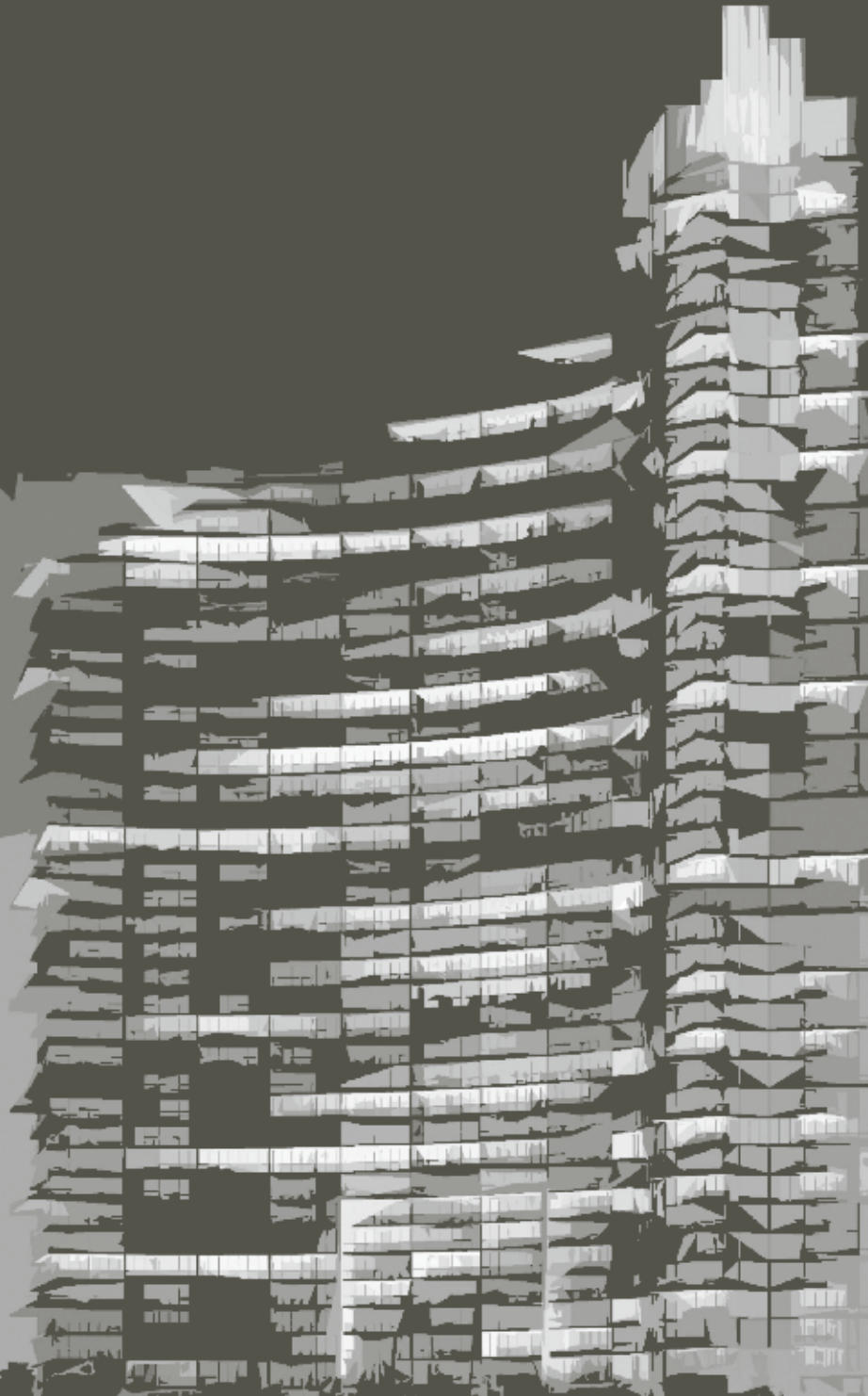




# PARAMOUNT BAY

destination lifestyle



THE ONLY ULTRA LUXURY CHOICE IN THE BISCAYNE CORRIDOR

EXCEPTIONAL  
SOPHISTICATED  
UNIQUE  
ELEGANT

When you set out to create a product that is different from any other, three decades of development and imagination are what create the Paramount Experience that includes innovative design, upgraded finishes, cutting-edge technology and services found anywhere.

Paramount Bay is the only ultra-luxury residence in the Biscayne Corridor of Miami. Part of the proposed ever-growing network of Paramount, this signature building again connects its residents to a world of Paramount that includes a complete lifestyle solution not just in South Florida, but also in other great cities soon.

Paramount is quickly becoming a symbol for excellence, convenience and ingenuity. Every Paramount has the same destination... your lifestyle.

EXCLUSIVE  
FASHIONABLE  
MY NEW HOME  
IMAGINATION  
PARAMOUNT**BAY**



welcome to the world of  
**P A R A M O U N T**

Artist conceptual rendering. Modifications may be made at developer's discretion without prior notice.



“THIS IS AN **ICONIC** MOMENT IN THE REALIZATION OF  
**COSMOPOLITAN MIAMI,**  
A **FUTURIST CITY** NOW COMMENCING LIFE AS A  
**NEW CAPITAL** OF ART, SPORT AND TRADE -  
A **SPIRIT** THAT CAN BE FELT ALL OVER TOWN.”

[ THE NEW YORK TIMES ]



[www.ParamountBayCondos.com](http://www.ParamountBayCondos.com)

INTRODUCING:  
FLOW THROUGH FLOOR PLANS  
PRIVATE ELEVATORS  
EDGEWATER SQUARE  
EXTRAORDINARY THREE STORY LOBBY  
EIGHT FOOT DEEP TERRACES  
THE MARY HOUSE  
INCOMPARABLE FINISHES  
SPECTACULAR BAY VIEWS FROM EVERY RESIDENCE  
FLOOR-TO-CEILING GLASS  
WORLD-CLASS CONCIERGE  
FIRST-OF-ITS-KIND SMART BUILDING WITH P:LINK  
40 SEAT MOVIE THEATER  
DESTINATION LIFESTYLE



[www.ParamountBayCondos.com](http://www.ParamountBayCondos.com)

Artist conceptual rendering. Modifications may be made at developer's discretion without prior notice.



# THERE IS SOMETHING ABOUT EDGEWATER SQUARE

Paramount Bay is "home" to the famed "Mary House" from the movie "Something About Mary" and features Edgewater Square - the first bayfront dining and retail area in the Biscayne Corridor. Here you will enjoy the unique experience of European styled cafes, fine shopping and plaza entertainment that are certain to become the "life" of this neighborhood... just steps away from your home. Your life is now also in the center of your lifestyle.

[www.ParamountBayCondos.com](http://www.ParamountBayCondos.com)



- |                                   |                               |
|-----------------------------------|-------------------------------|
| 1. The Mary House                 | 7. Paramount Bay Townhomes    |
| 2. Two Story Spa & Gym            | 8. Retail                     |
| 3. Restaurant Space               | 9. Edgewater Square Boardwalk |
| 4. Restaurant Space               | 10. West Pool Deck            |
| 5. Exclusive Paramount Style Club | 11. Office Space              |
| 6. Private Movie Theater          |                               |

Artist conceptual rendering. Modifications may be made at developer's discretion without prior notice. Location and proposed amenities may be changed at developer's discretion without prior notice.

WELCOME HOME

[www.ParamountBayCondos.com](http://www.ParamountBayCondos.com)

Paramount Bay residences are designed for both your life and style. Featuring floor-to-ceiling glass, breathtaking views, oversized terraces and innovative floorplans, you will experience Miami like never before.

Artist conceptual rendering. Modifications may be made at developer's discretion without prior notice.

# YOUR KITCHEN

Paramount Bay kitchens are spacious and appointed with the best appliances, countertops and Italian cabinetry. Already premium. Already upgraded. Paramount offers only the finest features with an acute attention to detail.



[www.ParamountBayCondos.com](http://www.ParamountBayCondos.com)



Artist conceptual rendering. Modifications may be made at developer's discretion without prior notice.



[www.ParamountBayCondos.com](http://www.ParamountBayCondos.com)

Artist conceptual rendering. Modifications may be made at developer's discretion without prior notice.

DAY OR NIGHT : LOOKING IN OR LOOKING OUT : THIS IS PARAMOUNT**BAY**

While there are other developments promoting luxury living, few offer what you will experience at Paramount Bay. Both daytime and nighttime experiences feature some of the most breathtaking views in Miami. Your residence will "see" water, islands and sky by day and downtown city lights by night. Flow through floorplans and floor-to-ceiling glass maximize the perfect environment... in the perfect place.

# SOUTHEAST VIEWS

[www.ParamountBayCondos.com](http://www.ParamountBayCondos.com)

From every Paramount Bay residence, you can expect unobstructed views of Biscayne Bay, islands and South Beach. South and West of Paramount Bay you will discover breathtaking perspectives of Downtown Miami, the Biscayne Corridor and the Wynwood Arts District.



[www.ParamountBayCondos.com](http://www.ParamountBayCondos.com)

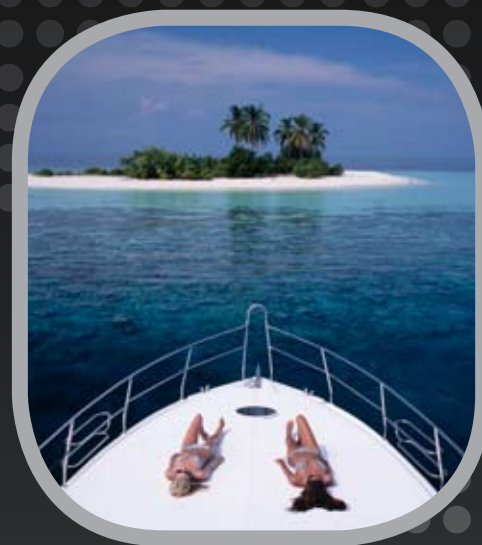
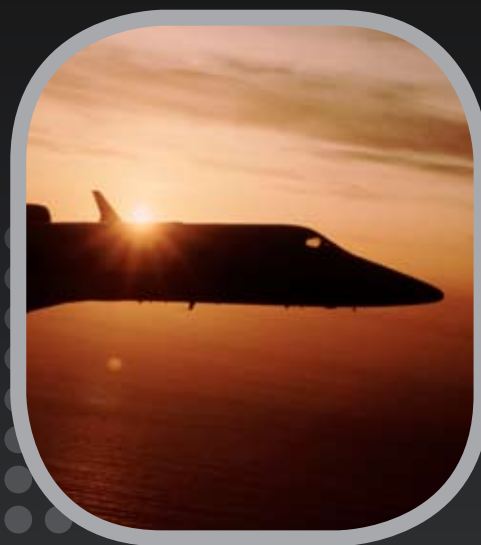
Artist conceptual rendering. Modifications may be made at developer's discretion without prior notice.

# VIP

## PARAMOUNTWORLDWIDE Passport Program

PARAMOUNT has created one of the most comprehensive lifestyle management tools... just for you. Called appropriately the PARAMOUNT Passport, this program not only gives you unprecedented access to everything in our vision for a network of hotels and residential towers, but also creates the opportunity for you to discover New York and Miami like never before.

This members only Paramount Passport is just one more way we offer 24/7 lifestyle to guests and residents. With just the touch of a button on P:Link, a toll free call or by connecting with a P:Agent on-line, the impossible can become your reality. Last minute dinner reservations, front row seats to your favorite concert, luxury accommodations - all now within your reach in these two great cities.



Your essential lifestyle management tool.

PARAMOUNT PASSPORT™ is a registered trademark. Details related to this program may change at the developer's discretion without notice and the photos are only a suggestion as to what this lifestyle management program hopes to offer residents and guests.



### WELCOME TO A SMART WORLD WITH FIBER OPTICS!

Paramount Bay will deploy a revolutionary telecommunications infrastructure that harnesses the power of light to bring you cutting-edge entertainment, voice and internet services. Each service is delivered over a pure fiber optic path that generates unprecedented bandwidth and gives your family unlimited choices in home entertainment, communication, and interactivity.

From IPTV-enhanced Movie channels, to Sports and International programming, to Advanced High-speed Internet, to Phone with Unlimited Calling plans – there are packages to suit everyone's lifestyle. And they all harness the power of Paramount Bay's exclusive fiber optic backbone.

Get ready for the future. Welcome to Paramount Bay.

**IPTV-ENHANCED DIGITAL CABLE** - IPTV is the revolutionary new way to deliver digital cable TV over Fiber Optic connections. You get all the great channels you're used to, PLUS, you get the razor sharp clarity and crystal clear picture only Fiber Optics can deliver!

Included are over 300 channels, an incredible selection of High Definition (HD) Channels, DVR personal recorder service and more. Plus, you can add International channels from over 30 countries.

**FIBER OPTIC HIGH SPEED INTERNET** - Each residence will be pre-wired with advanced Ethernet jacks that connect to the Internet over the building's fiber optic infrastructure. Your Internet access includes a complimentary e-mail address with abundant e-mail storage, anti-virus and anti-spam controls.

**IP-ENHANCED TELEPHONE SERVICE** - Like all of the other amenities available to you as a Paramount Bay resident, your telephone service is second to none. Included in the basic phone package is unlimited local and long distance calling minutes, plus seven extra calling features, like caller ID, call-waiting, and 3-way calling, just to name a few. You can choose to upgrade your service by adding voicemail, additional phone numbers, or advanced web-based features that let you receive your voicemails via e-mail and activate and deactivate calling features via the Internet.

Details related to technology, communication and fiber optics within this building may change at the developer's sole discretion without notice.



# PARAMOUNT

Paramount is proposing to build a network of destinations that will introduce consumers to the future of hotels, residences, medi-spas, mixed use properties and partial ownership. Combining the best offerings of both large hotels and boutiques, Paramount will focus on the individual experience as much as the overall. The Paramount brand has emerged from an intense study of current trends in demographics and international tourism, case studies and the success' of existing products. As a result, the brand distinctions and product range give Paramount competitive advantages that result in something not just "transitional," but life changing for anyone experiencing it. Paramount is the evolution.

## SUPERIOR LOCATION

Every Paramount is in a prime location of its respective city. Whether you are in the heart of downtown or located on oceanfront property, you can always expect the best views and access to the "world" you choose to live in.

## INNOVATIVE ARCHITECTURE

All Paramount buildings are designed to compliment the environment they inhabit. Inside you will discover a style that is created with your comfort, convenience and imagination always in mind.

## TOP-OF-THE-LINE FINISHES

In both kitchens and baths you can expect nothing less than the best when it comes to counter top surfaces, flooring and features in your home. Every stone, wood and metal used in a Paramount residence is hand selected for your building.

## PROPRIETARY TECHNOLOGY

P:LINK is available exclusively at Paramount. Not only are you now "connected" to your building, but you will have access to the "World of Paramount" through a wireless panel in your home... or anywhere else you happen to be.

## PARAMOUNT PASSPORT // CONCIERGE

By coordinating all Paramount properties and complimenting each by the other, you create a network of the world's best concierge services that create lifestyle without limits for you.

## PRIVATE PARAMOUNT CLUBS

We recognize that nothing compares to having a private lounge environment to entertain or relax in. All Paramount buildings feature one-of-a-kind clubs that are exclusive to Paramount owners. Our club lounges will allow you to escape from the crowd and have the intimate and private environment you desire.

## PARAMOUNT STYLE MAGAZINE

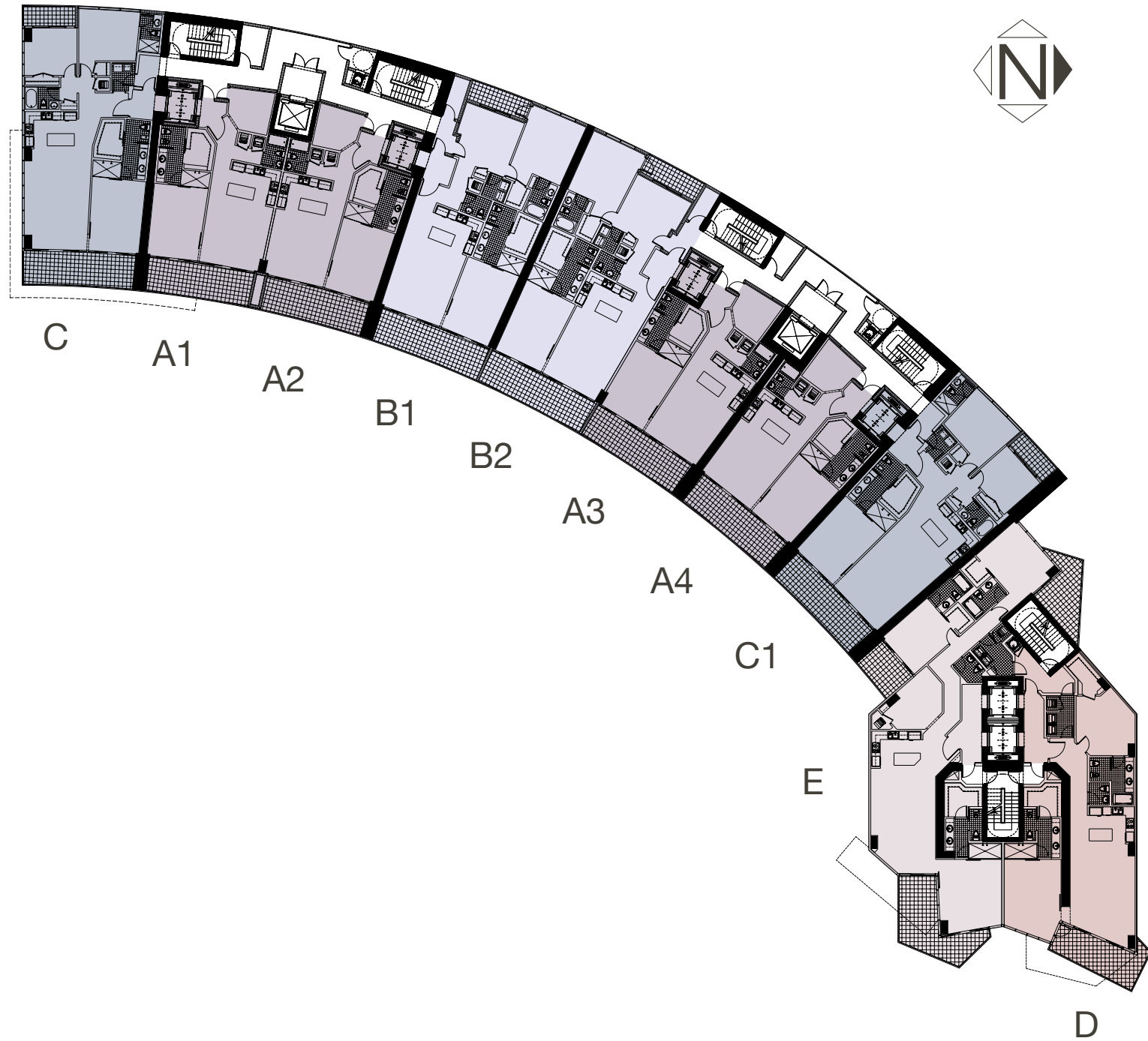
What better way to keep you in style than our own private label magazine, "Paramount Style." As a resident or guest of any Paramount, this magazine will introduce you to an international community of design, trends, fashion and so much more. Additionally, you will always be kept up to date on exciting things in Paramount Worldwide.

## PARAMOUNT EXPERIENCES

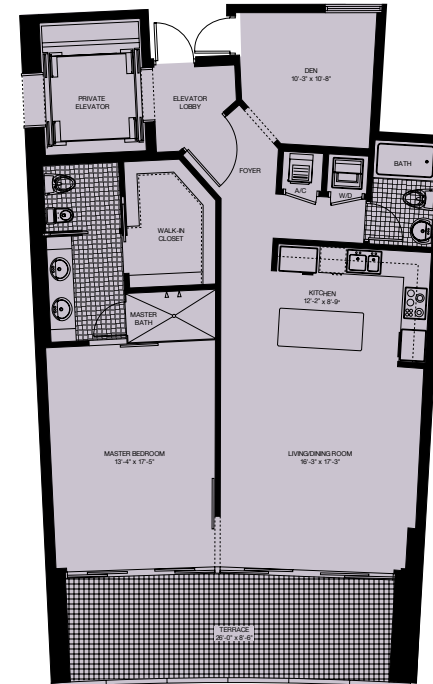
While most places focus on your overall experience, expect Paramount to focus on you, the individual. Everything at Paramount is done consciously to affect your private experience... all the time.

# PARAMOUNT BAY KEYPLAN

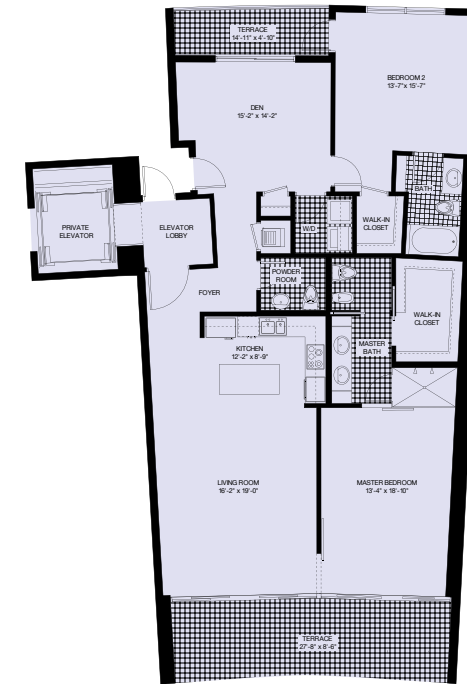
# FLOORPLANS



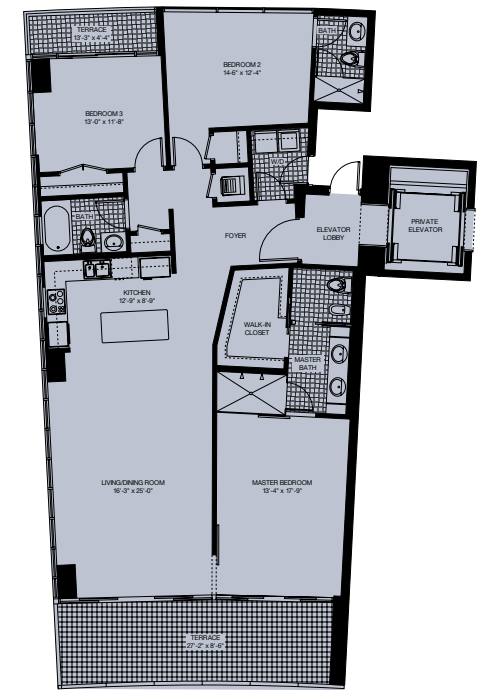
BISCAYNE BAY



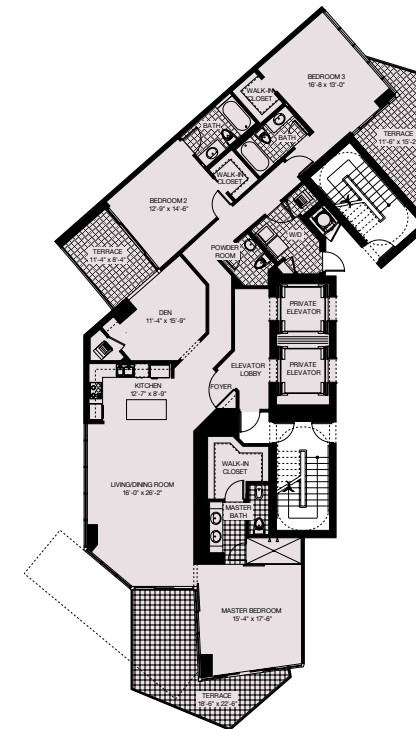
**UNIT A1 / A3 • A2 / A4**  
1 BEDROOM + DEN | 2 BATHS  
**TOTAL 1,468 SQ. FT. 137 M2**  
TERRACE 223 SQ. FT. 21 M2



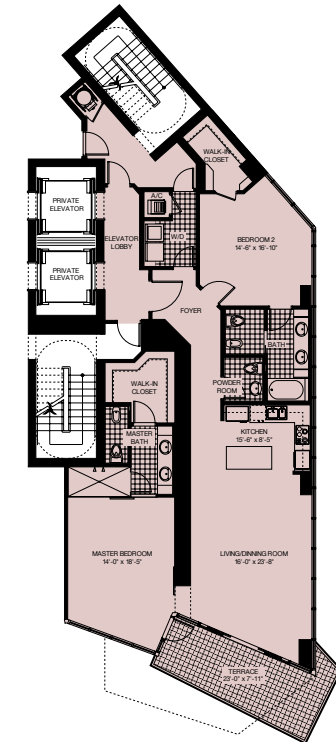
**UNIT B1 / B2**  
2 BEDROOMS + DEN | 2 BATHS  
**TOTAL 2,125 SQ. FT. 199 M2**  
TERRACE 310 SQ. FT. 29 M2



**UNIT C1 / C2**  
3 BEDROOMS | 3 BATHS  
**TOTAL 2,164 SQ. FT. 202 M2**  
TERRACE 299 SQ. FT. 28 M2



**UNIT E**  
3 BEDROOMS + DEN | 3.5 BATHS  
**TOTAL 2,966 SQ. FT. 276 M2**  
TERRACE 511 SQ. FT. 47 M2



**UNIT D**  
2 BEDROOMS | 2.5 BATHS  
**TOTAL 2,037 SQ. FT. 190 M2**  
TERRACE 197 SQ. FT. 18 M2

# FEATURES & AMENITIES

## YOUR PARAMOUNT BAY RESIDENCE FEATURES:

- High-speed Private Elevators and
- Private Elevator Lobbies for Each Residence
- Ten Foot High Ceilings with floor to ceiling glass
- Flow Through Floor Plans
- Generous Eight Foot Deep Terraces
- Paramount Signature Solid Core Entrance Doors
- Top-of-the-line washer & dryer
- Penthouse "Garden-style" Terraces

### YOUR KITCHEN INCLUDES:

- Custom Italian cabinetry
- Imported stone countertops
- Stainless steel Wolf and Sub Zero appliances

### YOUR MASTER BATH INCLUDES:

- Top of the line plumbing fixtures
- Paramount Signature Floating Vanities with double vertical storage units
- Top-grade stone countertops
- Imported marble flooring
- Elegantly detailed designer fixtures and faucets
- Full height glass showers including:
  - Rain shower
  - Handheld shower fixture
  - Relaxation bench

## YOUR PARAMOUNT BAY RESIDENCE AMENITIES:

- All Paramount Bay Residences Feature Spectacular Unobstructed Bay Views
- Designed by world-renowned architectural firm Arquitectonica
- Three Story Grand Lobby with 24-hour Security & Concierge
- Interiors by world-renowned design firm RTKL
- Two Level Glass Walled Fitness Center Overlooking Biscayne Bay
- Gentlemen's and Ladies' dressing rooms with lockers
- Sauna and steam rooms
- Spa and private massage rooms
- Private 40-seat Movie Theater
- Bay front Paramount "Style" Club
- Fully-equipped kitchen
- Billiard table
- Ultra-chic European seating
- Oversized plasma television
- Surround sound stereo system
- Full service bar with private lounge
- Catering service available from restaurants and cafés in Edgewater Square
- Sunrise Swimming Pool Level
- Heated infinity edge swimming pool
- Sunset Swimming Pool Level
- Heated sunset swimming pool
- Outdoor living rooms featuring outdoor beds, cabanas & chaise lounges
- Edgewater Square
- Picturesque waterfront promenade
- Rich pedestrian streetscape with proposed boutique shops and cafes
- Proposed fine dining restaurant located in the historic Mary House featured in the movie "There is Something About Mary".

The features and amenities listed herein are subject to change at the developer's discretion without notice.

Oral representations cannot be relied upon as correctly stating the representation of the developer. For correct representation make reference to documents required by article 20 of the Law # 5038 of 21 November, 1958, the Prospectus of Condominium, to be furnished by a developer to a buyer or lessee. This is not an offer to sell or solicitation of offers to buy the condominium units in States/Countries where such offers of solicitation cannot be made. Equal Housing Opportunity.



ONE OF THE BEST FEATURES OF PARAMOUNT BAY IS THE LOCATION AND THE ACCESS YOU WILL NOW HAVE TO A "WORLD" OF LIFESTYLE.

← 15 MINUTES FROM MIAMI INTERNATIONAL AIRPORT

1 MINUTES FROM A WATERFRONT PARK

8 MINUTES FROM SOUTH BEACH

2 MINUTES FROM DOWNTOWN MIAMI



# destination lifestyle

Located in the Biscayne Corridor, Paramount Bay is now the center of a community that rests on the edge of downtown Miami and neighboring South Beach. Minutes away from anywhere you want to be, while still removed from the complexity of downtown living, this thriving neighborhood includes: restaurants, hotels, grocery stores, boutique retail, antique shopping, houses of worship and more.

Paramount Bay compliments your life... compliments your career... and creates a whole new lifestyle you have been looking for but didn't know where to find..

# DEVELOPER

## RPC HOLDINGS / PARAMOUNT WORLDWIDE

Paramount Worldwide is a forward-thinking development company that is building exclusive properties that cater to the changing lifestyles of owners, guests and residents. RPC Diversified Holdings, Inc. ("RPC"), its parent company, has a proven track record of almost 4,000 completed units with a market value of over one billion dollars and 3,000 units planned or under construction with a market value of over three billion dollars. RPC strategically created Paramount Worldwide to specifically address the market shifts from traditional residential housing to alternative properties in top-tier urban, leisure and resort destinations.



**DEVELOPER**  
RPC / Paramount Worldwide

**SALES AND MARKETING**  
Vistas International  
Paramount International Realty

**INTERIOR DESIGN**  
RTKL

**DESIGN ARCHITECTURE**  
Arquitectonica & Paramount Worldwide

**ARCHITECT OF RECORD**  
Kobi Karp Architects

**ADVERTISING & BRAND DESIGN**  
[www.SaboPlus.com](http://www.SaboPlus.com)

**SALES CENTER ADDRESS:**  
700 N.E. 2nd Avenue,  
Miami, Florida 33132  
305-350-9842

[www.ParamountBayCondos.com](http://www.ParamountBayCondos.com)

