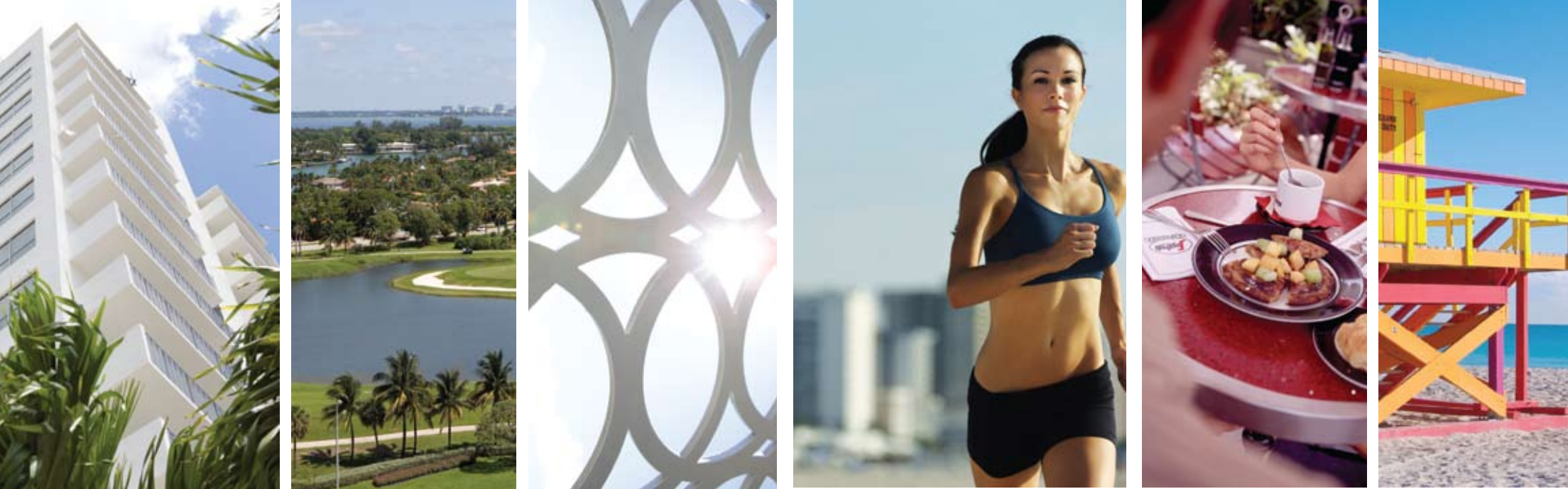


Le ROI

1830 MERIDIAN



South Beach high-rise residential leasing reimagined...

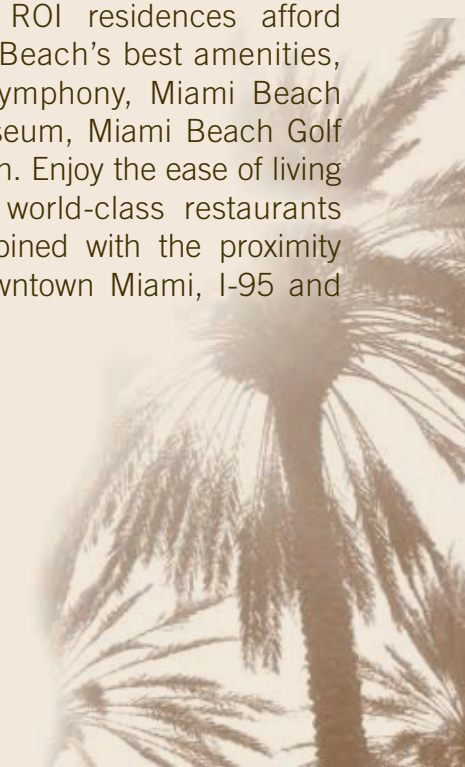
Le ROI is a singular residence with 66 elegantly appointed apartments providing style and sophistication. Classic Miami Beach meets thoughtful contemporary design in each spacious residence. Kitchens are complete with KitchenAid Architect Series appliances, Zodiaq quartz countertops, Porcelanosa tiles and clean modern design. As the only high rise in the neighborhood, Le ROI offers unparalleled vistas in every direction. Take in panoramic views of downtown Miami, golf course, South Beach or the ocean from your balcony or while lounging at the spectacular rooftop pool.

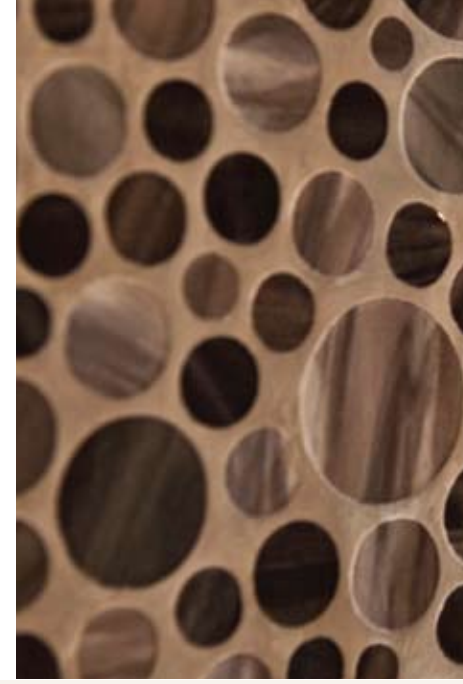
Exceptional design for inspired living.



...the perfect balance of urban activity, tropical sophistication and access.

Welcome to Le ROI, elegant, sophisticated residences in the heart of South Beach. Enjoy the ultimate pedestrian access, city lifestyle and beach chic that only South Beach can provide. Located just north of world-famous Lincoln Road, Le ROI residences afford immediate access to Miami Beach's best amenities, including the New World Symphony, Miami Beach Botanical Garden, Bass Museum, Miami Beach Golf Course and the Atlantic Ocean. Enjoy the ease of living within walking distance to world-class restaurants and shopping. All this combined with the proximity to quick travel routes to downtown Miami, I-95 and Miami International Airport.



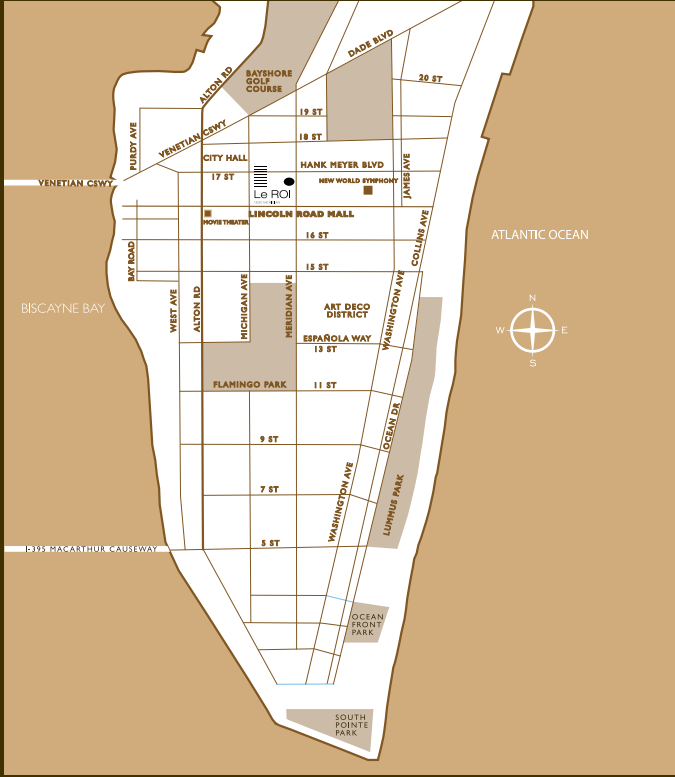


Featured Amenities:

- Rooftop pool with dramatic 360-degree views of Downtown Miami, golf course, the Ocean and South Beach
- Two blocks from Lincoln Road
- Walking distance of the New World Symphony, Miami Beach Golf Course, MB Botanical Gardens and the Atlantic Ocean
- Five units per floor offers boutique ambience
- Gym
- KitchenAid Architect Series kitchen appliances and Zodiac quartz counter tops
- Porcelenosa tile floors, backsplash and bathrooms
- In-suite washer and dryer
- Balconies with amazing views
- Video intercom system
- Pets up to 30lbs
- Parking available on site
- Easy, fast access to all major highways and travel routes

For information about leasing at Le ROI please contact Streamline Properties at 305 532 7368 or visit leroisouthbeach.com





Le ROI

1830 MERIDIAN

1830 Meridian Avenue | Miami Beach, FL 33139

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EQUAL HOUSING
OPPORTUNITY

Oral representations cannot be relied upon as correctly stating representations of the developer. For correct representations, reference should be made to the documents required by section 718.503, Florida Statutes, to be furnished by the developer to a buyer or lessee. Not an offer where prohibited by state statutes.