



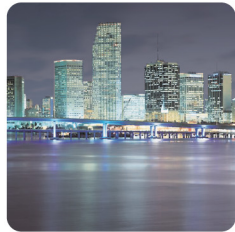
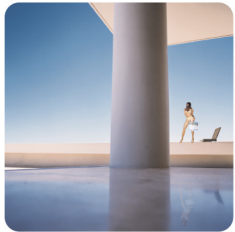
TEN MUSEUM PARK



IMAGES 03-07

GENERAL FLOORPLANS 08-04

INDIVIDUAL FLOORPLANS 25-45

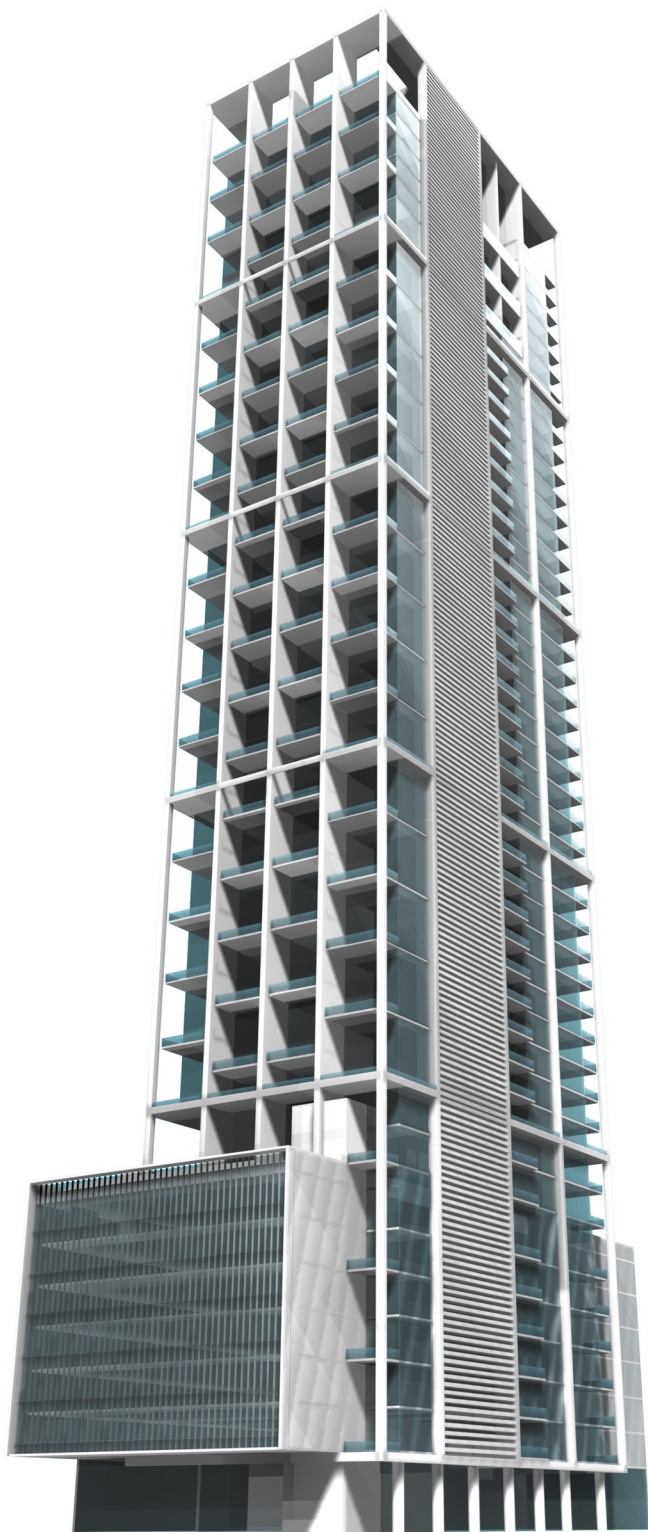












Soaring above Miami's sparkling waters and lush islands, a slender 50-story crystalline tower of dramatic proportion, conceived by international award winning architectural visionary Chad Oppenheim, emerges from the vibrant skyline.

TEN MUSEUM PARK is tropical urbanism in its most delightful form-- where park meets the bay, and culture is entertainment.

Armin Mattli, owner of the world's premier spa Clinique La Prairie, and founder of the La Prairie and Swiss Perfection cosmetics lines, has joined with celebrity nightlife impresario Michael Capponi to create an unrivaled living experience at Ten Museum Park.

Unparalleled luxuries and sophisticated amenities await the select few fortunate enough to secure ownership. Exquisite finishes, gourmet kitchens and personal spa environments provide untold pleasures in each residence. Relax in the 25,000 sf sky garden and soothe body and spirit in the signature Clinique La Prairie Spa. Refresh yourself in the 8 pools, including infinity edge sunrise and sunset pools, 2 lap pools and 4 unique plunge pools. Unwind and recharge in pavilions dedicated to aromatherapy, chromotherapy, steam, sauna and rainforest showers or reinvigorate with a workout in the spa's fitness center. Conduct a meeting in the fully-equipped executive boardroom and for connoisseurs, a residents' wine cellar and tasting room offers both convenience and indulgence.

Streetside, dine in the fine restaurant, indoors or out. Head over to the private bar and lounge for socializing in a sophisticated setting presented by Michael Capponi. Internationally renowned for his A-list following of celebrity friends and business connections, Michael Capponi will provide exclusive services to the residents including VIP entree into popular clubs, nightspots and travel destinations worldwide.

TEN MUSEUM PARK where pampering is an art.

Clinique La Prairie Residences at TEN MUSEUM PARK are available as spacious one and two bedroom lofts, two and three bedroom 2-story lofts, tower suites, and penthouses with private rooftop vitality pools.

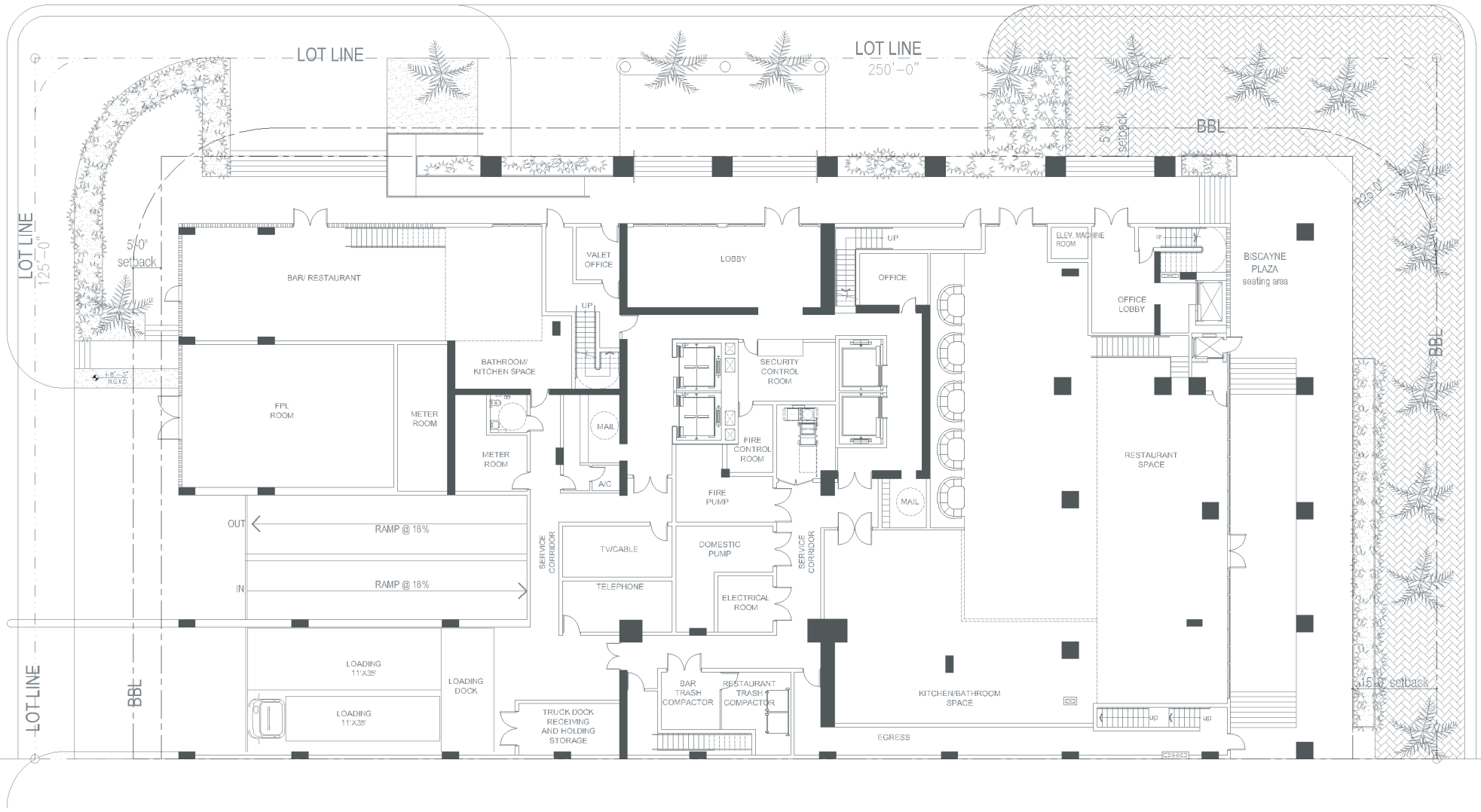
Priced from \$300,000 to more than \$4 million. Half floors, full floors and office suites are available for customization.

This world class tower is being developed in conjunction with third generation Miami developer Gregg Covin and Chad Oppenheim, principal of oppenheimarchitecture+design.

Exclusively represented by Majestic Properties

For more information: 305.573.2025 www.tenmuseumpark.com

N.E. 11TH STREET



2ND AVENUE

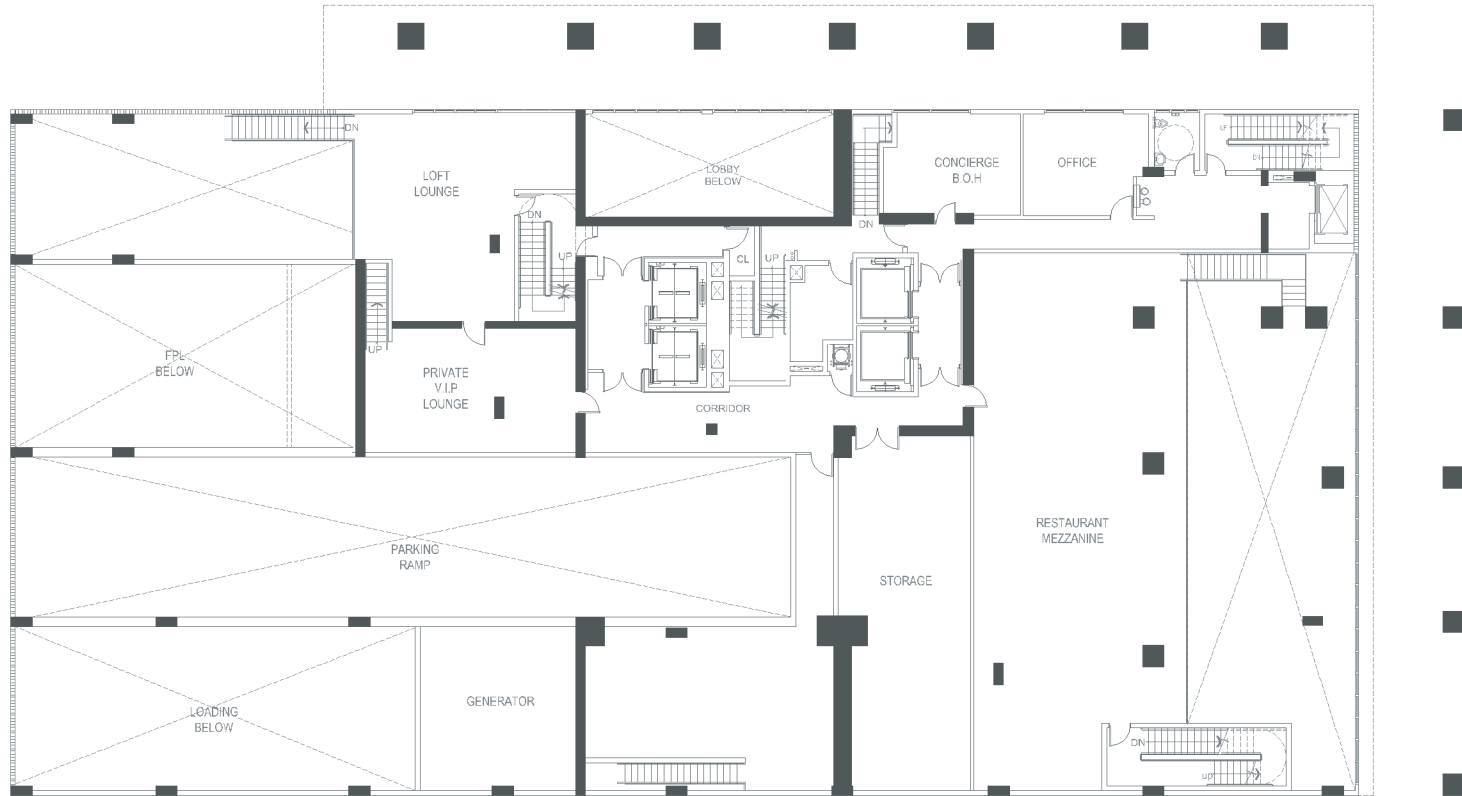
BISCAYNE BOULEVARD

TEN MUSEUM PARK GROUND FLOOR

oppenheimarchitecture+design

N.T.S.

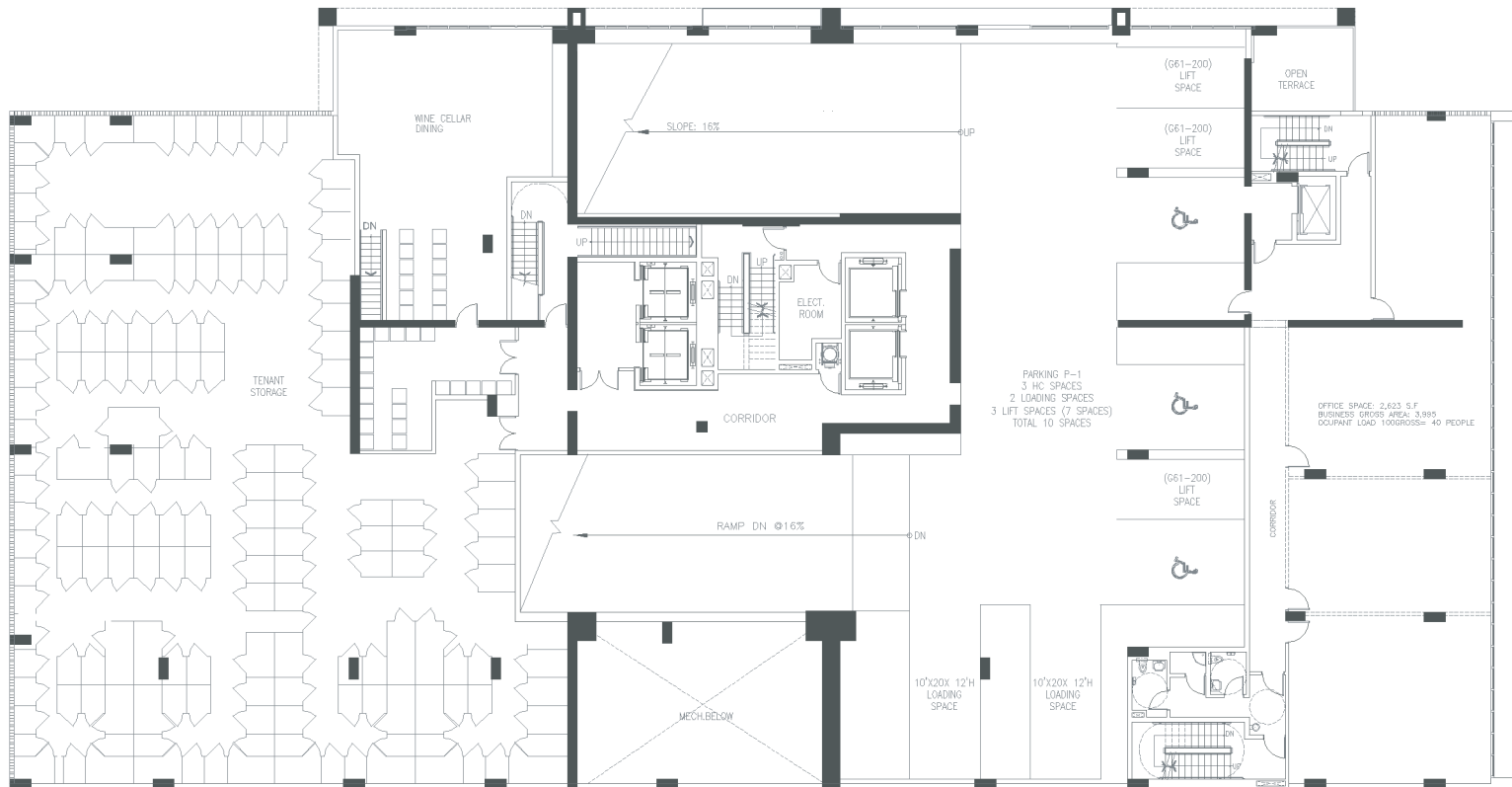
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TEN MUSEUM PARK MEZZANINE

oppenheimarchitecture+design

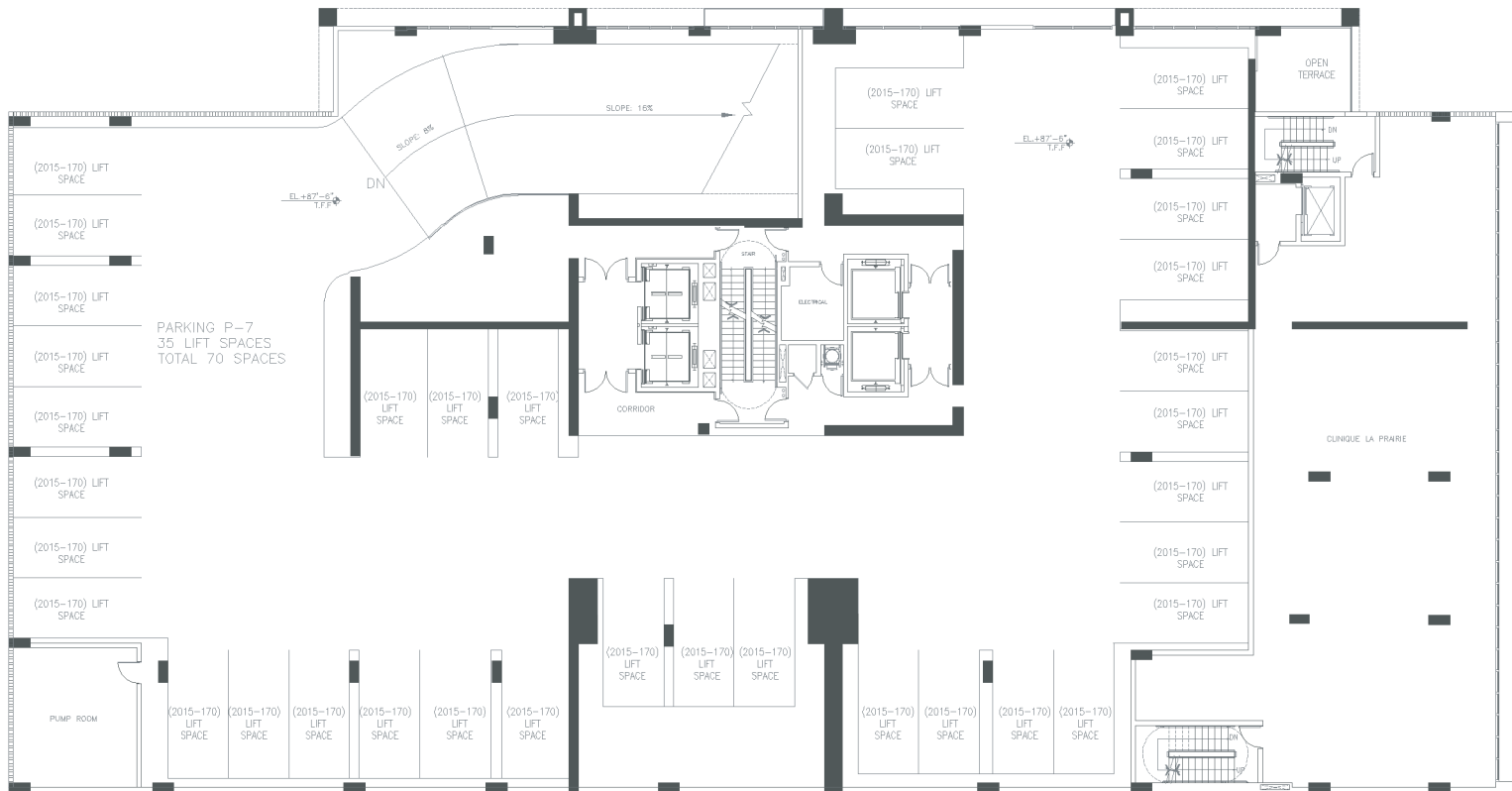
N.T.S.



TEN MUSEUM PARK P1 MEZZANINE

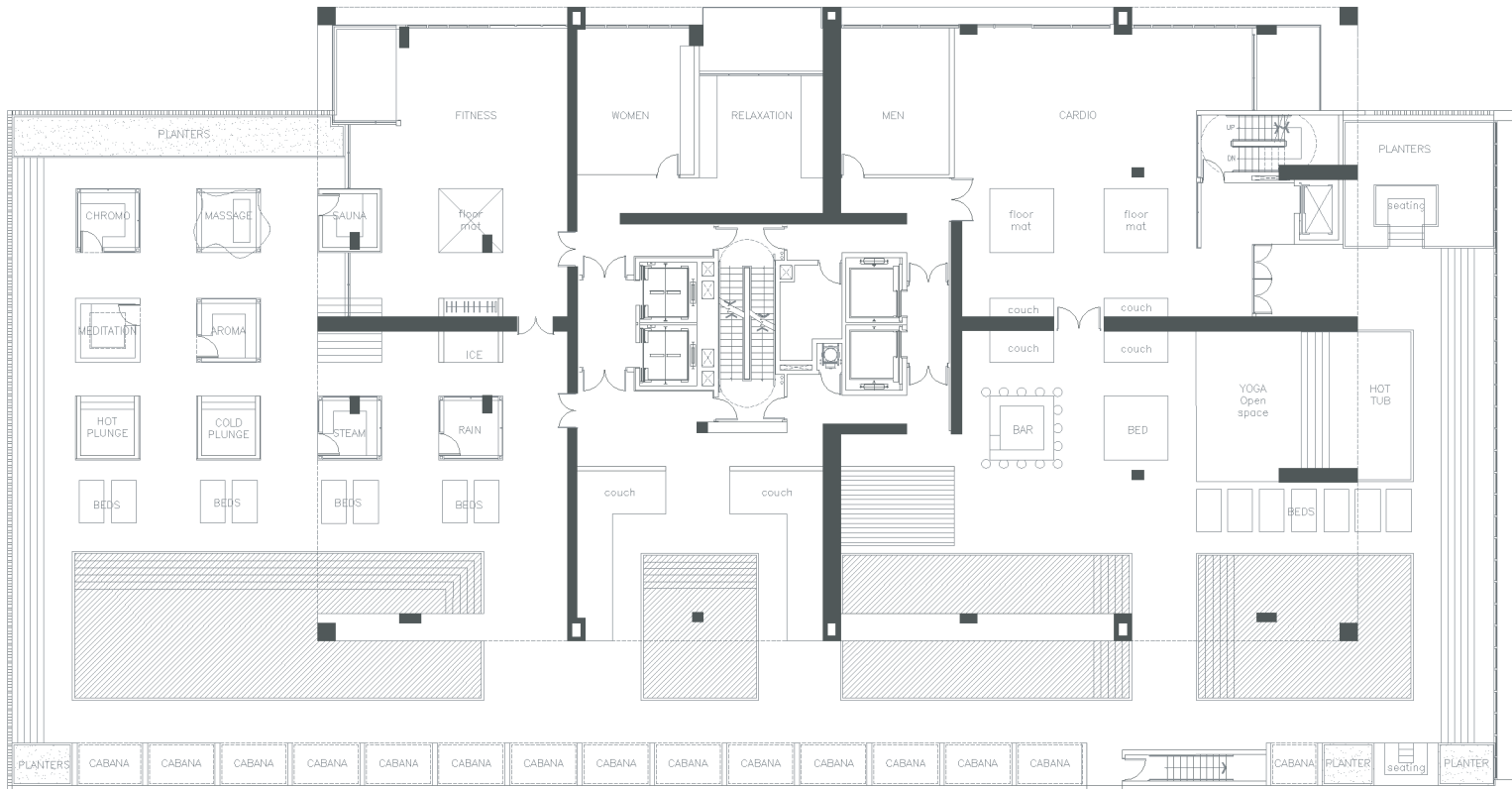
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N.T.S.



TEN MUSEUM PARK **PARKING 7**
 oppenheimarchitecture+design N.T.S.


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TEN MUSEUM PARK POOL LEVEL
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Sauna
Cladded with horizontal - very thin (1" thick w/ 1" spacing) - cedar wood pieces -



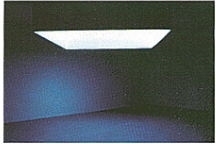
Planters
There should be vegetation on top and hanging from the roof of the cabanas

Massage room
Aluminum frames and fabric

Aromatherapy
Metal frame and flowers comprising the vertical surfaces

Chromotherapy
To be cladded in a translucent skin.
Changing colors affect the exterior condition by emitting different tones of light.

Meditation
This should resemble one of James Turrell's pieces.



Hot plunge
This room is cladded with a red shiny surface (mirror)

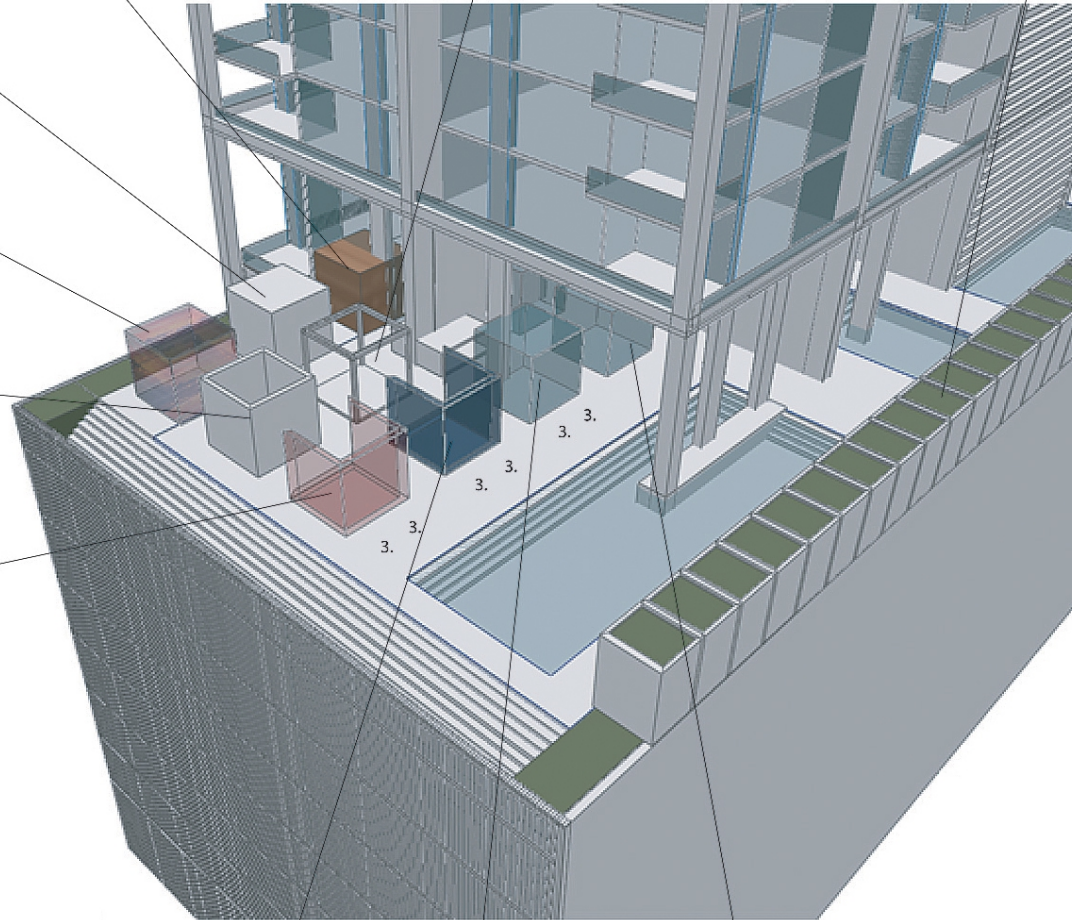
Updates:

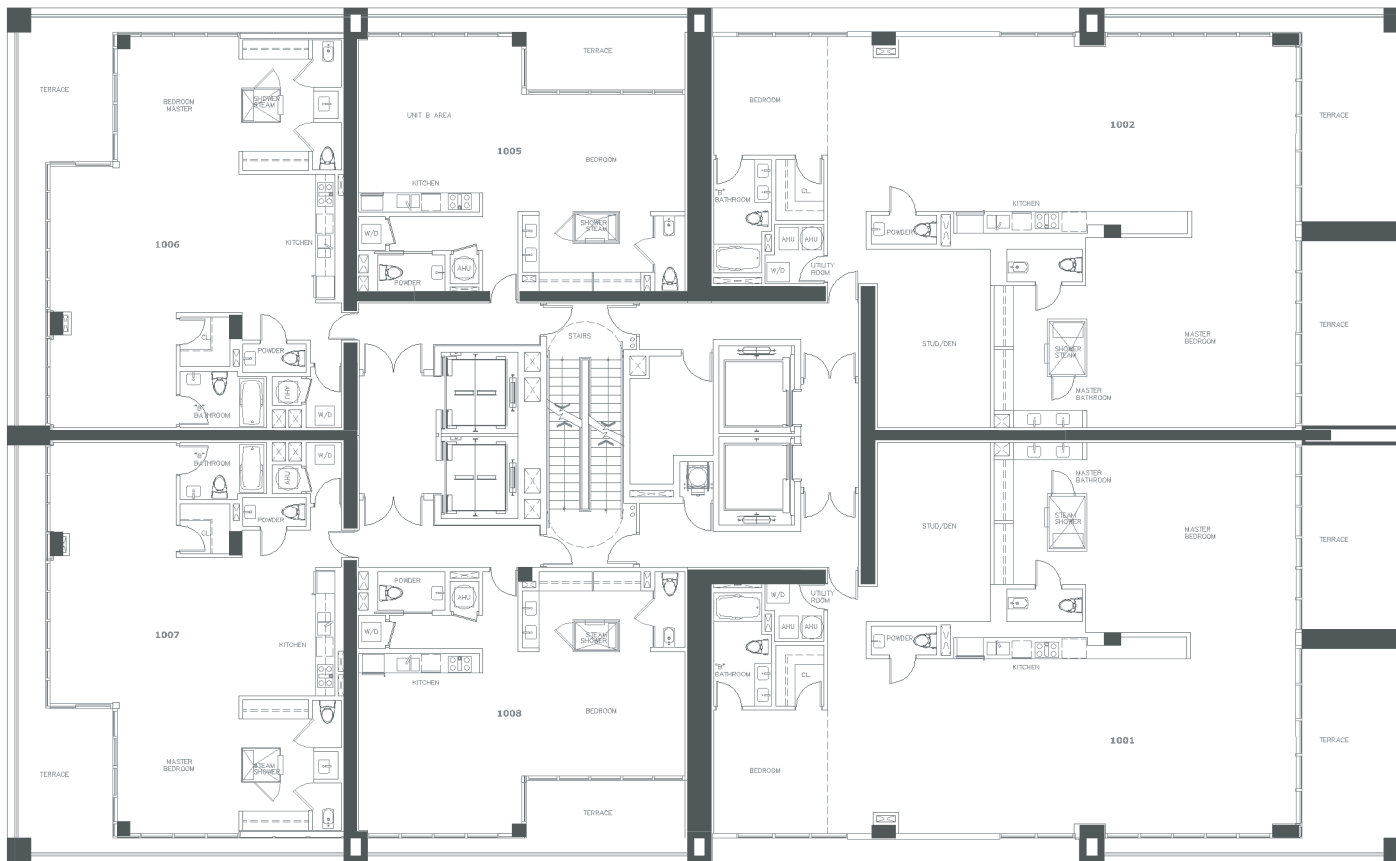
1. Chromotherapy room had to be switched with the massage room (see pool level plan). It is now moved to the corner of the group.
2. There is an Aromatherapy room in the middle replacing the green planter on the floor.
3. There are 6 (6' x 3'-5") beds between the hot plunge, cold plunge, steam AND the pool. (noted on the drawing)

Cold plunge
This room is cladded with a blue shiny surface (mirror)

Steam
Aluminum frame and glass

Shower room (rain)
Aluminum frame and glass.
Very fine sprays of water shot from roof and walls.

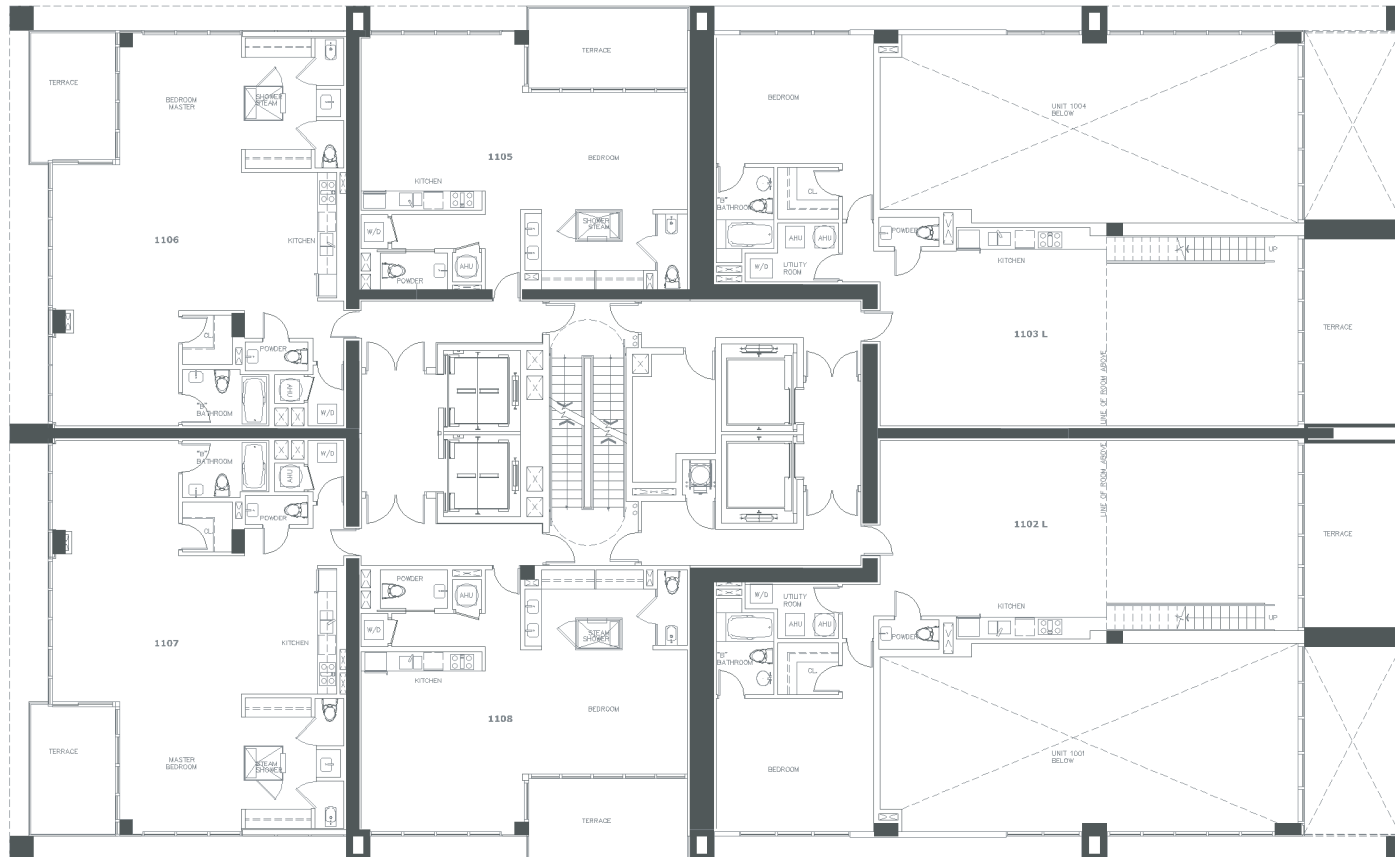




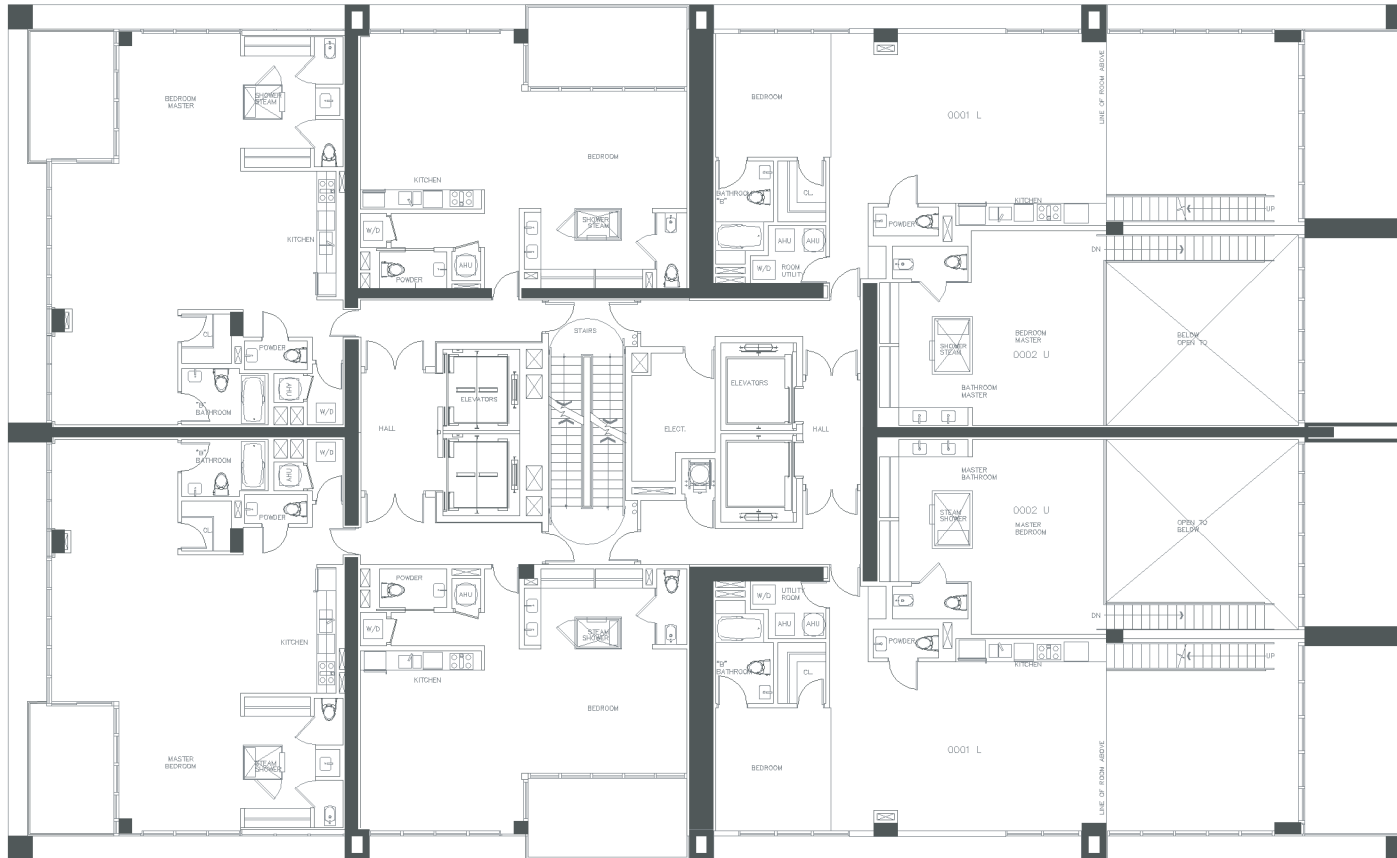
TEN MUSEUM PARK 10TH LEVEL

oppenheimarchitecture+design

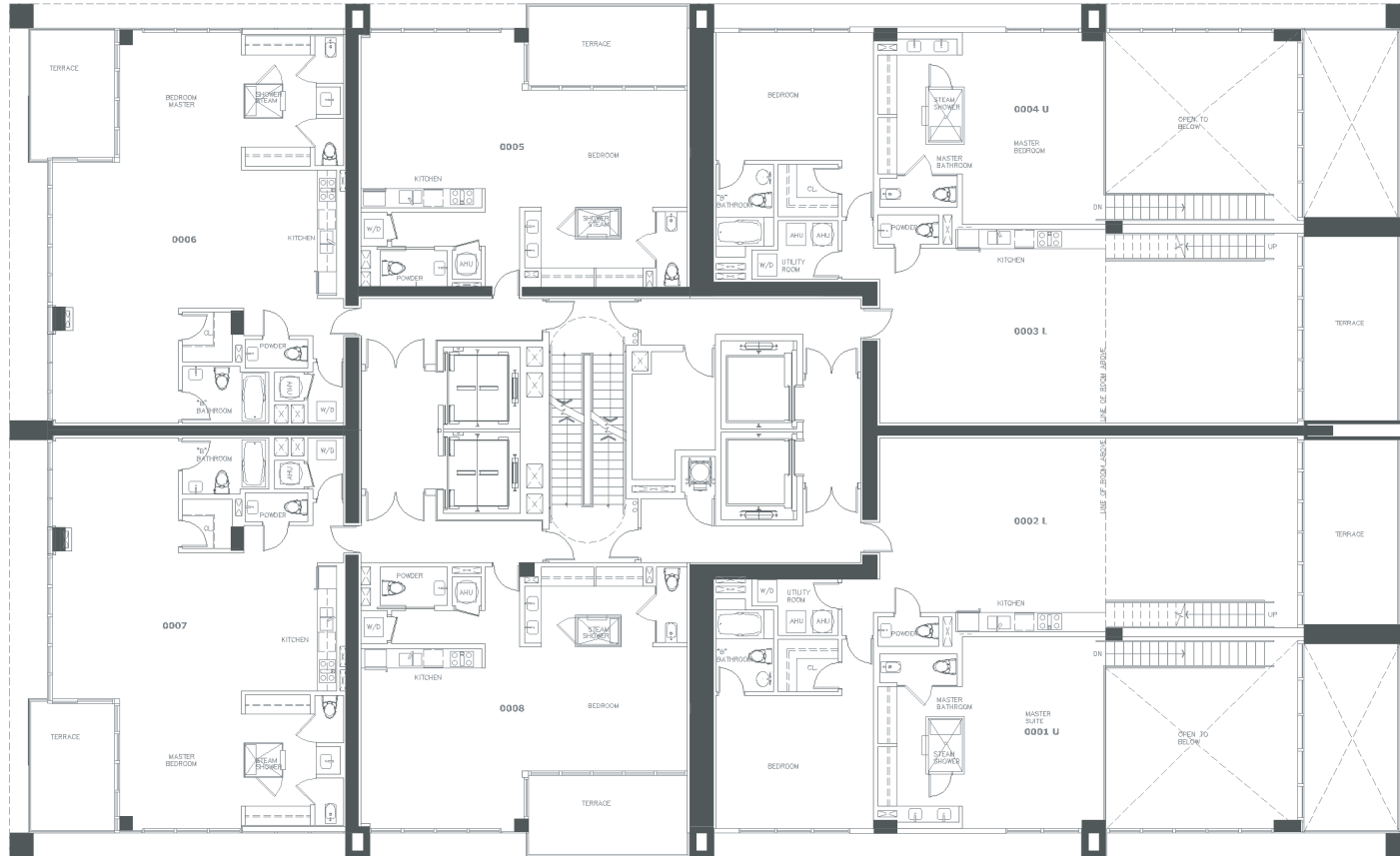
1"=20'



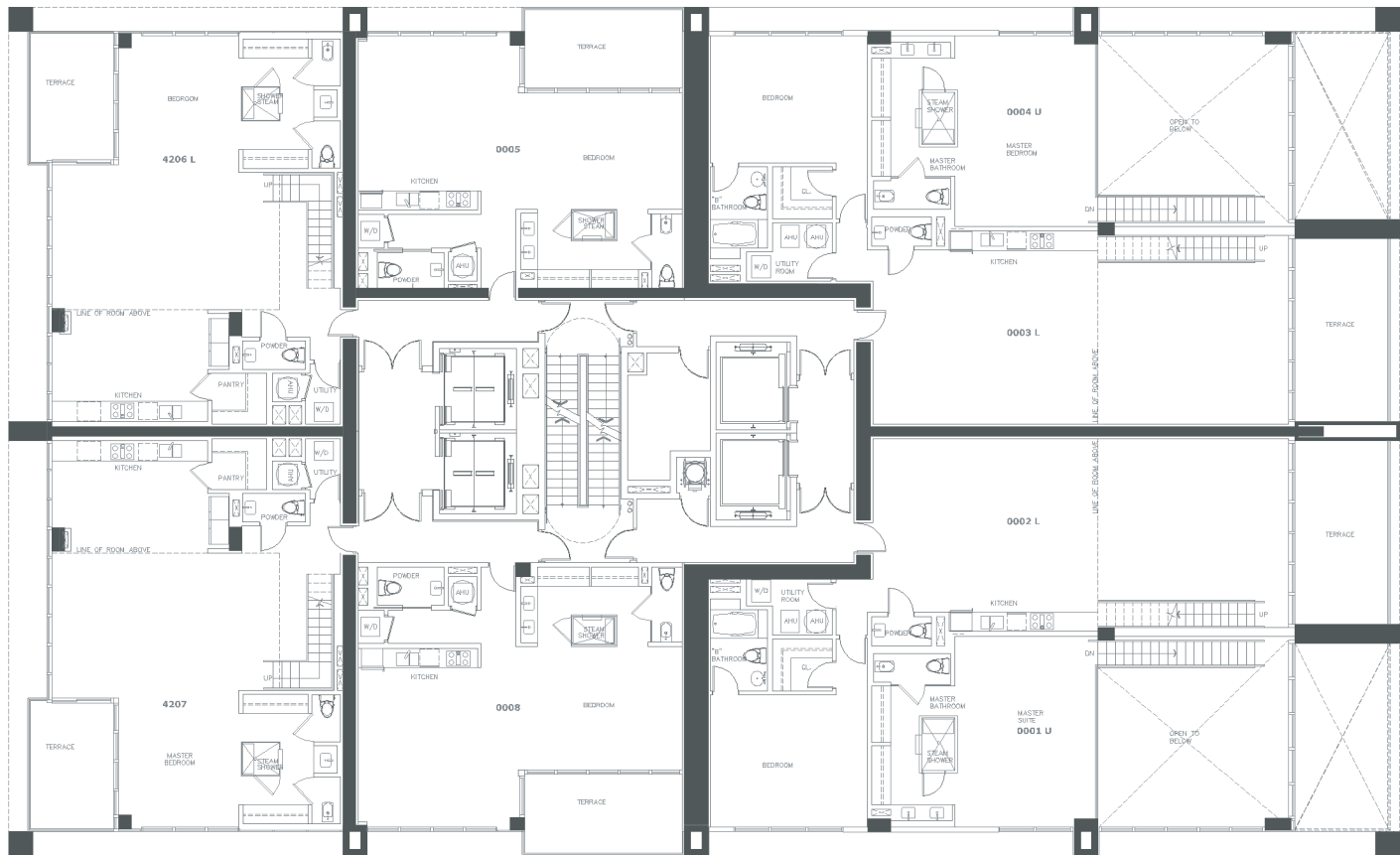
TEN MUSEUM PARK 11TH LEVEL
 oppenheimarchitecture+design 1"=20'



TEN MUSEUM PARK TYP-B
 openheimarchitecture+design 1"=20'



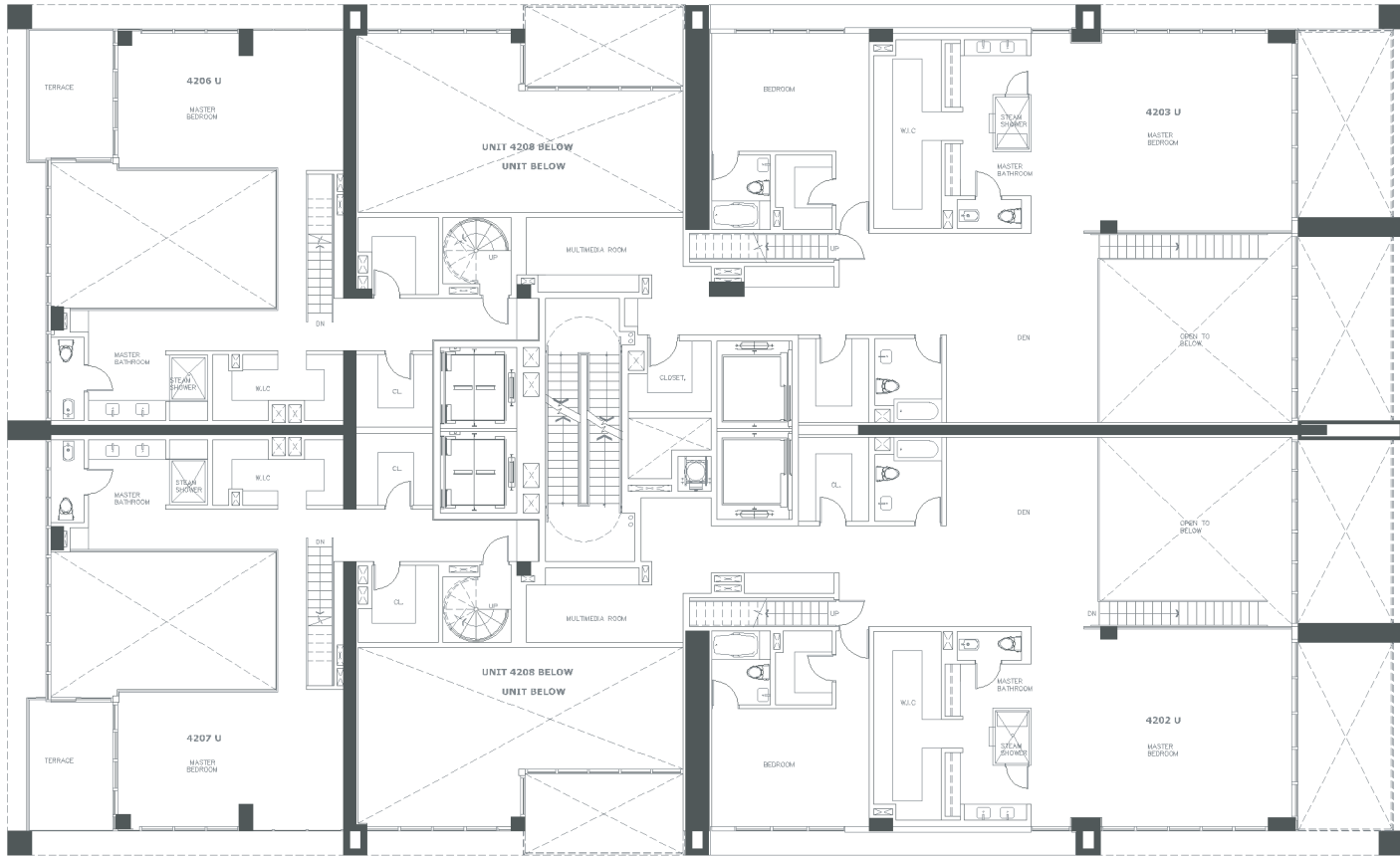
TEN MUSEUM PARK TYP-A
 oppenheimarchitecture+design 1"=20'



TEN MUSEUM PARK 42ND LEVEL

oppenheimarchitecture+design

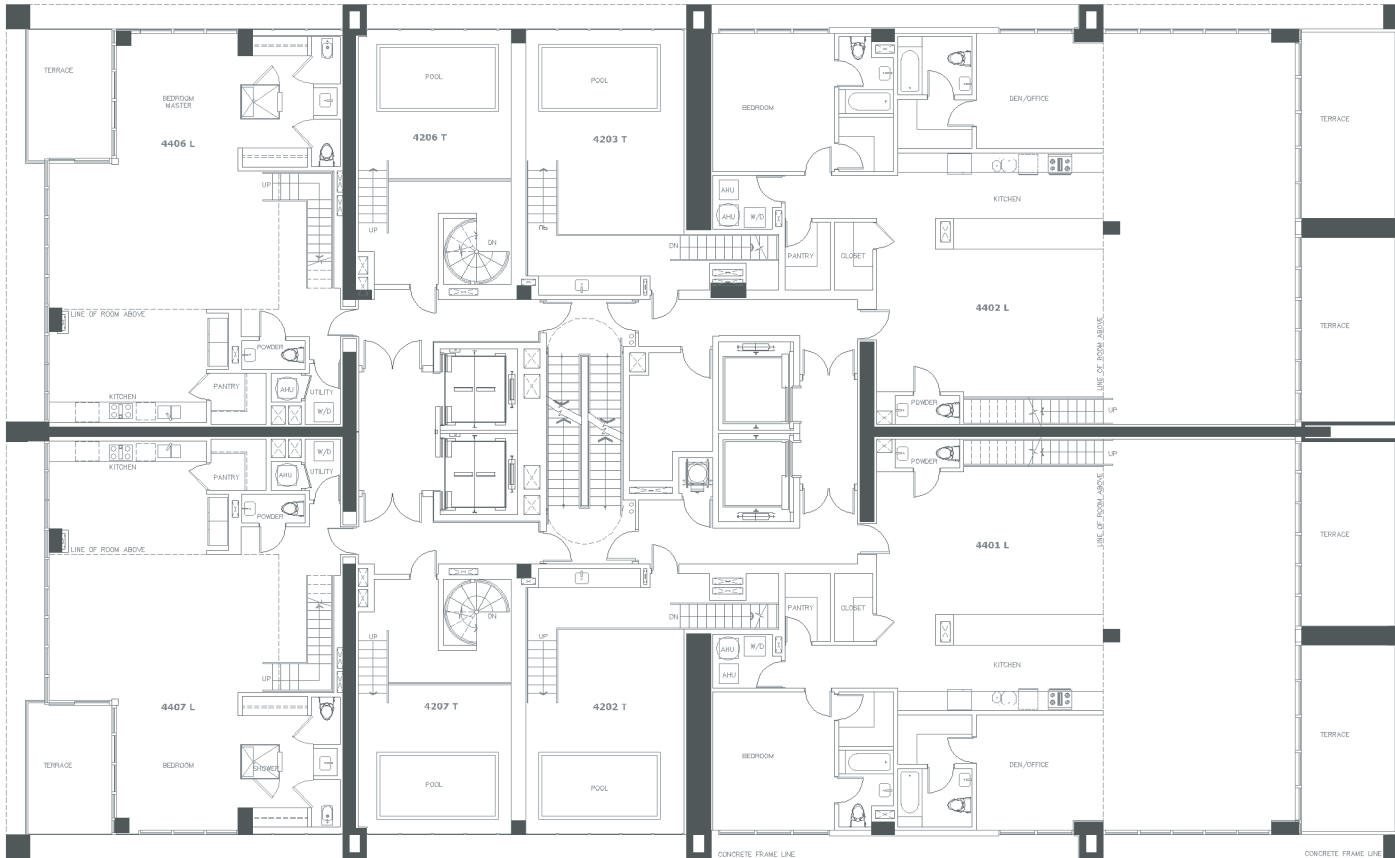
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TEN MUSEUM PARK 43RD LEVEL

oppenheimarchitecture+design

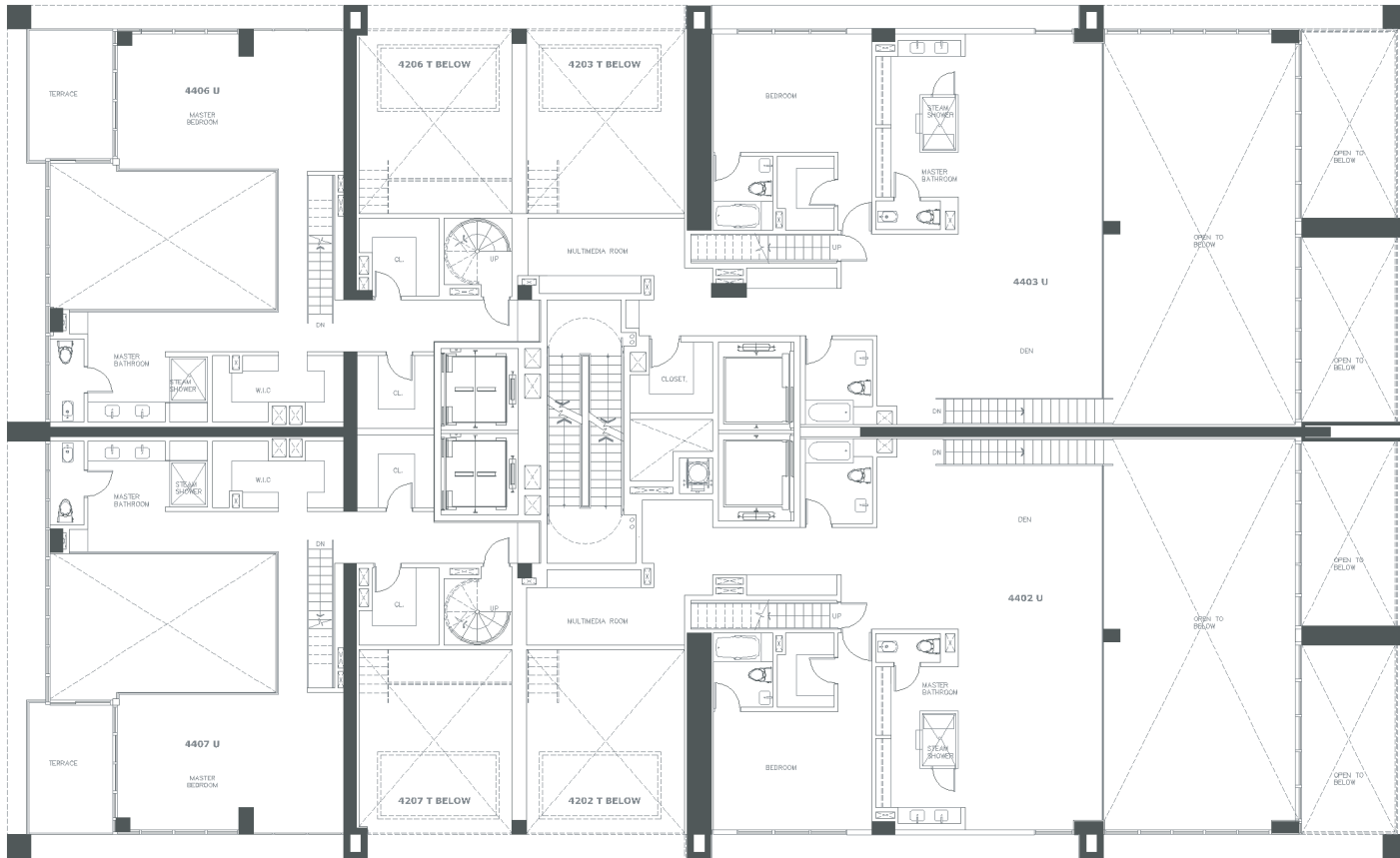
1"=20'



TEN MUSEUM PARK 44TH LEVEL

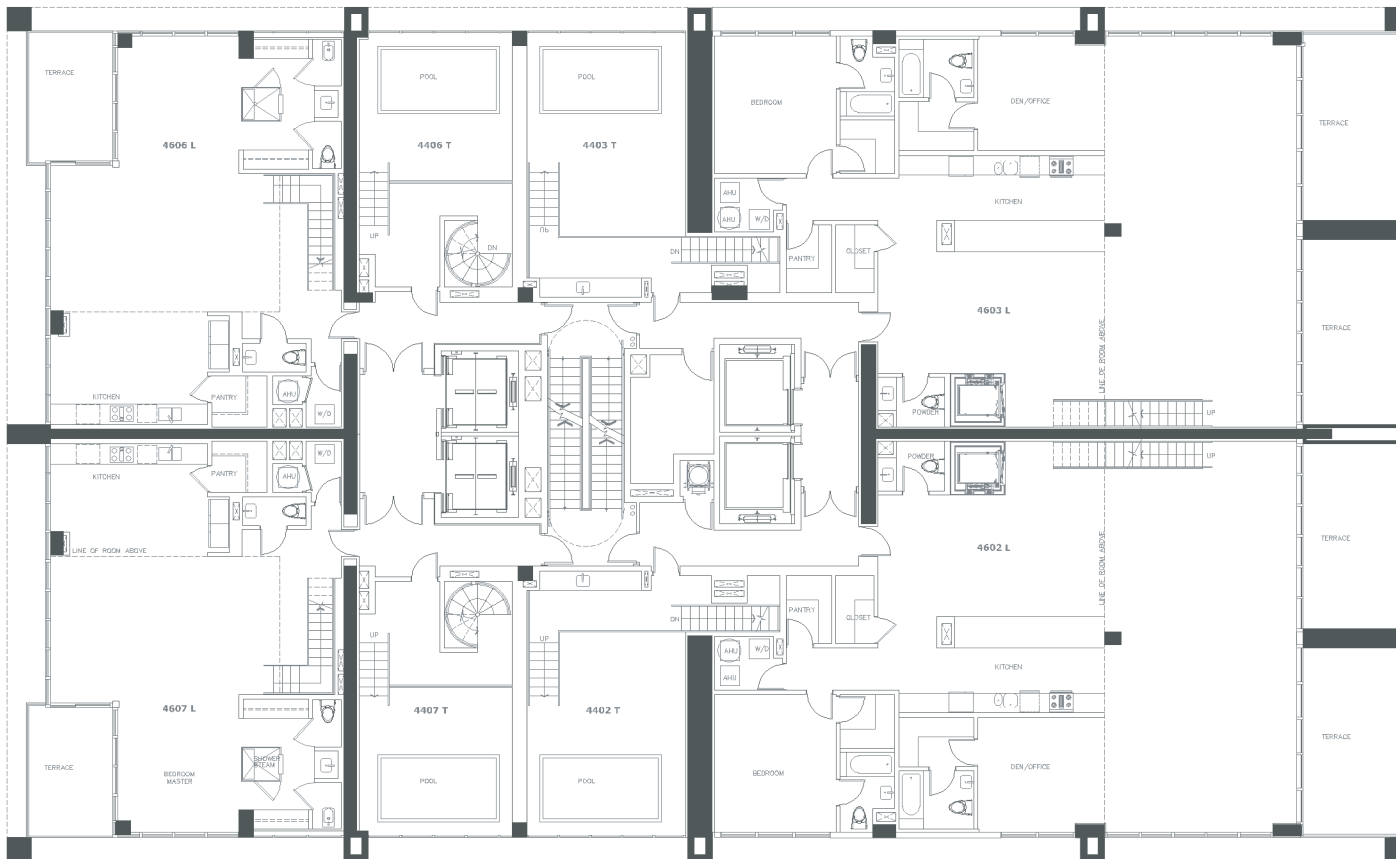
oppenheimarchitecture+design

1"=20'



TEN MUSEUM PARK 45TH LEVEL
 openheimarchitecture+design 1"=20'

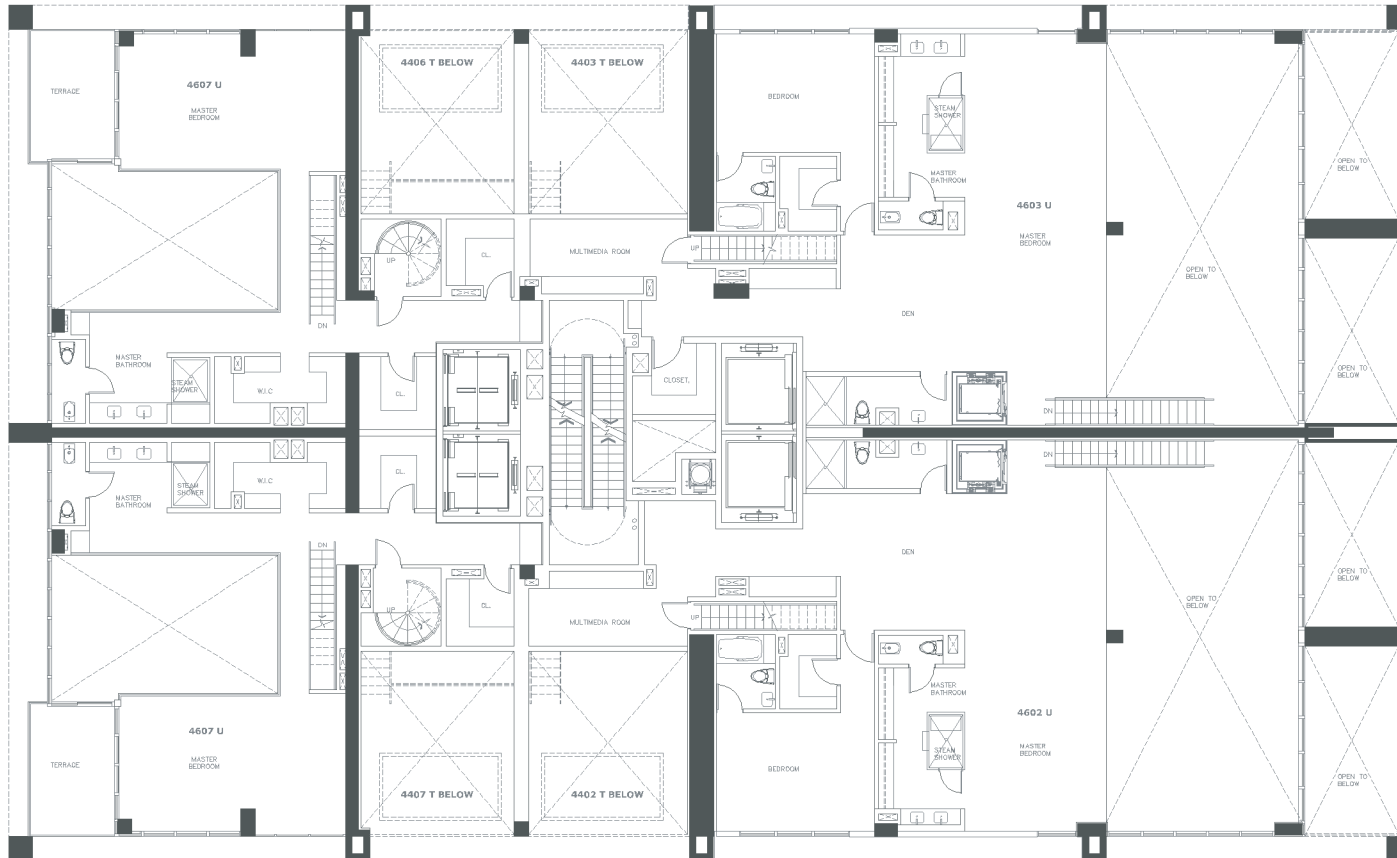
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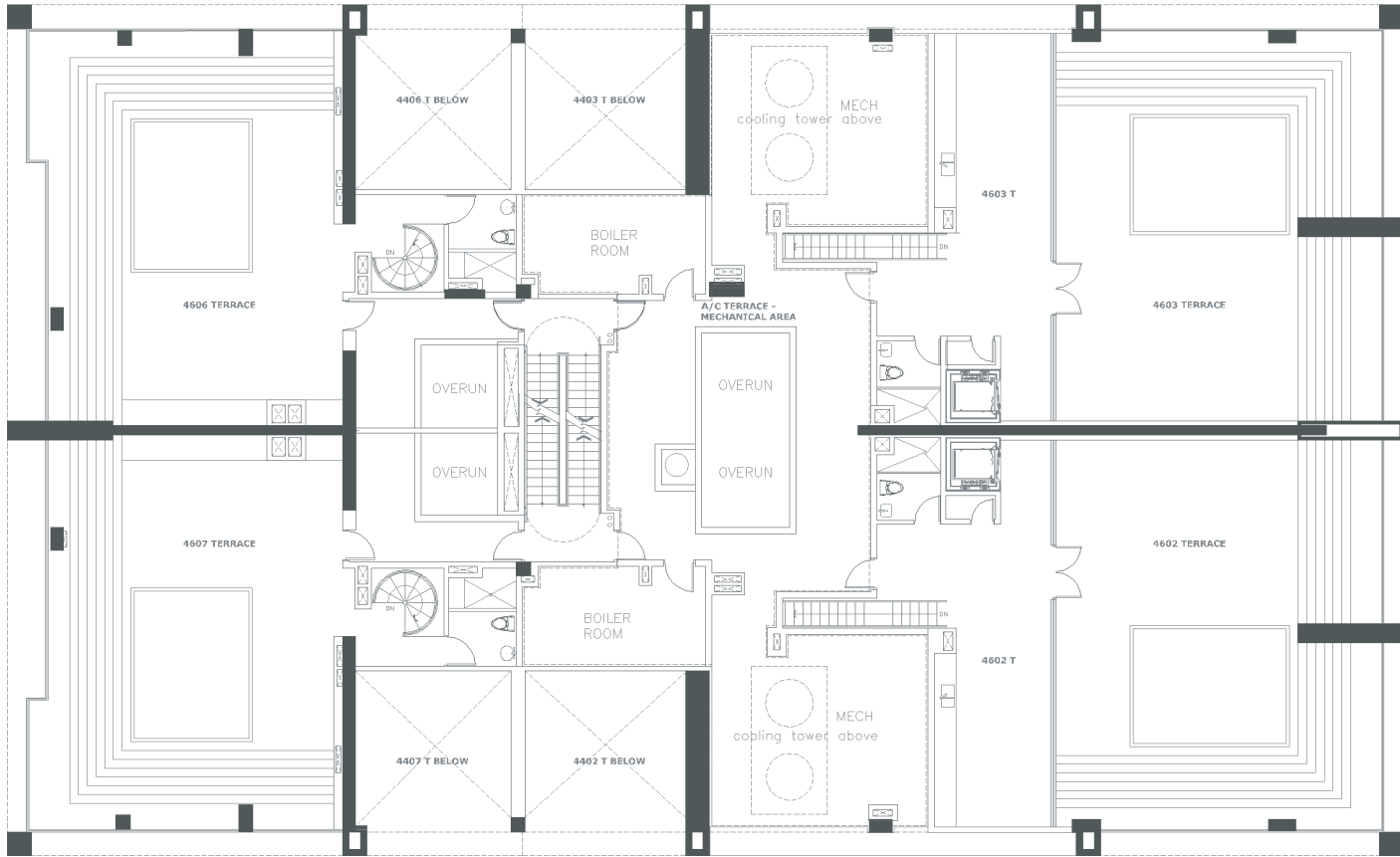
TEN MUSEUM PARK 46TH LEVEL

oppenheimarchitecture+design

1"=20'



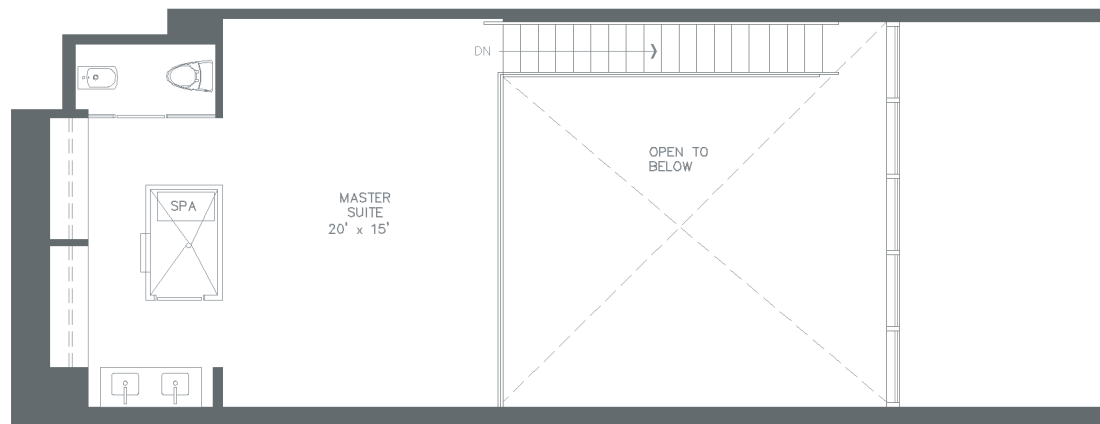
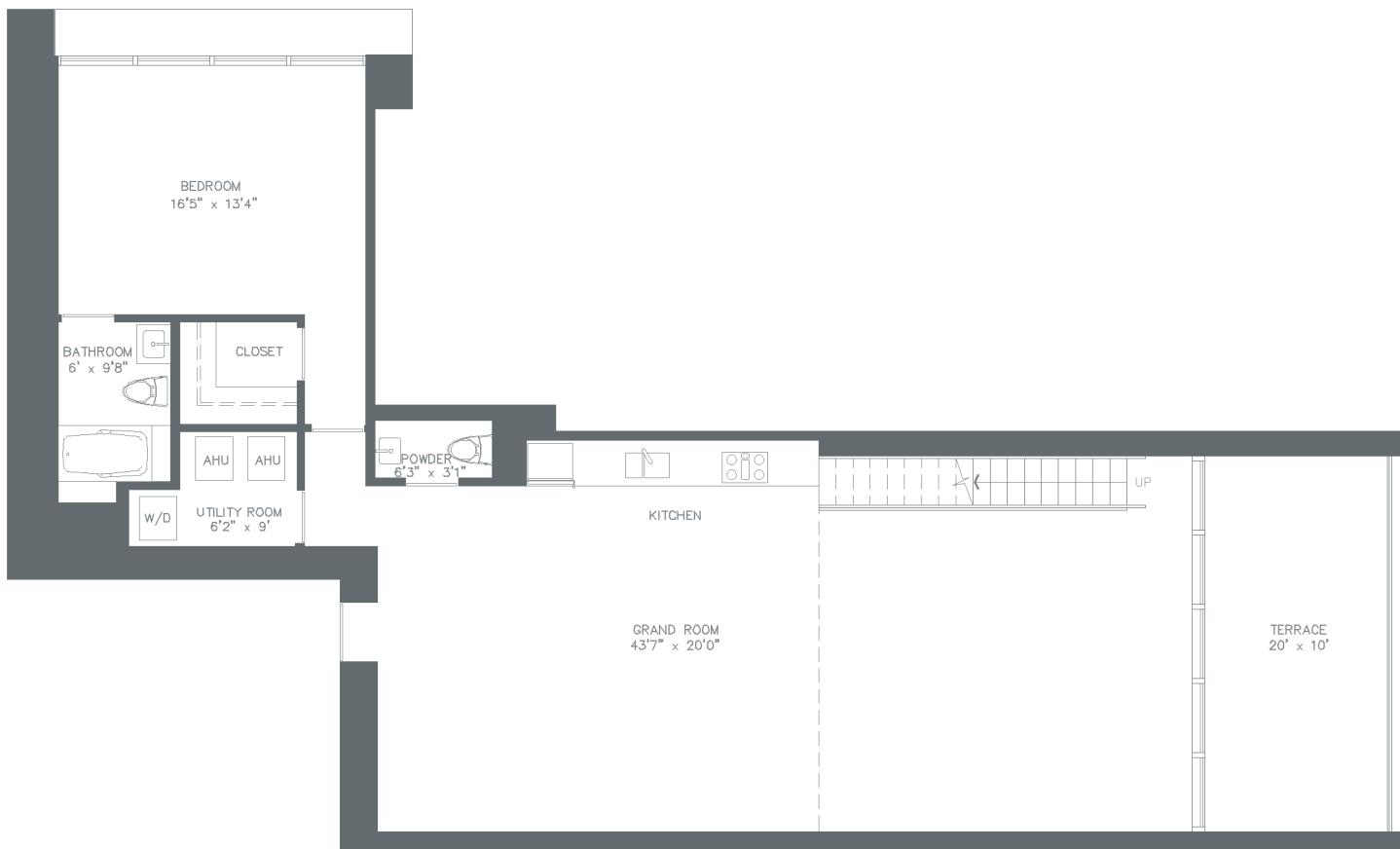
TEN MUSEUM PARK 47TH LEVEL
 oppenheimarchitecture+design 1"=20'



TEN MUSEUM PARK 48TH LEVEL

oppenheimarchitecture+design

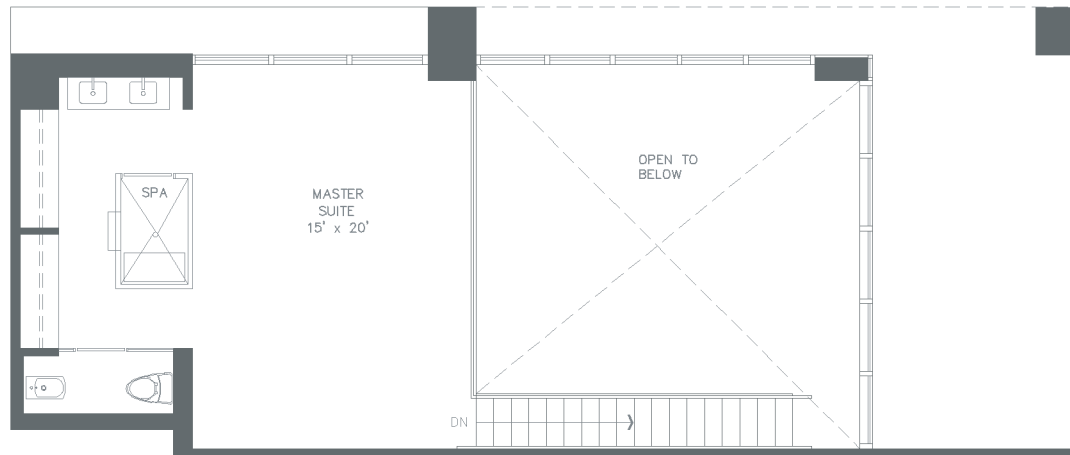
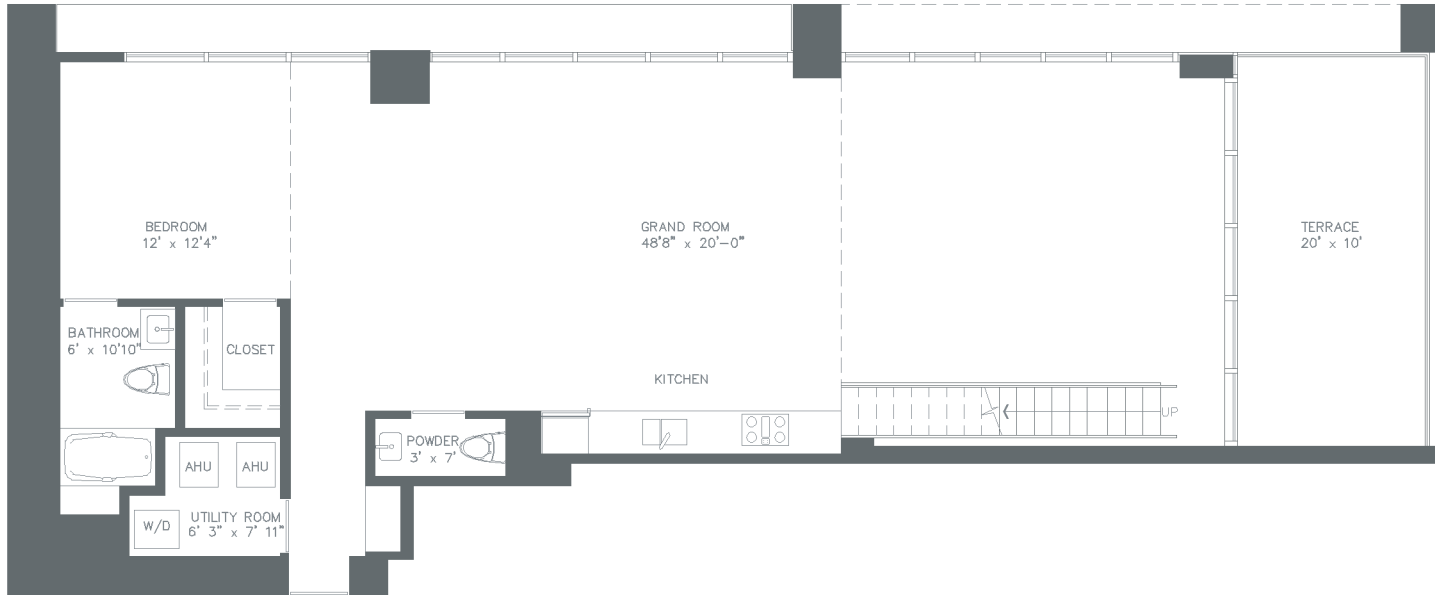
1"=20'



1" = 10'



Lower level	1455 s.f.	Terrace	192 s.f.	1949	S.F.
Upper level	494 s.f.	A/C Terrace	0 s.f.	181	M ²

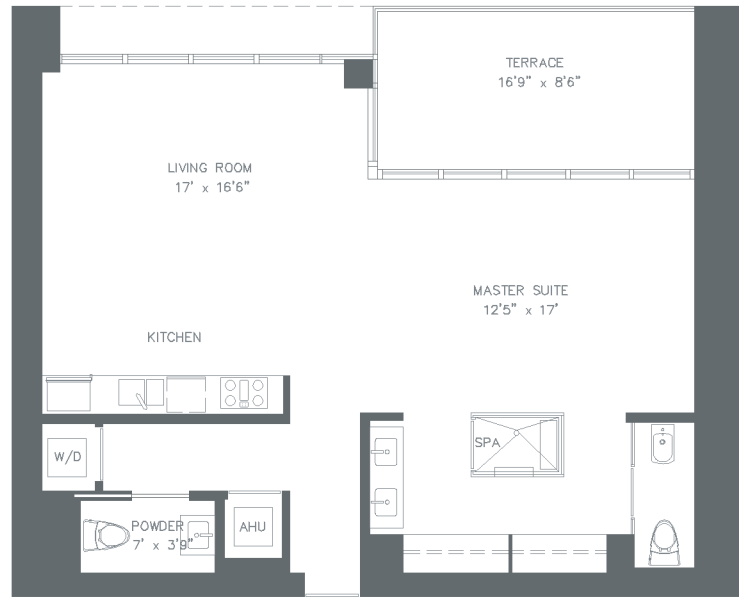


1" = 10'

THE MUSEUM PARK RESIDENCE 0004
 2 Bedrooms / 2.5 Bathrooms



Lower level	1428 s.f.	Terrace	197 s.f.	1906	S.F.
Upper level	478 s.f.	A/C Terrace	0 s.f.	177	M ²



1" = 10'

THE MUSEUM PARK

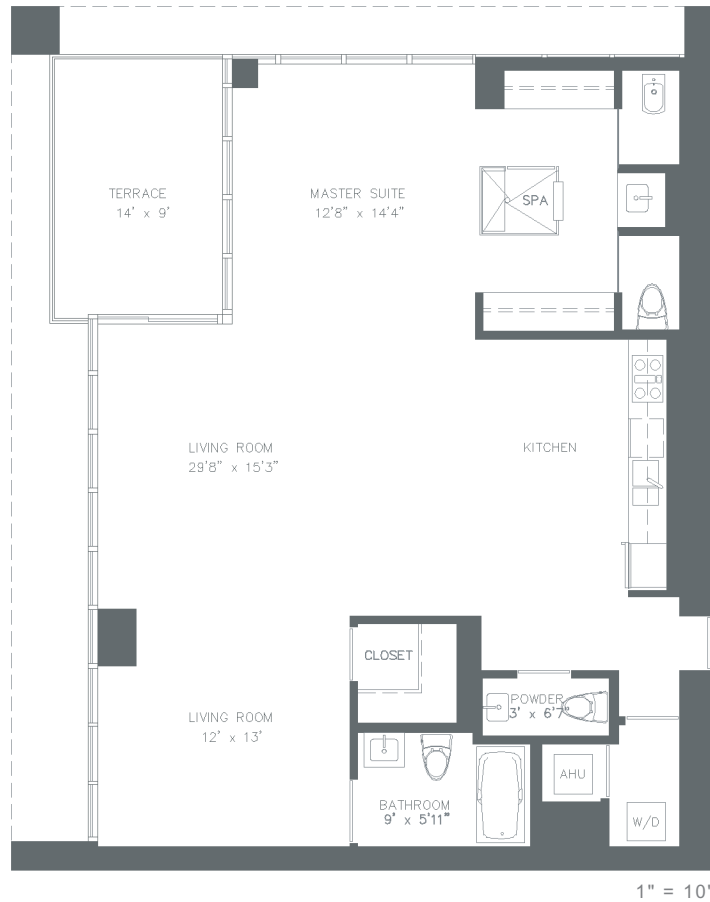
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RESIDENCE 0005

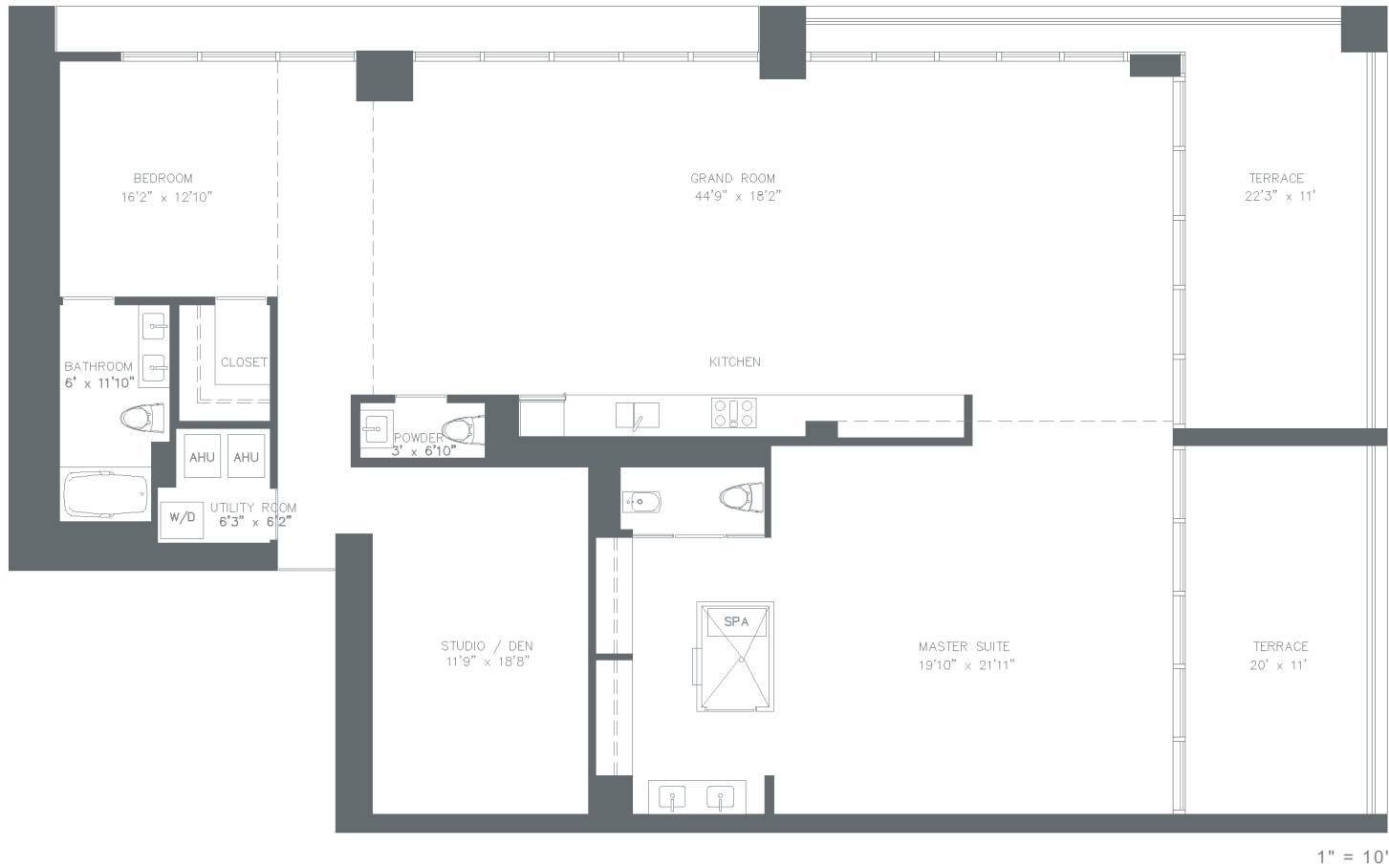
1 Bedrooms / 1.5 Bathrooms



Lower level	886 s.f.	Terrace	143 s.f.	8 8 6	S.F.
Upper level	0 s.f.	A/C Terrace	0 s.f.	8 2	M ²



Lower level	1239 s.f.	Terrace	122 s.f.	1 2 3 9	S.F.
Upper level	0 s.f.	A/C Terrace	0 s.f.	1 1 5	M ²

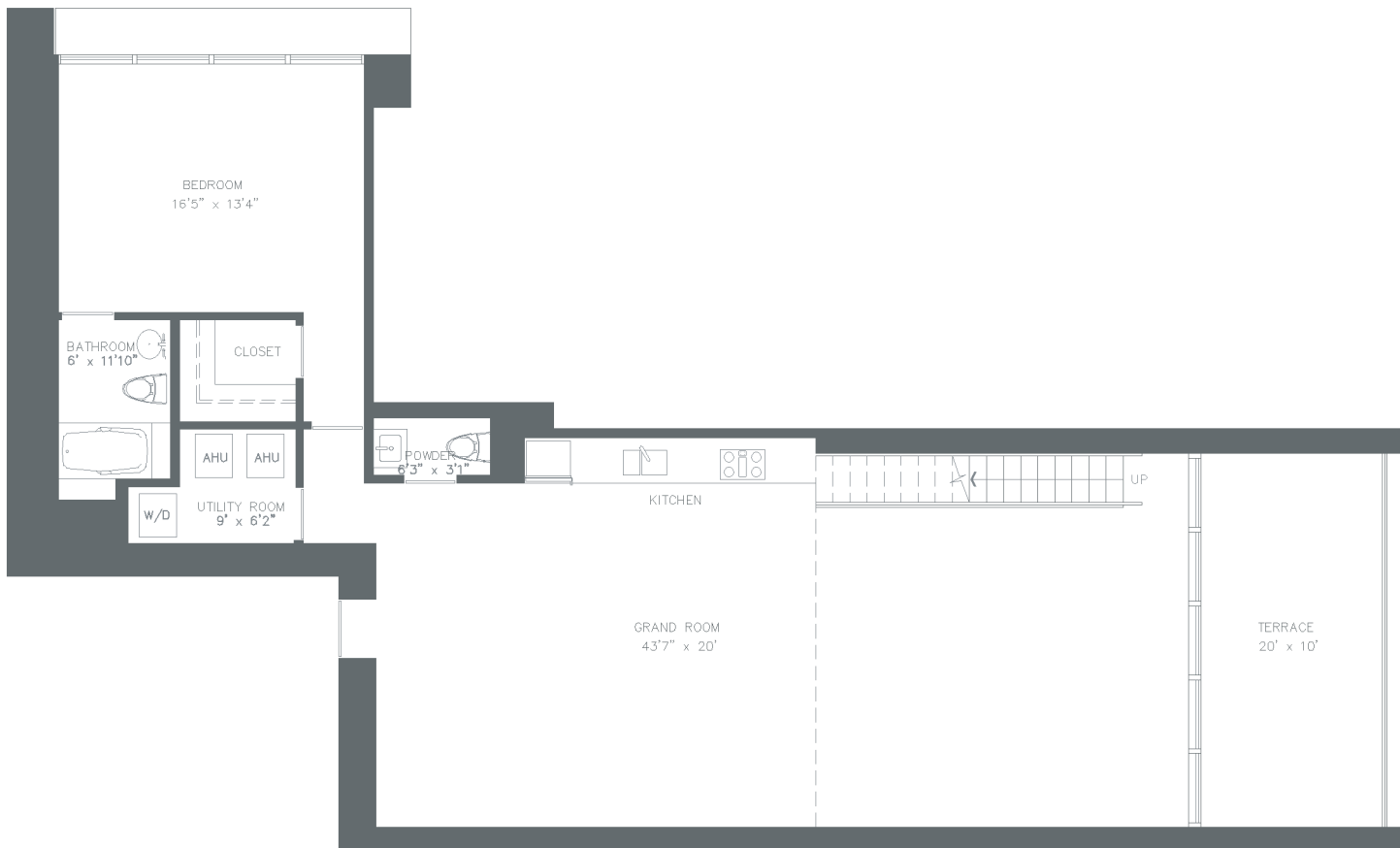


IN MUSEUM PARK RESIDENCE 1004
 2 Bdrs, 1 Den / 2.5 Bthrms



Lower level	2362 s.f.	Terrace	507 s.f.	2 3 6 2	S.F.
Upper level	0 s.f.	A/C Terrace	0 s.f.	2 1 9	M ²

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1" = 10'

MUSEUM PARK RESIDENCE 4203

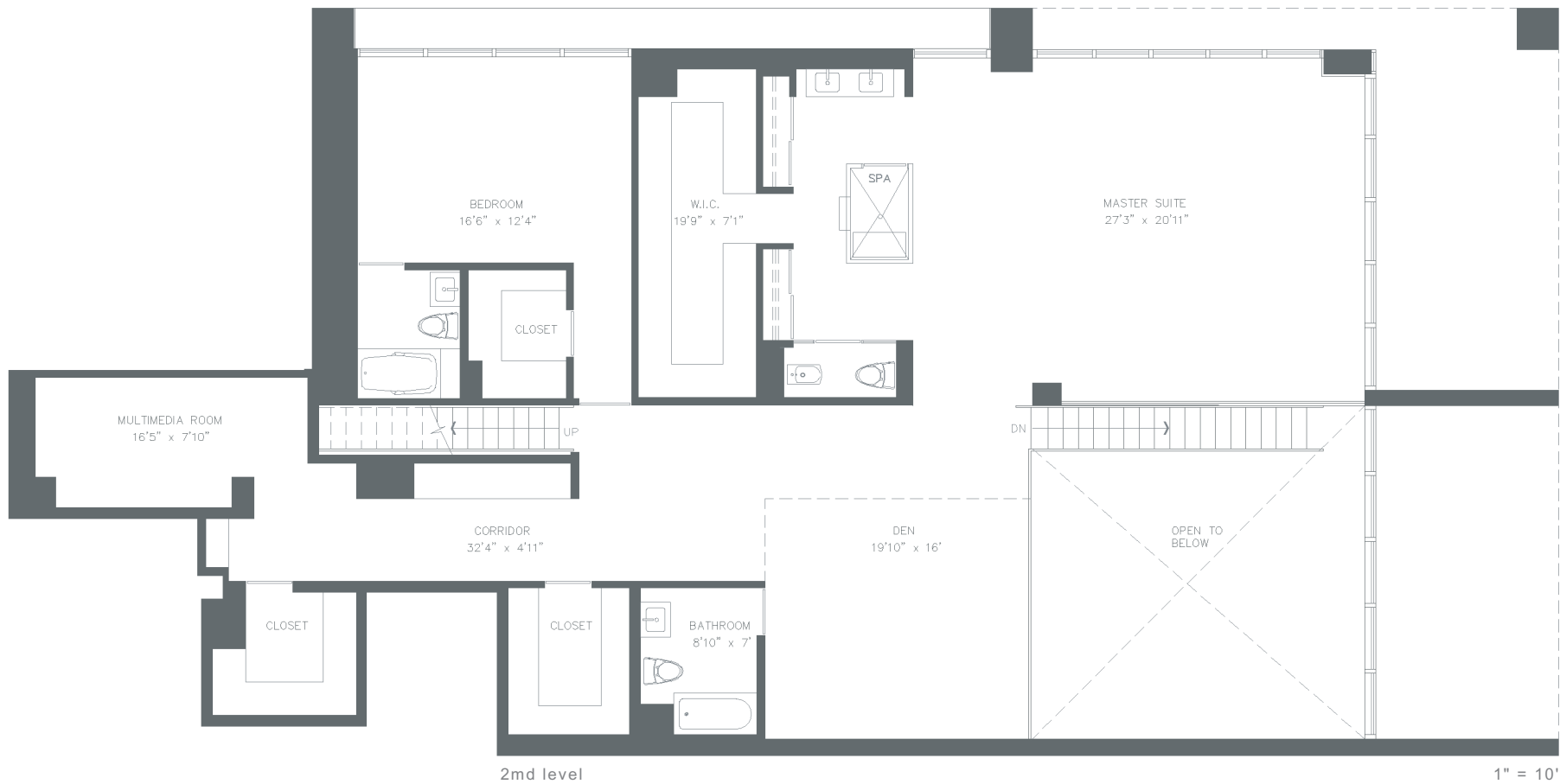
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3 Bdrs, 1 Den / 5 Bthrms



Lower level	1455 s.f.	Terrace	724 s.f.	3 8 1 4	S.F.
Upper level	2359 s.f.	A/C Terrace	0 s.f.	3 5 4	M ²

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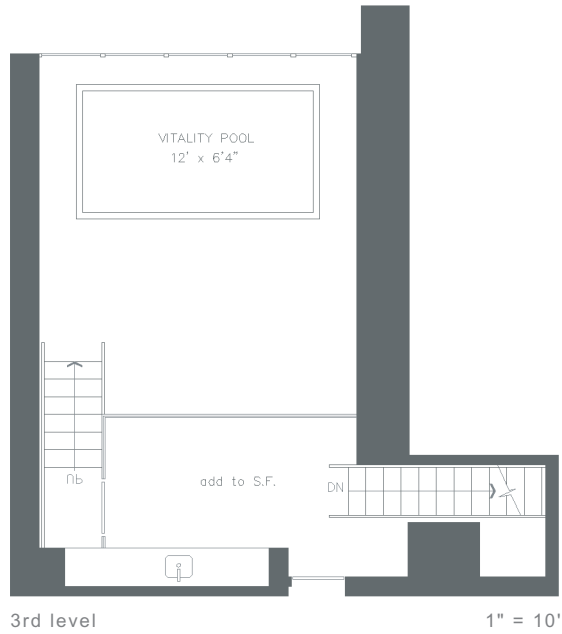


IN MUSEUM PARK RESIDENCE 4203
 openheimarchitecture+design 3 Bdrs, 1 Den / 5 Bthrms



Lower level	1455 s.f.	Terrace	724 s.f.	3 8 1 4	S.F.
Upper level	2359 s.f.	A/C Terrace	0 s.f.	3 5 4	M ²

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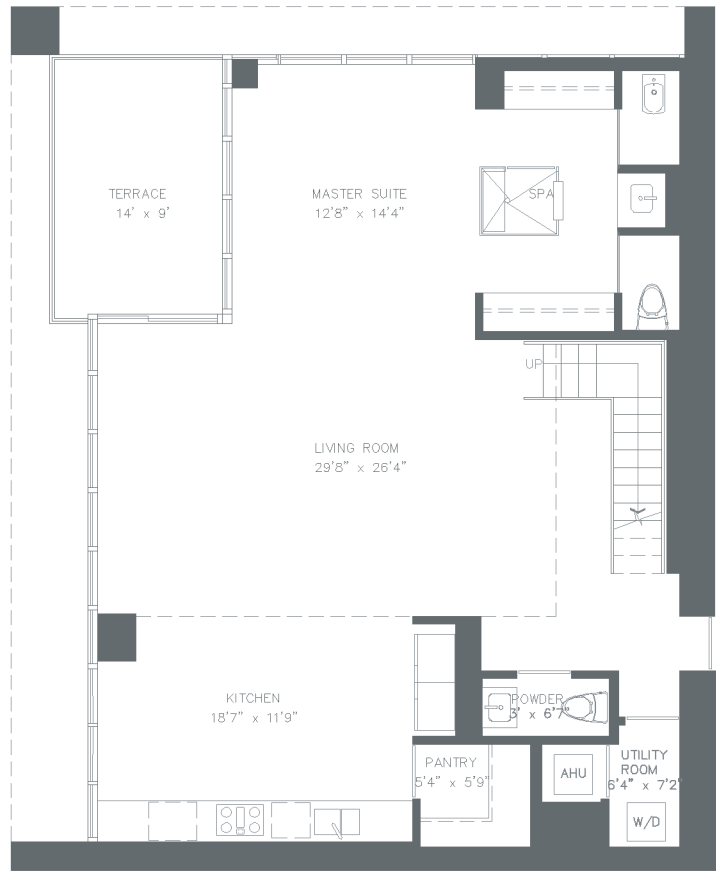
MUSEUM PARK RESIDENCE 4203

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3 Bdrs, 1 Den / 5 Bthrms



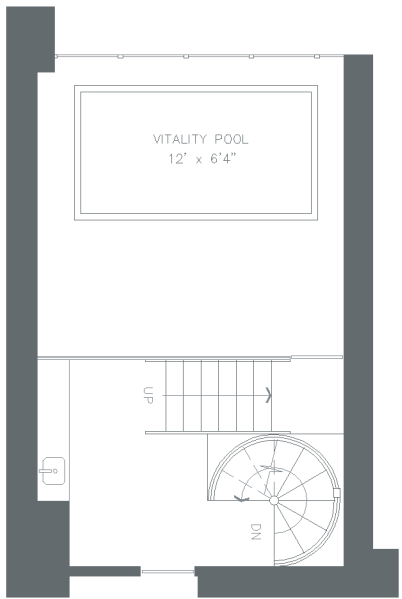
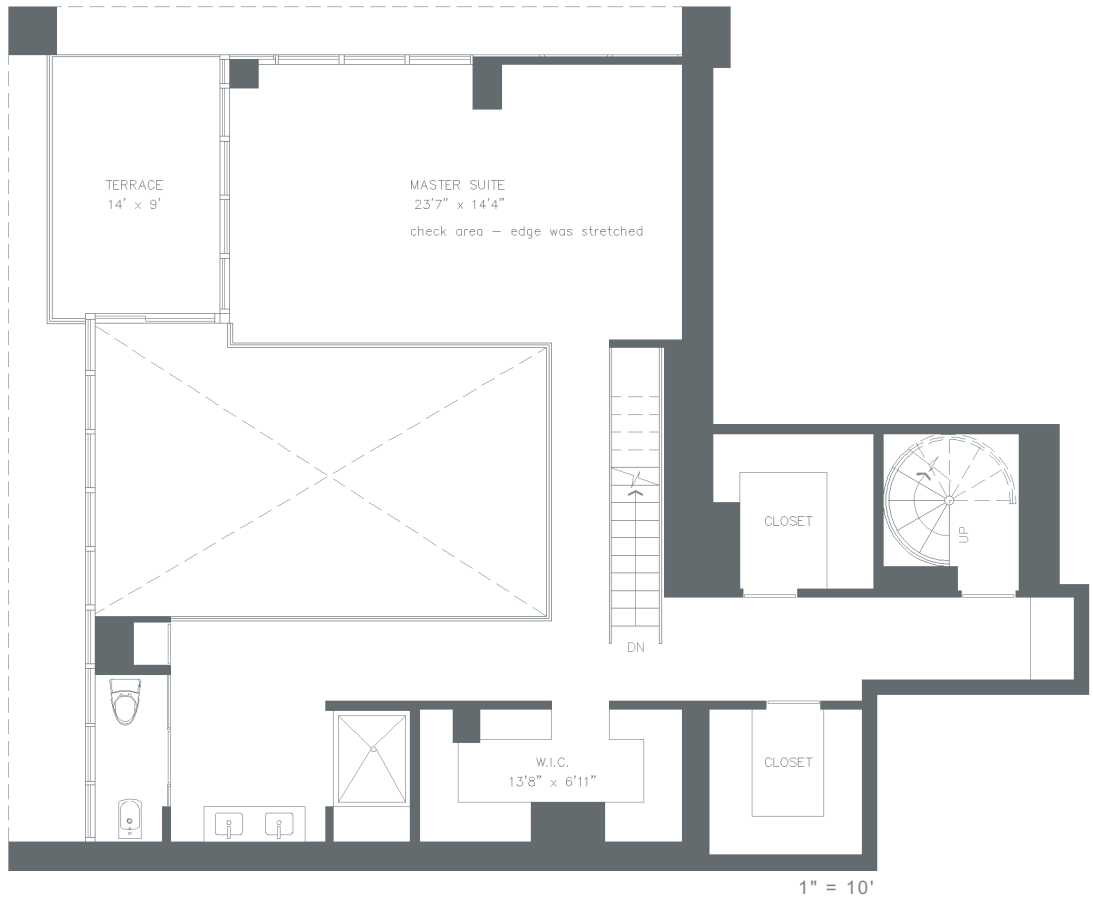
Lower level	1455 s.f.	Terrace	724 s.f.	3 8 1 4	S.F.
Upper level	2359 s.f.	A/C Terrace	0 s.f.	3 5 4	M ²



1" = 10'



Lower level	1239 s.f.	Terrace	685 s.f.	2 4 1 5	S.F.
Upper level	1176 s.f.	A/C Terrace	0 s.f.	2 2 4	M ²



1" = 10'

MUSEUM PARK RESIDENCE 4206
 2 Bedrooms / 2.5 Bathrooms

oppenheimarchitecture+design



Lower level	1239 s.f.	Terrace	685 s.f.	2 4 1 5	S.F.
Upper level	1176 s.f.	A/C Terrace	0 s.f.	2 2 4	M ²

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MUSEUM PARK RESIDENCE 4402

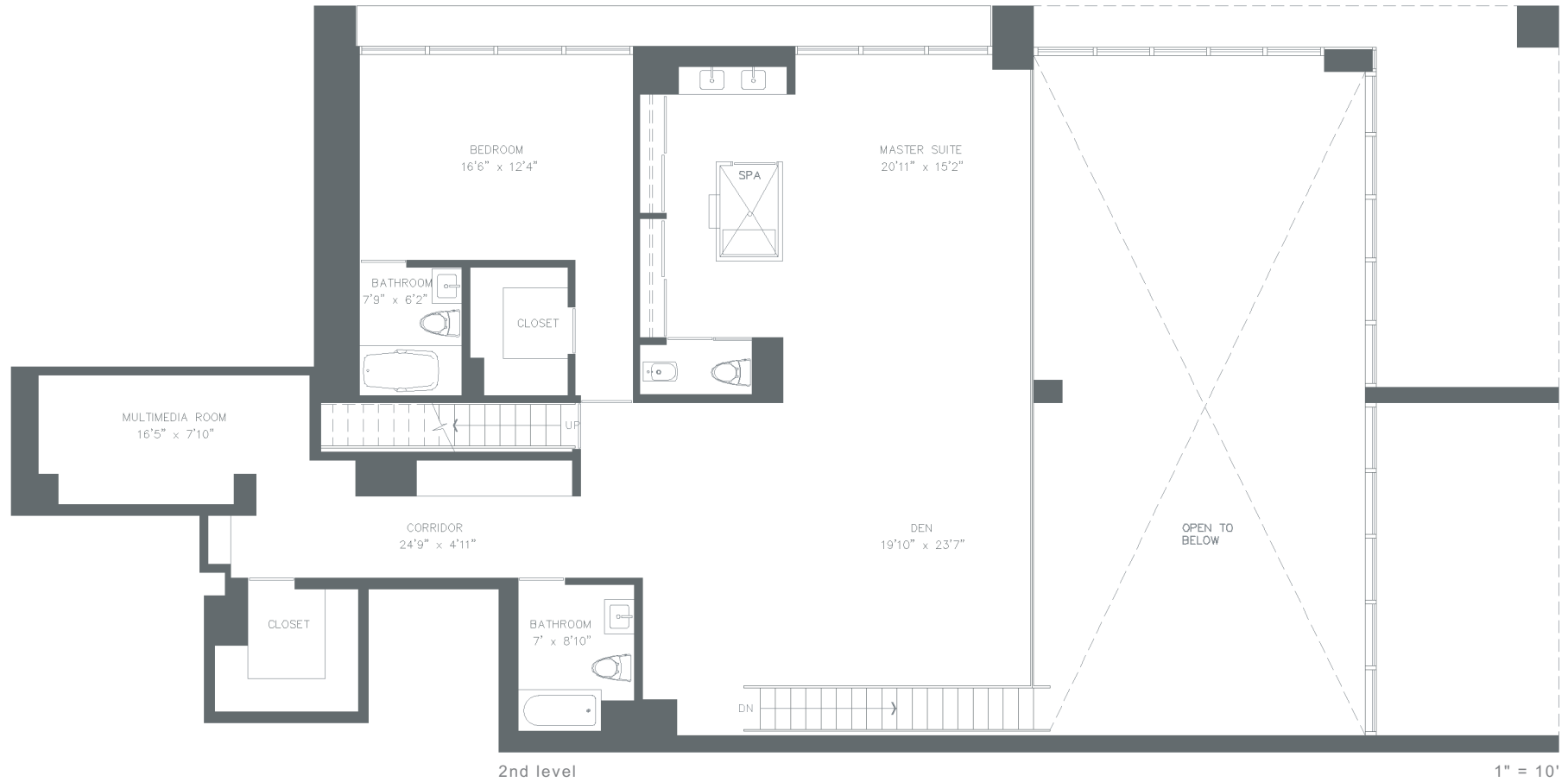
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3 Bdrms, 2 Dens / 5.5 Bths



Lower level	2318 s.f.	Terrace	921 s.f.	4 1 7 8	S.F.
Upper level	1860 s.f.	A/C Terrace	0 s.f.	3 8 8	M ²

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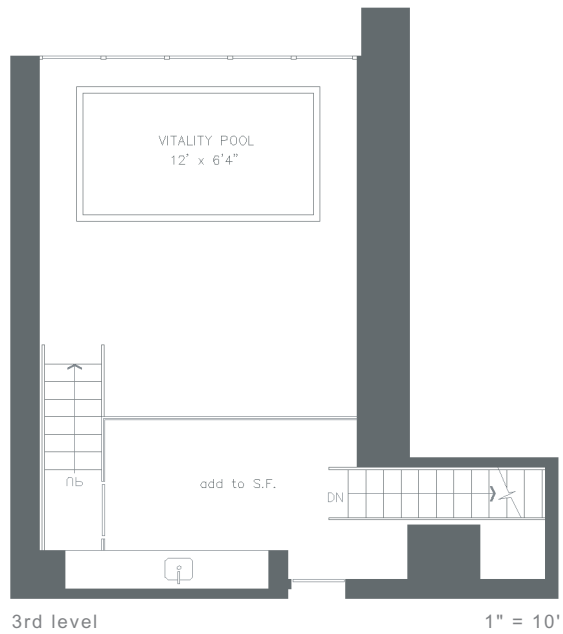
THE MUSEUM PARK RESIDENCE 4402
 3 Bdrms, 2 Dens / 5.5 Bths

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Lower level	2318 s.f.	Terrace	921 s.f.	4 1 7 8	S.F.
Upper level	1860 s.f.	A/C Terrace	0 s.f.	3 8 8	M ²

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MUSEUM PARK RESIDENCE 4402

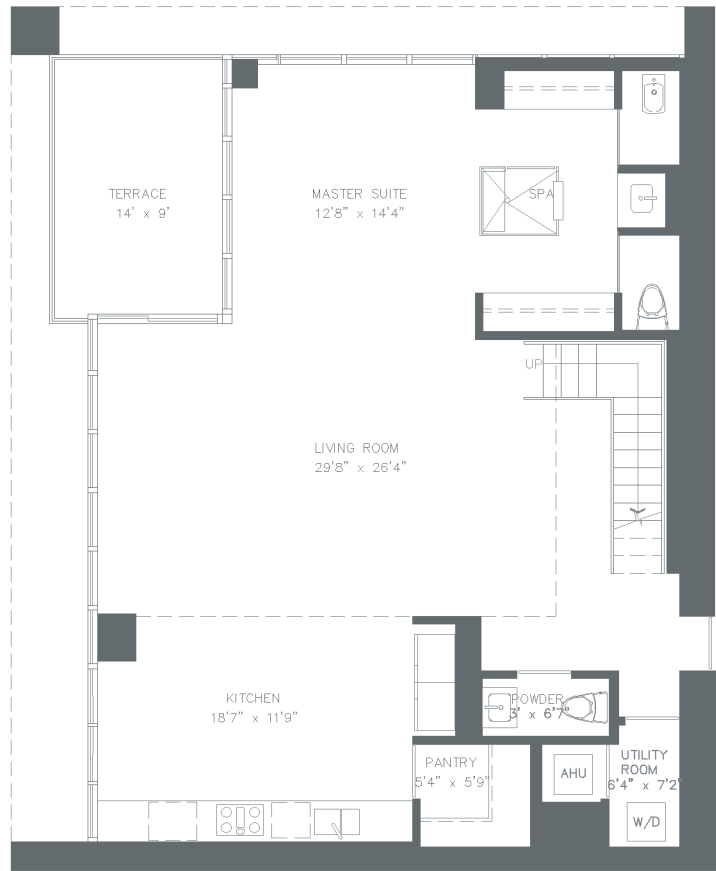
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3 Bdrms, 2 Dens / 5.5 Bths



Lower level	2318 s.f.	Terrace	921 s.f.	4 1 7 8	S.F.
Upper level	1860 s.f.	A/C Terrace	0 s.f.	3 8 8	M ²

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1" = 10'

IN MUSEUM PARK

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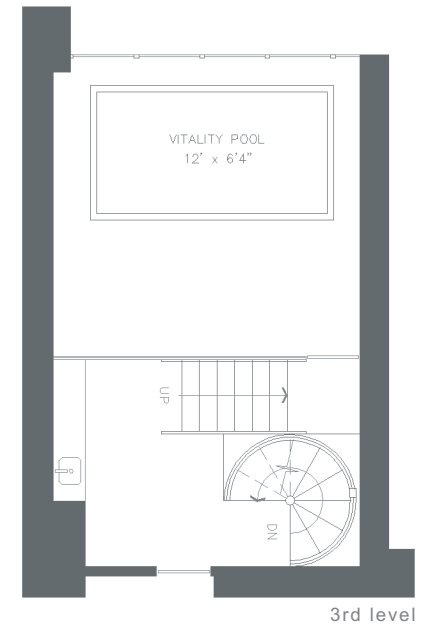
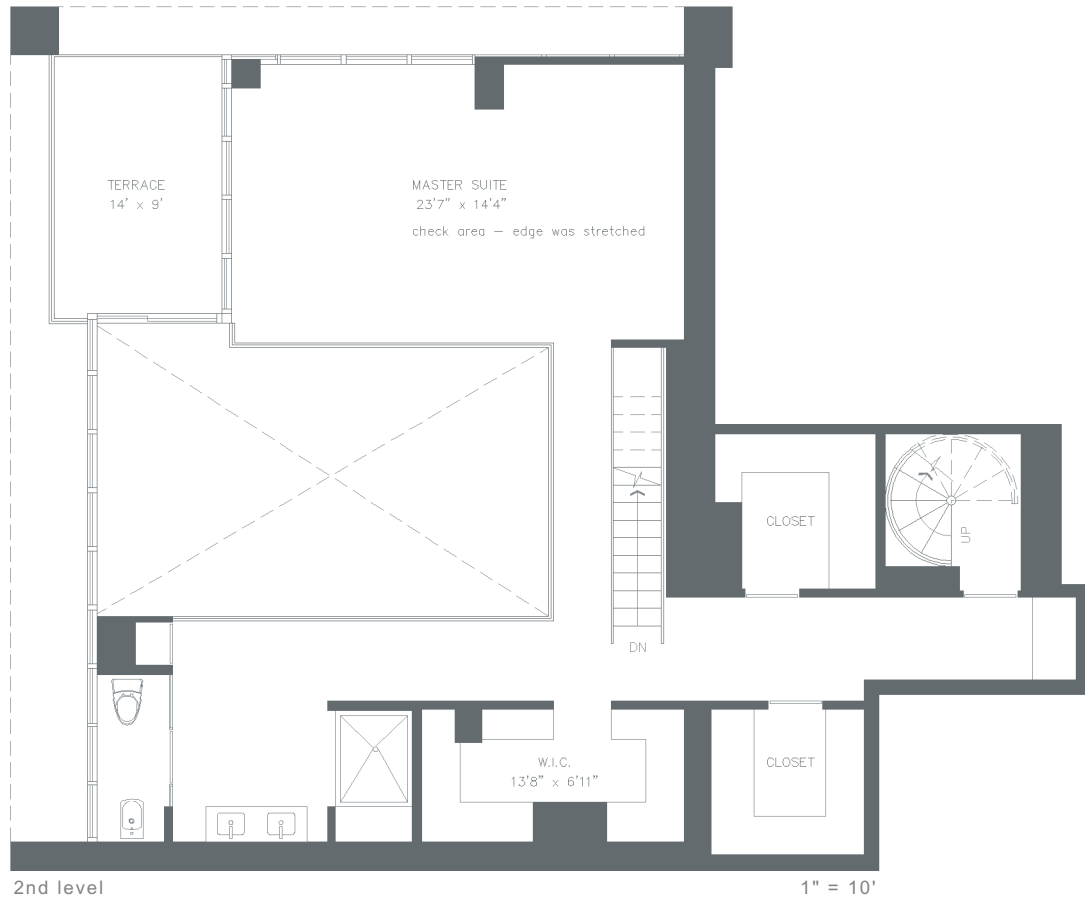
RESIDENCE 4406

2 Bedrooms / 2.5 Bathrooms



Lower level	1239 s.f.	Terrace	685 s.f.	2 4 1 5	S.F.
Upper level	1176 s.f.	A/C Terrace	0 s.f.	2 2 4	M ²

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MUSEUM PARK RESIDENCE 4406
 openheimarchitecture+design 2 Bedrooms / 2.5 Bathrooms



Lower level	1239 s.f.	Terrace	685 s.f.	2 4 1 5	S.F.
Upper level	1176 s.f.	A/C Terrace	0 s.f.	2 2 4	M ²

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IN MUSEUM PARK

oppenheimarchitecture+design

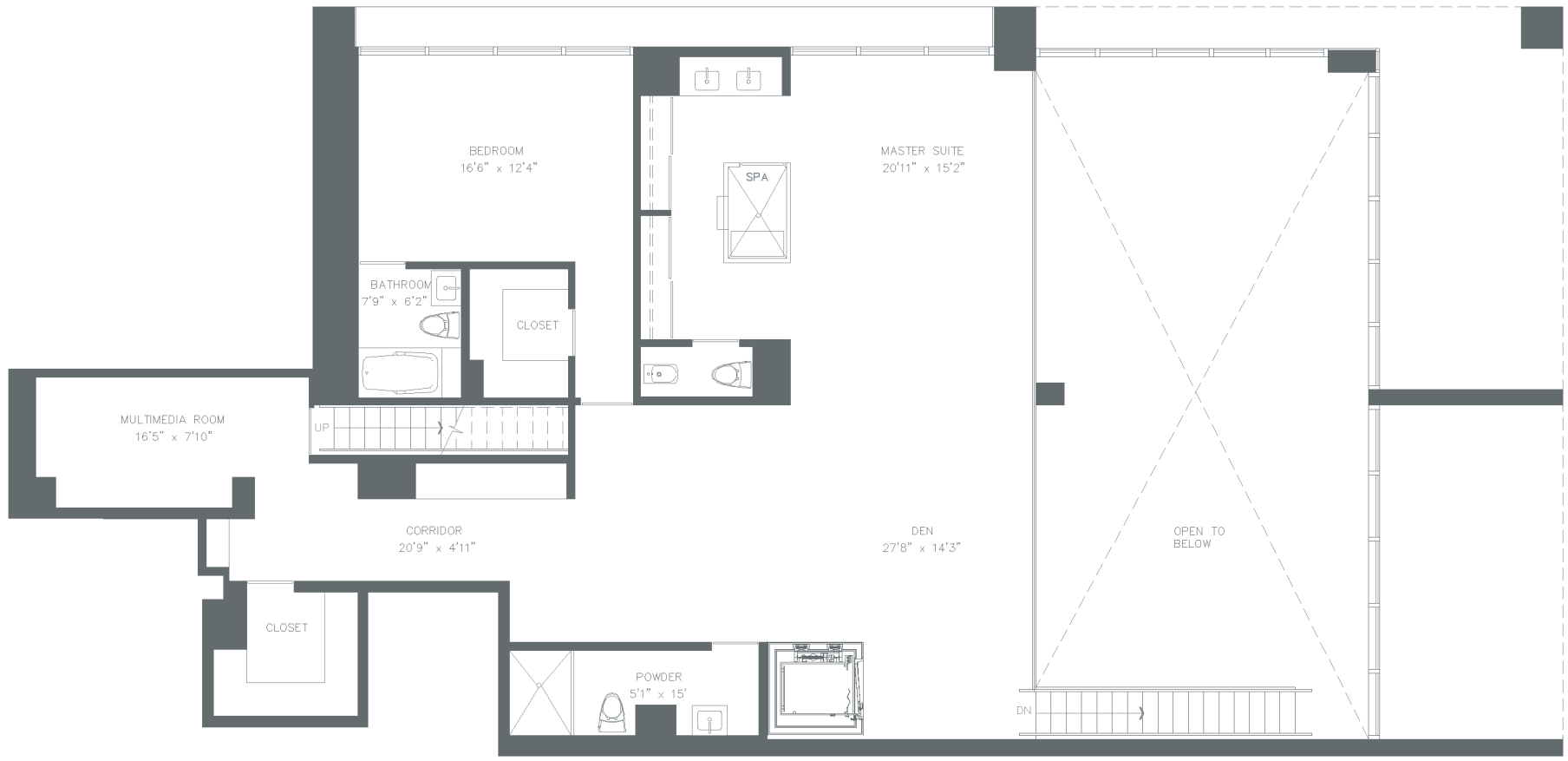
RESIDENCE 4602

3 Bdrms, 2 Dens / 6.5 Bths



Lower level	2318 s.f.	Terrace	1794 s.f.	4 2 2 4	S.F.
Upper level	1906 s.f.	A/C Terrace	655 s.f.	3 9 2	M ²

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1" = 10'

THE MUSEUM PARK RESIDENCE 4602

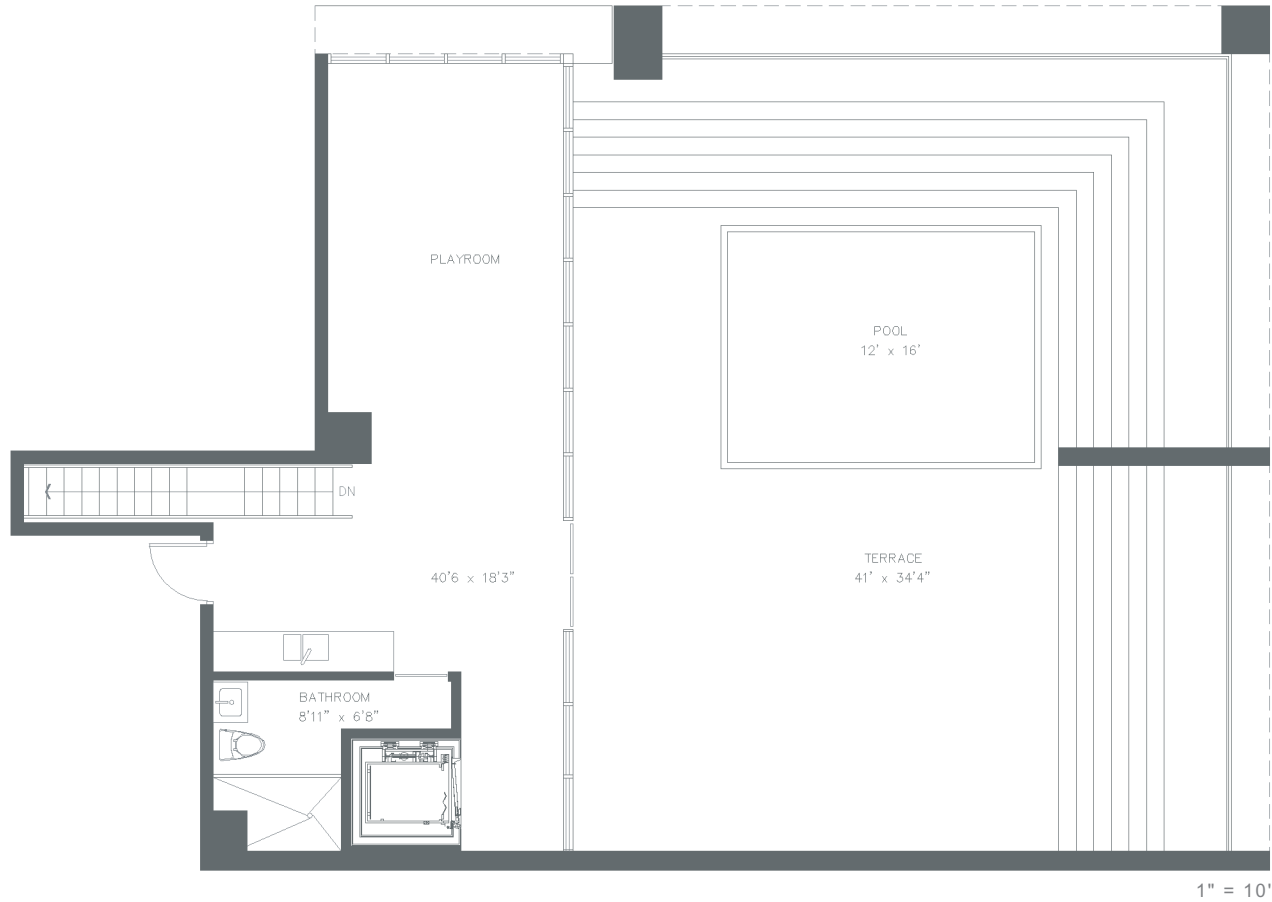
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3 Bdrms, 2 Dens / 6.5 Bths



Lower level	2318 s.f.	Terrace	1794 s.f.	4 2 2 4	S.F.
Upper level	1906 s.f.	A/C Terrace	655 s.f.	3 9 2	M ²

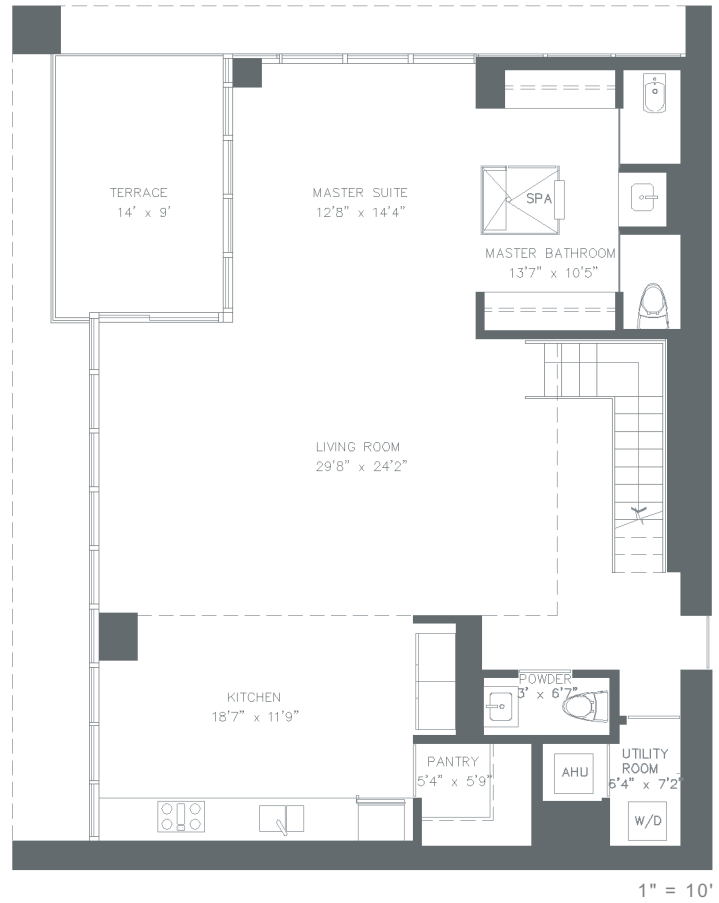
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IN MUSEUM PARK RESIDENCE 4602
 oppenheimarchitecture+design 3 Bdrms, 2 Dens / 6.5 Bths



Lower level	2318 s.f.	Terrace	1794 s.f.	4 2 2 4	S.F.
Upper level	1906 s.f.	A/C Terrace	655 s.f.	3 9 2	M ²

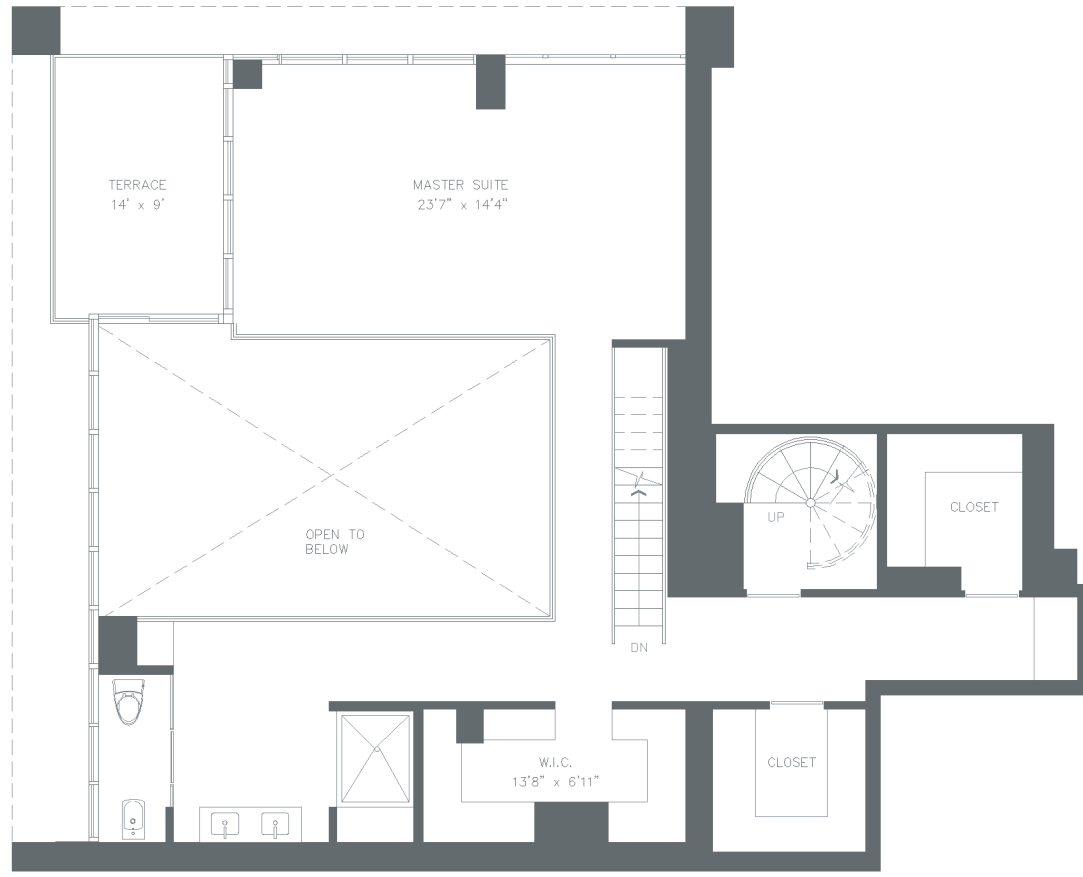


IN MUSEUM PARK RESIDENCE 4606
 2 Bedrooms / 2.5 Bathrooms



Lower level	1239 s.f.	Terrace	1542 s.f.	2 4 1 5	S.F.
Upper level	1176 s.f.	A/C Terrace	151 s.f.	2 2 4	M ²

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1" = 10'

MUSEUM PARK RESIDENCE 4606

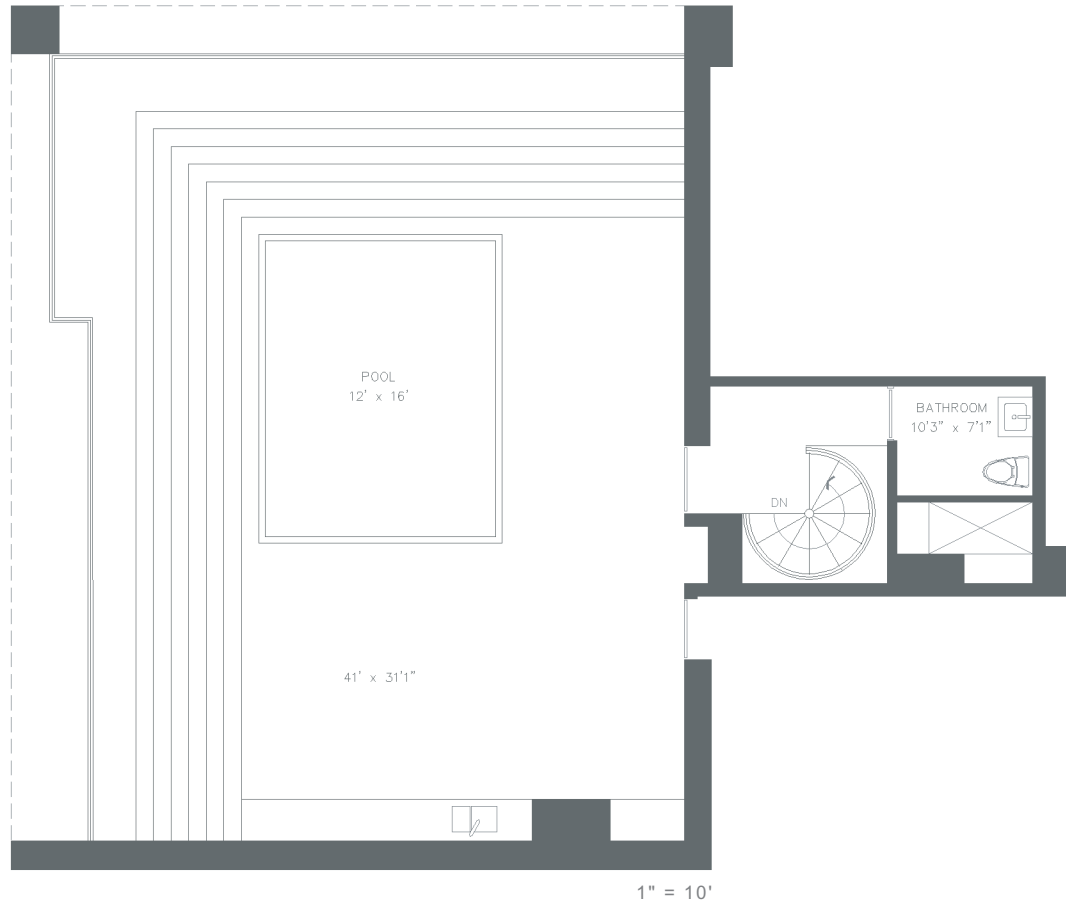
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2 Bedrooms / 2.5 Bathrooms



Lower level	1239 s.f.	Terrace	1542 s.f.	2 4 1 5	S.F.
Upper level	1176 s.f.	A/C Terrace	151 s.f.	2 2 4	M ²

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Lower level	1239 s.f.	Terrace	1542 s.f.	2 4 1 5	S.F.
Upper level	1176 s.f.	A/C Terrace	151 s.f.	2 2 4	M ²