



MARINA PALMS

YACHT CLUB & RESIDENCES

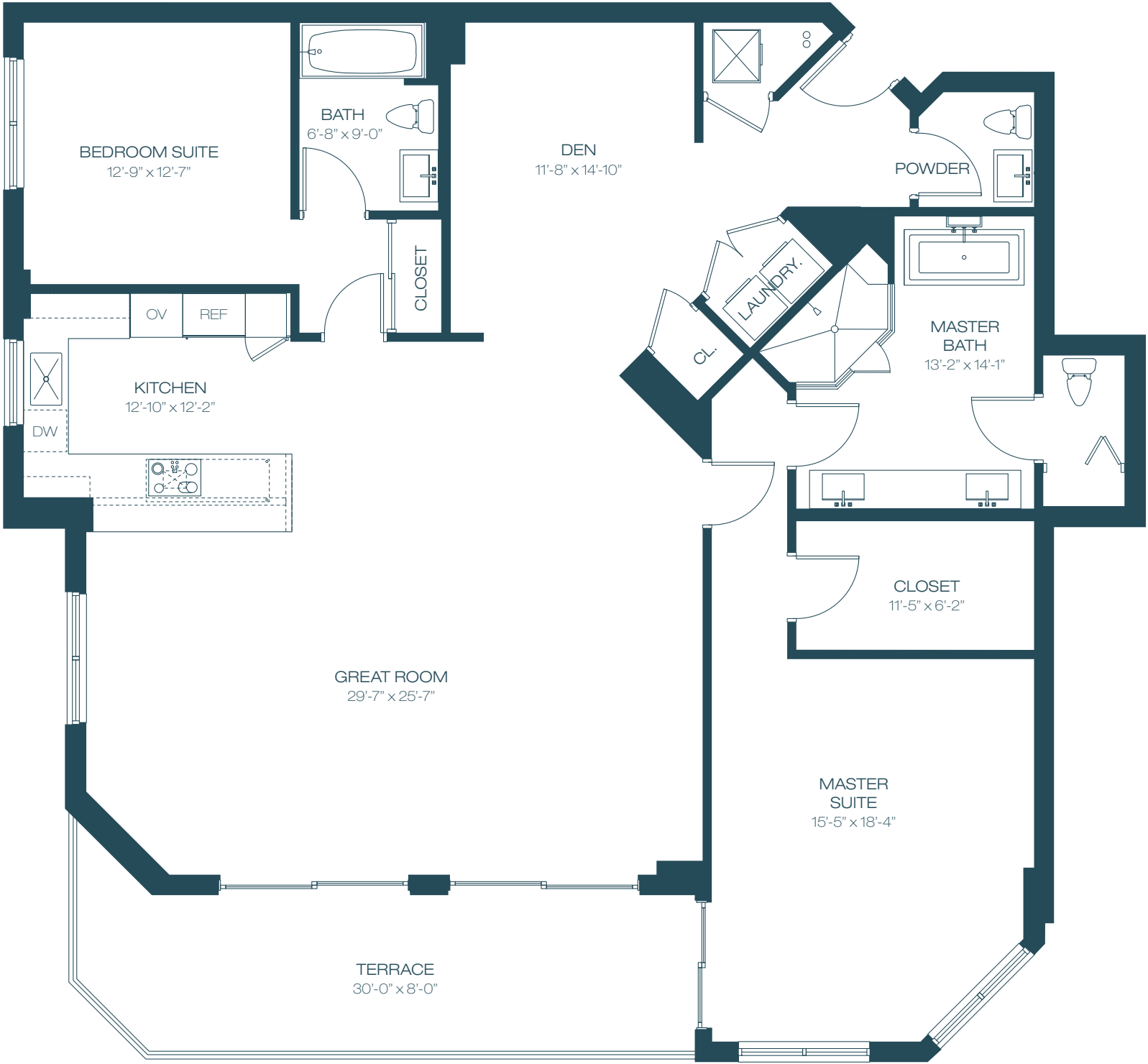
M I A M I

17201 Biscayne Boulevard, North Miami Beach, FL 33160

North Tower
Lower Penthouse Residences

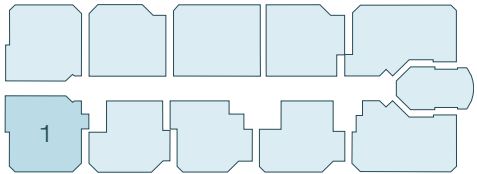
LOWER PENTHOUSE 1

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



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

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.

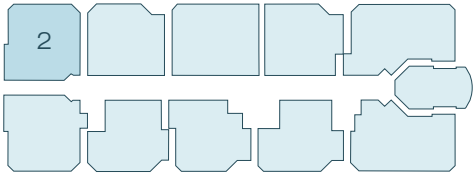
LOWER PENTHOUSE 2

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



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

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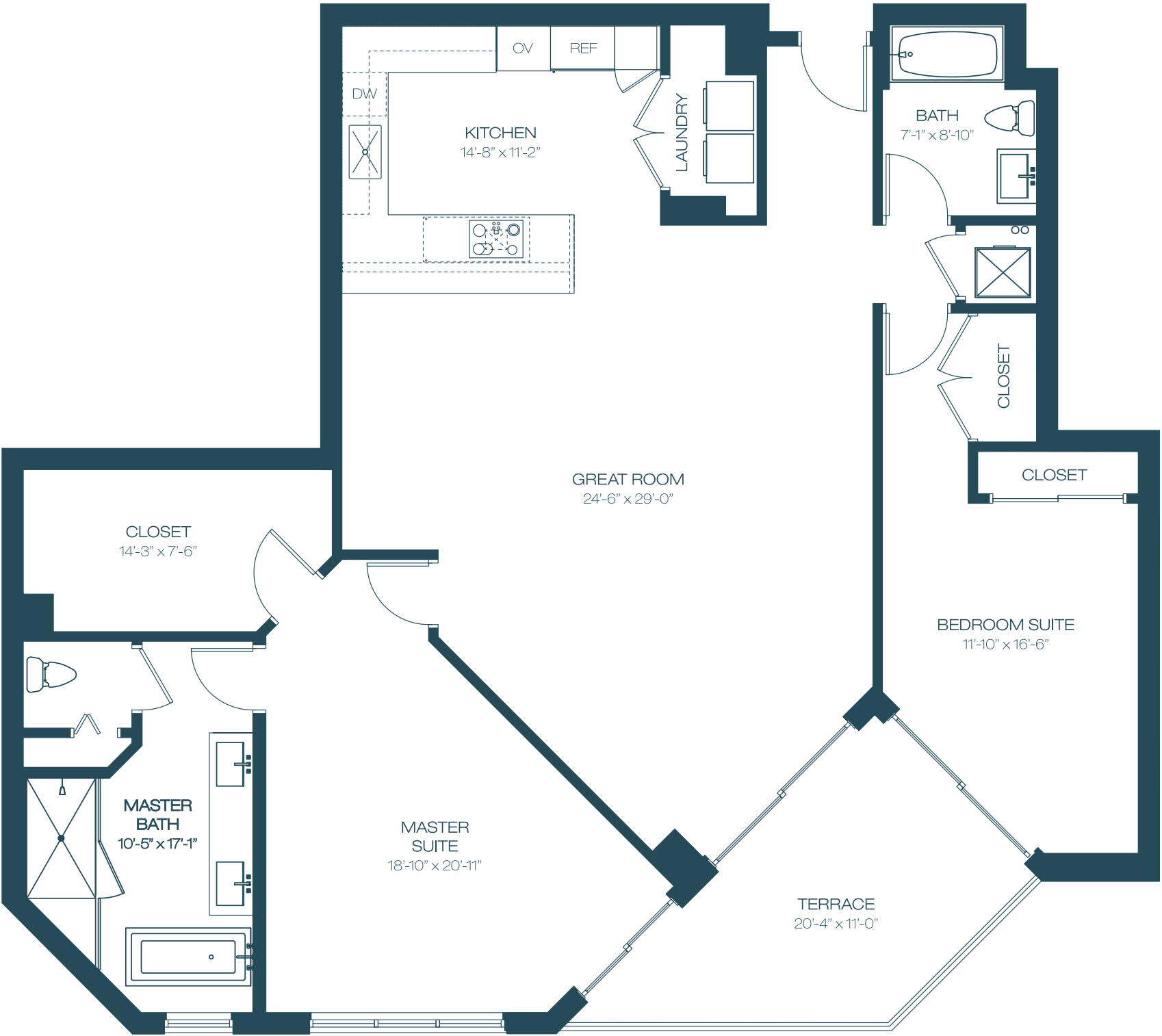


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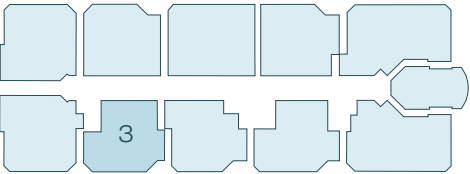
LOWER PENTHOUSE 3

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



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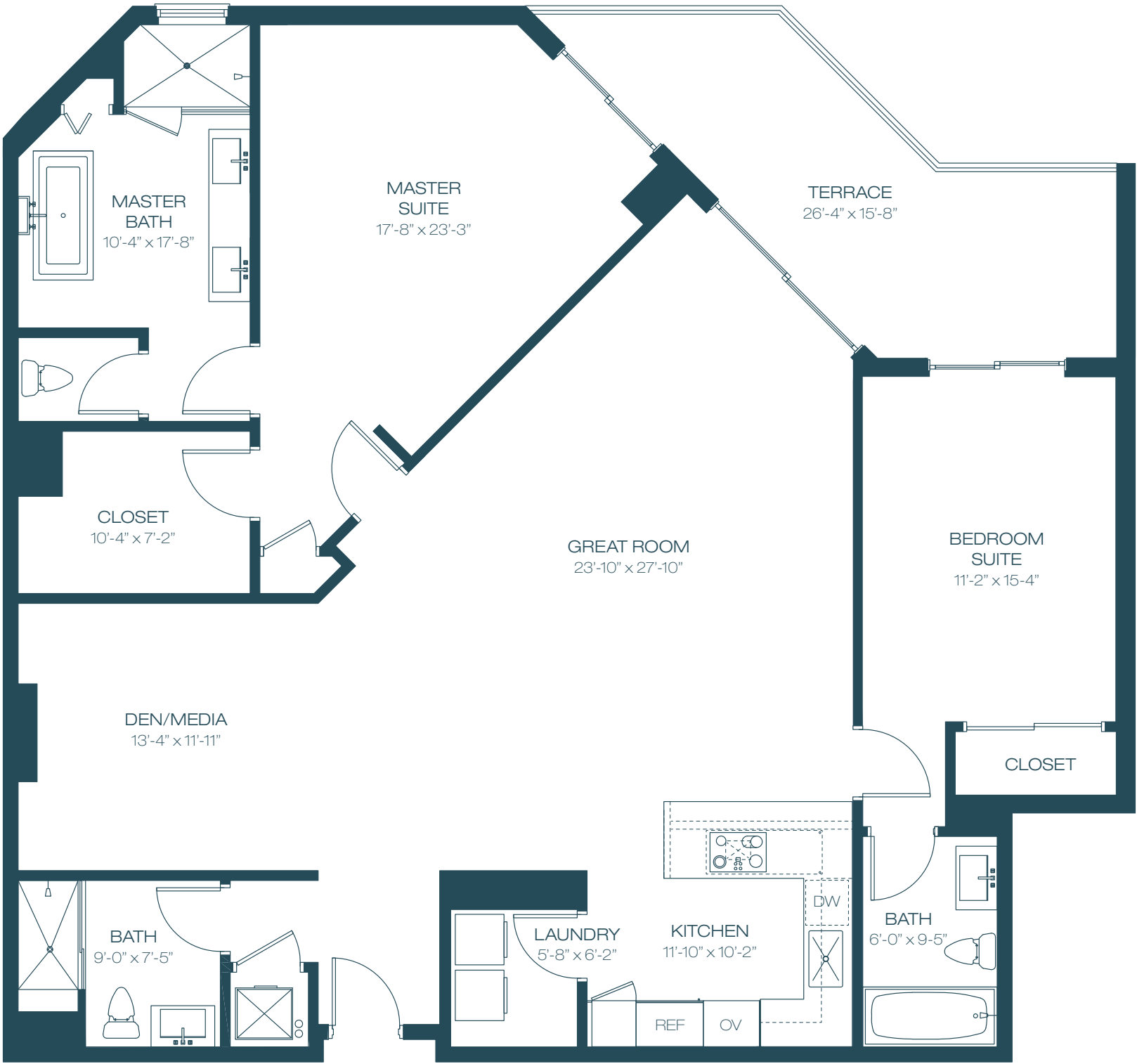


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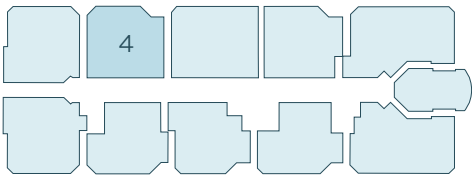
LOWER PENTHOUSE 4

2	BEDROOMS + DEN	3	BATHROOMS
INTERIOR		1,961 SF	182 M²
TERRACE		210 SF	20 M²
TOTAL		2,171 SF	202 M²



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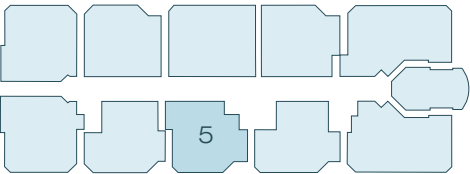


LOWER PENTHOUSE 5

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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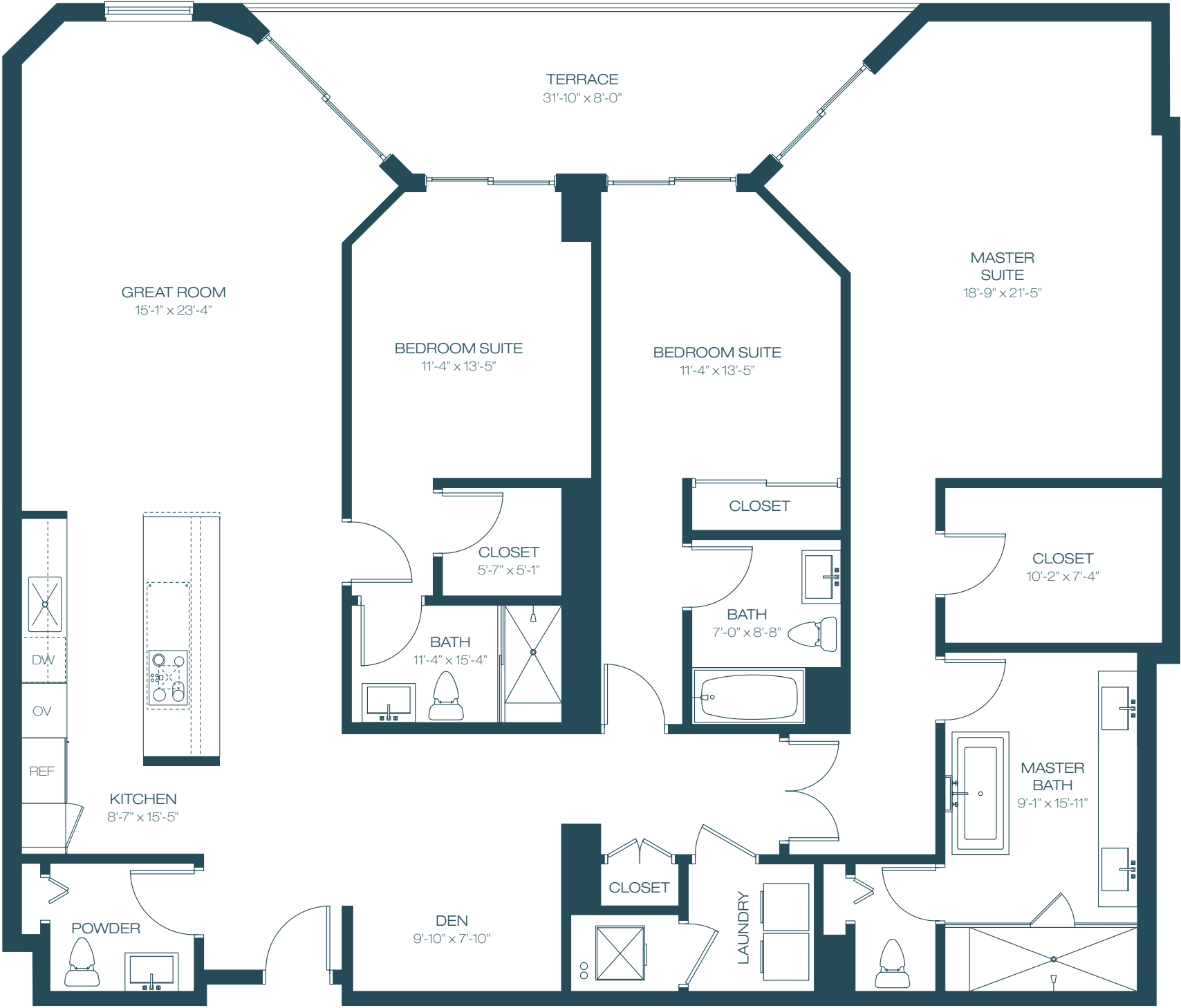
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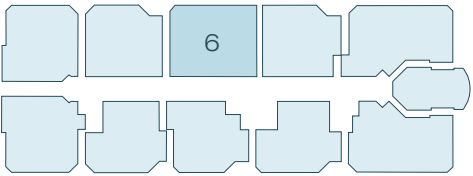
KEY PLAN - UNIT LOCATION

LOWER PENTHOUSE 6

3	BEDROOMS + DEN	3.5	BATHROOMS
INTERIOR		2,332 SF	217 M²
TERRACE		190 SF	18 M²
TOTAL		2,522 SF	234 M²



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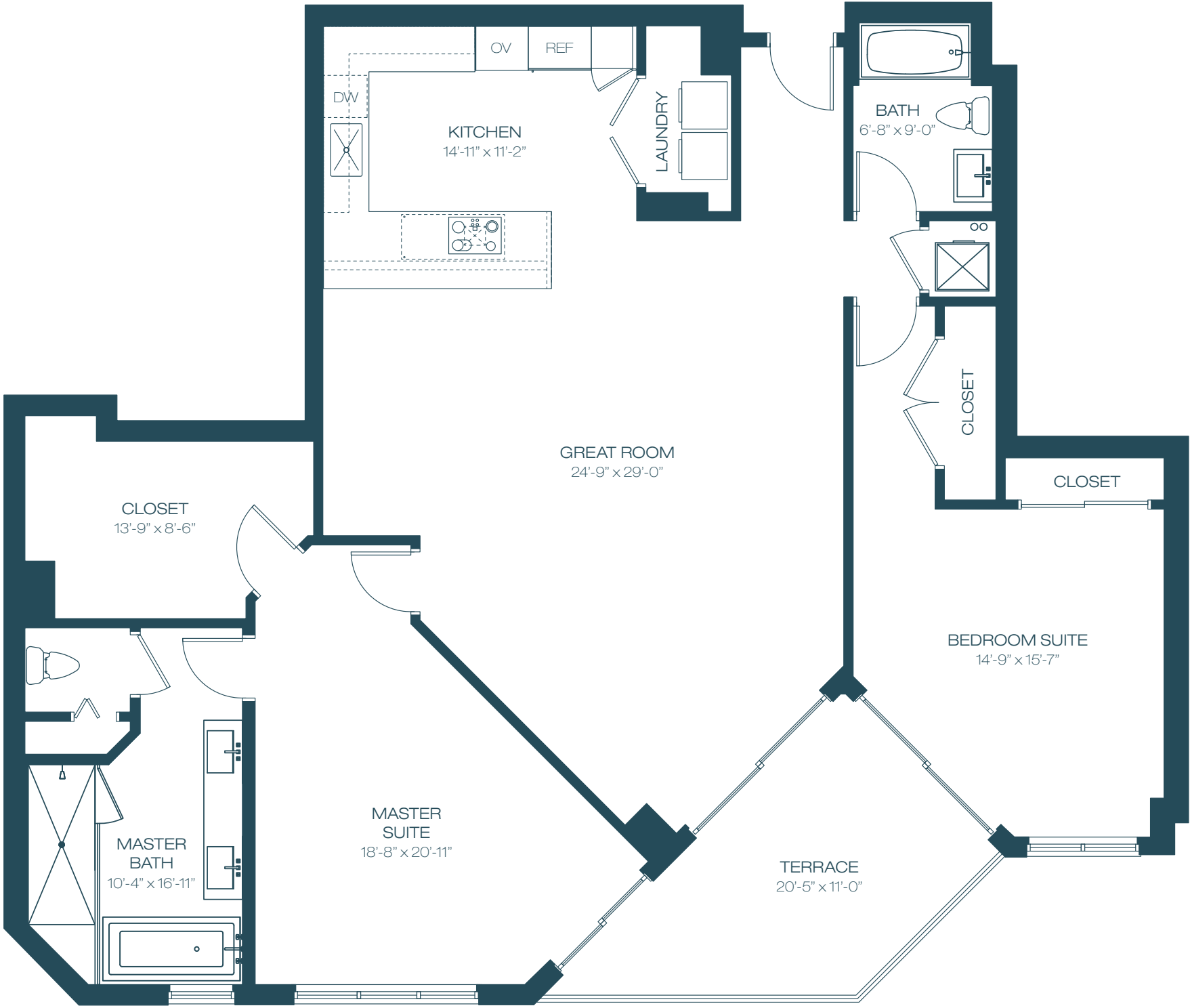


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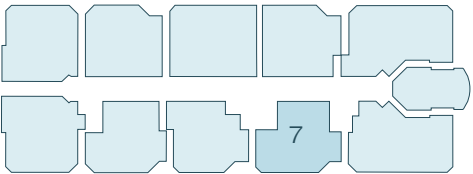
LOWER PENTHOUSE 7

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



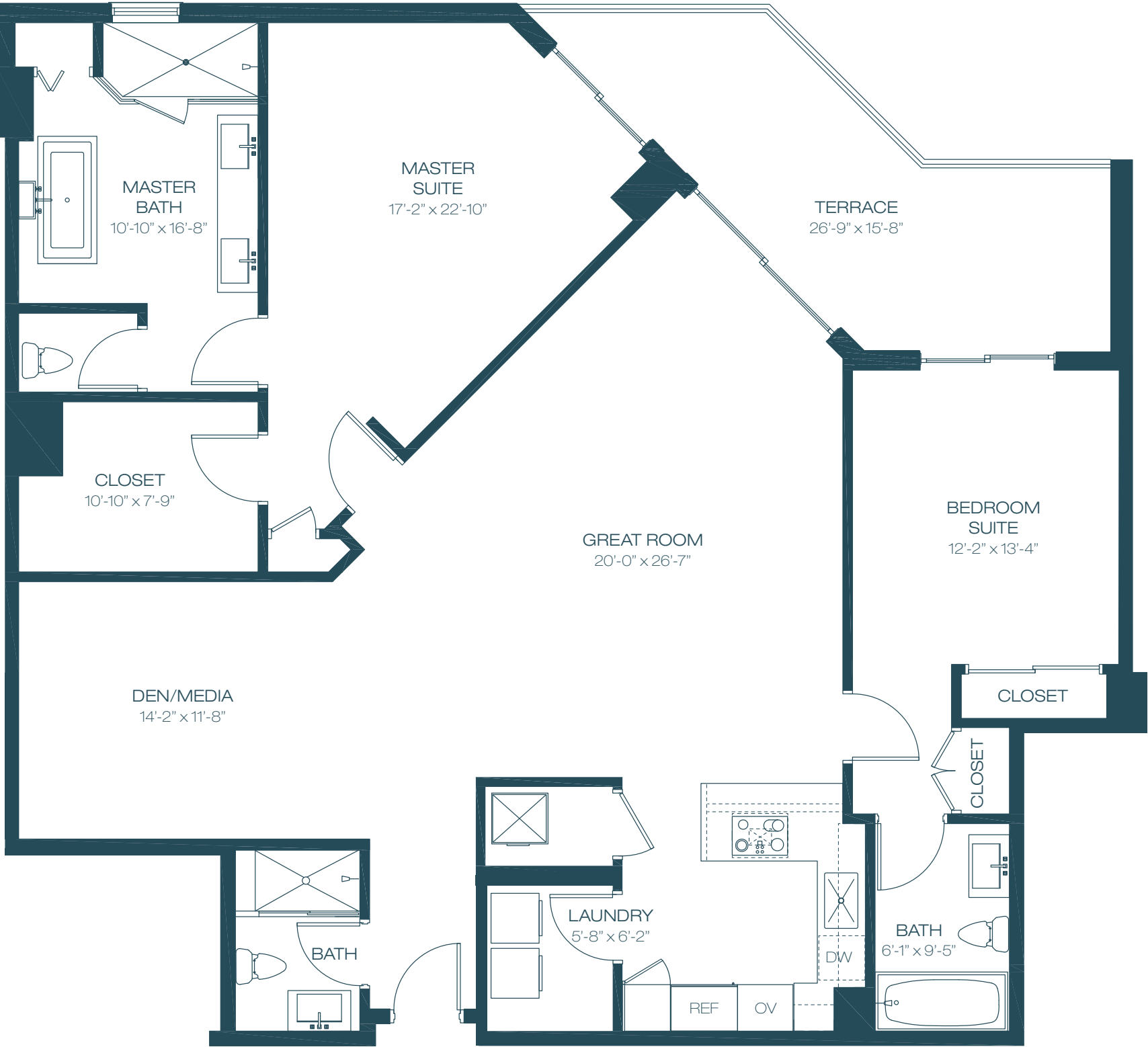
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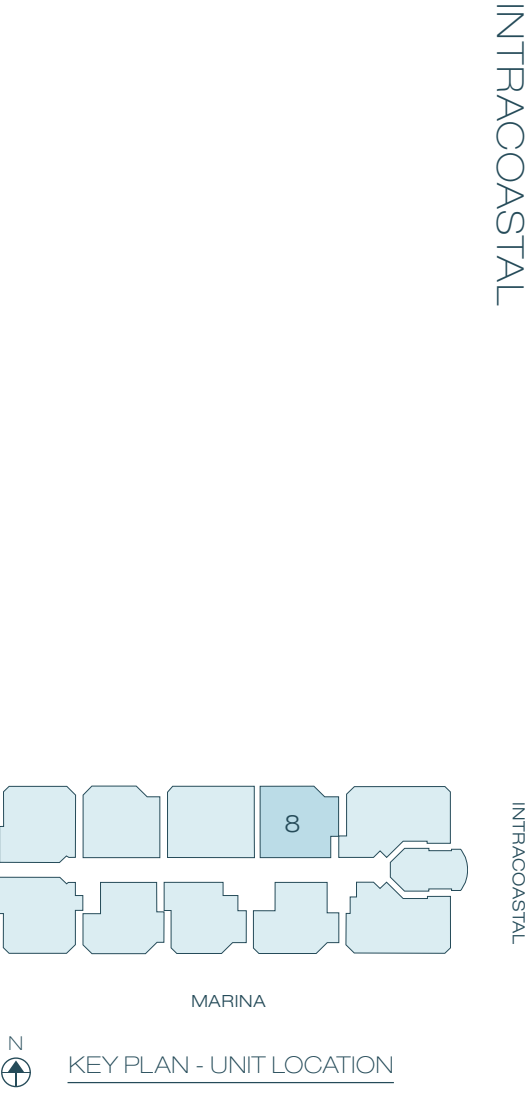


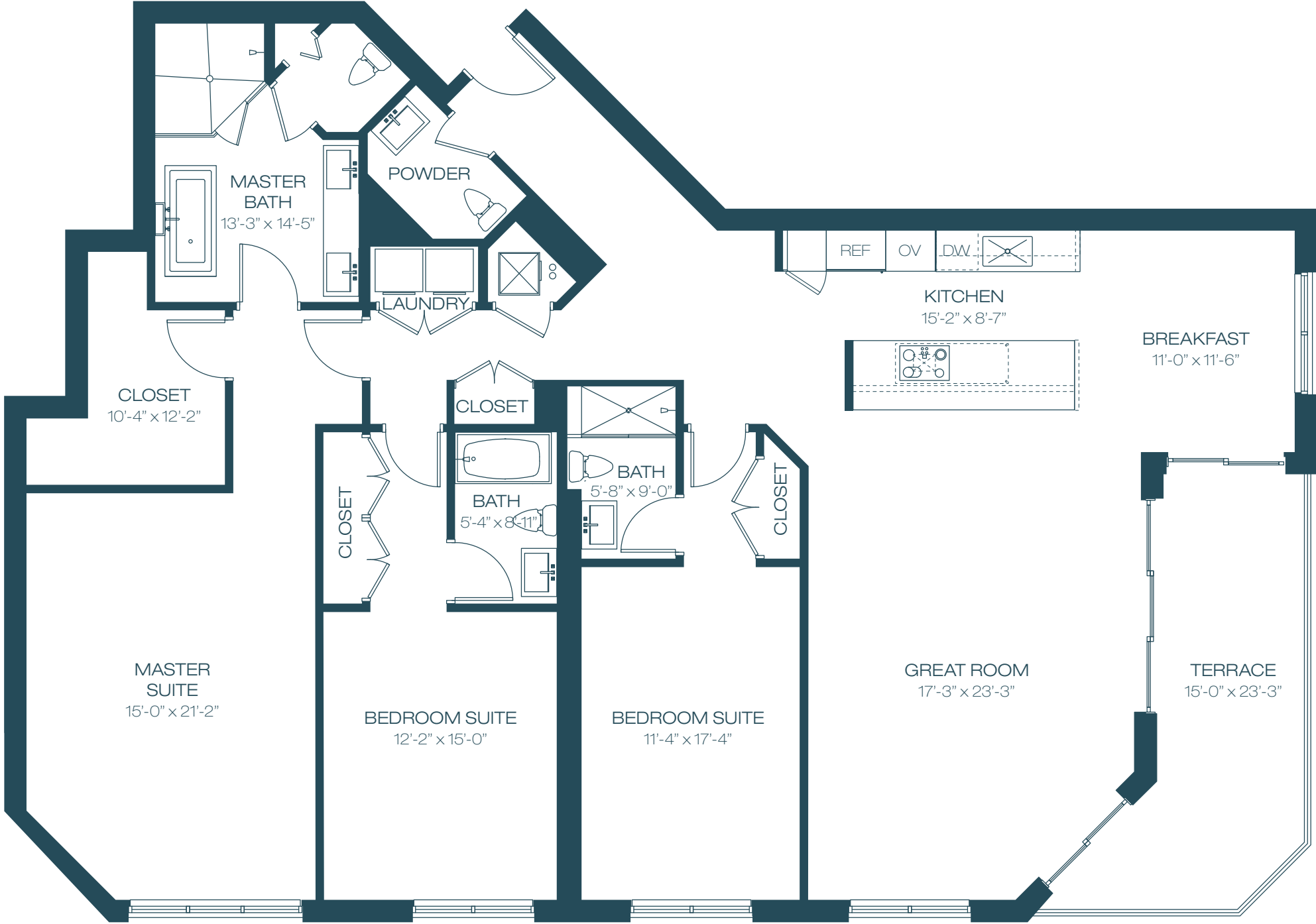
LOWER PENTHOUSE 8

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

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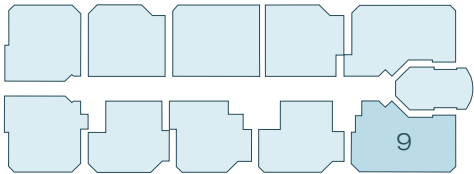


LOWER PENTHOUSE 9

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

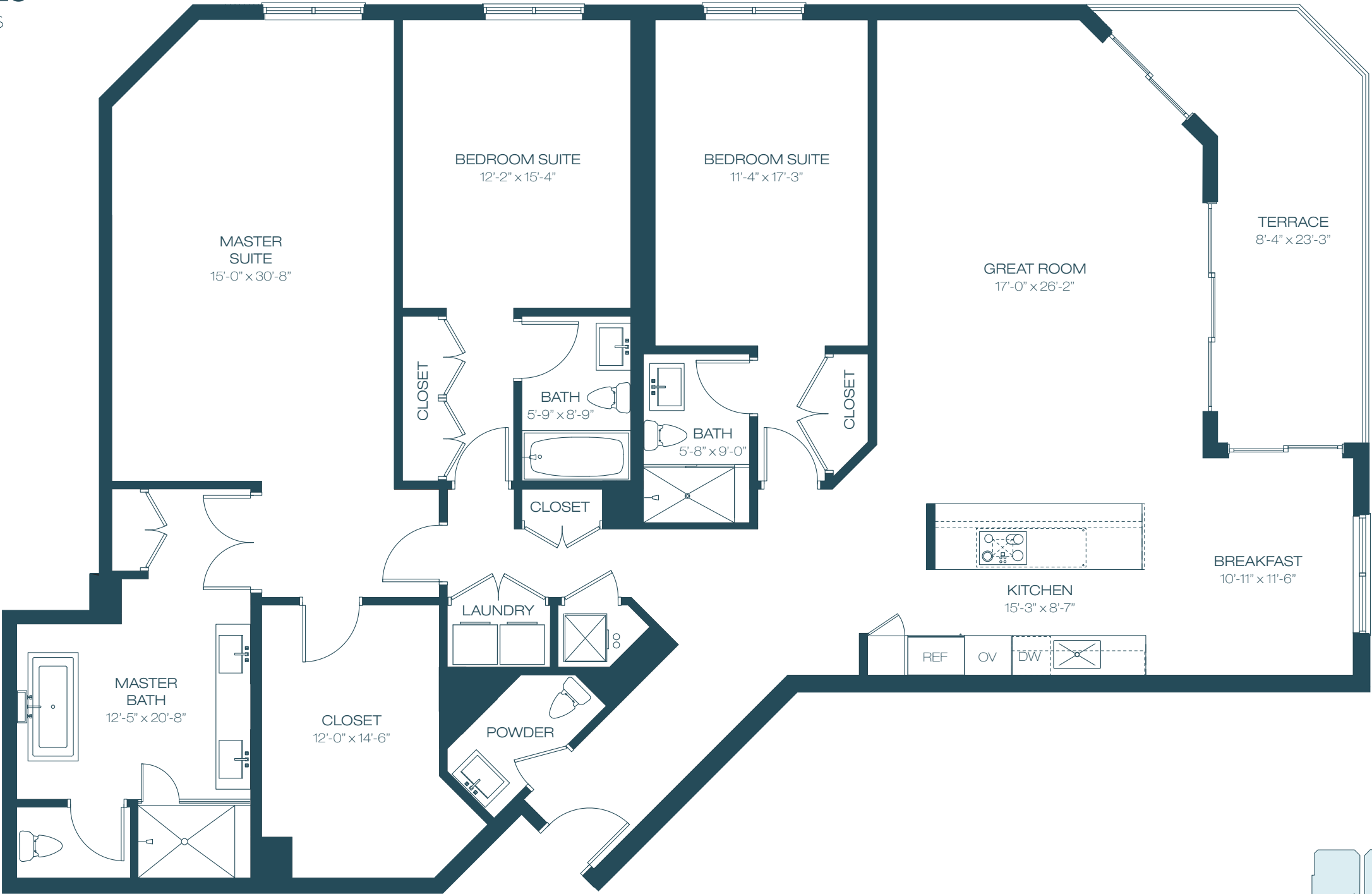
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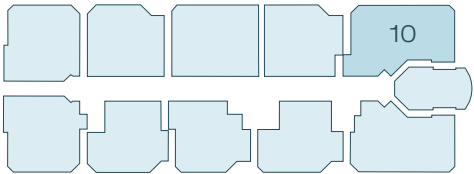


LOWER PENTHOUSE 10

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

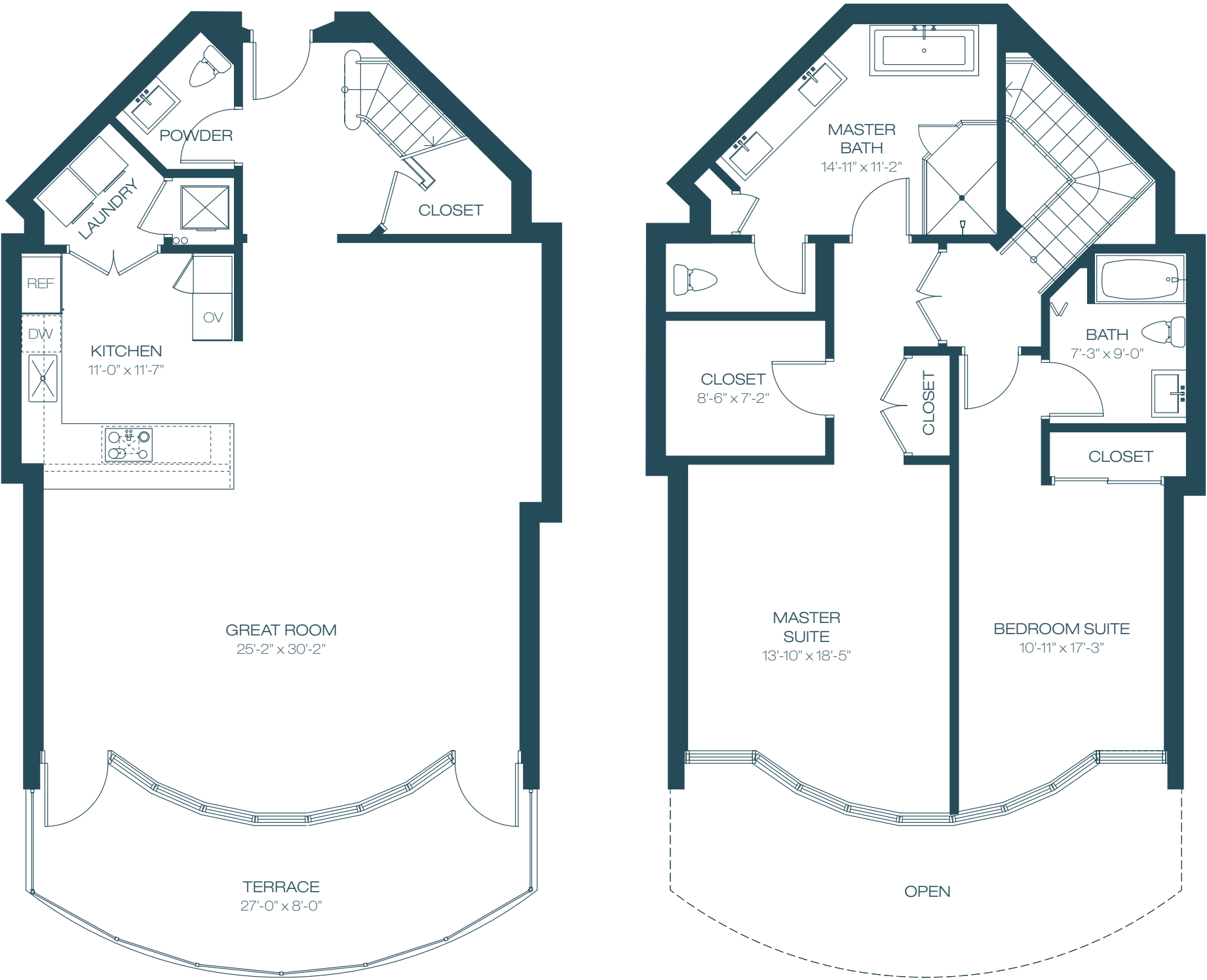
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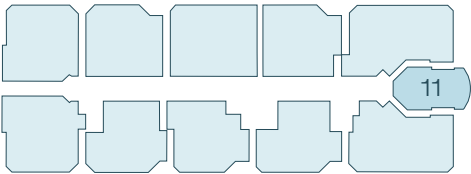


LOWER PENTHOUSE 11

2	BEDROOMS	2.5	BATHROOMS
INTERIOR		2,080 SF	193 M²
TERRACE		216 SF	20 M²
TOTAL		2,296 SF	213 M²

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North Tower
Sky Residence Penthouses

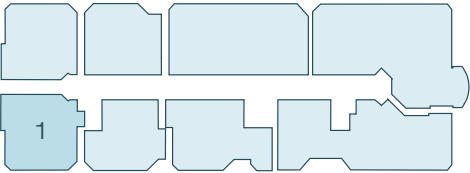


Sky Residence
PENTHOUSE 1

2	BEDROOMS + DEN	2.5	BATHROOMS
INTERIOR	2,156 SF	200 M ²	
TERRACE	248 SF	23 M ²	
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TOTAL	2,404 SF	223 M ²	

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Sky Residence

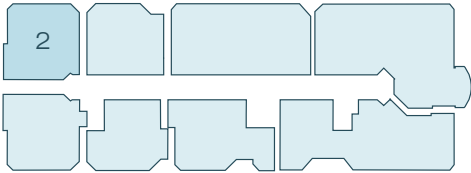
PENTHOUSE 2

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



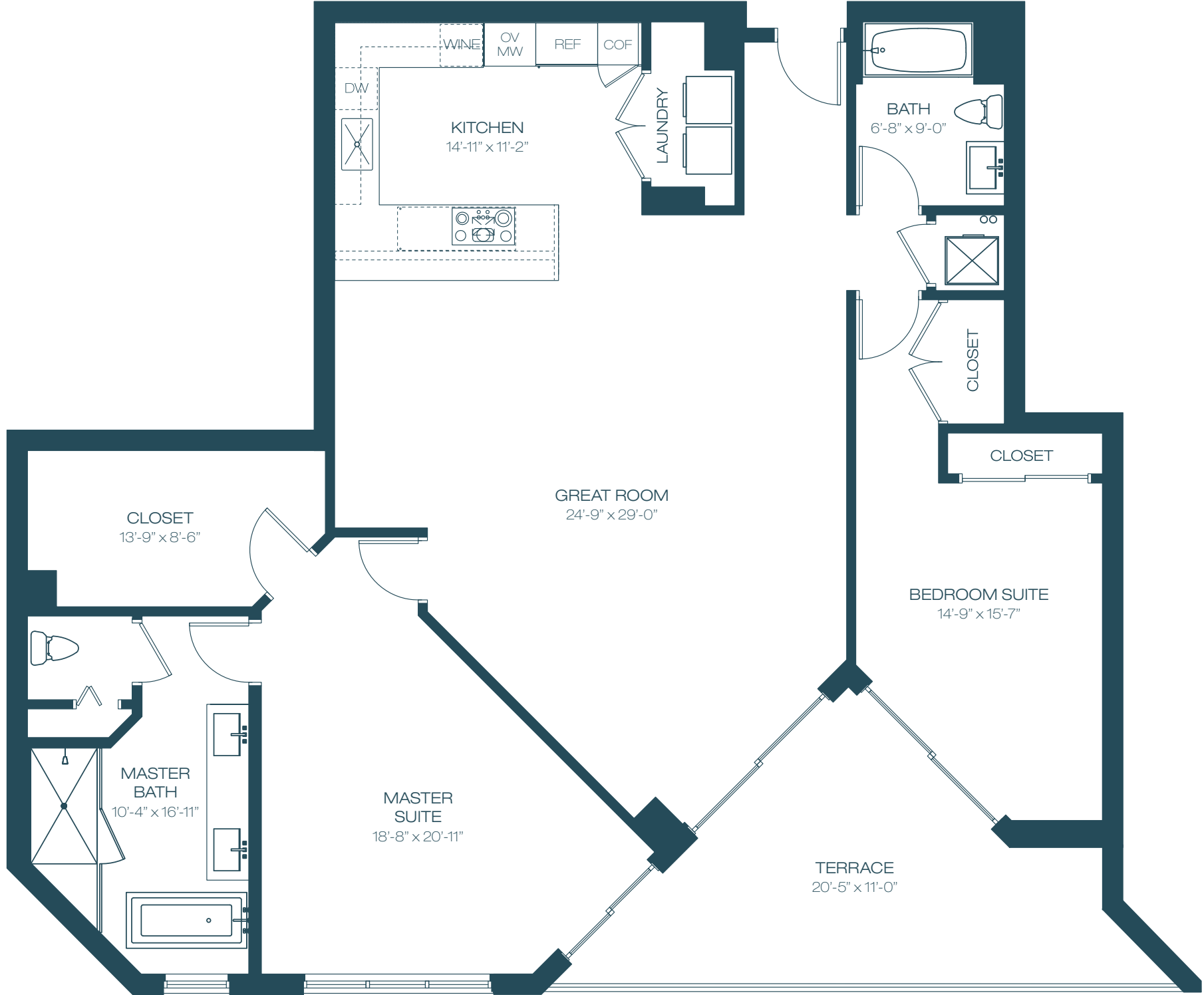
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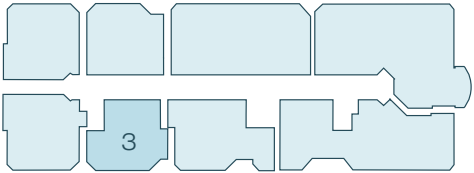
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Sky Residence
PENTHOUSE 3

2	BEDROOMS	2	BATHROOMS
INTERIOR		1,821 SF	169 M²
TERRACE		229 SF	21 M²
TOTAL		2,050 SF	190 M²

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KEY PLAN - UNIT LOCATION

Sky Residence

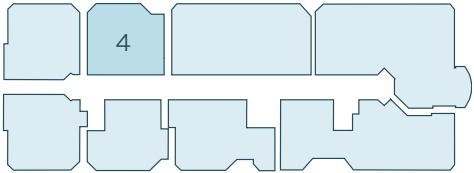
PENTHOUSE 4

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



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

17201 BISCAYNE BOULEVARD, NORTH MIAMI BEACH, FL 33160



 KEY PLAN - UNIT LOCATION

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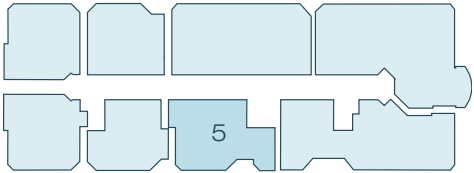


Sky Residence
PENTHOUSE 5

3	BEDROOMS	3.5	BATHROOMS
INTERIOR		2,244 SF	209 M ²
TERRACE		288 SF	27 M ²
TOTAL		2,532 SF	236 M ²

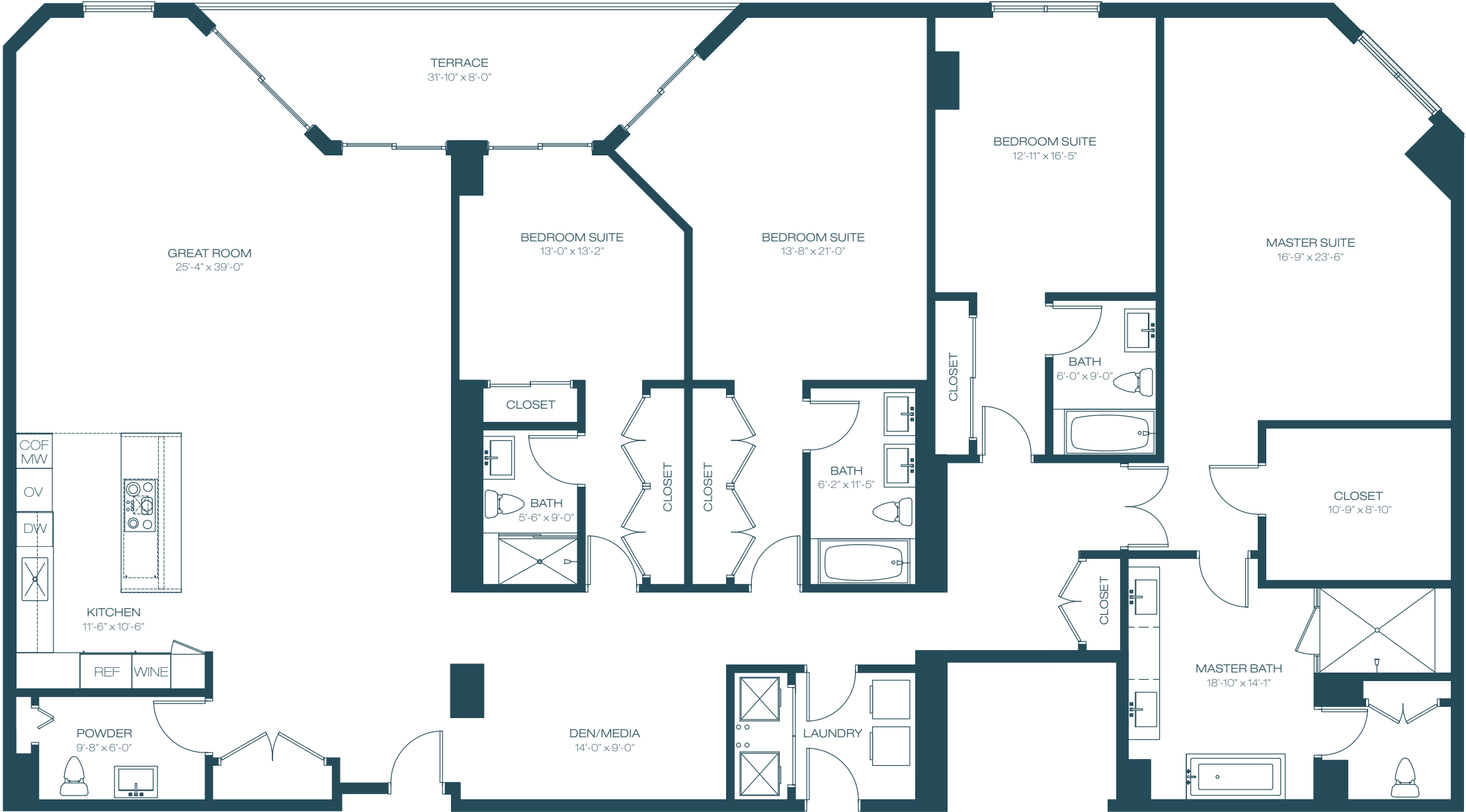
COF: Coffee Maker WINE: Wine Cooler MW: Microwave OV: Oven DW: Dishwasher REF: Refrigerator/Freezer

17201 BISCAYNE BOULEVARD, NORTH MIAMI BEACH, FL 33160



KEY PLAN - UNIT LOCATION

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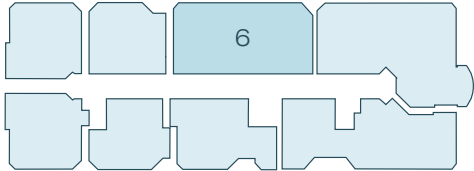
Sky Residence

GRAND PENTHOUSE 6

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

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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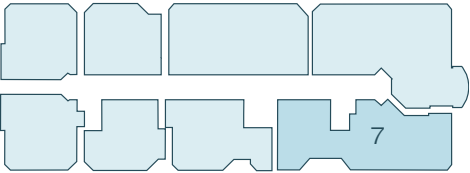


Sky Residence
GRAND PENTHOUSE 7

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

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

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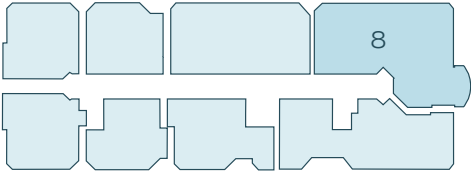


Sky Residence
GRAND PENTHOUSE 8

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

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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