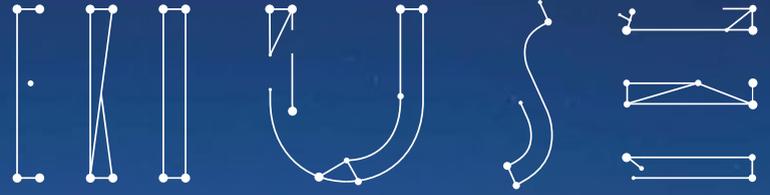


MUSE

OCEANFRONT RESIDENCES

*Inspiration is An Elusive Element of
The Human Experience*



68 OCEANFRONT INSPIRATIONS

SUNNY ISLES BEACH

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IDYLLIC

Theme

Residence Features

With incredible panoramic ocean and intracoastal views, each residence is delivered fully finished with inspired interiors and outdoor living spaces by Troy Dean. Interiors feature beautiful 8-foot Italian entry doors, exquisite marble and wood flooring, custom Italian cabinetry and personalized art from Helidon Xhixha.

- » Delivered fully finished
- » 12-foot ceilings with floor-to-ceiling windows
- » 60-foot-wide and up to 38-foot-deep terraces
- » Outdoor living spaces complete with summer kitchens and weather-resistant entertainment systems
- » 8-foot-tall Italian entry doors
- » Two private elevators and one service elevator
- » Custom Smart Tech 2.0
- » Exquisite marble and wood flooring throughout residences
- » Common areas by Antrobus + Ramirez
- » Inspired residence interiors by Troy Dean Interiors
- » Panoramic ocean and Intracoastal views
- » Master bathrooms feature Dornbracht and Duravit fixtures
- » Custom concealed Italian cabinetry
- » Midnight bar in master suite

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Interiors inspired by Troy Dean

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A VIVID *Scene*

Fully Finished Homes

Throughout each facet of MUSE, a promise is kept; to redefine expectations and boundaries. With a drive to fulfill this promise, each home incorporates a customized choice of finishes. Residences will be delivered fully finished, and equipped with all appliances and fixtures. Designs inspired by Troy Dean Interiors offer buyers a choice in exquisite flooring and countertop materials, paint selections and lighting.

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Blueprint of
INGENUITY

World-Class Architecture

In a first-time collaboration between the world-renowned designer Carlos Ott and the innovative architectural firm Sieger Suarez, MUSE is an unparalleled, visually stunning boutique high-rise. Placed upon a pristine, exclusive oceanfront, MUSE features an unmarred lower-level appearance, with a parking garage folded into the building itself, allowing residents to enter directly into the lobby upon arrival. The tranquil vanishing-edge pool sits glistening, overlooking the ocean, just steps outside the building's ground level. Two residences divide each floor and run the full 60-foot width of the tower, with balconies at the same incredible width offering expansive outdoor living and breathtaking ocean and intracoastal views.

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CARLOS OTT + sieger suarez



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State-of-the-Art
PREMINENCE

Revolutionary Smart Home Features

Unparalleled technology brings futuristic elements of convenience to these smart homes, leaving you with peace of mind and more time to enjoy your own slice of paradise.

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Climate, lighting and security combine to form the unparalleled technology incorporated into each MUSE residence. Cutting-edge smart home features in every home create a seamless blend of convenience, intelligence and elegance.

SMART IHOME SYSTEM

Each residence offers an unprecedented level of efficiency through a smart home technology experience that includes integrated audio, video and lighting systems.

BIOMETRIC TECHNOLOGY

Top of the line biometric safes are in every master suite and personalized to open to your fingerprint.

HOME SURVEILLANCE

A high definition camera provides home surveillance for the entry foyer of every residence. The footage can be displayed on iOS or Android devices inside the home or remotely from all over the world.

ADVANCED LIGHTING

All residences come equipped with a contemporary Lutron lighting control package with dimmers and recessed lighting and wiring for Lutron motorized shades.



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Awaken your senses with the vivid hues of blue surrounding your private boutique residence. This oceanfront gem provides a panoramic backdrop of ocean waves and white sandy shores. Enjoy expansive balconies offering 180-degree views of the ocean and beyond.

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Pure
FORM

The Kitchen Experience

The decadent kitchens are fit for a world-class chef, brimming with artistic design details and state-of-the-art appliances. The latest Sub-Zero and Wolf models, including expansive wine storage, are surrounded by endless marble countertops and exquisite custom Italian cabinetry.

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In Every
DETAIL

The En Suite

Marble-covered bathrooms feature Dornbracht and Duravit fixtures, oversized soakers and floor-to-ceiling windows with countless other trimmings, all at the exceptional caliber found in every detail of MUSE.

Vast built-out, walk-in closets in the master bedrooms feature custom designed closet doors with leather inserts and pre-installed shelving and drawers. The lights go up as soon as the room is entered at any hour of the night.

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THE TV SCREEN DISPLAYS A NEWS BROADCAST AND A WEATHER FORECAST. THE TV SCREEN IS A REPRESENTATION OF THE TV SCREEN AS IT MAY APPEAR IN THE PARTICULAR UNIT WITHIN THE CONDOMINIUM. ORAL REPRESENTATIONS MADE BY SALES PERSONNEL OR ANY OTHER REPRESENTATIVE OF THE DEVELOPER ARE SUBJECT TO THE WRITTEN REPRESENTATIONS AND DISCLAIMERS CONTAINED IN THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY THE APPLICABLE LAWS. THE TV SCREEN IS NOT A REPRESENTATION OF THE TV SCREEN AS IT MAY APPEAR IN THE PARTICULAR UNIT WITHIN THE CONDOMINIUM.



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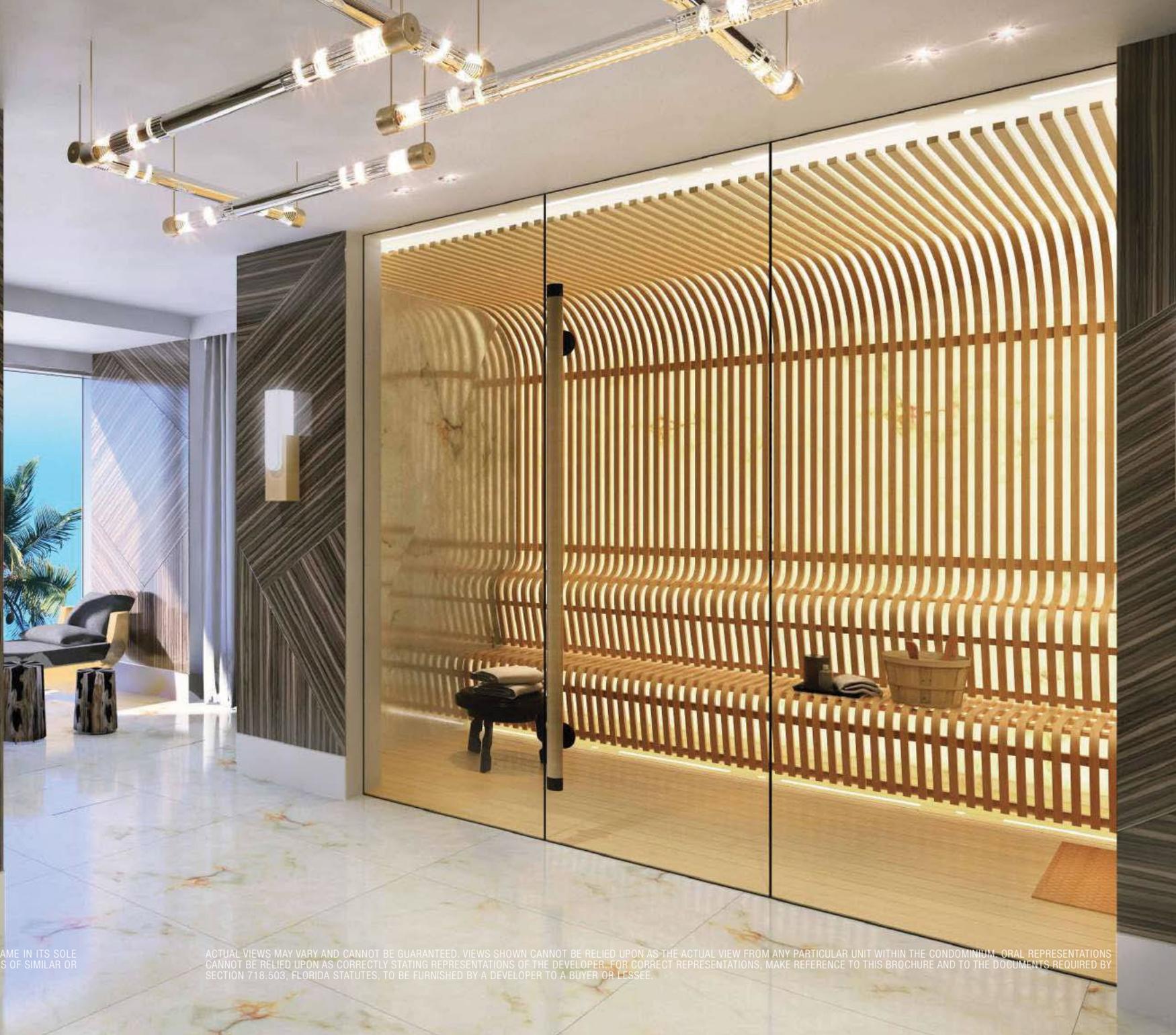
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A Mecca of
INDULGENCE

Premier Amenities

Take in breathtaking views of the Atlantic Ocean over a leisurely brunch in the Residents' Lounge, before strolling through the rotating art gallery, featuring the work of Helidon Xhixha. The gallery opens directly into the serene infinity pool and spa. An exclusive beach club is available only to residents. Enjoy your own private paradise with world-class services at your fingertips. As a MUSE resident, the exclusive resort lifestyle comes to you.

- » Vanishing-edge pool and spa overlooking the Atlantic Ocean
- » State-of-the-art fitness center and spa
- » Resort-style poolside food and beverage services
- » Automated parking system provides ample parking
- » Children's playroom
- » Private storage rooms available



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Utopia

Private Service Beach Club

The exclusive beach club is yours and yours alone; a private escape in the sand. Indulge in the sea breeze, complete with chair, umbrella and towel service, and relish your own slice of the Sunny Isles Beach shoreline. Tucked between your MUSE and the gentle waves, stake a claim to your oasis.

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The Whitest
GLOVES

Elite Services

Elite services are provided exclusively to residents by expert staff. Every need is met with personal concierge service, valet parking and complimentary pet walking service, to name only a few. Always rest assured with a professionally staffed, sophisticated security surveillance system.

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A Vision
DISTINCT

A Boutique Approach

MUSE offers only 68 residences, focusing on unparalleled amenities and services. All homes span the width of the building, with expansive balconies and stunning views.

Emphasizing a rare union of artistic inspiration, superlative home

technology features and an exclusive oceanfront property, MUSE offers residents a life concealed from rushes, lines and crowds. Dedicated to the highest level of luxury, comfort and service, MUSE is a boutique oasis reflecting the grace and style of the discerning few who call it home.

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South Beach

Bal Harbour Shops

Downtown Miami

*Miami International
Airport*

Aventura Mall

IIIUSE

The LOCATION

Sunny Isles Beach is a world-class waterfront destination on the striking coastline of South Florida. Lying between the Intracoastal Waterway and the Atlantic Ocean, "Florida's Riviera" offers days of sun on white sand beaches and an animated, sizzling nightlife.



PROPERTY
MARKETS GROUP
Developer

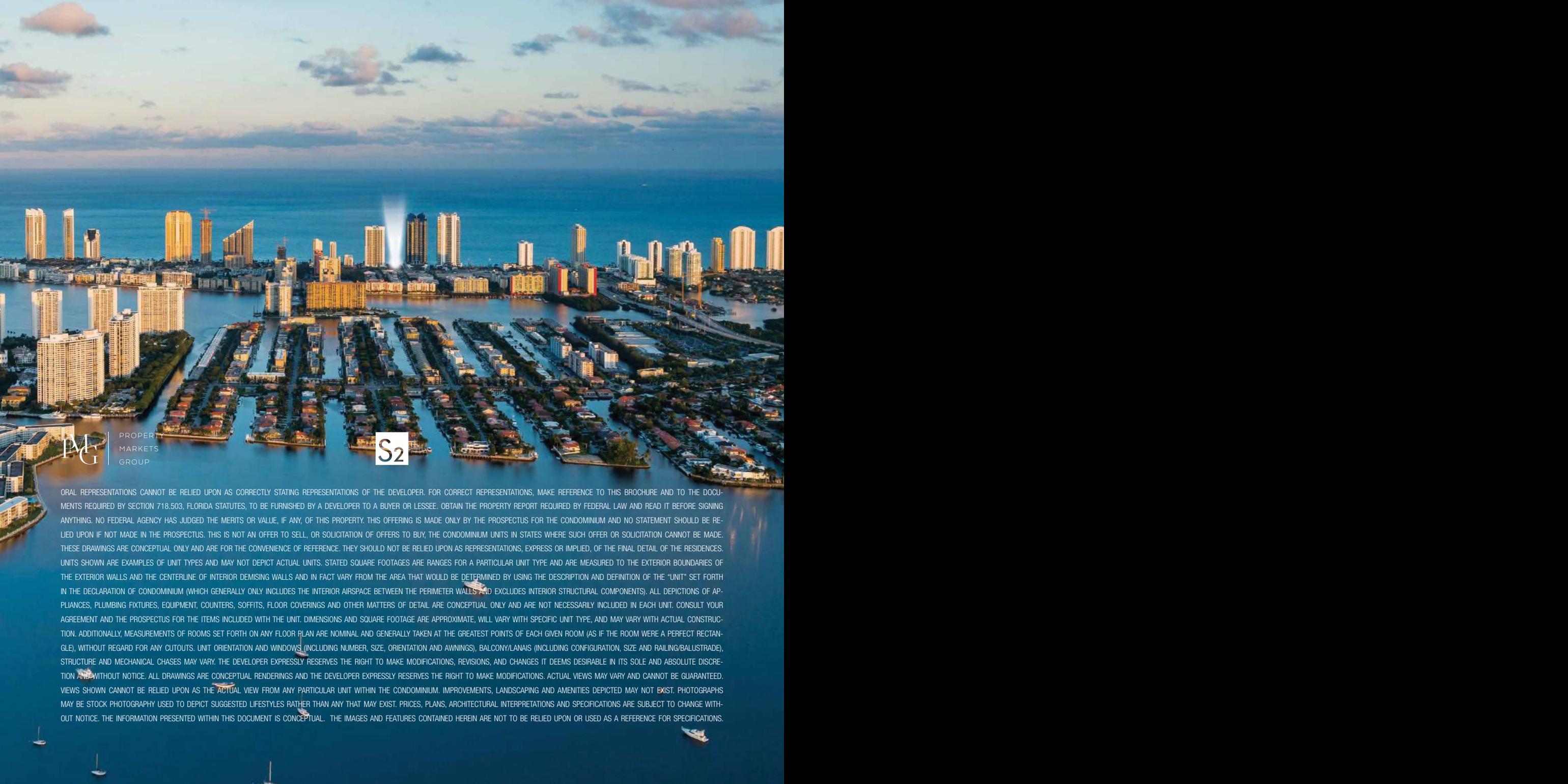
Muse is brought to you by a joint venture between Property Markets Group and S2 Development. Founded in 1991 by Kevin Maloney, Property Markets Group (“PMG”) has direct hands-on experience in the acquisition, renovation, financing, operation, and marketing of commercial and residential real estate. A development firm of national scope, PMG has over 150 real estate transactions including over 80 residential buildings in Manhattan during its 25-year history. PMG has distinguished itself over the last decade for its development of new construction condominium developments in New York City, Miami, and Chicago.



S2 DEVELOPMENT, LLC
Developer

With almost two decades of condominium development experience and more than 600 luxury waterfront residences delivered in South Florida alone, S2 Development principals, J. Claudio Stivelman and Marc D. Schmulian have worked with many of the world’s most notable architects and designers to produce spectacular landmark developments. With current luxury residential projects ranging from Bay Harbor Islands to Sunny Isles Beach, S2 maintains their reputation as leaders in luxury real estate development by building with a meticulous and detail oriented approach in South Florida’s most desirable areas.





MG
PROPERTY
MARKETS
GROUP

S2

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