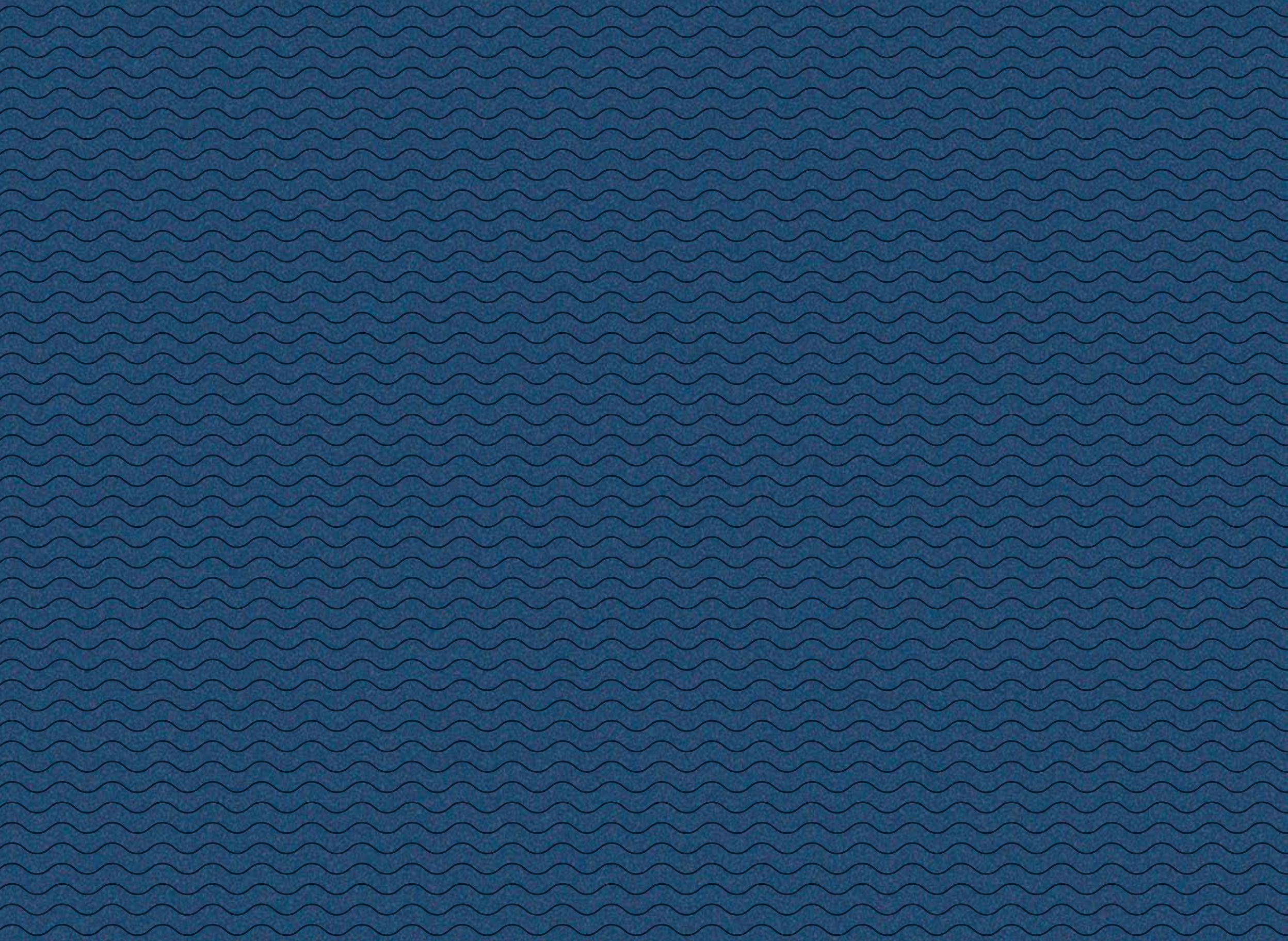


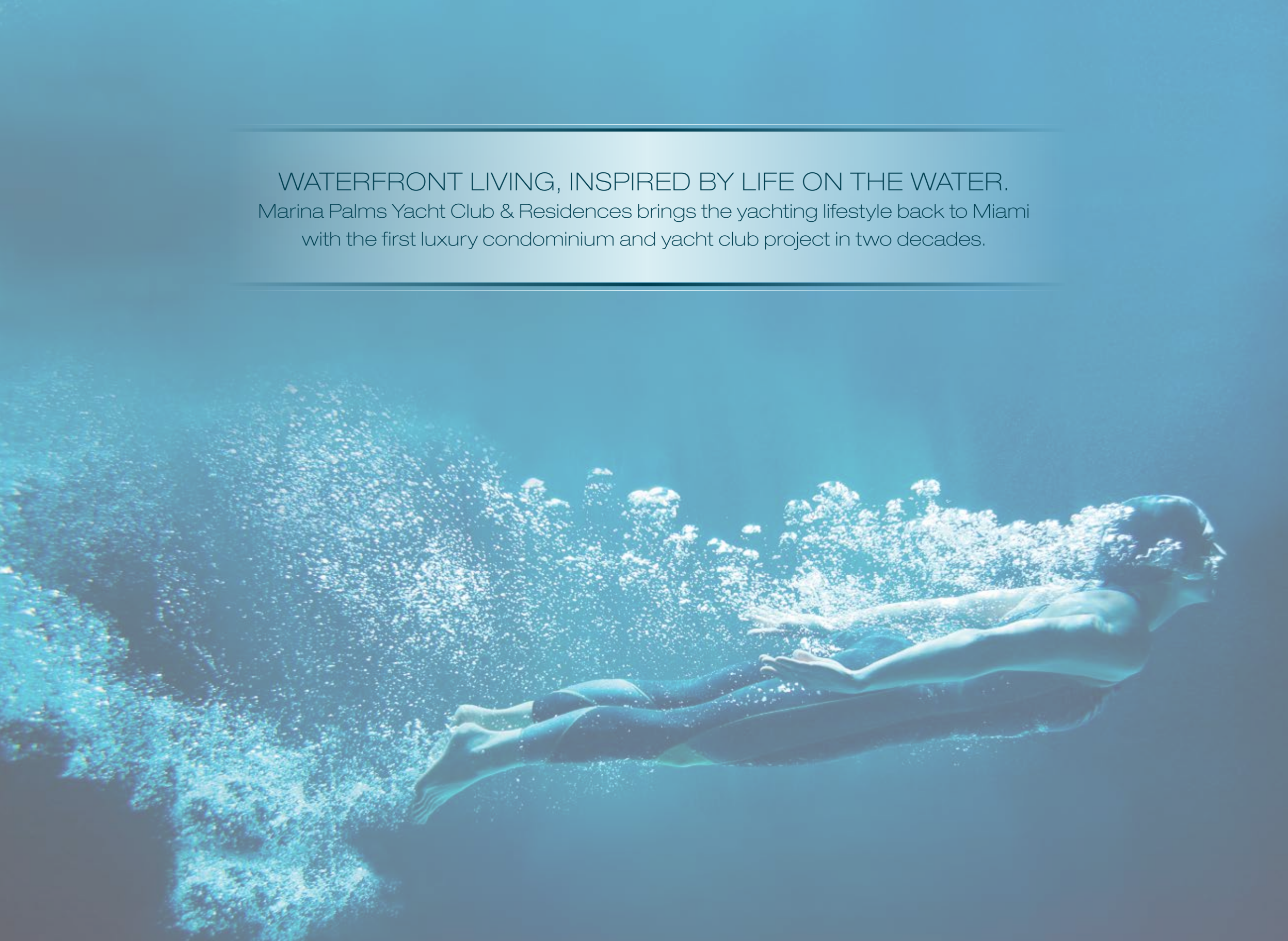


MARINA PALMS
YACHT CLUB & RESIDENCES
MIAMI





WATERFRONT LIVING, INSPIRED BY LIFE ON THE WATER.
Marina Palms Yacht Club & Residences brings the yachting lifestyle back to Miami
with the first luxury condominium and yacht club project in two decades.



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OWN THE WATER

Miami's beaches, bays and waterways offer infinite ways to enjoy South Florida coastal living. Marina Palms places the waterfront lifestyle at your doorstep with a 112-slip on-site marina and yacht club. In addition to berths for yachts up to 90 feet in length, the yacht club offers a full range of activities from jet skiing to kayaking, snorkeling and more. The ideal location offers the perfect combination of calm, protected waters and direct access to the Intracoastal and the Atlantic Ocean.



LIVE IN THE VIEW

Situated on over 750 feet of picturesque waterfront, Marina Palms offers stunning views over the marina, the Intracoastal Waterway, and beyond to the Atlantic Ocean.





750 FEET OF PRIME WATERFRONT

Throughout the lushly landscaped, 14-acre waterfront enclave, its state-of-the-art marina, and in each of its spacious, well-appointed residences, 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.



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

Secure garage parking

24-hour professional security and video surveillance



YACHT CLUB & MARINA AMENITIES



112-slips accommodating boats up to 90 feet
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

FULL-SERVICE MARINA





INFINITY POOL



SLEEK, ELEGANT LOBBY



BUILDING FEATURES

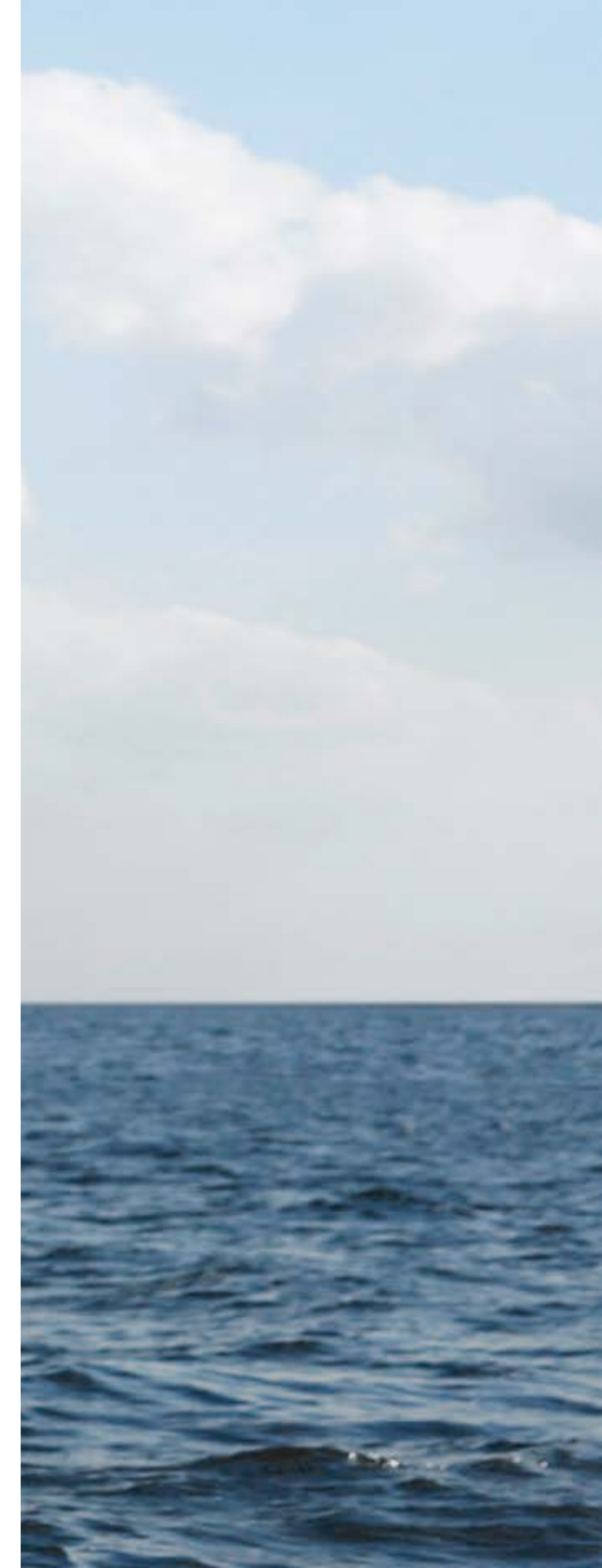
- WiFi throughout all common areas
- e-Concierge app for iPad/mobile access to the wide array of Marina Palms services and amenities
- High-speed elevators
- Lavish spa with sauna, steam and private treatment rooms
- Men's & women's locker rooms
- State-of-the-art fitness center
- Professional grade 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

OUTDOOR AMENITIES

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

- Personal butler service
- On-site car wash service and detailing
- Pool attendants
- Tennis club membership
- Pet spa services





CLUB ROOM



CLUB ROOM



NEWS CAFÉ



KID'S ROOM



FITNESS CENTER



TEEN'S ROOM

RESIDENCE FEATURES & FINISHES

Generous in scale, with premium finishes, Marina Palms residences offer an interior elegance appropriate to their inspiring views. Superior quality speaks to all the senses through exceptional features like solid-core doors, sound-insulated walls and smart technology throughout each home.



ITALIAN KITCHENS WITH PREMIUM APPLIANCES

- 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
- Generous, 8-foot-deep private terraces with glass railings
- Expansive marina and panoramic water views of the Intracoastal and beyond
- 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



SPACIOUS GREAT ROOM



ELEGANT MASTER BEDROOM



OPULENT MASTER BATHROOM



AREAS OF INTEREST

Marina Palms is located on Biscayne Boulevard at 172 Street, where the finest of South Florida living converges at a single address. In addition to limitless shopping, dining and entertainment, you will find abundant parks and recreation areas, premier medical facilities and two international airports all within minutes of your door.

- 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

PROJECT FACTS

Developer: Affiliates of The Plaza Group and The DevStar Group

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: 1,821 SF to 2,599 SF (excludes penthouses)

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

DEVELOPMENT TEAM

Marina Palms is a joint venture development by affiliates of 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



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All artist's or architectural conceptual renderings, plans, specifications, features, dimensions, amenities, existing or future views and photos depicted or otherwise described herein are based upon preliminary development plans, and are subject to architectural revisions and other changes, without notice, in the manner provided in the purchase agreement and the offering circular. 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. The dimensions of units stated or shown in brochures will vary from the dimensions that would be determined based upon the description of the Unit boundaries set forth in the Declaration of Condominium.




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