

The
RESERVE
AT MARINA PALMS

ELEVATED LIFE ON THE WATER



PERSONAL BUTLER SERVICE



LIVE RIGHT ON THE WATER

Rising 25 stories above the first private marina built in Miami in decades, The Reserve at Marina Palms takes the very best of South Florida living and raises the bar by enriching every moment with ever greater rewards—the most coveted views, premium finishes, upgraded amenities, enhanced personal services, and much more.

Located on its own private peninsula, The Reserve offers views over the Marina on one side and a pristine nature preserve on the other. This epic panorama also takes in the broad sweep of the Atlantic horizon, punctuated by the glittering skylines of Sunny Isles and Downtown Miami.

ELEVATED DESIGN

SOCIAL SPACES ARE BOTH IMPRESSIVE AND WELCOMING, PROVIDING THE PERFECT PLACE FOR PLANNED GATHERINGS, CHANCE MEETINGS OR QUIET INTROSPECTION.

The Reserve presents its residents with a generous array of impeccably realized social spaces. Neighbors and friends will socialize, relax and exercise in tasteful, contemporary spaces designed to complement their own homes in the tower above. Residents will also enjoy enhanced personal services including a full-time butler, valet attendants, a wellness club for the pursuit of healthy living, a dedicated Rolls-Royce house car for local outings, and so much more.



IN THE GRAND LOBBY, PRĀNA, 2016, BY ACCLAIMED AMERICAN SCULPTOR MARK CASTATOR



YOGA AT THE WATER'S EDGE



ROLLS-ROYCE GHOST, THE HOUSE CAR



ACTION-PACKED KIDS' PLAY ZONE

ELEVATED AMENITIES



RESORT-STYLE POOL



ON-SITE BIKE SHARING SERVICE



ORGANIC HERB GARDEN



AT NEARLY HALF AN ACRE,
THE RESERVE POOL DECK IS LIKE NO OTHER



THE OPULENCE DISPLAYED
IN THE INTERIOR SOCIAL
SPACES IS RIVALED BY THE
GRANDEUR YOU WILL FIND
THROUGHOUT THE
OUTDOOR AMENITIES.

The Reserve's generous setting results in a nearly half-acre, resort-style pool deck with a stunning waterfront swimming pool, a sunrise yoga deck at the water's edge, and an elaborate, rodizio-inspired grilling terrace for al fresco feasts with a view. Meanwhile, the action-packed Kids' Play Zone and Saturday morning Kids' Club give younger residents plenty to do without encroaching on the relaxing, beach club vibe around the pool.

Throughout the grounds, discover specialized gardens—one for chefs, another for butterfly enthusiasts—along with a dog-walking trail and the Nature Lounge, an idyllic spot for simply enjoying the scenery.

ELEVATED WATERFRONT LIVING



ENJOY YOUR OWN YACHT, OR THOSE OF THE EXCLUSIVE BOAT CLUB, RIGHT OUTSIDE YOUR FRONT DOOR.

ARTIST CONCEPTUAL RENDERING

SERVICE AND LUXURY ENRICH YOUR EVERY MOMENT, BOTH ASHORE AND ONBOARD.

Home to the area's first new, private marina in over 20 years, The Reserve offers its residents countless ways to experience life on the water.

From jetskiing and waterskiing to kayaking, windsurfing and paddleboarding, to organized dive trips, fishing excursions and more, if it can be done in the water or on the water, it can be arranged through the Yacht Club Concierge.

Residents who opt for a full Boat Club membership also enjoy access to the club's own fleet of boats, ranging from 23 to 36 feet. Enjoy all the pleasures of boating without the responsibilities of boat ownership.



KAYAKING



PADDLE BOARDING



JOIN THE CLUB AND MAXIMIZE THE FUN

PANORAMIC VIEWS FROM THE RESERVE



THE VIEW TO THE ATLANTIC AND SUNNY ISLES,
AND SOUTH OVER THE OLETA RIVER PRESERVE

ELEVATED LUXURY



Residences designed by Interiors by Steven G.

CEILINGS 9-FOOT + HIGH
WITH FLOOR-TO-CEILING WINDOWS



Residences designed by Interiors by Steven G.

SUB ZERO AND
WOLF APPLIANCES

FROM FINE FINISHES TO
EXTRAVAGANT VIEWS,
THE RESIDENCES AT
THE RESERVE ENSURE
A CONTEXT OF BEAUTY
FOR DAILY LIVING.

The residences at The Reserve offer a range of gracious two-, three- and four-bedroom layouts. Ceiling heights of over nine feet lend extra drama to the captivating water views, savored through the floor-to-ceiling windows and on generous, deep terraces with view-friendly glass railings.

Your Reserve residence distinguishes itself at every turn. In your kitchen, it is Snaidero for the cabinetry, quartz for the countertops and appliances by Sub-Zero and Wolf. Baths are equally well-appointed with Snaidero floating vanities and fittings by Grohe.

Throughout your home, elevated quality is at work all around you, in many ways you cannot see. The even swing of a solid-core door. The superior acoustics of enhanced soundproofing. The convenient integration of smart home technology.

FEATURES AND AMENITIES

BUILDING FEATURES

750 linear feet of waterfront on 14 acres

Situated on a picturesque peninsula adjoining a tranquil nature preserve

Panoramic views from Downtown Miami to Sunny Isles Beach and out to the Atlantic Ocean

234 luxury residences in a 25-story waterfront tower

Full-service marina and yacht club

Gated entry

Secure garage parking

24-hour professional security and video surveillance

In the lobby, Prāna, by esteemed American sculptor Mark Castator, an original installation in sinuous black steel, flanked by grand, ornamental screens, all commissioned especially for The Reserve.

Rich Italian Calacatta finishes throughout

Custom chandeliers in the lobby and the main elevator vestibule

WiFi throughout all common areas

High-speed elevators

Pet-friendly environment

Curated artwork and installations throughout the social spaces

Building-wide aromatherapy program individualized for each social space

INDOOR LUXURIES

Lavish spa with sauna, steam and private treatment rooms

State-of-the-art fitness center

Men's & women's locker rooms

Professional-grade studio for yoga/pilates

News café with daily newspaper service

Club room with 100"+ television

Billiards table with bar

Executive business lounge with conference room

OUTDOOR AMENITIES

At nearly half an acre, the pool deck is ideal for intimate lounging or large social gatherings

Expansive, 3,200 SF resort-style pool

Poolside summer kitchen with rodizio-style outdoor grilling terrace

Sunrise Brazilian wood yoga deck directly at the water's edge

Outdoor Nature Lounge

Herb garden

Butterfly garden

Dog walking trail

Dedicated children's pool

Children's outdoor Play Zone

Pet station

Convenient access to East Greynold's Dog Park

PERSONAL SERVICES

The Reserve house car, a black Rolls-Royce Ghost, for luxuriant jaunts around the neighborhood

On-site bicycle share service with custom beach cruisers

Unexpected delights – impromptu surprises for residents to enjoy, from chocolate fountains to temporary art exhibits, to refreshing poolside treats

Wellness club for yoga, pilates, spinning and the pursuit of healthful living

Kids' Club – Planned Saturday morning activities with a fun specialist

Personal butler service

On-site car wash service and detailing

Pool attendants

Pet spa services

Manage the details of elevated living at The Reserve with our proprietary virtual concierge app, **MPCConnect**®

RESIDENCE FEATURES & FINISHES

Spacious, open floor plans with ceiling heights in excess of nine feet

Expansive views over the marina and nature preserve to the Atlantic horizon and the Miami skyline

Generous private terraces with glass railings

Imported Italian kitchen cabinetry by Snaidero

Quartz countertops

Sub-Zero and Wolf appliances

Floating Italian bathroom vanities by Snaidero

Grohe bathroom fixtures

Frameless, glass-enclosed showers with handheld head

Freestanding soaking tub in master bathroom

Large, walk-in closets

Solid-core doors throughout

Sound-insulated walls throughout

Full-sized, front-loaded washer and dryer

Smart-technology ready



Interiors
Interior Design by STEVEN G. INC.

PENTHOUSE UPGRADES

White Venetian marble in every bathroom

Steven G custom designer package – Three options for stunning 6' slab flooring throughout, including 6" white baseboard

Custom-painted walls

Window shades throughout with electronic remote control in select rooms

Smart home upgrades including a custom wireless network with remote access thermostat and lighting controls

MARINA AMENITIES

112 slips accommodating boats up to 100 feet

Full-time Dock Master

Full-service Yacht Club Concierge

Fueling services

Dockside high-speed Internet and cable TV

Well-equipped sundry store

Picturesque marina promenade

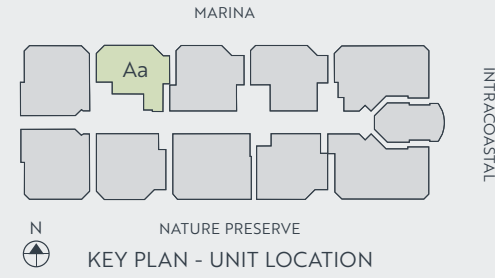
Residents of The Reserve enjoy total access to the water through the residents-only Marina Palms Boat Club.

Make use of the club's impressive collection of aquatic equipment, toys and gear for jet skiing, kayaking, waterskiing, paddleboarding, windsurfing, snorkeling and more.

Opt for a full Boat Club membership to gain access to the club's own fleet of meticulously maintained pleasure craft, ranging from 23 to 36 feet in length.

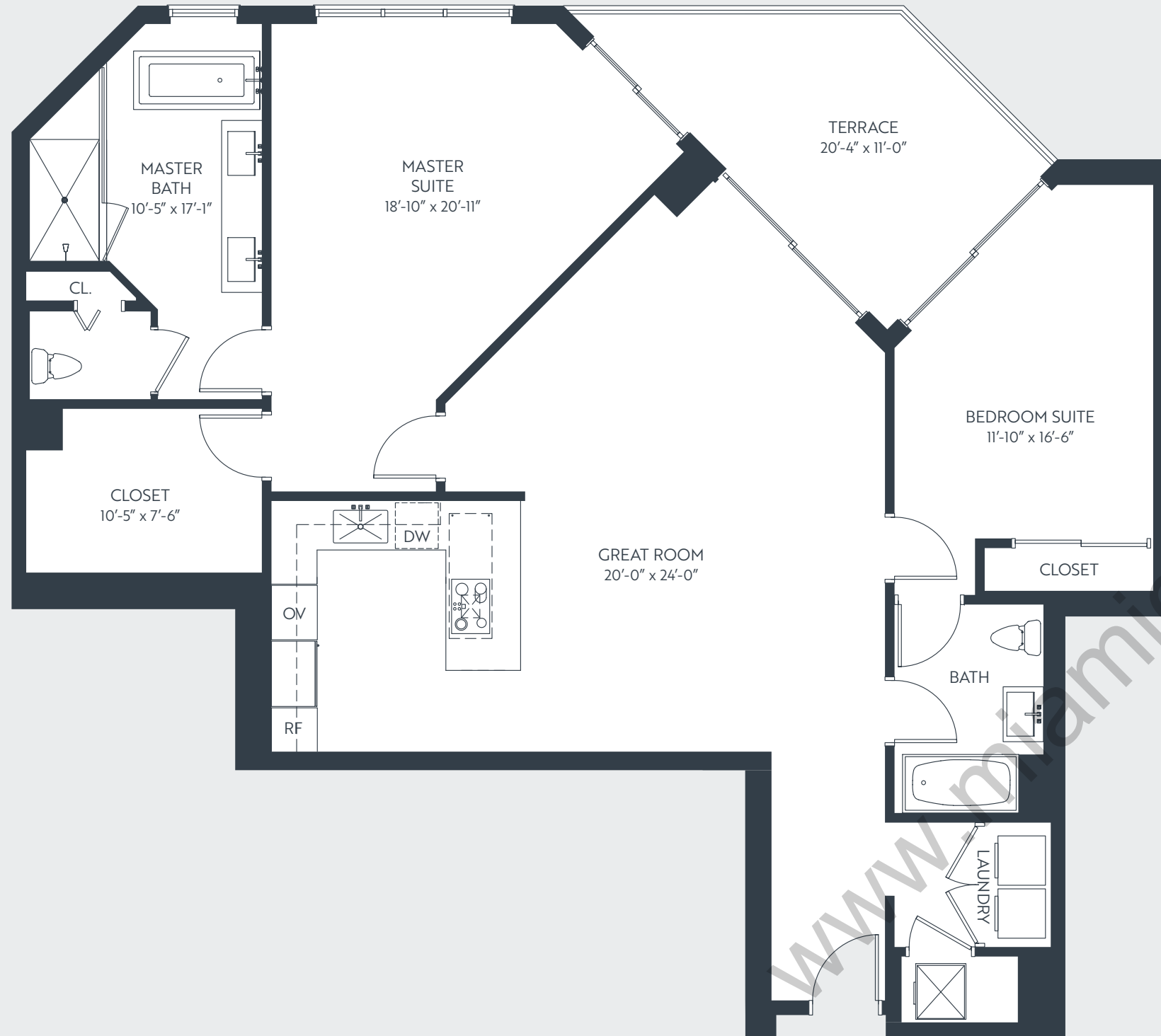
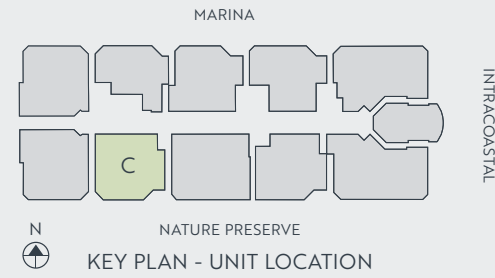
UNIT Aa - 03 Line

| 2 | BEDROOMS | 2 | BATHROOMS |
|----------|----------|----------|--------------------|
| INTERIOR | | 1,581 SF | 147 M ² |
| TERRACE | | 168 SF | 16 M ² |
| TOTAL | | 1,749 SF | 163 M ² |



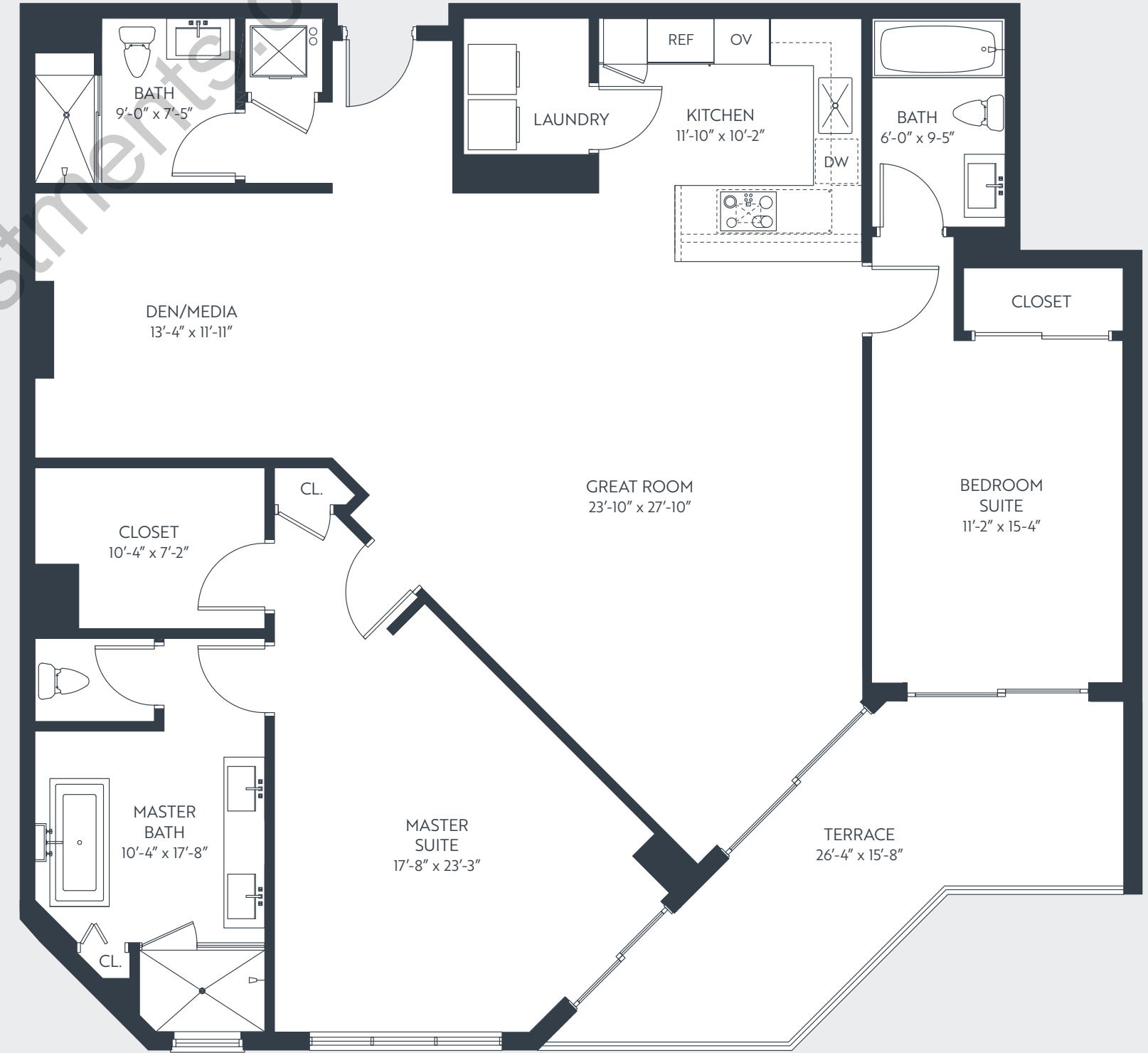
UNIT C - 04 Line

| 2 | BEDROOMS + DEN | 3 | BATHROOMS |
|----------|----------------|----------|--------------------|
| INTERIOR | | 1,961 SF | 182 M ² |
| TERRACE | | 210 SF | 20 M ² |
| TOTAL | | 2,171 SF | 202 M ² |



OV: Oven DW: Dishwasher REF: Refrigerator/Freezer

See legal disclaimer on the last page

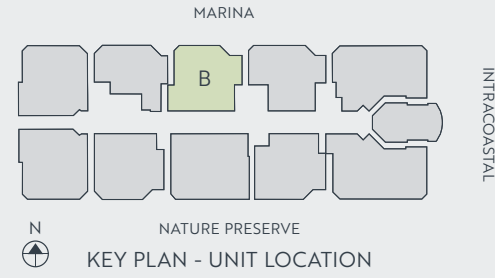


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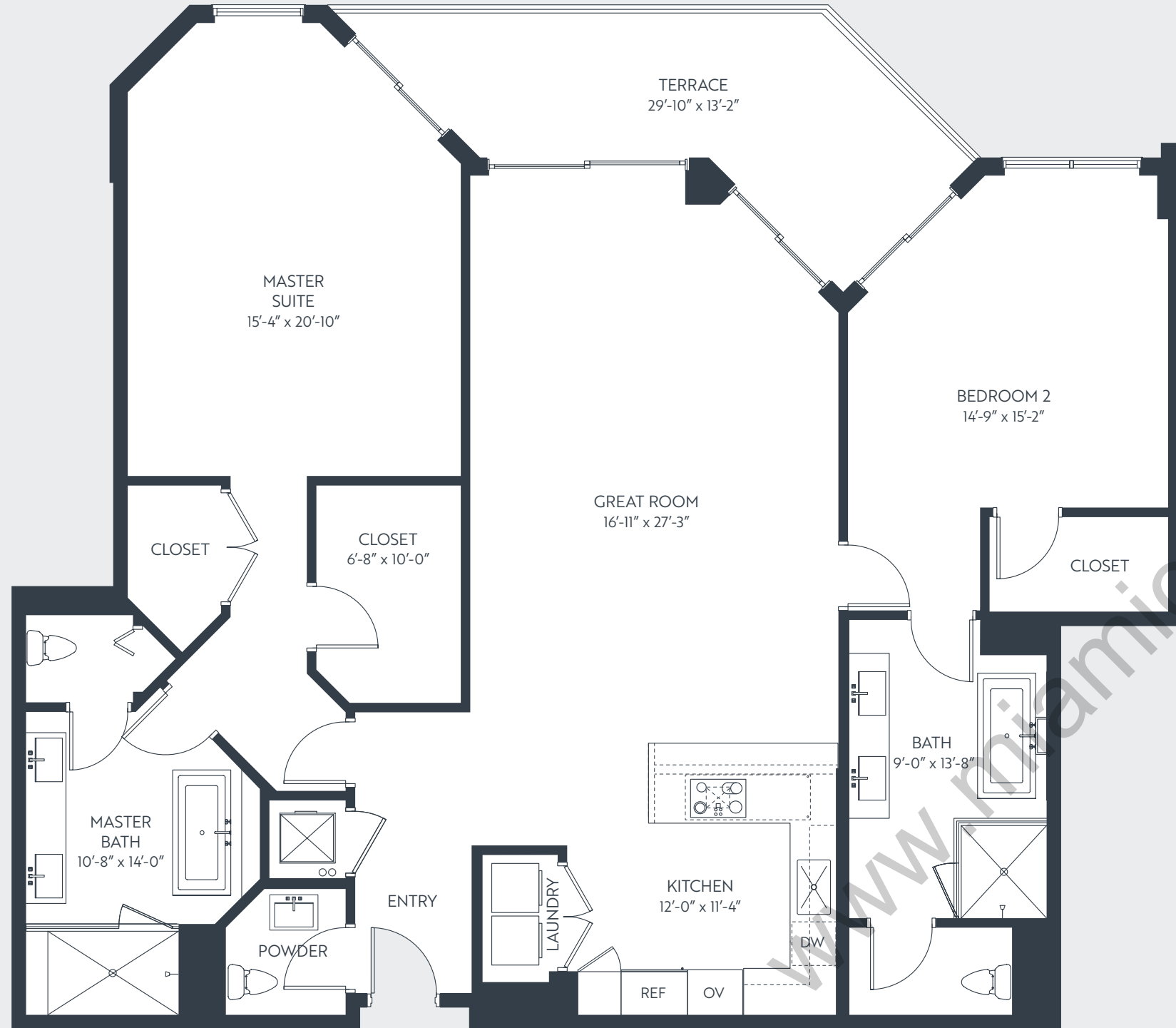
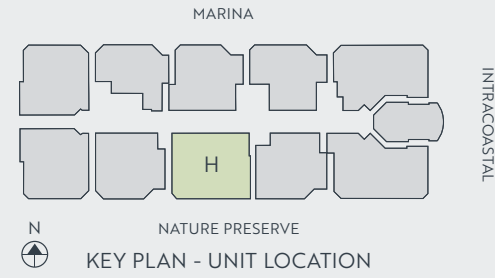
UNIT B - 05 Line

| | | | |
|----------|----------|----------|--------------------|
| 2 | BEDROOMS | 2.5 | BATHROOMS |
| INTERIOR | | 1,976 SF | 184 M ² |
| TERRACE | | 197 SF | 18 M ² |
| TOTAL | | 2,173 SF | 202 M ² |



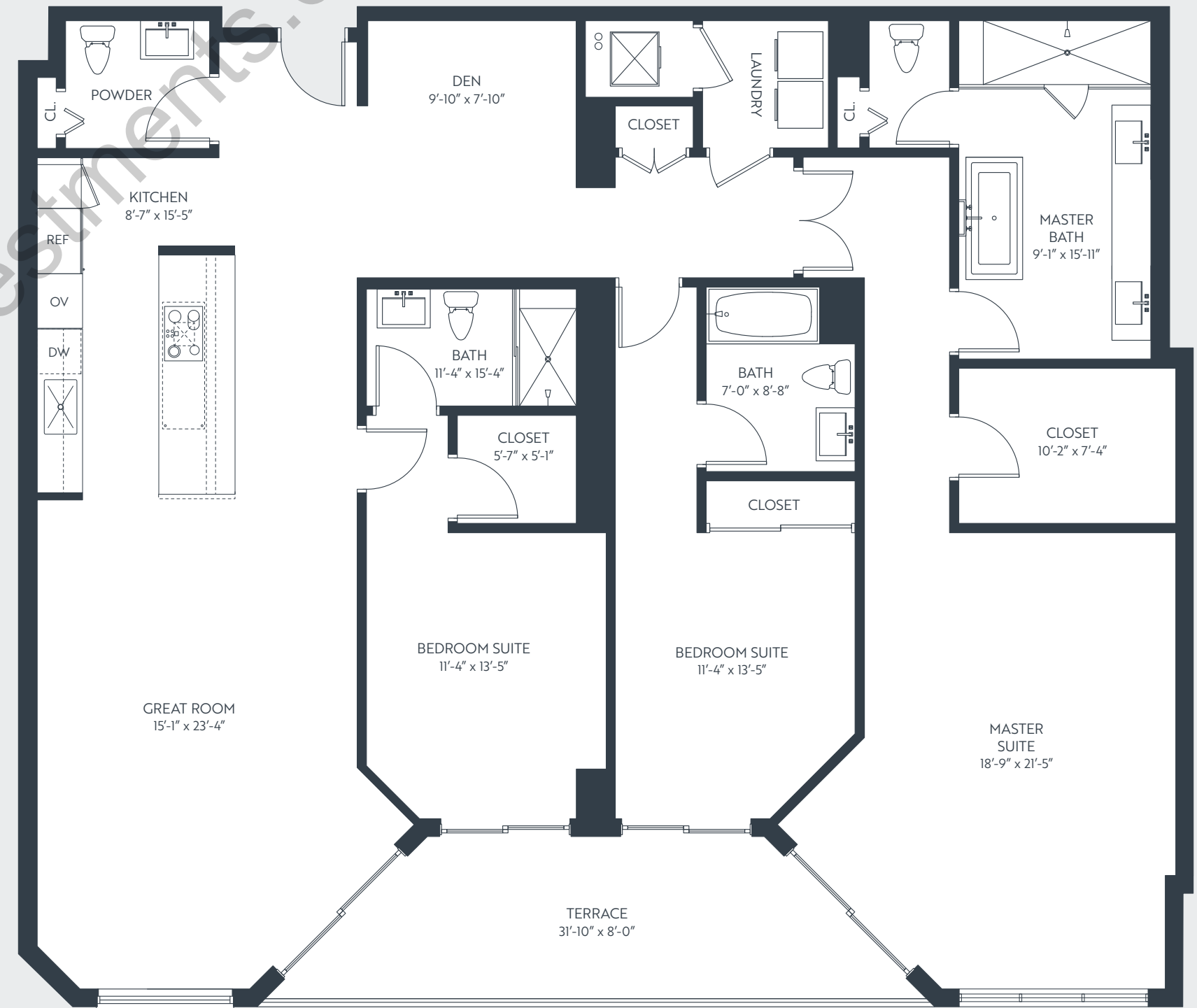
UNIT H - 06 Line

| | | | |
|----------|----------------|----------|--------------------|
| 3 | BEDROOMS + DEN | 3.5 | BATHROOMS |
| INTERIOR | | 2,332 SF | 217 M ² |
| TERRACE | | 190 SF | 18 M ² |
| TOTAL | | 2,522 SF | 234 M ² |



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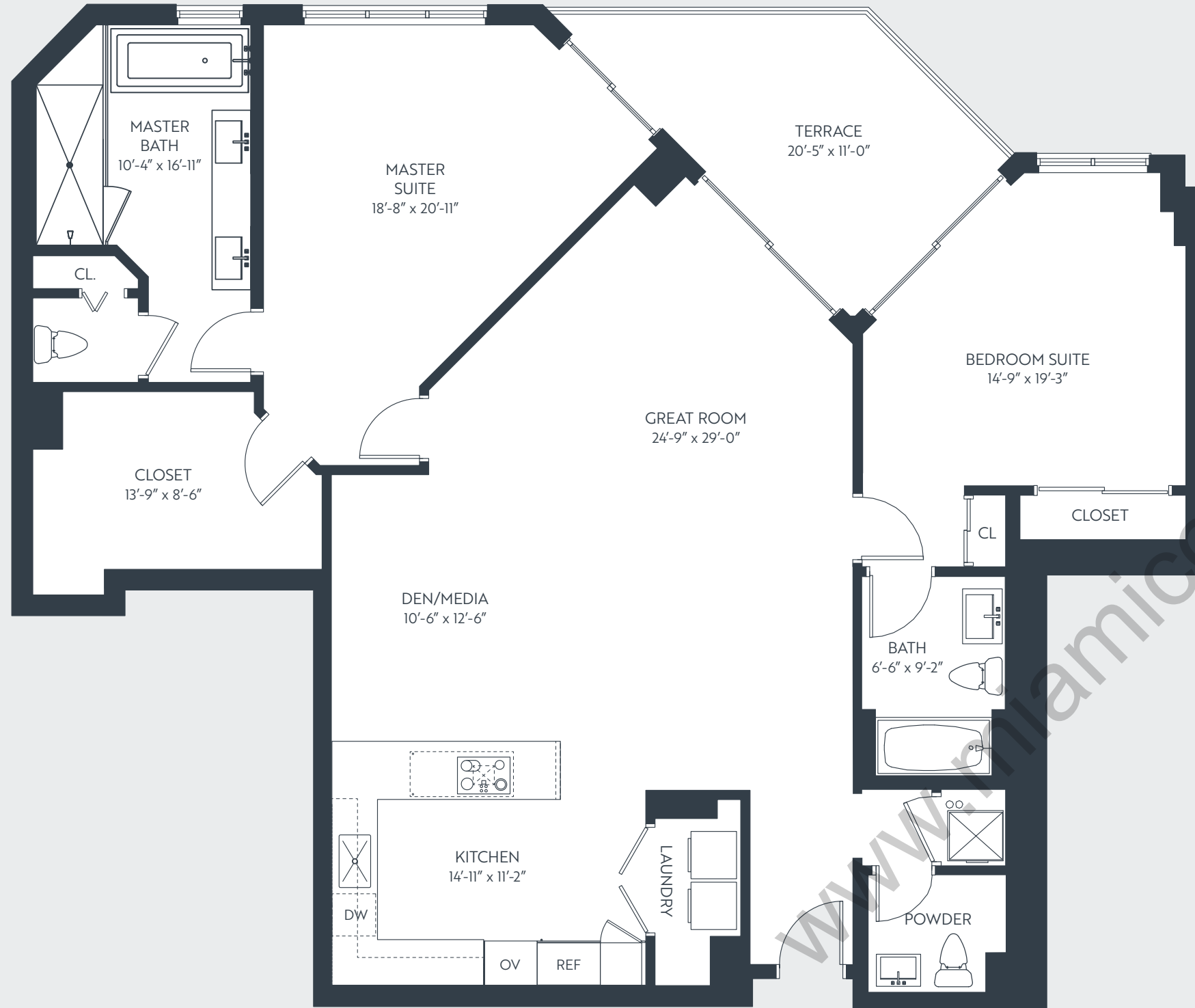
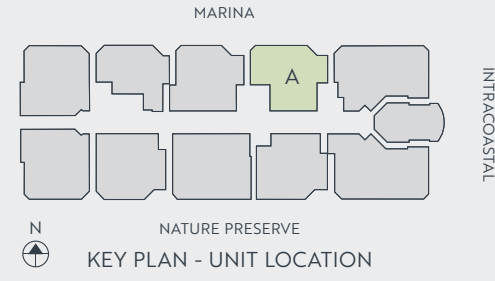


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UNIT A - 07 Line

| 2 | BEDROOMS + DEN | 2.5 | BATHROOMS |
|--------------|-----------------|-----|--------------------------|
| INTERIOR | 1,904 SF | | 177 M ² |
| TERRACE | 169 SF | | 16 M ² |
| TOTAL | 2,073 SF | | 193 M² |

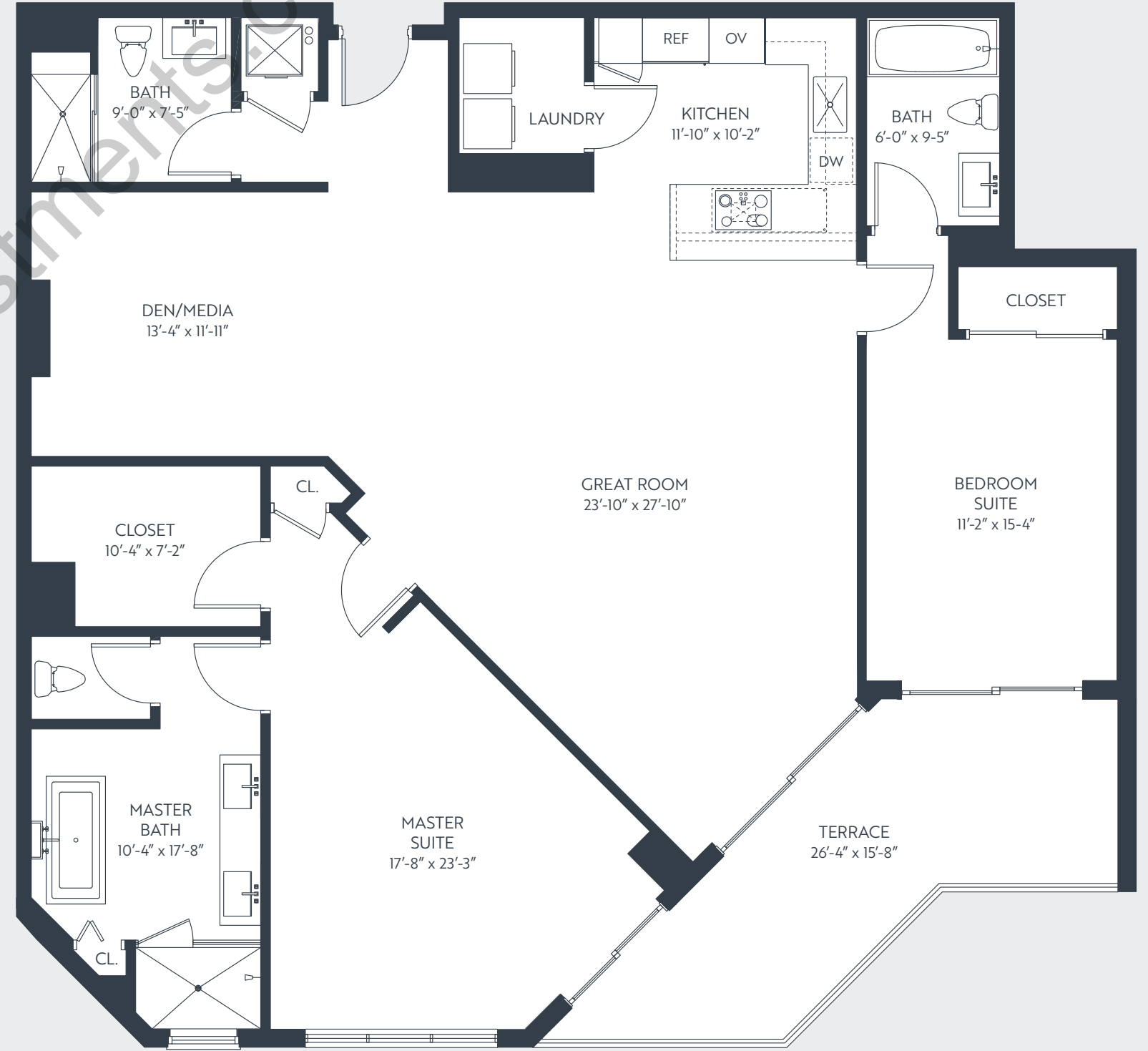
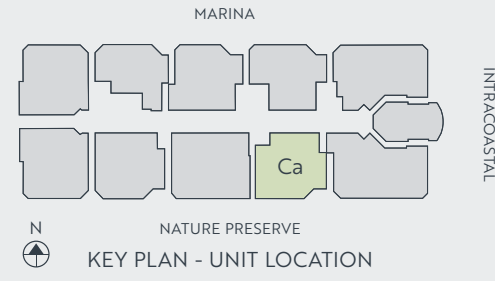


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UNIT Ca - 08 Line

| 2 | BEDROOMS + DEN | 3 | BATHROOMS |
|--------------|-----------------|---|--------------------------|
| INTERIOR | 1,893 SF | | 176 M ² |
| TERRACE | 214 SF | | 20 M ² |
| TOTAL | 2,107 SF | | 196 M² |

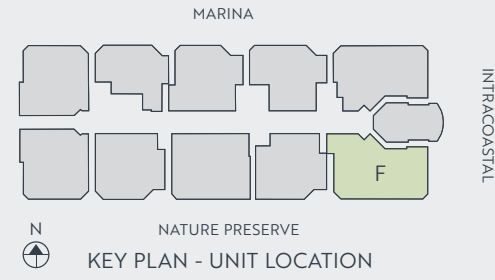


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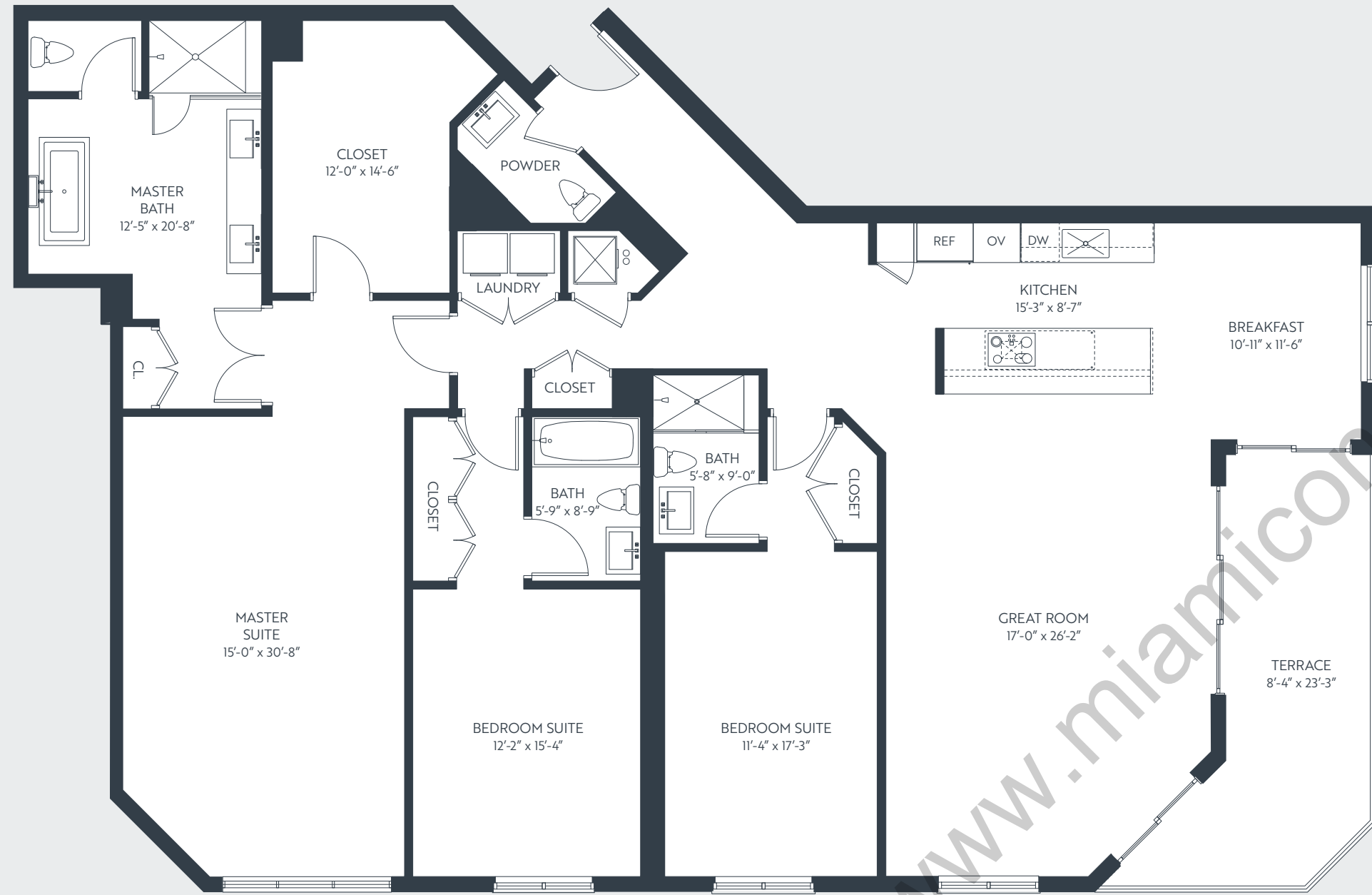
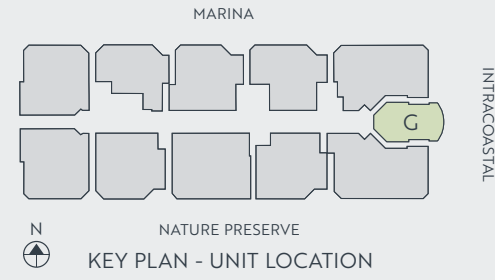
UNIT F - 10 Line

| | | | |
|----------|----------|----------|--------------------|
| 3 | BEDROOMS | 3.5 | BATHROOMS |
| INTERIOR | | 2,599 SF | 241 M ² |
| TERRACE | | 203 SF | 19 M ² |
| TOTAL | | 2,802 SF | 260 M ² |



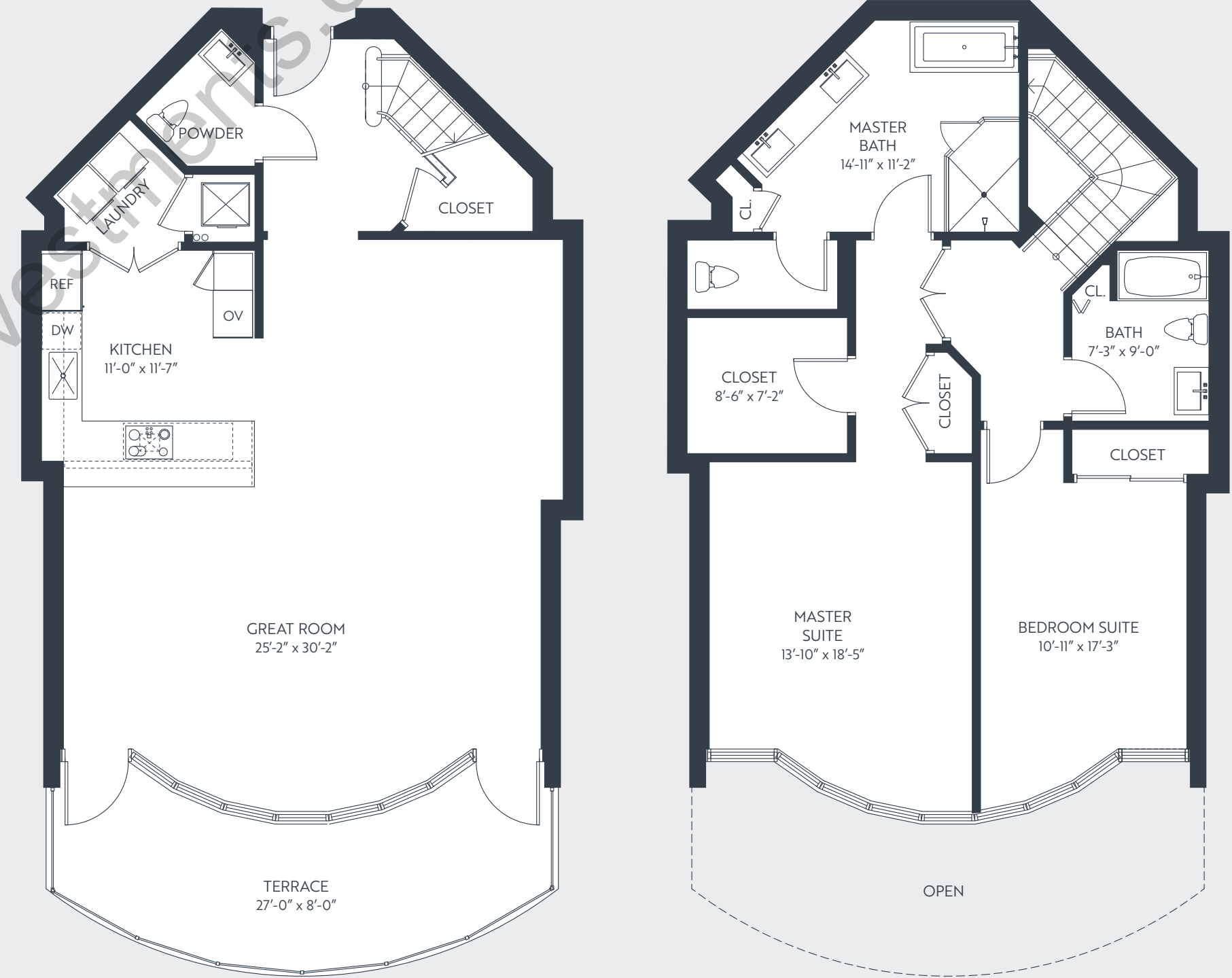
UNIT G - 11 Line

| | | | |
|----------|----------|----------|--------------------|
| 2 | BEDROOMS | 2.5 | BATHROOMS |
| INTERIOR | | 2,080 SF | 193 M ² |
| TERRACE | | 216 SF | 20 M ² |
| TOTAL | | 2,296 SF | 213 M ² |



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PROJECT FACTS

Developer: Marina Palms Residences South LLC

Architect: Slattery and Associates

Interior Designer: Interiors by Steven G

Number of residences: 234

Number of floors: 25

Residence size range: 1,530 to 2,600 SF
(excludes penthouses)

Residence configurations: 2 BR /2 BA to 3 BR /3.5 BA
(excludes penthouses)

DEVELOPMENT TEAM

Developers are joint venture entities affiliated with The Plaza Group and The DevStar Group.

Founded by Neil Fairman, The Plaza Group has successfully developed the 240-unit, 42-story Ocean Palms condominium on Hollywood Beach, and The Palms, a luxury condominium with 196 units in two, 32-story towers, located on Fort Lauderdale Beach.

The DevStar Group is a development and investment firm headquartered in Miami. Principals Anthony Burns and George Helmstetter have spearheaded the redevelopment and sales efforts of the 47-story Paramount Bay and Ocean House South Beach. For Marina Palms, DevStar is partnering with iStar, a publicly traded, \$7 billion investment company.



- 1 Aventura Mall
- 2 Bal Harbour Shops
- 3 Oleta River State Park
- 4 Sunny Isles Beach
- 5 Gulfstream Park Racing, Casino & Village
- 6 Boat access at Haulover
- 7 Turnberry Isle Golf Course
- 8 Restaurants
- 9 Intracoastal Waterway
- 10 Arthur Snyder Tennis Center
- 11 Dog Park at East Greynolds Park
- 12 Downtown Miami, Brickell and Fort Lauderdale
- 13 South Beach nightlife and Key Biscayne attractions
- 14 Miami International Airport and Fort Lauderdale International Airports
- 15 Aventura Hospital & Medical Center



