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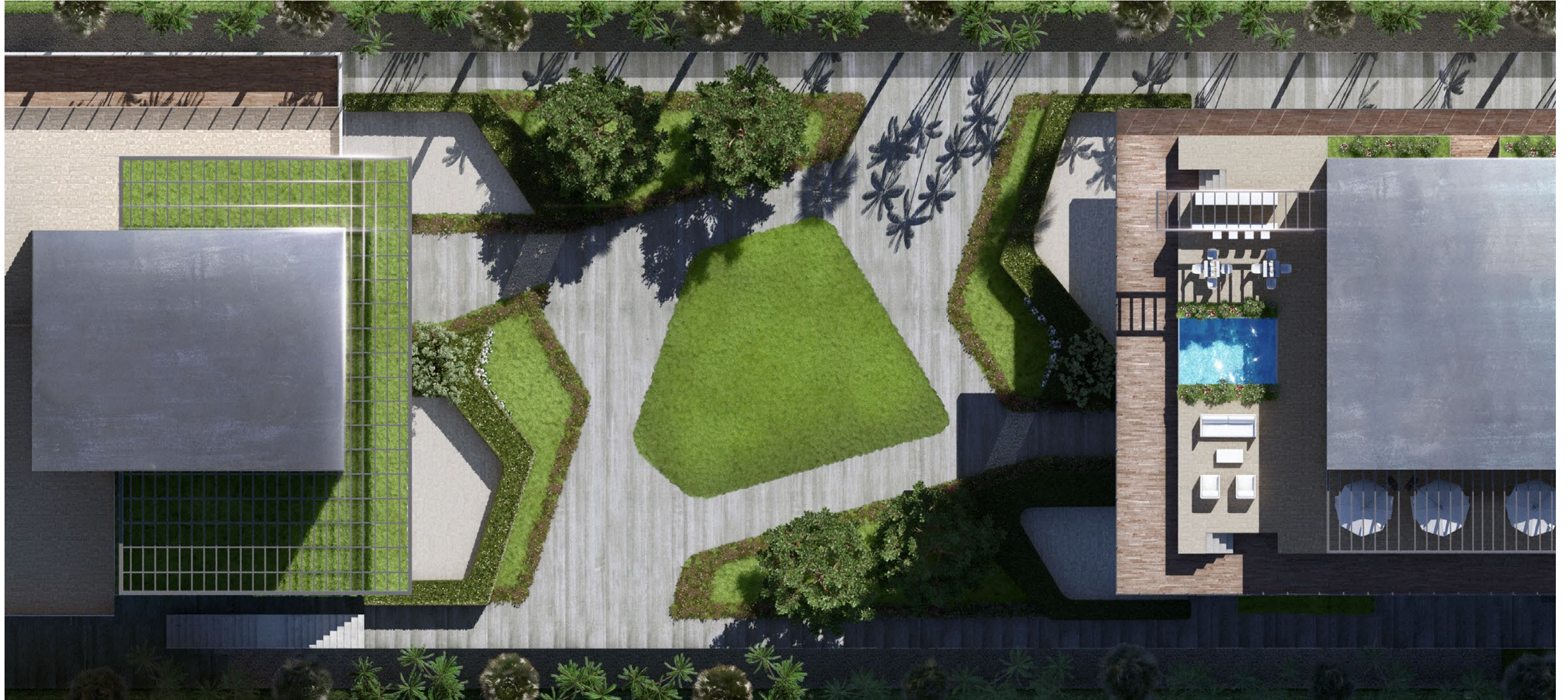
Site Elevation



Site Plan



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# 321 OCEAN ENRIQUE NORTEN SOUTH BEACH

View of Oceanfront Residences



321 Ocean is an exclusive collection of 21 luxury residences in the heart of Miami Beach's most desirable neighborhood, South of Fifth. Each home is a unique creation in an intimate and breathtaking setting.



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View of Ocean Drive Residences



321 Ocean combines urban sophistication with an exquisite beachfront location.



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RESIDENCES

NUMBER OF UNITS

21 (Including 2 Penthouses & 2 Two-story Beach Villas)

STORIES

Oceanfront Tower - 9 Stories  
Ocean Drive Tower - 5 Stories

RESIDENCE FEATURES

- Breathtaking Atlantic Ocean and City views
- Floor-through layout with East and West balconies in every residence
- Private elevator lobbies for each residence
- High ceilings with floor-to-ceiling glass
- 10' deep oceanfront terraces (Oceanfront Tower residences)

INTERIORS

KITCHENS

- Sleek open kitchens designed by Poggenpohl
- Miele and Sub-Zero appliances including induction cooktop, double multifunction ovens, wine cooler, built-in espresso system, fully integrated refrigerator/freezer and dishwasher
- Under-mount sink with designer faucet
- Stone countertops

BATHROOMS

- Elegant European-imported marble combined with bold, contemporary fixtures
- Oversize shower with floor-to-ceiling glass, marble, rain shower and handheld spray (Master Baths)
- Soaking tub (Master Baths)
- Private water closet (Master Baths)

SERVICES & AMENITIES

SERVICES

- 24-hour concierge
- Valet parking
- Beach service and attendants
- Security

AMENITIES

- Beachfront, infinity-edge, heated pool
- Direct beach access
- The Garden at 321*; exquisitely landscaped urban oasis fashioned by world renowned designer Enzo Enea
- Fit 321*; elite fitness center overlooking Ocean Drive
- The Ocean Library*; resident lounge featuring unique collection of art, architecture and culinary books



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TOWER	UNIT	LAYOUT	SIZE
OCEANFRONT	Two-story Beach Villa 200	3 Bedrooms, Den & Media Room // 4.5 Bathrooms Balcony & 2 Private Gardens	3,745 sf Residence, 350 sf Balcony, 421 sf Poolside Terraces & 229 sf Private Gardens // 4,745 sf Total
	Two-story Beach Villa 201	4 Bedrooms, Den & Media Room // 5.5 Bathrooms Balcony & 2 Private Gardens	4,431 sf Residence, 350 sf Balcony, 421 sf Poolside Terraces & 512 sf Private Gardens // 5,714 sf Total
	Oceanfront Line 00	4 Bedrooms & Den // 4.5 Bathrooms // 2 Balconies	3,227 sf Residence & 644 sf Balconies // 3,871 sf Total
	Oceanfront Line 01	3 Bedrooms & Den // 3.5 Bathrooms // 2 Balconies	2,775 sf Residence & 546 sf Balconies // 3,321 sf Total
	Oceanfront Penthouse	4 Bedrooms, Den & Media Room // 5 Full Bathrooms & 2 Powder Rooms // 2 Balconies & Private Pool	6,807 sf Residence, 1,190 sf Balconies & 5,223 sf Private Rooftop Terrace // 13,220 sf Total
OCEAN DRIVE	Ocean Drive Line 02	3 Bedrooms // 3.5 Bathrooms // 2 Balconies	1,904 sf Residence & 490 sf Balconies // 2,394 sf Total
	Ocean Drive Line 03	3 Bedrooms // 2.5 Bathrooms // 2 Balconies	1,877 sf Residence & 449 sf Balconies // 2,326 sf Total
	Ocean Drive Penthouse	3 Bedrooms & Den // 3.5 Bathrooms Oversized Terrace & 2 Balconies	3,027 sf Residence & 1,700 sf Outdoor // 4,727 sf Total

STATED DIMENSIONS ARE MEASURED TO THE EXTERIOR FACE OF EXTERIOR WALLS, TO THE MIDPOINT OF DEMISING WALLS AND TO THE EXTERIOR FACE OF WALLS ADJOINING CORRIDORS OR OTHER COMMON ELEMENTS. THIS METHOD OF MEASUREMENT VARIES FROM THE 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 INTERIOR STRUCTURAL COMPONENTS). NOTE THAT MEASUREMENTS OF ROOMS SET FORTH ON THIS FLOOR PLAN ARE GENERALLY TAKEN AT THE GREATEST POINTS OF EACH GIVEN ROOM (AS IF THE ROOM WERE A PERFECT RECTANGLE), WITHOUT REGARD 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. ALL FLOOR PLANS AND DEVELOPMENT PLANS ARE SUBJECT TO CHANGE.



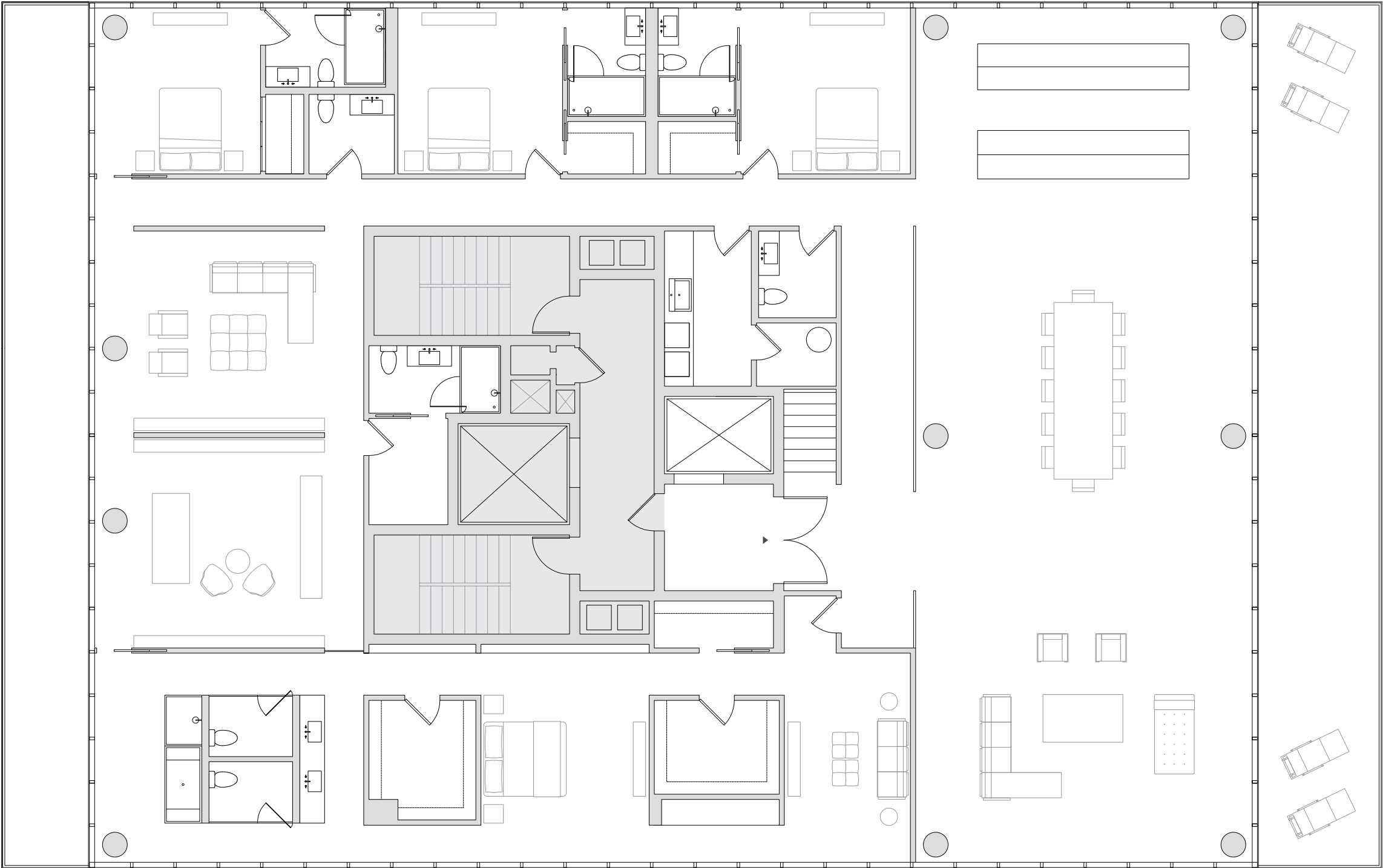
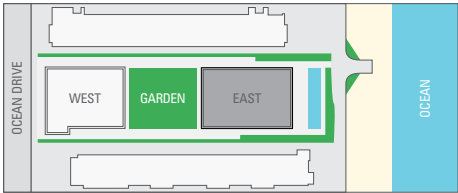
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OCEANFRONT PENTHOUSE

4 Bedrooms, Den & Media Room  
5 Full Bathrooms & 2 Powder Rooms  
2 Balconies & Private Pool

6,807 sf // 632 m<sup>2</sup> Residence  
1,190 sf // 111 m<sup>2</sup> Balconies  
5,223 sf // 485 m<sup>2</sup> Roof Deck

13220 sf // 1,228 m<sup>2</sup> Total



STATED DIMENSIONS ARE MEASURED TO EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND IN FACT VARY FROM THE 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 INTERIOR STRUCTURAL COMPONENTS). FOR YOUR REFERENCE, THE AREA OF THE UNIT, WHICH IS A CONCEPTUAL REPRESENTATION OF THE COMBINATION OF UNITS 900 AND 901, DETERMINED IN ACCORDANCE WITH THOSE DEFINED UNIT BOUNDARIES, IS 6,226 SQ. FT. NOTE THAT MEASUREMENTS OF ROOMS SET FORTH ON THIS FLOOR PLAN ARE GENERALLY TAKEN AT THE GREATEST POINTS OF EACH GIVEN ROOM (AS IF THE ROOM WERE A PERFECT RECTANGLE), WITHOUT REGARD 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 THE FLOOR PLANS AND DEVELOPMENT PLANS ARE SUBJECT TO CHANGE.



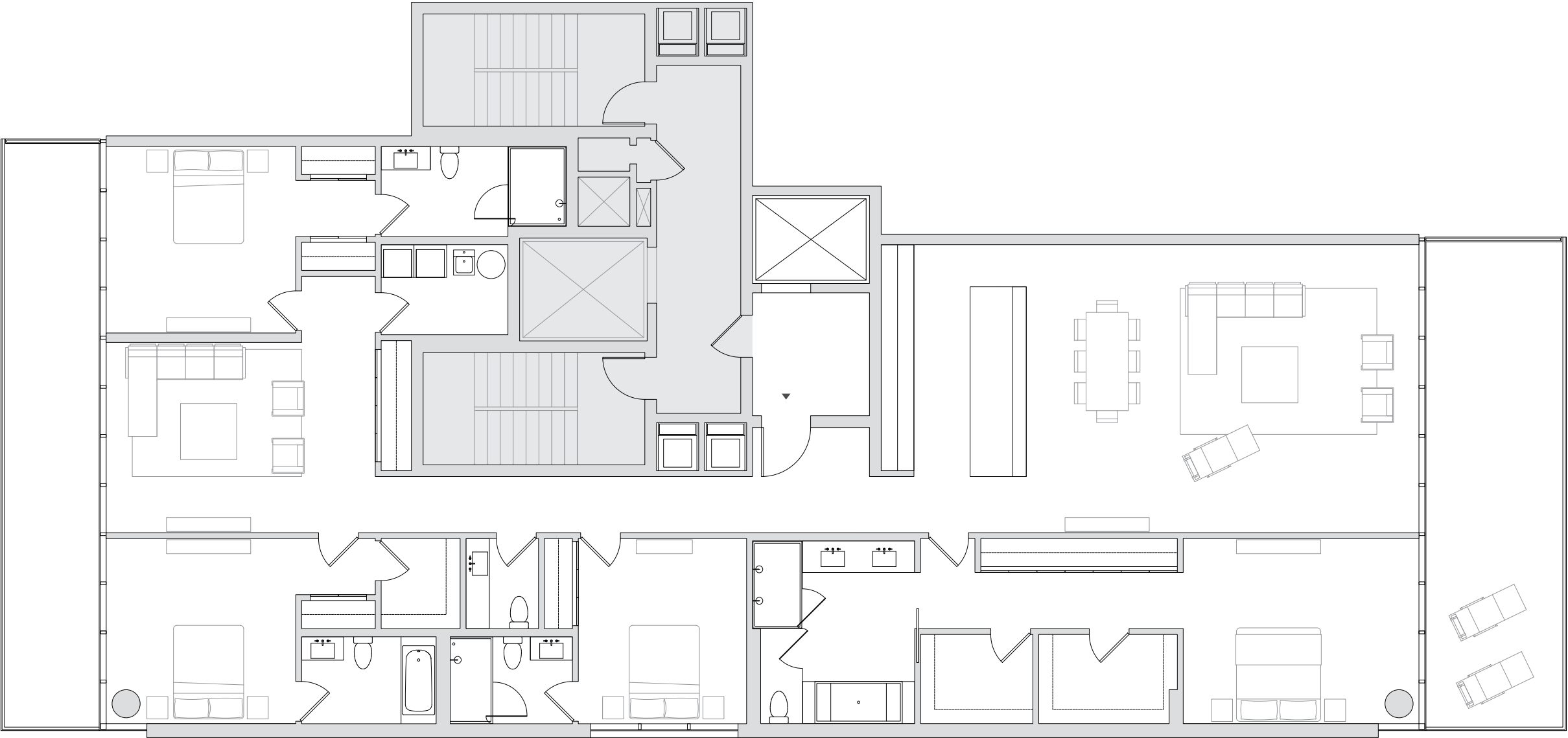
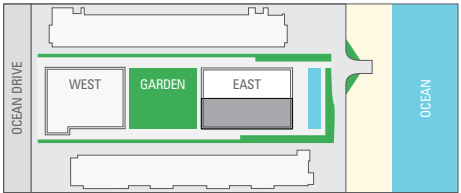
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OCEANFRONT LINE 00

4 Bedrooms & Den // 4.5 Bathrooms  
2 Balconies

3,227 sf // 300 m<sup>2</sup> Residence  
644 sf // 60 m<sup>2</sup> Balconies

3,871 sf // 360 m<sup>2</sup> Total



STATED DIMENSIONS ARE MEASURED TO EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND IN FACT VARY FROM THE 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 INTERIOR STRUCTURAL COMPONENTS). FOR YOUR REFERENCE, THE AREA OF THE UNIT, DETERMINED IN ACCORDANCE WITH THOSE DEFINED UNIT BOUNDARIES, IS 2,926 SQ. FT. FOR UNIT 300-700 AND 2,948 FOR UNIT 800. NOTE THAT MEASUREMENTS OF ROOMS SET FORTH ON THIS FLOOR PLAN ARE GENERALLY TAKEN AT THE GREATEST POINTS OF EACH GIVEN ROOM (AS IF THE ROOM WERE A PERFECT RECTANGLE), WITHOUT REGARD 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 THE FLOOR PLANS AND DEVELOPMENT PLANS ARE SUBJECT TO CHANGE.



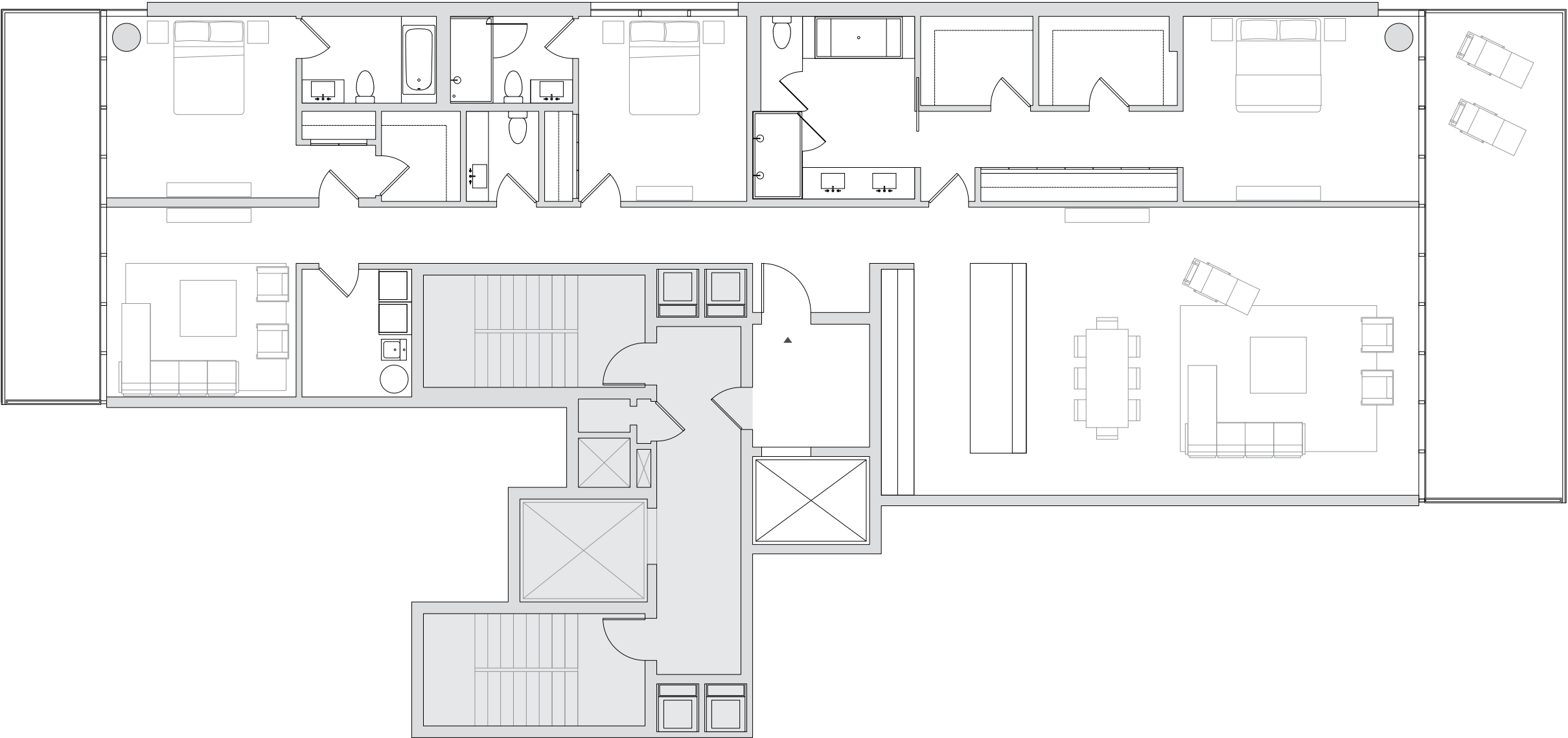
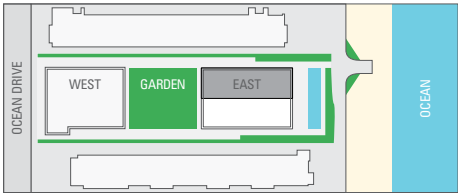
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OCEANFRONT LINE 01

3 Bedrooms & Den // 3.5 Bathrooms  
2 Balconies

2,775 sf // 258 m² Residence  
546 sf // 51 m² Balconies

3,321 sf // 309 m² Total



STATED DIMENSIONS ARE MEASURED TO EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND IN FACT VARY FROM THE 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 INTERIOR STRUCTURAL COMPONENTS). FOR YOUR REFERENCE, THE AREA OF THE UNIT, DETERMINED IN ACCORDANCE WITH THOSE DEFINED UNIT BOUNDARIES, IS 2,530 SQ. FT. FOR UNIT 301-701 AND 2,549 FOR UNIT 801. NOTE THAT MEASUREMENTS OF ROOMS SET FORTH ON THIS FLOOR PLAN ARE GENERALLY TAKEN AT THE GREATEST POINTS OF EACH GIVEN ROOM (AS IF THE ROOM WERE A PERFECT RECTANGLE), WITHOUT REGARD 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 THE FLOOR PLANS AND DEVELOPMENT PLANS ARE SUBJECT TO CHANGE.



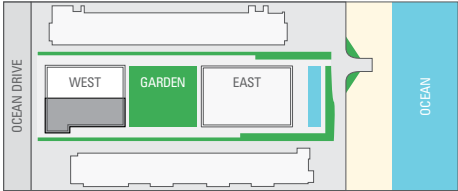
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OCEAN DRIVE LINE 02

3 Bedrooms // 3.5 Bathrooms // 2 Balconies

1,904 sf // 177 m<sup>2</sup> Residence  
490 sf // 46 m<sup>2</sup> Balconies

2,394 sf // 222 m<sup>2</sup> Total



STATED DIMENSIONS ARE MEASURED TO EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND IN FACT VARY FROM THE 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 INTERIOR STRUCTURAL COMPONENTS). FOR YOUR REFERENCE, THE AREA OF THE UNIT, DETERMINED IN ACCORDANCE WITH THOSE DEFINED UNIT BOUNDARIES, IS 1,730 SQ. FT. NOTE THAT MEASUREMENTS OF ROOMS SET FORTH ON THIS FLOOR PLAN ARE GENERALLY TAKEN AT THE GREATEST POINTS OF EACH GIVEN ROOM (AS IF THE ROOM WERE A PERFECT RECTANGLE), WITHOUT REGARD 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 THE FLOOR PLANS AND DEVELOPMENT PLANS ARE SUBJECT TO CHANGE.



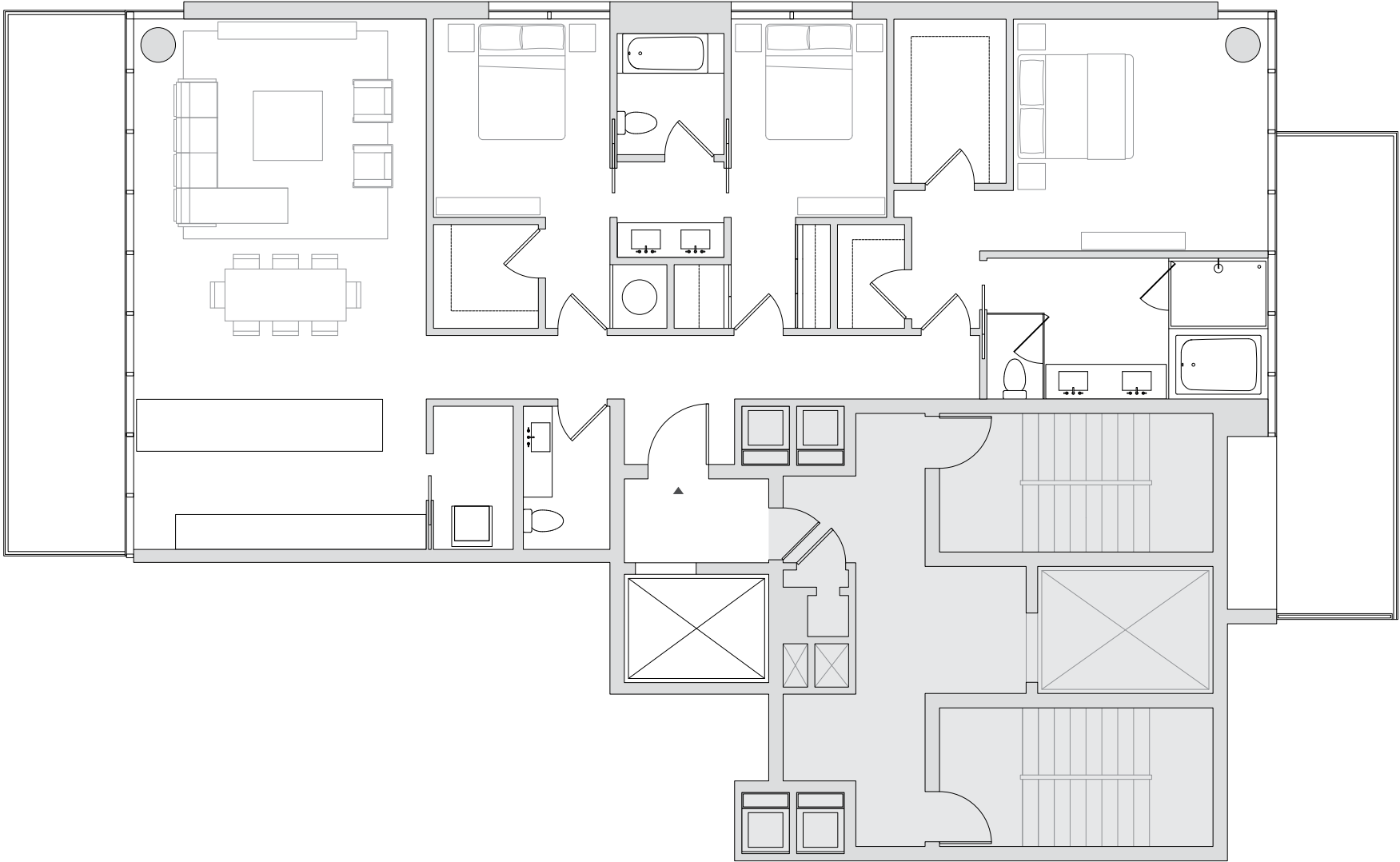
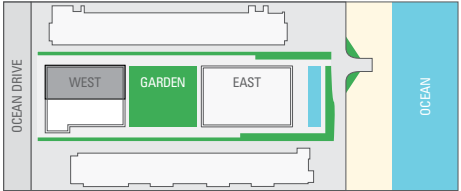
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OCEAN DRIVE LINE 03

3 Bedrooms // 2.5 Bathrooms // 2 Balconies

1,877 sf // 174 m<sup>2</sup> Residence  
449 sf // 42 m<sup>2</sup> Balconies

2,326 sf // 216 m<sup>2</sup> Total



STATED DIMENSIONS ARE MEASURED TO EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND IN FACT VARY FROM THE 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 INTERIOR STRUCTURAL COMPONENTS). FOR YOUR REFERENCE, THE AREA OF THE UNIT, DETERMINED IN ACCORDANCE WITH THOSE DEFINED UNIT BOUNDARIES, IS 1,705 SQ. FT. NOTE THAT MEASUREMENTS OF ROOMS SET FORTH ON THIS FLOOR PLAN ARE GENERALLY TAKEN AT THE GREATEST POINTS OF EACH GIVEN ROOM (AS IF THE ROOM WERE A PERFECT RECTANGLE), WITHOUT REGARD 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 THE FLOOR PLANS AND DEVELOPMENT PLANS ARE SUBJECT TO CHANGE.

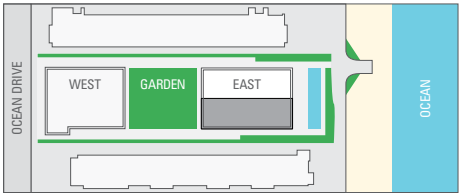
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TWO-STORY BEACH VILLA 200

3 Bedrooms, Den & Media Room // 4.5 Bathrooms  
Balcony & 2 Private Gardens

3,745 sf // 348 m<sup>2</sup> Residence  
350 sf // 33 m<sup>2</sup> Balcony  
421 sf // 39 m<sup>2</sup> Poolside Terrace  
229 sf // 21 m<sup>2</sup> Private Garden

4,745 sf // 441 m<sup>2</sup> Total



LOWER LEVEL

UPPER LEVEL

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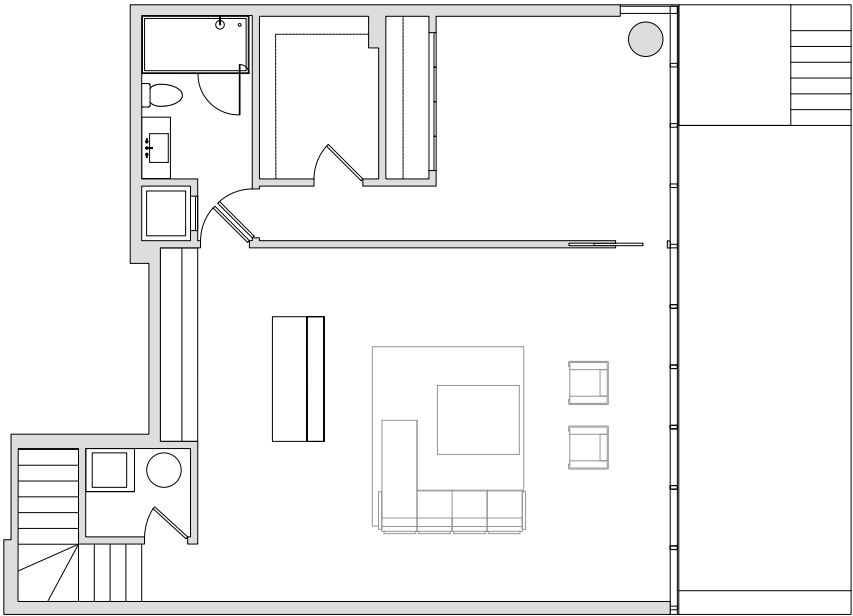
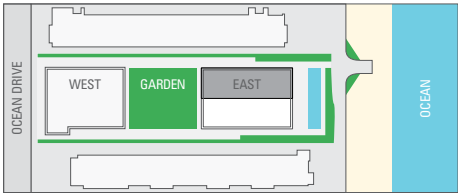
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TWO-STORY BEACH VILLA 201

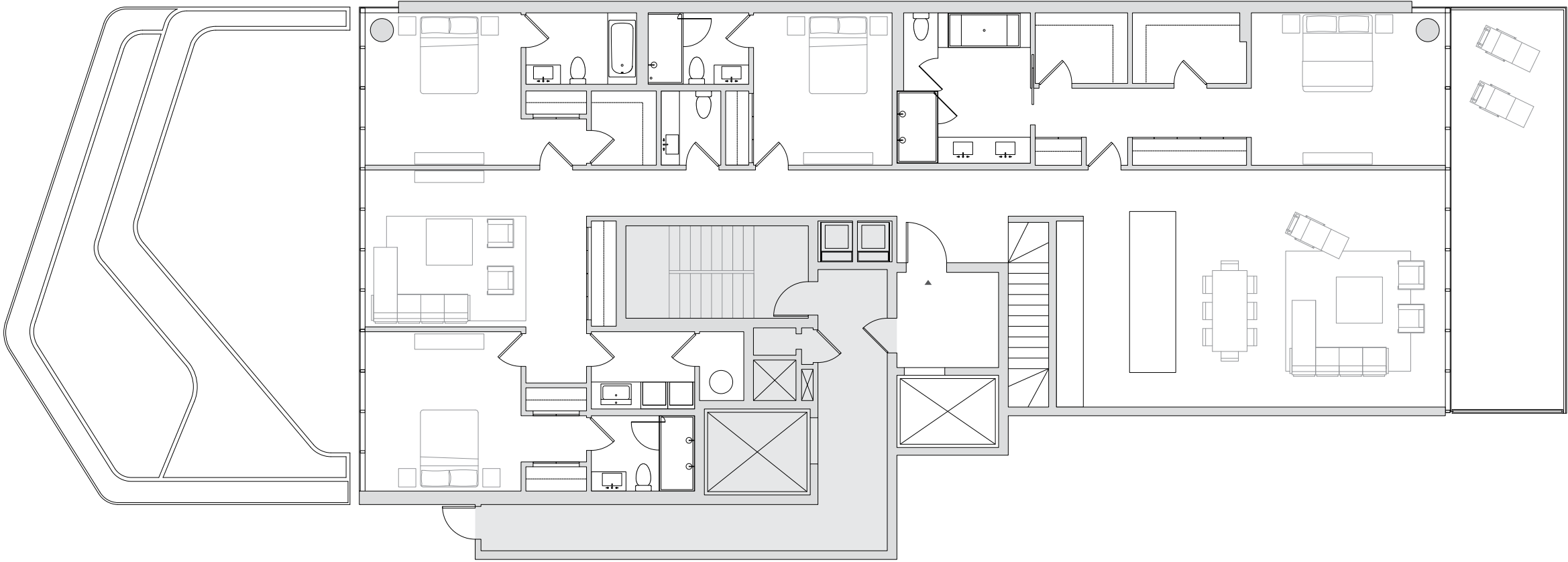
4 Bedrooms, Den & Media Room // 5.5 Bathrooms  
Balcony & 2 Private Gardens

4,431 sf // 412 m<sup>2</sup> Residence  
350 sf // 33 m<sup>2</sup> Balcony  
421 sf // 39 m<sup>2</sup> Poolside Terrace  
512 sf // 48 m<sup>2</sup> Private Garden

5,714 sf // 531 m<sup>2</sup> Total



LOWER LEVEL



UPPER LEVEL

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View Northeast





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View East





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View Southeast





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View South





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View West





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View Northwest





# 321 OCEAN ENRIQUE NORTEN SOUTH BEACH

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## AGM ARIA

// DEVELOPER

AGM Aria is a real estate investment and development firm with offices in Miami and New York. The firm was founded by principals David Ardití, Tim Gordon and Joshua Benaim to acquire and develop exceptional properties in irreplaceable locations. AGM Aria is currently engaged in luxury residential development in Miami Beach, Washington, D.C. and New York City. AGM Aria’s development projects represent the realization of a shared vision of excellence cultivated by the principals over many years in real estate development and through their 25-year friendship. AGM Aria maintains a disciplined philosophy that marries the traditional values of real estate: location, scarcity and beauty. AGM Aria principals and related family businesses have developed in excess of 10 million square feet and 3,000 residential units in major markets in the U.S., France and the Caribbean. David Ardití, Tim Gordon and Joshua Benaim are proud to build upon this distinguished legacy in luxury real estate development.

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## TEN ARQUITECTOS

// DESIGN ARCHITECT

TEN Arquitectos [Taller de Enrique Norten Arquitectos] is dedicated to the creation and investigation of Architecture and Design. Founded in Mexico City by Enrique Norten in 1986, the firm reached international stature when it opened a New York office in 2003. TEN Arquitectos works on a diverse array of internationally acclaimed architectural projects. Among numerous awards, Enrique Norten was the first Mies van der Rohe Award recipient for Latin American Architecture in 1998, and in 2007 he obtained the “Legacy Award” from the Smithsonian Institution for his contributions to the US arts and culture. In 2005 he received the “Leonardo da Vinci” World Award of Arts by the World Cultural Council.

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## REVUELTA ARCHITECTURE INTERNATIONAL

// EXECUTIVE ARCHITECT

Luis Revuelta founded Revuelta Architecture with a commitment to provide clients quality designs balanced with sustainable and economically feasible solutions, delivered within stringent time schedules. This philosophy has been the cornerstone of numerous successful projects over the past two decades. Revuelta Architecture has partnered with top local and national developers in the design and creation of some of South Florida’s leading luxury residential, commercial and hospitality developments.

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## COASTAL CONSTRUCTION GROUP

// CONTRACTOR

Coastal Construction is ranked among the top 100 construction management companies in the United States, with a focus on luxury residential, hospitality, commercial and mixed-use projects. Coastal has recently completed over 6,000 residential units in South Florida, and over 50 hotels including the famed Ritz-Carlton South Beach and St. Regis Hotel and Residences Bal Harbour.

Thomas P. Murphy, Jr., is Chairman, Chief Executive Officer and Founder of Coastal Construction Group, a multi-generation family-owned general contracting company and the largest builder based in Florida. Coastal enjoys a distinguished roster of public and private sector clients throughout the state.



# 321 OCEAN ENRIQUE NORTEN SOUTH BEACH

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## **BUSTA STUDIO** // INTERIOR DESIGN

Hailed as “one of [the] most influential young minds” of international design, Anna Busta started Busta Studio, formerly Studio B Design, in 2004. Her objective was to create buildings, spaces and things that are contemporary, chic and offer a unique level of comfort and accessibility. Though fresh and unconventional, Busta designs are solid and avoid trends that can appear quickly dated. Inspirations are drawn from traditional design elements, contemporary culture and unique materials. Busta has completed projects for W Hotels, TriStar Capital, RFR Holdings, Related Companies, Universal Music Group, Playboy, Sony and KOR Viceroy. Busta’s latest project is the widely acclaimed renovation of the Roger Hotel lobby and bar in Manhattan.

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## **LEVY COMMUNICATIONS** // PUBLIC RELATIONS

Levy Communications is a highly regarded “boutique” marketing agency headquartered in Miami. We represent clients of all sizes in their marketing efforts ranging from public relations, media placement, marketing partnerships, interactive services, large scale productions and events. Our reach extends throughout the US, Caribbean, Europe, Canada and into Latin America. Our clients run the gamut of upscale brands from lifestyle-driven, mixed-use real estate developments and luxury boutique hotel and resort chains to automotive, children entertainment centers, medical facilities, sporting brands, private islands, celebrity entertainment, festivals, sporting events, fashion events and more.

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## **CERVERA REAL ESTATE** // SALES & MARKETING

For over 40 years, Cervera Real Estate has pioneered the luxury real estate industry in South Florida. Working closely with leading developers, Cervera has sold thousands of residences under all market conditions, including some of Miami’s most exclusive luxury oceanfront projects. Cervera Real Estate is one of the state’s most powerful sales organizations with strong ties to key international markets. Cervera is a full-service organization providing clients with industry-leading residential, commercial and management services.

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## **DBOX** // BRANDING & MARKETING

dbox is an Emmy Award winning, full-service branding and creative agency that specializes in building communications for real estate properties and brands. dbox maintains offices in New York, London and Taipei.

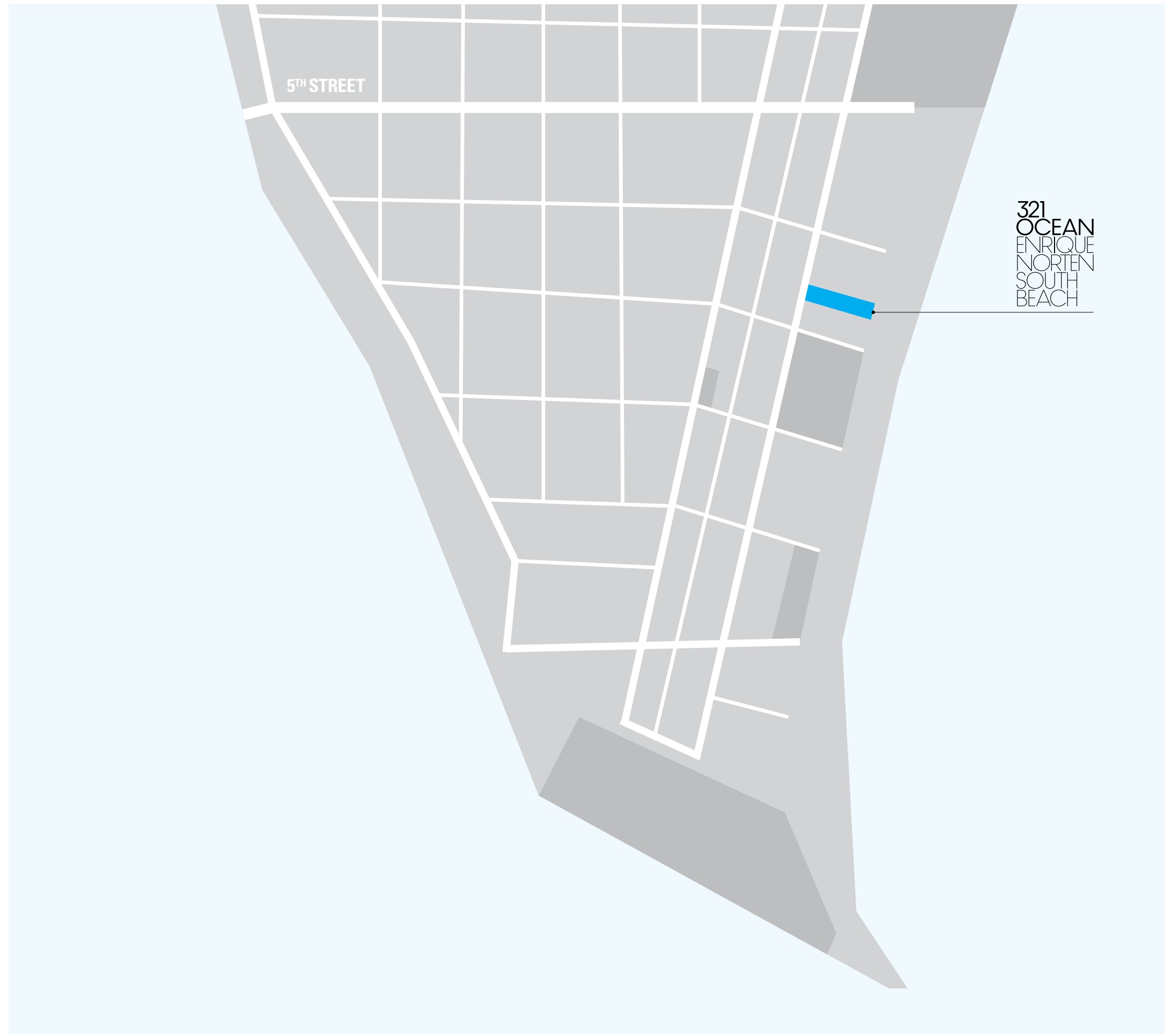
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A haven of tranquility, 321 Ocean is steps from the premiere entertainment, dining and culture of South Beach.





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AGM Aria Development // 305 536 1490    Cervera Real Estate // 305 490 7559

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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.

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