



MARINA PALMS

YACHT CLUB & RESIDENCES

M I A M I

North Tower Sky Residence
Penthouses



OWN THE WATER

The Sky Residences represent the most spacious & luxurious homes at Marina Palms Yacht Club & Residences. In addition to the impressive array of features enjoyed by all residents, Penthouse owners will benefit from an elevated ambiance emanating from the Penthouse elevator foyer to their front doors, and beyond, to every room of their palatial Sky Residence. Heightened video security and additional parking spaces further enhance the Marina Palms experience for those fortunate enough to make a Sky Residence their home.



INSPIRED BY LIFE ON THE WATER

Artist conceptual rendering. See legal disclaimer on the back page.



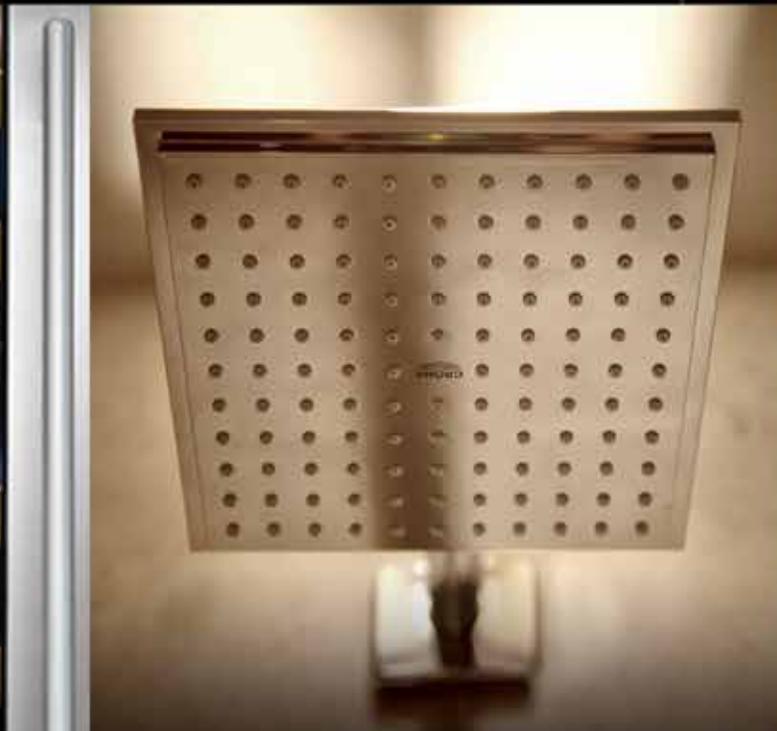
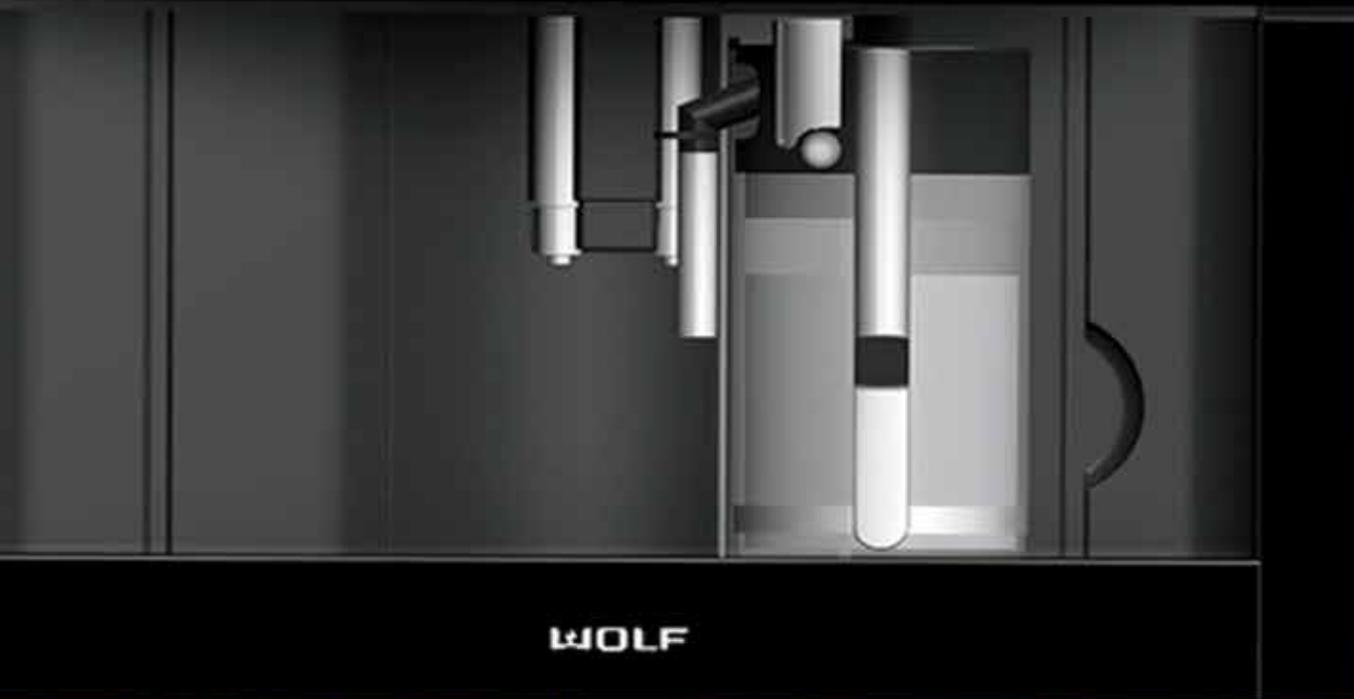
PANORAMIC PENTHOUSE VIEWS

See legal disclaimer on the back page.

SPACIOUS GREAT ROOM



PREMIUM APPLIANCES



AMENITIES

BUILDING FEATURES

Gated entry

Access-controlled garage parking

24-hour 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

SERVICES

24-hour valet parking

Personal butler service

On-site car wash service and detailing

Pool attendants

Pet spa services

SKY RESIDENCE PENTHOUSE FEATURES

Imported Italian kitchen cabinetry by Snaidero with stone countertops

Grohe bathroom fixtures

Sub-Zero and Wolf appliances

36-inch stovetop

24-inch wine cooler (27-inch in Grand Penthouses)*

Integrated coffee system

Double wall ovens (Grand Penthouses)*

Elegant, floating Italian bathroom vanities by Snaidero

Frameless glass enclosed showers with handheld head in bathrooms

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

Each Sky Penthouse is allocated one additional parking space

Secured resident access with enhanced security monitoring

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

14-acre lifestyle enclave with 750 linear feet of prime waterfront

Resort-style pool deck with infinity pool, hot tub and stunning waterfront views

Outdoor gourmet kitchen

Children's pool

Children's outdoor playground

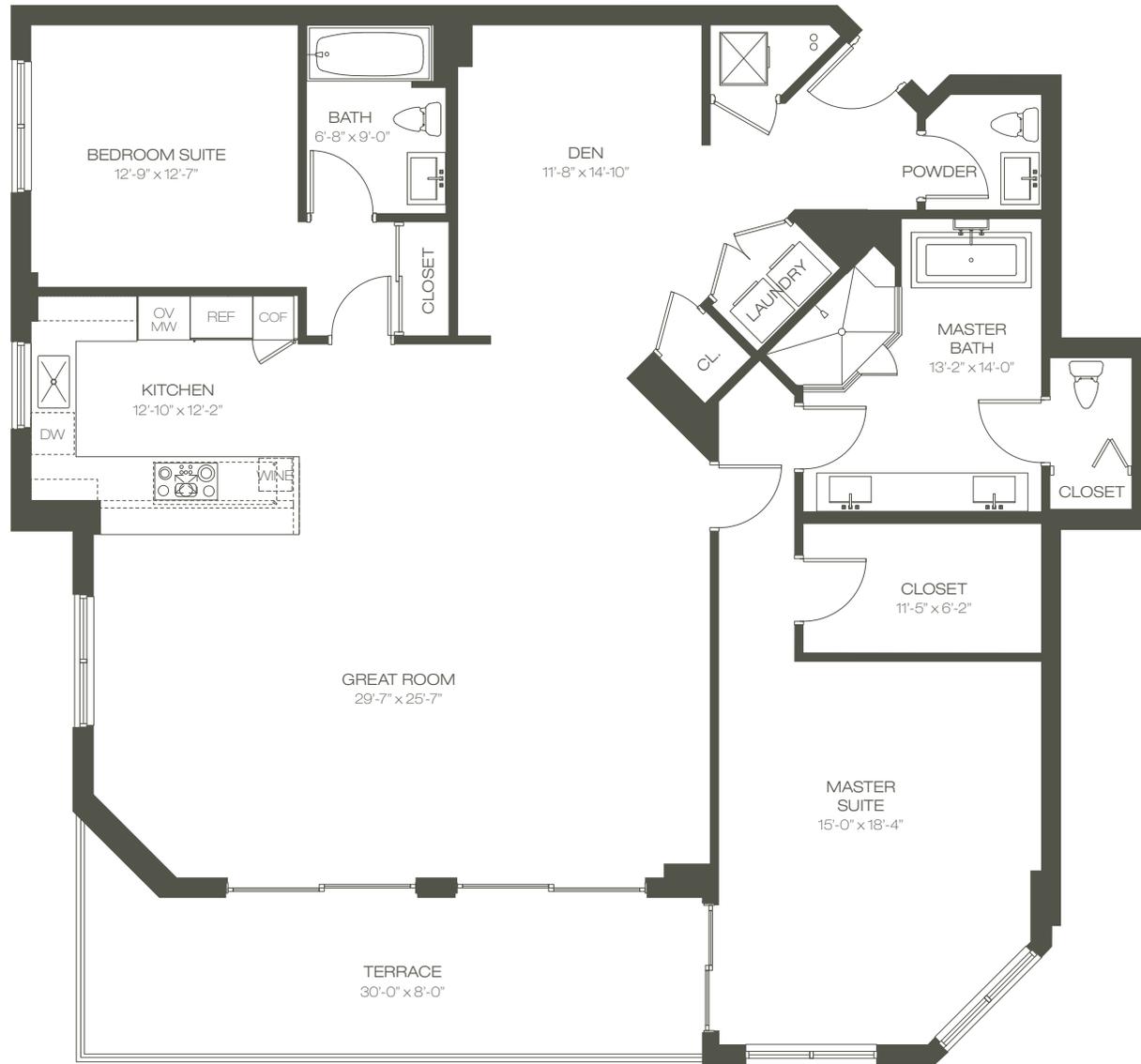
Convenient access to the dog park at East Greynolds Park

Pet station



*Grand Penthouse 6, 7 and 8

See legal disclaimer on the back page.



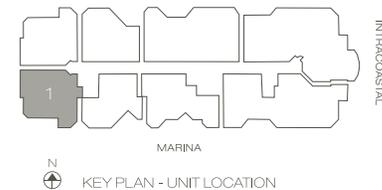
INTRACOASTAL

SKY RESIDENCE PENTHOUSE 1

2	BEDROOMS + DEN	2.5	BATHROOMS
INTERIOR	2,156 SF	200 M ²	
TERRACE	248 SF	23 M ²	

TOTAL	2,404 SF	223 M ²	

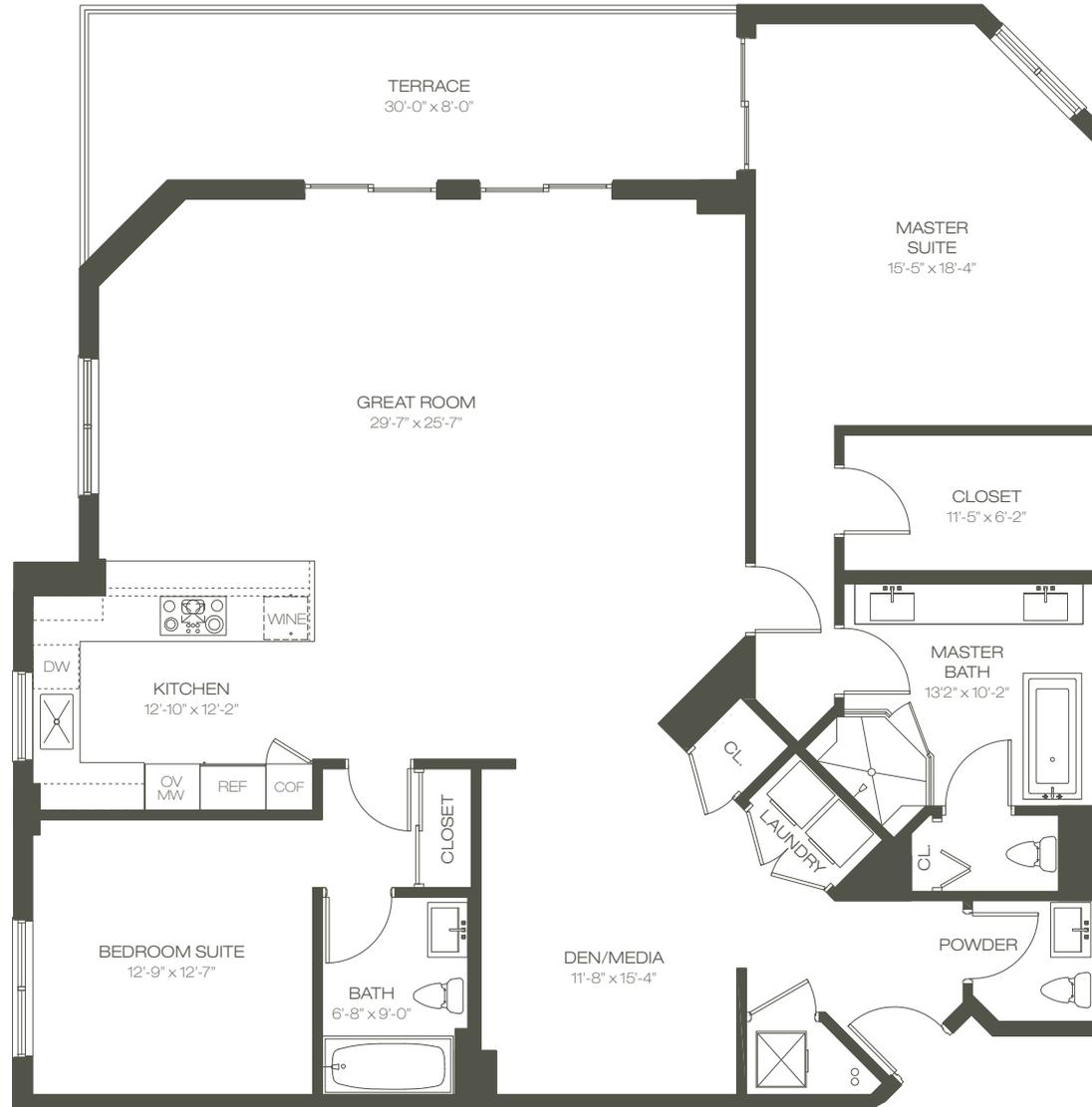
COF: Coffee Maker WINE: Wine Cooler MW: Microwave OV: Oven DW: Dishwasher REF: Refrigerator/Freezer CL: Closet



INTRACOASTAL

17201 BISCAYNE BOULEVARD, NORTH MIAMI BEACH, FL 33160

Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls between units and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes all interior structural components and other common elements). This method used herein is generally found in sales materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the same method. The square footage of the units, as determined under both methods, can be found in Exhibit 2 to the Declaration of Condominium. For your reference, the area of the Unit, determined in accordance with these defined unit boundaries, is set forth above and is labeled as "Interior" (Terraces are Limited Common Elements, but are not part of the Unit). Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as described above and as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All square footages and dimensions are estimates which are based on preliminary plans and will vary with actual construction. All floor plans, specifications and other development plans are proposed and conceptual only, and are subject to change and will not necessarily accurately reflect the final plans and specifications for the development.



INTRACOASTAL

SKY RESIDENCE PENTHOUSE 2

2	BEDROOMS + DEN	2.5	BATHROOMS
INTERIOR	2,114 SF		196 M ²
TERRACE	248 SF		23 M ²

TOTAL	2,362 SF		219 M ²

COF: Coffee Maker WINE: Wine Cooler MW: Microwave OV: Oven DW: Dishwasher REF: Refrigerator/Freezer CL: Closet



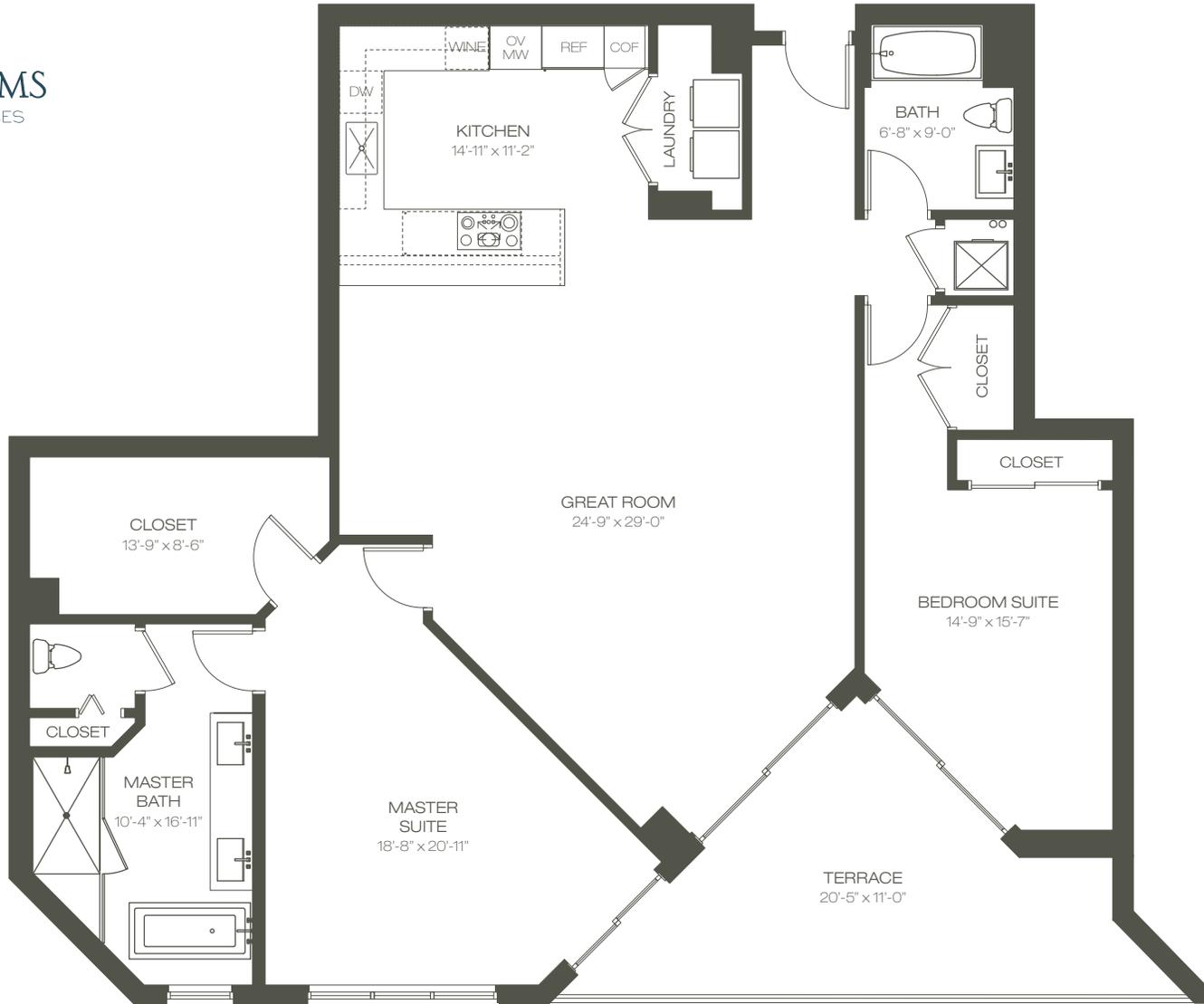
INTRACOASTAL

N
↑
KEY PLAN - UNIT LOCATION

17201 BISCAYNE BOULEVARD, NORTH MIAMI BEACH, FL 33160

Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls between units and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes all interior structural components and other common elements). This method used herein is generally found in sales materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the same method. The square footage of the units, as determined under both methods, can be found in Exhibit 2 to the Declaration of Condominium. For your reference, the area of the Unit, determined in accordance with these defined unit boundaries, is set forth above and is labeled as "Interior" (Terraces are Limited Common Elements, but are not part of the Unit). Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as described above and as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All square footages and dimensions are estimates which are based on preliminary plans and will vary with actual construction. All floor plans, specifications and other development plans are proposed and conceptual only, and are subject to change and will not necessarily accurately reflect the final plans and specifications for the development.

See legal disclaimer on the back page.



INTRACOASTAL

SKY RESIDENCE PENTHOUSE 3

2	BEDROOMS	2	BATHROOMS
INTERIOR	1,821 SF	169 M ²	
TERRACE	229 SF	21 M ²	

TOTAL	2,050 SF	190 M ²	

COF: Coffee Maker WINE: Wine Cooler MW: Microwave OV: Oven DW: Dishwasher REF: Refrigerator/Freezer CL: Closet

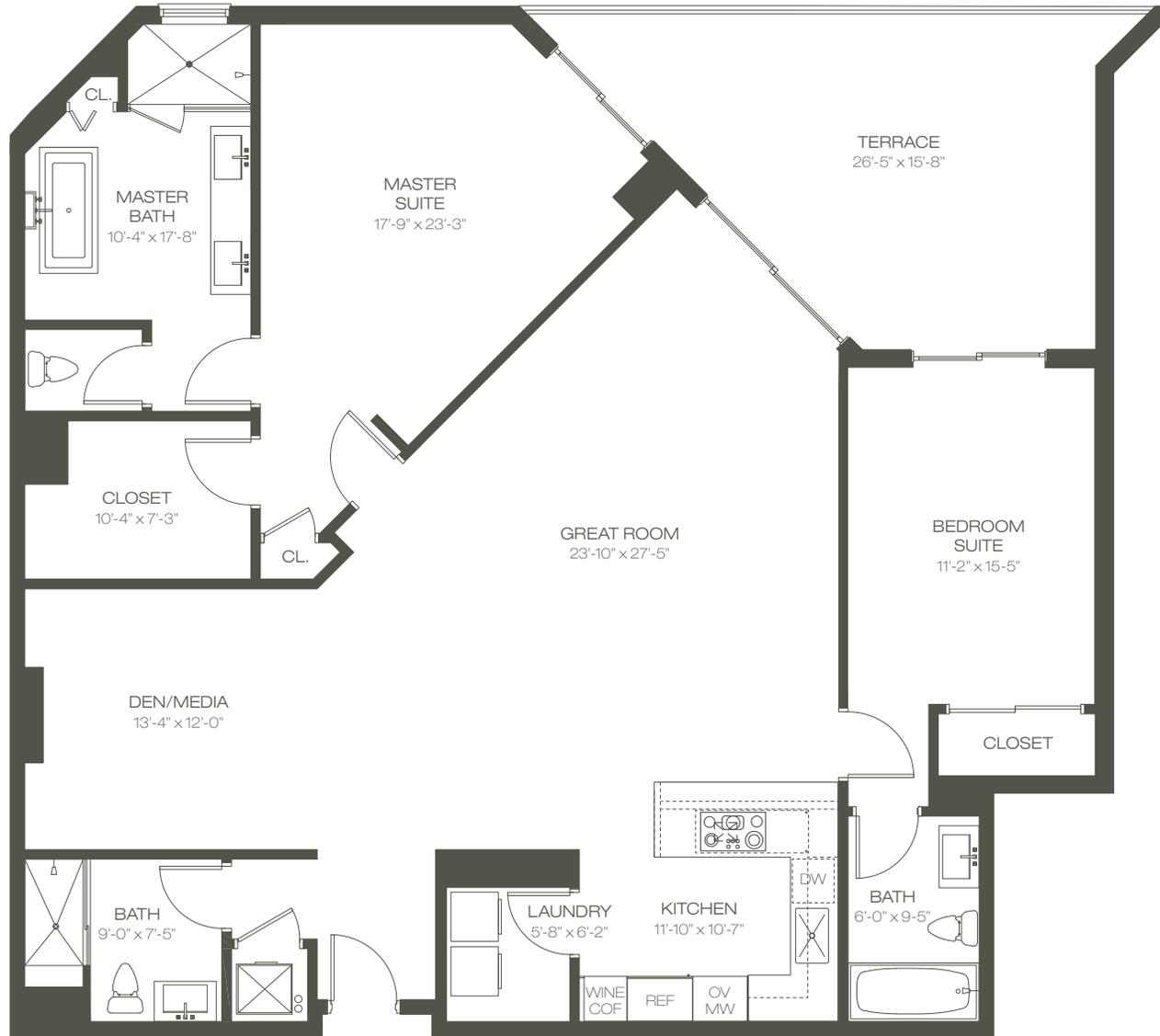


INTRACOASTAL

N
KEY PLAN - UNIT LOCATION

17201 BISCAYNE BOULEVARD, NORTH MIAMI BEACH, FL 33160

Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls between units and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes all interior structural components and other common elements). This method used herein is generally found in sales materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the same method. The square footage of the units, as determined under both methods, can be found in Exhibit 2 to the Declaration of Condominium. For your reference, the area of the Unit, determined in accordance with these defined unit boundaries, is set forth above and is labeled as "Interior" (Terraces are Limited Common Elements, but are not part of the Unit). Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as described above and as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All square footages and dimensions are estimates which are based on preliminary plans and will vary with actual construction. All floor plans, specifications and other development plans are proposed and conceptual only, and are subject to change and will not necessarily accurately reflect the final plans and specifications for the development.



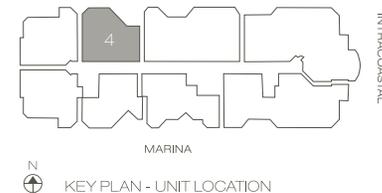
INTRACOASTAL

SKY RESIDENCE PENTHOUSE 4

2	BEDROOMS + DEN	3	BATHROOMS
INTERIOR	1,961 SF	182 M ²	
TERRACE	295 SF	27 M ²	

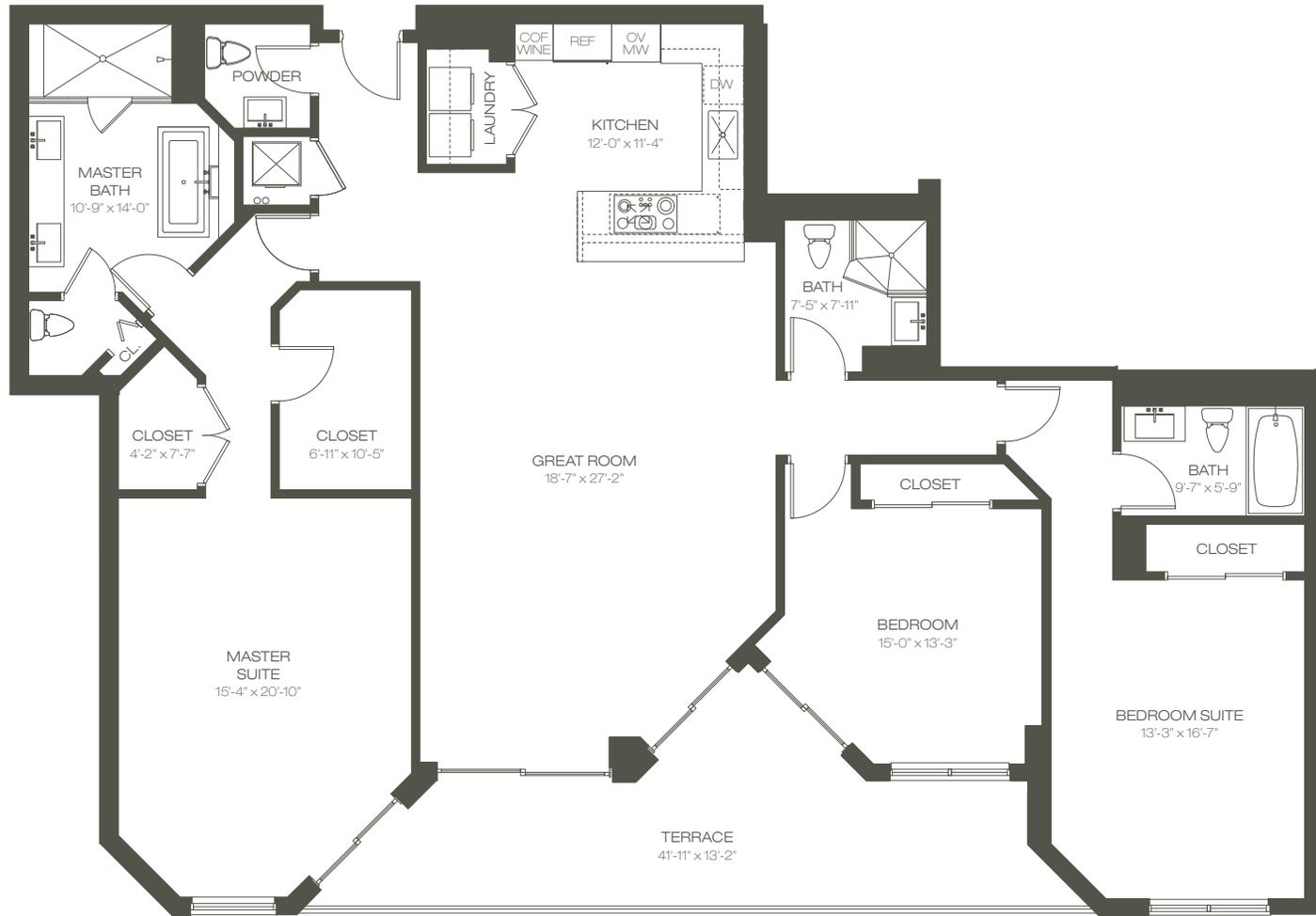
TOTAL	2,256 SF	209 M ²	

COF: Coffee Maker WINE: Wine Cooler MW: Microwave OV: Oven DW: Dishwasher REF: Refrigerator/Freezer CL: Closet



17201 BISCAYNE BOULEVARD, NORTH MIAMI BEACH, FL 33160

Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls between units and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes all interior structural components and other common elements). This method used herein is generally found in sales materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the same method. The square footage of the units, as determined under both methods, can be found in Exhibit 2 to the Declaration of Condominium. For your reference, the area of the Unit, determined in accordance with these defined unit boundaries, is set forth above and is labeled as "Interior" (Terraces are Limited Common Elements, but are not part of the Unit). Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as described above and as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All square footages and dimensions are estimates which are based on preliminary plans and will vary with actual construction. All floor plans, specifications and other development plans are proposed and conceptual only, and are subject to change and will not necessarily accurately reflect the final plans and specifications for the development.



INTRACOASTAL

SKY RESIDENCE PENTHOUSE 5

3	BEDROOMS	3.5	BATHROOMS
INTERIOR	2,244 SF	209 M ²	
TERRACE	288 SF	27 M ²	

TOTAL	2,532 SF	236 M ²	

COF: Coffee Maker WINE: Wine Cooler MW: Microwave OV: Oven DW: Dishwasher REF: Refrigerator/Freezer CL: Closet



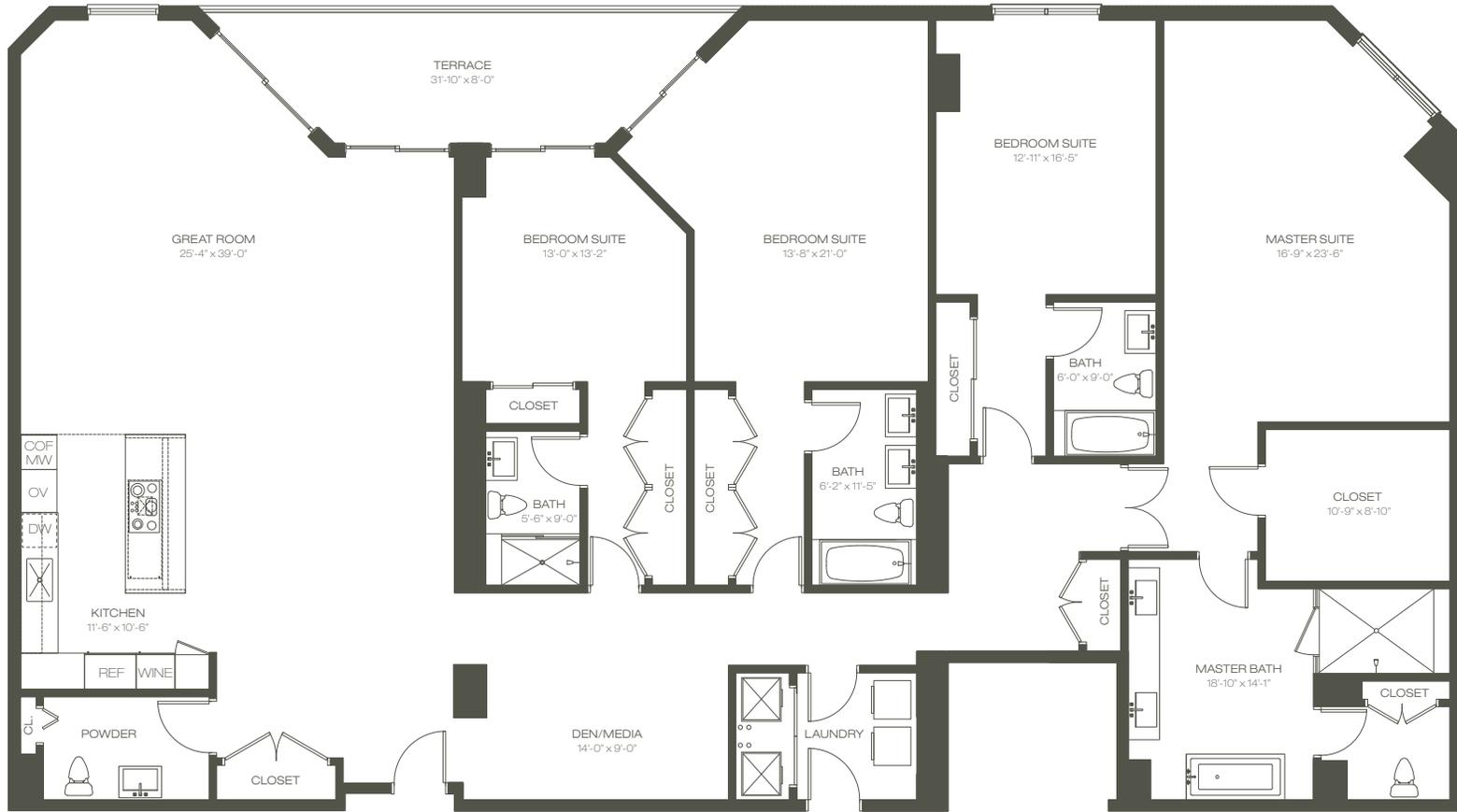
INTRACOASTAL

N
KEY PLAN - UNIT LOCATION

17201 BISCAYNE BOULEVARD, NORTH MIAMI BEACH, FL 33160

Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls between units and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes all interior structural components and other common elements). This method used herein is generally found in sales materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the same method. The square footage of the units, as determined under both methods, can be found in Exhibit 2 to the Declaration of Condominium. For your reference, the area of the Unit, determined in accordance with these defined unit boundaries, is set forth above and is labeled as "Interior" (Terraces are Limited Common Elements, but are not part of the Unit). Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as described above and as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All square footages and dimensions are estimates which are based on preliminary plans and will vary with actual construction. All floor plans, specifications and other development plans are proposed and conceptual only, and are subject to change and will not necessarily accurately reflect the final plans and specifications for the development.

See legal disclaimer on the back page.



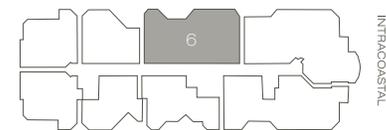
INTRACOASTAL

SKY RESIDENCE GRAND PENTHOUSE 6

4	BEDROOMS + DEN	4.5	BATHROOMS
INTERIOR	3,639 SF		338 M ²
TERRACE	190 SF		18 M ²

TOTAL	3,829 SF		356 M ²

COF: Coffee Maker WINE: Wine Cooler MW: Microwave OV: Oven DW: Dishwasher REF: Refrigerator/Freezer CL: Closet



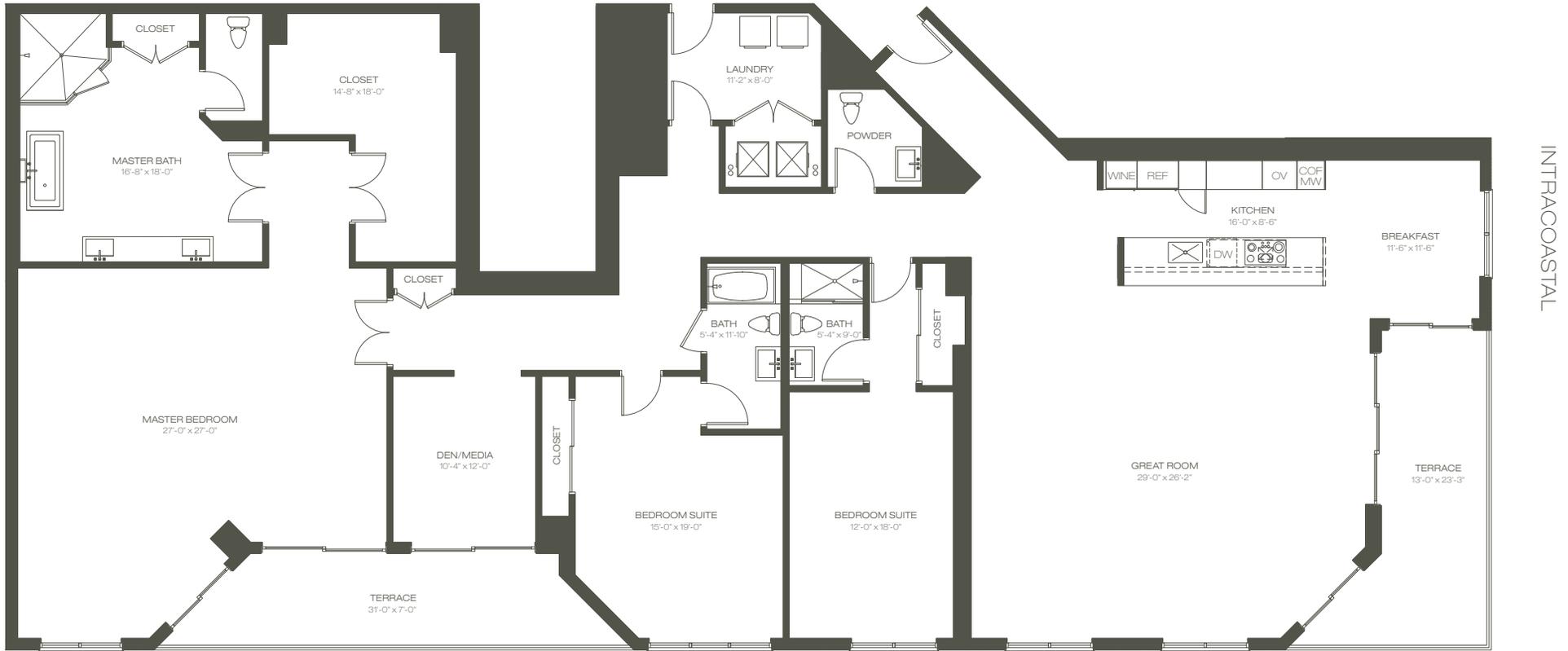
INTRACOASTAL

N
↑
KEY PLAN - UNIT LOCATION

17201 BISCAYNE BOULEVARD, NORTH MIAMI BEACH, FL 33160

Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls between units and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes all interior structural components and other common elements). This method used herein is generally found in sales materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the same method. The square footage of the units, as determined under both methods, can be found in Exhibit 2 to the Declaration of Condominium. For your reference, the area of the Unit, determined in accordance with these defined unit boundaries, is set forth above and is labeled as "Interior" (Terraces are Limited Common Elements, but are not part of the Unit). Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as described above and as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All square footages and dimensions are estimates which are based on preliminary plans and will vary with actual construction. All floor plans, specifications and other development plans are proposed and conceptual only, and are subject to change and will not necessarily accurately reflect the final plans and specifications for the development.

See legal disclaimer on the back page.

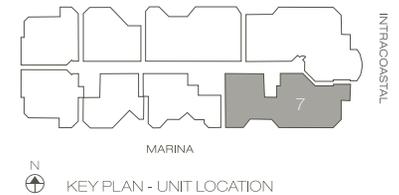


SKY RESIDENCE GRAND PENTHOUSE 7

3	BEDROOMS + DEN	3.5	BATHROOMS
INTERIOR	3,949 SF		367 M ²
TERRACE	407 SF		38 M ²

TOTAL	4,356 SF		405 M ²

COF: Coffee Maker WINE: Wine Cooler MW: Microwave OV: Oven DW: Dishwasher REF: Refrigerator/Freezer CL: Closet



17201 BISCAYNE BOULEVARD, NORTH MIAMI BEACH, FL 33160

Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls between units and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes all interior structural components and other common elements). This method used herein is generally found in sales materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the same method. The square footage of the units, as determined under both methods, can be found in Exhibit 2 to the Declaration of Condominium. For your reference, the area of the Unit, determined in accordance with these defined unit boundaries, is set forth above and is labeled as "Interior" (Terraces are Limited Common Elements, but are not part of the Unit). Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as described above and as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All square footages and dimensions are estimates which are based on preliminary plans and will vary with actual construction. All floor plans, specifications and other development plans are proposed and conceptual only, and are subject to change and will not necessarily accurately reflect the final plans and specifications for the development.

See legal disclaimer on the back page.



INTRACOASTAL

SKY RESIDENCE GRAND PENTHOUSE 8

4	BEDROOMS + DEN	4.5	BATHROOMS
INTERIOR	4,320 SF		401 M ²
TERRACE	578 SF		54 M ²

TOTAL	4,898 SF		455 M ²

COF: Coffee Maker WINE: Wine Cooler MW: Microwave OV: Oven DW: Dishwasher REF: Refrigerator/Freezer CL: Closet



INTRACOASTAL

N
KEY PLAN - UNIT LOCATION

17201 BISCAYNE BOULEVARD, NORTH MIAMI BEACH, FL 33160

Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls between units and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes all interior structural components and other common elements). This method used herein is generally found in sales materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the same method. The square footage of the units, as determined under both methods, can be found in Exhibit 2 to the Declaration of Condominium. For your reference, the area of the Unit, determined in accordance with these defined unit boundaries, is set forth above and is labeled as "Interior" (Terraces are Limited Common Elements, but are not part of the Unit). Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as described above and as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All square footages and dimensions are estimates which are based on preliminary plans and will vary with actual construction. All floor plans, specifications and other development plans are proposed and conceptual only, and are subject to change and will not necessarily accurately reflect the final plans and specifications for the development.

See legal disclaimer on the back page.



MARINA PALMS

YACHT CLUB & RESIDENCES

M I A M I

17201 Biscayne Boulevard, North Miami Beach, Florida 33160

 These materials are not intended to be an offer to sell, or solicitation to buy a unit in the condominium. Such an offering shall only be made pursuant to the prospectus (offering circular) for the condominium and no statements should be relied upon unless made in the prospectus or in the applicable purchase agreement. In no event shall any solicitation, offer or sale of a unit in the condominium be made in, or to residents of, any state or country in which such activity would be unlawful. No real estate broker or salesperson is authorized to make any representations or other statements regarding this project, and no agreements with, deposits paid to or other arrangements made with any real estate broker are or shall be binding on the developer. All artist's or architectural renderings, sketches, graphic materials, prices, plans, specifications, terms, conditions, statements, features, dimensions, amenities, existing or future views and photos depicted or otherwise described herein are proposed and conceptual only, and are based upon preliminary development plans, which are subject to withdrawal, revisions and other changes, without notice, as provided in the purchase agreement and the offering circular. They should not be relied upon as representations, express or implied, of the final detail of the proposed improvements. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same. 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. Interior photos may depict options and upgrades that are not representative of standard features and may not be available for all model types, and all depictions of furniture, appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration, are not necessarily included in each unit. Furnishings and finishes are only included if and to the extent provided in your purchase agreement. No guarantees or representations whatsoever are made that existing or future views of the project and surrounding areas depicted by artist's conceptual renderings or otherwise described herein, will be provided or, if provided, will be as depicted or described herein. Any view from any unit or from other portions of the property may in the future be limited or eliminated by future development or forces of nature. The photographs contained in this brochure may be stock photography or have been taken off-site and are used to depict the spirit of the lifestyle to be achieved rather than any that may exist or that may be proposed, and are merely intended as illustrations of the activities and concepts depicted therein.

The Marina, and all facilities located within the Marina, are separately owned and are not part of the Common Areas or Common Elements of the Condominium. The Marina may be used by the owner, thereof for any purposes permitted under applicable law. Use of individual boat slips and other portions of the Marina, and certain services that may be made available therein, shall be subject to payment of additional fees and expenses. The Marina Palms Boat Club (the "Boat Club") is independently owned and operated and is not part of the Condominium. No representations or warranties whatsoever are made by developer regarding the Boat Club, including (without limitation) the ownership, creation, maintenance, operation, or duration thereof, any of the services or facilities that may be made available in connection therewith, or if and to the extent available, the cost, terms, nature or quality thereof. Any and all usage of Boat Club facilities and amenities will be subject to the Boat Club's operator's membership documents and procedures. Boat Club members and their permitted guests will be responsible for adherence to the rules and regulations promulgated by the operator of the Boat Club, which may change from time to time.

The project is being developed by Marina Palms Residences South LLC and Marina Palms Residences North LLC, which entities were formed solely for such purpose. The DevStar Group and The Plaza Group are affiliated with these entities, but neither of them is the developer of this project. Any and all statements, disclosures and/or representations shall be deemed made by developer(s) and not by The DevStar Group and The Plaza Group, and you agree to look solely to the applicable developer(s) (and not to The DevStar Group or The Plaza Group, and/or any of their other affiliates) with respect to any and all matters relating to the marketing and/or development of the Condominiums and with respect to the sales of units in each Condominium. The project graphics, renderings and text provided herein are copyrighted works owned by the developer. All rights reserved. Unauthorized reproduction, display or other dissemination of such materials is strictly prohibited and constitutes copyright infringement.