

ELEVATED LIFE ON THE WAT

ER



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. OBTAIN THE PROPERTY REPORT REQUIRED BY FEDERAL LAW AND READ IT BEFORE SIGNING ANYTHING. NO FEDERAL AGENCY HAS JUDGED THE MERITS OR VALUE, IF ANY, OF THIS PROPERTY. SEE FULL LEGAL DISCLAIMER ON THE LAST PAGE.



ELEVATED LIFE ON THE WATER



Rising 25 stories above the first private marina built in Miami in decades, The Reserve at Marina Palms takes the very best of South Florida living and raises the bar by enriching every moment with ever greater rewards–the most coveted views, premium finishes, upgraded amenities, enhanced personal services, and much more.

Located on its own private peninsula, The Reserve offers views over the Marina on one side and a pristine nature preserve on the other. This epic panorama also takes in the broad sweep of the Atlantic horizon, punctuated by the glittering skylines of Sunny Isles and Downtown Miami.

ELEVATED DESIGN

The Reserve presents its residents with a generous array of impeccably realized social spaces. Neighbors and friends will socialize, relax and exercise in tasteful, contemporary spaces designed to complement their own homes in the tower above. Residents will also enjoy enhanced personal services including a full-time butler, valet attendants, a wellness club for the pursuit of healthy living, a dedicated Rolls-Royce house car for local outings, and so much more.

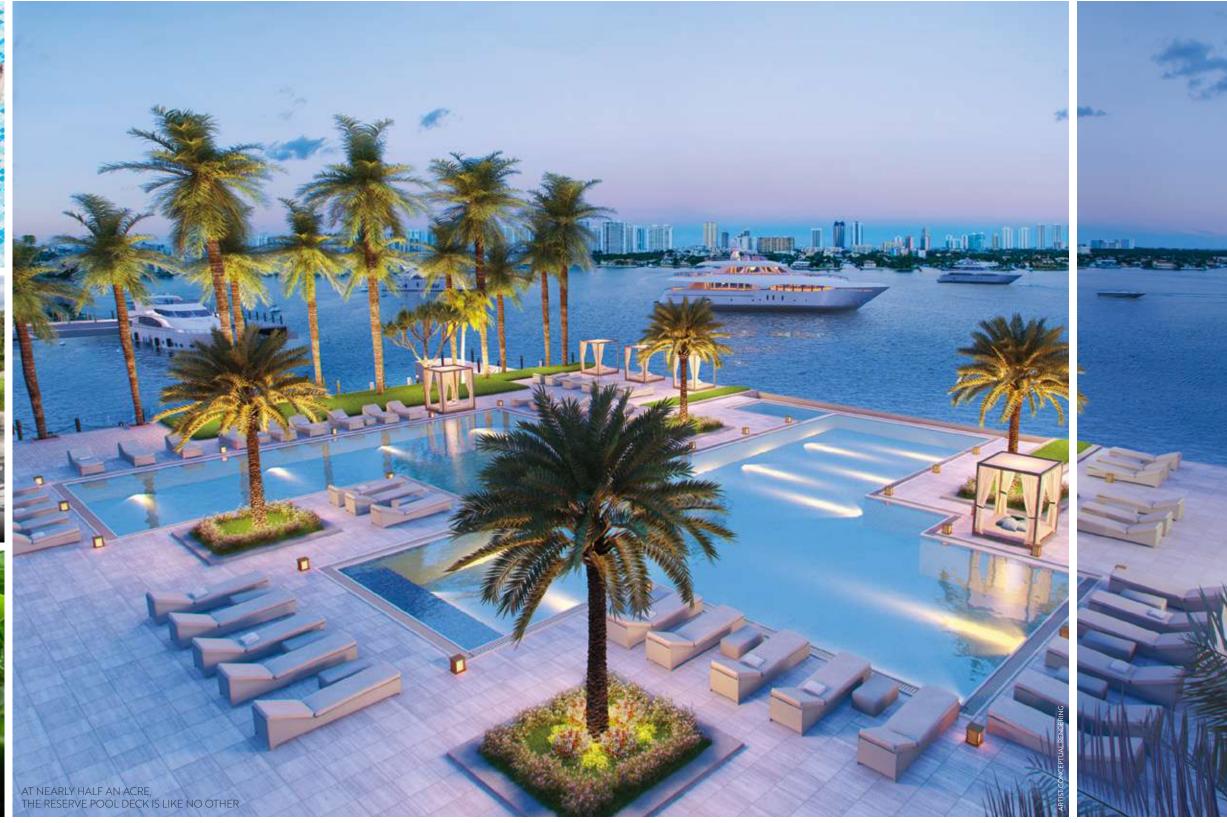


ELEVATED AMENITIES









THE OPULENCE DISPLAYED IN THE INTERIOR SOCIAL SPACES IS RIVALED BY THE GRANDEUR YOU WILL FIND THROUGHOUT THE OUTDOOR AMENITIES.

The Reserve's generous setting results in a nearly half-acre, resort-style pool deck with a stunning waterfront swimming pool, a sunrise yoga deck at the water's edge, and an elaborate, rodizio-inspired grilling terrace for al fresco feasts with a view. Meanwhile, the action-packed Kids' Play Zone and Saturday morning Kids' Club give younger residents plenty to do without encroaching on the relaxing, beach club vibe around the pool.

Throughout the grounds, discover specialized gardens–one for chefs, another for butterfly enthusiasts–along with a dog-walking trail and the Nature Lounge, an idyllic spot for simply enjoying the scenery.

ELEVATED WATERFRONT LIVING



SERVICE AND LUXURY ENRICH YOUR EVERY MOMENT, BOTH ASHORE AND ONBOARD.

Home to the area's first new, private marina in over 20 years, The Reserve offers its residents countless ways to experience life on the water.

From jetskiing and waterskiing to kayaking, windsurfing and paddleboarding, to organized dive trips, fishing excursions and more, if it can be done in the water or on the water, it can be arranged through the Yacht Club Concierge.

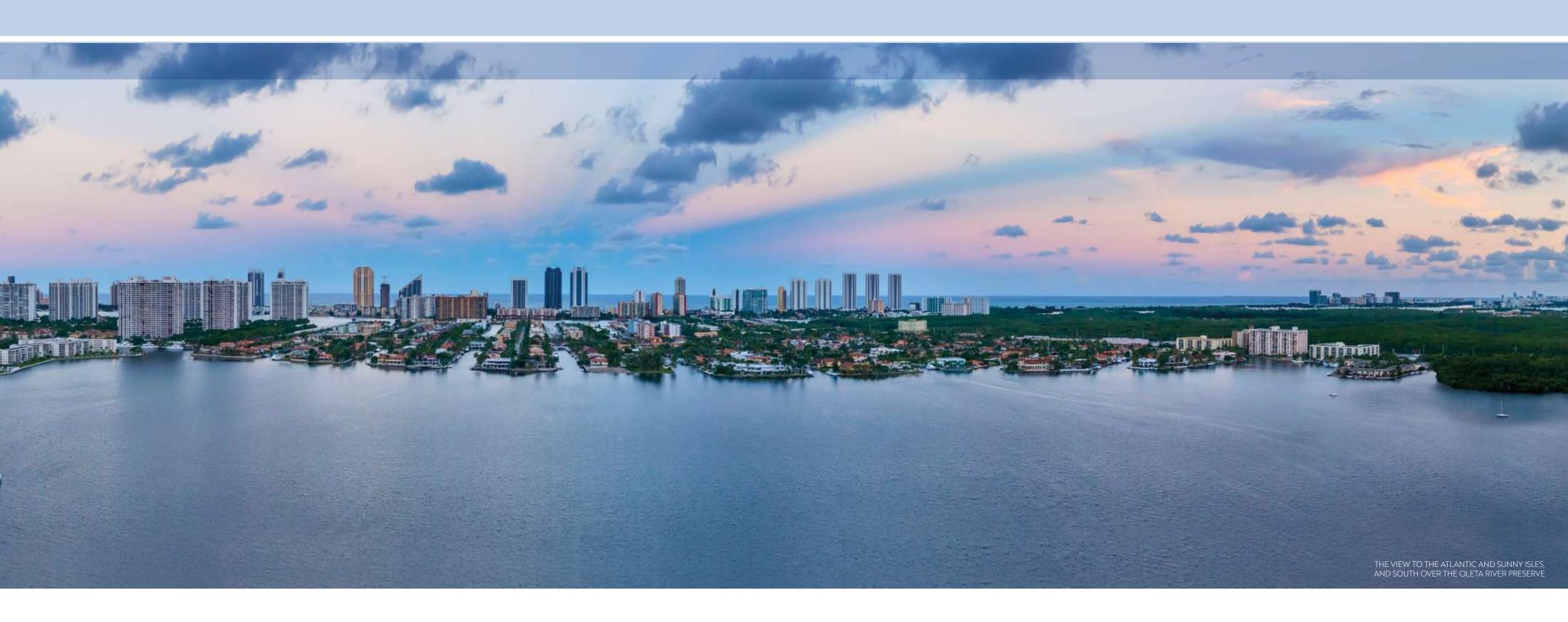
Residents who opt for a full Boat Club membership also enjoy access to the club's own fleet of boats, ranging from 23 to 36 feet. Enjoy all the pleasures of boating without the responsibilities of boat ownership.







PANORAMIC VIEWS FROM THE RESERVE



ELEVATED LUXURY





See legal disclaimer on the last page

The residences at The Reserve offer a range of gracious two-, three- and four-bedroom layouts. Ceiling heights of over nine feet lend extra drama to the captivating water views, savored through the floor-to-ceiling windows and on generous, deep terraces with view-friendly glass railings.

Your Reserve residence distinguishes itself at every turn. In your kitchen, it is Snaidero for the cabinetry, quartz for the countertops and appliances by Sub-Zero and Wolf. Baths are equally well-appointed with Snaidero floating vanities and fittings by Grohe.

Throughout your home, elevated quality is at work all around you, in many ways you cannot see. The even swing of a solid-core door. The superior acoustics of enhanced soundproofing. The convenient integration of smart home technology.



750 linear feet of waterfront on 14 acres

Situated on a picturesque peninsula adjoining a tranquil nature preserve

Panoramic views from Downtown Miami to Sunny Isles Beach and out to the Atlantic Ocean

234 luxury residences in a 25-story waterfront tower

Full-service marina and yacht club

Gated entry

Secure garage parking

24-hour professional security and video surveillance

In the lobby, Prāna, by esteemed American sculptor Mark Castator, an original installation in sinuous black steel, flanked by grand, ornamental screens, all commissioned especially for The Reserve.

Rich Italian Calacatta finishes throughout

Custom chandeliers in the lobby and the main elevator vestibule

WiFi throughout all common areas

High-speed elevators

Pet-friendly environment

Curated artwork and installations throughout the social spaces

Building-wide aromatherapy program individualized for each social space

Lavish spa with sauna, steam and private treatment rooms

State-of-the-art fitness center

Men's & women's locker rooms

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

At nearly half an acre, the pool deck is ideal for intimate lounging or large social gatherings
Expansive, 3,200 SF resort-style pool
Poolside summer kitchen with rodizio-style outdoor grilling terrace
Sunrise Brazilian wood yoga deck directly at the water's edge
Outdoor Nature Lounge
Herb garden
Butterfly garden
Dog walking trail
Dedicated children's pool
Children's outdoor Play Zone
Pet station
Convenient access to East Greynold's Dog Park

The Reserve house car, a black Rolls-Royce Ghost, for luxuriant jaunts around the neighborhood

On-site bicycle share service with custom beach cruisers

Unexpected delights – impromptu surprises for residents to enjoy, from chocolate fountains to temporary art exhibits, to refreshing poolside treats

Wellness club for yoga, pilates, spinning and the pursuit of healthful living

Kids' Club – Planned Saturday morning activities with a fun specialist

Personal butler service

On-site car wash service and detailing

Pool attendants

Pet spa services

Manage the details of elevated living at The Reserve with our proprietary virtual concierge app, MPConnect®

of nine feet

Grohe bathroom fixtures

Freestanding soaking tub in master bathroom

Solid-core doors throughout



SUB#ZERO

Spacious, open floor plans with ceiling heights in excess

Expansive views over the marina and nature preserve to the Atlantic horizon and the Miami skyline

Generous private terraces with glass railings

Imported Italian kitchen cabinetry by Snaidero

Quartz countertops

Sub-Zero and Wolf appliances

Floating Italian bathroom vanities by Snaidero

Frameless, glass-enclosed showers with handheld head

Large, walk-in closets

Sound-insulated walls throughout

Full-sized, front-loaded washer and dryer

Smart-technology ready

MOLF



Interior Design by Steven G. INC.

White Venetian marble in every bathroom

Steven G custom designer package – Three options for stunning 6' slab flooring throughout, including 6" white baseboard

Custom-painted walls

Window shades throughout with electronic remote control in select rooms

Smart home upgrades including a custom wireless network with remote access thermostat and lighting controls

112 slips accommodating boats up to 100 feet

Full-time Dock Master

Full-service Yacht Club Concierge

Fueling services

Dockside high-speed Internet and cable TV

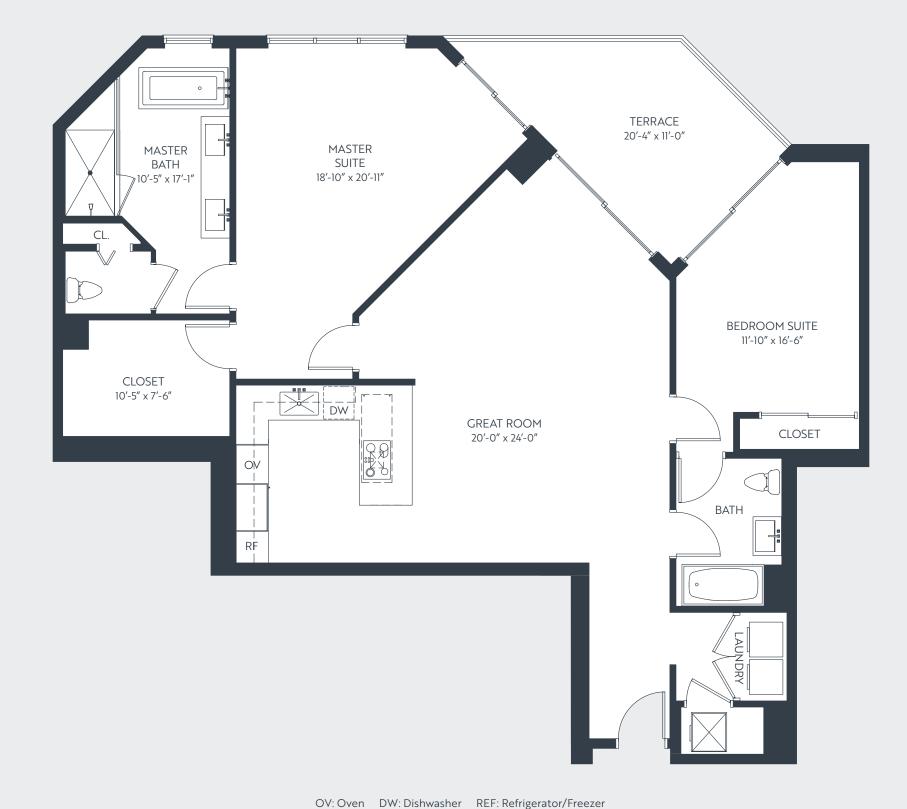
Well-equipped sundry store

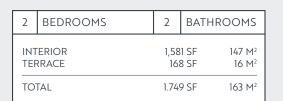
Picturesque marina promenade

Residents of The Reserve enjoy total access to the water through the residents-only Marina Palms Boat Club.

Make use of the club's impressive collection of aquatic equipment, toys and gear for jet skiing, kayaking, waterskiing, paddleboarding, windsurfing, snorkeling and more.

Opt for a full Boat Club membership to gain access to the club's own fleet of meticulously maintained pleasure craft, ranging from 23 to 36 feet in length.





UNIT Aa - 03 Line



Ur	
2	BEDROOMS
	ERIOR RRACE

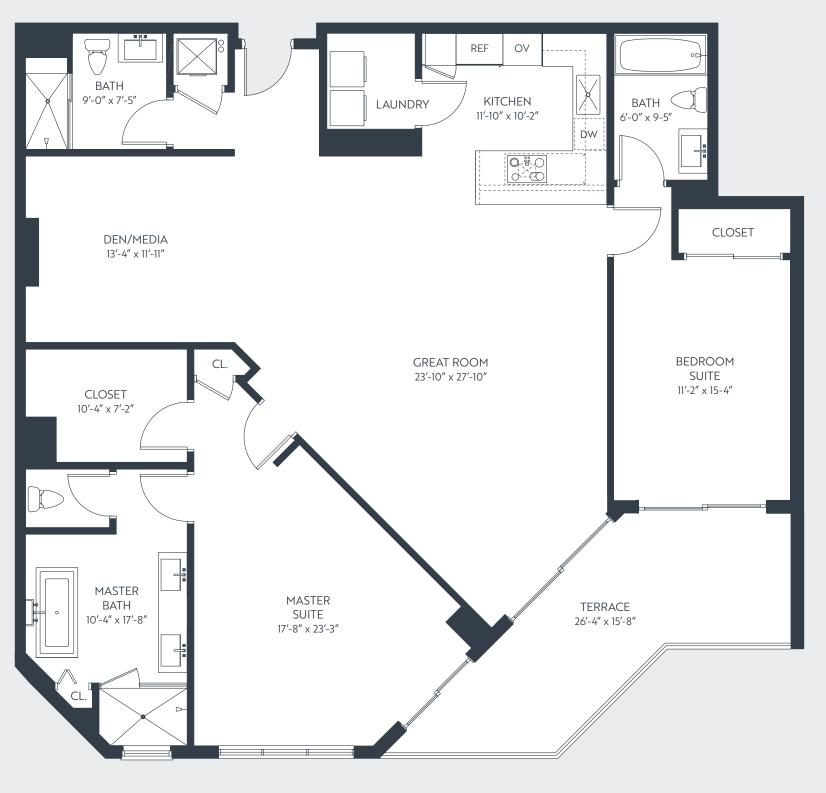
TOTAL

See legal disclaimer on the last page

UNIT C - 04 Line

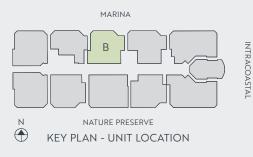
+ DEN	3	BATH	HROOMS
		1 SF D SF	182 M ² 20 M ²
	2,17	1 SF	202 M ²





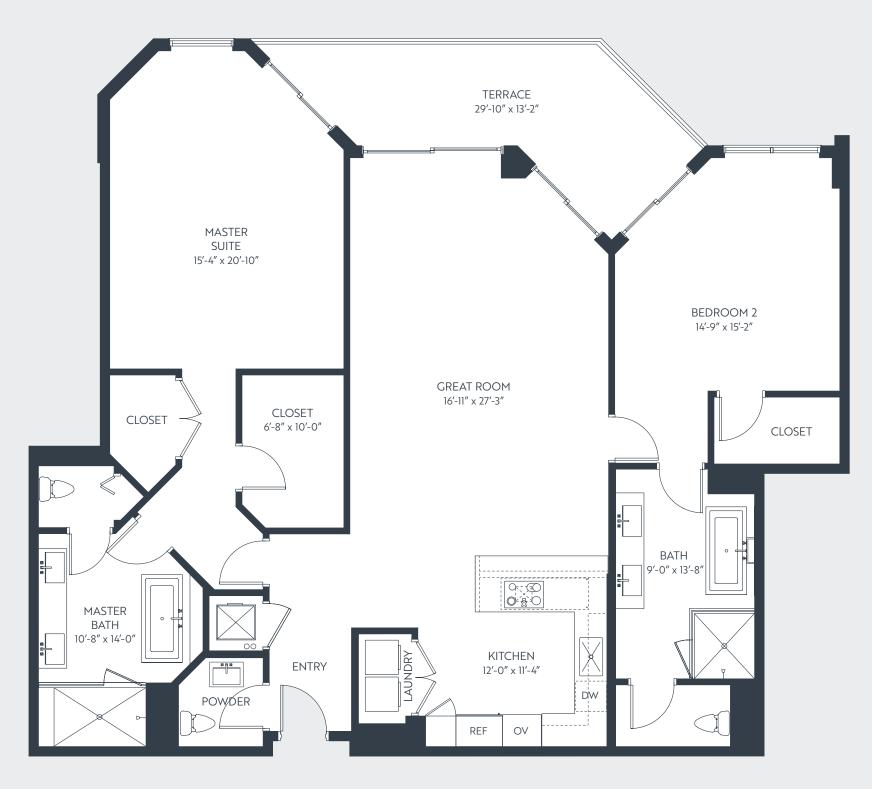
OV: Oven DW: Dishwasher REF: Refrigerator/Freezer

UNIT B - 05 Line					
	2	BEDROOMS	2.5	BATHROOMS	
		ERIOR RACE	1,970 192	5 SF 184 M ² 7 SF 18 M ²	
	TO	TAL	2,173	3 SF 202 M ²	



UNIT H - 06 Line 3 BEDROOMS +

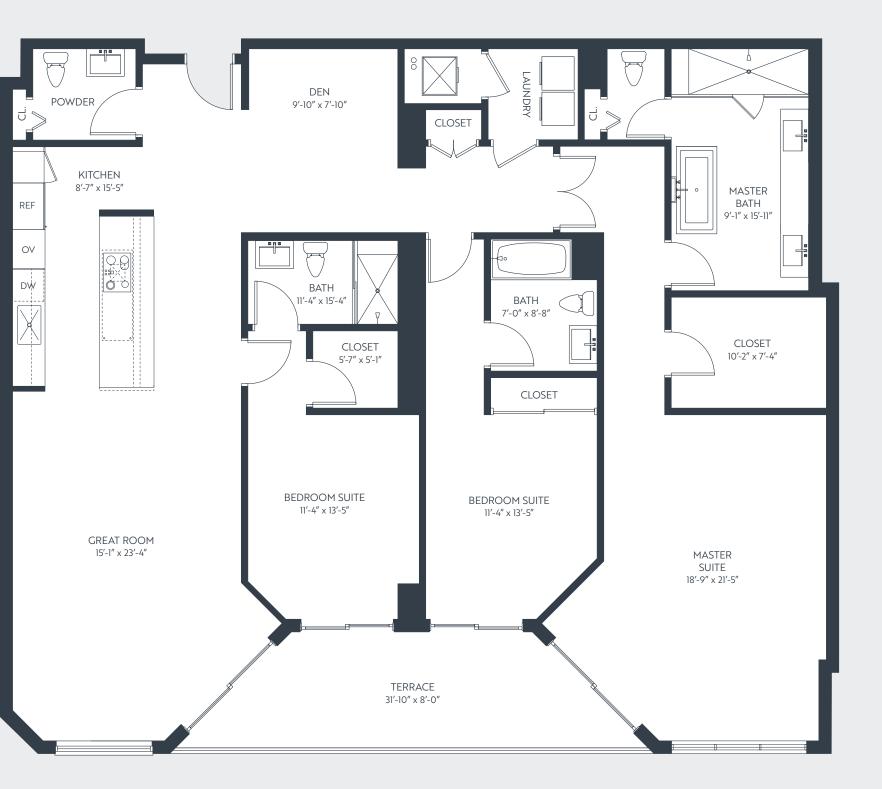
2	BEDROOM.
	ERIOR RRACE
TOT	ΓAL



OV: Oven DW: Dishwasher REF: Refrigerator/Freezer

S + DEN	3.5	BATHROOMS	
	2,332 190	2 SF) SF	217 M ² 18 M ²
	2,522	2 SF	234 M ²

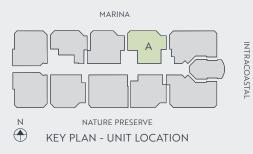




OV: Oven DW: Dishwasher REF: Refrigerator/Freezer



2	BEDROOMS + DEN	2.5	BATH	ROOMS
INTERIOR TERRACE		1,904 169	4 SF 9 SF	177 M ² 16 M ²
TO	TAL	2,07	3 SF	193 M ²



UNIT Ca - 08 Line

2 BEDROOMS

INTERIOR TERRACE

TOTAL



OV: Oven DW: Dishwasher REF: Refrigerator/Freezer

+ DEN	3	BATHR	ooms
	1,893 214	3 SF 4 SF	176 M ² 20 M ²
	2,10	7 SF	196 M ²





OV: Oven DW: Dishwasher REF: Refrigerator/Freezer

MARINA

UNIT E - 09 Line

3 BEDROOMS		3.5	BATHR	OOMS
	INTERIOR TERRACE TOTAL		11 SF 3 SF	225 M ² 19 M ²
TO			4 SF	244 M ²

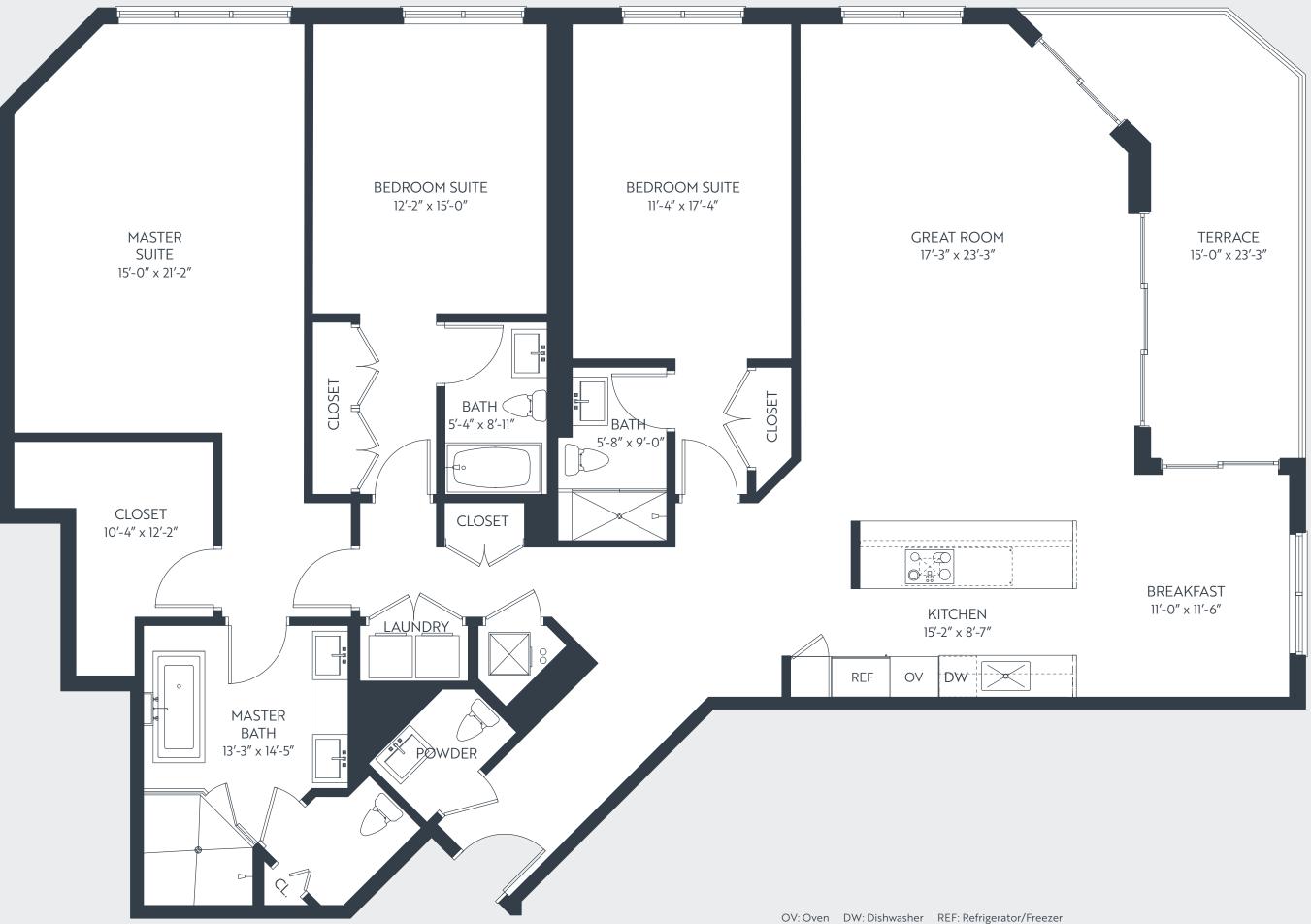
MARINA



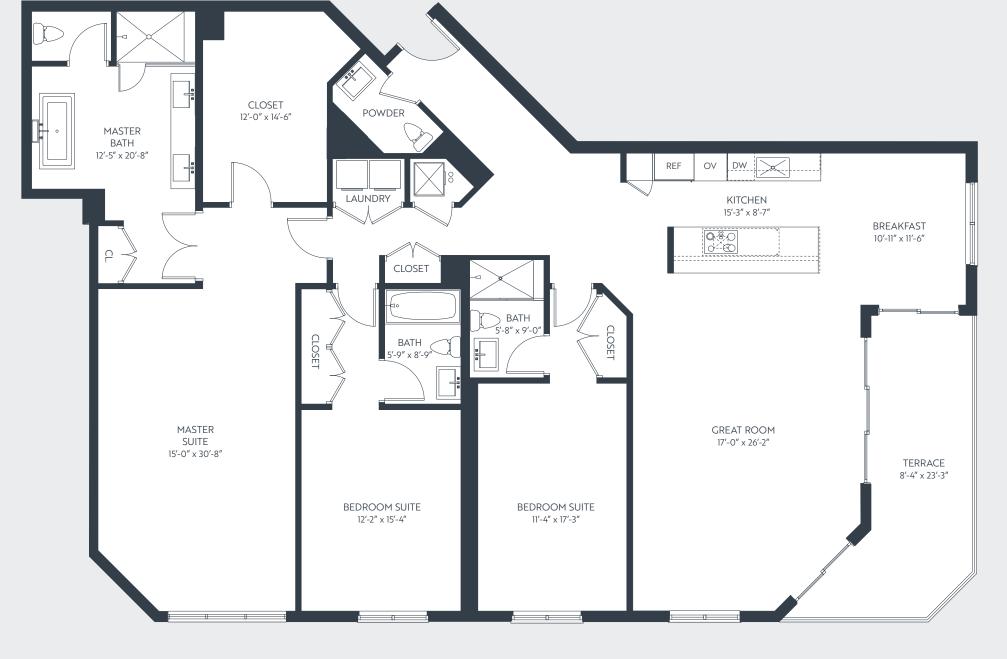
A VIEW AMONG VIEWS

With a spacious, open-flow plan and an ideal corner orientation overlooking the marina, the 09 Line residences are the most coveted homes offered at The Reserve. Their position at the tower's northeast corner offers a 270-degree panorama from the marina, out toward the Intracoastal, the Atlantic Ocean, and beyond.





OV: Oven DW: Dishwasher REF: Refrigerator/Freezer



3	BEDROOMS	3.5	BATHI	ROOMS
INTERIOR TERRACE TOTAL		2,59 20	9 SF 3 SF	241 M ² 19 M ²
		2,80	2 SF	260 M ²

UNIT F - 10 Line



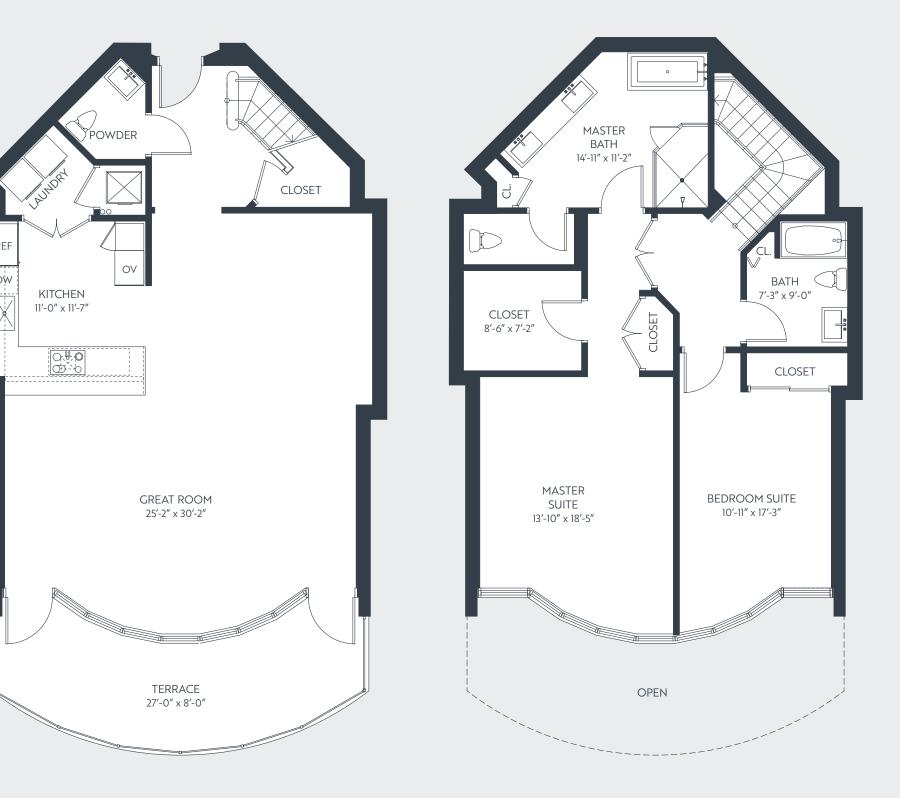
U١	IT G - 1
2	BEDROOMS
	ERIOR RRACE

TOTAL

11 Line

2.5	BATHRO	Doms
2,080 210) SF 6 SF	193 M ² 20 M ²
2,290	6 SF	213 M ²





OV: Oven DW: Dishwasher REF: Refrigerator/Freezer

MARINA

PROJECT FACTS

Developer: Marina Palms Residences South LLC

Architect: Slattery and Associates

Interior Designer: Interiors by Steven G

Number of residences: 234

Number of floors: 25

Residence size range: 1,530 to 2,600 SF (excludes penthouses)

Residence configurations: 2 BR /2 BA to 3 BR /3.5 BA (excludes penthouses)

DEVELOPMENT TEAM

Developers are joint venture entities affiliated with The Plaza Group and The DevStar Group.

Founded by Neil Fairman, The Plaza Group has successfully developed the 240-unit, 42-story Ocean Palms condominium on Hollywood Beach, and The Palms, a luxury condominium with 196 units in two, 32-story towers, located on Fort Lauderdale Beach.

The DevStar Group is a development and investment firm headquartered in Miami. Principals Anthony Burns and George Helmstetter have spearheaded the redevelopment and sales efforts of the 47-story Paramount Bay and Ocean House South Beach. For Marina Palms, DevStar is partnering with iStar, a publicly traded, \$7 billion investment company.







1 Aventura Mall

- 2 Bal Harbour Shops
- 4 Sunny Isles Beach

- 8 Restaurants

- Fort Lauderdale

3 Oleta River State Park

5 Gulfstream Park Racing, Casino & Village

6 Boat access at Haulover

7 Turnberry Isle Golf Course

9 Intracoastal Waterway

10 Arthur Snyder Tennis Center

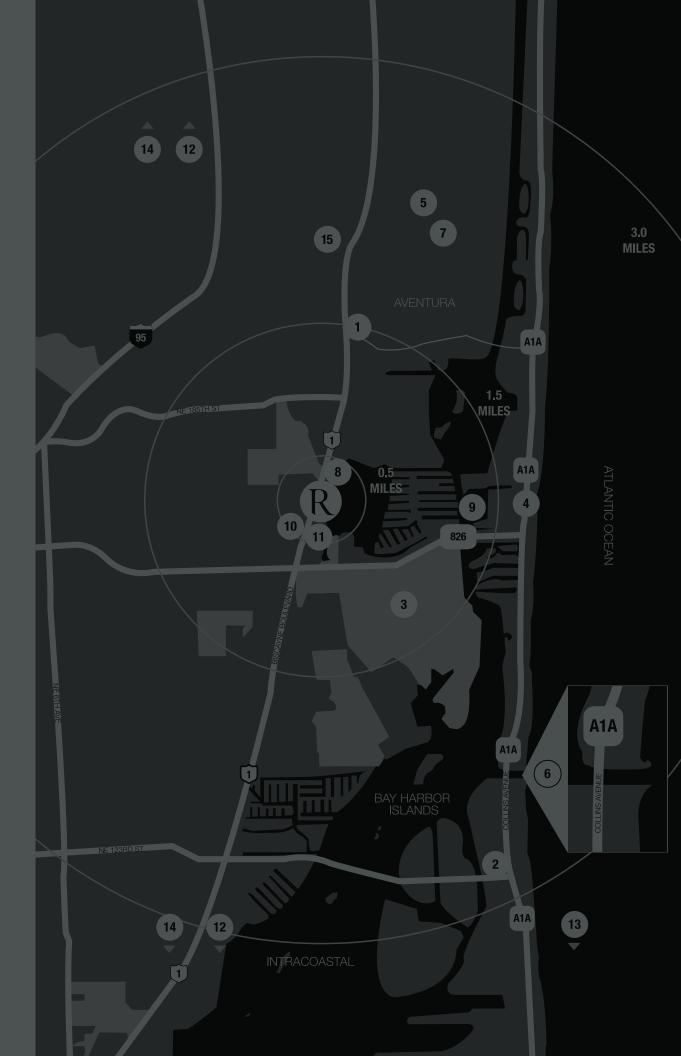
11 Dog Park at East Greynolds Park

12 Downtown Miami, Brickell and

13 South Beach nightlife and Key Biscayne attractions

14 Miami International Airport and Fort Lauderdale International Airports

15 Aventura Hospital & Medical Center





17111 Biscayne Boulevard, North Miami Beach, FL 786.629.9670 | TheReserveMiami.com

TAIN THE PROPERTY REPORT REQUIRED BY FEDERAL LAW AND READ IT BEFORE SIGNING ANYTHING. NO FEDERAL AGENCY HAS JUDGED THE MERITS al housing throughout the Nation. We encourage and support an affirmative advertising and marketing program in which there are no barriers to ol

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 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 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 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 d 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 equ representative of standard features and may not be available for all model types, and all depictions of furniture, appliances, counters, soffits, floor coverings donce may endeters of detail, including, without limi 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 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 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 limited or eliminated by future development or forces of nature. The photographs contained in this brochure may be stock photography or

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 C 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 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 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 Plaz each Condominium. The project graphics, renderings and text provided herein are copyrighted works owned by the developer. All rights reserved. Unauthorized reproduction, o

l dimensions are approximate and all floor plans and development plans are subject to change. Stated square footages and dimensions are measured to the exterior boundaries of the one of t

316(

, IF ANY, OF THIS PROPERTY. We are pledged to the letter and spirit of U.S. policy for the achievement of using because of race, color, sex, religion, handicap, familial status or national origin. 🍙

nts should be relied upon unless made in the prospectus or in the applicable purchase agreement. In no event shall any solicitation, offer or ints regarding this project, and no agreements with, deposits paid to or other arrangements made with any real estate broker are or shall be ted or otherwise described herein are proposed and conceptual only, and are based upon preliminary development plans, which are subject sed improvements. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits by for any features, materials and equipment which are included with the unit. Interior photos may depict options and upgrades that are not hish and decoration, are not necessarily included in each unit. Furnishings and finishes are only included if and to the extent provided in your vided 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 ather than any that may exist or that may be proposed, and are merely intended as illustrations of the activities and concepts depicted therein. whatsoever are made by developer regarding the Boat Club, including (without limitation) the ownership, creation, maintenance, operation, anities will be subject to the Boat Club's operator's membership documents and procedures. Boat Club members and their permitted guests esse entities, but neither of them is the developer of this project. Any and all statements, disclosures and/or representations shall be deemed 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

> between units and in fact vary from the dimensions that would be determined by using the description and definition of th es materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that frooms set forth on this floor plan are generally taken at the farthest points of each given room (as described above and as ensions are estimates which are based on preliminary plans and will vary with actual construction. This floor plan represent y, and are subject to change and will not necessarily accurately reflect the final plans and specifications for the developmen

> > Advertising & Interactive by LGD Miami