

# BOTANIC

R E S I D E N C E S



F A C T S H E E T



BOTANIC

SEE LEGAL DISCLOSURES ON BACK PAGE

**BOTANIC RESIDENCES**

Where location  
is key & living  
is limitless.



Discover a harmonious blend of iconic design & unparalleled flexibility at Botanic, a boutique condominium that redefines modern living with timeless sophistication.

Situated in the heart of Miami's most dynamic neighborhoods, this prime location offers effortless access to the city's cultural pulse and cosmopolitan charm.



- *Flexible rental restrictions*
- *Fully furnished residences from the \$400,000's*

- *1, 2 & 3 Bedrooms*
- *51 bespoke residences*
- *8 floors*
- *Pool with sunset views*
- *Fitness Center*

At Botanic, ownership meets opportunity. Every residence is a gateway to vibrant living, complemented by thoughtfully designed common spaces and curated amenities that inspire connection and creativity.

Here, you're not just close to it all—you're part of it. Experience the essence of Miami's energy while retreating to the comfort of your boutique sanctuary, where bold design meets refined elegance.



## Residence Features.

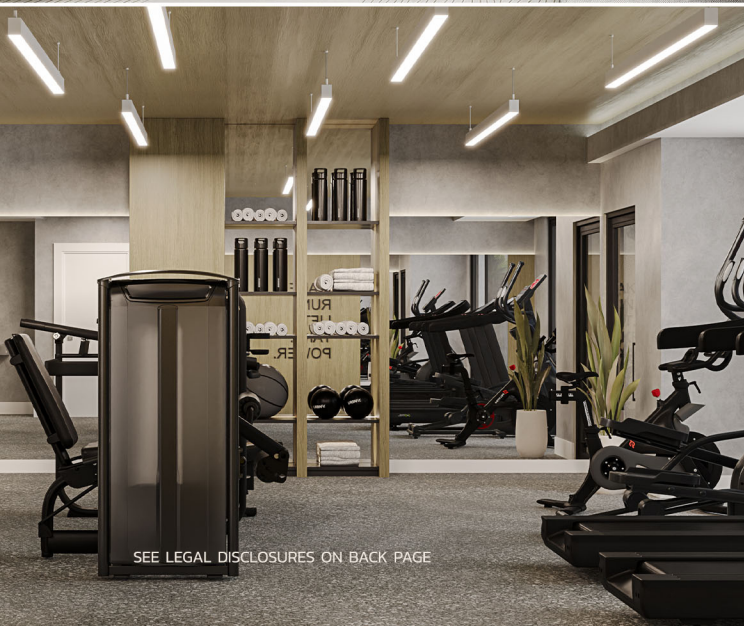
- Fully furnished and finished one-bedroom, two-bedroom, and three-bedroom residences
- Finished flooring on all residential interiors
- Gourmet kitchens with custom cabinetry
- Custom vanities in all bathrooms
- Stainless steel appliances including refrigerator, dishwasher, microwave and cooktop
- Washer and dryer in every unit
- Modern bathroom fixtures
- All residences come equipped with a contemporary lighting package
- Open floorplans
- Smart keyless entry system to all residences
- Every unit is meticulously crafted by a locally renowned and award-winning interior design firm

## Residence Amenities.

- Short term rental flexibility
- Outdoor area featuring a sparkling pool and sun deck space designed for unforgettable gatherings.
- State of the art indoor fitness center
- Modern inspired interior finishes creatively designed by Miami-based interior design firm 2ID Interiors
- Secure bicycle storage in enclosed area
- Pet-friendly
- Library and coworking space
- Controlled property access
- Inspired, impeccable landscaping
- Dedicated front desk service

## A visionary team

A dynamic collaboration of creative visionaries, distinguished architects and artful local interior designers.



SEE LEGAL DISCLOSURES ON BACK PAGE

BOTANIC RESIDENCES



SEE LEGAL DISCLOSURES ON BACK PAGE

## DEVELOPERS

- **Forth Development**

Headquartered in South Florida, Forth Development is a vertically integrated real estate development firm with extensive expertise across the entire development lifecycle. From acquisition and design to construction and management of both residential and commercial properties, Forth leverages its comprehensive experience to transform communities and deliver exceptional value.

- **MICL Global**

MICL's origins trace back to 1964 in Mumbai, India. Over the decades, the company has emerged as a leader in the industry, successfully delivering some of India's most complex and ambitious projects, including shipping ports, townships, and super-tall skyscrapers. Driven by a vision for growth and a commitment to excellence, MICL expanded into the United States in 2021, setting the stage for its next chapter. With upcoming developments in South Florida and the Tri-State area, the company continues to push boundaries and build upon its distinguished legacy.

## INTERIOR DESIGNER

- **2id Interiors**

is an esteemed and forward-leaning design firm. Regarded for their relevant and skillful approach to design, 2id Interiors in Miami is an award-winning leading interior design firm servicing clients which are amongst today's well-known names in professional industries and entertainment spanning across South Florida, the U.S., and around the world with projects in Canada, Europe, and Brazil.

## ARCHITECT

- **Carl Levin, Architecture and Design – CLA+D**

is a full-service Architecture and Interior Design Firm located in Miami, FL. CLA+D has over 20 years experience. CLA+D has helped transform Florida's landscape from, one expertly designed project at a time. CLA+D is committed to providing a turn-key product with quality design and excellent customer service. Each project is handled by a Registered Architect that is assigned to the job from the first meeting to the final punch list, ensuring that all client expectations are met while streamlining costs and maximizing efficiency.

**BOTANIC**  
RESIDENCES

**FORTH**  
DEVELOPMENT



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

THESE DRAWINGS CONCEPTUAL ONLY AND ARE FOR THE CONVENIENCE OF REFERENCE. THEY SHOULD NOT BE RELIED UPON AS REPRESENTATIONS, EXPRESS OR IMPLIED, OF THE FINAL DETAIL OF THE RESIDENCES. UNITS SHOWN ARE EXAMPLES OF UNIT TYPES AND MAY NOT DEPICT ACTUAL UNITS. STATED SQUARE FOOTAGES ARE RANGES FOR A PARTICULAR UNIT TYPE AND ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND IN FACT VARY FROM THE AREA 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). NOTE THAT MEASUREMENTS OF ROOMS SET FORTH ON THIS FLOORPLAN ARE GENERALLY TAKEN AT THE GREATEST POINTS OF EACH GIVEN ROOM (AS IF THE ROOM WERE A PERFECT RECTANGLE), WITHOUT REGARDS 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.

This project is being developed by 752 & 758 NW 2 St LLC, a Florida limited liability company (the "Developer"), which was formed solely for such purpose. Forth Development and MICL Global have granted the Developer a limited license to use the Forth Development and MICL Global names and marks but Forth Development and MICL Global are not the project developer. Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by the Forth Development nor MICL Global, and you agree to look solely to the Developer (and not to Forth Development, MICL Global and/or any of its affiliates) with respect to any and all matters relating to the marketing and/or development of, and the sale of units in, the Condominium.

The information contained in these materials may be used for informational purposes only and these materials are not intended to be an offer to sell, or solicitation to buy a unit in the condominium. Such an offering shall only be made pursuant to the prospectus for the condominium and no statements should be relied upon unless made in the prospectus or in the applicable purchase agreement. All development plans are proposed and conceptual only and are subject to change and will not necessarily accurately reflect the final plans and specifications. All features listed for the residences are representative only and the Developer reserves the right, without notice to or approval by the buyer, to make changes or substitutions of similar or better quality for any features, materials and equipment which are included with the sale of the unit. The unit includes only those items described in the purchase agreement signed by the Developer and, unless itemized thereon, all other items are NOT INCLUDED with the unit.

All prices and deposit payment schedules are subject to change at any time and without notice. Please check with the sales center for the most current pricing.

See full legal disclaimers at [www.botanicresidences.com](http://www.botanicresidences.com)