



MARINA PALMS

YACHT CLUB & RESIDENCES

M I A M I

Inspired by Life On The Water.

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



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DAYS ON THE WATER

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The Best Part Of Life On The Water  
Is Life In The Water.

Marina Palms offers highly refined living with  
optimal luxuries, services and amenities, with  
everything you need for family fun on the water.  
And in the water.







See legal disclaimer on the last page.





## NIGHTS ON THE TOWN



Make the Most of Every Moment  
Aboard or Ashore.

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-class shopping, dining and entertainment.









LIVE IN THE VIEW

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EAST VIEW



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## PROPERTY FEATURES

- 750 linear feet of waterfront on 14 acres
- Full-service marina and Yacht Club
- 468 luxury residences in two waterfront towers
- Gated entry
- Access-controlled garage parking
- 24-hour security and video surveillance
- Exclusive Boat Club





## A LIFESTYLE AT YOUR FINGERTIPS.

Throughout its spacious, beautifully appointed residences, lush waterfront grounds and immaculate private marina, Marina Palms offers amenities, services and technologies designed to enhance every aspect of sophisticated waterfront living.

With MPConnect, our mobile concierge app, you can manage your Marina Palms lifestyle continuously, from anywhere in the world, right from your smartphone, tablet or other mobile device.

MPConnect is your personal link to the management company, the concierge desk, the valet station, the Boat Club, the Yacht Club and more.







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# PRIVATE MARINA WITH AQUATIC AMENITIES

With a newly completed 112-slip marina sheltering yachts up to 100 feet in length, Marina Palms brings true waterfront living back to the shores of Southeast Florida. Each Marina Palms resident has the ability to realize their ideal life on the water.

## MARINA PALMS AQUATIC AMENITIES

Marina Palms residents will enjoy a host of aquatic activities. Consult with the Yacht Club Concierge to arrange:

Kayaking, paddleboarding, snorkeling, windsurfing

Kite surfing, parasailing, banana boat rides

Private yacht charters (with or without crew)

Dolphin and manatee spotting, spear fishing, lobstering, dive trips, deep-sea fishing and more



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# FULL-SERVICE MARINA



## MARINA PALMS YACHT CLUB

Marina Palms boat slip owners and users will enjoy:

Full-service facilities, professionally managed, with dock master, concierge and marina staff

Dockside high-speed Internet, cable TV, fresh water and pump out

High-flow, on-site fuel service offering premium diesel and gasoline

Fully stocked sundry store has all the items you may have forgotten

Maintenance and repair programs to suit your needs

## MARINA PALMS BOAT CLUB

An optional membership, exclusive for Marina Palms residents provides access to:

Watercraft ranging from 23 to 36 feet, situated right outside your front door. We have the perfect vessel for any excursion-cruising, fishing, and diving

Hassle-free boating without owning





INFINITY POOL

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PANORAMIC VIEWS

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## BUILDING FEATURES

- Gated entry
- Access-controlled garage parking
- 24-hour 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

## OUTDOOR AMENITIES

- Watersports, including jet skiing, kayaking, waterskiing, windsurfing and snorkeling
- 14-acre lifestyle enclave with 750 linear feet of prime waterfront
- Resort-style pool deck with infinity pool, hot tub and stunning waterfront views
- Outdoor gourmet kitchen
- Children's pool
- Children's outdoor playground
- Convenient access to the dog park at East Greynolds Park
- Pet station

## SERVICES

- 24-hour valet parking
- Personal butler service
- On-site car wash service and detailing
- Pool attendants
- Pet spa services











## CLUB ROOM

Artist conceptual rendering. See legal disclaimer on the last page.





NEWS CAFÉ

## THE UPSIDE OF DOWNTIME

Marina Palms dedicates its generous program of indoor amenity space to residents' social and recreational pursuits.

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FITNESS CENTER





TEENS' ROOM

## LET THE FUN BEGIN

Age-appropriate social spaces invite younger residents to gather with their peers. From teen get-togethers to toddler play dates, these dedicated lounges are designed with their youthful occupants' needs in mind.



KIDS' ROOM

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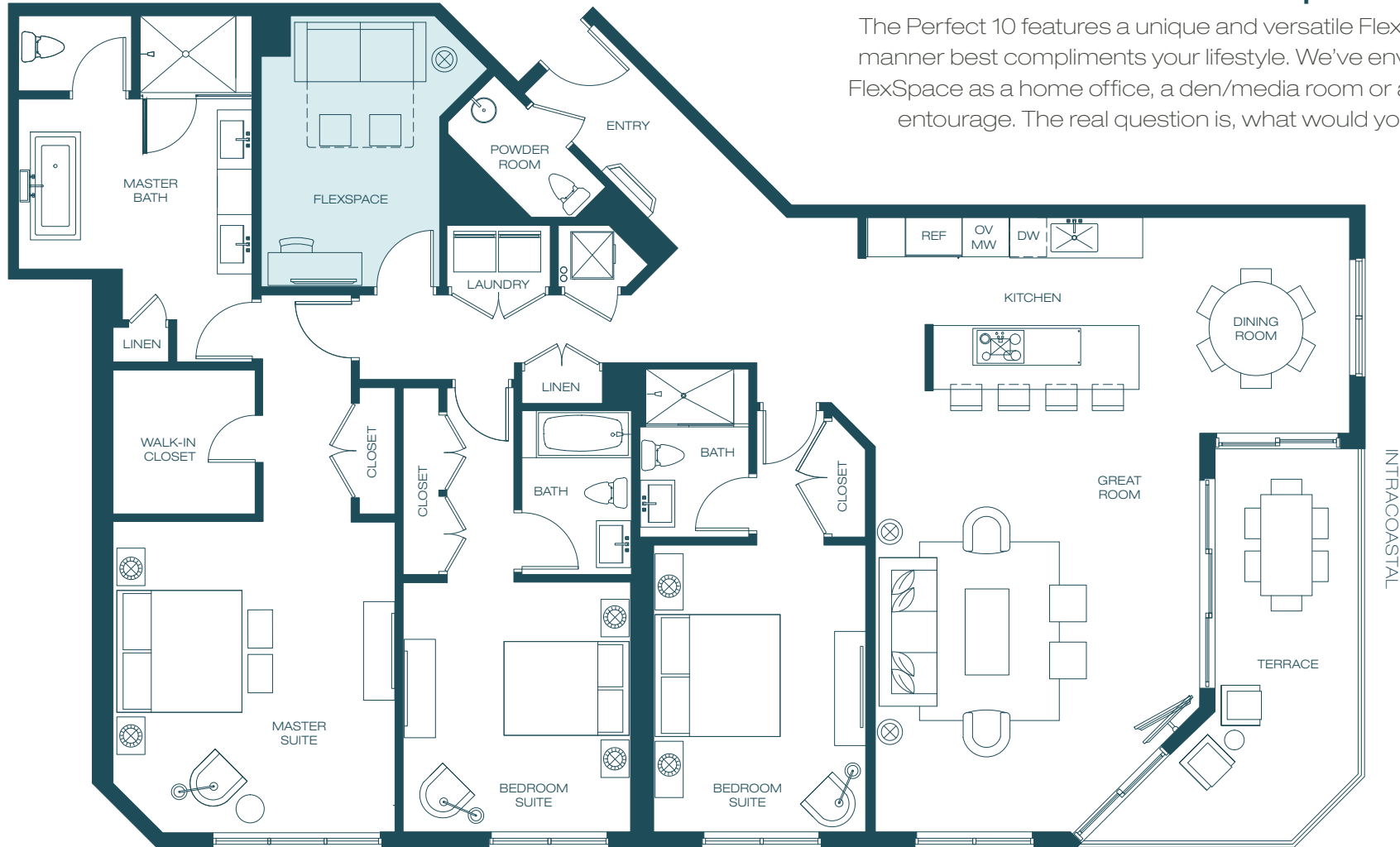
## Introducing THE PERFECT 10 by Steven G.

Marina Palms offers a range of spacious residences including floor plans with double master suites, but our most prized floor plan is known as the “**Perfect 10.**”

Situated on the southeast corner of the South Tower at Marina Palms, the 10 Line boasts our most spectacular ocean and skyline views. But the wow factor isn't just outside your windows. With 2,600 square feet inside, an expansive wraparound balcony, and a newly introduced FLEXspace, the 10 Line can accommodate a range of configurations to suit a variety of needs. The Perfect 10 has an expansive great room perfect for entertaining that flows right out onto your balcony.



OPTION 1  
HOME OFFICE



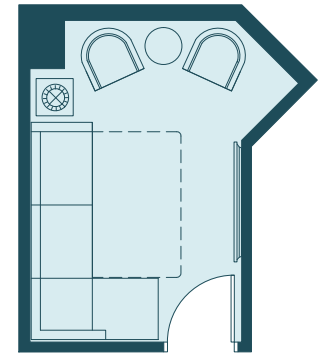
MW: Microwave OV: Oven DW: Dishwasher REF: Refrigerator/Freezer

NATURE PRESERVE

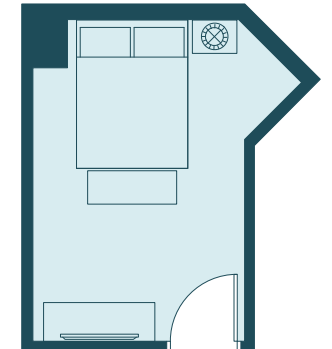
## FLEXspace

The Perfect 10 features a unique and versatile FlexSpace to be used in whatever manner best compliments your lifestyle. We've envisioned utilizing the Perfect 10 FlexSpace as a home office, a den/media room or a service area for the extended entourage. The real question is, what would you do with your FlexSpace?

OPTION 2  
DEN/MEDIA ROOM



OPTION 3  
SERVICE AREA



### SAMPLE FLEXspace OPTIONS

#### OPTION 1 HOME OFFICE

Private, quiet, discreet with a sleeper sofa. The space becomes a wonderful place to conduct business or other affairs.

#### OPTION 2 DEN/MEDIA ROOM

This FLEXspace is ideal for distraction-free enjoyment of movies, gaming or other media, without disrupting the household. It can also be used for overflow sleeping.

#### OPTION 3 SERVICE AREA

Keep the entourage under one roof by utilizing your FLEXspace as a spare room.

*Interiors by STEVEN G. INC.*  
Interior Design

"This degree of versatility and size in a condominium floor plan is almost unheard of. It provides the ultimate in a luxury residence. We have presented just three of the infinite possible uses for a room such as this."

-Steven G.





## SPACIOUS GREAT ROOM

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ITALIAN KITCHENS WITH PREMIUM APPLIANCES

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## ELEGANT MASTER BEDROOM

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# OPULENT BATHROOMS

Imported Italian kitchen cabinetry by Snaidero  
with stone countertops

Grohe bathroom fixtures

Sub-Zero and Wolf appliances

Elegant, floating Italian bathroom vanities by Snaidero

Frameless glass enclosed showers with handheld  
head in bathrooms

Deep private terraces with glass railings

Expansive marina and panoramic water views

Freestanding soaking tub in master bathroom

Large, walk-in closets

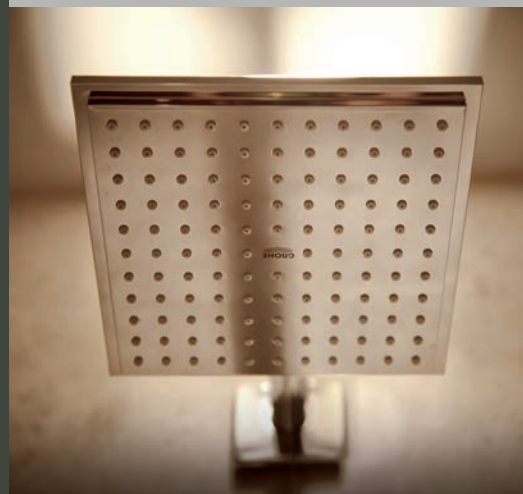
Smart-technology ready

Solid-core doors throughout

Sound-insulated walls throughout

Spacious, open floor plans with ceiling heights of 9'+

Full-sized, front-loaded washer and dryer in  
every residence



**snaidero**  
KITCHENS + DESIGN

**SUB-ZERO**

**WOLF**

**GROHE**







# AREAS OF INTEREST

Ideally situated off Biscayne Boulevard at 172nd Street, Marina Palms puts you within minutes of South Florida's most celebrated shopping, dining and entertainment venues, while two international airports bring the rest of the world within easy reach.

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



AVENTURA MALL



BAL HARBOUR SHOPS



GULFSTREAM PARK



TURNBERRY ISLE GOLF COURSE



LAS OLAS BOULEVARD



SOUTH BEACH

See legal disclaimer on the last page.



# PROJECT FACTS

Developer: Marina Palms Residences North LLC and Marina Palms Residences South LLC

Architect: Slattery and Associates

Designer: Interiors by Steven G

Number of residences: 468 (two 234 unit towers)

Number of floors: 25 stories

Architectural size of units: 1,528 SF to 2,599 SF (excludes penthouses)

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

# DEVELOPMENT TEAM

Developers are joint venture entities affiliated with The Plaza Group and The DevStar Group.

Founded by Neil Fairman, The Plaza Group has successfully developed the 240-unit, 42-story Ocean Palms condominium on Hollywood Beach, and The Palms, a luxury condominium with 196 units in two, 32-story towers, located on Fort Lauderdale Beach.

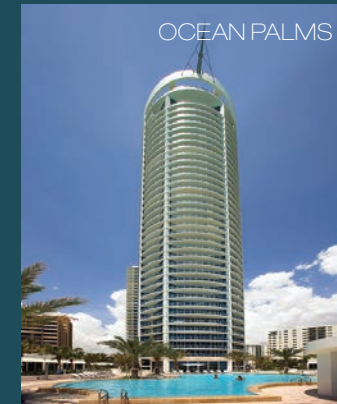
The DevStar Group is a development and investment firm headquartered in Miami. Principals Anthony Burns and George Helmstetter have spearheaded the redevelopment and sales efforts of the 47-story Paramount Bay and Ocean House South Beach. For Marina Palms, DevStar is partnering with iStar Financial, a publicly traded, \$7 billion finance and investment company.



THE PALMS




PARAMOUNT BAY



OCEAN PALMS



OCEAN HOUSE

 These materials are not intended to be an offer to sell, or solicitation to buy a unit in the condominium. Such an offering shall only be made pursuant to the prospectus (offering circular) for the condominium and no statements should be relied upon unless made in the prospectus or in the applicable purchase agreement. In no event shall any solicitation, offer or sale of a unit in the condominium be made in, or to residents of, any state or country in which such activity would be unlawful. No real estate broker or salesperson is authorized to make any representations or other statements regarding this project, and no agreements with, deposits paid to or other arrangements made with any real estate broker are or shall be binding on the developer. All artist's or architectural renderings, sketches, graphic materials, prices, plans, specifications, terms, conditions, statements, features, dimensions, amenities, existing or future views and photos depicted or otherwise described herein are proposed and conceptual only, and are based upon preliminary development plans, which are subject to withdrawal, revisions and other changes, without notice, as provided in the purchase agreement and the offering circular. They should not be relied upon as representations, express or implied, of the final detail of the proposed improvements. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same. 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 which are included with the unit. Interior photos may depict options and upgrades that are not representative of standard features and may not be available for all model types, and all depictions of furniture, appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration, are not necessarily included in each unit. Furnishings and finishes are only included if and to the extent provided in your purchase agreement. No guarantees or representations whatsoever are made that existing or future views of the project and surrounding areas depicted by artist's conceptual renderings or otherwise described herein, will be provided or, if provided, will be as depicted or described herein. Any view from any unit or from other portions of the property may in the future be limited or eliminated by future development or forces of nature. The photographs contained in this brochure may be stock photography or have been taken off-site and are used to depict the spirit of the lifestyle to be achieved rather than any that may exist or that may be proposed, and are merely intended as illustrations of the activities and concepts depicted therein.

The Marina, and all facilities located within the Marina, are separately owned and are not part of the Common Areas or Common Elements of the Condominium. The Marina may be used by the owner, thereof for any purposes permitted under applicable law. Use of individual boat slips and other portions of the Marina, and certain services that may be made available therein, shall be subject to payment of additional fees and expenses. The Marina Palms Boat Club (the "Boat Club") is independently owned and operated and is not part of the Condominium. No representations or warranties whatsoever are made by developer regarding the Boat Club, including (without limitation) the ownership, creation, maintenance, operation, or duration thereof, any of the services or facilities that may be made available in connection therewith, or if and to the extent available, the cost, terms, nature or quality thereof. Any and all usage of Boat Club facilities and amenities will be subject to the Boat Club's operator's membership documents and procedures. Boat Club members and their permitted guests will be responsible for adherence to the rules and regulations promulgated by the operator of the Boat Club, which may change from time to time.

The project is being developed by Marina Palms Residences South LLC and Marina Palms Residences North LLC, which entities were formed solely for such purpose. The DevStar Group and The Plaza Group are affiliated with these entities, but neither of them is the developer of this project. Any and all statements, disclosures and/or representations shall be deemed made by developer(s) and not by The DevStar Group and The Plaza Group, and you agree to look solely to the applicable developer(s) (and not to The DevStar Group or The Plaza Group, and/or any of their other affiliates) with respect to any and all matters relating to the marketing and/or development of the Condominiums and with respect to the sales of units in each Condominium. The project graphics, renderings and text provided herein are copyrighted works owned by the developer. All rights reserved. Unauthorized reproduction, display or other dissemination of such materials is strictly prohibited and constitutes copyright infringement.





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