

RESIDENCE

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Mr. C

RESIDENCES

COCONUT GROVE, FL

BY
IGNAZIO
AND
MAGGIO
CIPRIANI



Exclusive Sales and Marketing by Douglas Elliman Development Marketing

FOR NEW YORK RESIDENTS: THE COMPLETE OFFERING TERMS ARE IN A CPS-12 APPLICATION AVAILABLE FROM THE OFFEROR. FILE NO. CP20-0029.

This project is being developed by CG Summer Investments, LLP, a Florida limited liability partnership ("Developer"), which has a limited right to use the trademarked names and logos of Terra and Mr. C. Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by Terra and/or Mr. C, and you agree to look solely to Developer (and not to Terra, Mr. C and/or any of either of their affiliates) with respect to any and all matters relating to the sales and marketing and/or development of the project. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. These materials are not intended to be an offer to sell, or solicitation to buy a unit in the condominium. Such an offering shall only be made pursuant to the prospectus (offering circular) for the condominium and no statements should be relied upon unless made in the prospectus or in the applicable purchase agreement. In no event shall any solicitation, offer or sale of a unit in the condominium be made in, or to residents of, any state or country in which such activity would be unlawful.



HIGHLIGHTS

4 Bedrooms
3 Bathrooms
Powder Room

INDOOR AREA

2715 ft²
252 m²

OUTDOOR LIVING

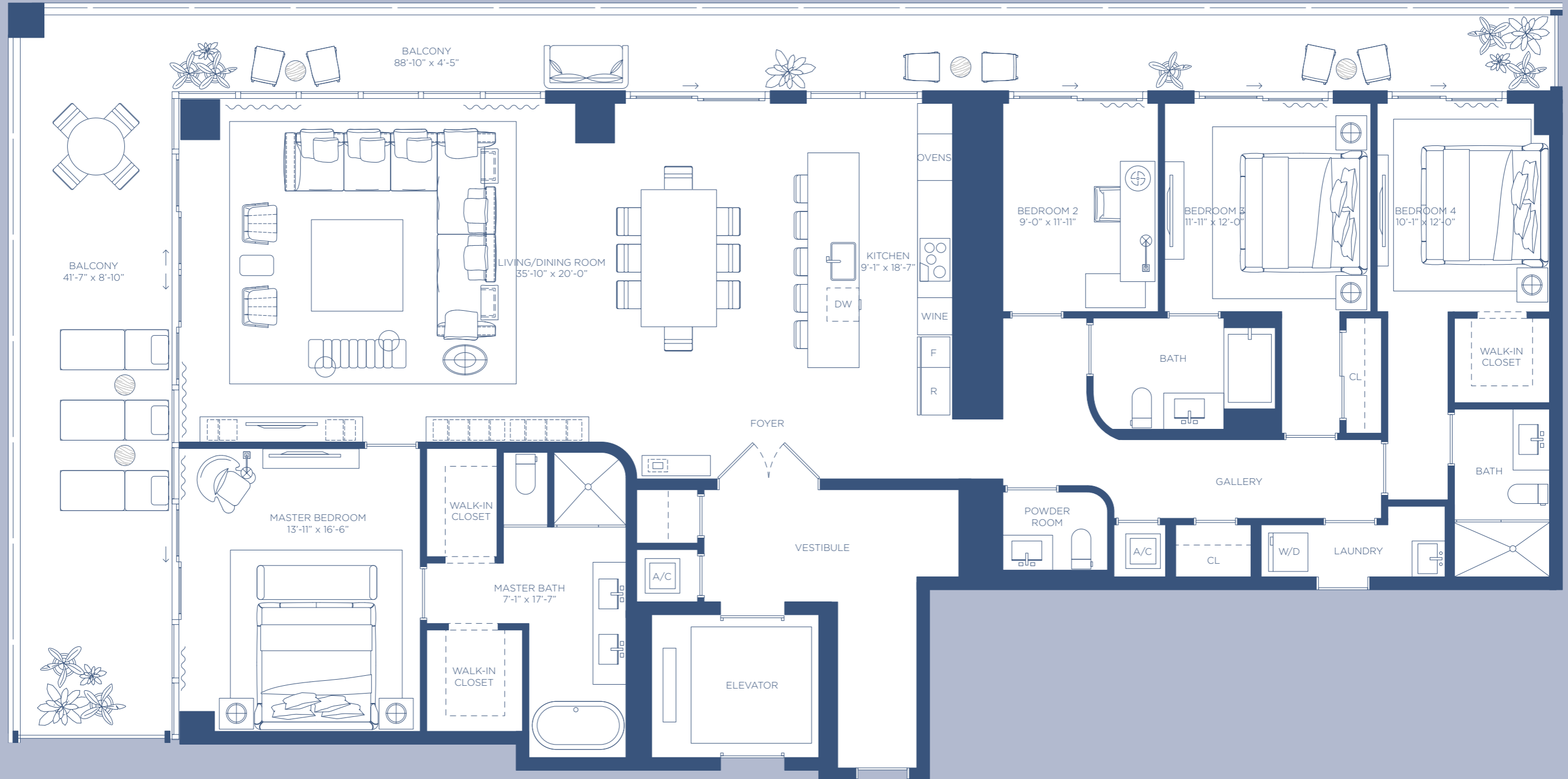
815 ft²
76 m²

TOTAL AREA

3530 ft²
328 m²

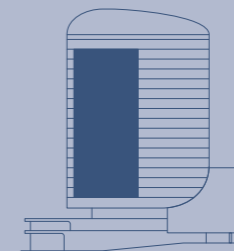
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Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the square footage and dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes all interior structural components and other common elements). This method is generally used in sales materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the same method. Measurements of rooms set forth on this floor plan 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 area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All dimensions are estimates which will vary with actual construction, and all floor plans, specifications and other development plans are subject to change and will not necessarily accurately reflect the final plans and specifications for the development. ®



Bay

