



## THE NEW NATURE OF BRICKELL CITY LIVING



























# SIMPSON

#### YOUR REFINED REFUGE

Only Le Parc boasts an enviable location alongside Simpson Park-a gorgeous 8-acre nature sanctuary defined by mature oak trees, native palms and grasses, winding boardwalk nature trails, and a natural coral rock wall at its borders. Here, the beauty of Florida life co-exists side-by-side with towering hotels, office buildings, culture, and more.



#### URBAN CONNECTION. PARK-FRONT RELAXATION.

Where else in Miami can you wake up to the sound of birds chirping and walk less than a block to the middle of the thriving financial district on Brickell Avenue? Yet, this is only a taste of what makes the Le Parc lifestyle so special. At just 12 stories tall with only 128 residences, including studios, one-bedroom, two-bedroom, three-bedroom and townhome residences, this refined refuge delivers the best of both worlds.













## BRICKELL SKYLINES AND A GREEN SCENE

Take the live, work, play concept to a higher level at Le Parc. This isn't just your home. It's also the home of multinational corporation headquarters, law firms, and the business gateway to Latin America, as well as of world-class sports, concerts and live entertainment. And yet, throughout, parks, playgrounds, basketball courts, tennis courts, bike paths, and more remind you that you have reached the pinnacle of Miami living.

Boutique Lifestyle
Directly across from Simpson Park
Interior Designs by renowned Ligne Roset
Wifi throughout common areas
Pool Deck on Fourth floor
Rooftop Sky Lounge wih Jacuzzi

Penthouse Sky Lounge Club Room for Residents entertainment

Outdoor Summer Kitchen Kids' Room Pet-Friendly



## CAPTIVATING BEAUTY

#### IT'S SECOND NATURE TO LIGNE ROSET

Ligne Roset is a French manufacturer of Luxury Modern Furniture. Ligne Roset has grown from a small business into an international company with factories near Lyon, France, with over 1,000 retail distributors worldwide. All the while, the company has remained a family-run business since its inception in 1860.

Le Parc at Brickell and Ligne Roset have entered into a partnership with the objective to set Le Parc at Brickell apart on the Miami and International market through the development of an elegant and artful, French-inspired livework building.

Through this partnership, Ligne Roset is offering Turn-Key Furniture Lifestyle Packages at an exclusive price for customers purchasing at Le Parc at Brickell.

A Ligne Roset Turn-Key Furniture Lifestyle Package is design at its best a carefully assembled set of beautiful designer pieces to transform the spaces at Le Parc at Brickell into worlds of luxury, comfort and elegance.

Each Turn-Key Furniture Lifestyle Package has been custom designed for Le Parc at Brickell, promoting a design forward lifestyle in which each owner can indulge.

Ligne Roset is synonymous with modern luxury and invites residents to revel in a contemporary, design-forward lifestyle.

















## MAKE EVERYDAY A VVALK IN THE PARK

As its name suggests, Le Parc draws considerable inspiration from its beautiful natural surroundings. Directly across the street from the building's front entrance is a winding path through the grass leading to Simpson Park Hammock. This is Brickell the way it was when the area was first developed — and yet — it is also the future of park enjoyment with a visitors center built of original limestone rock, and an interior dining and picnic space.

And, as Brickell continues to grow to be more family oriented, the planned dog-friendly area at Simpson Park will make a welcome addition for the pet-friendly atmosphere of Le Parc. Dog walk paths, gated play areas with large and small-dog designations, watering stations, and more guarantee fun for every resident.





## A HAVEN IN THE HEART OF THE CITY





















## ATTON HOTEL

#### **ANATURAL SENSE OF WELCOME**

With its unmatched location that mixes downtown and quiet residential neighborhood, there is no denying Le Parc is the perfect place to come home to... but it's also filled with reasons why you'll keep exploring your neighborhood day after day.

One of the most compelling, of course, is the upcoming Atton Hotel, which will be located just steps from Le Parc. Known throughout South America for their trademark mix of upscale amerities and accessibility, Atton Hotels has chosen this unique site for their first U.S. flagship. Gorgeous pools and lounges, comfortable contemporary rooms, and chic restaurants will be right at your fingertips---for you and any visiting guests.



### THE TEAM



INTERIOR DESIGN

#### LIGNE ROSET®

Ligne Roset is a French manufacturer of luxury modern furniture based in Lyon, France. Since its inception in 1880, Ligne Roset has grown into an award-winning, internationally-renowned design company with over 1,000 retail distributors worldwide.



## ARCHITECT LUIS REVUELTA & ARCHIPLAN ARCHITECTS

Revuelta Architecture International — led by Luis Revuleta — has designed a substantial portion of the buildings that have since become known as South Florida's residential landmarks, including Downtown Miami's Epic hotel and condominium, Brickeli's Bristol Tower and Santa Maria condominiums, and Il Villaggio in Miami Beach.

Archiplan Architects has been involved in residential, leisure and hotel projects during the last 20 years in Europe, America, Africa and Asia.



#### SALES TEAM

#### **CERVERA**

Miami-based Cervera Real Estate has been South Florida's industry leader in luxury condominium sales for more than four decades and was one of the area's first brokerages to market extensively on an international scale. With a team of more than 275 professionals, Cervera has exclusively represented some of the most prominent developers, sold over 85 condominium projects and closed more than 40,000 units. Today, Cervera remains the broker of choice for the sale and launch of Miami's newest luxury developments.











### THE CREATIVE VISION

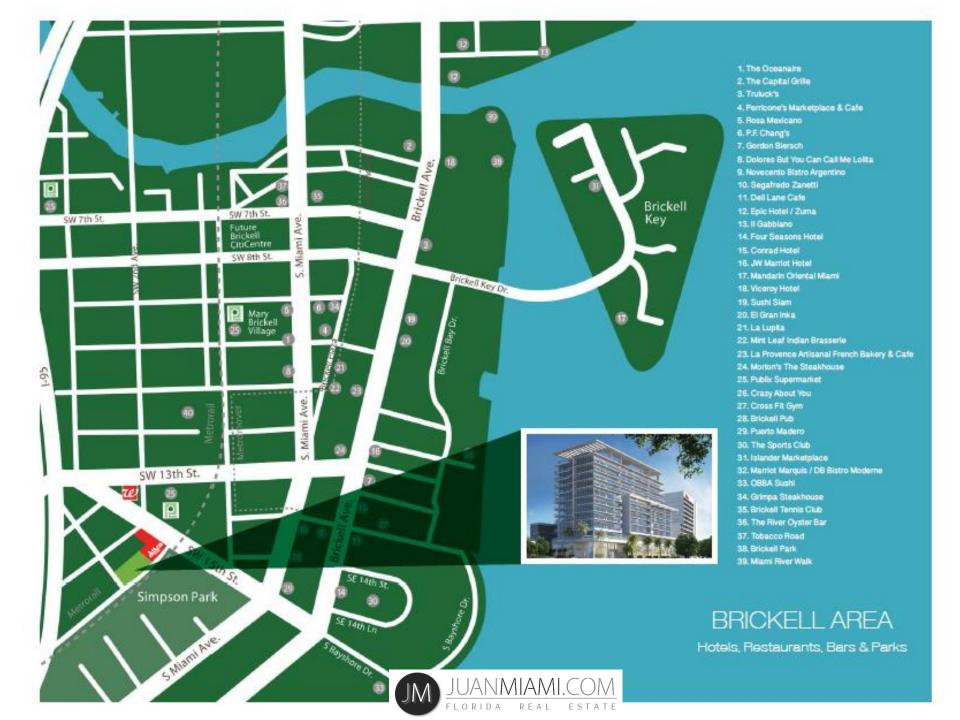
In order to respond to promising growth opportunities in underutilized locations through South Florida, a cooperative alliance was created between ALTA Developers and Strategic Properties Group, LLC.

ALTA Developers is a new joint-venture between Aconcagua and Archiplan USA. Aconcagua was founded in 1979 and has steadily risen to become the largest publicly traded residential development in Chile. Today, the firm is involved in various developments, in numerous stages, for well over 100 projects throughout Chile, Miami and beyond.

Archiplan USA is a South-Florida based real estate development firm that has been involved since 2001 in some of the most noteworthy additions to the South Florida real estate landscape, such as Metropolis at Dadeland, Quantum on the Bay, and 900 Biscayne, among others.

Strategic Properties Group is a well-recognized South Florida real estate development firm headed by Henry Pino. The firm has developed several mixed-used project throughout South Florida since 1995 and brings a first-hand connection and insightful breadth of knowledge to the development process.

















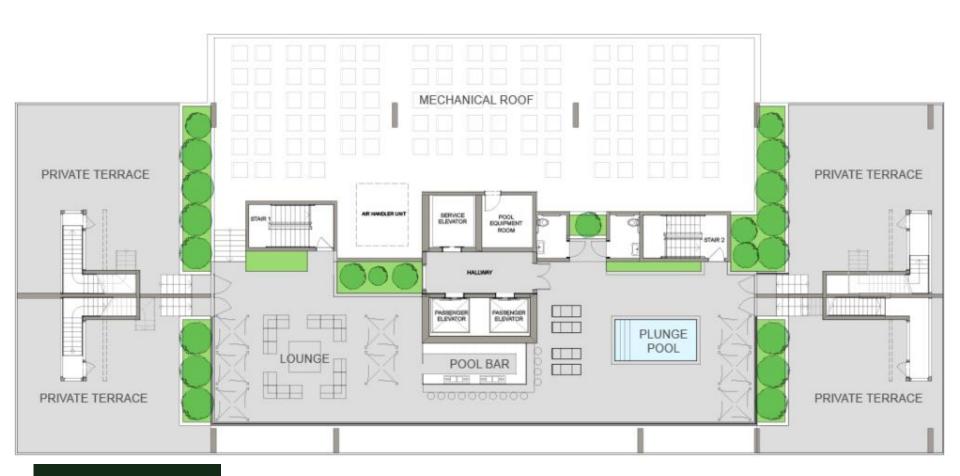




Level 12







Roof Top















































#### GREEN AND QUIET, YET CONNECTED.

A new era in Brickell living has just arrived...

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