



THE RESIDENCES
MANDARIN ORIENTAL
BOCA RATON

Luxury is in the Details

The Residences at Mandarin Oriental, Boca Raton has been designed by a distinguished team of architects and interior designers to create an environment of luxury and timeless style unique to your tastes and preferences. Select from a collection of premium finishes to create your custom Residence.





BUILDING FEATURES

- ◆ 'Modern Mizner' – Traditional Mizner features with transition to contemporary architectural design by SB Architects, design architect, and Nichols Brosch Wurst Wolfe & Associates, architect of record
- ◆ Common and amenity area designs by Hirsch Bedner Associates
- ◆ Landscape, meditation garden and roof top pool designs by DSBOCA
- ◆ Atlantic Ocean, Panoramic golf course, and/or city views
- ◆ Floor to ceiling aluminum frame windows and insulated sliding doors, tinted in dark bronze
 - ◆ Designed to meet South Florida's hurricane standards
 - ◆ Enhanced noise reduction from outside activities
- ◆ Exceptionally large terraces complete with outdoor natural gas barbecue
- ◆ Glass, metal and/or concrete railings on terrace
- ◆ Decorative recessed ceiling light fixtures include 4" square trim baffle
- ◆ Centralized technology service panel providing power to drapery, lighting and smart home automation system
- ◆ Home security system with entry door alarm and panic alarms
- ◆ Unfinished floor to finished ceiling heights (measurements will vary for mechanical ceiling drops, soffits, installation of the decorative ceiling and lighting upgrade package; subject to normal construction variations)
 - ◆ Garden Suites 12' – 0"
 - ◆ Level 5 11' – 0"
 - ◆ Levels 6 through 10 10' – 0"
 - ◆ Tower Suites 11' – 0"
 - ◆ The Penthouse Collection 12' – 2"
- ◆ Private elevator foyers for each Residence serviced by semi-private elevators and shared service corridors
- ◆ Solid walnut entry door (8'-0" x 3'-6") with satin finish, six-panel kerf cut design with polished chrome entry hardware and concealed hinges with mortised lock set
- ◆ Solid core interior flush doors (8'-0" x 2'-10") with white painted six-panel kerf cut design throughout with polished chrome lever handles and caseless doorways finished with a simple reveal
- ◆ Penthouse Residences are assigned two parking spaces; all other Residences assigned one parking space and the right to valet-park one additional vehicle
- ◆ Valet parking is available for additional vehicles and guests
- ◆ Temperature controlled storage assigned to each Residence – individual storage rooms for Penthouse and Tower Suites Residences and 4' x 6' x 8' lockers for all other Residences
- ◆ Bicycle storage





RESIDENCE FEATURES

- ◆ A selection of Italian porcelain flooring available in the great room, kitchen, bedrooms, hallways, entry foyer and powder room with matching nominal 8" wood base
 - ◆ Standard flooring "Bianco Laso Polished" porcelain – nominal 32" x 72"
- ◆ Smooth wall and ceiling finishes throughout with finish painted ceilings (white) and up to two different colors per room on all interior painted walls
 - ◆ Standard wall paint throughout – Sherwin Williams Snow Bound #SW 7004, flat with all trim in semi-gloss

KITCHEN

- ◆ Custom designed Italian kitchen cabinetry combining the latest European designs, technology and accessories
- ◆ Kitchen design and features vary by Residence
- ◆ A selection of cabinet finishes and door styles available
 - ◆ Standard door finish – "Gray Textured" for base cabinets and "White Gloss" for upper cabinets
- ◆ Upper cabinets feature motorized doors for easy access
- ◆ Cabinet interiors include linen finish, cutlery and utensil dividers, tandem boxes, fly moon, appliance garage, and trash bins, per plans
- ◆ All cabinetry illuminated with accent LED lighting
- ◆ Center island or peninsula with secondary floating "waterfall," per plans
- ◆ A selection of full height quartz countertops available with 7/4" mitered edge; and floating waterfall island top in accent natural stone
 - ◆ Standard countertop – "Silestone White Zeus"
 - ◆ Standard floating waterfall and backsplash – "Semi-Precious White Gemstone"



FIXTURES

- ◆ Julien single stainless steel undermount sink with Dornbracht high profile faucet in polished chrome
- ◆ InSinkErator 1-hp stainless steel garbage disposal

COOKING

- ◆ Wolf 36" gas cooktop with 5 burners
- ◆ Wolf 30" E-series built-in stainless steel oven
- ◆ Wolf 30" E-series built-in stainless steel convection steam oven
- ◆ Wolf 30" E-series built-in stainless steel microwave oven with drop-down door, 900 watt, 1.6 cubic feet
- ◆ Best Hood 36" - four speed Italian cabinet mount slim line stainless steel design provides strong, effective ventilation and with Halogen cooktop lighting

CLEANING

- ◆ Asko 40 series 24" dishwasher with stainless steel interior and interrogated cabinetry door panel with turbo dry feature

REFRIGERATION

- ◆ One & Two Bedrooms
 - ◆ Built in Sub-Zero 30" column refrigerator and Sub-Zero 24" column freezer with air purification and filtration systems, internal ice maker and dispenser with finger pull
- ◆ Sub-Zero 18" column wine storage with independent storage zones to regulate temperatures, dual evaporators to control humidity, UV resistant glass door with 59 bottle capacity and integrated cabinetry door finish
- ◆ Three & Four Bedrooms and The Penthouse Collection
 - ◆ Built in Sub-Zero 30" column refrigerator and Sub-Zero 30" column freezer with air purification and filtration systems, internal ice maker and dispenser with finger pull and integrated cabinetry door finish
 - ◆ Sub-Zero 24" column wine storage with independent storage zones to regulate temperatures, dual evaporators to control humidity, UV resistant glass door with 102 bottle capacity and integrated cabinetry door finish



SECONDARY BATH

- ◆ A selection of Italian porcelain floors available in nominal 24' x 48' format with matching 8" porcelain base
 - ◆ Standard flooring – “Bianco Laso Polished”
- ◆ A selection of custom designed Italian vanity cabinetry available
 - ◆ Standard cabinet door finish – “White Gloss”
- ◆ Quartz vanity countertops
 - ◆ Standard vanity countertop – “Silestone White Zeus”, 7/4" mitered edge, 6" backsplash
- ◆ Duravit undermount vitreous white china lavatory sink and Dornbracht polished chrome faucet
- ◆ Frameless clear glass shower enclosure per plan
- ◆ A selection of Italian porcelain shower wall tiles available with matching porcelain floor and Dornbracht polished chrome shower set
 - ◆ Standard shower wall – “Bianco Laso Polished”
 - ◆ Standard shower floor – “Bianco Laso Matte”
- ◆ For Residences with three or more bedrooms, at least one bathroom will include MTI drop-in tub with Dornbracht polished chrome faucet, shower head and diverter valve, per plans
- ◆ Toto Legato one-piece high-efficiency toilet in white
- ◆ Dornbracht bath accessories to include polished chrome towel bar, toilet paper holder and robe hook, per plans
- ◆ Full-height mirrors, width of vanity, per plans

MASTER BATH

- ◆ A selection of large format stone floors, full-height walls, shower and water closet finishes available
 - ◆ Standard stone – nominal 60" x 120" “Carrara” marble
- ◆ A selection of custom designed Italian vanity cabinetry available
 - ◆ Standard cabinet door finish – “White Gloss”
 - ◆ Large capacity storage drawers with built-in power stations
 - ◆ Matching built-in frameless, mirrored medicine cabinets with soft-touch opening doors and internal power outlets
- ◆ A selection of vanity tops available with 7/4" mitered edges and 6" backsplash
 - ◆ Standard stone vanity top – “Carrara” marble
- ◆ Hers & His Duravit undermount lavatory sinks, white, with Dornbracht polished chrome faucet with 8" spread Crystal handles
- ◆ Full height vanity mirror with recessed ceiling accent lighting
- ◆ Oversized, spa-inspired shower
 - ◆ Frameless clear glass shower enclosure
 - ◆ Shower includes built-in bench, wall niche, linear floor drain and recessed ceiling accent lighting
 - ◆ Dornbracht polished chrome shower set which includes:
 - ◆ Pressure balance control valve with Crystal handle
 - ◆ Wall-mounted hand-held shower with Crystal handle
 - ◆ Two shower heads, one wall mounted, one ceiling mounted rain head, with crystal handle to control water flow, per plans
- ◆ MTI freestanding sculpted oval tub, 72" x 42" x 22" constructed in high density acrylic, matte white
 - ◆ Includes Dornbracht polished chrome floor-mounted, free-standing tub filler with hand shower
- ◆ Private water closet with frameless frosted glass enclosure
- ◆ Toto Legato one-piece high-efficiency toilet in white
- ◆ Dornbracht bath accessories to include polished chrome towel bar, toilet paper holder and robe hook, per plans



POWDER ROOM

- ◆ Custom designed Italian floating powder room cabinet
 - ◆ Standard cabinet door – “Gray Textured”
 - ◆ A selection of countertops – “Semi-precious White” Gemstone - 3” mitered edge and 6” backsplash
- ◆ Duravit rectangular vessel sink, Dornbracht deck mount high profile faucet in polished chrome
- ◆ Toto Legato one-piece high-efficiency toilet in white
- ◆ Full height mirror, per plans

UTILITY ROOM

- ◆ Custom designed Italian upper and lower utility cabinets
 - ◆ Standard cabinet door finish “White Gloss”
 - ◆ Standard countertop - “Silestone White Zeus Quartz,” 7/4” mitered edge, 6” backsplash
- ◆ Julien undermount stainless utility sink with high-profile faucet by Dornbracht in polished chrome
- ◆ Overhead hanging bar to dry delicate clothing
- ◆ Electrolux 600 series front load washer in white, 4.4 cubic foot capacity
- ◆ Electrolux 600 series electric front load dryer in white, 8.0 cubic foot capacity

TERRACE

- ◆ A selection of flooring materials available to match and complement the main flooring throughout the Residence
 - ◆ Standard terrace flooring – “Bianco Laso Matte”
- ◆ Built-in outdoor 30” stainless gas grill
- ◆ Self venting commercial grade exhaust hood with fire suppression system and halogen lighting for nighttime grilling
- ◆ Quartz countertops with 7/4” mitered edge and full height matching backsplash – “Dekton Halo”
- ◆ Dimmable terrace ceiling lights on main terrace



THE RESIDENCES
MANDARIN ORIENTAL
BOCA RATON



THE DEVELOPER RESERVES THE RIGHT, IN ITS SOLE DISCRETION AND WITHOUT NOTICE, TO MAKE SUCH CHANGES OR SUBSTITUTIONS, IN THE STANDARD FINISH OR PERSONAL SELECTIONS, WHICH ARE IN THE DEVELOPER'S SOLE OPINION OF EQUAL OR BETTER QUALITY.

CERTAIN ITEMS INCLUDED IN THE STANDARD FINISH AND PERSONAL SELECTIONS MAY BE SUBJECT TO SIZE AND COLOR VARIATIONS, GRAIN AND QUALITY VARIATIONS, AND MAY VARY IN ACCORDANCE WITH PRICE, AVAILABILITY AND CHANGES BY MANUFACTURER. WOOD FLOORING IS A DELICATE MATERIAL THAT IS SUSCEPTIBLE TO EXPANSION, CONTRACTION, WARPING, SCRATCHING, DENTING AND/OR OTHER DAMAGE FROM EXPOSURE TO WATER, HUMIDITY, CLIMATE CHANGES, USE AND/OR EXPOSURE TO OTHER CONDITIONS. COLORS, TEXTURES AND OTHER FEATURES OF MATERIALS OR OTHER ITEMS, AS SHOWN IN SAMPLES, DISPLAYS OR MODELS, INCLUDING, BUT NOT LIMITED TO, MARBLE, STONE, CARPETING AND WOOD STAIN, ARE SUBJECT TO NATURAL OR NORMAL VARIATIONS AND WILL WEATHER AND FADE OVER TIME.

ADDITIONAL FEES FOR SELECT SERVICES, MODIFICATIONS, MATERIAL SELECTIONS AND UPGRADES MAY APPLY.



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. Douglas Elliman 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.