QUADRO

MIAMI DESIGN DISTRICT

OWN. LIVE. SHARE.

ART-INSPIRED RESIDENCES IN THE HEART OF THE MIAMI DESIGN DISTRICT

EQUAL HOUSING OPPORTUNITY

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. For New York residents only, see the State of New York CPS-12 Application File No. CP20-0037. All prices, plans, specifications, features, amenities and other descriptions are preliminary and are subject to change without notice, as provided in your purchase agreement. 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. For further information about the square footage of each Unit, see the Declaration or ask the Developer for details. Photographs depict certain current views, which are not identical from each unit. No guarantees or representations whatsoever are made that existing or future views of the project and surrounding areas depicted herein, will be provided or, if provided, will be as depicted or described herein. Any view from an unit of from other portions of the property may in the future be limited or eliminated by future development or forces of nature and the developer in no manner guarantees the continuing existence of any view. The photographs contained in this brochure may be stock photography or have been taken off-site and are used to depict the spirit of the lifestyle to be achieved rather than any that may exist or that may be proposed, and are merely intended as illustration of the activities and concepts depicted therein. Interior photos shown may depict options and upgrades and are not representative of standard features and may not be available for all model types. All fixtures, furniture and items of finish and decoration of units described herein are for display only and may not to be included with the unit, unless expressly provided in the purchase agreement. Ceiling heights are measured from top of slab to top of slab. As a result, actual clearance between the top of the finished floor coverings and the underside of the finished ceiling, drop ceiling or soffits will be less. All ceiling heights are approximate and subject to change. The ability to rent units on a short term/transient basis exists only if: (i) the condominium association complies with the local ordinances and laws regarding short term rentals and (ii) the owner of the units comply with the terms and conditions of the condominium documents. Accordingly, the Developer makes no guarantee that short term rentals will be permissible at this condominium now or in the future. Any and all reference to and/or renderings of The Miami Design District and other nearby facilities, shops, restaurants, etc. are not owned or operated by the Developer. As such, the Developer has no control over these areas and there is no guarantee that they will continue to exist or be operated as described herein. This condominium was developed by 3900 Bayviews LLC, a Florida Limited Liability comapny ("Developer"), which has a limited right to use the trademarked names and logos of ALTA Developers ("ALTA") pursuant to a license and marketing agreement with ALTA. Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by ALTA and you agree to look solely to Developer (and not to ALTA and/or any of its affiliates) with respect to any and all matters relating to the marketing and/or development of the Condominium and with respect to the sales of units in the Condominium. The project graphics, renderings and text provided herein are copyrighted works owned by the Developer. All rights reserved. Unauthorized reproduction, display or other dissemination of such materials is strictly prohibited and constitutes copyright infringement.

BOUTIQUE LUXURY LIVING

RENTAL FLEXIBILITY ON YOUR OWN TERMS

Completed in 2019 and available for immediate occupancy, Quadro is the first resort-style boutique condominium optimized for short-term use in the Miami Design District. Discover the luxury of space and the privilege of a coveted location with 198 expansive residences and over 22,000 square feet of indoor and outdoor amenities just steps from Miami Design District and minutes from South Beach. Over 500 pieces of original artwork, commissioned exclusively for Quadro, infuse the lobby and corridors with a creative vibe inspired by South Florida's vibrant tropical culture. A lushly landscaped pool terrace takes Quadro's unique lifestyle into the skyline.

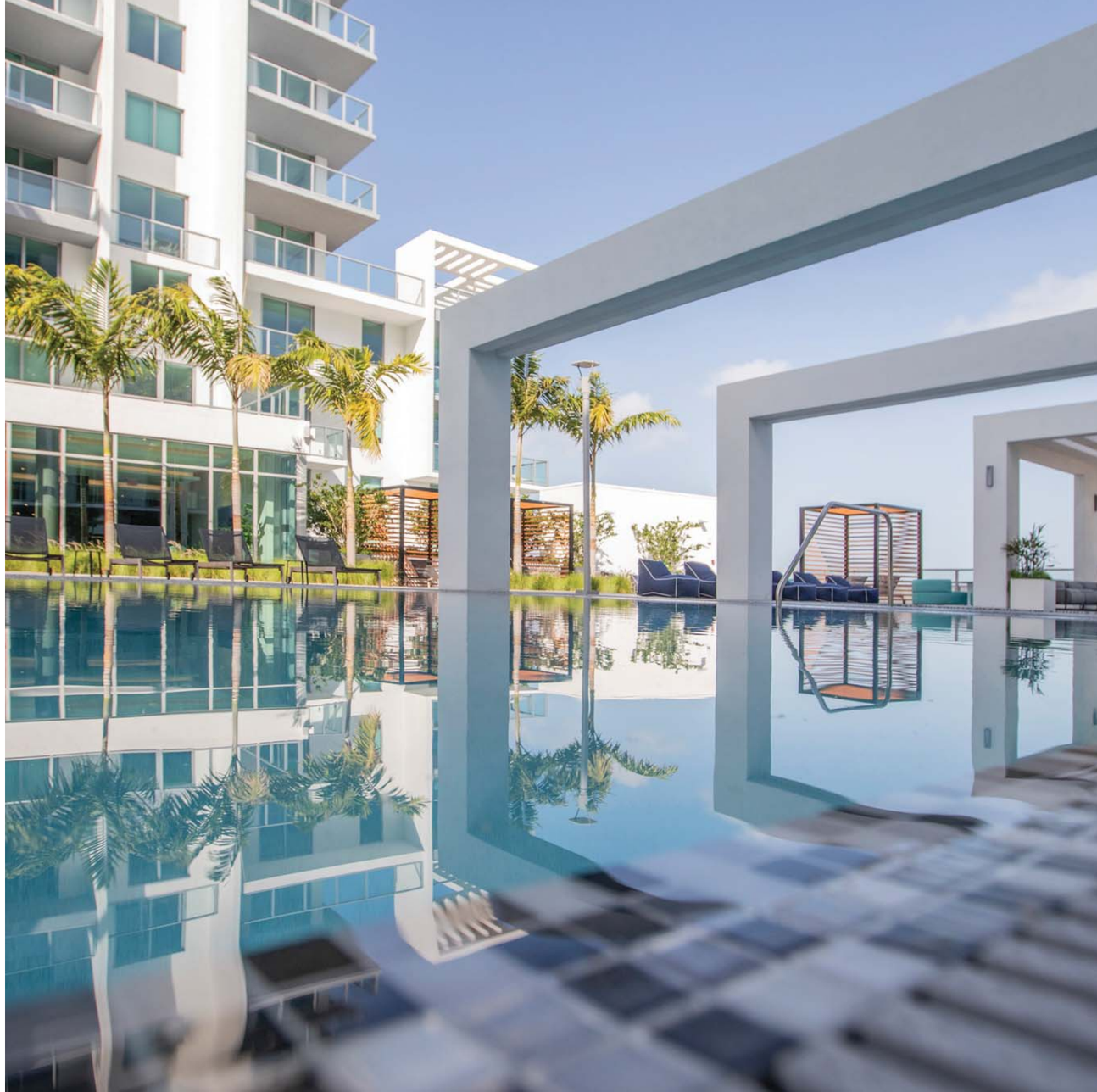
Studios, one and two-bedroom residences with sleek modern finishes, airy open-plan interiors, floor-to-ceiling windows, and private balconies are surrounded in a panorama of breathtaking Biscayne Bay and Miami skyline views. Available with furnishing and turnkey packages, Quadro's residences offer incomparable convenience and flexibility.

CONTEMPORARY TROPICAL CHIC

ARCHITECTURE INSPIRED BY MIAMI

Quadro provides residents with luxurious living inspired by the culture and natural landscape of Miami. Crisp modernist architecture, large private balconies, and floor-to-ceiling windows capture the essence of the city's contemporary lifestyle and make breathtaking views a part of the everyday experience.

Arrivals are momentous under the sweeping curve of the building's dramatic porte cochère where palm trees rise through the canopy like works of art. At the sixth floor, the expansive amenities deck offers an array of captivating views of the city skyline, the Miami Design District, and Biscayne Bay.



BREATHTAKING PANORAMIC VIEWS FROM BISCAYNE BAY TO THE MIAMI SKYLINE

DISCOVER RESORT LIVING WITH TURNKEY SERVICE

ENVIABLE LIFESTYLE, VALUABLE BENEFITS

With its year-round calendar of world-class arts and cultural events, extraordinary tropical climate, and brilliant array of sporting opportunities, Miami has become an internationally renowned destination for discerning travelers and a popular choice for second homes. Quadro offers elegant optional furniture packages by Sette Interior Design and comprehensive optional turnkey unit management by Nomada Residences to make every moment spent in Miami truly effortless for owners who wish to enjoy the benefits of renting out their residence on a short-term, seasonal, or long-term basis.

BENEFITS FOR OWNERS

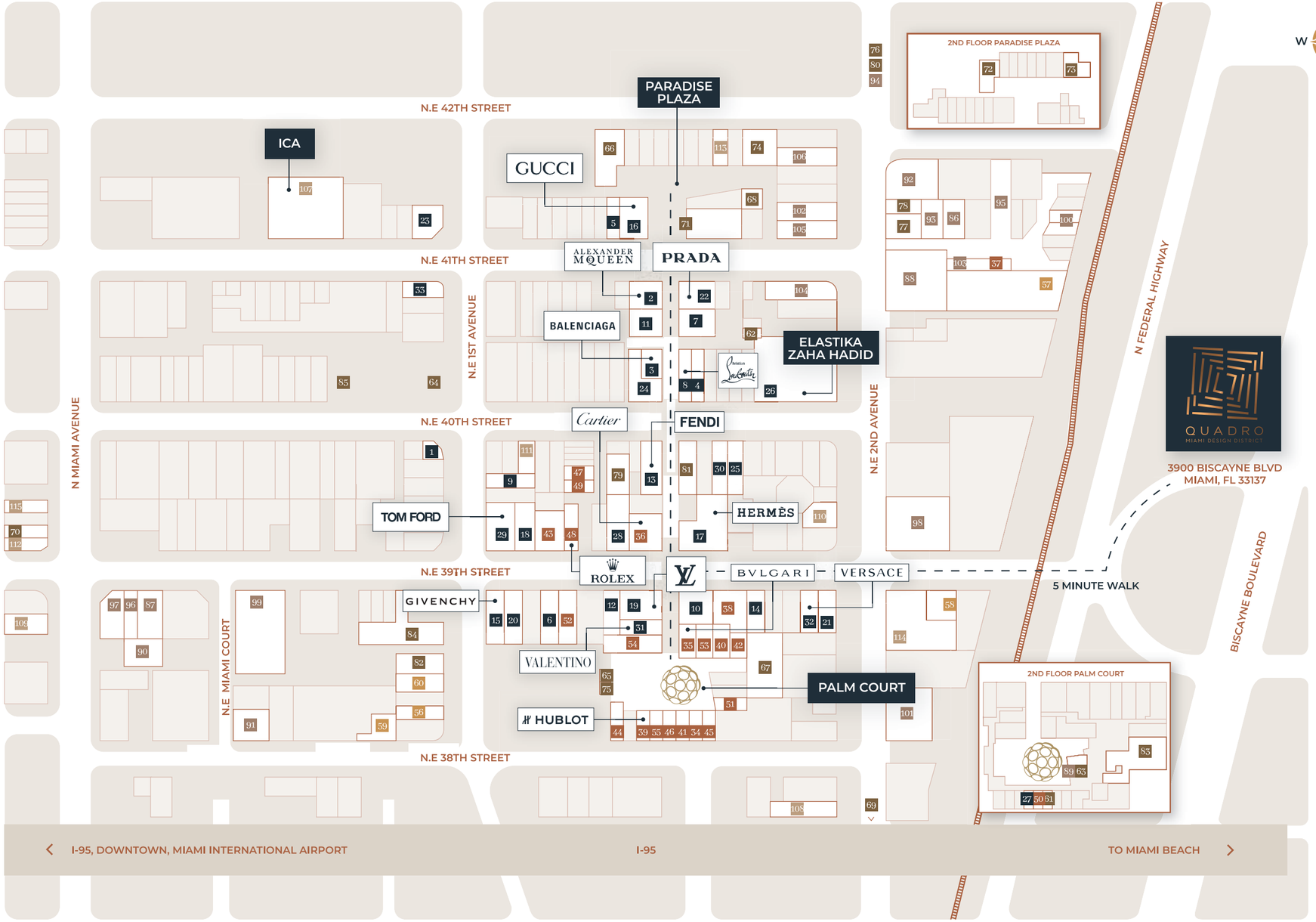
- Open now for immediate occupancy
- Rental flexibility: short-term, nightly, weekly, monthly, seasonal, and long-term stays
- Turnkey furniture packages available by Sette Interior Design
- Choose the optional unit management program by Nomada Residences to take care of everything from the setup of your unit to the management of your tenants

QUINTESSENTIAL MIAMI

AT THE NEXUS OF ART, DESIGN & CULTURE

Located on Biscayne Boulevard, Quadro places residents where Miami's finest destinations for culture, cuisine, art, and entertainment come together. It is easily accessible to Miami's dynamic financial and business districts as well as the sandy beaches and trendy nightclubs of Miami Beach. With everything so conveniently close, minutes away by car or walking, Quadro is ideal for those who wish to make the most of every minute they spend in the city.

The internationally renowned and ultra-chic Miami Design District, just steps away, offers residents of Quadro an extraordinary array of boutiques to choose from, including Burberry, Cartier, Gucci, and Hermès. Beyond fashion and jewelry, Miami Design District is also home to museums, galleries, and a delightful variety of dining establishments, including the Baccarat Boutique BBar And Lounge, L'Atelier de Joel Robuchon, and Michael's Genuine Food & Drink.



FASHION

1. ALICE AND OLIVIA
2. ALEXANDER MCQUEEN
3. BALENCIAGA
4. BERLUTI
5. BOTTEGA VENETA
6. BURBERRY
7. CELINE
8. CHRISTIAN LOUBOUTIN
9. COS
10. DIOR
11. DOLCE & GABBANA
12. ERMENEGILDO ZEGNA
13. FENDI
14. GIORGIO ARMANI
15. GIVENCHY
16. GUCCI
17. HERMÈS
18. LANVIN
19. LOUIS VUITTON
20. MAX MARA
21. MIU M IU
22. PRADA
23. RAG & BONE
24. SAINT LAURENT
25. SALVATORE FERRAGAMO
26. THOM BROWNE
27. TIGHEMI
28. TOD´S
29. TOM FORD
30. TORY BURCH
31. VALENTINO
32. VERSACE
33. WARBY PARKER

JEWELRY & WATCHES

34. A. L ANGE & SÖHNE
35. BVLGARI
36. CARTIER
37. DANIELLA KRONFLE
38. HARRY WINSTON
39. HUBLOT
40. IWC SCHAFFHAUSEN
41. JAEGER-LECOULTRE
42. JASON OF BEVERLY HILLS
43. OMEGA
44. PANERAI
45. PARMIGIANI FLEURIER
46. PIAGET
47. ROBERTO COIN
48. ROLEX
49. SEIKO
50. SEVAN BIÇAKÇI
51. TAG H EUER
52. TIFFANY & CO
53. VACHERON CONSTANTIN
54. VAN CLEEF & ARPELS
55. VHERNIER

FITNESS

56. AHANA YOGA
57. AVIVA PILATES
58. DBC FITNESS
59. ORANGE THEORY
60. RISE NATION

RESTAURANTS

61. ABACO WINES & WINE BAR
62. AUBI & RAMSA
63. BACCARAT BBAR & LOUNGE
64. BODEGA TAQUERIA Y TEQUILA
65. ELLA
66. EMBER
67. ESTEFAN KITCHEN
68. FROHZEN
69. GHEE INDIAN
70. HARRY'S PIZZERIA
71. JAPOW SHAVED ICE
72. KAIDO
73. L'ATELIER DE JOËL ROBUCHON
74. LE JARDINIER
75. MAD LAB CREAMERY
76. MANDOLIN AEGEAN BISTRO
77. MC KITCHEN
78. MERCATO
79. MICHAEL'S GENUINE FOOD & DRINK
80. MRS. MANDOLIN
81. OTL
82. PURA VIDA
83. POLITAN ROW MIAMI
84. SWAN & BAR BEVY
85. YOSO SUSHI

HOME DECOR

86. ADRIANA HOYOS
87. ARMANI/CASA
88. B&B ITALIA
89. BACCARAT
90. CERAMIC MATRIX
91. CITCO
92. DESIGN WITHIN REACH
93. DISEÑO
94. EMILIO ROBBA
95. HAUSSCAPE
96. ITALIAN LUXURY DESIGN
97. KARTELL
98. LUMINAIRE LAB
99. LUXURY LIVING
100. MIAMI HOME DESIGN
101. MINOTTI
102. MOLTENI & C DADA
103. OGGETTI
104. ORNARE
105. POLIFORM
106. POLTRONA FRAU

MUSEUMS & GALLERIES

107. INSTITUTE OF CONTEMPORARY ART MIAMI
108. ISTITUTO MARANGONI
109. LOCUST PROJECTS
110. MAMAN FINE ART
111. MARKOWICZ FINE ART
112. MIAMI SYMPHONY ORCHESTRA
113. OPERA GALLERY
114. PERFORMING ART POP-UP
115. SWAMPSPACE

MIAMI DESIGN DISTRICT

Sophisticated art galleries, luxury home and fashion boutiques, top restaurants, and lively cafés are all just a short stroll from Quadro's elegant porte cochère entry in the Miami Design District. Throughout the year, the 7,000 square foot Palm Court hosts special events including fashion shows, private dinners, music performances, and public art installations.

PIAGET

Theory

AT YOUR DOORSTEP

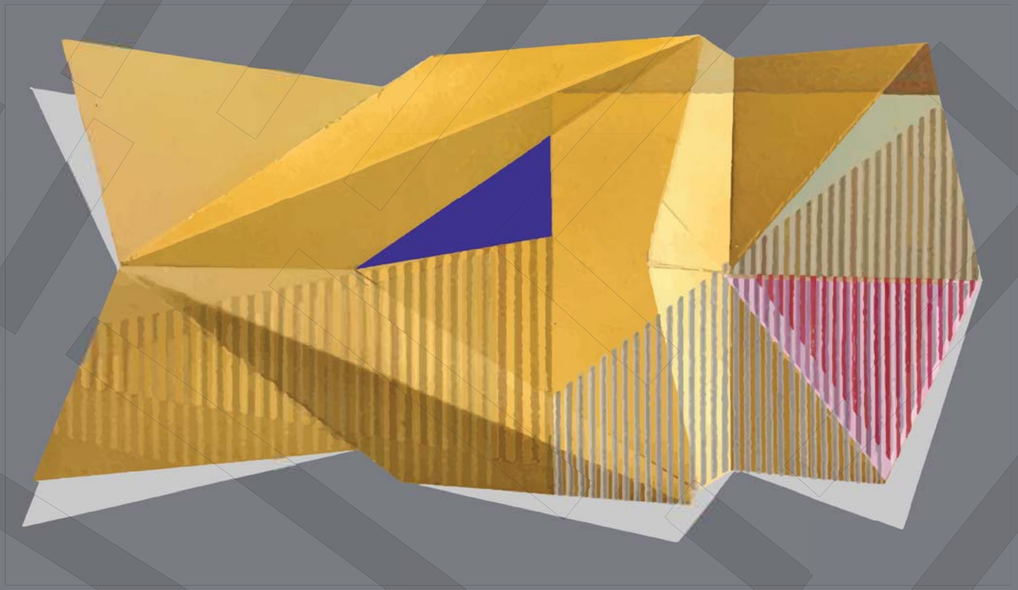
- Miami Design District – seconds away
- Biscayne Bay – 2 minutes
- Wynwood – 5 minutes
- Bay Point – 5 minutes
- South Beach – 10 minutes
- Adrienne Arsht Center for the Performing Arts – 8 minutes
- Pérez Art Museum Miami – 8 minutes
- Phillip and Patricia Frost Museum of Science – 8 minutes
- Miami International Airport – 8 minutes
- Museum Park – 10 minutes
- American Airlines Arena – 10 minutes
- Brickell City Centre – 13 minutes
- Aventura – 20 minutes
- Fisher Island Ferry – 15 minutes

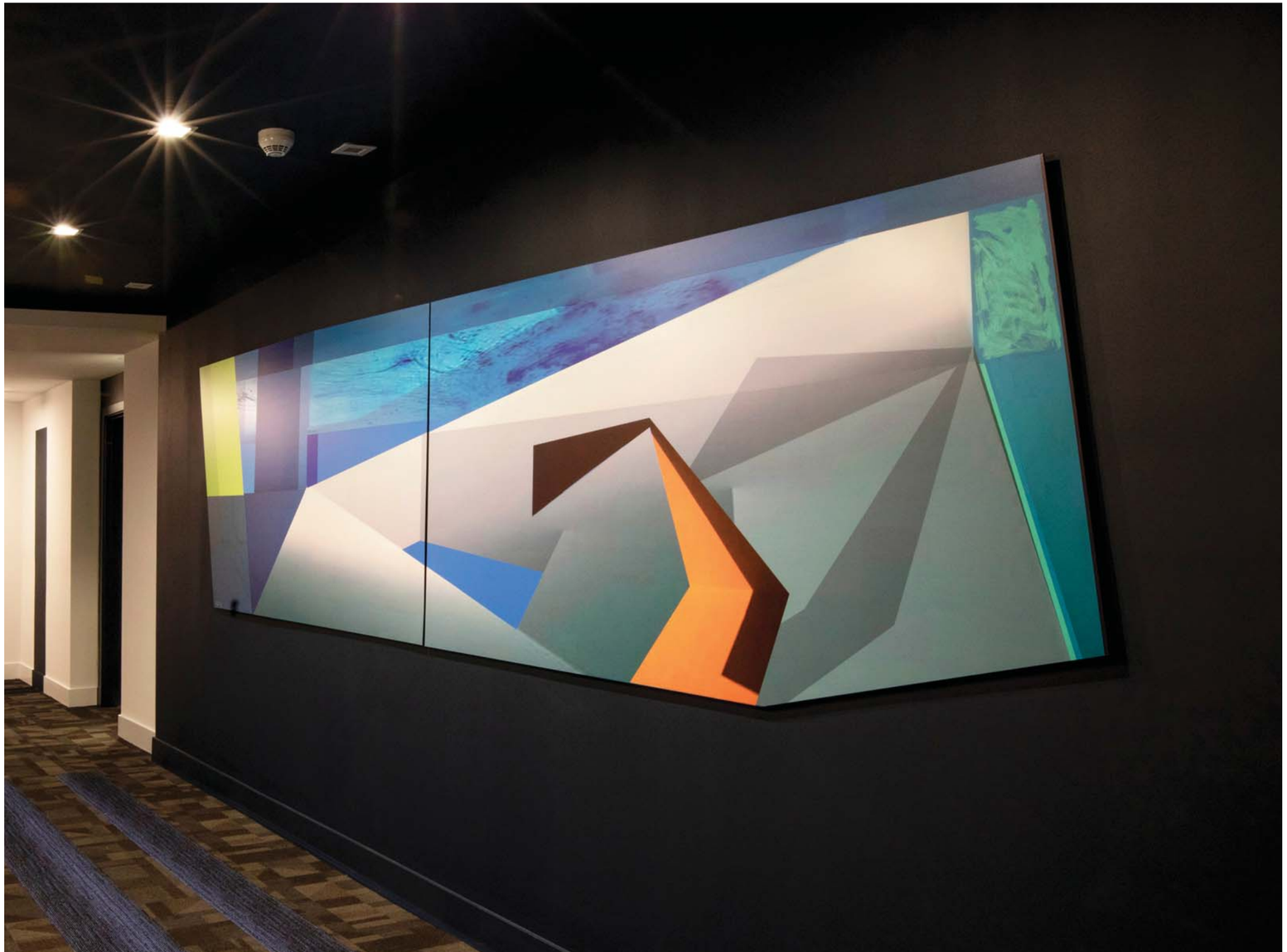
QUADRO
AT DESIGN DISTRICT

ART WITH DNA

OVER 500 ORIGINAL WORKS OF CUSTOM ART

Under the direction of founder Francisco del Río, Art with DNA, a diverse team of artists and designers has created over 500 original works of art and installations custom-made especially for Quadro. Inspired by South Florida's sparkling coastline and Miami's vibrant culture, tropical colors, and bold shapes, the commissioned art pieces range from the dramatic porte cochère and wall treatments in corridors, vestibules, and the lobby to exterior wall art and sculptures.





DESIGNED FOR THE ULTIMATE LIFESTYLE, OPTIMIZED FOR FLEXIBLE LIVING

LUXURY LIVING & FIVE-STAR SERVICES

INSPIRED SPACES FOR FITNESS, WELLNESS, AND RELAXATION

INDOOR AMENITIES

From top-of-the-line fitness equipment and sophisticated spaces to work, relax, and socialize, Quadro offers residents an exclusive private community.

- Elegant lobbies & lounge area featuring avant-garde art installations
- High-tech on-demand fitness center
- Yoga and spinning studio
- Poolside lounge with indoor kitchen and bar
- Game room and conference area

OUTDOOR AMENITIES

Poised at the sixth floor and surrounded by panoramic Biscayne Bay and Miami skyline views, the amenities deck at Quadro brings luxury resort-style relaxation to residents' doorsteps.

- Landscaped amenities deck with pool and cabanas
- Outdoor wet bar with summer kitchen and BBQ stations
- Outdoor dining and lounge area

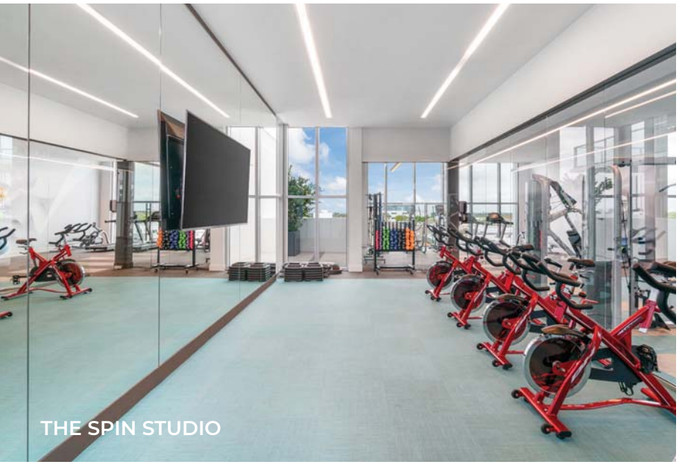
FEATURES & SERVICES

Steps from the Miami Design District, Quadro welcomes residents in an avant-garde grand entrance. With features that simplify shopping and pet care, among other daily necessities, Quadro has been designed to make everyday living effortlessly elegant.

- Two separate towers that create exclusivity, each with their own lobby & entry
- Over 500 custom works of art by Art with DNA
- Exterior art
- Porte cochère entry showcasing sculptures in motion
- State-of-the-art self-service pet washing facility
- Air-conditioned bike room & repair station
- Electric car charging stations
- Luxer One smart package system
- Access-control system throughout
- 24-hr Front desk
- On-call maintenance
- Valet parking
- Pool attendant and towel service
- VIP Concierge services available seven days a week
- Ground floor retail areas

THE LOUNGE KITCHEN

THE GAME LOUNGE



THE SPIN STUDIO

THE FITNESS CENTER

THE POOLSIDE LOUNGE

EXPANSIVE, LIGHT-FILLED RESIDENCES

SOPHISTICATED INTERIORS

Quadro's two sleek 12-story towers offer 198 exceptionally spacious art-inspired residences with panoramic Biscayne Bay-to-Miami skyline views, private balconies, and sophisticated interiors.

RESIDENCE HIGHLIGHTS

- Fully finished, move-in ready residences
- Studios, 1 & 2-bedroom residences ranging from 548 SF to 1,280 SF
- Oversized balconies up to 1,302 SF in select residences
- Open concept kitchen & living room
- High-ceilings throughout — 9ft to 13ft
- Floor-to-ceiling windows in select units
- Latch keyless unit entry
- Nest thermostats
- Washer and dryer

INTERIOR DESIGN HIGHLIGHTS

- Italian porcelain tile flooring throughout
- Custom, designer lighting package
- Modern, white roller shades & blackouts
- Stainless steel appliances
- European self-closing cabinetry
- Sleek COMPAC quartz countertops in kitchen and bathrooms

SURROUNDED BY THE CITY LIGHTS

AN EXCEPTIONAL TEAM

EXPERIENCE, VISIONARIES & CREATIVITY

Quadro was envisioned and brought to life by an exceptional team offering deep experience in South Florida and worldwide. Working together, they have created a landmark as visionary as it is valuable.

DEVELOPER

Alta Developers is a South-Florida based real estate development firm, whose Principal & CEO Raimundo Onetto has been involved in some of the most noteworthy additions to the South Florida real estate landscape, with current projects such as EON Flagler Village, Pacifica Boynton Beach, Neovita Doral, VESTA at Neovita Doral, and past projects such as One Paraiso, Le Parc at Brickell, Quantum on the Bay, Metropolis at Dadeland, among others. These properties have been ahead of the curve from the start of each project often leading the way for future development in the areas and neighborhoods they occupy. Through advanced aesthetics and technology, Alta Developers develops with a commitment to environmental sustainability and cultural integrity, ensuring a continued stature as landmark properties in a particular destination. To date, this smart, thorough approach to development has resulted in being ever watchful for future opportunities in emerging neighborhoods throughout Miami, Fort Lauderdale, Boynton Beach, and beyond. Alta is continuing to curate and design new developments in key markets – A few include Pinecrest Views, Alta 9600, EON Flagler Village Phase II, and 250 Bird.

ARTWORKS & INSTALLATIONS

Founded by Francisco del Río, Art with DNA is a Chilean studio dedicated to creating art that relates to the architecture, landscape, and interior design of a certain space. To do so, they first understand their clients and then develop a unique concept that defines them. Later they transform that concept into art pieces. Art with DNA believes art can transform any space into a special and unique one by adding character to it. Art can help clients realize the potential of places and organizations. They understand the need to create places that people aspire to live and work in, and they clients achieve that potential by creating personalized and unique art projects for them.

ARCHITECTURE

Behar Font & Partners, P. A. is a professional organization dedicated to the practice of architecture, planning, and interior design. Their principals have a combined total of 65 years of architectural experience and, as such, have served as architects and designers for a wide variety of project types. This varied experience includes retail facilities from individual stores to shopping malls, residential facilities from single-family residences to multi-unit complexes, professional office centers, religious architecture, governmental facilities, educational facilities and multi-use complexes. Confident in their ability and experience, they continue to dedicate themselves to the design of creative, functional, flexible and efficient projects.

QUADRO

MIAMI DESIGN DISTRICT

QUADRORESIDENCES.COM