



# MARINA PALMS

YACHT CLUB & RESIDENCES

M I A M I

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WATERFRONT LIVING,  
Inspired by Life on the Water.

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Call: +1.786.383.1553





# MARINA PALMS

YACHT CLUB & RESIDENCES

M I A M I



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.

The first-class development will pamper residents with white-glove amenities, high-end finishes and unparalleled, personalized services, while the private, full-service marina will offer 112 boat slips for yachts up to 90 feet in length, and deepwater access to Haulover Inlet, just 20 minutes away.

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# EXPANSIVE WATER VIEWS



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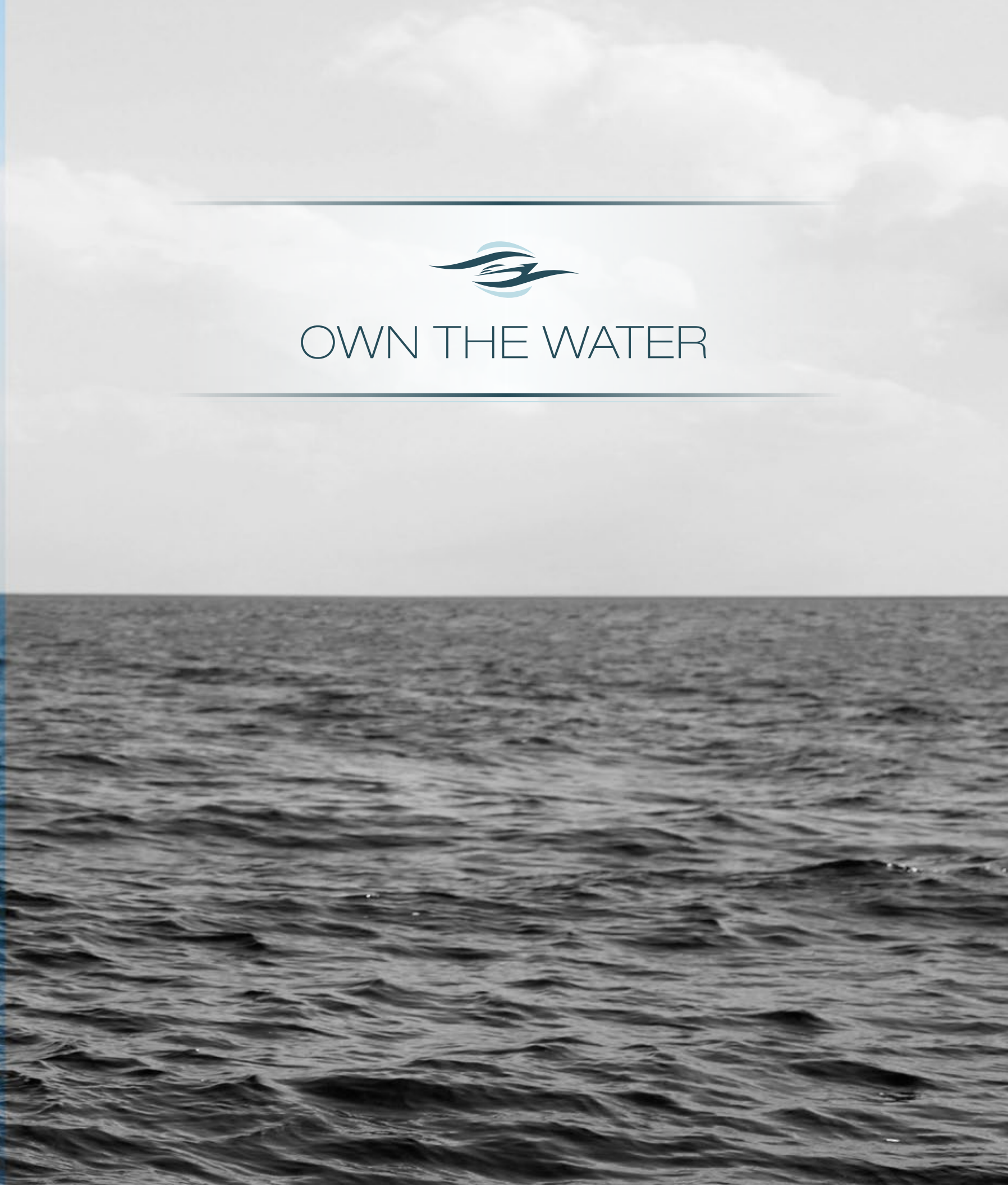
## AREAS OF INTEREST

Marina Palms is located on Biscayne Boulevard and 172 Street, where the finest of South Florida living converges at a single address. With the Intracoastal Waterway, ocean access and the finest shopping and dining in Aventura all close at hand, Marina Palms allows you to make the most of every minute spent aboard, and ashore.

- 1 Aventura Mall
- 2 Bal Harbour Shops
- 3 Oleta State Park
- 4 Sunny Isles Beach
- 5 Gulfstream Park Racing, Casino & Village
- 6 Boat 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



OWN THE WATER





# INFINITY POOL



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# AMENITIES

## 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

## SERVICES

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







# AMENITIES



## 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





# 750' OF PRIME WATERFRONT



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LIVE IN THE VIEW



# FULL-SERVICE MARINA



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# SLEEK, ELEGANT LOBBY



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## 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



# ITALIAN KITCHENS WITH PREMIUM APPLIANCES



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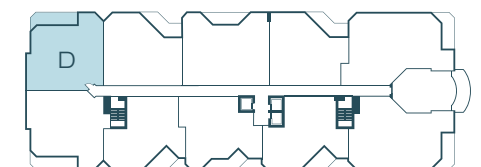




**UNIT D**

| 2        | BEDROOMS + DEN | 2.5                | BATHROOMS |
|----------|----------------|--------------------|-----------|
| INTERIOR | 2,114 SF       | 196 M <sup>2</sup> |           |
| TERRACE  | 241 SF         | 22 M <sup>2</sup>  |           |
| <hr/>    |                |                    |           |
| TOTAL    | 2,355 SF       | 218 M <sup>2</sup> |           |

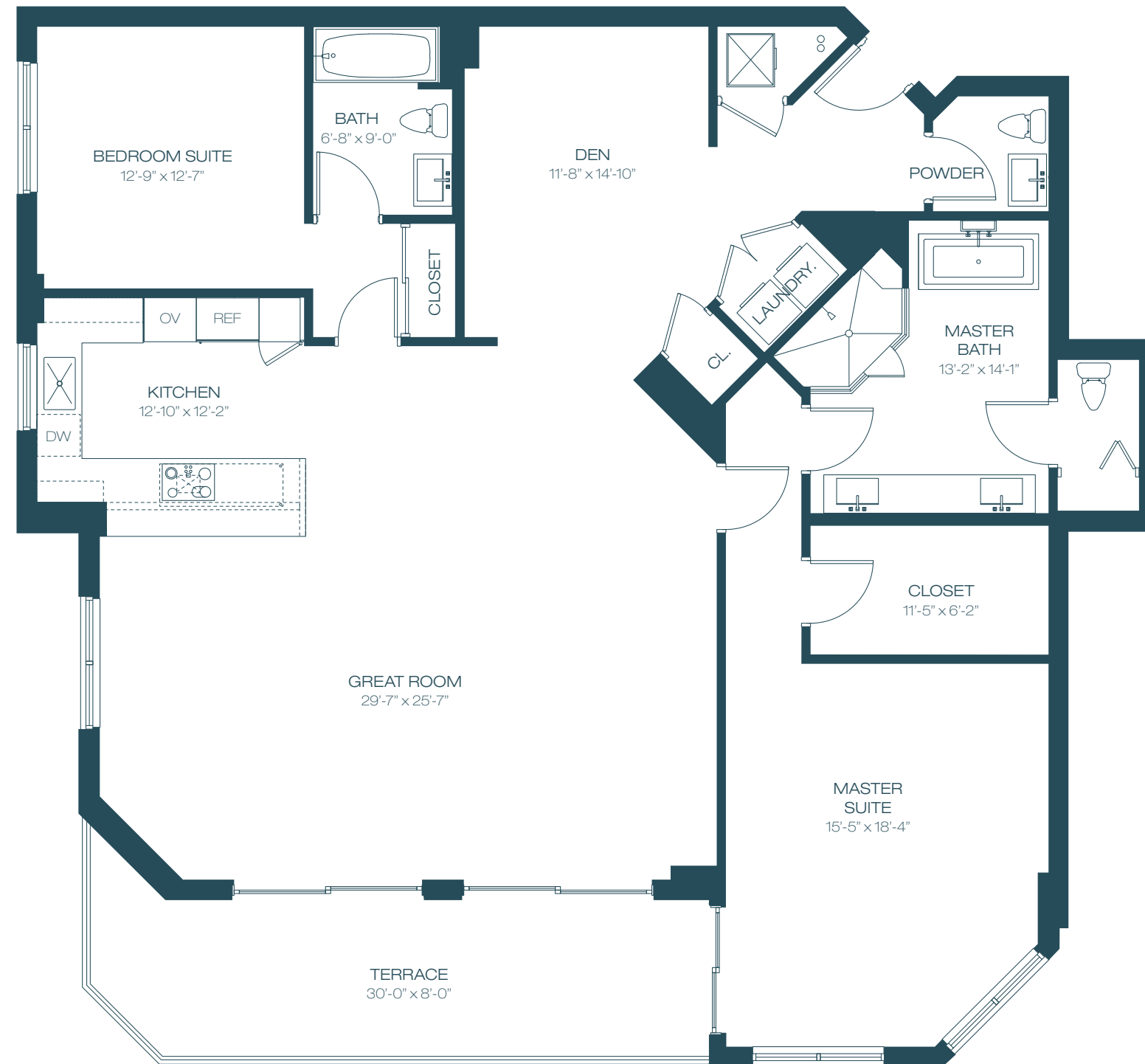
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KEY PLAN - UNIT LOCATION

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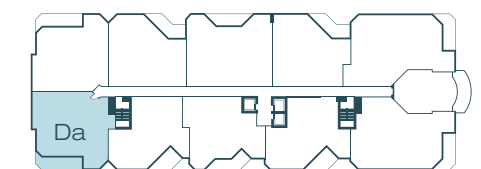




**UNIT Da**

| 2        | BEDROOMS + DEN | 2.5                | BATHROOMS |
|----------|----------------|--------------------|-----------|
| INTERIOR | 2,156 SF       | 200 M <sup>2</sup> |           |
| TERRACE  | 241 SF         | 22 M <sup>2</sup>  |           |
| <hr/>    |                |                    |           |
| TOTAL    | 2,397 SF       | 223 M <sup>2</sup> |           |

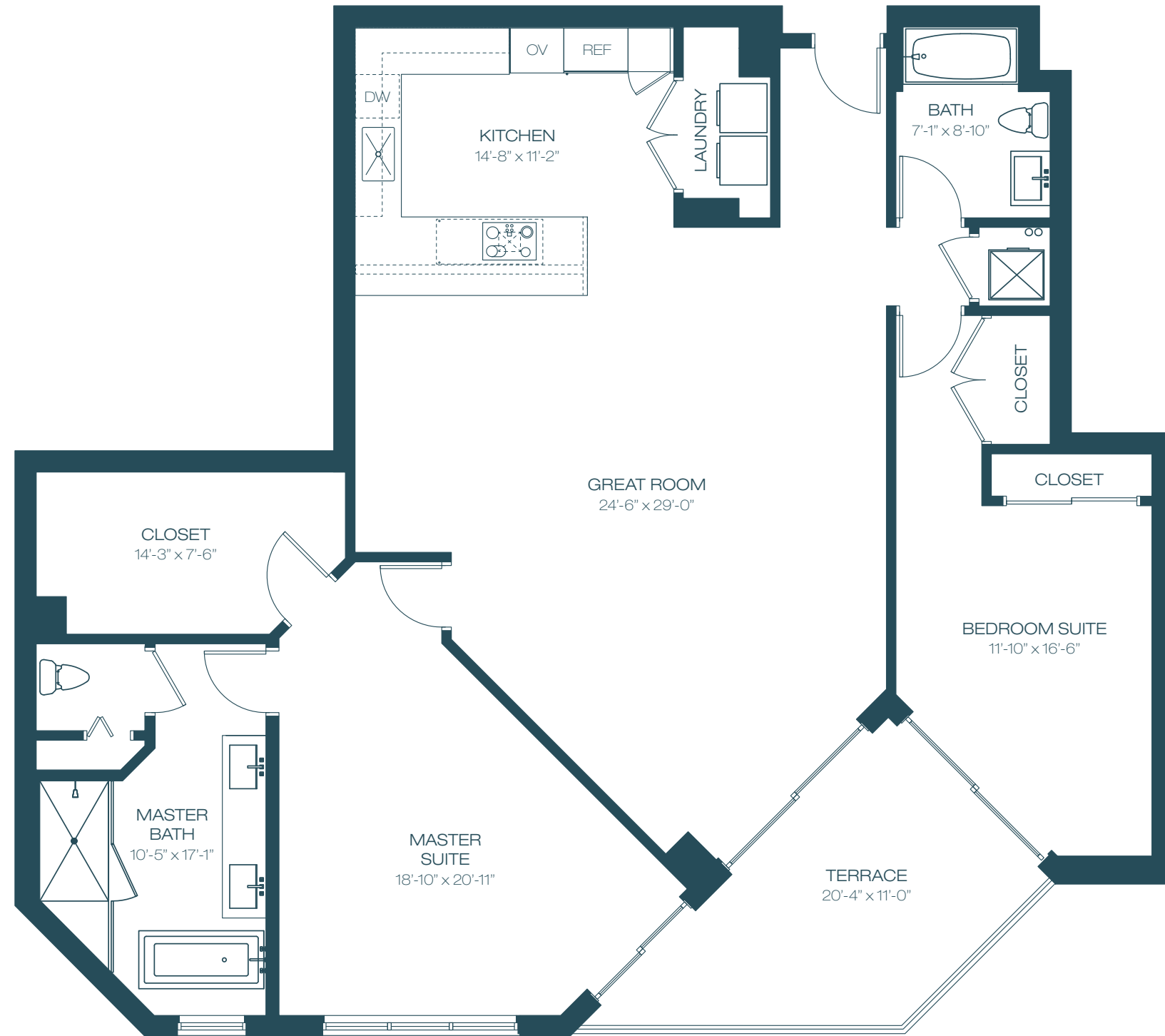
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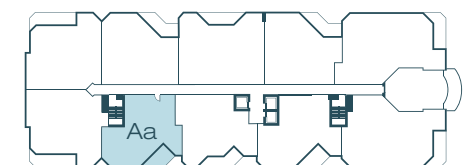




UNIT Aa

| 2        | BEDROOMS | 2        | BATHROOMS          |
|----------|----------|----------|--------------------|
| INTERIOR |          | 1,821 SF | 169M <sup>2</sup>  |
| TERRACE  |          | 169 SF   | 16 M <sup>2</sup>  |
| TOTAL    |          | 1,990 SF | 185 M <sup>2</sup> |

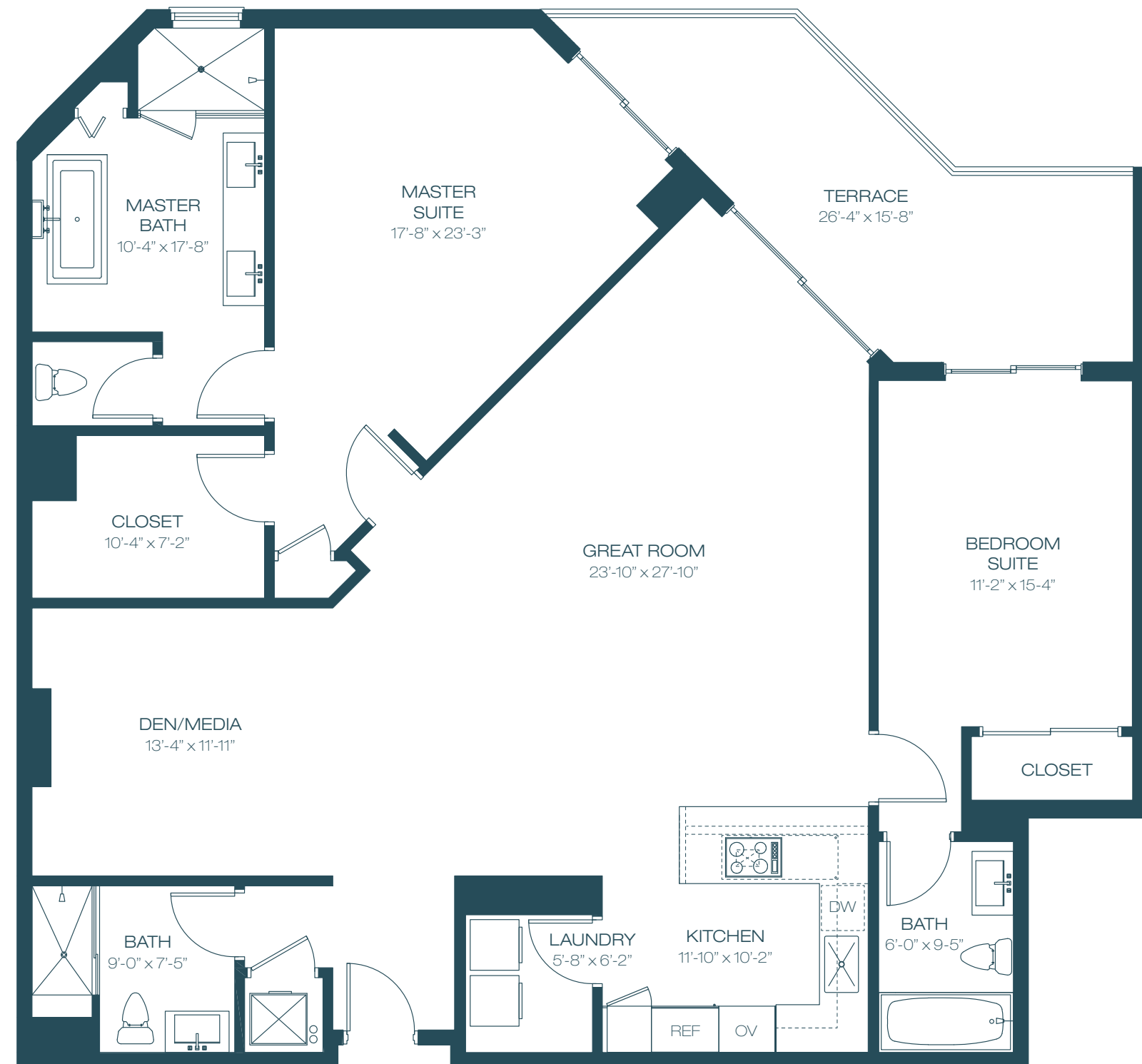
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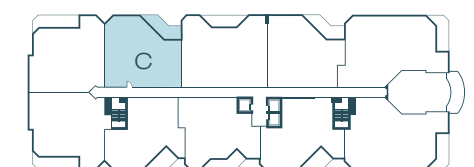




**UNIT C**

| 2        | BEDROOMS + DEN | 3                  | BATHROOMS |
|----------|----------------|--------------------|-----------|
| INTERIOR | 1,961 SF       | 182 M <sup>2</sup> |           |
| TERRACE  | 210 SF         | 20 M <sup>2</sup>  |           |
| <hr/>    |                |                    |           |
| TOTAL    | 2,171 SF       | 202 M <sup>2</sup> |           |

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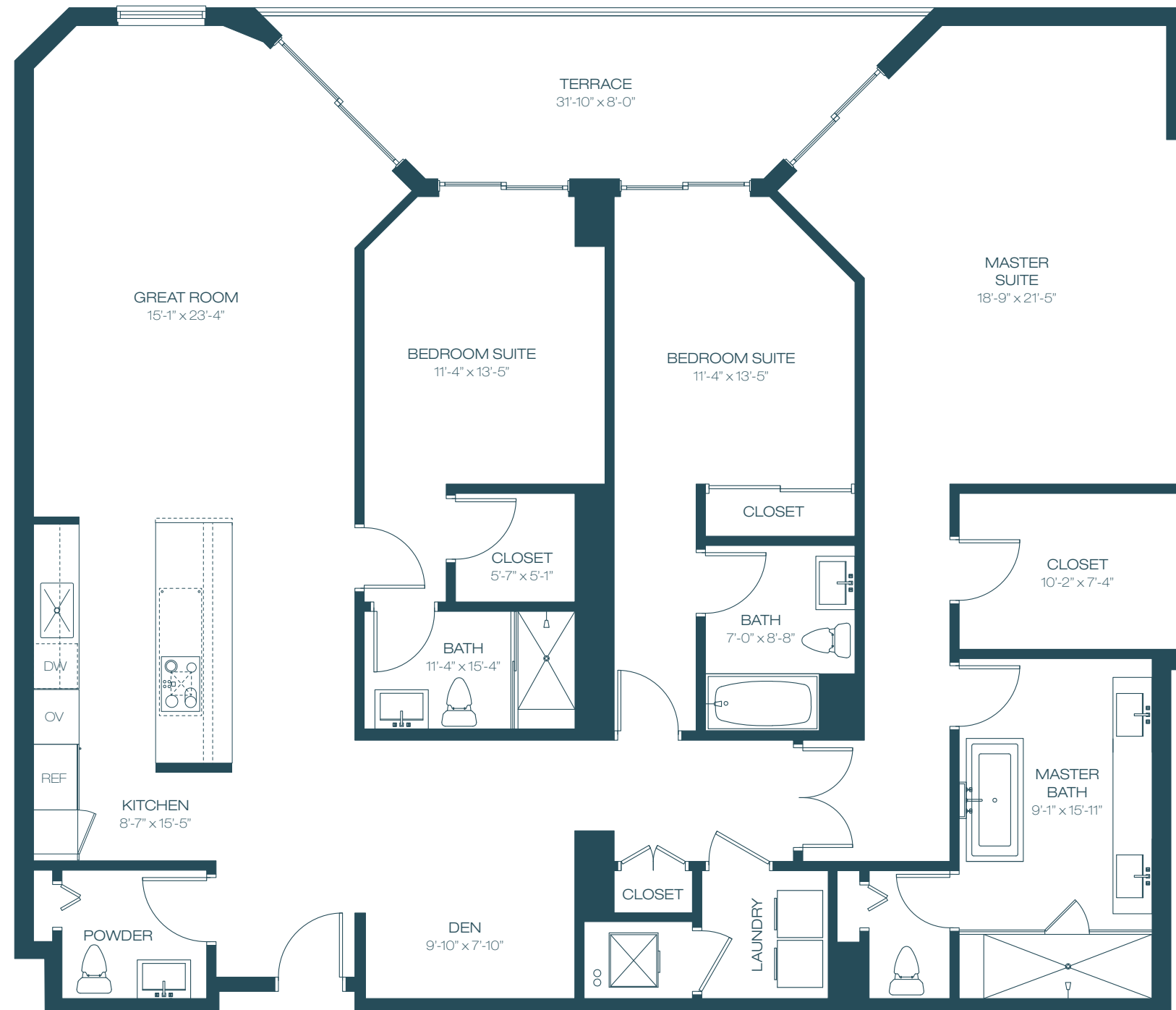
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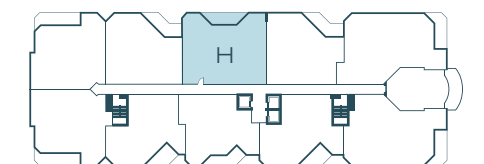


**UNIT H**

| 3        | BEDROOMS + DEN | 3.5      | BATHROOMS          |
|----------|----------------|----------|--------------------|
| INTERIOR |                | 2,332 SF | 217 M <sup>2</sup> |
| TERRACE  |                | 190 SF   | 18 M <sup>2</sup>  |
| TOTAL    |                | 2,522 SF | 234 M <sup>2</sup> |



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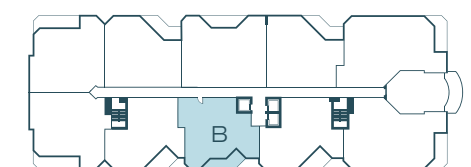




**UNIT B**

| 2        | BEDROOMS | 2.5      | BATHROOMS          |
|----------|----------|----------|--------------------|
| INTERIOR |          | 1,873 SF | 174 M <sup>2</sup> |
| TERRACE  |          | 198 SF   | 18 M <sup>2</sup>  |
| TOTAL    |          | 2,071 SF | 192 M <sup>2</sup> |

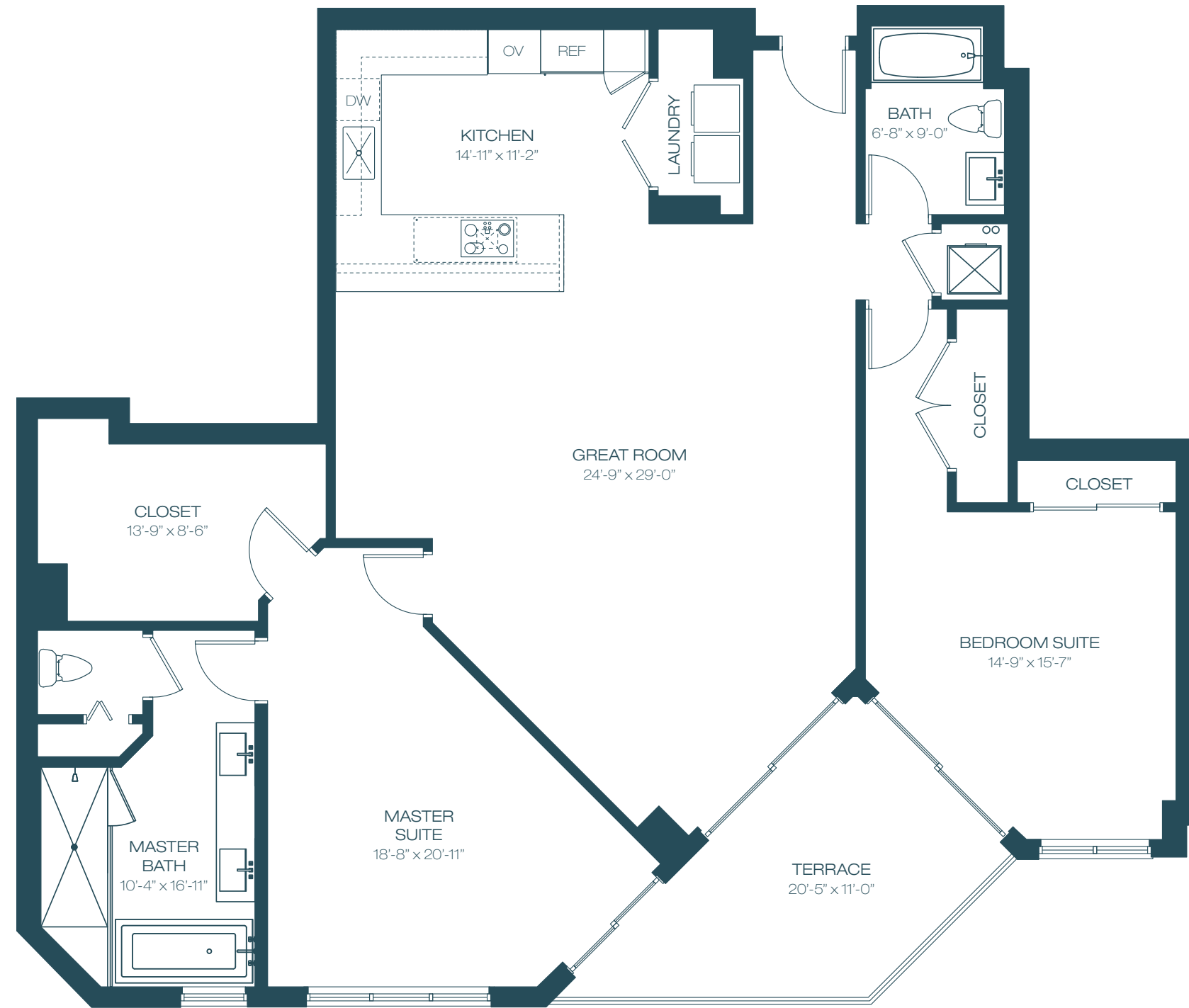
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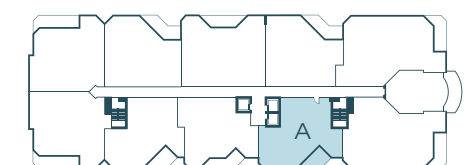




**UNIT A**

| 2        | BEDROOMS | 2        | BATHROOMS          |
|----------|----------|----------|--------------------|
| INTERIOR |          | 1,904 SF | 177 M <sup>2</sup> |
| TERRACE  |          | 169 SF   | 16 M <sup>2</sup>  |
| TOTAL    |          | 2,073 SF | 193 M <sup>2</sup> |

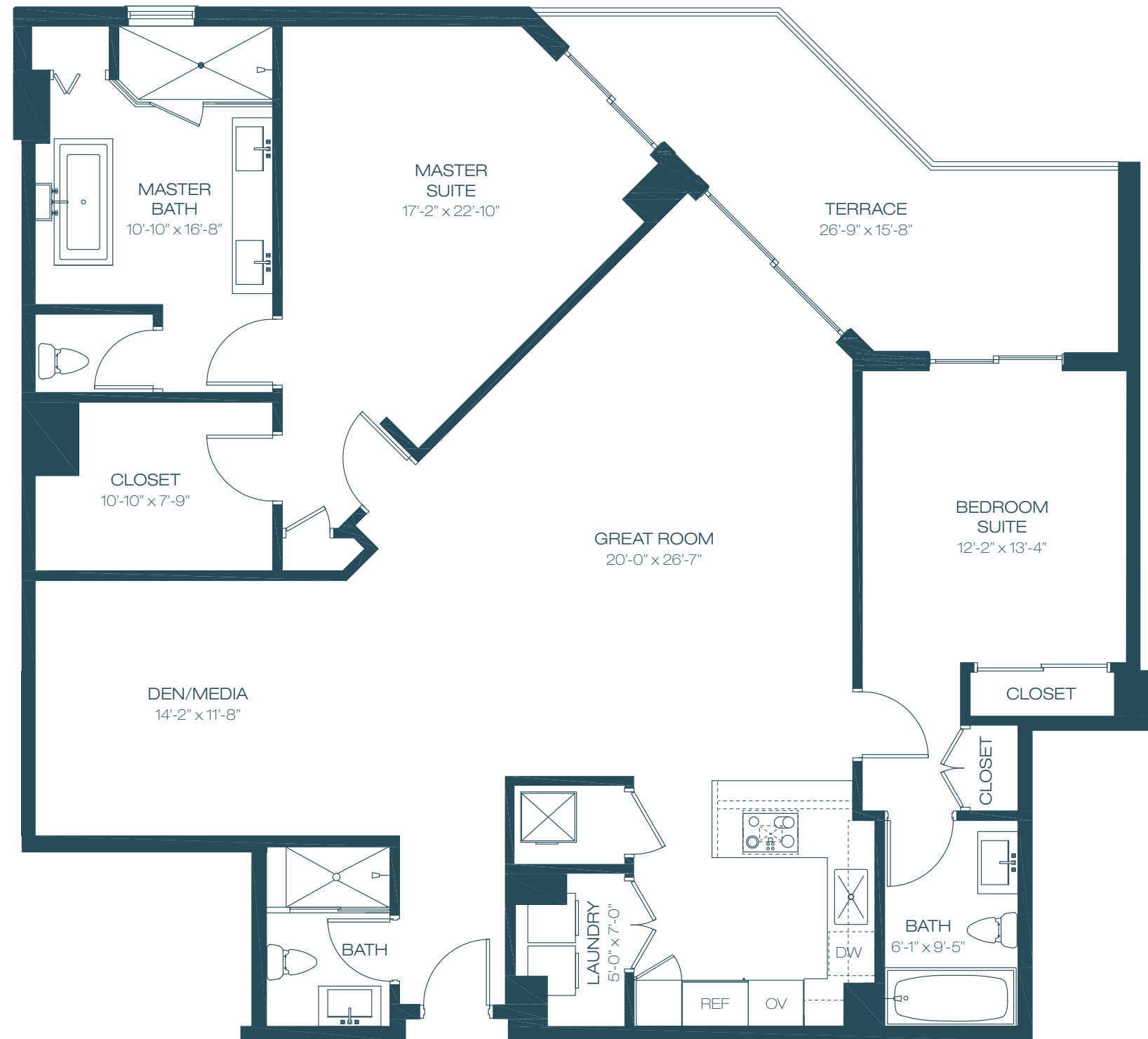
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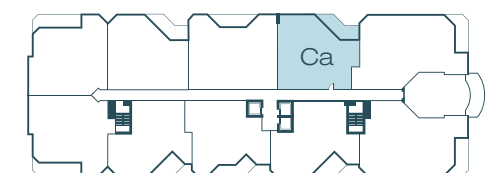




**UNIT Ca**

| 2        | BEDROOMS + DEN | 3        | BATHROOMS          |
|----------|----------------|----------|--------------------|
| INTERIOR |                | 1,899 SF | 176 M <sup>2</sup> |
| TERRACE  |                | 214 SF   | 20 M <sup>2</sup>  |
| TOTAL    |                | 2,113 SF | 196 M <sup>2</sup> |

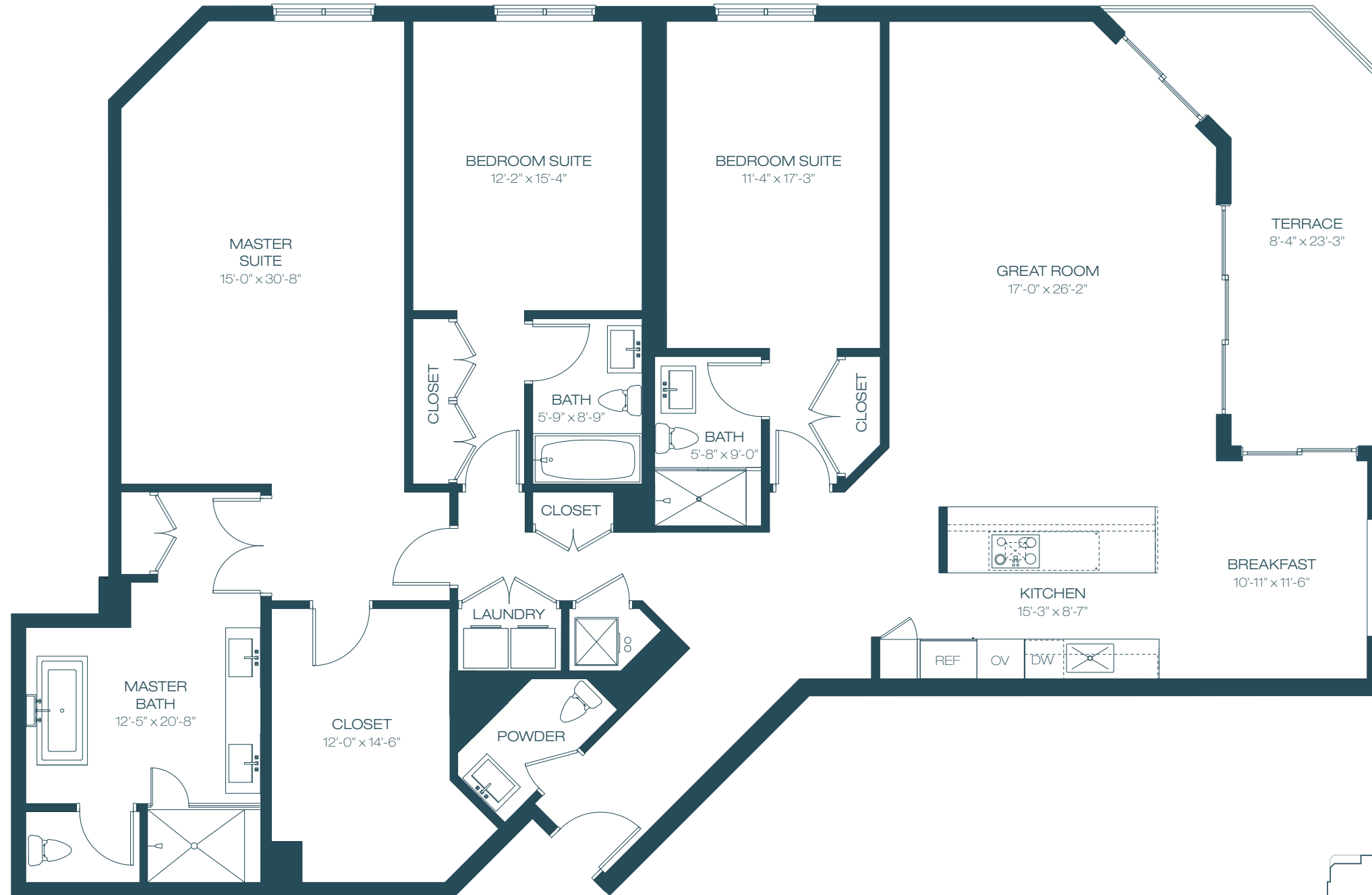
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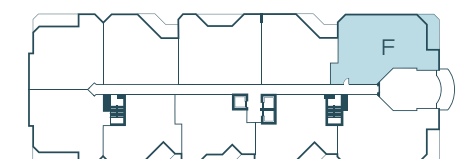




UNIT F

| 3        | BEDROOMS | 3.5      | BATHROOMS          |
|----------|----------|----------|--------------------|
| INTERIOR |          | 2,600 SF | 242 M <sup>2</sup> |
| TERRACE  |          | 203 SF   | 19 M <sup>2</sup>  |
| TOTAL    |          | 2,803 SF | 261 M <sup>2</sup> |

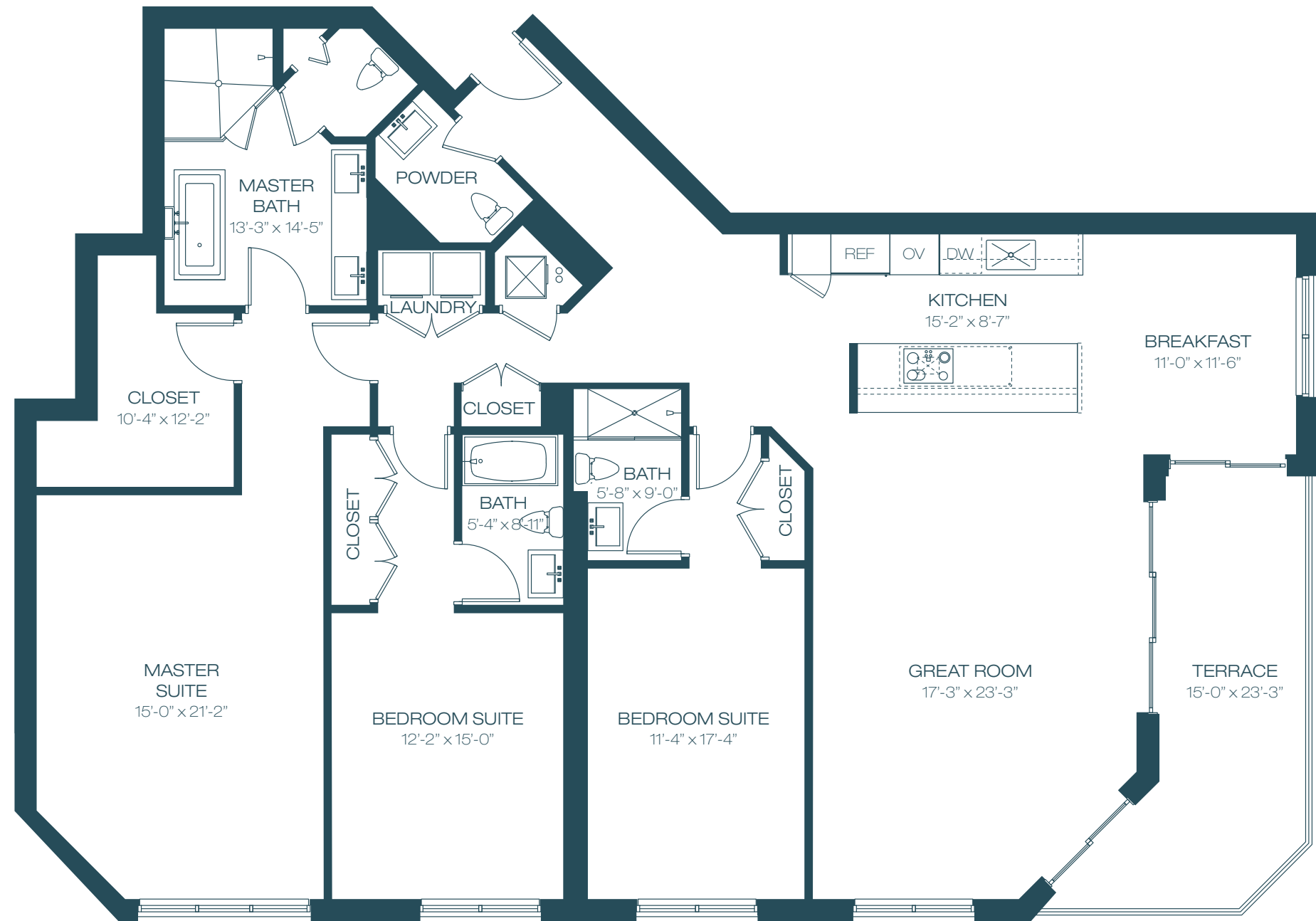
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KEY PLAN - UNIT LOCATION

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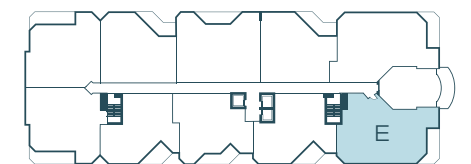




**UNIT E**

| 3        | BEDROOMS | 3.5      | BATHROOMS          |
|----------|----------|----------|--------------------|
| INTERIOR |          | 2,421 SF | 225 M <sup>2</sup> |
| TERRACE  |          | 203 SF   | 19 M <sup>2</sup>  |
| TOTAL    |          | 2,624 SF | 244 M <sup>2</sup> |

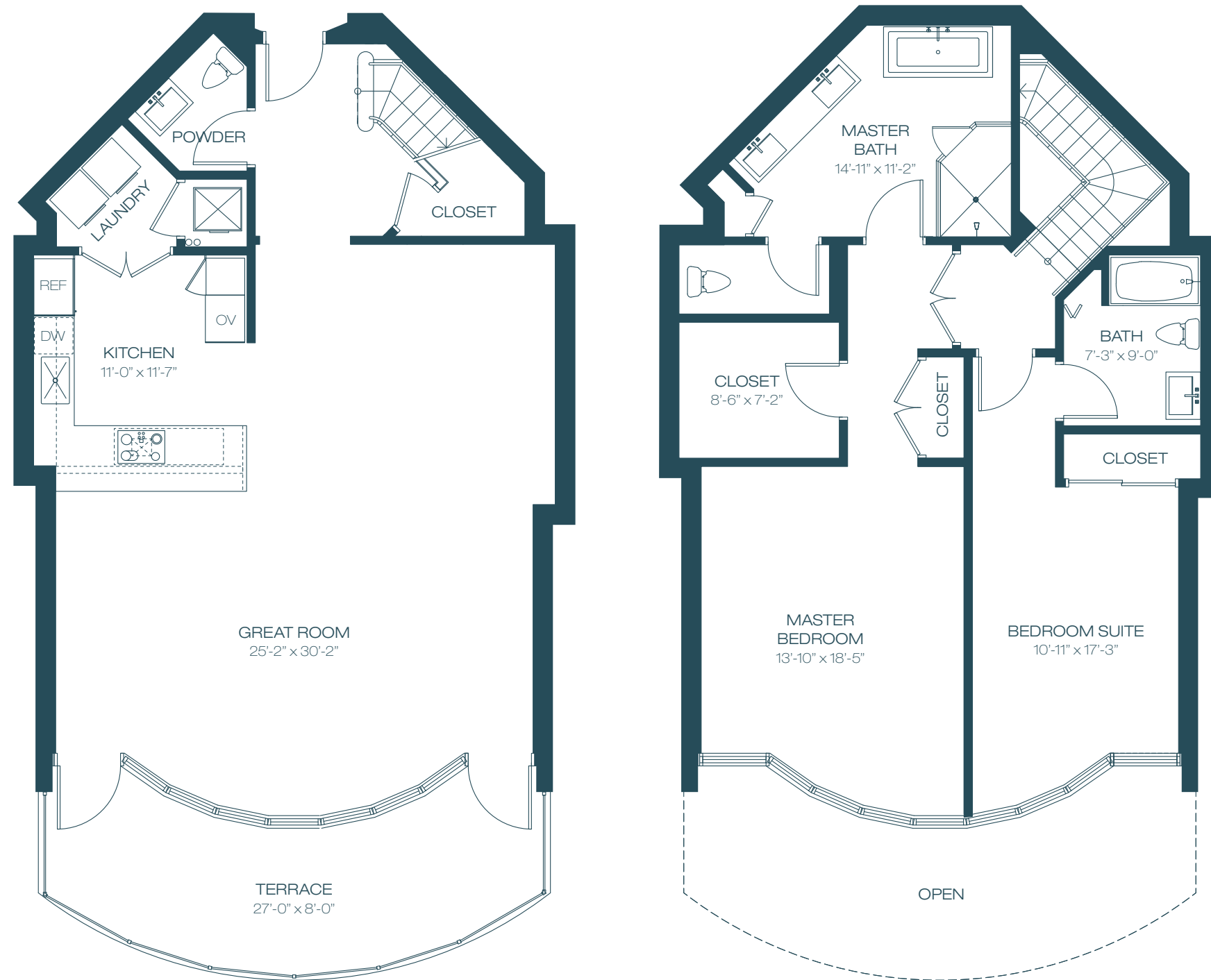
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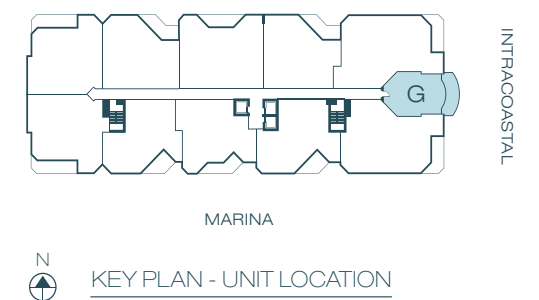


**UNIT G**

| 2        | BEDROOMS | 2.5      | BATHROOMS          |
|----------|----------|----------|--------------------|
| INTERIOR |          | 2,080 SF | 193 M <sup>2</sup> |
| TERRACE  |          | 216 SF   | 20 M <sup>2</sup>  |
| TOTAL    |          | 2,296 SF | 213 M <sup>2</sup> |

**INTRACOASTAL**

17201 BISCAYNE BOULEVARD, NORTH MIAMI BEACH, FL 33162



All dimensions are approximate and all floor plans and development plans are subject to change. This floor plan represents the typical floor plan for the residence type indicated and is provided for informational purposes only. The actual floor plan of the residence may differ. 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. All dimensions are taken to the outside finished surface of the exterior walls, and to the centerline of interior demising walls, and vary from the dimensions that would be determined based upon the description of the "Unit" set forth in the Declaration of Condominium (which generally includes only the interior airspace between the unfinished interior surfaces of the walls bounding the unit). All sketches, renderings, graphic materials, plans, specifications, terms, conditions, and statements contained in this brochure are proposed and conceptual only and do not necessarily reflect the final plans and specifications for the development. Further, developer reserves the right to modify, revise, or withdraw any or all of sale in its sole discretion and without prior notice.





## TEAM

### A Plaza Group and DevStar Group Joint Venture Development

The Plaza Group and The DevStar Group

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 dollar finance and investment company, which is one of the largest investors in luxury condominium projects throughout the United States.

### Design Team

Slattery and Associates, Architects/Planners  
Interiors by Steven G

Slattery and Associates Architects/Planners is an award-winning, full-service architectural design and planning team based in Boca Raton, Florida. Through continued innovative and inspired design, Slattery has earned the esteemed recognition of its clients, fellow professionals and municipalities. Established in 1981, some the firm's best-known projects include Mizner Lakes in West Palm Beach, the 595 Financial Center in Boca Raton, and the recently completed Hyatt Place Hotel in Delray Beach.

Interiors by Steven G. is the most celebrated, innovative and experienced interior design company in Florida, and its work has been prominently featured in Architectural Digest, Florida Design, Florida Design Brazil, Luxe, Luxury Home Quarterly, Boston Confidential and Los Angeles Confidential. Notable designs include common areas at The Ritz-Carlton Singer Island, Las Olas River House and Belle Mare, and residential interiors at St. Regis Bal Harbour, Trump Hollywood and Continuum South Beach.



OCEAN PALMS



OCEAN HOUSE



THE PALMS



PARAMOUNT BAY

### Branding & Advertising

LGD Communications


Led by Len Dugow, President and Chief Creative Officer, LGD Communications is a full-service marketing and strategic branding agency offering management of all communications through traditional and digital media. Acknowledged for its expertise in the areas of high-end condominiums, luxury resorts, leisure and hospitality, LGD's work has been seen throughout the Americas, Europe and beyond.





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