

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

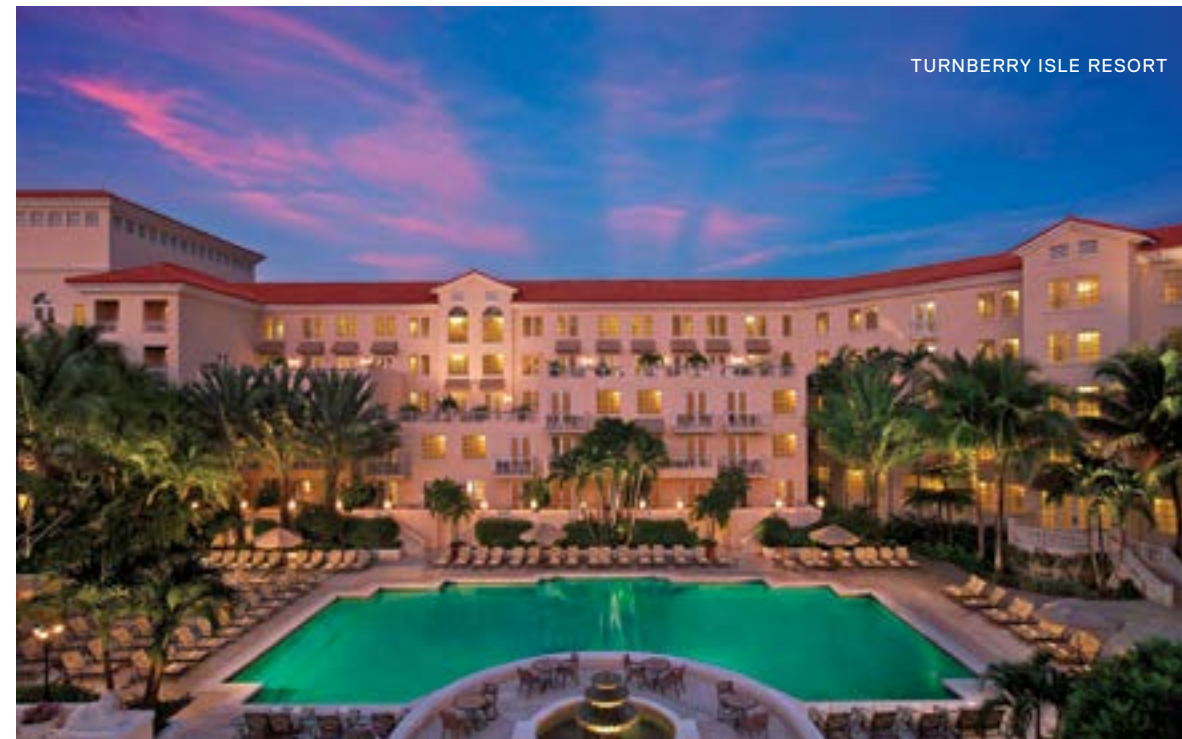
JEFFREY SOFFER
CEO, TURNBERRY ASSOCIATES



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 \$8 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.





TURNBERRY ISLE RESORT & COUNTRY CLUB

AVENTURA THEN

It began 50 years ago when Donald Soffer arrived in South Florida with a vision and unwavering determination. Acting purely on instinct, Soffer purchased a 785-acre tract of undeveloped land facing the Intracoastal Waterway in North Dade County. From little more than a sketch on a cocktail napkin, he began building his vision. He began building Aventura. Over the next 40 years, Soffer transformed that land into the world-famous Turnberry Isle Miami, Aventura Mall, thousands of luxury condominiums and class “A” office buildings. Today, Aventura is one of Florida’s most prestigious addresses and bears a strong resemblance to that napkin sketch drawn in 1967.



AVENTURA
NOW



AERIAL VIEW OF AVENTURA

THE PRIVILEGE OF MEMBERSHIP

Residents of Turnberry Ocean Club will enjoy membership privileges at Turnberry Isle Resort & Country Club.

Purchasers will also enjoy priority access and pricing at other luxurious Turnberry properties including Turnberry Isle Marina, Fontainebleau Aviation and Aventura Mall.

TURNBERRY ISLE
RESORT & CLUB



FOR A LIMITED TIME, DEVELOPER PAYS THE INITIATION FEE AND FIRST YEAR MEMBERSHIP DUES AT TURNBERRY ISLE RESORT & COUNTRY CLUB. CONTACT A SALES EXECUTIVE FOR MORE INFORMATION.



GOLDEN
BEACH

TURNBERRY
OCEAN CLUB
RESIDENCES
SALES GALLERY

TURNBERRY

OCEAN CLUB RESIDENCES

SUNNY
ISLES
BEACH

BAL
HARBOUR

ATLANTIC OCEAN

LOCATION

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 and two international airports. This culturally diverse oasis offers abundant outdoor activities, pristine oceanfront beauty and a myriad of shops and restaurants lining the city's main thoroughfare, Collins Avenue.



“My goal was to design a building that would be visually distinct. The architecture of the building is unique and recognizable. When they see it, there will be no doubt in anyone’s mind that they are arriving at Turnberry Ocean Club.”

CARLOS ZAPATA
ARCHITECT

RAISING THE BAR. AGAIN.

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.

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 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. THIS IS NOT AN OFFER FOR CONTRACTOR SALE IN THE STATES OF NY, NJ OR MASS.



LIVE THE TURNBERRY LIFESTYLE

Turnberry Ocean Club Residences' features & amenities are available exclusively for residents and their guests

- 154 Flow-through residences with direct ocean and bay views
- 54-story modern glass tower by Carlos Zapata (overall height 649')
- Only two to four residences per floor
- Dramatic porte cochere with multiple water features
- Three-story glass lobby with direct ocean views
- Six floors of amenities totaling over 70,000 sq.ft.
- Three swimming pools
- Three private dining areas
- Three bar/lounge areas
- Thirty-one ocean view cabanas available for purchase
- Underground motorcycle and bicycle storage
- Electric car charging stations and car wash area in garage
- High-speed Internet in common areas
- Membership privileges at Turnberry Isle Resort & Country Club (*Contact your sales executive for more information.*)

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ARTIST'S CONCEPTUAL RENDERING. SEE LEGAL DISCLAIMER ON BACK COVER

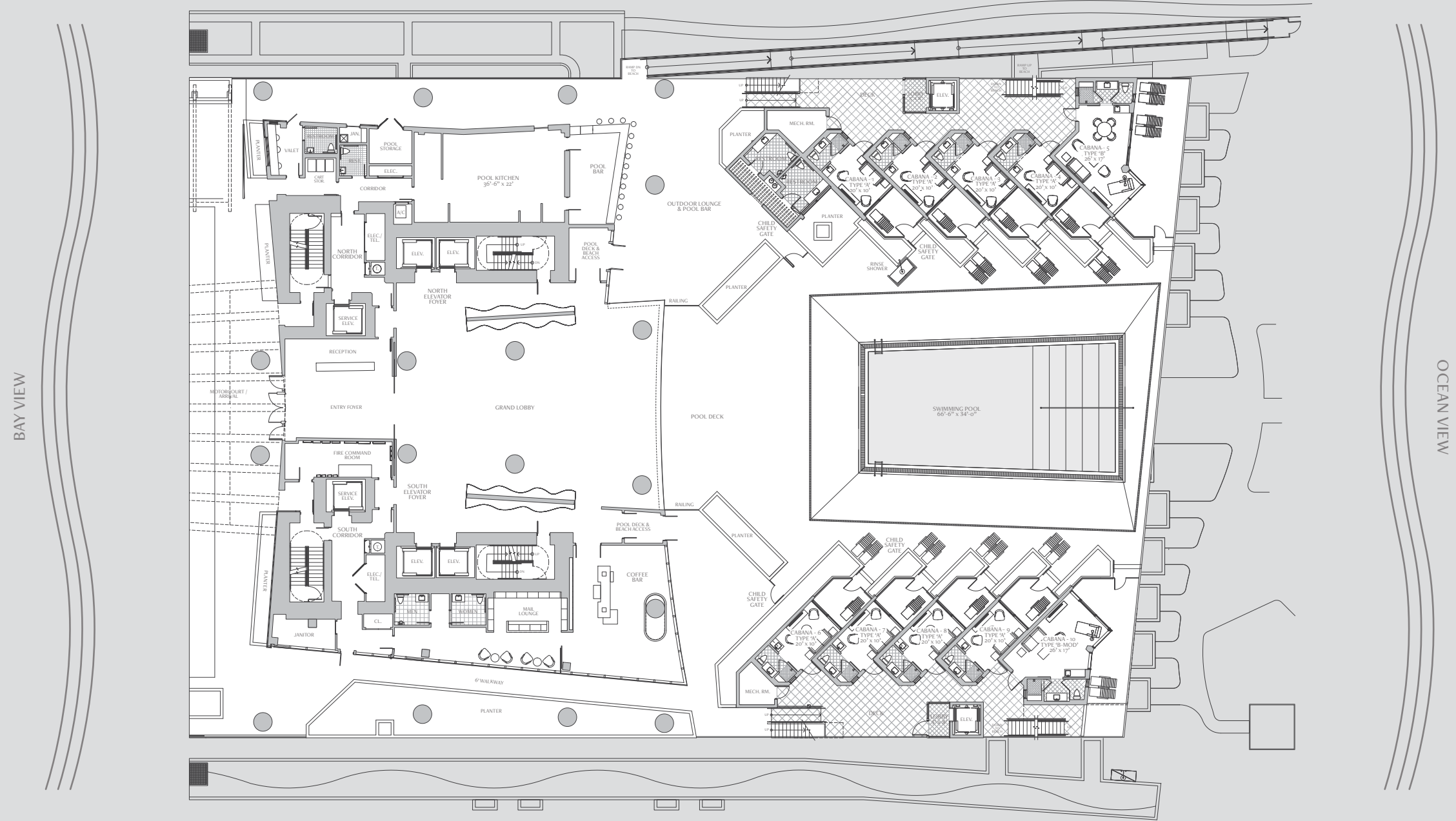
ARRIVAL

Surrounded by impeccable landscaping and modern art installations contained behind three-story glass windows that open onto the Atlantic Ocean, your arrival at the stunning lobby of Turnberry promises the utmost in luxury. Security personnel and valet services are available 24 hours a day, 7 days a week, and the building also offers full-time multi-lingual concierge services.



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LEVEL ONE: LOBBY, RESTAURANT & BAR, POOL & OCEAN VIEW CABANAS



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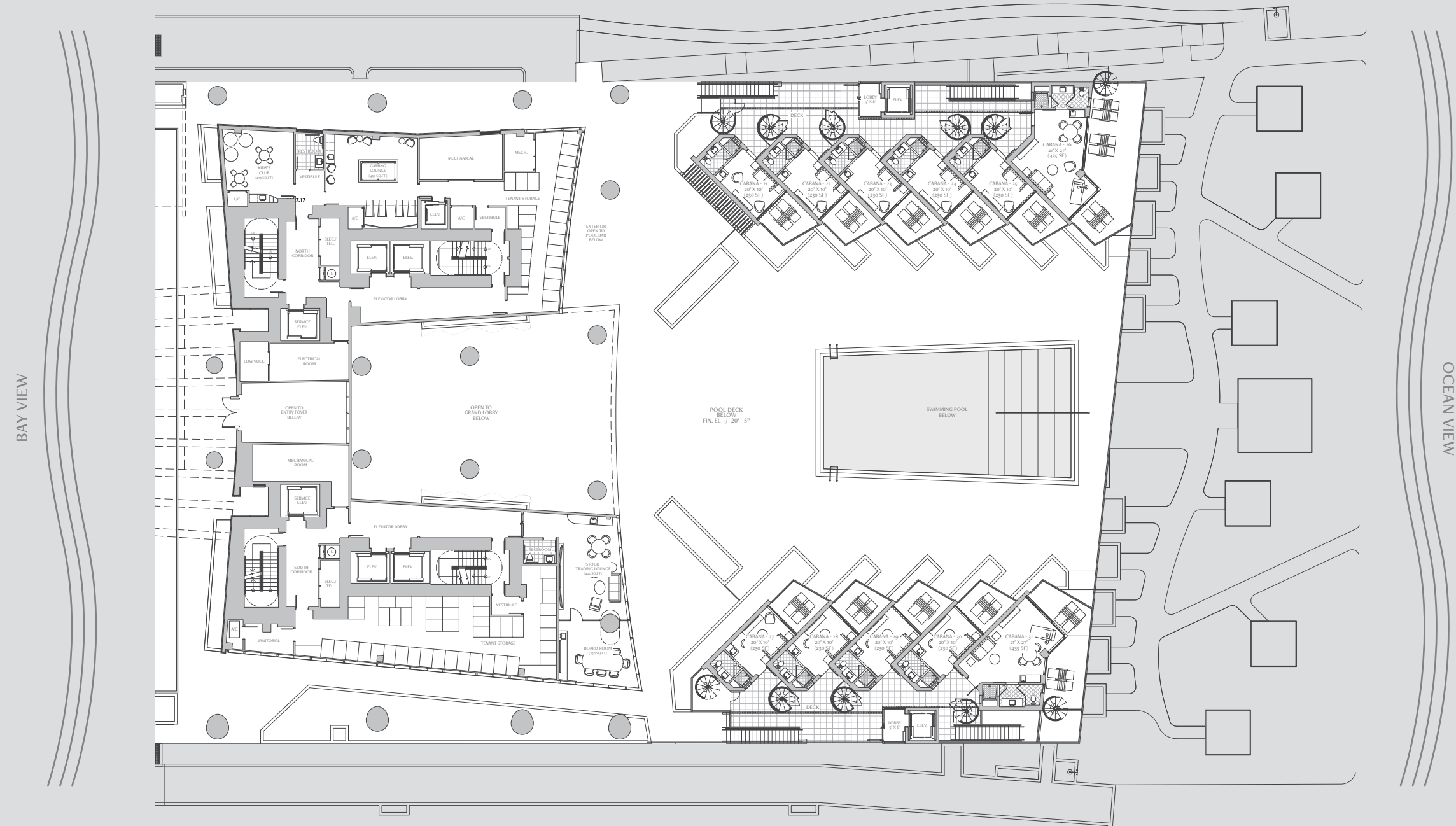
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POOL & OCEAN-VIEW CABANAS

- 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



LEVEL TWO: KIDS CLUB & OCEAN VIEW CABANAS



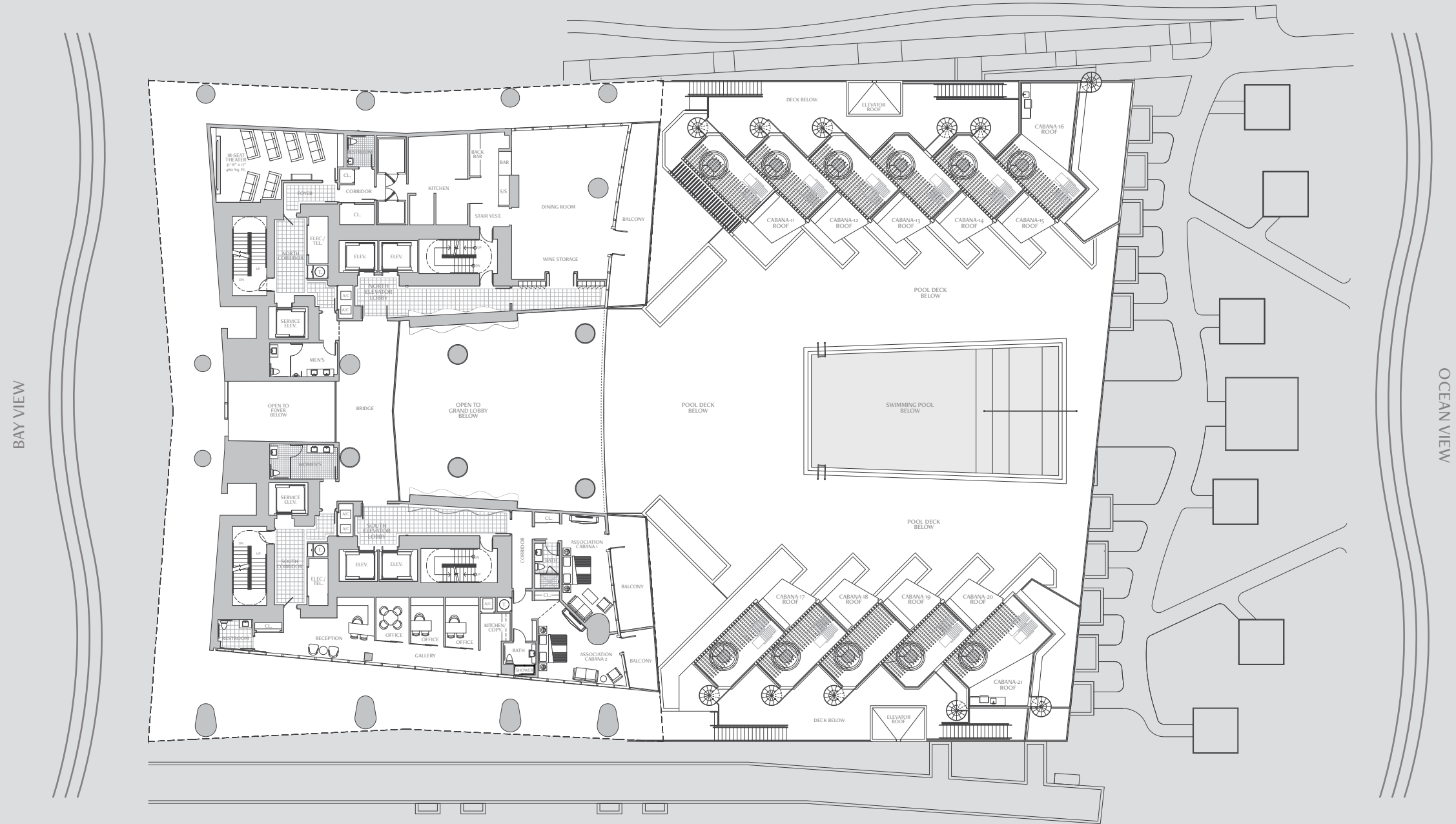
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LEVEL THREE: OCEAN VIEW DINING THEATER & GUEST SUITES



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THE SKY CLUB: YOUR
PRIVATE CLUB ABOVE
EVERYTHING



TURNBERRY
OCEAN CLUB RESIDENCES

ARTIST'S CONCEPTUAL RENDERING. SEE LEGAL DISCLAIMER ON BACK COVER



ABOVE ALL

LEVEL

30

- Sunrise and sunset swimming pools
- Two hydrotherapy spas
- Four day cabanas
- Outdoor pool bar
- Outdoor sky theater area

LEVEL

31

- 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

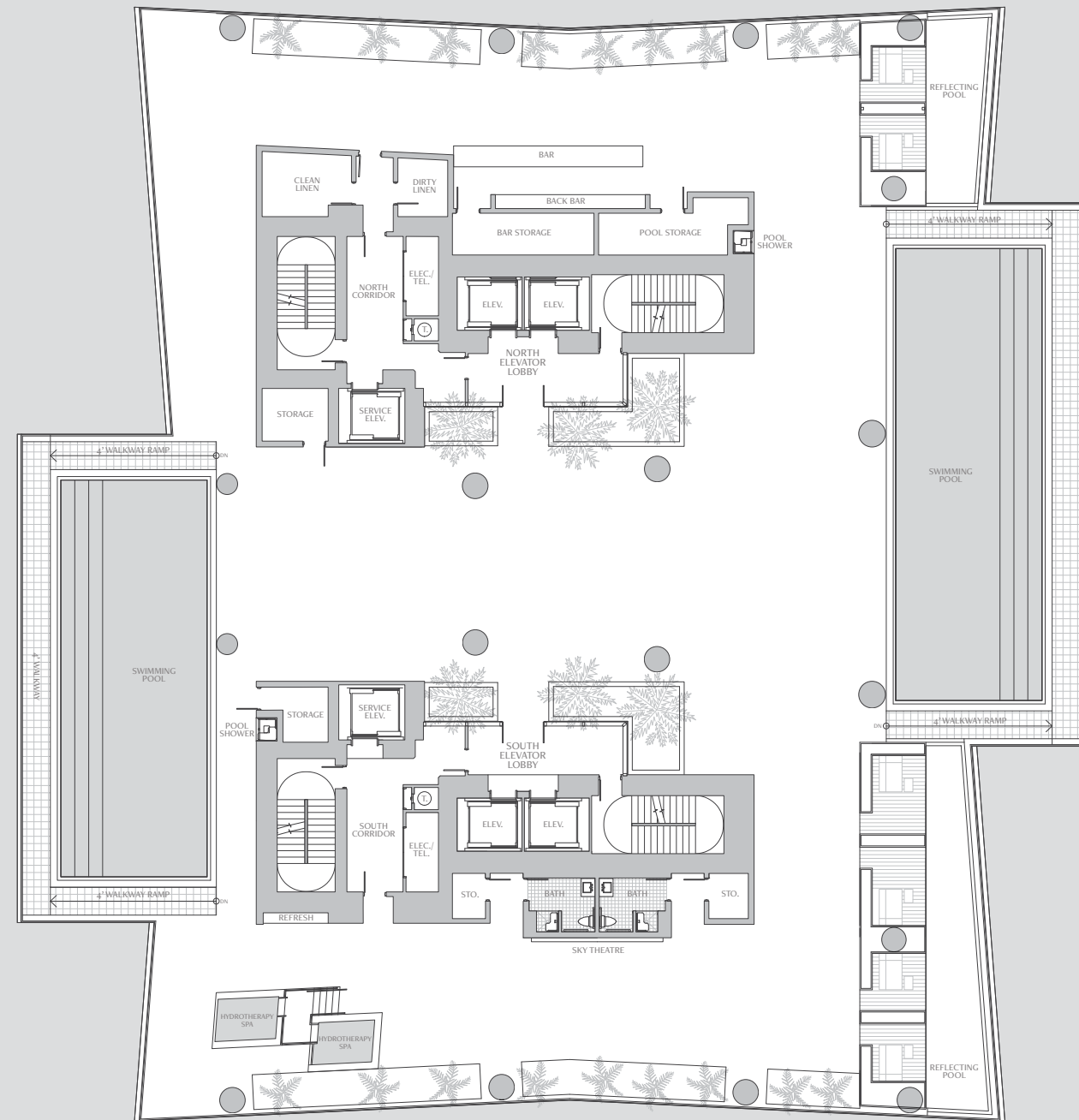
LEVEL

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 walking area

LEVEL
30
SUNRISE &
SUNSET POOLS

BAY VIEW



OCEAN VIEW

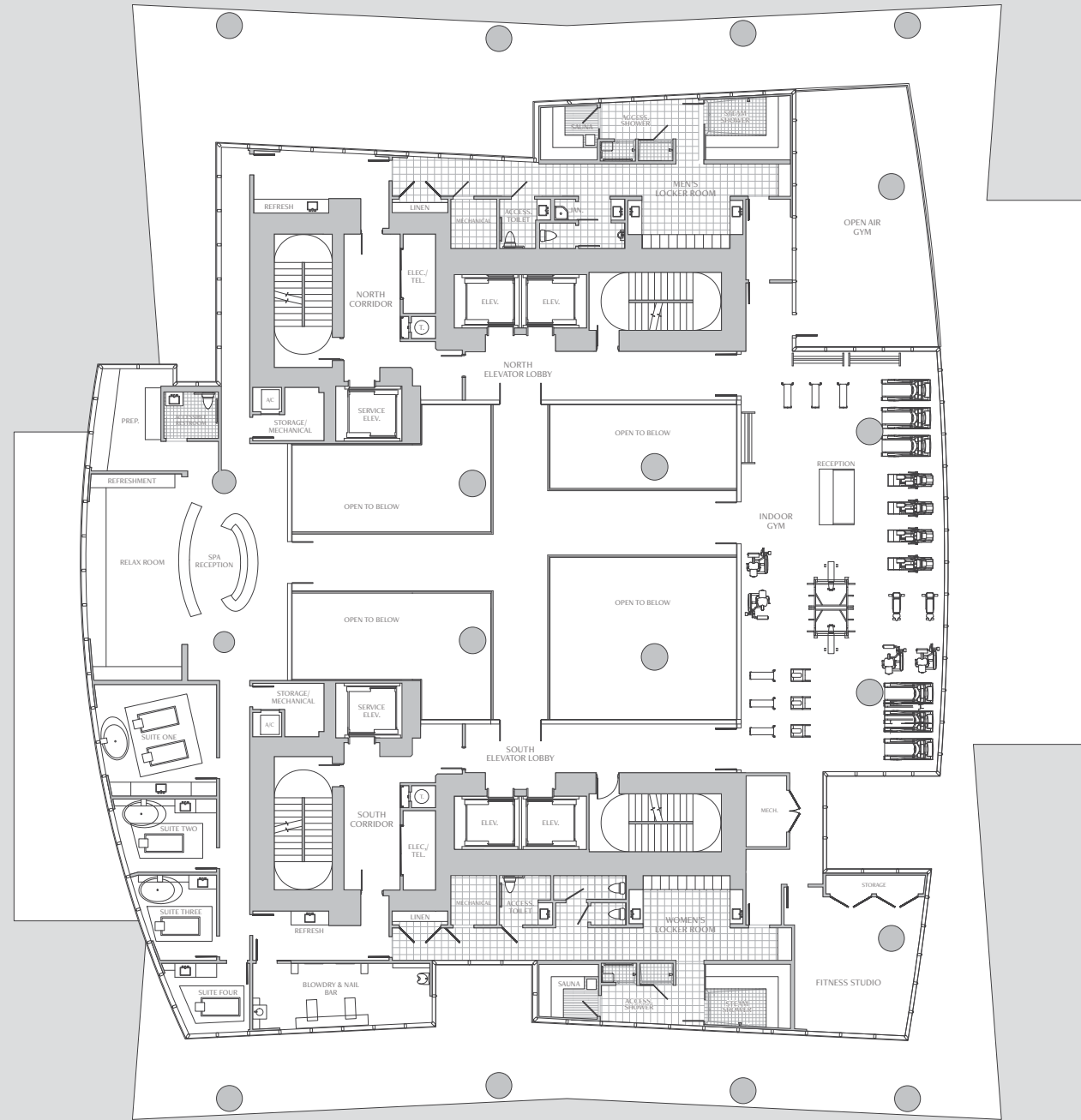
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LEVEL
31
INDOOR FITNESS
OUTDOOR FITNESS
SALON/SPA

BAY VIEW



OCEAN VIEW

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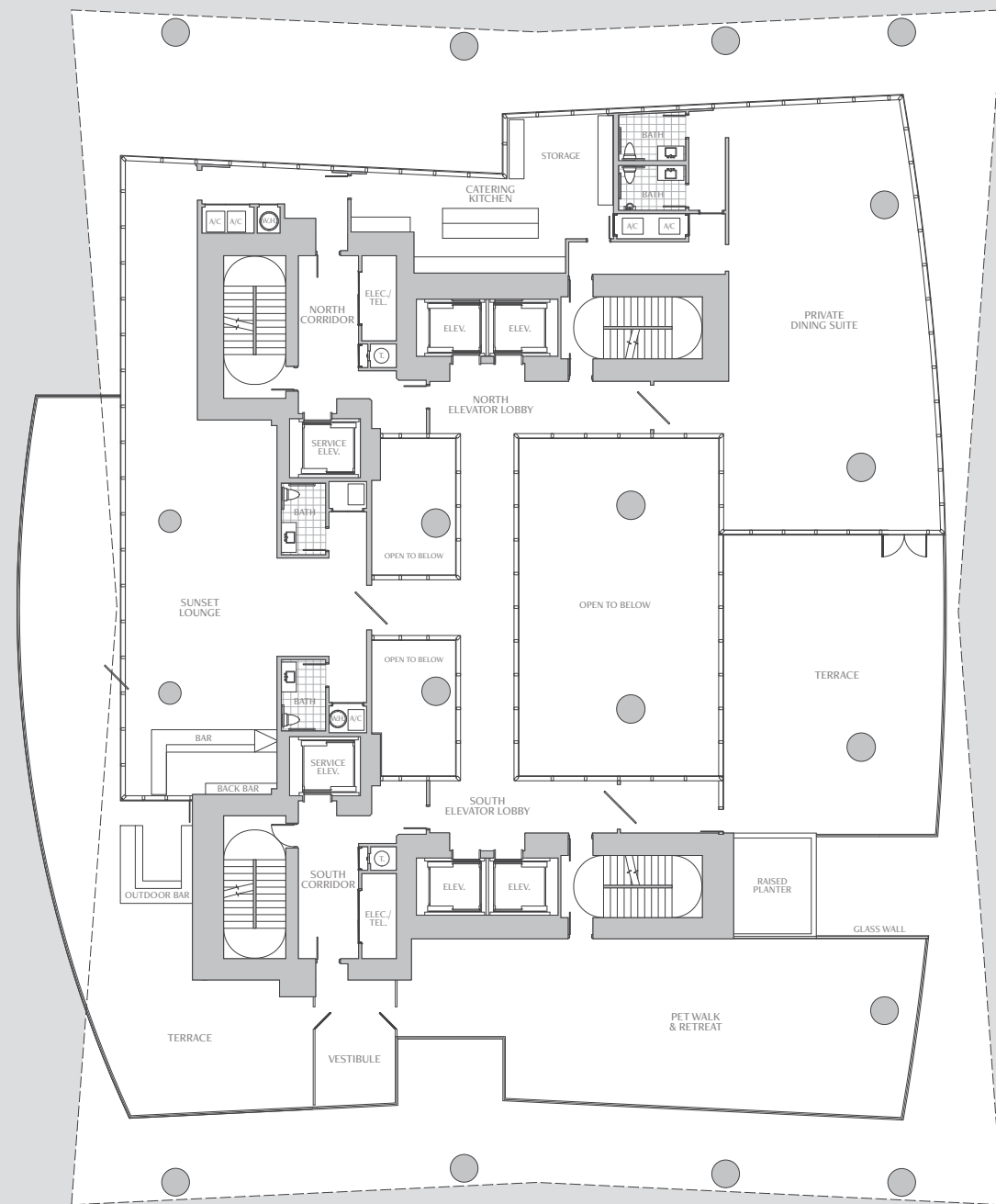
ELEVATED FITNESS OVERLOOKING THE OCEAN



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LEVEL
32
PRIVATE OUTDOOR
& INDOOR DINING
SUNSET LOUNGE
PET RETREAT

BAY VIEW



OCEAN VIEW

EDGE OF TOWER ABOVE

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SUNSET COCKTAILS AT YOUR PRIVATE BAR AND LOUNGE



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“The most important factors in every project we design are proportion, balance and efficiency. For Turnberry Ocean Club, each of these elements reinforces the ultra-luxury lifestyle of the building and its amenities.”

ROBERT M. SWEDROE
INTERIOR ARCHITECT



YOUR OUTDOOR LIVING ROOM

INTERIOR ARCHITECTURE
BY ROBERT M. SWEDROE



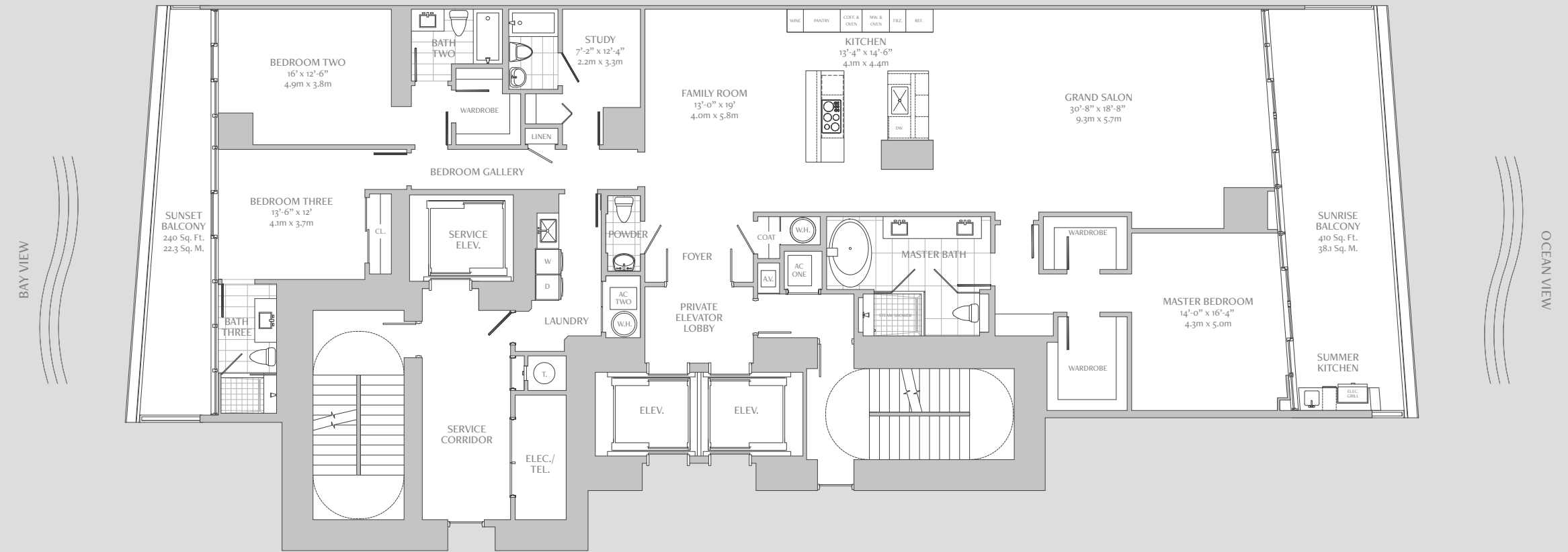
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YOUR RESIDENCE WILL FEATURE:

- Three-bedroom residences from 2,900 square feet
- Four-bedroom residences from 3,625 square feet
- Five-bedroom Collection Residences from 6,695 square feet
- Six-bedroom Collection Residences at 10,645 square feet
- Each residence features a family room and staff quarters with full bath and closet
- Large walk-in closets
- Ceilings from 10-12 feet
- Collection duplex residences have 20-foot-high living room and balcony ceilings
- Residences have an eleven-foot-deep, oceanfront balcony as well as a balcony overlooking the bay
- Residences feature a summer kitchen with barbeque grill on the oceanfront terrace
- Private pools and hydrotherapy spas in Collection Residences
- Private service entrance
- Three high-speed, direct elevators serving each residence
- Imported Snaidero Italian custom cabinetry in kitchens, bathrooms and laundry rooms
- Exotic imported stone countertops
- **GAGGENAU** appliances in all residences:
 - 48" Refrigerator/freezer
 - 30" Traditional/convection oven
 - 24" Warming/convection oven
 - 30" Steam oven
 - 24" Speed microwave
 - 36" Induction cooktop
 - 24" Dishwasher
 - 24" Built-in coffee maker
 - 18" Tall wine climate storage
- Electrolux super capacity, front-load washer and dryer
- All bathrooms feature marble walls and flooring
- Dornbracht bathroom plumbing fixtures
- Duravit all-in-one toilet/bidet in every master bathroom
- Prime coat finished walls and imported interior doors
- Valli and Valli door hardware
- Designer-ready residences



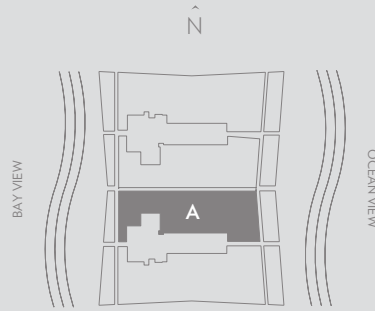
RESIDENCE A



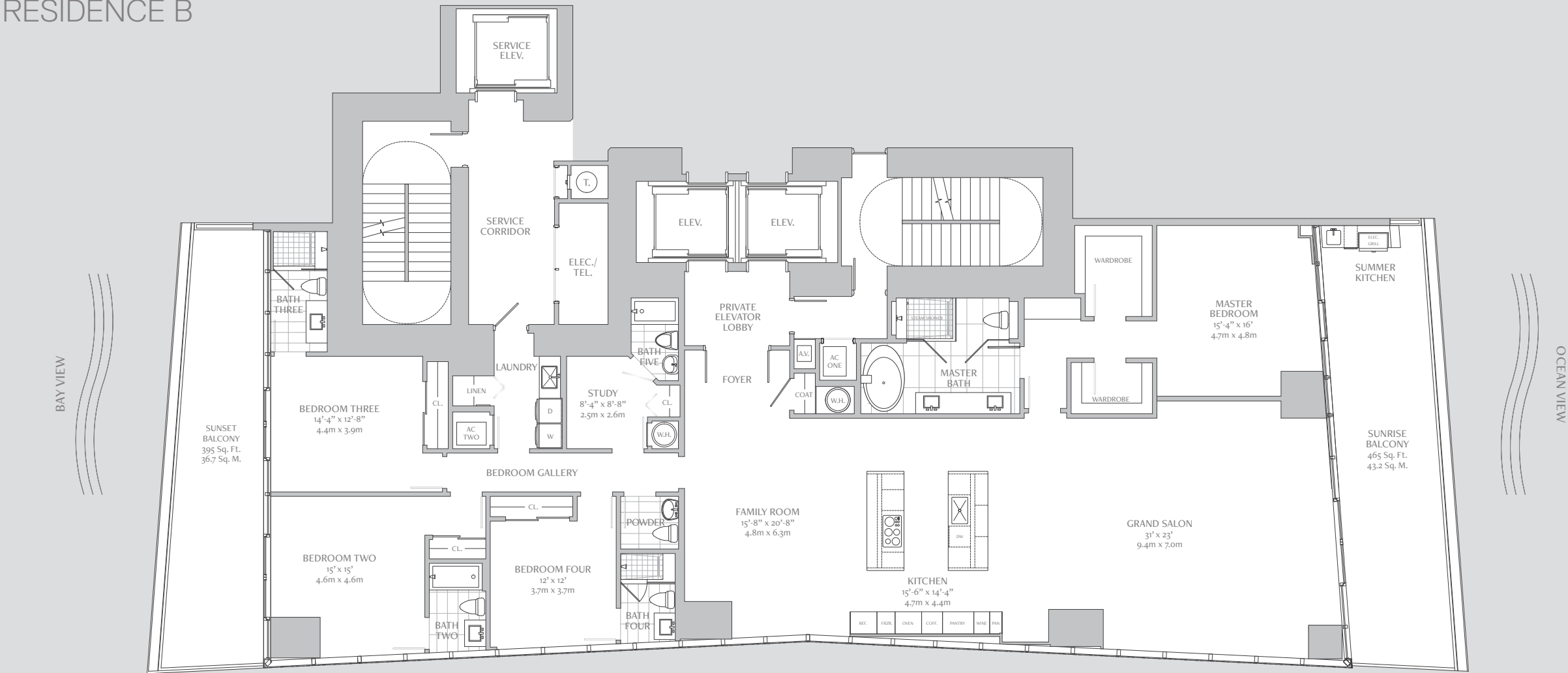
3 BEDROOMS / 4.5 BATHS / FAMILY ROOM & STUDY

INDOOR LIVING AREA	3,110 sq ft	288.9 sq m
OUTDOOR LIVING AREA	650 sq ft	60.4 sq m
<hr/>		
TOTAL LIVING AREA	3,760 sq ft	349.3 sq m
<hr/>		
PAINT-TO-PAINT AREA	2,797 sq ft	259.9 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. ADDITIONALLY, 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 1968. 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.



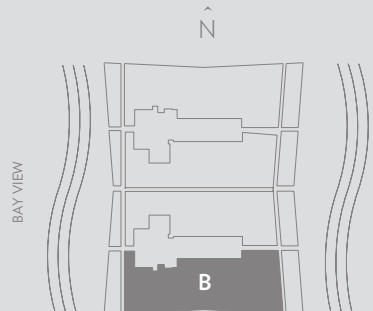
RESIDENCE B



3 BEDROOMS / 4.5 BATHS / FAMILY ROOM & STUDY

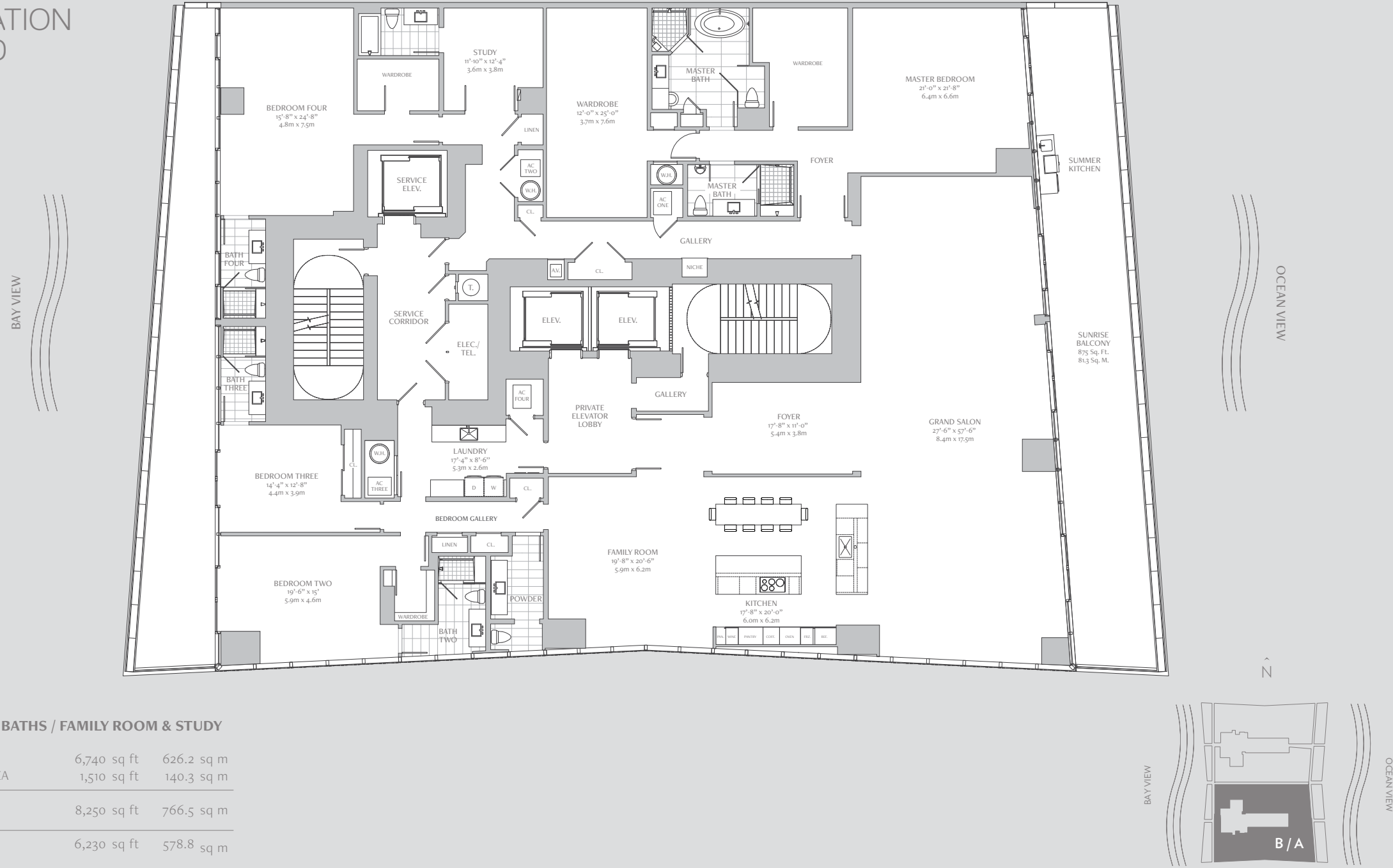
INDOOR LIVING AREA	3,625 sq ft	336.8 sq m
OUTDOOR LIVING AREA	860 sq ft	79.9 sq m
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TOTAL LIVING AREA	4,485 sq ft	416.7 sq m
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PAINT-TO-PAINT AREA	3,252 sq ft	302.1 sq m

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RESIDENCE B/A
COMBINATION
MODIFIED



4 BEDROOMS / 6.5 BATHS / FAMILY ROOM & STUDY

INDOOR LIVING AREA	6,740 sq ft	626.2 sq m
OUTDOOR LIVING AREA	1,510 sq ft	140.3 sq m
<hr/>		
TOTAL LIVING AREA	8,250 sq ft	766.5 sq m
<hr/>		
PAINT-TO-PAINT AREA	6,230 sq ft	578.8 sq m

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RESIDENCE C



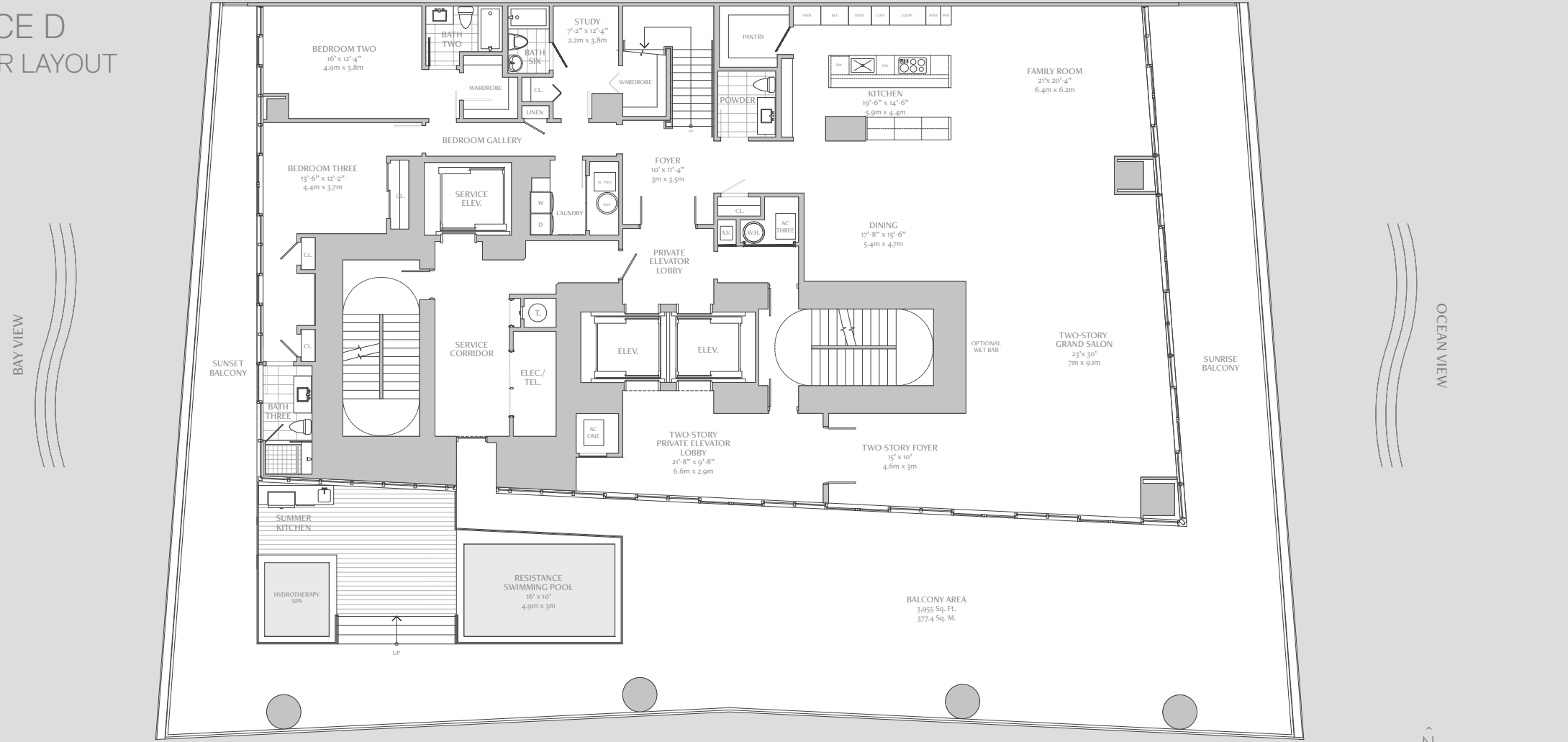
4 BEDROOMS / 5.5 BATHS / FAMILY ROOM & IRONING ROOM

INDOOR LIVING AREA	6,225 sq ft	578.3 sq m
OUTDOOR LIVING AREA	1,305 sq ft	121.2 sq m
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TOTAL LIVING AREA	7,530 sq ft	699.5 sq m
<hr/>		
PAINT-TO-PAINT AREA	5,717 sq ft	531.1 sq m

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DUPLEX
RESIDENCE D
FIRST FLOOR LAYOUT



5 BEDROOMS / 7.5 BATHS / FAMILY ROOM / DE N & STUDY

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

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DUPLEX
RESIDENCE D
SECOND FLOOR LAYOUT



5 BEDROOMS / 7.5 BATHS / FAMILY ROOM / DE N & STUDY

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

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ARTIST'S CONCEPTUAL RENDERING. SEE LEGAL DISCLAIMER ON BACK COVER



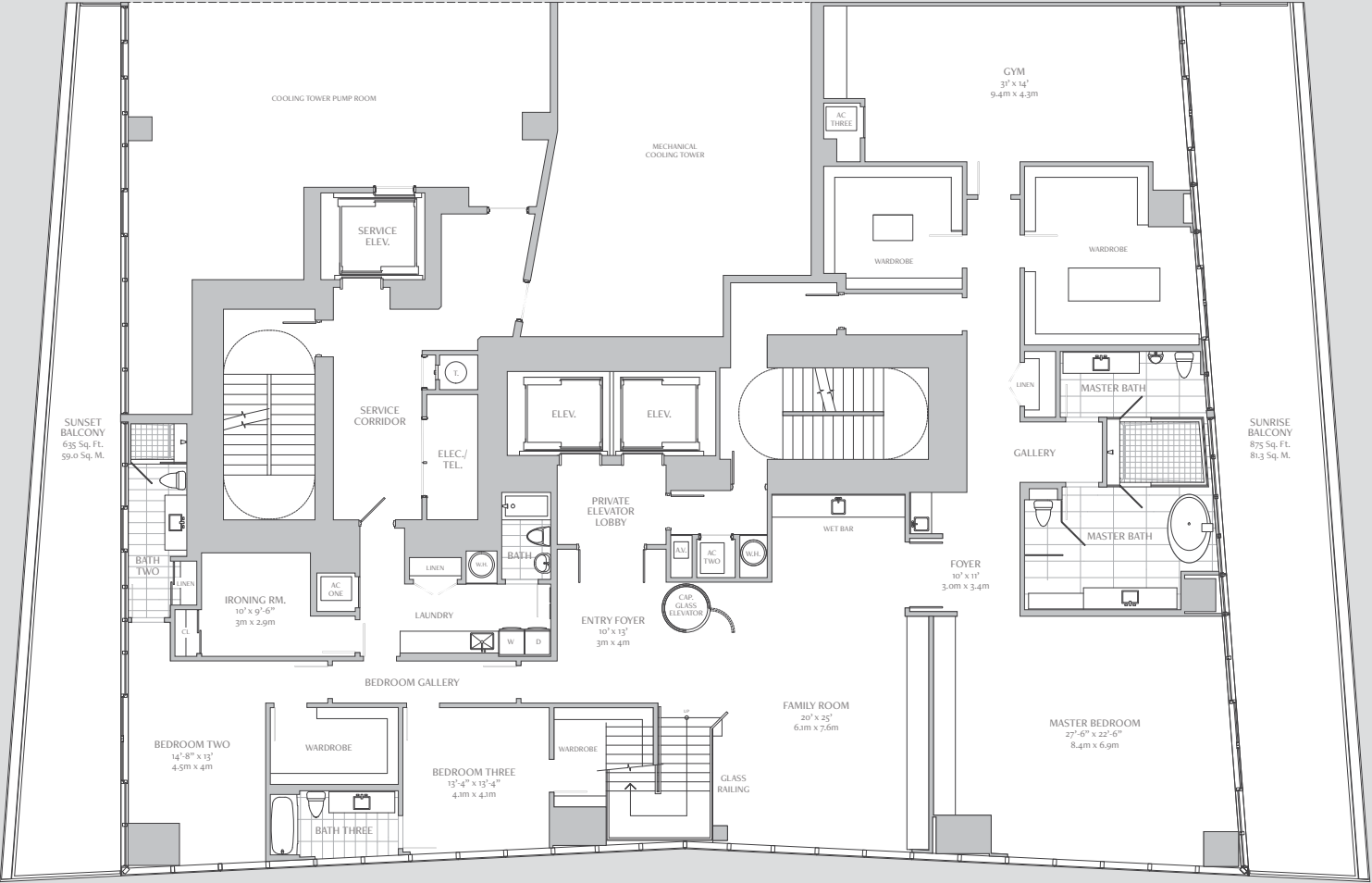
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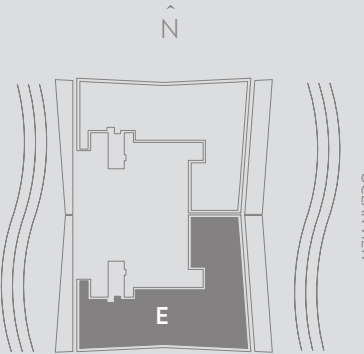
TRIPLEX
PENTHOUSE
RESIDENCE E
FIRST FLOOR LAYOUT



6 BEDROOMS / 9.5 BATHS
FAMILY ROOMS / GYM / IRONING ROOM
GAME ROOM / ROOF KITCHEN & SWIMMING POOL

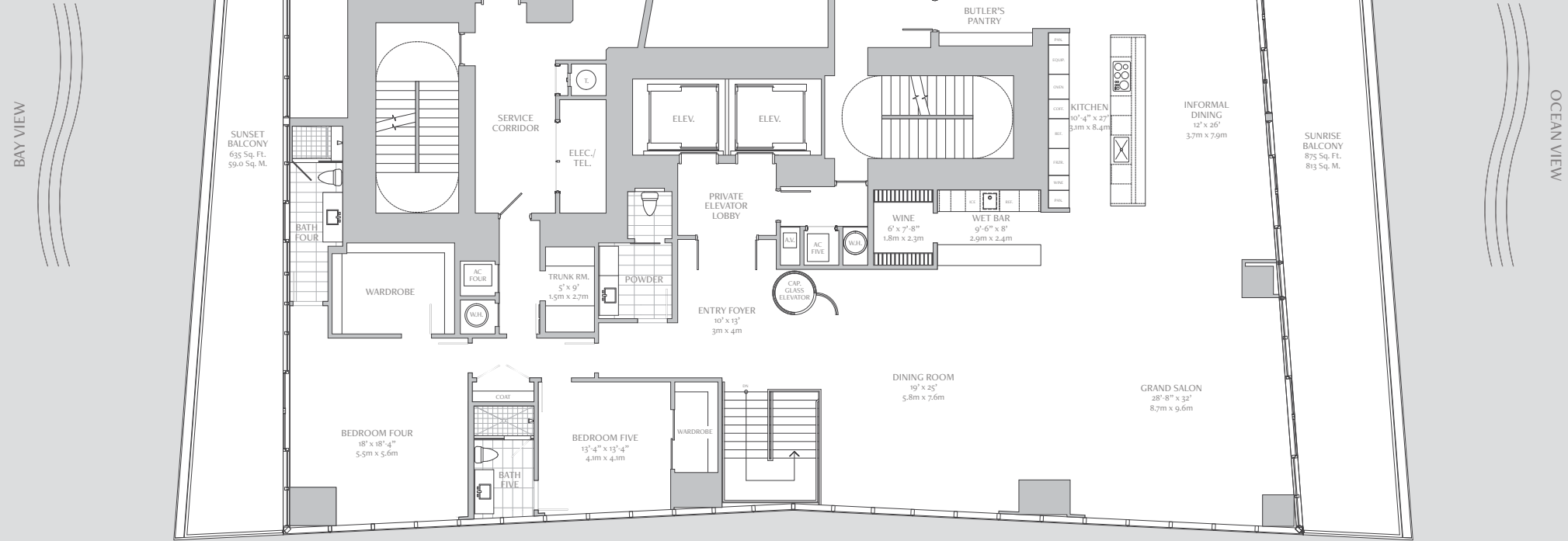
LOWER LEVEL INDOOR LIVING AREA	4,850 sq ft	450.6 sq m
UPPER LEVEL INDOOR LIVING AREA	4,730 sq ft	439.4 sq m
ROOF LEVEL INDOOR LIVING AREA	1,170 sq ft	108.7 sq m
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TOTAL INDOOR LIVING AREA	10,750 sq ft	998.7 sq m
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LOWER LEVEL OUTDOOR LIVING AREA	1,510 sq ft	140.3 sq m
UPPER LEVEL OUTDOOR LIVING AREA	1,510 sq ft	140.3 sq m
ROOF LEVEL OUTDOOR LIVING AREA	5,390 sq ft	500.8 sq m

TOTAL OUTDOOR LIVING AREA	8,410 sq ft	781.4 sq m
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TOTAL LIVING AREA	19,160 sq ft	1780.1 sq m
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PAINT-TO-PAINT AREA	9,635 sq ft	895.1 sq m



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TRIPLEX
PENTHOUSE
RESIDENCE E
SECOND FLOOR LAYOUT



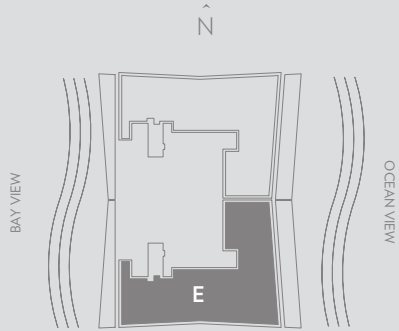
6 BEDROOMS / 9.5 BATHS / FAMILY ROOMS / GYM / IRONING ROOM
GAME ROOM / ROOF KITCHEN & SWIMMING POOL

LOWER LEVEL INDOOR LIVING AREA	4,850 sq ft	450.6 sq m
UPPER LEVEL INDOOR LIVING AREA	4,730 sq ft	439.4 sq m
ROOF LEVEL INDOOR LIVING AREA	1,170 sq ft	108.7 sq m

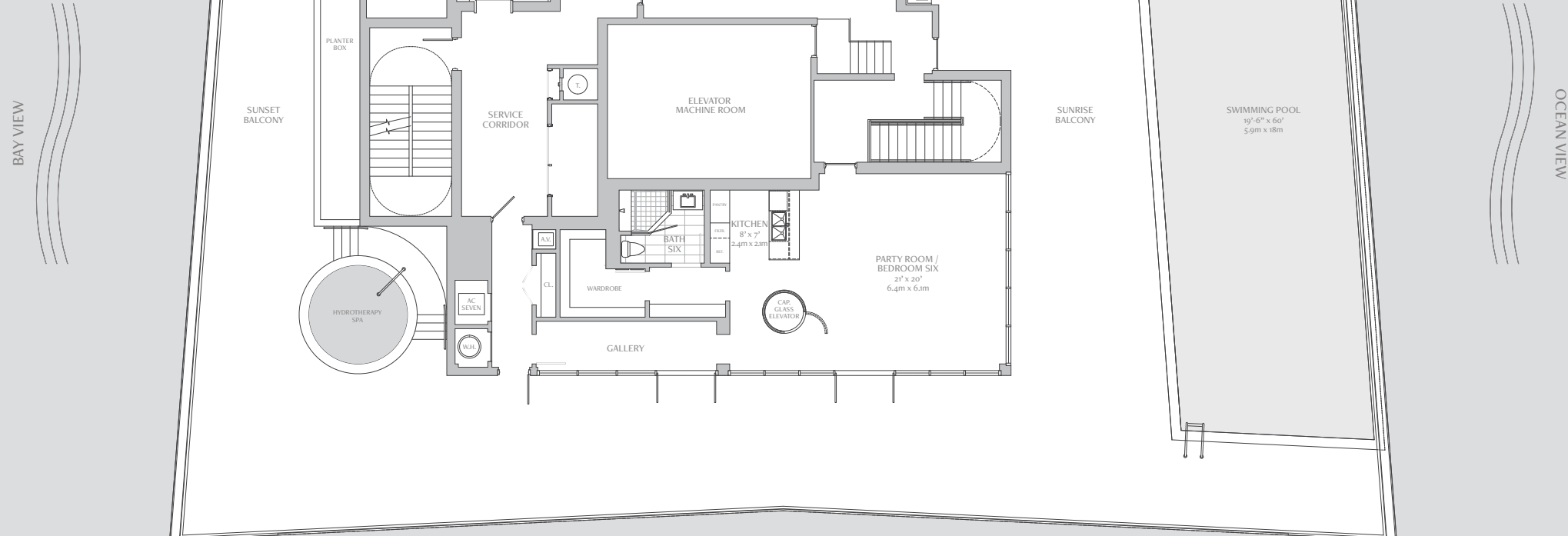
TOTAL INDOOR LIVING AREA	10,750 sq ft	998.7 sq m
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LOWER LEVEL OUTDOOR LIVING AREA	1,510 sq ft	140.3 sq m
UPPER LEVEL OUTDOOR LIVING AREA	1,510 sq ft	140.3 sq m
ROOF LEVEL OUTDOOR LIVING AREA	5,390 sq ft	500.8 sq m

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TRIPLEX
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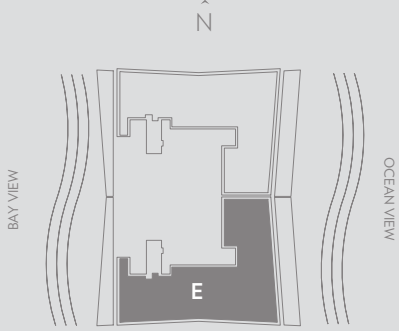
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DESIGN TEAM



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. He 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 Turnberry’s entire residential division, including building development and real estate initiatives. Most recently, he was involved in the 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.



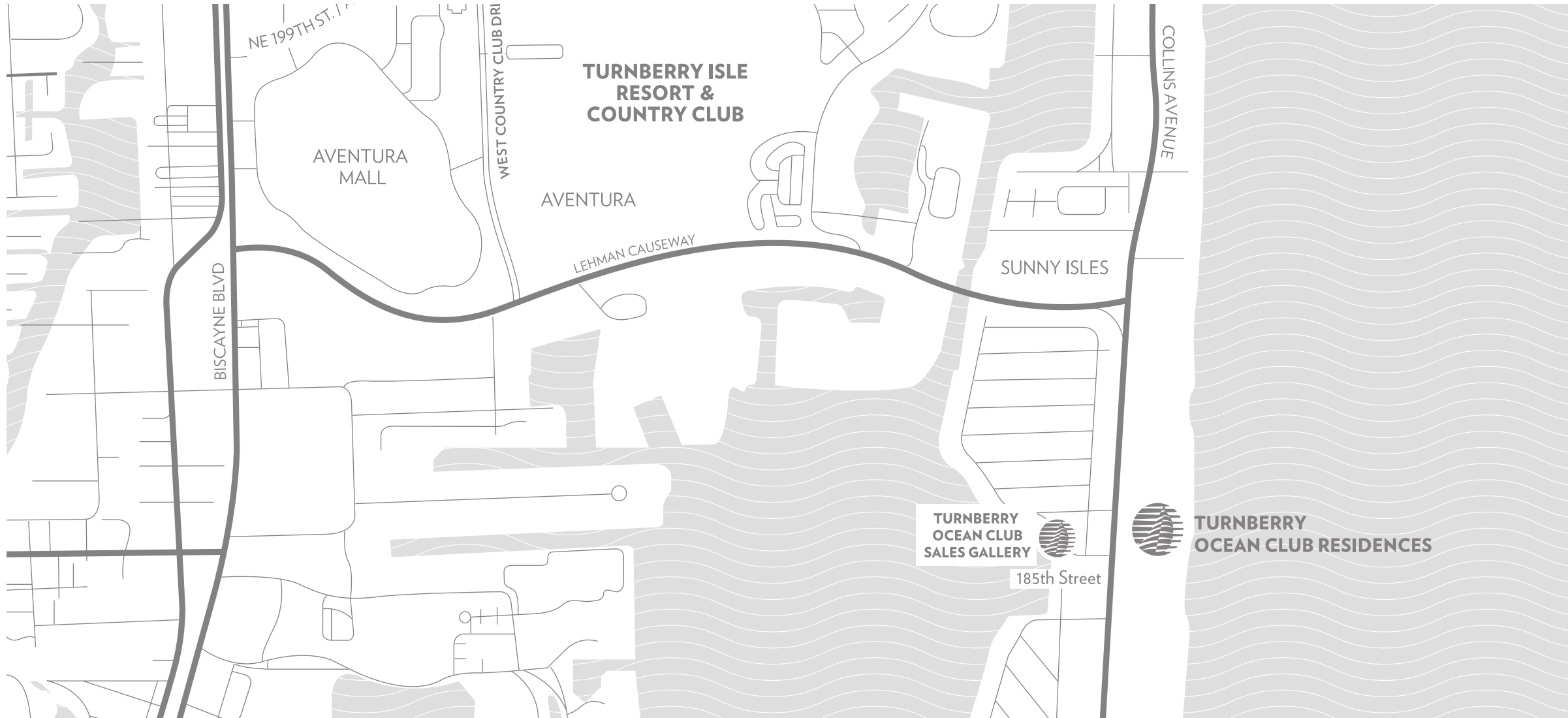
Richard Hallick

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 tenet 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’s urban project 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.



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MARKETING & BRANDING BY TURNBERRY AND CONWAY+PARTNERS

