



PARAMOUNT

FORT LAUDERDALE BEACH





PARAMOUNT

Above and BeyondTM

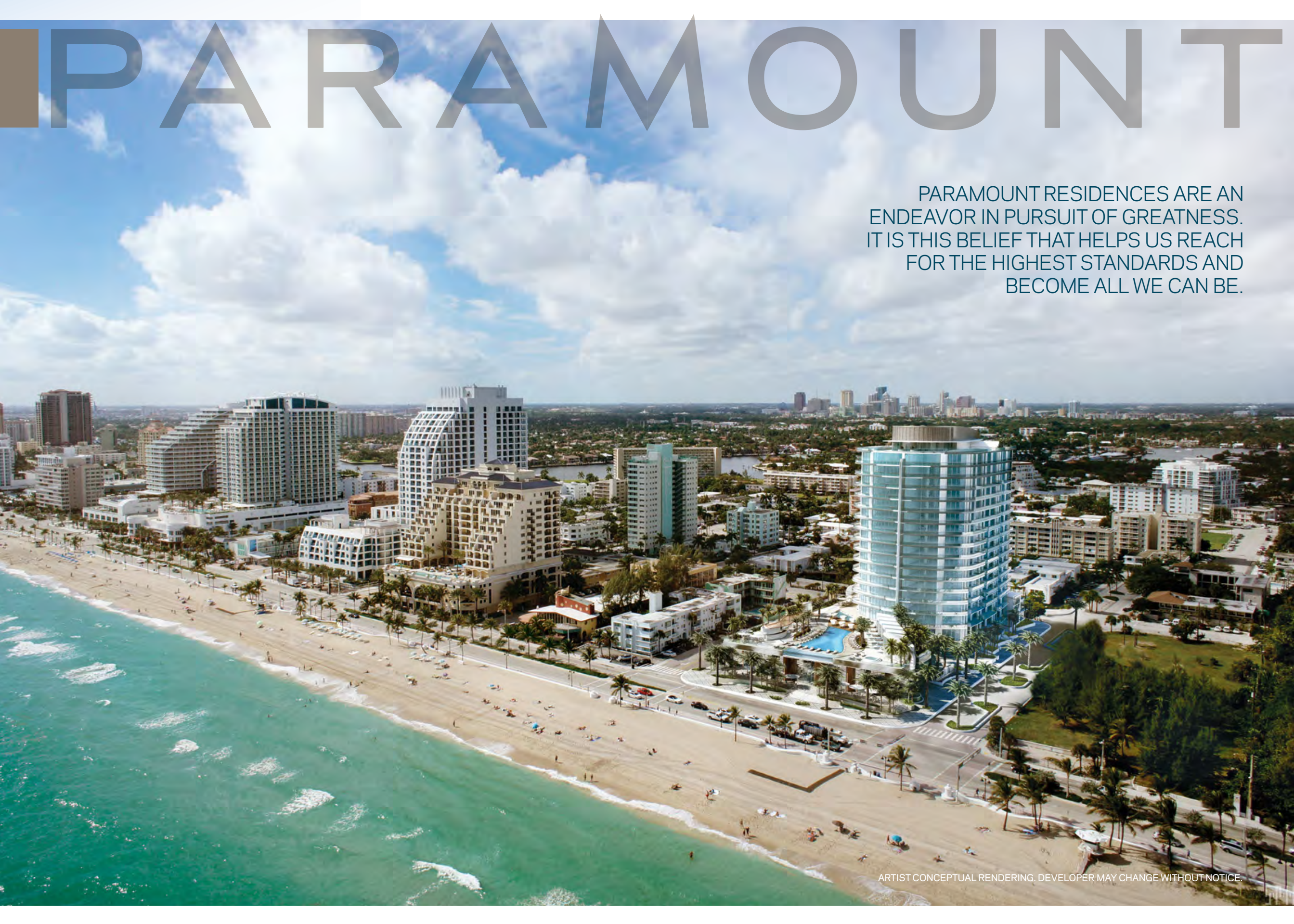
Paramount offers a residential experience that is above and beyond most expectations. With uncompromising design, service and technology, every moment is an experience at the highest level with no details overlooked and flawless delivery every time.

This promise is the very core of our vision and forms the commitment to create a home that is above and beyond in every way.

Our touch points include:
Design, Service & Technology.

PARAMOUNT

PARAMOUNT RESIDENCES ARE AN
ENDEAVOR IN PURSUIT OF GREATNESS.
IT IS THIS BELIEF THAT HELPS US REACH
FOR THE HIGHEST STANDARDS AND
BECOME ALL WE CAN BE.



ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.



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FORT LAUDERDALE BEACH

WHERE MINIMAL MEETS MAXIMAL AND FUNCTION GREETSS FORM.

In an age of the superfluous and superficial, each of our 95 residences at PARAMOUNT Fort Lauderdale Beach defy conventional thinking with a contemporary luxury that tells the ornate and over indulgent... your time is up.

Set along a supremely private stretch of Fort Lauderdale's powdery white sands, PARAMOUNT proudly claims forever-unobstructed views of the Atlantic's glittering turquoise water and Intracoastal waterway. Composed of two acres adjoining Bonnet House's tropical gardens, open-air spaces and contemporary amenities, you will experience a residential community as luxuriously appointed as it is effortlessly relaxed. Tropical landscaping completes a private pool deck where warm sea breezes grace restful poolside afternoons. The ocean-side signature restaurant welcomes discerning PARAMOUNT homeowners with a range of high-style dining options.

Set to raise expectations for luxury residences the world over, PARAMOUNT Fort Lauderdale Beach is a stunning example of what generous luxury and exceptional design can accomplish together.



OCEAN VIEW POOL DECK WITH SUPER-CABANAS



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GIVING RISE TO A NEW ERA OF CONTEMPORARY LUXURY



BUILDING AMENITIES

- + Porte cochere
- + 24-hour valet
- + Club and social room
- + Social lounge
- + Fitness center with locker room
- + Massage and steam room
- + Kids room and playground
- + Feature pool
- + Poolside bar
- + Private "island" cabanas
- + Summer kitchens with BBQ grills
- + Pool side & beach service
- + Signature oceanside restaurant

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CONSCIOUS INTERIOR DESIGN

What seems obvious, rarely happens, and inside is where everything counts. From our choice of fixtures to our unique placement of both stove and kitchen sink, you'll find that every PARAMOUNT residence bring uncompromising quality and convenience into your life.

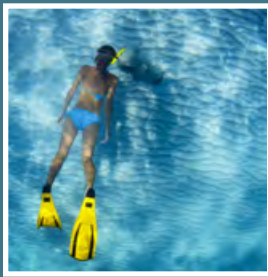
RESIDENCE FEATURES

- + Expansive ocean views with 10-foot ceilings in all living spaces
- + Private elevator access with private vestibules in all residences
- + Spacious outdoor living rooms directly accessible from living areas through floor-to-ceiling sliding glass doors
- + Designer kitchens including custom Italian cabinetry, quartz countertops, Dornbracht fixtures, as well as Wolf, Bosch and Subzero appliances
- + Rain showers and spa tubs in all master bathrooms
- + Custom PARAMOUNT Residences Mobile App, linking residents to exclusive PARAMOUNT Attaché concierge services and building amenities



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*THE LIFESTYLE OF
TOMORROW*



ABOUT THE AREA

MODERN LUXE MEETS SUNNY FLORIDA EASE

Stimulate and indulge personal passions — boating, shopping, dining, sunbathing — while building lasting memories with friends and family. Surrounded by beachside boutiques, open-air restaurants, tropical gardens and a cultivated social landscape, immerse yourself in a world of leisure pursuits, where exhilaration and serenity thrive in blissful harmony.

SHOPPING

- 01 GALLERIA MALL
- 02 LAS OLAS RIVERFRONT
- 03 MARRIOTT BEACHPLACE
- 04 SHOP 603
- 05 THE SHOPS ON LAS OLAS

CULTURE

- 06 BONNET HOUSE MUSEUM & GARDENS
- 07 BROWARD CENTER FOR THE PERFORMING ARTS
- 08 FORT LAUDERDALE CHILDREN'S THEATRE
- 09 MUSEUM OF ART FORT LAUDERDALE
- 10 MUSEUM OF DISCOVERY & SCIENCE
- 11 STRANAHAN HOUSE MUSEUM

SPORTS & RECREATION

- 12 BB&T CENTER
- 13 CINEMA PARADISO
- 14 CORAL RIDGE COUNTRY CLUB
- 15 DOLPHINS STADIUM
- 16 LAUDERDALE MARINA
- 17 SUNRISE PADDLE BOARDS

ATTRACTIONS

- 18 PORT EVERGLADES / CRUISE PORT
- 19 HUGH TAYLOR BIRCH STATE PARK

NECESSITIES

- 20 FT LAUDERDALE INT'L AIRPORT
- 21 THE FRESH MARKET
- 22 PINE CREST PRIVATE SCHOOL
- 23 RED DOOR SPA
- 24 WHOLE FOODS MARKET



THE LAST. THE BEST. YOUR VIEW.

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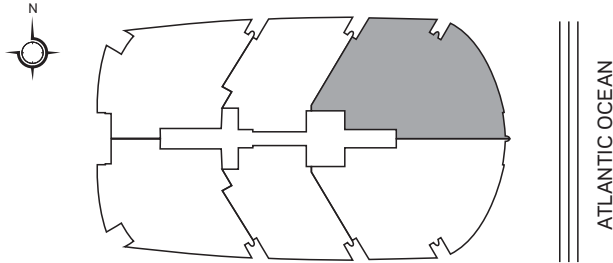
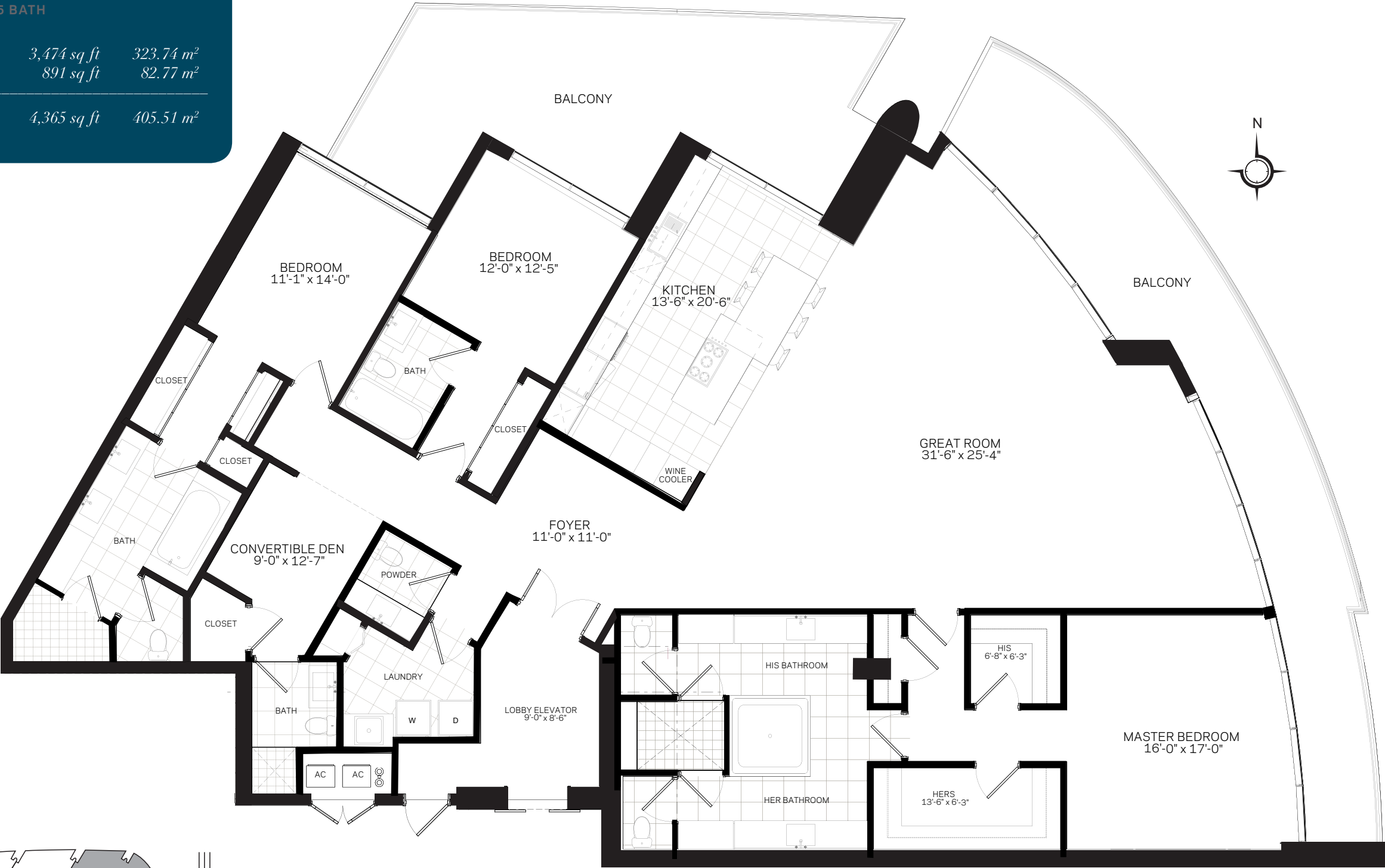


FORT LAUDERDALE BEACH

UNIT A2

4 BEDROOM | 4.5 BATH

Interior Area	3,474 sq ft	323.74 m ²
Balcony Area	891 sq ft	82.77 m ²
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Total	4,365 sq ft	405.51 m ²

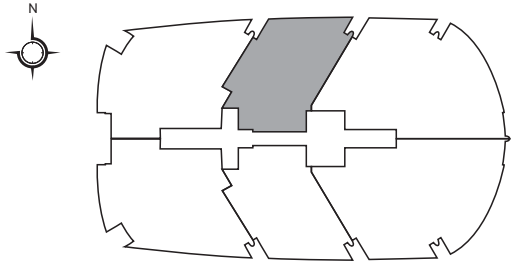


Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components). 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 dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change.

UNIT B2

2 BEDROOM | 2.5 BATH

Interior Area	1,910 sq.ft	177.44 m ²
Balcony Area	545 sq.ft	50.63 m ²
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Total	2,455 sq.ft	228.07 m ²



ATLANTIC OCEAN



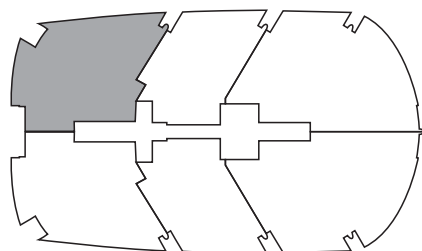
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UNIT C2

3 BEDROOM | 3.5 BATH

Interior Area	2,626 sq ft	243.96 m ²
Balcony Area	732 sq ft	68.00 m ²

Total	3,358 sq ft	311.96 m ²
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ATLANTIC OCEAN



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ATLANTIC OCEAN
ENDLESS BEACHES
UNOBSTRUCTED VIEWS
SUPER CABANAS
EXCEPTIONAL AMENITIES
SMART TECHNOLOGY
FORT LAUDERDALE BEACH
FUNCTIONAL FLOORPLANS

LUXURY

SIGNATURE RESTAURANT,
PARAMOUNT ATTACHÉ
ROOM SERVICE
SUMMER KITCHENS
ULTIMATE LOCATION ON THE BEACH
COOL OCEAN BREEZES

ABOVE & BEYOND

DEVELOPMENT TEAM

Art Falcone

**CO-FOUNDER AND MANAGING
PRINCIPAL OF ENCORE HOUSING
OPPORTUNITY FUND**

As Co-Founder and Managing Principal of real estate investment vehicle Encore Housing Opportunity Fund, Art Falcone has more than 30 years of experience purchasing, financing, developing and managing a wide range of real estate product types. Prior to founding Encore, he was CEO and Chairman of the Falcone Group, a vertically integrated real estate group that directed a multi-billion dollar investment strategy, including the acquisition, development and sale of master-planned communities with more than 30,000 homes, in addition to a broadband division.

Today, Mr. Falcone has two equity funds he founded and manages under the Encore Housing Opportunity Fund brand that together have deployed more than \$700 million in equity, with the ability to build tens of thousands of residences on 3,000 acres in Florida, California, Texas and Arizona. In addition to Paramount Fort Lauderdale Beach, the first luxury beachfront condominium in a decade

on Fort Lauderdale's internationally renowned strip, Mr. Falcone's recent projects include Aventura Isles, a community of 490 single-family homes in Miami-Dade County. He also recently closed on the \$33 million sale of the Boca Village Corporate Center, which set a pricing record in Palm Beach County. Mr. Falcone is the visionary, majority stakeholder and master developer of Miami Worldcenter, a 30-acre assemblage of parcels in Miami's highly desirable urban core that is the foundation for one of the largest mixed-use commercial and residential projects in the country.

Nitin Motwani

**MANAGING DIRECTOR OF ENCORE
HOUSING OPPORTUNITY FUND**

With a long family history of improving Fort Lauderdale beach, Nitin Motwani serves as Managing Director of real estate investment vehicle Encore Housing Opportunity Fund, which currently has more than \$700 million of investments in Florida, California, Texas, and Arizona. In addition to the Paramount project, Mr. Motwani is Managing Principal of the Miami Worldcenter project in downtown Miami, one of the largest mixed-use development in the United States.

Earlier in his career, he served as President of Merrimac Ventures, where he oversaw various hotel, office, retail and residential assets throughout the country. Before Merrimac Ventures, Mr. Motwani was an equity derivatives trader at Goldman Sachs in New York. In addition to his work, Mr. Motwani is Chairman of both the Economic Development and Marketing Committees of the Miami Downtown Development Authority, Miami's planning and business development organization, and is a Board Member of the University of Miami's Masters of Science in Real Estate Development (MSRED) degree program.

Daniel Kodsi

CEO OF ROYAL PALM COMPANIES

Including his time as CEO of Royal Palm Companies, Daniel Kodsi has more than 25 years of experience developing a diversified real estate portfolio of more than \$1.1 billion in mixed-use, multi-family, condominium and planned single-family home communities. From award winning master planned communities around the state, to the luxurious Paramount Bay high-rise in Miami's Edgewater neighborhood, as CEO of Royal Palm Companies Mr. Kodsi developed more than 30 separate development projects, generating over 3,000 units throughout the state of Florida.

In recent years, Mr. Kodsi has focused on asset managing over a quarter of a billion dollars in distressed assets throughout the state of Florida and the Southeast United States. In addition to developing Paramount Fort Lauderdale Beach, Mr. Kodsi has plans to pursue future projects with Mr. Falcone and Mr. Motwani and expand the Paramount branded residences to other locations.

PROJECT TEAM

Revuelta Architecture International ARCHITECTURE

Founded with the commitment to provide quality architectural design balanced with sustainable and economically feasible solutions, this philosophy has become the cornerstone of Revuelta Architecture International's success for over two decades. Forging partnerships with top local and national developers in the design and creation of some of South Florida's leading landmark residential, commercial, hospitality and mixed use projects, their willingness to persevere in the pursuit of architectural concepts and details is a key attribute that ultimately makes projects successful for their clients. Additionally, the conservation and rehabilitation of historically significant structures, green/sustainable systems and building practices, figures prominently in the company's expertise and goals for the future.

IDDI INTERIOR DESIGN

ID & Design International is a full service design and branding firm with extensive knowledge specializing in commercial, mixed-use, retail, hospitality and entertainment projects. With vast international experience and exposure to some of the world's leading retailers, developers and investors, our team-based approach leads with a logical business and consumer focus to all strategic design solutions and transforms them into uniquely branded environments. As president and creative director of IDDI, Sherif Ayad's distinctive style and passion for design have been recognized around the world in a multitude of trade publications, books and awards throughout the years — contributing to his recognition as one of the leaders in the design industry since 1979. Today, IDDI offers Sherif's extensive experience, coupled with a diversified team of some of the most creative minds in environmental design.

OneWorld Properties SALES AND MARKETING

OneWorld Properties, led by Peggy Olin Fucci, is a Florida-based full service real estate brokerage firm specializing in the sales and marketing of luxury residential condominium properties worldwide. In 2008, OneWorld Properties was formed with the goal to create a new kind of brokerage with honesty, drive and enthusiasm that would deliver fresh and innovative ideas during the time of the failed real estate market. In 2010, Peggy Olin Fucci was selected to head the sales and marketing programs for ST Residential's nationwide real estate portfolio. As Senior Vice President and Director of Sales and Marketing for ST Residential, Olin Fucci created innovative sales initiatives for the entire ST Residential portfolio that included more than 10,000 condo units throughout the United States, selling more than \$5 billion in inventory in three years.

OneWorld provides a unique approach partnering with developers from idea to strategy development to create an integrated sales and marketing program. We pride ourselves on our community connections with a team who has extensive knowledge and are well connected with the local and international market to deliver the best results for every project with superior service.

