



THE NEW MIAMI
LIVES HERE

ON BISCAYNE BAY
IN THE CENTER OF IT ALL

DOWNTOWN

BRICKELL

MIDTOWN

EDGEWATER

WYNWOOD

DESIGN DISTRICT

MIAMI BEACH



THE NEW MIAMI
PLAYS HERE



YOU ARE HERE RIGHT WHERE YOU WANT TO BE

Rising alongside Biscayne Bay, Elysee is at the center of all that's new and exciting in Miami. Edgewater is surrounded by some of the country's most vibrant neighborhoods, including the Design District, Wynwood Arts District, Arts & Entertainment District, Midtown, Brickell Financial District, Downtown and Miami Beach.

Each of these distinctly exceptional areas are premier destinations for fine dining, designer shopping, top-ranked schools, and world-class performing arts and entertainment.



1 MIAMI DESIGN DISTRICT

2 MIDTOWN

3 WYNWOOD

EDGEWATER

ARTS & ENTERTAINMENT DISTRICT

7 MIAMI CENTRAL STATION

8 DOWNTOWN MIAMI

BRICKELL CITY CENTER

BISCAYNE BAY

ELYSEE

MIAMI BEACH GOLF COURSE

MIAMI BEACH CONVENTION CENTER

10 MIAMI BEACH

DODGE ISLAND

PORT OF MIAMI

VENETIAN CAUSEWAY

HIBISCUS ISLAND

PALM ISLAND

STAR ISLAND

MACARTHUR CAUSEWAY

Any and all references to and/or renderings of any other proposed projects or nearby facilities depicted are proposed only, are not constructed, and are not being developed by the Developer. As such, the Developer has no control over those projects and there is no guarantee that they will be developed, or if so, when and what they will consist of. The information provided herein regarding any other proposed projects or facilities depicted was obtained from newspaper articles and other public information and Developer makes no representations as to same.



4

3 MILES



95

1

195

5

6

7

8

10

395

A1A

AVENUES:
THE WORLD SCHOOL

JULIA TUTTLE CAUSEWAY

MARGARET PACE PARK

FROST MUSEUM OF SCIENCE

PEREZ ART MUSEUM

MUSEUM PARK

AMERICAN AIRLINES ARENA

BAYFRONT PARK

MEGA YACHT MARINA

MIAMI CHILDREN'S MUSEUM

LINCOLN ROAD

5TH AVENUE





MIAMI DESIGN DISTRICT

Design, fashion and gastronomy intersect into one of the world's most innovative and architecturally significant lifestyle destinations, Miami Design District. The neighborhood is home to an impressive collection of nearly 100 upscale boutiques and acclaimed dining establishments, all complemented by cutting-edge art galleries and design showrooms.

Awaken with an artisanal Italian espresso from Mercato. Meet friends for lunch at Michael's Genuine

– a neighborhood landmark for well over a decade. Browse the season's latest runway looks at Tom Ford, Prada, Hermès or Yves Saint Laurent. Enjoy high tea at Dior Café or sip a crafted cocktail at Pharrell William's hotspots Bar Bevy and Swan. Reserve a table at Food & Wine's Best New Chef Brad Kilgore's Asian-inspired Kaido or "Chef of the Century" Joël Robuchon's L'Atelier. Satisfy your sweet tooth with confections at award-winning Pastry Chef Soraya Kilgore's MadLab Creamery.





WYNWOOD ARTS DISTRICT

Located directly east of Edgewater, the Wynwood Arts District is home to some of the nation's most respected contemporary art collections, institutions and galleries. Over the last decade, the area has flourished with countless new restaurants, boutiques and nightlife.

Take a stroll and appreciate more than 200 ever-changing street murals. Grab a locally roasted brew at Panther Coffee. Savor freshly baked bread from Zak the Baker and tasty treats from Salty Donut. Delight in the endless options at 1-800-LUCKY Asian food hall or enjoy an evening of avant-garde dining at KYU. For mouthwatering drinks, try a handcrafted cocktail at Bakan or end the evening with a nightcap at Beaker & Gray.





ARTS & ENTERTAINMENT DISTRICT

Miami's Arts & Entertainment District is thriving with performing arts – from opera and world-class symphonies to stand-up comedy and theater – all can be found at the Adrienne Arsht Center and the Ziff Ballet Opera House, just moments from Elysee.

View expertly curated international exhibitions at the Perez Art Museum Miami. For family fun and enrichment, explore the Frost Museum of Science. Sit courtside when the city's beloved Miami Heat tip off against their NBA rivals at American Airlines Arena, or allow Elysee Attaché to find the best seats at more than 80 A-list concerts and events each year.



THE NEW MIAMI
RISES HERE



REDEFINING THE SKYLINE

Internationally renowned architect Bernardo Fort-Brescia, co-founder of Arquitectonica, has designed a striking, three-tiered telescoping tower that optimizes privacy and views from every residence. At 57 stories, Elysee's signature silhouette stands apart on the skyline as the area's most distinctive new address.

TRIUMPHANT ARCHITECTURE
by world-renowned Bernardo Fort-Brescia

“At first sight the tower feels daring and maybe even whimsical when in fact it is a monument to rationality.”

– Bernardo Fort-Brescia





BISCAYNE BAY'S FINEST WATERFRONT RESIDENCES

With only two residences per floor, Elysee is truly the only new residential offering in Edgewater designed to be large, refined estates in the sky.

THE NEW MIAMI
ARRIVES HERE



ELYSEE
EDgewater | MIAMI

ARRIVAL

IMPECCABLE STYLE

by Jean-Louis Deniot



Featured in *ELLE Décor* and *Architectural Digest's* lists of the world's preeminent talents in architecture and interior design, Jean-Louis Deniot is known for his signature elegant balance and flirtatious wit. His vision

for Elysee features rich materials and textures tempered with subtle color palettes and impeccable lighting. The interiors will be iconic – serene and dramatic.

“Understated theatricality... that is what true luxury is all about.”

– Jean-Louis Deniot



THE NEW MIAMI
RETREATS HERE



THREE FULL FLOORS OF AMENITIES

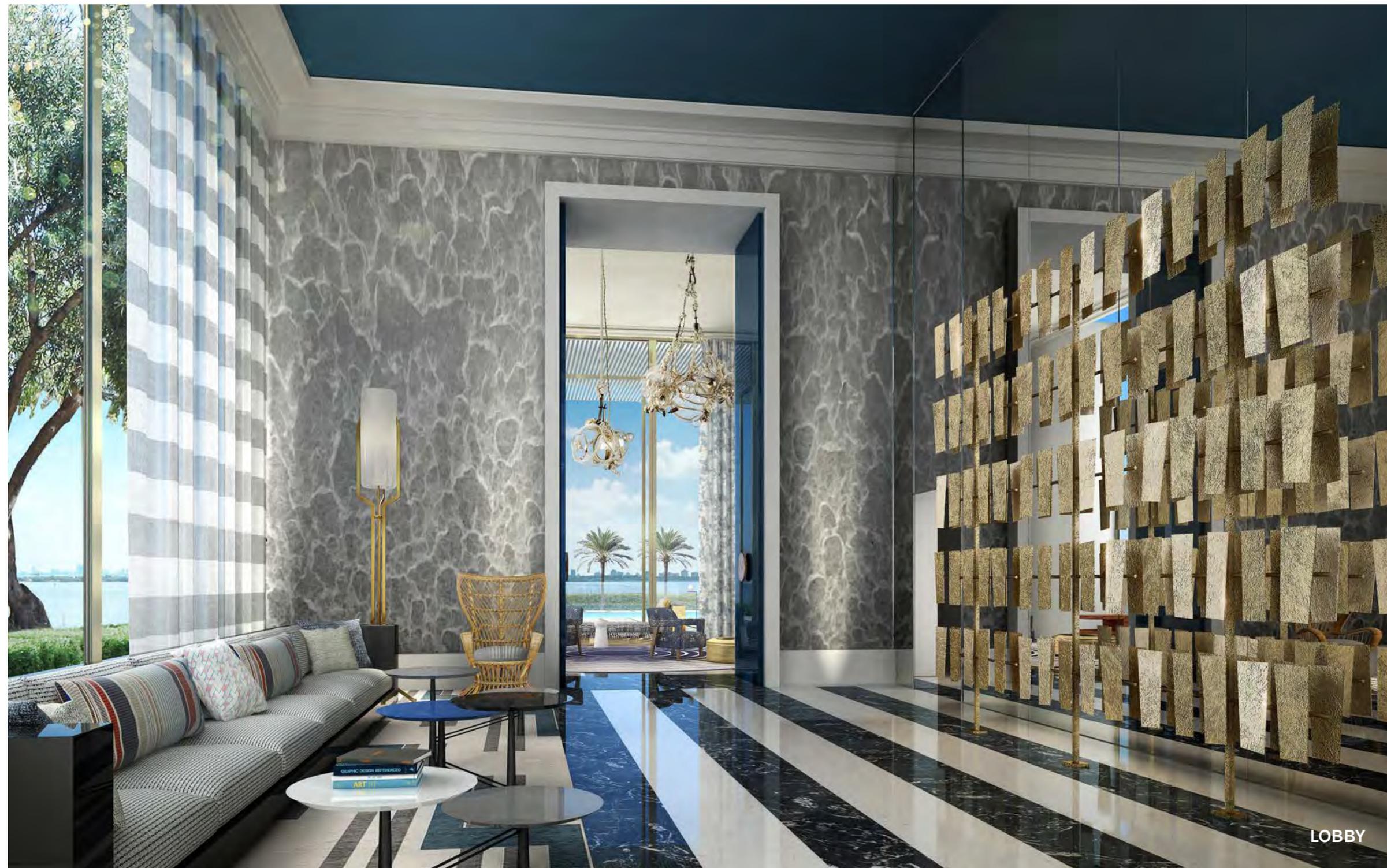
An abundant suite of amenities and services far exceeds all expectations. Residents indulge in the best of two worlds: the private intimacy of a boutique ambiance and the elevated amenities and services of a much larger resort-style community.

SUNRISE POOL

LOBBY

Welcome home.

The stunning foyer and Elysee team welcome your arrival. Steps beyond are moments for socializing or relaxing in the elegant lobby that flows out to the waterfront sunrise terrace where the Bayfront Lounge and sunrise pool overlook Biscayne Bay.







WELLNESS LEVEL 7TH FLOOR

Health and well-being blend seamlessly with invigorating social and recreational spaces.

Enjoy breathtaking waterfront views while using the latest training equipment in the fitness center, or retreat into the dedicated spa with sauna, steam room, shower and massage rooms. Entertain or unwind on the outdoor terrace featuring a resort-sized lap pool, summer kitchen, generous seating and social areas. There's even a Blow Dry Bar for her, and an imaginative children's playroom for them.

SUNSET POOL



FITNESS CENTER



SPA



CHILDREN'S ROOM

SKY LEVEL 30TH FLOOR

The Sky Level is an extension of your home, where a full floor of intimate lounges and social spaces showcase dramatic 360-degree views of Biscayne Bay, Miami Beach, the downtown Miami skyline and surrounding neighborhoods.

Curl up with a book in the library or a movie in the screening room. Host a dinner party for up to 24 guests in the grand dining room, complete with a catering kitchen and chef's table. Even academics have a quiet space to study in a dedicated lounge.







GRAND DINING ROOM







THE AMERICANS
Elliott Erwitt Snaps
THE FASHION BOOK



BESPOKE SERVICES PROVIDED BY YOUR ELYSEE ATTACHÉ

Elysee elevates bespoke luxury living to new levels of comfort and convenience with the impeccable services of the exclusive Elysee Attaché program. From housekeeping to world travel and premium seating, your Elysee Attaché provides countless ways to ease and enrich daily life.

THE NEW MIAMI
RESIDES HERE

SWEEPING VIEWS OF BISCAYNE BAY & DOWNTOWN

All residences boast sunrise and sunset terraces, while floor-to-ceiling windows capture natural light and frame unobstructed views of Biscayne Bay and beyond.





GREAT ROOM AS ENVISIONED BY JEAN-LOUIS DENIOT



REFINED LIVING

Each expansive residence is accessed via semi-private elevator foyer. Flow-through, open concept floor plans are integrated with the latest smart home technology. Premium features include best-in-class Sub-Zero® and Wolf® appliances, ItalKraft® cabinetry, and Waterworks® faucets and fixtures that add finishing touches to refined living.

KITCHEN AS ENVISIONED BY JEAN-LOUIS DENIOT



MASTER BEDROOM AS ENVISIONED BY JEAN-LOUIS DENIOT

IN COLLABORATION



TWO ROADS DEVELOPMENT DEVELOPER

Two Roads Development is a South Florida-based real estate development firm whose principals have over 120 years of combined experience in developing, financing, and marketing residential and commercial projects across the United States.

Two Roads Development seeks out global architectural firms such as Gensler, Arquitectonica and WHLC and pairs them with internationally renowned interior designers like Jean-Louis Deniot of Paris and Thom Filicia of New York to create bespoke residential experiences that raise standards, redefine skylines, and deliver enduring returns to homeowners, partners and investors. Learn more at tworoadsre.com.



JEAN-LOUIS DENIOT INTERIOR DESIGN

Jean-Louis Deniot has brought his unique sophistication to some of the most important residences in the world – in Paris, the Cote D'Azur as well as Beverly Hills, Fifth Avenue, London, Moscow, Istanbul and New Delhi. Deniot undertakes each of his projects with the vigor and inquisitiveness that is peculiar to true visionaries, conceiving and defining novel design aesthetics with utmost dash and confidence. Deniot is proud to be regularly featured in international publications including Architectural Digest (US), AD France, AD Spain, AD Germany, AD Russia, AD India, House and Garden, Belle Australia, ELLE Decor US, ELLE Decoration in France and Russia, Marie Claire Italy, More Than Classic Holland, as well as a number of Emirates and Asian magazines, making him one of the most published designers today. Now Deniot lends his sophisticated, classic, though sometimes unexpected style to the aesthetic and sensibility of Elysee. Learn more at deniot.com.

ARQUITECTONICA

BERNARDO FORT-BRESCIA ARCHITECT

Bernardo Fort-Brescia, founding principal of Arquitectonica is known as one of the pioneers of globalization in the architecture profession. Well-known projects by his firm include the Microsoft Europe Headquarters in Paris, the Bronx Museum and Westin Times Square in New York, Festival Walk and the Cyberport Technology Campus in Hong Kong, the International Finance Center in Seoul, the headquarters of the Construction Bank and Agricultural Bank of China in Shanghai, the Mall of Asia in Manila, the Banco Santander Headquarters and W Torre Plaza in Sao Paulo, the US Embassy in Lima, the Infinity Towers in San Francisco, the Hilton Americas in Houston, the Philips Arena in Atlanta and the American Airlines Arena in Miami. Learn more at arquitectonica.com.



DOUGLAS ELLIMAN **DEVELOPMENT MARKETING** SALES AND MARKETING

Douglas Elliman Development Marketing, a division of Douglas Elliman Real Estate, offers unmatched expertise in sales, leasing, and marketing for new developments throughout New York City, Long Island, The Hamptons, Westchester, New Jersey, South Florida, California, and Massachusetts, as well as throughout the United States and internationally. The firm ranks amongst New York City's most prominent sales and marketing firms with over 100 in-house development professionals and an over \$87 billion global new development portfolio.

A hybrid platform of matching experienced new development experts with skilled brokerage professionals provides unparalleled expertise and real time market intelligence to clients. Drawing upon decades of experience and market-specific knowledge, Douglas Elliman Development Marketing offers a multidisciplinary approach that includes comprehensive in-house research, planning and design, marketing, and sales. Through a strategic global alliance with Knight Frank Residential, the world's largest privately-owned property consultancy, the company markets properties to audiences in 60 countries. Learn more at elliman.com.

This project is being developed by 700 Miami Partners LLC, a Delaware limited liability company, which was formed solely for such purpose. Two Roads Development LLC, a Florida limited liability company ("Two Roads"), is affiliated with this entity, but is not the developer of this project.

This condominium is being developed by 700 Miami Partners LLC, a Delaware limited liability company ("Developer"), which has a limited right to use the trademarked names and logos of Two Roads pursuant to a license and marketing agreement with Two Roads. Any and all statements, disclosures, and/or representations shall be deemed made by Developer and not by Two Roads and you agree to look solely to Developer (and not to Two Roads 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.

BROKER PARTICIPATION IS WELCOMED AND ENCOURAGED.

All images and designs depicted herein are artist's conceptual renderings, which are based upon preliminary development plans, and are subject to change without notice in the manner provided in the offering documents. All such materials are not to scale and are shown solely for illustrative purposes.

Renderings depict proposed views, which are not identical from each unit. No guarantees or representations whatsoever are made that existing or future views of the project and surrounding areas depicted by artist's conceptual renderings or otherwise described herein, will be provided or, if provided, will be as depicted or described herein. Any view from a unit or from other portions of the property may in the future be limited or eliminated by future development or forces of nature and the developer in no manner guarantees the continuing existence of any view.