



TURNBERRY
OCEAN CLUB RESIDENCES





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“WE WROTE THE BOOK ON
PRIVATE CLUB LIFESTYLES.”

For more than fifty years the Turnberry name has been synonymous with first-class service and quality. The legacy continues with Turnberry Ocean Club—a stunning oceanfront condominium tower located on a stretch of pristine beachfront in beautiful Sunny Isles Beach.

Unobstructed waterfront views, thoughtfully designed floorplans, six full floors of amenities and access to Turnberry’s golf, tennis, marina, resort and private aviation truly offer a lifestyle of sophistication and luxury simply not found elsewhere.



A LIFESTYLE ENRICHED BY
PRIVACY, SERVICE AND ACCESS.
THE ULTIMATE LUXURIES.

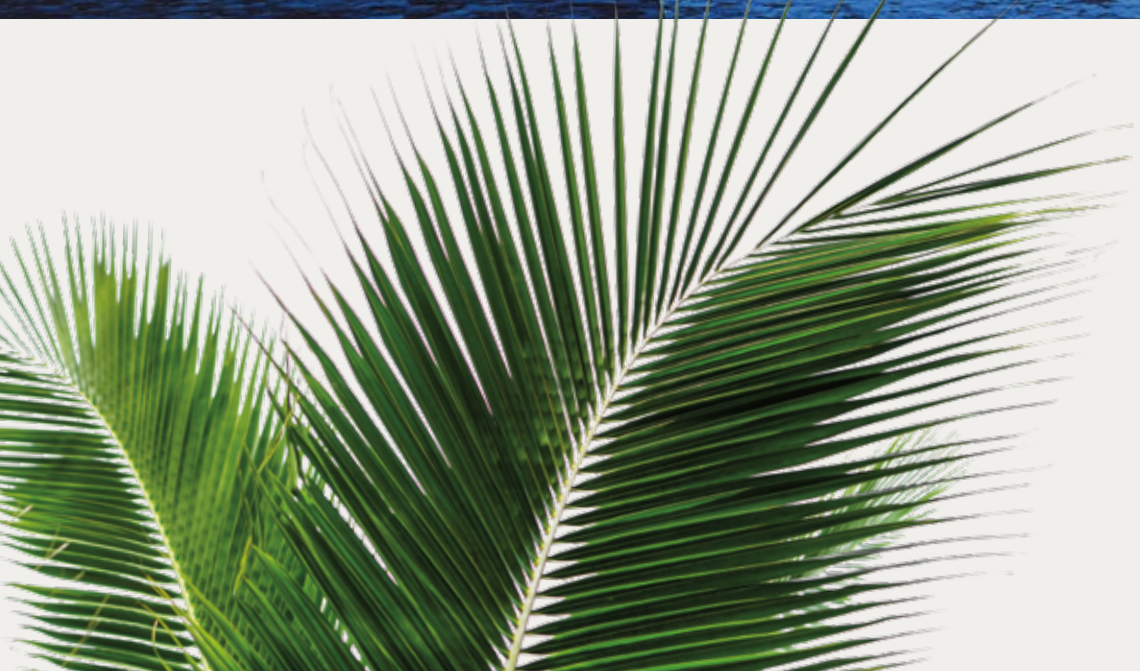
A GRAND ARRIVAL INTO A WORLD OF EXCLUSIVITY



Artist's rendering. See legal disclaimer on the back cover.



PORTE COCHÈRE ARRIVAL







FOR THOSE SEEKING A TRULY PRIVILEGED AND PRIVATE LIFESTYLE

From the moment you arrive at Turnberry Ocean Club Residences there is a feeling of exclusivity and service.

The 24/7 valet staff greets you by name as you reach the grand porte cochère. A stunning water feature cascades around a signature monumental sculpture, *Cyclic II*, by internationally renowned artist Mariko Mori.

The full-service front desk, security and multilingual concierge welcome you home as you enter the impressive oceanfront lobby where your dedicated, high-speed elevator anticipates your arrival and quickly whisks you to your residence's private elevator lobby.



ENDLESS OCEAN VIEWS



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SKY HOME WITH DOUBLE HEIGHT CEILINGS

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RESIDENTIAL REFINEMENTS AND TIMELESS ELEGANCE

Turnberry Ocean Club Residences are planned to the minutest detail with elegance and excellence exuding from every area. Dramatic ceiling heights and striking views of the Atlantic Ocean's turquoise blue waters perfectly frame the sea from the comfort of your living areas.

Both casual cooks and seasoned chefs will appreciate the expertly designed kitchens complete with top-of-the-line appliances and Italian custom cabinetry. Make everlasting memories while enjoying meals with family or entertaining guests in the exquisite dining area.

Wake up each morning to a spectacular oceanfront sunrise from the coziness of your bed, or simply step outside and enjoy your morning coffee on the expansive terrace that conveniently opens directly from your master bedroom.



TURNBERRY OCEAN CLUB RESIDENCE FEATURES

- Flow-through residences with direct ocean and Intracoastal views
- Gracious ceiling heights ranging from 10-12 feet
- 11-foot-deep oceanfront sunrise terraces with summer kitchens as well as sunset terraces with direct views of the Intracoastal
- Imported Snaidero® Italian custom cabinetry in kitchens, bathrooms and laundry rooms, along with imported Italian stone countertops
- Each residence features a family room and staff quarters with full bath and closet
- Spacious walk-in closets with double closets in master
- Top-of-the-line Gaggenau® appliances including convection oven, warming drawer, steam oven, speed microwave oven, induction cooktop, dishwasher, integrated coffee espresso/cappuccino maker, refrigerator/freezer and wine cooler
- Bathrooms feature a book-matched marble wall, steam showers in all master bathrooms. Marble flooring along with European Dornbracht® fixtures
- Delivered as designer-ready residences to accommodate individual design taste
- Duplex and Penthouse Collection residences feature stunning 20-foot high living room and balcony ceilings as well as a private pool and hydrotherapy spa on the sunrise terrace



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IMPECCABLY APPOINTED KITCHENS





GRACIOUS MASTER SUITES

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OPULENT MASTER BATHROOMS

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Artist's rendering. See legal disclaimer on the back cover.

PRIVATE OCEAN-VIEW TERRACE WITH POOLS

TURNBERRY OCEAN CLUB TOWER FEATURES

Priceless Privacy and Exclusivity

Turnberry Ocean Club Residences are designed for those seeking a truly privileged and private lifestyle. With only 154 luxurious residences in this iconic, fifty-four-story glass tower, there is true feeling of exclusivity without compromise.

Residents enjoy amenities and services on a par with the world's finest five-star hotels, in an atmosphere of absolute privacy, accessible exclusively to residents and their invited guests.

- Iconic fifty-four story oceanfront tower with 154 luxurious three- to six-bedroom residences ranging from 2,900 to 10,750 square feet
- Only two to four residences per floor complimented by two private and one service elevator serving each residence
- Impressive grand porte-cochère arrival with three-story glass oceanfront lobby offering a seamless connection to the beach
- Thirty-one ocean-view cabanas available for purchase
- Private, enclosed air-conditioned garages available for purchase
- In addition to the three levels of oceanfront amenities at the base of the tower, residents enjoy another three full floors of indoor/outdoor leisure, fitness and social spaces over 300 feet in the air, called The Sky Club



TURNBERRY OCEAN CLUB AMENITIES & SERVICES

- 24/7 valet and security personnel
- Full-time, multilingual concierge service
- Two furnished guest suites available for Resident owners' guests

LEVELS 1-3

- Lobby-level ocean-view infinity pool with full poolside service
- Private beach amenities including beach service, chaise lounges, and umbrellas
- Outdoor pool lounge and full-service restaurant
- Private dining room with chef's kitchen for entertaining guests
- Coffee bar and reading lounge
- Indoor theatre/screening room
- Executive board room
- Kids' Club children's multipurpose playroom and game room



SKY CLUB LEVEL 32

- Private and sophisticated indoor dining suite with full catering kitchen
- Sunset Lounge with stunning Intracoastal views
- Outdoor pet retreat and dog walking area

SKY CLUB LEVEL 31

- Indoor, oceanfront fitness center with state-of-the-art cardio and weight-training equipment
- Outdoor, oceanfront, open-air fitness terrace
- Revitalization spa with relaxation lounge, private men's and ladies' spa areas each with steam showers, saunas and three treatment rooms including a private couple's suite
- Dedicated beauty suite for private hair, manicure and pedicure appointments

SKY CLUB LEVEL 30

- Signature sunrise and sunset vanishing swimming pools suspended 333' above sea level
- Two hydrotherapy spas
- Sky Club bar and lounge with breathtaking waterfront views



LEVEL 30 SKY CLUB LOUNGE

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LEVEL 30 SKY CLUB SUNRISE POOL

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LEVEL 31 SKY CLUB FITNESS CENTER

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LEVEL 32 SKY CLUB PERFORMANCE KITCHEN

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OCEANFRONT INFINITY POOL

A COMMITMENT TO LUXURY

No other residential tower in South Florida may compare to the first-class amenities and services found in Turnberry Ocean Club Residences. Six dedicated amenity levels totaling more than 70,000 square feet were thoughtfully programmed to provide recreational and social pleasures designed to enhance the lifestyle of the residents.

Days under the sun have never been more relaxing and stress-free. Service attendants fulfill your every need, poolside or on the beach, from fresh towels and umbrellas to refreshing beverages and delectable seaside dining from the on-site, full-service oceanfront restaurant where the Chef crafts daily menus for every appetite.

The impeccably trained staff throughout Turnberry Ocean Club Residences is truly at your service. From the onsite fitness staff supporting your workout goals to the bartender preparing your favorite beverage in the Sky Lounge - residents' needs are anticipated and graciously accommodated.



TURNBERRY LEGENDARY SERVICE™

Residents at Turnberry Ocean Club Residences can expect to receive a level of service found only in the finest private clubs in the world. Every member of the staff completes comprehensive and rigorous training designed to ensure the high standard of excellence that has been carried throughout all of the Turnberry properties for decades.

From the valet and concierge greeting you by name, the pool attendant providing fresh towels or the bartender anticipating your favorite drink without asking—serving the needs of residents is simply our pleasure.



EXUDING A FEELING OF BOTH
INTIMACY AND PRIVACY



UNFORGETTABLE MOMENTS
ARE MADE IN A REFINED
YET CASUAL SETTING



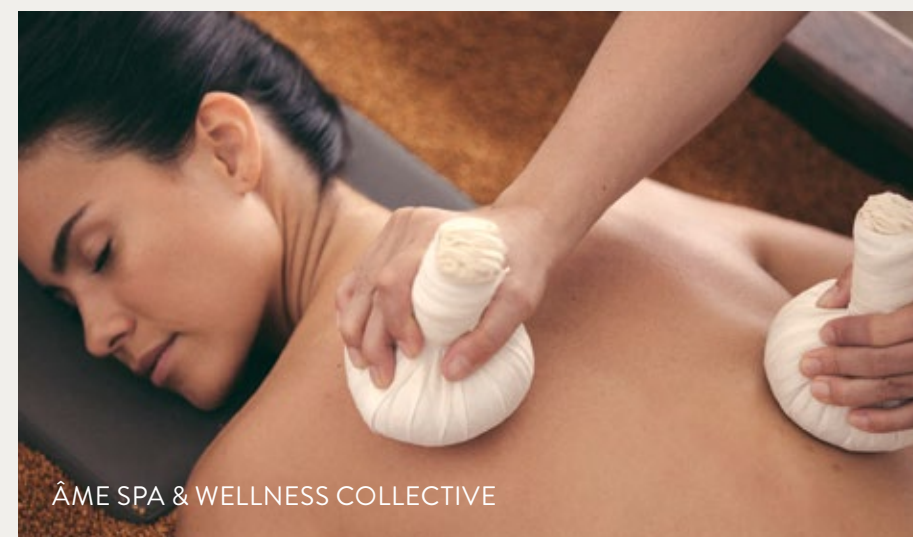
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WE WROTE THE BOOK ON PRIVATE CLUB LIFESTYLES

For generations, Turnberry has been associated with some of the world's most exclusive properties.

Turnberry Isle Country Club is one of Miami's most celebrated clubs that affords access to the award-winning ÀME Spa & Wellness Collective, golf at two Raymond Floyd redesigned championship golf courses, tennis, private pools including the Cascata adult pool and the brand new Tidal Cove waterpark as well as planned daily social activities for all ages. Members may also enjoy remarkable dining options from the "Members Only" Harry Soffer Dining Room to Celebrity Chef Michael Mina's Bourbon Steak and Corsair restaurants.

Turnberry Marina on Aventura's Intracoastal Waterway is located just minutes from Turnberry Ocean Club Residences, Sunny Isles, Bal Harbour, Golden Beach & Miami Beach. Turnberry Marina's state of the art facility has recently completed a multi-million-dollar renovation that may accommodate vessels up to 180 feet and provides owners and yacht staff unmatched facilities, personalized service, and access to a luxury lifestyle both on and off your yacht.



Located in the Opa-Locka Executive Airport, Fontainebleau Aviation is an award-winning, modern-luxury facility that is an FBO haven with premier accommodations and anticipatory service. Fontainebleau Aviation offers an exclusive experience under the largest canopy in the southeast region with more than 235,000 sq. ft. of hangar parking throughout 52 acres of land providing dual terminal access, onsite maintenance and detail. Flying private has yet to be this elite.

TURNBERRY'S LEGACY OF LUXURY DEVELOPMENT



TURNBERRY ISLE
AVENTURA, FL
UNITS: 1,030 LUXURY
RESIDENCES

PORTO VITA
AVENTURA, FL
UNITS: 367 LUXURY
RESIDENCES

TURNBERRY PLACE
LAS VEGAS, NV
UNITS: 777 LUXURY
RESIDENCES

OCEANIA ISLAND TOWER V
SUNNY ISLES BEACH, FL
UNITS: 158 LUXURY RESIDENCES

FONTAINEBLEAU II &
FONTAINEBLEAU III OCEAN CLUB
MIAMI BEACH, FL
UNITS: 748 LUXURIOUS CONDO-HOTEL
RESIDENCES

TURNBERRY OCEAN COLONY
SUNNY ISLES BEACH, FL
UNITS: 260 LUXURY RESIDENCES

THE RESIDENCES
AT MGM GRAND
LAS VEGAS, NV
UNITS: 1,726 LUXURIOUS
CONDO-HOTEL
RESIDENCES

TURNBERRY ON THE GREEN
AVENTURA, FL
UNITS: 377 LUXURY
RESIDENCES

TURNBERRY TOWERS
LAS VEGAS, NV
UNITS: 638 LUXURY
RESIDENCES

TURNBERRY TOWER
ARLINGTON, VA
UNITS: 247 LUXURY
RESIDENCES

TURNBERRY VILLAGE
AVENTURA, FL
UNITS: 410 LUXURY
RESIDENCES

TURNBERRY OCEAN CLUB
RESIDENCES
SUNNY ISLES BEACH, FL
154 LUXURY RESIDENCES

THE RESIDENCES AT
ATLANTIS PARADISE ISLAND,
BAHAMAS
UNITS: 495 LUXURY
RESIDENCES

HALF A CENTURY OF EXPERIENCE

During its fifty-year history as a leading real estate development and property management company, Turnberry 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 Country Club in Aventura, to signature properties in Las Vegas, Washington D.C. and the Bahamas, Turnberry 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."

- Jeffrey Soffer
CEO, Fontainebleau Development



FONTAINEBLEAU HOTEL



PORTO VITA



TURNBERRY OCEAN COLONY



THE RESIDENCES AT MGM GRAND



TURNBERRY

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CREATED BY FONTAINEBLEAU DEVELOPMENT

 **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.**

WE ARE PLEDGED TO THE LETTER AND SPIRIT OF THE US POLICY FOR ACHIEVEMENT OF EQUAL HOUSING OPPORTUNITY THROUGHOUT THE NATION. WE ENCOURAGE AND SUPPORT AN AFFIRMATIVE ADVERTISING AND MARKETING PROGRAM IN WHICH THERE ARE NO BARRIERS TO OBTAINING HOUSING BECAUSE OF RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN. ALL REAL ESTATE ADVERTISED HEREIN IS SUBJECT TO THE US FEDERAL FAIR HOUSING ACT OF 1968 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. 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. NOT AN OFFER WHERE PROHIBITED BY STATE STATUTES. THE COMPLETE OFFERING TERMS ARE IN A FLORIDA PROSPECTUS AVAILABLE FROM DEVELOPER. A CPS-12 APPLICATION HAS BEEN ACCEPTED IN NEW YORK AS FILE NO. CP16-0134, A COPY OF WHICH SHALL BE PROVIDED TO ANY PURCHASER WITH RESPECT TO WHOM THE OFFERING IS DEEMED MADE IN OR FROM THE STATE OF NEW YORK PURSUANT TO NEW YORK LAW. FOR A LIMITED TIME, DEVELOPER PAYS THE INITIATION FEE AND FIRST YEAR'S DUES AT TURNBERRY ISLE RESORT & COUNTRY CLUB FOR THE PURCHASERS OF A RESIDENCE AT TURNBERRY OCEAN CLUB. BUYERS ARE RESPONSIBLE FOR ALL FEES BEGINNING YEAR TWO.





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