

EPIC RESIDENCES & HOTEL MIAMI:

# THE PLACE TO BE

Imagine a world of luxury waterfront living, where premiere hotel services are simply a phone call away; where an elevator ride is the only thing between you and Miami's hottest lounges and world-class, chef-driven restaurants; where downtown's booming financial district is right outside your door.

Introducing EPIC Residences & Hotel, a luxury high-rise, waterfront condominium development on the site of the former Dupont Plaza, where the Miami River meets Biscayne Bay. EPIC offers opulent living featuring upscale hotel amenities and services managed by the renowned hotel operator Kimpton Hotels & Restaurants. EPIC's 54-story tower includes one, two, and three bedroom residences ranging in size from 1,040 to 7,840 square feet and offering magnificent bay and city views. The tower also boasts an exclusive, one-of-a-kind Rooftop Upper Penthouse featuring spacious entertainment rooms and a private terrace atop the Tower. Separate one and two bedroom townhouses will overlook Biscayne Bay. Prices start at \$500,000 completion is expected summer 2008.

This amazing project marks the first partnership between Ugo Colombo, developer of the landmark Bristol Tower and Santa Maria condominiums on Brickell Avenue and the Grovenor House in Coconut Grove; Alfredo and Diego Lowenstein, developers and owners of The Ritz-Carlton Hotel and Ritz-Carlton Residences in South Beach; and Amancio Ortega, owner and developer of renowned commercial and residential developments in Madrid, Barcelona, London, Paris, and New York City. "EPIC's ideal

location, style and premier hotel amenities and services are the elements that set it apart from other high-rise condominiums under development in Miami's downtown area," said Colombo.

All residences will feature the finest interiors, including Snaidero cabinetry, Bosch and Miele appliances, SubZero refrigeration, imported Italian Calacatta marble baths, a 72" by 60" KOS shower/tub, his and her vessel sinks, Valli & Valli door hardware, and Glasswall impact-resistant floor-to-ceiling windows and sliding glass doors built to meet the latest hurricane safety requirements. EPIC will also maintain state-of-the-art security, along with cutting-edge technology services, powered by "EPIC-Link", a fully integrated, interactive communication system providing access to hotel amenities and services via an in-residence touch panel and/or PC, allowing for resident interface from anywhere in the world. An exclusive, resident-only entrance, lobby, and pool, will ensure privacy as well. "Downtown Miami is poised to become the core of everything exciting in South Florida," said Diego Lowenstein. "With its waterfront location in the heart of downtown, EPIC will be at the center of it all."

EPIC RESORT & KIMPTON HOTELS:

# PERFECTION MIAMI

San Francisco-based Kimpton Hotels & Restaurants, a leader in the boutique hotel industry, has been tapped to manage EPIC Hotel. Kimpton operates 40 one-of-a-kind hotels in 17 major markets throughout the country, each designed to reflect the energy, personality, and pulse of its distinct location, history and architectural style.



Residents will enjoy Kimpton's signature hotel services, along with an array of first-class amenities including private boat-docking, world-class spa, high-tech business center, and extensive poolside services. Additionally, two exciting signature lounges will offer chef-inspired cuisine and a distinctive, thriving nightlife.

"Each of our hotels tells a story, and we are looking forward to implementing the elements of the Kimpton brand—care, comfort, style, flavor and fun—at EPIC's spectacular, urban waterfront location," said Michael Departie, CEO of Kimpton Hotels & Restaurants. "We are excited to be expanding our presence in the South Florida market and doing so with great partners, Ugo Colombo, the Lowensteins and Amancio Ortega."

BENJAMIN BAUM:

# HOME IS DOWNTOWN MIAMI

As young boys growing up in Miami, Benjamin Baum and his brother often took the No.10 bus downtown in order to visit Bayfront Park, the site of the original Japanese Gardens and Miami Library. He fondly recalls watching the ships moving up and down the Miami River, and remembers when the tallest building in South Florida was the old courthouse.



BENJAMIN BAUM

Several years ago, Benjamin, a senior vice president at UBS Financial Services saw that the Dupont Plaza was in disrepair. He knew the site might eventually be developed, and because of its close proximity to his office and beautiful views of Biscayne Bay and the Miami River, it would be an ideal residence.

"I found out that Ugo Colombo was going to develop the former Dupont site with the Lowensteins," Baum notes. "I went down the very next morning, and if my check wasn't the first one in, then it was in the top five. It literally took five minutes for me to decide that I wanted to live there."

Baum's love of the Brickell area, especially the Miami River, led him to purchase a two bedroom plus den townhouse

overlooking the river. He associates his new address to New York City's Fifth Avenue, or across from Central Park - locations whose shops, restaurants, and lounges make it somewhere everyone wants to be. He asks, "Why shouldn't I live downtown and be where all the action is?" The clincher was his familiarity with the developer's work. Like many, Baum was aware of the Lowenstein's extensive experience in luxury hotels and condominiums, as well as Colombo's reputation for quality residential developments. Needless to say, Baum is thrilled at the prospect of his new home. "This is going to be a signature building; probably the best in Miami," he said. "What Ugo does so well is meld energy, enthusiasm, and pride into his projects. He creates momentum in the areas that he builds, and there's already a buzz surrounding EPIC."



EPIC SALES CENTER:

# NOW OPEN

A luxury, two-story sales center at the project site is now open. There, future residents can experience a model kitchen and bathroom featuring the finest appliances and finishes.

Heading to the rooftop terrace and viewing deck, prospective purchasers will encounter EPIC's breathtaking views of Biscayne Bay, the Miami River, and downtown vistas that will be a daily pleasure for those who purchase an EPIC residence.



<b>PENTHOUSE</b> 01/02 3 Bedrooms - Den 3.5 Baths	Interior	2,502 sq. ft.	232.44 m <sup>2</sup>
	Terrace	597 sq. ft.	55.46 m <sup>2</sup>
Total		3,099 sq. ft.	287.90 m <sup>2</sup>

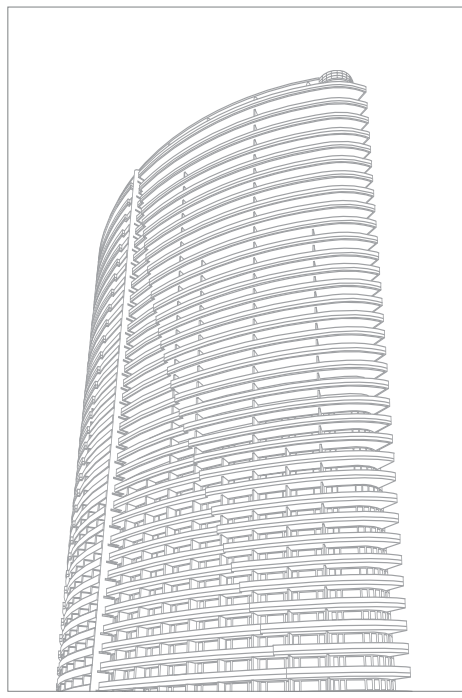



MIAMI:

# SEE IT FROM YOUR PENTHOUSE

Let us introduce you to the three-bedroom, three-and-a-half bath Penthouse, the place to be for stunning views of downtown Miami and beyond. As the floor plan to the left shows, the 3,099 square foot residence features large living and dining areas, an expansive master bedroom suite, state-of-the-art kitchen, and spacious terraces with breathtaking bay and city views.

All Epic residences will have the latest in technology, including a high-tech security system with a key pad entry at each residence. Hotel amenities and services will be accessible via an in-residence touch panel or PC from anywhere in the world. A state-of-the-art media panel is pre-wired for telephone, HDTV, cable television, computer networking, and high-speed Internet access. The list goes on and on.



CERVERA REAL ESTATE:

# MANAGING SALES FOR EPIC

Would you like to know more about EPIC? Do you have questions regarding your new residence or downtown Miami? The professional sales staff of Cervera Real Estate is ready to help.

Veronica Cervera, president of Cervera Real Estate, founded in 1969 and her team of real estate agents specialize in high-end real estate. Cervera has represented several of Ugo Colombo's projects, most recently the sold-out Grovenor House in Coconut Grove. Cervera says she's excited about the project because of the developers involved: "Ugo has developed the most luxurious high-rise residences in all of South Florida. When you combine his expertise with the Lowenstein's hotel development experience and Amancio Ortega's global vision you get an amazing, once-in-a-lifetime opportunity." she said.

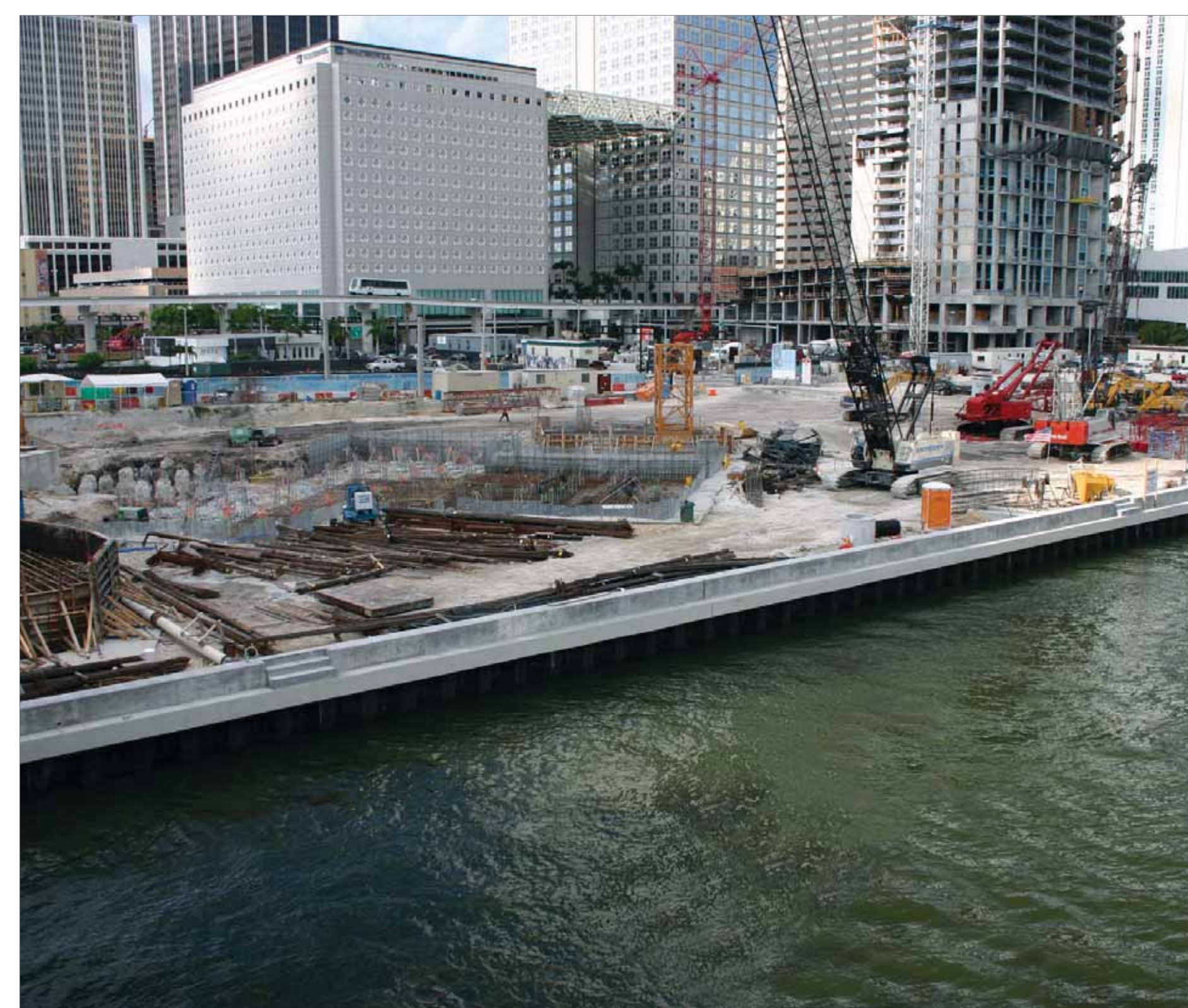
At the new EPIC sales center, both Cervera and Sales Manager Alicia McCormack, or any one of the other experienced associates, will happily assist you.

For more information, visit the waterfront sales center at 300 Biscayne Boulevard Way, open Monday to Friday, 10 a.m. to 6 p.m.; Saturday and Sunday, 11 a.m. to 6 p.m. You can also call 305.400.7399 or visit us online at [www.epicmiami.com](http://www.epicmiami.com).



VERONICA CERVERA  
President of Cervera Real Estate





## PREMIERING 2008

EPIC construction is underway! The building's foundation will be poured in July and tower cranes will be in place to begin vertical construction.



UGO COLOMBO, ALFREDO & DIEGO LOWENSTEIN  
AND AMANCIO ORTEGA:

## DEVELOPER TEAM

A coming together of the luxury residential expertise of Ugo Colombo, the distinctive hotel savvy of Alfredo and Diego Lowenstein and the far-ranging global influence of Amancio Ortega.

With an exceptional eye for style and elegance, Ugo Colombo of CMC Group is known for bringing lavish high-rise residential developments to Miami, such as Santa Maria and Bristol Tower, both gracing the Brickell Avenue skyline. Most recently, Colombo completed Grovenor House on prestigious South Bayshore Drive in Coconut Grove.

One of today's quintessential father-and-son entrepreneurial teams, Alfredo and Diego Lowenstein of Lionstone Development have been a prominent force in the hospitality and real estate industries for more than 30 years, developing such distinctive properties as The Ritz-Carlton, South Beach, the Ritz Carlton Club & Residences and other high-end resort and residential ventures in the Caribbean.

Amancio Ortega's Ponte Gadea Group owns and develops projects in cosmopolitan cities, including Madrid, Barcelona, London, Paris, and New York City. Ortega is also the founder and chairman of the Inditex Group, one of the worlds largest fashion distributors, with outlets Zara, Pull and Bear, Massimo Dutti, Bershka, Stradivarius, Oysho, Zara Home and Kiddy's Class boasting 2,858 stores in 64 countries.



UGO COLOMBO



ALFREDO LOWENSTEIN



DIEGO LOWENSTEIN

## EPIC EVENTS

