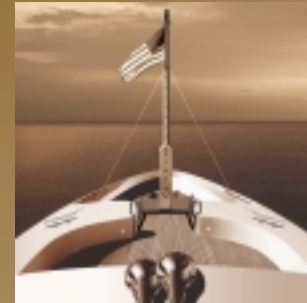


REGATTA



REGATTA



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATION, MAKE REFERENCE TO THE PURCHASE AGREEMENT AND THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY THE DEVELOPER TO A BUYER OR LESSEE. NOT AN OFFERING WHERE PROHIBITED BY LAW.



**Located** on the peaceful shores of Indian Creek in the heart of North Beach, the North section of the island of Miami Beach, Regatta is a modern luxury condominium, boasting high-tech units and offering top-level services. Its innovative architecture brings to every unit breathtaking views of the Bay, the Shane Watersport Center Rowing Club and the elegant residences of Allison Island, including "Aqua", one of the latest developments. Feel the pleasure of living in one of Florida's most appealing locations, enjoying activities such as tennis, rowing, golf, boating or biking, surrounded by the beauty of its canals, just a short walk from the beach. Regatta... a place specially designed with you in mind.

REGATTA





## W H Y   N O R T H   B E A C H ?



North Beach is located North of the island of Miami Beach. Over the past two years, the area has evolved into one of the hottest spots on the island, offering the energy, vision and opportunities typical of South Beach, but in a more relaxed atmosphere. Beyond its legendary beaches, peaceful bay and picture perfect landscapes, North Beach is becoming the place to live for its commitment to progress and

unstoppable real estate appreciation. Along with an ever-growing number of real estate developments, cozy restaurants and trendy shops, its rich architectural inheritance and the preservation of its buildings are the prelude to a fast commercial expansion. The increased government, public and private investments are transforming North Beach into one of the most promising and profitable areas around.





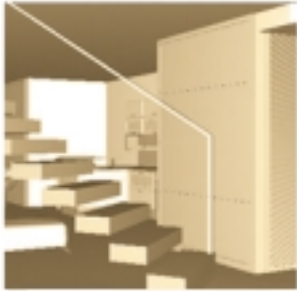
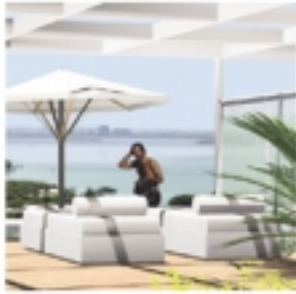
#### THE REGATTA LIFESTYLE

Regatta invites you to discover a dream world, to become one with the purest elements of Nature: air, sun and water.

Step out to the terraces and balconies of your exclusive home and enjoy "The Regatta Lifestyle". Marvel at the lush tropical surroundings, as well as the breathtaking views of your private bay. Discover the excellence in quality and design of the units. You might even want to join the Rowing Club and glide through the enchanting canals that surround your own private paradise... All this makes living at Regatta an unparalleled privilege.

Its innovative design, based on pure white volumes and its excellent location, make it easy to foresee Regatta attaining the status of "landmark building" in the near future.





## BUILDING FEATURES

- Over 170' of water frontage
- Contemporary architecture
- Porte-cochere
- 78 Covered Parking spaces
- Bicycle Storage
- Stylish Lobby
- Full concierge service
- Water views from every unit
- Penthouses with private roof terraces and Jacuzzi
- Amenities located in the area with the best view
- Bay front Heated Pool
- Sunbathing Pool Deck on the water
- Convenient Pool Bar
- State-of-the-art Gym, Sauna and Spa
- Secluded Yoga and Meditation Garden

## RESIDENCE AMENITIES

- 52 units with different and comfortable floor plans
- Breathtaking Bay views from every unit
- Penthouses with private roof terraces and Jacuzzi
- Large private balconies with breathtaking water views
- Floor to ceiling windows
- High ceilings in all suites
- European-style kitchen with elevated breakfast countertop
- Stainless steel high-quality kitchen appliances
- Carrara marble tops in bathrooms
- Designer faucets with contemporary styling
- Marble flooring in bathrooms
- European-style bidet
- High-efficiency central air conditioning & heating system
- Fire Protection Sprinkler System & smoke detectors
- Pre-wired for cable & internet
- Washer & dryer in every unit









## L O C A T I O N



The excellent location of Regatta allows for an easy and fast access to Florida's most popular attractions, restaurants and clubs.

Regatta is only minutes away from:

- Bal Harbour
- Lincoln Road & Ocean Drive
- South Beach
- Aventura Mall
- Miami International Airport
- Normandy Golf Club
- Tennis courts
- Miami Beach Convention Center

## D E V E L O P E R S

**Lier & Tonconogy (L&T)** is an architectural firm providing comprehensive services in building design, urban planning and interior renovations and restorations.

The firm diversified work included banks, hotels, industrial, corporate, residential, sports and communication facilities, shopping center and recreational commissions.

The firm has been commissioned with several of the most important developments on South America. Lier & Tonconogy has won several international competitions, and has built over 5,000,000 square feet from 1982 to the present.

Our staff of fifteen professionals has enough knowledge and experience to take care of complex projects of any scale.

Our team approach enables us to integrate technical, economic and management expertise into planning and design of our projects, in coordination with an expert team of mechanical, structural and MEP advisors.

Cost control and scheduling are regarded as essential tools. We have implemented a system of monitoring and review throughout the projects, strictly following the projected budget and schedule.

**G&D Developers L.L.C.** is a development company created in Miami Beach, FL, through the partnership of four first-class firms that have been operating in Argentina for more than 15 years, projecting, designing, and building more than 2,000,000 square feet of development. The main goal of our company has been to take advantage of our combined expertise and knowledge acquired through the years, in order to develop a superior product for the demanding buyers of Miami.

Our professional team is formed by architects and engineers: four of them bear Masters Degrees in Building and Real Estate Management, one has a Master in Urban Economics, and three are professors at the National Technological University of Buenos Aires.

We are primarily involved in residential condominium construction with private equity and bank financing. As developers, our goals are to create well designed architecture, build with high quality finishes, and complete construction in a timely manner at a reasonable cost.

From the moment the location is chosen, till its date of completion, our customers always come first and foremost.

Our first project in Miami Beach is Bayview Lofts, a 22 lofts condominium building now under construction at Normandy Island, Miami Beach, FL. ([www.bayviewlofts.com](http://www.bayviewlofts.com)).

DEVELOPER COMPANY: INDIAN CREEK 6580 LLC.



BOCA JUNIORS STADIUM



PANAMERICANA PLAZA



BULNES RESIDENTIAL TOWERS



CERRITO OFFICE TOWER



HOUSE IN MARTINEZ



OCAMPO RESIDENTIAL TOWER



IBM HEADQUARTERS



IDEAS DEL SUR



BAYVIEW LOFTS



BUREAUPI

REGATTA

