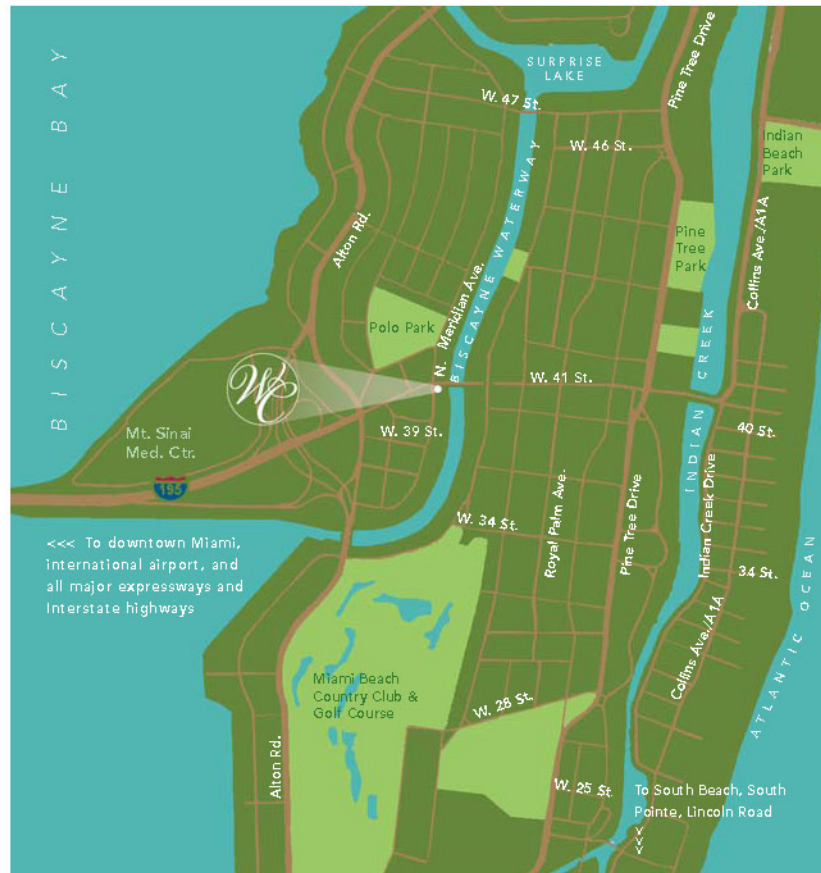


and WELL-LOCATED.



Situated mere minutes from our famous white-sand ocean beaches, the Water Club Miami is close to renowned South Beach, with its unrivaled recreational and cultural assets. Within twenty minutes are downtown Miami, the airport, and the expressway system. With all this convenience, your Water Club Miami residence is quietly located in a tranquil residential neighborhood. How perfect.



Studio, one & two bedroom Waterway Residences in the heart of Miami Beach
3915 North Meridian Avenue / Miami Beach, FL 33141
Sales: Universal Real Estate 305-665-6668 / Fax 305-443-3974 / email universalff@bellsouth.net
A Project by Moravia Lab / www.moraviagroup.com

Oral representation cannot be relied upon as correctly stating representations of the developer. For correct representations, make reference to the documents required by law to be furnished to a buyer or lessee.



slip into something COMFORTABLE...



...and AFFORDABLE.

IMAGINE THE PLEASURES
of a tranquil, waterside lifestyle in the heart of
one of Miami Beach's most tranquil neighborhoods.
Conveniently located near shopping, schools, the
area's finest healthcare facilities, and the vibrant
amenities of South Beach. And just five minutes
from Interstate 395, gateway to Downtown Miami,
the International Airport, and all points north and
south. These comfortable, sunny studio, one and
two bedroom residences reflect your modern
lifestyle with sleek wood floors and Italian designer
kitchens and baths. It's hard to
imagine this quality of living on exclusive
Miami Beach, starting in the \$200s.



and INVITING...



You will enjoy sparkling water views, and the opportunity to utilize our docking facilities by reservation. And it all begins with lush landscaping and a tropical courtyard ambiance to greet you and your guests.



PROPERTY SITE PLAN



LEVEL 1 RESIDENCE FLOOR PLANS



LEVEL 2 RESIDENCE FLOOR PLANS

Each Condominium unit shall have as its boundary the interior unfinished surfaces at the ceiling, floor and perimeter walls. Unit area is calculated from center line of party walls and exterior of perimeter walls. All bearing walls located within a condominium unit constitute a part of the common elements up to the unfinished surfaces of said walls. Area between unit boundary and calculated area shall be L.C.E. to the adjoining unit. (Common Element = C.E. and Limited Common Element = L.C.E.) All lands and all portions of the Condominium Building or other improvements, not located within the confines of a Condominium unit are property of the C.E. or L.C.E. as indicated within the graphics or floor plans. All dimensions shown are based upon field measurement and may vary slightly from unit to unit. Common Elements (C.E.) means the portion of the Condominium property not located in the Condominium unit, but shall include chases through each unit for electrical conduits, plumbing pipes, duct, telephone lines and other facilities for the furnishings of utility services to each unit. All improvements shown are existing.