



TURNBERRY
OCEAN CLUB RESIDENCES

FACT SHEET



TURNBERRY OCEAN CLUB RESIDENCES
SALES GALLERY
215 185th Street
Sunny Isles Beach, Florida 33160



PROJECT DESCRIPTION:

TURNBERRY ASSOCIATES, highly regarded for unparalleled amenities and luxury services, presents its crown jewel: TURNBERRY OCEAN CLUB RESIDENCES. The iconic 54-story contemporary all-glass masterpiece, designed by world renowned architects Carlos Zapata and Robert Swedroe, will feature 154 flow-through residences; each with direct ocean & bay views and private elevator access. The project will offer world-class concierge services and over 70,000 sq. ft. dedicated to amenities, including the signature Sky Club. Located more than 300 feet above the ocean, the three-story private club will feature multiple indoor and outdoor spaces dedicated solely to private dining, health & wellness and entertainment: an unprecedented element in the city of Miami.

LOCATION:

- 18501 Collins Avenue, Sunny Isles Beach, FL 33160

Located in Miami between Aventura and Bal Harbour, Sunny Isles Beach is two miles of fine sand and sky nestled between the majestic Atlantic Ocean and the vibrant Intracoastal Waterway.

DEVELOPER:

- Beach Club Acquisition LLC, an affiliate of Turnberry Associates

Turnberry Associates is one of America's premier real estate development and property management companies. Founded more than 50 years ago, the company's diverse projects have revolutionized the living, working, leisure and shopping habits of millions of people across the country. Turnberry Associates has to its credit the development of more than \$8 billion in commercial and residential property including approximately 20 million square feet of retail space, more than 7,000 apartments and condominium units, 1.5 million square feet of class "A" office space and in excess of 3,000 hotel and resort rooms. From the iconic Fontainebleau Hotel in Miami Beach, to Miami's luxury shopping destination, Aventura Mall (home to such brands like Fendi, Louis Vuitton and Cartier), to the five-star Turnberry Isle Resort and Country Club, as well as residential developments like Turnberry Ocean Colony, Porto Vita, to signature properties in Las Vegas, Washington D.C. as well as The Residences at Atlantis Paradise Island (now known as The Reef) in the Bahamas, Turnberry Associates is known for superb quality and impeccable service.

ARCHITECTS AND DESIGN TEAM:

- Carlos Zapata (New York, NY) - Design Architect
- Robert Swedroe (Miami, FL) - Architect of Record
- Jan Clausen CCID (Atlanta, GA) - Interior Design
- EDSA (Fort Lauderdale, FL) - Landscape Architect
- Interiors by Steven G (Miami, FL) - Model Residence

DEVELOPMENT TIMELINE:

- Currently Under Construction

DEPOSITS:

- 20% with signed agreement
- 10% 120 days from contract date
- 10% 180 days from contract date
- 10% rooftop completion
- 50% at Closing

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PRICING:

- From the upper \$3 millions to \$35 million

MAINTENANCE:

- Estimated \$1.10 / square foot

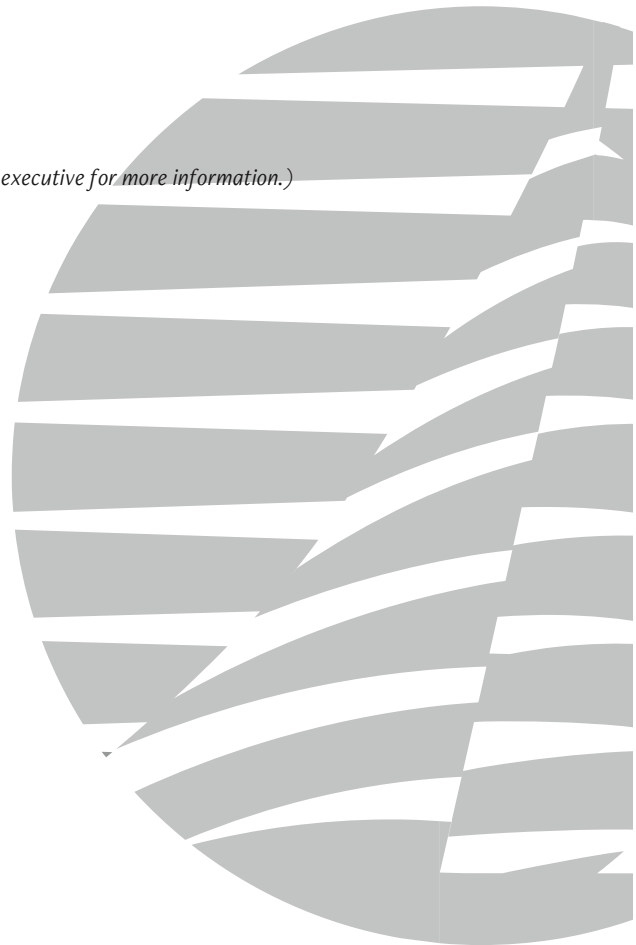
TOWER FEATURES:

- 154 Flow-through residences with direct ocean and bay views
- 54-story modern glass tower by Carlos Zapata (overall height 649')
- Only two to four residences per floor
- Dramatic porte cochere with multiple water features
- Three-story glass lobby with direct ocean views
- Six floors of amenities totaling over 70,000 sq.ft.
- Three swimming pools
- Two private dining areas
- Three bar/lounge areas
- Thirty-one ocean view cabanas available for purchase
- Outdoor pet retreat
- Underground motorcycle and bicycle storage
- Electric car charging stations and car wash area in garage
- High-speed Internet in common areas
- Membership privileges at Turnberry Isle Resort & Country Club (*Contact your sales executive for more information.*)

TOWER AMENITIES:

Lobby Level, Second and Third Floor

- 24/7 valet and security personnel
- Full-time multi-lingual concierge service
- Lobby-level ocean view infinity pool with full poolside service
- Private beach amenities including beach service, chaise lounges, and umbrellas
- Outdoor pool bar and restaurant with full kitchen
- Private indoor/outdoor dining room with catering kitchen
- Coffee bar and reading lounge
- Indoor theater/screening room, seating 18 people
- Executive board room
- Stock trading lounge
- Multi-media game room
- Kids' Club – children's multi-purpose playroom
- Two association cabana furnished guest suites



SKY CLUB AMENITIES:

30th Floor - Sun & Swim

- Sunrise and Sunset swimming pools
- Two hydrotherapy spas
- Sky Club bar

31st Floor - Spa & Fitness

- Indoor, oceanfront fitness center
- Outdoor, oceanfront open-air gym
- Yoga and Pilates studio
- Men's and Ladies locker rooms with steam showers and saunas
- Nail and blow-dry salon
- Revitalization spa with relaxation lounge
- Three treatment rooms including a private couple's suite

32nd Floor - Social & Dining

- Spacious indoor and outdoor dining areas with catering kitchen
- Sunset lounge
- Social room / private functions





RESIDENCE FEATURES:

- Three-bedroom residences from 2,900 to 3,110 square feet
- Four-bedroom residences from 3,625 square feet
- Five-bedroom Collection Residences from 6,695 square feet
- Six-bedroom Collection Residences at 10,645 square feet
- Each residence features a family room and staff quarters with full bath and closet
- Large walk-in closets
- Ceilings from 10ft - 12ft
- Collection duplex residences have 20-foot high living room and balcony ceilings
- Residences have an 11-foot deep, oceanfront balcony as well as a balcony overlooking the bay
- Residences features a summer kitchen with barbeque grill on the oceanfront terrace
- Private pools and hydrotherapy spas in Collection Residences
- Private service entrance
- Three high-speed, direct elevators serving each residence
- Imported Snaidero Italian custom cabinetry in kitchens, bathrooms and laundry rooms
- Exotic imported stone countertops
- Gaggenau Appliances in all residences:
 - 48" Refrigerator/freezer
 - 30" Traditional oven
 - 24" Warming convection oven
 - 30" Steam oven
 - 24" Microwave drawer
 - 36" Induction cooktop
 - 24" Dishwasher
 - 24" Integrated Coffee Espresso/Cappuccino Maker
 - 18" Wine climate storage
- All bathrooms feature marble walls and flooring
- Dornbracht bathroom plumbing fixtures
- Duravit all-in-one toilet/bidet in every master bathroom
- Prime coat finished walls and imported interior doors
- Valli and Valli door hardware
- Designer-ready residences





CONCIERGE SERVICES:

Turnberry Ocean Club Residences will employ the services of an in-house concierge to leverage and arrange requests by residents, including but not limited to the following:

TRAVEL

- Connoisseur-level knowledge of top destinations for every occasion
- Private air transportation
- Travel and hotel accommodations
- Luxury car services

ENTERTAINMENT, SPORTS & CULTURE

- Premium tickets to shows, sporting events and concerts
- Golf tee times

DINING & NIGHTLIFE

- Personalized dining recommendations and reservations at coveted restaurants
- Exclusive access to the most sought-after nightclubs, bars and lounges
- Group dinners with menus hand-crafted by celebrity chefs
- Private dining options for any size party and occasion

PERSONAL SHOPPING

- Personalized gift recommendations
- Private shopping experiences at luxury brand stores at Aventura Mall

OTHER

- Dry cleaning
- Event and party planning
- Floral orders
- Maid service
- Pet care
- Delivery services (groceries, packages, etc.)
- Catering

