



MARINA PALMS

YACHT CLUB & RESIDENCES

M I A M I

17201 Biscayne Boulevard, North Miami Beach, FL 33160

South Tower
Lower Penthouse Residences

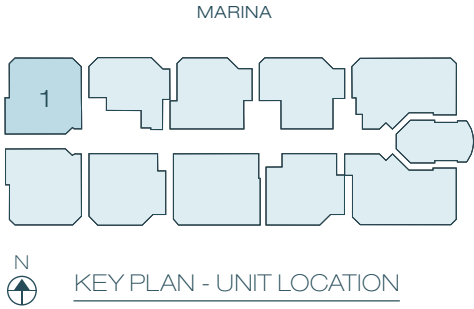
LOWER PENTHOUSE 1

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



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.

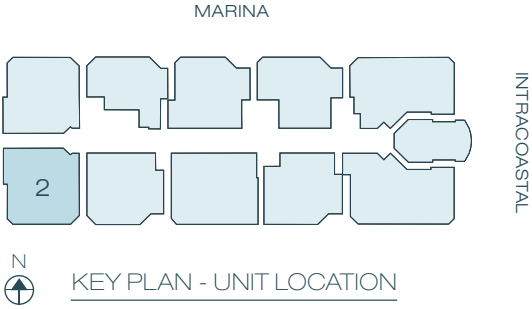


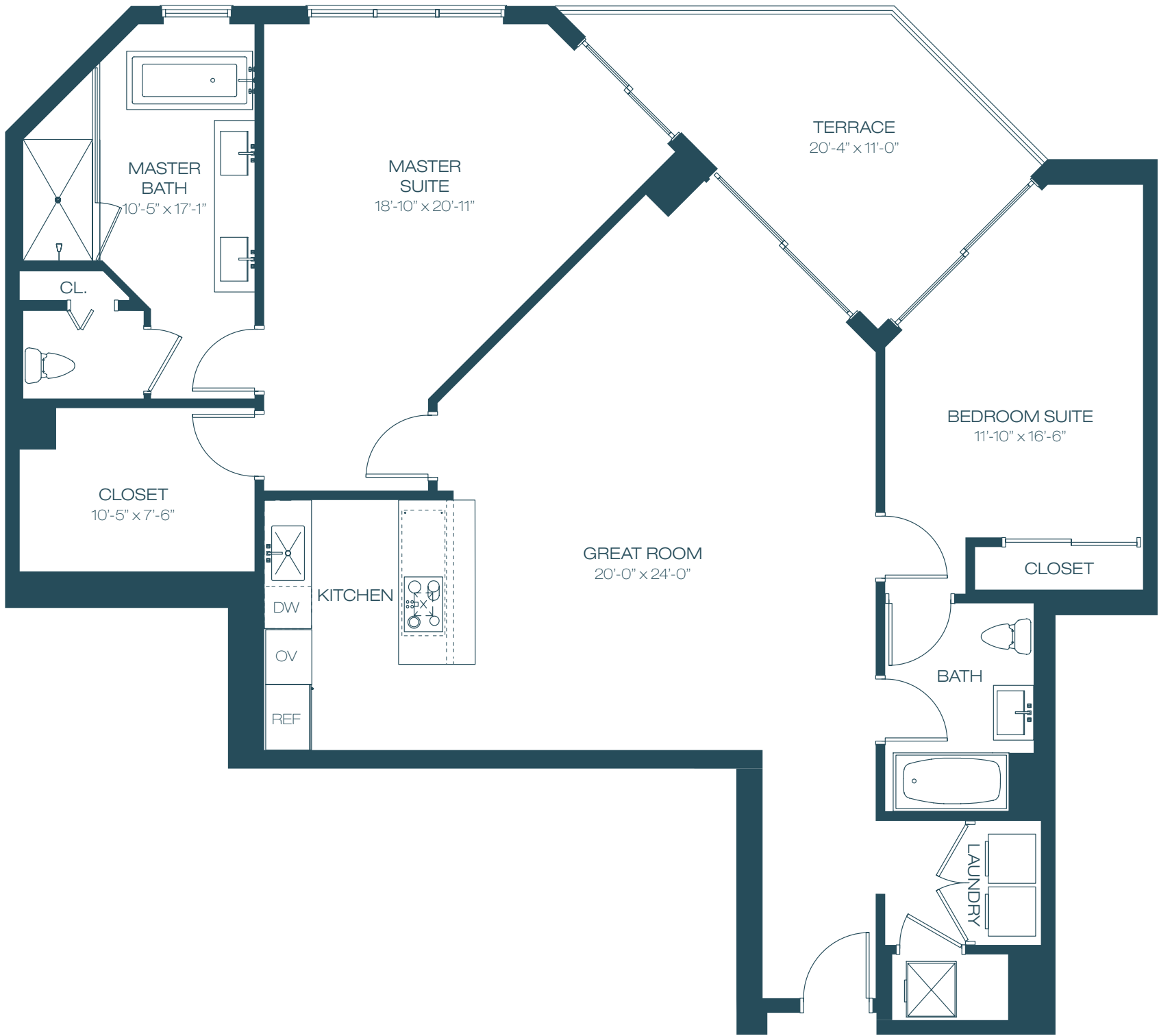
LOWER PENTHOUSE 2

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	

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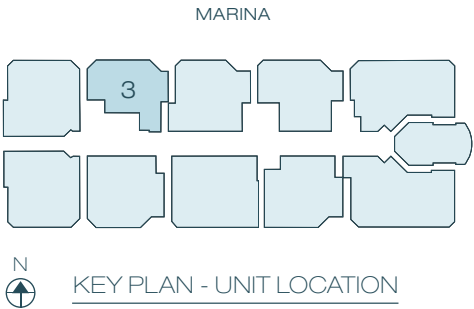
LOWER PENTHOUSE 3

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

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



INTRACOASTAL

INTRACOASTAL



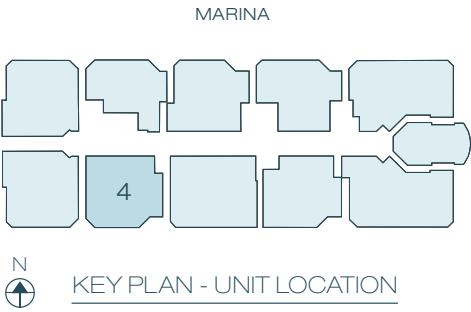
LOWER PENTHOUSE 4

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

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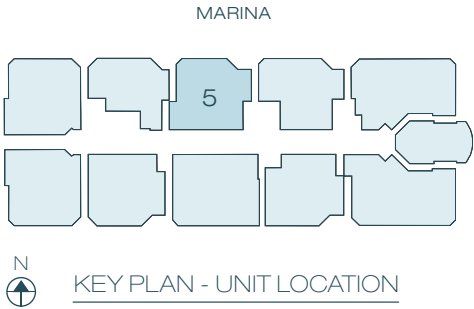
LOWER PENTHOUSE 5

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



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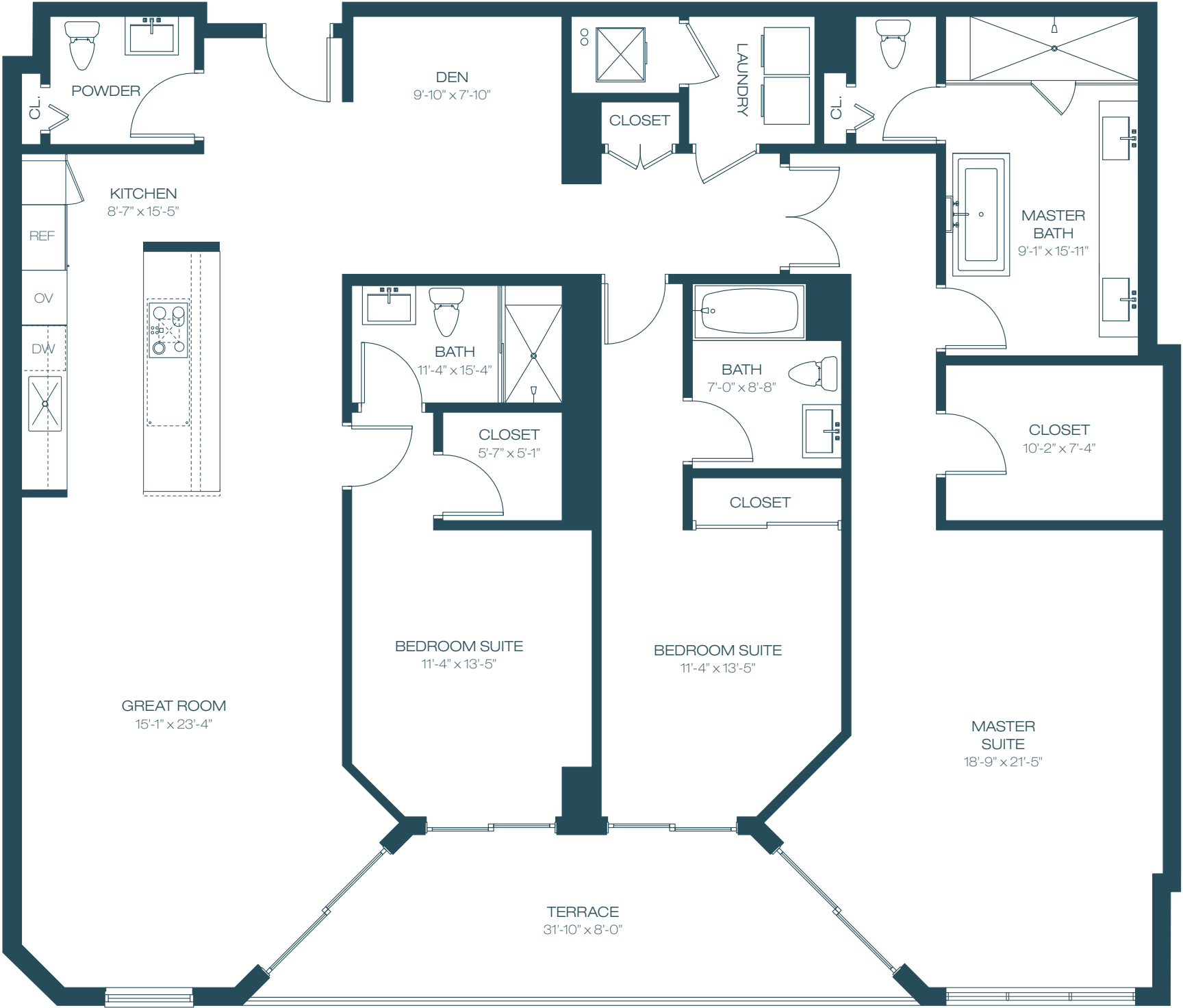
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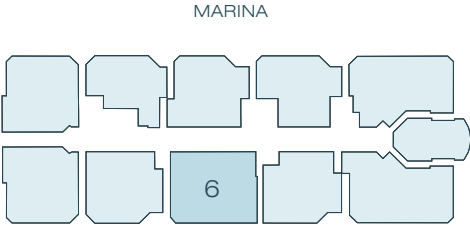
LOWER PENTHOUSE 6

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



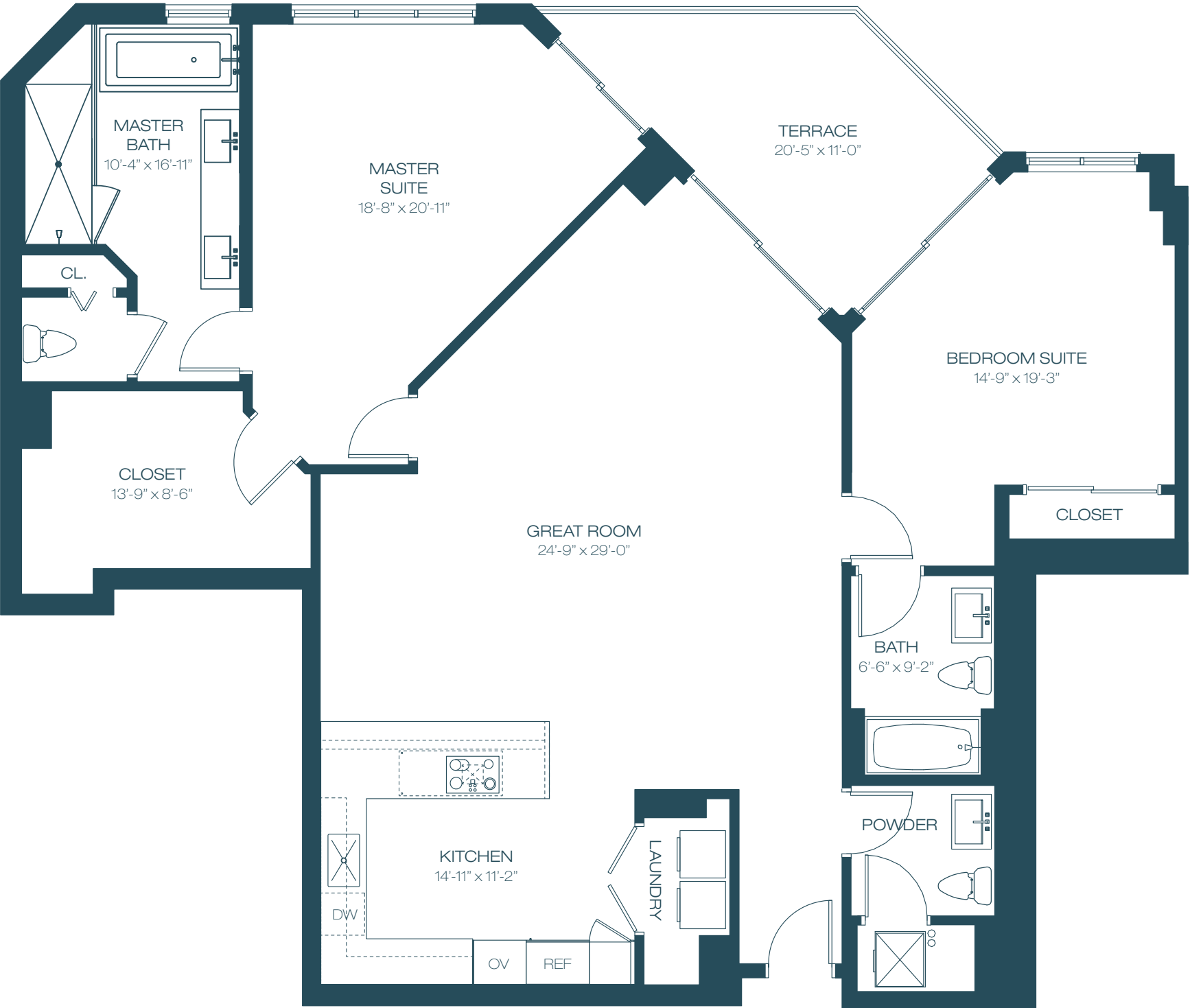
COF: Coffee Maker WINE: Wine Cooler MW: Microwave OV: Oven DW: Dishwasher REF: Refrigerator/Freezer

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 KEY PLAN - UNIT LOCATION

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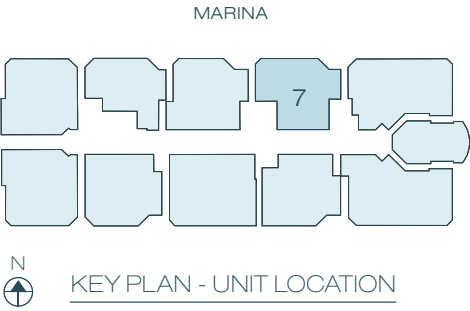
LOWER PENTHOUSE 7

2	BEDROOMS	2.5	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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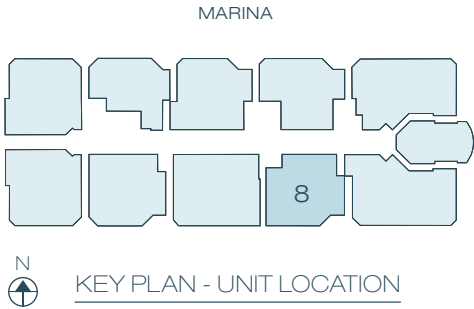


LOWER PENTHOUSE 8

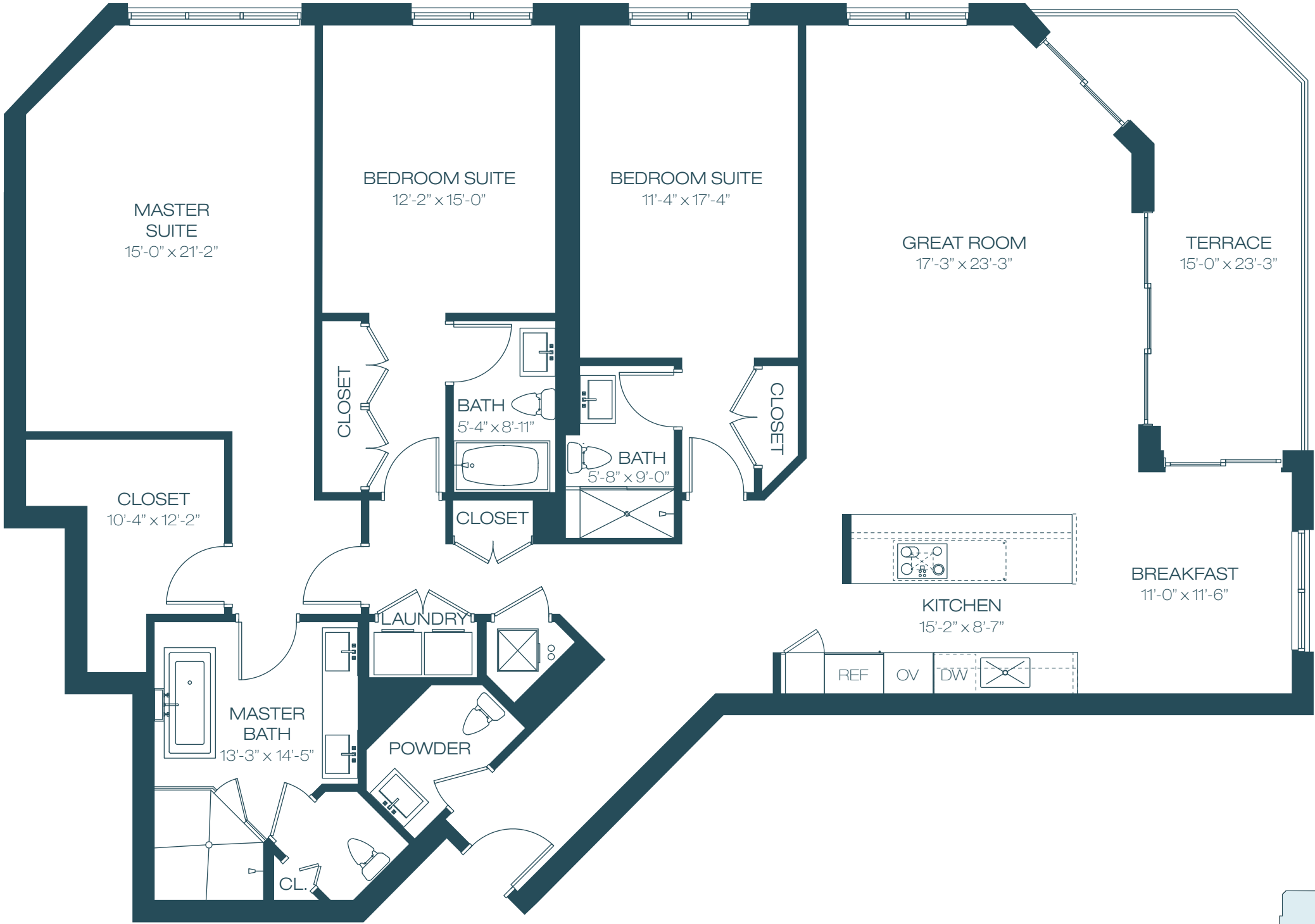
2	BEDROOMS + DEN	3	BATHROOMS
INTERIOR	1,893 SF	176 M ²	
TERRACE	214 SF	20 M ²	
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TOTAL	2,107 SF	196 M ²	

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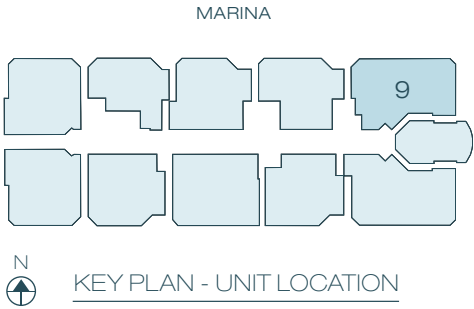


LOWER PENTHOUSE 9

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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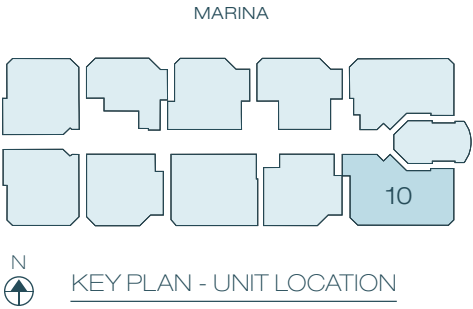


LOWER PENTHOUSE 10

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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South Tower
Sky Residence Penthouses

Sky Residence

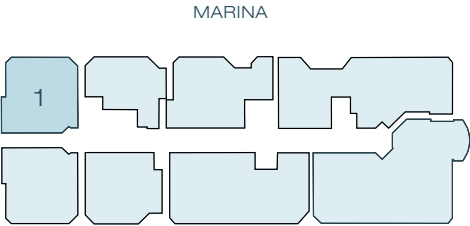
PENTHOUSE 1

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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17201 BISCAYNE BOULEVARD, NORTH MIAMI BEACH, FL 33160



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KEY PLAN - UNIT LOCATION

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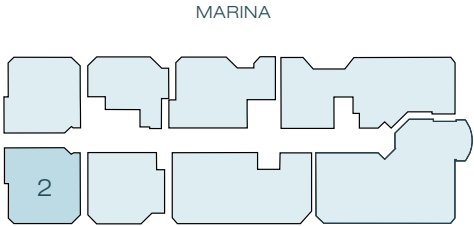


Sky Residence
PENTHOUSE 2

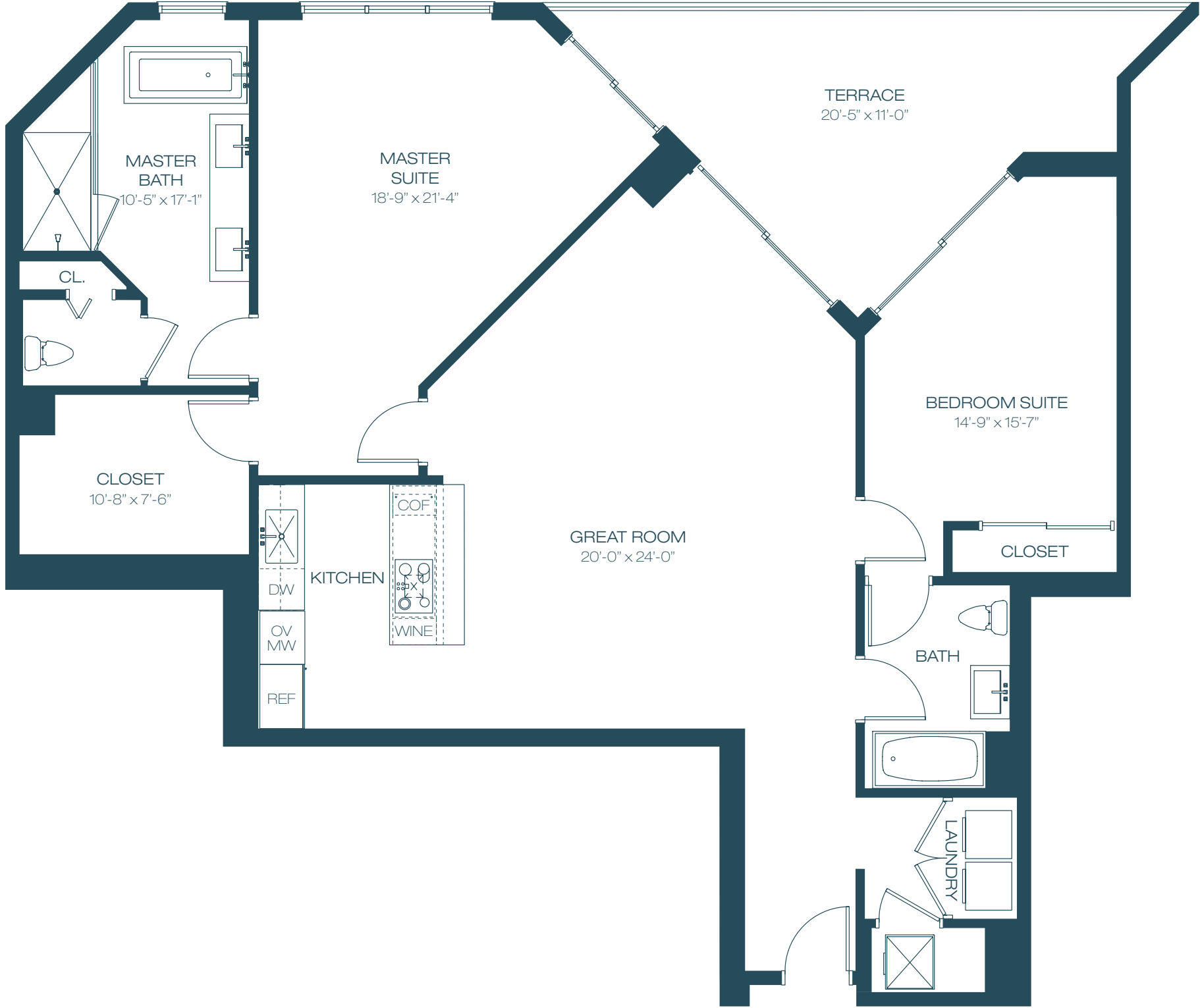
2	BEDROOMS + DEN	2.5	BATHROOMS
INTERIOR	2,114 SF	196 M ²	
TERRACE	248 SF	23 M ²	
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TOTAL	2,362 SF	219 M ²	

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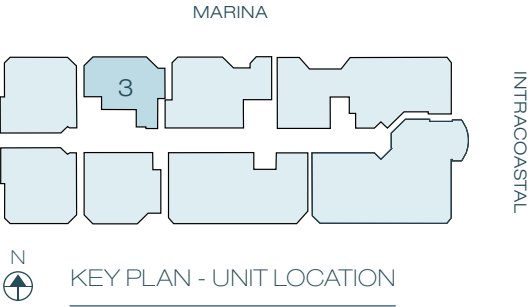


Sky Residence
PENTHOUSE 3

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

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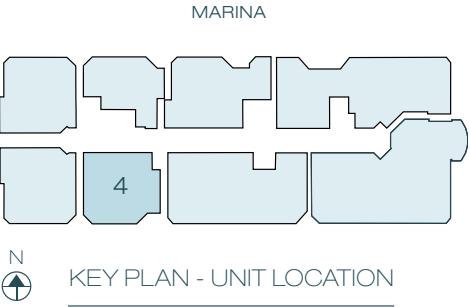
Sky Residence
PENTHOUSE 4

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	

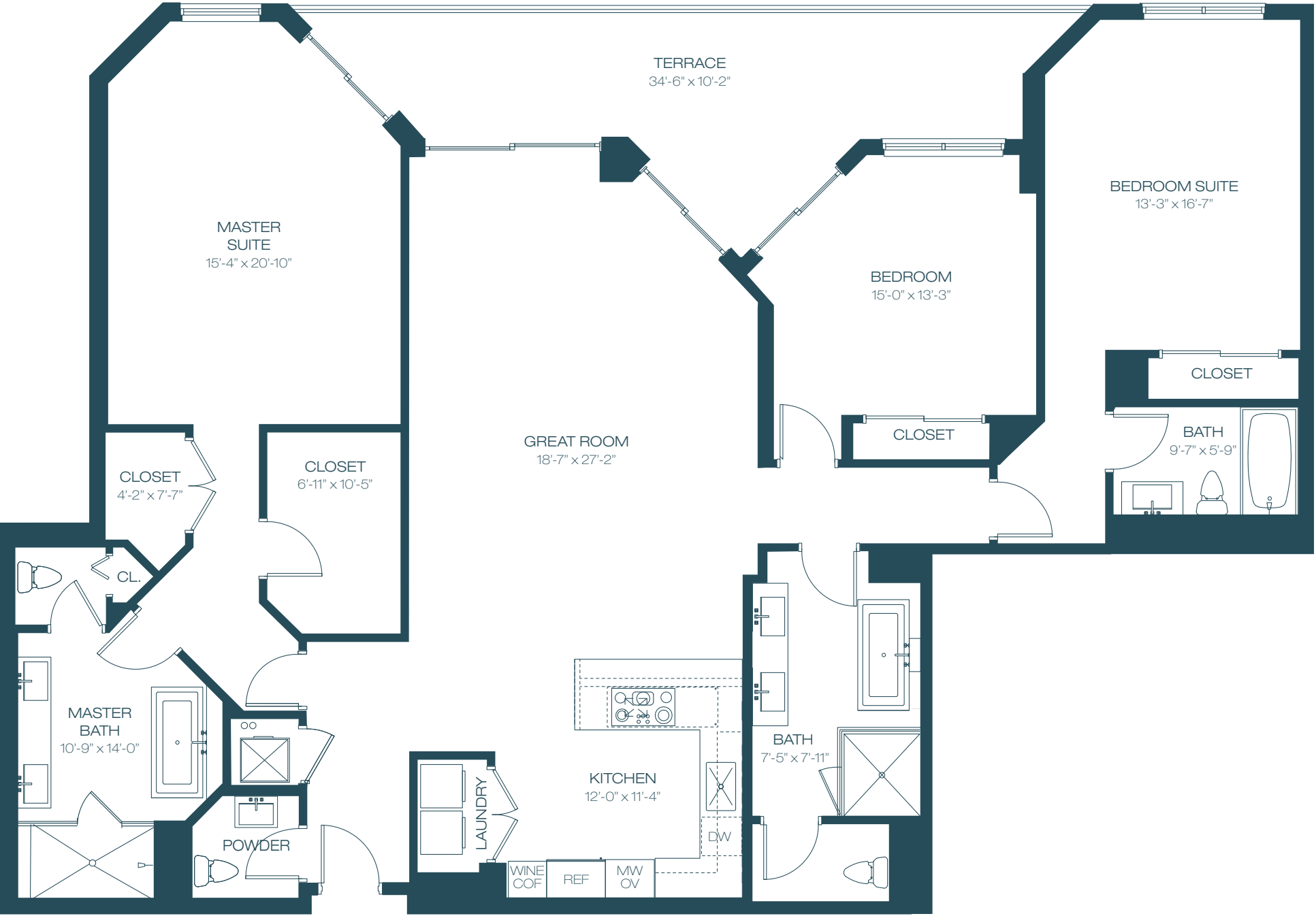
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INTRACOASTAL

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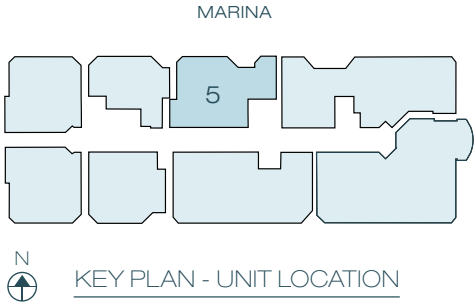


Sky Residence
PENTHOUSE 5

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



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.



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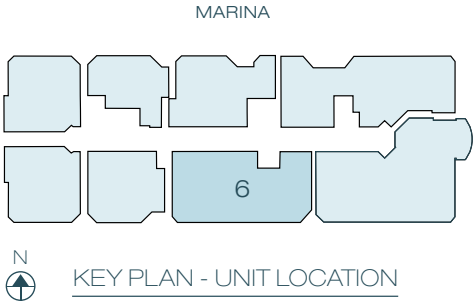
Sky Residence

GRAND PENTHOUSE 6

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

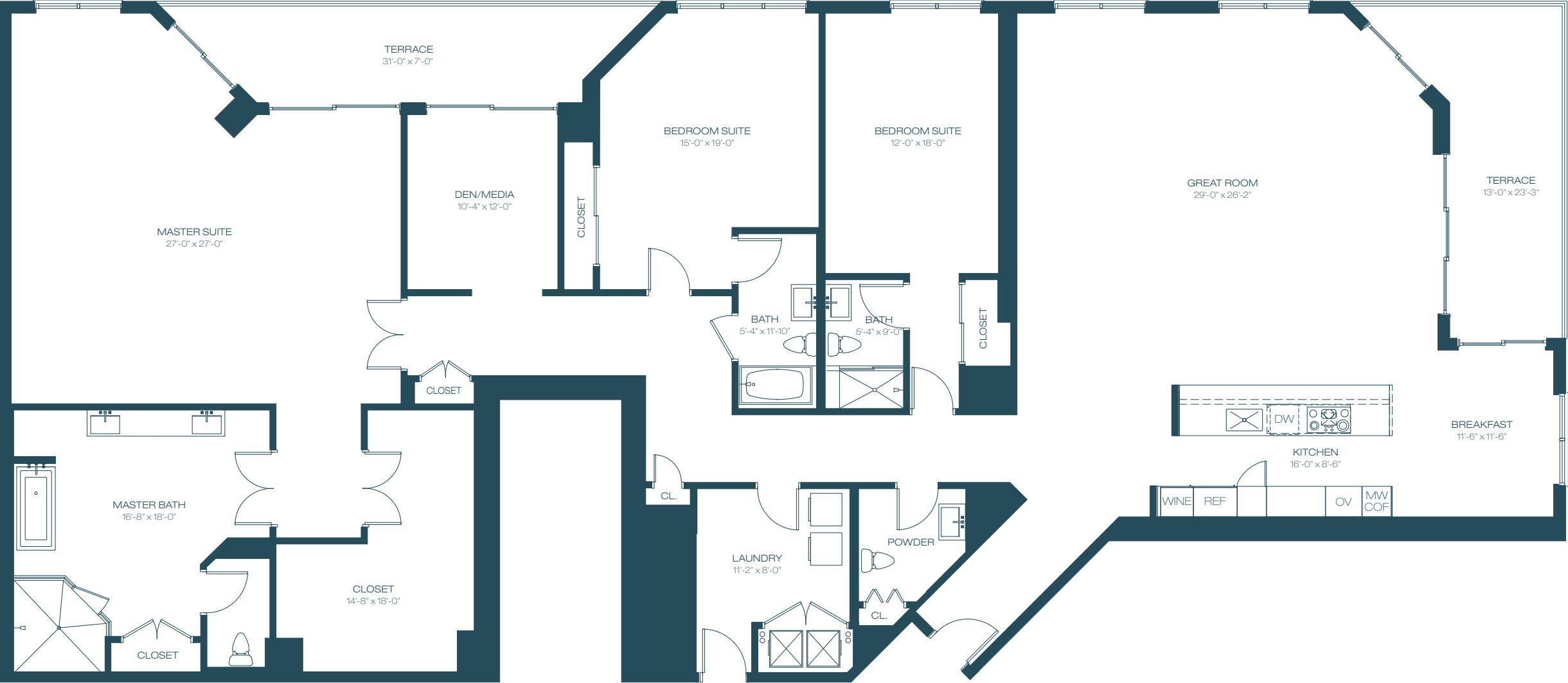
COF: Coffee Maker WINE: Wine Cooler MW: Microwave OV: Oven DW: Dishwasher REF: Refrigerator/Freezer

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KEY PLAN - UNIT LOCATION

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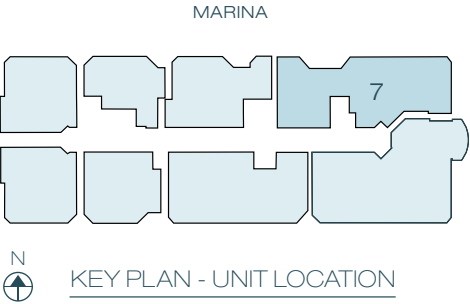
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Sky Residence
GRAND PENTHOUSE 7

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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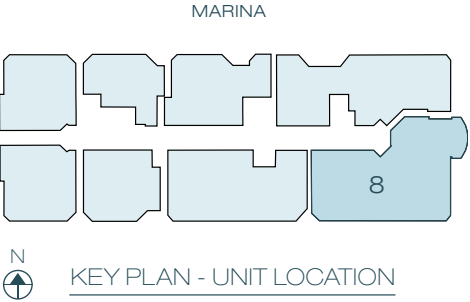


Sky Residence
GRAND PENTHOUSE 8

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

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