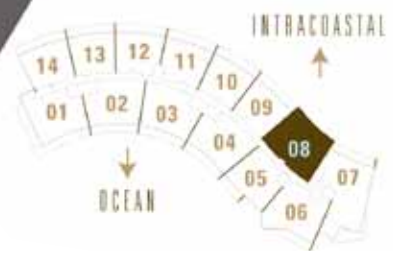


Sky Residence 08

2 Bedroom Plus Den, 2 Bath



INTRACOASTAL VIEW

A/C Living Area	1,815 Square Feet (168.7 M ²)
Terrace Area*	375 Square Feet (34.8 M ²)
Total Residence**	2,190 Square Feet (203.5 M ²)

* LIMITED COMMON AREA. ** RESIDENCE AND LIMITED COMMON AREA. ALL FLOORPLAN DRAWINGS, AMENITIES AND SPECIFICATIONS WITHIN THIS BROCHURE ARE CONCEPTUAL ONLY AND ARE SUBJECT TO CHANGE WITHOUT NOTICE AT THE DISCRETION OF THE DEVELOPER. THE DEVELOPER RESERVES THE RIGHT TO MAKE ADDITIONS, DELETIONS AND MODIFICATIONS TO THE DRAWINGS AND ACTUAL UNITS AS THE DEVELOPER MAY DEEM APPROPRIATE OR DESIRABLE. DIMENSIONS AND SQUARE FOOTAGES ARE APPROXIMATE AND MAY VARY WITH ACTUAL CONSTRUCTION AND PER BUILDING. FURNITURE, FLOORING AND DECORATOR ITEMS DEPICTED HEREIN ARE NOT INCLUDED IN THE PURCHASE AND SALE OF THE UNITS AND ARE SHOWN FOR ARTISTIC AND ILLUSTRATIVE PURPOSES ONLY.

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ACTUAL VIEWS MAY VARY. VIEWS SHOWN CANNOT BE RELIED UPON AS THE ACTUAL VIEW FROM ANY PARTICULAR UNIT WITHIN THE CONDOMINIUM. PROSPECTIVE PURCHASERS SHOULD BE AWARE THAT ANY VIEW FROM THE CONDOMINIUM PROPERTY MAY IN THE FUTURE BE LIMITED OR ELIMINATED. VOID WHERE PROHIBITED. JJ PLAZA REALTY L.L.C. ALL RIGHTS RESERVED.

Providing a Resort Style Living Experience

Indoor Amenities

- NEWS CAFÉ** — Complete with multiple flat screens, Wall Street style stock ticker, newspapers and your morning coffee.
- FITNESS CENTER** — Featuring cutting edge strength training and cardiovascular equipment from Star Trac.
- SPA** — His and Hers spa area with sauna rooms in addition to separate locker rooms and private massage room.
- SPORTS LOUNGE** — Complete with billiards, poker tables and bar style seating, also offers a prep kitchen with immediate access to outdoor pool deck.
- VIRTUAL REALITY GOLF SIMULATOR** — Practice or play on your favorite international courses. Providing a most realistic golf experience.
- THEATER** — Featuring reclining leather chairs appointed with state of the art surround sound system and screen.
- MEDIA CENTER** — Providing an inviting atmosphere to work or surf the net, relaxing in one of the bubble seats or cabanas.
- TEEN AND CHILDREN'S ROOM** — Perfect space for the younger residents to be entertained by TV, games and books.
- CLUB ROOM AND BAR** — Complete with a catering kitchen with access to the terrace that overlooks the plaza and the Atlantic Ocean.
- WINE ROOM** — Residents can store their selections in one of the wine vaults, or make use of the room for a dinner party.
- CIGAR HUMIDOR ROOM** — Perfect spot for residents to secure their cigars. Located next to the wine room and with access to the outdoor terrace to conveniently enjoy a smoke.

Outdoor Amenities

- RESORT POOL** — Featuring a temperature controlled infinity edge pool with beach entry on one side and lap lane in the deeper end.
- GRILL AREA** — Appointed with two Viking® grills, complete with a sink and bar area for entertaining.
- EVENT LAWN** — A mini park, perfect for the children.
- FIREPLACE COURT** — Ideal for the few South Florida cold nights to enjoy the outdoors.
- TENNIS COURTS** — Two championship caliber hard courts.
- PLAZA** — Featuring two impressive fountains and tropical landscaping. Lined with retail spaces that will feature dining and retail establishments.
- PARKING AND STORAGE** — Assigned parking and storage for residents' convenience.

Residence Features

- Ocean and Intracoastal views from most residences
- Private or semi-private elevators and service entrance
- Valli & Valli® brushed chrome hardware
- High Ceilings
- Individual climate control
- Dedicated laundry room with front load Whirlpool® Duet Washer and Dryer
- Wired for digital cable, high speed internet and home telephone service
- Floor to ceiling sliding glass doors and windows, exceeding South Florida hurricane standards.
- Wide balconies with glass panel
- Recessed lighting

Kitchen

- Poggenpohl® European design cabinetry
- Granite Countertops
- Danze® stainless steel faucet with pull out spray nozzle
- Viking® stainless steel refrigerator and dishwasher
- Viking® electric glass 5 burner stainless steel cook top and range hood
- Viking® single stainless steel oven and microwave

Bathrooms

- European style flat panel Poggenpohl® cabinetry
- Marble floors
- Oversized Tub
- His and Hers vanity area with marble countertops
- Oversized shower with frameless glass enclosure