

# S1

## STUDIO / 1 BATH

AC Area 420 sq ft / 39.0 M<sup>2</sup>

Terrace Area 98 sq ft / 9.1 M<sup>2</sup>

**TOTAL 518 sq ft / 48.1 M<sup>2</sup>**

### RESIDENCE FEATURES:

Beautiful Biscayne Bay and/or City views

Private balcony accessible from living area

9' smooth-finished ceiling

Floor-to-ceiling sliding-glass door and sound-reducing, impact-resistant laminated glass

Advanced smart-building wiring for HD TV

Multiple telephone/data lines and ultra high-speed internet access

Individually controlled, energy-efficient central heating and air conditioning system

### GOURMET KITCHEN

Imported European cabinets with premium hardware and drawer pulls

Modern refrigerator, oven, cook-top, microwave, dishwasher and sink disposal

Elegant imported stone countertops and backsplashes

Contemporary stainless steel under-mounted sink

Stainless steel high-arc gourmet faucet with integrated sprayer

### MASTER BATHROOM

Imported European cabinets with premium hardware and drawer pulls

Elegant imported stone countertops and backsplashes

Porcelain under-mounted rectangular sink

Custom-finished floors and walls in wet areas

Frameless glass shower enclosure

Premium European-style fixtures and accessories

