

ST2

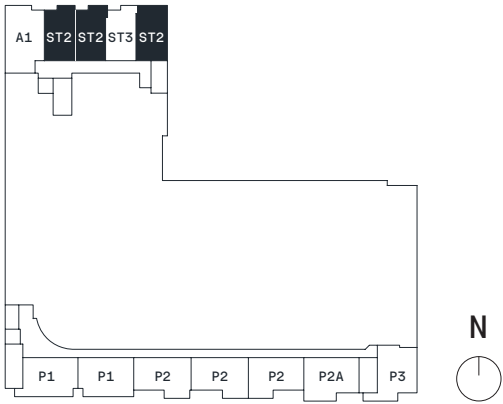
UNITS 09|10|12

FLOOR 2-8
Studio
1 Bathroom

Interior Space
552 SF
51 M²

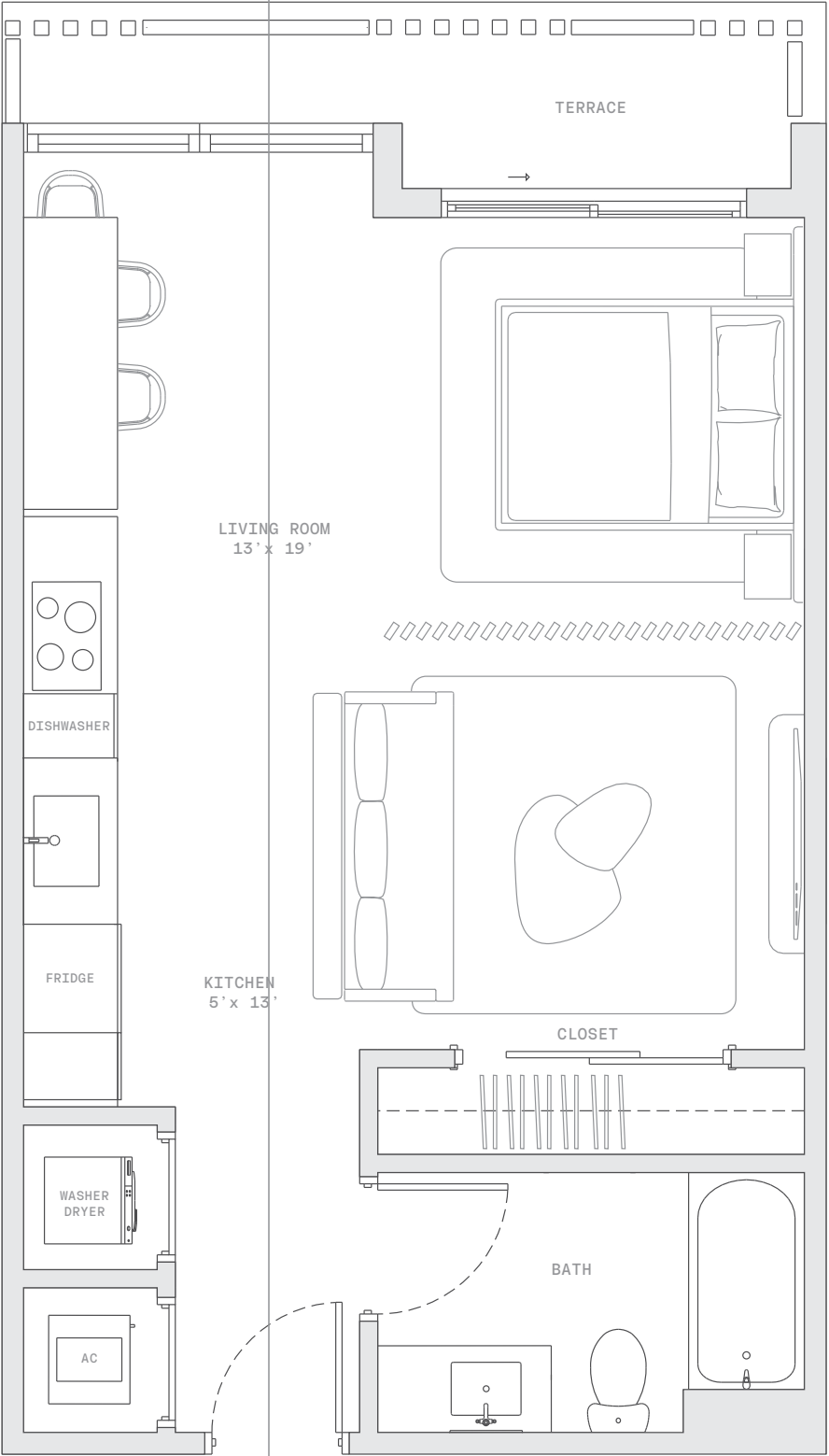
Exterior Space*
38-72 SF
4-7 M²

Total Area
590-624 SF
55-58 M²



THE WILLIAM

NORTH MIAMI BEACH



*The balcony sizes illustrated in this floor plan are for marketing purposes only and are shown as approximate ranges. Actual balcony dimensions vary by floor, unit, and building location. Purchasers are advised that final sizes, layouts, and configurations may differ from those depicted and should refer to the purchase agreement and condominium documents for precise details.

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS THAT ARE REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. THE DEVELOPER IS BLUE QUINTA 163 ST LLC, WHICH HAS THE RIGHT TO USE THE TRADEMARK NAMES AND LOGOS OF BLUE ROAD LLC AND ILIA DEVELOPMENT GROUP. THIS IS NOT AN OFFER TO SELL, OR SOLICITATION OF OFFERS TO BUY, IN STATES WHERE SUCH OFFER OR SOLICITATION CANNOT BE MADE. These materials are provided for informational purposes only and do not constitute an offer to sell or a solicitation to buy a unit in the condominium. Any such offer will be made solely pursuant to the official prospectus and the applicable purchase agreement. No offer or sale will take place in any jurisdiction where prohibited by law. No broker, agent, or salesperson is authorized to make statements or representations about the project, and any agreements, deposits, or arrangements made through them will not be binding on the Developer. All illustrations and floor plans are conceptual and shown for reference only. They should not be relied upon as exact representations of the final product. The Developer makes no guarantees regarding the completion, availability, or precise details of any plans, features, amenities, or services depicted. All dimensions, square footage, and measurements are approximate and may vary from actual construction. Room sizes are measured at the greatest points and may not reflect usable space. Furniture, finishes, appliances, fixtures, accessories, and decorative items shown are for display purposes only and are not included with the unit unless expressly stated in the purchase agreement. The Developer reserves the right, at its sole discretion, to modify, revise, or withdraw any aspect of the project without prior notice. All improvements, designs, and construction remain subject to appropriate federal, state, and local permits and approvals. Prices, features, and specifications are preliminary and subject to change without notice. Please consult the sales center for the most current information. All content, images, and designs are copyrighted works owned by the Developer. Unauthorized reproduction, display, or distribution is strictly prohibited.

ST3

UNIT 11

FLOOR 2-8
Studio
1 Bathroom

Interior Space
552 SF
51 M²

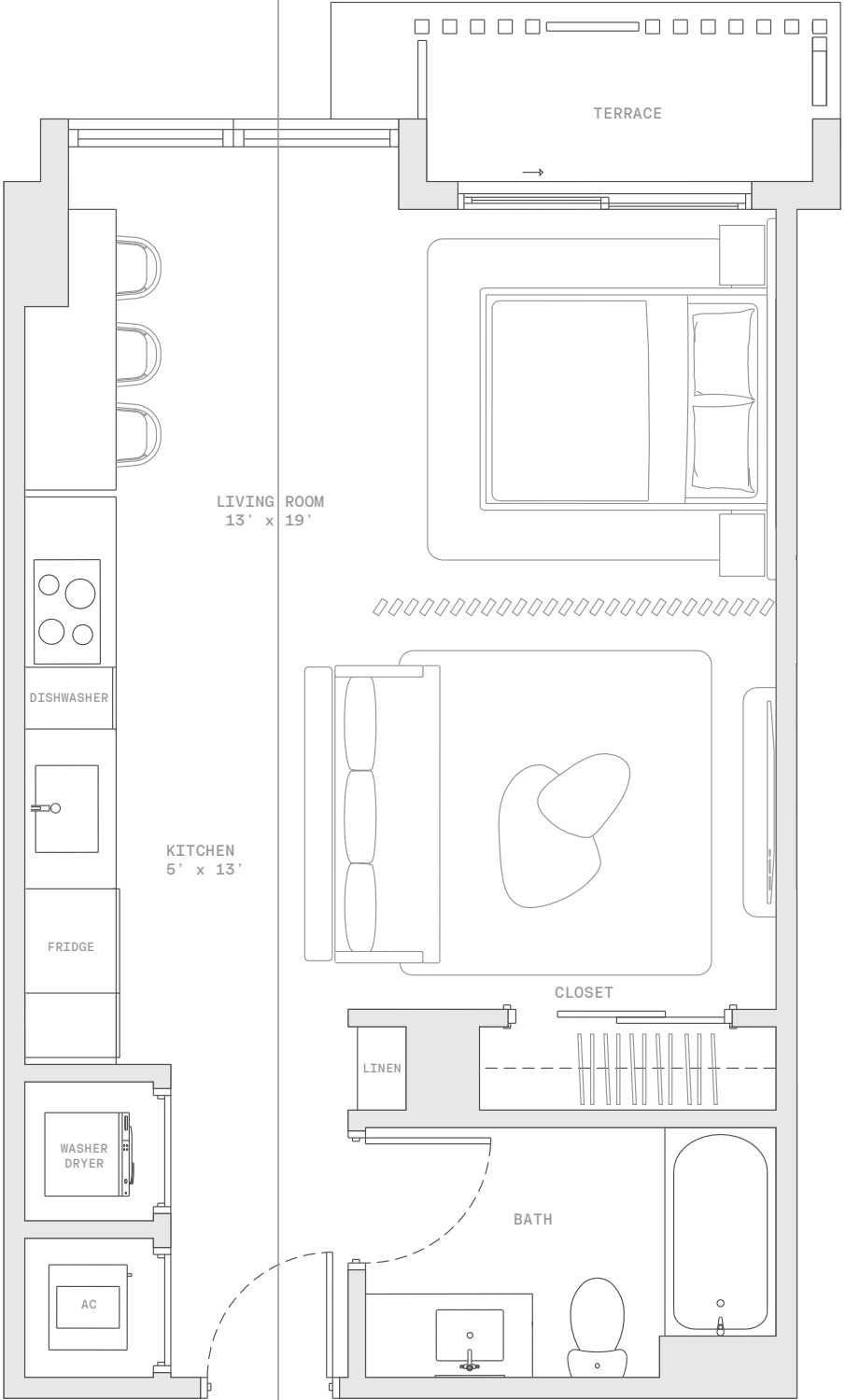
Exterior Space*
40-66 SF
4-6 M²

Total Area
592-618 SF
55-57 M²



THE WILLIAM

NORTH MIAMI BEACH



*The balcony sizes illustrated in this floor plan are for marketing purposes only and are shown as approximate ranges. Actual balcony dimensions vary by floor, unit, and building location. Purchasers are advised that final sizes, layouts, and configurations may differ from those depicted and should refer to the purchase agreement and condominium documents for precise details.

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS THAT ARE REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. THE DEVELOPER IS BLUE QUINTA 163 ST LLC, WHICH HAS THE RIGHT TO USE THE TRADEMARK NAMES AND LOGOS OF BLUE ROAD LLC AND ILIA DEVELOPMENT GROUP. THIS IS NOT AN OFFER TO SELL, OR SOLICITATION OF OFFERS TO BUY, IN STATES WHERE SUCH OFFER OR SOLICITATION CANNOT BE MADE. These materials are provided for informational purposes only and do not constitute an offer to sell or a solicitation to buy a unit in the condominium. Any such offer will be made solely pursuant to the official prospectus and the applicable purchase agreement. No offer or sale will take place in any jurisdiction where prohibited by law. No broker, agent, or salesperson is authorized to make statements or representations about the project, and any agreements, deposits, or arrangements made through them will not be binding on the Developer. All illustrations and floor plans are conceptual and shown for reference only. They should not be relied upon as exact representations of the final product. The Developer makes no guarantees regarding the completion, availability, or precise details of any plans, features, amenities, or services depicted. All dimensions, square footage, and measurements are approximate and may vary from actual construction. Room sizes are measured at the greatest points and may not reflect usable space. Furniture, finishes, appliances, fixtures, accessories, and decorative items shown are for display purposes only and are not included with the unit unless expressly stated in the purchase agreement. The Developer reserves the right, at its sole discretion, to modify, revise, or withdraw any aspect of the project without prior notice. All improvements, designs, and construction remain subject to appropriate federal, state, and local permits and approvals. Prices, features, and specifications are preliminary and subject to change without notice. Please consult the sales center for the most current information. All content, images, and designs are copyrighted works owned by the Developer. Unauthorized reproduction, display, or distribution is strictly prohibited.

A1

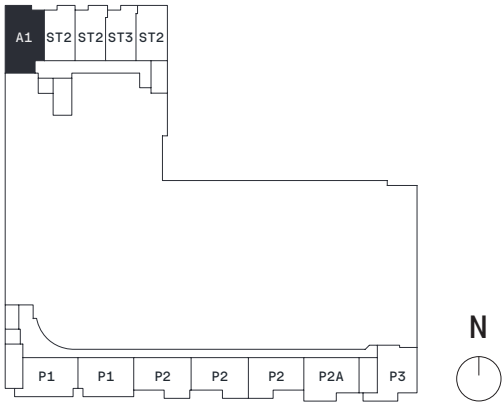
UNIT 08

FLOOR 2-8
1 Bedroom + Den
1 Bathroom

Interior Space
837 SF
78 M²

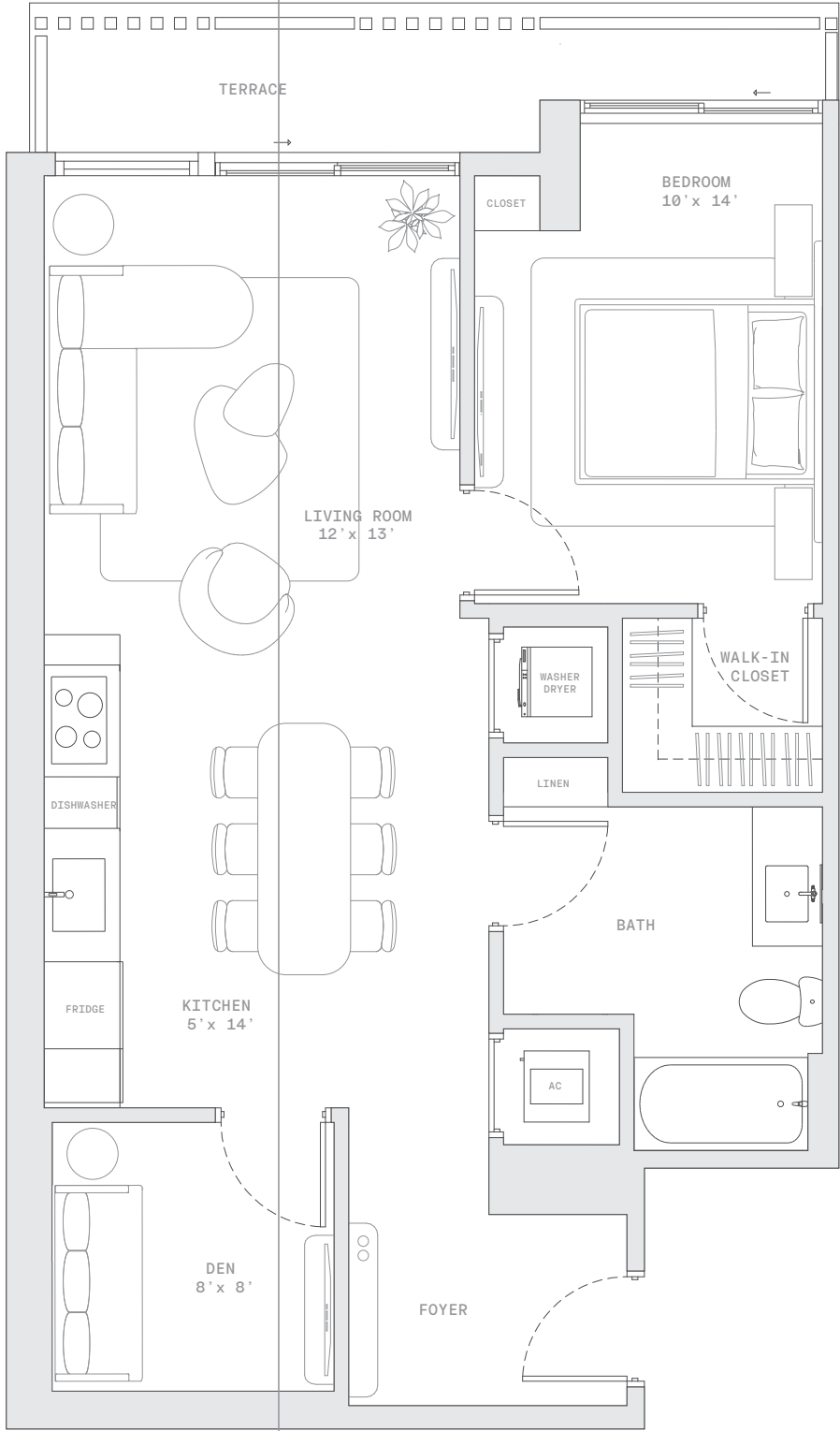
Exterior Space*
62-86 SF
6-8 M²

Total Area
899-923 SF
83-86 M²



THE WILLIAM

NORTH MIAMI BEACH



*The balcony sizes illustrated in this floor plan are for marketing purposes only and are shown as approximate ranges. Actual balcony dimensions vary by floor, unit, and building location. Purchasers are advised that final sizes, layouts, and configurations may differ from those depicted and should refer to the purchase agreement and condominium documents for precise details.

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS THAT ARE REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. THE DEVELOPER IS BLUE QUINTA 163 ST LLC, WHICH HAS THE RIGHT TO USE THE TRADEMARK NAMES AND LOGOS OF BLUE ROAD LLC AND ILIA DEVELOPMENT GROUP. THIS IS NOT AN OFFER TO SELL, OR SOLICITATION OF OFFERS TO BUY, IN STATES WHERE SUCH OFFER OR SOLICITATION CANNOT BE MADE. These materials are provided for informational purposes only and do not constitute an offer to sell or a solicitation to buy a unit in the condominium. Any such offer will be made solely pursuant to the official prospectus and the applicable purchase agreement. No offer or sale will take place in any jurisdiction where prohibited by law. No broker, agent, or salesperson is authorized to make statements or representations about the project, and any agreements, deposits, or arrangements made through them will not be binding on the Developer. All illustrations and floor plans are conceptual and shown for reference only. They should not be relied upon as exact representations of the final product. The Developer makes no guarantees regarding the completion, availability, or precise details of any plans, features, amenities, or services depicted. All dimensions, square footage, and measurements are approximate and may vary from actual construction. Room sizes are measured at the greatest points and may not reflect usable space. Furniture, finishes, appliances, fixtures, accessories, and decorative items shown are for display purposes only and are not included with the unit unless expressly stated in the purchase agreement. The Developer reserves the right, at its sole discretion, to modify, revise, or withdraw any aspect of the project without prior notice. All improvements, designs, and construction remain subject to appropriate federal, state, and local permits and approvals. Prices, features, and specifications are preliminary and subject to change without notice. Please consult the sales center for the most current information. All content, images, and designs are copyrighted works owned by the Developer. Unauthorized reproduction, display, or distribution is strictly prohibited.



A2

UNITS 18|19(L10) 15|16|18|19

FLOOR 10-25
1 Bedroom
1 Bathroom

Interior Space
603 SF
56 M²

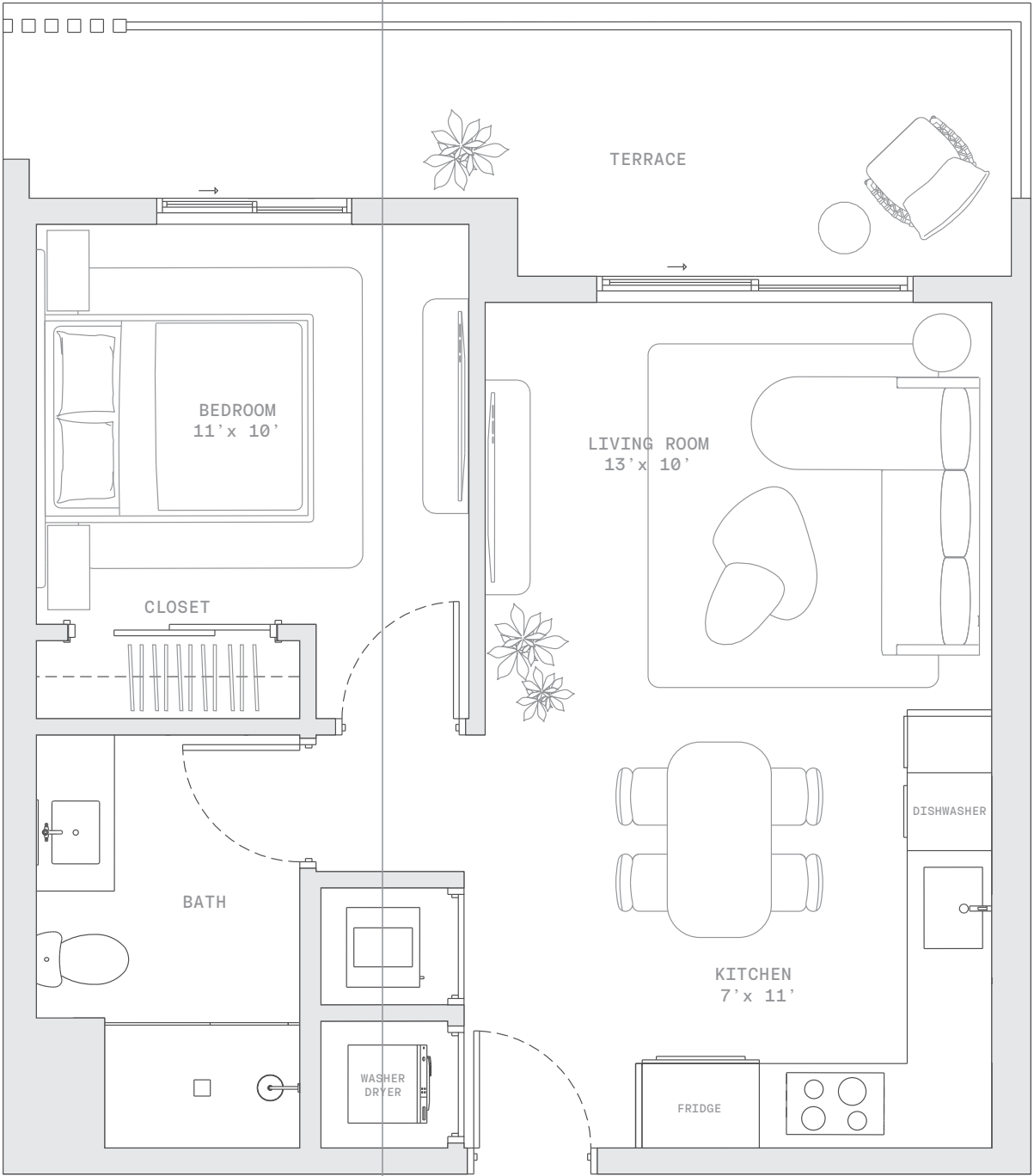
Exterior Space*
94-149 SF
9-14 M²

Total Area
697-752 SF
65-70 M²



THE WILLIAM

NORTH MIAMI BEACH



*The balcony sizes illustrated in this floor plan are for marketing purposes only and are shown as approximate ranges. Actual balcony dimensions vary by floor, unit, and building location. Purchasers are advised that final sizes, layouts, and configurations may differ from those depicted and should refer to the purchase agreement and condominium documents for precise details.

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS THAT ARE REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. THE DEVELOPER IS BLUE QUINTA 163 ST LLC, WHICH HAS THE RIGHT TO USE THE TRADEMARK NAMES AND LOGOS OF BLUE ROAD LLC AND ILIA DEVELOPMENT GROUP. THIS IS NOT AN OFFER TO SELL, OR SOLICITATION OF OFFERS TO BUY, IN STATES WHERE SUCH OFFER OR SOLICITATION CANNOT BE MADE. These materials are provided for informational purposes only and do not constitute an offer to sell or a solicitation to buy a unit in the condominium. Any such offer will be made solely pursuant to the official prospectus and the applicable purchase agreement. No offer or sale will take place in any jurisdiction where prohibited by law. No broker, agent, or salesperson is authorized to make statements or representations about the project, and any agreements, deposits, or arrangements made through them will not be binding on the Developer. All illustrations and floor plans are conceptual and shown for reference only. They should not be relied upon as exact representations of the final product. The Developer makes no guarantees regarding the completion, availability, or precise details of any plans, features, amenities, or services depicted. All dimensions, square footage, and measurements are approximate and may vary from actual construction. Room sizes are measured at the greatest points and may not reflect usable space. Furniture, finishes, appliances, fixtures, accessories, and decorative items shown are for display purposes only and are not included with the unit unless expressly stated in the purchase agreement. The Developer reserves the right, at its sole discretion, to modify, revise, or withdraw any aspect of the project without prior notice. All improvements, designs, and construction remain subject to appropriate federal, state, and local permits and approvals. Prices, features, and specifications are preliminary and subject to change without notice. Please consult the sales center for the most current information. All content, images, and designs are copyrighted works owned by the Developer. Unauthorized reproduction, display, or distribution is strictly prohibited.

A3

UNITS 08|09

FLOOR 11-25

1 Bedroom

1 Bathroom

Interior Space

623 SF

58 M²

Exterior Space*

112-158 SF

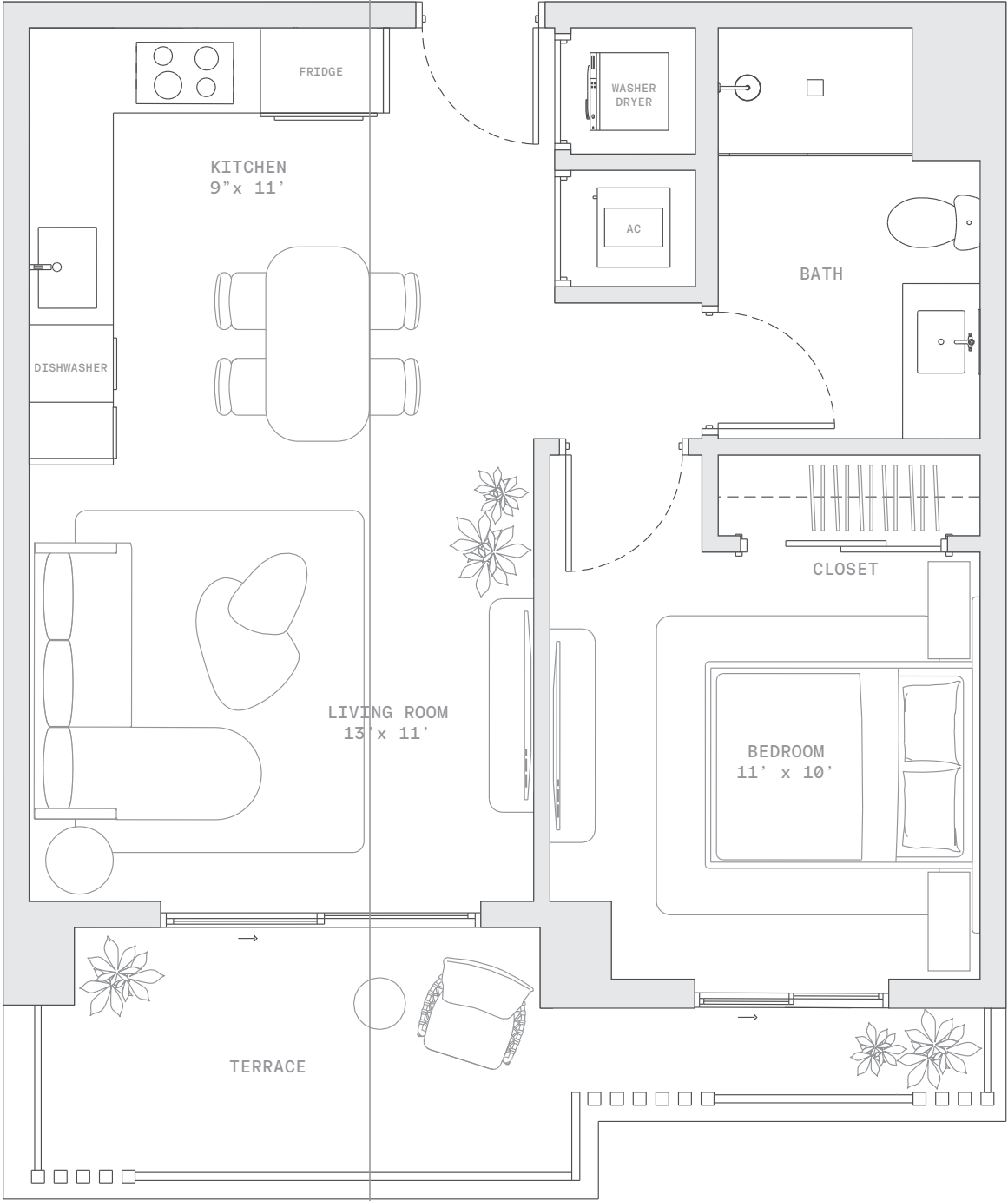
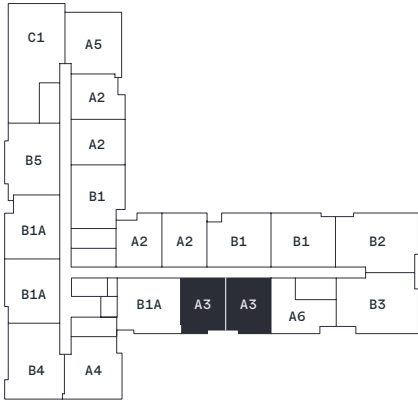
10-15 M²

Total Area

735-781 SF

68-73 M²

Certain units may be mirrored from what is shown.



THE WILLIAM

NORTH MIAMI BEACH

*The balcony sizes illustrated in this floor plan are for marketing purposes only and are shown as approximate ranges. Actual balcony dimensions vary by floor, unit, and building location. Purchasers are advised that final sizes, layouts, and configurations may differ from those depicted and should refer to the purchase agreement and condominium documents for precise details.

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS THAT ARE REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. THE DEVELOPER IS BLUE QUINTA 163 ST LLC, WHICH HAS THE RIGHT TO USE THE TRADEMARK NAMES AND LOGOS OF BLUE ROAD LLC AND ILIA DEVELOPMENT GROUP. THIS IS NOT AN OFFER TO SELL, OR SOLICITATION OF OFFERS TO BUY, IN STATES WHERE SUCH OFFER OR SOLICITATION CANNOT BE MADE. These materials are provided for informational purposes only and do not constitute an offer to sell or a solicitation to buy a unit in the condominium. Any such offer will be made solely pursuant to the official prospectus and the applicable purchase agreement. No offer or sale will take place in any jurisdiction where prohibited by law. No broker, agent, or salesperson is authorized to make statements or representations about the project, and any agreements, deposits, or arrangements made through them will not be binding on the Developer. All illustrations and floor plans are conceptual and shown for reference only. They should not be relied upon as exact representations of the final product. The Developer makes no guarantees regarding the completion, availability, or precise details of any plans, features, amenities, or services depicted. All dimensions, square footage, and measurements are approximate and may vary from actual construction. Room sizes are measured at the greatest points and may not reflect usable space. Furniture, finishes, appliances, fixtures, accessories, and decorative items shown are for display purposes only and are not included with the unit unless expressly stated in the purchase agreement. The Developer reserves the right, at its sole discretion, to modify, revise, or withdraw any aspect of the project without prior notice. All improvements, designs, and construction remain subject to appropriate federal, state, and local permits and approvals. Prices, features, and specifications are preliminary and subject to change without notice. Please consult the sales center for the most current information. All content, images, and designs are copyrighted works owned by the Developer. Unauthorized reproduction, display, or distribution is strictly prohibited.

A4

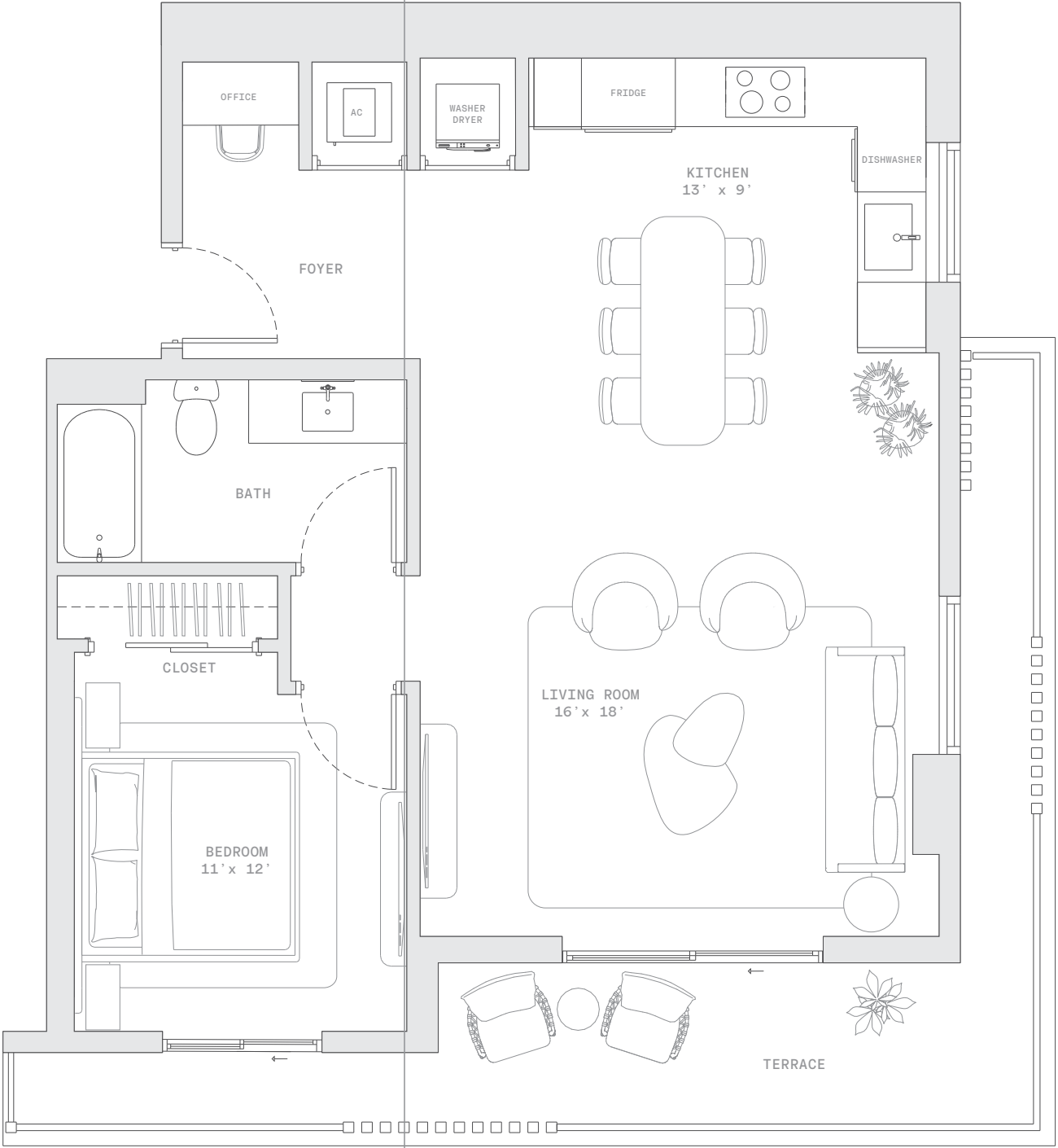
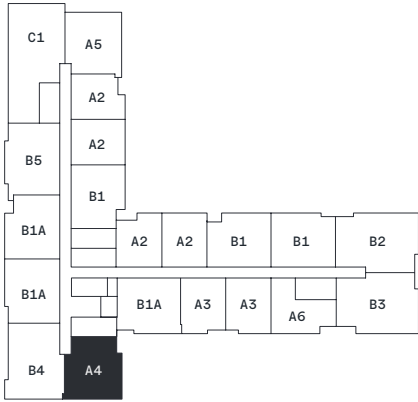
UNIT 06

FLOOR 10-25
1 Bedroom + Office
1 Bathroom

Interior Space
832 SF
77 M²

Exterior Space*
211-237 SF
20-22 M²

Total Area
1,043-1,069 SF
97-99 M²



THE WILLIAM

NORTH MIAMI BEACH

*The balcony sizes illustrated in this floor plan are for marketing purposes only and are shown as approximate ranges. Actual balcony dimensions vary by floor, unit, and building location. Purchasers are advised that final sizes, layouts, and configurations may differ from those depicted and should refer to the purchase agreement and condominium documents for precise details.

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS THAT ARE REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. THE DEVELOPER IS BLUE QUINTA 163 ST LLC, WHICH HAS THE RIGHT TO USE THE TRADEMARK NAMES AND LOGOS OF BLUE ROAD LLC AND ILIA DEVELOPMENT GROUP. THIS IS NOT AN OFFER TO SELL, OR SOLICITATION OF OFFERS TO BUY, IN STATES WHERE SUCH OFFER OR SOLICITATION CANNOT BE MADE. These materials are provided for informational purposes only and do not constitute an offer to sell or a solicitation to buy a unit in the condominium. Any such offer will be made solely pursuant to the official prospectus and the applicable purchase agreement. No offer or sale will take place in any jurisdiction where prohibited by law. No broker, agent, or salesperson is authorized to make statements or representations about the project, and any agreements, deposits, or arrangements made through them will not be binding on the Developer. All illustrations and floor plans are conceptual and shown for reference only. They should not be relied upon as exact representations of the final product. The Developer makes no guarantees regarding the completion, availability, or precise details of any plans, features, amenities, or services depicted. All dimensions, square footage, and measurements are approximate and may vary from actual construction. Room sizes are measured at the greatest points and may not reflect usable space. Furniture, finishes, appliances, fixtures, accessories, and decorative items shown are for display purposes only and are not included with the unit unless expressly stated in the purchase agreement. The Developer reserves the right, at its sole discretion, to modify, revise, or withdraw any aspect of the project without prior notice. All improvements, designs, and construction remain subject to appropriate federal, state, and local permits and approvals. Prices, features, and specifications are preliminary and subject to change without notice. Please consult the sales center for the most current information. All content, images, and designs are copyrighted works owned by the Developer. Unauthorized reproduction, display, or distribution is strictly prohibited.



A5

UNIT 20

FLOOR 10-25

1 Bedroom

1 Bathroom

Interior Space

812 SF

75 M²

Exterior Space*

233-261 SF

22-24 M²

Total Area

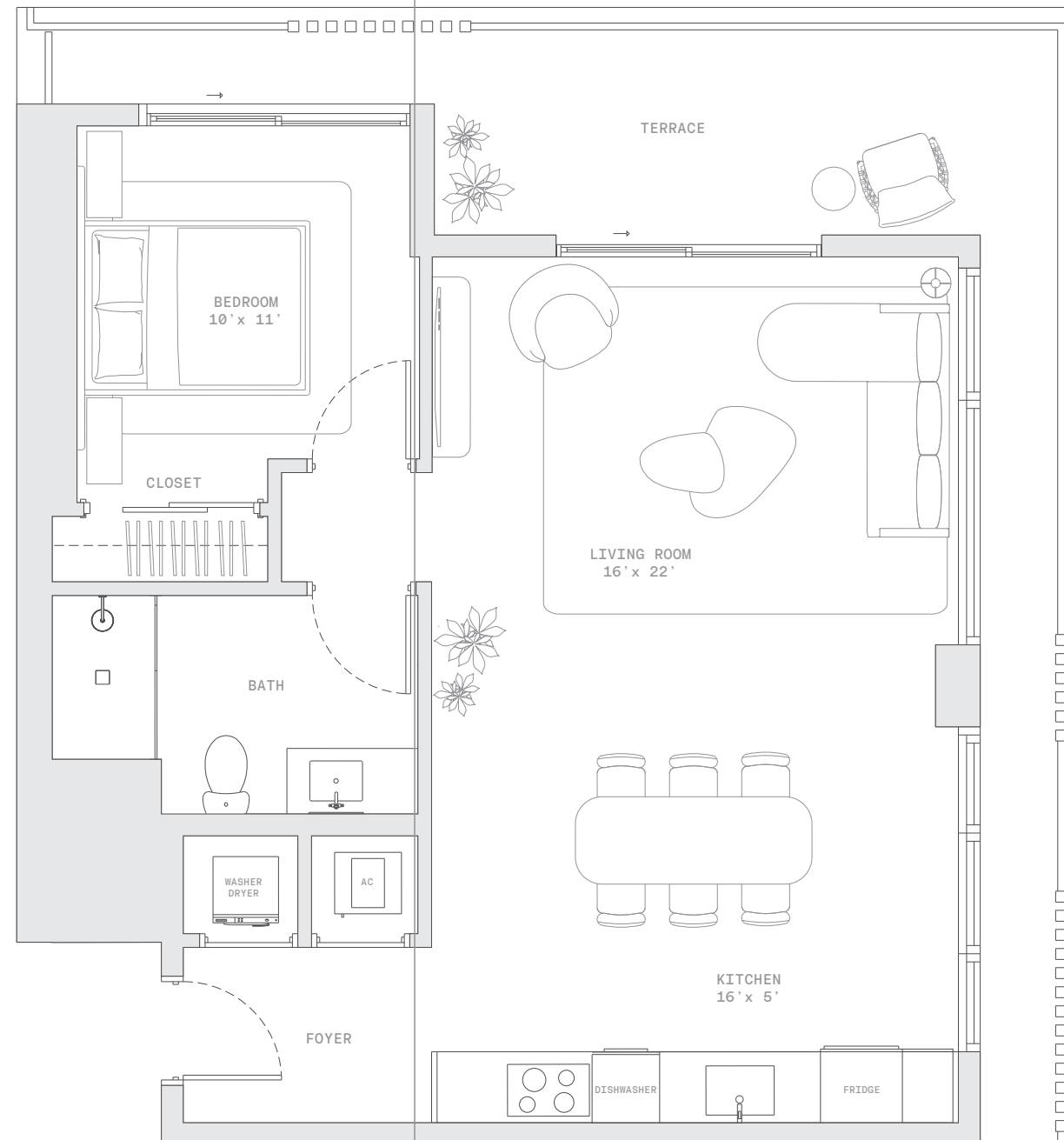
1,045-1,073 SF

97-100 M²



THE WILLIAM

NORTH MIAMI BEACH



*The balcony sizes illustrated in this floor plan are for marketing purposes only and are shown as approximate ranges. Actual balcony dimensions vary by floor, unit, and building location. Purchasers are advised that final sizes, layouts, and configurations may differ from those depicted and should refer to the purchase agreement and condominium documents for precise details.

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS THAT ARE REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. THE DEVELOPER IS BLUE QUINTA 163 ST LLC, WHICH HAS THE RIGHT TO USE THE TRADEMARK NAMES AND LOGOS OF BLUE ROAD LLC AND ILIA DEVELOPMENT GROUP. THIS IS NOT AN OFFER TO SELL, OR SOLICITATION OF OFFERS TO BUY, IN STATES WHERE SUCH OFFER OR SOLICITATION CANNOT BE MADE. These materials are provided for informational purposes only and do not constitute an offer to sell or a solicitation to buy a unit in the condominium. Any such offer will be made solely pursuant to the official prospectus and the applicable purchase agreement. No offer or sale will take place in any jurisdiction where prohibited by law. No broker, agent, or salesperson is authorized to make statements or representations about the project, and any agreements, deposits, or arrangements made through them will not be binding on the Developer. All illustrations and floor plans are conceptual and shown for reference only. They should not be relied upon as exact representations of the final product. The Developer makes no guarantees regarding the completion, availability, or precise details of any plans, features, amenities, or services depicted. All dimensions, square footage, and measurements are approximate and may vary from actual construction. Room sizes are measured at the greatest points and may not reflect usable space. Furniture, finishes, appliances, fixtures, accessories, and decorative items shown are for display purposes only and are not included with the unit unless expressly stated in the purchase agreement. The Developer reserves the right, at its sole discretion, to modify, revise, or withdraw any aspect of the project without prior notice. All improvements, designs, and construction remain subject to appropriate federal, state, and local permits and approvals. Prices, features, and specifications are preliminary and subject to change without notice. Please consult the sales center for the most current information. All content, images, and designs are copyrighted works owned by the Developer. Unauthorized reproduction, display, or distribution is strictly prohibited.



blue
road



FORTUNE
DEVELOPMENT
SALES

A6

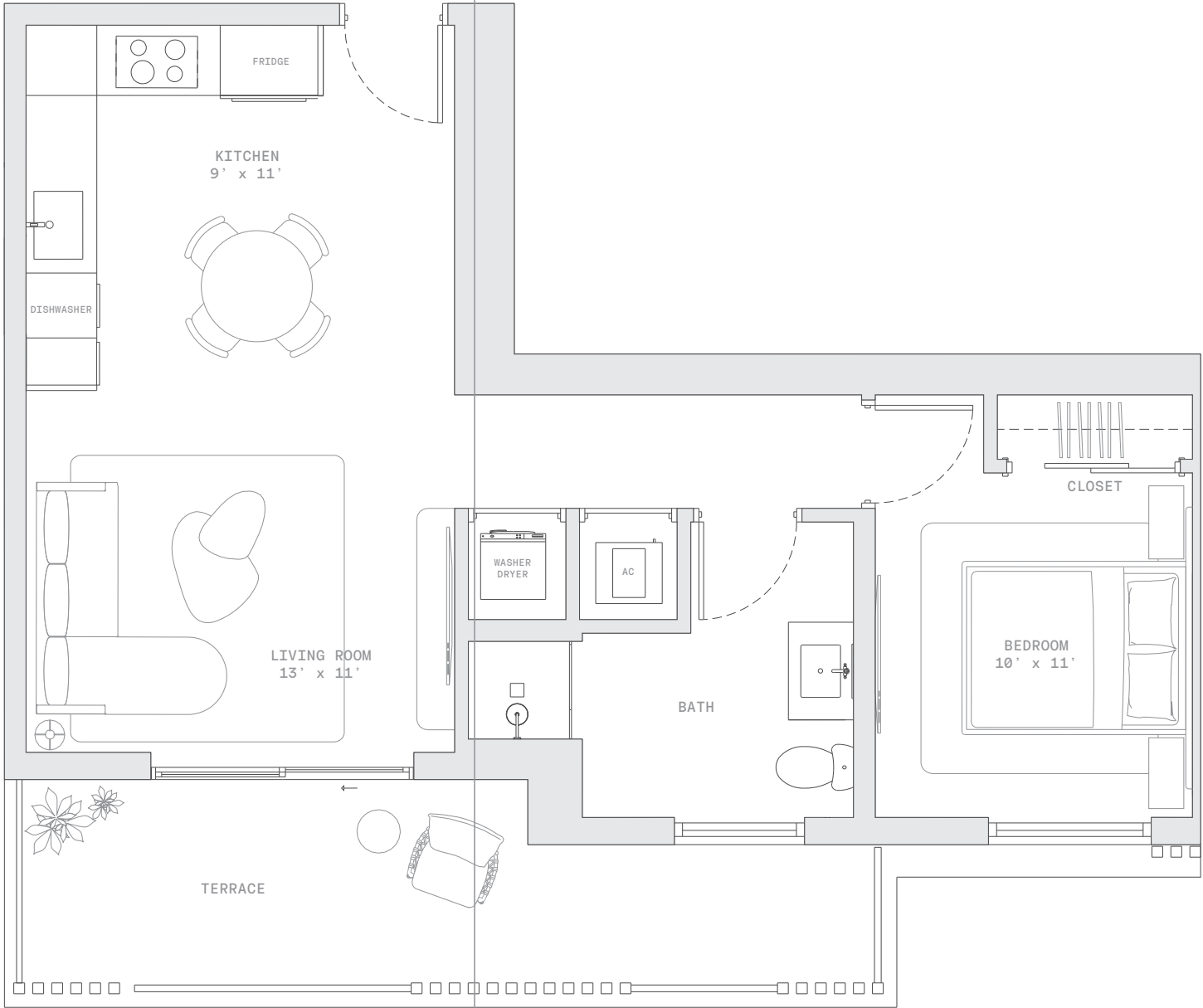
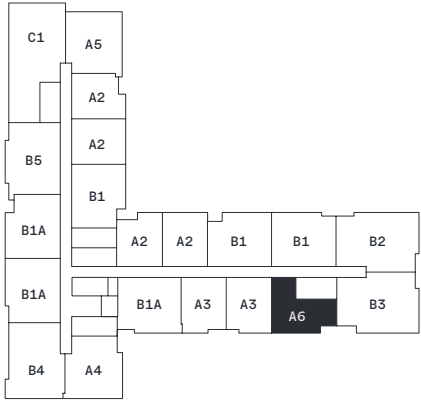
UNIT 10

FLOOR 11-25
1 Bedroom
1 Bathroom

Interior Space
641 SF
60 M²

Exterior Space*
162-207 SF
15-19 M²

Total Area
803-848 SF
75-79 M²



THE WILLIAM

NORTH MIAMI BEACH

*The balcony sizes illustrated in this floor plan are for marketing purposes only and are shown as approximate ranges. Actual balcony dimensions vary by floor, unit, and building location. Purchasers are advised that final sizes, layouts, and configurations may differ from those depicted and should refer to the purchase agreement and condominium documents for precise details.

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS THAT ARE REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. THE DEVELOPER IS BLUE QUINTA 163 ST LLC, WHICH HAS THE RIGHT TO USE THE TRADEMARK NAMES AND LOGOS OF BLUE ROAD LLC AND ILIA DEVELOPMENT GROUP. THIS IS NOT AN OFFER TO SELL, OR SOLICITATION OF OFFERS TO BUY, IN STATES WHERE SUCH OFFER OR SOLICITATION CANNOT BE MADE. These materials are provided for informational purposes only and do not constitute an offer to sell or a solicitation to buy a unit in the condominium. Any such offer will be made solely pursuant to the official prospectus and the applicable purchase agreement. No offer or sale will take place in any jurisdiction where prohibited by law. No broker, agent, or salesperson is authorized to make statements or representations about the project, and any agreements, deposits, or arrangements made through them will not be binding on the Developer. All illustrations and floor plans are conceptual and shown for reference only. They should not be relied upon as exact representations of the final product. The Developer makes no guarantees regarding the completion, availability, or precise details of any plans, features, amenities, or services depicted. All dimensions, square footage, and measurements are approximate and may vary from actual construction. Room sizes are measured at the greatest points and may not reflect usable space. Furniture, finishes, appliances, fixtures, accessories, and decorative items shown are for display purposes only and are not included with the unit unless expressly stated in the purchase agreement. The Developer reserves the right, at its sole discretion, to modify, revise, or withdraw any aspect of the project without prior notice. All improvements, designs, and construction remain subject to appropriate federal, state, and local permits and approvals. Prices, features, and specifications are preliminary and subject to change without notice. Please consult the sales center for the most current information. All content, images, and designs are copyrighted works owned by the Developer. Unauthorized reproduction, display, or distribution is strictly prohibited.



B1

UNITS 17(L10) 14|13|17

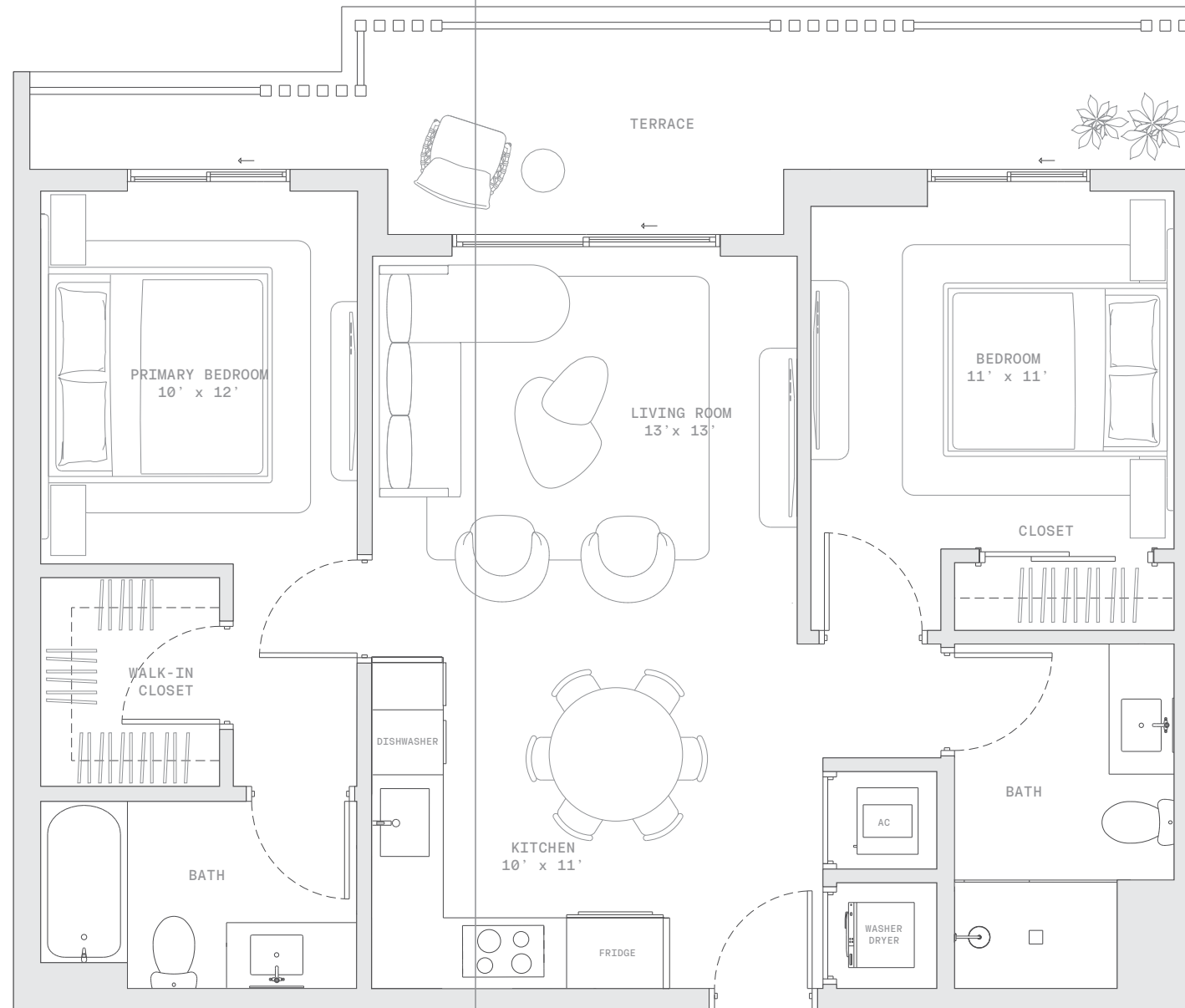
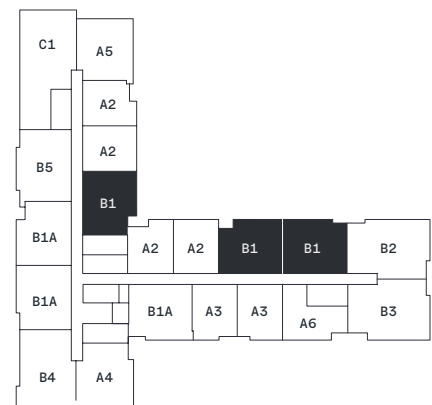
FLOOR 10-25
2 Bedrooms
2 Bathrooms

Interior Space
868 SF
81 M²

Exterior Space*
147-189 SF
14-18 M²

Total Area
1,015-1,057 SF
94-98 M²

Certain units may be mirrored from what is shown.



THE WILLIAM

NORTH MIAMI BEACH

blue
road

FORTUNE
DEVELOPMENT
— SALES —

*The balcony sizes illustrated in this floor plan are for marketing purposes only and are shown as approximate ranges. Actual balcony dimensions vary by floor, unit, and building location. Purchasers are advised that final sizes, layouts, and configurations may differ from those depicted and should refer to the purchase agreement and condominium documents for precise details.

B1A

UNITS 03|04(L10) 03|04|07

FLOOR 10-25
2 Bedrooms
2 Bathrooms

Interior Space
891 SF
83 M²

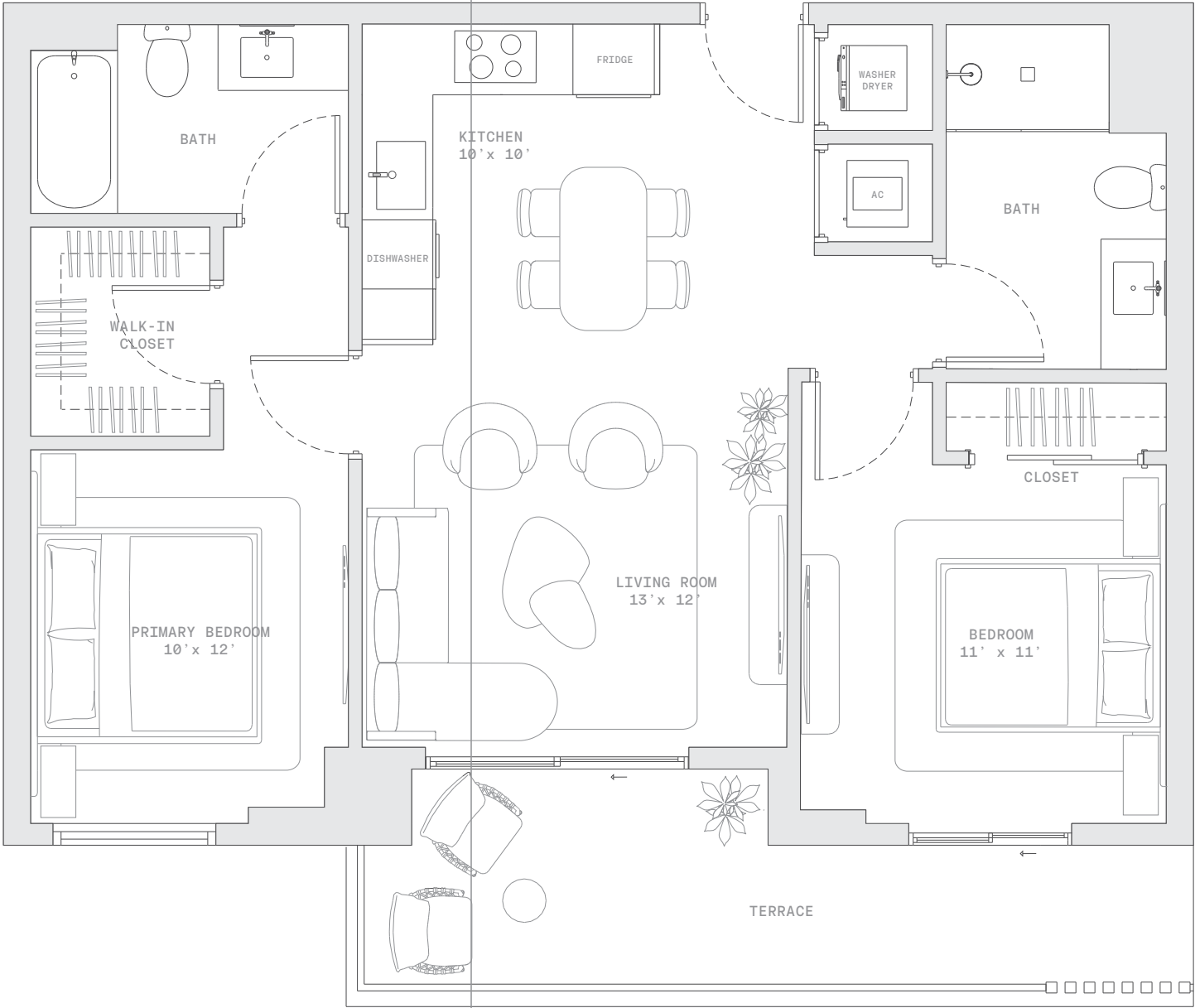
Exterior Space*
152-213 SF
14-20 M²

Total Area
1,043-1,104 SF
97-102 M²



THE WILLIAM

NORTH MIAMI BEACH



*The balcony sizes illustrated in this floor plan are for marketing purposes only and are shown as approximate ranges. Actual balcony dimensions vary by floor, unit, and building location. Purchasers are advised that final sizes, layouts, and configurations may differ from those depicted and should refer to the purchase agreement and condominium documents for precise details.

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS THAT ARE REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. THE DEVELOPER IS BLUE QUINTA 163 ST LLC, WHICH HAS THE RIGHT TO USE THE TRADEMARK NAMES AND LOGOS OF BLUE ROAD LLC AND ILIA DEVELOPMENT GROUP. THIS IS NOT AN OFFER TO SELL, OR SOLICITATION OF OFFERS TO BUY, IN STATES WHERE SUCH OFFER OR SOLICITATION CANNOT BE MADE. These materials are provided for informational purposes only and do not constitute an offer to sell or a solicitation to buy a unit in the condominium. Any such offer will be made solely pursuant to the official prospectus and the applicable purchase agreement. No offer or sale will take place in any jurisdiction where prohibited by law. No broker, agent, or salesperson is authorized to make statements or representations about the project, and any agreements, deposits, or arrangements made through them will not be binding on the Developer. All illustrations and floor plans are conceptual and shown for reference only. They should not be relied upon as exact representations of the final product. The Developer makes no guarantees regarding the completion, availability, or precise details of any plans, features, amenities, or services depicted. All dimensions, square footage, and measurements are approximate and may vary from actual construction. Room sizes are measured at the greatest points and may not reflect usable space. Furniture, finishes, appliances, fixtures, accessories, and decorative items shown are for display purposes only and are not included with the unit unless expressly stated in the purchase agreement. The Developer reserves the right, at its sole discretion, to modify, revise, or withdraw any aspect of the project without prior notice. All improvements, designs, and construction remain subject to appropriate federal, state, and local permits and approvals. Prices, features, and specifications are preliminary and subject to change without notice. Please consult the sales center for the most current information. All content, images, and designs are copyrighted works owned by the Developer. Unauthorized reproduction, display, or distribution is strictly prohibited.



B2

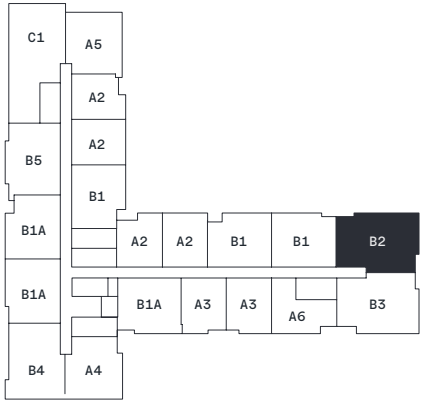
UNIT 12

FLOOR 11-25
2 Bedrooms
2 Bathrooms

Interior Space
1,080 SF
100 M²

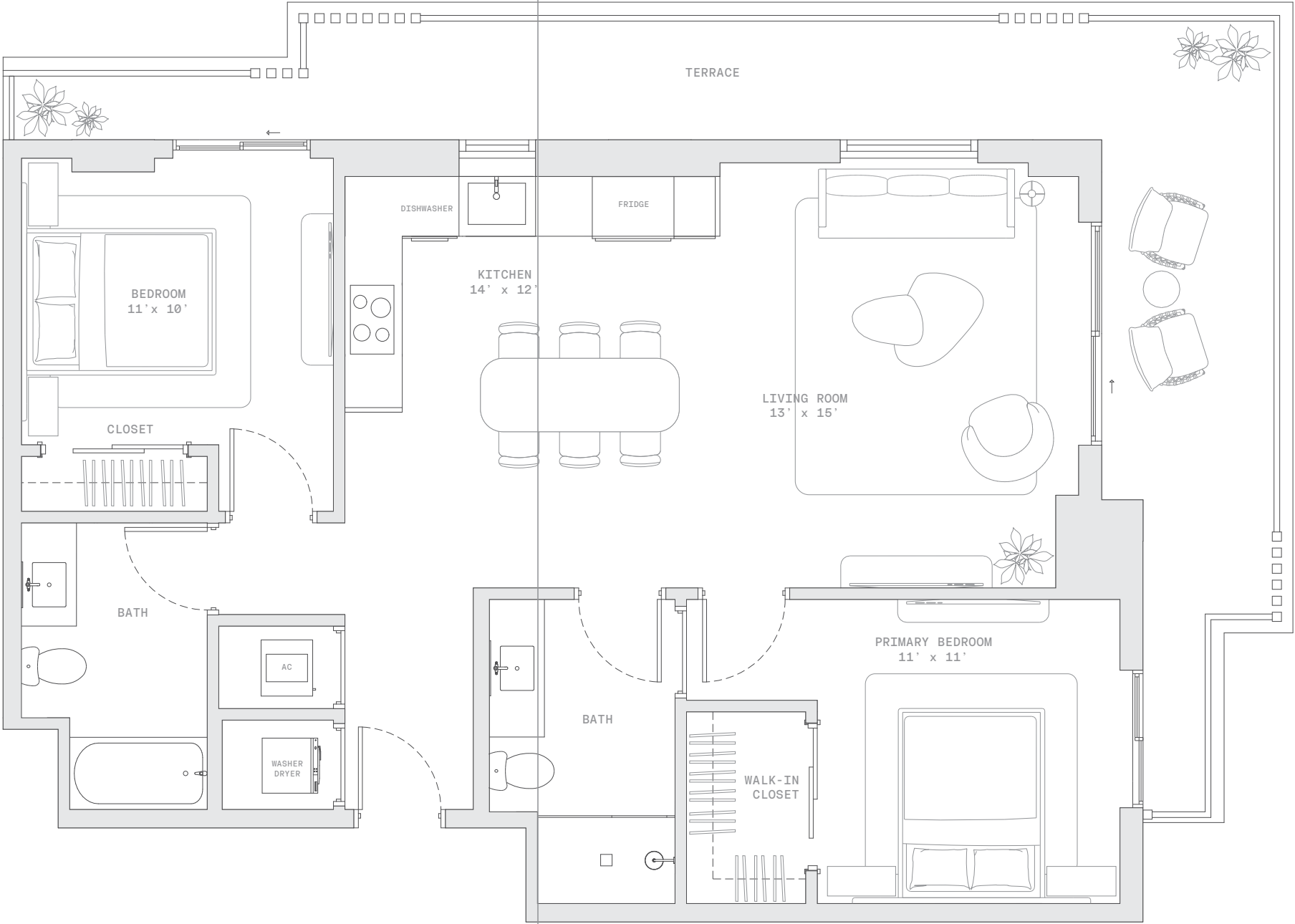
Exterior Space*
340-347 SF
32-33 M²

Total Area
1,420-1,427 SF
132-133 M²



THE WILLIAM

NORTH MIAMI BEACH



*The balcony sizes illustrated in this floor plan are for marketing purposes only and are shown as approximate ranges. Actual balcony dimensions vary by floor, unit, and building location. Purchasers are advised that final sizes, layouts, and configurations may differ from those depicted and should refer to the purchase agreement and condominium documents for precise details.

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS THAT ARE REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. THE DEVELOPER IS BLUE QUINTA 163 ST LLC, WHICH HAS THE RIGHT TO USE THE TRADEMARK NAMES AND LOGOS OF BLUE ROAD LLC AND ILIA DEVELOPMENT GROUP. THIS IS NOT AN OFFER TO SELL, OR SOLICITATION OF OFFERS TO BUY, IN STATES WHERE SUCH OFFER OR SOLICITATION CANNOT BE MADE. These materials are provided for informational purposes only and do not constitute an offer to sell or a solicitation to buy a unit in the condominium. Any such offer will be made solely pursuant to the official prospectus and the applicable purchase agreement. No offer or sale will take place in any jurisdiction where prohibited by law. No broker, agent, or salesperson is authorized to make statements or representations about the project, and any agreements, deposits, or arrangements made through them will not be binding on the Developer. All illustrations and floor plans are conceptual and shown for reference only. They should not be relied upon as exact representations of the final product. The Developer makes no guarantees regarding the completion, availability, or precise details of any plans, features, amenities, or services depicted. All dimensions, square footage, and measurements are approximate and may vary from actual construction. Room sizes are measured at the greatest points and may not reflect usable space. Furniture, finishes, appliances, fixtures, accessories, and decorative items shown are for display purposes only and are not included with the unit unless expressly stated in the purchase agreement. The Developer reserves the right, at its sole discretion, to modify, revise, or withdraw any aspect of the project without prior notice. All improvements, designs, and construction remain subject to appropriate federal, state, and local permits and approvals. Prices, features, and specifications are preliminary and subject to change without notice. Please consult the sales center for the most current information. All content, images, and designs are copyrighted works owned by the Developer. Unauthorized reproduction, display, or distribution is strictly prohibited.

B3

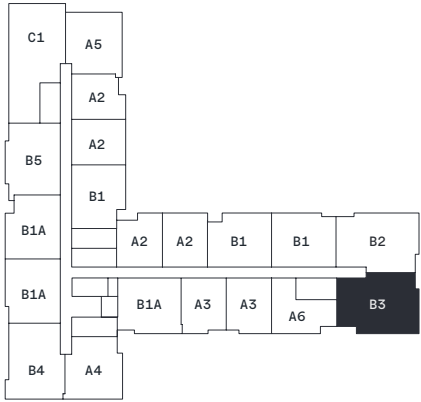
UNIT 11

FLOOR 11-25
2 Bedrooms
2 Bathrooms

Interior Space
1,097 SF
102 M²

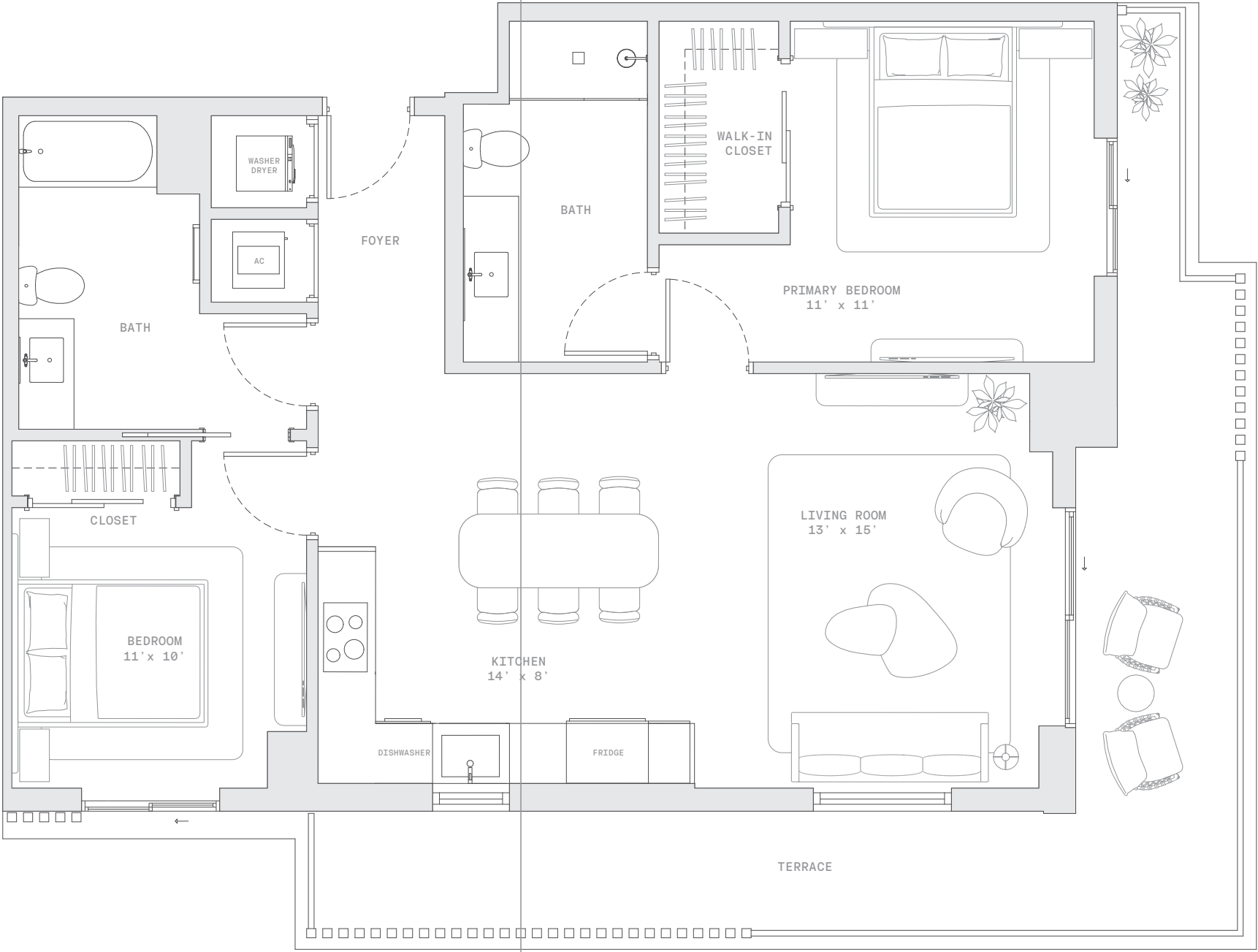
Exterior Space*
320-371 SF
30-34 M²

Total Area
1,417-1,468 SF
132-136 M²



THE WILLIAM

NORTH MIAMI BEACH



*The balcony sizes illustrated in this floor plan are for marketing purposes only and are shown as approximate ranges. Actual balcony dimensions vary by floor, unit, and building location. Purchasers are advised that final sizes, layouts, and configurations may differ from those depicted and should refer to the purchase agreement and condominium documents for precise details.

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS THAT ARE REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. THE DEVELOPER IS BLUE QUINTA 163 ST LLC, WHICH HAS THE RIGHT TO USE THE TRADEMARK NAMES AND LOGOS OF BLUE ROAD LLC AND ILIA DEVELOPMENT GROUP. THIS IS NOT AN OFFER TO SELL, OR SOLICITATION OF OFFERS TO BUY, IN STATES WHERE SUCH OFFER OR SOLICITATION CANNOT BE MADE. These materials are provided for informational purposes only and do not constitute an offer to sell or a solicitation to buy a unit in the condominium. Any such offer will be made solely pursuant to the official prospectus and the applicable purchase agreement. No offer or sale will take place in any jurisdiction where prohibited by law. No broker, agent, or salesperson is authorized to make statements or representations about the project, and any agreements, deposits, or arrangements made through them will not be binding on the Developer. All illustrations and floor plans are conceptual and shown for reference only. They should not be relied upon as exact representations of the final product. The Developer makes no guarantees regarding the completion, availability, or precise details of any plans, features, amenities, or services depicted. All dimensions, square footage, and measurements are approximate and may vary from actual construction. Room sizes are measured at the greatest points and may not reflect usable space. Furniture, finishes, appliances, fixtures, accessories, and decorative items shown are for display purposes only and are not included with the unit unless expressly stated in the purchase agreement. The Developer reserves the right, at its sole discretion, to modify, revise, or withdraw any aspect of the project without prior notice. All improvements, designs, and construction remain subject to appropriate federal, state, and local permits and approvals. Prices, features, and specifications are preliminary and subject to change without notice. Please consult the sales center for the most current information. All content, images, and designs are copyrighted works owned by the Developer. Unauthorized reproduction, display, or distribution is strictly prohibited.



B4

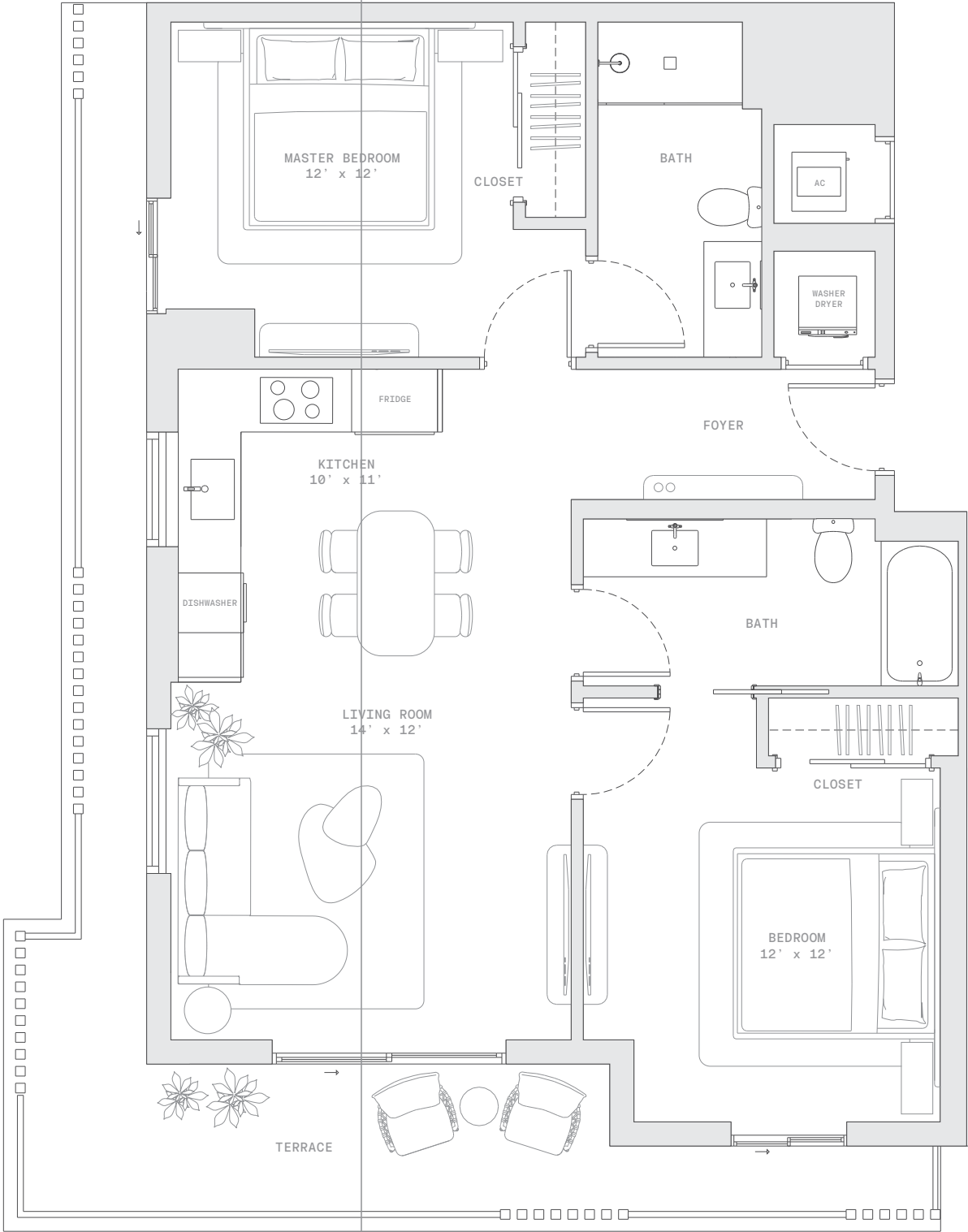
UNIT 05

FLOOR 10-25
2 Bedrooms
2 Bathrooms

Interior Space
1,022 SF
95 M²

Exterior Space*
232-286 SF
22-27 M²

Total Area
1,254-1,308 SF
116-121 M²



THE WILLIAM

NORTH MIAMI BEACH

*The balcony sizes illustrated in this floor plan are for marketing purposes only and are shown as approximate ranges. Actual balcony dimensions vary by floor, unit, and building location. Purchasers are advised that final sizes, layouts, and configurations may differ from those depicted and should refer to the purchase agreement and condominium documents for precise details.

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS THAT ARE REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. THE DEVELOPER IS BLUE QUINTA 163 ST LLC, WHICH HAS THE RIGHT TO USE THE TRADEMARK NAMES AND LOGOS OF BLUE ROAD LLC AND ILIA DEVELOPMENT GROUP. THIS IS NOT AN OFFER TO SELL, OR SOLICITATION OF OFFERS TO BUY, IN STATES WHERE SUCH OFFER OR SOLICITATION CANNOT BE MADE. These materials are provided for informational purposes only and do not constitute an offer to sell or a solicitation to buy a unit in the condominium. Any such offer will be made solely pursuant to the official prospectus and the applicable purchase agreement. No offer or sale will take place in any jurisdiction where prohibited by law. No broker, agent, or salesperson is authorized to make statements or representations about the project, and any agreements, deposits, or arrangements made through them will not be binding on the Developer. All illustrations and floor plans are conceptual and shown for reference only. They should not be relied upon as exact representations of the final product. The Developer makes no guarantees regarding the completion, availability, or precise details of any plans, features, amenities, or services depicted. All dimensions, square footage, and measurements are approximate and may vary from actual construction. Room sizes are measured at the greatest points and may not reflect usable space. Furniture, finishes, appliances, fixtures, accessories, and decorative items shown are for display purposes only and are not included with the unit unless expressly stated in the purchase agreement. The Developer reserves the right, at its sole discretion, to modify, revise, or withdraw any aspect of the project without prior notice. All improvements, designs, and construction remain subject to appropriate federal, state, and local permits and approvals. Prices, features, and specifications are preliminary and subject to change without notice. Please consult the sales center for the most current information. All content, images, and designs are copyrighted works owned by the Developer. Unauthorized reproduction, display, or distribution is strictly prohibited.

B5

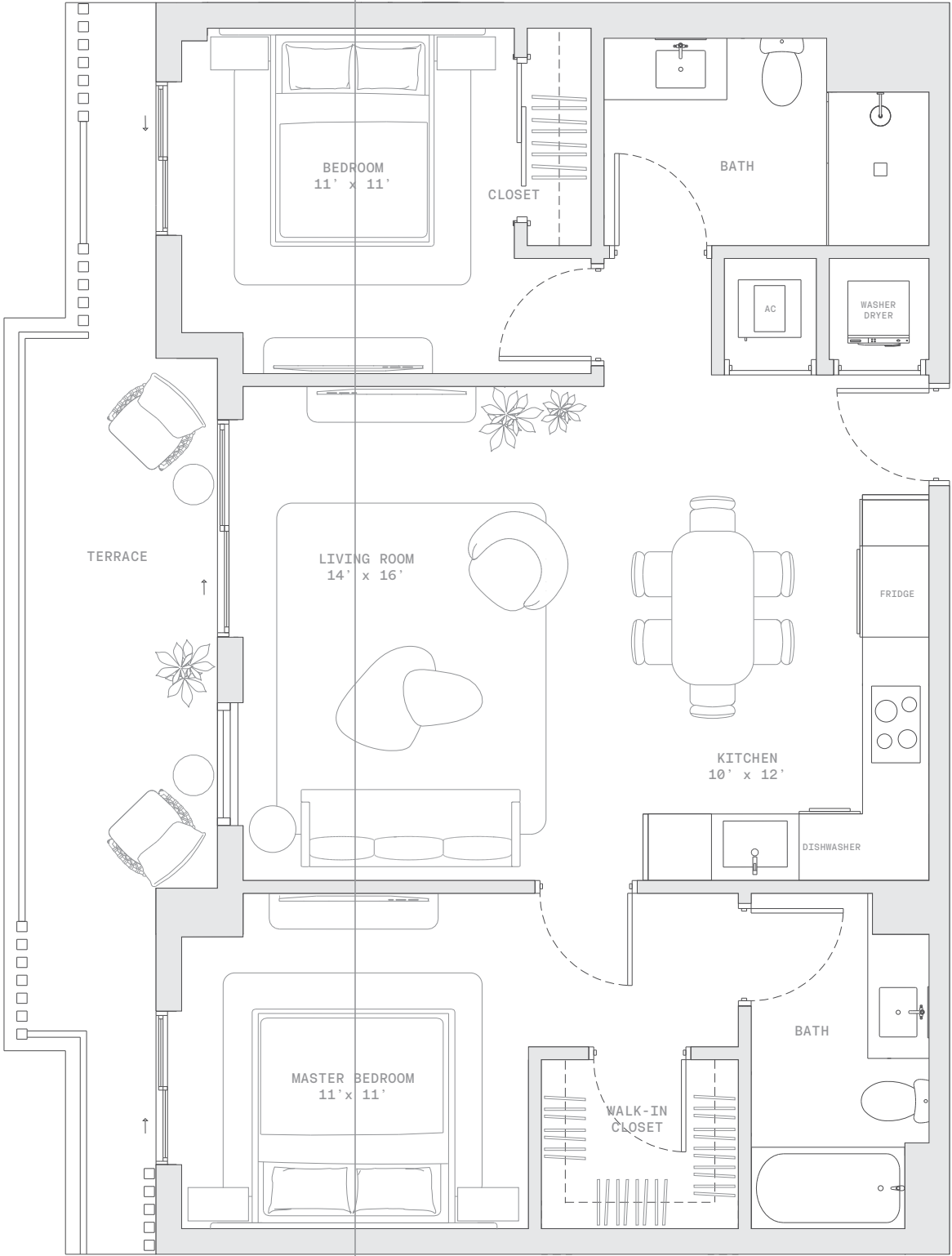
UNIT 02

FLOOR 10-25
2 Bedrooms
2 Bathrooms

Interior Space
997 SF
93 M²

Exterior Space*
205-211 SF
19-20 M²

Total Area
1,202-1,208 SF
112-113 M²



THE WILLIAM

NORTH MIAMI BEACH

*The balcony sizes illustrated in this floor plan are for marketing purposes only and are shown as approximate ranges. Actual balcony dimensions vary by floor, unit, and building location. Purchasers are advised that final sizes, layouts, and configurations may differ from those depicted and should refer to the purchase agreement and condominium documents for precise details.

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS THAT ARE REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. THE DEVELOPER IS BLUE QUINTA 163 ST LLC, WHICH HAS THE RIGHT TO USE THE TRADEMARK NAMES AND LOGOS OF BLUE ROAD LLC AND ILIA DEVELOPMENT GROUP. THIS IS NOT AN OFFER TO SELL, OR SOLICITATION OF OFFERS TO BUY, IN STATES WHERE SUCH OFFER OR SOLICITATION CANNOT BE MADE. These materials are provided for informational purposes only and do not constitute an offer to sell or a solicitation to buy a unit in the condominium. Any such offer will be made solely pursuant to the official prospectus and the applicable purchase agreement. No offer or sale will take place in any jurisdiction where prohibited by law. No broker, agent, or salesperson is authorized to make statements or representations about the project, and any agreements, deposits, or arrangements made through them will not be binding on the Developer. All illustrations and floor plans are conceptual and shown for reference only. They should not be relied upon as exact representations of the final product. The Developer makes no guarantees regarding the completion, availability, or precise details of any plans, features, amenities, or services depicted. All dimensions, square footage, and measurements are approximate and may vary from actual construction. Room sizes are measured at the greatest points and may not reflect usable space. Furniture, finishes, appliances, fixtures, accessories, and decorative items shown are for display purposes only and are not included with the unit unless expressly stated in the purchase agreement. The Developer reserves the right, at its sole discretion, to modify, revise, or withdraw any aspect of the project without prior notice. All improvements, designs, and construction remain subject to appropriate federal, state, and local permits and approvals. Prices, features, and specifications are preliminary and subject to change without notice. Please consult the sales center for the most current information. All content, images, and designs are copyrighted works owned by the Developer. Unauthorized reproduction, display, or distribution is strictly prohibited.