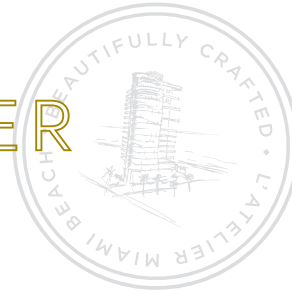


L' ATELIER

MIAMI BEACH



Address: 6901 Collins Ave.
Miami Beach, FL 33141

Developers: SMG Management & W Capital Group

18 floors
20 exclusive residences

ARCHITECT LUIS REVUELTA

Founded with a commitment to provide quality, sustainable, and economically feasible solutions, Revuelta Architecture International has been the cornerstone of success behind many of the top projects in South Florida and throughout the world. They have a reputation for designing landmark projects that are as smart as they are beautiful. Revuelta also excels at rehabilitation of historically significant structures, green building, and a willingness to pursue architectural concepts and details to their highest possible level. www.revuelta-architecture.com

INTERIORS HOLLY HUNT

Known for a look that is consistently at the forefront of style and quality, The HOLLY HUNT brand has become the premier design and distribution entity for high-end interior furnishings in the country. Holly herself has often been credited with raising the bar in interior design showrooms, due to her tireless attention to detail and visionary artistry. As an arbiter of refined taste, her eye for what is now and what's next has led to international acclaim, and the success of the HOLLY HUNT company as a designer and producer of a wide range of custom-made home furnishings products. www.hollyhunt.com

LANDSCAPE ARCHITECT ENZO ENEA

With a background that includes industrial design as well as landscape architecture and a design perspective drawn from global inspiration in London, Brazil, Hawaii, and beyond, the award-winning design of Enea is treasured for its refinement and visual appeal. A hallmark of the firm's projects include a seamless fusion of outdoor and indoor spaces, the creative intertwining of the soul of a property with its surroundings, and an environment that inspires all who interact with the space. www.enea.ch

DEVELOPERS SMG MANAGEMENT & W CAPITAL GROUP

SMG Management was created out of the partnership between Shamrock Holdings (the investment vehicle of the Roy E. Disney family) and its business partners, Stanley Gold (Chairman of Shamrock) and Meir Srebernik (former CEO of Dankner Investments). The innovative minds that make up this unique firm are the same behind two beautiful new residential developments: Palau Sunset Harbour, located in the Sunset Harbour neighborhood of South Beach and Peloro Miami Beach located on the Beach's Intracoastal Waterway. Partnering with SMG Management, is W Capital Group - a privately held South Florida real estate investment and development firm specializing in residential properties. Led by Yair Wolff, the firm has been focusing on the South Florida market since 2008. At present, W Capital Group is developing Ocean Drive Townhomes, a luxury residential project in the heart of Miami's South of Fifth Neighborhood.

UNIT MIX

Half floor residences - 3 bedrooms/3.5 baths
Full floor residences - 4 bedrooms/4.5 baths
PH residences - 6 Bedrooms/6.5 baths

SQUARE FOOTAGE RANGE

Half floor residences - 2,300 square feet
Full floor residences - 4,600 square feet
2 PH residences - approx 8,000 square feet each



LOCATION

Just outside the historic front facade, the many treats of Collins Avenue beckon. Sidewalk cafes offer a perfect spot for lunch while exploring fashion boutiques and other shops. Walk across the street to Indian Creek to board your yacht, or charter one for the afternoon. Take in a round of golf or a tennis match at nearby country clubs. Make a quick jaunt to Lincoln Road or Bal Harbour Shops for designer creations. Cap off the evening at one of the fine dining destinations in the area or attend a concert at the nearby New World Symphony.

AMENITIES

- Concierge
- 24-hour Valet
- Private Beach Area
- Pool and Beach Attendant
- Oceanfront Infinity Edge Swimming Pool
- Upper Deck 78 ft. Lap Pool
- Poolside Cabanas
- Pool Bar and BBQ Area
- Whirlpool Spa
- Hammock Garden
- Spa Facility and Treatment Room
- Sauna and Hammam
- Beauty Salon
- Double Height State-of-the-Art Gym
- Library and Meeting Room

RESIDENCES

- Expansive Balconies with Panoramic Ocean and City Views
- Luxury Poliform Italian Kitchens
- World-Class Gaggenau Appliances
- Bathrooms by Acclaimed Designer Antonio Lupi
- 10 ft. and 11 ft. Ceiling Height in Select Residences
- Outdoor Whirlpool Spa in each Residence
- Half Floor Residences
- Full Floor Residences
- Penthouse Residences



Prices, plans, elevations, specifications, features, designs, dimensions, materials, equipment, brochures and other marketing materials, and availability are subject to material change or substitution without notice by Developer. Developer specifically reserves the right, without notice, to make changes to, or substitutions of, any prices, plans, elevations, specifications, features, designs, dimensions, materials, equipment, brochures and other marketing materials, and availability. Without limiting the generality of the foregoing, Developer reserves the right to make, without notice, substitutions of materials or products of substantially equal or better quality, in Developer's sole opinion and discretion. All improvements, designs, and construction are subject to first obtaining the appropriate Federal, state, county, municipal, and other local authority or governmental agency permits and approvals for same.

Scale models and renderings are artist's representations and are subject to change without notice. All sketches, renderings, elevations, floor plans, graphic materials, feature plans, and specifications described are proposed only, and the Developer specifically reserves the right to modify, revise, amend, or withdraw any or all of the same in its sole discretion and without prior notice. All sketches, renderings, elevations, floor plans, graphic materials, feature plans, brochures and other marketing materials, and specifications described, are conceptual only and are for the convenience of reference. Such sketches, renderings, elevations, floor plans, graphic materials, feature plans, brochures and other marketing materials, and specifications described should not be relied upon as representations, express or implied, of the final details of the units. All depictions of appliances, counters, soffits, floor coverings, fixtures, items of finish and decoration, and other matters of detail are conceptual, are for display only, and are not necessarily included in each unit. Consult the Contract of Sale and the Prospectus for items included in the unit, if any.

Stated dimensions are measured from 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 the 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 the width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change.

Ceiling heights referenced herein are measured from the top of the lower floor slab to the top of the upper floor slab and exclude those areas where any soffit, moldings, dropped and/or suspended ceilings and/or light fixtures may be installed. As such, the referenced ceiling heights may not represent actual ceiling clearance. The floor plan and square footage referenced herein are believed to be true and accurate, but are not guaranteed and may be revised, amended, or changed without notice. All dimensions are approximate, and are subject to change in accordance with a contract of sale.

All information contained herein is believed to be accurate but is not warranted. All information provided is stated without warranties of any kind, either express or implied, including, but not limited to, warranties of title, implied warranties of merchantability or fitness for a specific purpose.

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, REFERENCE SHOULD BE MADE TO THE CONTRACT OF SALE AND THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

THIS IS NOT AN OFFER TO SELL, OR A SOLICITATION TO BUY. NO OFFER MAY BE MADE BY THE DEVELOPER UNTIL SUCH TIME AS THE DEVELOPER HAS FILED THE REQUIRED CONDOMINIUM DOCUMENTS OR AN APPROVED RESERVATION PROGRAM WITH THE DIVISION OF FLORIDA LAND SALES, CONDOMINIUMS AND MOBILE HOMES. THIS OFFERING IS MADE ONLY BY THE PROSPECTUS FOR THE CONDOMINIUM AND NO STATEMENT SHOULD BE RELIED UPON IF NOT MADE IN THE PROSPECTUS.

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. Obtain the property report required by Federal law, if applicable, and read it before signing anything. No Federal agency has judged the merits or value, if any, of this property.