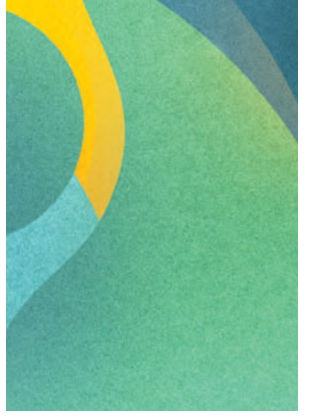
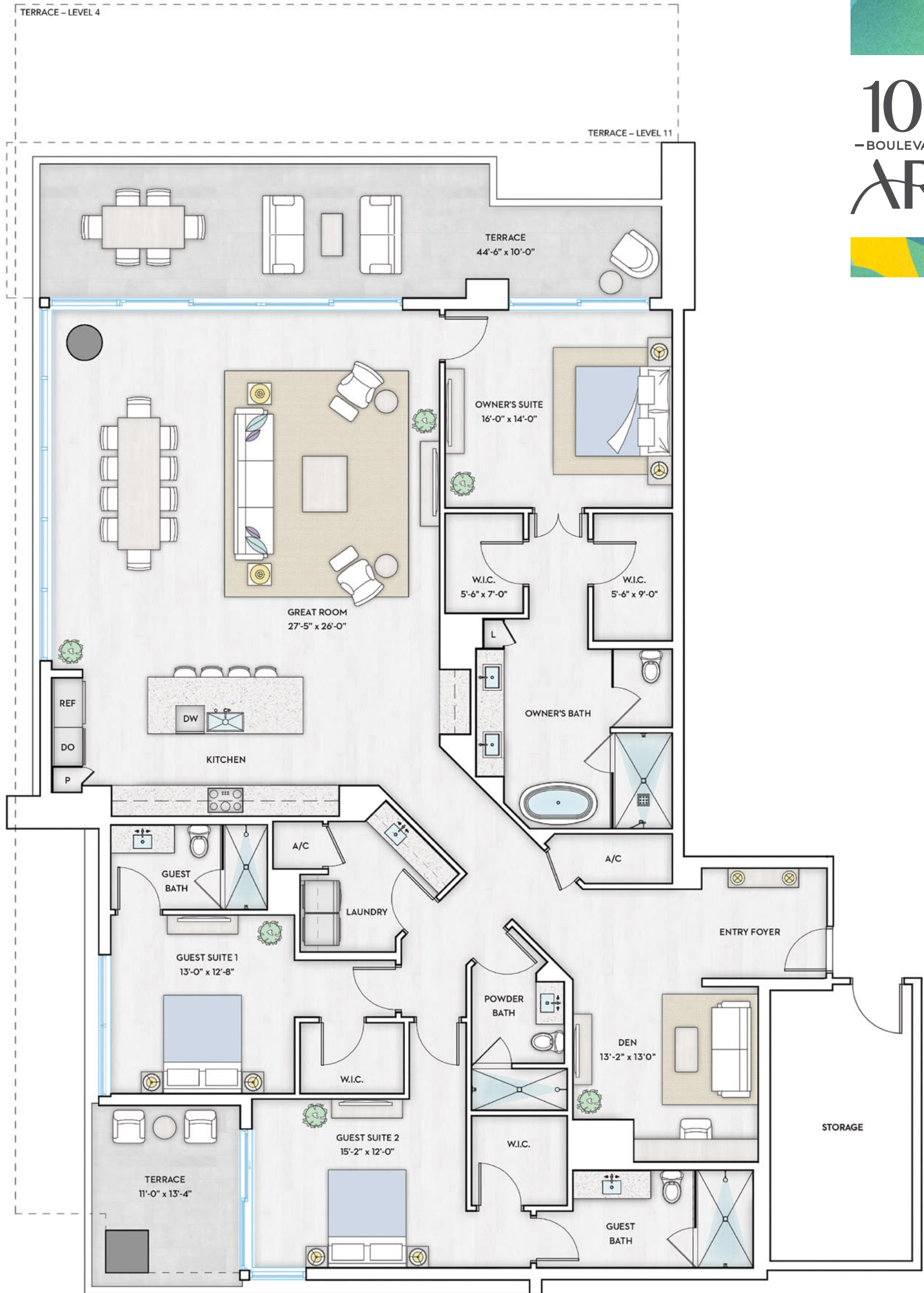


BAY 1 401 RESIDENCE

3 BEDROOMS + DEN | 4 BATHROOMS
LEVELS 4, 6-14



1000
—BOULEVARD OF THE—
ARTS



KOLTERURBAN

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. Stated dimensions are measured to the interior boundaries of the interior walls. For your reference, the area of the Unit, determined in accordance with those defined unit boundaries, is set forth on Exhibit 3 to the Declaration. Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change. Sotheby's International Realty is a registered trademark licensed to Sotheby's International Realty Affiliates LLC. Each office is independently owned and operated. Equal Housing Opportunity. April 2026

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INTERNATIONAL REALTY

INTERIOR	TERRACE LEVEL 4	TERRACE LEVELS 6-10	TERRACE LEVEL 11	TERRACE LEVELS 12-14
3,076 SQ FT	1,366 SQ FT	557 SQ FT	656 SQ FT	557 SQ FT
Total	4,412 SQ FT	3,633 SQ FT	3,732 SQ FT	3,633 SQ FT

*At Level 4, Guest Suite 2 west window eliminated.

