



# MARINA PALMS

YACHT CLUB & RESIDENCES

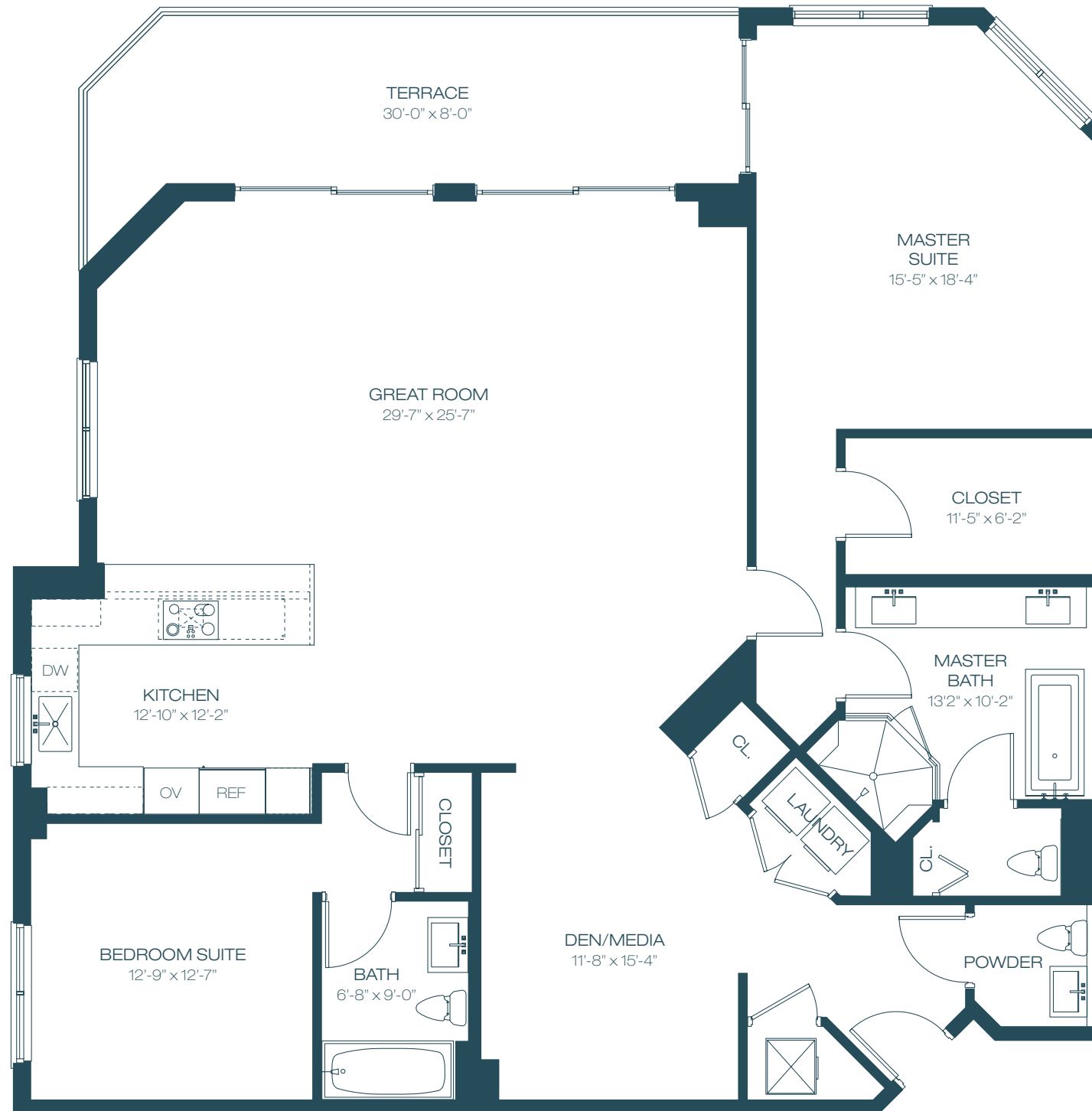
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17201 Biscayne Boulevard, North Miami Beach, FL 33160

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South Tower  
Lower Penthouse Residences

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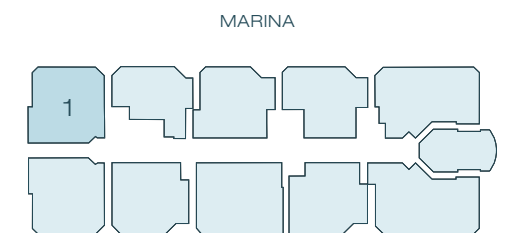


**LOWER PENTHOUSE 1**

2	BEDROOMS + DEN	2.5	BATHROOMS
INTERIOR	2,114 SF	196 M <sup>2</sup>	
TERRACE	241 SF	22 M <sup>2</sup>	
TOTAL	2,355 SF	218 M <sup>2</sup>	

COF: Coffee Maker WINE: Wine Cooler MW: Microwave OV: Oven DW: Dishwasher REF: Refrigerator/Freezer

17201 BISCAYNE BOULEVARD, NORTH MIAMI BEACH, FL 33160

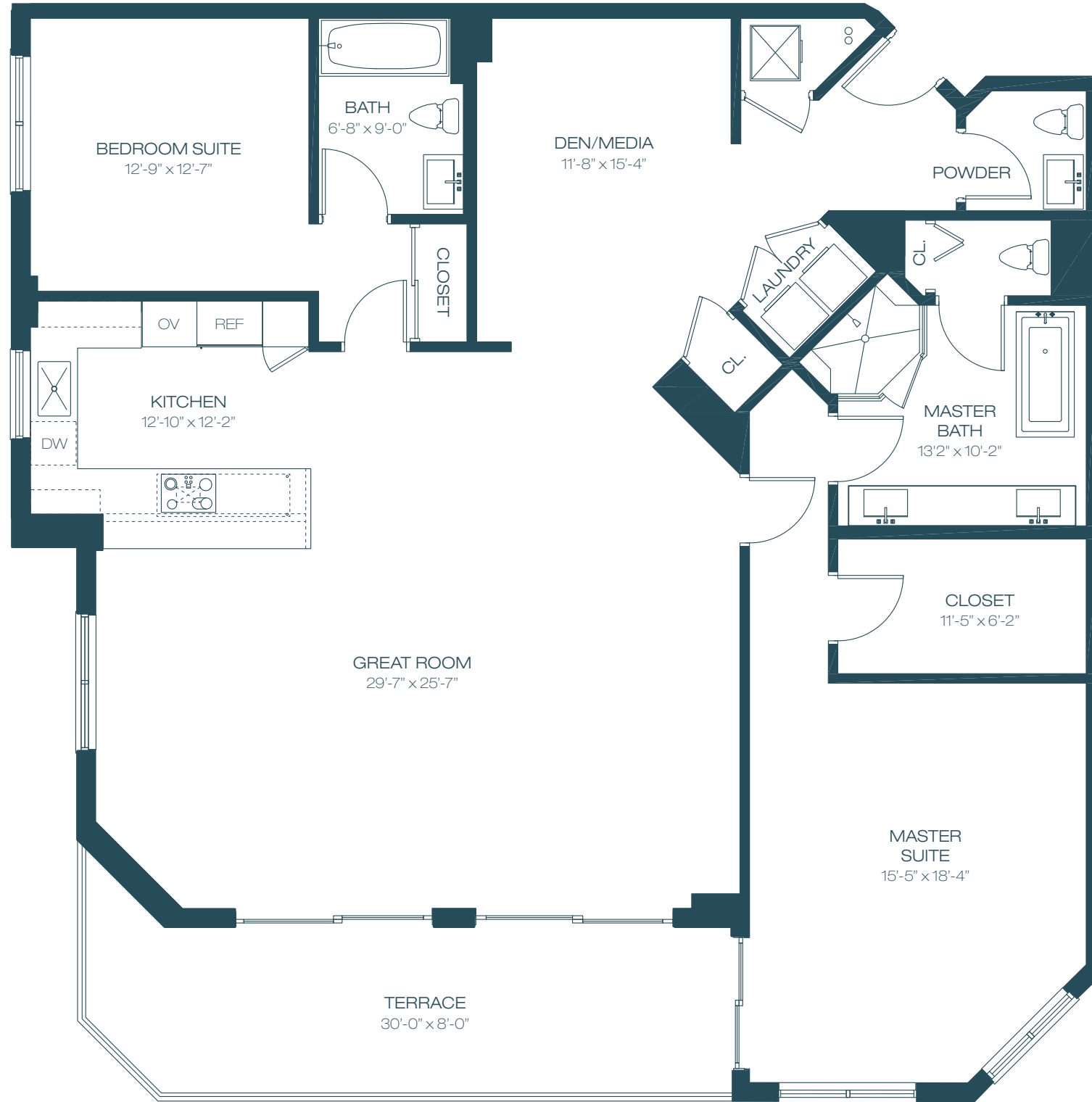


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KEY PLAN - UNIT LOCATION

INTRACOASTAL

INTRACOASTAL

All dimensions are approximate and all floor plans and development plans are subject to change. 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 in fact vary from the dimensions 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 used herein is generally found in sales materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the same method. The square footage of the units, as determined under both methods, can be found in Exhibit 2 to the Declaration of Condominium. Terraces are Limited Common Elements, but are not part of the Unit. Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as described above and 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 square footages and dimensions are estimates which are based on preliminary plans and will vary with actual construction. This floor plan represents the typical floor plan for the residence type indicated and is provided for informational purposes only. The actual floor plan of the residence may differ. All floor plans, specifications and other development plans are proposed and conceptual only, and are subject to change and will not necessarily accurately reflect the final plans and specifications for the development.

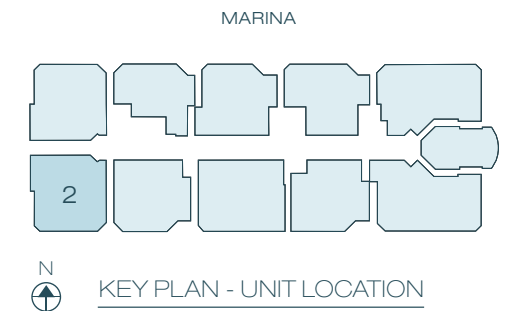


**LOWER PENTHOUSE 2**

2	BEDROOMS + DEN	2.5	BATHROOMS
INTERIOR	2,114 SF		196 M <sup>2</sup>
TERRACE	241 SF		22 M <sup>2</sup>
TOTAL	2,355 SF		218 M <sup>2</sup>

COF: Coffee Maker WINE: Wine Cooler MW: Microwave OV: Oven DW: Dishwasher REF: Refrigerator/Freezer

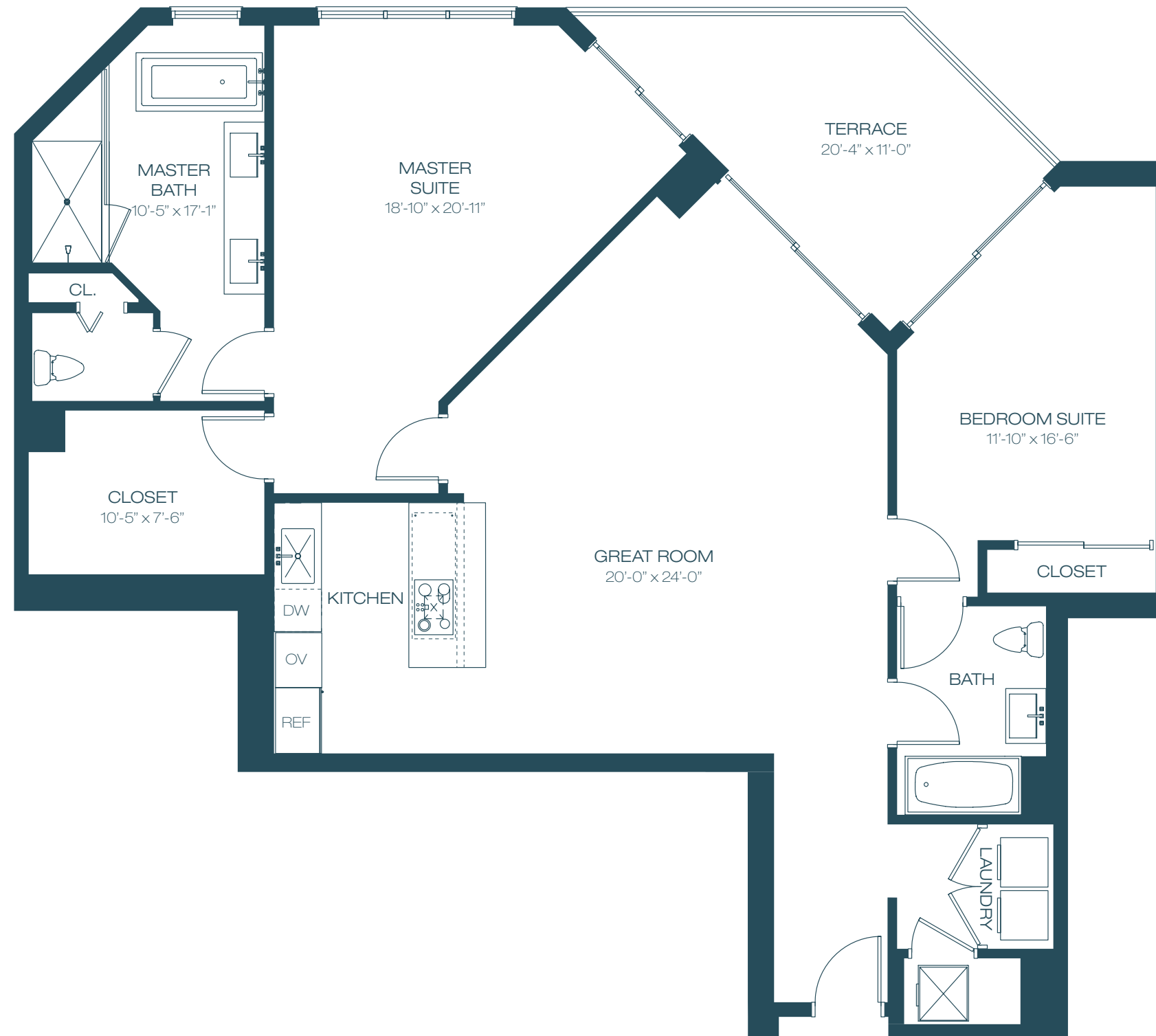
17201 BISCAYNE BOULEVARD, NORTH MIAMI BEACH, FL 33160



INTRACOASTAL

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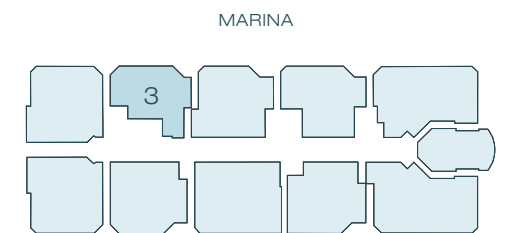


**LOWER PENTHOUSE 3**

2	BEDROOMS	2	BATHROOMS
INTERIOR	1,581 SF	147 M <sup>2</sup>	
TERRACE	168 SF	16 M <sup>2</sup>	
TOTAL	1,749 SF	163 M <sup>2</sup>	

COF: Coffee Maker WINE: Wine Cooler MW: Microwave OV: Oven DW: Dishwasher REF: Refrigerator/Freezer

17201 BISCAYNE BOULEVARD, NORTH MIAMI BEACH, FL 33160

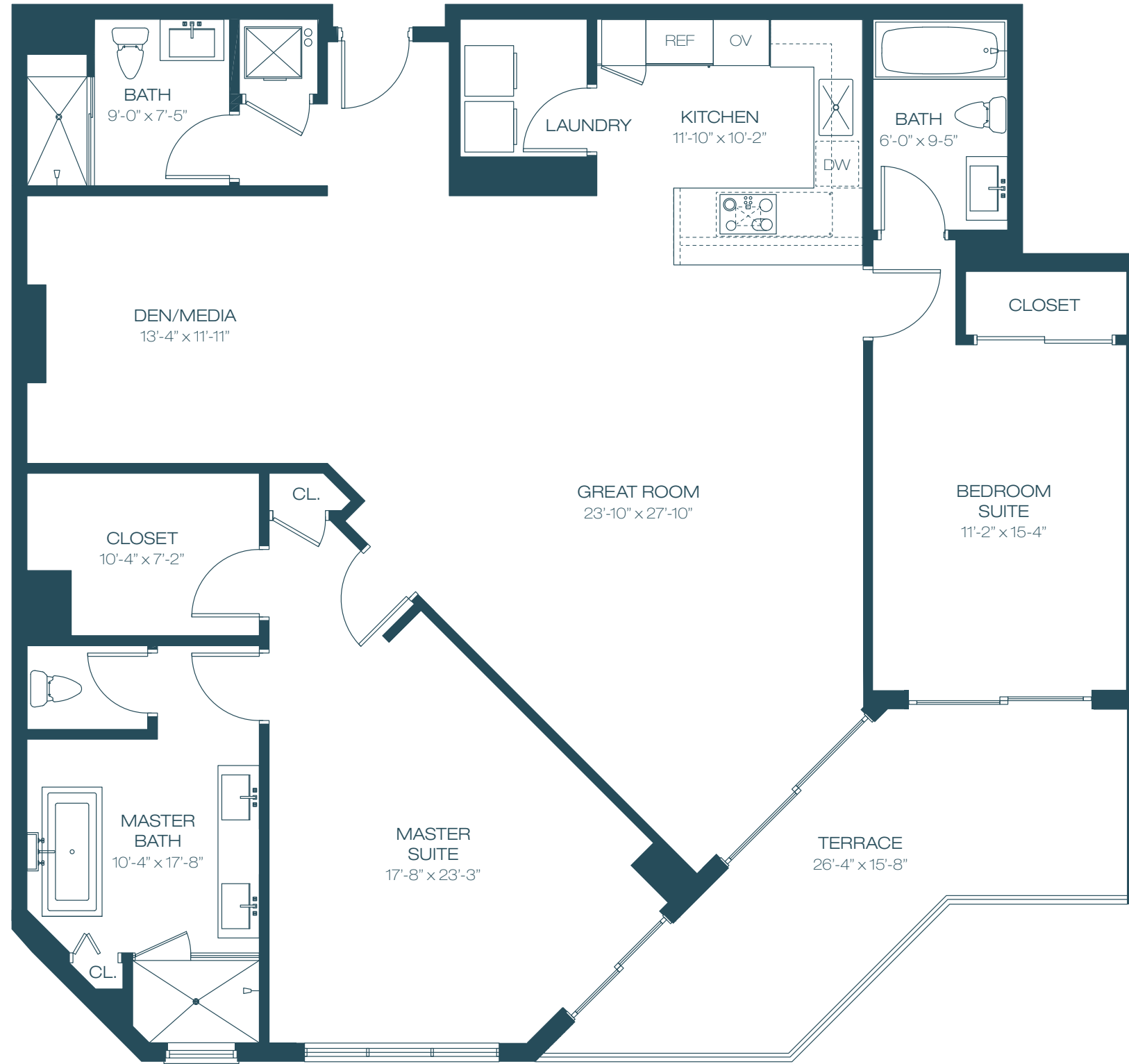


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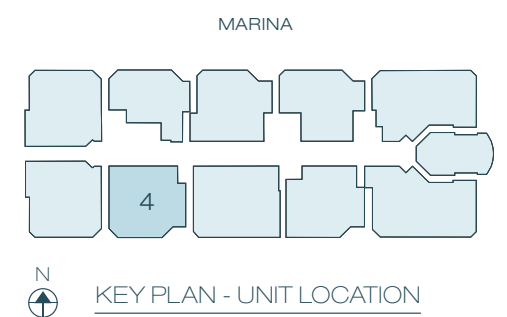


**LOWER PENTHOUSE 4**

2	BEDROOMS + DEN	3	BATHROOMS
INTERIOR	1,961 SF		182 M <sup>2</sup>
TERRACE	210 SF		20 M <sup>2</sup>
TOTAL	2,171 SF		202 M <sup>2</sup>

COF: Coffee Maker WINE: Wine Cooler MW: Microwave OV: Oven DW: Dishwasher REF: Refrigerator/Freezer

17201 BISCAYNE BOULEVARD, NORTH MIAMI BEACH, FL 33160



INTRACOASTAL

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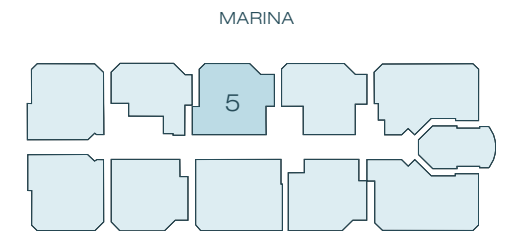


**LOWER PENTHOUSE 5**

2	BEDROOMS	2.5	BATHROOMS
INTERIOR		1,976 SF	184 M <sup>2</sup>
TERRACE		197 SF	18 M <sup>2</sup>
TOTAL		2,173 SF	202 M <sup>2</sup>

COF: Coffee Maker WINE: Wine Cooler MW: Microwave OV: Oven DW: Dishwasher REF: Refrigerator/Freezer

17201 BISCAYNE BOULEVARD, NORTH MIAMI BEACH, FL 33160

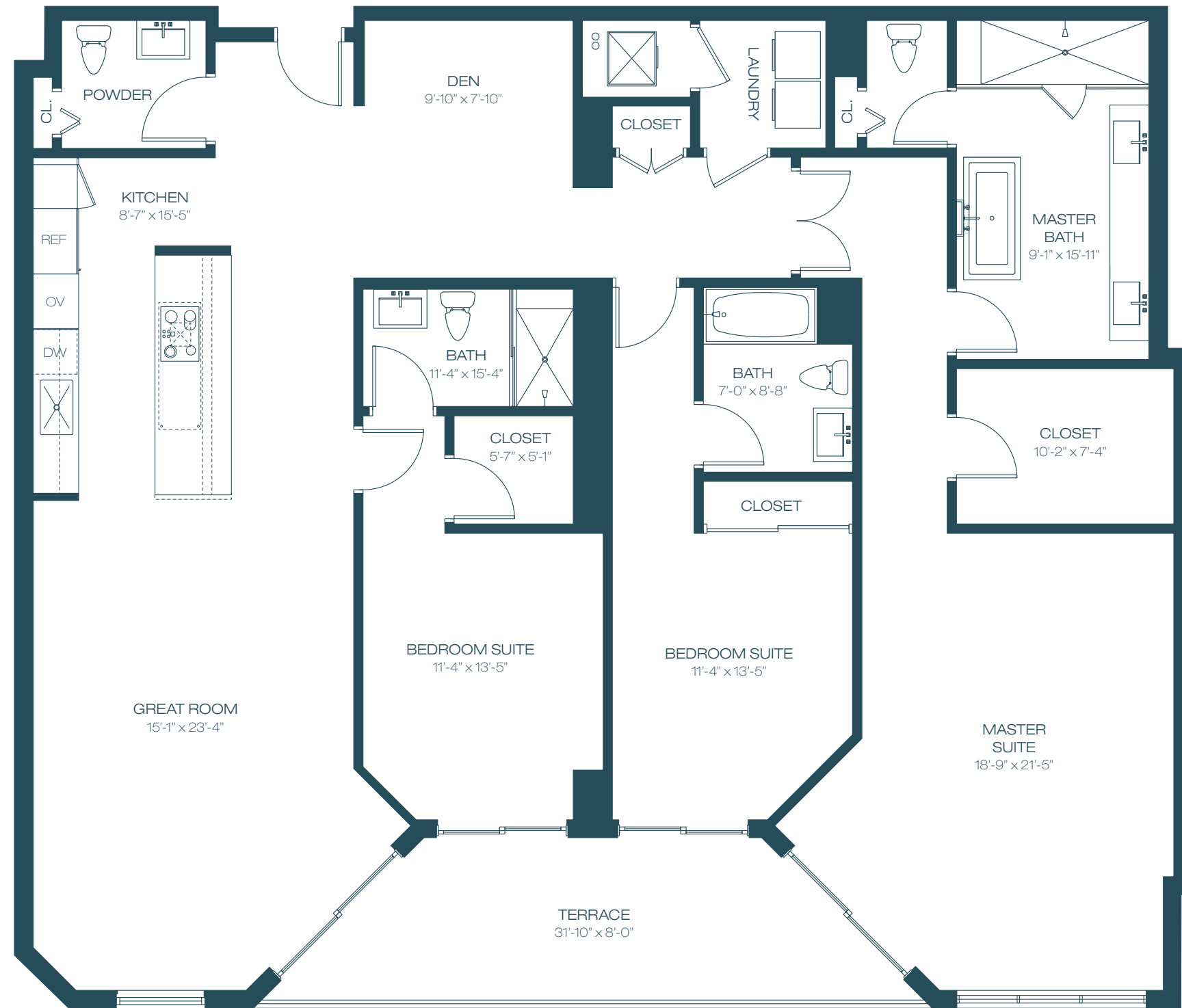


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KEY PLAN - UNIT LOCATION

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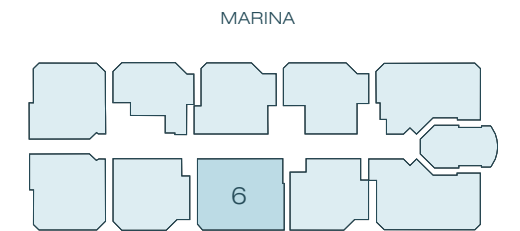
**LOWER PENTHOUSE 6**

3	BEDROOMS + DEN	3.5	BATHROOMS
INTERIOR	2,332 SF		217 M <sup>2</sup>
TERRACE	190 SF		18 M <sup>2</sup>
TOTAL	2,522 SF		234 M <sup>2</sup>

COF: Coffee Maker WINE: Wine Cooler MW: Microwave OV: Oven DW: Dishwasher REF: Refrigerator/Freezer

17201 BISCAYNE BOULEVARD, NORTH MIAMI BEACH, FL 33160

INTRACOASTAL

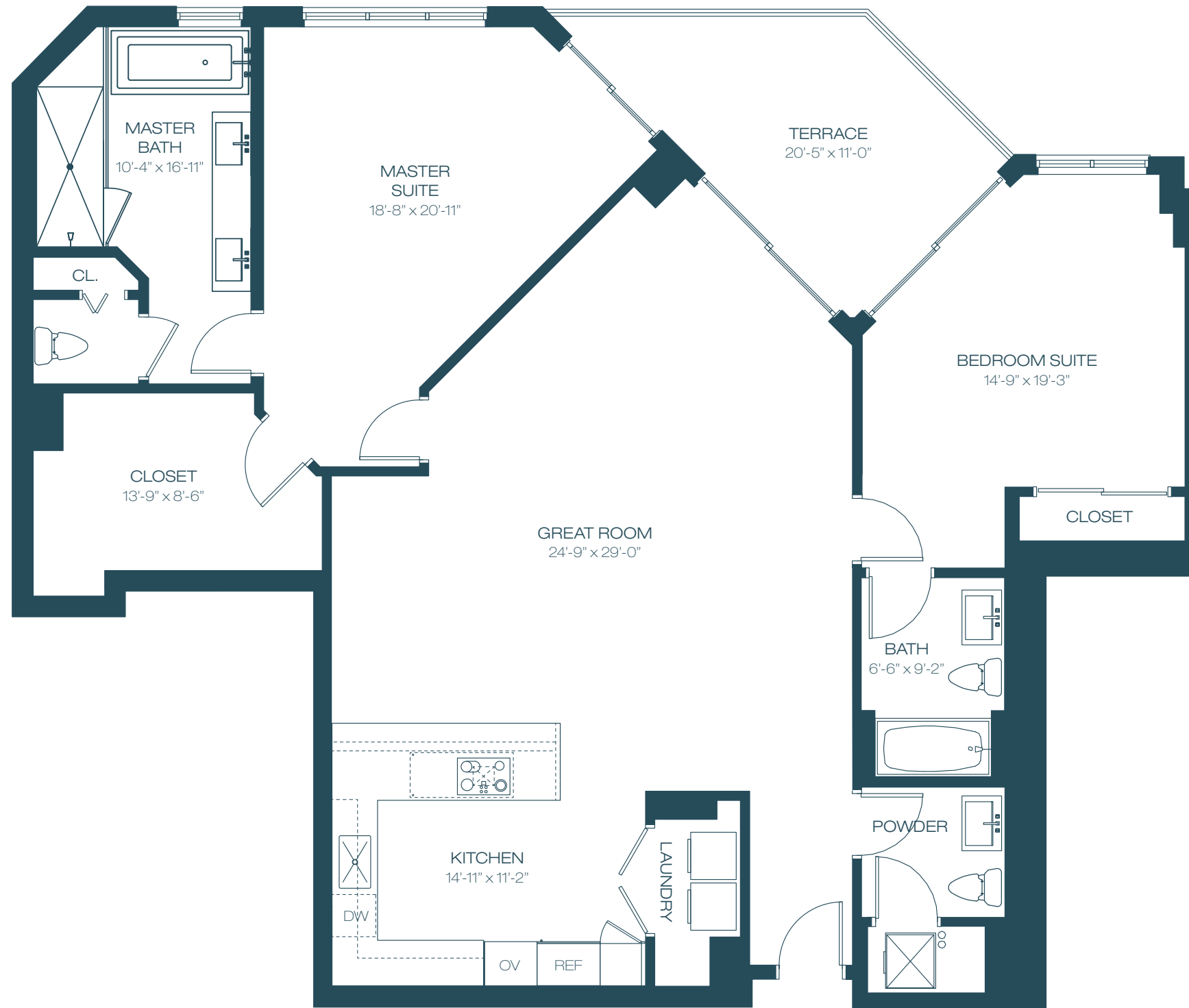


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KEY PLAN - UNIT LOCATION

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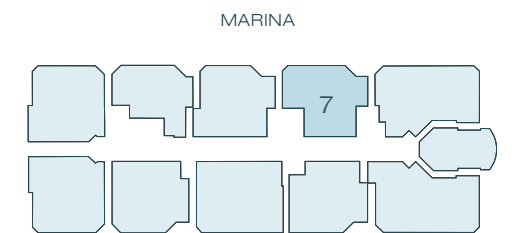


**LOWER PENTHOUSE 7**

2	BEDROOMS	2.5	BATHROOMS
INTERIOR		1,904 SF	177 M <sup>2</sup>
TERRACE		169 SF	16 M <sup>2</sup>
TOTAL		2,073 SF	193 M <sup>2</sup>

COF: Coffee Maker WINE: Wine Cooler MW: Microwave OV: Oven DW: Dishwasher REF: Refrigerator/Freezer

17201 BISCAYNE BOULEVARD, NORTH MIAMI BEACH, FL 33160



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KEY PLAN - UNIT LOCATION

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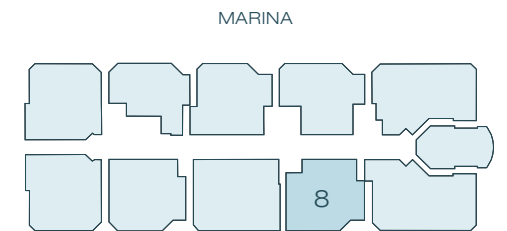


**LOWER PENTHOUSE 8**

2	BEDROOMS + DEN	3	BATHROOMS
INTERIOR	1,893 SF		176 M <sup>2</sup>
TERRACE	214 SF		20 M <sup>2</sup>
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TOTAL	2,107 SF		196 M <sup>2</sup>

COF: Coffee Maker WINE: Wine Cooler MW: Microwave OV: Oven DW: Dishwasher REF: Refrigerator/Freezer

17201 BISCAYNE BOULEVARD, NORTH MIAMI BEACH, FL 33160

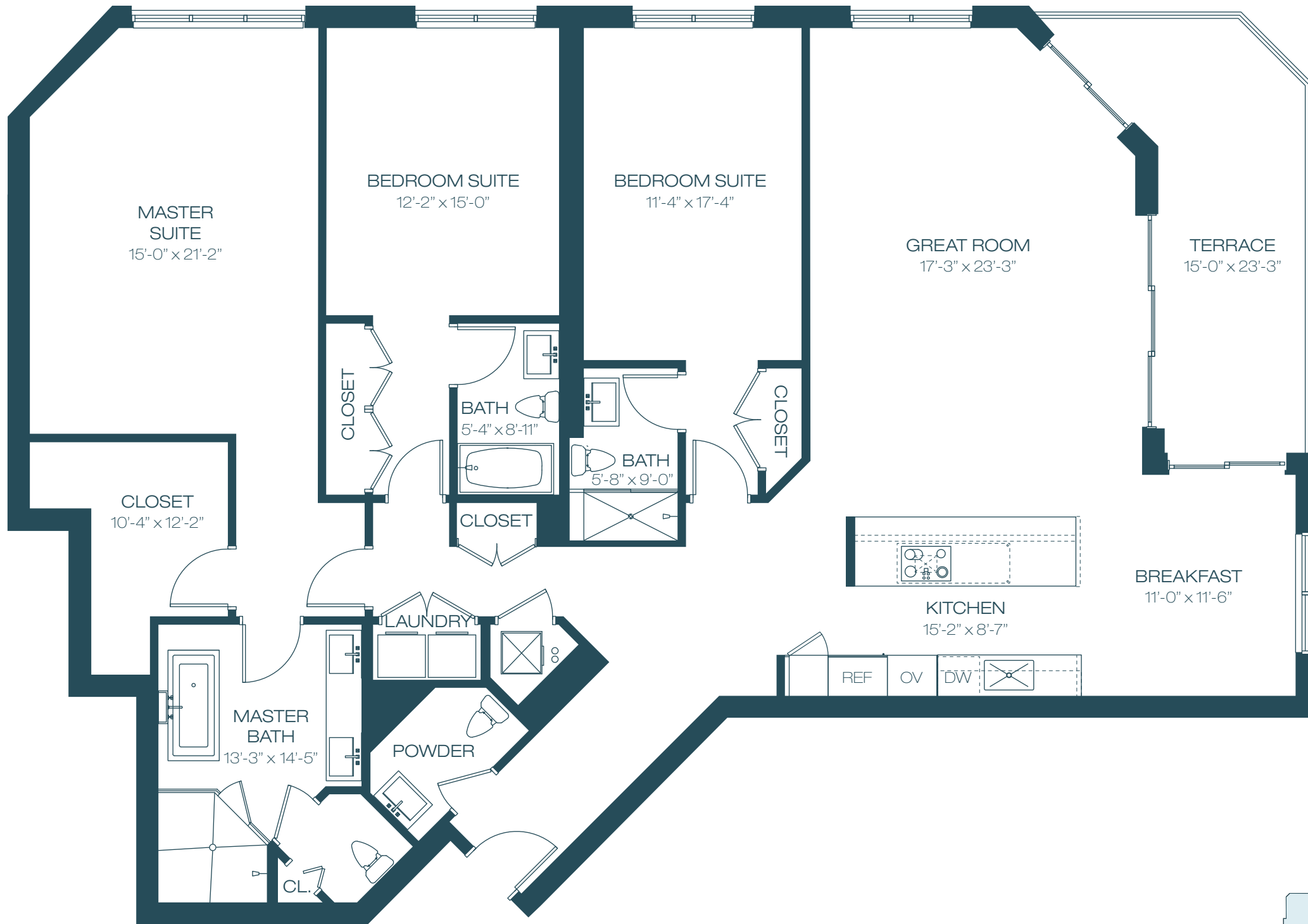


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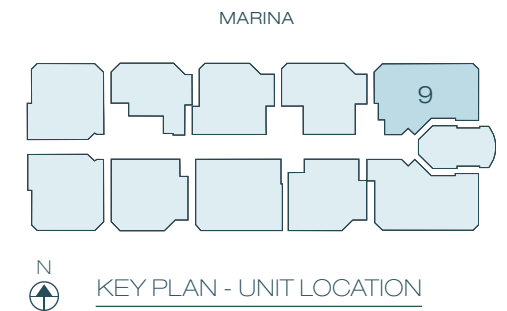


**LOWER PENTHOUSE 9**

3	BEDROOMS	3.5	BATHROOMS
INTERIOR	2,421 SF	225 M <sup>2</sup>	
TERRACE	203 SF	19 M <sup>2</sup>	
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TOTAL	2,624 SF	244 M <sup>2</sup>	

COF: Coffee Maker WINE: Wine Cooler MW: Microwave OV: Oven DW: Dishwasher REF: Refrigerator/Freezer

17201 BISCAYNE BOULEVARD, NORTH MIAMI BEACH, FL 33160



INTRACOASTAL

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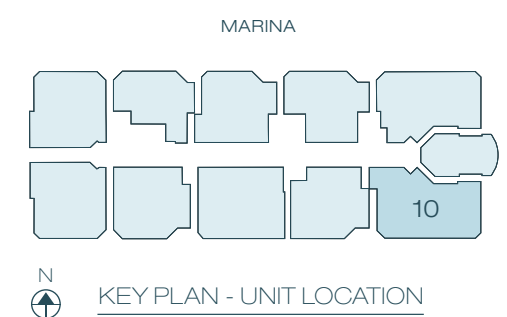
INTRACOASTAL

**LOWER PENTHOUSE 10**

3	BEDROOMS	3.5	BATHROOMS
INTERIOR		2,599 SF	241 M <sup>2</sup>
TERRACE		203 SF	19 M <sup>2</sup>
TOTAL		2,802 SF	260 M <sup>2</sup>

COF: Coffee Maker WINE: Wine Cooler MW: Microwave OV: Oven DW: Dishwasher REF: Refrigerator/Freezer

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South Tower  
Sky Residence Penthouses

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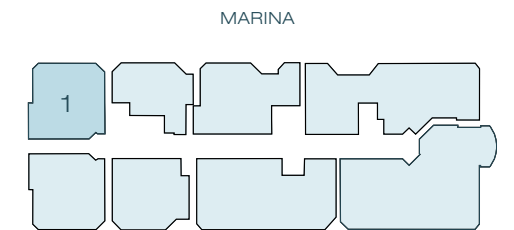


COF: Coffee Maker WINE: Wine Cooler MW: Microwave OV: Oven DW: Dishwasher REF: Refrigerator/Freezer

Sky Residence  
**PENTHOUSE 1**

2	BEDROOMS + DEN	2.5	BATHROOMS
INTERIOR	2,114 SF		196 M <sup>2</sup>
TERRACE	248 SF		23 M <sup>2</sup>
TOTAL	2,362 SF		219 M <sup>2</sup>

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KEY PLAN - UNIT LOCATION

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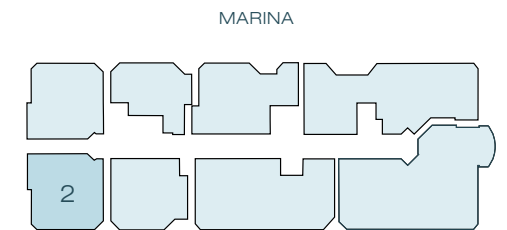
COF: Coffee Maker WINE: Wine Cooler MW: Microwave OV: Oven DW: Dishwasher REF: Refrigerator/Freezer

Sky Residence  
**PENTHOUSE 2**

2	BEDROOMS + DEN	2.5	BATHROOMS
INTERIOR	2,114 SF		196 M <sup>2</sup>
TERRACE	248 SF		23 M <sup>2</sup>
TOTAL	2,362 SF		219 M <sup>2</sup>

17201 BISCAYNE BOULEVARD, NORTH MIAMI BEACH, FL 33160

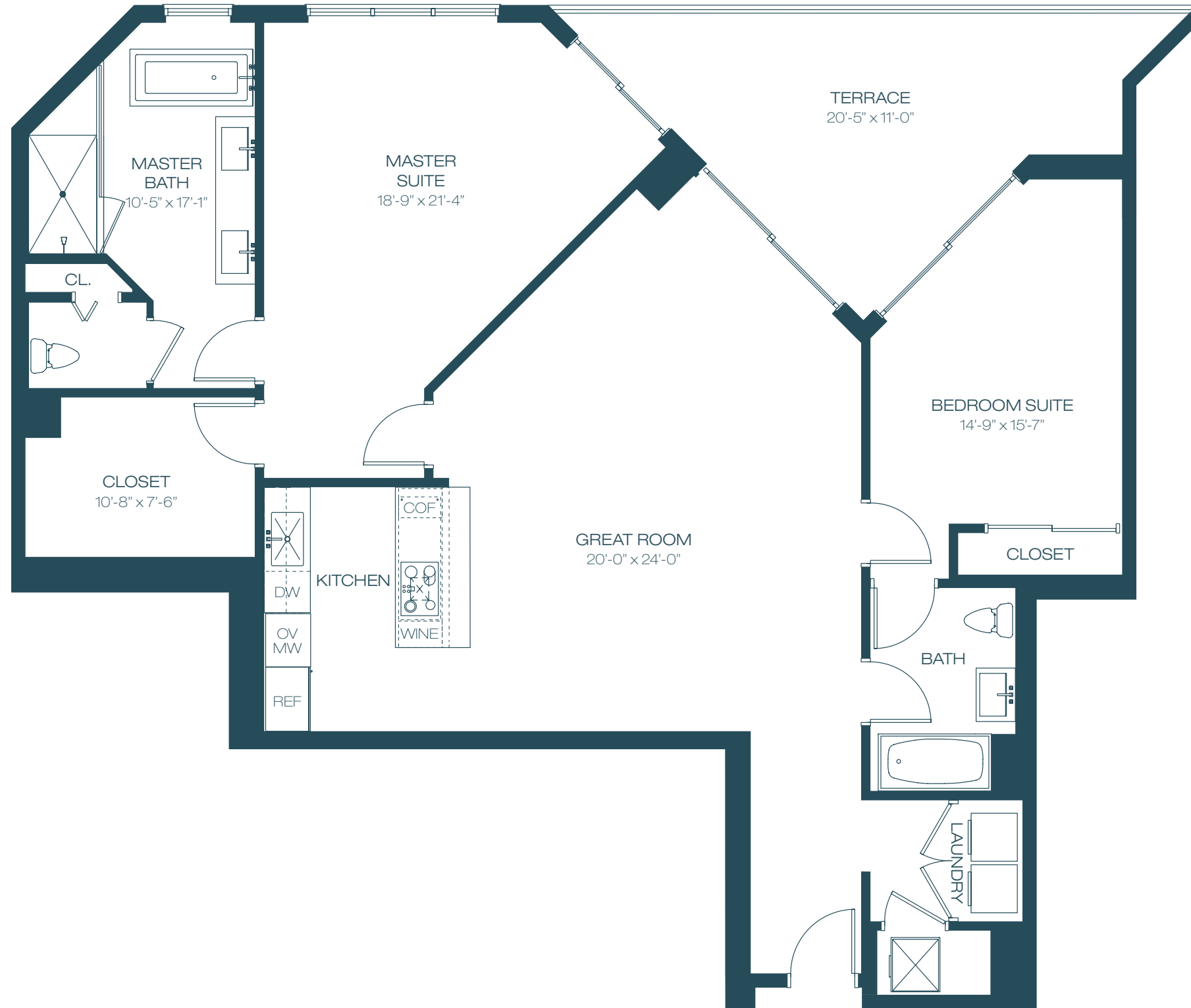
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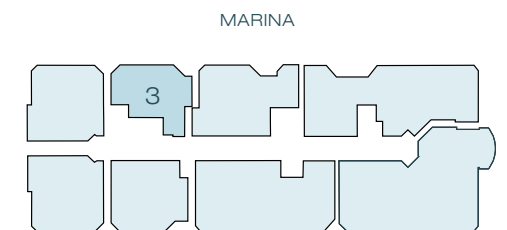


Sky Residence  
**PENTHOUSE 3**

2	BEDROOMS	2	BATHROOMS
INTERIOR	1,581 SF	147 M <sup>2</sup>	
TERRACE	229 SF	21 M <sup>2</sup>	
TOTAL	1,810 SF	168 M <sup>2</sup>	

COF: Coffee Maker    WINE: Wine Cooler    MW: Microwave    OV: Oven    DW: Dishwasher    REF: Refrigerator/Freezer

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INTRACOASTAL

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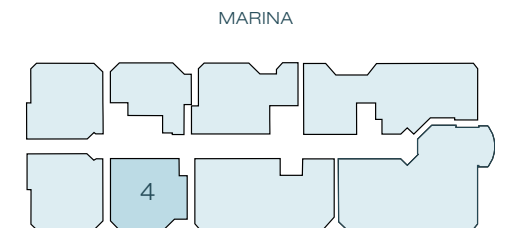


Sky Residence  
**PENTHOUSE 4**

2	BEDROOMS + DEN	3	BATHROOMS
INTERIOR	1,961 SF		182 M <sup>2</sup>
TERRACE	295 SF		27 M <sup>2</sup>
TOTAL	2,256 SF		209 M <sup>2</sup>

COF: Coffee Maker WINE: Wine Cooler MW: Microwave OV: Oven DW: Dishwasher REF: Refrigerator/Freezer

17201 BISCAYNE BOULEVARD, NORTH MIAMI BEACH, FL 33160

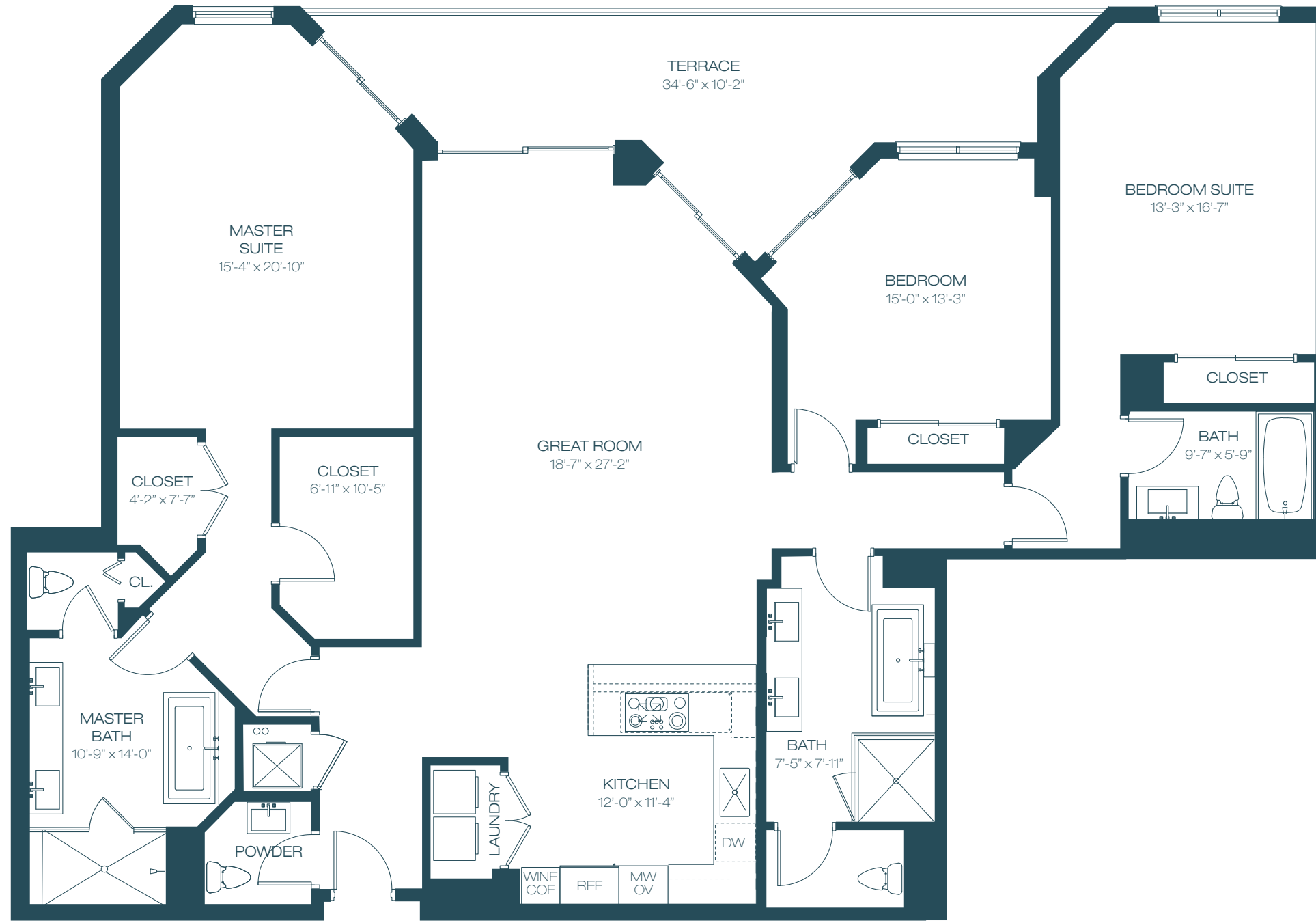


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KEY PLAN - UNIT LOCATION

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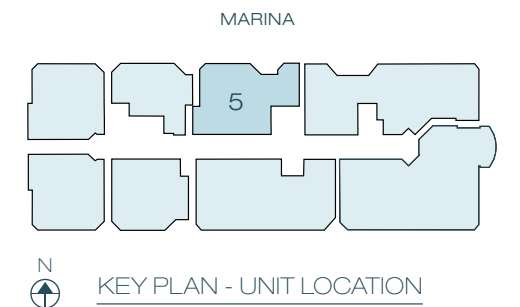


Sky Residence  
**PENTHOUSE 5**

3	BEDROOMS	3.5	BATHROOMS
INTERIOR	2,355 SF	219 M <sup>2</sup>	
TERRACE	288 SF	27 M <sup>2</sup>	
TOTAL	2,643 SF	246 M <sup>2</sup>	

COF: Coffee Maker WINE: Wine Cooler MW: Microwave OV: Oven DW: Dishwasher REF: Refrigerator/Freezer

17201 BISCAYNE BOULEVARD, NORTH MIAMI BEACH, FL 33160



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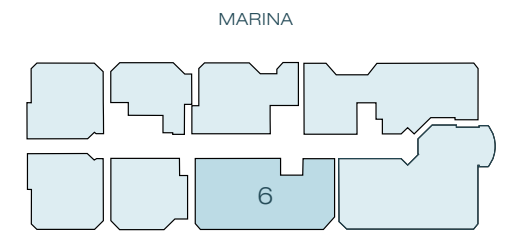
INTRACOASTAL

Sky Residence  
**GRAND PENTHOUSE 6**

4	BEDROOMS + DEN	4.5	BATHROOMS
INTERIOR	3,639 SF		338 M <sup>2</sup>
TERRACE	190 SF		18 M <sup>2</sup>
TOTAL	3,829 SF		356 M <sup>2</sup>

COF: Coffee Maker WINE: Wine Cooler MW: Microwave OV: Oven DW: Dishwasher REF: Refrigerator/Freezer

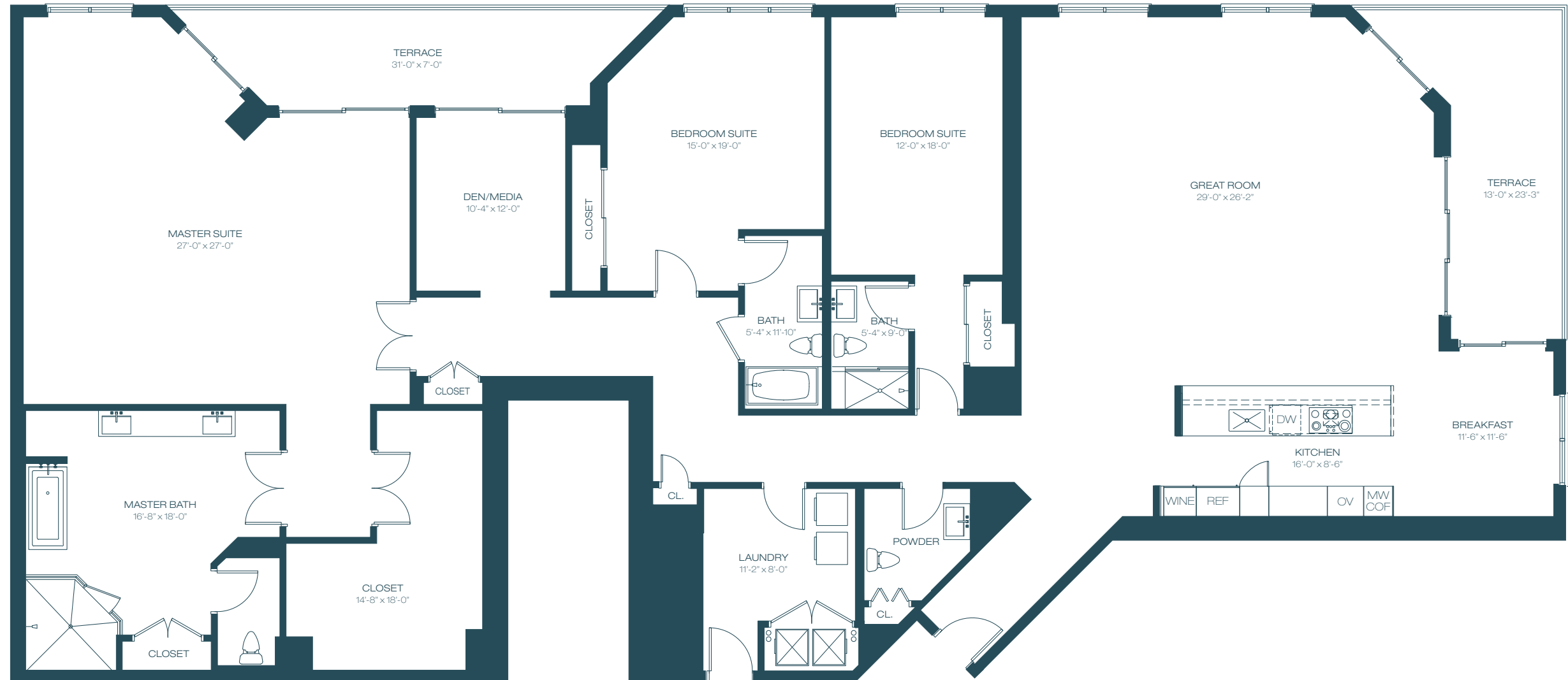
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KEY PLAN - UNIT LOCATION

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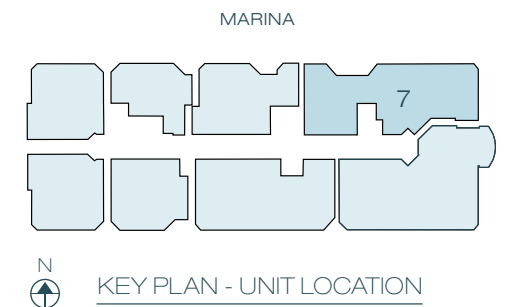
INTRACOASTAL

Sky Residence  
**GRAND PENTHOUSE 7**

3	BEDROOMS + DEN	3.5	BATHROOMS
INTERIOR	3,949 SF		367 M <sup>2</sup>
TERRACE	407 SF		38 M <sup>2</sup>
TOTAL	4,356 SF		405 M <sup>2</sup>

COF: Coffee Maker    WINE: Wine Cooler    MW: Microwave    OV: Oven    DW: Dishwasher    REF: Refrigerator/Freezer

17201 BISCAYNE BOULEVARD, NORTH MIAMI BEACH, FL 33160



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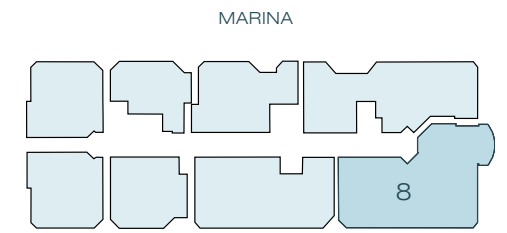
INTRACOASTAL

Sky Residence  
**GRAND PENTHOUSE 8**

4	BEDROOMS + DEN	4.5	BATHROOMS
INTERIOR	4,320 SF		401 M <sup>2</sup>
TERRACE	578 SF		54 M <sup>2</sup>
TOTAL	4,898 SF		455 M <sup>2</sup>

COF: Coffee Maker WINE: Wine Cooler MW: Microwave OV: Oven DW: Dishwasher REF: Refrigerator/Freezer

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N  
KEY PLAN - UNIT LOCATION

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