



METROPICA



METROPICA

It's All Right Here.

Onde Você Vive é Também Como Você Vive





Uma Metrópole Tropical



Bem-vindo ao Metropica! Baseado nos estilos de vida mais inspiradores, o Metropica leva as qualidades vibrantes de uma metrópole para um ambiente tropical exuberante. Nosso logo tricolor, amarelo, verde e azul, tem um significado simbólico. Representa não só o sol, a natureza e a água, mas também a combinação de residências, escritórios e lojas para o desfrute de nossos moradores em uma área de **371 mil metros quadrados brilhantemente planejados.**



O Melhor Dos Dois Mundos



Imagine estar cercado pela beleza da natureza e ao mesmo tempo ter acesso às atrações e conveniências de um **centro urbano**? No Metropica, é exatamente isso que seus residentes e visitantes encontram. De uma **gama de opções de restaurantes e lojas** ao espaço lindamente ajardinado, além de infraestrutura de resort, este é um **condomínio planejado de forma superior** para aqueles que buscam o melhor dos dois mundos.



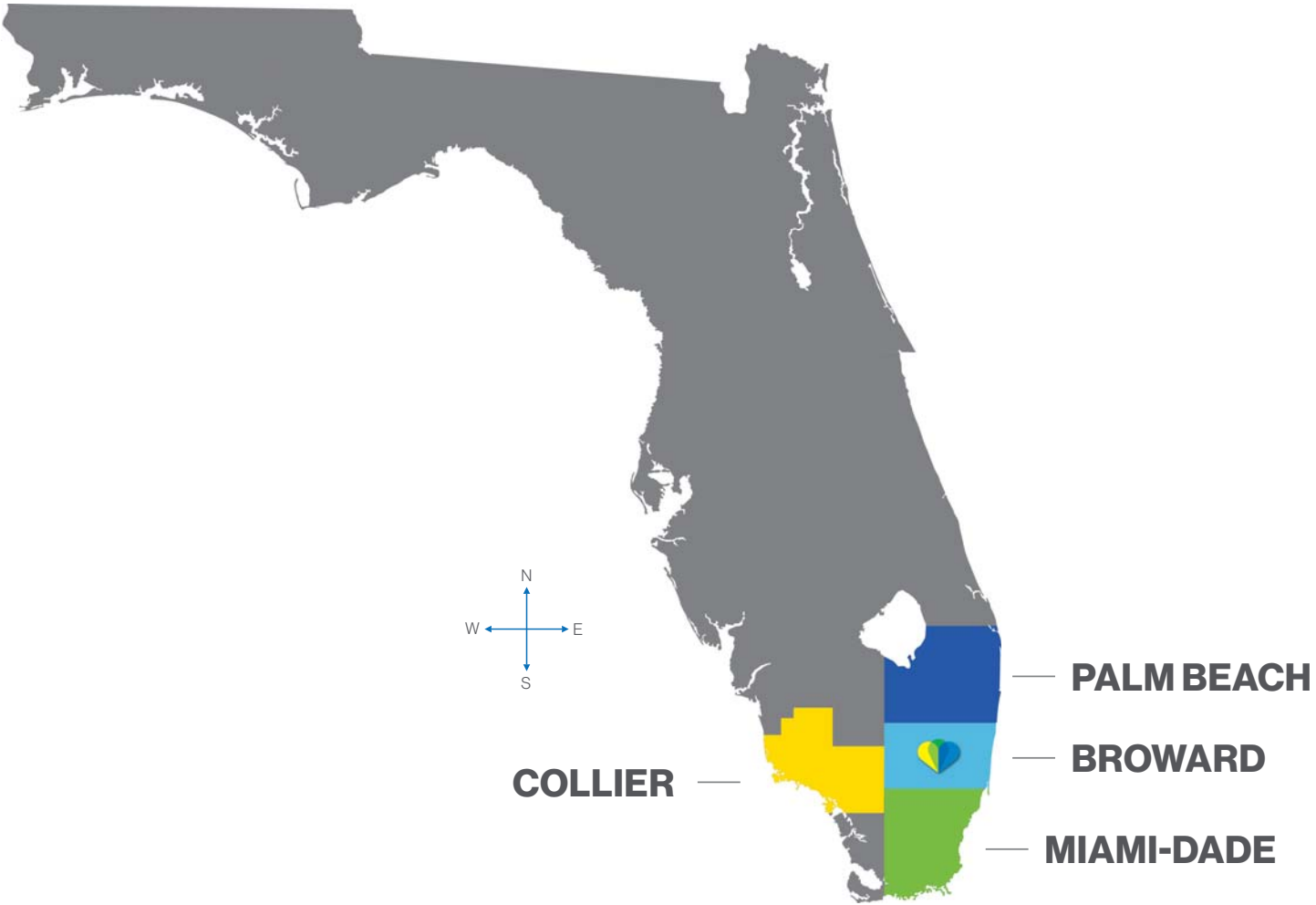
Está Tudo Aqui



A Vida Na Ponta Dos Dedos



O Metropica está centralmente localizado no **Oeste de Broward** a apenas alguns minutos das principais estradas do Sul da Flórida, incluindo a I-75, I-95, a Florida Turnpike e a 595. **Fica menos de 15 minutos de Weston e do Aeroporto de Ft. Lauderdale**, e menos de 30 minutos das praias de Fort Lauderdale, Boca Raton e Aventura.





METROPICA

DRIVING TIMES

LESS THAN 5 MINUTES



BB&T CENTER



SAWGRASS MILLS MALL



SAWGRASS CORPORATE PARK



IKEA



MARKHAM PARK



AMEX HEADQUARTERS

10-15 MINUTES



BROWARD COLLEGE



CLEVELAND CLINIC



FBI



FT. LAUDERDALE INTERNATIONAL AIRPORT



NOVA UNIVERSITY



TREE TOPS PARK



MEMORIAL REGIONAL HOSPITAL



GRAND OAKS GOLF CLUB



PEMBROKE GARDENS MALL

20-30 MINUTES



AVENTURA MALL



DOLPHIN MALL



FLORIDA ATLANTIC UNIVERSITY



FT. LAUDERDALE BEACH



MIAMI INTERNATIONAL AIRPORT



SEMINOLE HARD ROCK HOTEL & CASINO



WESTON



AMERICAN DREAM MALL



PORT EVERGLADES



SOUTH BEACH



DOLPHIN STADIUM



BOCA RATON



WYNWOOD



Beleza Natural



Se a sua intenção é simplesmente desfrutar das vistas espetaculares do **Parque Nacional do Everglades** e do parque central do Metropica, ou explorar essas áreas de bicicleta ou a pé, a beleza natural ao redor do Metropica traz uma alegria especial para o seu dia a dia. Caminhadas em parques nas proximidades, incluindo o **Markham Park**, ou um dia em cada um dos cinco campos de golfe profissionais na região proporcionam ainda mais oportunidades para se divertir ao ar livre.







Um Paraíso de Compras

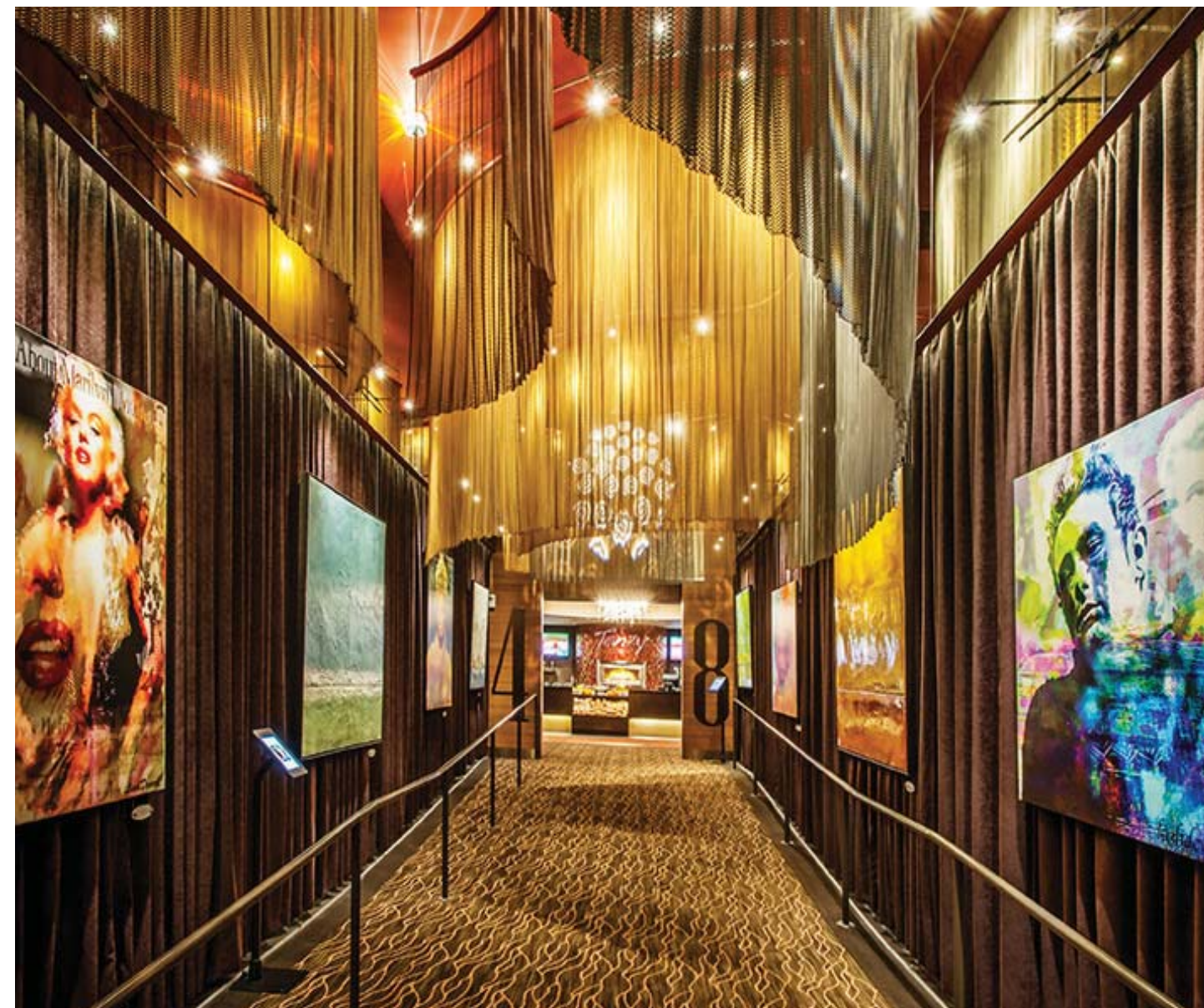
De **boutiques de luxo a lojas fashion**, joias finas a eletrônicos de ponta, utilidades domésticas a artigos esportivos, tudo o que você quer e precisa está a poucos minutos de distância no **lindo shopping ao ar livre** do Metropica ou no shopping center Sawgrass Mills de **213 mil metros quadrados**, bem próximo do condomínio.



Um Mundo de Entretenimento



O Metropica oferece fácil acesso aos filmes mais recentes, performances de artistas internacionais renomados e eventos esportivos. Se você quiser assistir aos lançamentos de Hollywood no I-Pic do Metropica ou nos **cinemas Regal** do Sawgrass Mills, comprar ingressos para ver seu artista ou time favoritos no **BB&T Center**, ou jogar boliche no Kings Bowl, o Metropica está cercado por **um mundo de entretenimento** durante todo o ano.





Delícias Culinárias

Vontade de comer algo delicioso? Basta sair de casa e andar cinco minutos por **um caminho com lindas paisagens** e se deparar com uma **série de restaurantes maravilhosos** para escolher dentro do Metropica. **Alguns minutos** a mais até o **Sawgrass Mills** e mais opções tentadoras estão disponíveis.



Caminhe Até O Seu Escritório



Os modernos edifícios comerciais do Metropica colocam **inquilinos corporativos no centro da economia vibrante do Condado do Oeste de Broward**, com acesso aos principais meios de transporte conectando a inúmeros mercados doméstico e internacional. Funcionários e inquilinos contribuem para a atmosfera dinâmica por todo o condomínio, e os moradores do Metropica que trabalham nas torres comerciais desfrutam da **simplicidade metropolitana de poder caminhar até seu escritório.**

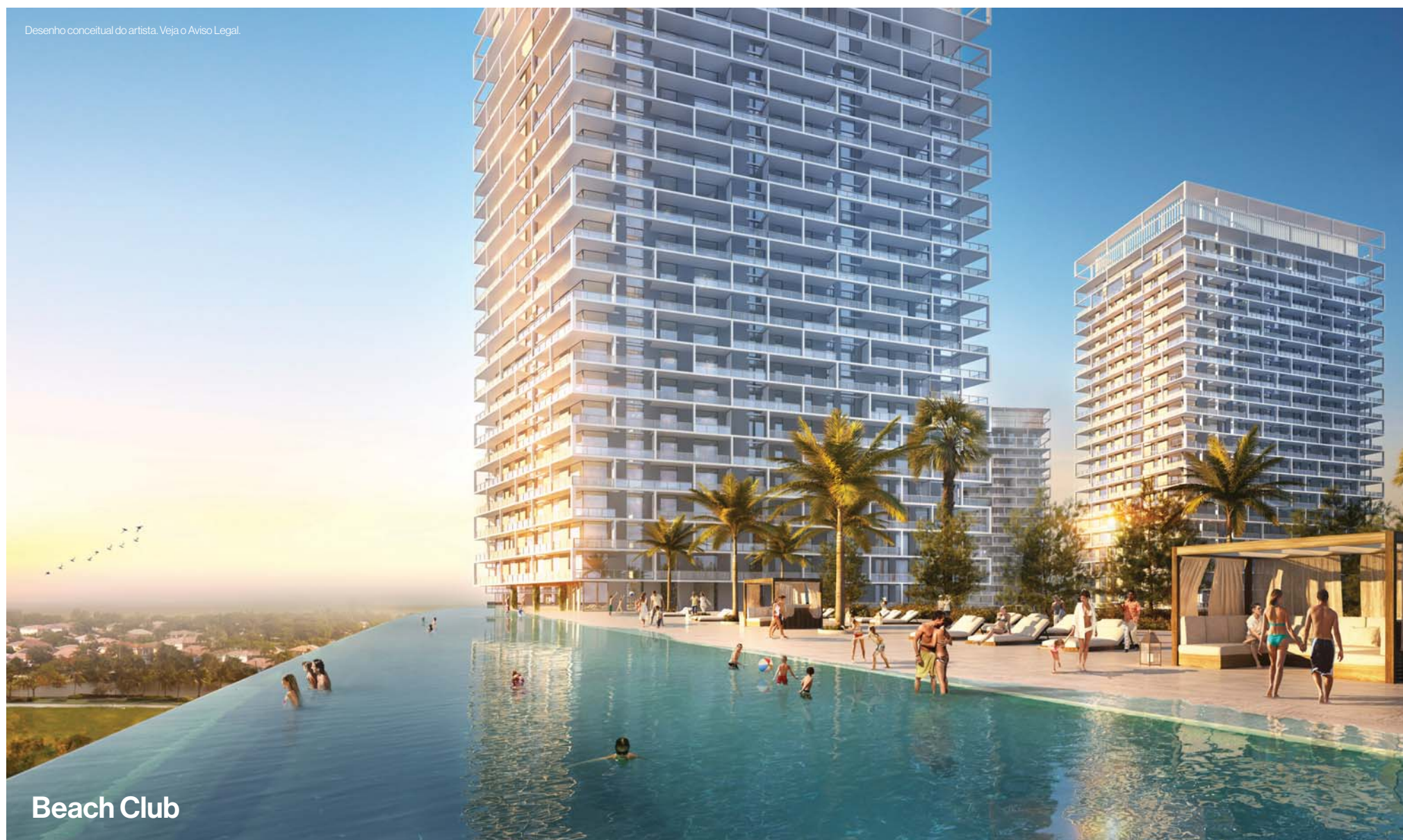


METROPICA ONE
DESIGNED BY **yoo**





Infraestrutura Estilo Resort



As suas melhores férias podem ser um dia em **seu próprio condomínio!** O **Beach Club** elevado do Metropica contará com a **mais longa piscina de borda infinita do mundo** enquanto as quadras de tênis e basquete e um minicampo de futebol são ideais para partidas entre amigos e família. Além disso, **aulas de Zumba, ioga e spinning** garantem a boa forma de maneira divertida. Outras opções de entretenimento incluem uma sala de **cinema particular** e um **animado clube infantil** para nossos moradores mais jovens.





Minicampo de Futebol

Desenho conceitual do artista. Veja o Aviso Legal.



Academia de Ginástica

Desenho conceitual do artista. Veja o Aviso Legal.



Cinema

Desenho conceitual do artista. Veja o Aviso Legal.

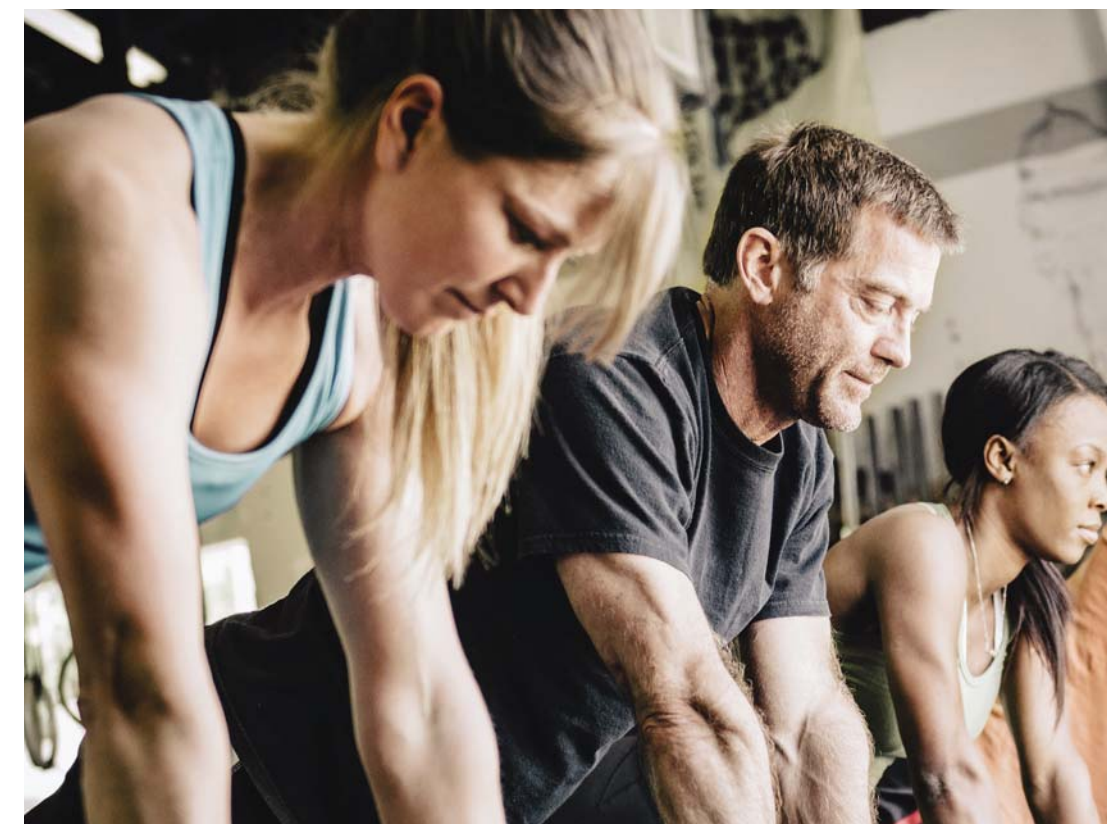
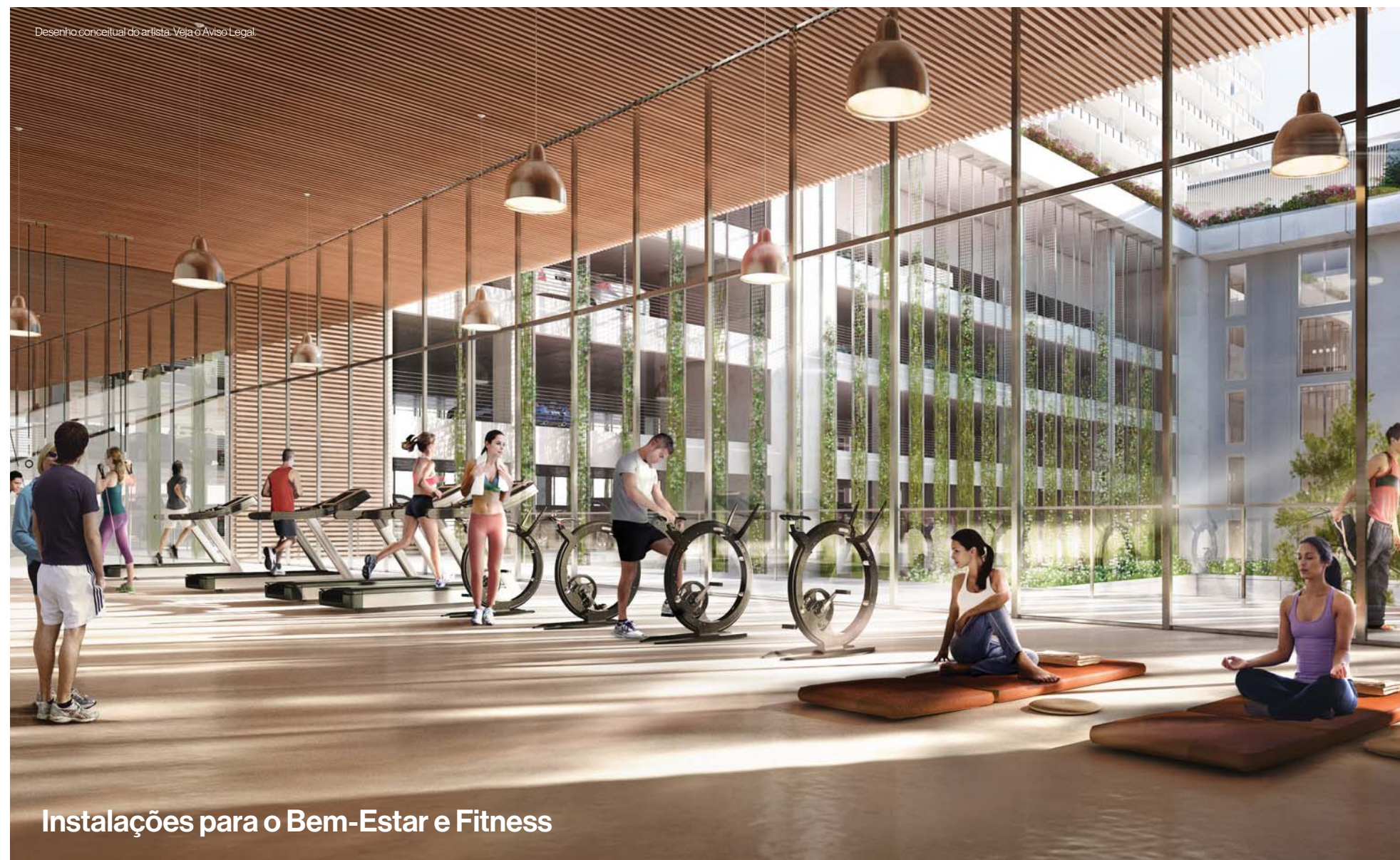


Quadras de Tênis

Desenho conceitual do artista. Veja o Aviso Legal.

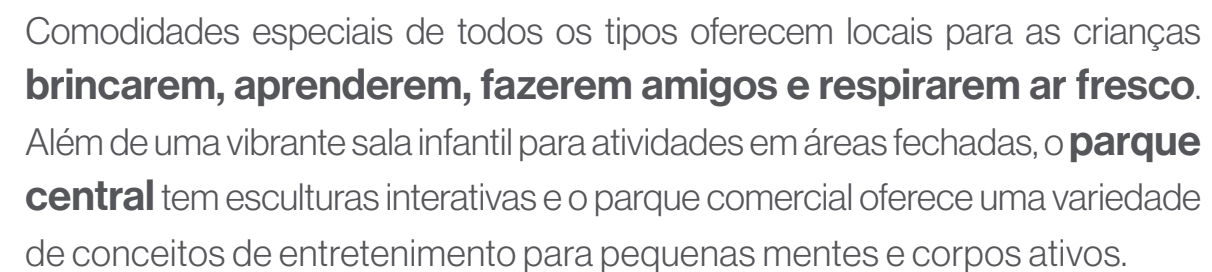


Um Estilo de Vida Saudável

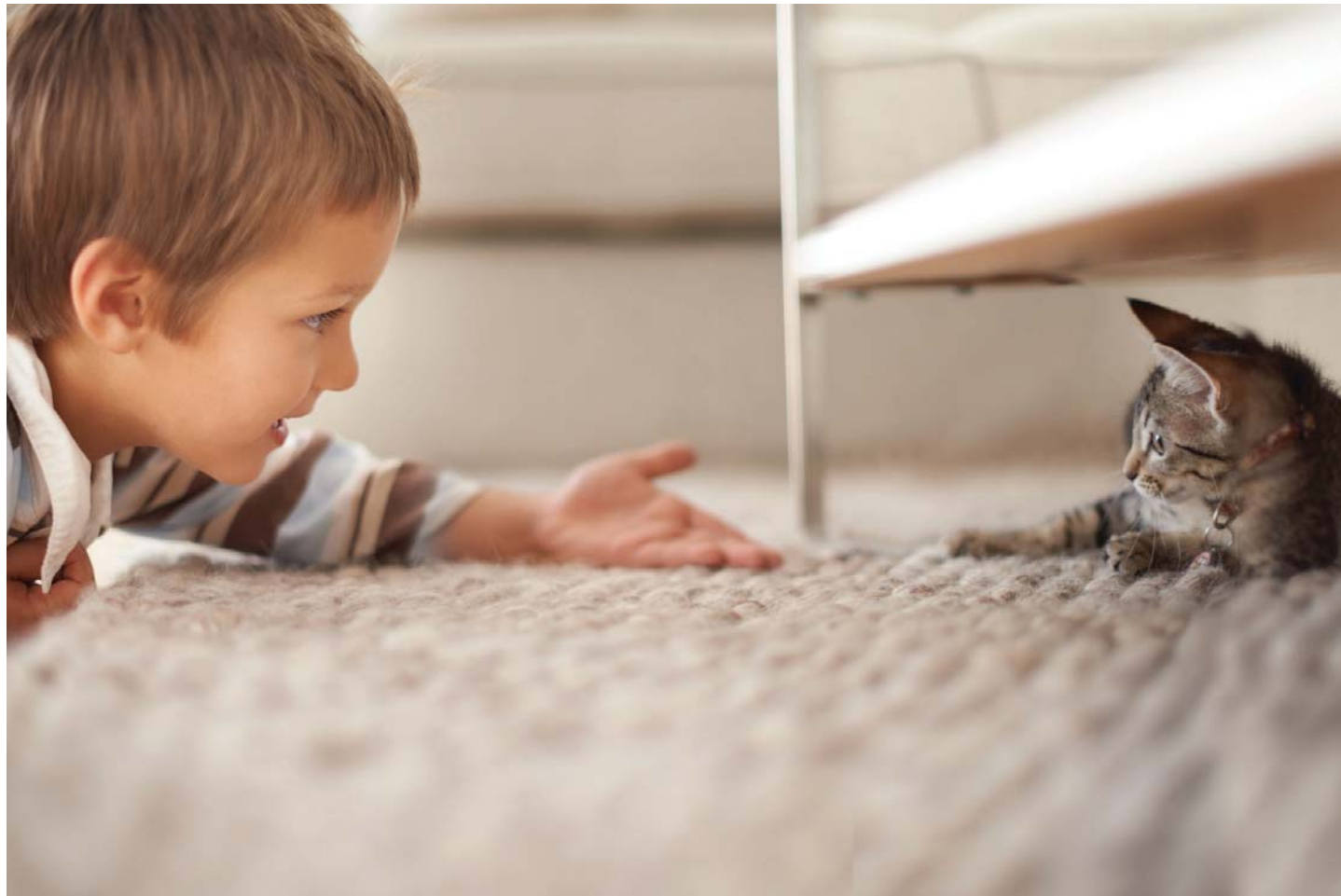


Há diversas opções para manter uma **vida saudável** no Metropica. Um parque central com ciclovias, um centro de fitness moderno, uma variedade de quadras de esporte e instalações de cross-training ao ar livre estão entre muitas comodidades destinadas a apoiar **atividades de todos os tipos**. Além disso, **percursos para pedestres e ciclistas** conectam todas as partes do condomínio, incluindo áreas de lojas e restaurantes.

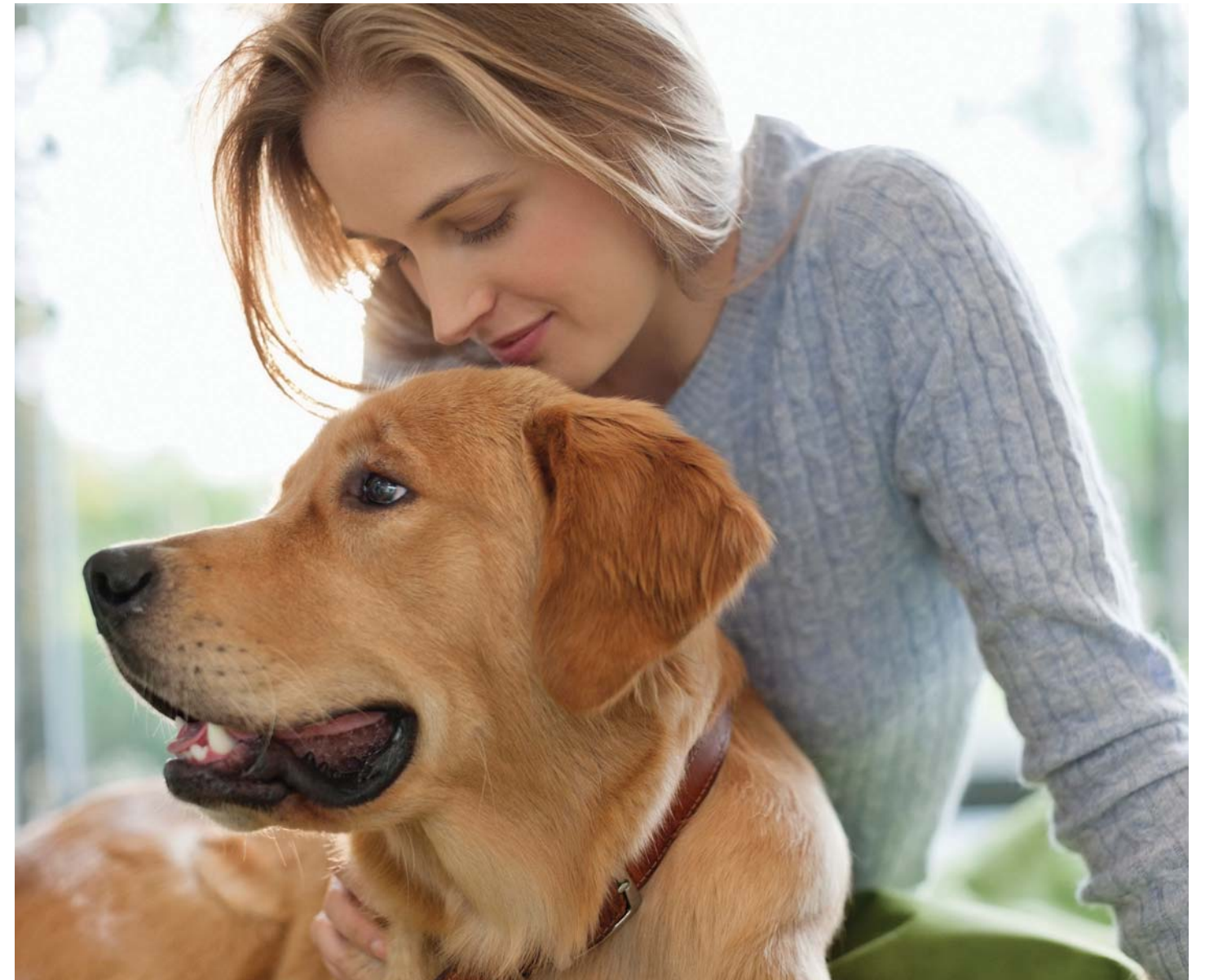




Ambiente Pet-Friendly



O Metropica permite até **dois animais por residência** e oferece uma série de amenidades para animais de estimação, incluindo uma **estação de estética animal** dentro das torres residenciais, **áreas dedicadas para cachorros e bebedouros de animais**.





Totalmente Conectado

Seja caminhando pelo parque central do Metropica, fazendo compras no centro comercial ao ar livre, tomando sol no Beach Club, ou se exercitando no centro fitness, o **WIFI** avançado garante que todos os seus dispositivos digitais funcionem de forma integral. Recursos adicionais de alta tecnologia incluem **pré-fiação** em residências para tecnologia casa inteligente, um **aplicativo Metropica** para controlar sistemas de construção e **estações de carregamento** para tudo, do seu carro elétrico ao seu telefone e laptop.



Segurança e Proteção



Além de excelentes amenidades para entretenimento e relaxamento, o Metropica fornece acesso perfeito aos recursos importantes de **segurança**. Em caso de emergência, o **corpo de bombeiros** está apenas a dois minutos de distância e a **Clínica de Cleveland**, que foi classificada como um dos **melhores hospitais na Flórida** pelo relatório US News & World de 2015-2016, está apenas a **10 minutos de distância**.



Educação de Classe Mundial

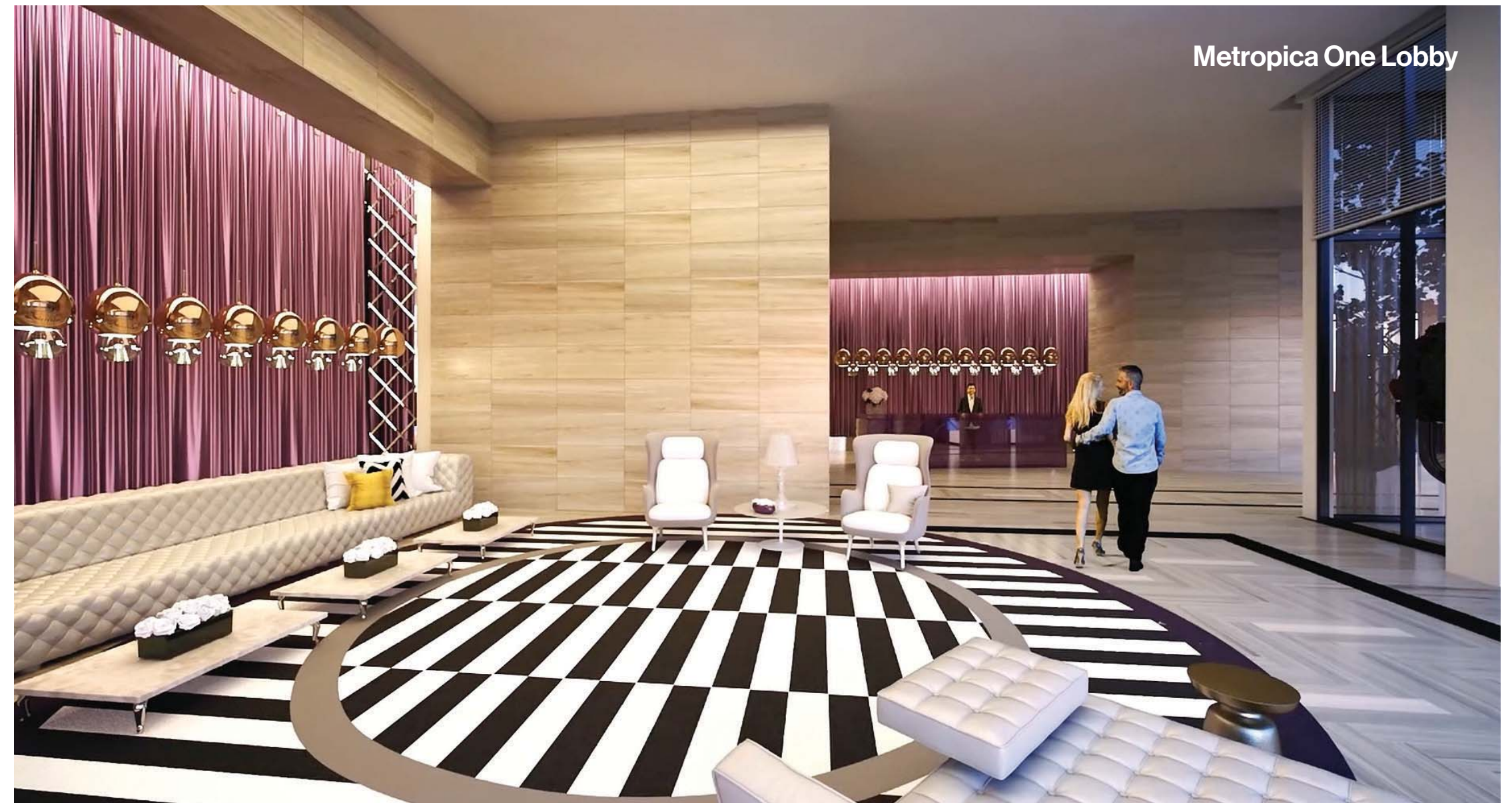
Uma vasta gama de **excelentes instituições de ensino** na área em torno do Metropica oferece oportunidades para estudantes de **todas as idades**, interessados em um bom começo de vida para realizar os seus sonhos. Além de **escolas públicas e particulares**, do Jardim de Infância ao Ensino Médio, entre as universidades próximas estão **Nova University, Broward College e Florida Atlantic University**.



Serviços Exclusivos de Concierge



A atmosfera tranquila do Metropica, que conta com espaços sofisticados assinados pelo **YOO Design Studio**, é ainda mais confortável com segurança e portaria **24 horas**, para atender qualquer necessidade pessoal. Nosso equipe mantém um olhar atento e está sempre pronta para fornecer exatamente o que você precisa, para que você possa desfrutar **cada momento do dia e da noite**.







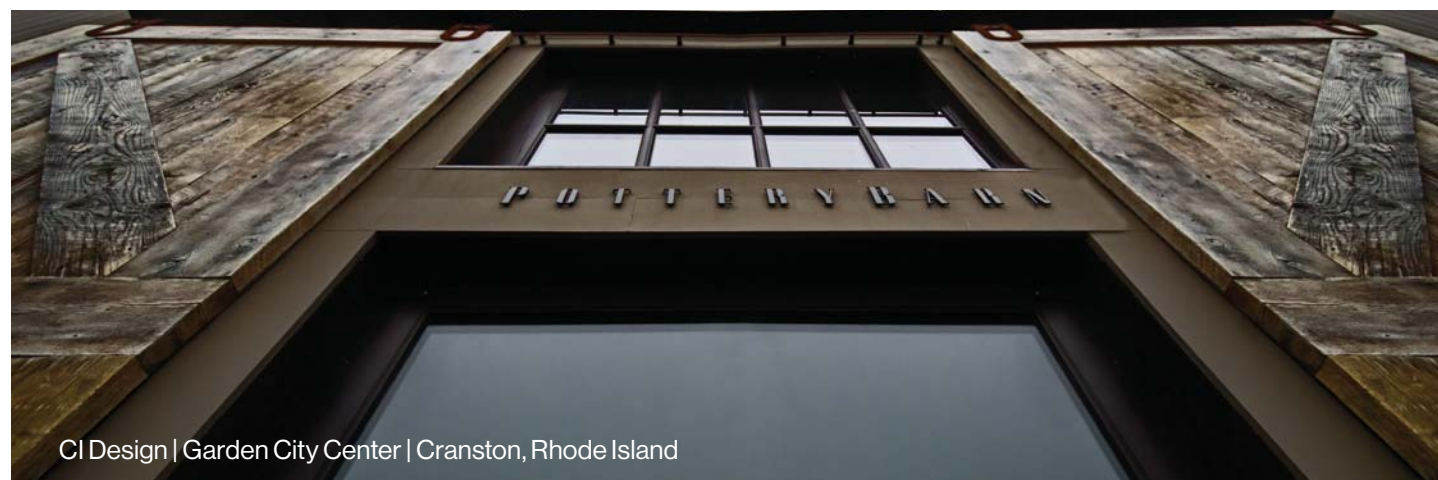
Equipe de Design Reconhecida Internacionalmente



Edsa | Dubai Opera House | Dubai



Oppenheim Architecture + Design
Marina + Beach Towers | Dubai



CI Design | Garden City Center | Cranston, Rhode Island



YOO Dihanie | Moscow, Russia

Todos os aspectos do Metropica foram concebidos sob o **mais alto nível de qualidade e integridade estética** por uma equipe que é reconhecida internacionalmente por seus vários talentos e competências. Os **interiores da Torre 1 do YOO e a arquitetura de Chad Oppenheim** são uma celebração do estilo tropical para estilos de vida contemporâneos. O **paisagismo da EDSA** cria um ambiente exuberante paradisíaco e conecta todas as partes do condomínio.

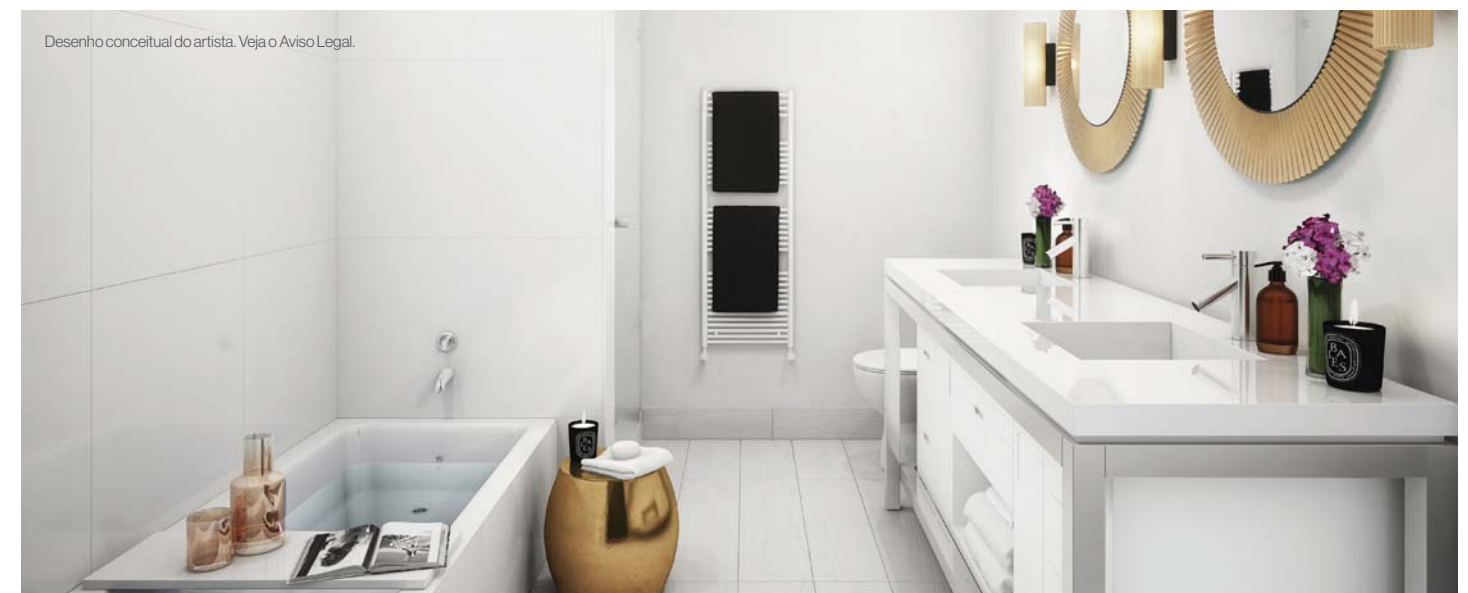


Interiores Finalizados



Quando você entrar em sua nova residência no Metropica, não só os móveis, mas tudo estará pronto e lindamente projetado até o último detalhe em uma das duas **paletas elegantes: Nature ou Minimal**.

Minimal



Detalhes Luxuosos de Design



Nature



Tetos de 2,74 metros, varandas amplas, cozinhas de design italiano, **acessórios Hansgrohe** e **aparelhos modernos Whirpool** estão entre os vários recursos que proporcionam uma mudança sem esforço e prazer para todos os sentidos.



Uma Comunidade Próspero



As residências do Metropica, que já estão **em construção** e disponíveis a preços muito competitivos de pré-construção, fornecem um valor excepcional. Projetado por uma equipe de renome internacional e aprovado para **financiamento pela Fannie Mae**, estas **luxuosas residências** são ideais como um lar permanente e também podem ser alugadas até quatro vezes por ano. Os residentes descobrirão uma forte demanda – seja para revenda ou locação – como resultado de vários trabalhos de nível executivo em corporações líderes na área, incluindo **Amex, HBO Latino, Motorola, Magic Leap e Wendy's**. Outras vantagens incluem uma **taxa de imposto imobiliário inferior a Miami** e taxas de condomínio que incluem uma alocação de reservas que protege os proprietários contra futuras taxas extras.

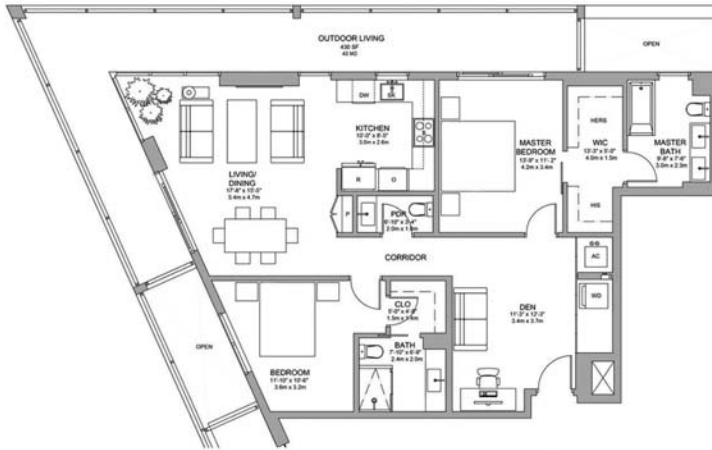
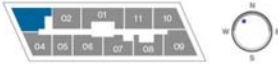




Line 03 B9 2 Bedrooms / 2.5 Baths + Den

Floors: 2-25

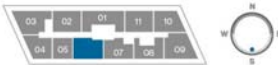
Total:	1,736 Sq Ft	161 Sq M
Residence Interior	1,306 Sq Ft	121 Sq M
Outdoor Living	430 Sq Ft	40 Sq M



Line 06 B2 2 Bedrooms / 2 Baths

Floors: 2-14

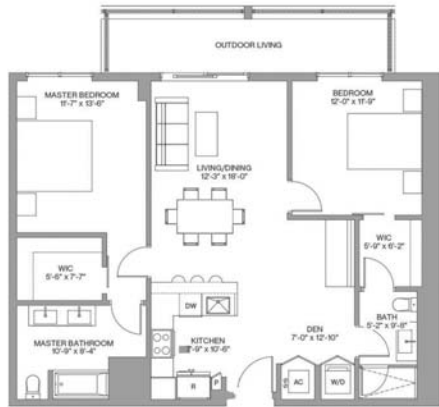
Total:	1,289 Sq Ft	120 Sq M
Residence Interior	1,131 Sq Ft	105 Sq M
Outdoor Living	158 Sq Ft	15 Sq M



Line 02 B1 2 Bedrooms / 2 Baths

Floors: 2-26

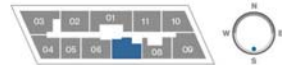
Total:	1,251 Sq Ft	119 Sq M
Residence Interior	1,093 Sq Ft	104 Sq M
Outdoor Living	158 Sq Ft	15 Sq M



Line 07 B5 2 Bedrooms / 2 Baths

Floors: 2-14

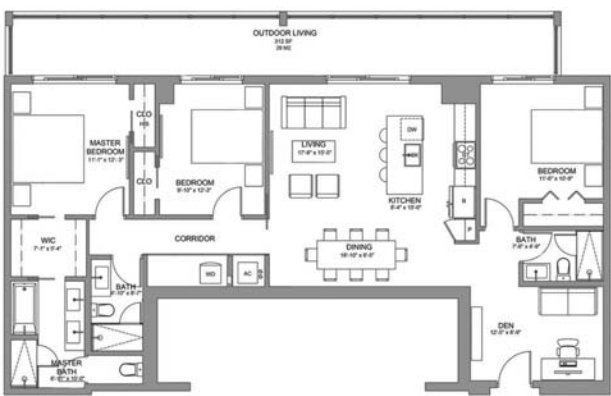
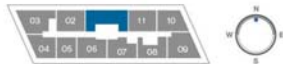
Total:	1,189 Sq Ft	111 Sq M
Residence Interior	1,033 Sq Ft	96 Sq M
Outdoor Living	158 Sq Ft	15 Sq M



Line 01 C1 3 Bedrooms / 3 Baths

Floors: 8-26

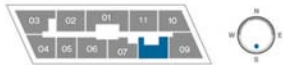
Total:	1,696 Sq Ft	157 Sq M
Residence Interior	1,375 Sq Ft	128 Sq M
Outdoor Living	321 Sq Ft	29 Sq M



Line 08 B6 2 Bedrooms / 2 Baths

Floors: 2-5, 9-25

Total:	1,211 Sq Ft	113 Sq M
Residence Interior	996 Sq Ft	93 Sq M
Outdoor Living	235 Sq Ft	22 Sq M



Line 10 B7 2 Bedrooms / 2 Baths

Floors: 2-26

Total:	1,415 Sq Ft	130 Sq M
Residence Interior	1,109 Sq Ft	102 Sq M
Outdoor Living	306 Sq Ft	28 Sq M



Line 09 B8 3 Bedrooms / 3 Baths

Floors: 8-26

Total:	1,756 Sq Ft	163 Sq M
Residence Interior	1,382 Sq Ft	128 Sq M
Outdoor Living	450 Sq Ft	42 Sq M



 Stated square footages and dimensions are based on measurements to the exterior boundaries of the exterior walls and the centerline of interior demising walls between units and will vary from the square footages and dimensions of the unit 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 interior structural components and other common elements). This method used herein is generally found in sales and marketing materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the same

method. 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 square footages and dimensions are estimates which are based on preliminary plans and will vary with actual construction. All floor plans, specifications and other development plans are proposed and conceptual only, and are subject to change and will not necessarily accurately reflect the final plans and specifications for the development.

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.

OBTAIN THE PROPERTY REPORT REQUIRED BY FEDERAL LAW AND READ IT BEFORE SIGNING ANYTHING. NO FEDERAL AGENCY HAS JUDGED THE MERITS OR VALUE, IF ANY, OF THIS PROPERTY



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This is not an offering, and an offering is made only by the prospectus for Metropica North Tower I, a Condominium (the "Condominium"), and no statements should be relied upon unless made in the prospectus. Please refer to the documents furnished by Metropica Residential I, LLC, a Delaware limited liability company (the "Developer") pursuant to state law for information regarding the Condominium. This is not intended to be an offer to sell, or solicitation to buy, a unit in the Condominium in any jurisdiction where prohibited by law. 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. Broker participation is welcomed. No real estate broker or salesperson is authorized to make any representations or other statements regarding this project, and no agreements with, deposits paid to or other arrangements made with any real estate broker are or shall be binding on the Developer. The information contained herein, including, without limitation, any and all artist's or architectural conceptual renderings, plans, floor plans, specifications, features, facilities, dimensions and amenities depicted or otherwise described herein, are based upon current development plans, which are subject to change or abandonment without notice. No guarantees or representations whatsoever are made that any plans, floor plans, specifications, features, facilities, dimensions or amenities depicted by artists' or architectural renderings, or otherwise described herein, will be provided, or, if provided, will be of the same type, size, quality, location or nature as depicted or otherwise described herein. All stated square footages and dimensions reflected herein are approximate and will vary with actual construction. All stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls between units and will vary from the dimensions of the unit 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 purchaser to compare the condominium units in the Condominium with condominium units in other condominium projects that utilize the same method. The area of the condominium unit, as determined in accordance with these defined unit boundaries, is set forth herein and is labeled as "AC" (Terraces and balconies, although included in the total square footage, are not part of the condominium unit). Measurements of rooms are generally taken at the farthest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All depictions of furniture, appliances, fixtures, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each unit. Such items are only included if and to the extent provided in your purchase agreement. The Developer reserves the right, without notice to or approval by the buyers, to make changes or substitutions of equal or better quality for any fixtures, appliances, furniture and other items of finish and decoration which are included with the unit. The units depicted herein may include optional features or premiums for upgrades which are not included in the price of the units. All prices are subject to change, and price changes may occur that are not yet reflected herein. Buyers should check with the sales center for the most current pricing. Renderings depict proposed views, which are not identical from each unit. Any view from a unit or from other portions of the Condominium may in the future be limited or eliminated by future development or forces of nature. No guarantees or representations whatsoever are made that existing or future views of the Condominium and surrounding areas depicted by artist's conceptual renderings or otherwise described herein, will be provided or, if provided, will be as depicted or described herein. All images and designs depicted herein are artist's conceptual renderings, which are based upon preliminary development plans, and are subject to change without notice. All such materials are not to scale and are shown solely for illustrative purposes. The photographs contained herein 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 improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same. These drawings and depictions are conceptual only and are for the convenience of reference. They should not be relied upon as representations, express or implied, of the final detail of the residences. The Developer expressly reserved the right to make modifications, revisions and changes it deemed desirable in its sole and absolute discretion. Any and all references to and/or renderings of other proposed projects or nearby facilities depicted are proposed only, are not constructed, and are not being developed by the Developer. As such, the Developer has no control over those projects and there is no guarantee that they will be developed, or if so, when and what they will consist of. If developed, the development of the overall project is expected to occur over many years and the development plan will likely be modified from time to time to respond to varying market conditions and changes in circumstances. Any restaurants and other business establishments and/or any operators of same referenced herein are subject to change at any time, and no representations regarding restaurants, businesses and/or operators within the project may be relied upon. Restaurants and/or other businesses establishments are anticipated to be operated from the commercial components of the project which will be offered for sale to third parties. Except as may be otherwise provided in the prospectus for the Condominium, the use of the commercial spaces will be in discretion of the purchasers of those spaces and there is no assurance that they will be used for the purposes, and/or with the operators, named herein. 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