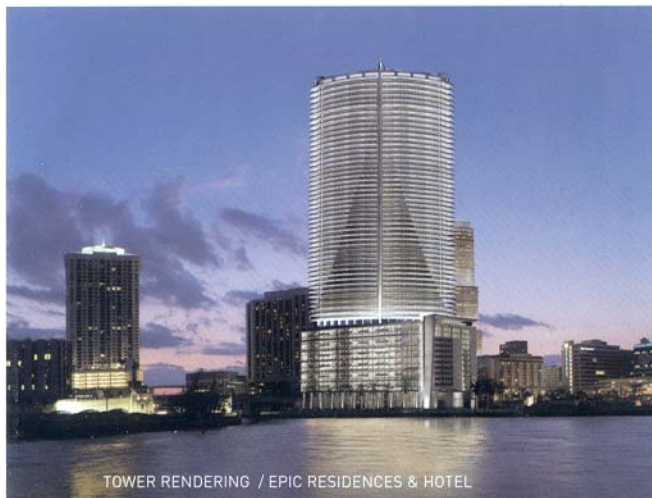


Nov/Dec 2006

SOUTH FLORIDA'S **HOT PROPERTIES**



EPIC RESIDENCES & HOTEL, DOWNTOWN MIAMI

Developer: CMC Group and Lionstone Development

Description: EPIC is a 54-story tower featuring condominium, townhouse and penthouse residences with magnificent bay and city views.

Key selling points: Condos will be appointed with Snaidero cabinetry, Bosch and Miele appliances, SubZero refrigeration, Calacatta white marble baths and more. Residents and hotel guests will have access to a 12,000-square-foot spa and fitness center, two signature restaurants, private boat dock with personal dock master, a high-tech business center, two pools and poolside bar.

Who's buying: Visitors from Europe, Latin America, and the Northeastern United States

Price Range: From \$500,000

Contact: Veronica Cervera,

Phone: (305) 588-7779;

Fax: (305) 400-7398;

Email: vcervera@cervera.com;

Website: www.epicmiami.com

From Miami's sexy beaches to Naples' pristine golf courses, South Florida continues to attract A-list developers and buyers for a home that promises sun-filled days, a high-end lifestyle and easy access to world-class shopping and dining. BY STACY H. SMALL