



TURNBERRY

OCEAN CLUB

THE VISION

When you find a residence that feels right, you just know it. When you enter a residence at Turnberry Ocean Club, you instantly appreciate the superb architectural thought and creativity. A luxury tower must contain more than just excellent floorplans and efficient design, it must have a soul.

The groundbreaking design is both modern and timeless. Intelligent yet simple. It inspires a sense of openness that comes from what you feel, not just from what you see.

We are building Turnberry Ocean Club for an exceptional few.



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HALF A CENTURY OF EXPERIENCE

During its fifty-year history as a leading real estate development and property management company, Turnberry Associates has refused to conform to traditional genres. The company's diverse residential, hospitality, retail and commercial projects valued at more than \$10 billion, have received accolades for revolutionizing the living, working, leisure and shopping habits of millions of people across the country.

From Turnberry Ocean Colony, Porto Vita, Aventura Mall, Fontainebleau Hotel in Miami Beach and Turnberry Isle Resort in Aventura to signature properties in Las Vegas, Washington D.C. and the Bahamas, Turnberry Associates has always been known for superb quality and impeccable service. Turnberry Ocean Club has raised the bar on oceanfront private club living in Miami once again.

At Turnberry, perfection is a point of pride and unless we are proud of it, we will not build it.

JEFF SOFFER
CEO, TURNBERRY ASSOCIATES



FONTAINEBLEAU HOTEL



AVENTURA MALL



TURNBERRY ISLE RESORT



 **TURNBERRY**
OCEAN CLUB

ATLANTIC OCEAN

LOCATION

Warm sand and cool ocean waters stretch out alongside the bright whites and lush greens of this exquisite luxury community. Dramatic vistas of the water and verdant tropical landscape greet the gaze from every angle, meaning the tranquil oceanfront ambiance is never absent from any of the area's beautiful tropical locales.



POINT OF PERFECTION

SUNNY ISLES BEACH

Located in Miami, between Aventura and Bal Harbour, Sunny Isles is two miles of fine sand and sky nestled between the majestic Atlantic Ocean and the vibrant Intracoastal Waterway. This tranquil community is situated conveniently between two major metropolitan zones, yet distant enough to offer a respite from city congestion and noise. This culturally diverse oasis community offers abundant outdoor activities, pristine oceanfront beauty and a myriad of shops and dining lining the city's main thoroughfare, Collins Avenue.

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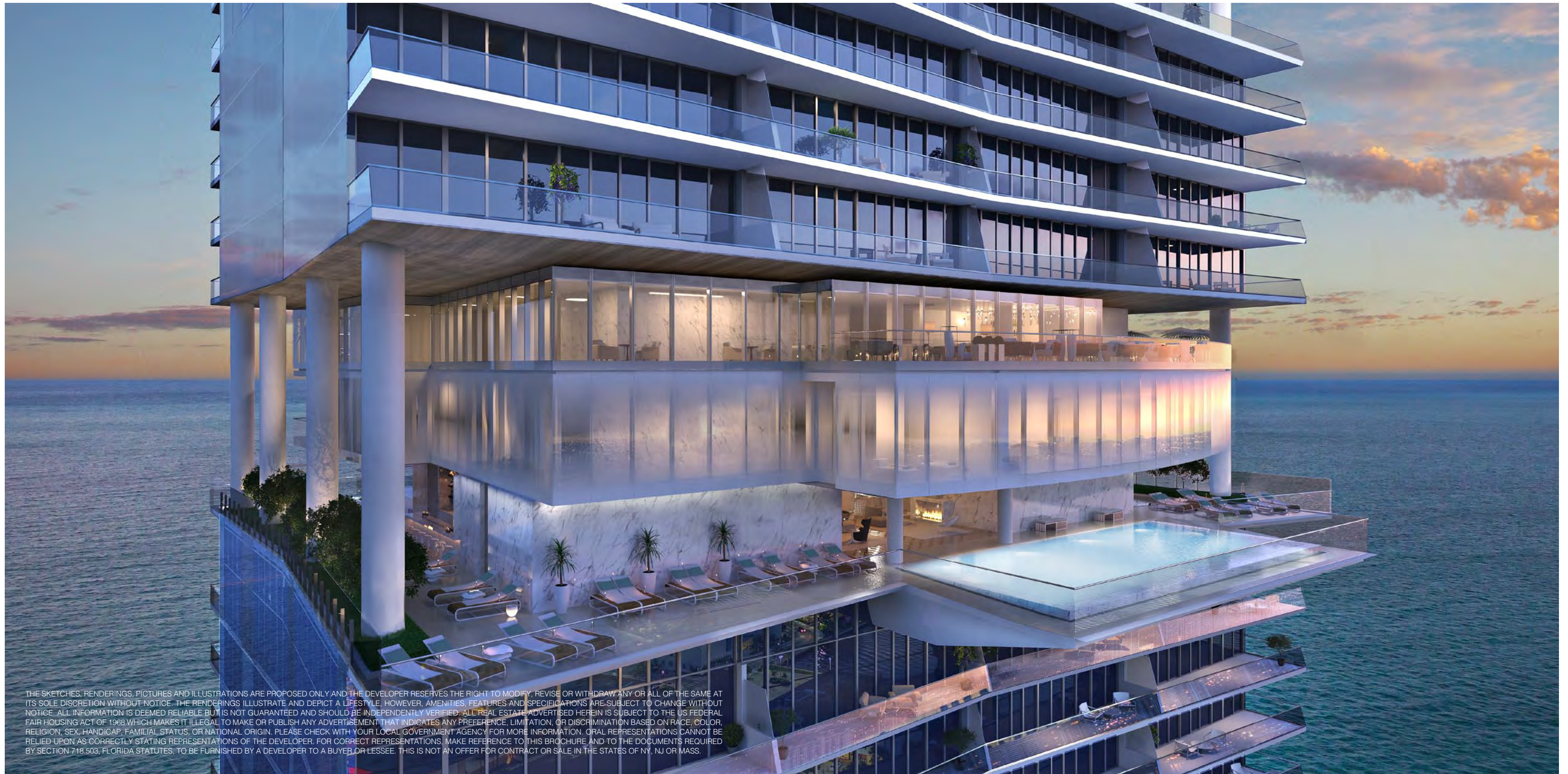


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THE SKY HAS NO LIMIT

The imagination of most architects relates more to the earth than to the sky. But for world-renowned, Venezuelan-born architect Carlos Zapata, the sky is the ultimate canvas for his award-winning designs. Turnberry Ocean Club brings to life his panoramic vision for movement with richer, more wide open forms — wall to wall, floor to ceiling — using glass like a jeweler uses diamonds. Clean, dynamically shaped structures with warm, inviting spaces that add a sense of traditional home living to his modernist architecture.

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ABOVE ALL

SKYCLUB
PRIVATE CLUB LIVING
ENVISIONED BY TURNBERRY



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UNDENIABLY UNIQUE. UNMISTAKABLY TURNBERRY.

TOWER FEATURES & AMENITIES

- 154 flow-through residences with direct ocean and bay views
- 54-story modern glass tower by Carlos Zapata
- Four flow-through residences per floor
- Six high-speed elevators 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-five ocean view cabanas available for purchase
- Storage spaces for each residence
- 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)

LOBBY LEVEL, SECOND AND THIRD LEVEL

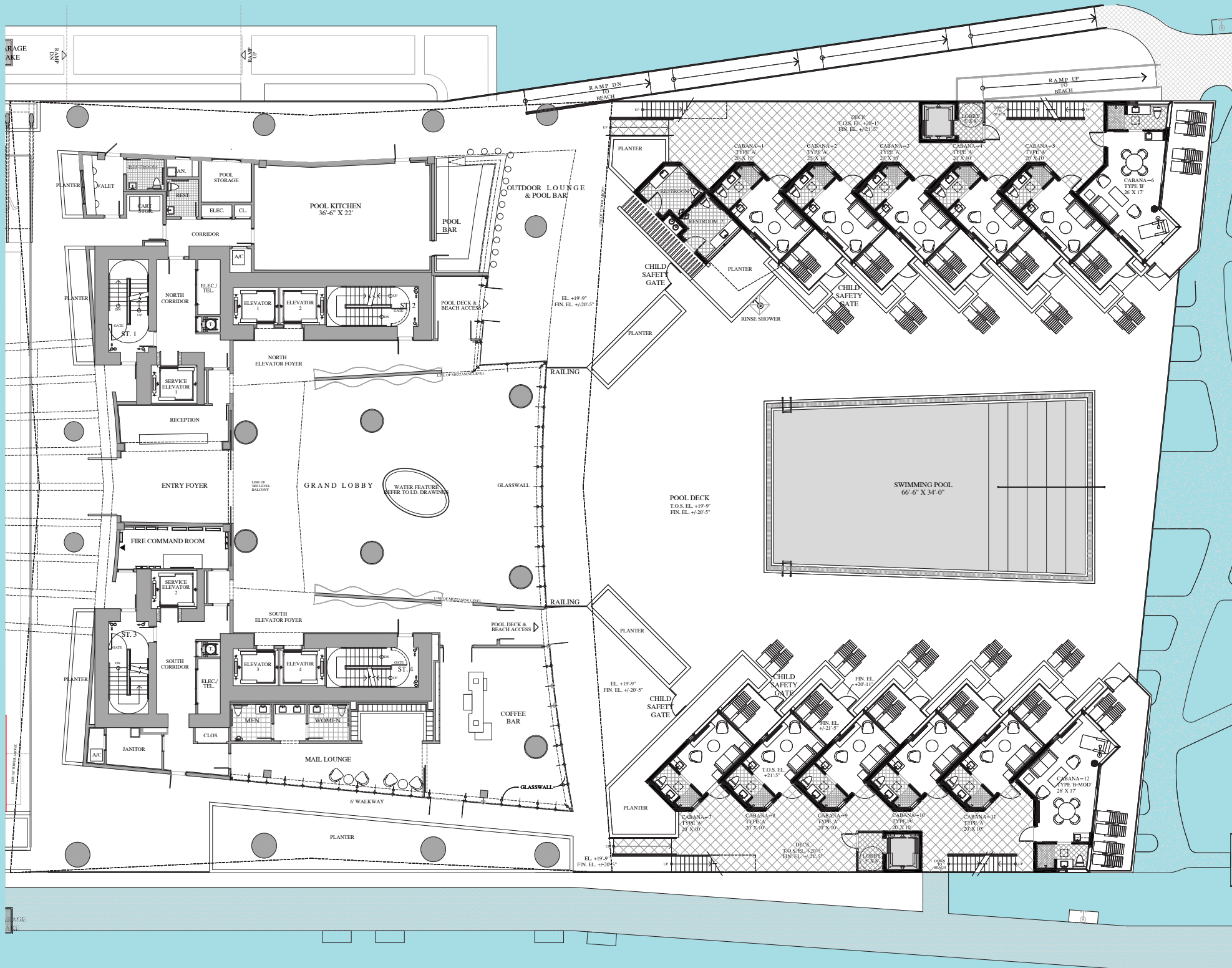
Envision a stunning lobby with three-story glass windows open to the azure sea.
Captivating SkyPools suspended 333 feet above sea level. Extraordinary 11-foot-deep, direct oceanfront balconies with spectacular views from every single residence.
Thirty-five opulent ocean view and beachfront cabanas.
Six amenity floors, three of which put you in the center of it all- thirty floors above the ocean and bay. Because leisure time is the most gratifying luxury of all.

- 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



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LEVEL ONE
LOBBY, RESTAURANT & BAR,
POOL & OCEANVIEW CABANAS



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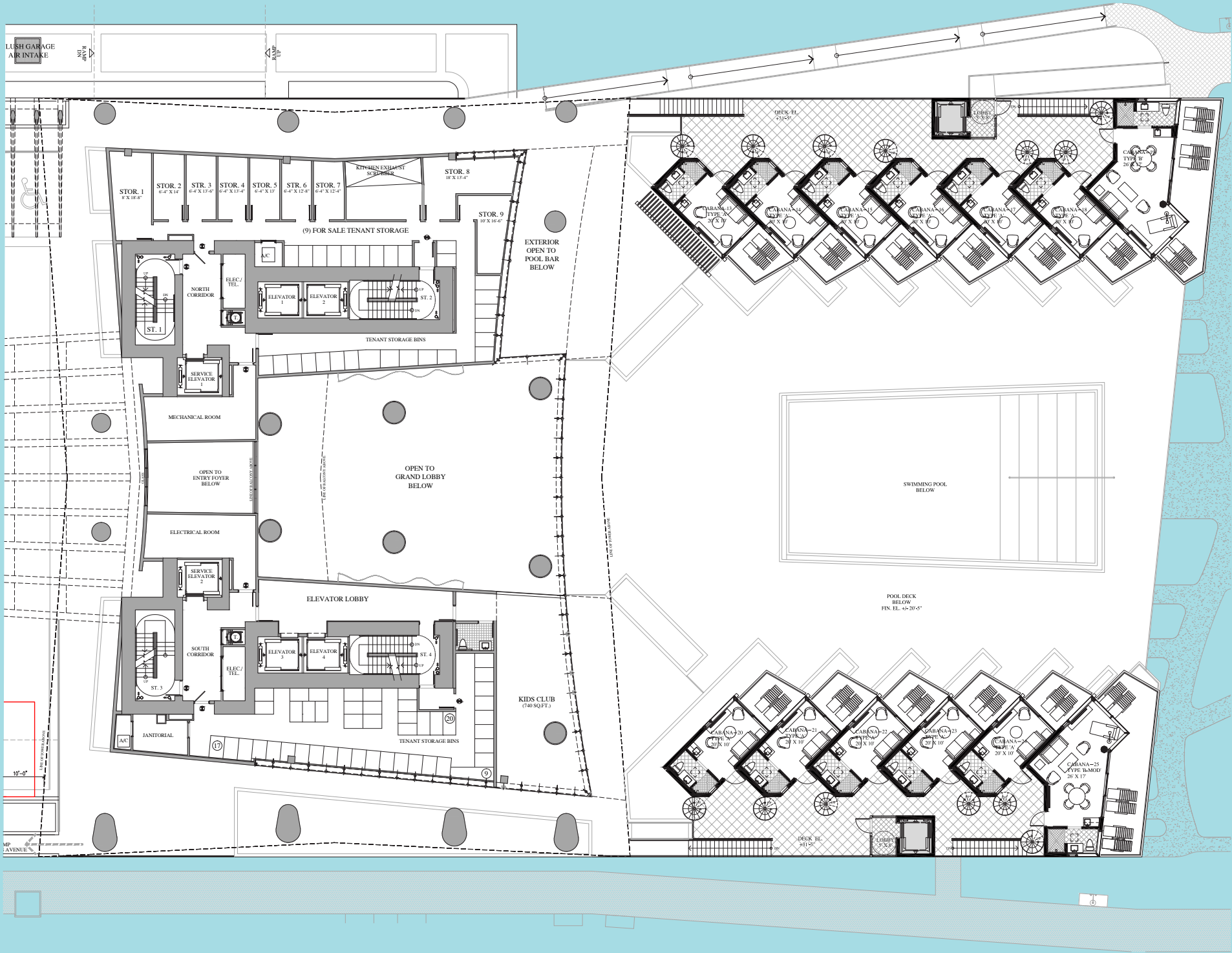


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ARRIVAL

POOL AND OCEANVIEW CABANAS

LEVEL TWO KIDS CLUB AND OCEANVIEW CABANAS

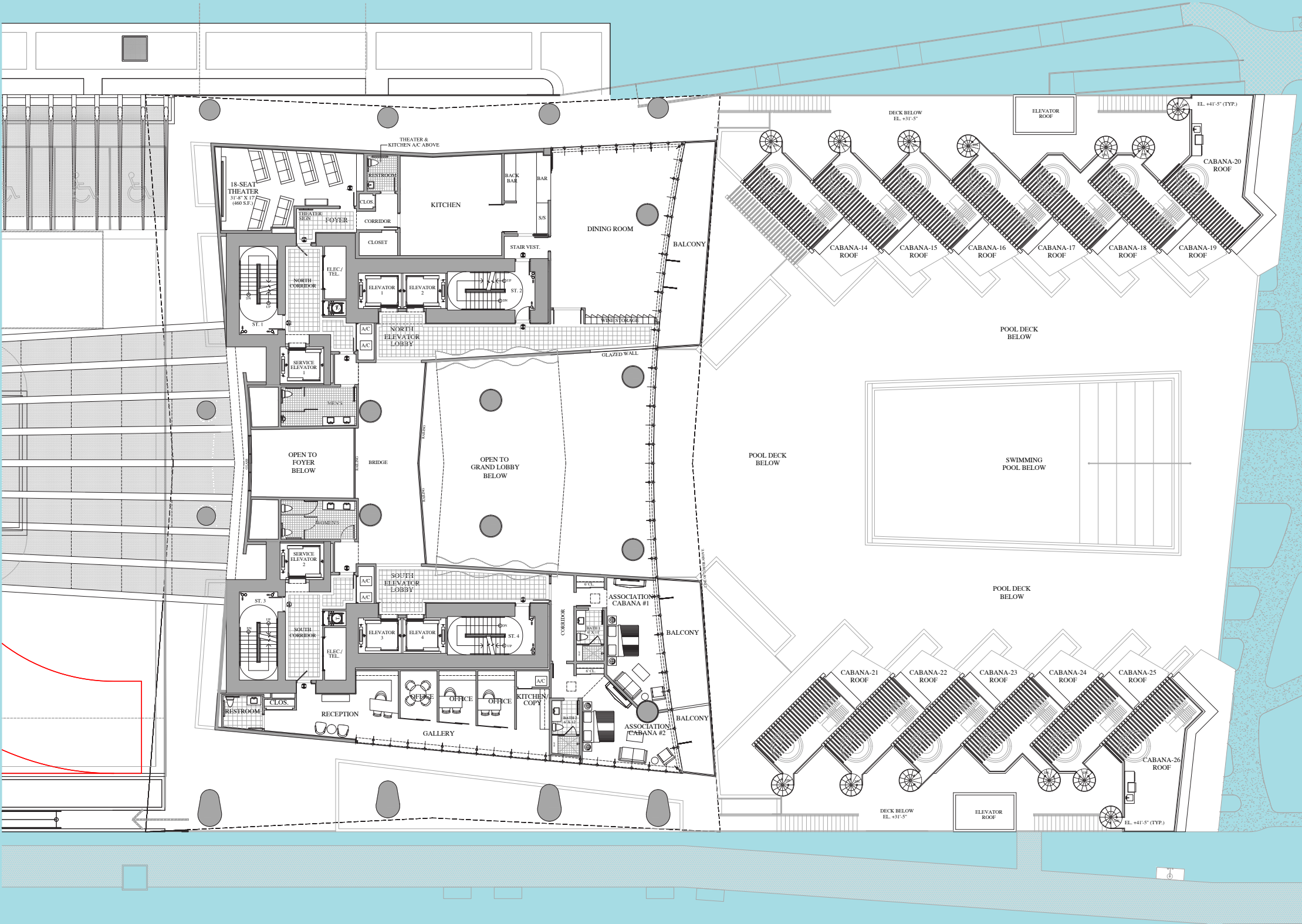


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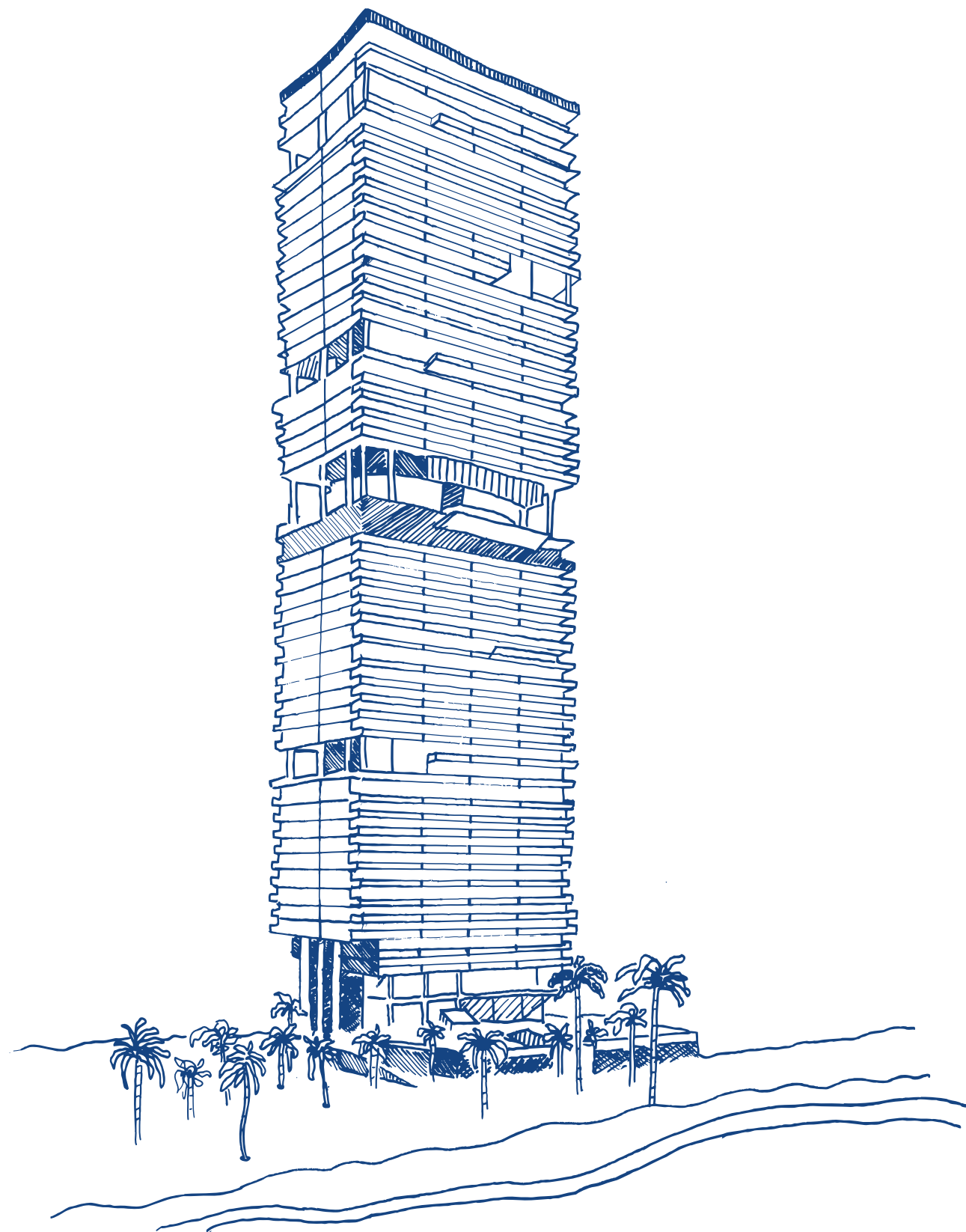
LEVEL 3
INDOOR/OUTDOOR DINING
THEATER AND GUEST SUITES



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SKYCLUB PRIVATE CLUB LIVING ENVISIONED BY TURNBERRY



LEVEL

30

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

- 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

LEVEL

31

LEVEL

32

- 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



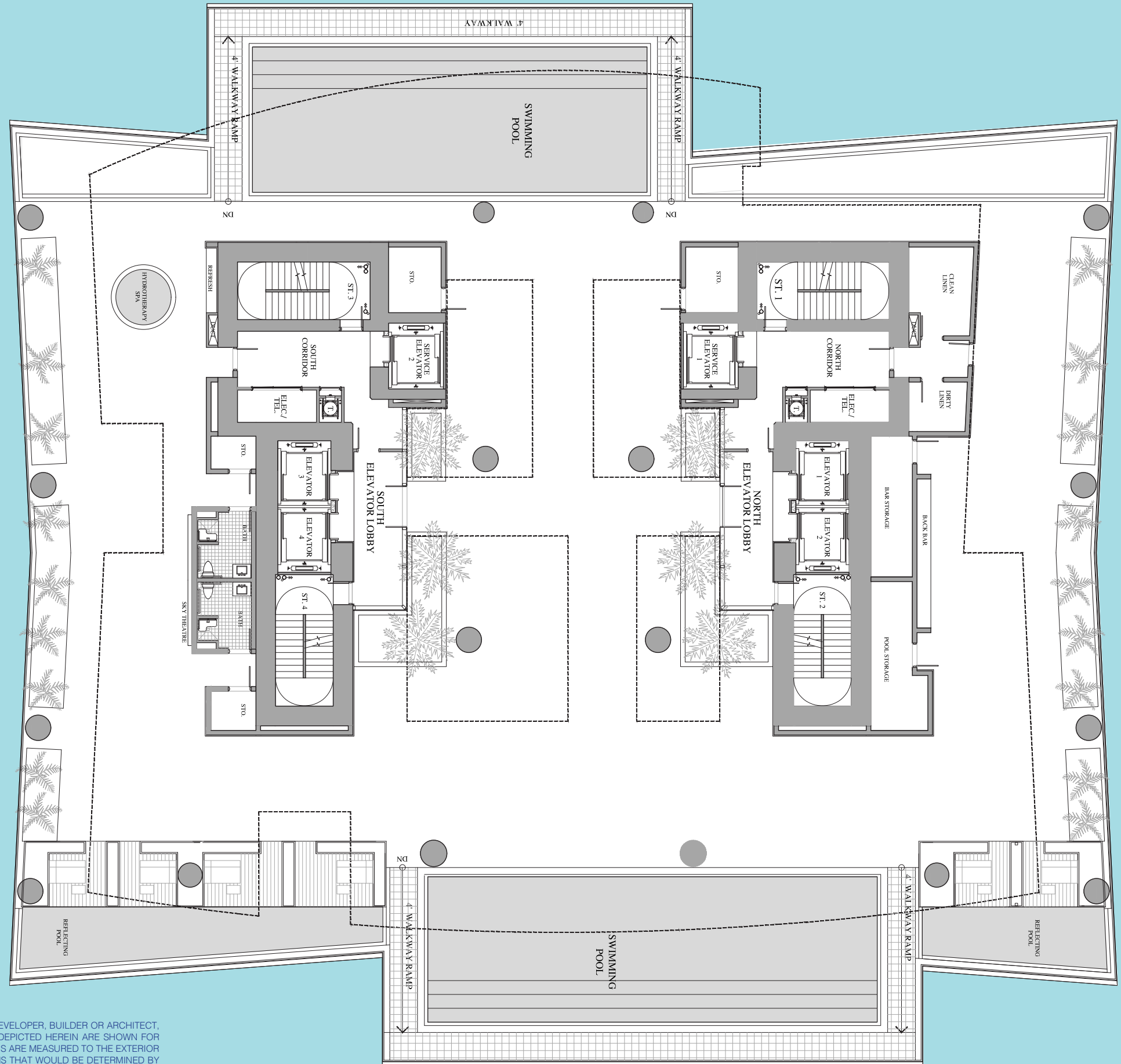
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SKYCLUB
ELEVATED CLUB LIVING
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LEVEL

30

SUNRISE AND
SUNSET POOLS
HYDROTHERAPY SPA
OUTDOOR BAR



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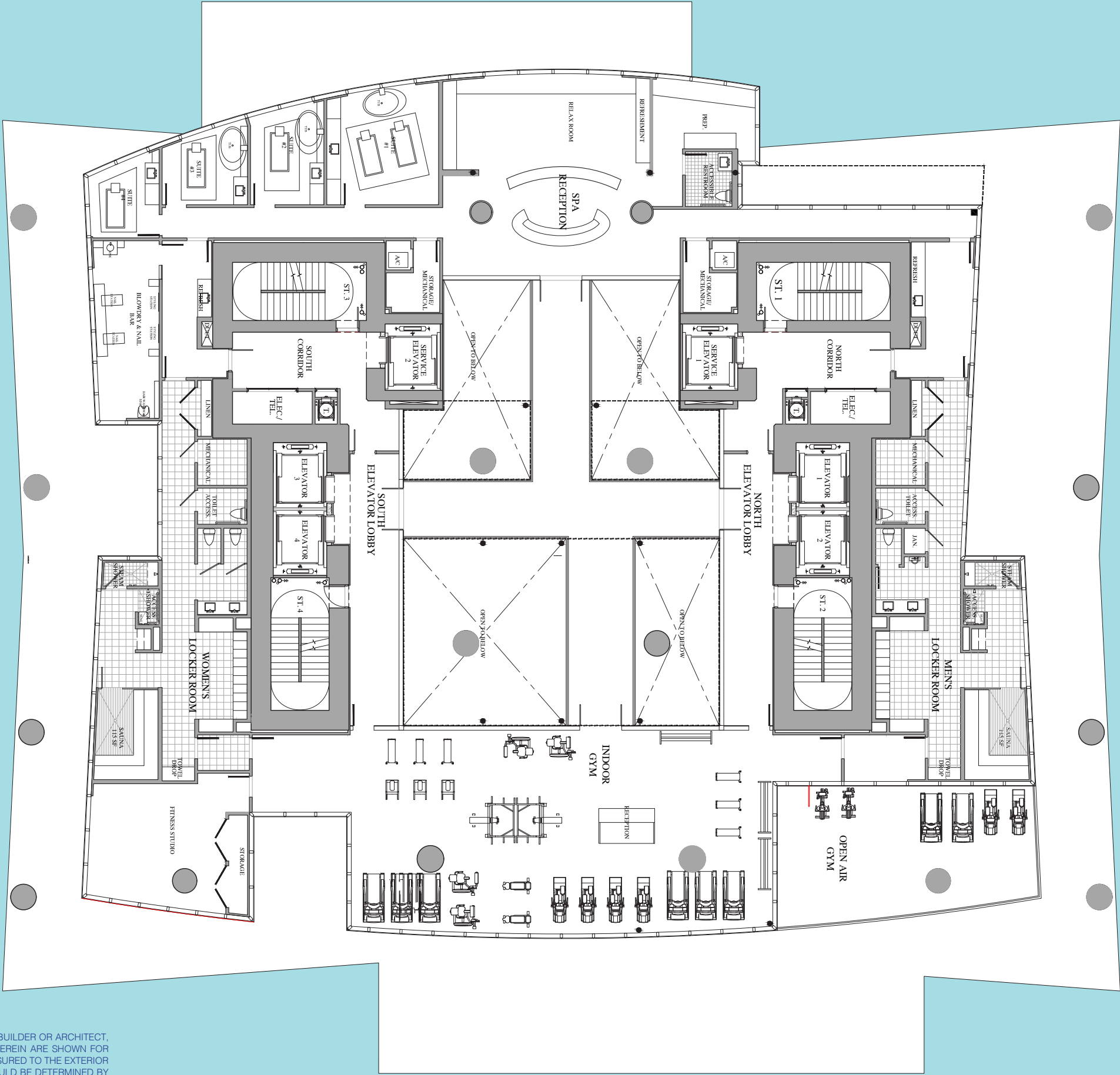


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LEVEL

3I

INDOOR FITNESS
OUTDOOR FITNESS
SALON/SPA

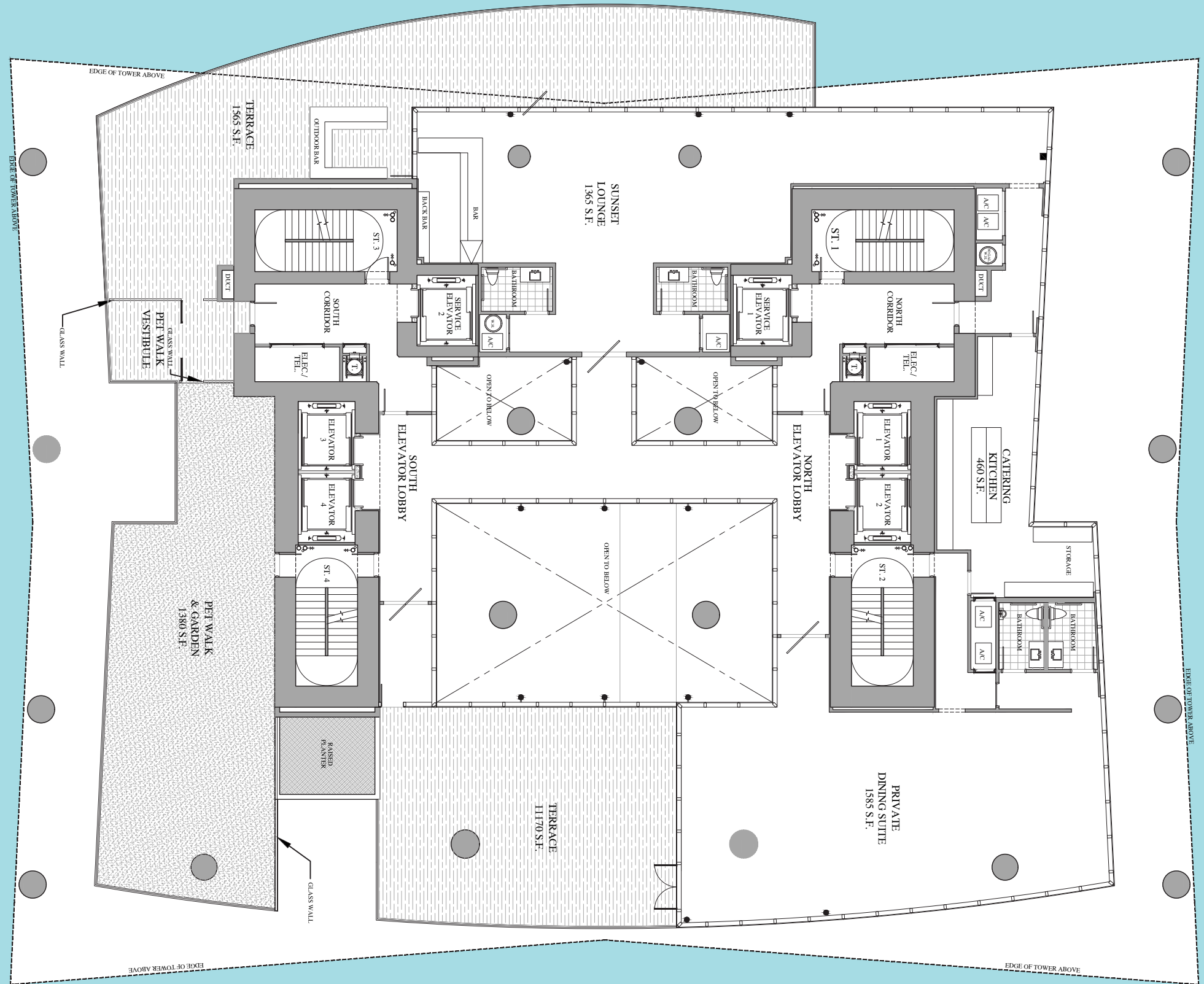


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LEVEL

32

PRIVATE OUTDOOR
AND INDOOR DINING
SUNSET LOUNGE
PET RETREAT



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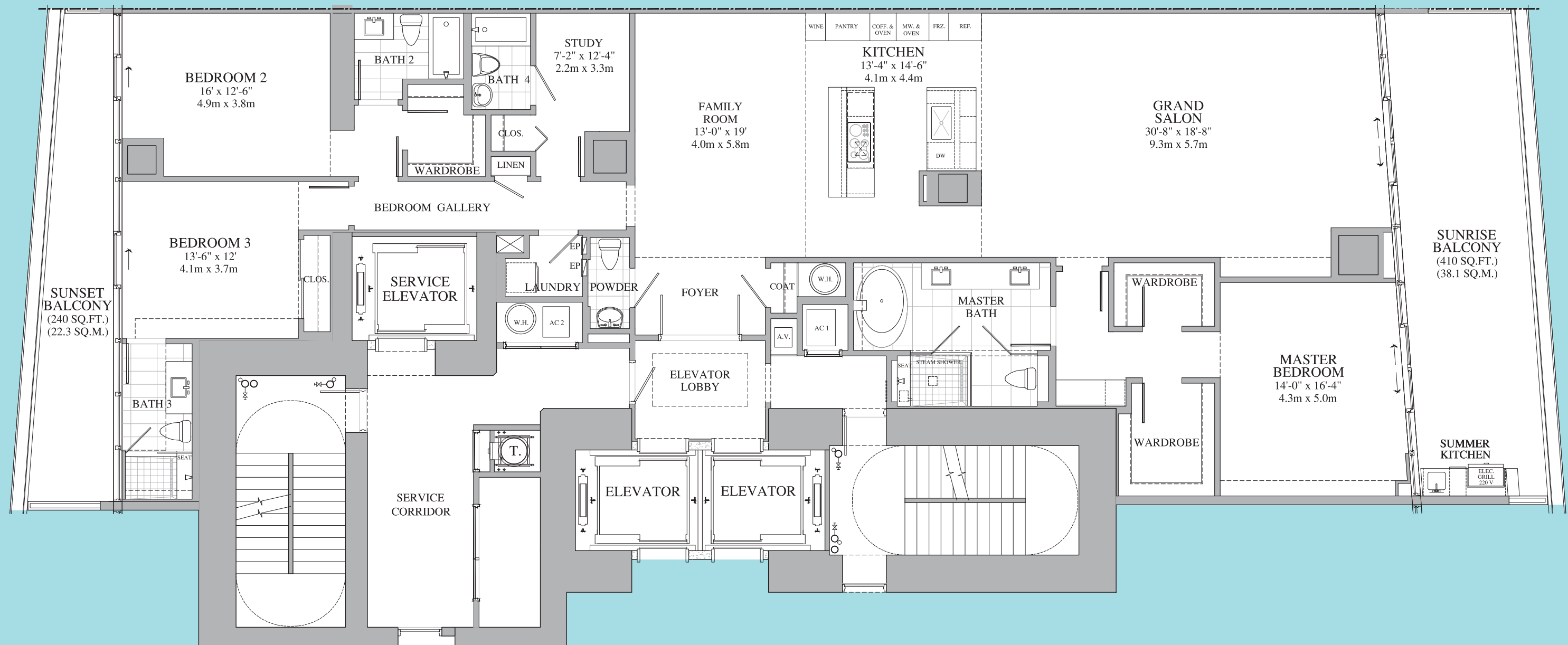
LIVE WIDE OPEN

INTERIOR ARCHITECTURE BY ROBERT M. SWEDROE.

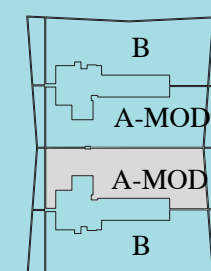
Having spent 12 years as senior design architect for Morris Lapidus, renowned architect of the Fontainebleau Hotel, Mr. Swedroe has an extraordinary talent for design details and creating floor plans that optimize space, flow and ocean views. Fueled by a desire to maximize the quality of life in multi-residential buildings, Yale-educated Mr. Swedroe has introduced trailblazing concepts like flow-through-view residences and direct-entry elevators that eliminate long public corridors. Credited with designing highly glazed modern structures and the world's tallest known oceanfront condominium with all private-entry elevators, Mr. Swedroe has always been on the forefront of innovation.

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RESIDENCE A MODIFIED



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UNIT 'A-MODIFIED'

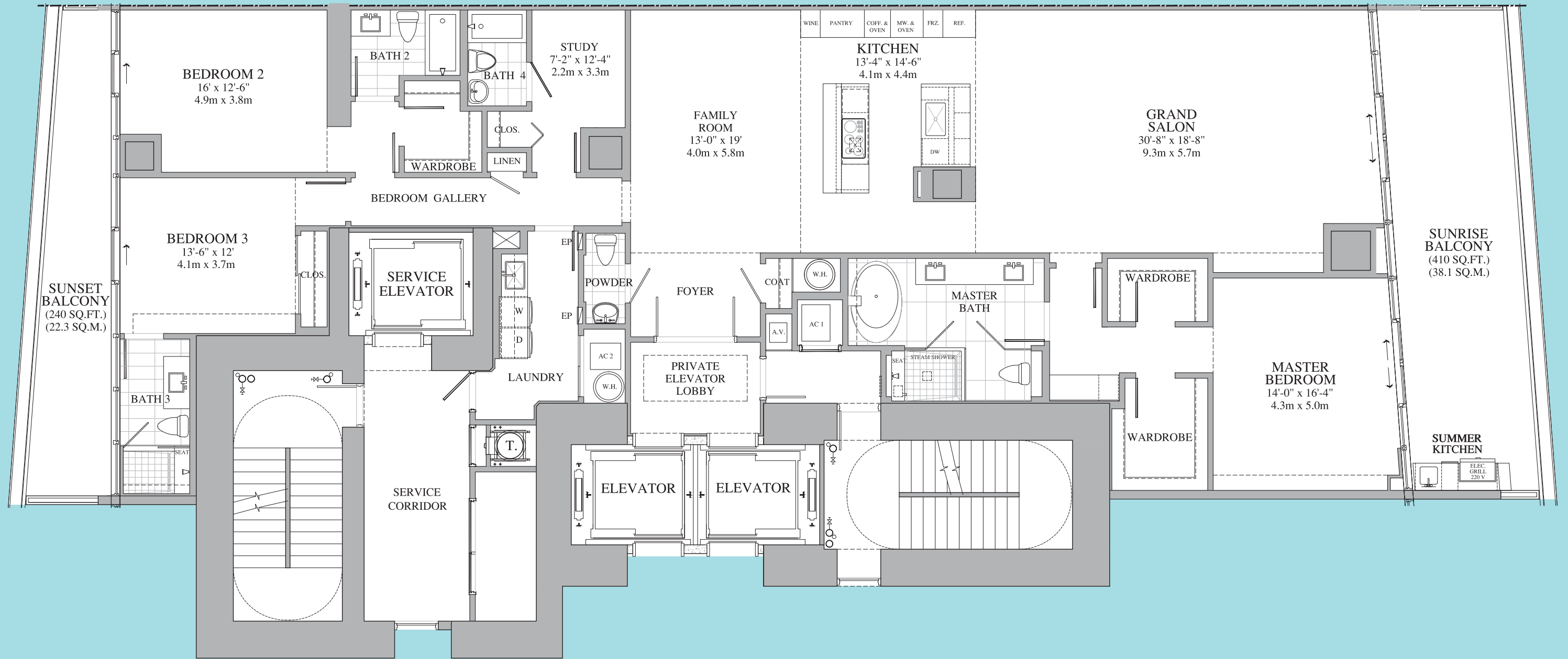
INDOOR LIVING AREA = 2,900 SQ.FT. / 269.4 SQ. M.

OUTDOOR LIVING AREA = 650 SQ.FT. / 60.4 SQ. M.

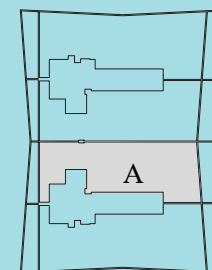
TOTAL LIVING AREA	= 3,550 SQ.FT. / 329.8 SQ. M.
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PAINT-TO-PAINT AREA = 2,589 SQ.FT. / 240.5 SQ. M.

RESIDENCE A



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UNIT 'A'

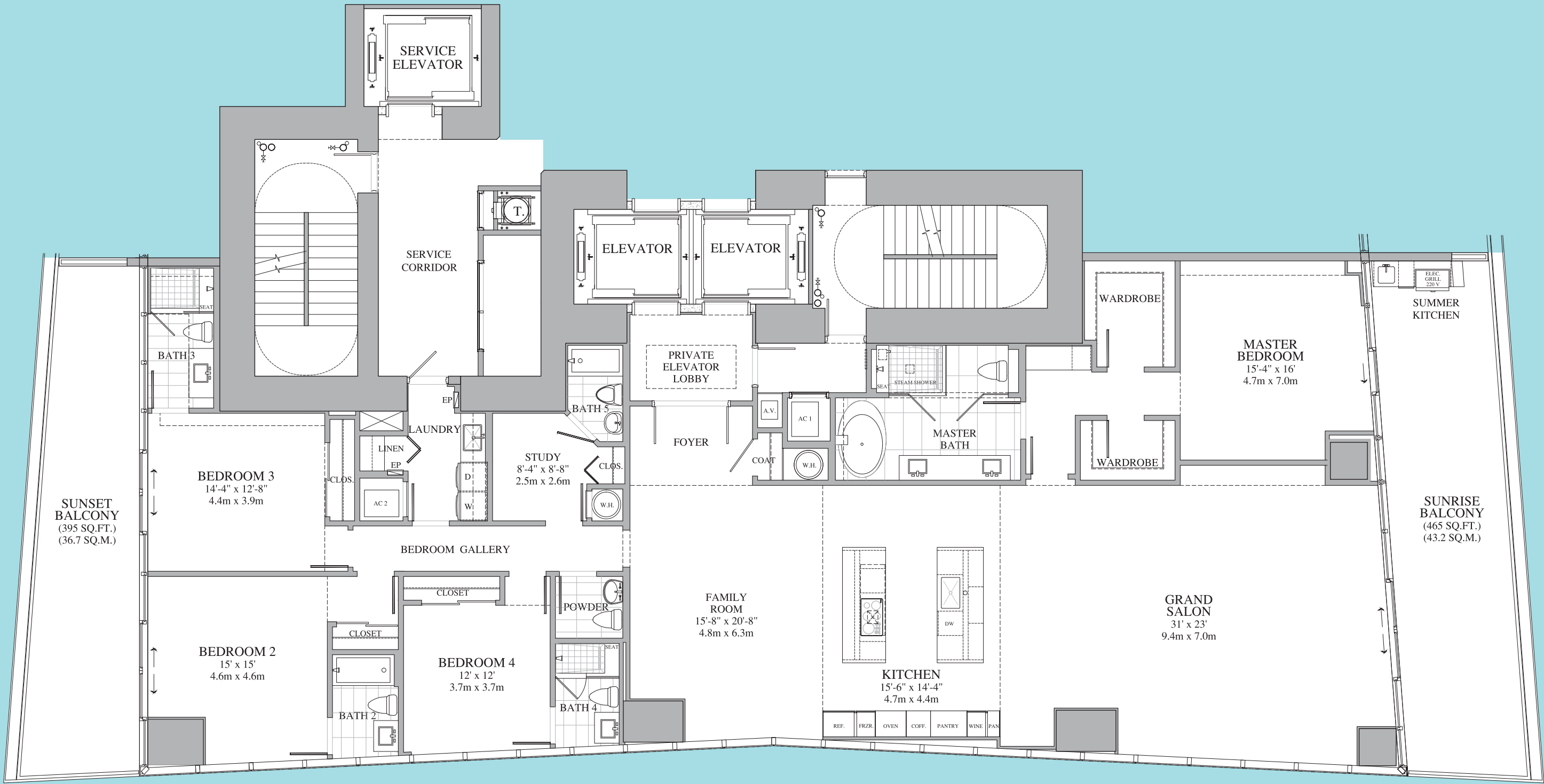
INDOOR LIVING AREA = 3,110 SQ.FT. / 288.9 SQ. M.

OUTDOOR LIVING AREA = 650 SQ.FT. / 60.4 SQ. M.

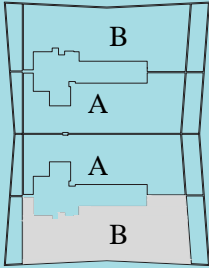
TOTAL LIVING AREA = 3,760 SQ.FT. / 349.3 SQ. M.

PAINT-TO-PAINT AREA = 2,797 SQ.FT. / 259.9 SQ. M.

RESIDENCE B

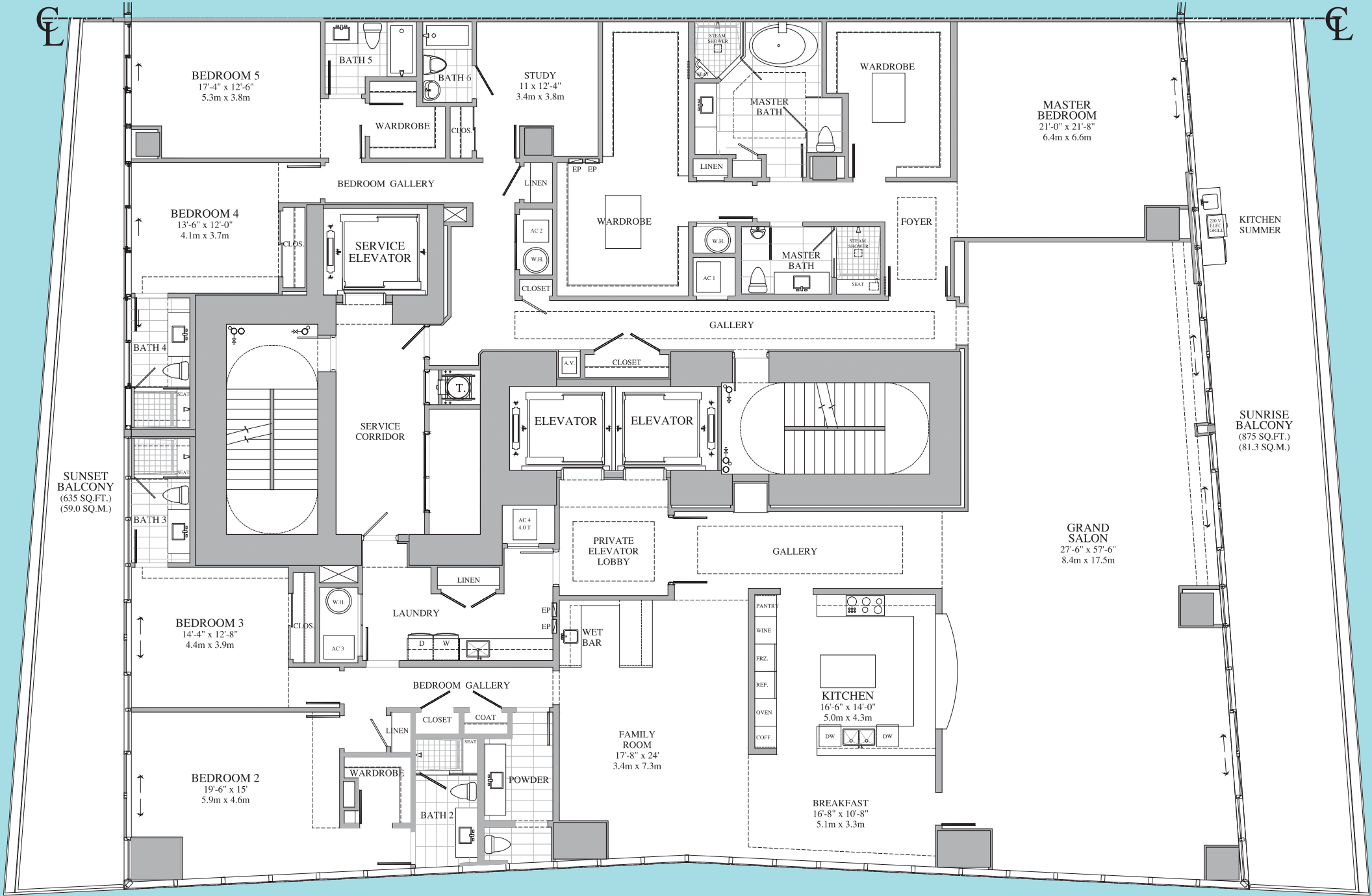


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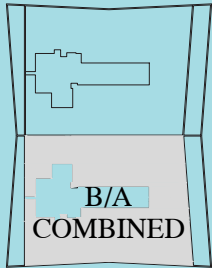


UNIT 'B'	
INDOOR LIVING AREA	= 3,625 SQ.FT. / 336.8 SQ. M.
OUTDOOR LIVING AREA	= 860 SQ.FT. / 79.9 SQ. M.
TOTAL LIVING AREA	= 4,485 SQ.FT. / 416.7 SQ. M.
PAINT-TO-PAINT AREA	= 3,252 SQ.FT. / 302.1 SQ. M.

RESIDENCE B/A COMBINATION



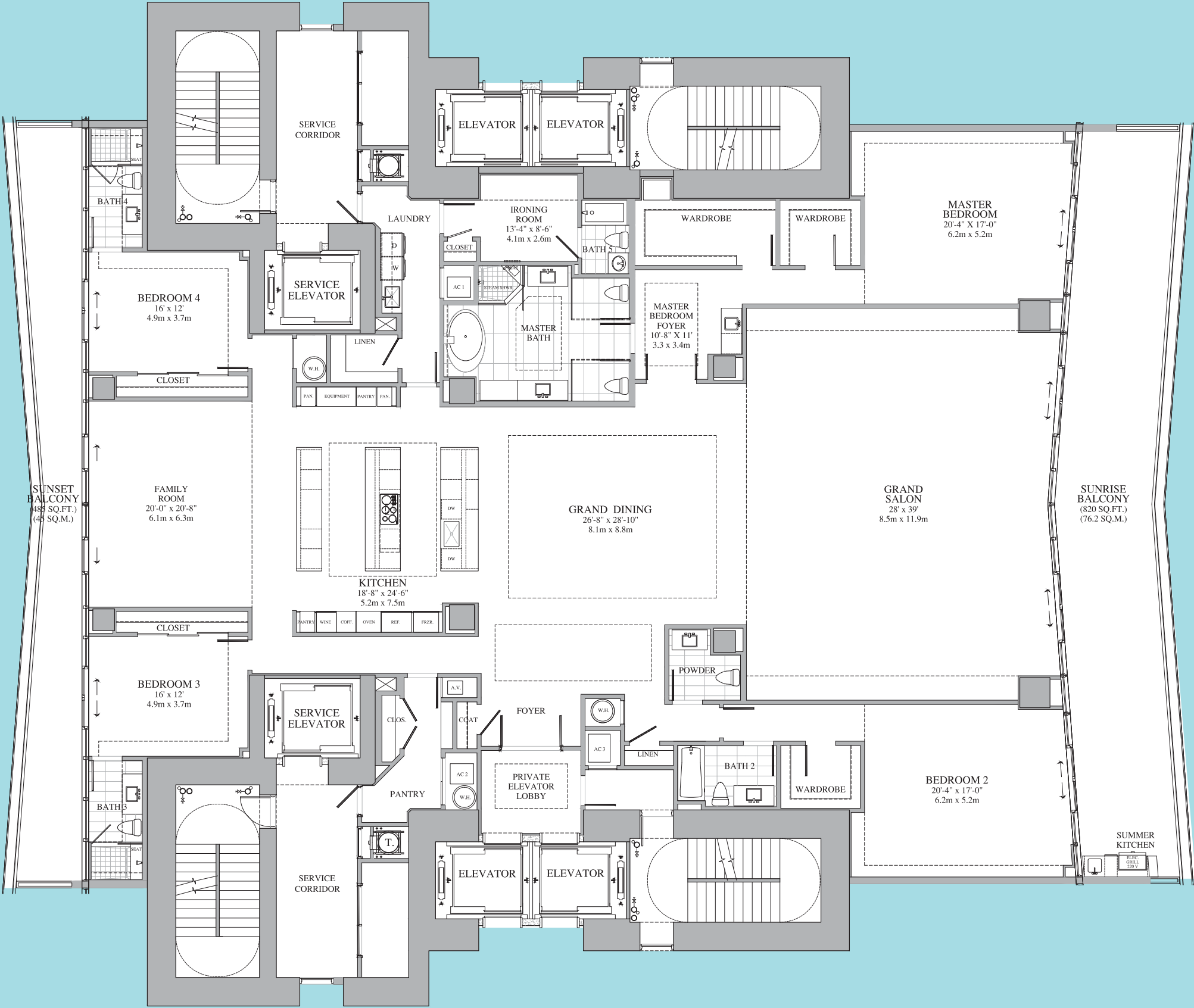
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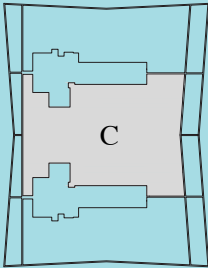
UNIT 'B/A COMBINED'

INDOOR LIVING AREA	= 6,740 SQ.FT. / 626.2 SQ. M.
OUTDOOR LIVING AREA	= 1,510 SQ.FT. / 140.3 SQ. M.
TOTAL LIVING AREA	= 8,250 SQ.FT. / 766.5 SQ. M.
PAINT-TO-PAINT AREA	= 6,230 SQ.FT. / 578.8 SQ. M.

RESIDENCE C



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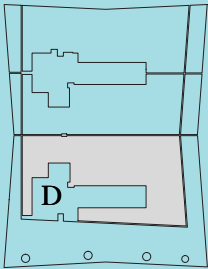
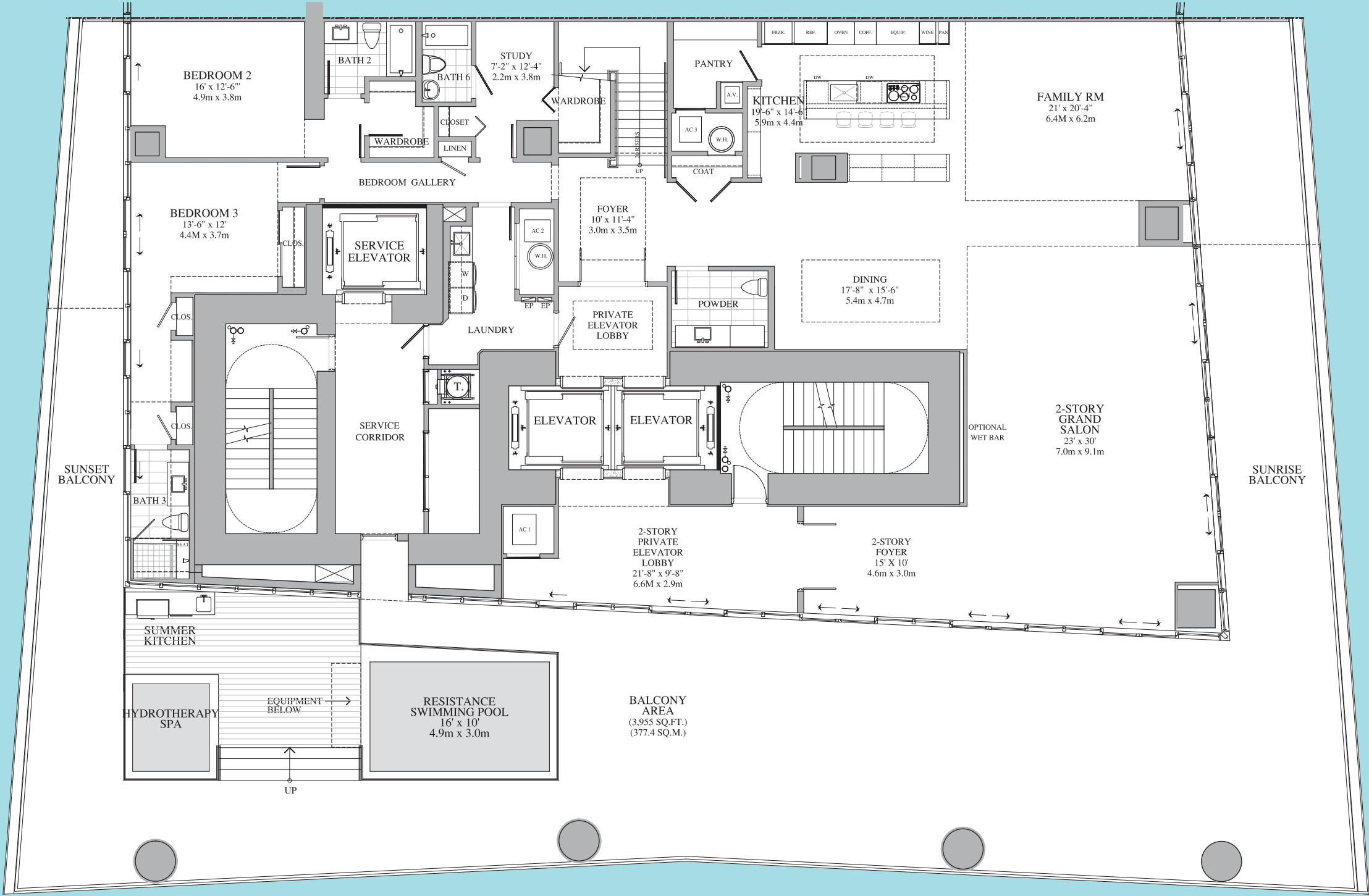
UNIT 'C'

INDOOR LIVING AREA	= 6,225 SQ.FT. / 578.3 SQ. M.
OUTDOOR LIVING AREA	= 1,305 SQ.FT. / 121.2 SQ. M.
TOTAL LIVING AREA	= 7,530 SQ.FT. / 699.5 SQ. M.
PAINT-TO-PAINT AREA	= 5,717 SQ.FT. / 531.1 SQ. M.



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RESIDENCE D
FIRST FLOOR LAYOUT



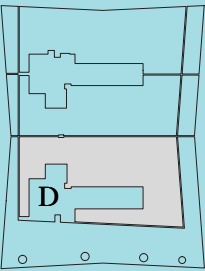
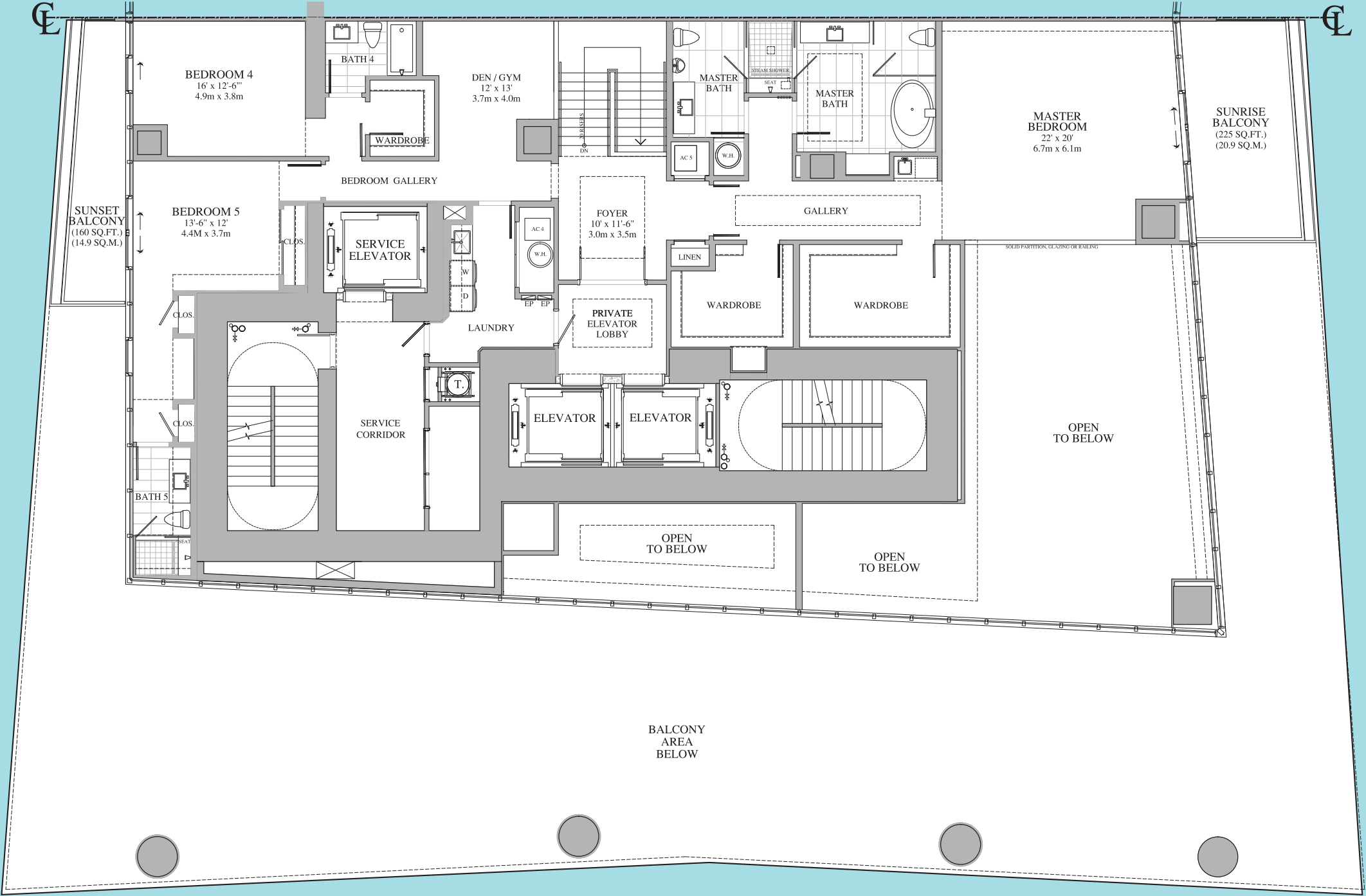
UNIT 'D'	
FIRST FLOOR INDOOR LIVING AREA	= 3,970 SQ.FT. / 368.8 SQ. M.
SECOND FLOOR INDOOR LIVING AREA	= 2,725 SQ.FT. / 253.1 SQ. M.
TOTAL INDOOR LIVING AREA	= 6,695 SQ.FT. / 621.9 SQ. M.
FIRST FLOOR OUTDOOR LIVING AREA	= 3,955 SQ.FT. / 367.4 SQ. M.
SECOND FLOOR OUTDOOR LIVING AREA	= 385 SQ.FT. / 35.8 SQ. M.
TOTAL OUTDOOR LIVING AREA	= 4,340 SQ.FT. / 403.2 SQ. M.
TOTAL LIVING AREA	=11,035 SQ.FT. /1,025.1 SQ. M.
PAINT-TO-PAINT RESIDENCE AREA	= 5,968 SQ.FT. / 554.5 SQ. M.

NOTE: PLAN MATERIALS AND SPECIFICATIONS ARE SUBJECT TO ARCHITECTURAL AND OTHER REVISIONS AT THE SOLE DISCRETION OF THE DEVELOPER, BUILDER OR ARCHITECT, OR AS MAY BE REQUESTED BY LAW. FLOOR PLANS MAY NOT BE TO SCALE. ANY FURNITURE, APPLIANCES OR DECORATOR READY ITEMS DEPICTED HEREIN ARE SHOWN FOR ARTISTIC AND ILLUSTRATIVE PURPOSES ONLY AND ARE NOT INCLUDED IN THE PURCHASE AND SALE OF THE RESIDENCE. STATED DIMENSIONS ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALL AND THE CENTER LINE OF THE INTERIOR DEMISING WALLS AND, IN FACT, VARY FROM THE DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND OF THE "UNIT" SET FORTH IN THE DECLARATION (WHICH GENERALLY ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES INTERIOR STRUCTURAL COMPONENTS). ADDITIONALLY, MEASUREMENTS OF ROOMS SET FORTH ON ANY FLOOR PLAN ARE GENERALLY TAKEN AT THE GREATEST POINTS OF EACH GIVEN ROOM (AS IF THE ROOM WERE A PERFECT RECTANGLE), WITHOUT REGARD FOR ANY CUT OUTS. ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY MULTIPLYING THE STATED LENGTH TIMES THE WIDTH. ALL DIMENSIONS ARE APPROXIMATE AND ALL FLOOR PLANS AND DEVELOPMENT PLANS ARE SUBJECT TO CHANGE. ORAL REPRESENTATIONS CANNOT BE RELIED UPON TO CORRECTLY STATE THE REPRESENTATIONS OF THE DEVELOPER. ALL REAL ESTATE SHOWN HEREIN IS SUBJECT TO THE US FEDERAL FAIR HOUSING ACT OF 1998. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS REQUIRED BY SECTION 718.503 FLORIDA STATUTES, TO BE FURNISHED BY THE DEVELOPER TO A BUYER OR LESSEE. OBTAIN THE PROPERTY REPORT REQUIRED BY FEDERAL LAW AND READ IT BEFORE SIGNING ANYTHING. THIS IS NOT AN OFFER OR CONTRACT TO SELL, OR SOLICITATION OF OFFERS TO BUY THE CONDOMINIUM UNITS WHERE PROHIBITED BY STATE LAW.



THE SKETCHES, RENDERINGS, PICTURES AND ILLUSTRATIONS ARE PROPOSED ONLY AND THE DEVELOPER RESERVES THE RIGHT TO MODIFY, REVISE OR WITHDRAW ANY OR ALL OF THE SAME AT ITS SOLE DISCRETION WITHOUT NOTICE. THE RENDERINGS ILLUSTRATE AND DEPICT A LIFESTYLE. HOWEVER, AMENITIES, FEATURES AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. ALL INFORMATION IS DEEMED RELIABLE BUT IS NOT GUARANTEED AND SHOULD BE INDEPENDENTLY VERIFIED. ALL REAL ESTATE ADVERTISED HEREIN IS SUBJECT TO THE US FEDERAL FAIR HOUSING ACT OF 1988 WHICH MAKES IT ILLEGAL TO MAKE OR PUBLISH ANY ADVERTISEMENT THAT INDICATES ANY PREFERENCE, LIMITATION, OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN. PLEASE CHECK WITH YOUR LOCAL GOVERNMENT AGENCY FOR MORE INFORMATION. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 719.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. THIS IS NOT AN OFFER FOR CONTRACT OR SALE IN THE STATES OF NY, NJ OR MASS.

RESIDENCE D
SECOND FLOOR LAYOUT



UNIT 'D'	
FIRST FLOOR INDOOR LIVING AREA	= 3,970 SQ.FT. / 368.8 SQ. M.
SECOND FLOOR INDOOR LIVING AREA	= 2,725 SQ.FT. / 253.1 SQ. M.
TOTAL INDOOR LIVING AREA	= 6,695 SQ.FT. / 621.9 SQ. M.
FIRST FLOOR OUTDOOR LIVING AREA	= 3,955 SQ.FT. / 367.4 SQ. M.
SECOND FLOOR OUTDOOR LIVING AREA	= 385 SQ.FT. / 35.8 SQ. M.
TOTAL OUTDOOR LIVING AREA	= 4,340 SQ.FT. / 403.2 SQ. M.
TOTAL LIVING AREA	=11,035 SQ.FT. /1,025.1 SQ. M.
PAINT-TO-PAINT RESIDENCE AREA	= 5,968 SQ.FT. / 554.5 SQ. M.

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DESIGN TEAM



Jeffrey Soffer

One of the country's most highly regarded real estate developers, Jeffrey Soffer has been dedicated to Turnberry's growth for more than 25 years. His impact and influence can be seen in the development of numerous award-winning projects in South Florida and abroad. Soffer led the \$1 billion expansion and renovation of the company's landmark Fontainebleau Miami Beach, transforming the iconic resort into one of the country's most sought-after beachfront playgrounds. Soffer also has created numerous South Florida residential landmarks, including Turnberry Ocean Colony, Porto Vita, Fontainebleau II and Fontainebleau III, Turnberry Village and more; brought his company's "mansions in the sky" concept to Las Vegas, and expanded the company into suburban Washington D.C. and The Bahamas with successful high-rise residential developments.



Carlos Zapata

For Venezuelan-born architect Carlos Zapata, the sky is the ultimate canvas for his award-winning designs. Turnberry Ocean Club realizes his panoramic conception of movement with glittering, wide open forms — wall to wall, floor to ceiling. Turnberry's iconic tower uses glass like a jeweler uses diamonds: to reflect and dazzle. Zapata is famed for combining clean, dynamically shaped structures with warm, inviting spaces. These spaces allow for traditional home living in his modernist masterpieces.



Robert M. Swedroe

With twelve years of experience as a senior design architect for Morris Lapidus, renowned architect of the Fontainebleau Hotel, Mr. Swedroe has an extraordinary talent for detail. He creates superb floor plans that optimize space, flow and ocean views. Fueled by a desire to maximize the quality of life in multi-residential buildings, the Yale-educated Mr. Swedroe has introduced trailblazing concepts like flow-through-view residences and direct-entry elevators that eliminate long public corridors. Mr. Swedroe has always been at the forefront of innovation. His ingenious designs include highly glazed modern structures and the world's tallest known oceanfront condominium with all private-entry elevators.



Dan Riordan

Riordan oversees the entire residential division, including building development and real estate initiatives. Most recently, he was involved in development of Turnberry Tower Arlington, the tallest condominium on the Washington D.C. skyline. His responsibilities include all operations, as well as sales and marketing for the \$350 million, 30-story luxury tower where all residences have been completely sold. Riordan's three-decade career includes marketing and selling more than 3,000 condominium units valued in excess of \$2.5 billion and he was instrumental in pioneering condo development in Las Vegas for Turnberry in 1998.



Richard Hallick

For more than 50 years, EDSA, an internationally renowned planning, landscape architecture and urban design firm, has been creating sustainable outdoor environments to live, work, learn and play. EDSA operates under the tenant that successful urban environments are destinations that combine development and open spaces to create an exciting, viable neighborhood fabric. Through careful planning and analysis, EDSA urban projects are designed to provide optimal benefits to the surrounding community while addressing the complexities and intricate relationships that tie cities together. From Malta to Mexico, working in nearly 100 countries across the globe, EDSA is committed to delivering thriving surroundings of both beauty and function.



Janice Claussen

Founder and Principal of CCID, Janice Claussen has over 25 years experience in designing luxury hotel and resort interiors across a broad geographical spectrum. Her innovative designs have garnered numerous international awards and have contributed to successful properties with high levels of guest satisfaction. Jan's ability to combine contemporary and modern design elements with indigenous cultural icons and materials, provide for an integrated hotel or resort that blends into its setting, and provides that unique element of including the hotel guest in the local experience.



TURNBERRY
OCEAN CLUB