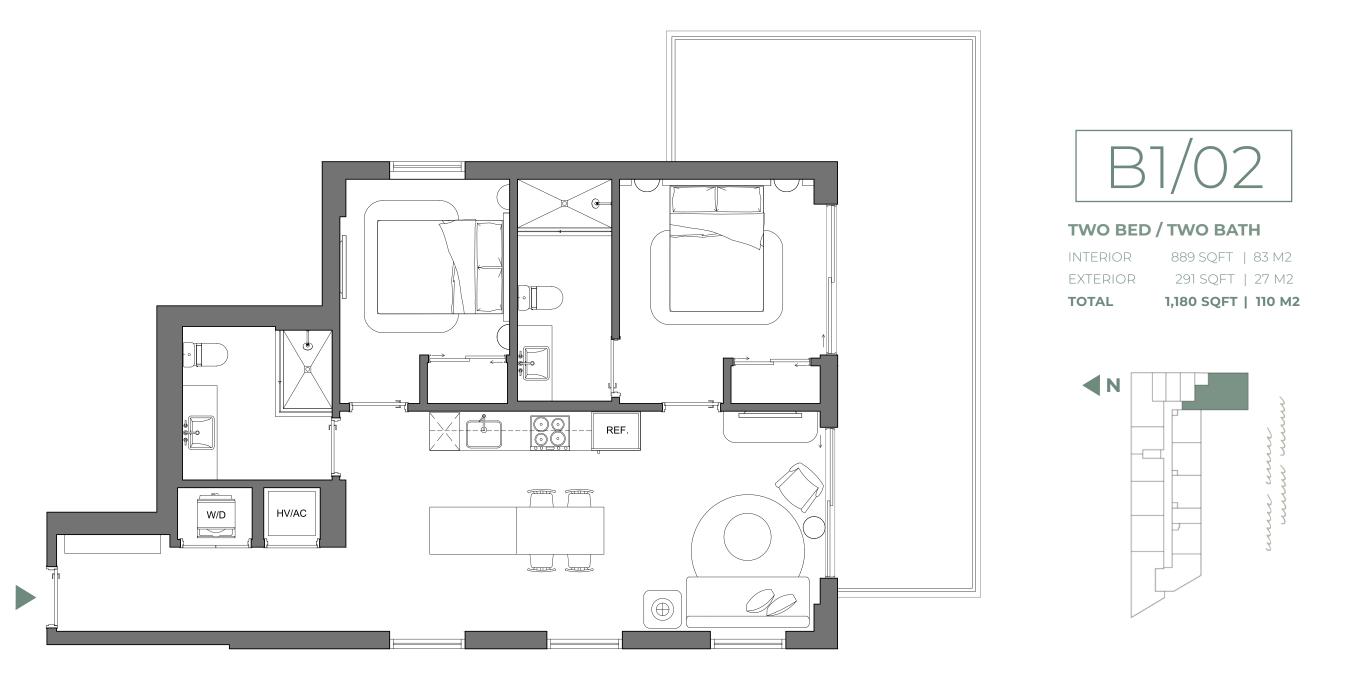
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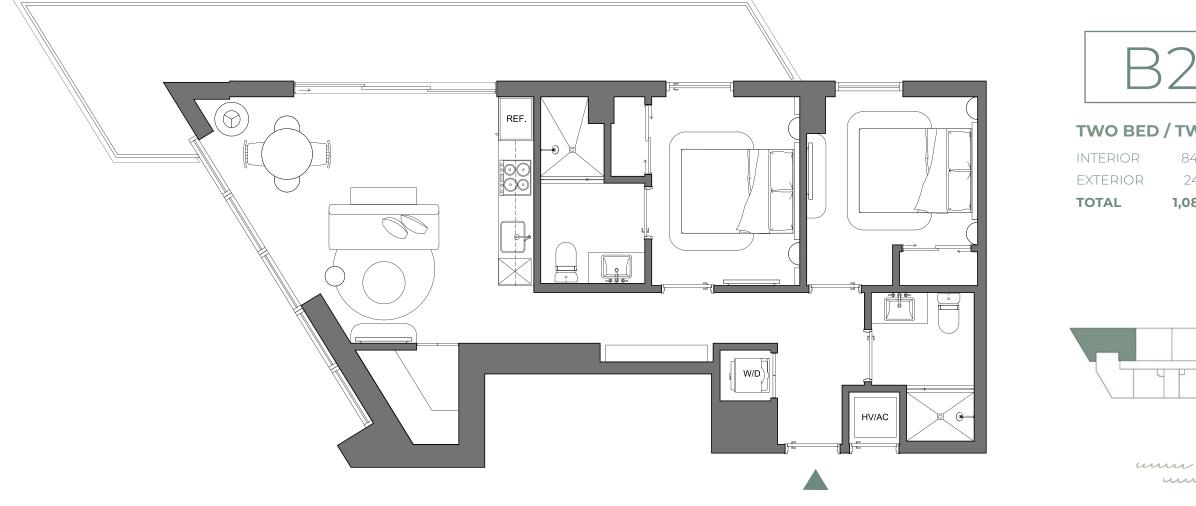
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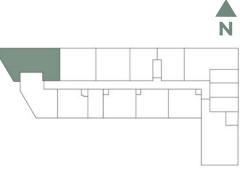
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TWO BED / TWO BATH

TOTAL	1,086 SQFT 101 M2
EXTERIOR	243 SQFT 23 M2
NTERIOR	843 SQFT 78 M2



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