



IT'S ALL ABOUT METROPICA



METROPICA

*Where convenience is
the ultimate luxury.*

Two- and Three-
Bedroom Residences
from \$498,000

MOVE - IN READY!

EXCLUSIVE OFFERS

2 Year Lease Back Program offering a **10% NET
guaranteed return** + 24 months of HOA + 2 years
of property tax





METROPICA

SUNRISE, FLORIDA

DEVELOPMENT

One Metropica by YOO

DEVELOPER

Metropica Development, LLC.

LOCATION

2000 Metropica Way
Sunrise, FL 33323

SIZE RANGE

740 – 2,100 square feet

MOVE-IN READY

New building, never lived in before
residences

BUILDING AMENITIES

- Zero edge resort-style pool
- Outdoor Jacuzzi
- Shaded lounge areas
- Fully equipped 24-hour fitness center featuring multipurpose fitness studio
- Indoor and outdoor treatment rooms
- Indoor steam room and sauna
- Outdoor area for yoga classes
- High-speed WIFI throughout all common areas
- Two full size tennis courts with spectator seating areas
- Valet parking for guests
- 24-hour concierge and security service
- Full time maintenance staff
- Guest Suite
- Indoor clubroom with bar, lounge, catering kitchen
- Game Room
- Owner's Social Room (Event / party venue)
- Outdoor summer kitchen and dining areas
- Outdoor game area
- Kid's indoor playroom
- Indoor surround sound movie theater
- Bike share and repair facility
- Signature 'Pet Respite' featuring indoor pet facilities, including dog grooming
- Climate-controlled storage facilities (available as an upgrade)
- Reception butler
- LED lighting throughout the project

TOTAL RESIDENCES

263

STORIES

28

UNIT MIX

1, 2, and 3-bedrooms

DESIGN TEAM

This flagship residential building
is a design collaboration of



OPPENHEIM
ARCHITECTURE

RESIDENCE FEATURES

- Each residence will be delivered furniture ready with options from two exquisite YOO finish selections
- Imported porcelain tile throughout
- Open floor plans with floor-to-ceiling impact-resistant, UV protection-coated, high efficiency windows and sliding glass doors
- Smooth-finish 9' or 10' ceilings in all living spaces
- Spacious terraces with glass railings directly accessible from living areas and wrap-around terraces in all corner units
- Spacious walk-in closets in all master bedrooms
- Pre-wired for high-speed communications
- 6" marble entry thresholds

DESIGNER KITCHENS

- Imported porcelain tile floors
- Premium contemporary Italian cabinetry of varying styles by YOO studios with Quartz countertops and backsplash
- Whirlpool stainless steel appliances, including counter-depth, French-door refrigerator, cooktop, oven, microwave and dishwasher

- Oversized stainless steel zero radius square edge sink
- Washer/Dryer included
- Designer plumbing fixtures by Hansgrohe

CONTEMPORARY BATHS

- Imported porcelain tile in the bathroom
- Premium contemporary cabinetry
- Designer plumbing fixtures by Hansgrohe
- Contemporary white resin top vanities with integral square edge lavs. and S.S. frames
- Double sinks in master baths
- Oversized tubs and frameless glass-enclosed showers in select residences
- Integrated LED lighting in master bathroom vanity mirrors
- Powder room in select residences

MAXIMIZED CONNECTIVITY

- Schlage Control™ Smart Deadbolt
- CAT 6 Wiring
- Leviton™ Media Enclosure for maximal wireless coverage
- Leviton™ Surge Protective Receptacles
- Digital (programmable) thermostats