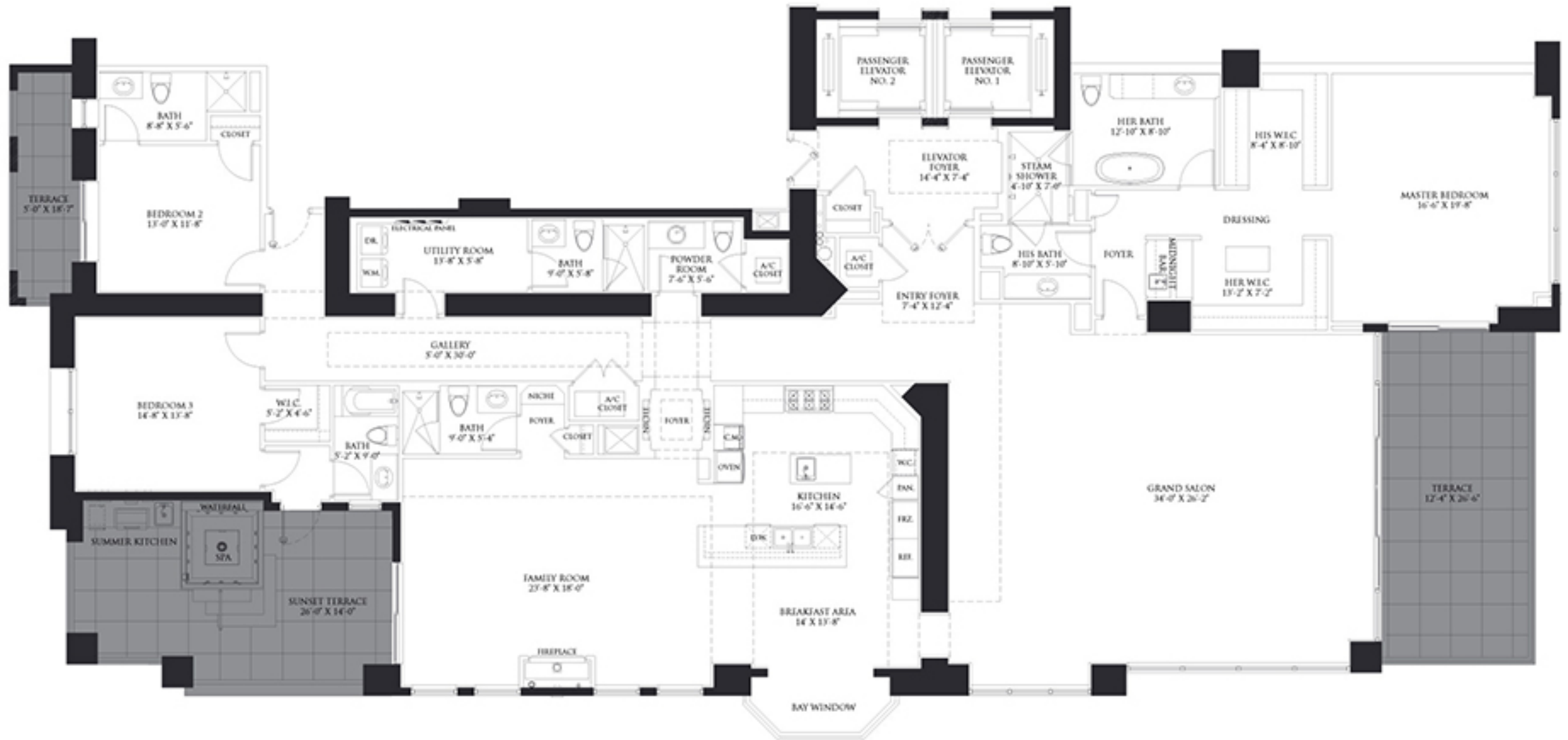




THE MANSIONS AT ACQUALINA

Private Residences



VILLA D'ACQUA

3 BEDROOMS / OPTIONAL 4 BEDROOMS | 6.5 BATHS | GRAND SALON | FAMILY ROOM | EAT-IN KITCHEN | STAFF ROOM | SPA | SUMMER KITCHEN

ENCLOSED AREA: 4,609 SQ. FT. | 428.1 SQ. METERS
 TERRACE AREA: 804 SQ. FT. | 74.6 SQ. METERS
 TOTAL AREA: 5,413 SQ. FT. | 502.8 SQ. METERS

PAINT TO PAINT

RESIDENCE: 4,029 SQ. FT. | 374.3 SQ. METERS

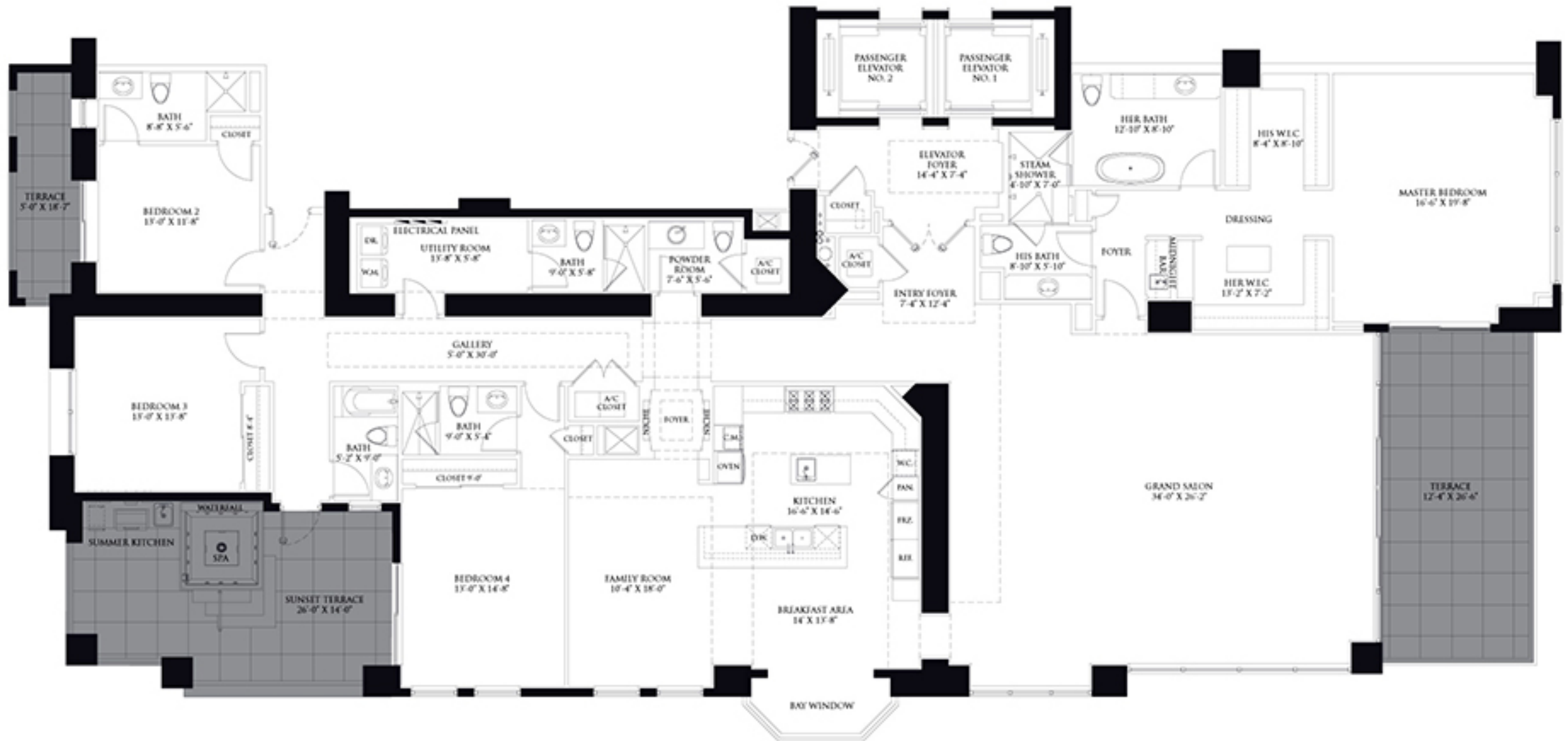
ITEMS DEPICTED ON THIS FLOOR PLAN ARE CONCEPTUAL ONLY AND ARE FOR THE CONVENIENCE OF APPLICABLE. THEY SHOULD NOT BE RELIED UPON AS REPRESENTATIONS, EXPRESS OR IMPLIED, OF THE FINAL DETAILS OF THE UNIT. THE DEVELOPER EXPRESSLY RESERVES THE RIGHT TO MAKE MODIFICATIONS, REVISIONS AND CHANGES IT DEEMS DESIRABLE IN ITS SOLE AND ABSOLUTE DISCRETION. ALL DEPICTIONS OF APPLIANCES, COUNTERTOPS, SINKS, FLOOR COVERINGS AND OTHER MATTERS OF DETAIL ARE CONCEPTUAL ONLY AND ARE NOT NECESSARILY INTENDED TO BE OF THE SIZE, SHAPE OR LOCATION INDICATED. CONSULT YOUR PURCHASE AGREEMENT AND THE PROSPECTUS FOR THE ITEMS INCLUDED WITH THE UNIT. DIMENSIONS AND SQUARE FOOTAGE ARE APPROXIMATE AND SUBJECT TO CHANGE IN ACCORDANCE WITH YOUR PURCHASE AGREEMENT AND MAY VARY WITH ACTUAL CONSTRUCTION. GIVEN THE NATURE OF CONDOMINIUM OWNERSHIP THE UNIT BOUNDARIES ARE PRECISELY DEPICTED ON SUCH A WARNING SO THAT ALL COMPONENTS OF THE BUILDING WHICH ARE OR ARE POTENTIALLY SHARED WITH OTHER UNITS OR THE COMMON ELEMENTS ARE EXCLUDED FROM THE UNIT. THIS WOULD INCLUDE, FOR INSTANCE, ALL STRUCTURAL WALLS, COLUMNS, ETC. AND ESSENTIALLY LIMITS THE UNIT BOUNDARIES TO THE INTERIOR SURFACE BETWEEN THE PARTITION WALLS AND EXCLUDES ALL INTERIOR STRUCTURAL COMPONENTS. FOR THE PRECISE UNIT BOUNDARIES, SEE SECTION 3.2 OF THE DECLARATION. FOR YOUR REFERENCE, THE AREA OF THE UNIT, DETERMINED IN ACCORDANCE WITH THESE DEFINED UNIT BOUNDARIES, IS SET FORTH HEREON (AND LABELED AS "UNIT AREA"). PLEASE NOTE THAT THE UNIQUE WAY OF DEFINING THE BOUNDARIES ACTUALLY MAKES THE UNIT APPEAR TO BE SMALLER THAN IT ACTUALLY WOULD BE IF STANDARD ARCHITECTURAL MEASURING TECHNIQUES WERE USED. TYPICAL APARTMENTS ARE REFERRED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND TO THE CENTERLINE OF INTERIOR DIVIDING WALLS, WITHOUT EXCLUDING AREA THAT MAY BE OCCUPIED BY COLUMNS OR OTHER STRUCTURAL COMPONENTS. THE AREA, IF CALCULATED BASED UPON STANDARD ARCHITECTURAL MEASURING TECHNIQUES, IS ALSO SET FORTH HEREON (AND LABELED AS "TYPICAL AREA"). THE TYPICAL AREA IS PROVIDED SOLELY TO ESTABLISH A FRAME OF REFERENCE AND IS NOT INTENDED TO SUGGEST THAT THE ACTUAL UNIT IS THAT SIZE. IN FACT, AS SET FORTH ABOVE, MANY OF THE COMPONENTS INCLUDED IN DETERMINING THE TYPICAL AREA, ARE COMMON ELEMENTS THAT ARE NOT EXCLUSIVELY OWNED.





THE MANSIONS AT ACQUALINA

Private Residences



VILLA DI BOTTICELLI

4 BEDROOMS / OPTIONAL 5 BEDROOMS | 6.5 BATHS | GRAND SALON | FAMILY ROOM | EAT-IN KITCHEN | STAFF ROOM | SPA | SUMMER KITCHEN

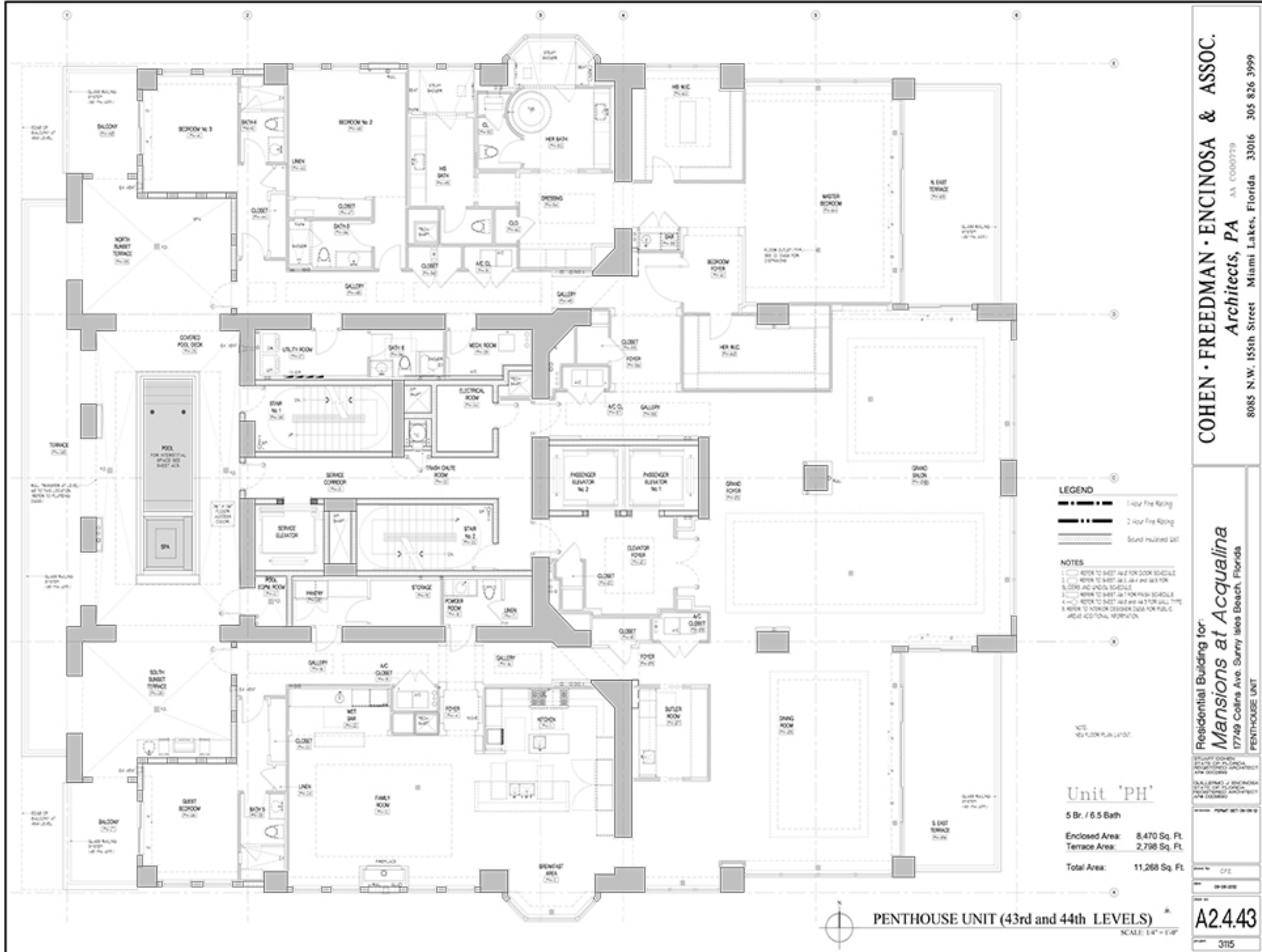
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LEGEND

- 1 Hour Fire Rating
- 2 Hour Fire Rating
- Sound Insulated Wall

NOTES

1. REFER TO SHEET 442 FOR DOOR SCHEDULE
2. REFER TO SHEET 443, 444 AND 445 FOR WINDOW AND SCHEDS
3. REFER TO SHEET 441 FOR FINISH SCHEDULE
4. REFER TO SHEET 440 AND 441 FOR CALL OUTS
5. REFER TO ARCHITECT DESIGNER DATA FOR PUBLIC AREA ADDITIONAL INFORMATION

Unit 'PH'

5 Br. / 6.5 Bath

Enclosed Area: 8,470 Sq. Ft.
Terrace Area: 2,798 Sq. Ft.
Total Area: 11,268 Sq. Ft.

PENTHOUSE UNIT (43rd and 44th LEVELS)
SCALE: 1/4" = 1'-0"

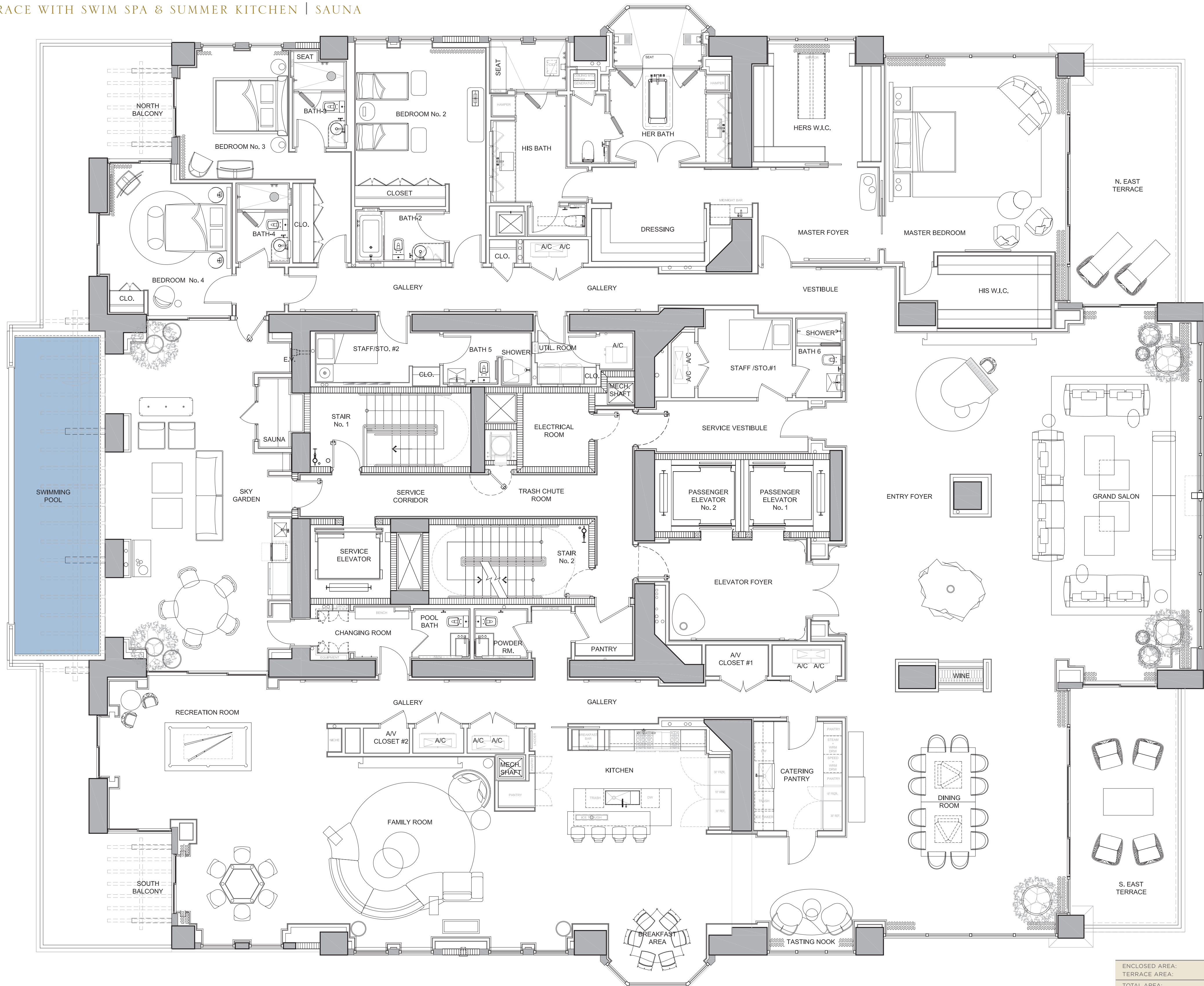
COHEN • FREEDMAN • ENCINOSA & ASSOC.
Architects, PA
8085 N.W. 155th Street Miami Lakes, Florida 33016 305 826 3999

Residential Building for:
Mansions at Acqualina
17749 Collins Ave. Sunny Isles Beach, Florida
PENTHOUSE UNIT

PROJECT NO. 17749
DATE: 01/11/07
DRAWN BY: J. ENCINOSA
CHECKED BY: J. ENCINOSA
DATE: 01/11/07
SCALE: 1/4" = 1'-0"
A2.4.43
315

PALAZZO DEL CIELO

FOUR BEDROOMS | SIX FULL BATHROOMS
TWO HALF BATHROOMS | GRAND SALON | FAMILY ROOM
TERRACE WITH SWIM SPA & SUMMER KITCHEN | SAUNA



EAST ATLANTIC OCEAN

PURCHASER	DATE	REVISION #/BY
PURCHASER	DATE	
DEVELOPER	DATE	



ENCLOSED AREA:	9,145 s.f. 849.59 m ²
TERRACE AREA:	2,401 s.f. 223.06 m ²
TOTAL AREA:	11,546 s.f. 1072.66 m ²

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. All dimensions are approximate and subject to normal construction variances and tolerances. Plan and dimensions may contain variations from floor to floor. There are two generally accepted methods for calculating the square footage of the Unit. The "Parametrical Method" is based on the description of the boundaries of the Unit, as set forth in the Declaration of Condominium and only includes the airspace within a Unit. The "Architectural Method" measures a Unit to the outside finished surface of exterior walls and to the centerline of interior demising walls and includes portions of the Common Elements of the Condominium. The square footage derived using the Architectural Method is set forth above and is included in sales materials to allow a prospective buyer to compare the square footage of the Units with units in other condominium projects that utilize the Architectural Method. The Parametrical Method is used in the legal documents for Estates at Acqualina. All artist's or architectural renderings, sketches, graphic materials and photos depicted or otherwise described herein are proposed and conceptual only, and are based upon preliminary development plans, which are subject to change. In no event will the presence of any furniture, furnishings, equipment, decorations or landscaping in any Unit (or any Common Elements appurtenant thereto) or in any advertisements imply or represent that any Unit or Common Element will contain such furniture, furnishings, equipment, decorations or landscaping upon delivery of the Unit. Any furniture or other interior décor is for informational purposes only and will not be included in the sale of any unit within Estates at Acqualina, a Condominium. This is not an offering in any state in which registration is required but in which registration requirements have not yet been met. This advertisement is not an offering. It is a solicitation of interest in the advertised property. No offering of the advertised units can be made and no deposits can be accepted, or reservations, binding or non-binding, can be made in New York until an offering plan is filed with the New York State Department of Law.