

# 24TH & COLLINS

The Oceanfront Condos above the Gansevoort Hotel

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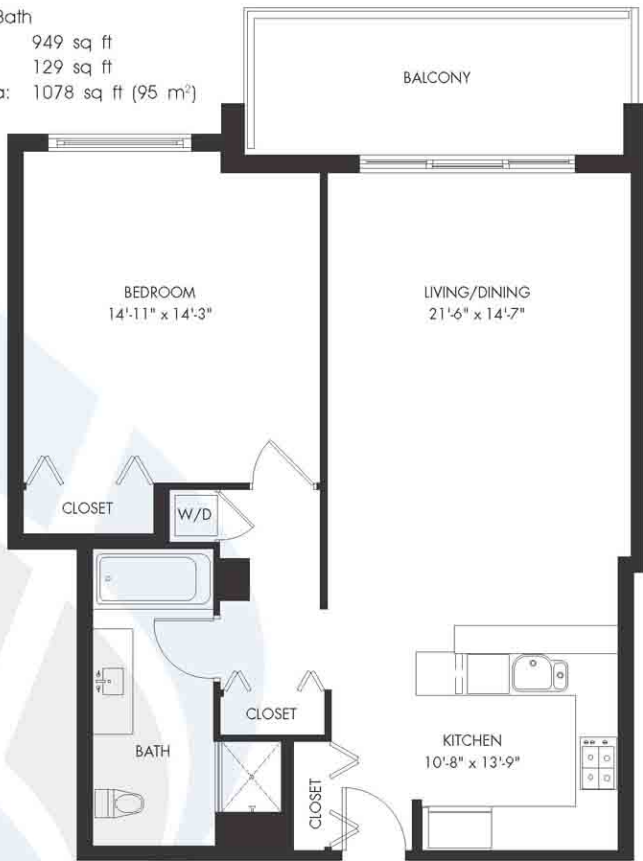
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1 Bedroom, 1 Bath

Living Area: 949 sq ft

Balcony: 129 sq ft

Total Living Area: 1078 sq ft (95 m<sup>2</sup>)



2399 Collins Avenue • Miami Beach, FL

Unit Dimensions and Square Footage. There are two generally accepted methods of measuring the boundaries of units in residential condominiums. The first method is based on the description of the boundaries of the Unit, as set forth in Section 3.2 of the Declaration of Condominium, and generally only includes the air space within the Unit (the "Engineering Method"). The other method, which is customarily used in sales brochures, generally measures the Unit to the outside finished surface of exterior walls and to the centerline of interior demising walls, includes portions of the adjacent Common Elements of the Condominium (the "Architectural Method"). The estimated square footage of the Unit, as determined under the Architectural Method, will be greater than the estimated square footage as determined under the Engineering Method. The Architectural Method is generally used in sales materials and may be provided to allow a prospective buyer to compare the Unit with Units in other condominium projects that utilize this method of measurement. Plans, methods and specifications are subject to architectural and other reviews at the sole discretion of the developer, builder or architect, or as may be requested by law. Our representations cannot be relied upon as correctly stating the representations of the developer. For correct representations reference should be made to the documents required by 718.503 Florida Statutes, to be furnished by developer to buyer or lessee. This is not an offer where prohibited by state statutes. Prices subject to change without notice. We are pledged to the letter and spirit of U.S. policy for the achievement of equal housing opportunity throughout the nation. We encourage and support affirmative advertising and marketing program in which there are no barriers to obtaining housing because of race, color, religion, sex, handicap, familial status or national origin.