

The image features the word "CANVAS" in a bold, white, sans-serif font, centered horizontally. The text is set against a background of overlapping geometric shapes: a large red triangle on the left, a dark grey triangle on the right, and a black triangle at the bottom. The background is a light cream color.

CANVAS



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INSPIRATION
HAS A NEW
ADDRESS



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Built to inspire. Designed to enjoy Miami living at its best. Canvas is as an elegant masterpiece that will boast 403 feet in total height and 37 stories of groundbreaking architecture. The iconic mixed-use residential and commercial luxury high-rise is destined to be the first in its class in the center of an eclectic, culturally rich metropolis. Refined urban living at your doorsteps and the exquisite amenities of a high-end high rise, but further enhanced by art, fine dining, endless views, music, intrigue, and romance.



***A LIFE WITHOUT
BOUNDARIES AWAITS
WELCOME HOME***





***AN
AMENITY-RICH LIFESTYLE
CREATED TO INDULGE YOUR SENSES***

Canvas' amenities aren't just add-ons, they're well thought out curated spaces, essential to the unique Canvas lifestyle. Every detail has been meticulously designed to bring home the best of resort living. An exciting mix of retail and entertainment will complement your taste for fine living — and energize a thriving new neighborhood.





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SPECIALIZED LIFESTYLE AMENITIES

30,000 square feet ninth-floor amenity level:

- Sunrise Pool overlooking Downtown Miami & Port of Miami
- Sunset Pool with Bay views featuring separate jacuzzi & Lounge Areas
- Eco-Friendly Gardens
- Several Vista Sun Deck Areas
- Cutting edge 3,000 square feet fitness center
- Zen spa/sauna & treatment rooms
- Serene Indoor/Outdoor yoga garden
- Glass-enclosed Racquetball Court
- Chic and spacious Social Room with catering facilities
- Adjacent children's playroom & lab area

Rooftop Features & Amenities:

- A city-bay view lounge
- Sky Plunge Pool
- Signature Dining
- The Illuminated, colossal "Tree of Life" landmark
- Fully-equipped business center
- State-of-the-art multimedia screening & theatre facility

Ground & Lobby Level Features:

- Specially selected restaurants & bistros
- Retail Shopping
- 24-hour valet parking, concierge & security services

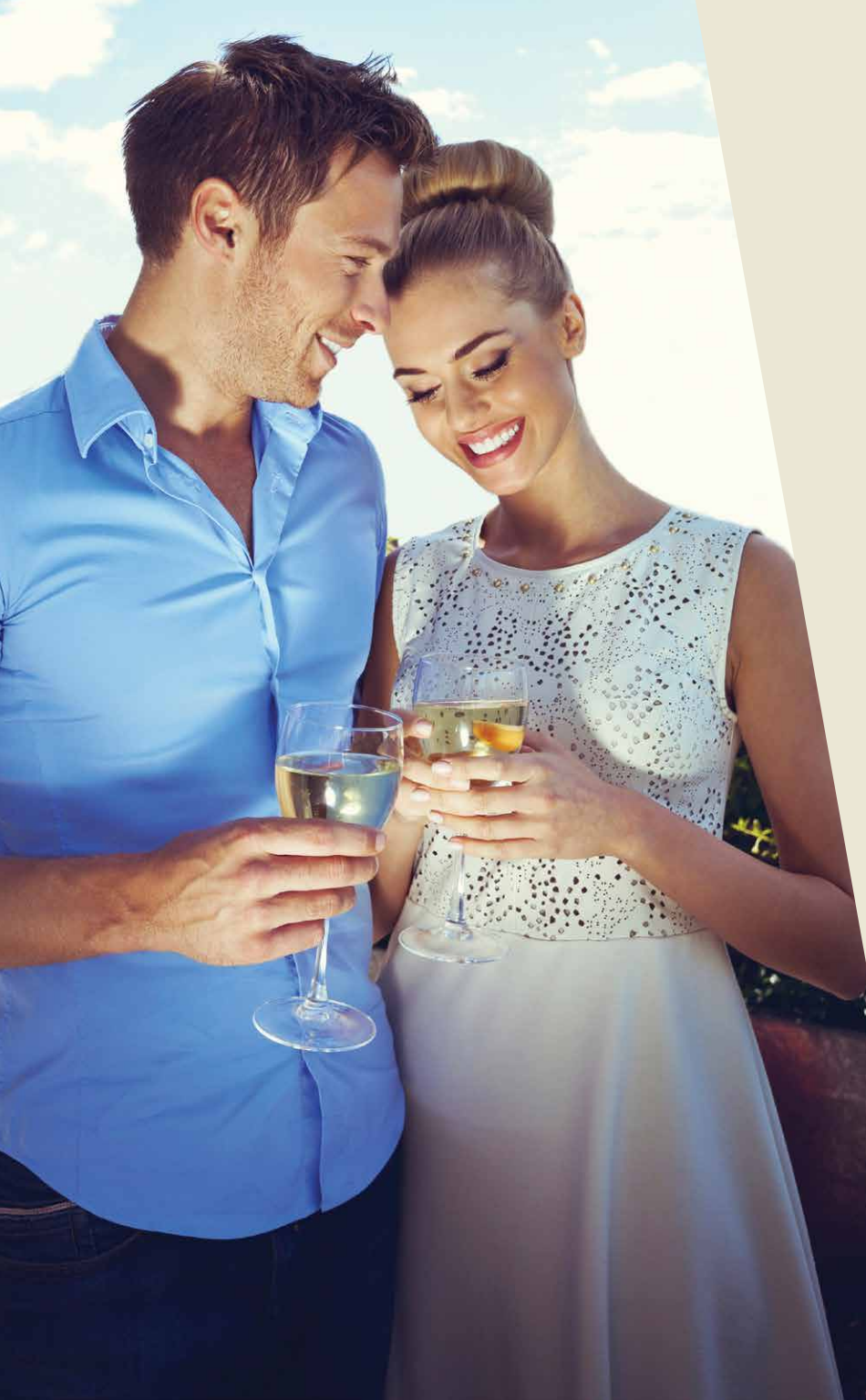


THE ROOFTOP A NEW MIAMI LANDMARK AT YOUR DOORSTEP

Surrounded by the endless lights of Miami's stunning skyline and iconic Biscayne Bay, this heaven on earth will offer the chic, upscale and unpretentious vibe that defines the new "Miami Cool". The Rooftop will feature dining, lounge area, music and art under the Moon over Miami, a perfect place to escape and focus on creating unforgettable memories. Whether you choose to mix it up by the Sky Plunge Pool, mingle at the breathtaking lounge, delight in culinary mastery or illuminate your soul under the colossal Tree of Life; the Rooftop will surely be a place one will never forget.

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THE RESIDENCES

Architecture in South Florida has become recognized as representing some of the world's most impressive examples of artistic expression. The challenge is how to harness that beauty while providing an intelligent, efficient and functional design that inspires the soul through creativity, ingenuity and purpose. Canvas luxury residences have been created for those that live, work and play in the most dynamic city in the world. The goal behind Canvas has always been to create an environment that fuses the core elements of a true luxury urban lifestyle with the energy, culture and vibe of Miami's exhilarating Arts + Entertainment District, an area that is quickly being recognized as the most electrifying region of South Florida.





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A DESIGN-DRIVEN LIFESTYLE OF ARTFUL EXPERIENCE

Each residence at Canvas is a canvas in itself, ready to be enriched by your vision while using sensational city and water views as your backdrop. All Canvas residences welcome you with efficient functional floor plans, top-of-the-line luxury finishes, gourmet quality kitchens, luxuriously appointed baths, and floor to ceiling windows enhanced by uncompromised views of our magical city.

RESIDENTIAL FEATURES

- Panoramic city and bay views
- Fully appointed units including choice of 12 x 24 porcelain floors and 24 x 24 in bathrooms
- Top of the line European-designed glossy white combo kitchen cabinets featuring quartz counter tops
- Floor to ceiling windows
- Highly efficient floor plans
- Contemporary open kitchen layouts
- Stainless steel high-level appliances
- Frameless showers and bathtub enclosures
- Expansive closets



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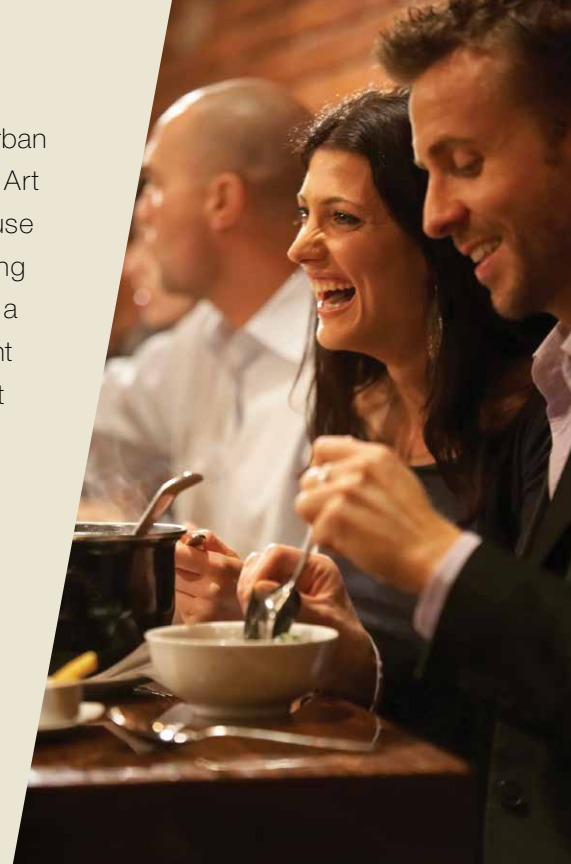


WELCOME TO MIAMI'S NEXT GREAT NEIGHBORHOOD



**ARTS +
ENTERTAINMENT
DISTRICT**

The Arts + Entertainment District is a burgeoning, urban residential neighborhood connecting the Wynwood Art District, Design District and Downtown Miami. Because of the recent, explosive growth in these bordering districts, the Arts + Entertainment District has seen a renaissance in its residential, culinary, entertainment and nightlife offerings. Curious where the hip set of Miami ends up on a Saturday night? They'll be just down the street, enjoying the best of Miami's nightlife, art gallery openings, nights at the Opera, new culinary experiences, and the world's best entertainment and shopping. There is no time like now to make your mark on Miami's next great district.



MIAMI'S NEXT GREAT FRONTIER

With future development plans for the Arts + Entertainment District poised to make the area among the most vibrant in Miami, choosing Canvas means choosing to be at the heart of Miami's next cultural wave. Miami World Center –to Canvas's immediate south– will be the new high-end commercial hub of the Downtown area, while projected plans for a Gloria Estefan hotel and restaurant, located just one block away, will infuse the area with in-the-know tourists looking for a sophisticated, cultural stay in Miami. With numerous development plans within short blocks, the developers of Canvas are among the pioneers recognizing that the Arts + Entertainment District, currently Miami's great nexus, is rapidly becoming Miami's next great neighborhood.

“The rise of the Arts + Entertainment District is part of a natural progression as Miami evolves into a world-class city.”

Walter Defortuna, chairman of Fortune International Realty

- | | | |
|---------------------------------------|--|---|
| 1. Park Lofts | 8. Bayside | 14. Adrienne Arsht Center for the Performing Arts |
| 2. Filling Station Lofts | 9. AA Arena | 15. Resorts World Miami |
| 3. Miami Entertainment Complex | 10. Skyrise Miami | 16. Island Gardens |
| 4. Estefan Hotel & Restaurant | 11. Port of Miami | 17. Melody Tower |
| 5. NR Investments 14th Street Project | 12. Perez Art Museum Miami | 18. Hilton Miami Downtown |
| 6. Miami World Center | 13. Patricia and Phillip Frost Museum of Science | |
| 7. Brickell City Centre | | |





SOUTH BEACH



BRICKELL



RESORTS WORLD MIAMI



ALL ABOARD FLORIDA



BRICKELL CITY CENTRE



PORT OF MIAMI



PATRICIA AND PHILLIP FROST MUSEUM OF SCIENCE



ADRIENNE ARSHT CENTER



PEREZ ART MUSEUM MIAMI



AA ARENA



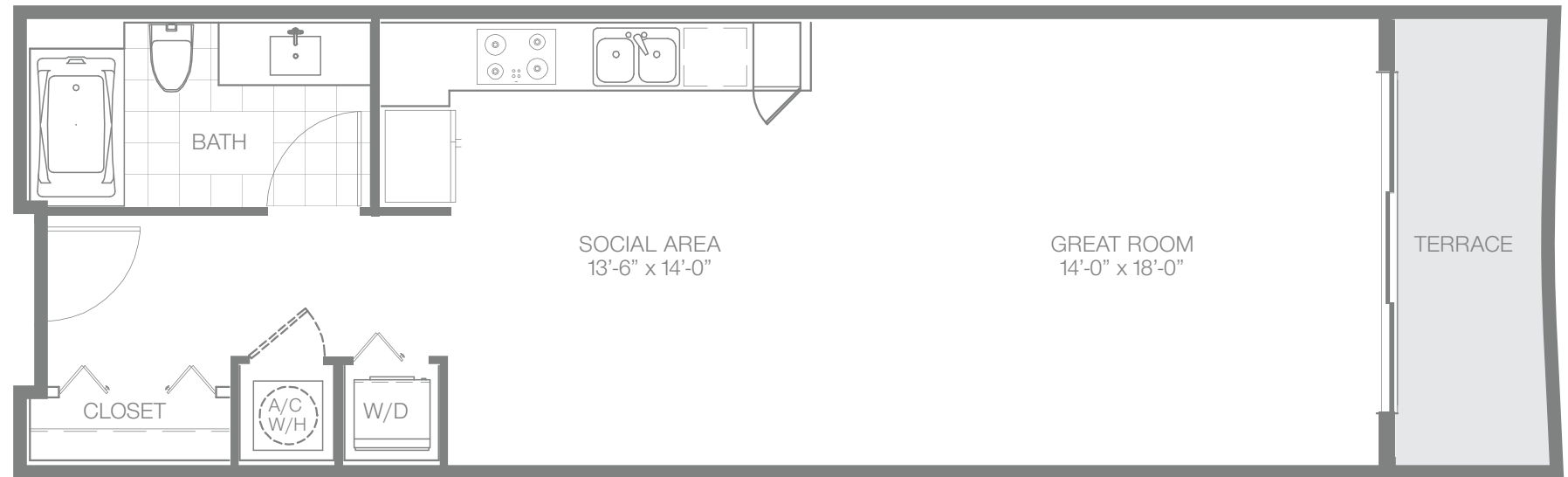
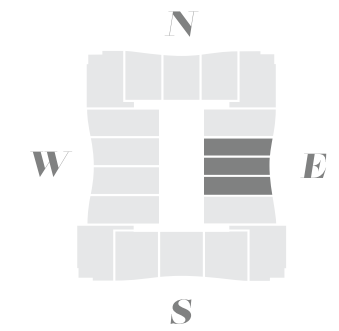
MIAMI WORLD CENTER



UNIT S

STUDIO

RESIDENCE	620 SF	57.59 M ²
TERRACE	70 SF	6.51 M ²
TOTAL	690 SF	64.10 M ²

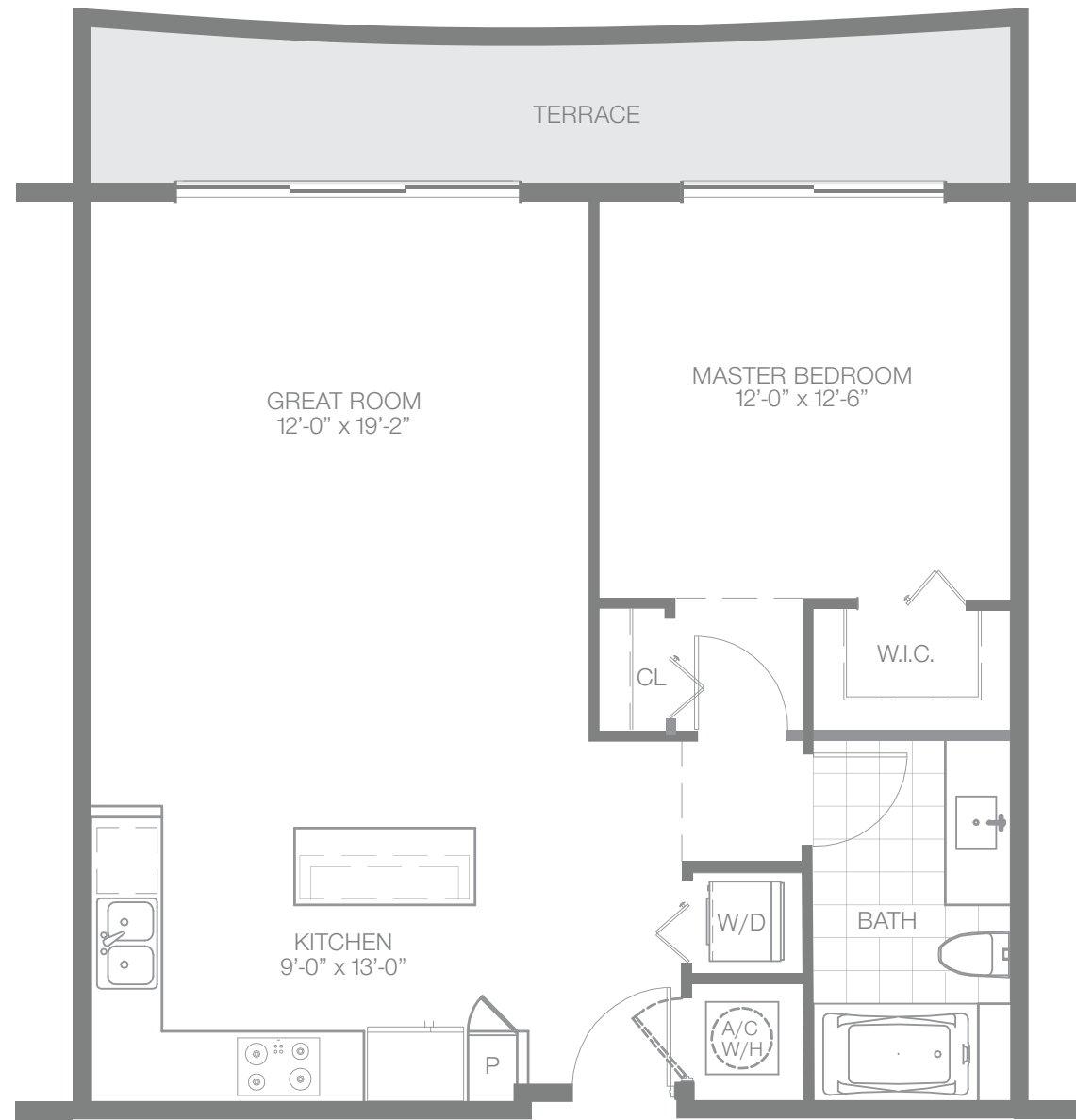
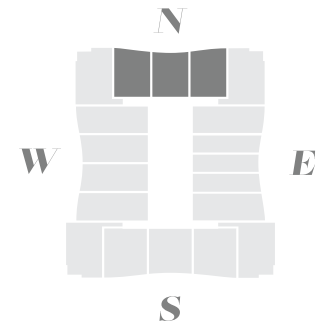


Stated square footages and dimensions of residences are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls between units and in fact vary from the square footages and dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration of Condominium, which generally only includes the interior airspace between the perimeter walls and excludes all interior structural components and other common elements. The method of measurement used in these materials is generally used in sales materials and is provided to allow a prospective buyer to compare the Units with units in other projects that utilize the same method. Refer to Exhibit "2" to the Declaration of Condominium for the unit dimensions calculated based on the description and definition of the "Unit" set forth in the Declaration. Terraces are not part of the Unit. Measurements of rooms set forth on this floorplan are generally taken at the farthest points of each given room (as described above and as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the interior air space dimensions of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All measurements are estimates based on preliminary plans and will vary with actual construction. All floor plans, specifications and other development plans are proposed and conceptual only, and are subject to change and will not necessarily accurately reflect the final plans and specifications.

UNIT A1

1 BEDROOM/1 BATHROOM

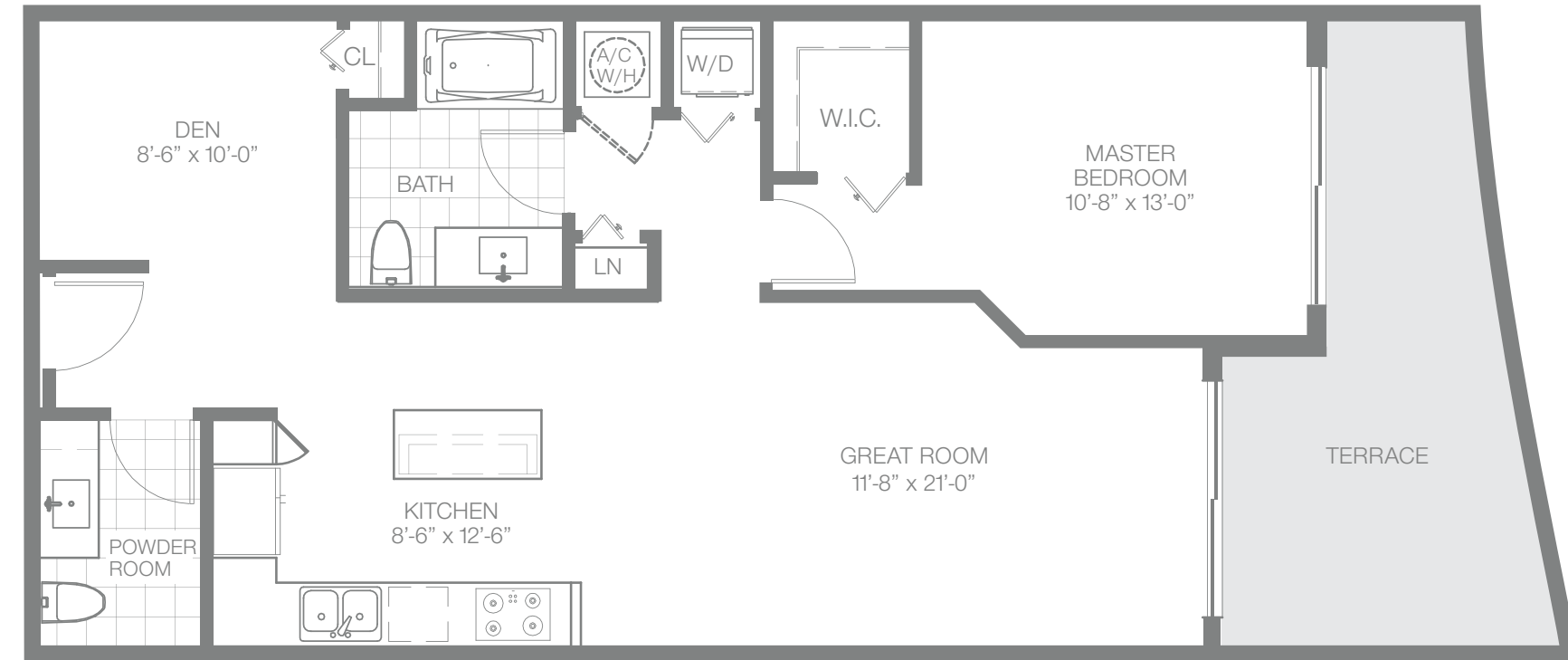
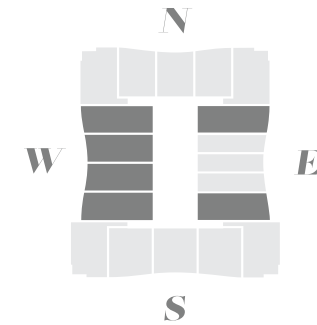
RESIDENCE	800 SF	74.32 M ²
TERRACE	135 SF	12.54 M ²
TOTAL	935 SF	86.86 M ²



UNIT A2

1 BEDROOM/1.5 BATHROOM + DEN

RESIDENCE	910 SF	84.54 M ²
TERRACE	150 SF	13.93 M ²
TOTAL	1,060 SF	98.47 M ²



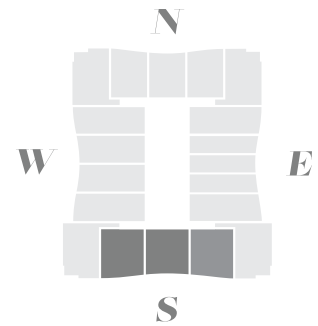
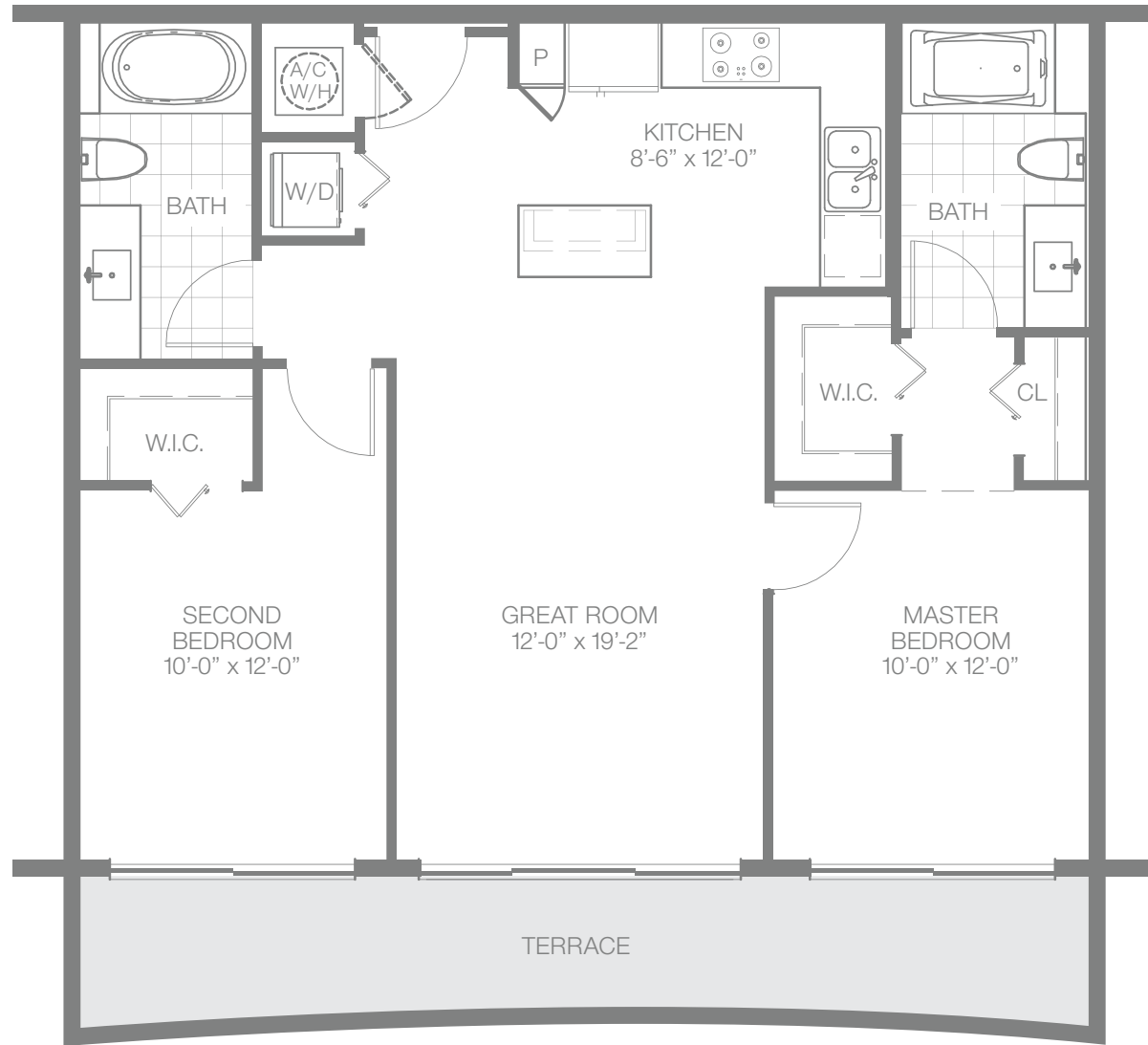
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UNIT B1

2 BEDROOMS/2 BATHROOMS

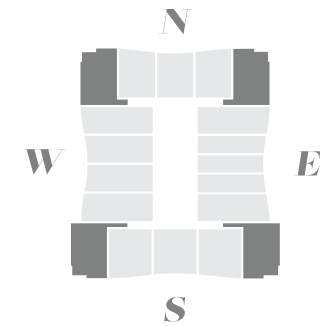
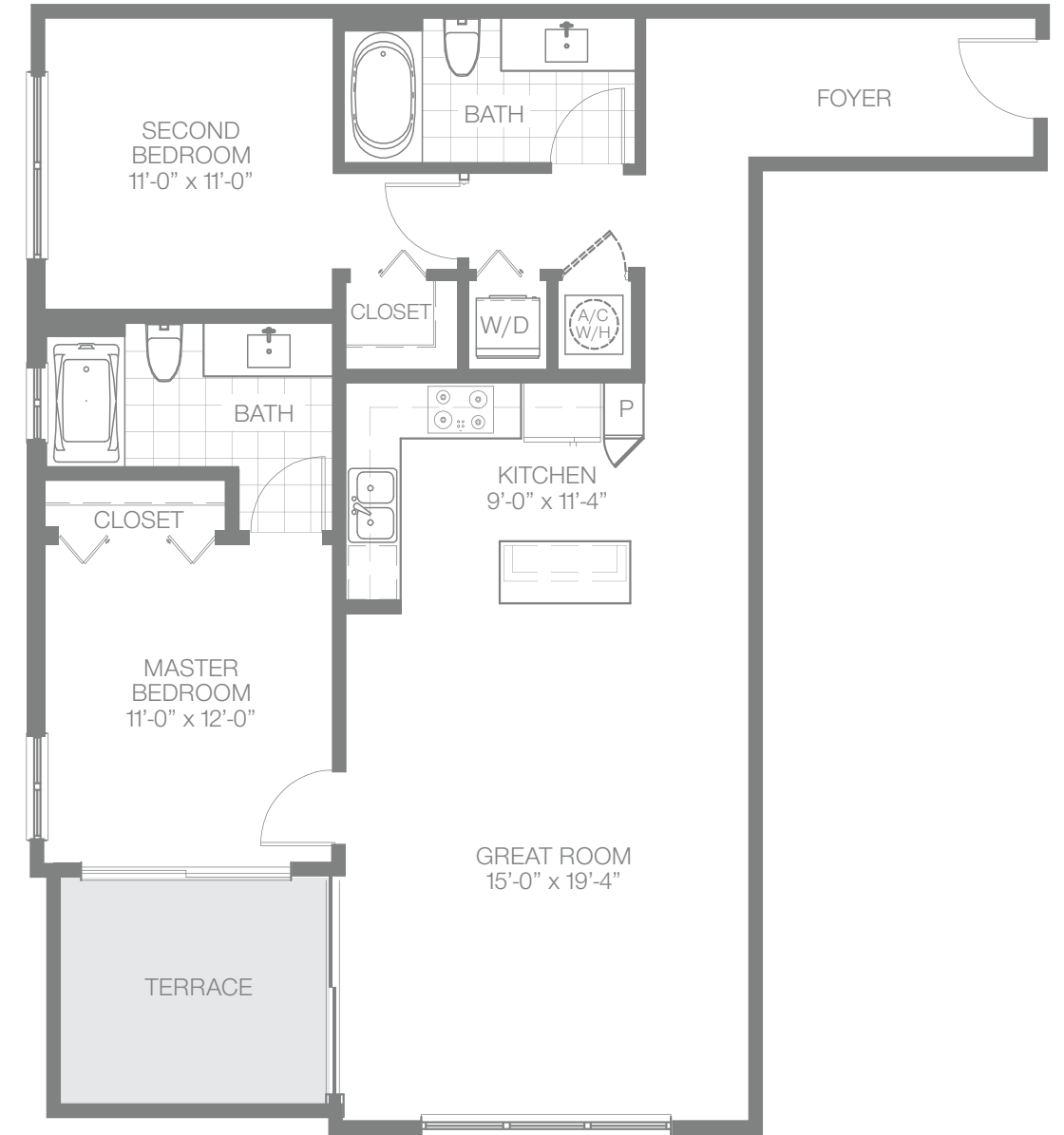
RESIDENCE	940 SF	87.32 M ²
TERRACE	150 SF	13.93 M ²
TOTAL	1,090 SF	101.25 M ²



UNIT B2

2 BEDROOMS/2 BATHROOMS

RESIDENCE	1,110 SF	103.12 M ²
TERRACE	95 SF	8.82 M ²
TOTAL	1,205 SF	111.94 M ²



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