



THE
MARKERS
GROVE ISLE

Welcome to Grove Isle

Accessible by bridge, yet
completely private and gated,
Grove Isle provides
incomparable access to the
best Miami has to offer.



Minutes From the City, Worlds Apart in Lifestyle

Whether it's fine dining on Brickell, exclusive shopping in Coral Gables, kite surfing on Key Biscayne or Miami's finest private schools, you're always less than 10 minutes away from the infinite possibilities at the heart of an international city.

Coconut Grove



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Points of Interest

Sea Ports

- 1. Port of Miami / 10'

Major Roads and Highways

- 2. US-1 South Dixie Highway / 2'
- 3. I-95 / 4'
- 4. Brickell Avenue / 5'

Shopping

- 5. Brickell City Centre / 10'
- 6. Coconut Grove Shops / 4'

Dining

- 7. Zuma Restaurant / 9'
- 8. The Capital Grille / 9'
- 9. Komodo Restaurant / 8'
- 10. Cipriani Downtown / 8'

Others

Miami International Airport / 15'

Key Biscayne Beaches / 5'
Miami Beaches / 15'

The Village at Merrick Park / 10'
Shops at Midtown Miami / 15'
Dadeland Mall / 20'

Caffe Abbracci / 10'
Graziano's Restaurant / 9'
Palme d'Or at The Biltmore Hotel / 11'

Jackson Memorial / 12'
Coral Gables Hospital / 10'
UM Bascom Palmer Eye Center / 14'

- 11. Truluck's / 8'
- 12. Glass and Vine / 5'
- 13. Cantina La Veinte / 9'
- 14. DB Bistro Moderne / 10'
- 15. Azul / 9'
- 16. Quinto La Huella / 10'
- 17. Caviar Russe / 6'
- 18. Morton's The Steakhouse / 6'
- 19. PM Fish & Steak House / 5'

Restaurants and Bars

- 20. Starbucks, Coconut Grove / 3'
- 21. Monty's Raw Bar / 3'
- 22. Jaguar / 5'
- 23. Novecento / 7'
- 24. Peacock Garden Cafe / 4'
- 25. Le Bouchon du Grove / 5'

Supermarkets

- 26. The Fresh Market / 3'
- 27. Milam's Market / 7'
- 28. Publix / 8'

Houses of Worship

- 29. St. Kieran's Catholic Church / 2'
- 30. Beth David Congregation / 6'
- 31. Shrine Our Lady of Charity / 2'

Hospitals

- 32. Mercy Hospital / 2'
- 33. Baptist Hospital Urgent Care / 4'

Parks and Recreation

- 34. Davis T. Kennedy Park / 3'
- 35. Peacock Park / 4'
- 36. Dinner Key Marina / 3'

Schools and Universities

- 37. Ransom Everglades Middle School / 3'
- 38. Carrollton School of the Sacred Heart / 8'
- 39. Coconut Grove Elementary School / 7'
- 40. Ransom Everglades High School / 8'
- 41. La Salle High School / 3'
- 42. Saint Stephen's Episcopal Day School / 8'

Arts and Cultural

- 43. Vizcaya Museum & Gardens / 3'

Fine Hotels

- 44. The Ritz-Carlton Coconut Grove / 3'
- 45. Four Seasons Hotel Miami / 4'
- 46. Mandarin Oriental, Miami / 16'
- 47. J. W. Marriott Miami / 4'

Key Biscane Marina / 9'
Miami Boat Show (yearly) / 15'
Art Basel (yearly) / 13'

University of Miami / 14'
George W. Carver Elementary School / 10'

Adrianne Arshnt Center for the Performing Arts / 14'
Miami City Ballet / 14'
Florida Grand Opera / 14'
Miami Symphony Orchestra / 14'
American Airlines Arena / 12'
PAM Pérez Art Museum Miami / 14'
Frost Museum of Science / 14'

The Ritz-Carlton Key Biscayne / 10'
Miami Biltmore Hotel / 11'

The Links Golf at Key Biscayne / 9'
The Biltmore Golf, Coral Gables / 11'

Miami Heat Stadium, Downtown / 12'
Miami Open Tennis / 11'
Miami Dolphins Stadium / 25'

**Please note that all drive times have been calculated as approximate and do not take traffic or unforeseen events into consideration.*

An aerial photograph of a modern, curved residential building situated on a small island in the middle of a body of water. The building features multiple levels with glass railings and balconies, some of which are illuminated from within. The island is landscaped with palm trees and other tropical vegetation. In the background, a city skyline is visible under a dramatic sunset sky with orange and blue hues. The water reflects the colors of the sky and the lights from the building.

Introducing The Markers

Immerse yourself in a private sanctuary where all the benefits of island living are coupled with luxury and accessibility unmatched by any other residential offering in Miami.

One of Miami's Most Desirable Residential Locations



The striking architecture of CallisonRTKL in concert with the dramatic landscape of EDSA, have captured the essence of Grove Isle's unique atmosphere.

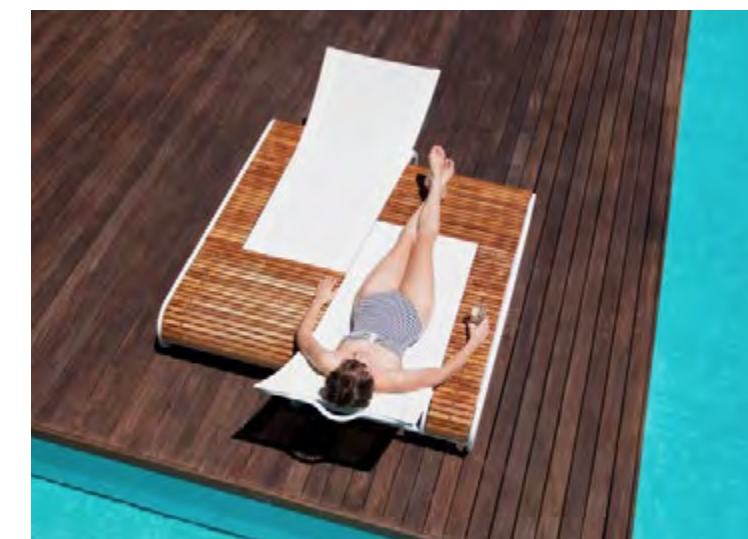
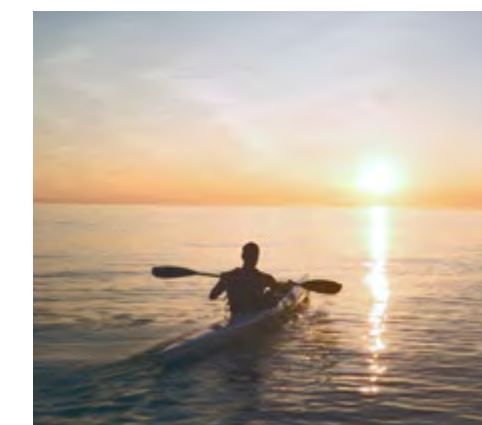


The New Grove Isle Private Club

Your membership to the exclusive Grove Isle Club takes The Markers' lifestyle to another level.

Enjoy an invigorating workout at the Fitness Center then head for a relaxing steam. Members can also participate in one of the many custom fitness classes offered daily.

For a rejuvenating experience enjoy one of the many services offered at the members only spa.





It's Always Match Point at the Cliff Drysdale Tennis Center

Featuring eight, lighted clay
courts with pro shop, full tennis
program, and private instruction.



The attended club pool offers incredible views of Biscayne Bay and the tiki bar is always close by for great beverages and tasty food.

Pool at The Private Club

Superb Dining from Innovative Chefs

For more formal dining served indoors and out, the water front restaurant features inspired cuisine created by master chefs.



For the yachtsman, the club features a private, 85-slip, deepwater marina with dockmaster and marina concierge for easy days on the ocean.



Sheltered by both the mainland and the island, The Grove Isle Marina can accommodate watercraft as large as 120 LOA and provides direct access to Biscayne Bay and ocean recreation at a moment's notice.



With so much to do on the island, The Markers creates a unique family environment, with something for everyone to enjoy.



Pool at The Private Club

The Markers' sleek,
curvilinear form
hugs the bayfront,
wrapping around
the northern end
of the island



Residences feature up to 65' of linear bay frontage, showcasing Miami's most expansive ocean views and 365 days a year of seamless indoor-outdoor living.



Every residence at The Markers features soaring 11' to 12.5' ceilings, with floor-to-ceiling impact glass as well as a minimum 15' deep balcony.



The bespoke interiors crafted by Bernardi & Peschard are clean and modern yet warm and inviting, with 8-foot Italian interior doors and tempered glass balcony railings for unobstructed views.



The Markers: A sublime island paradise unlike any other in Miami



Exquisite kitchens featuring
Italian cabinetry by Boffi Kitchens,
with fully integrated appliances
by Sub-Zero® and Wolf®.



Incorporating broad, deep balconies accessed by cleverly designed doors that open in both directions adds endless possibilities for relaxation and entertainment.



The private, waterfront pool featuring luxury cabanas, personal attendant, plus food and beverage service. Exclusively for residents of The Markers.

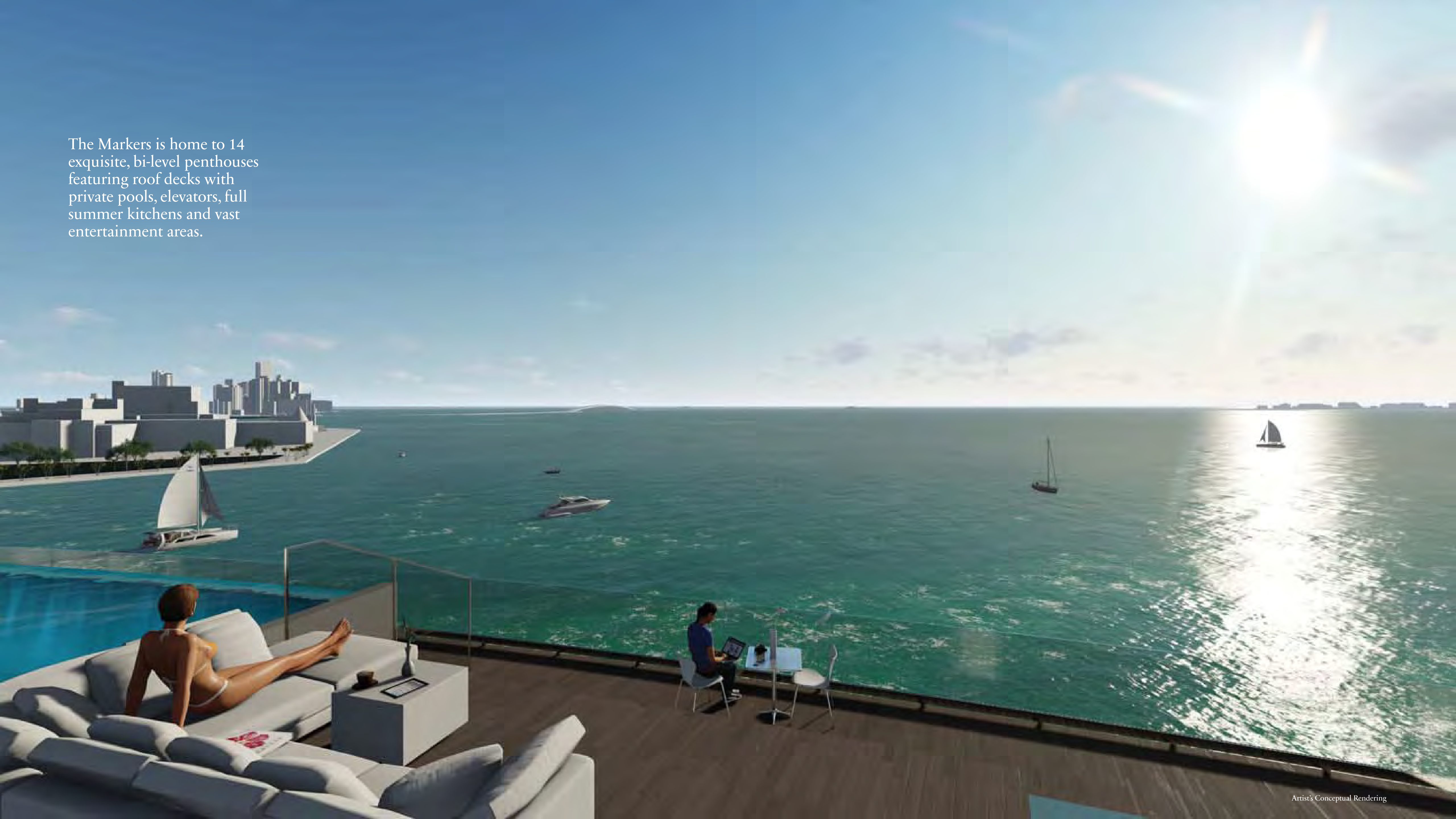


Pool at The Markers

A woman with her hair in a braid is floating in an infinity pool. The pool's edge is perfectly aligned with the horizon of the ocean, creating a seamless transition between the water in the pool and the water in the sea. The sky is a pale, hazy blue, and the ocean is a deep, calm blue. On the right side of the frame, a small bush with bright pink flowers adds a touch of color. The overall mood is peaceful and serene.

The Penthouse Collection

The Markers is home to 14 exquisite, bi-level penthouses featuring roof decks with private pools, elevators, full summer kitchens and vast entertainment areas.



The soaring, 12.5' ceilings, exquisite materials, finishes and details, coupled with infinite, inspiring views create a penthouse home at the pinnacle of luxury.



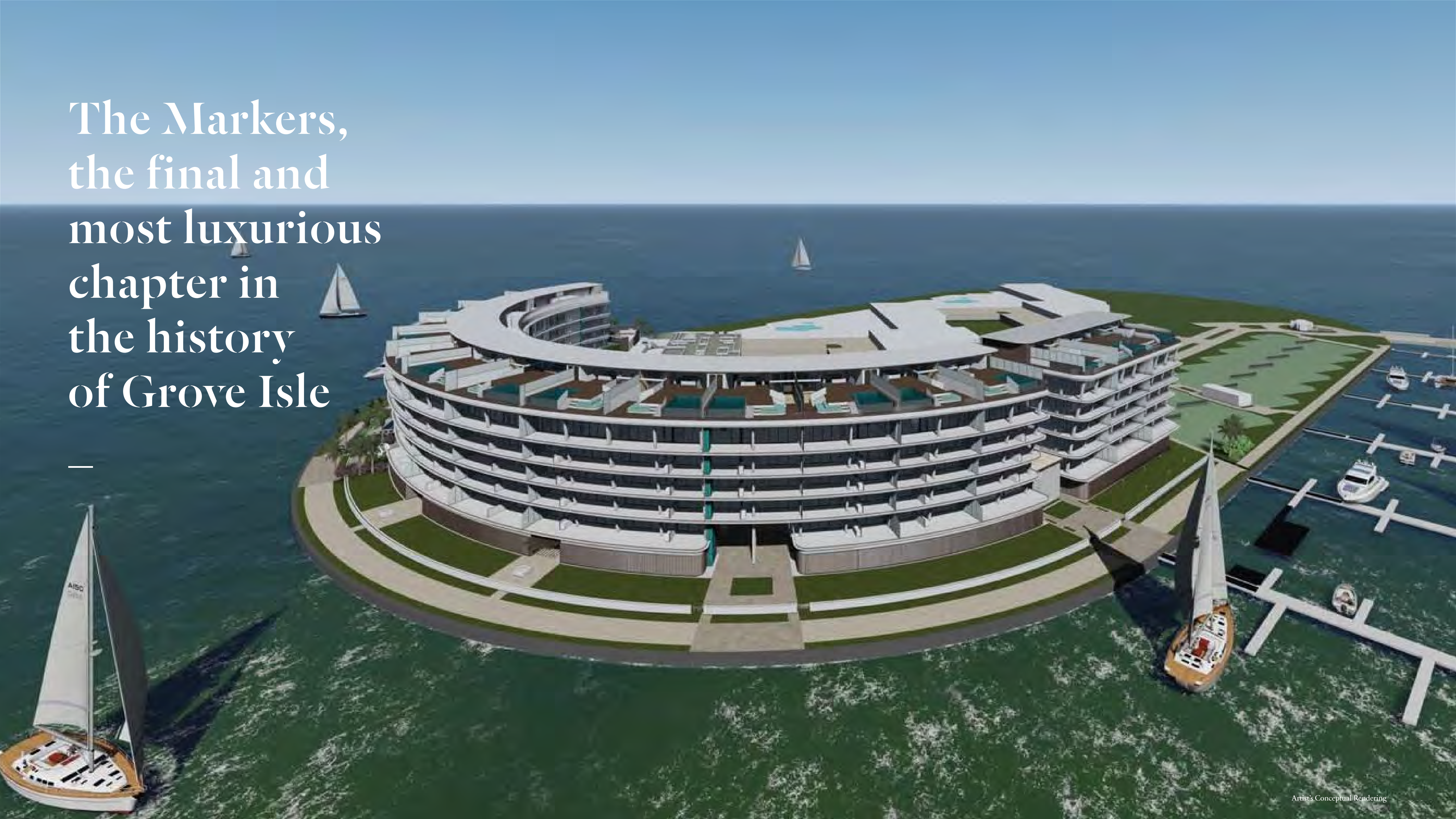
Redefined Master Baths with exotic marble walls and floors create a relaxing environment of indulgence, featuring top-of-the-line fixtures by Toto and Dornbracht.



Penthouse Living at The Markers. The Most Coveted Lifestyle



The Markers,
the final and
most luxurious
chapter in
the history
of Grove Isle



Grove Isle Private Community



Serene, 21-acre private island
Setting located in Miami’s most desirable residential location
(Map will show proximities)
accessible by private bridge

Expansive, 1-Mile private bay front walkway surrounding the island

24-hour manned security gate with full security staff on the island

The all new Grove Isle Club offering an incomparable island resort lifestyle

Over 21 Acres of lush, manicured grounds on Miami’s most unique and accessible private island.

85-slip deep-water marina in one of Miami’s most coveted locations, featuring a dock master and marina concierge (for easy days on the ocean)

The Grove Isle Club

(Exclusive Members Only)



Cliff Drysdale tennis center featuring 8 clay courts, Full Tennis program, pro shop and Private Instruction

Onsite guest suites for the Exclusive Use of Grove Isle Member Residents

Seasonal, Supervised Kids Club and Activities

The Markers “Virtual Links” featuring GOLFZON HD Simulator and Bayfront Putting Green

State-of-the-art Fitness Center featuring Daily Tailored Exercise and Fitness Programs

Full Service Spa with Fully Appointed Treatment Rooms, Salon Services and a fully appointed Spa Menu

Yoga, Pilates and Spinning

Lounge Room

Men’s and Women’s Locker Rooms with steam, sauna and showers

Waterfront Resort Pool and Jacuzzi with expansive sun and shade decks and Full Service Resort Style Tiki Bar with food service

Waterfront Bay View Restaurant featuring Indoor and Outdoor Dining, Exquisitely Crafted by Executive Chef

Indoor waterfront Ballroom

Convenience store

The Team

The world-class team of architects, designers and developers behind the Markers has crafted a truly forward-thinking concept that both respects the unique character of one of Miami’s most prized areas while raising the bar on bespoke luxury residential living.

Grove Isle Associates

GIA, is a diverse partnership with over (eighty years) of combined development experience. The principals of GIA have spearheaded wide ranging projects throughout the United States, Europe, Mexico and Brazil. This diverse team of developers, asset managers and financiers have developed an extensive portfolio, including luxury condominiums, shopping centers, hotels, office towers, restaurants and custom homes. In addition, part of the group focuses strictly on large project financing throughout Florida and other parts of the world. At GIA, each development partner is proud to be part of Miami’s most anticipated residential development in the last 40 years. The company is fully dedicated to delivering a legacy product of outstanding quality and craftsmanship at The Markers.

CallisonRTKL

Grounded in the belief that architecture is a powerful instrument for making the world a better place, CallisonRTKL blends exceptional design skills, superior project management capability, and creative vision to produce buildings that have long-lasting positive economic, social and environmental impact on communities and organizations. With offices in North America, Europe, the Middle East and Asia, the company has designed myriad projects including residential, retail, mixed-use, hospitality, medical, academic, transport, civic and cultural institutions in cities worldwide.

EDSA

For more than 50 years, EDSA has been creating sustainable places to live, work, learn and play. Their portfolio of completed projects pays tribute to a life- long passion for creating distinctive and inspiring environments. As stewards of the land and the built environment, EDSA is attempting to improve the way the world looks, one project at a time with passion, integrity and the combined effort of our team.

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Grove Isle Associates

4 Grove Isle Drive,
Coconut Grove, FL 33133



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.

We are pledged to the letter and spirit of U.S. policy for the achievement of equal housing throughout the nation. We encourage and support an affirmative advertising, marketing and sales program in which there are no barriers to obtaining housing because of race, color, sex, religion, handicap, familial status or national origin.

This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. No real estate broker or sales-person is authorized to make any representations or other statements regarding this project, and no agreements with, deposits paid to or other arrangements made with any real estate broker are or shall be binding on the Developer.

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.

All plans, features and amenities listed and/or depicted herein are based upon preliminary development plans, and are subject to change without notice in the manner provided in the offering documents. No guarantees or representations whatsoever are made that any plans, features, amenities or facilities will be provided or, if provided, will be of the same type, size, location or nature as depicted or described herein.

The sketches, renderings, graphic materials, plans, specifications, terms, conditions and statements contained in this brochure are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of same in its sole discretion and without prior notice. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same. These drawings and depictions 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. The Developer expressly reserves the right to make modifications, revisions, and changes it deems desirable in its sole and absolute discretion.

Ceiling heights are measured from top of slab to top of slab. As a result, actual clearance between the top of the finished floor coverings and the underside of the finished ceiling, drop ceiling or soffits will be less. All ceiling heights are approximate and subject to change.

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Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centreline of interior demising walls between units 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 utilise the same method. Measurements of rooms set forth on this floorplan are generally taken at the farthest points of each given room (as if the room were a perfect rectangle), without regard for any cut outs or variations. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All dimensions are estimates which will vary with actual construction, and all floorplans, specifications and other development plans are subject to change and will not necessarily accurately reflect the final plans and specifications for the development.