

7918

BY PACIFIC & ORIENT PROPERTIES, LLC

www.7918WestDrive.com

MIAMI'S
ONE OF A KIND



A modern high-rise apartment building with a white facade and balconies, viewed from a low angle. The building is illuminated from within, and the balconies have white railings. In the background, there is a large body of water (Biscayne Bay) with a city skyline (Miami) visible in the distance under a twilight sky. The water is dark, and the city lights are visible on the horizon. In the foreground, there is a marina with several boats docked.

HOME ABOVE IT ALL

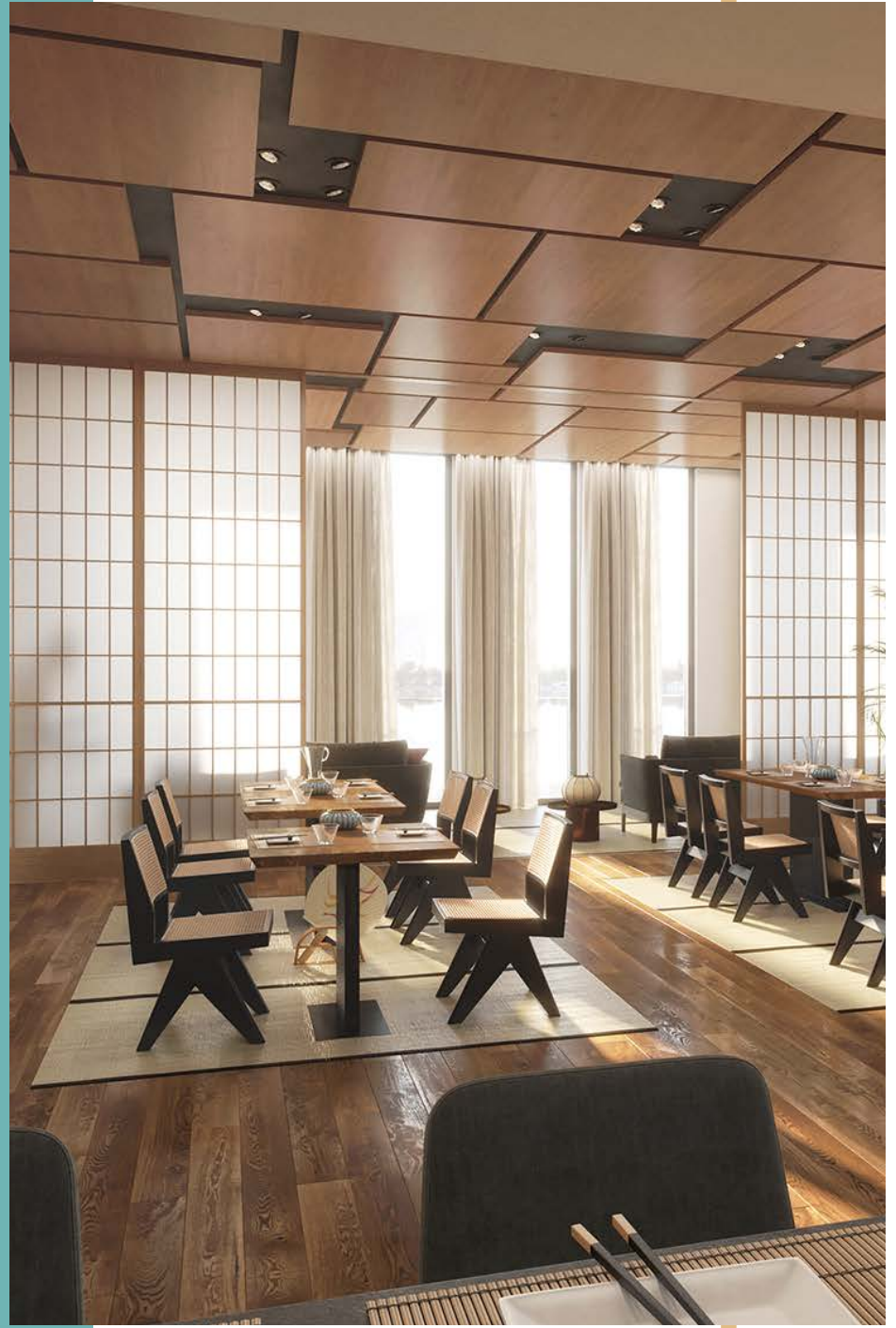
A lifestyle above it all: once you rise into the privacy and tranquility of your home, the play of views and balcony against the Biscayne Bay waterscape will make you never want to leave your world.



THE ARCHITECTURE OF SUN & SHADE

The building's exterior envelope is unlike any other. The play of the balcony outlines in combination with each unique glass line creates deep areas in balconies that are ideal to set up exterior lounge spaces. Thus, every unit is a true one of a kind, made up of its own spectacle of shadow and light and individually lived by you.





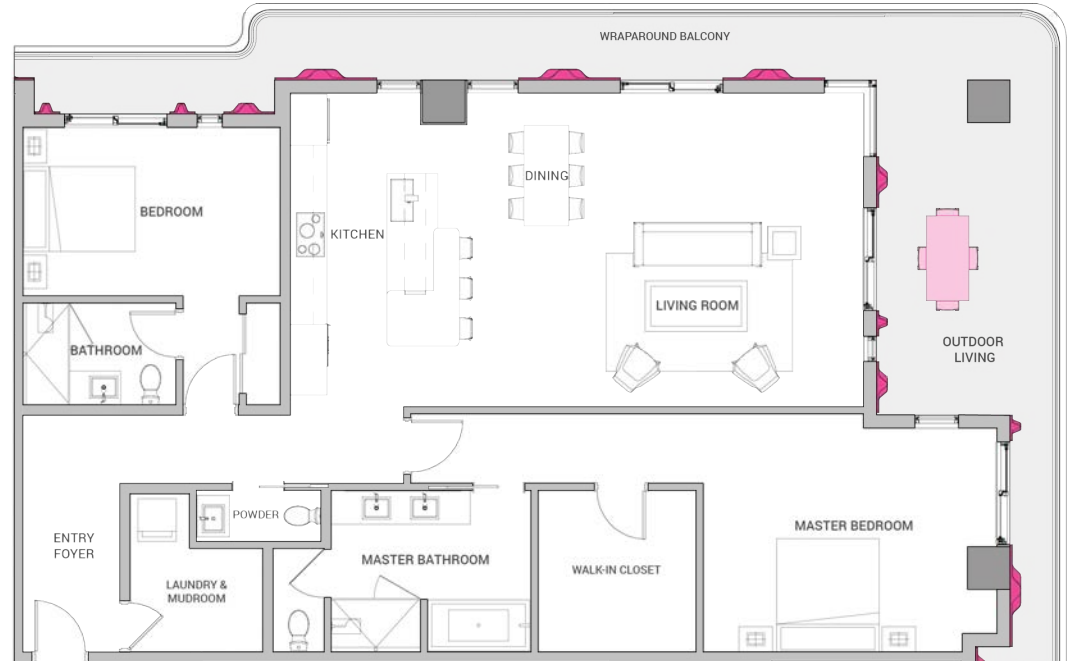






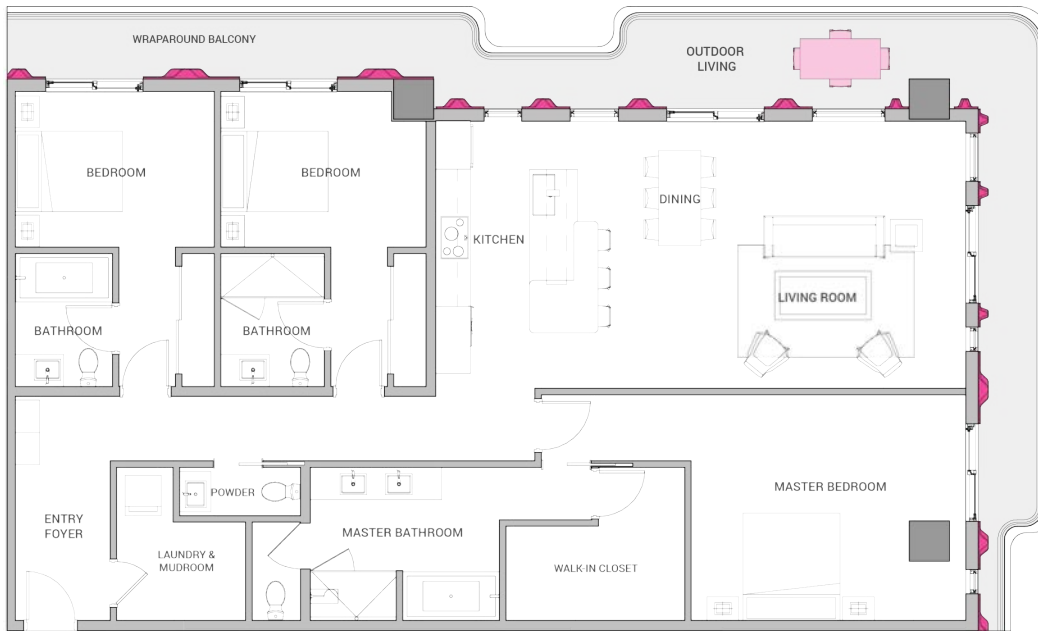
2 BEDROOM RESIDENCE

The one-of-a-kind 10th floor unit has a continuous wraparound balcony with sweeping views facing West and North, from Biscayne Bay to the Atlantic Ocean. Its signature Outdoor Living space faces the turquoise North Biscayne Bay. The unit is a true 2-bed, 2.5-bath, with a contemporary integrated living-entertaining cooking area with a powder room, a walk-in closet for the master bedroom and an entry foyer with a mudroom. The unit also features a state-of-the-art German Siematic Kitchen with Cosentino countertops, Miele appliances and Hansgrohe and Kohler plumbing fixtures; in addition with features from P&O's technology services portfolio.



UNIT 1002
2B-25B





UNIT 1502
3B-35B

3 BEDROOM RESIDENCE

A one-of-a-kind on the 15th floor, has a continuous wraparound balcony with sweeping views facing West and North, from Biscayne Bay to the Atlantic Ocean. Its signature Outdoor Living space faces the Biscayne Bay sunset. The unit is almost a two thousand square foot 3-bed, 3.5-bath, with an contemporary integrated living-entertaining cooking area with a powder room, a walk-in closet for the master bedroom and an entry foyer with a mudroom. The unit also features a state of the art German Siematic Kitchen with Cosentino countertops, Miele appliances and Hansgrohe and Kohler plumbing fixtures; in addition with features from P&O's technology services portfolio.



THE PENTHOUSE
 66-02 JUNIOR



PENTHOUSE

6 Bedrooms

7.5 Bathrooms w/Service Quarters

7,086 SF

Balcony 3,252 SF

Full 360° Views: South, North, East and West

Soaring high above the rest, this luxury Penthouse unit dazzles with sweeping waterfront and skyline vistas, a signature outdoor living space, and the finest in features. Enjoy a state-of-the-art kitchen, an integrated living/entertaining cooking area with a powder room, and an entry foyer with a mudroom. Sublime views. Contemporary style. The ultimate in luxury.





A DISTINGUISHED MIAMI

We want to be at the forefront of modernization and change, bringing only the best to North Bay Village. With premium appliances and cutting-edge technology, we prioritize both your comfort and convenience above all. Viega plumbing systems and German SieMatic kitchens outfitted with Miele appliances are fitted perfectly in your home for the lifestyle you deserve, bringing a balance between functionality and luxury. We bring you the best of the best- all in the comfort of your home.

Celebrities like Dean Martin, Judy Garland, and Frank Sinatra went to North Bay Village during the winter in the 60s and 70s and popularized the islands' nighttime entertainment scene. Now it evolved into a Floridian refuge with a more permanent residential population where the pace moves slower. It's a picturesque island and a stylish retreat surrounded by water on all sides. Since North Bay Village is a centrally located island, we're a 10-minute drive away from the beach and a 15' 20' minute drive away from some great local spots.



LEGAL DISCLAIMER

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.

This is not an offering for the purchase of a unit. An offering is made only by the prospectus and its exhibits (the "Condominium Documents") for 7918 West Drive, a Condominium (the "Condominium"), and no statements should be relied upon unless made in the Condominium Documents furnished by Pacific & Orient Properties, LLC, a Delaware corporation (the "Developer") pursuant to applicable law. 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.

The information contained herein, including, without limitation, any and all artist's or architectural conceptual renderings, floor plans, specification, features, facilities, dimensions, measurements and amenities depicted, or otherwise described herein, are based upon current development plans, which are subject to change or abandonment without notice, and may not be relied upon. No guarantees or representations whatsoever are made that any renderings, floor plans, specifications, features, facilities, dimensions, measurements or amenities depicted, 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.

Any stated square footages, dimensions and other measurements reflected herein are based on preliminary pre-construction plans, which are subject to change without notice and will vary with actual construction. Any stated square footages, dimensions and other measurements of units 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" as set forth in the Declaration of Condominium, or if so, when and what they will consist of.