

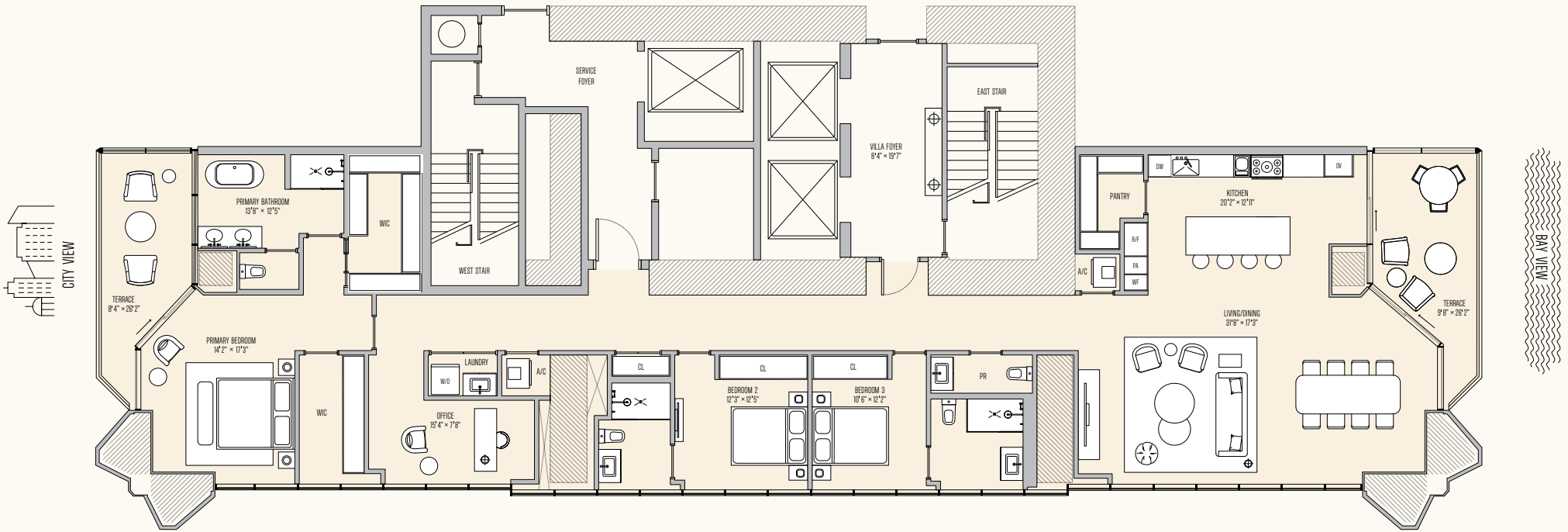
INTERIOR: 2,936-2,972 SF | EXTERIOR: 297-350 SF | TOTAL: 3,367-3,302 SF

# VILLA MIAMI

## VILLA MEZZO

SE 3 BEDROOMS + OFFICE

3 BEDROOMS + OFFICE | 3 BATHROOMS | 1 POWDER ROOM | 2 PRIVATE TERRACES



305 503 0471 | INFO@VILLAMIAMI.COM

The Condominium is not owned, developed, or sold by Major Food Groups or its affiliates ("MFG"). This condominium is being developed by 710 Edge Property, LLC, a Delaware limited liability company ("Developer"), which has a limited right to use the trademarked names and logos of Terra, One Thousand Group and which uses the Villa marks under a license from MFG, which has not confirmed the accuracy of any of the statements or representations made about the project by the Developer. Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by Terra, One Thousand Group or MFG and you agree to look solely to Developer (and not to Terra, One Thousand Group or MFG and/or its or their 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. 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 this floor plan be considered an offer to sell, or solicitation of an offer to buy, condominium units in New York or to residents of New York, or residents of any other jurisdiction were prohibited by law. 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 prohibited. No real estate broker or sales agent (whether engaged by either developer or not) is authorized to make any representations or other statements regarding the project and no agreements with, funds paid to or other arrangements made with any real estate broker are or shall be binding on the Developer. The sketches, renderings, graphic materials, plans, specifications, terms, conditions and statements contained in this floor plan are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of same in its sole discretion and without prior notice. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same. The Developer expressly reserves the right to make modifications, revisions, and changes it deems desirable in its sole and absolute discretion. The floor plan, unit layout, locations of windows, doors, closets, plumbing fixtures, mechanical equipment, appliances, structural elements, architectural design elements, views, and the uses, configurations, and entries to rooms may change based on final approved plans, permitting, and completed construction. The furniture plan and the uses of space illustrated are suggested uses only and not intended to guaranty or represent any specific use of space. Consult only the Developer's Prospectus for the Condominium to learn terms, conditions, specifications, estimated costs, and to learn what is included with a Unit purchase and how to calculate the Unit size. The balconies depicted are conceptual and the size will vary based on a final permitting and completed construction. ☒

