

# THE WAY TO LIVE WORK WELL

A circular community with two initial locations that provides a responsible, authentic and portable lifestyle created as a home of tomorrow, today.

## UNIT FEATURES

- Efficient layouts for optimized living
- Bathrooms with walk-in-showers
- Fully furnished with sophisticated finishes
- Built-in storage
- Laundry (washer + dryer) in all units
- High-end fixtures
- Energy-Star stainless appliances

## LIFESTYLE + AMENITIES

- Full-service concierge
- Valet parking and onsite self parking
- Gourmet market with a variety of offerings
- Food and beverage venues on premises
- Room service available
- Wellness Center with guided program for mindfulness, movement, nourishment and healing
- Roof deck with pool and sundeck
- Outdoor lounge areas with places for work and play
- Workspace with dedicated and flexible offering

1260 WASHINGTON AVENUE

3162 COMMODORE PLAZA

## MIAMI BEACH

- Units range from 279 SF to 1,545 SF
- Less than a 5-minute walk to the Atlantic Ocean
- Short walk to Ocean Drive, Lincoln Road Mall, and other Miami Beach shops and restaurants
- Expansive streetscape with shaded plaza

### ARCHITECT

TOUZET STUDIO

### INTERIOR DESIGNER

MEYER DAVIS

## COCONUT GROVE

- Units range from 331 SF to 2,352 SF
- Situated on a destination street in the heart of the neighborhood
- Less than a 5-minute walk to CocoWalk, and other Coconut Grove shops and restaurants
- Parks and marinas are located within blocks

### ARCHITECT

ARQUITECTONICA, PAREDES ARCHITECTURE

### INTERIOR DESIGNER

A.M. STUDIO

**URBIN** | [URBINCONDOS.COM](http://URBINCONDOS.COM)  
[@URBIN\\_CONDOS](https://twitter.com/URBIN_CONDOS)



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

**LOCATION**  
VENTURES

ONE | **Sotheby's**  
INTERNATIONAL REALTY

These materials are not intended to be an offer to sell, or solicitation to buy a unit in the condominium. Such an offering shall only be made pursuant to the prospectus (offering circular) for the condominium and no statements should be relied upon unless made in the prospectus or in the applicable purchase agreement. In no event shall any solicitation, offer or sale of a unit in the condominium be made in, or to residents of, any state or country in which such activity would be unlawful. All prices, plans, specifications, features, amenities and other descriptions are preliminary and are subject to change without notice, as provided in your purchase agreement. Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising 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. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All descriptions, features and details are proposed only and should not be relied upon as representations, express or implied, of the final detail of the residences or the overall project. The developer expressly reserves the right to make modifications, revisions, and changes it deems desirable in its sole and absolute discretion. This project is being developed by URBIN Partners, LLC ("Developer"), which has a limited right to use the trademarked names and logos of Location Ventures. Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by Location Ventures and you agree to look solely to Developer (and not to Location Ventures and/or any of its affiliates) with respect to any and all matters relating to the marketing and/or development of the Condominium and with respect to the sales of units in the Condominium.