


One
METROPICA



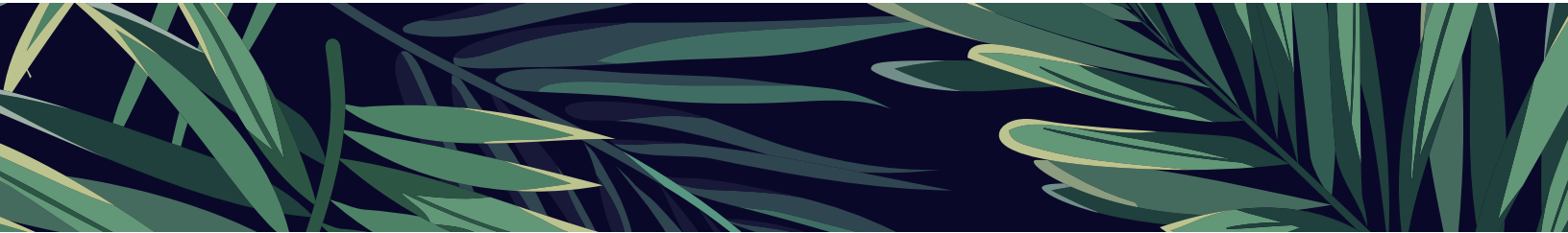
**AN
INFINITE
ARRAY
OF
AMENITIES,
IT'S ALL
RIGHT
HERE**



WELCOME HOME TO LUXURY LIVING

One-, Two- and Three-Bedroom Residences **from the \$450s.** Move-in Ready.





PROPERTY FACTS

DEVELOPER

Metropica Development LLC

BUILDING ADDRESS

2000 Metropica Way
Sunrise, Florida 33323

TOTAL RESIDENCES

263

STORIES

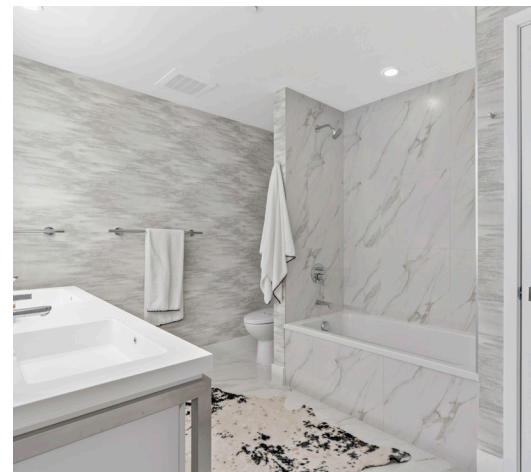
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UNIT MIX

One-, Two- and
Three-Bedroom Residences

DESIGN BY

OPPENHEIM
ARCHITECTURE





BUILDING AMENITIES

- Beautifully-appointed lobby and waiting area
- 24-hour concierge & security staff
- Valet parking for guests
- Four dedicated high-speed elevators
- Security fob entry systems throughout
- Resort-style infinity pool & hot tub
- Shaded lounge areas
- Technogym® fitness center
- Steam and Sauna rooms
- Private massage & treatment room
- Open-air yoga & stretching area
- High-speed WIFI in all common areas
- Two elevated Laykold tennis courts
- Full-time maintenance and cleaning staff
- Guest studio suite (available upon request)
- Clubroom with bar, lounge & catering kitchen
- Game and activity room
- Owner's social room for parties and events
- Summer kitchen with BBQ and dining areas
- Outdoor game and entertainment areas
- Kid's indoor playroom
- Surround sound movie theater
- Conference and business space
- "Pet Respite" featuring washing and grooming area
- Reception butler (available upon request)
- Video monitored garage and all common spaces
- Secure and gated parking garage
- Dedicated owners' parking space
- Electric charging hubs
- Private storage (available as upgrade)

RESIDENCE FEATURES

- Furniture-ready residences
- Imported porcelain tile throughout the residence
- Open floorplans with floor-to-ceiling impact-resistant, UV protection-coated, high efficiency windows and sliding glass doors
- Smooth-finish 9' or 10' ceilings
- Spacious terraces with glass railings directly accessible from living areas and wrap-around terraces in all corner residences
- Spacious walk-in closets in all master bedrooms
- Pre-wired for high-speed communications
- 6" marble entry thresholds
- High-efficiency washer & dryer
- Hansgrohe plumbing fixtures throughout
- Solid core front entry doors

DESIGNER KITCHENS

- Italian design kitchen cabinetry with Quartz countertops and back splash with soft-touch closure
- Whirlpool® appliances, including counter-depth, French-door refrigerator, cooktop, oven, microwave and dishwasher
- Oversized stainless steel zero radius square edge sink

CONTEMPORARY BATHROOMS

- Premium contemporary cabinetry with white resin countertop and custom integrated square edge sinks
- Double sinks in all master bathrooms
- Oversized tubs and frameless glass-enclosed showers in select residences
- Integrated LED lighting in master bath and vanity mirrors

MAXIMIZED CONNECTIVITY

- Schlage Control™ smart deadbolt locks
- CAT 6 Wiring
- Leviton™ Media Enclosure for maximum wireless coverage
- Leviton™ Surge protective receptacles
- Digital (programmable) thermostats

TRY BEFORE YOU BUY

Stay with us for six months, and we know you'll never want to leave.

Now yours to experience with a six month trial residency with payments that can be applied to your permanent purchase.* Choose from a one-, two-, and three-bedroom residences ready for immediate move in starting from the \$450s.

* Offer can change at any time without notice. Some restrictions may apply.

FINALLY THERE'S **ONE** PLACE THAT TRULY HAS IT ALL



Infinity Pool and Hot Tub



Surround Sound Theater



Technogym® Fitness Center



Club and Activity Room



Two Laykold Tennis Courts



Kid's Play Room



24-hour Concierge



Pet Grooming Lounge



Outdoor Yoga



Sauna and Steam Rooms



Conference & Meeting Room



Outdoor Kitchens & BBQs



Guest Suite



Massage & Treatment Room

One

METROPICA



The complete offering terms are in CPS-12 application issues by the New York State Department of Law and available from the offeror. File No. CP17-0001.

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. WARNING: THE CALIFORNIA DEPARTMENT OF REAL ESTATE HAS NOT INSPECTED, EXAMINED, OR QUALIFIED THIS OFFERING.

This offering is made by the prospectus for Metropica North Tower I, a Condominium (the "Condominium"), and no statements should be relied upon unless made in the prospectus. Please refer to the documents furnished by Metropica Residential I, LLC, a Delaware limited liability company (the "Developer") pursuant to state law for information regarding the Condominium. This is not intended to be an offer to sell, or solicitation of offers to buy, the Condominium units in any jurisdiction where prohibited by law where such offer or solicitation cannot be made. In no event shall any solicitation, offer or sale of a unit in the Condominium be made in, or to residents of, any state or country in which such activity would be unlawful. Broker participation is welcome. No real estate broker or salesperson is authorized to make any representations or other statements regarding the project, and no agreements with, deposits paid or other arrangements made with any real estate broker are or shall be binding on the Developer. The information contained herein, including, without limitation, any and all artist's or architectural conceptual renderings, plans, floor plans, specifications, features, dimensions and amenities depicted or otherwise described herein, are based upon current development plans, which are subject to change or abandonment without notice. No guarantees or representations whatsoever are made that any plans, floor plans, specifications, features, facilities, dimensions or amenities depicted by artist's or architectural renderings, or otherwise described herein, will be provided, or, if provided, will be the same type, size, quality, location, or nature as depicted or otherwise described herein. Photographs may be stock photography used to depict suggested lifestyles rather than any that may exist. Prices subject to change without notice. Equal Housing Opportunity. *Leasback Program is designated for certain residences. Speak with sales advisor. Some restrictions may apply.