



CREST

AT PINECREST



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The next evolution of luxury living. It is more than a place to call home.
It is where the mind, body, and soul all exist in perfect balance.
Amenities are more than elevated, they enhance fitness, vitality, and
mental well-being at every turn.







Life in *Balance* Right at *Home* Centered Around *You*

At 18 stories tall, overlooking the lush trees and parks of Pinecrest, Biscayne Bay, and the city skyline, these 296 apartments elevate the concept of home and infuse nature into every moment.

Pinecrest, conveniently close to downtown Dadeland, South Miami, and Coral Gables is surrounded by Miami's top schools, parks, shopping and dining.

Crest is a landmark for luxury living that places the mind, body, and soul in perfect balance.





A Wellness-Focused Experience

A new take on modern living designed to balance the *mind, body* and *soul*.

The Wellness Center

- Spa Bath & Steam Shower
- Sauna Room
- Wardrobe Changing Area
- Massage/Treatment Room
- Zen Meditation Garden

The Social Club

- Residents' Indoor Lounge
- Arcade & Gaming Station
- Coworking Stations & Work Nooks
- Cybercafe & Zoom Spaces
- Covered Terrace & Lounge

Recreational Spaces

- Pet Spa – Washing/Dryer Station
- A/C Bike Room & Repair Station
- Electric Car Charging Stations
- Resident Package System

Indoor/Outdoor Fitness

- Outdoor Boxing & Cross Fit Station
- Indoor Fitness Center
- Cardio & Strength Training
- Barre/Yoga/Pilates Studio
- On-Demand Fitness Technology

Resort-Style Pool

- Heated Pool
- Water Feature Fountain
- Day Beds & Lounge Chairs
- Cabanas: Mini Fridge & TV
- Outdoor Putting Green

18th Floor Sky Deck

- Lush Outdoor Sky Theater
- Lounge Seating
- Wet Bar
- Outdoor Dining



Outdoor Dining Pavilion

- Summer Kitchen & Wet Bar
- BBQ Stations
- Eat-In Counter
- Dining Tables









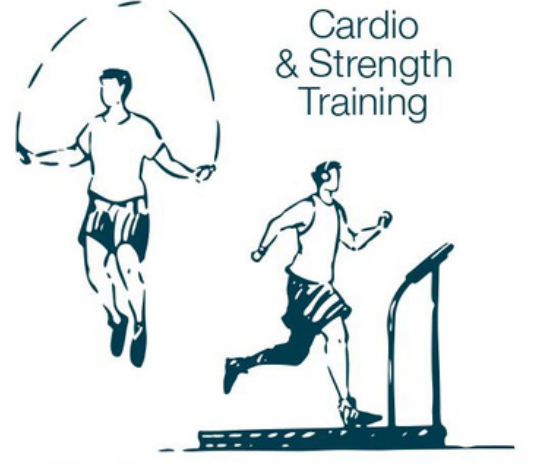
AMENITY MAP



The Wellness Center



Spa

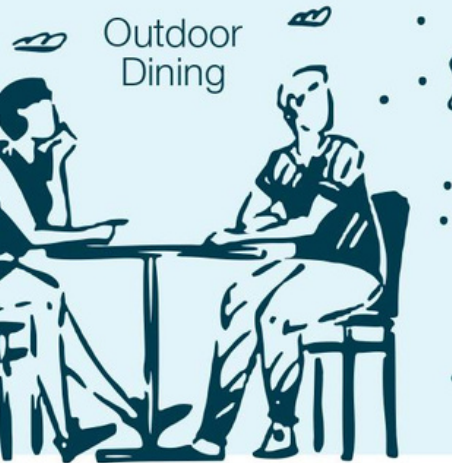


On-Demand Fitness Technology

Indoor/Outdoor Fitness Centers



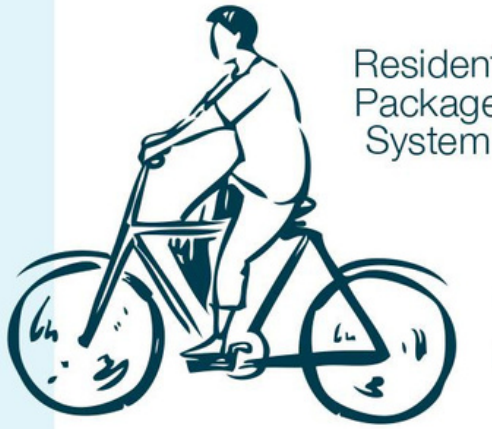
18th Floor Sky Deck



Lounge Seating



Recreational Spaces



Electric Car Charging & Carwash Stations



Residents' Lounge
Covered Terrace & Outdoor Seating
Arcade & Gaming Station
Coworking Stations & Work Nooks
Cybercafe & Zoom Spaces



Outdoor Dining Pavilion

Summer Kitchen & Wet Bar
Eat-In Counter
Dining Tables





SPURDLE

Apartment Experience

Studios, One, Two & Three Bedroom Residences

• Panoramic Ocean, City & Pinecrest Canopy Views



• Serene Patios & Balconies

• Modern Chef-Inspired Kitchens with Backsplash

• Elegant, Luxury Finishes

• High-Ceilings Throughout – 9FT - 13FT+

• Self-Closing Imported Custom Cabinetry

• Keyless Unit Entry

• Sleek Quartz Counter Tops - Kitchen & Bathrooms

• Nest Thermostats

• Energy-Efficient Samsung Stainless Steel Appliances

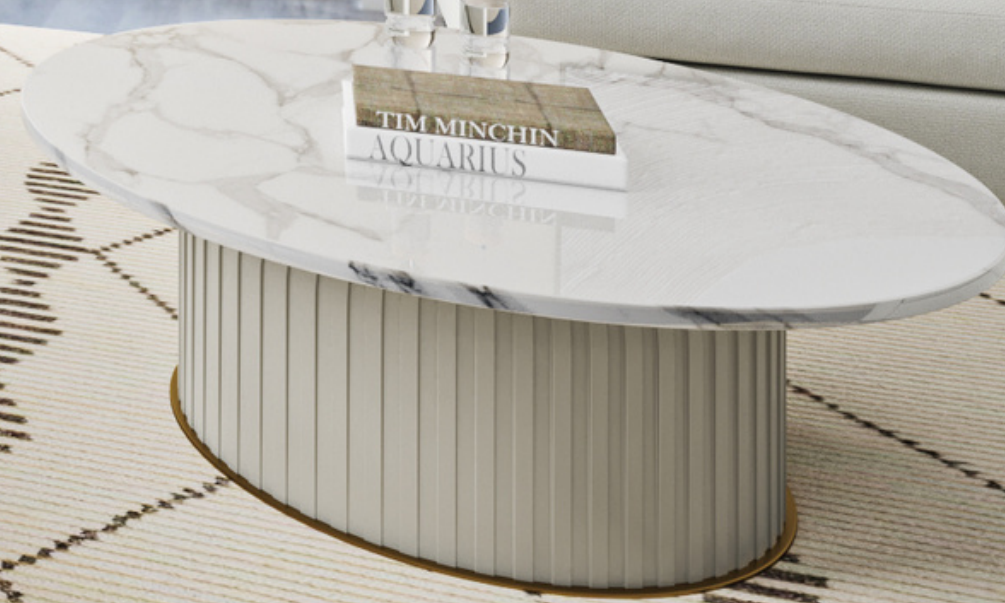
• Contemporary, White Roller Shades & Blackouts

• Samsung Front Loading In-Unit Washer/Dryer

• Custom, Designer Lighting Package













FEE INFORMATION

**WE ACCEPT THE FOLLOWING AS PROOF OF INCOME:
GROSS INCOME MUST EQUAL 3X THE MONTHLY RENT**

- Paystubs - If paid bi-weekly, we require 4 of the most recent paystubs: If paid weekly, we require 8 of the most recent paystubs
 - Bank Statements - 3 months' worth of statements that reflect total deposit amounts for each month
- Current annual U.S. tax return: Must be accompanied by Tax Transcript
 - Bank Statements - 6 months' worth of statements

*Security deposit waiver fee is subject to approval

*7-11 Month lease terms are subject to premiums

*Pet restrictions apply

*Utilities - not included in rent

*Bike storage is subject to availability

APPLICATION FEE	\$125/Applicant (Non-refundable)
ADMIN FEE	\$350/Household
SECURITY DEPOSIT WAIVER FEE*	\$30/Month
LEASING TERMS*	7 - 15 Months
PARKING	First Vehicle: \$125/Month
PET FEES*	\$25 Monthly/Pet \$350/Pet (One time payment - non-refundable)
TECH/AMENITY FEE	\$78/Month (Includes Hi-speed Wi-Fi + Streaming, Amenities, Smart Guest & Delivery Access Features)
UTILITIES*	Electricity/Water/Sewage Individually Metered
TRASH FEE	\$25/Month
BIKE STORAGE*	\$15/Month
TRANSFER FEE	Half Month's Rent
LOCKER FEE	\$25/Annually
RENTER'S INSURANCE	\$100,000 Minimum Policy



DISCLAIMER: We have a two (2) day holding policy on all applications. If we do not receive communication or the required documentation within the two (2) day holding period, the application will be cancelled and fees will not be refundable. All fees are subject to change without notice.



THIS MAP IS FOR ILLUSTRATIVE PURPOSES ONLY AND DOES NOT DEPICT SPECIFIC BUILDING, LOCATIONS, COMMUNITY, NEIGHBORHOOD, OR AMENITY DETAILS. IT REPRESENTS ONLY THE APPROXIMATE RELATIVE LOCATION OF PROPERTY BOUNDARIES. CREST AT PINECREST ASSUMES NO LIABILITY WHATSOEVER ASSOCIATED WITH THE USE, MISUSE, OR ASSUMPTION(S) OF SUCH DATA. RENDERINGS, PHOTOS, AND ILLUSTRATIONS ARE AN ARTIST'S ILLUSTRATION. ALL DIMENSIONS ARE APPROXIMATE. ACTUAL PRODUCT, AMENITIES, FEATURES AND SPECIFICATIONS MAY VARY IN DIMENSION OR DETAIL. MAPS, RENDERINGS, AND ILLUSTRATIONS ARE ARTIST'S RENDERINGS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT BE TO SCALE. ALL DISTANCES ARE APPROXIMATE. ACTUAL DISTANCES MAY VARY.

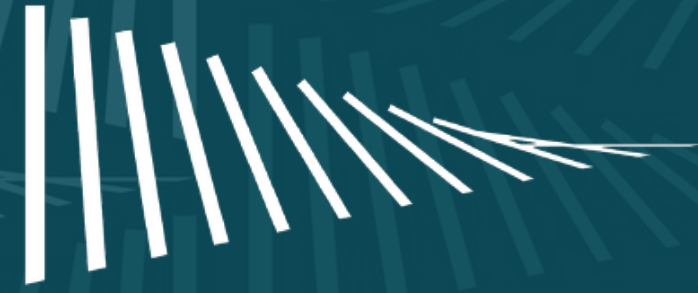


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Contact Us

9600 S Dixie Highway,
Miami, FL 33156
info@crestmiami.com
(305) 605-9600

www.CrestMiami.com



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

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