CONTINUUM

CLUB & RESIDENCES

NORTH BAY VILLAGE • MIAMI

PROJECT OVERVIEW

AN ADDRESS WITH A VIBE OF ITS OWN.

Envisioned as a worthy follow-up to the Continuum South Beach, Continuum Club & Residences is an exclusive collection of 198 impeccably-designed residences & penthouses, set in a one-of-a-kind island locale with 360 cinematic views of the beach, downtown Miami, and Biscayne Bay. Boldly enriched with every amenity, convenience, and service that embraces the best of Miami and Miami Beach living, this is an address with a vibe of its own.

THE TEAM.

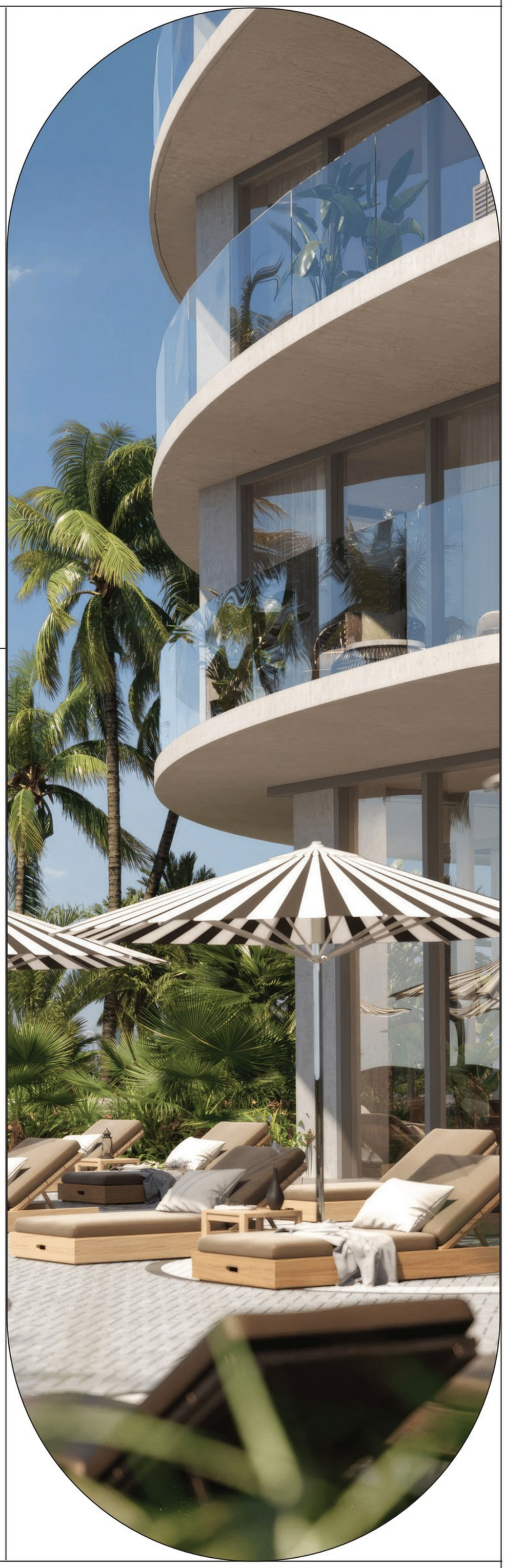
AN UNPARALLELED COLLABORATION.

- Visionary Developers: Continuum Company & Aksoy Holdings
- Curvilinear Architecture: Bernardo Fort-Brescia, Arquitectonica
- Timeless Interiors: Funda Durukan, Durukan Design
- World-renown Landscaping: Martha Schwartz, MSP

THE BUILDING.

AN ICONIC WATERFRONT DESTINATION.

- The first luxury branded condo development in North Bay Village since it's 2020 rezoning
- 198 one- to four-bedroom residences, lofts & penthouses spanning 850 to 4,000 SQ FT
- 300 FT of waterfront with an Island Walk, our landscaped pedestrian promenade
- 80 FT protected view corridors ensuring superior water views and maximum privacy
- Private, valet-staffed porte cochere entrance into a 24/7 staffed double-height lobby



THE AMENITIES.

OVER 60,000 SQ FT OF
COVET-WORHTY AMENITIES.

RESORT, FITNESS & WELLNESS

- Waterfront Vista Pool with cabana seating overlooking Indian Creek
- Sunpool ideal for sunbathing & recreational activities
- Jacuzzi Plunge nestled in lush landscaping
- Waterfront Outdoor Lawn for social, fitness & wellness pursuits
- State-of-the-art Fitness Center with cardio & strength training equipment
- Resident's Spa with private treatment rooms, cryotherapy chamber, steam room & infrared sauna
- Watersports Launch Dock with curated equipment including paddleboards & kayaks

CULINARY & ENTERTAINING

- Destination Waterfront Restaurant with a bar & indoor/outdoor dining
- The Continuum Marketplace – restocked daily with wine & snacks
- Outdoor Dining Pavilion
- Full Culinary Services including resident charging privileges at the restaurant, private event catering, in-residence and poolside dining on weekends

KIDS OF ALL AGES

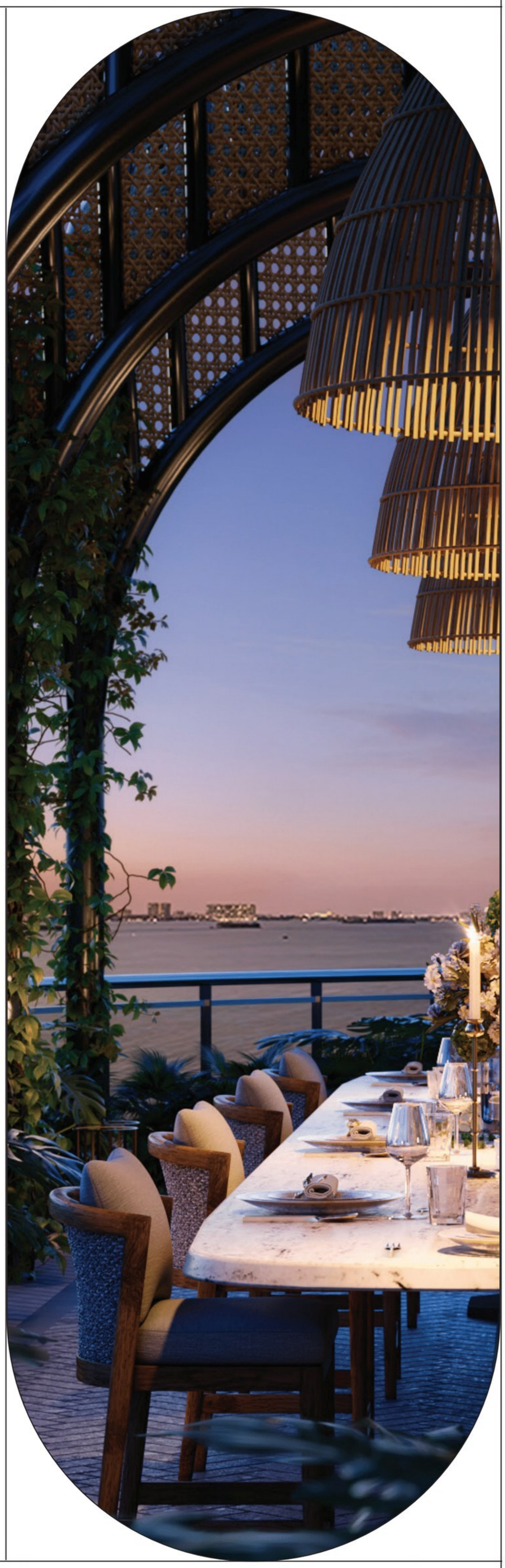
- Arcade & Virtual Lounge
- Children's Art Zone & Playroom
- Outdoor Splash Pad
- Outdoor Glamping Retreat
- Study Hall with homework pods

VERY IMPORTANT PETS

- Outdoor, covered Dog Park
- Indoor Dog Wash & Spa
- Indoor Companions Lounge
- Dog-friendly Waterfront Promenade

WORK FROM THE WATERFRONT

- Outdoor Garden & Cabanas with WiFi
- 5th Floor Waterfront Board Room with A/V capabilities
- Executive Lounge with work pods
- Waterfront Workspace Terrace



THE RESIDENCES.

WHERE STYLE MEETS SUBSTANCE

- Four residence collections – including Bay Lofts, Tower & Sky Residences, and Penthouses
- One- to four-bedrooms, spanning 850-4,000 SQ FT
- Up to 14 FT ceiling heights with floor-to-ceiling impact-resistant windows
- Wood-crafted flooring throughout
- City and water views from every residence
- Private wrap-around terraces with stunning sunrise-to-sunset views of Biscayne Bay, Indian Creek and downtown Miami
- In-residence laundry room with premium, full-size washer & dryer
- Exceptional storage including double walk-in closets in all primary bedrooms

BEST-IN-CLASS KITCHENS

- State-of-the-art Sub-Zero/Wolf integrated appliance package including electric cooktop, wall oven, dishwasher, refrigerator, microwave and wine fridge (select residences)
- Custom European cabinetry
- Quartz countertop and culinary island

LUXURIOUS PRIMARY BATHS:

- Five-fixture, marble-clad baths with marble stone flooring
- Custom double-sink vanity framed by arched mirrors
- Dornbracht fittings
- Glass-enclosed wet rooms featuring dual rainfall shower heads overlooking Biscayne Bay (select residences)



THE SERVICES.

A WELL-SERVICED LIFESTYLE, WHERE CONVENIENCE BECOMES AN ART FORM.

THE BUILDING

- Porte Cochere with 24/7 valet service
- 24/7 Concierge
- Tesla® House Car
- Secured bicycle & e-bike storage
- Private temperature-controlled storage for purchase
- Airstream Cabana – towel & water bar

CONCIERGE

- Reservations for restaurants & cabanas
- Access to pet care information
- Booking golf tee times
- Arranging flower deliveries
- Scheduling spa & salon appointments
- Boat charter services
- Temperature regulated storage for food & package deliveries
- Continuum Resident's App

A LA CARTE

- Grocery shopping
- Dry cleaning services
- Professional dog walking
- Personal chef services
- Personal training sessions
- In-home spa treatments
- Housekeeping assistance
- Furniture assembly support

THE NEIGHBORHOOD.

NORTH BAY VILLAGE.

- An island on Biscayne Bay in the midsts of a renaissance
- Located at 79th street on one of only three roadways that connect Miami and Miami Beach
- Only a 5-minute drive to the beautiful Miami Beaches
- Only a 15-minute drive to the Design District, Bal Harbour Shops & Restaurants, and some of the best golf, tennis, and private schools in South Florida
- Own police force, fire station and school system



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CONTINUUMMIAMI.COM

CONTINUUM COMPANY

DouglasElliman Development Marketing

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE 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.

Ian Bruce Eichner or Continuum Company ("Ian Bruce Eichner or Continuum Company") is not the project Developer. This Condominium is being developed by 1755 JFK Owner LLC, a Delaware limited liability company ("Developer"). Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by Ian Bruce Eichner or Continuum Company and any purchaser agrees to look solely to Developer (and not to Ian Bruce Eichner or Continuum Company and/or any of his affiliates) with respect to any and all matters relating to the marketing and/or development of the Condominium and with respect to the sales of units in the Condominium. This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. All features, specifications, brands, matters of detail are conceptual only and should not be relied upon as representations, express or implied, of the final detail of the residences or condominium. The Developer expressly reserves the right to make modifications, revisions, omissions and change without notice. Certain features may not be included with all units. Square footages, ceiling heights are all subject to change. Developer makes no representations regarding views from any particular unit. Your purchase agreement will detail items included with the Unit.

The legal name of the Condominium is 1755 JFK CAUSEWAY CONDOMINIUM. The condominium association contemplates entering into a Brand License Agreement with CONTINUUM OTB BRANDING LLS, a Delaware limited liability company ("Licensor") to allow the condominium to be known as Continuum Club and Residences. In the event that the Brand License Agreement is not entered into, or is entered into but is then terminated, the Condominium, the association and the unit owners will no longer have any rights to utilize any branded names granted under the Brand License Agreement. Licensor is not the project Developer. Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by Licensor and any purchaser agrees to look solely to Developer (and not to Licensor with respect to any and all matters relating to the marketing and/or development of the Condominium and with respect to the sales of units in the Condominium.