



TURNBERRY
OCEAN CLUB





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SITE ADDRESS:

- 18501 Collins Avenue, Sunny Isles Beach, FL 33160

DEVELOPER:

- Beach Club Acquisition LLC, an affiliate of Turnberry Associates

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

DEVELOPMENT TIMELINE:

- Construction begins in 2015 with anticipated completion in 2018

DEPOSITS:

- 20% at signing of Purchase Agreement
- 20% at Groundbreaking
- 10% at Rooftop Completion
- 50% at Closing

PRICING:

- From over \$4 million 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
- Four residences per floor
- Turnberry brand delivers premium services and unparalleled amenities
- Functional, efficient space planning and overall design by Robert Swedroe
- Dramatic arrival entrance with multiple water features
- Three-story glass lobby with direct ocean views
- Six floors of amenities
- Three swimming pools
- Three private dining areas
- Three bar/lounge areas
- Thirty-one ocean view cabanas available for purchase
- Storage spaces for each residence



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- Additional storage rooms available for purchase
- Standard underground valet parking
- Limited self-parking spaces and garages available for purchase
- Underground motorcycle and bicycle storage
- Electric car charging stations and car wash area in garage
- High-speed Internet in all common areas
- Membership privileges available at Turnberry Isle Resort, including: golf, tennis and marina activities (monthly dues not included in condominium maintenance)

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
- Pool bar and restaurant with full kitchen
- Coffee bar and reading lounge
- Indoor theater/screening room, seating 18 people
- Kid's Club – children's multi-purpose playroom
- Two association cabana furnished guest suites
- Private indoor/outdoor dining room with catering kitchen

SKY CLUB AMENITIES

30th Floor

- Sunrise and Sunset swimming pools
- Hydrotherapy spa
- Four day cabanas
- Outdoor pool bar
- Outdoor sky theater area

31st Floor

- 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
- Four treatment rooms including a private couple's suite



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32nd Floor

- Spacious indoor and outdoor dining areas with catering kitchen
- Sunset lounge and social room with indoor and outdoor bar
- Outdoor pet retreat and dog walk area

RESIDENCE FEATURES:

- Three-bedroom residences from 2,900 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
- 10-foot ceiling heights
- 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" Speed microwave
 - 36" Induction cooktop
 - 24" Dishwasher
 - 24" Built in coffee 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
- Vali and Vali door hardware
- Designer-ready residences