

ELLE RESIDENCES MIAMI · FLOOR PLAN · LINE 06

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FLOOR PLAN · LINE 06

Deux *06*

Two-bedroom residence at ELLE Residences Miami

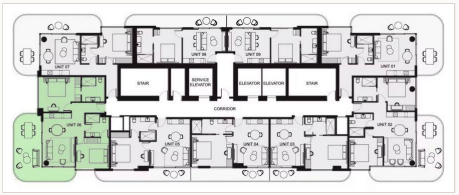
Deux 06 is a fully finished, furnished two-bedroom, two-bath residence of 855 SF (79 m²) at ELLE Residences Miami, 3600 NE 5th Ave in Edgewater, Miami. Line 06 runs from floor 5 to 25, each with a private terrace of up to 365 SF.

RESIDENCE

Bedrooms	2
Bathrooms	2
Interior	855 SF 79 m²
Terrace, floors 7–24	305 SF 28 m²
Terrace, floors 5, 6 & 25	365 SF 34 m²
Total, floors 7–24	**1,160 SF 108 m²**
Total, floors 5, 6 & 25	**1,220 SF 113 m²**

ROOM DIMENSIONS

Great room	11′9″ × 19′6″
Primary bedroom	15′3″ × 12′9″
Bedroom	12′0″ × 11′3″



LINE 06 ON FLOORS 7–24

RESIDENCES FROM

$590,000

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SCAN FOR CURRENT AVAILABILITY

Plan and dimensions from the developer's broker floor plans; approximate and subject to change. Totals are interior plus terrace. ELLE™ is a trademark owned by Hachette Filipacchi Presse SA, France.

This advertisement is not an offering. Oral representations cannot be relied upon as correctly stating representations of the developer. For correct representations, make reference to the documents required by section 718.503, Florida statutes, to be furnished by a developer to a buyer or lessee. The artist representations and interior decorations, finishes, appliances and furnishings are provided for illustrative purposes only. Developer makes no representations or warranties except as may be set forth in the offering plan. Developer reserves the right to substitute materials, appliances, equipment, fixtures and other construction and design details specified herein with similar materials, appliances, equipment and/or fixtures of substantially equal or better quality. All dimensions are approximate and subject to normal construction variances and tolerances. Square footage exceeds the usable floor area. Developer reserves the right to make changes in accordance with the terms of the offering plan. Plans and dimensions may contain minor variations from floor to floor. 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/lanais (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. We are pledged to the letter and spirit of the U.S. policy for achievement of equal housing opportunity throughout the nation. We encourage and support an affirmative advertising and marketing program in which there are no barriers to obtaining housing because of race, color, religion, sex, handicap, familial status or national origin.