

A tall, modern skyscraper with a glass facade, illuminated at night. The building has a distinctive stepped top and a vertical light strip on its right side. The background is a dark blue night sky, and the foreground shows blurred city lights and light trails from traffic.

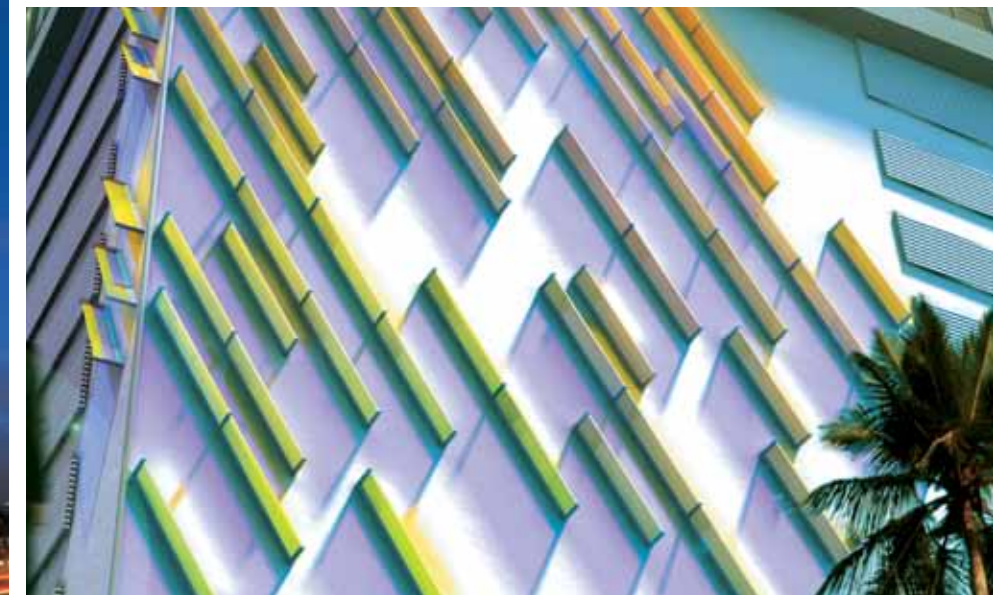
MARQUIS
RESIDENCES

price:less

ELEVATE YOUR THINKING.



ARCHITECTURE, ART & DESIGN



Designed by the internationally renowned firm Arquitectonica, Marquis Residences is a 67-story, crystalline sculpture formed by three intersecting parallelograms and sheathed entirely in glass. Inside this brilliant sculpture life takes elegance to new heights in 292 remarkable residences, while just beyond the threshold, Miami arrays its most revered cultural institutions before its most captivating view.

At night, the “Biscayne Beacon” designed by Arquitectonica, glows atop Marquis and is envisioned as an abstract signature light sculpture to enhance Miami’s city skyline. Commissioned for the North, South and West facades is “Miami Rain,” by famous sculptor Tom Patti. Angled fins of spectral glass wash the building in ever-changing color, uniting sun, sky, water and city.

ARRIVAL

Residents are welcomed to an exquisitely finished, double-height lobby. Floors of polished Himalayan Silk marble are inset with brushed Cashner marble. Walls are resplendent in highly polished Mink marble and Macassar Ebony wood panels.



PORTE COCHERE



LOBBY

EXPANSIVE, ELEVATED LIVING



LIVING ROOM



BEDROOM



KITCHEN



MASTER BATHROOM



LIVING ROOM



DINING ROOM

EAST VIEW



SOUTH VIEW

WEST VIEW



NORTH VIEW



PANORAMIC VIEW FROM A RESIDENCE AT MARQUIS

TEMPO MIAMI AN ON-SITE LUXURY ROCKRESORTS HOTEL AND AMUSE RESTAURANT



On the first 14 floors of the tower is Tempo Miami, a contemporary boutique hotel within Marquis offering 70 suites, including 14 poolside townhome suites. Conceived and managed by award-winning RockResorts, Tempo Miami is designed to exceed the expectations of the most discerning traveler.

Each Tempo Miami suite features stylish furnishings, fine linens and spa-inspired baths. In-suite technology includes 42-inch flat-screen TVs, high-speed wireless Internet access and iPod docking. A limited number of oversized two-room suites offer distinct seating and entertainment areas in addition to their sleeping quarters.

Organic, locally sourced, seasonal ingredients are the foundation for a culinary tour de force by acclaimed chef Emanuel Sarlenga at Amuse, offering signature dining at Tempo Miami. Refined technique and celebrated innovation mark the points of departure for a cuisine that has evolved over years of exposure to the great dining cultures of the world.

The menu changes daily, incorporating local ingredients. Lunch and dinner are served in the Tempo Miami lounge overlooking Museum Park and Biscayne Bay, or in the privacy and comfort of your Tempo Miami guest room or Marquis Residence.



A RESIDENCE WITH SPA SERVICES AND PERSONAL LUXURIES

Residential owners at Marquis enjoy an effortless elegant lifestyle enhanced by the availability of five-star hotel services by RockResorts, best known for the famous Beaver Creek Resort. Included are concierge, security, valet, housekeeping, room service and a full service Spa & Fitness Center. In addition, RockResorts is available to organize, host and cater business and personal events.

Enjoy the 8,000-square-foot RockResorts Spa & Fitness Center and the 16,000-square-foot Sky Pool Deck overlooking Biscayne Bay. At the Spa, indulge in a full range of massage and facial techniques from around the world. This is health and well-being taken to new levels of elegance and ease.



FITNESS CENTER



ROCKRESORTS SPA



PERSONAL SERVICE

POOLS OF SUNSHINE

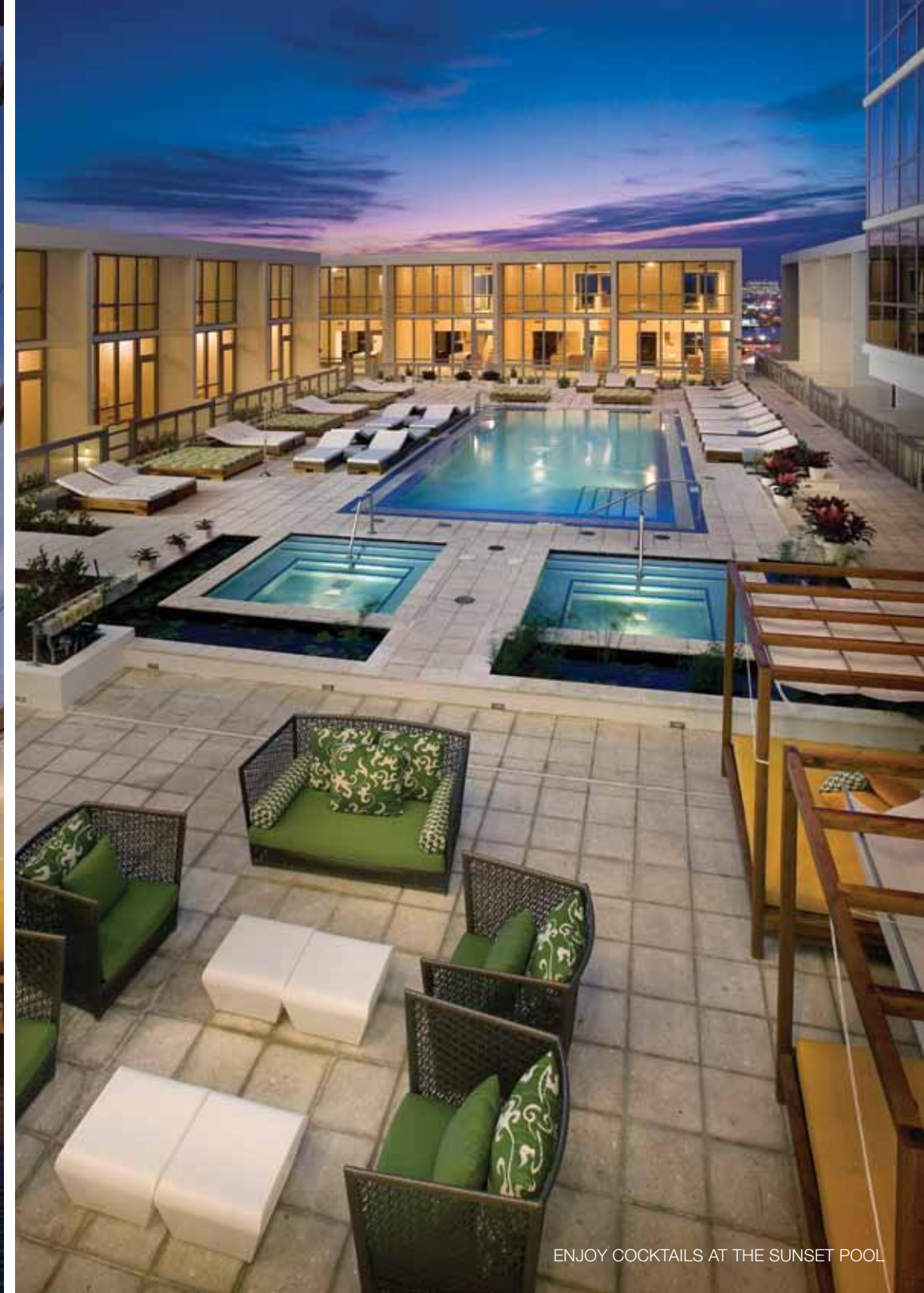
Just outside the RockResorts Spa, the Sky Pool Deck features a sunrise infinity-edge swim spa overlooking Biscayne Bay and a sunset lagoon-style pool surrounded by oversized topiary and dramatically scaled cabana-style curtains.

Poolside light fare and cocktails, frozen fruit service on hot days and towel service tempt you to relax for hours – or days – on end. The adjacent entertainment room offers plush seating and a large-screen television for those who want to take a break from the sun.

Healthy refreshments are available at the Juice Bar.



SUNRISE POOL

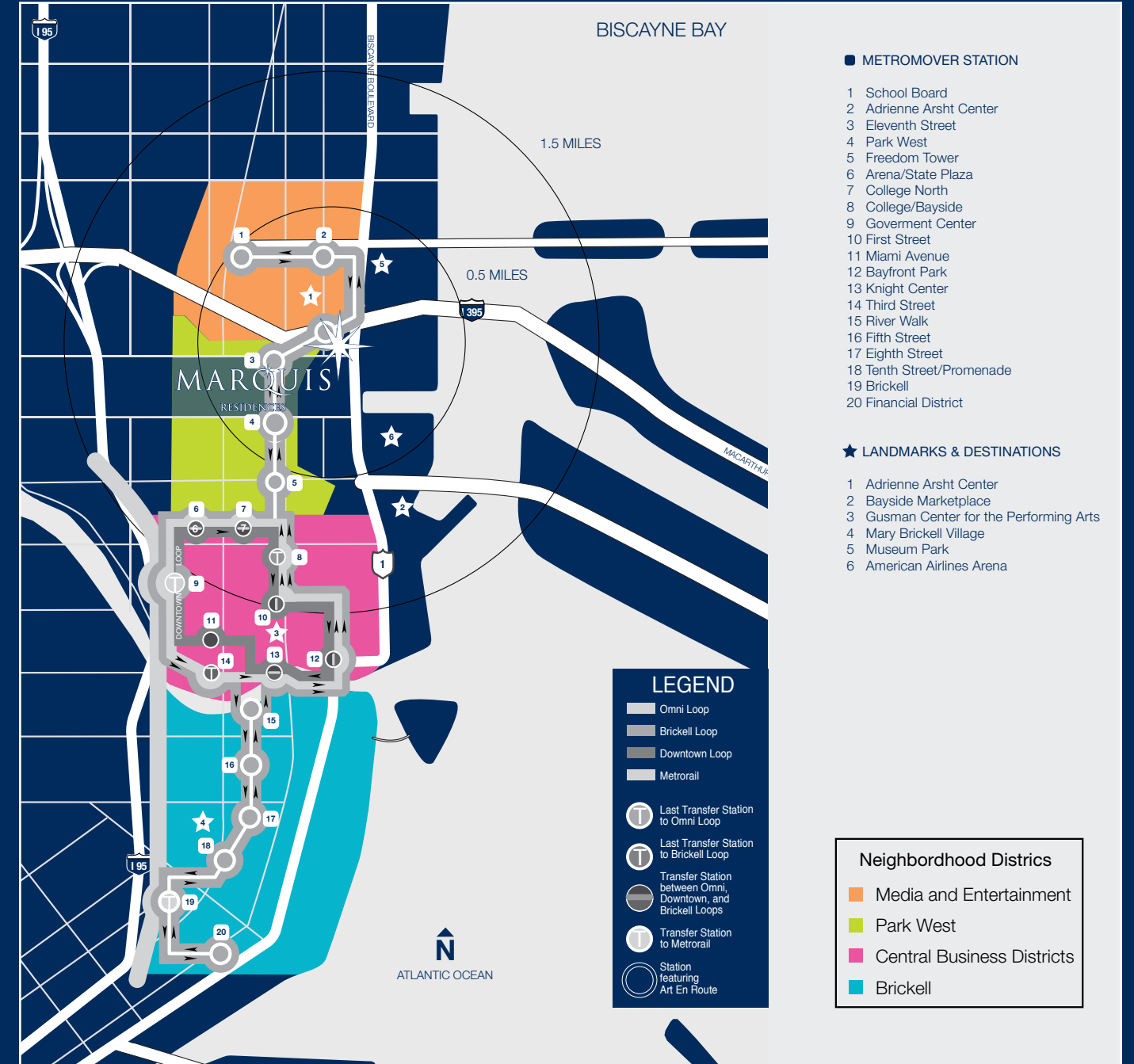


ENJOY COCKTAILS AT THE SUNSET POOL

LOCAL ATTRACTIONS



LOCAL TRANSPORTATION



MUSEUM PARK

South and east facing residences at Marquis will overlook Museum Park's 40-acres of artfully landscaped lawns, public gardens, fountains and pools. Designed by Cooper, Robertson & Partners, Museum Park faces Biscayne Bay, extends south to the American Airlines Arena and will be home to the Miami Museum of Science & Planetarium and the Miami Art Museum.



ARTS & CULTURE



Located in Downtown Miami, Marquis is poised at the nexus of the city's premier cultural and entertainment venues. It is steps away from live musical and dance performances at the Adrienne Arsht Center, within easy reach of Miami's renowned Design District and minutes from South Beach, where Art Basel Miami – the United States' most prestigious art show – takes place every December.





MIAMI ART MUSEUM

In its current home, just a few blocks from Marquis Residences, the Miami Art Museum (MAM) is a cultural anchor and touchstone with far-ranging vision. After a phenomenally successful fundraising campaign, MAM unveiled plans for its new home, designed by one of the most admired architecture firms in the world, Herzog & de Meuron, of Switzerland. The spectacular new MAM will be the cornerstone of Museum Park, slated to open in 2013 directly across the Boulevard from Marquis.

ADRIENNE ARSHT CENTER FOR THE PERFORMING ARTS

Designed by internationally renowned architect Cesar Pelli, the stunning Adrienne Arsht Center for the Performing Arts, which includes the Ziff Ballet Opera House and the Knight Concert Hall, is adjacent to Marquis.



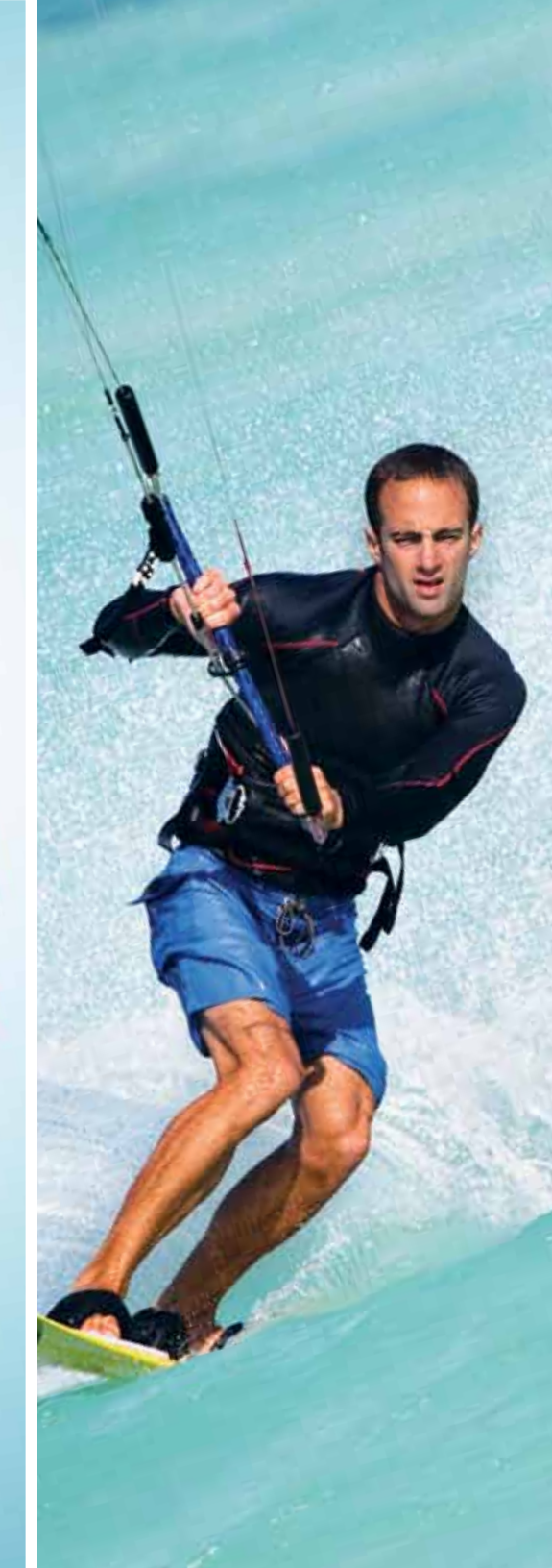
AMERICAN AIRLINES ARENA

Home of the NBA's Miami Heat, live concerts by A-List entertainers and twice the host of the MTV Music Awards, the Miami American Airlines Arena is just steps away from Marquis.

MIAMI EVENTS, FESTIVALS, SPORTS & RECREATION

Fairs, festivals and events bring the best of art, culture and entertainment to the Miami area all year long. The eclectic array includes the Miami International Boat Show, Miami International Film Festival, Miami International Orchid Show, the Miami Beach Polo World Cup, International Food & Wine Festival and Fashion Week of the Americas throughout the spring. Fall brings the International Book Fair and the International Wine Fair. The year ends with December's spectacular Art Basel Miami and the countless social events that surround it.

More than simply a beach destination, Miami offers a broad variety of outdoor adventures from sailing, jet skiing and sport fishing in Biscayne Bay to a round of golf at the Donald Ross-designed, par-71 Biltmore Golf Course in nearby Coral Gables or across the Bay at the Miami Beach Golf Course. For nature enthusiasts, scuba diving, snorkeling, kayaking and glass-bottom boat tours put you in touch with the extraordinary richness of the 200-square-mile Biscayne National Park, the United States' only underwater national park.



DESIGN DISTRICT, MIAMI BEACH CLUBS & FINE CUISINE

Miami's Design District is within easy driving distance just north of Marquis. Dozens of art galleries, interior design showrooms, cutting edge fashion boutiques, architects, designers, media companies, artists' studios, restaurants and cafés line the streets, making this an ideal destination any time of the day and well into the evening.

When the twin lures of white-hot sand and red-hot DJs call, the inimitable energy of South Beach is just a 10-minute drive away. As the sun slips below the horizon and the stars come out, Miami's infamous club scene comes to life with the exotic beat of dance music and refreshing cocktails by the world's most creative mixologists.

The year-round international scene in Miami has attracted an impressive variety of top chefs and restaurateurs whose creations now touch every neighborhood in the city. Marquis residents who wish to dine nearby have more of the critics' top choices than ever before, including Michael's Genuine, Andu, Grass Restaurant & Lounge, Fratelli Lyon, Pacific Time, Porcão, Il Gabbiano and Amuse.



MARQUIS RESIDENCES FACT SHEET

Enter via the residential lobby, 292 distinctive residences - including elegant single level apartments and dramatic tower suites offer a dazzling lifestyle. The upper level tower suites offer rooftop terraces with outdoor whirlpools; select residences feature double height floor plans.

BUILDING DESCRIPTION

LOCATION: 1100 Biscayne Boulevard, Miami, Florida 33132

Perfectly situated at the crossroads of Miami Beach and the colorful arts and entertainment district.

TYPE: Luxury Bay view condominium

DEVELOPER: Leviev Boymelgreen Marquis Developers, LLC

SALES: Cervera Real Estate

ARCHITECT: Arquitectonica

TOTAL UNITS: 292 luxury residences

FLOOR PLANS: One + den, two, three, and four-bedroom units

SIZE RANGE: 1,477sf to over 4,200sf

BUILDING FEATURES

- Double-height grand residential lobby
- Ultra high-speed, oversized private elevators controlled by touchpad
- Building-wide high-speed wireless Internet cloud
- Secure residential self parking
- Residential storage facilities
- Original light sculptures, “Biscayne Beacon,” by Arquitectonica and “Miami Rain,” by Tom Patti
- State-of-the-art meeting room facilities
- Amuse, signature dining at Tempo Miami
- Tempo Miami Hotel amenities, RockResorts Spa & Fitness Center, and Sky Pool Deck, all managed by RockResorts, are available for the enjoyment of Tempo guests and Marquis residents

- 8,000sf signature spa and fitness center with views of Biscayne Bay offering a full range of spa treatments, including couples massage
- Sauna, steam room, and plunge pools
- Sky pool deck located on the 14th floor overlooking Biscayne Bay
- Sunrise swim spa and sunset lagoon-style pool surrounded by Asian-inspired gardens and lounging islands and bar
- Towel service at the pool deck, including cool face towels
- Whirlpools located on pool deck and inside spa
- Yoga/spinning studio, cardio room and strength training room with state-of-the-art Life Fitness equipment
- Video screens with satellite programming on cardio equipment
- Juice and snack bar

RESIDENTIAL UNIT AMENITIES

- Rooftop terraces with outdoor whirlpool in Upper Tower Suites
- 10-foot ceilings; select units feature double height floor plans
- Flow-through floor plans
- Expansive, eight-foot deep private balconies with glass railings and floor-to-ceiling impact glass doors and windows offering sweeping city and bay views
- 70 channels of cable television, with upgrade capability to HD programming and full TIVO/DVR functionality

BATHROOM AMENITIES

- Exclusive Sand Studio designed spacious master baths
- Duravit Starck water closets, bidets and double sinks
- Separate showers and tubs

KITCHEN AMENITIES

- European gourmet kitchens
- Viking stainless steel appliances
- Exotic natural wood, teak or zebrano Ital Kitchens cabinetry

TEMPO MIAMI, A ROCKRESORTS HOTEL

A 70-key, all suite, boutique hotel within Marquis

DESIGN

- Airy two-level townhomes
- Guest suites feature five-fixture bathrooms with separate water closets, separate shower and soaking tubs with views of Biscayne Bay; large walk-in closets; an exquisite bedding program; and, large flat-screen high-definition televisions
- Oversized two-room suites offer separate seating and entertainment areas in addition to their sleeping quarters
- Amuse, signature dining by acclaimed chef Emanuel Sarlenga

SERVICES

- 24/7 doorman, bellman, security, valet and concierge
- Valet service to and from Miami International Airport in luxury sedans
- Housekeeping
- Room Service
- Private Drivers
- Ticket purchases to Philharmonic, Theatre, Opera and Sporting Events
- After-hours Shopping Arrangements

TEAM

DEVELOPER – LEVIEV BOYMELGREEN MARQUIS DEVELOPERS, LLC (“LBMD”)

LBMD is a wholly owned subsidiary of Africa Israel Investments Ltd. (“AI”) USA Corp (“AFI, USA”), the international holding and investment company controlled by world-renowned businessman Lev Leviev. Most of AFI, USA’s activity in North America has taken place in the last ten years and has been related to luxury residential real estate in New York, Los Angeles, San Francisco, South Carolina, Texas, Phoenix, Las Vegas, and Miami. The parent company, AI, is a global powerhouse with a long history of diverse interests across multiple industry sectors including telecommunications, commercial construction, media and energy.

CERVERA REAL ESTATE: A TRADITION IN MIAMI REAL ESTATE

Cervera Real Estate, Inc. came to fruition in 1969 from a goal to assist developers of multi-family residential projects in South Florida. No other real estate firm can match their depth of local knowledge – or their place in Miami’s heritage. Their vision has played an instrumental role in the start of what are some of today’s most sought-after Miami real estate neighborhoods. Led by their founder Alicia Cervera Sr. and partners Veronica Cervera Goeseke and Alicia Cervera Lamadrid, with a foundation of vision, integrity, knowledge and commitment they have successfully navigated South Florida’s market cycles for nearly half a century. Growing steadily, while delivering quality and building long term relationships throughout the years. This resiliency is a Cervera hallmark and assures their clients that they will be here for a long time.

ARCHITECT – ARQUITECTONICA

Arquitectonica is a Miami-based firm with multiple offices across North America, Latin America, Europe, Asia and the Middle East. Founded in 1977, it is led by Bernardo Fort-Brescia and Faia and Laurinda Spear. Its work – which includes mixed-use developments, resorts, hotels, luxury condominiums, schools, universities and museums – has been featured in leading design and business publications including Architectural Record, Progressive Architecture, Time, Fortune, Abitare and Domus. Its designs have also been exhibited in major museums across the world. In 2004 Rizzoli Press published a monograph on the firm’s work.



MARQUIS

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EXCLUSIVE SALES & MARKETING BY



The statements contained in this brochure are only summary in nature. A prospective purchaser should refer to the prospectus of the Marquis Condominium ("Prospectus") and all exhibits thereto for a complete description of the Marquis Condominium. Oral representations cannot be relied upon as correctly stating the representations of LeVey Boymelgreen Marquis Developers, LLC (the "Developer"). For correct representations of the Developer, make reference to the documents the Developer is required to furnish to a prospective purchaser or lessee under section 718.03, Florida Statutes, the Prospectus, purchase agreement contained therein and all exhibits attached thereto. This brochure does not constitute an offer to sell.

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