

# Penthouse 2

9900 West

## Floor 7

2 Bedrooms + Den

2 Bathrooms

Powder Room

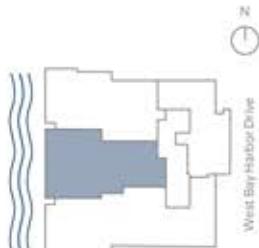
Interior 2,560 SF / 237.8 M<sup>2</sup>

Exterior 207 SF / 24.8 M<sup>2</sup>

Total 2,827 SF / 262.3 M<sup>2</sup>



West Bay Harbor Drive



This condominium is being developed by Hines FL LLC, a Florida limited liability company ("Developer"). Any and all statements, disclosures and/or representations shall be deemed made by Developer and you agree to look solely to Developer with respect to any and all matters relating to the marketing and/or development of the Condominium and with respect to the value of units in the Condominium. Oral representations cannot be relied upon as accurate or true representations of the developer. For complete representations, refer to the Offering Circular for the Condominium and no statement 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. FOR NEW YORK RESIDENTS: THE COMPLETE OFFERING TERMS ARE IN A CPS-12 APPLICATION AVAILABLE FROM THE OFFEROR, FILE NO. CP21-0065. Stated square footage 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 Disclosure (which generally only includes the interior space between the perimeter walls and excludes all interior structural components and other common elements). This method is generally used in new materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the same method. Measurements of rooms wet built on thin floor joists are generally taken at the furthest point of each given room (as if the room were a perfect rectangle), without regard for any notches 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 floor plans, specifications and other development plans are subject to change and will not necessarily accurately reflect the final plans and specifications for the development. The project graphics, renderings and text provided herein are copyrighted works owned by the Developer. All rights reserved. Unauthorized reproduction, display or other dissemination of such materials is strictly prohibited and constitutes copyright infringement. No real estate broker is authorized to make any representations or other statements regarding the projects, and no agreements with, deposits paid or other arrangements made with any real estate broker are or shall be binding on the Developer.