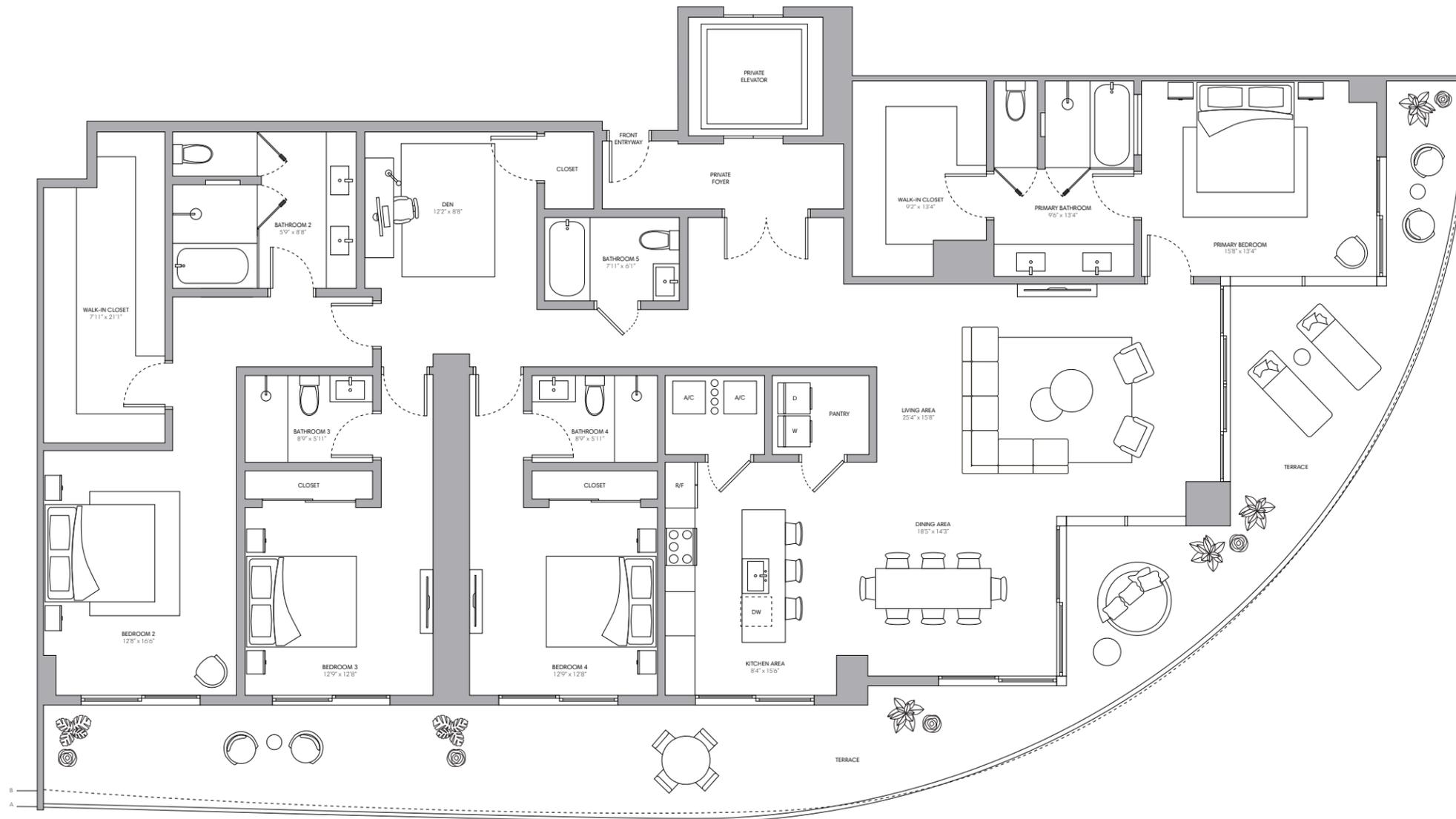




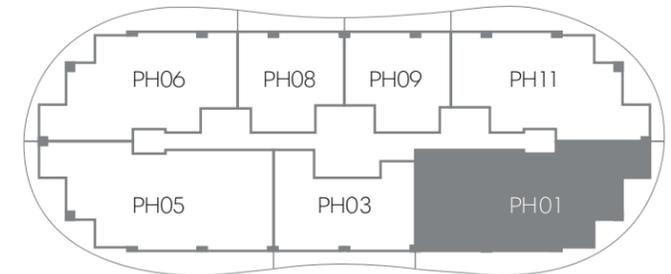
Penthouse 01

4 BEDROOMS + DEN
5 BATHROOMS

| | |
|-----------------------|---------------------------------|
| INTERIOR | 3,195 SQ FT 297 M |
| EXTERIOR A (Floor 31) | 947 SQ FT 88 M |
| EXTERIOR B (Floor 30) | 932 SQ FT 87 M |
| TOTAL | 4,127 - 4,142 SQ FT 87 - 88 M |



LAGOON



OCEAN



Sales by The Eklund|Gomes Team & Douglas Elliman Development Marketing

STATED DIMENSIONS AND SQUARE FOOTAGES ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND IN FACT VARIES FROM THE SQUARE FOOTAGE AND DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION (WHICH GENERALLY ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES ALL INTERIOR STRUCTURAL COMPONENTS AND OTHER COMMON ELEMENTS). THIS METHOD IS GENERALLY USED IN SALES MATERIALS AND IS PROVIDED TO ALLOW A PROSPECTIVE BUYER TO COMPARE THE UNITS WITH UNITS IN OTHER CONDOMINIUM PROJECTS THAT UTILIZE THE SAME METHOD. FOR THE SQUARE FOOTAGE OF THE UNIT, CALCULATED IN ACCORDANCE WITH THE DEFINITION SET FORTH IN THE DECLARATION, WHICH WILL BE SMALLER THAN STATED ABOVE, SEE THE DECLARATION. ALL DIMENSIONS ARE ESTIMATES WHICH WILL VARY WITH ACTUAL CONSTRUCTION, AND ALL FLOOR PLANS, SPECIFICATIONS AND OTHER DEVELOPMENT PLANS ARE SUBJECT TO CHANGE AND WILL NOT NECESSARILY ACCURATELY REFLECT THE FINAL PLANS AND SPECIFICATIONS FOR THE DEVELOPMENT. ALL DEPICTIONS OF FURNITURE, APPLIANCES, COUNTERS, SOFFITS, FLOOR COVERINGS AND OTHER MATTERS OF DETAIL, INCLUDING, WITHOUT LIMITATION, ITEMS OF FINISH AND DECORATION, ARE CONCEPTUAL ONLY AND ARE NOT NECESSARILY INCLUDED IN EACH UNIT. SAID ITEMS ARE ONLY INCLUDED IF AND TO THE EXTENT PROVIDED IN YOUR PURCHASE AGREEMENT. PLEASE NOTE THAT THE "TOTAL" AREA LISTED HEREON INCLUDES THE PROPOSED SQUARE FOOTAGE OF TERRACE, WHICH IS NOT PART OF THE BOUNDARIES OF THE UNIT AS SET FORTH ON THE DECLARATION. 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.

EKLUND | GOMES
THE EKLUND GOMES TEAM AT DOUGLAS ELLIMAN REAL ESTATE

NEW YORK
CALIFORNIA
FLORIDA
TEXAS
NEVADA

Douglas Elliman
Development Marketing

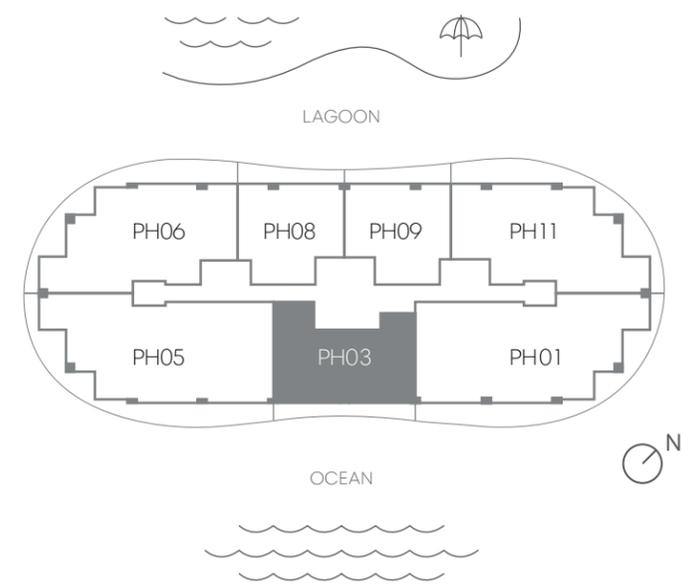
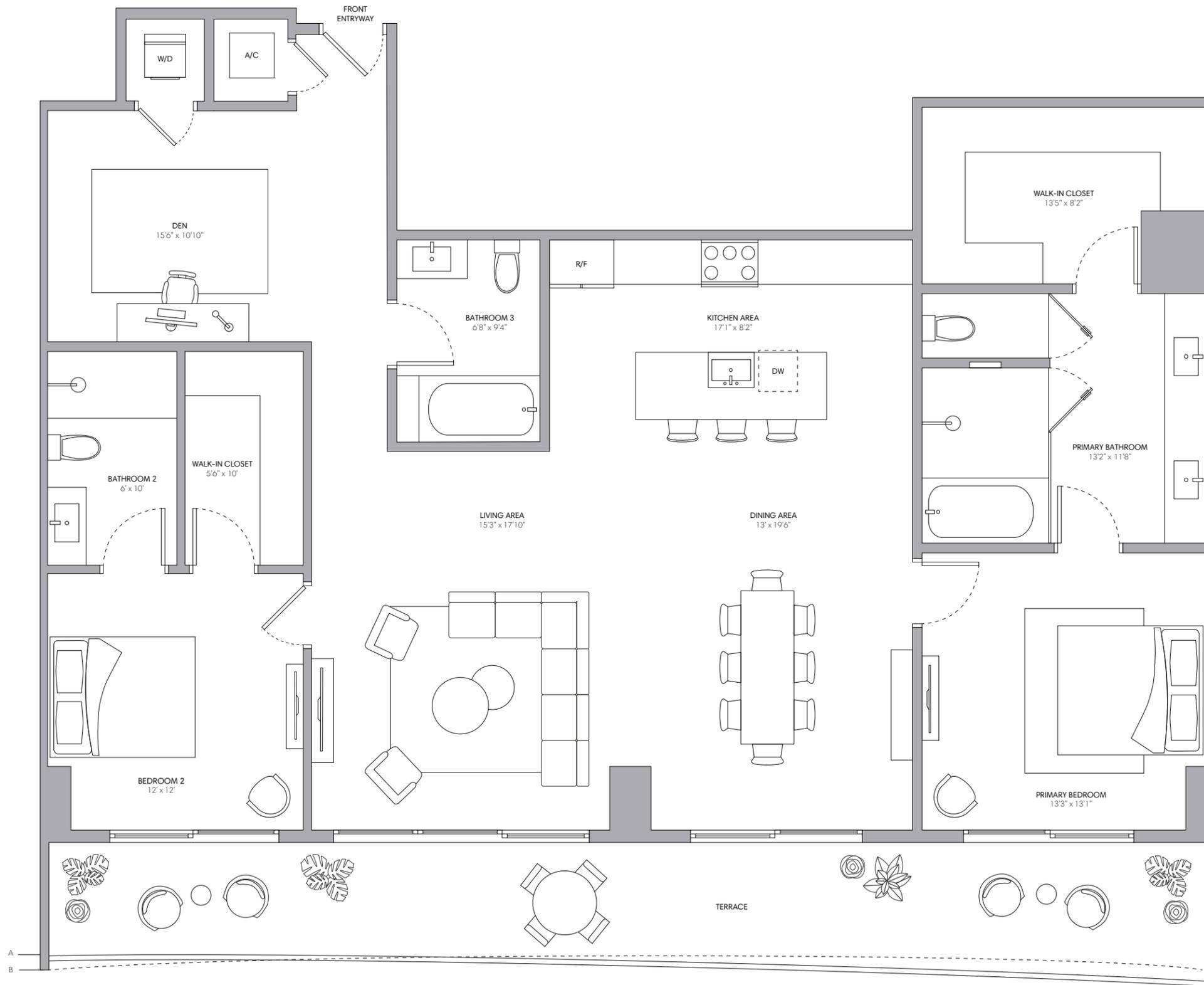
TURNBERRY



Penthouse 03

2 BEDROOMS + DEN
3 BATHROOMS

| | |
|-----------------------|-----------------------------------|
| INTERIOR | 1,816 SQ FT 168 M |
| EXTERIOR A (Floor 31) | 350 SQ FT 33 M |
| EXTERIOR B (Floor 30) | 329 SQ FT 31 M |
| TOTAL | 2,145 - 2,166 SQ FT 199 - 201 M |



Sales by The Eklund|Gomes Team & Douglas Elliman Development Marketing

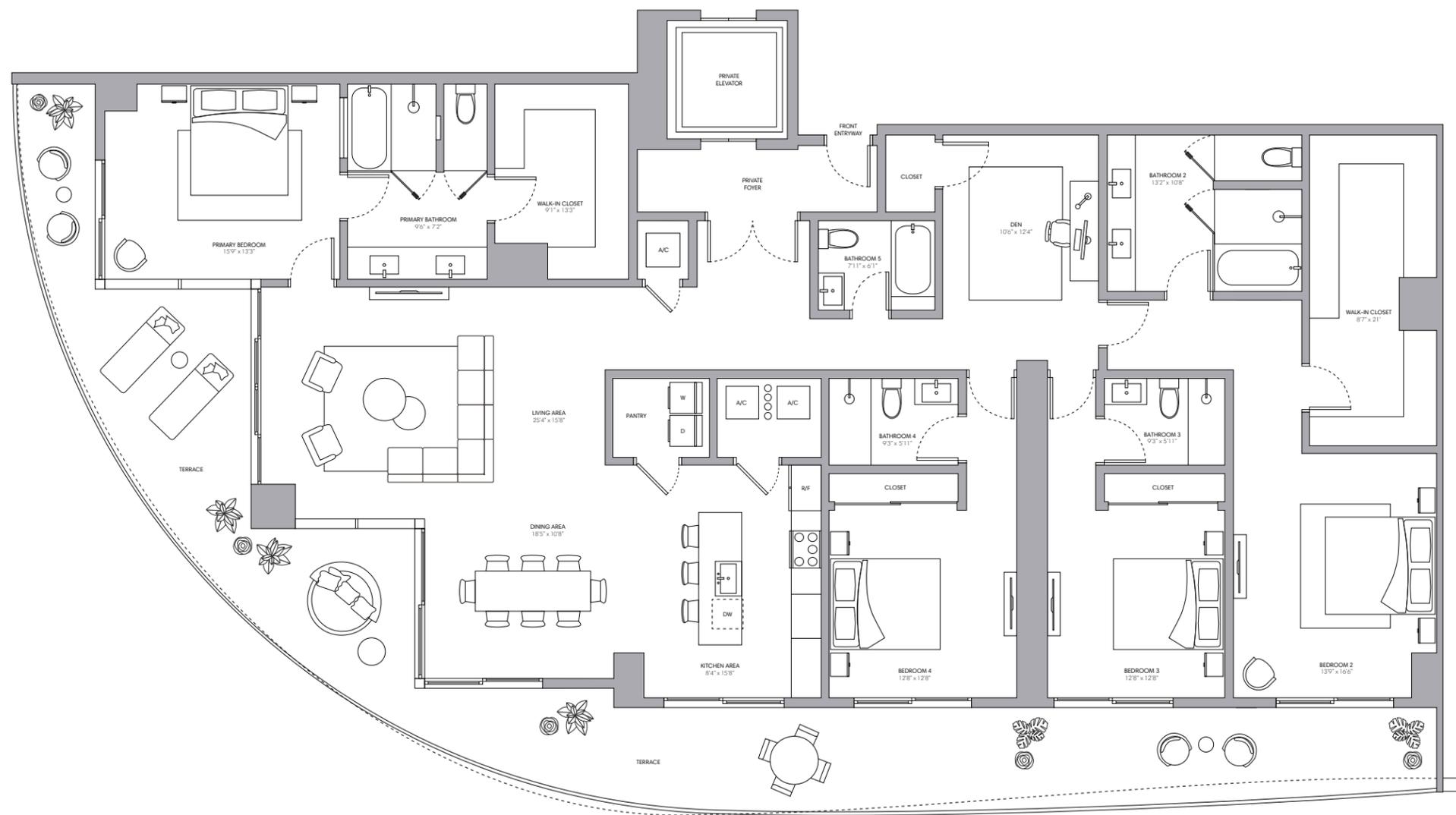
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THE EKLUND GOMES TEAM AT DOUGLAS ELLIMAN REAL ESTATE

NEW YORK
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Development Marketing

TURNBERRY



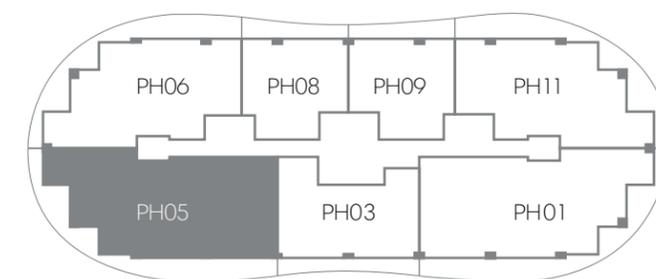
Penthouse 05

4 BEDROOMS + DEN
5 BATHROOMS

| | |
|-----------------------|-----------------------------------|
| INTERIOR | 3,210 SQ FT 298 M |
| EXTERIOR A (Floor 30) | 933 SQ FT 87 M |
| EXTERIOR B (Floor 31) | 912 SQ FT 85 M |
| TOTAL | 4,122 - 4,143 SQ FT 383 - 385 M |



LAGOON



OCEAN



Sales by The Eklund|Gomes Team & Douglas Elliman Development Marketing

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TURNBERRY

EKLUND | GOMES
THE EKLUND GOMES TEAM AT DOUGLAS ELLIMAN REAL ESTATE

NEW YORK
CALIFORNIA
FLORIDA
TEXAS
NEVADA

Douglas Elliman
Development Marketing



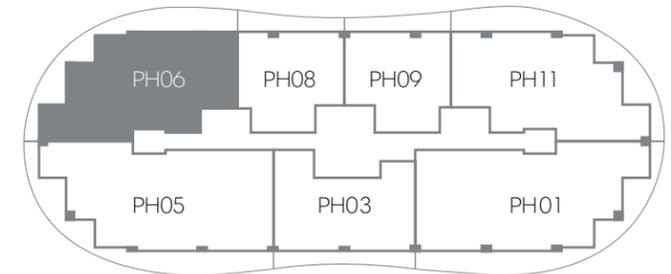
Penthouse 06

3 BEDROOMS + DEN
4 BATHROOMS

| | |
|-----------------------|-----------------------------------|
| INTERIOR | 2,531 SQ FT 235 M |
| EXTERIOR A (Floor 30) | 850 SQ FT 79 M |
| EXTERIOR B (Floor 31) | 825 SQ FT 77 M |
| TOTAL | 3,356 - 3,381 SQ FT 312 - 314 M |



LAGOON



OCEAN



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TURNBERRY

EKLUND | GOMES
THE EKLUND GOMES TEAM AT DOUGLAS ELLIMAN REAL ESTATE

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NEVADA

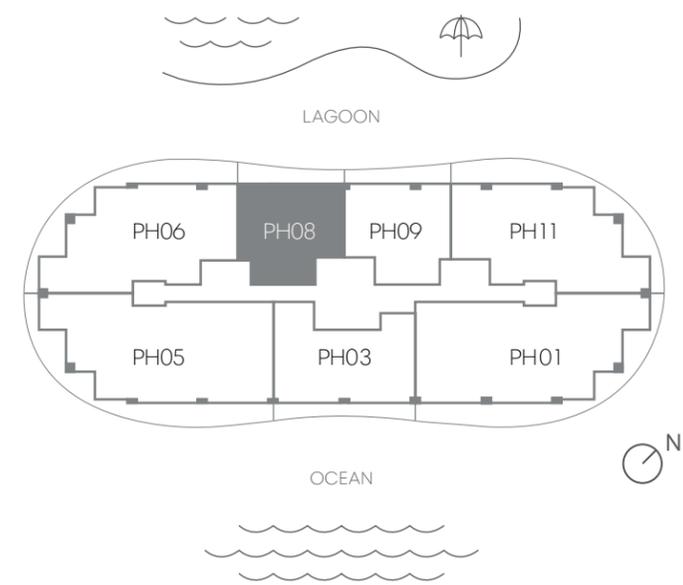
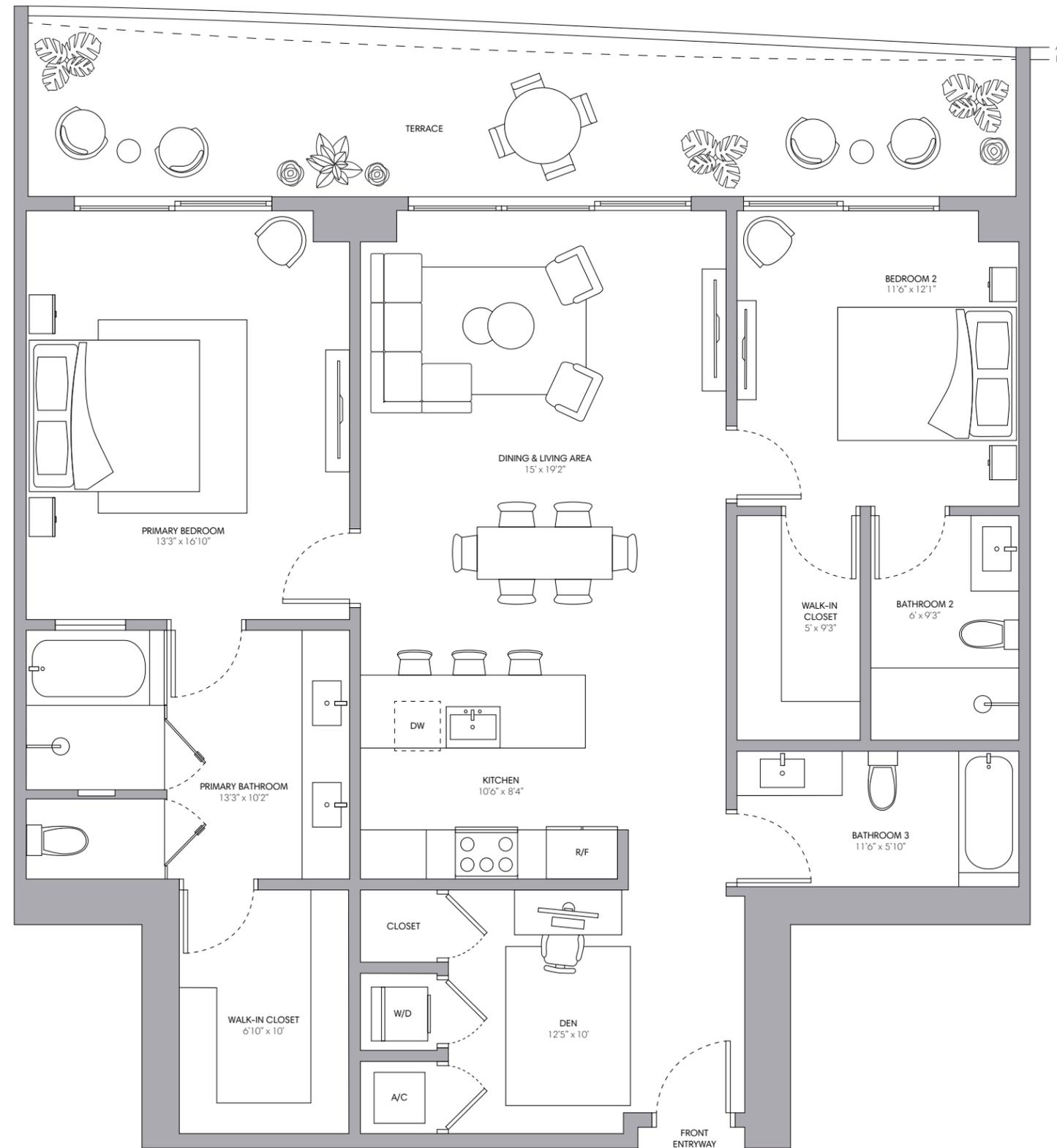
Douglas Elliman
Development Marketing



Penthouse 08

2 BEDROOMS + DEN
3 BATHROOMS

| | |
|-----------------------|-----------------------------------|
| INTERIOR | 1,451 SQ FT 135 M |
| EXTERIOR A (Floor 31) | 299 SQ FT 28 M |
| EXTERIOR B (Floor 30) | 264 SQ FT 26 M |
| TOTAL | 1,715 - 1,750 SQ FT 161 - 163 M |



Sales by The Eklund|Gomes Team & Douglas Elliman Development Marketing

STATED DIMENSIONS AND SQUARE FOOTAGES ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND IN FACT VARIES FROM THE SQUARE FOOTAGE AND DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION (WHICH GENERALLY ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES ALL INTERIOR STRUCTURAL COMPONENTS AND OTHER COMMON ELEMENTS). THIS METHOD IS GENERALLY USED IN SALES MATERIALS AND IS PROVIDED TO ALLOW A PROSPECTIVE BUYER TO COMPARE THE UNITS WITH UNITS IN OTHER CONDOMINIUM PROJECTS THAT UTILIZE THE SAME METHOD. FOR THE SQUARE FOOTAGE OF THE UNIT, CALCULATED IN ACCORDANCE WITH THE DEFINITION SET FORTH IN THE DECLARATION, WHICH WILL BE SMALLER THAN STATED ABOVE, SEE THE DECLARATION. ALL DIMENSIONS ARE ESTIMATES WHICH WILL VARY WITH ACTUAL CONSTRUCTION, AND ALL FLOOR PLANS, SPECIFICATIONS AND OTHER DEVELOPMENT PLANS ARE SUBJECT TO CHANGE AND WILL NOT NECESSARILY ACCURATELY REFLECT THE FINAL PLANS AND SPECIFICATIONS FOR THE DEVELOPMENT. ALL DEPICTIONS OF FURNITURE, APPLIANCES, COUNTERS, SOFFITS, FLOOR COVERINGS AND OTHER MATTERS OF DETAIL, INCLUDING, WITHOUT LIMITATION, ITEMS OF FINISH AND DECORATION, ARE CONCEPTUAL ONLY AND ARE NOT NECESSARILY INCLUDED IN EACH UNIT. SAID ITEMS ARE ONLY INCLUDED IF AND TO THE EXTENT PROVIDED IN YOUR PURCHASE AGREEMENT. PLEASE NOTE THAT THE "TOTAL" AREA LISTED HEREON INCLUDES THE PROPOSED SQUARE FOOTAGE OF TERRACE, WHICH IS NOT PART OF THE BOUNDARIES OF THE UNIT AS SET FORTH ON THE DECLARATION. 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.

TURNBERRY

EKLUND | GOMES
THE EKLUND GOMES TEAM AT DOUGLAS ELLIMAN REAL ESTATE

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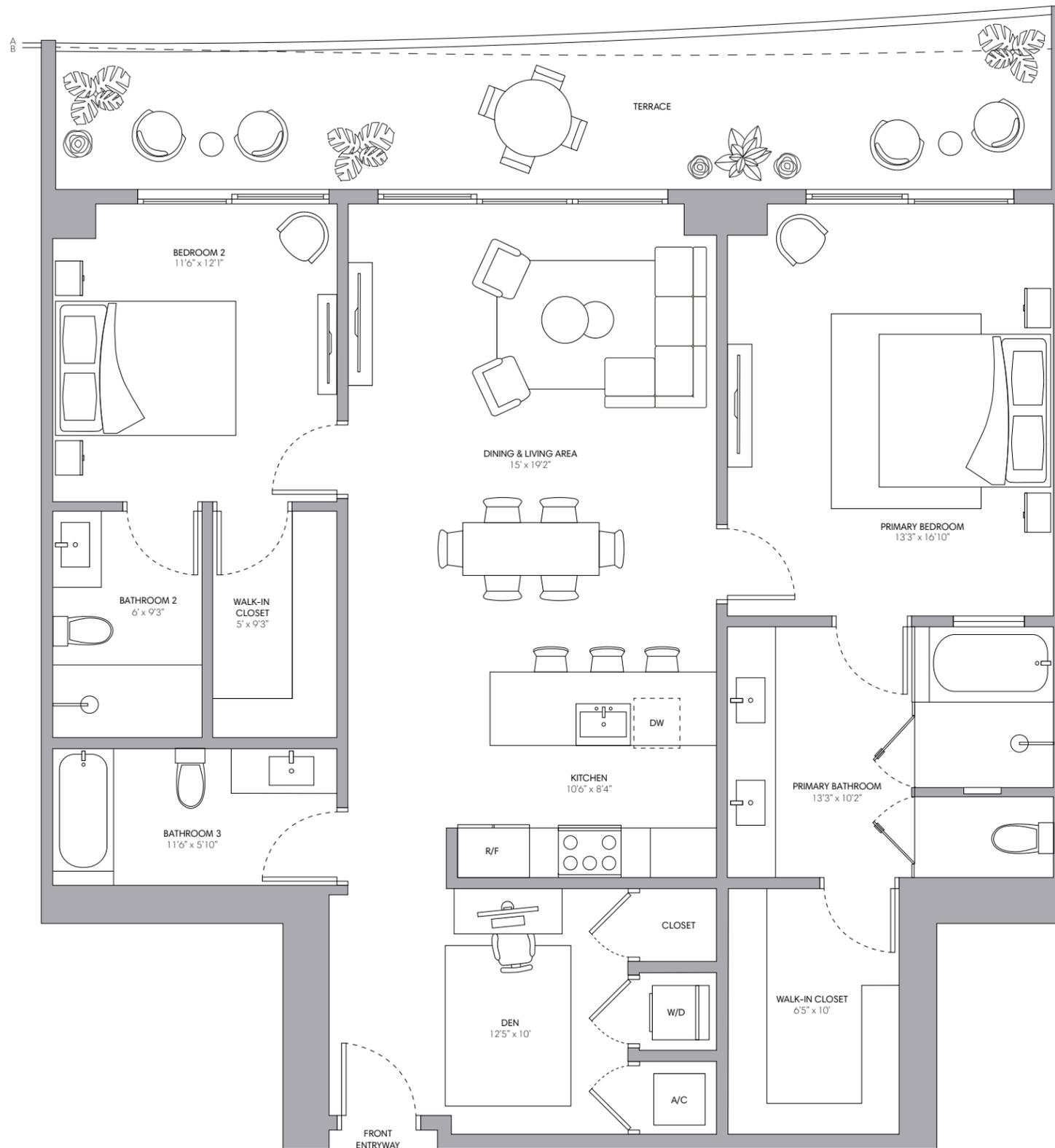
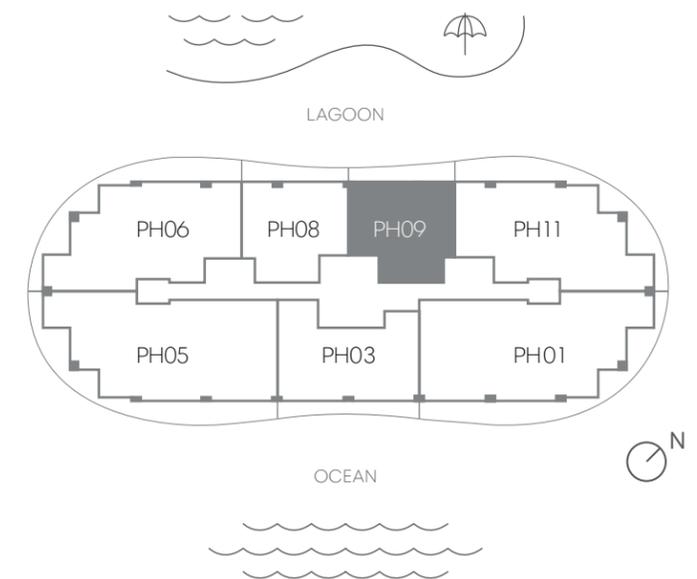
Douglas Elliman
Development Marketing



Penthouse 09

2 BEDROOMS + DEN
3 BATHROOMS

| | |
|-----------------------|-----------------------------------|
| INTERIOR | 1,451 SQ FT 135 M |
| EXTERIOR A (Floor 30) | 264 SQ FT 25 M |
| EXTERIOR B (Floor 31) | 249 SQ FT 23 M |
| TOTAL | 1,700 - 1,715 SQ FT 158 - 160 M |



Sales by The Eklund|Gomes Team & Douglas Elliman Development Marketing

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TURNBERRY

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THE EKLUND GOMES TEAM AT DOUGLAS ELLIMAN REAL ESTATE

NEW YORK
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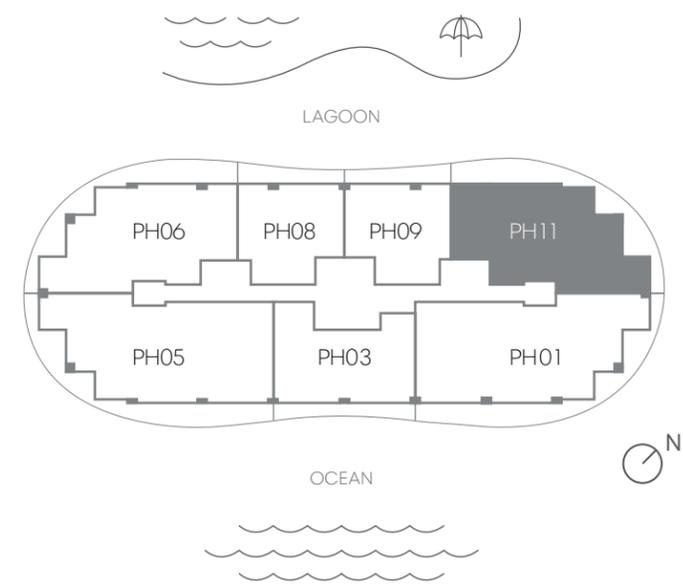
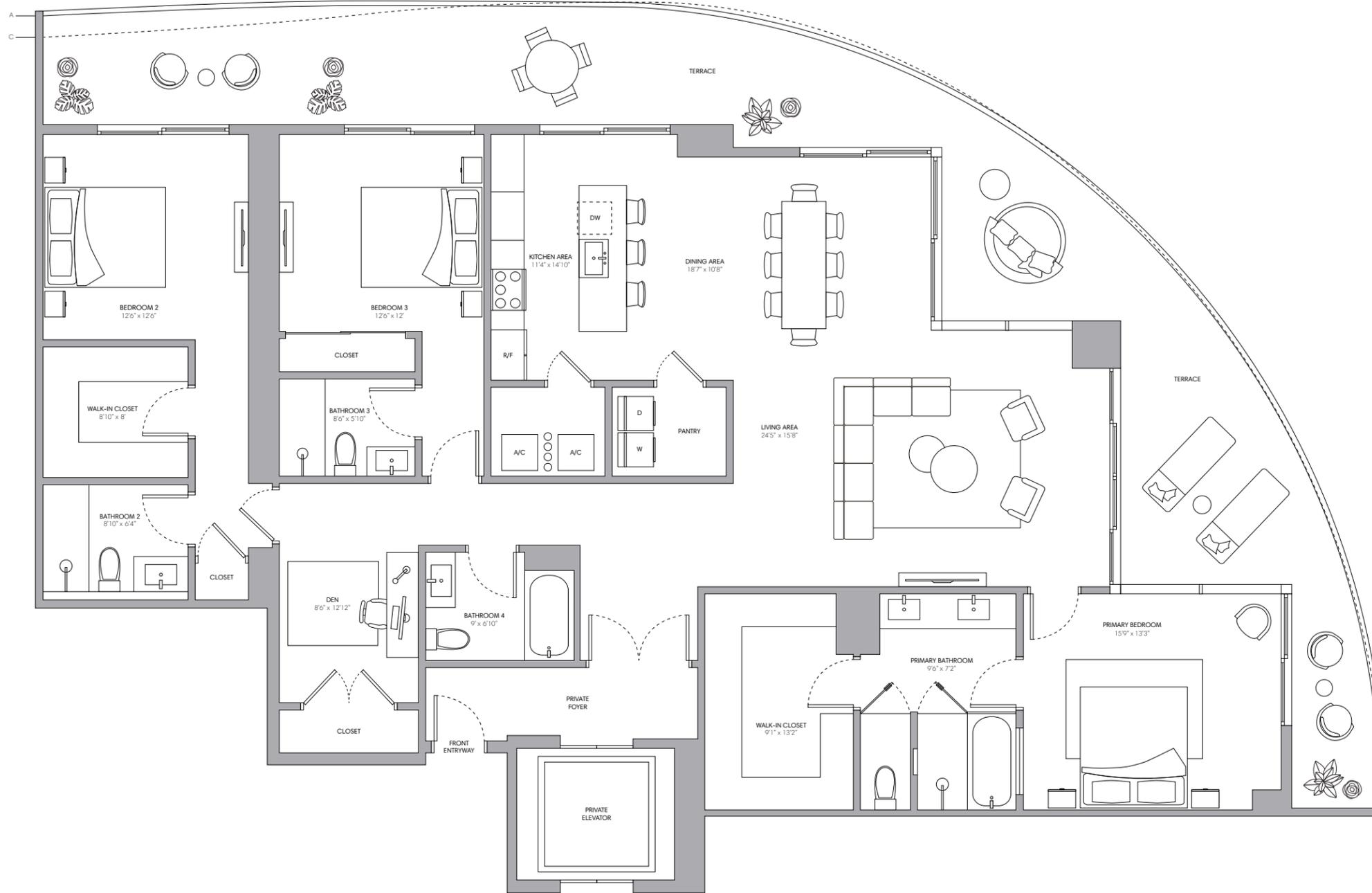
Douglas Elliman
Development Marketing



Penthouse II

3 BEDROOMS + DEN
4 BATHROOMS

| | |
|-----------------------|-----------------------------------|
| INTERIOR | 2,533 SQ FT 235 M |
| EXTERIOR A (Floor 30) | 850 SQ FT 79 M |
| EXTERIOR B (Floor 31) | 833 SQ FT 77 M |
| TOTAL | 3,366 - 3,383 SQ FT 312 - 314 M |



Sales by The Eklund|Gomes Team & Douglas Elliman Development Marketing

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EKLUND | GOMES
THE EKLUND GOMES TEAM AT DOUGLAS ELLIMAN REAL ESTATE

NEW YORK
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Development Marketing

TURNBERRY

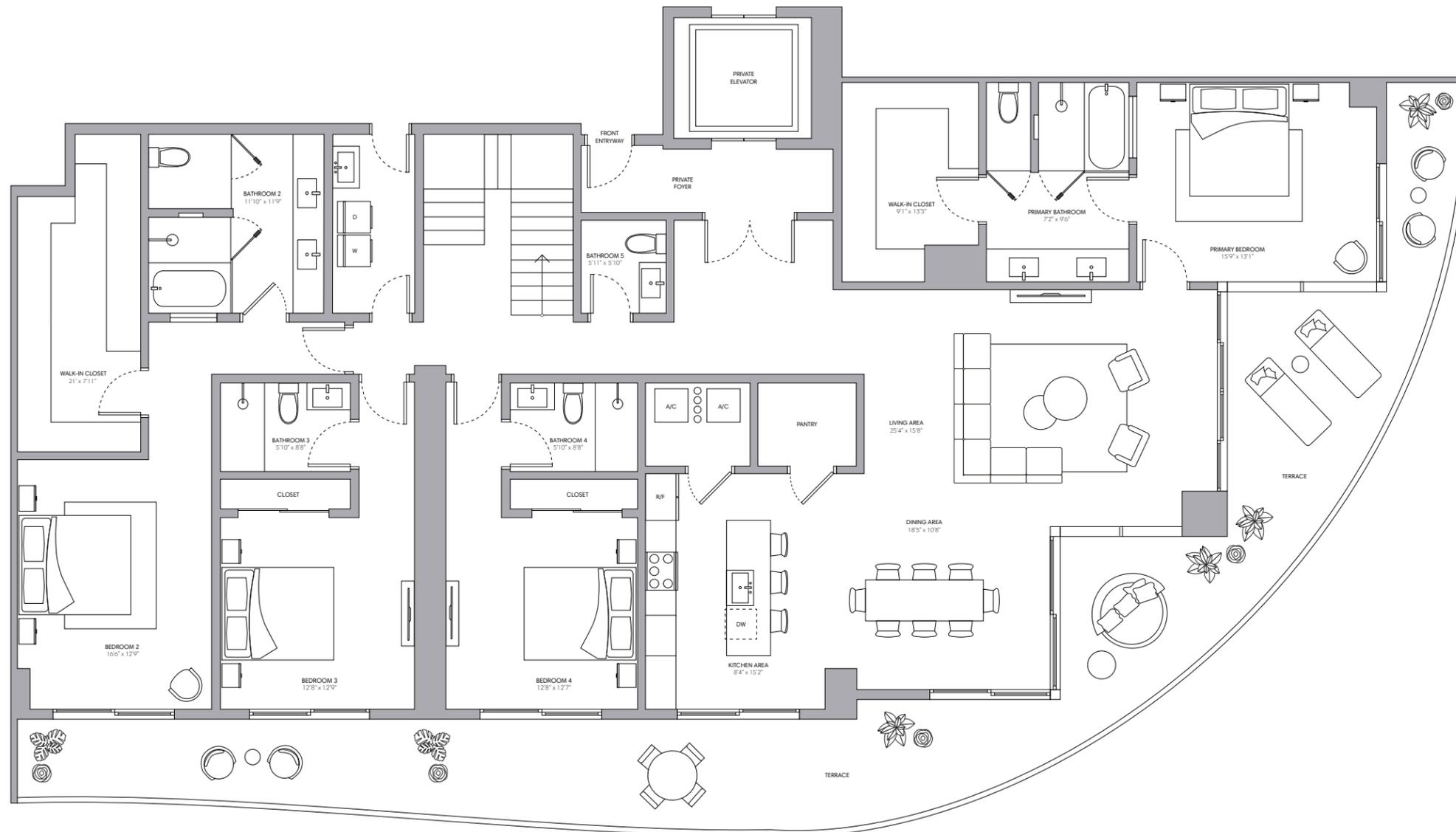


Upper Penthouse 01

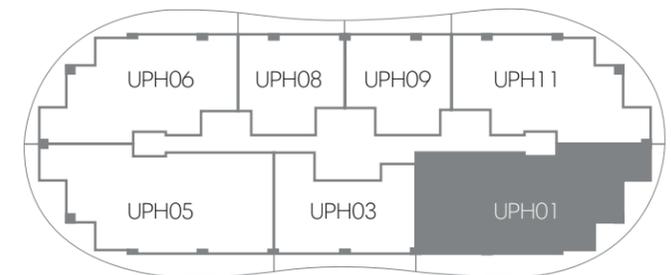
LEVEL 01

5 BEDROOMS
6.5 BATHROOMS
LIBRARY + PRIVATE PLUNGE POOL

| | |
|-------------------|---------------------|
| INTERIOR LEVEL 01 | 3,195 SQ FT 297 M |
| EXTERIOR LEVEL 01 | 923 SQ FT 86 M |
| TOTAL LEVEL 01 | 4,118 SQ FT 383 M |
| INTERIOR LEVEL 02 | 1,935 SQ FT 180 M |
| EXTERIOR LEVEL 02 | 1,945 SQ FT 181 M |
| TOTAL LEVEL 02 | 3,880 SQ FT 361 M |
| TOTAL | 7,998 SQ FT 744 M |



LAGOON



OCEAN



TURNBERRY

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THE EKLUND GOMES TEAM AT DOUGLAS ELLIMAN REAL ESTATE

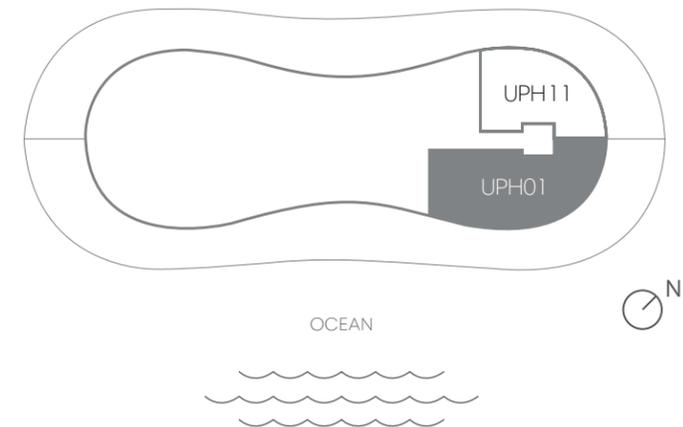
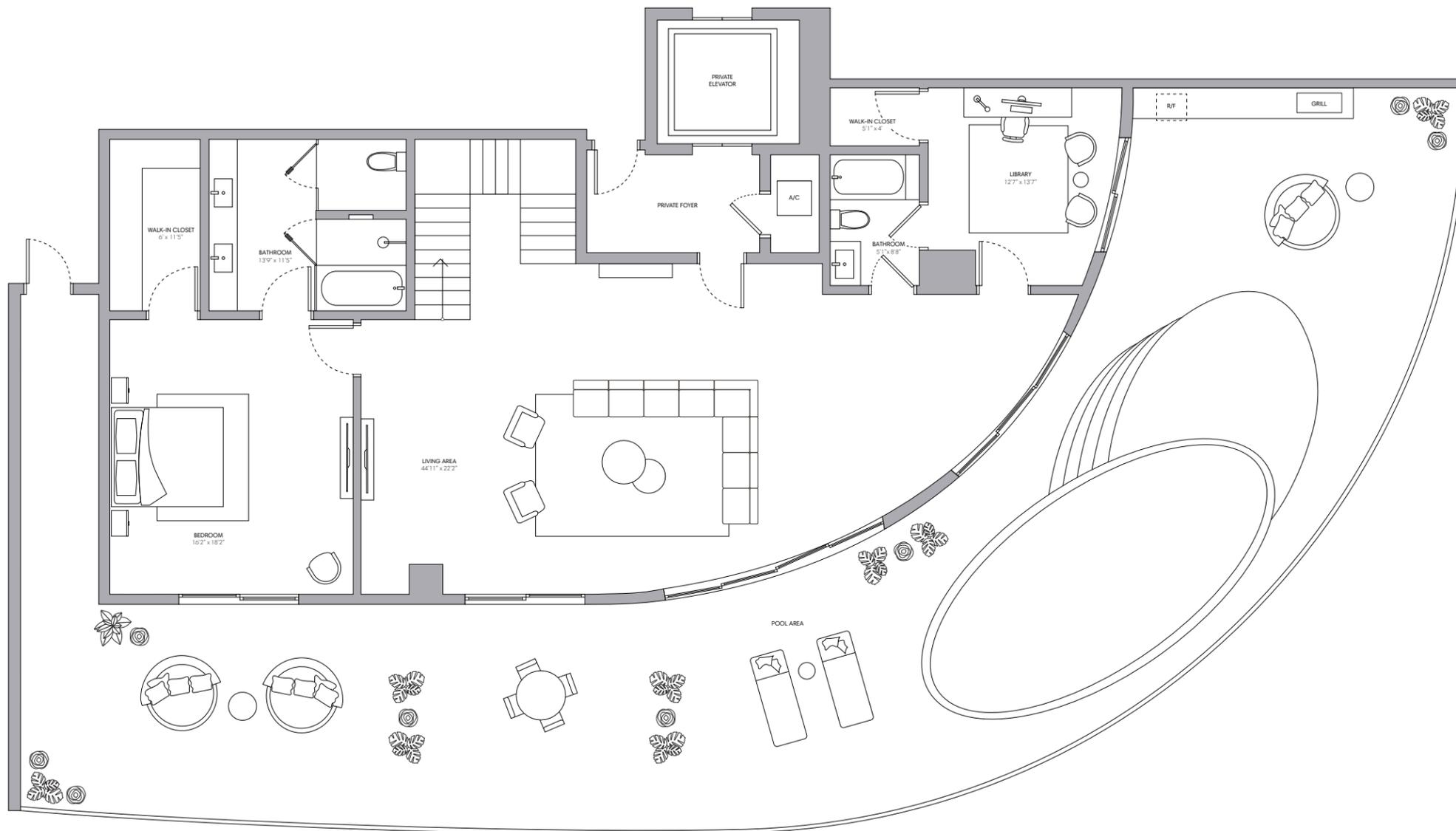
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Development Marketing



Upper Penthouse 01

LEVEL 02



Sales by The Eklund|Gomes Team & Douglas Elliman Development Marketing

STATED DIMENSIONS AND SQUARE FOOTAGES ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND IN FACT VARIES FROM THE SQUARE FOOTAGE AND DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION (WHICH GENERALLY ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES ALL INTERIOR STRUCTURAL COMPONENTS AND OTHER COMMON ELEMENTS). THIS METHOD IS GENERALLY USED IN SALES MATERIALS AND IS PROVIDED TO ALLOW A PROSPECTIVE BUYER TO COMPARE THE UNITS WITH UNITS IN OTHER CONDOMINIUM PROJECTS THAT UTILIZE THE SAME METHOD. FOR THE SQUARE FOOTAGE OF THE UNIT, CALCULATED IN ACCORDANCE WITH THE DEFINITION SET FORTH IN THE DECLARATION, WHICH WILL BE SMALLER THAN STATED ABOVE, SEE THE DECLARATION. ALL DIMENSIONS ARE ESTIMATES WHICH WILL VARY WITH ACTUAL CONSTRUCTION, AND ALL FLOOR PLANS, SPECIFICATIONS AND OTHER DEVELOPMENT PLANS ARE SUBJECT TO CHANGE AND WILL NOT NECESSARILY ACCURATELY REFLECT THE FINAL PLANS AND SPECIFICATIONS FOR THE DEVELOPMENT. ALL DEPICTIONS OF FURNITURE, APPLIANCES, COUNTERS, SOFFITS, FLOOR COVERINGS AND OTHER MATTERS OF DETAIL, INCLUDING, WITHOUT LIMITATION, ITEMS OF FINISH AND DECORATION, ARE CONCEPTUAL ONLY AND ARE NOT NECESSARILY INCLUDED IN EACH UNIT. SAID ITEMS ARE ONLY INCLUDED IF AND TO THE EXTENT PROVIDED IN YOUR PURCHASE AGREEMENT. PLEASE NOTE THAT THE "TOTAL" AREA LISTED HEREON INCLUDES THE PROPOSED SQUARE FOOTAGE OF TERRACE, WHICH IS NOT PART OF THE BOUNDARIES OF THE UNIT AS SET FORTH ON THE DECLARATION. 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.

TURNBERRY

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