THE RESIDENCES
MANDARIN ORIENTAL
BOCA RATON

PENTHOUSE COLLECTION



PENTHOUSE 04

4 BEDROOMS | 4.5 BATHS

Residence ~ *5,838 Sq. Ft.*

Terrace ~ *1,123 Sq. Ft.*

Total ~ *6,961 Sq. Ft.*



*Square footage is determined using the "Architectural Method." Quoted square footages and dimensions are estimates that are based on preliminary development plans and are subject to change.



4

THIS EXQUISITE PENTHOUSE HOME IS A TRUE LUXURY RETREAT WITHIN THE VIA MIZNER PROPERTY. AT 5,838 INTERIOR SQUARE FEET, THE RESIDENCE IS A BALANCE BETWEEN GRAND OPEN ARCHITECTURE, TALL 12-FOOT CEILINGS, AND SWEEPING VIEWS OF THE GOLF COURSE AND ATLANTIC OCEAN. UPON ENTRY, THE EXPANSIVE GREAT ROOM DELIVERS A STATEMENT WELCOME – WITH SEAMLESS CONNECTION BETWEEN THE MAIN LIVING AREA, EXHIBITION KITCHEN, AND ENTERTAINING SPACE. THIS IS INDOOR-OUTDOOR LIVING AT ITS FINEST, THANKS TO FOUR SPACIOUS TERRACES THAT MAXIMIZE THE HIGH-FLOOR LOCATION OF THE RESIDENCE FOR UNOBSTRUCTED VIEWS IN MANY DIRECTIONS.

EACH OF THE FOUR BEDROOMS IS GRACIOUSLY APPOINTED WITH CUSTOM CLOSETS, AND PRIMARY BEDROOMS EACH BOAST THEIR OWN PRIVATE TERRACES PERFECT FOR ENJOYING YEAR-ROUND TROPICAL BREEZES. THE FOUR FULL BATHROOMS AND SINGLE HALF BATH ARE EQUALLY IMPRESSIVE, WITH SPA-LIKE DESIGN, MATERIALS, AND FIXTURES THROUGHOUT. OF COURSE, PENTHOUSE OWNERS ENJOY ACCESS TO EXCLUSIVE BENEFITS FOR MANDARIN ORIENTAL RESIDENCES, INCLUDING PREFERRED DINING AND SPA RESERVATIONS, AN OWNERS-ONLY LOUNGE AND RESTAURANT, AND CONCIERGE-LEVEL SERVICES FOR ALL OTHER NEEDS.



PENTHOUSE 06

6 BEDROOMS | 6.5 BATHS

Residence ~ *9,211 Sq. Ft.*

Terrace ~ *1,341 Sq. Ft.*

Total ~ *10,552 Sq. Ft.*

*Square footage is determined using the "Architectural Method." Quoted square footages and dimensions are estimates that are based on preliminary development plans and are subject to change.



6

DESIGNED TO FEEL LIKE A PRIVATE MANSION IN THE SKY, THIS PENTHOUSE RESIDENCE IS UNMATCHED IN SPACE, VIEWS, AND DISTINCTIVE DESIGN ELEMENTS. THE FLOW-THROUGH DESIGN OF THIS HOME IS PARTICULARLY SPECIAL, OFFERING STUNNING OCEAN VIEWS AT SUNRISE AND SUNSET, AS WELL AS ABUNDANT NATURAL LIGHT AND OCEAN-KISSED BREEZES ALL YEAR ROUND. AS A SPECIAL BONUS, A 1,341 SQUARE-FOOT OUTDOOR TERRACE PROVIDES PLENTY OF SPACE FOR AN OPEN AIR DINING ROOM, LIVING ROOM, OR ENTERTAINING SPACE. THIS SENSE OF GRANDEUR IS ELEVATED EVEN FURTHER BY SOARING 12-FOOT CEILINGS AND OVERSIZED WINDOWS AND SLIDING GLASS DOORS TO MATCH.

THE THEME OF AMPLE OPEN SPACE CONTINUES THROUGH THE SIX-BEDROOM/SIX-AND-A-HALF-BATHROOM DESIGN, WITH A PRIMARY BEDROOM SUITE THAT FEATURES A PRIVATE SITTING ROOM, A SEPARATE DEN FOR WORKING FROM HOME, AND SECONDARY BEDROOM SUITES THAT ARE GENEROUSLY SIZED AS WELL. THROUGHOUT THE 9,211 INTERIOR SQUARE-FOOT SPACE, THERE IS AN ATMOSPHERE OF CALM ELEGANCE AND PRIVACY.



PENTHOUSE 12

4 BEDROOMS + DEN | 4.5 BATHS

Residence ~	*4,839 Sq. Ft.*	*450 Sq. M.*
Terrace ~	*1,325 Sq. Ft.*	*123 Sq. M.*
Total ~	*6,164 Sq. Ft.*	*573 Sq. M.*



*Square footage is determined using the "Architectural Method." Quoted square footages and dimensions are estimates that are based on preliminary development plans and are subject to change.

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FROM SUNRISES TO SUNSETS, THIS DESIRABLE CORNER PENTHOUSE OPENS ONTO NORTHEAST VISTAS OVER THE GOLF COURSE AND THE ATLANTIC OCEAN BEYOND, AS WELL AS LOVELY SCAPES WESTERLY. THE FOUR-BEDROOM/FOUR-AND-A-HALF-BATHROOM RESIDENCE IS RESPLENDENT WITH LUXURY FINISHES AND SELECT BESPOKE APPOINTMENTS CUSTOMIZED TO OWNERS' PERSONAL DESIGN AESTETHIC. THE ARCHITECTURE OF THE HOME IS OPEN AND AIRY WITH 12-FOOT CEILINGS, GRACIOUSLY SIZED BEDROOMS WITH EN-SUITE BATHS AND OVERSIZED WINDOWS AND SLIDING GLASS DOORS.

THIS SPECIFIC RESIDENCE IS ALSO HIGHLIGHTED WITH A SEPARATE FAMILY ROOM OR DEN, IDEAL FOR WORK FROM HOME OR AS A STUDIO SPACE. MULTIPLE LARGE TERRACES AND A UNIQUE WRAP-AROUND TERRACE TAKE FULL ADVANTAGE OF THE HOME'S CORNER POSITION HIGH ABOVE THE CITY.




ADMINISTRATION
RESIDENTIAL UNITS

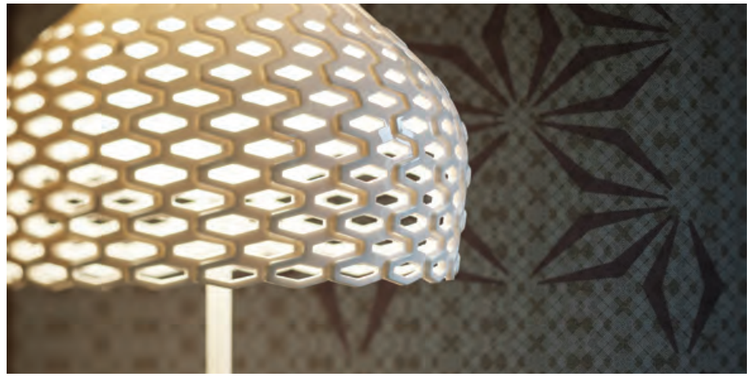
The Residences at Mandarin Oriental, Boca Raton




CHANEL
VOGUE





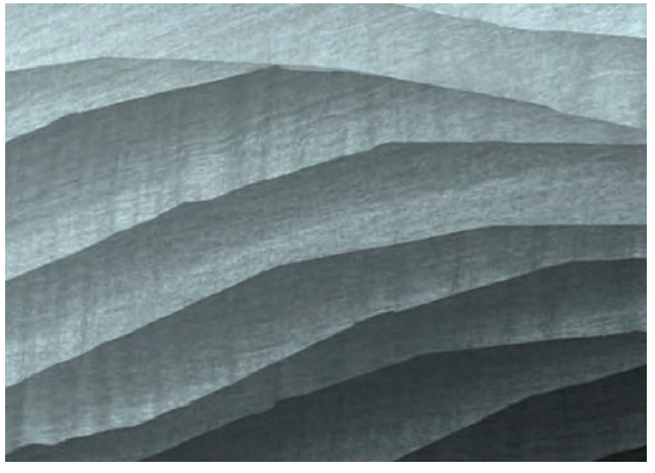








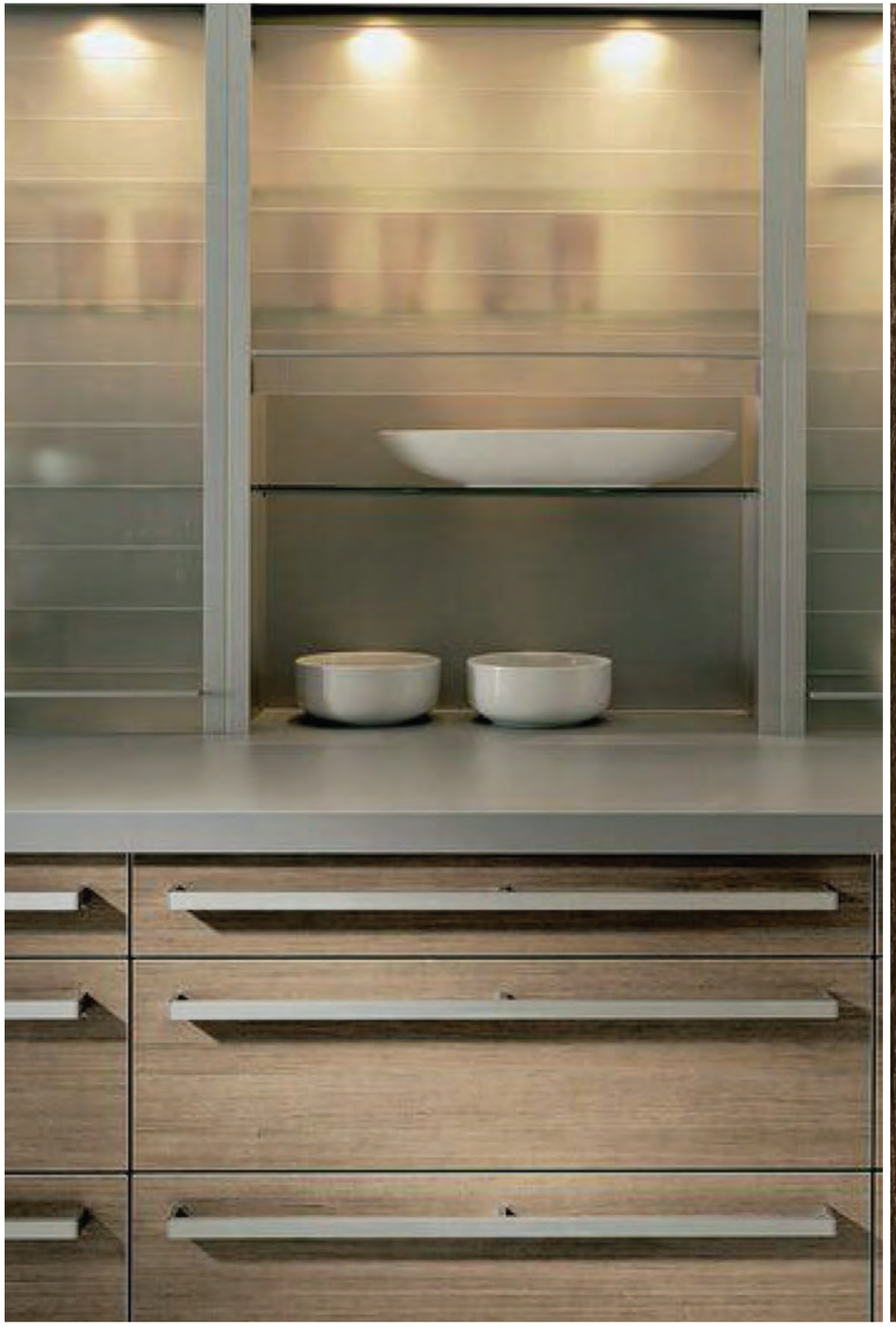




ARTIST'S CONCEPTUAL RENDERING







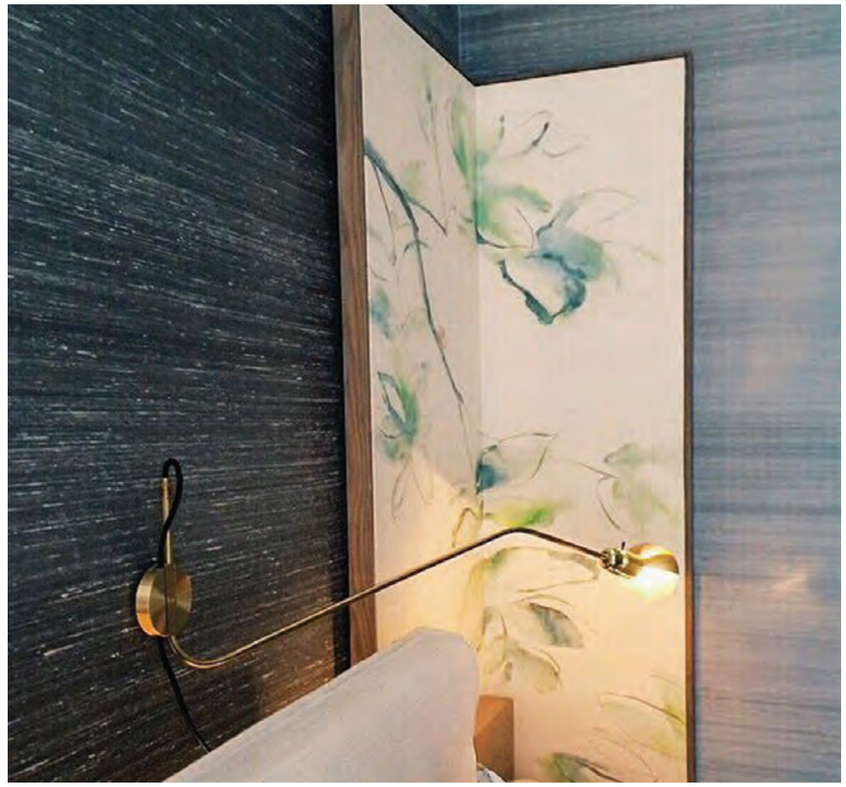


































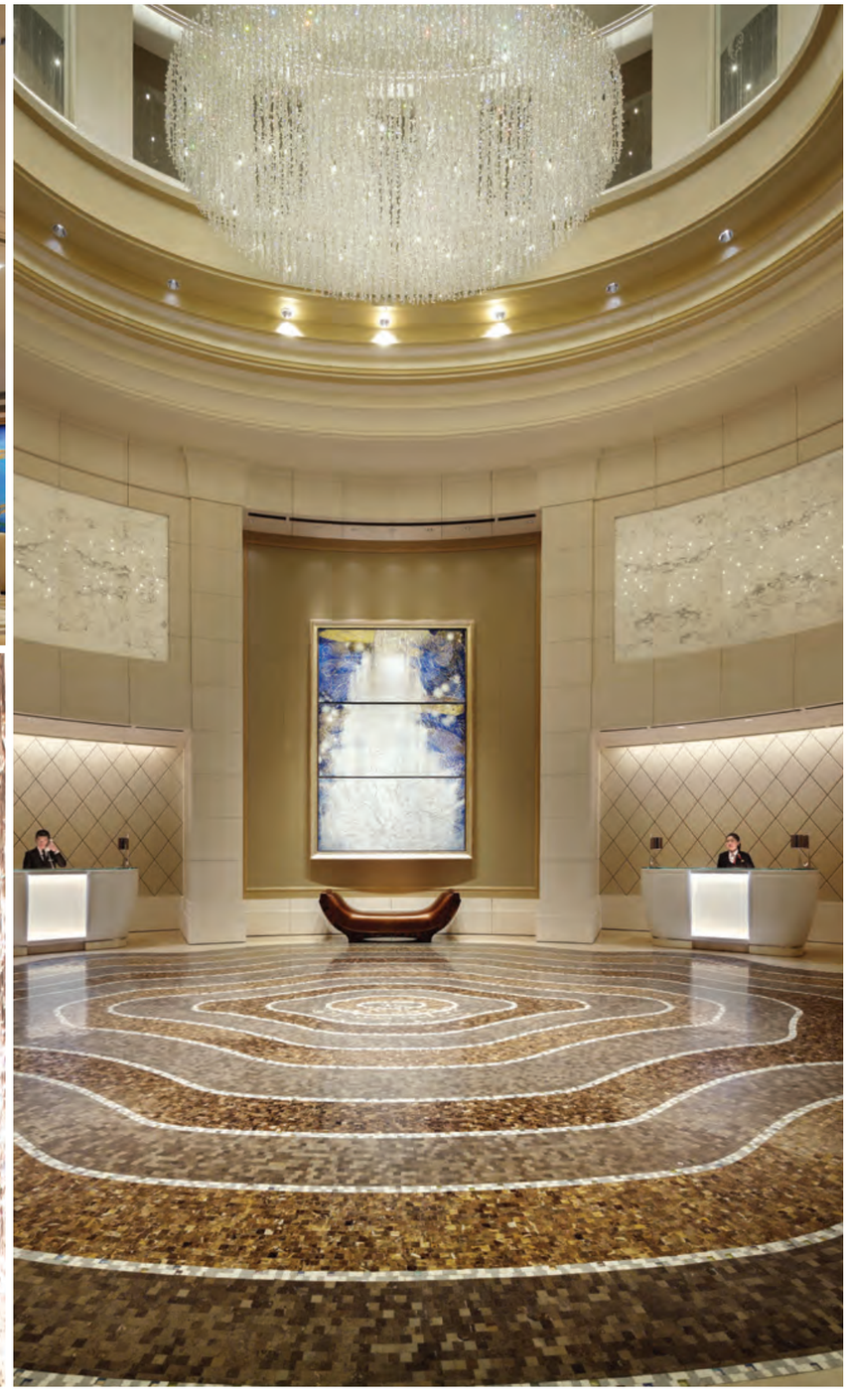
Mandarin Oriental,
Boca Raton

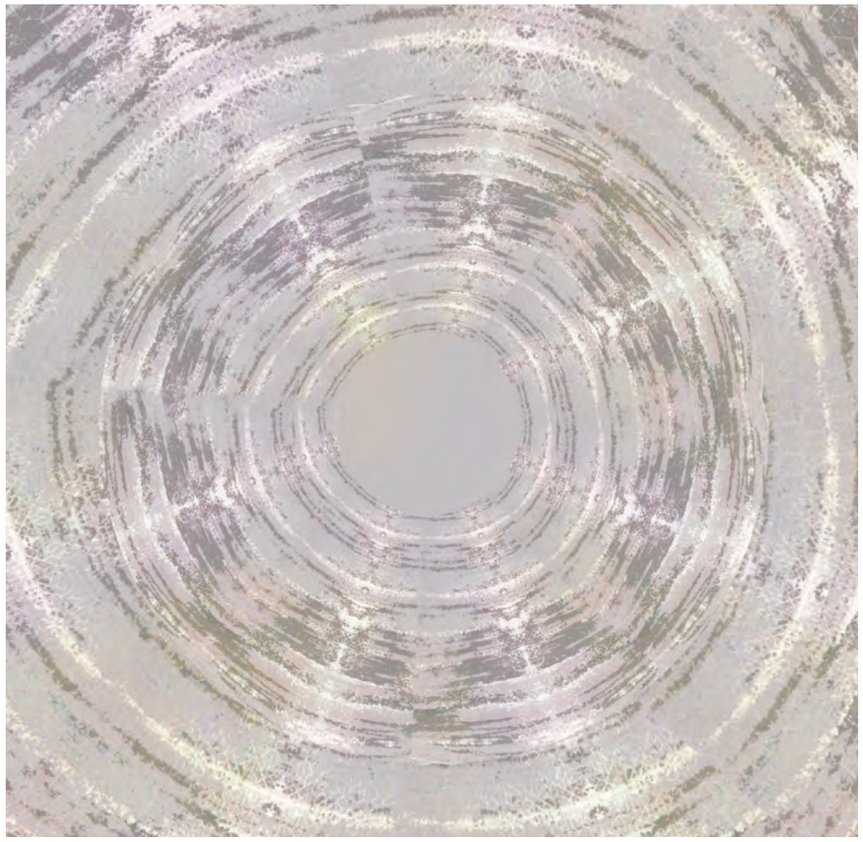


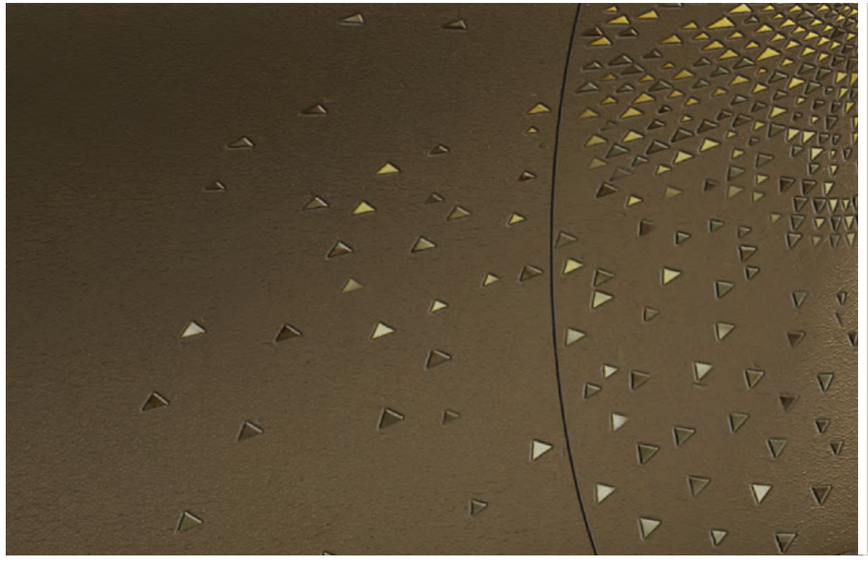










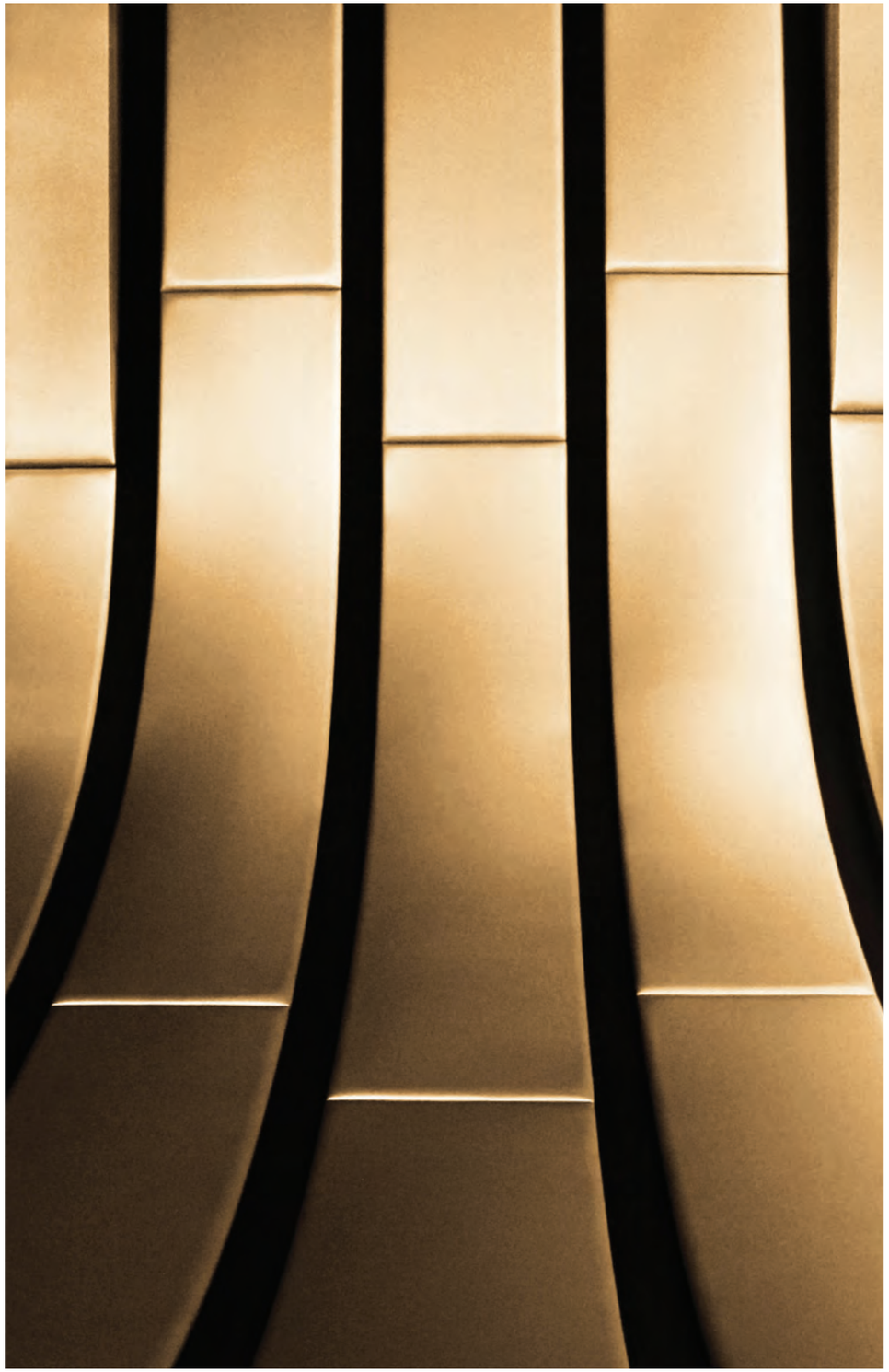

More Michelin-starred restaurants than any other hotel group in the world.

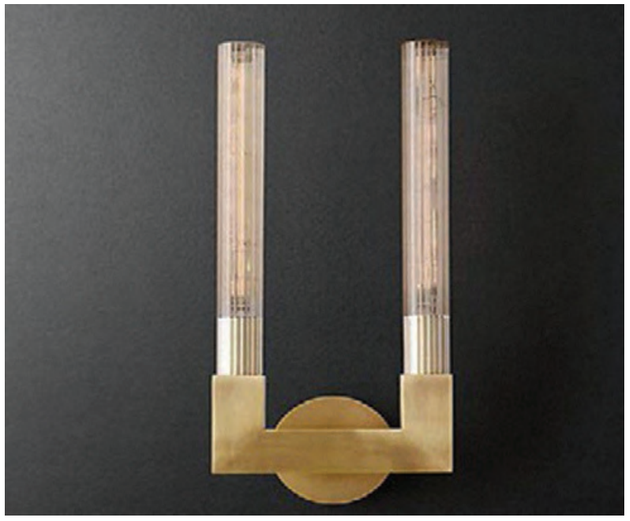




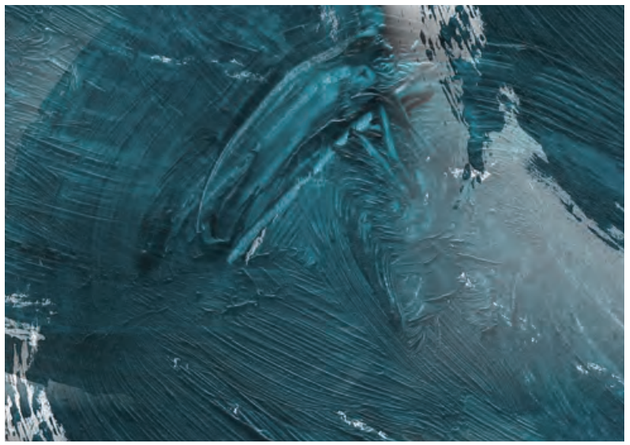




















Located inside the exquisite Mandarin Oriental, Boca Raton, The City Club provides members the perfect opportunity to enjoy life to the fullest in a truly inspired environment.



VIA MIZNER GOLF CLUB

With its spectacular Nicklaus Signature 18-hole professional 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.

“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








VIAMIZNER

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 RESIDENCES
MANDARIN ORIENTAL
BOCA RATON

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MOResidencesbocaraton.com

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.

Nichols 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.

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.

SILVERFOX

Singapore-based, Silverfox Studios is an award-winning interior architectural design business focused on the Hospitality industry for both Urban and Resort Environments. World-renowned for transforming spaces into experiences, the Silverfox portfolio contains hallmark projects in Hong Kong, Dubai, Jakarta, and beyond.

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 Corporation 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 Developer but 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.

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