



FACT SHEET

A New Dawn for Sunny Isles Beach

Designed by architect Luis Revuelta and the Verzasca Group, Aurora offers 61 boutique two- and three-bedroom homes, as well as amenity deck lanai homes and penthouse residences in the most vibrant strip of Sunny Isles Beach. Each home has private elevator entry, inviting 10' ceilings, sun-washed floor-to-ceiling windows, and private curved terraces that capture the finest views and features of the Sunny Isles atmosphere.

With designs by Antrobus + Ramirez, residents enjoy a collection of elegant finish selections and creative aesthetics alongside an unrivaled array of resort-like amenities. Surrounded by lush landscapes by Lewis & Nielson Design, residents enjoy a private sundeck and cabana lounges, a half-Olympic length pool, and outdoor yoga area with the ocean only a 5-minute walk away. With the addition of a world-class fitness center, kid's zone and family area, a hammam, as well as beach attendant and concierge services, residents at Aurora receive the best of Sunny Isles within their own private serene getaway.

DEPOSIT STRUCTURE

- + **First Deposit:** 20% due at contract
- Second Deposit:** 20% due at groundbreaking
- Third Deposit:** 10% due at top off

Construction on Aurora is set to begin on the last quarter of 2016 and will be completed on the last quarter of 2018.

Discover Aurora as it ushers in a new era of Sunny Isles living.

With a portfolio reaching across the globe, Verzasca Group is dedicated to incorporating the finest architects, designers, craftsmen, and materials to create residential and commercial spaces with a lasting quality that resonate on a personal, and most importantly, community level.



THESE DRAWINGS 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. UNITS SHOWN ARE EXAMPLES OF UNIT TYPES AND MAY NOT DEPICT ACTUAL UNITS. STATED SQUARE FOOTAGES ARE RANGES FOR A PARTICULAR UNIT TYPE AND ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND IN FACT VARY FROM THE AREA 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). ALL DEPICTIONS OF APPLIANCES, PLUMBING FIXTURES, EQUIPMENT, COUNTERS, SOFFITS, FLOOR COVERINGS AND OTHER MATTERS OF DETAIL ARE CONCEPTUAL ONLY AND ARE NOT NECESSARILY INCLUDED IN EACH UNIT. CONSULT YOUR AGREEMENT AND THE PROSPECTUS FOR THE ITEMS INCLUDED WITH THE UNIT. DIMENSIONS AND SQUARE FOOTAGE ARE APPROXIMATE, WILL VARY WITH SPECIFIC UNIT TYPE, AND MAY VARY WITH ACTUAL CONSTRUCTION. ADDITIONALLY, MEASUREMENTS OF ROOMS SET FORTH ON ANY FLOOR PLAN ARE NOMINAL AND GENERALLY TAKEN AT THE GREATEST POINTS OF EACH GIVEN ROOM (AS IF THE ROOM WERE A PERFECT RECTANGLE), WITHOUT REGARD FOR ANY CUTOUTS, UNIT ORIENTATION AND WINDOWS (INCLUDING NUMBER, SIZE, ORIENTATION AND AWNINGS), BALCONY/LANAI (INCLUDING CONFIGURATION, SIZE AND RAILING/BALUSTRADE), STRUCTURE AND MECHANICAL CHASES MAY VARY. THE DEVELOPER EXPRESSLY RESERVES THE RIGHT TO MAKE MODIFICATIONS, REVISIONS, AND CHANGES IT DEEMS DESIRABLE IN ITS SOLE AND ABSOLUTE DISCRETION AND WITHOUT NOTICE.