



MARINA PALMS

YACHT CLUB & RESIDENCES

M I A M I

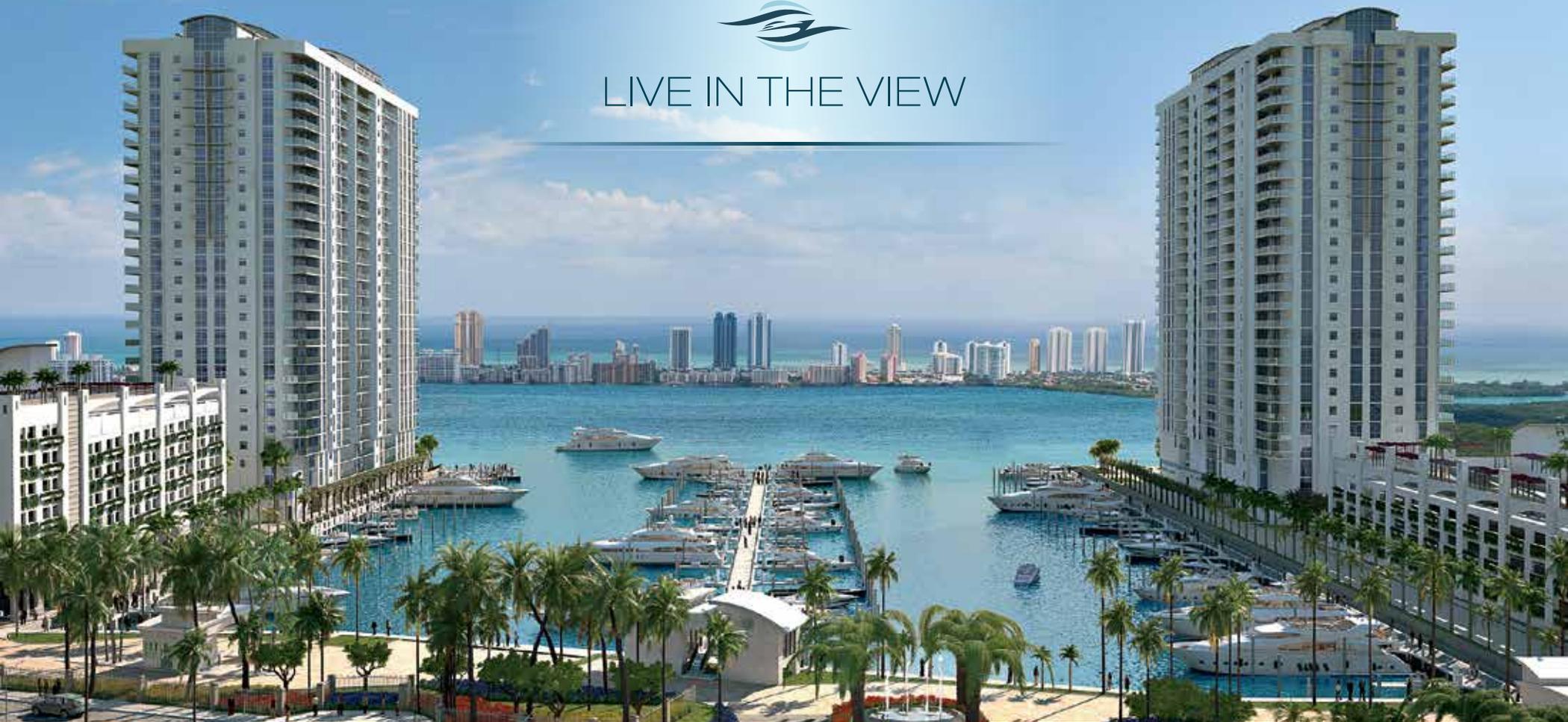


WATERFRONT LIVING,
Inspired by Life on the Water.

Marina Palms Yacht Club & Residences brings the yachting lifestyle back to Miami with the county's first luxury condominium and yacht club development in two decades.



LIVE IN THE VIEW



At Marina Palms, the finest of South Florida living converges at a single address. Cultural amenities abound, with the thriving centers of Miami, Miami Beach and Fort Lauderdale all close at hand. Neighboring Aventura and Bal Harbour offer world-famous shopping and dining. Meanwhile, direct, deep-water access to the Intracoastal Waterway and the Atlantic Ocean provides instant gratification for boaters.

Situated on over 750 feet of picturesque waterfront, the residences at Marina Palms offer stunning views over the marina, the Intracoastal Waterway, and beyond to the Atlantic Horizon.

AREAS OF INTEREST

Marina Palms is located at Biscayne Boulevard and 172nd Street, surrounded by all that South Florida has to offer. Living at Marina Palms will allow you to make the most of every minute spent aboard and ashore, with the Intracoastal Waterway, ocean access, the finest shopping and dining, golfing, parks and two international airports all close at hand.

- 1 Aventura Mall
- 2 Bal Harbour Shops
- 3 Oleta State Park
- 4 Sunny Isles Beach
- 5 Gulfstream Park Racing, Casino & Village
- 6 Ocean access at Haulover
- 7 Turnberry Isles Golf Course
- 8 Restaurants
- 9 Intracoastal Waterway
- 10 Arthur Snyder Tennis Center
- 11 Dog Park at East Greynolds Park
- 12 Equidistant to Downtown Miami/Brickell and Fort Lauderdale
- 13 Close to South Beach nightlife and Key Biscayne attractions
- 14 Equidistant to Miami and Fort Lauderdale Int'l Airports
- 15 Aventura Hospital & Medical Center





AMENITIES

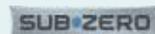
Throughout its spacious, beautifully appointed residences and its immaculate private marina, Marina Palms offers an extravagant array of luxuries, services and amenities designed to help residents make the most of the time they spend aboard, and ashore.

BUILDING FEATURES

- Gated entry
- Secure garage parking
- 24-hour professional security and video surveillance
- WiFi throughout all common areas
- e-Concierge app for iPad/mobile access to the wide array of Marina Palms services and amenities
- High-speed elevators
- Lavish spa with sauna, steam and private treatment rooms
- Men's & women's locker rooms
- State-of-the-art fitness center
- Professional grade studio for yoga/pilates
- News café with daily newspaper service
- Club room with 100"+ television
- Billiards table with bar
- Executive business lounge with conference room
- Pet-friendly environment
- Activity rooms for children and teens

RESIDENCE FEATURES

- Imported Italian kitchen cabinetry by Snaldero with stone countertops
- Grohe bathroom fixtures
- Sub-Zero and Wolf appliances
- Elegant, floating Italian bathroom vanities by Snaldero
- Frameless glass enclosed showers with handheld head in bathrooms
- Generous, 8-foot-deep private terraces with glass railings
- Expansive marina and panoramic water views
- Freestanding soaking tub in master bathroom
- Large, walk-in closets
- Smart-technology ready
- Solid-core doors throughout
- Sound-insulated walls throughout
- Spacious, open floor plans with ceiling heights in excess of 9 feet
- Full-sized, front-loaded washer and dryer in every residence



MARINA

112-slip private marina for yachts
up to 90 feet in length

Full-time dock master

Full service yacht club concierge

Fueling services

Dockside high-speed Internet and cable TV

Well-equipped sundry store

Picturesque marina promenade

OUTDOOR AMENITIES

Watersports, including jet skiing, kayaking, waterskiing, windsurfing and snorkeling

Lushly landscaped, 14-acre lifestyle enclave on 750 linear feet of prime waterfront

Resort-style pool deck with infinity pool, hot tub and stunning waterfront views

Outdoor gourmet kitchen

Dedicated children's pool

Children's outdoor playground

Convenient dog park access at East Greynolds Park

Pet station

SERVICES

24-hour valet parking

Personal butler service

On-site car wash service and detailing

Pool attendants

Tennis club membership

Pet spa services



750 FEET OF PRIME WATERFRONT

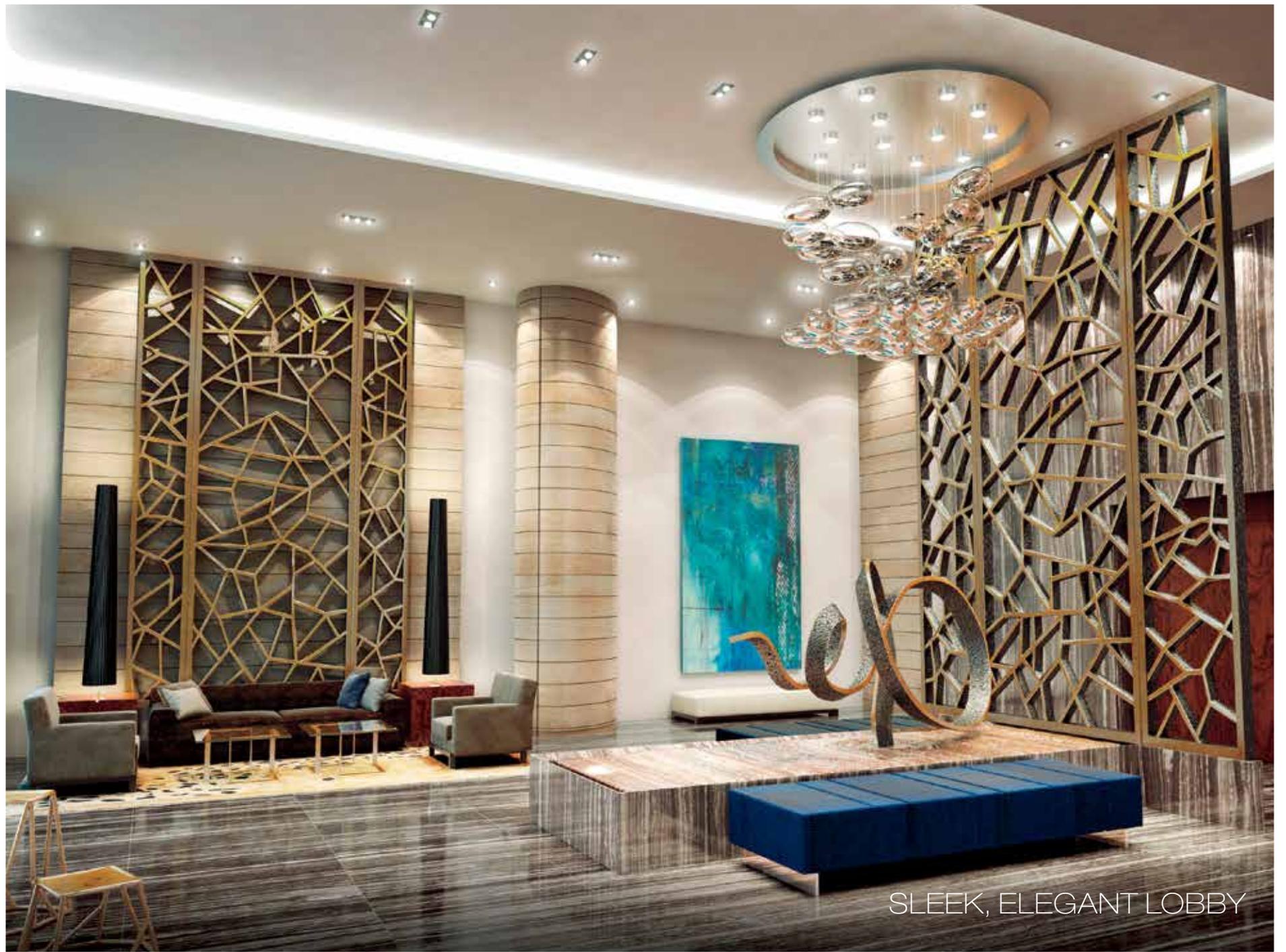


FULL-SERVICE MARINA



INFINITY POOL





SLEEK, ELEGANT LOBBY



CLUB ROOM



WELL-APPOINTED SOCIAL SPACES



TEENS' ROOM

KIDS' ROOM



STATE-OF-THE-ART FITNESS CENTER





SPACIOUS GREAT ROOM

ELEGANT MASTER BEDROOM





OPULENT MASTER BATHROOM



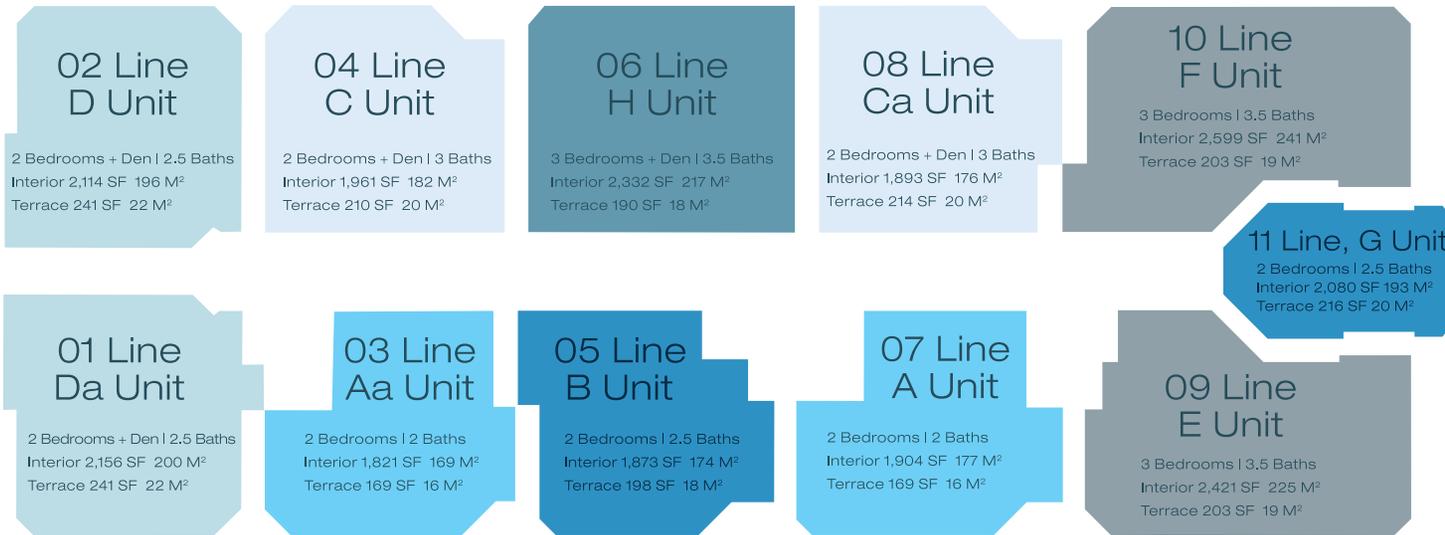
ITALIAN KITCHENS



GROHE BATHROOM FIXTURES



PREMIUM APPLIANCES

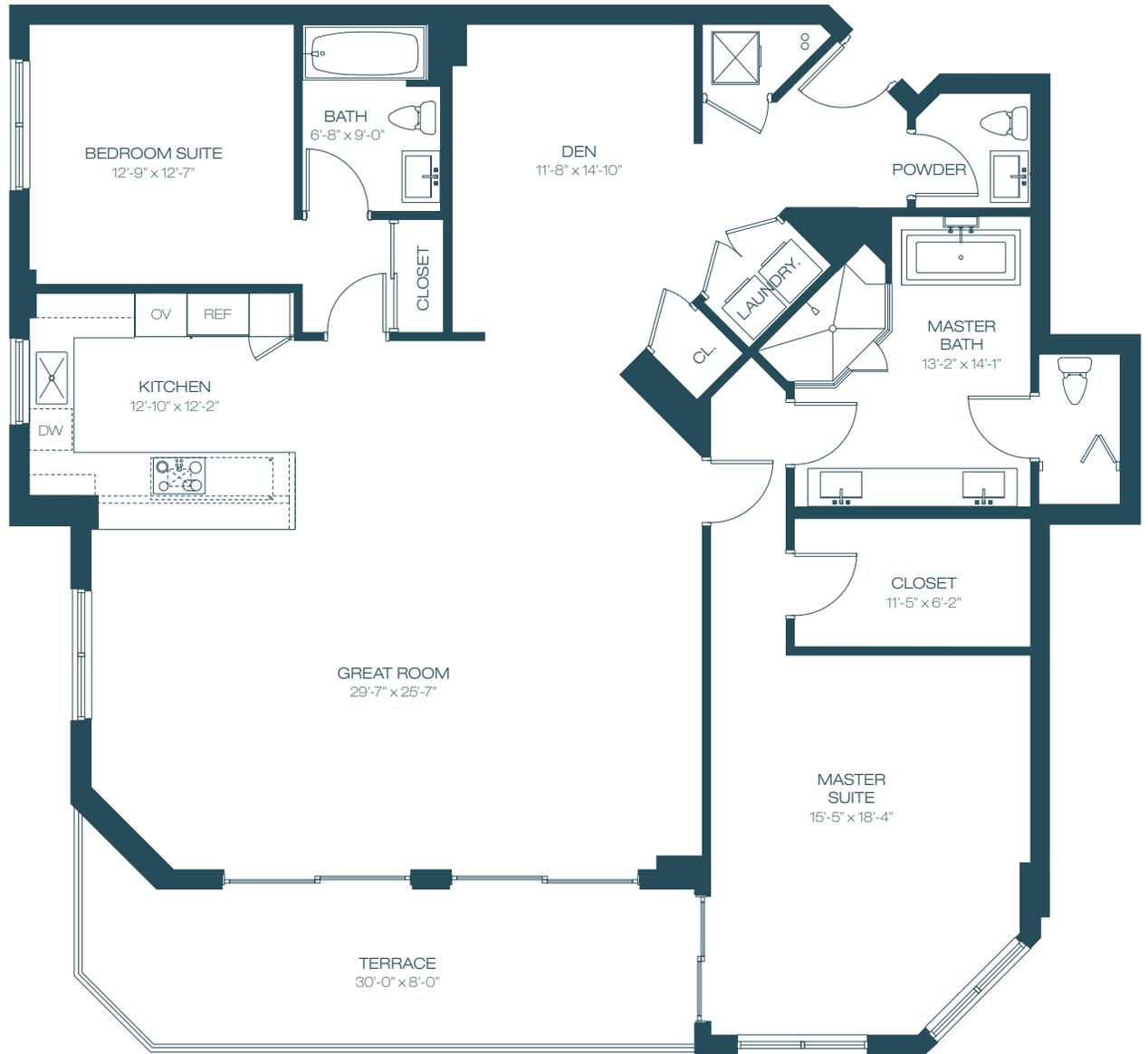


MARINA

- 2 Bed/2 Bath
- 2 Bed/Den/2.5 Bath
- 3 Bed/3.5 Bath
- 2 Bed/2.5 Bath
- 2 Bed/Den/3 Bath
- 3 Beds/Den/3.5 Bath

UNIT Da

2	BEDROOMS + DEN	2.5	BATHROOMS
INTERIOR	2,156 SF		200 M ²
TERRACE	241 SF		22 M ²
TOTAL	2,397 SF		223 M ²



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 KEY PLAN - UNIT LOCATION

OV: Oven DW: Dishwasher REF: Refrigerator CL: Closet

All dimensions are approximate and all floor plans and development plans are subject to change. 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 features listed for the residences are representative only, and the Developer reserves the right, without notice to or approval by the Buyer, to make changes or substitutions of equal or better quality for any features, materials and equipment. All dimensions are taken to the outside finished surface of the exterior walls, and to the centerline of interior demising walls, and vary from the dimensions that would be determined based upon the description of the "Unit" set forth in the Declaration of Condominium (which generally includes only the interior airspace between the unfinished interior surfaces of the walls bounding the unit). All sketches, renderings, graphic materials, plans, specifications, terms, conditions, and statements contained in this brochure are proposed and conceptual only and do not necessarily reflect the final plans and specifications for the development. Further, developer reserves the right to modify, revise, or withdraw any or all of sale in its sole discretion and without prior notice.

UNIT D

2	BEDROOMS + DEN	2.5	BATHROOMS
INTERIOR	2,114 SF	196 M ²	
TERRACE	241 SF	22 M ²	

TOTAL	2,355 SF	218 M ²	



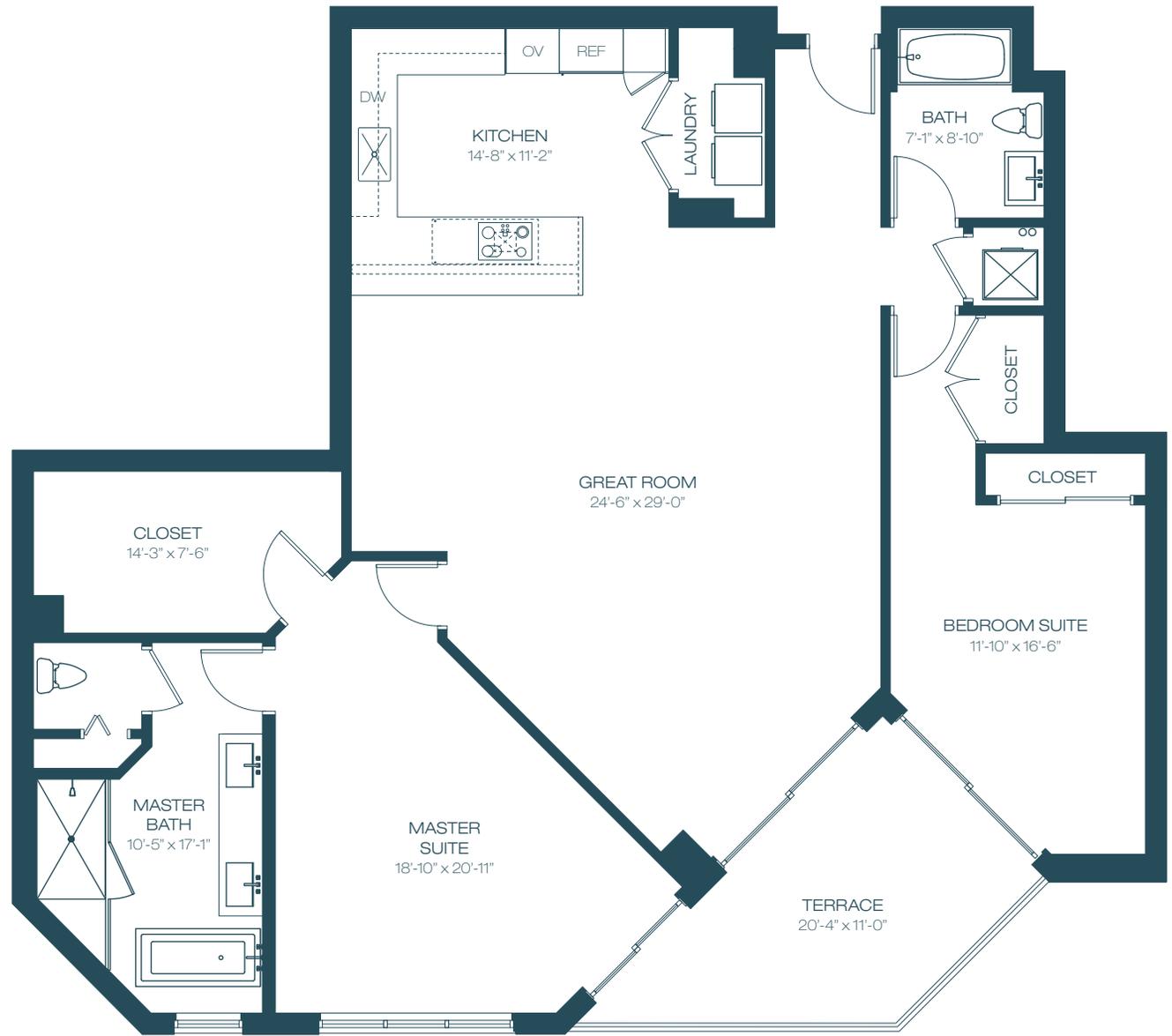
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UNIT Aa

2	BEDROOMS	2	BATHROOMS
INTERIOR	1,821 SF	169 M ²	
TERRACE	169 SF	16 M ²	
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TOTAL	1,990 SF	185 M ²	



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KEY PLAN - UNIT LOCATION

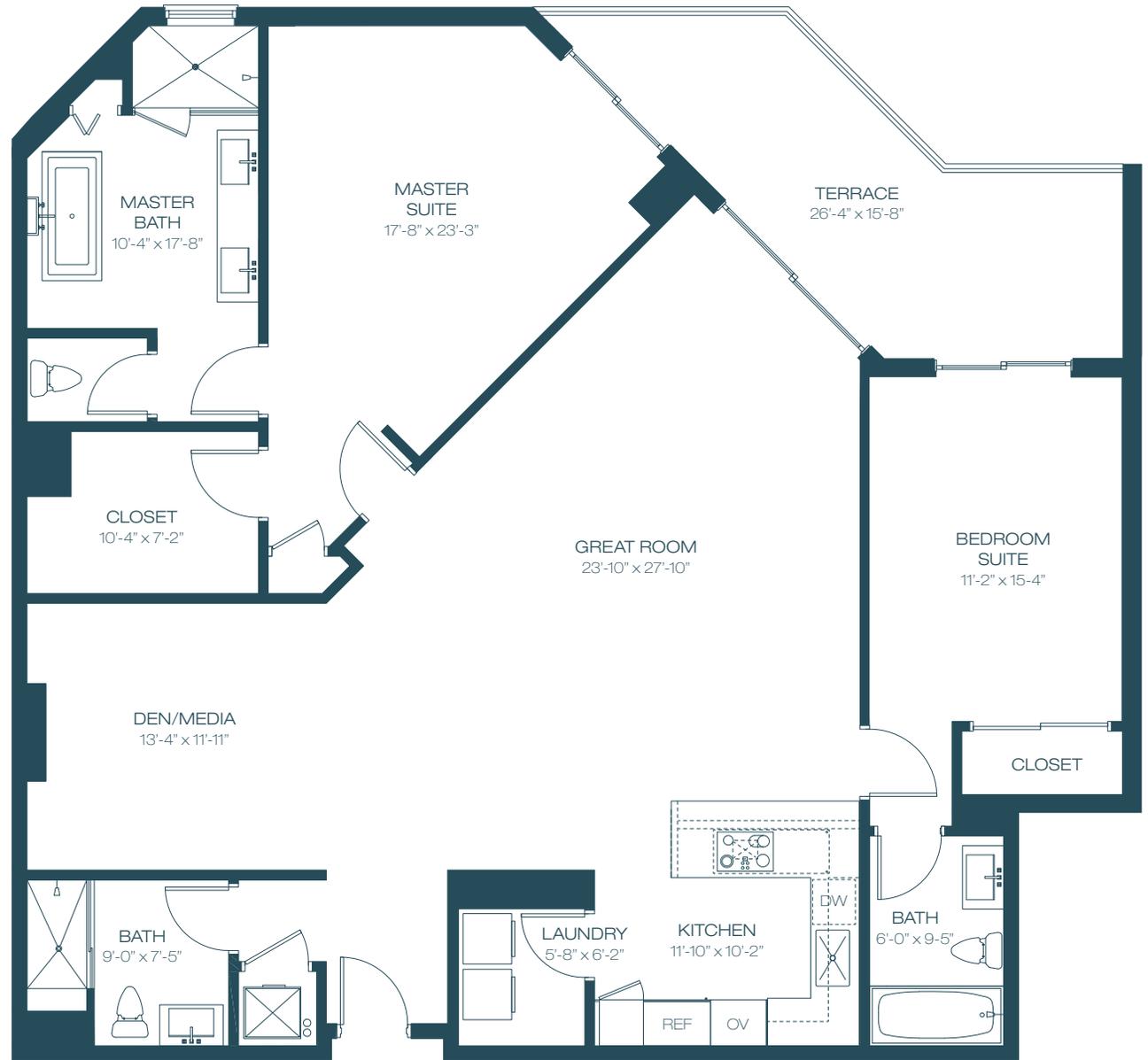
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UNIT C

2	BEDROOMS + DEN	3	BATHROOMS
INTERIOR	1,961 SF	182 M ²	
TERRACE	210 SF	20 M ²	

TOTAL	2,171 SF	202 M ²	



N
KEY PLAN - UNIT LOCATION

OV: Oven DW: Dishwasher REF: Refrigerator CL: Closet

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UNIT B

2	BEDROOMS	2.5	BATHROOMS
INTERIOR		1,873 SF	174 M ²
TERRACE		198 SF	18 M ²
TOTAL		2,071 SF	192 M ²



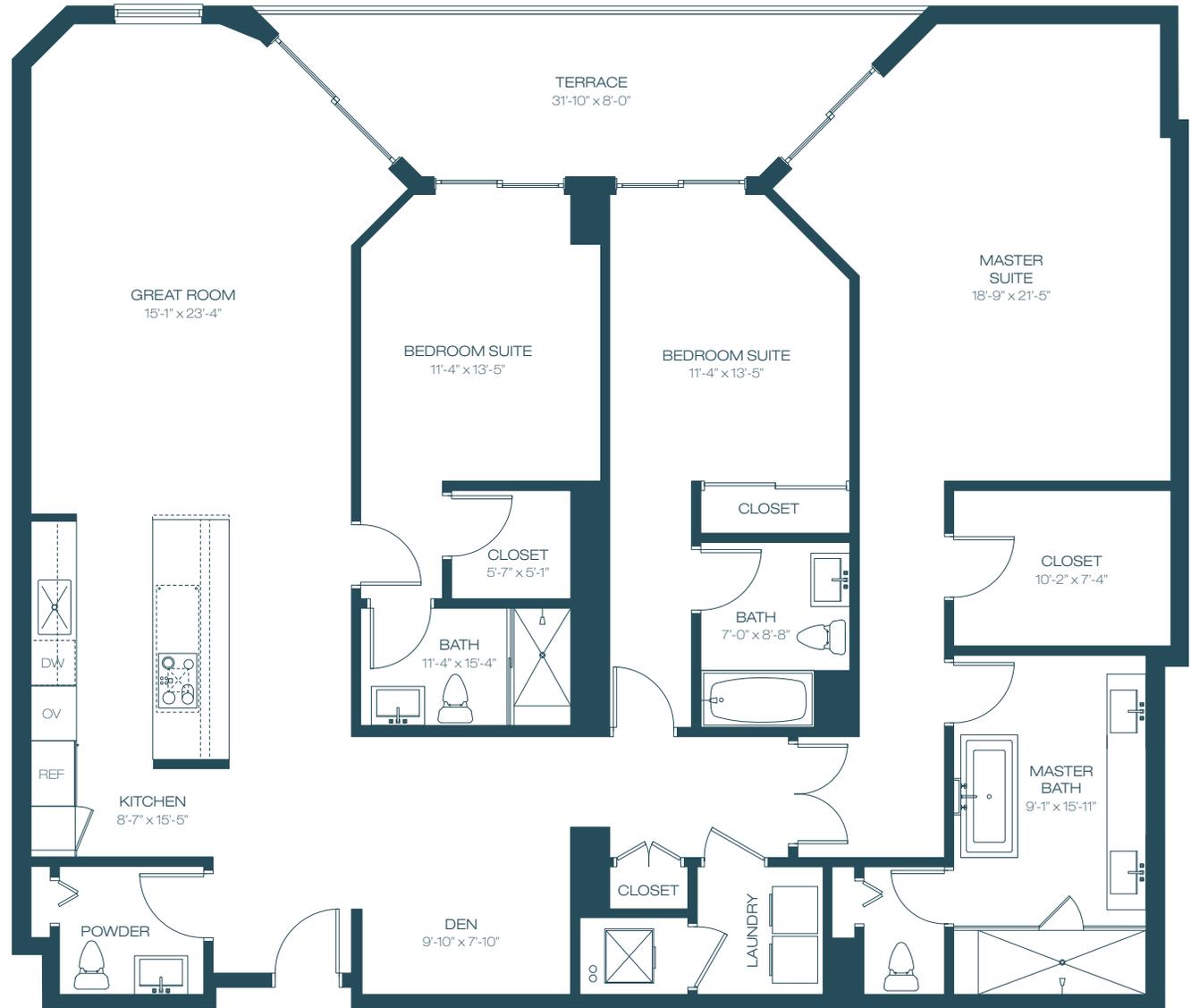
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KEY PLAN - UNIT LOCATION

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UNIT H

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



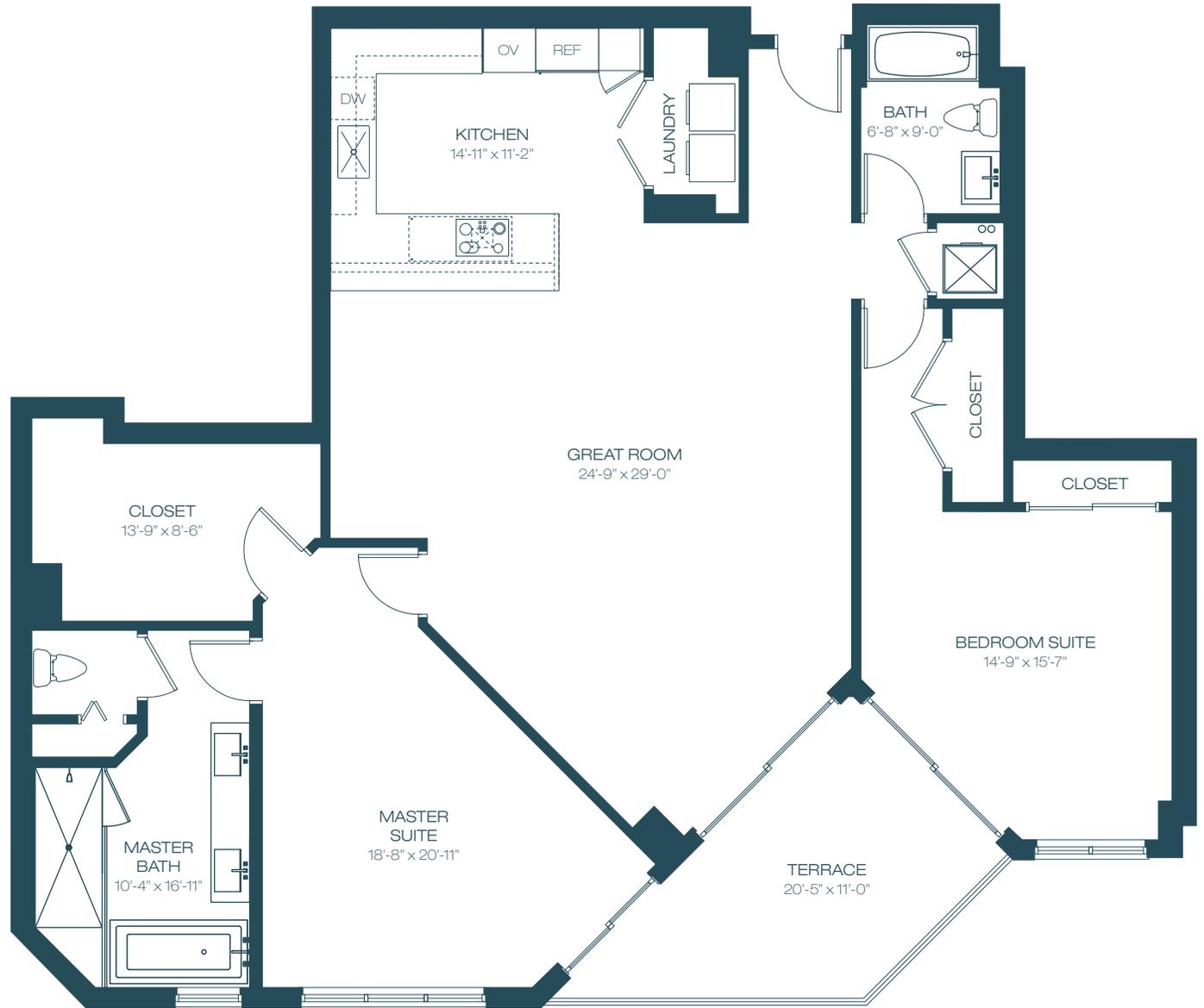
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KEY PLAN - UNIT LOCATION

OV: Oven DW: Dishwasher REF: Refrigerator CL: Closet

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UNIT A

2	BEDROOMS	2	BATHROOMS
INTERIOR	1,904 SF	177 M ²	
TERRACE	169 SF	16 M ²	
TOTAL	2,073 SF	193 M ²	



KEY PLAN - UNIT LOCATION

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UNIT Ca

2	BEDROOMS + DEN	3	BATHROOMS
INTERIOR	1,893 SF	176 M ²	
TERRACE	214 SF	20 M ²	

TOTAL	2,107 SF	196 M ²	



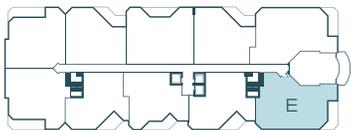
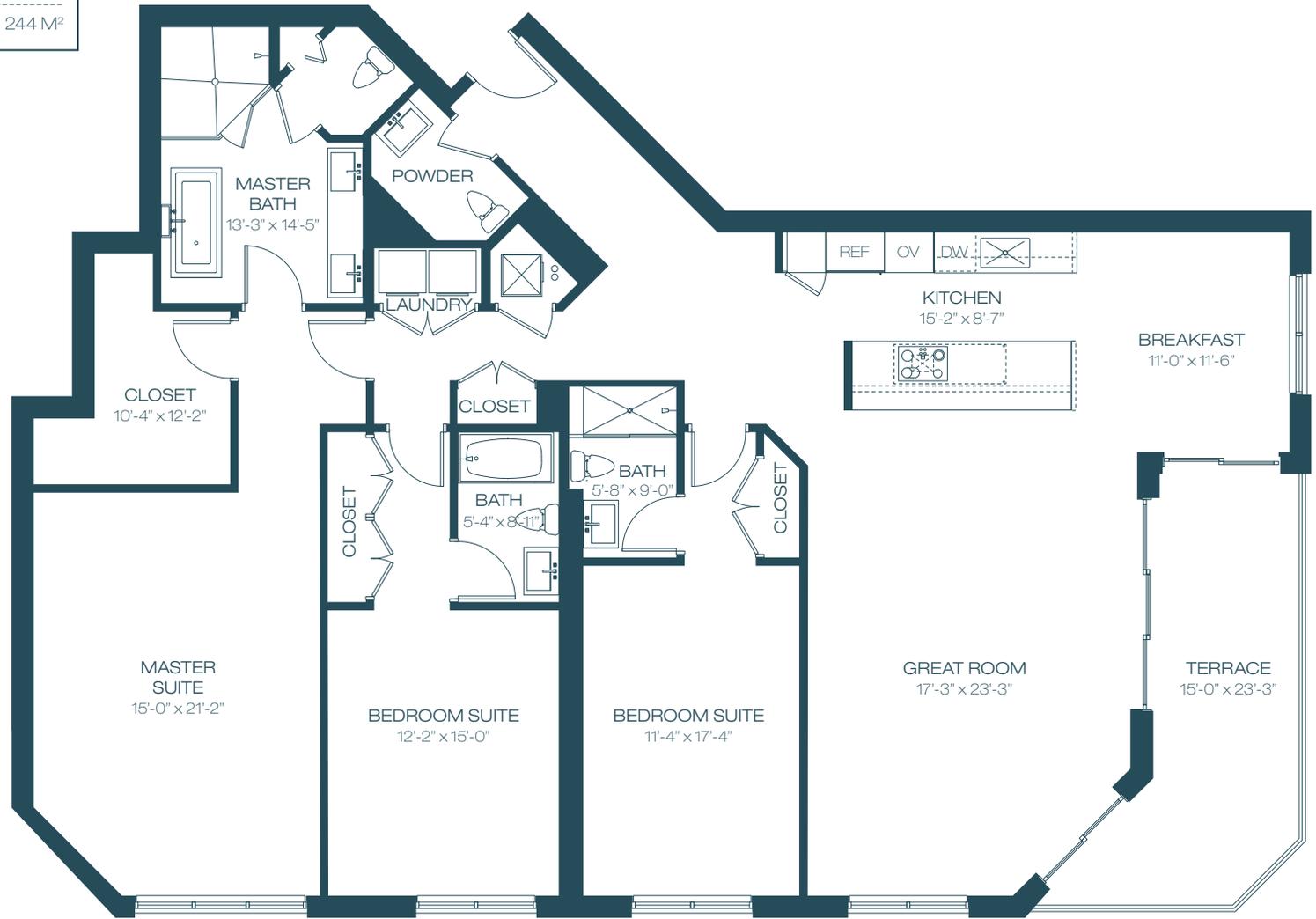
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KEY PLAN - UNIT LOCATION

OV: Oven DW: Dishwasher REF: Refrigerator CL: Closet

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UNIT E

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



MARINA

INTRACOASTAL

 KEY PLAN - UNIT LOCATION

OV: Oven DW: Dishwasher REF: Refrigerator CL: Closet

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UNIT F

3	BEDROOMS	3.5	BATHROOMS
INTERIOR	2,599 SF	241 M ²	
TERRACE	203 SF	19 M ²	

TOTAL	2,802 SF	260 M ²	



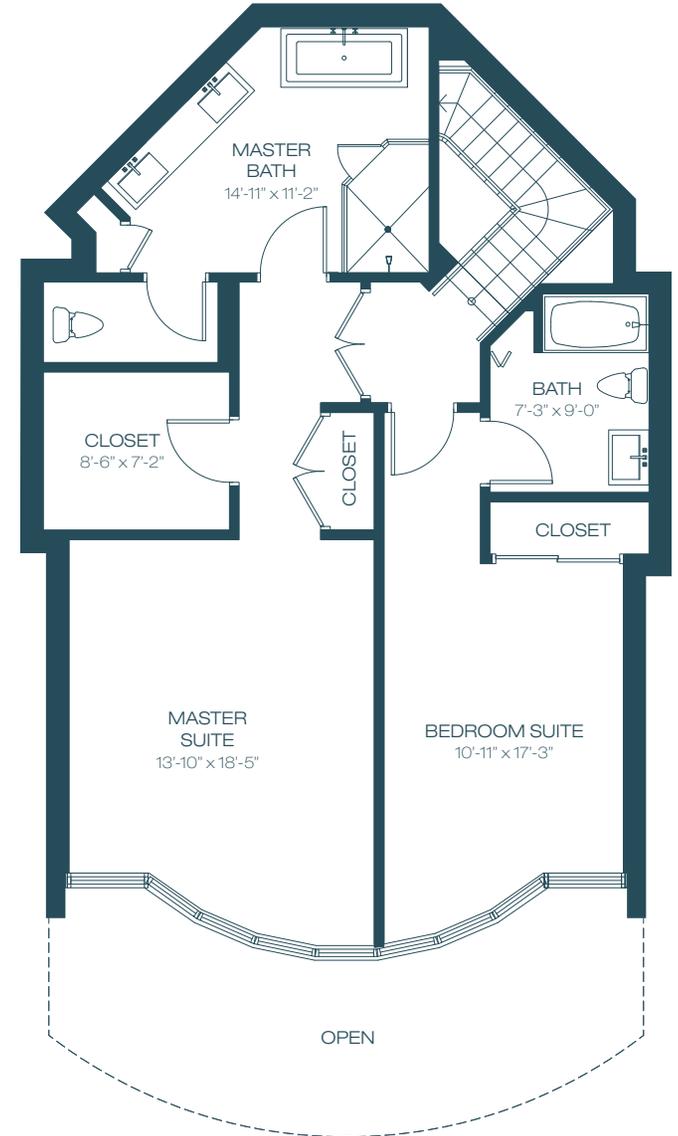
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UNIT G

2	BEDROOMS	2.5	BATHROOMS
INTERIOR		2,080 SF	193 M ²
TERRACE		216 SF	20 M ²
TOTAL		2,296 SF	213 M ²



KEY PLAN - UNIT LOCATION

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DEVELOPMENT TEAM

Marina Palms is a Plaza Group and DevStar Group Joint Venture Development

The Plaza Group is a residential and commercial development company headquartered in Hollywood, Florida, which has twice been recognized as the largest condominium developer in Broward County. Founded by Neil Fairman, Plaza Group has completed numerous commercial, retail and municipal projects. More recently, the firm successfully developed luxury condominium projects including the 42-story Ocean Palms on Hollywood Beach and The Palms, two 32-story towers on Fort Lauderdale Beach.

The DevStar Group is a development and investment firm headquartered in Miami, Florida. DevStar principals, Anthony Burns and George Helmstetter, have spearheaded the redevelopment and sales efforts of some of South Florida's most exciting luxury condominium projects including the 47-story Paramount Bay and Ocean House South Beach, a collection of boutique oceanfront residences. At Marina Palms, DevStar is partnering with iStar Financial, a publicly traded, \$7 billion finance and investment company, which is one of the largest investors in luxury condominium projects in the United States.

PROJECT FACTS

Number of residences: 468 (two 234-unit towers)

Number of floors: 25 stories

Architectural size of units: 1,821 SF to 2,599 SF
(excludes penthouses)

Unit layouts: 2 BR/2 BA to 3 BR/3.5 BA
(excludes penthouses)

Developer: Marina Palms Residences North LLC, a joint venture controlled by affiliates of The Plaza Group and The DevStar Group

Architect: Slattery and Associates

Designer: Interiors by Steven G



17201 Biscayne Blvd, North Miami Beach, FL 33160

 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 THE DEVELOPER TO A BUYER OR LESSEE. OBTAIN THE PROPERTY REPORT REQUIRED BY FEDERAL LAW AND READ IT BEFORE SIGNING ANYTHING. NO FEDERAL AGENCY HAS JUDGED THE MERITS OR VALUE, IF ANY, OF THIS PROPERTY. We are pledged to the letter and spirit of U.S. policy for the achievement of equal housing throughout the Nation. We encourage and support an affirmative advertising and marketing program in which there are no barriers to obtaining housing because of race, color, sex, religion, handicap, familial status or national origin. This brochure does not constitute an offer to sell or a solicitation of an offer to buy a unit in the condominium. No solicitation, offer or sale of a unit in the condominium will be made in any jurisdiction in which such activity would be unlawful prior to any required registration therein.