

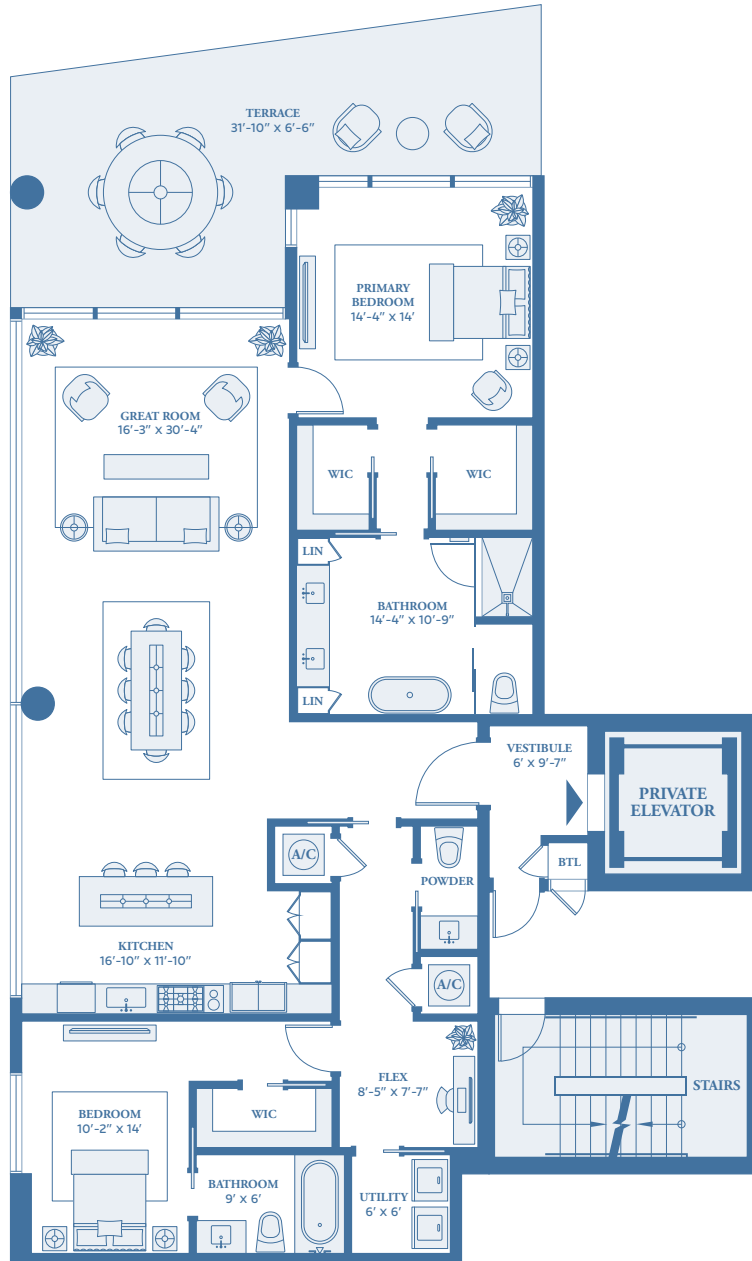


The
BERKELEY

AVAILABILITY - FLOOR PLANS - FACT SHEET



<i>2 BEDROOM + FLEX</i>	<i>AVAILABLE ON FLOORS</i>	<i>PRICED FROM</i>
RESIDENCE A 2 BEDROOM 2 ½ BATH WEST, NORTH OR SOUTH EXPOSURE 1,925 A/C SQ.FT. 393 TERRACE SQ.FT. 2,318 TOTAL SQ.FT.	2 - 6	\$1,900,000
RESIDENCE B 2 BEDROOM 2 ½ BATH WEST EXPOSURE 1,719 A/C SQ.FT. 496 TERRACE SQ.FT. 2,215 TOTAL SQ.FT.	2 - 23	\$1,700,000
RESIDENCE D 2 BEDROOM 2 ½ BATH WEST EXPOSURE 1,728 A/C SQ.FT. 517 TERRACE SQ.FT. 2,245 TOTAL SQ.FT.	2 - 25	\$1,700,000
<i>3 BEDROOM + FLEX</i>	<i>AVAILABLE ON FLOORS</i>	<i>PRICED FROM</i>
RESIDENCE C 3 BEDROOM 3 ½ BATH WEST EXPOSURE 2,529 A/C SQ.FT. 480 TERRACE SQ.FT. 3,009 TOTAL SQ.FT.	2 - 6	\$2,500,000
RESIDENCE G 3 BEDROOM 3 ½ BATH WEST & EAST EXPOSURE 2,643 A/C SQ.FT. 836 TERRACE SQ.FT. 3,479 TOTAL SQ.FT.	8 - 25	\$3,800,000
RESIDENCE F 3 BEDROOM 3 ½ BATH WEST & EAST EXPOSURE 2,696 A/C SQ.FT. 921 TERRACE SQ.FT. 3,617 TOTAL SQ.FT.	8 - 25	\$3,900,000
<i>4 BEDROOM + FLEX</i>	<i>AVAILABLE ON FLOORS</i>	<i>PRICED FROM</i>
RESIDENCE E 4 BEDROOM 4 ½ BATH WEST, EAST, NORTH OR SOUTH EXPOSURE 3,012 A/C SQ.FT. 883 TERRACE SQ.FT. 3,895 TOTAL SQ.FT.	8 - 23	\$4,300,000
<i>5 BEDROOM + FLEX</i>	<i>AVAILABLE ON FLOORS</i>	<i>PRICED FROM</i>
RESIDENCE PH 5 BEDROOM 6 ½ BATH WEST, EAST, NORTH OR SOUTH EXPOSURE 4,731 A/C SQ.FT. 1,410 TERRACE SQ.FT. 6,141 TOTAL SQ.FT.	24 - 25	\$8,500,000

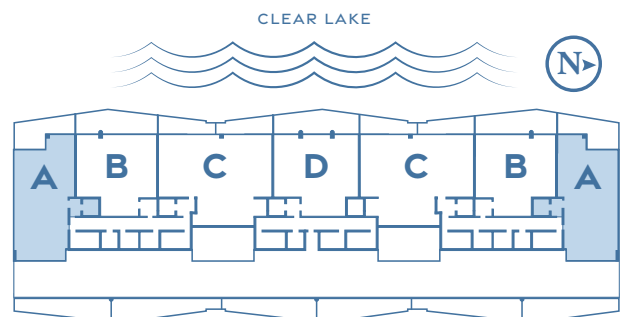


RESIDENCE A

2 BEDROOM + FLEX | 2½ BATH
AC SF: 1,925 | TOTAL SF: 2,318

RESIDENCE FEATURES

WEST, NORTH OR SOUTH BALCONY | PRIVATE ELEVATOR



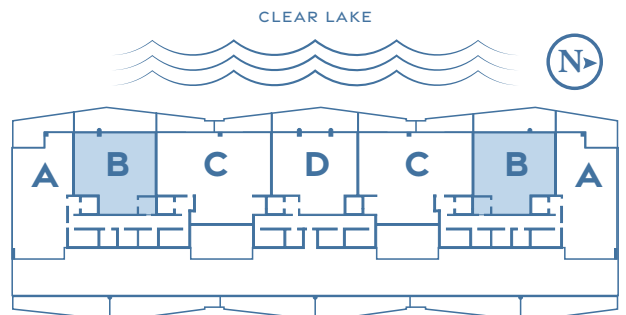
FLOOR PLANS AND ELEVATIONS ARE PRELIMINARY ARTIST'S RENDERINGS ONLY, MAY NOT ACCURATELY REPRESENT THE ACTUAL CONDITION OF A CONDOMINIUM AS CONSTRUCTED, AND MAY CONTAIN OPTIONS WHICH ARE NOT STANDARD ON ALL MODELS. DEVELOPER RESERVES THE RIGHT TO MAKE CHANGES TO THESE FLOOR PLANS, PRICES, SPECIFICATIONS, DIMENSIONS, DESIGNS AND ELEVATIONS WITHOUT PRIOR NOTICE. STATED DIMENSIONS AND SQUARE FOOTAGE ARE ESTIMATED AND SHOULD NOT BE USED AS REPRESENTATION OF THE CONDOMINIUMS ACTUAL SIZE OR NET USABLE SQUARE FOOTAGE WHICH MAY BE LESS THAN THE ESTIMATED SQUARE FOOTAGE. ANY STATEMENT, VERBAL OR WRITTEN, REGARDING "TOTAL SQUARE FOOTAGE" OR "AC SQUARE FEET" OR ANY OTHER DESCRIPTION OR MODIFIER OF THE SQUARE FOOTAGE SIZE. ALL RENDERINGS ARE THE ARTIST'S CONCEPT.



RESIDENCE B

2 BEDROOM + FLEX | 2½ BATH
AC SF: 1,719 | TOTAL SF: 2,215

RESIDENCE FEATURES
WEST BALCONY | PRIVATE ELEVATOR



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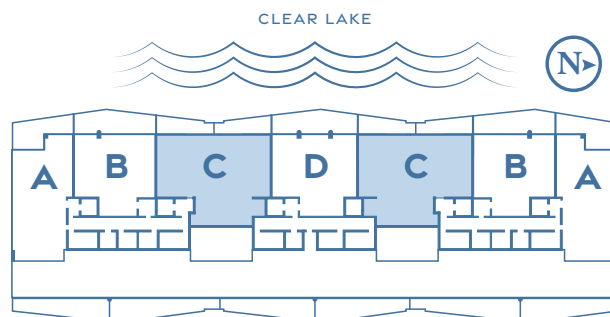


RESIDENCE C

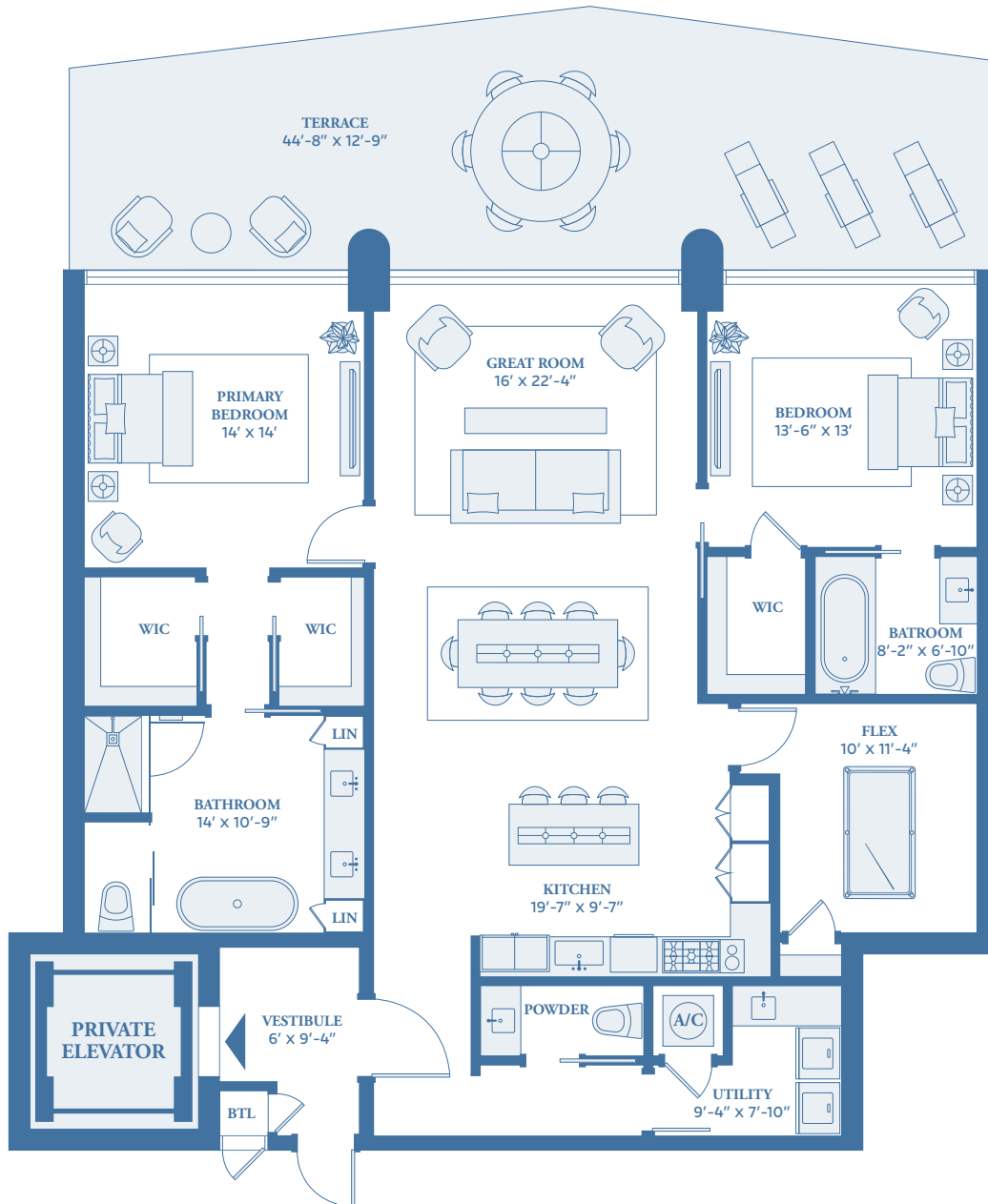
3 BEDROOM + FLEX | 3½ BATH
AC SF: 2,529 | TOTAL SF: 3,009

RESIDENCE FEATURES

WEST BALCONY | PRIVATE ELEVATOR



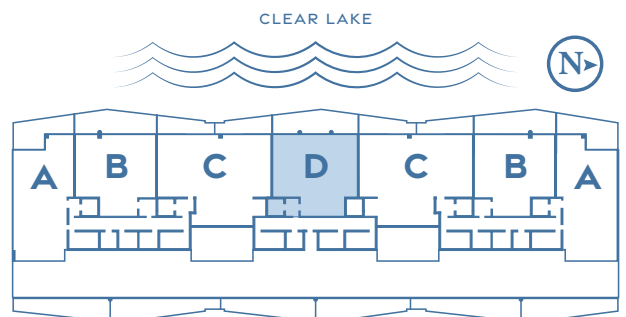
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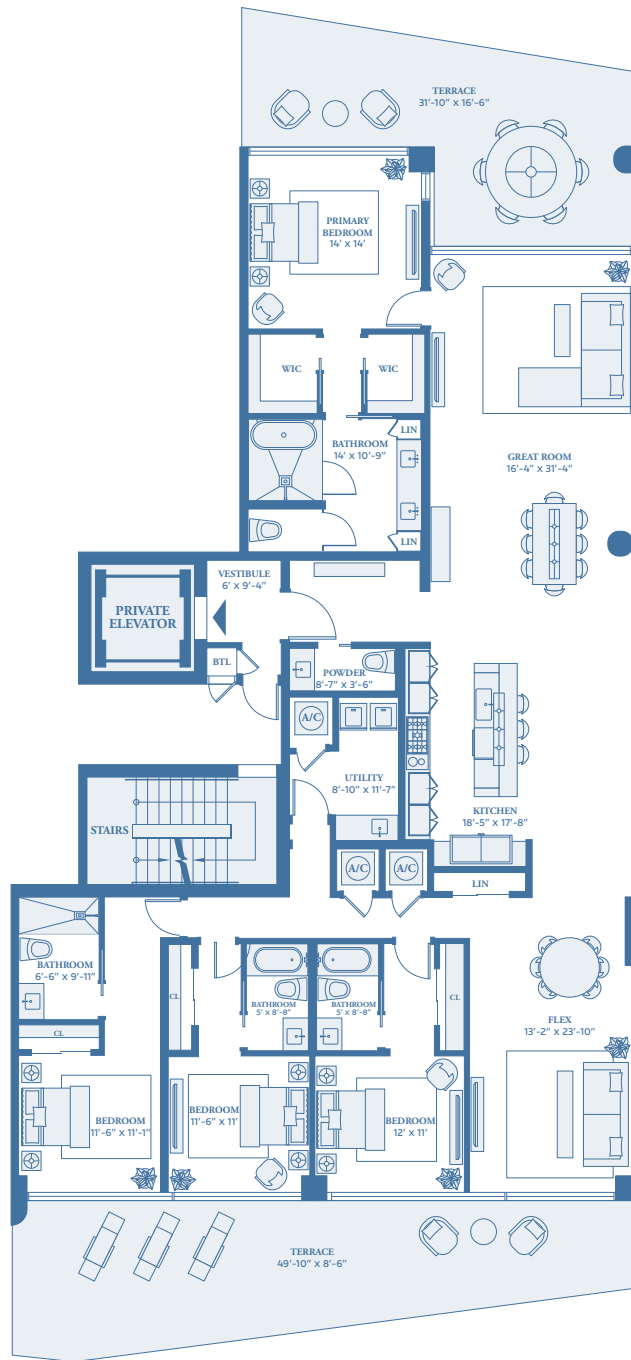
RESIDENCE D

2 BEDROOM + FLEX | 2½ BATH
AC SF: 1,728 | TOTAL SF: 2,245

RESIDENCE FEATURES
WEST BALCONY | PRIVATE ELEVATOR



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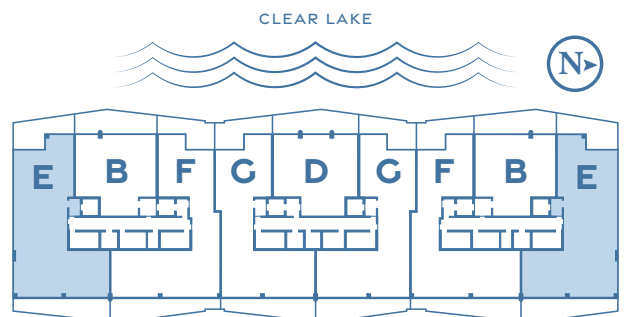


RESIDENCE E

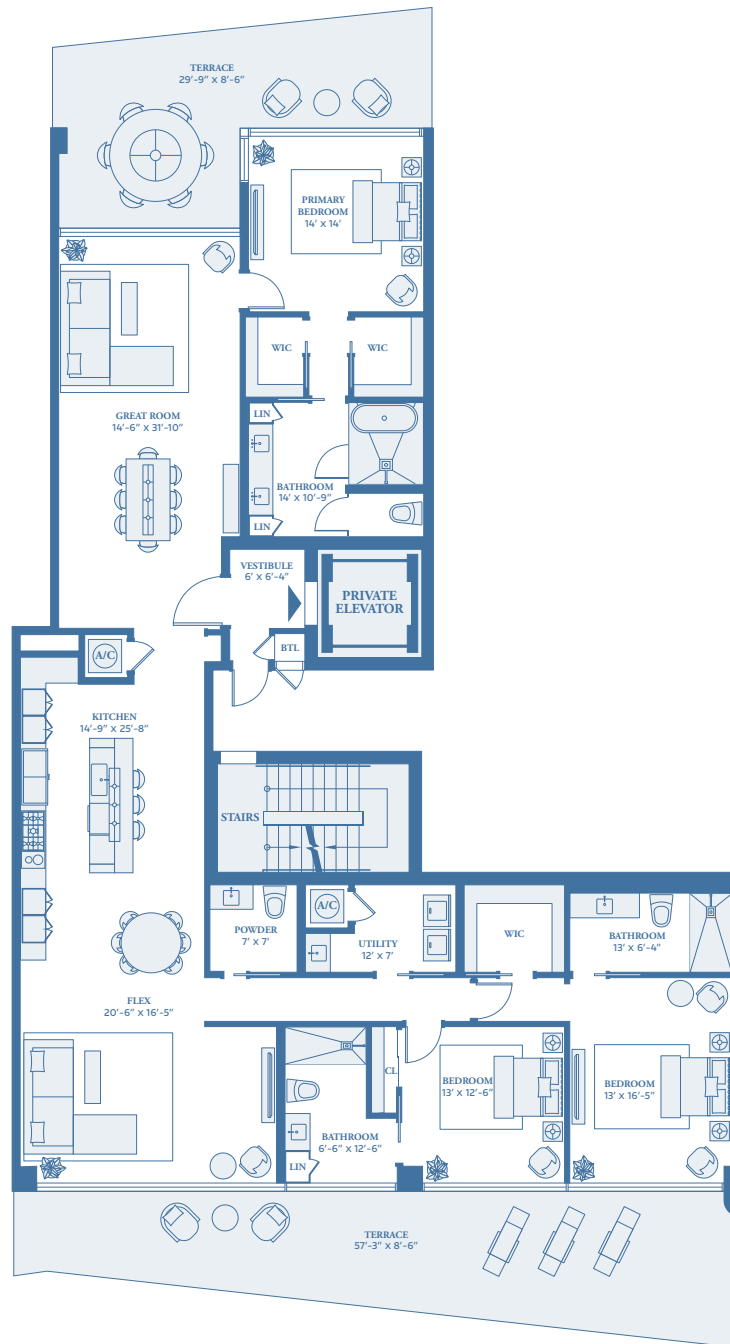
4 BEDROOM + FLEX | 4½ BATH
AC SF: 3,012 | TOTAL SF: 3,895

RESIDENCE FEATURES

WEST, EAST, NORTH OR SOUTH BALCONIES | PRIVATE ELEVATOR



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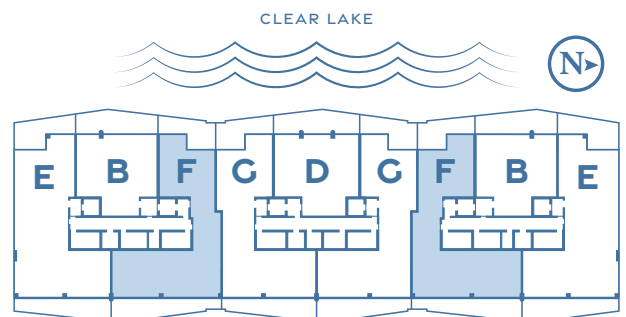


RESIDENCE F

3 BEDROOM + FLEX | 3½ BATH
AC SF: 2,696 | TOTAL SF: 3,617

RESIDENCE FEATURES

WEST & EAST BALCONIES | PRIVATE ELEVATOR



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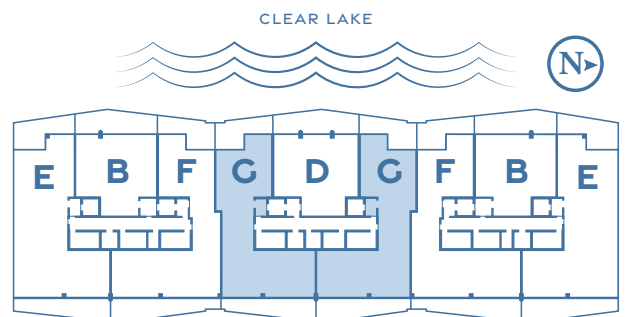


RESIDENCE C

3 BEDROOM + FLEX | 3½ BATH
AC SF: 2,643 | TOTAL SF: 3,479

RESIDENCE FEATURES

WEST & EAST BALCONIES | PRIVATE ELEVATOR



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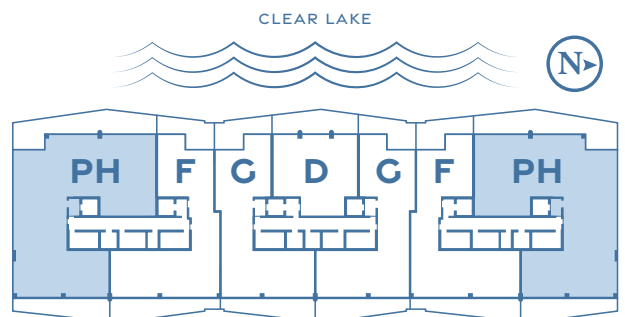
RESIDENCE PH

5 BEDROOM + FLEX | 6½ BATH

AC SF: 4,731 | TOTAL SF: 6,141

RESIDENCE FEATURES

WEST, EAST, NORTH OR SOUTH BALCONIES | PRIVATE ELEVATOR



FLOOR PLANS AND ELEVATIONS ARE PRELIMINARY ARTIST'S RENDERINGS ONLY, MAY NOT ACCURATELY REPRESENT THE ACTUAL CONDITION OF A CONDOMINIUM AS CONSTRUCTED, AND MAY CONTAIN OPTIONS WHICH ARE NOT STANDARD ON ALL MODELS. DEVELOPER RESERVES THE RIGHT TO MAKE CHANGES TO THESE FLOOR PLANS, PRICES, SPECIFICATIONS, DIMENSIONS, DESIGNS AND ELEVATIONS WITHOUT PRIOR NOTICE. STATED DIMENSIONS AND SQUARE FOOTAGE ARE ESTIMATED AND SHOULD NOT BE USED AS REPRESENTATION OF THE CONDOMINIUMS ACTUAL SIZE OR NET USABLE SQUARE FOOTAGE WHICH MAY BE LESS THAN THE ESTIMATED SQUARE FOOTAGE. ANY STATEMENT, VERBAL OR WRITTEN, REGARDING "TOTAL SQUARE FOOTAGE" OR "AC SQUARE FEET" OR ANY OTHER DESCRIPTION OR MODIFIER OF THE SQUARE FOOTAGE SIZE. ALL RENDERINGS ARE THE ARTIST'S CONCEPT.

THE NEIGHBORHOOD

THE BERKELEY OFFERS A VIBRANT LIFESTYLE, ENRICHED BY A BROAD ARRAY OF NATURAL, CULTURAL, AND RECREATIONAL ATTRACTIONS WITHIN WEST PALM BEACH AND THE ISLAND OF PALM BEACH. RESIDENTS WILL SAVOR A WIDE VARIETY OF RESTAURANTS, ENJOY LEISURELY DAYS ON PRISTINE BEACHES, AND INDULGE IN UPSCALE SHOPPING EXPERIENCES. FOR THOSE WHO LOVE THE OUTDOORS, THERE ARE PUBLIC PARKS, BEACHES, THE INTRACOASTAL WATERWAY, TOP TIER GOLF COURSES AND MUCH MORE MAKING THIS LOCATION PERFECT FOR BOTH RELAXATION AND RECREATION.

- ENJOY CASUAL & FINE DINING FROM A VARIETY OF LOCAL HOTSPOTS, INCLUDING **RH ROOFTOP, CAFE BOULUD, PLANTA, BROCKTOP'S, TREVINI RISTORANTE** AND **ESTIATORIO MILOS (UPCOMING)**.
- APPRECIATE THE ARTS AT NEARBY LOCATIONS, INCLUDING **THE RAYMOND F. KRAVIS CENTER, THE HENRY MORRISON FLAGLER MUSEUM, THE NORTON MUSEUM OF ART & THE ANN NORTON SCULPTURE GARDENS, AND MOUNTS BOTANICAL GARDEN.**
- POPULAR SHOPPING DESTINATIONS INCLUDE, **GREYSON CLOTHIERS, URBAN OUTFITTERS, AMINA RUBINACCI, MILOU PALM BEACH, CHANEL BOUTIQUE, VALENTINO, GUCCI, ERES, AND GIORGIO'S OF PALM BEACH.**
- FUN WITH FAMILY & FRIENDS CAN BE HAD ANYWHERE YOU GO IN PALM BEACH, SOME LOCAL FAVORITES INCLUDE, **CITY PLACE, DRIVE SHACK, PALM BEACH ZOO, COX SCIENCE CENTER & AQUARIUM, AND MANATEE LAGOON.**
- TRAVELING AND COMMUTING HAS NEVER BEEN EASIER WITH EASY ACCESS TO THE **PALM BEACH AIRPORT, BRIGHT LINE & TRIRAIL STATIONS, AND I-95.**

RESTAURANTS:

- RUTH'S CHRIS STEAK HOUSE
- GRATO
- PISTACHE FRENCH BISTRO
- MORTON'S THE STEAKHOUSE
- LA VIE MEDITERRANEAN RESTAURANT
- TABLE 26 PALM BEACH
- CAFE BOULUD
- RISTORANTE SANTUCCI
- CAFE L'EUROPE
- HARRY'S BAR
- PURA VIDA

HOTELS / UTILITY:

- THE BEN
- HYATT PLACE
- THE BREAKERS PALM BEACH
- WEST PALM BEACH MARRIOTT
- THE BRAZILIAN COURT HOTEL
- WHITE ELEPHANT PALM BEACH
- PALM HARBOR MARINA
- WEST PALM BEACH GREEN MARKET
- TANGER OUTLETS
- THE ROYAL POINCIANA PLAZA

LEISURE / ACTIVITY:

- CITY PLACE
- CLEMATIS ST.
- NORTON MUSEUM OF ART
- ANN NORTON SCULPTURE GARDENS
- CITY ZEN GARDEN
- RAYMOND F. KRAVIS CENTER
- HENRY MORRISON FLAGLER MUSEUM
- WORTH AVE CLOCK TOWER
- PALM BEACH ICE WORKS
- DRIVE SHACK
- PALM BEACH KENNEL CLUB
- PALM BEACH ZOO
- COX SCIENCE CENTER & AQUARIUM
- MANATEE LAGOON
- OCEAN COURSE AT THE BREAKERS
- MOUNTS BOTANICAL GARDEN
- BEAR LAKES COUNTRY CLUB
- CACTI PARK OF THE PALM BEACHES
- ITHINK FINANCIAL AMPHITHEATER

TRAVEL / TRANSIT:

- PALM BEACH INTL. AIRPORT
- BRIGHTLINE
- TRIRAIL

THE RESIDENCES

FEATURING 191 RESIDENCES, EACH THOUGHTFULLY DESIGNED WITH FAMILIES IN MIND. OFFERING TWO TO FIVE-BEDROOM UNITS, EVERY HOME BOASTS SERENE WATER-FACING EXPOSURES THAT PROVIDE BREATHTAKING VIEWS. THESE SPACIOUS RESIDENCES INCLUDE A VERSATILE FLEX ROOM, PERFECT FOR ACCOMMODATING THE DYNAMIC NEEDS OF MODERN FAMILY LIFE. EXPERIENCE LUXURIOUS LIVING IN A COMMUNITY THAT SEAMLESSLY BLENDS COMFORT, FUNCTIONALITY, AND NATURAL BEAUTY.

BUILDING SPECIFICATIONS

WINDOWS

- SLAB TO SLAB GLASS WITH CHAMPAGNE COLOR WINDOW MULLIONS

CEILING HEIGHT & LIGHTING

- CEILING HEIGHTS FROM 9' ALL THE WAY TO 11' IN THE LIVING AREAS
- CONTEMPORARY RECESSED AND CONCEALED LIGHTING FOR A CUSTOMIZED LOOK

FLOORING

- EUROPEAN WHITE OAK WOOD FLOORING THROUGHOUT ALL BEDROOMS AND MAIN LIVING AREAS
- PORCELAIN TILE FLOORING FOR KITCHEN AND WET AREAS

DOORS & TRIM

- LATEST STATE-OF-THE-ART ENTRY DOOR SECURITY FEATURES WITH A BUTLER'S PANTRY
- FULL HEIGHT SOLID CORE INTERIOR DOORS
- SOLID WOOD INTERIOR BASEBOARDS

KITCHEN

- APPLIANCE PACKAGES INCLUDE WOLF, SUB-ZERO AND BOSCH
- CUSTOM EUROPEAN WHITE OAK CABINETS BY BOFFI
- FULL HEIGHT DEKTON BACKSPLASH AND COUNTERTOPS
- FLOORS TO CEILING CABINETS WITH FULLY CONCEALED APPLIANCES
- UNDER CABINET WINE COOLER
- BUILT-IN WARMING DRAWER
- DISHWASHER DRAWERS
- BUILT-IN COFFEE MAKER

PRIMARY BATHROOM

- PORCELAIN TILE FLOORING
- DEKTON MARBLE WALLS AND COUNTERTOPS
- CUSTOM VANITIES WITH DOUBLE SINKS AND BUILT-IN STORAGE CABINETS
- OPTION FOR FREE-STANDING SOAKING TUBS
- LARGE WALK-IN SHOWERS
- ENCLOSED WATER CLOSETS

SECONDARY BATHROOM & POWDER ROOM

- PORCELAIN TILE FLOORING
- CUSTOM VANITY WITH STORAGE
- CUSTOM SCULPTURAL SINK IN POWDER ROOM

TERRACES

- PORCELAIN TILE FLOORING
- SUMMER KITCHEN IN ALL UNITS
- GLASS RAILINGS

BUILDING AMENITIES

GROUND LEVEL:

- VALET AND SELF-PARK OPTIONS
- BOARD / MEETING ROOMS
- SOCIAL LOUNGE
- LIBRARY
- DOG PARK
- DOG GROOMING ROOM

AMENITY LEVEL:

- FAMILY SWIMMING POOL WITH WATER SPA AND CABANAS
- STATE OF THE ART FITNESS CENTER
- SPA WITH MEN'S / WOMEN'S STEAM AND SAUNA ROOMS, COLD PLUNGE, TREATMENT ROOMS
- SUMMER KITCHEN
- INDOOR AND OUTDOOR KIDS PLAY AND LEARNING AREAS
- TEEN LOUNGE WITH PODCAST BOOTH AND REHEARSAL STUDIO
- TURF AREAS FOR OUTDOOR GAMES AND FITNESS
- SPACIOUS OUTDOOR EVENT LAWN
- MULTI-SPORT COURT

ROOF TOP:

- ADULT POOL
- CHEF'S KITCHEN WITH INDOOR AND OUTDOOR PRIVATE DINING AREAS
- ROOFTOP SKY LOUNGE
- LARGE EVENT LAWN

DEPOSIT STRUCTURE

- 10% AT CONTRACT
- 10% AT GROUNDBREAKING
- 10% AT MID-FLOOR POUR
- 10% AT TOPPING OFF
- 60% AT CLOSING



The
BERKELEY

PROJECT TEAM

- **DEVELOPER:** AL ADELSON
- **ARCHITECT:** BERNARDO FORT-BRESCIA OF ARQUITECTONICA
- **DESIGN & CONSTRUCTION SENIOR CONSULTANT:** TIM DESMOND
- **DEVELOPMENT DIRECTOR:** BOB ERNST
- **SALES & MARKETING DIRECTOR:** JOE CONWELL
- **INTERIOR DESIGN:** ARQUITECTONICA INTERIORS
- **LANDSCAPE ARCHITECTURE:** EDSA

AUSTRALIAN PROPERTIES GROUP

A JOINT VENTURE OF AL ADELSON,
VISIONARY DEVELOPER OF THE BRISTOL,
AND SYMPATICO REAL ESTATE

ARQUITECTONICA



THE BERKELEY

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