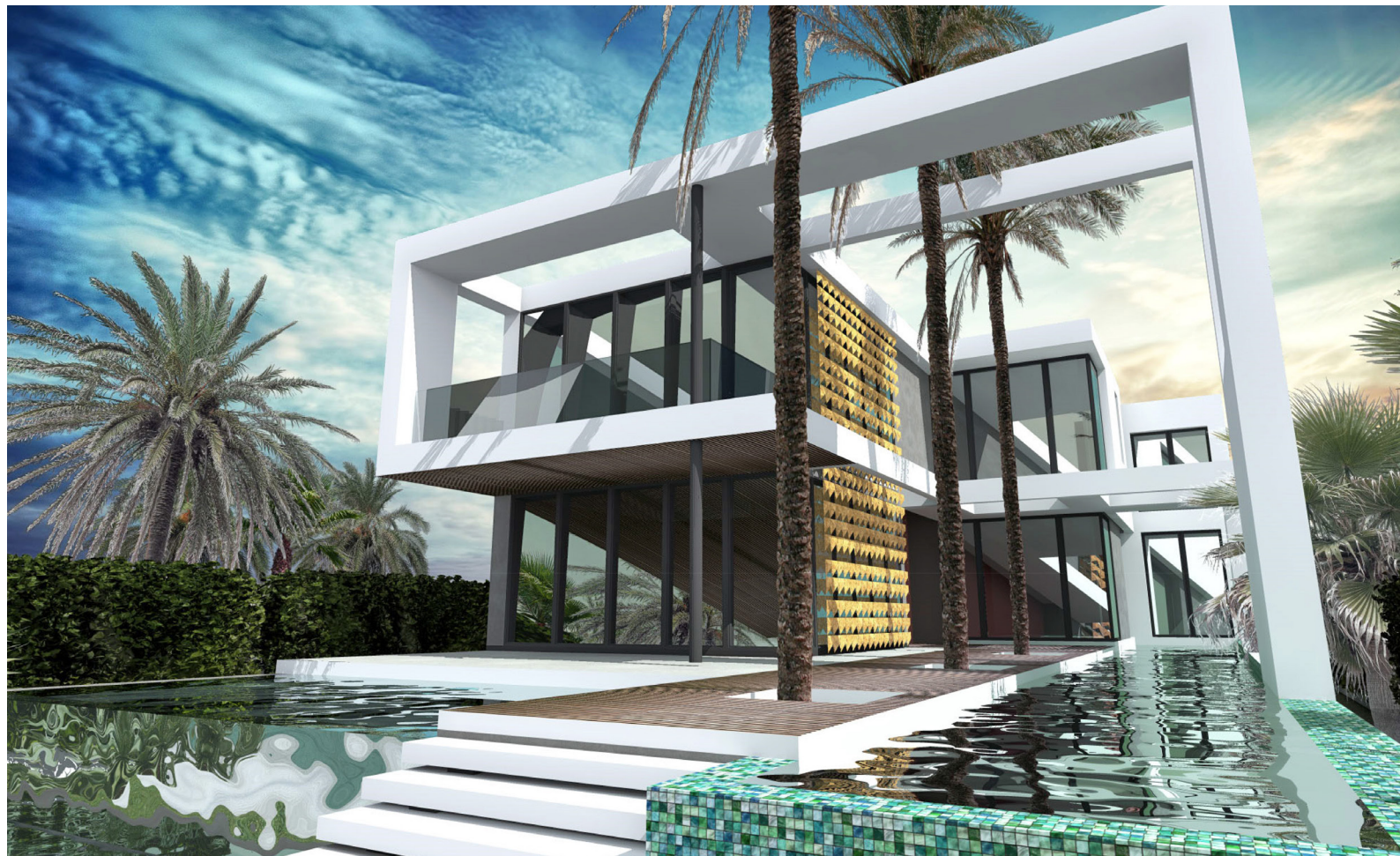




LA VIE EST BELLE


PRIVATE PROPERTIES
DEVELOPMENT

VILLA L'EX « O » TIC



Overlooking the waters
of pristine Biscayne Bay,
and located within a gated
community in the exclusive
Venetian Islands.
165 N. Hibiscus AKA:
Villa L'Ex « O »tic is an
homage to the classic
seaside dwelling.



A full-page photograph of a sailboat on a calm, turquoise sea under a clear blue sky. In the foreground, a wooden deck made of weathered planks is visible. In the background, there are hazy, mountainous islands. A white rectangular text box is positioned in the upper right corner.

By boat or by car, arriving
at your uniquely designed
residence is seamless.



The harmony between land and sea is reflected throughout the property through an elegant balance of earth and water. Solid oakwood, cotto'd'este tiling, quartzstone and earthy tones throughout compliment the fluid floorplan.



Meditate upon the serene reflecting pond or take a swim in your pool. Admire the ocean that is your backyard from your terrace or roof top deck.



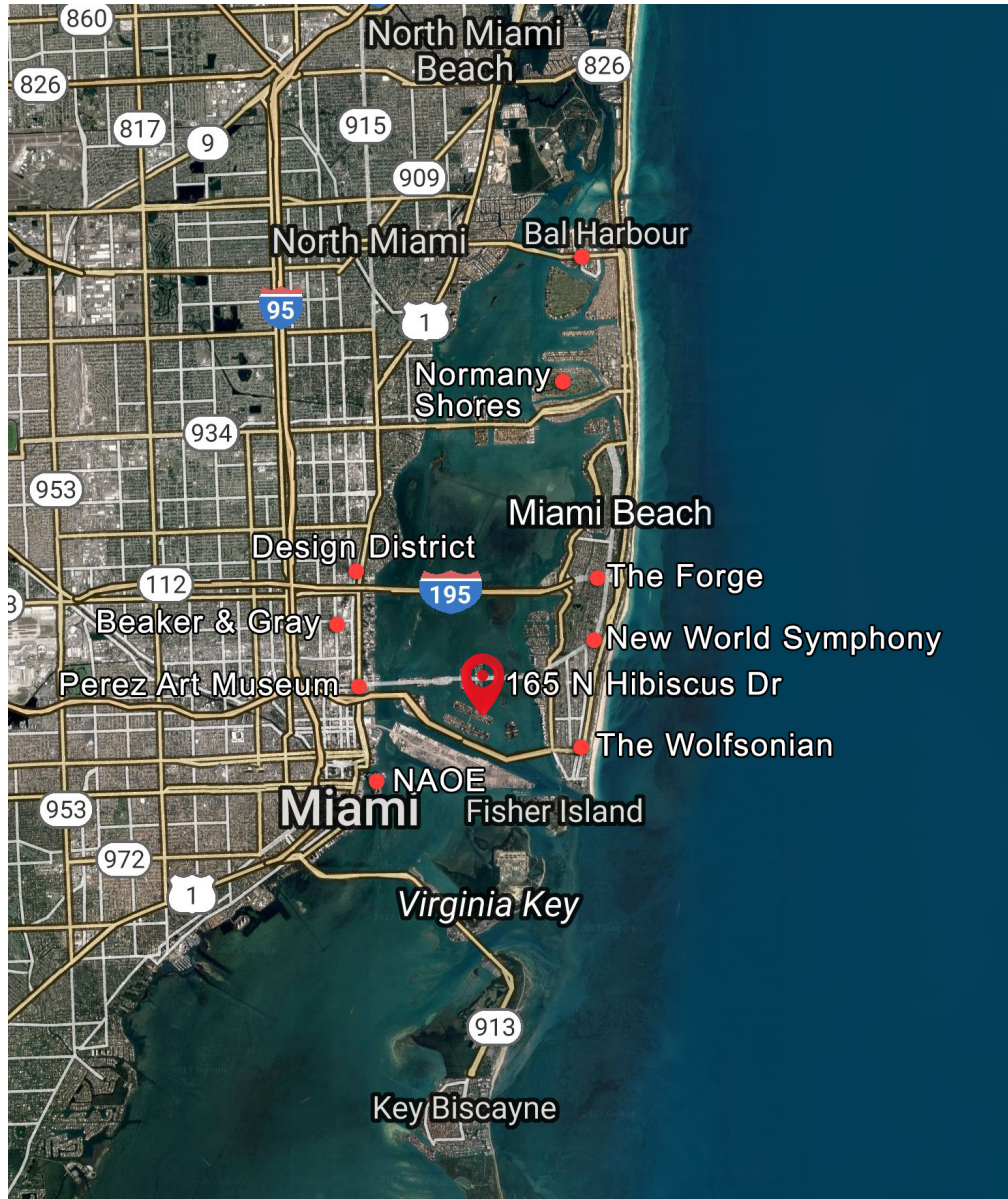
Entertain in style from the open dining area or the spacious chef's kitchen, complete with a full suite of Miele appliances. Supply yet elegant Toto, and Kohler fixtures in each bathroom.





Five bedrooms, five full bathrooms and one powder room divided across two floors, encompass a total of 5,057 square feet (460 sq. meters) of living space.





POINTS OF INTEREST

DINING

The Forge
NAOE
Beaker & Gray

ARTS

New World Symphony
The Wolfsonian
Perez Art Museum

LEISURE

Design District
Normandy Shores Golf Course
Bal Harbour Shops



The Forge



New World Symphony



Perez Art Museum

Presented by *LA VIE EST BELLE* in collaboration with *SABAL Development* and *TOGU Architecture*, this avant garde residence is a functional work of art. Careful consideration has been placed on every facet of its design and construction, perfect for the discerning individual that prizes elegance and craftsmanship.



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SABAL CONSTRUCTION



All plans, specifications, prices, brands, features, materials, finishes, amenities, renderings, sizes and dimensions, and other statements contained in this brochure (collectively, "Plans and Renderings") are based upon preliminary development plans, which are conceptual in nature, are subject to change without notice and may not be relied upon. No guarantees or representations whatsoever are made that any matters described or depicted in such Plans and Renderings will be provided or, if provided, will be of the same type, size, location or nature as described herein. All prices are subject to change, and price changes may occur that are not yet reflected herein. Buyers should check with the sales center for the most current pricing. No guarantees or representations whatsoever are made that existing or future views of the project and surrounding areas depicted or otherwise described herein, will be provided or, if provided, will be as depicted or described herein. All depictions and other descriptions of appliances, brands, counters, floor coverings, upgrades and other matters of detail depict options and upgrades which are not representative of standard features for the dwellings, may not be available for all model types, and are not included with the dwellings unless expressly provided in your purchase agreement. Other proposed and/or existing projects, parks, commercial, retail, or other facilities referenced herein are not owned or being developed by the Developer. The Developer has no control over such facilities and there is no guarantee regarding their continued existence.

All measurements and dimensions for dwellings reflected herein are estimates based on preliminary plans which will vary with actual construction. Measurements of rooms set forth on floorplans 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 interior air space dimensions of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All floorplans, 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 specification. This offering is made only by the purchase agreement and disclosure summary for the dwelling and no statement should be relied upon if not made therein. This is not intended to be an offer to sell nor a solicitation of offers to buy real estate to residents of NY or in any jurisdiction where prohibited by law. We are pledged to the letter and spirit of U.S. policy for the achievement of equal housing throughout the nation. We encourage and support an affirmative advertising, marketing and sales program in which there are no barriers to obtaining housing because of race, color, sex, religion, handicap, familial status or national origin.