



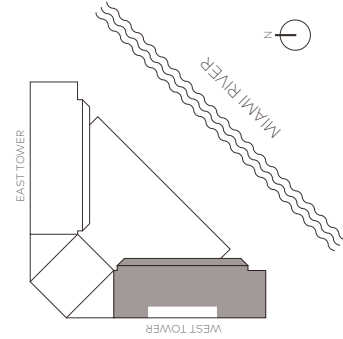
ONE RIVER POINT

BY RAFAEL VIÑOLY

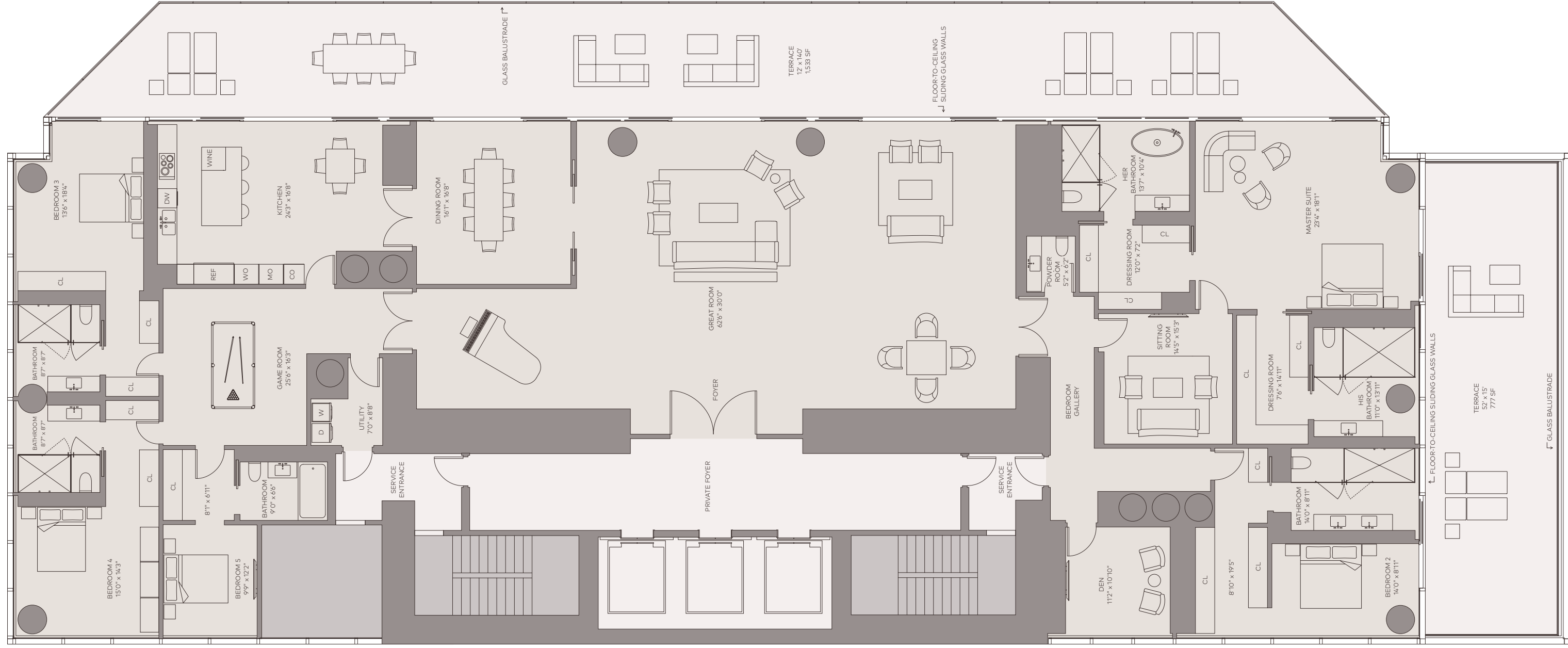
# WEST TOWER UPPER PENTHOUSE

5 Bedrooms + Den  
6.5 Bathrooms

Interior: 6,997ft<sup>2</sup> / 650m<sup>2</sup>  
Terrace: 2,310ft<sup>2</sup> / 215m<sup>2</sup>  
Total: 9,307ft<sup>2</sup> / 865m<sup>2</sup>



For inquiries, please call  
305-809-7566 or visit: [oneriverpoint.com](http://oneriverpoint.com)



This is not intended to be an offer to sell, or solicitation to buy, a condominium unit to residents of any jurisdiction where such offer or solicitation cannot be made or is otherwise prohibited by law, and your eligibility for purchase will depend upon your state of residency. This offering is made only by the prospectus for the condominium and no statement or representation should be relied upon in connection with the purchase of a unit, including pricing, is solely for informational purposes, and is subject to change without notice.

**ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, PLEASE REFER TO THIS BROCHURE AND TO THE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.**

**With Respect to NY Purchasers:** This advertisement is not an offering. It is a solicitation of interest in the advertised property. No offering of the advertised units can be made and no deposits can be accepted, or reservations, binding or non-binding, can be made until an offering plan is filed with the New York State Department of State and the offering plan is approved by the New York State Department of Law. File No. CPT17-0033.

Stated square footages 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 interior boundaries of the exterior walls. The measurements shown here generally only include 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 are being marketed. The measurements shown here are not to be used in accordance with these defined unit boundaries, is set forth above and is labeled as square feet. Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the measurements shown here are not to be used in connection with the development plans are subject to change and will not necessarily accurately reflect the final plans and specifications for the development. All depictions of the units are conceptual and are not to be used in connection with the development without limitation. Items of finish and decoration are conceptual only and are not necessarily included in each Unit.

This Condominium is being developed by MIAMI RIVER PROJECT, LLC a Delaware limited liability company ("Developer"), which has consulted with the various Design Team and Development Team members ("Team Members"). Developer has prepared this offering plan in accordance with the requirements of the Condominium Act and all statements, disclosures and/or representations shall be deemed made by Developer and not by any of the Team Members and you agree to look solely to Developer (and not to any Team Members, including, without limitation, Rafael Viñoly Architects or Kar Miami LLP LLC and/or any of their affiliates) with respect to the accuracy of the information contained in this offering plan. The terms of the Condominium and with respect to the sales of units in the Condominium. Plans and elevations are artist's renderings and may contain options which are not standard on all models. All dimensions are approximate and subject to change, at Miami River Project, LLC, a Delaware limited liability company's discretion and should not be relied upon. Additionally, all fixtures and items of equipment are conceptual and are not to be used in connection with the development of the unit. Consult the sales office for a description of these features which are to be included in the units.

The items depicted and described herein are intended to illustrate the type of fixtures and/or items of finish that are anticipated to be used in various areas within the development. Developer may, in its sole discretion, make changes and/or substitutions to the items of finish and equipment, appliances, fixtures, finishes or change materials and/or colors, equipment, appliances, fixtures, finishes landscaping, lighting and all other matters of construction or detail. Even if no changes are made, certain items are subject to size and color variations, grain and quality variations, and may vary in accordance with price, availability and changes in material availability. The items of finish and equipment shown here are not to be used in connection with the development of the unit. All exposed wood, tile and stone surfaces are subject to variations in color, unevenness, and non-structural changes and cracks, and the Developer will not be responsible for any repair, replacement, or damages due to any of such causes.

