



TURNBERRY OCEAN CLUB RESIDENCES

THE TURNBERRY VISION

For more than fifty years the Turnberry name has been synonymous with first-class service and quality. The legacy continues with Turnberry Ocean Club Residences – 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.

“We’re the people who wrote the book on private club lifestyles.”

TURNBERRY OCEAN CLUB TOWER FEATURES

- Iconic fifty-four story oceanfront tower with 154 luxurious three-to-six bedroom residences ranging from 2,900 – 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 RESIDENCES’ 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 a summer kitchen 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, den/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
- Sky Villas and Tower Suites 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

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. CP16-0194, 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.



TURNBERRY OCEAN CLUB RESIDENCES

TURNBERRY OCEAN CLUB RESIDENCES AMENITIES & SERVICES

Residents of Turnberry Ocean Club enjoy more than 70,000 square feet of amenities on six dedicated levels combined with the access to Turnberry's signature golf, tennis, marina, resort and waterpark as well as exclusive Fontainebleau Aviation privileges.

- 24/7 valet and security personnel
- Full-time multi-lingual concierge service
- 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
- Kids' Club children's multi-purpose playroom and game room
- Two furnished guest suites available for resident owners' guests

SKY CLUB LEVELS 30, 31 & 32

- Signature sunrise and sunset vanishing swimming pools suspended 333' above sea level
- Two hydrotherapy spas
- Sky Club bar and lounge with breath-taking waterfront views
- 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 mens' 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
- Private and sophisticated indoor dining suite with full catering kitchen
- Outdoor pet retreat and dog walking area

TURNBERRY OCEAN CLUB CONCIERGE SERVICES

Turnberry Ocean Club Residences will enjoy the benefits of a dedicated, in-house concierge to service resident requests, including but not limited to the following:

- Connoisseur-level knowledge of top destinations for every occasion
- Private air transportation
- Travel and hotel accommodations
- Luxury car services
- Premium tickets to shows, sporting events and concerts
- Golf tee-time reservations
- Personalized dining recommendations and reservations at coveted restaurants
- Exclusive access to the most sought-after nightclubs, bars and lounges
- Group dinners with menus hand-crafted by celebrity chefs
- Private dining options for any size party

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TURNBERRY

OCEAN CLUB RESIDENCES

TURNBERRY OCEAN CLUB CONCIERGE SERVICES

Turnberry Ocean Club Residences will enjoy the benefits of a dedicated, in-house concierge to service resident requests, including but not limited to the following:

- Private shopping experiences at luxury brand stores at Aventura Mall
- Dry cleaning
- Event and party planning
- Floral orders
- Maid service
- Pet care
- Delivery services (groceries, packages, etc.)
- Catering

DEVELOPER

Beach Club Acquisition LLC, an affiliate of Fontainebleau Development

ARCHITECTURE

Carlos Zapata, Design Architect (New York)
Robert Swedroe, Architect of Record (Florida)

INTERIOR DESIGN

Jan Clausen CCID

LANDSCAPE ARCHITECT

EDSA

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