

MIAMI

# WATERFRONT LIVING, Inspired by Life on the Water.

Marina Palms Yacht Club & Residences brings the yachting lifestyle back to Miami with the county's first luxury condominium and yacht club development in two decades.



At Marina Palms, the finest of South Florida living converges at a single address. Cultural amenities abound, with the thriving centers of Miami, Miami Beach and Fort Lauderdale all close at hand. Neighboring Aventura and Bal Harbour offer world-famous shopping and dining. Meanwhile, direct, deep-water access to the Intracoastal Waterway and the Atlantic Ocean provides instant gratification for boaters.

Situated on over 750 feet of picturesque waterfront, the residences at Marina Palms offer stunning views over the marina, the Intracoastal Waterway, and beyond to the Atlantic Horizon.

# AREAS OF INTEREST

Marina Palms is located at Biscayne Boulevard and 172nd Street, surrounded by all that South Florida has to offer. Living at Marina Palms will allow you to make the most of every minute spent aboard and ashore, with the Intracoastal Waterway, ocean access, the finest shopping and dining, golfing, parks and two international airports all close at hand.

- 1 Aventura Mall
- 2 Bal Harbour Shops
- 3 Oleta State Park
- 4 Sunny Isles Beach
- 5 Gulfstream Park Racing, Casino & Village
- 6 Ocean access at Haulover
- 7 Turnberry Isles Golf Course
- 8 Restaurants
- 9 Intracoastal Waterway
- 10 Arthur Snyder Tennis Center
- 11 Dog Park at East Greynolds Park
- 12 Equidistant to Downtown Miami/ Brickell and Fort Lauderdale
- 13 Close to South Beach nightlife and Key Biscayne attractions
- 14 Equidistant to Miami and Fort Lauderdale Int'l Airports
- 15 Aventura Hospital & Medical Center













# AMENITIES

Throughout its spacious, beautifully appointed residences and its immaculate private marina, 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.

#### **BUILDING FEATURES**

Gated entry Secure garage parking 24-hour professional security and video surveillance 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 Activity rooms for children and teens

#### RESIDENCE FEATURES

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 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



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#### MARINA

112-slip private marina for yachts up to 90 feet in length 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

## OUTDOOR AMENITIES

Watersports, including jet skiing, kayaking, waterskiing, windsurfing and snorkeling Lushly landscaped, 14-acre lifestyle enclave on 750 linear feet of prime waterfront 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

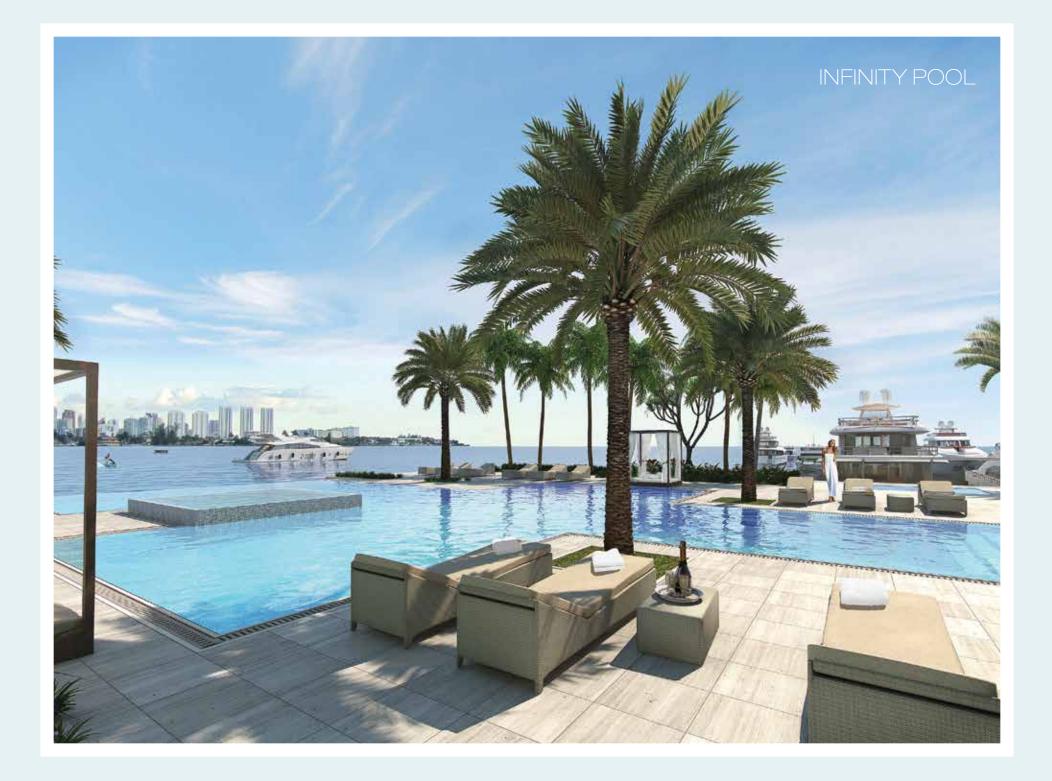
#### SERVICES

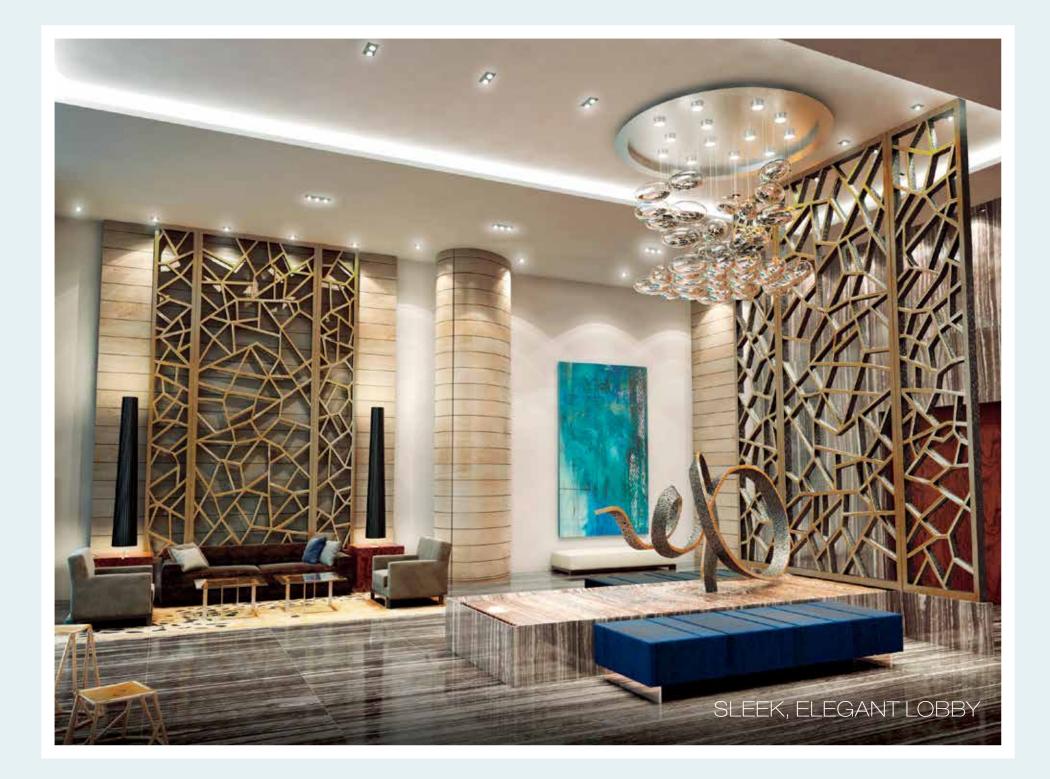
24-hour valet parking Personal butler service On-site car wash service and detailing Pool attendants Tennis club membership Pet spa services









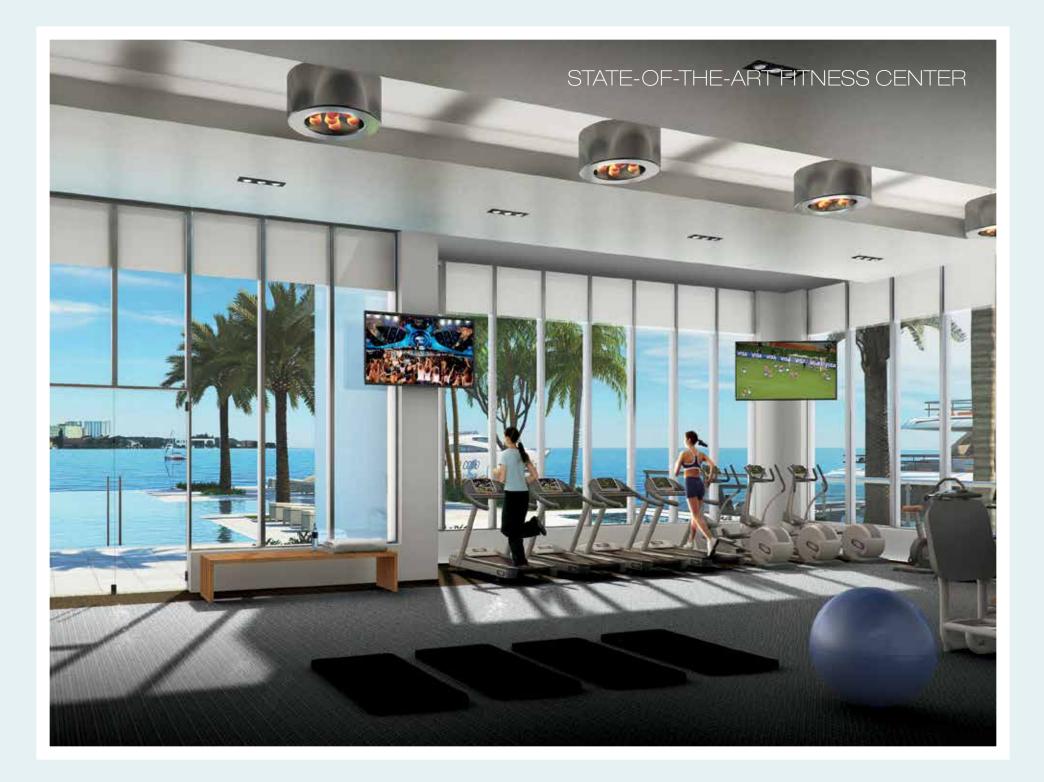




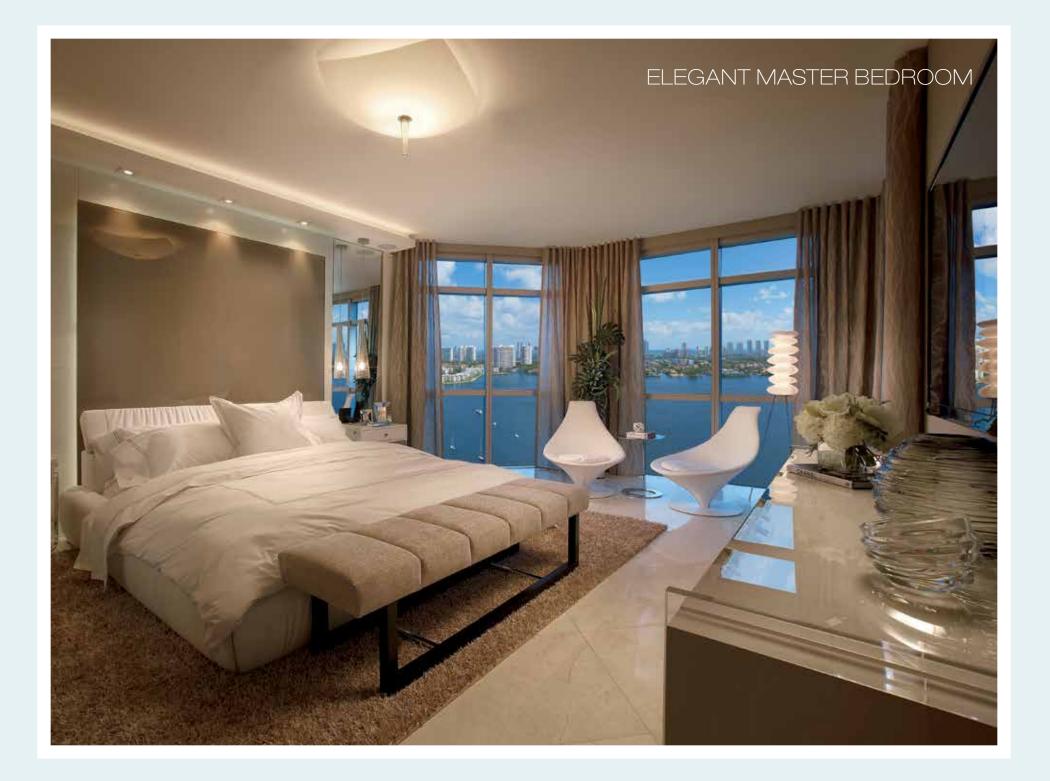
















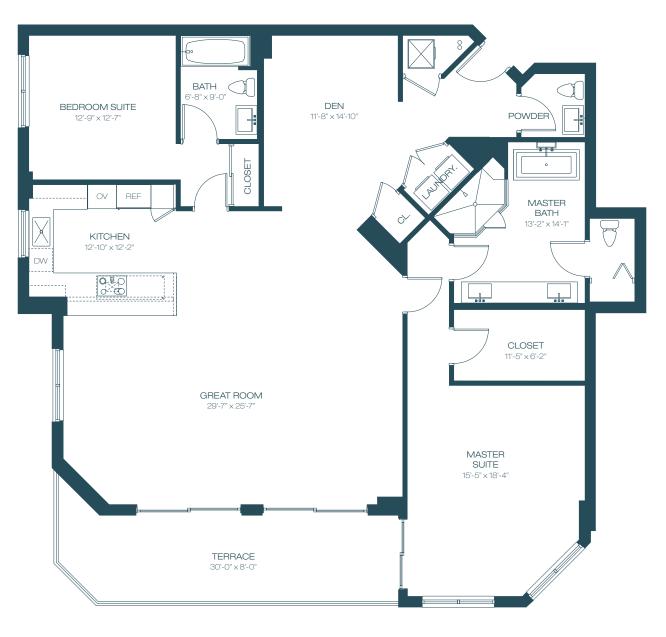


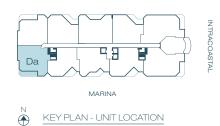




#### UNIT Da

2	BEDROOMS + DEN	2.5	BATHF	ROOMS
	ERIOR RRACE	2,156 241	) SF I SF	200 M <sup>2</sup> 22 M <sup>2</sup>
TO	TAL	2,397	'SF	223 M²

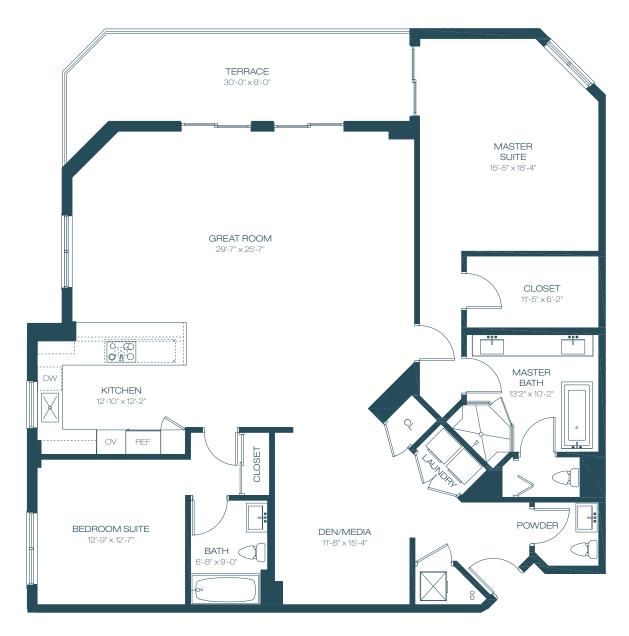






#### UNIT D

2	BEDROOMS + DEN	2.5	BATH	ROOMS
	TERIOR RRACE	2,114 241	SF	196 M <sup>2</sup> 22 M <sup>2</sup>
ТО	TAL	2,355	SF	218 M <sup>2</sup>



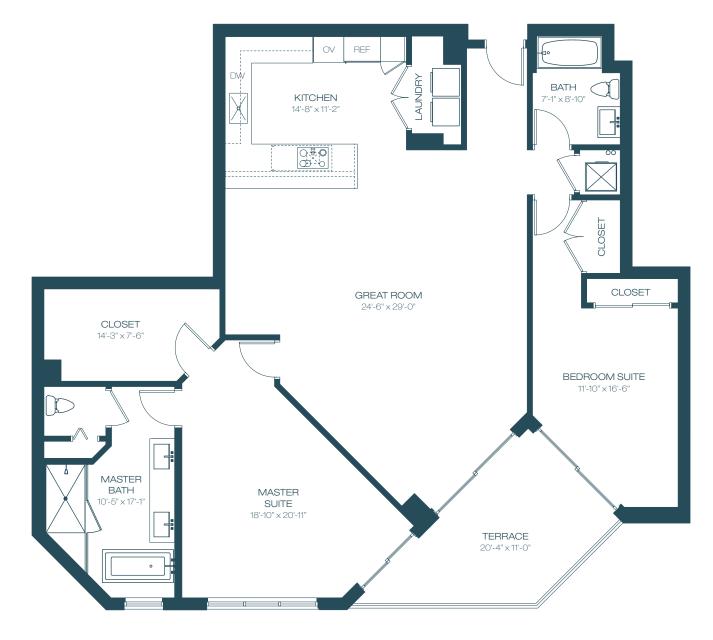






#### UNIT Aa

2	BEDROOMS	2	BATHROOMS
	ERIOR RRACE	1,82° 169	1 SF 169 M <sup>2</sup> 9 SF 16 M <sup>2</sup>
TOTAL		1,990	) SF 185 M <sup>2</sup>



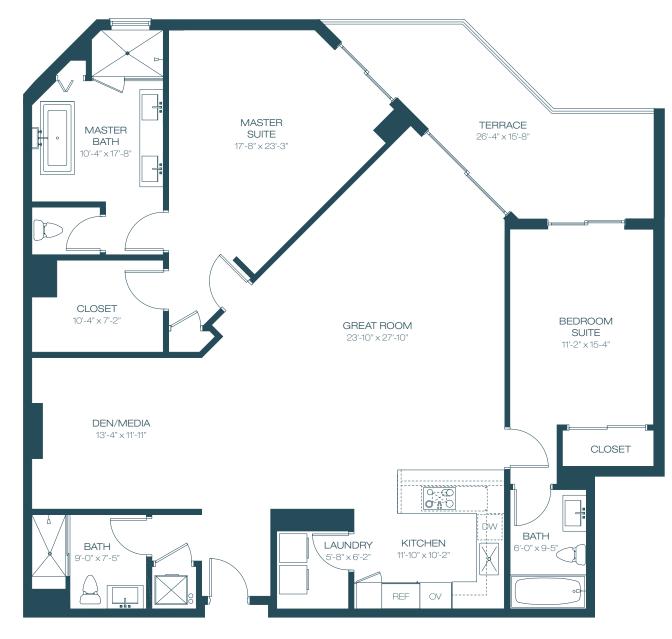




OV: Oven DW: Dishwasher REF: Refrigerador CL: Closet

## UNIT C

2	BEDROOMS + DEN	З	BATHROOMS
	ERIOR RRACE	1,96 <sup>-</sup> 210	1 SF 182 M <sup>2</sup> ) SF 20 M <sup>2</sup>
ТО	TAL	2,17	1 SF 202 M <sup>2</sup>

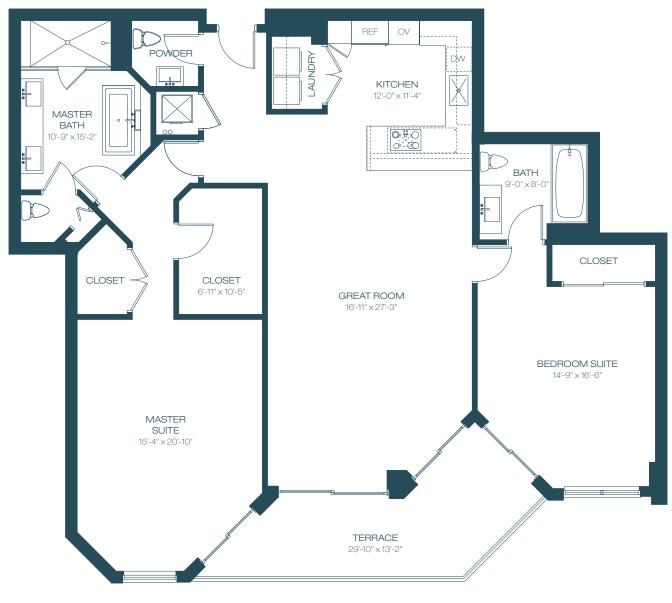


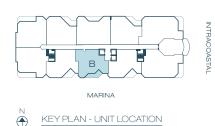


OV: Oven DW: Dishwasher REF: Refrigerador CL: Closet

## UNIT B

2	BEDROOMS	2.5	BATHROOMS
	ERIOR RRACE	1,873 198	3 SF 174 M <sup>2</sup> 3 SF 18 M <sup>2</sup>
TO	TOTAL		1 SF 192 M <sup>2</sup>

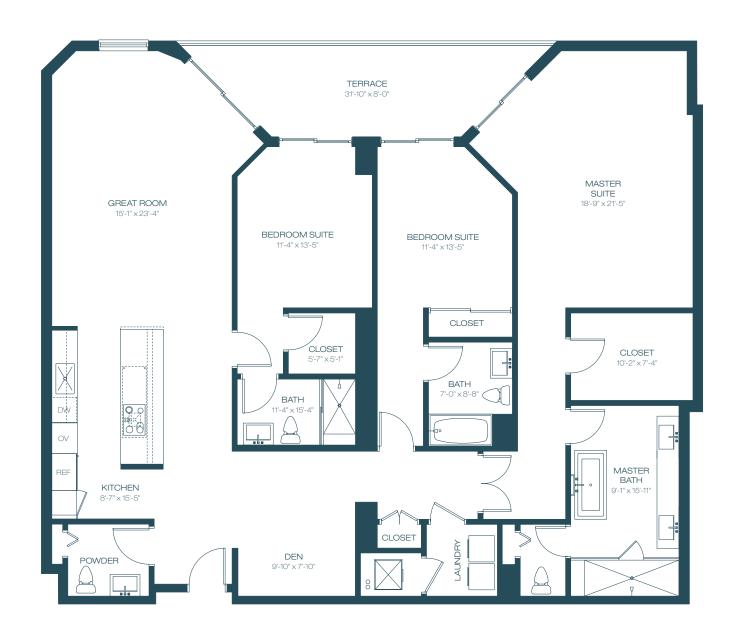




OV: Oven DW: Dishwasher REF: Refrigerador CL: Closet

### UNIT H

З	BEDROOMS + DEN	3.5	BATHROOMS
	ERIOR RRACE	2,332 190	2 SF 217 M <sup>2</sup> ) SF 18 M <sup>2</sup>
TO	TAL	2,522	2 SF 234 M <sup>2</sup>



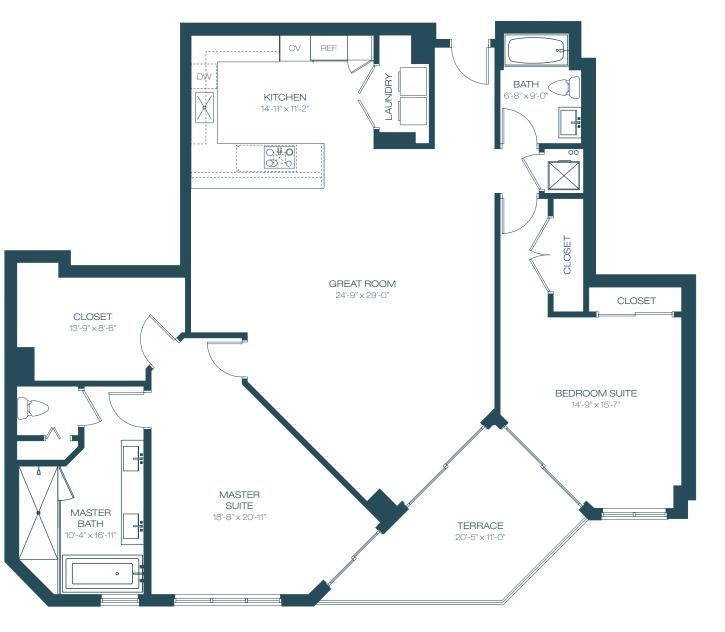






## UNIT A

2	BEDROOMS	2	BATHROOMS
	ERIOR RRACE	1,904 169	4 SF 177 M <sup>2</sup> 9 SF 16 M <sup>2</sup>
TOTAL		2,073	3 SF 193 M <sup>2</sup>







OV: Oven DW: Dishwasher REF: Refrigerador CL: Closet

#### UNIT Ca

2	BEDROOMS + DEN	3	BATH	ROOMS
1	ERIOR RRACE	1,893 214	SF	176 M <sup>2</sup> 20 M <sup>2</sup>
TO	TAL	2,107	SF	196 M <sup>2</sup>





OV: Oven DW: Dishwasher REF: Refrigerador CL: Closet

## UNIT E

З	BEDROOMS	3.5	BATHR	OOMS
	ERIOR RRACE	2,42 203		225 M² 19 M²
TO	TAL	2,624	SF	244 M²

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OV: Oven DW: Dishwasher REF: Refrigerador CL: Closet

#### UNIT F

З	BEDROOMS	3.5	BATH	ROOMS
	ERIOR RRACE	2,599 203		241 M <sup>2</sup> 19 M <sup>2</sup>
ТО	TAL	2,802	SF	260 M <sup>2</sup>

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MARINA KEY PLAN - UNIT LOCATION



## UNIT G

2	BEDROOMS	2.5	BATHROOMS
	ERIOR RRACE	2,080 216	) SF 193 M <sup>2</sup> 3 SF 20 M <sup>2</sup>
TO	TAL	2,296	SF 213 M <sup>2</sup>

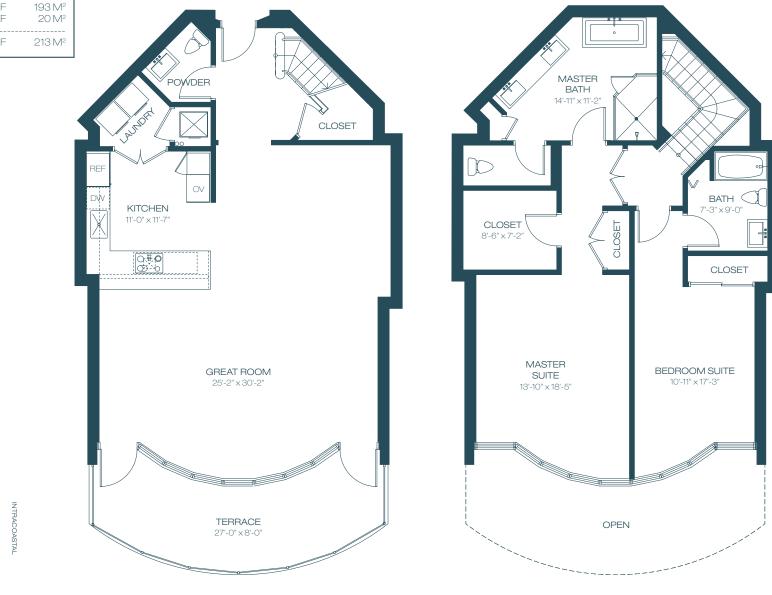
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MARINA

KEY PLAN - UNIT LOCATION

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OV: Oven DW: Dishwasher REF: Refrigerador CL: Closet

## DEVELOPMENT TEAM

Marina Palms is a Plaza Group and DevStar Group Joint Venture Development

The Plaza Group is a residential and commercial development company headquartered in Hollywood, Florida, which has twice been recognized as the largest condominium developer in Broward County. Founded by Neil Fairman, Plaza Group has completed numerous commercial, retail and municipal projects. More recently, the firm successfully developed luxury condominium projects including the 42-story Ocean Palms on Hollywood Beach and The Palms, two 32-story towers on Fort Lauderdale Beach.

The DevStar Group is a development and investment firm headquartered in Miami, Florida. DevStar principals, Anthony Burns and George Helmstetter, have spearheaded the redevelopment and sales efforts of some of South Florida's most exciting luxury condominium projects including the 47-story Paramount Bay and Ocean House South Beach, a collection of boutique oceanfront residences. At Marina Palms, DevStar is partnering with iStar Financial, a publicly traded, \$7 billion finance and investment company, which is one of the largest investors in luxury condominium projects in the United States.

# **PROJECT FACTS**

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)

**Developer**: Marina Palms Residences North LLC, a joint venture controlled by affiliates of The Plaza Group and The DevStar Group

Architect: Slattery and Associates

**Designer**: Interiors by Steven G



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