



RESORT-STYLE AMENITIES

- Zero edge pool and outdoor jacuzzi
- Fully equipped 24-hour fitness center
- Indoor and outdoor massage therapy rooms and indoor steam room and sauna
- Two full-size tennis courts
- Outdoor area for yoga classes and outdoor cross-training facilities
- 24-hour concierge and security service
- Valet parking for guests
- Indoor clubroom with bar, lounge, catering kitchen and event/party space
- Children's indoor play areas
- Indoor surround-sound movie theater
- Bike share and repair facility
- Reception Butler
- Indoor pet grooming facilities
- Climate-controlled storage facilities (available as an upgrade)



WELCOME TO THE NEW DOWNTOWN LIVING

From upscale retailers to emerging brands, from the latest fashions to fitness studios, the shops and lifestyle services you want and need are just steps away at Metropica.

Explore trend-setting shops, dine at award-winning restaurants led by renowned chefs, unwind at a comedy club or meet your friends for handcrafted cocktails on the swanky lanes of an upscale bowling alley.

You can also walk to breakfast, lunch, cocktails or dinner at one of our noteworthy restaurants or our boutique hotel. Enjoy the latest blockbuster at iPic, a comedy headliner, live music or an evening of friendly bowling at one of our premium entertainment venues.

The BB&T Center, home to the Florida Panthers and a regular stop on the biggest concert tours, and the 2.3 million-square-foot Sawgrass Mills shopping center are both within walking distance.



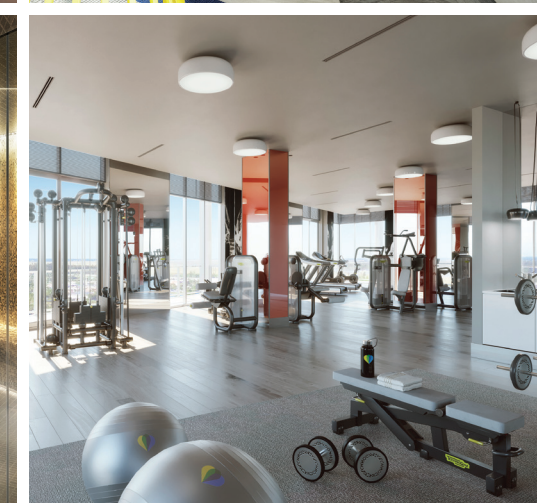
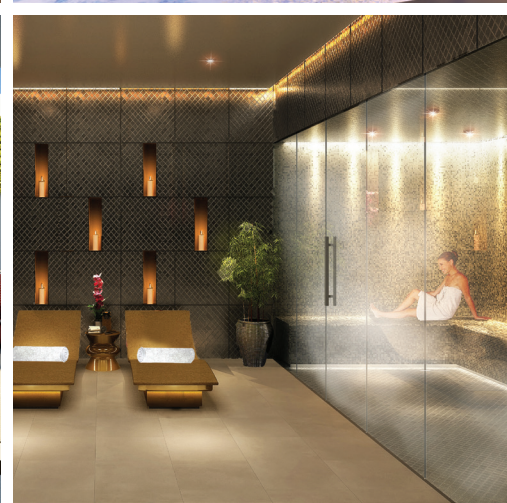
263 RESIDENCES ON 28 FLOORS

As you're ready to redefine life on your own terms, Metropica is redefining Sunrise, Fla., with a grand vision of a new downtown based on the luxury of convenience.

Envision yourself living in an upscale tower masterfully designed

with unbelievable views, a full suite of amenities and a 24/7 concierge ready to accommodate your every need.

Discover a metropolitan oasis where you can float in a zero edge pool, play tennis and walk your dog in pet-friendly parks.



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SOPHISTICATED INTERIORS

An internationally renowned team of architects and designers has elevated every aspect of Metropica to the highest level of quality, comfort and convenience for residents. Yoo Residences at Metropica feature interiors by YOO and architecture by Chad Oppenheim and are a celebration of tropical style for contemporary lifestyles. Landscaping by EDSA creates a lush paradise surrounding, and connecting, every part of the community.

Metropica residents choose from two elegant finishes (Minimal or Nature). Each unit comes with:

- Open floor plans with floor-to-ceiling impact glass windows and smooth-finish 9' or 10' ceilings in all living spaces
- Spacious terraces with glass railings directly accessible from living areas and wraparound terraces in all corner units
- Imported porcelain tile throughout
- Spacious walk-in closets in all master bedrooms
- Pre-wiring for high-speed communications
- Smart-home technologies that integrate into building amenities
- Whirlpool stainless steel appliances, including counter-depth, French-door refrigerator, cooktop and oven, microwave and dishwasher. Washer and dryer included.
- Designer plumbing fixtures by Hansgrohe

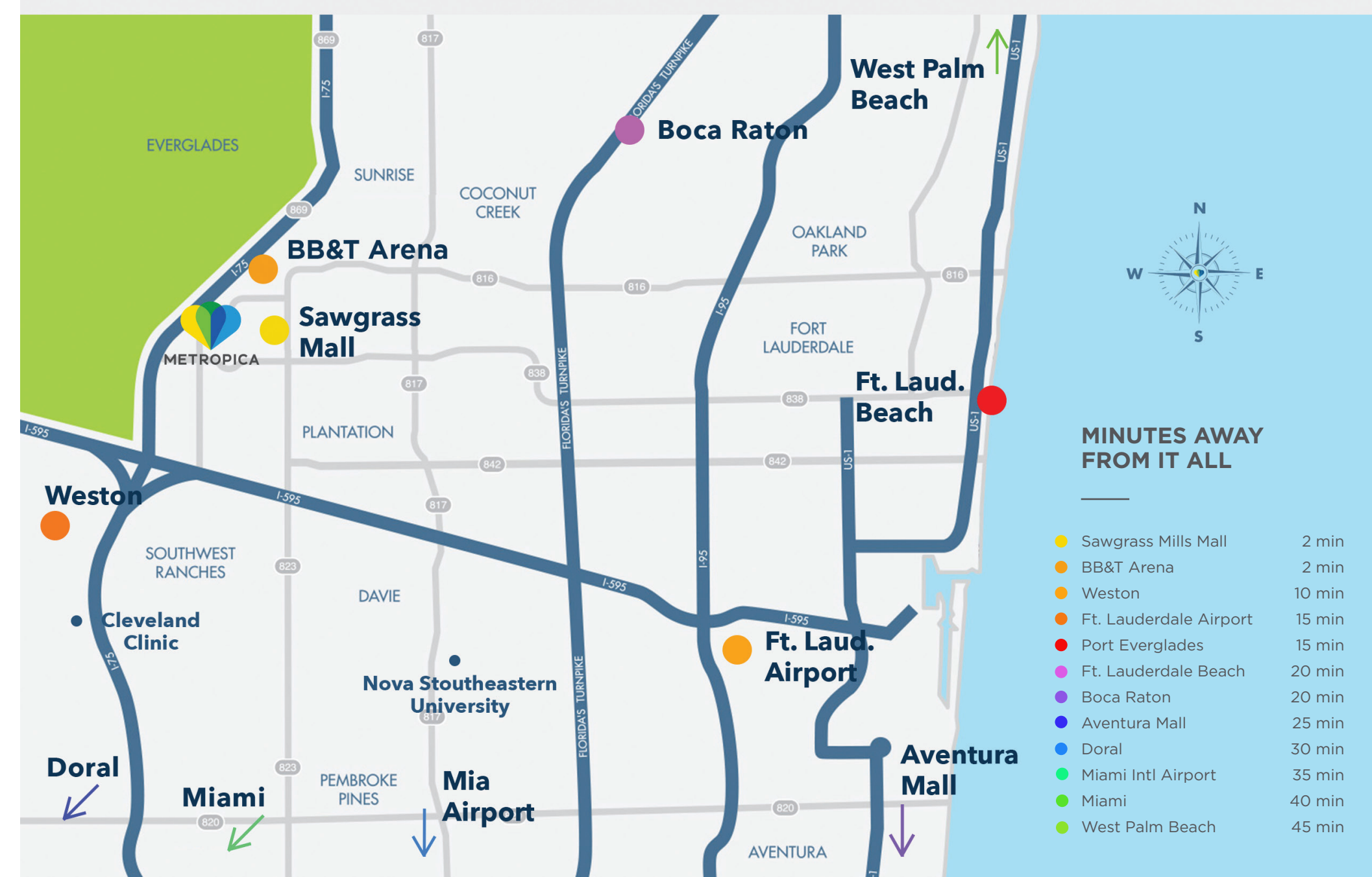
OPPENHEIM
ARCHITECTURE

yoo
studio

EDSA

Yoo Residences at Metropica will be move-in ready in early 2019:

- 2-bedroom units from 996 ft² to 1,306 ft²
- 3-bedroom units from 1,375 ft² to 1,382 ft²
- Elegant Double-Height Penthouses from 1,700 ft² to 2,015 ft²



IT'S COMPLETED WITH THE LUXURY OF CONVENIENCE

Why live on the congested coast when everything you want and need is at METROPICA for a more attractive price?



The city of Sunrise is centrally located in Western Broward County, just a few minutes from South Florida's major highways, including I-75, I-95, I-595 and the Florida Turnpike.

It's less than 10 minutes from Weston and Fort Lauderdale-Hollywood International Airport, and less than half an hour from Fort Lauderdale's beaches, Boca Raton and Aventura.

IT INCLUDES "CLASS A" OFFICE SPACE

Metropica's contemporary office buildings put corporate tenants in the center of Western Broward County's vibrant economy and gives them premier access to major transportation hubs that connect to countless domestic and international markets.

Office tenants contribute to the community's lively atmosphere, and Metropica residents who work in the office towers enjoy the convenience of being able to walk or bike to work.




METROPICA

**WHERE CONVENIENCE
IS THE ULTIMATE LUXURY**