LPH 02

LOWER PENTHOUSE RESIDENCE

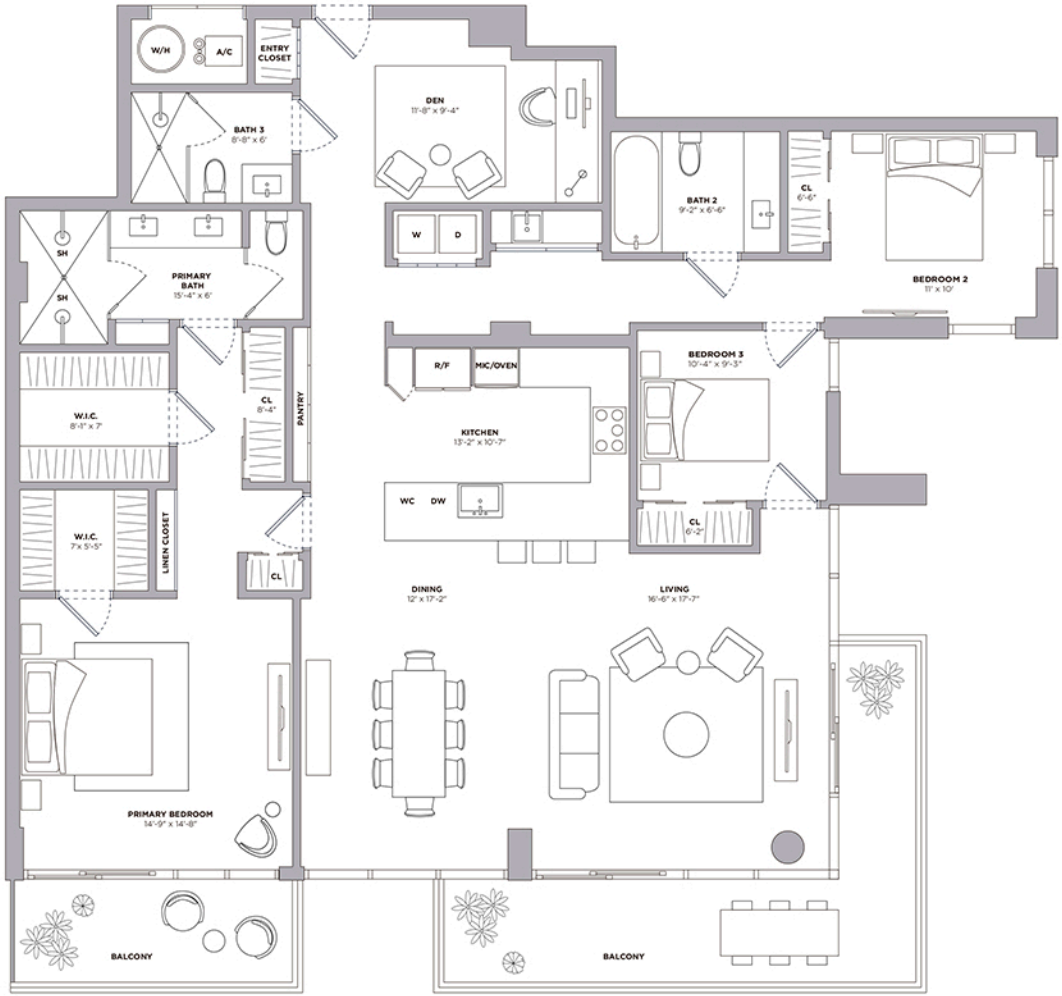
CITY VIEW

LEVEL 7
3 BEDROOMS
3 BATHROOMS
DEN

INTERIOR
2,068 SF - 192 M

EXTERIOR
316 SF - 29 M

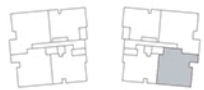
TOTAL
2,384 SF - 221 M



LA BAIA
BAY HARBOR ISLANDS

N

BISCAYNE BAY



CITY

Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components). For your reference, the area of the Unit, determined in accordance with those defined unit boundaries, is 2,068 square footage. Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change.