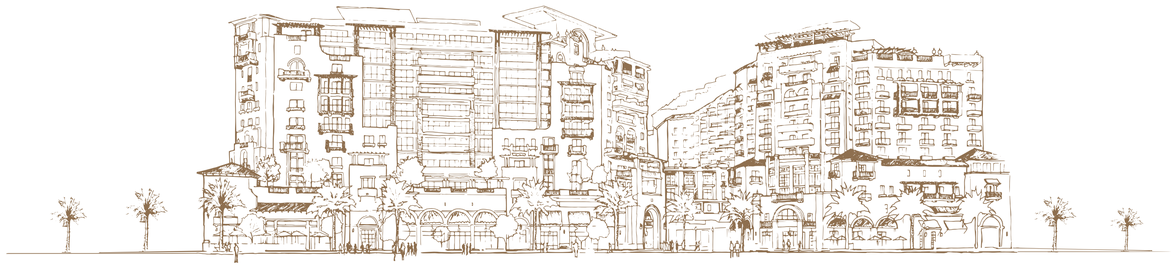
THE RESIDENCES
MANDARIN ORIENTAL
BOCA RATON

Revolutionizing Luxury in Boca Raton



VIA MIZNER

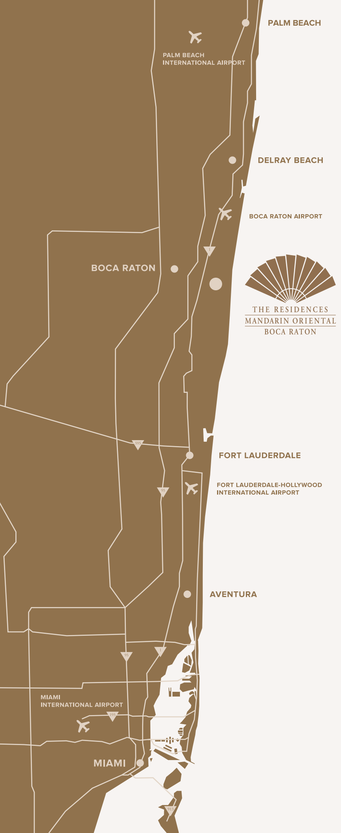
BOCA RATON

RESIDENCES · HOTEL · RETAIL · PRIVATE CLUB

Welcome to Via Mizner

Boca Raton – internationally recognized as an elite community with an enviable world-class reputation, now offers a stunning new address that captures its one-of-a-kind lifestyle, anchored by the legendary Mandarin Oriental.

THE RESIDENCES
MANDARIN ORIENTAL
BOCA RATON



ATLANTIC OCEAN

Location

minutes from

PALM BEACH
30 MINUTES

DELRAY BEACH
10 MINUTES

FORT LAUDERDALE
20 MINUTES

AVENTURA
30 MINUTES

MIAMI
50 MINUTES











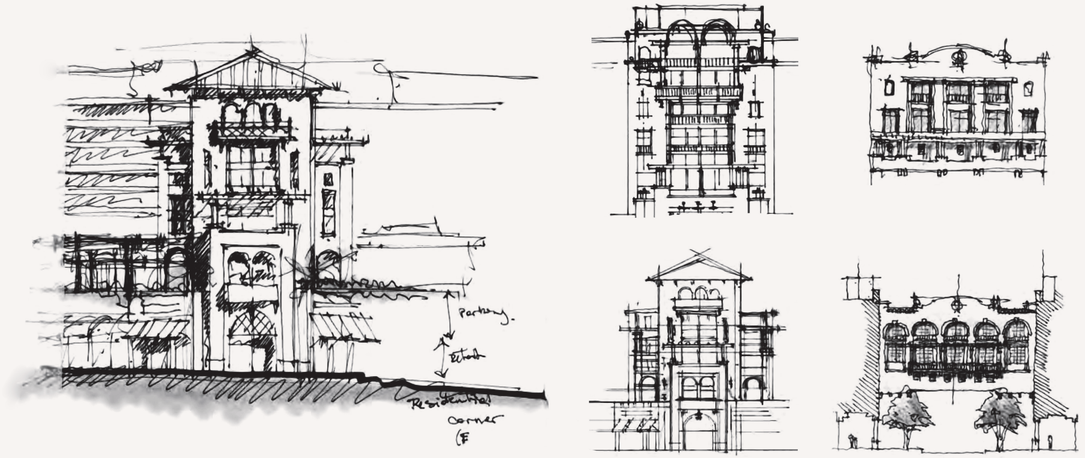
ARTIST'S CONCEPTUAL RENDERING

Experience
Boca Like Never Before

VIA MIZNER

BOCA RATON

RESIDENCES · HOTEL · RETAIL · PRIVATE CLUB



Modernizing Mizner

Layered and complex, Via Mizner pays tribute to the Mediterranean architectural legacy of Addison Mizner, while expressing the sophistication of Mandarin Oriental.





Mandarin Oriental, a Leader in Luxury Hospitality

THE RESIDENCES
MANDARIN ORIENTAL
BOCA RATON



Perfectly located in the world's most prestigious destinations, Mandarin Oriental welcomes you with legendary service, steeped in the values of the orient.

For more than 50 years, Mandarin Oriental has been established as a leader in luxury hospitality, and has a rich and proud history. Its mission, 'to delight our guests each and every day' began with the opening of its flagship property, The Mandarin, in 1963 in Hong Kong. The hotel, which was the tallest building on the island when it opened, soon built up an enviable reputation for service excellence, and instantly became a historic landmark – a status it still holds today.





Legendary Service & Amenities





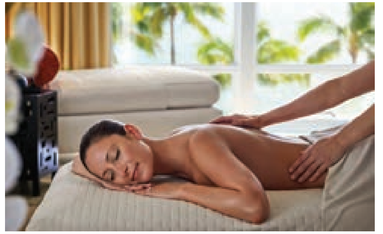




Mandarin Oriental Hotel Group is the award-winning owner and operator of some of the most luxurious hotels, resorts and residences located in prime destinations around the world.

Increasingly recognized for creating some of the world's most sought-after properties, the Group provides 21st century luxury with oriental charm.

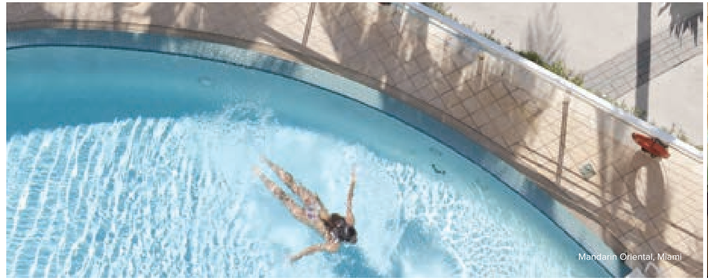
Above all, Mandarin Oriental is renowned for creating unique hotels through distinctive design and a strong sense of place, right for their time and place.





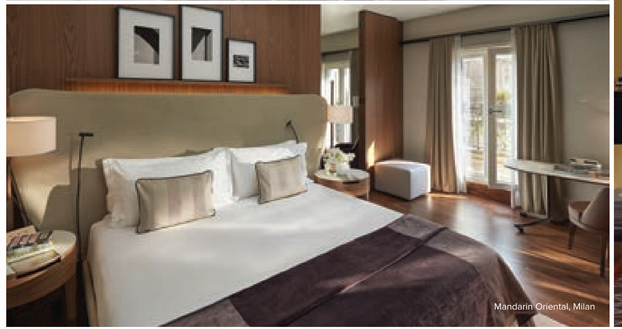

Mandarin Oriental, Barcelona


Mandarin Oriental, Paris


Mandarin Oriental, Miami


Mandarin Oriental, Hong Kong


Mandarin Oriental, Bangkok


Mandarin Oriental, Milan


Mandarin Oriental, Prague

The Residences at Mandarin Oriental, Boca Raton

THE RESIDENCES
MANDARIN ORIENTAL
BOCA RATON

Cosmopolitan in attitude, progressive in outlook, and rich in possibilities.



Residential Lobby

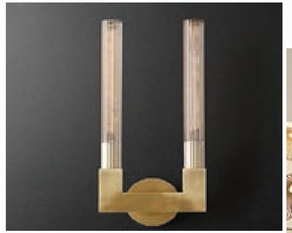


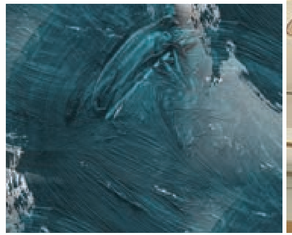
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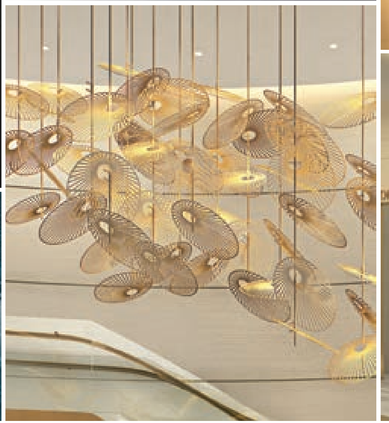
















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Great Room



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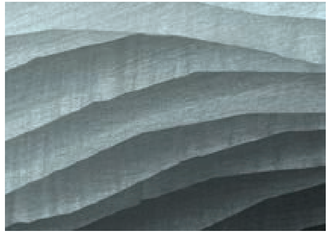












Master Bedroom

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THE RESIDENCES AT MANDARIN ORIENTAL

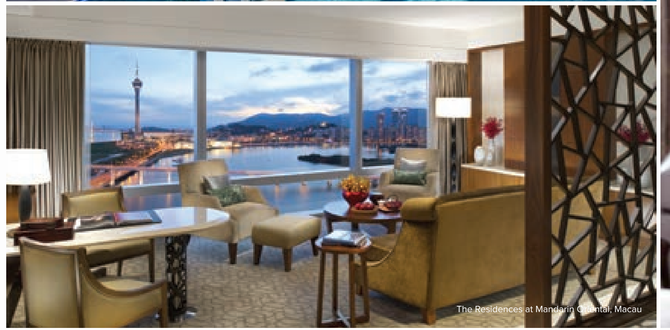
BANGKOK | BODRUM | BOSTON | LONDON | MACAU | NEW YORK | TAIPEI


The Residences at Mandarin Oriental, Taipei


The Residences at Mandarin Oriental, Bodrum


The Residences at Mandarin Oriental, Boston


The Residences at Mandarin Oriental, New York


The Residences at Mandarin Oriental, Macau


The Residences at Mandarin Oriental, London



Mandarin Oriental, Boca Raton

MANDARIN ORIENTAL
BOCA RATON

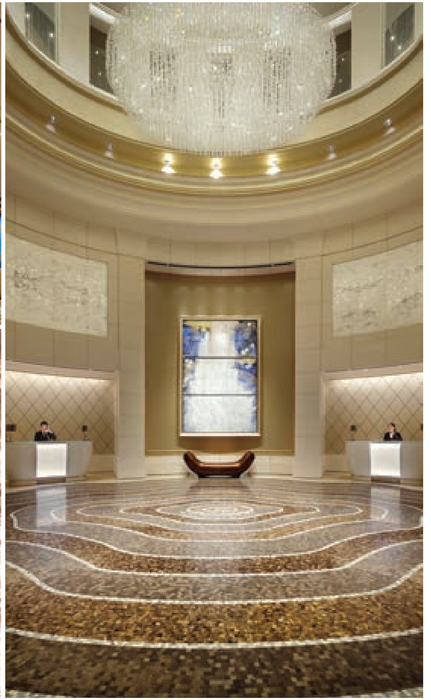
Hotel Lobby

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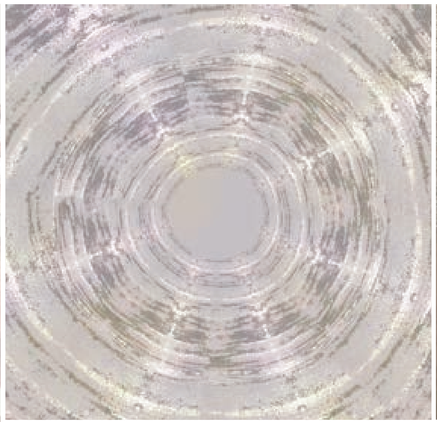




Hotel Lobby Lounge

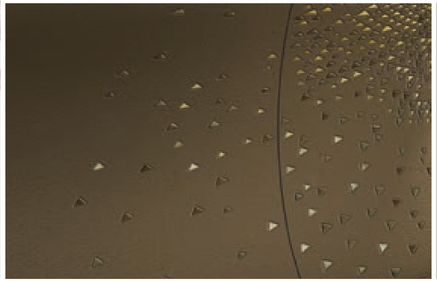
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The Spa at Mandarin Oriental
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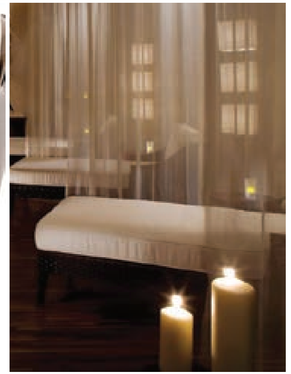












The Spa at Mandarin Oriental

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Guest Bedroom



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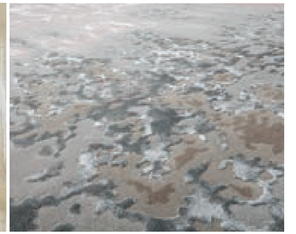


Presidential Living Room

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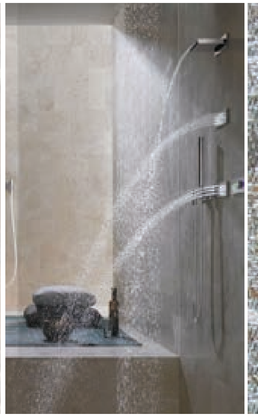
Presidential Suite

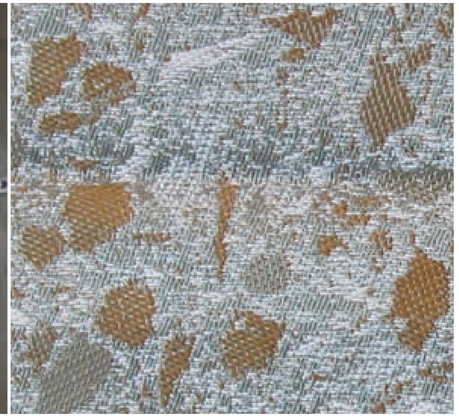
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More Michelin-starred restaurants than any other hotel group in the world.









The Preeminent Private Club of Boca Raton

VIA MIZNER

GOLF & CITY CLUB

BOCA RATON

Located inside the exquisite Mandarin Oriental, Boca Raton, The City Club provides members the perfect opportunity to enjoy life to the fullest in a truly inspired environment.

VIA MIZNER
CITY CLUB
BOCA RATON







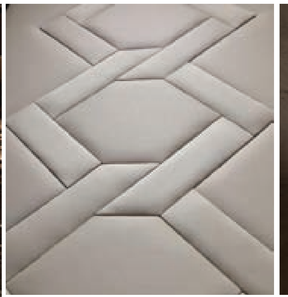

Fitness Center







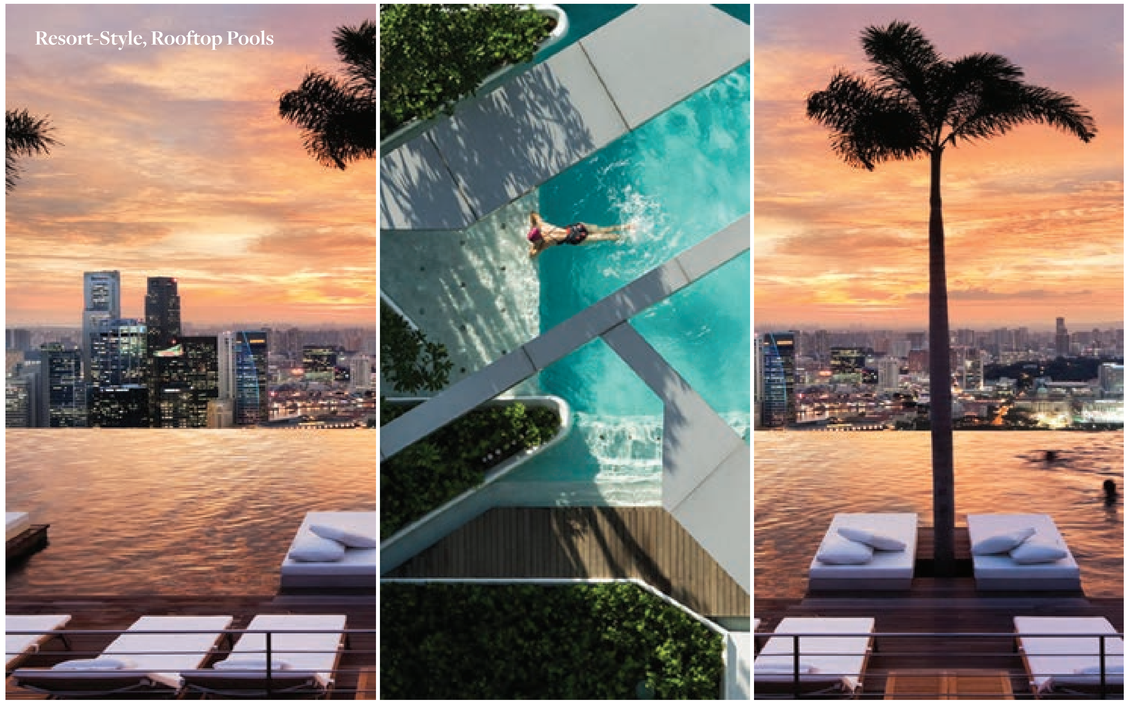

Member-Only
Private Club










Resort-Style, Rooftop Pools








Private Meeting Space






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ARTIST'S CONCEPTUAL RENDERING

With it's spectacular 18-hole professional-caliber course at its center, The Golf Club provides the ultimate resort-like lifestyle amenity in one of the world's more desirable luxury resort locations.

VIA MIZNER
GOLF CLUB

BOCA RATON



“Designing a golf course is my total expression. I always knew my golf game would only go on so long. But what I have learned can be put into a piece of ground that will last beyond me.”



Jack Nicklaus

The most renowned names in retail unite in an elegant urban expression - one that is poised to be the city's most exciting and unique shopping and dining destination.

THE SHOPPES
VIA MIZNER

BOCA RATON






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ARTIST'S CONCEPTUAL RENDERING

PENN-FLORIDA COMPANIES

Founded in 1987, Penn-Florida Companies is a respected owner and full-service developer of luxury, high-profile real estate. With its headquarters located in Boca Raton, and regional offices in Orlando and Tampa, Florida, Penn-Florida specializes in creating ultra-luxury, one-of-a-kind residential and commercial projects throughout the state. By limiting the company's portfolio to unique properties in select locations, and upholding the Company's long-standing commitment to delivering exceptional experiences and lifestyles, Penn-Florida has distinguished itself as a market leader for luxury and quality.

MANDARIN ORIENTAL
THE HOTEL GROUP

Mandarin Oriental Hotel Group is the award winning owner and operator of some of the most luxurious hotels, resorts and residences located in prime destinations around the world Increasingly recognized for creating some of the world's most sought-after properties, the Group provides 21st century luxury with oriental charm. Above all, Mandarin Oriental is renowned for creating unique hotels through distinctive design and a strong sense of place, luxury hotels right for their time and place.

SB ARCHITECTS

In over 55 years of continuous practice, SB Architects has established a world-wide reputation for excellence in the planning and design of hotels, resorts and destination resort communities, as well as large-scale multi-family residential and urban mixed-use properties, in all parts of the world. A mid-sized practice on a global scale, SB Architects pairs technical capabilities, knowledge and vision on par with the world's largest design firms with the flexibility, responsiveness and creativity of a boutique practice.

HBA

World-renowned as the "Number 1 Hospitality Design Firm " by Interior Design and honored in 2014 by the Gold Key Awards, Hospitality Design Awards, International Hotel Awards, Society of British Interior Design Awards and the European Hotel Design Awards; HBA/Hirsch Bedner Associates, unveils the world 's most anticipated hotels, resorts, casinos and spas. Leading the hotel design industry since 1965, HBA remains keenly attuned to the pulse of changing industry trends governed by today 's sophisticated traveler.

NICHOLS BROSCH WURST WOLFE & ASSOCIATES, INC.
Architecture & Planning

Nichols Brosch Wurst Wolfe & Associates and its consultants are internationally recognized in the planning and architectural design of mixed-use centers and world-class hotels and resorts, as well as high-end residential, commercial and retail. NBWW's project experience includes resort and urban hotels, condo hotels, office buildings, high-rise residential, retail facilities and mixed-use developments which are located throughout the United States, the Caribbean and Bahamas, Central America, South America and Mexico.

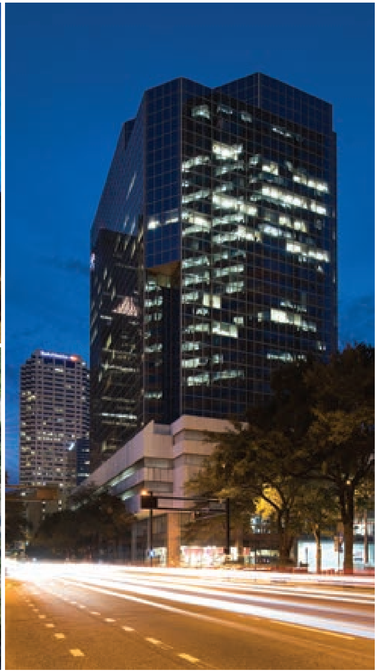
PENN-FLORIDA
COMPANIES











SB ARCHITECTS







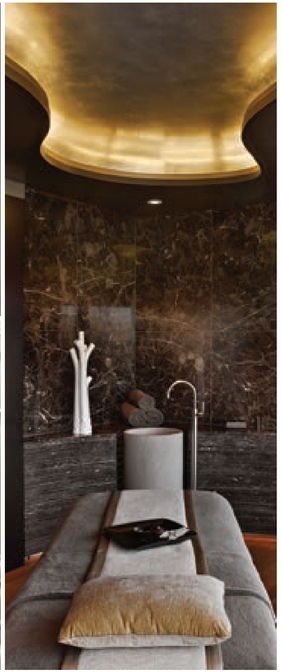


HBA









THE RESIDENCES
MANDARIN ORIENTAL
BOCA RATON

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 U.S. Policy for achievement of equal housing opportunity throughout the Nation. We encourage and support an affirmative advertising, marketing and sales program which there are no barriers to obtaining housing because of race, color, religion, sex, handicap, familial status or national origin. The sketches, renderings, pictures, photos, and designs depicted or described herein are conceptual in nature and are not to scale, are based upon preliminary development plans, may depict options, upgrades, features or views not available in all model types and are subject to change without notice in the manner provided in the applicable purchase agreement. No guarantees or representations whatsoever are made that any features, amenities or other facilities will be provided or, if provided, will be of the same type, size, location or nature as depicted or described herein. Any view from a unit or from other portions of the property may in the future be limited or eliminated by future development or forces of nature. Nearby golf courses, open spaces and other areas are not owned or operated by the Developer and there is no guarantee they will be operated or maintained for any particular purpose or in any particular manner. Many of the facilities within the project will not be located within the Residences. Certain facilities or services described herein will be provided by the hotel or club operators or others and may be subject to additional charges. Membership in the Club will be mandatory for unit owners and will require payment of additional dues, fees and costs. A substantial number of Club memberships will be available to non-residents. Business establishments may be sold to third parties, may be used for different purposes, and may change or discontinue operation at any time.

An offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus or in the applicable purchase agreement. Penn Florida realty is the Developer's exclusive broker for this project. No solicitation, offer or sale of a unit in the Residences will be made in NY, NJ, or in any other jurisdiction in which such activity would be unlawful. Via Mizner Owner III, LLC ("Developer") is a newly-formed entity, which is the sole offeror of the units being offered for sale as The Residences at Mandarin Oriental, Boca Raton ("Residences"). Penn-Florida Capital Corp. and the other "Penn-Florida Companies" are affiliated with the Developebut are not the developer of the Residences. All statements and any representations herein shall be deemed to have been made solely by Developer. An affiliate of the Developer is developing the adjacent proposed Mandarin Oriental, Boca Raton hotel ("Hotel") and the rental programs, if any, offered to unit owners in the Residences. Neither Mandarin Oriental Hotel Group nor any of its affiliates, nor their respective Officers, Directors, Agents or Employees (collectively, "MOHG"), are in any way owners, offerors, promoters, issuers or underwriters of, or responsible or liable for, or are making any representations or warranties with respect to, the Developer, construction of the Residences, any offering for sale of the real property constituting the Residences, or any increase or return on related investment. MOHG has not assumed and has no liability or responsibility for any financial statements, projections or other financial information contained in any sales and marketing materials, prospectus or similar written or oral statements relating to the Residences. Developer has the sole right and responsibility for the manner and means by which the Residences are sold, and for all representations in relation to the Residences. Developer has obtained rights to use the "Mandarin Oriental" name and trademarks ("MOHG Marks") in connection with the Residences and the Hotel subject to the terms and conditions of non-exclusive license agreements which may be terminated at any time upon certain occurrences. The right to use the MOHG Marks in connection with the Residences is thus not guaranteed and no such right is included in the Residence being acquired by any purchaser. If any of the relevant agreements are terminated, or Mandarin Oriental ceases to manage the Hotel or Residences for any reason, use of the MOHG Marks in connection with the Hotel and Residences may be terminated at MOHG's discretion.

The Residences at Mandarin Oriental, Boca Raton (The Residences) are not developed, sponsored, owned, offered or sold by Mandarin Oriental Hotel Group or any affiliate thereof (MOHG), and MOHG makes no representation, warranty or guaranty of any kind regarding The Residences. The developers and owners of The Residences use the Mandarin Oriental name and trademarks subject to the terms of revocable licenses from MOHG which may expire or be terminated. This advertisement is not an offering. It is a solicitation of interest in the advertised property. No offering of the advertised units to New York residents can be made and no deposits can be accepted, or reservations, binding or non-binding, can be made until a CPS-12 Application is filed with the New York State Department of Law. This advertisement is made pursuant to Cooperative Policy Statement No. 1, issued by the New York State Department of Law. File No. CP16-0074. Tower 105 Residences, A Condominium | 105 East Camino Real Boca Raton, Florida 33432. Tower 105 Residences, A Condominium is being marketed as The Residences at Mandarin Oriental, Boca Raton. Via Mizner Owner III, LLC | 1515 North Federal Highway Suite 306 Boca Raton, Florida 33432.

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