



METROPICA

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This is not an offering, and an offering is made only by the prospectus for Metropica North Tower I, a Condominium (the “Condominium”), and no statements should be relied upon unless made in the prospectus. Please refer to the documents furnished by Metropica Residential I, LLC, a Delaware limited liability company (the “Developer”) pursuant to state law for information regarding the Condominium. This is not intended to be an offer to sell, or solicitation to buy, a unit in the Condominium in any jurisdiction where prohibited by law. In no event shall any solicitation, offer or sale of a unit in the Condominium be made in, or to residents of, any state or country in which such activity would be unlawful. Broker participation is welcomed. 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All stated square footages and dimensions reflected herein are approximate and will vary with actual construction. All stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls between units and will vary from the dimensions of the unit 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 all interior structural components and other common elements). This method is generally used in sales materials and is provided to allow a prospective purchaser to compare the condominium units in the Condominium with condominium units in other condominium projects that utilize the same method. The area of the condominium unit, as determined in accordance with these defined unit boundaries, is set forth herein and is labeled as “AC” (Terraces and balconies, although included in the total square footage, are not part of the condominium unit). Measurements of rooms are generally taken at the farthest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All depictions of furniture, appliances, fixtures, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each unit. Such items are only included if and to the extent provided in your purchase agreement. The Developer reserves the right, without notice to or approval by the buyers, to make changes or substitutions of equal or better quality for any fixtures, appliances, furniture and other items of finish and decoration which are included with the unit. The units depicted herein may include optional features or premiums for upgrades which are not included in the price of the units. All prices are subject to change, and price changes may occur that are not yet reflected herein. Buyers should check with the sales center for the most current pricing. Renderings depict proposed views, which are not identical from each unit. Any view from a unit or from other portions of the Condominium may in the future be limited or eliminated by future development or forces of nature. 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All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same. These drawings and depictions are 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. The Developer expressly reserved the right to make modifications, revisions and changes it deemed desirable in its sole and absolute discretion. Any and all references to and/or renderings of other proposed projects or nearby facilities depicted are proposed only, are not constructed, and are not being developed by the Developer. As such, the Developer has no control over those projects and there is no guarantee that they will be developed, or if so, when and what they will consist of. If developed, the development of the overall project is expected to occur over many years and the development plan will likely be modified from time to time to respond to varying market conditions and changes in circumstances. Any restaurants and other business establishments and/or any operators of same referenced herein are subject to change at any time, and no representations regarding restaurants, businesses and/or operators within the project may be relied upon. Restaurants and/or other businesses establishments are anticipated to be operated from the commercial components of the project which will be offered for sale to third parties. Except as may be otherwise provided in the prospectus for the Condominium, the use of the commercial spaces will be in discretion of the purchasers of those spaces and there is no assurance that they will be used for the purposes, and/or with the operators, named herein. The Condominium is being developed by the Developer, which was formed solely for such purpose and has a limited right to use the trademarked names and logos of The Trillist Companies, Inc. and K Group Holdings, LLC pursuant to a license and marketing agreement with each entity. The Trillist Companies, Inc. and K Group Holdings, LLC are affiliated with the Developer, but neither of them is the developer of this Condominium. Any and all statements, disclosures and/or representations shall be deemed made by the Developer and not by The Trillist Companies, Inc., K Group Holdings, LLC or any other party, and each buyer shall look solely to Developer (and not to The Trillist Companies, Inc., K Group Holdings, LLC and/or any of their respective affiliates) with respect to any and all matters relating to the development of the Condominium and with respect to the marketing and sales of units in the Condominium. This [brochure/website] is designed as a service to our buyers and may be used for informational purposes only. This [brochure/website] is an overview of the Condominium and in no way whatsoever should the information be relied upon for financial, tax, accounting, investment, business, architectural design, interior design or legal advice.



METROPICA

It’s All Right Here.

Live in a Vibrant Community

Discover a More Brilliant Lifestyle



Tropical Modernism

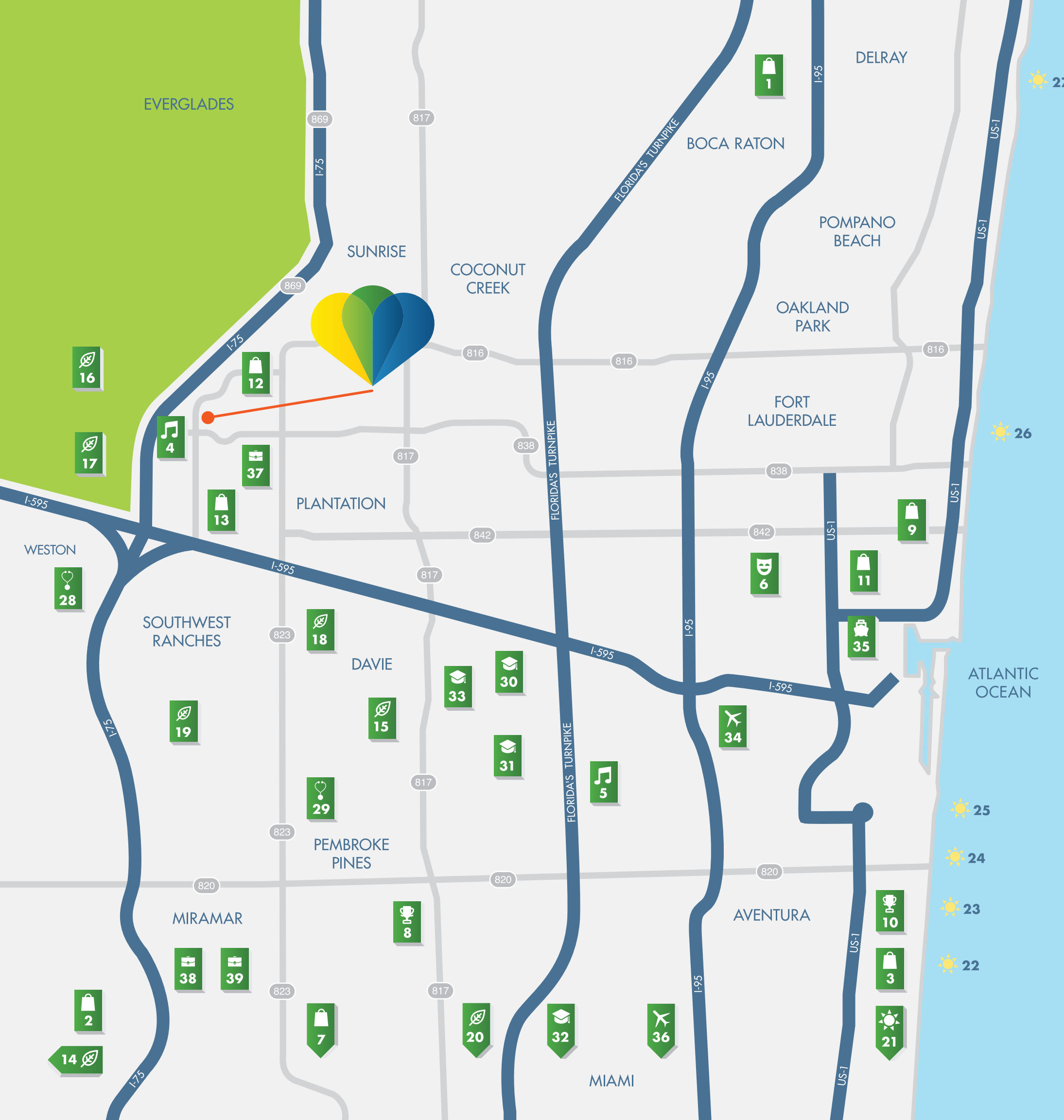
in the Heart of South Florida

Masterfully Designed to Integrate Nature, Culture and Commerce

10 **Welcome to Metropica, a 4 million square foot master planned community.** Located in West Broward County, it brings the best of city living into a lush tropical setting. Metropica is the work of an award-winning team of international masters, including Oppenheim Architecture + Design, YOO Studio, CI Design, and EDSA. Featuring stunning contemporary architecture, luxurious residences, and high-end destinations for shopping, dining, and entertainment, Metropica delivers the perfect blend of urban living with sumptuous culture.

Bienvenidos a Metropica, una majestuosa comunidad íntegramente planificada de casi 400 mil metros cuadrados, situada en West Broward County. Un lugar único donde podrá encontrar lo mejor de la vida urbana en un entorno de exuberante vegetación. Metropica es el exhaustivo trabajo de compañías internacionales, tales como Oppenheim Architecture + Design, YOO Studio, CI Design, y EDSA. Con un diseño arquitectónico distintivo y contemporáneo, residencias lujosas y los mejores amenities, Metropica logra una experiencia insuperable. Shopping, restaurantes y toda la magia del entretenimiento, al alcance de tu mano. Metropica es la combinación perfecta entre la pureza de la naturaleza y la agitada vida de ciudad.





CULTURE, ENTERTAINMENT & SHOPPING 🛍️ 🎵 🏆

- 1 BOCA TOWN CENTER 25 MINS
- 2 AMERICAN DREAM MALL 25 MINS
- 3 AVENTURA MALL 25 MINS
- 4 BB&T CENTER 1 MINS
- 5 SEMINOLE HARD ROCK HOTEL & CASINO 20 MINS
- 6 BROWARD CENTER FOR PERFORMING ARTS 18 MINS
- 7 DOLPHIN MALL 28 MINS
- 8 DOLPHIN STADIUM 20 MINS
- 9 GALLERIA MALL 30 MINS
- 10 GULFSTREAM PARK 30 MINS
- 11 LAS OLAS RIVERFRONT 18 MINS
- 12 SAWGRASS MILLS MALL 1 MINS
- 13 IKEA 5 MINS

BEACHES, PARKS & RECREATION ☀️ 🌿

- 14 BIG CYPRESS PARK 45 MINS
- 15 GRAND OAKS GOLF CLUB 15 MINS
- 16 EVERGLADES NATIONAL PARK 25 MINS
- 17 MARKHAM PARK 8 MINS
- 18 TREE TOPS PARK 15 MINS
- 19 VISTA VIEW PARK 15 MINS
- 20 BISCAYNE NATIONAL PARK 45 MINS
- 21 SOUTH BEACH 30 MINS
- 22 SUNNY ISLE BEACH 25 MINS
- 23 HALLANDALE BEACH 25 MINS
- 24 HOLLYWOOD BEACH 25 MINS
- 25 DANIA BEACH 20 MINS
- 26 FT. LAUDERDALE BEACH 25 MINS
- 27 DELRAY BEACH 20 MINS

UNIVERSITIES, TRAVEL & HOSPITALS 🏥 🎓 🛩️ 🧳

- 28 CLEVELAND CLINIC 10 MINS
- 29 MEMORIAL REGIONAL HOSPITAL 15 MINS
- 30 BROWARD COLLEGE 13 MINS
- 31 FLORIDA ATLANTIC UNIVERSITY 20 MINS
- 32 FLORIDA INTERNATIONAL UNIVERSITY 30 MINS
- 33 NOVA SOUTHEASTERN UNIVERSITY 16 MINS
- 34 FT. LAUDERDALE INTERNATIONAL AIRPORT 12 MINS
- 35 PORT EVERGLADES 22 MINS
- 36 MIAMI INTERNATIONAL AIRPORT 30 MINS
- 37 AMERICAN EXPRESS HEADQUARTERS 1 MIN
- 38 NBC UNIVERSAL - CHANNEL 6 15 MINS
- 39 FEDERAL BUREAU INVESTIGATION 15 MINS



Artist's conceptual rendering. See Legal Disclaimer.

Awaken Your Lifestyle with Inspired Amenities

Metropica's eight-tower residential community offers an entirely new kind of lifestyle – sophisticated and dynamic, yet completely in harmony with nature. Elegantly landscaped pathways for biking and running create lively connections to wide-open green spaces, interactive art, and elegant water features. The South Beach-inspired beach club, tennis courts, and Wellness & Fitness Facility are among many shared amenities that create this urban destination with a resort-style atmosphere. Each individual tower is fully amenitized, including its own saltwater swimming pool and chic indoor spaces where residents can play, relax, and connect with friends and family. A full complement of 24/7 services ensures impeccable attention to every desire.



Artist's conceptual rendering. See Legal Disclaimer.



Artist's conceptual rendering. See Legal Disclaimer.

Metropica ofrece un estilo de vida único combinando la sofisticación y el glamour. La naturaleza es la protagonista principal en la creación de las ocho torres residenciales vanguardistas que rodean esta metrópolis. Los espacios verdes fueron diseñados específicamente con el fin de crear el lugar perfecto para actividades al aire libre como el ciclismo, tenis o simplemente salir a correr. Con una propuesta recreativa al estilo resort y entre las amenidades compartidas, encontrarán el club de playa, canchas de tenis y las impactantes instalaciones deportivas. Rodeado de fascinantes fuentes y arte interactivo, cada una de las suntuosas torres cuenta con todas las comodidades imaginables: piscinas de agua saladas y cautivantes espacios cerrados para disfrutar con invitados, organizar eventos, realizar encuentros sociales y reuniones familiares. Los servicios incluyen una atención impecable ante cualquier requerimiento las 24 horas del día.

Entertainment and Dining at Your Doorstep



Artist's conceptual rendering. See Legal Disclaimer.

Just steps from the residential towers, Metropica offers a wide array of high-end retail stores and restaurants in a convivial setting. Pedestrian-friendly streets feature lush landscaping and comfortable areas to rest or dine with friends and acquaintances in the open air urban core of downtown Metropica. Everyday conveniences, such as gourmet food markets and cafés are interspersed with excellent restaurants, fashion boutiques, and shops catering to a variety of interests.



Artist's conceptual rendering. See Legal Disclaimer.

A pocos pasos de las torres residenciales, Metropica ofrece una amplia variedad de locales de alta gama y renombrados restaurantes exclusivos. Las calles peatonales rodeadas de fascinantes espacios verdes y la variedad de lugares para recorrer al aire libre, dan un toque de majestuosidad y buen gusto caracterizando el lugar. El downtown de Metropica es el entorno perfecto para disfrutar y pasear con familia y amigos. Metropica también cuenta con mercados de comida gourmet, cafés, e impactantes boutiques de moda, creando un ambiente único para sus residentes e invitados.

Contemporary Office Space

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Metropica's contemporary office towers put corporate tenants in the center of West Broward County's vibrant economy with premier access to major transportation hubs connecting to countless domestic and international markets. Office tenants and employees contribute to the lively atmosphere throughout the community and residents of Metropica who work in the office towers enjoy the metropolitan simplicity of being able to walk to their office.

Las torres de oficinas contemporáneas de Metropica ubica a sus inquilinos corporativos en el centro de la economía dinámica de West Broward County, donde cuentan con un fácil acceso a los incontables mercados nacionales e internacionales. La comunidad en general, goza de la simplicidad de poder caminar hacia sus oficinas, una posibilidad que convierte a este fabuloso complejo en un lugar realmente insuperable.







Artist's conceptual rendering. See Legal Disclaimer.

A Master Plan for Life in Harmony

With elegant contemporary architecture and abundant resort-style amenities, Metropica offers residents a uniquely luxurious tropical lifestyle. The South Beach-inspired beach club, which features a zero-entry infinity-edge saltwater pool and a sun terrace with cabanas and lounge chairs, provides poolside food and beverage service. An expansive and lushly landscaped Central Park offers a tranquil setting for everything from a morning jog or a sunset stroll after a day in the park. Other outdoor recreational destinations include tennis courts, soccer fields, and a network of pathways for jogging and biking. Those who enjoy indoor workouts will find state-of-the-art equipment in the beautifully designed wellness and fitness facilities.

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Con una arquitectura elegante y contemporánea, Metropica ofrece a sus residentes una amplia variedad de servicios únicos. El Beach Club inspirado por los extravagantes clubs de South Beach, cuenta con una piscina infinita colmada de agua salada. La terraza incluye servicios de comida y bebidas, conformando un ambiente relajado y suntuoso. El Central Park cuenta con el diseño de predios silvestres, prolijamente diseñados, creando en estos jardines escenarios majestuosos y únicos. Otras opciones de recreación al aire libre incluyen canchas de tenis y mini fútbol y una red imponente de senderos para salir a caminar o andar en bicicleta. Las instalaciones deportivas ofrecen mucho más que la posibilidad de realizar ejercicio, ya que cuentan con equipos de última generación en un ambiente espléndido.

Central Park



Beach Club

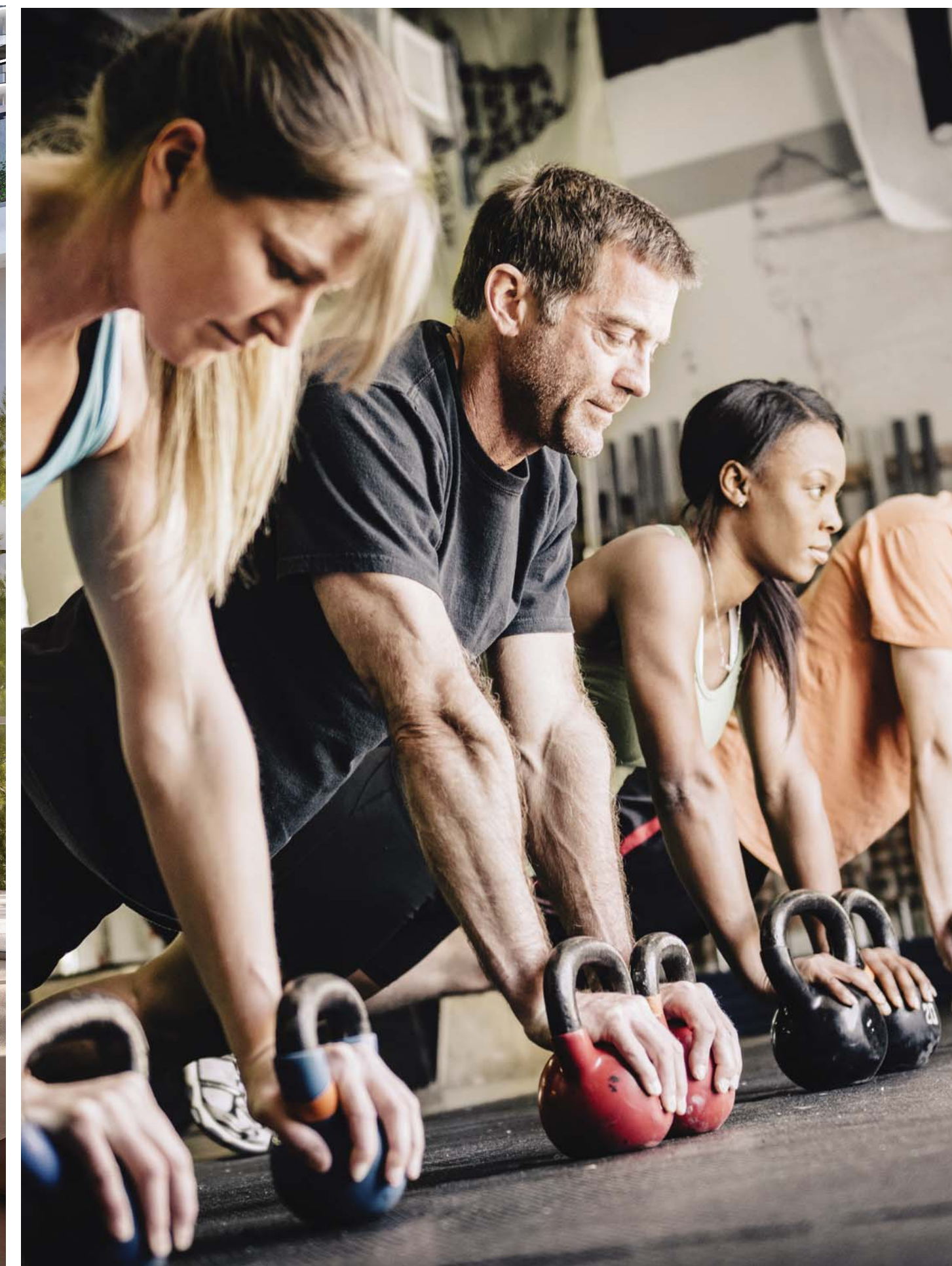


Artist's conceptual rendering. See Legal Disclaimer.

Fitness and Wellness Center



Artist's conceptual rendering. See Legal Disclaimer.



An Exceptional Array of Resort Style Amenities in a Beautifully Landscaped Tropical Setting

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- Master planned community featuring architecture, design, and landscaping by an internationally renowned team, ensuring long-term value
 - An urban core downtown destination with eight residential towers, commercial office space, and retail space
 - A wide variety of restaurants, shops, and entertainment venues
 - Metropica's own Central Park with tropical landscaping, featuring biking paths, walking paths, interactive art, and open green space for lounging and connecting with friends and neighbors
 - A South Beach-inspired Beach Club with an expansive saltwater pool, cabanas, lounge areas, and poolside food and beverage service
 - The Fitness & Wellness Facility with four tennis courts and multiple activity areas
 - A variety of additional outdoor recreational areas, including mini soccer fields and basketball courts
-
- Una comunidad planificada, que se destaca por su arquitectura, diseño, y paisajes proyectados por las prestigiosas firmas de diseño y arquitectura reconocidas mundialmente que garantizan el valor de las propiedades a largo plazo
 - Un lujoso downtown con ocho torres residenciales, 60,000 metros cuadrados de espacio destinados a oficinas, y 40,000 metros cuadrados designados para espacios comerciales
 - Una variedad infinita de restaurantes, shoppings y espacios de entretenimiento
 - El Central Park de Metropica ofrece fascinantes paisajes tropicales para pasear al aire libre. Las ciclovías, los magníficos senderos y las variadas muestras de arte conforman un ambiente ideal para disfrutar con amigos y familia
 - El Beach Club inspirado por los extravagantes clubs y playas de South Beach, cuenta con una piscina desborde infinito colmado de agua salada que incluye servicios de comida y bebidas, bungalós y salones para recreación
 - Los lujosos gimnasios cuentan con cuatro canchas de tenis y varios espacios abiertos
 - Una variedad de áreas recreativas al aire libre que incluyen canchas de mini fútbol y de baloncesto





yoo | Echo Brickell | Miami, FL USA



Oppenheim Architecture + Design | Net Metropolis | Manila, Philippines



Edsa | Madinat Jumeirah | Dubai, United Arab Emirates



CI Design | Ellsworth Place | Washington DC, USA

International Masters at Work

KGH International Development, LLC has assembled some of the world's most talented and celebrated designers to create Metropica. This award-winning team includes Oppenheim Architecture + Design, YOO Studio, CI Design, and EDSA. Together, they have reimagined the concept of urban community as a multifaceted downtown destination that offers the best of both city and suburban lifestyles. Their vision is manifest in every aspect of Metropica – its intelligent master plan, bold architecture, impeccably designed residences, and elegant landscaping.

Con una arquitectura elegante y contemporánea, Metropica ofrece a sus residentes una amplia variedad de servicios únicos. El Beach Club inspirado por los extravagantes clubs de South Beach, cuenta con una piscina infinita colmada de agua salada. La terraza incluye servicios de comida y bebidas, conformando un ambiente relajado y suntuoso. El Central Park cuenta con el diseño de predios silvestres, prolijamente diseñados, creando en estos jardines escenarios majestuosos y únicos. Otras opciones de recreación al aire libre incluyen canchas de tenis y mini fútbol y una red imponente de senderos para salir a caminar o andar en bicicleta. Las instalaciones deportivas ofrecen mucho más que la posibilidad de realizar ejercicio, ya que cuentan con equipos de última generación en un ambiente espléndido.

Oppenheim Architecture + Design

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Chad Oppenheim, lead designer and principal of Oppenheim Architecture + Design, is a Miami-based international architect. His firm's award-winning work encompasses all realms of design, ranging from large-scale urban architecture, hotels, resorts, and luxury homes, to interiors and furnishings. Founded in 1999, OA+ D has garnered global recognition for socially and environmentally conscious architecture, as well as setting trends in the sustainable and humanitarian sectors. An alchemist of atmosphere, Oppenheim transforms the prosaic into the poetic, eliciting a site's inherent power through passion and sensitivity towards man and nature. Projects spanning more than 20 countries have garnered the firm over 50 industry distinctions, including over 40 AIA Awards.

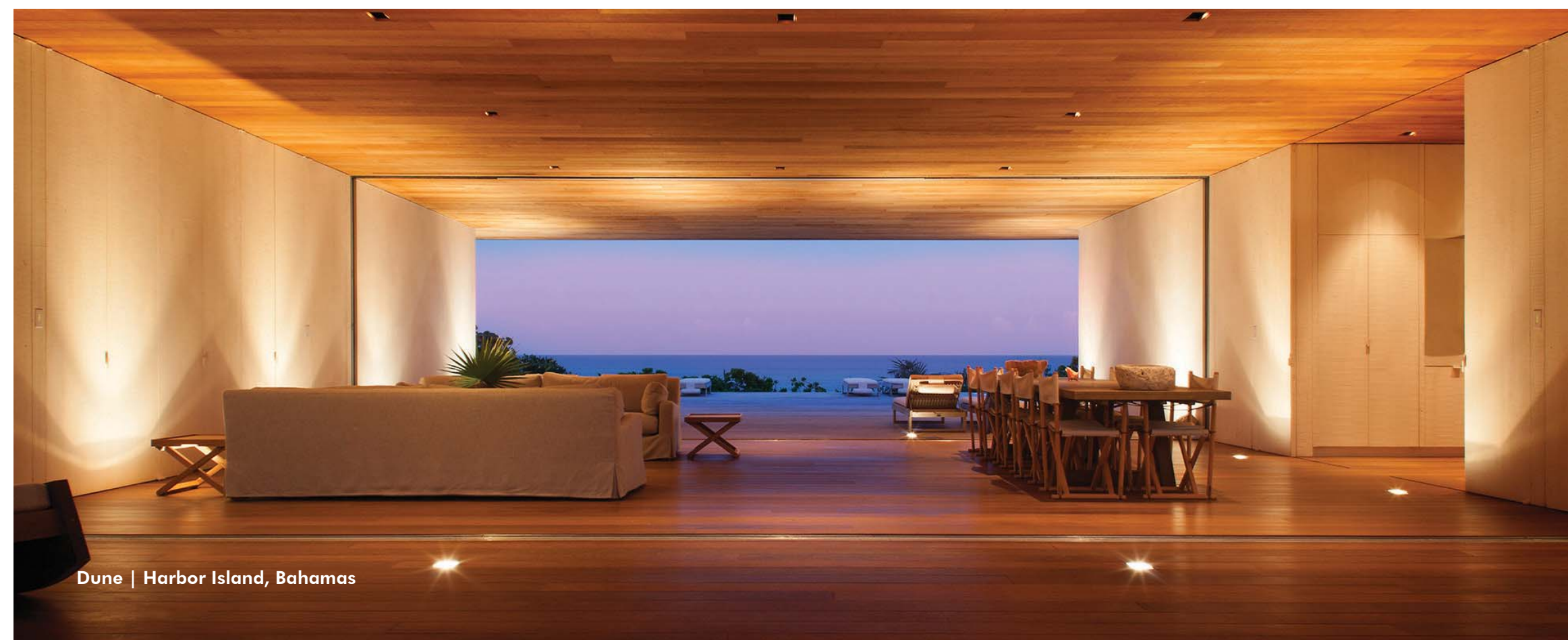
Chad Oppenheim, diseñador leader y director de Oppenheim Architecture + Design, es un arquitecto internacional con sede en Miami. Oppenheim ha sido premiado por su trabajo en todos los ámbitos de diseño, desde la arquitectura a gran escala urbana, hoteles, complejos turísticos y viviendas de lujo hasta diseño de interiores y mobiliarios. Fundada en 1999, OA + D se ha ganado el reconocimiento mundial por su arquitectura socialmente y ambientalmente consciente, así como también por marcar tendencias en los sectores sustentables y humanitarios. Un alquimista del ambiente, Oppenheim transforma lo prosaico a lo poético, fomentando el poder inherente de un sitio a través de la pasión y la sensibilidad hacia el hombre y la naturaleza. Sus proyectos abarcan más de 20 países y ha ganado más de 50 distinciones en la industria, incluyendo más de 40 Premios AIA.



Marina Beach Towers | Dubai, United Arab Emirates

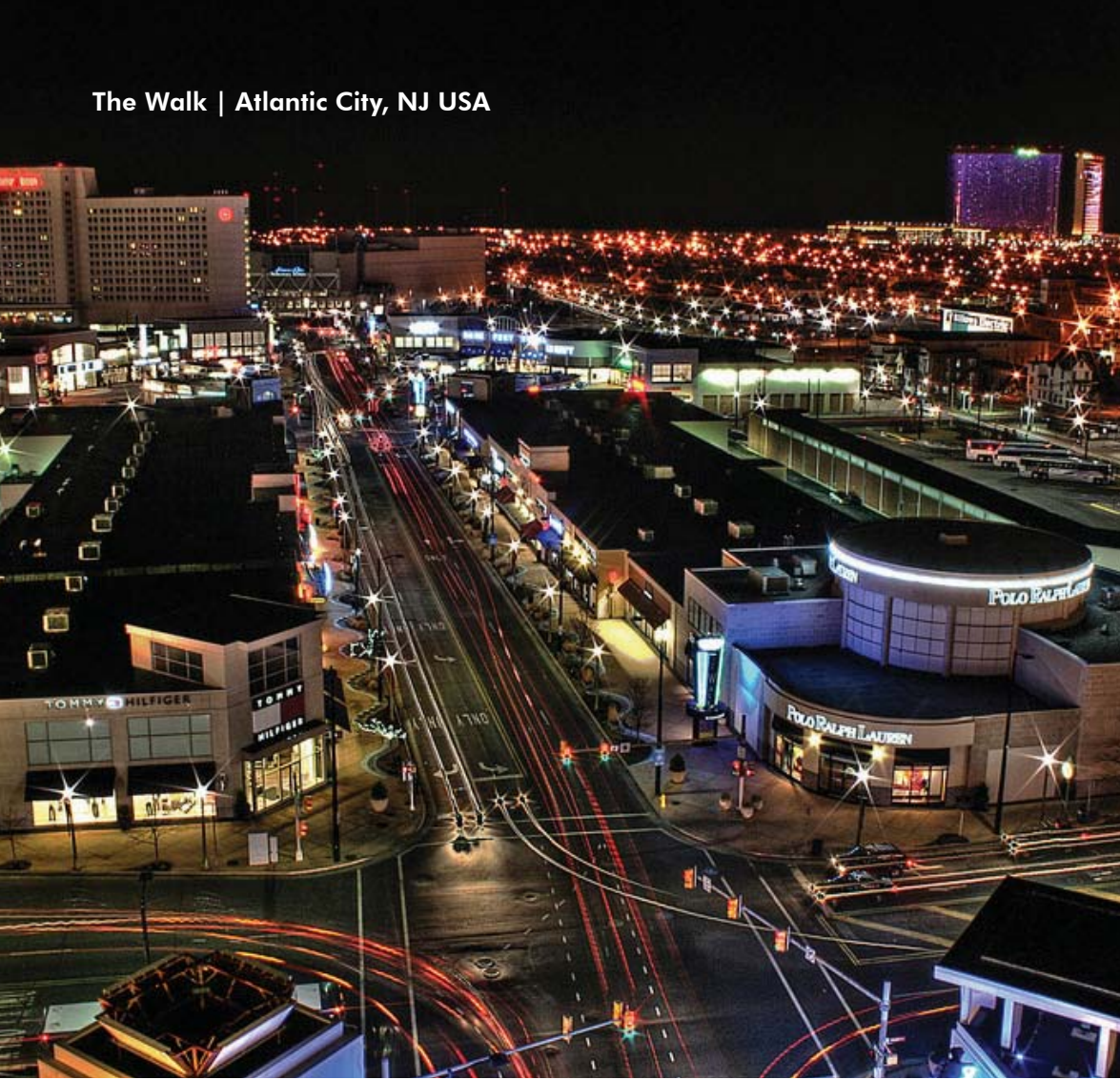


Ilona | Miami Beach, FL USA



Dune | Harbor Island, Bahamas

The Walk | Atlantic City, NJ USA



North Hills | Raleigh, NC USA



CI Design

CI is an international architectural design firm offering award-winning planning, architecture and interior design services to a diverse base of national and international clients. The company's areas of practice and expertise include mixed-use, retail, entertainment, hospitality, residential, advanced technology, and workplace. Its extensive portfolio presents an in-depth understanding of national and international trends while demonstrating an intimate knowledge of local markets. CI focuses on distinctive, high-functioning, and sustainable design solutions that create unique experiences.

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CI es una empresa internacional de diseño arquitectónico que ofrece servicios reconocidos mundialmente de planificación, arquitectura y diseño de interiores, a una base diversa de clientes nacionales e internacionales. Las áreas de especialización y de experiencia de la compañía incluyen: comercial, recreativo, tecnológico, residencial, tecnológico avanzado, laboral y uso mixto. Su amplio currículo demuestra una comprensión extensa de las tendencias nacionales e internacionales y a su vez manifiesta un profundo conocimiento de los mercados locales. CI se centra en soluciones de diseño de alto nivel, distintivas, y sustentables que crean experiencias únicas.

Garden City Center | Cranston, RI USA



EDSA



Crosswaters Ecolodge | Guangdong, China



Atlantis Paradise Island | Nassau, Bahamas

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For more than 50 years, EDSA has been creating sustainable outdoor places to live, work, learn and play.

The firm's portfolio pays tribute to a life-long passion for creating distinctive and inspiring environments. As stewards of the land and the built environment, EDSA attempts to improve the way the world looks, one project at a time, with passion, integrity and the combined effort of their team. EDSA is run by a collective of innovative-minded peers – visionaries who are recognized leaders in the industry. From Malta to Mexico, working in nearly 100 countries across the world, EDSA is committed to delivering thriving surroundings of both beauty and function.

Por más de 50 años, EDSA ha estado creando espacios sustentables al aire libre para vivir, trabajar, aprender y recrear. El currículo de la compañía rinde tributo a una profunda pasión por la creación de ambientes distintivos e inspiradores. Como fieles embajadores de la tierra y del entorno construido, EDSA busca embellecer el mundo a través de sus proyectos, con pasión, integridad y el esfuerzo mancomunado de su equipo. EDSA está conformada por un grupo de colegas innovadores y visionarios, reconocidos como líderes de la industria. Trabajando mundialmente en casi 100 países distintos desde Malta hasta México, EDSA se compromete a ofrecer lo mejor en belleza y funcionalidad.



Castiglion del Bosco | Tuscany, Italy



Echo Brickell | Miami, FL USA



Echo Brickell | Miami, FL USA

yoo
studio

a New Brand of Luxury

YOO is a London-based residential and hotel design company founded by international property entrepreneur John Hitchcox and ubiquitous designer Philippe Starck. The company's global portfolio offers the creative visions of world-renowned designers Philippe Starck, Marcel Wanders, Jade Jagger, Kelly Hoppen, Steve Leung and the YOO Studio. Since 1999, YOO has worked with developers to create extraordinary and inspiring living spaces unrivaled in the property industry.

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Basada en Londres, la marca YOO se dedica a la construcción de hoteles y residencias. La empresa a nivel internacional fue fundada por el empresario inmobiliario John Hitchcox y por el reconocido diseñador Philippe Starck. La trayectoria mundial de la compañía cuenta con la participación de los reconocidos diseñadores Philippe Starck, Marcel Wanders, Jade Jagger, Kelly Hoppen, Steve Leung y YOO Studio. Desde 1999, YOO ha trabajado con desarrolladores para crear extraordinarios e impactantes viviendas que revolucionaron la industria.

yoo studio

Around the World



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YOO is the visionary brand behind luxurious contemporary residences in some of the world's most captivating destinations. With 82 projects in 57 cities and 34 countries throughout Asia, Africa, Australia, Europe, North and South America, and the Middle East, YOO is a thoroughly international lifestyle brand. It is also a multi-award winning property brand that has garnered a plethora of accolades for projects including The Lakes by YOO in Gloucestershire, YOO Pune in India, Dwell95 in New York, and Icon Brickell in Miami. The first YOO hotel project made the Condé Nast Traveler's Hotel Hotlist and was voted one of the top five hotels In Greater China by The Independent. YOO's first book, titled "Interiors by YOO" has been translated into four languages and has sold over 30,000 copies internationally.

YOO es una compañía visionaria que construye lujosas residencias contemporáneas en los lugares más cautivantes y atractivos del planeta. En este momento cuenta con 51 proyectos en 40 ciudades y 26 países en Asia, Australia, Europa, el Norte y Sur América y el Medio Este. YOO Studio ha ganado varios premios y es reconocida mundialmente por diversos proyectos como The Lakes by YOO en Gloucestershire, YOO Pune en la India, Dwell95 en New York y Icon Brickell en Miami. El primer proyecto de un hotel que construyó YOO fue elogiado por la lista top de hoteles de Condé Nast Traveler y fue votado como uno de los Top 5 hoteles en China por la publicación The Independent. El primer libro de YOO, titulado "Interiors by YOO" ha sido traducido a cuatro idiomas y ha vendido más de 30.000 copias a nivel internacional.



Aqua Boracay | Boracay, Philippines



Lakeside | Phuket, Thailand



Private Residence | Delhi, India

yoo METROPICA

Grandeur with a Contemporary Twist

For the interiors of Metropica's first residential tower, YOO studio adds its inspiration to the strong shapes of Chad Oppenheim's architecture, creating high-concept design that resonates with both metropolitan ideals and the surrounding tropical environment. Residences, which are available in two elegant finish palettes, all feature a spacious private balcony and beautiful views. Amenities and services that are shared only with other residents of the tower enhance the experience of Metropica's resort-inspired lifestyle.

Para los interiores de la primera torre residencial de Metropica, YOO Studio añade su inspiración a los formatos fuertes de la arquitectura de Chad Oppenheim, creando un diseño de alto concepto que crea una sintonía con ideales metropolitanos y el ambiente tropical de los alrededores. Todas las residencias, que se encuentran disponibles en dos gamas de colores distinguidos, cuentan con un amplio balcón privado y hermosas vistas. Los amenities y servicios, que se comparten solamente con otros residentes de la torre, realzan la experiencia del estilo de vida vacacional que inspira Metropica.

Artist's conceptual rendering. See Legal Disclaimer.



"We have worked with our impressive team of prolific and talented designers to create beautiful lobbies, stylish dining areas, swimming pools, gyms and residents' bars. These are the new community spaces - the modern day campfires around which residents can relax, discuss the issues of the day, share ideas, interests and wisdom and watch their children grow up."

-John Hitchcox, Founder YOO



Opulent and Bold Lifestyle Amenities

A SOPHISTICATED PALETTE OF PALE GREY, SILVER, AND WHITE IS ENLIVENED BY SEDUCTIVE DISPLAYS OF INTENSE COLOR THROUGHOUT METROPICA'S AMENITY SPACES. From the clubroom and movie theater to the lounge and children's playroom, YOO has created elegant and inviting settings for every occasion. Outside, the tower's private saltwater swimming pool is set on a chic terrace with chaise lounges and a dining area.

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Una sofisticada gama de colores grises, plateados y blancos son realizados por los colores intensos que se despliegan a través de los espacios de esparcimiento de Metropica. Desde el clubroom y el cine, hasta la sala de estar y sala de juegos para los niños, YOO ha creado ambientes elegantes y cálidos para disfrutar de los diversos momentos de la vida. En el exterior, la piscina de agua salada privada de la torre se encuentra en una terraza con sillones reclinables y un espacio para poder deleitar de tu comida favorita.

Services

- 24-hour attended Lobby
- 24-hour professional management
- 24-hour security service
- Bike share and repair facility
- Climate-controlled storage facilities separately available
- 24-hour secured building and garage access
- High-speed Wi-Fi throughout all common areas

- Recepción con asistencia las 24 horas del día
- Administradores de la propiedad disponibles las 24 horas del día
- Servicio de seguridad las 24 horas del día
- Servicio de reparación y alquiler de bicicletas
- Instalaciones de almacenamiento de clima controlado
- Acceso al garaje y al edificio estrictamente vigilado las 24 horas del día
- Conexión Wi-Fi de alta velocidad en todas las áreas comunes

Amenities

- Interiors designed by internationally renowned YOO Studio
- State-of-the-art Fitness Center
- Men's and women's locker rooms with showers
- Indoor and outdoor massage therapy rooms
- Yoga/Pilates-inspired exercise room
- Outdoor area for yoga classes
- Outdoor cross-training facilities
- Outdoor game area
- Resort-style pool with sun-shelf lounging area and poolside lounge areas
- Resort-style multi-person Jacuzzi
- Outdoor food, beverage, and dining areas
- Clubroom with bar and lounge accessible to outdoor space
- Party Room with gourmet catering kitchen and event/party space
- Wide-screen format screening room
- Coffee Lounge serving Starbucks
- Children's Playroom
- Indoor Game Room

- Interiores diseñados por el internacionalmente reconocido Estudio YOO
- Gimnasio con tecnología de última generación
- Vestuarios para hombres y mujeres con duchas
- Salas interiores y al aire libre para masajes
- Gimnasio para realizar Yoga / Pilates
- Área al aire libre para las clases de yoga
- Instalaciones al aire libre para cross-training
- Área de juegos al aire libre
- Piscina estilo resort con zonas para descansar sombreadas
- Jacuzzi estilo Resort con capacidad para varias personas
- Áreas al aire libre diseñadas para poder disfrutar de alimentos y bebidas
- Espacio para festejos y eventos
- Sala de proyección con formato de pantalla ancha
- Bar/Café que sirve Starbucks
- Sala de juegos para niños
- Sala de juegos interior

Lobby with 24/7 Staffing



Club Room with Lounge Seating and Bar



Artist's conceptual rendering. See Legal Disclaimer.

Landscaped Terrace with Saltwater Pool



Screening Room with Plush Seating



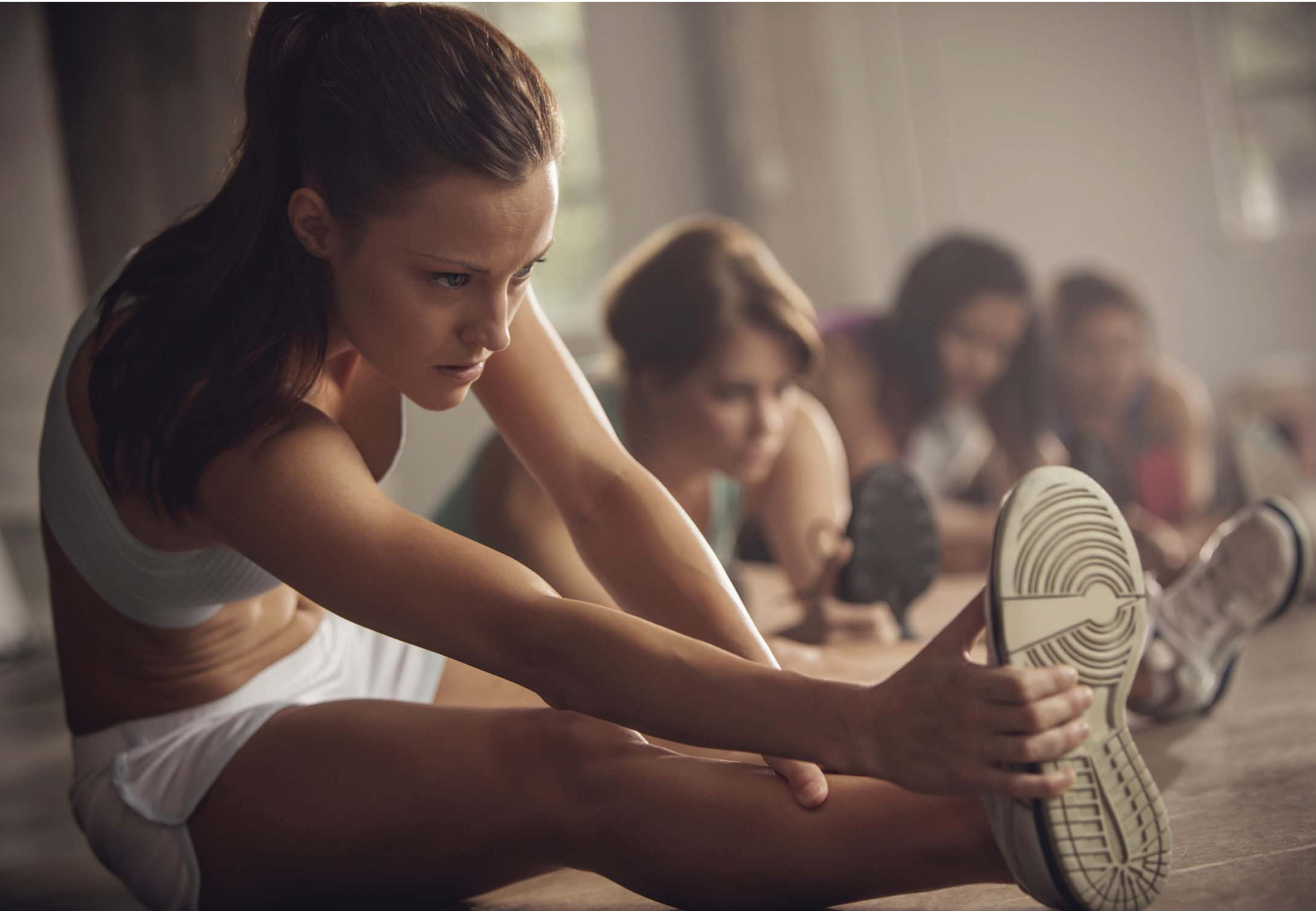
Light-filled Children's Playroom



Artist's conceptual rendering. See Legal Disclaimer.



State-of-the-Art Fitness Center



Interiors That Delight, Surprise and Enhance Life

Residences by **YOO**
studio

Residences, with floor-to-ceiling windows, spacious private balconies, and open floor plans have been designed by YOO. European-style cabinetry, imported porcelain tile floors, and Hansgrohe fixtures are among many premium features found in every home. To express your personal style, you may choose from two elegant custom finish palettes created by YOO – “Minimal” and “Nature”.

Las residencias, con ventanales de piso a techo, balcones privados amplios, y planos de espacios abiertos, han sido diseñadas por YOO. Gabinetes de estilo europeo, pisos de porcelanato importado, y grifería Hansgrohe son entre muchas de las características de primera calidad que se encuentran en todos los hogares. Para expresar tu estilo personal, puedes elegir entre dos gamas de colores elegantes creados por YOO - “Minimal” y “Natural”.

A graphic for the 'Minimal' finish palette. It consists of a large, light blue circle with a smaller, darker blue circle inside it. The word 'MINIMAL' is written in white, uppercase letters in the center of the inner circle. The background is a vertical wood grain texture in shades of blue and grey.

MINIMAL

A graphic for the 'Nature' finish palette. It consists of a large, light brown circle with a smaller, darker brown circle inside it. The word 'NATURE' is written in white, uppercase letters in the center of the inner circle. The background is a close-up photograph of weathered, gnarled wood with prominent grain patterns and textures.

NATURE

Residences – Relax and Connect

- YOO Studio designed palates – Minimal or Nature
- Open floor plans with floor-to-ceiling windows
- Spacious terraces with glass or perforated aluminum railings directly accessible from living areas through sliding doors
- Wrap-around terraces in all corner units
- Smooth-finish ceilings, 9 feet or higher, in all living spaces
- Imported porcelain tile throughout the living rooms
- Pre-wired for high-speed Wi-Fi
- USB charging outlets in master bedroom and kitchen

- Gama de Colores diseñados por YOO Studios - Minimal o Natural
- Planos de espacios abiertos con ventanales desde el piso hasta el techo
- Amplias terrazas con barandas de vidrio o aluminio perforado, directamente accesibles a través de puertas corredizas
- Balcones envolventes en las unidades ubicadas en esquinas
- Techos de textura lisa de una altura de 3 metros o más, en todos los ambientes
- Porcelanato importado en los livings
- Pre-cableado de Wi-Fi de alta velocidad
- Enchufes de carga USB en el dormitorio principal y cocina

Kitchens – Delight your Senses

- Premium European-style cabinetry in Minimal or Natural design
- Imported quartz countertops
- Imported porcelain tile floors
- Designer stainless steel appliances, including counter-depth,
- French-door refrigerator, cooktop and oven, microwave, and dishwasher
- Oversized stainless steel, zero radius, square-edge sink with Hansgrohe fixtures

- Armarios de estilo europeo de primera calidad en diseño Minimal o Natural
- Mesadas de cuarzo importados
- Pisos de porcelanato importado
- Electrodomésticos de acero inoxidable, incluyendo heladera con puerta Francesa, placa de cocina y horno, microondas y lavaplatos
- Pileta de cocina de acero inoxidable, con grifería Hansgrohe

Minimal



Artist's conceptual rendering. See Legal Disclaimer.



Artist's conceptual rendering. See Legal Disclaimer.

Elegant and Comfortable Living Spaces



Bath – Invigorate Yourself

- Imported porcelain tile floors
- Contemporary cabinetry
- Fixtures by Hansgrohe
- Imported custom vanity tops
- Double sinks in master baths of select residences
- Frameless glass-enclosed showers in select residences
- Powder room in select residences
- One piece dual flush toilets by Laufen
- Bathtubs by Duravit
- Accessories by Hansgrohe
- Walk-in closets in select residences

- Pisos de porcelanato importado
- Armarios contemporáneos
- Grifería Hansgrohe
- Mesadas importadas hechas a medida
- Piletas dobles en los baños principales en residencias exclusivas
- Duchas con mampara de vidrio en residencias exclusivas
- Tocadores en residencias exclusivas
- Sanitarios diseñados por Laufen
- Bañeras de Duravit
- Vestidores en residencias exclusivas

Minimal



Artist's conceptual rendering. See Legal Disclaimer.



Spa-Inspired Bathrooms



Master Bedroom - Rest and Revitalize

- Smooth-finish ceilings, 9-feet or higher
- Spacious walk-in closets
- USB charging outlets
- Imported porcelain tile throughout bedrooms
- Floor-to-ceiling or large format windows in select residences
- Sliding glass impact-resistant doors with access to spacious terraces in select residences

- Techos de textura lisa de una altura de casi 3 metros o más
- Amplios vestidores
- Enchufes de carga USB
- Porcelanato importado
- Ventanales del piso al techo o de formato amplio en residencias exclusivas
- Puertas corredizas de vidrio resistentes al impacto con acceso a amplias terrazas en residencias exclusivas

Minimal

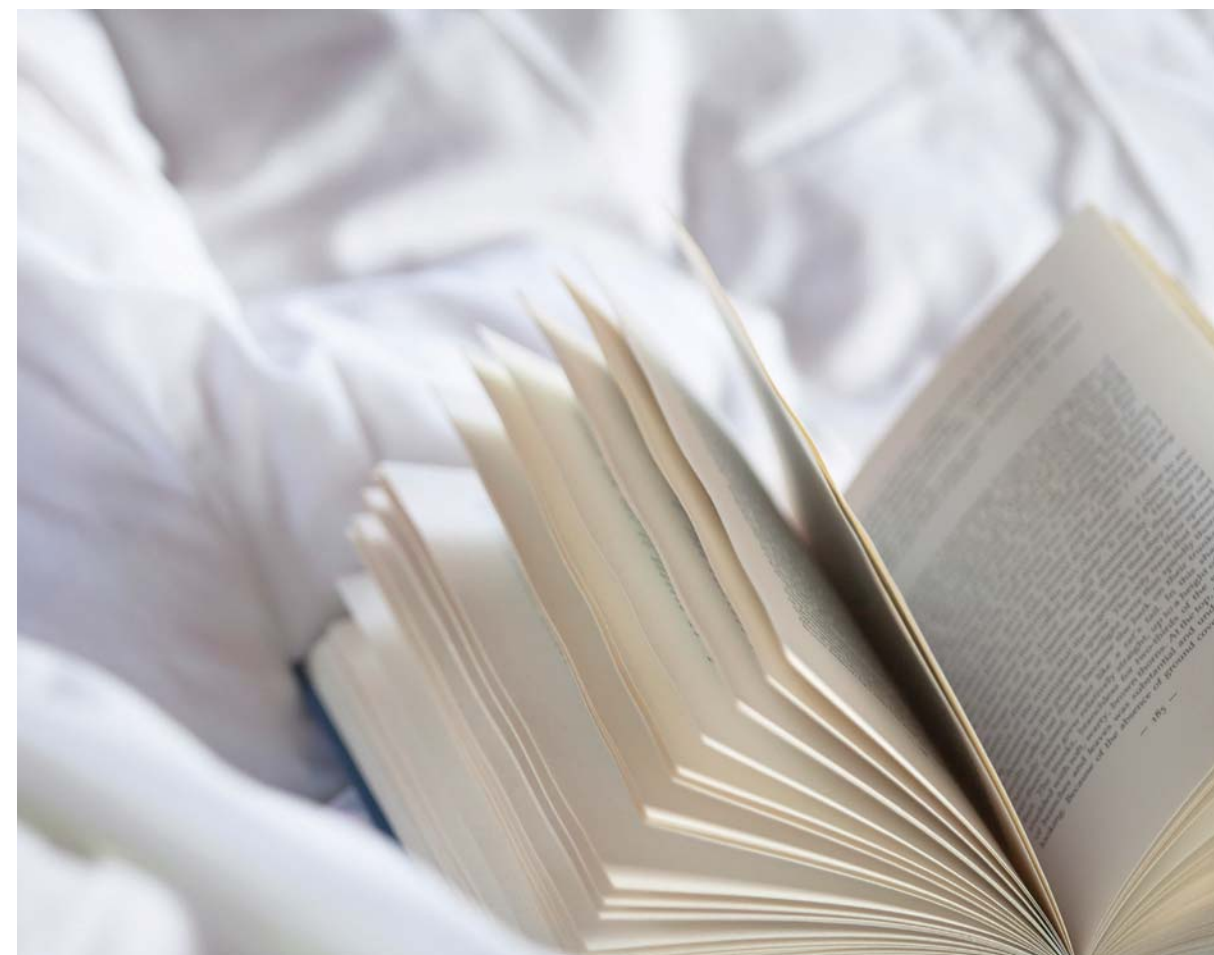


Artist's conceptual rendering. See Legal Disclaimer.



Artist's conceptual rendering. See Legal Disclaimer

Tranquil Master Bedroom Suites



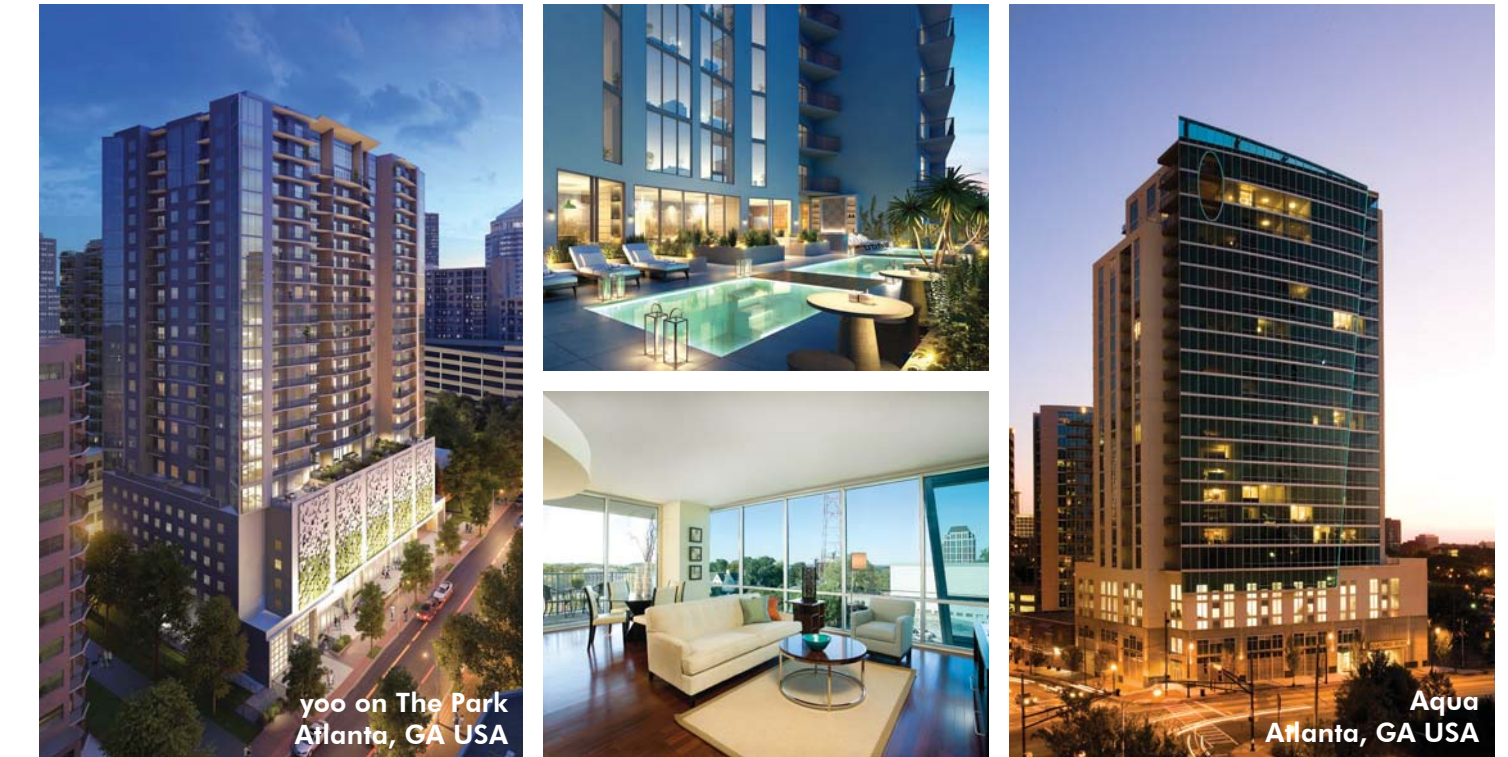
KGH International Development



KGH International Development, a division of K-Group Holdings, Inc., is a diversified real estate investment and development company working in the United States and Latin America. K-Group Holdings creates value in communities by always delivering high-quality, cost-efficient, design-focused projects. The company's impressive portfolio of properties from South Florida to South America includes YOO Punta del Este, a high-rise building in Uruguay designed by Philippe Starck and the YOO brand, and YOO Nordelta, a 500,000 square foot residential community in Buenos Aires, Argentina, designed by internationally renowned architect Carlos Ott and featuring interiors by Philippe Starck and the YOO brand, adjacent to a golf course designed by Jack Nicklaus.

KGH International Development, una división de K-Group Holdings, Inc., es una compañía diversificada de inversión inmobiliaria y de desarrollo en Estados Unidos y América Latina. K-Group Holdings crea valor en las comunidades mediante al diseño de proyectos rentables y de alta calidad. El impresionante portafolio de la compañía incluye YOO Punta Del Este, un edificio de 200 unidades diseñada por YOO by Phillipe Starck, y YOO Nordelta, una comunidad residencial de 45,000 metros cuadrados, diseñada por el arquitecto Carlos Ott y YOO by Phillipe Starck. YOO Nordelta está localizada en Nordelta, Buenos Aires, Argentina, adyacente a un campo de golf diseñado por Jack Nicklaus.

The Trillist Companies



Founded by Mr. Scott L. Leventhal and Mr. Joseph Kavana, The Trillist Companies, Inc. (Trillist), was formed for the purposes of developing the most innovative and sought after residential and mixed-use properties in the United States. Combining over fifty years of proven experience in residential and commercial real estate development, construction management, and strategic investment, Trillist continues to bring forth signature, design-driven properties, always striving to re-imagine the relationship between resident and residence. Through new technologies, thought-provoking art, and—of course—globally significant architecture, Trillist practices The Art of Development in every aspect of business.

Fundada por el Sr. Scott L. Leventhal y el Sr. Joseph Kavana, The Trillist Companies, Inc. (Trillist), se formó a los efectos de desarrollar las más innovadoras y deseadas propiedades residenciales y de uso mixto en los Estados Unidos. Combinando más de cincuenta años de experiencia en desarrollo residencial y comercial de bienes raíces, gestión de la construcción e inversión estratégica, Trillist continúa impulsando propiedades de diseño distintivo, siempre con el objetivo de reinventar la relación existente entre residente y residencia. A través de nuevas tecnologías, arte que inspira a reflexionar, y obviamente arquitectura de importancia mundial, Trillist practica el Arte de Desarrollo en todos los aspectos del negocio.



"Metropica is an extraordinary development that is certain to change the landscape and future living for West Broward. It will bring true luxury to the city of Sunrise in terms of retail, entertainment and most importantly the residential offerings, curated by world-class designers. The developers of Metropica are true visionaries for having conceptualized a new downtown for the city, and we as the sales and marketing firm feel privileged to represent such a transformational new development."
President, Daniel de la Vega

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DESIGNED BY CATAPULT[13]