



# TURNBERRY

OCEAN CLUB

# THE VISION

BY TURNBERRY

When you find a residence that feels right, you just know it.

When you enter a residence at Turnberry Ocean Club, you instantly appreciate the superb architectural thought and creativity. A luxury tower must contain more than just efficient floor plans and an innovative design, it must have a soul and provide a lifestyle and a level of service that is unrivaled.

This groundbreaking design is both modern and timeless. Intelligent yet simple. It inspires a sense of openness that comes from what you feel, not just from what you see.

We are building Turnberry Ocean Club for an exceptional few.



TURNBERRY  
OCEAN CLUB

# HALF A CENTURY OF EXPERIENCE

During its fifty-year history as a leading real estate development and property management company, Turnberry Associates has refused to conform to traditional genres. The company's diverse residential, hospitality, retail and commercial projects valued at more than \$10 billion, have received accolades for revolutionizing the living, working, leisure and shopping habits of millions of people across the country.

From Turnberry Ocean Colony, Porto Vita, Aventura Mall, Fontainebleau Hotel in Miami Beach and Turnberry Isle Resort in Aventura to signature properties in Las Vegas, Washington D.C. and the Bahamas, Turnberry Associates has always been known for superb quality and impeccable service. Turnberry Ocean Club has raised the bar on oceanfront private club living in Miami once again.



TURNBERRY RESORT



AVENTURA MALL



FONTAINEBLEAU HOTEL

“At Turnberry, perfection is a point of pride and unless we are proud of it, we will not build it.”

JEFFREY SOFFER  
CEO, TURNBERRY ASSOCIATES



TURNBERRY ISLE RESORT  
& COUNTRY CLUB



# AVENTURA THEN

It began 50 years ago when Donald Soffer arrived in South Florida with a vision and unwavering determination. Acting purely on instinct, Soffer purchased a 785-acre tract of submerged, undeveloped swamp and marshland facing the Intracoastal Waterway in North Dade County. From little more than a sketch on a cocktail napkin, he began building his vision. He began building Aventura. Over the next 40 years, Soffer transformed that land into the world-famous Turnberry Isle Miami, Aventura Mall, thousands of luxury condominiums and class “A” office buildings. Today, Aventura is one of Florida’s most prestigious addresses and bears a strong resemblance to that napkin sketch drawn in 1967.



# AVENTURA NOW

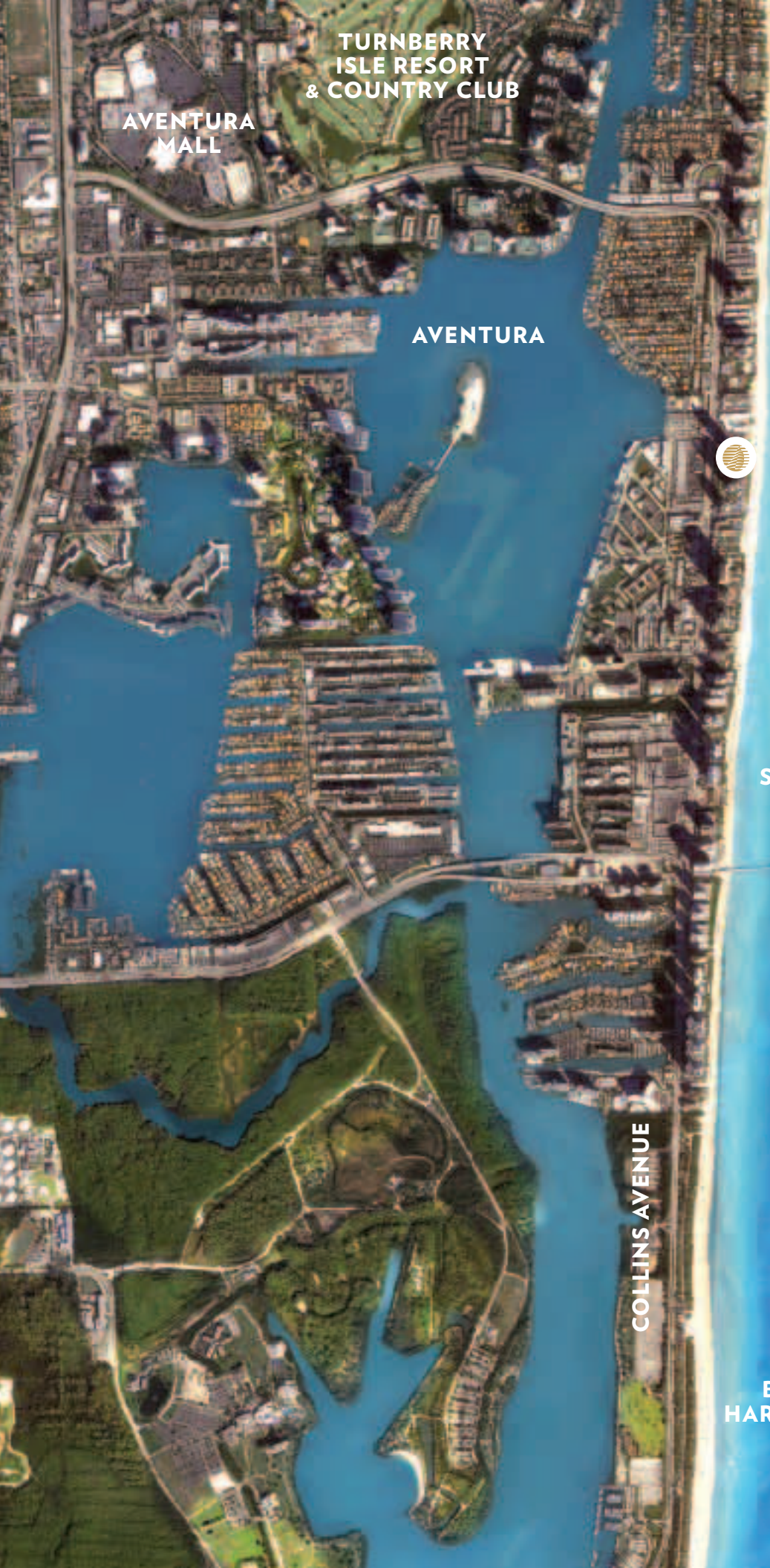
# THE PRIVILEGE OF MEMBERSHIP

Residents of Turnberry Ocean Club enjoy access to the luxurious facilities including two 18-hole championship golf courses, world-class tennis courts with private instruction available, and marina activities at Turnberry Isle Resort & Country Club.

TURNBERRY ISLE  
RESORT & CLUB



\*MONTHLY DUES NOT INCLUDED IN CONDOMINIUM MAINTENANCE



 **TURNBERRY**  
OCEAN CLUB

ATLANTIC OCEAN

## SUNNY ISLES BEACH

Located in Miami, between Aventura and Bal Harbour, Sunny Isles is two miles of fine sand and sky nestled between the majestic Atlantic Ocean and the vibrant Intracoastal Waterway. This tranquil community is situated conveniently between two major metropolitan zones, yet distant enough to offer a respite from city congestion and noise. This culturally diverse oasis offers abundant outdoor activities, pristine oceanfront beauty and a myriad of shops and dining lining the city's main thoroughfare, Collins Avenue.



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“My goal was to design a building that would be visually distinct. The architecture of the building is unique and recognizable. When they see it, there will be no doubt in anyone’s mind that they are arriving at Turnberry Ocean Club.”

CARLOS ZAPATA  
ARCHITECT



# RAISING THE BAR. AGAIN.

The imagination of most architects relates more to the earth than to the sky. But for world-renowned, Venezuelan-born architect Carlos Zapata, the sky is the ultimate canvas for his award-winning designs. Turnberry Ocean Club brings to life his panoramic vision for movement with richer, more wide open forms — wall to wall, floor to ceiling — using glass like a jeweler uses diamonds. Clean, dynamically shaped structures with warm, inviting spaces add a sense of traditional home living to his modernist architecture.

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# UNDENIABLY UNIQUE. UNMISTAKABLY TURNBERRY.

## TURNBERRY OCEAN CLUB FEATURES & AMENITIES ARE AVAILABLE EXCLUSIVELY FOR RESIDENTS AND THEIR GUESTS

- 154 Flow-through residences with direct ocean and bay views
- 54-story modern glass tower by Carlos Zapata
- Four residences per floor
- Six high-speed elevators per floor
- Turnberry brand delivers premium services and unparalleled amenities
- Functional, efficient space planning and overall design by Robert Swedroe
- Dramatic arrival entrance with multiple water features
- Three-story glass lobby with direct ocean views
- Six floors of amenities
- Three swimming pools
- Three private dining areas
- Three bar/lounge areas
- Thirty-one ocean view cabanas available for purchase
- Storage spaces for each residence
- Additional storage rooms available for purchase
- Standard, underground valet parking
- Limited self-parking spaces and garages available for purchase
- Underground motorcycle and bicycle storage
- Electric car charging stations and car wash area in garage
- High-speed Internet in all common areas
- Membership privileges available at Turnberry Isle Resort & Country Club, including: golf, tennis and marina activities (monthly dues not included in condominium maintenance)

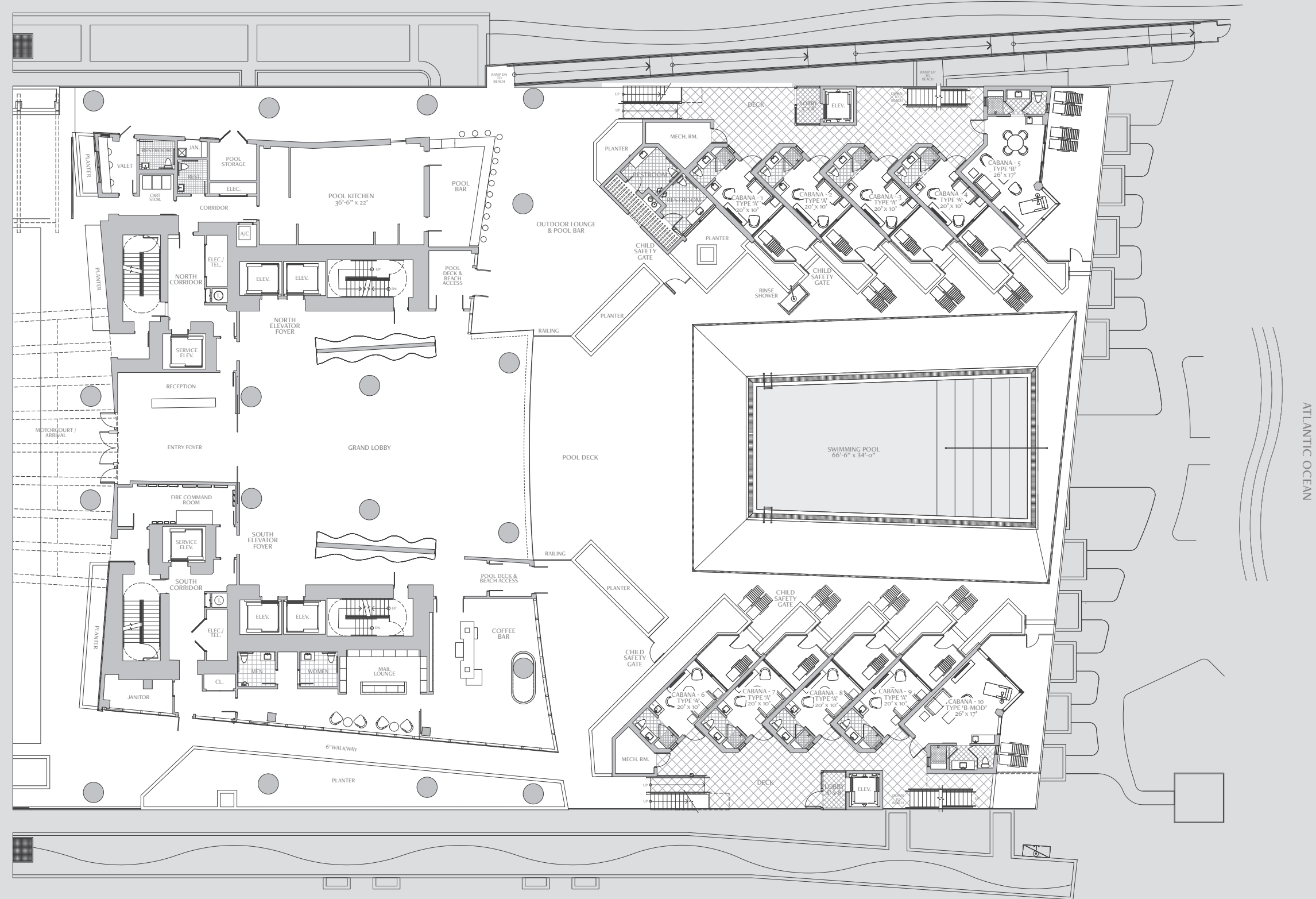
# ARRIVAL

Surrounded by impeccable landscaping and modern art installations, contained behind three-story glass windows that open onto the Atlantic Ocean, your arrival at the stunning lobby of Turnberry promises the utmost in luxury. Security personnel and valet services are available 24 hours a day, 7 days a week, and the building also offers full-time multi-lingual concierge services.



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LEVEL 1  
LOBBY, RESTAURANT & BAR,  
POOL & OCEAN VIEW CABANAS



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OUTDOOR RESTAURANT,  
BAR, POOL  
& OCEAN VIEW CABANAS

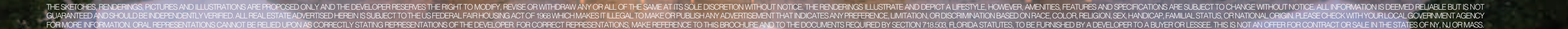
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# POOL & OCEAN VIEW CABANAS

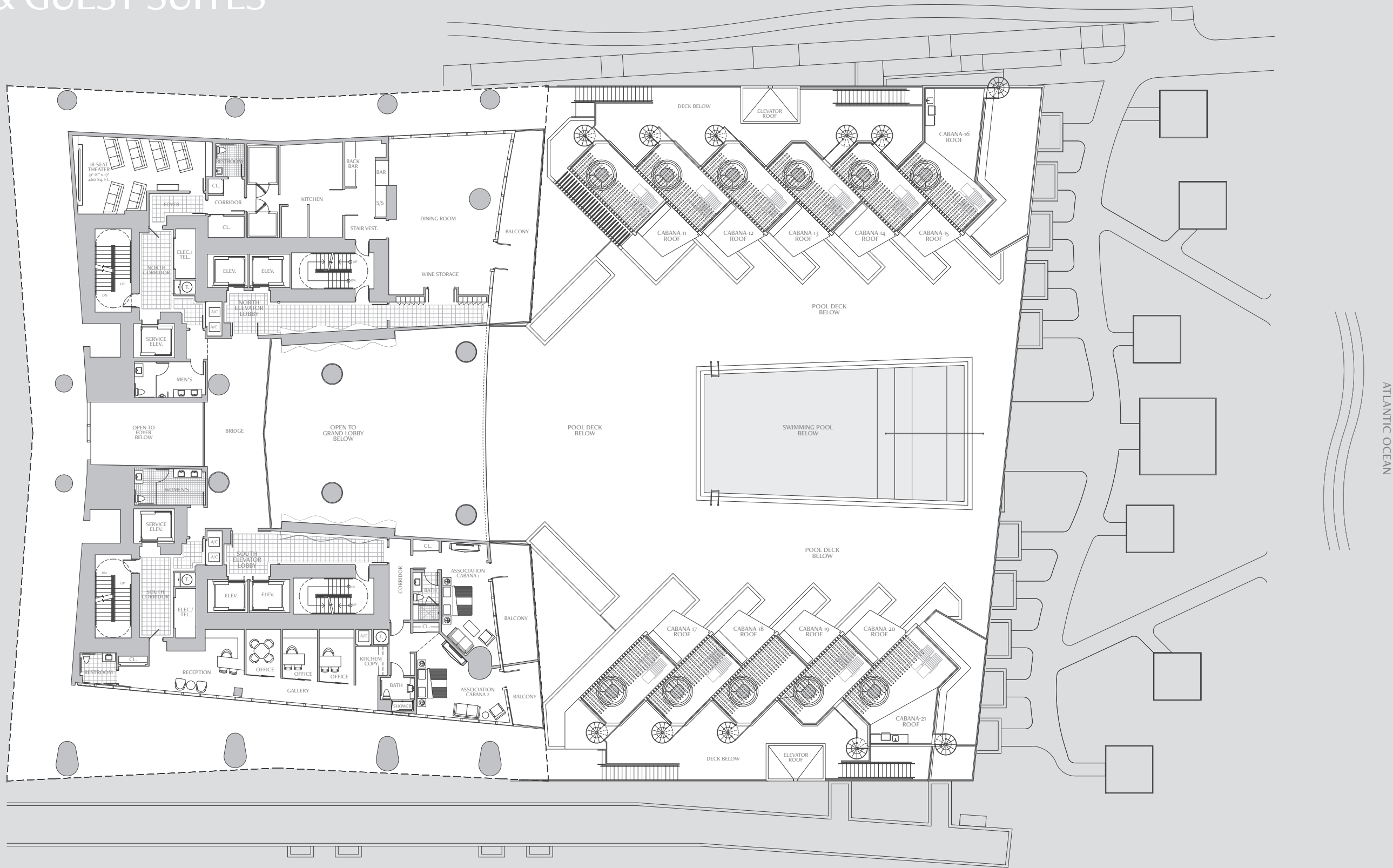
- 24/7 valet and security personnel
- Full-time multi-lingual concierge service
- Lobby-level ocean view infinity pool with full poolside service
- Private beach amenities including beach service, chaise lounges, and umbrellas
- Pool bar and restaurant with full kitchen
- Coffee bar and reading lounge



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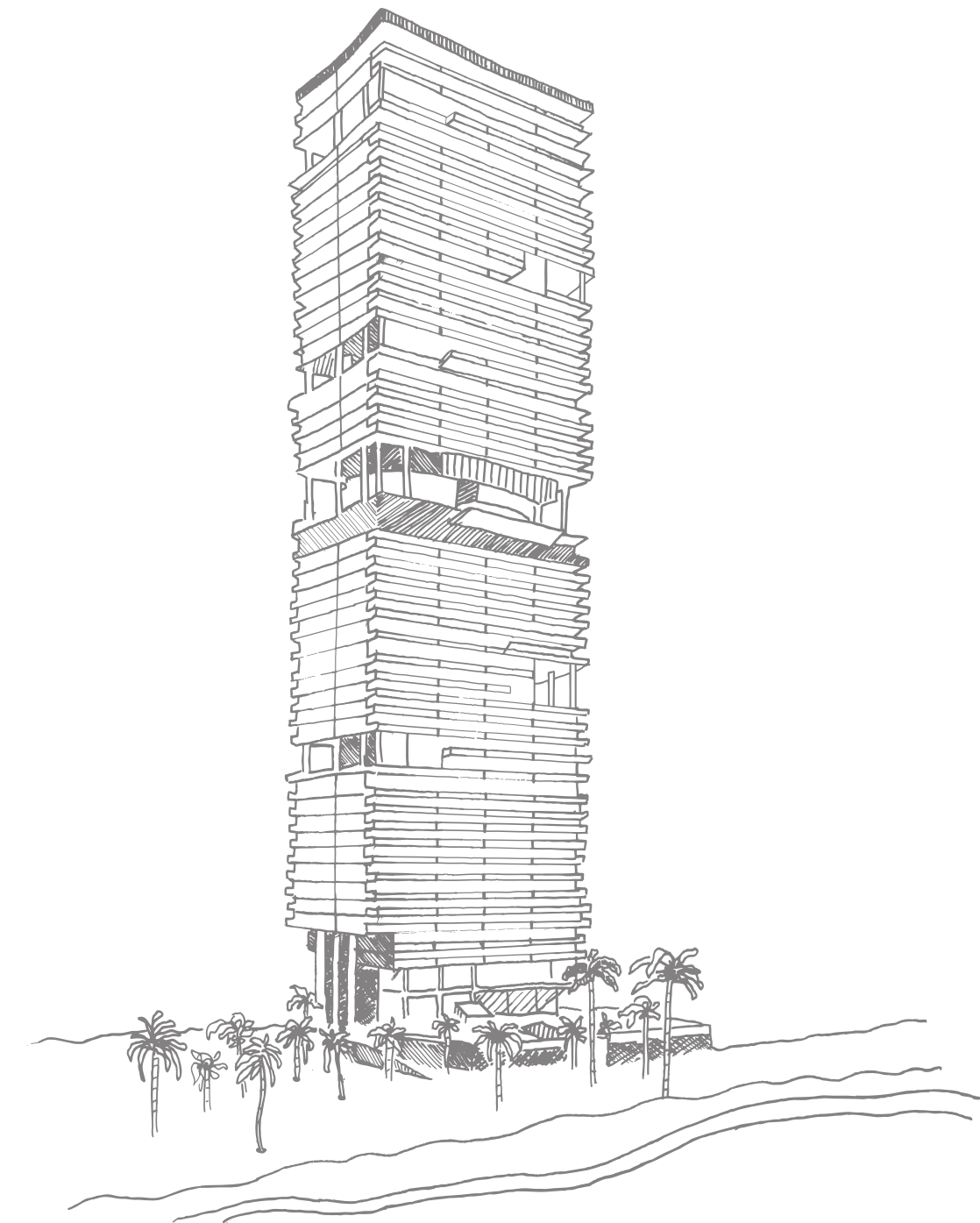


LEVEL 3  
OCEAN VIEW DINING,  
THEATER & GUEST SUITES



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LEVEL  
30

- Sunrise and Sunset swimming pools
- Hydrotherapy spa
- Four day cabanas
- Outdoor pool bar
- Outdoor sky theater area

- Indoor, oceanfront fitness center
- Outdoor, oceanfront open-air gym
- Yoga and Pilates studio
- Men's and Ladies' locker rooms with steam showers and saunas
- Nail and blow-dry salon
- Revitalization spa with relaxation lounge
- Four treatment rooms including a private couple's suite

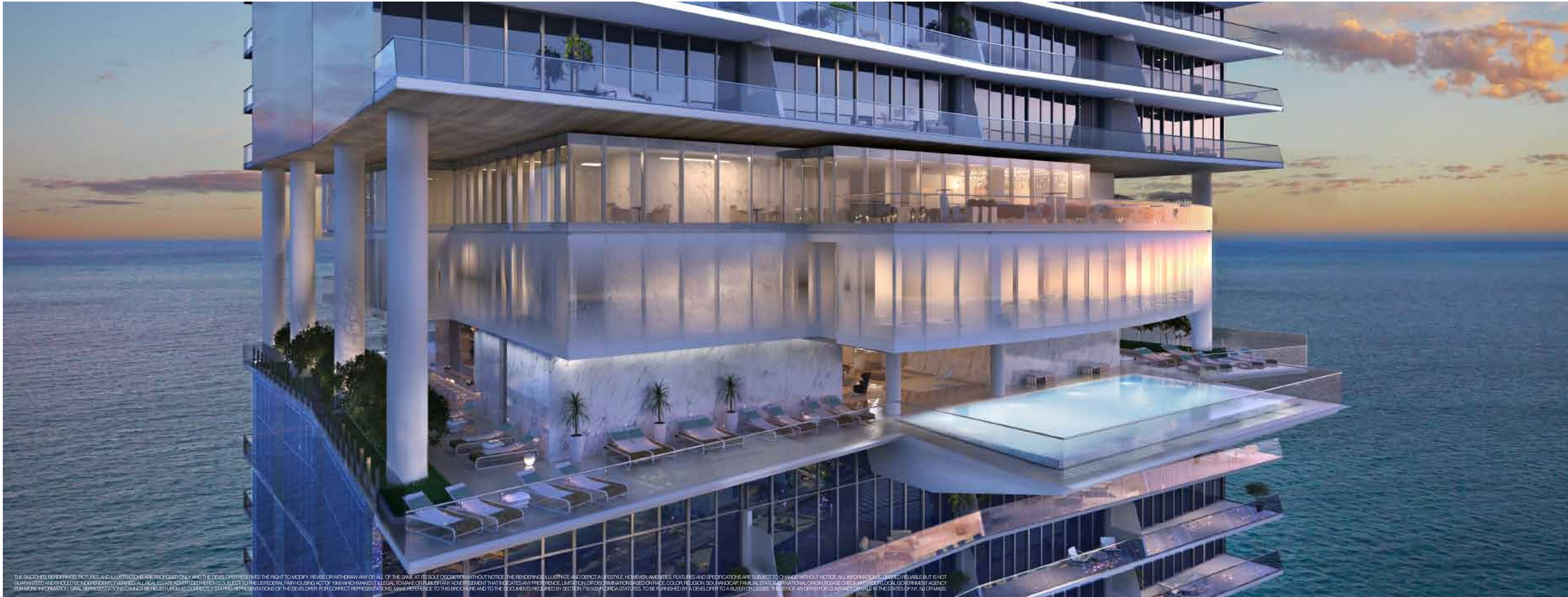
LEVEL  
31

- Spacious indoor and outdoor dining areas with catering kitchen
- Sunset lounge and social room with indoor and outdoor bar
- Outdoor pet retreat and dog walking area

LEVEL  
32



SKY CLUB  
PRIVATE CLUB  
LIVING ENVISIONED  
BY TURNBERRY



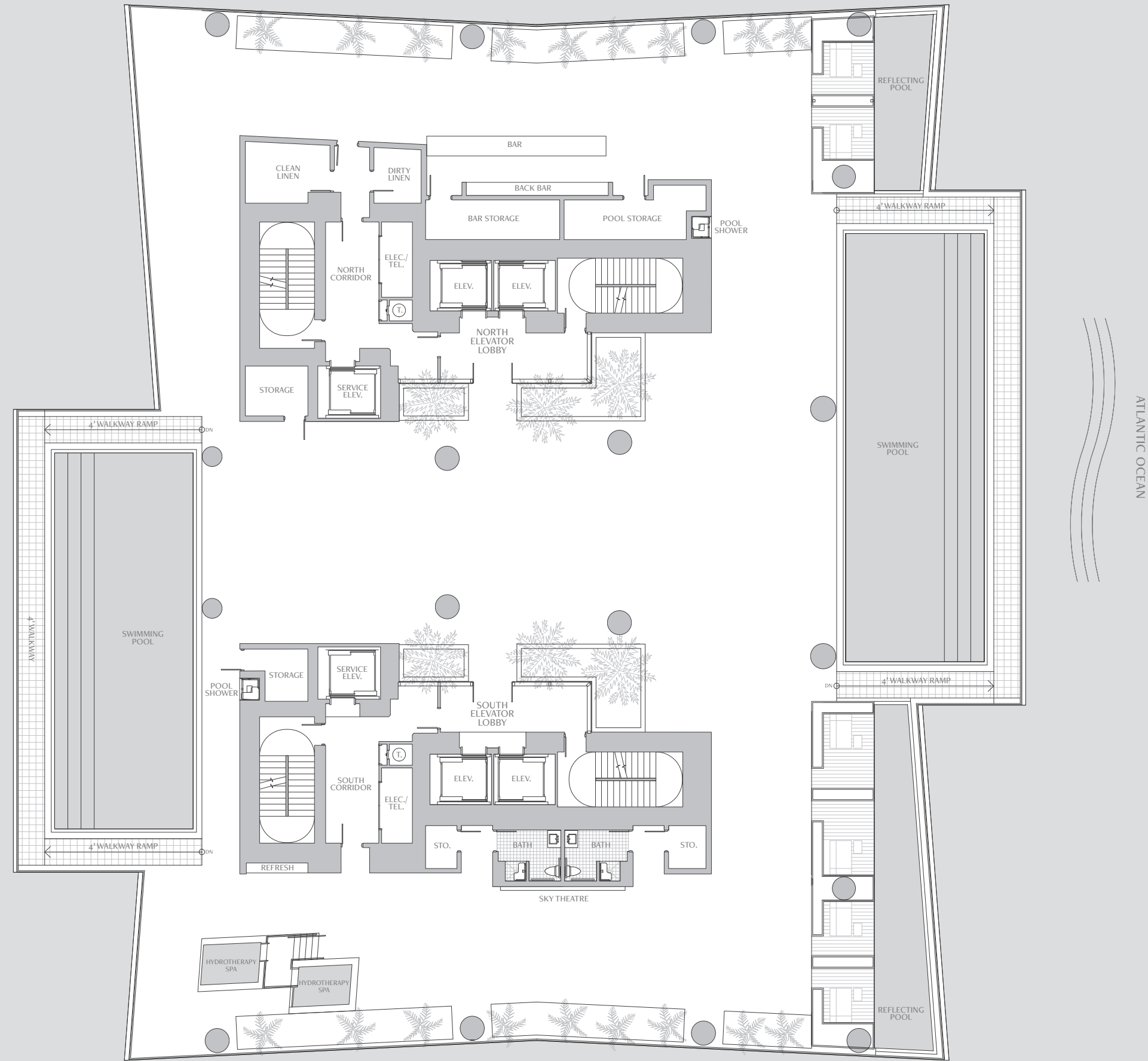
# ABOVE ALL



TURNBERRY  
OCEAN CLUB

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LEVEL  
30  
SUNRISE  
& SUNSET POOLS  
OUTDOOR BAR



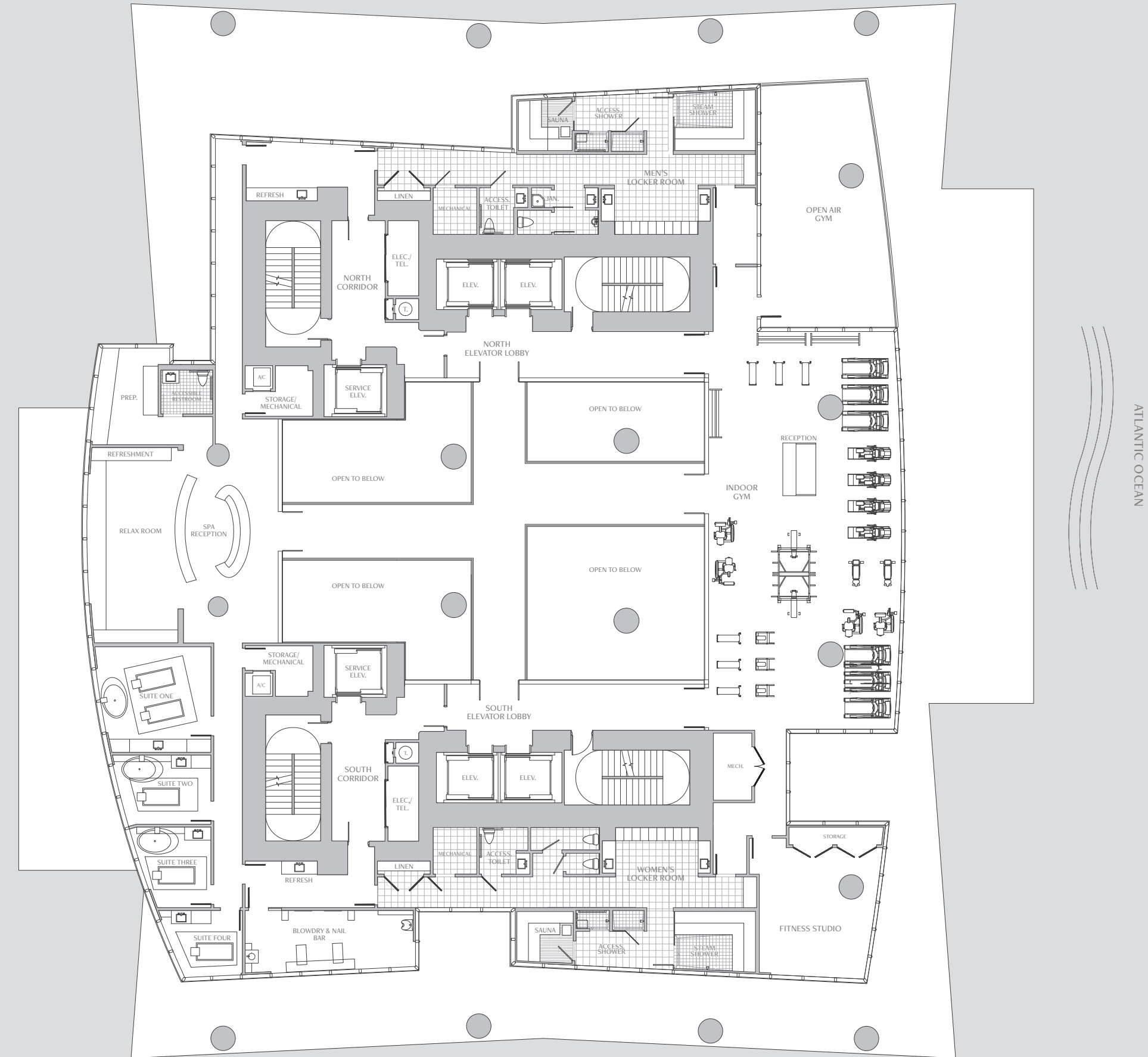
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LEVEL  
31  
INDOOR FITNESS  
OUTDOOR FITNESS  
SALON/SPA



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32

PRIVATE OUTDOOR  
& INDOOR DINING  
SUNSET LOUNGE  
PET RETREAT



EDGE OF 1000000



“The most important factors in every project we design are proportion, balance and efficiency. For Turnberry Ocean Club, each of these elements reinforces the ultra-luxury lifestyle of the building and its amenities.”

ROBERT M. SWEDROE  
INTERIOR DESIGN



LIVE  
WIDE OPEN  
INTERIOR ARCHITECTURE  
BY ROBERT M. SWEDROE



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# RESIDENCE FEATURES

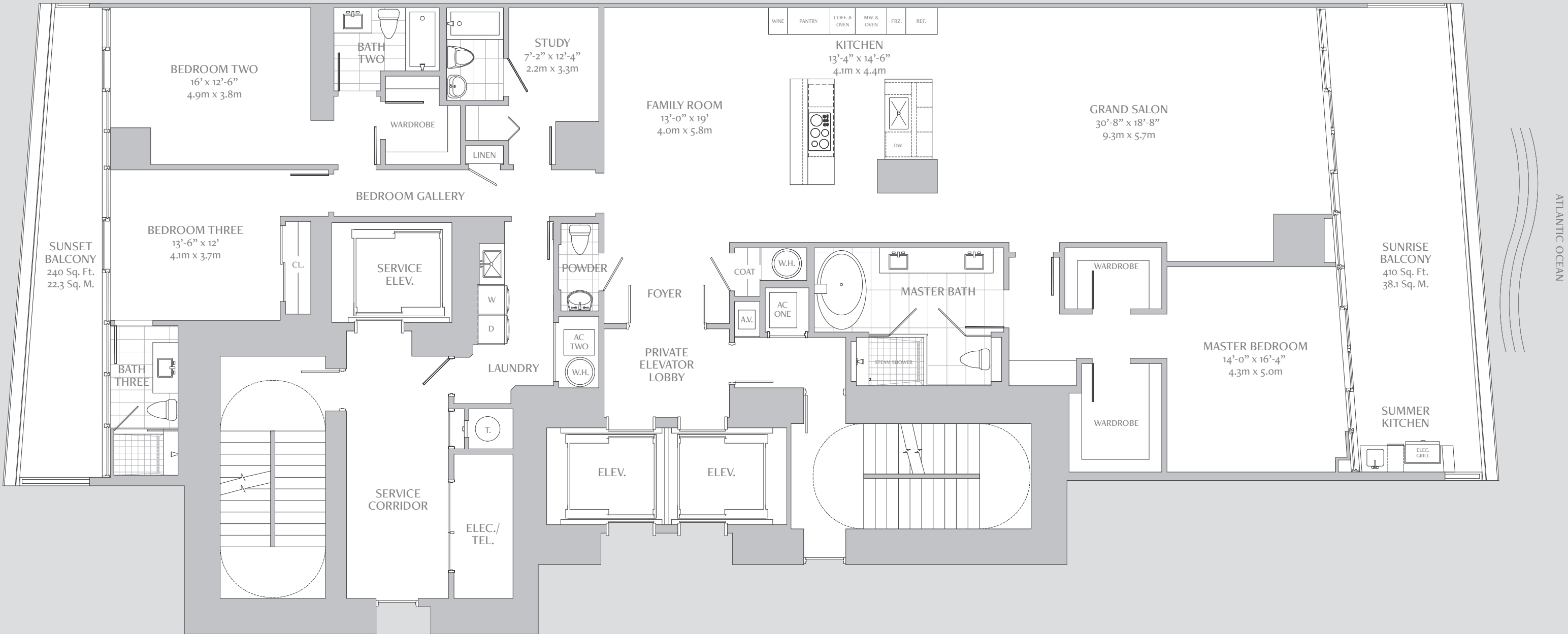
- Three-bedroom residences from 2,900 square feet
- Four-bedroom residences from 3,625 square feet
- Five-bedroom Collection Residences from 6,695 square feet
- Six-bedroom Collection Residences at 10,645 square feet
- Each residence features a family room and staff quarters with full bath and closet
- Large walk-in closets
- Ten foot ceiling heights
- Collection duplex residences have 20-foot-high living room and balcony ceilings
- Residences have an eleven foot deep, oceanfront balcony as well as a balcony overlooking the bay
- Residences feature a summer kitchen with barbeque grill on the oceanfront terrace
- Private pools and hydrotherapy spas in Collection Residences
- Private service entrance
- Three high-speed, direct elevators serving each residence
- Imported Snaidero Italian custom cabinetry in kitchens, bathrooms and laundry rooms

- Exotic imported stone countertops
- **GAGGENAU** appliances in all residences:
  - 48” Refrigerator/freezer
  - 30” Traditional/convection oven
  - 24” Warming/convection oven
  - 30” Steam oven
  - 24” Speed microwave
  - 36” Induction cooktop
  - 24” Dishwasher
  - 24” Built in coffee maker
  - 18” Tall wine climate storage
- Electrolux super capacity, front load, washer and dryer
- All bathrooms feature marble walls and flooring
- Dornbracht bathroom plumbing fixtures
- Duravit all-in-one toilet/bidet in every master bathroom
- Prime coat finished walls and imported interior doors
- Vali and Vali door hardware
- Designer-ready residences



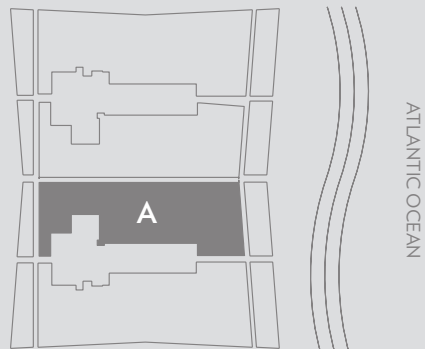
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RESIDENCE A



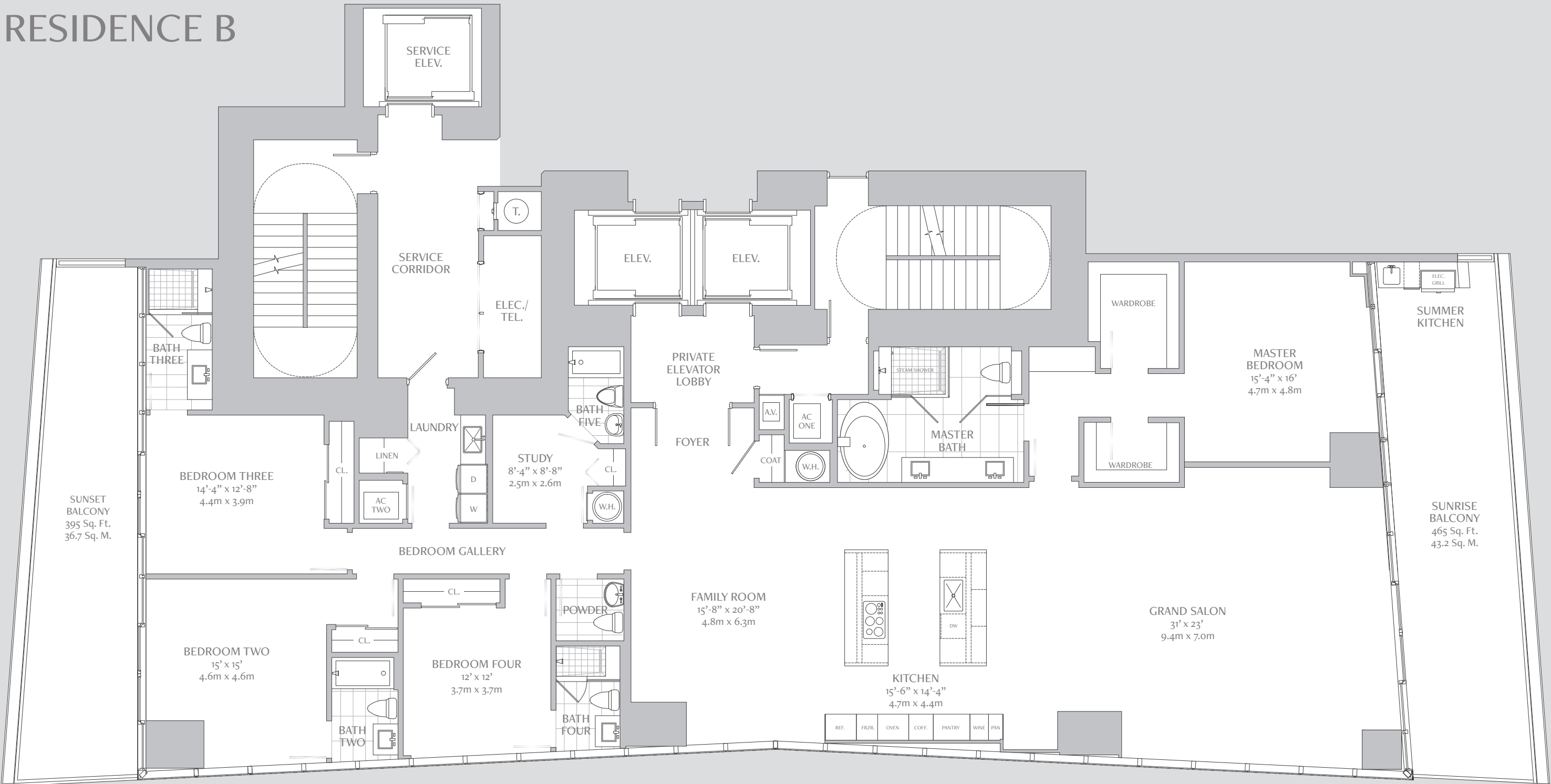
3 BEDROOMS / 4.5 BATHS  
FAMILY ROOM & STUDY

INDOOR LIVING AREA	3,310 sq ft	288.9 sq m
OUTDOOR LIVING AREA	650 sq ft	60.4 sq m
TOTAL LIVING AREA	3,760 sq ft	349.3 sq m
PAINT-TO-PAINT AREA	2,797 sq ft	259.9 sq m



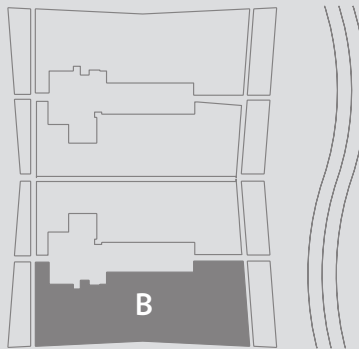
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RESIDENCE B



4 BEDROOMS / 5.5 BATHS  
FAMILY ROOM & STUDY

INDOOR LIVING AREA	3,625 sq ft	336.8 sq m
OUTDOOR LIVING AREA	860 sq ft	79.9 sq m
TOTAL LIVING AREA	4,485 sq ft	416.7 sq m
PAINT-TO PAINT AREA	3,252 sq ft	302.1 sq m



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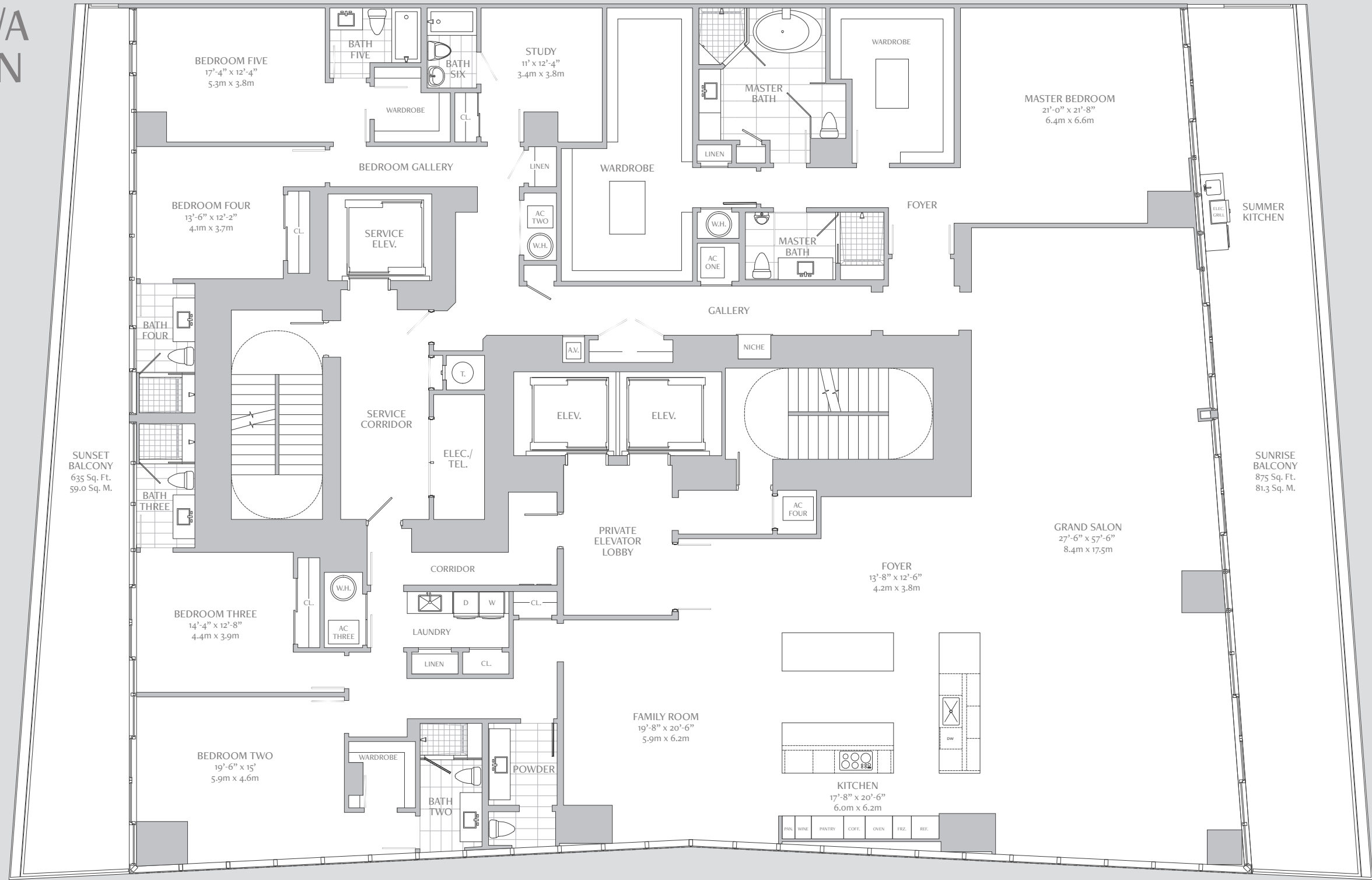


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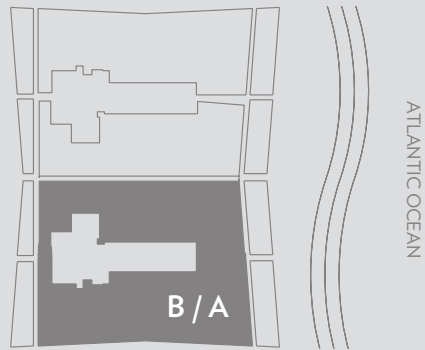
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RESIDENCE B/A  
COMBINATION



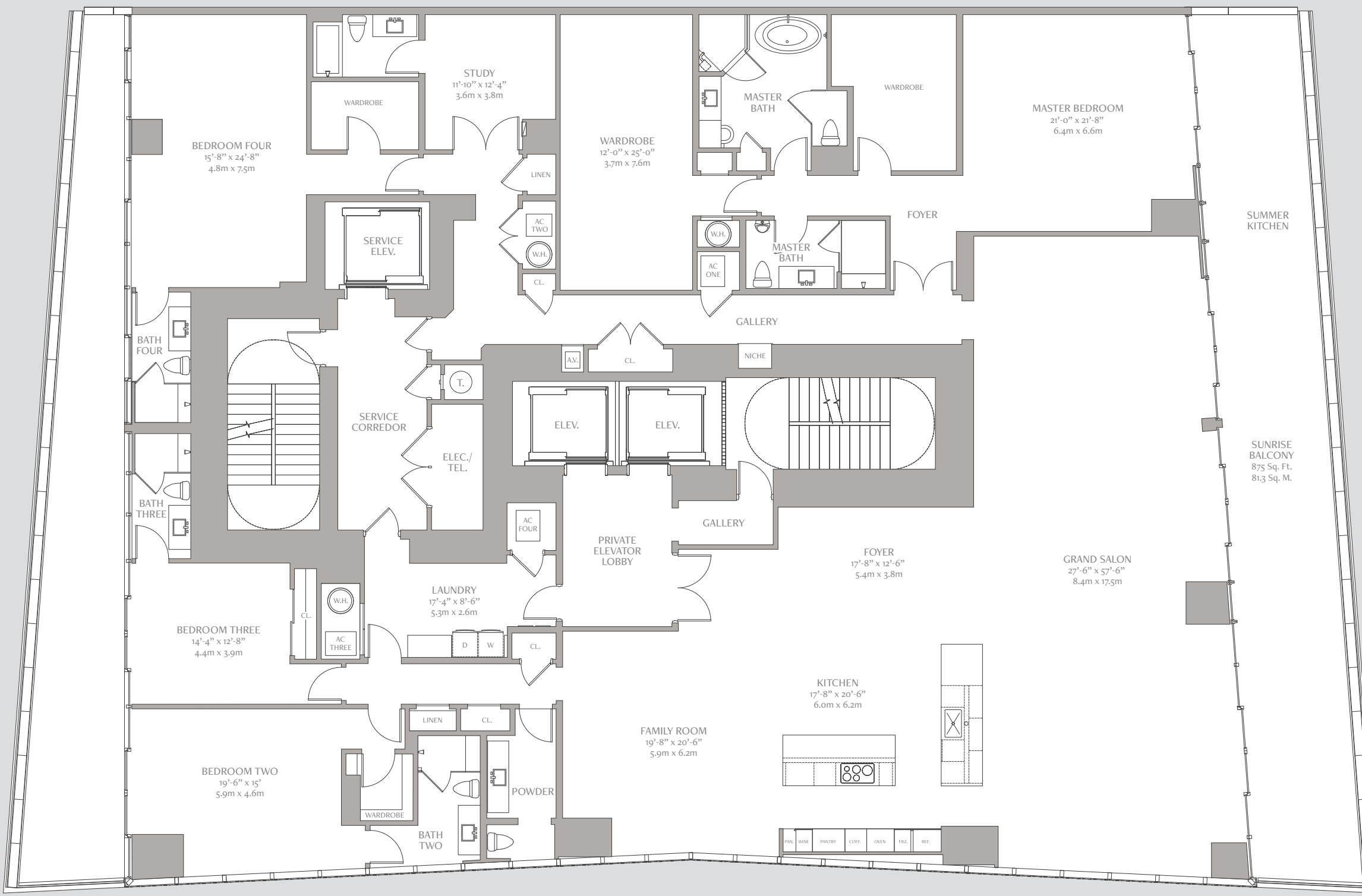
5 BEDROOMS / 7.5 BATHS  
FAMILY ROOM & STUDY

INDOOR LIVING AREA	6,740 sq ft	626.2 sq m
OUTDOOR LIVING AREA	1,510 sq ft	140.3 sq m
TOTAL LIVING AREA	8,250 sq ft	766.5 sq m
PAINT-TO-PAINT AREA	6,230 sq ft	578.8 sq m



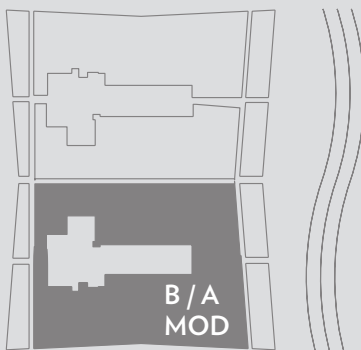
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RESIDENCE B/A  
COMBINATION  
MODIFIED



4 BEDROOMS / 6.5 BATHS  
FAMILY ROOM & STUDY

INDOOR LIVING AREA	6,740 sq ft	626.2 sq m
OUTDOOR LIVING AREA	1,510 sq ft	140.3 sq m
TOTAL LIVING AREA	8,250 sq ft	766.5 sq m
PAINT-TO-PAINT AREA	6,230 sq ft	578.8 sq m

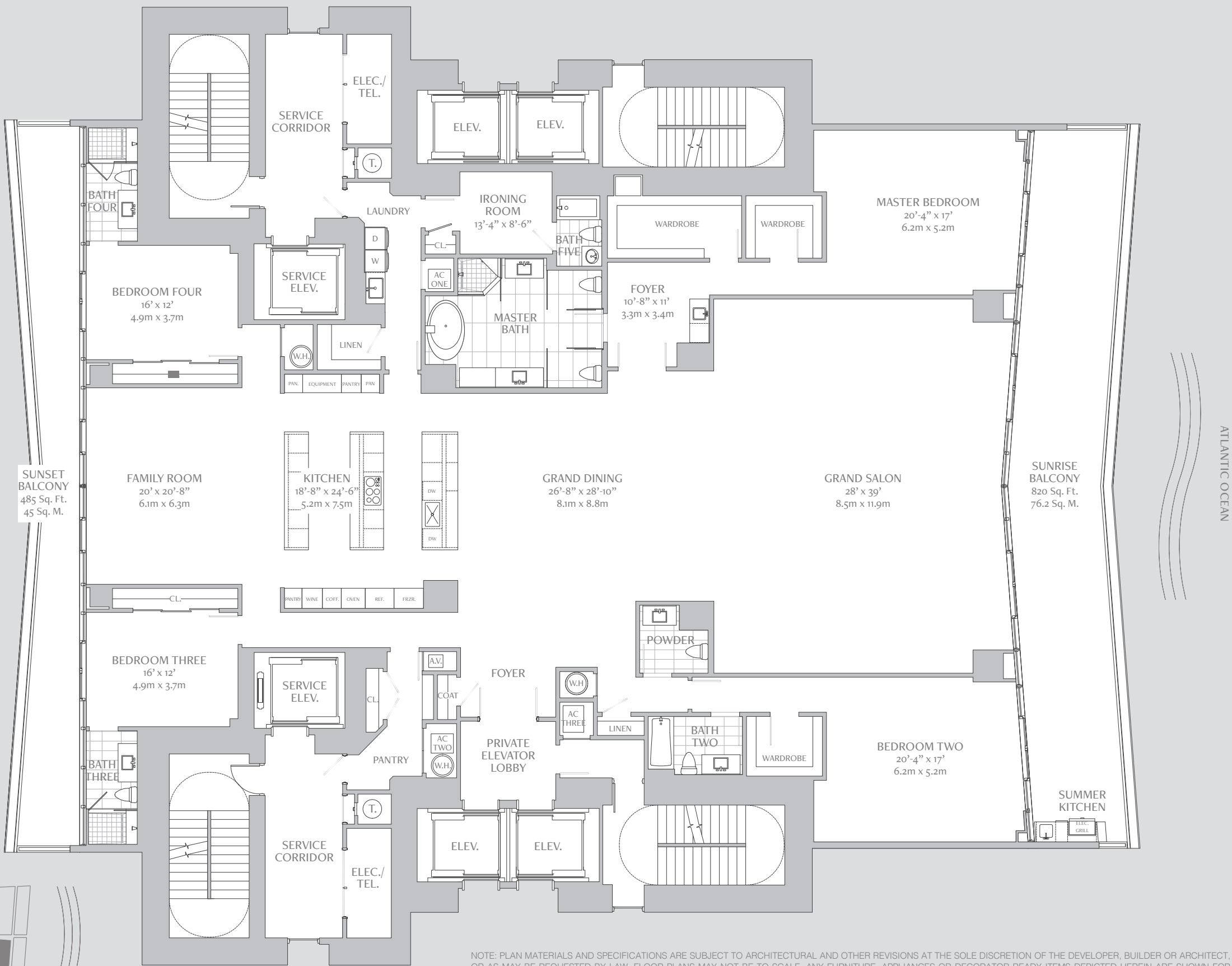
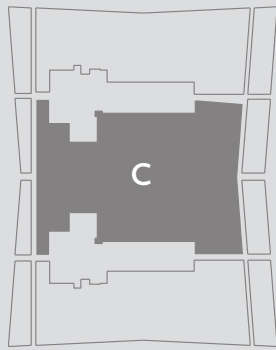


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RESIDENCE C

4 BEDROOMS / 5.5 BATHS  
FAMILY ROOM & IRONING ROOM

INDOOR LIVING AREA	6,225 sq ft	578.3 sq m
OUTDOOR LIVING AREA	1,305 sq ft	121.2 sq m
TOTAL LIVING AREA	7,530 sq ft	699.5 sq m
PAINT-TO-PAINT AREA	5,717 sq ft	531.1 sq m



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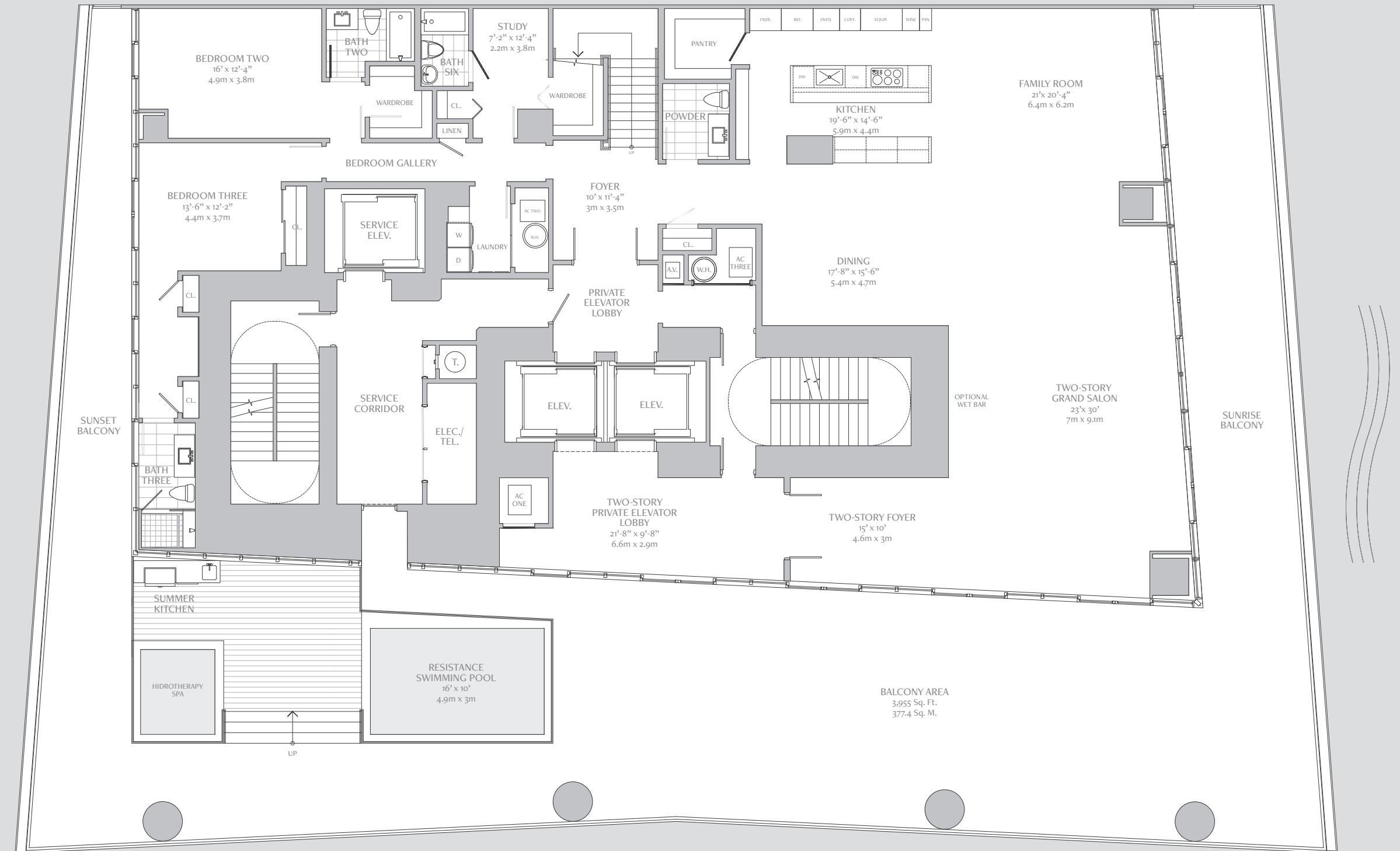
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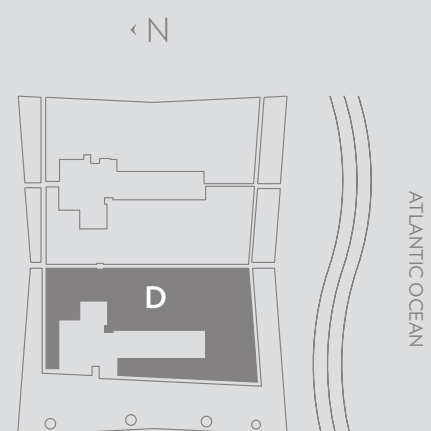
# DUPLEX RESIDENCE D

## FIRST FLOOR LAYOUT



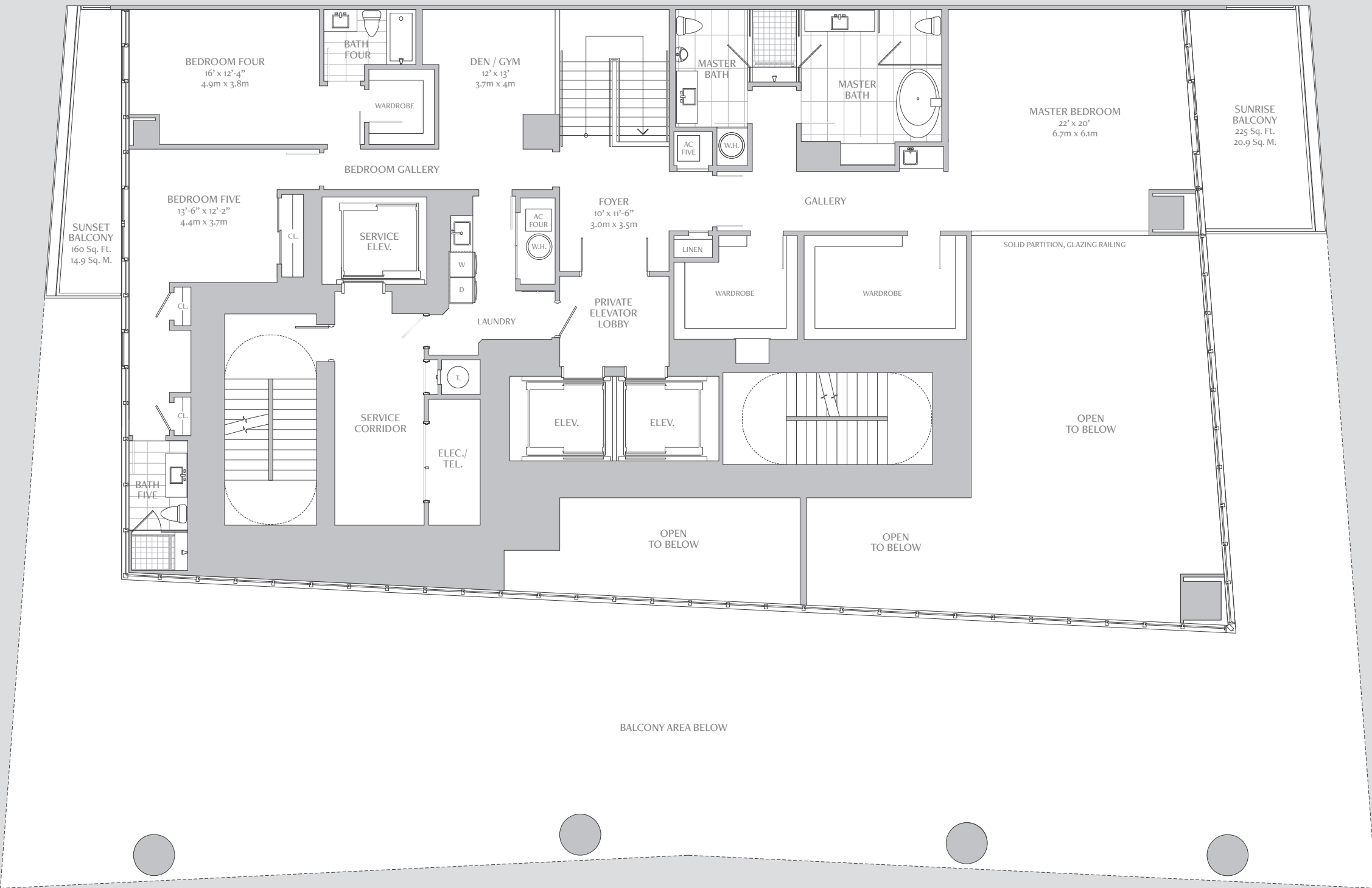
5 BEDROOMS / 7.5 BATHS  
FAMILY ROOM / DEN & STUDY

FIRST FLOOR INDOOR LIVING AREA	3,970 sq ft	368.8 sq m
SECOND FLOOR INDOOR LIVING AREA	2,725 sq ft	253.1 sq m
TOTAL INDOOR LIVING AREA	6,695 sq ft	621.9 sq m
FIRST FLOOR OUTDOOR LIVING AREA	3,955 sq ft	367.4 sq m
SECOND FLOOR OUTDOOR LIVING AREA	385 sq ft	35.8 sq m
TOTAL OUTDOOR LIVING AREA	4,340 sq ft	403.2 sq m
TOTAL LIVING AREA	11,035 sq ft	1,025.1 sq m
PAINT-TO-PAINT AREA	5,968 sq ft	554.5 sq m

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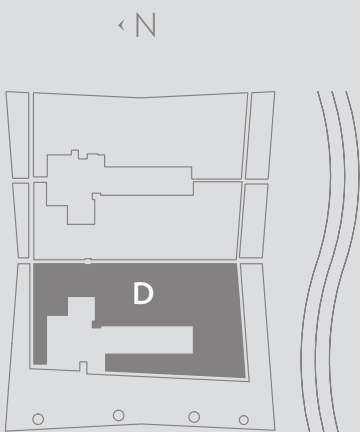


# DUPLEX RESIDENCE D SECOND FLOOR LAYOUT



## 5 BEDROOMS / 7.5 BATHS FAMILY ROOM / DEN & STUDY

FIRST FLOOR INDOOR LIVING AREA	3,970 sq ft	368.8 sq m
SECOND FLOOR INDOOR LIVING AREA	2,725 sq ft	253.1 sq m
TOTAL INDOOR LIVING AREA	6,695 sq ft	621.9 sq m
FIRST FLOOR OUTDOOR LIVING AREA	3,955 sq ft	367.4 sq m
SECOND FLOOR OUTDOOR LIVING AREA	385 sq ft	35.8 sq m
TOTAL OUTDOOR LIVING AREA	4,340 sq ft	403.2 sq m
TOTAL LIVING AREA	11,035 sq ft	1,025.1 sq m
PAINT-TO-PAINT AREA	5,968 sq ft	554.5 sq m



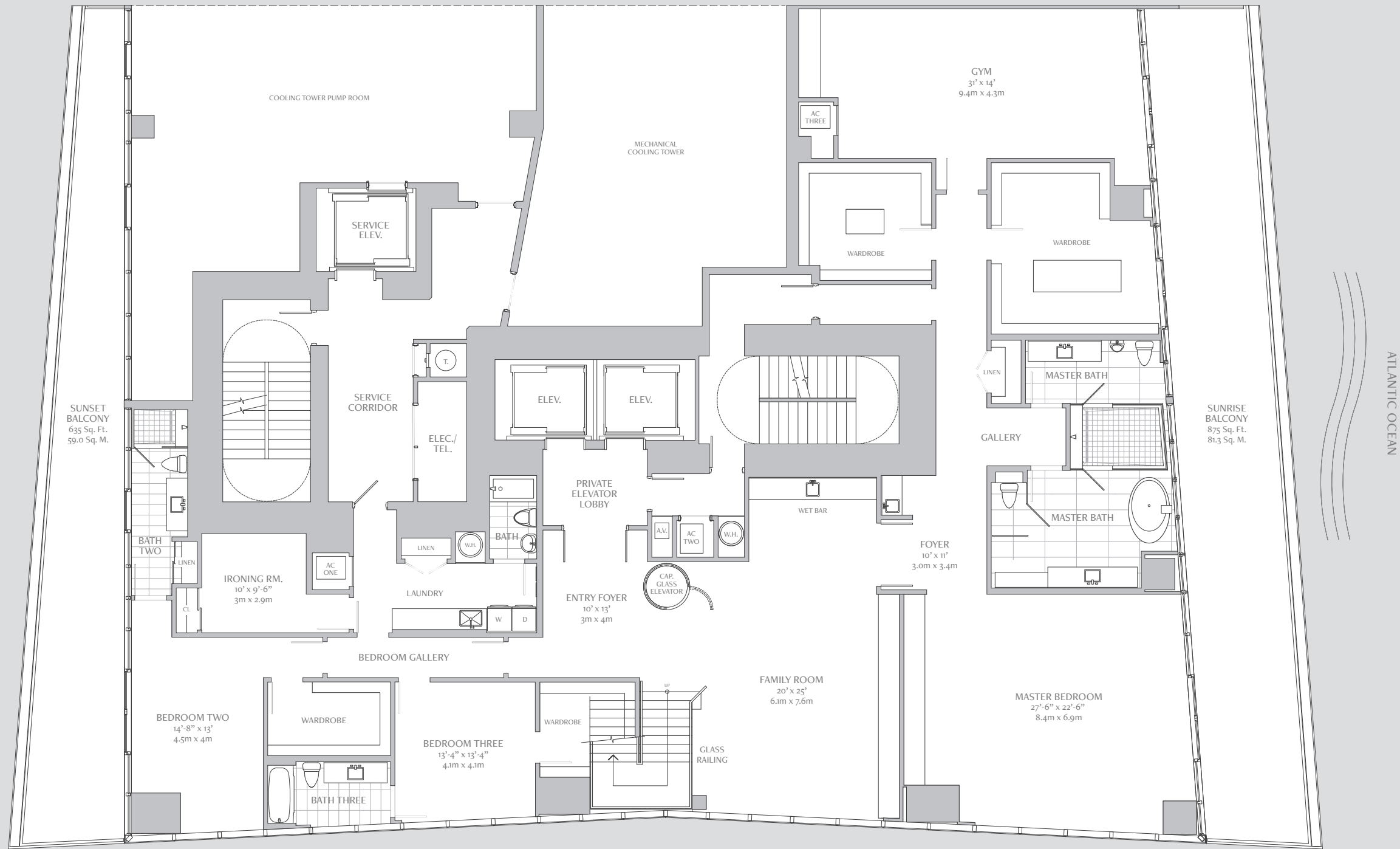
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TRIPLEX  
RESIDENCE E  
FIRST FLOOR LAYOUT



6 BEDROOMS / 9.5 BATHS  
FAMILY ROOMS / GYM / IRONING ROOM  
GAME ROOM / ROOF KITCHEN & SWIMMING POOL

LOWER LEVEL INDOOR LIVING AREA	4,850 sq ft	450.6 sq m
UPPER LEVEL INDOOR LIVING AREA	4,730 sq ft	439.4 sq m
ROOF LEVEL INDOOR LIVING AREA	1,170 sq ft	108.7 sq m

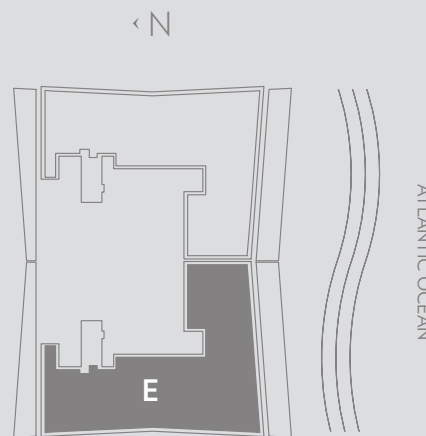
TOTAL INDOOR LIVING AREA	10,750 sq ft	998.7 sq m
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LOWER LEVEL OUTDOOR LIVING AREA	1,510 sq ft	140.3 sq m
UPPER LEVEL OUTDOOR LIVING AREA	1,510 sq ft	140.3 sq m
ROOF LEVEL OUTDOOR LIVING AREA	5,390 sq ft	500.8 sq m

TOTAL OUTDOOR LIVING AREA	8,410 sq ft	781.4 sq m
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TOTAL LIVING AREA	19,160 sq ft	1780.1 sq m
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PAINT-TO-PAINT AREA	9,635 sq ft	895.1 sq m
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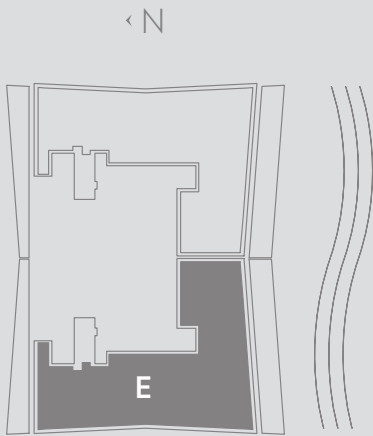
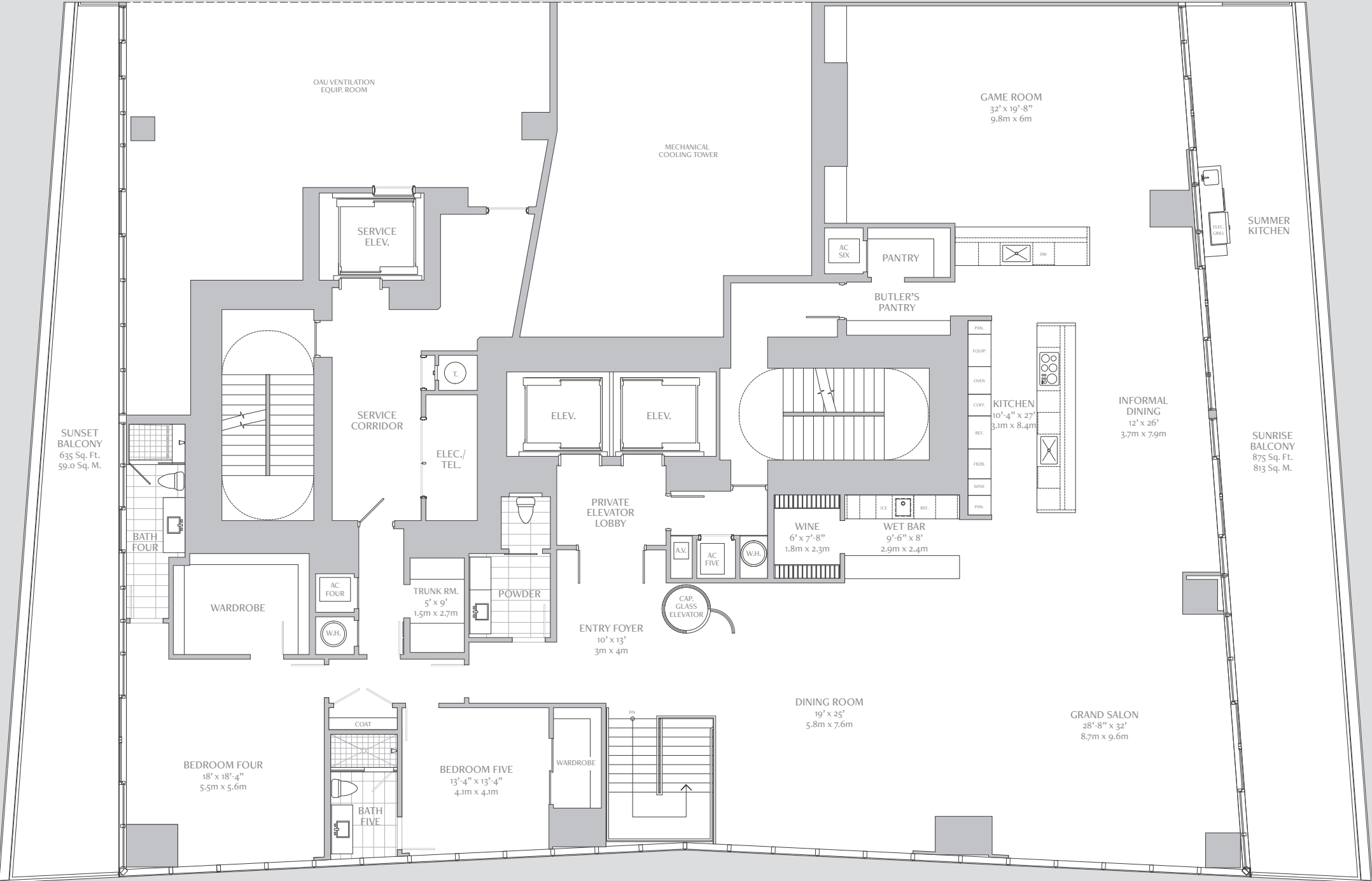
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# TRIPLEX RESIDENCE E SECOND FLOOR LAYOUT

6 BEDROOMS / 9.5 BATHS  
FAMILY ROOMS / GYM / IRONING ROOM  
GAME ROOM / ROOF KITCHEN & SWIMMING POOL

LOWER LEVEL INDOOR LIVING AREA	4,850 sq ft	450.6 sq m
UPPER LEVEL INDOOR LIVING AREA	4,730 sq ft	439.4 sq m
ROOF LEVEL INDOOR LIVING AREA	1,170 sq ft	108.7 sq m
TOTAL INDOOR LIVING AREA	10,750 sq ft	998.7 sq m
LOWER LEVEL OUTDOOR LIVING AREA	1,510 sq ft	140.3 sq m
UPPER LEVEL OUTDOOR LIVING AREA	1,510 sq ft	140.3 sq m
ROOF LEVEL OUTDOOR LIVING AREA	5,390 sq ft	500.8 sq m
TOTAL OUTDOOR LIVING AREA	8,410 sq ft	781.4 sq m
TOTAL LIVING AREA	19,160 sq ft	1780.1 sq m
PAINT-TO-PAINT AREA	9,635 sq ft	895.1 sq m



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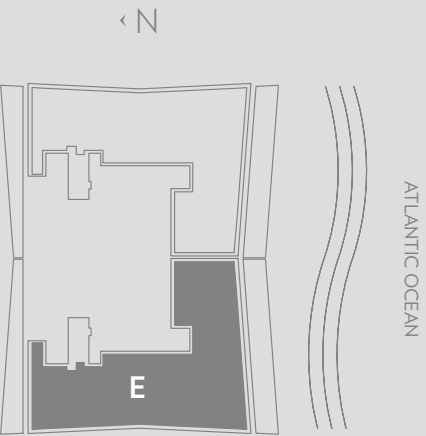
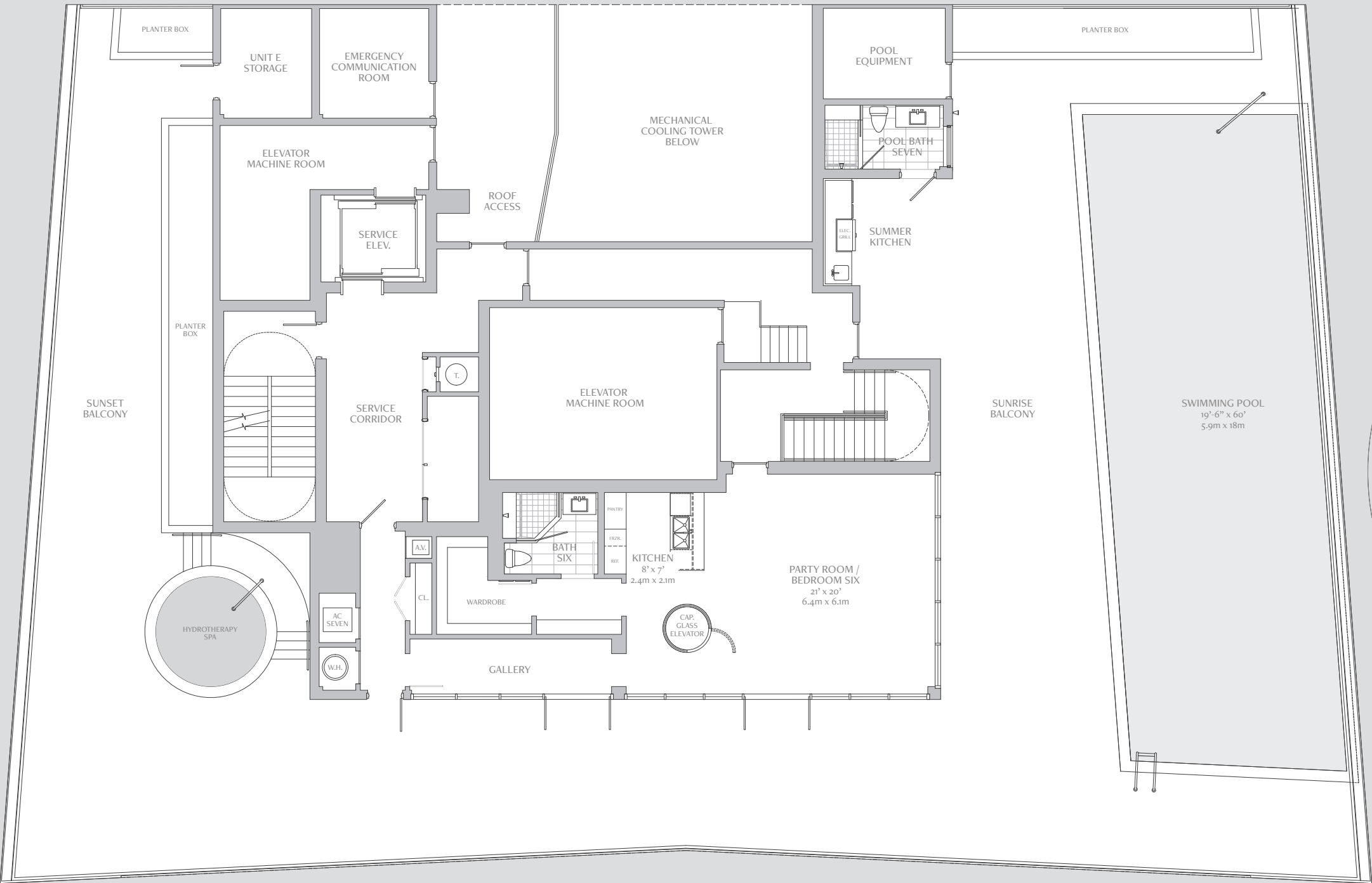


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# TRIPLEX RESIDENCE E THIRD FLOOR LAYOUT

6 BEDROOMS / 9.5 BATHS  
FAMILY ROOMS / GYM / IRONING ROOM  
GAME ROOM / ROOF KITCHEN & SWIMMING POOL

LOWER LEVEL INDOOR LIVING AREA	4,850 sq ft	450.6 sq m
UPPER LEVEL INDOOR LIVING AREA	4,730 sq ft	439.4 sq m
ROOF LEVEL INDOOR LIVING AREA	1,170 sq ft	108.7 sq m
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TOTAL INDOOR LIVING AREA	10,750 sq ft	998.7 sq m
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LOWER LEVEL OUTDOOR LIVING AREA	1,510 sq ft	140.3 sq m
UPPER LEVEL OUTDOOR LIVING AREA	1,510 sq ft	140.3 sq m
ROOF LEVEL OUTDOOR LIVING AREA	5,390 sq ft	500.8 sq m
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TOTAL OUTDOOR LIVING AREA	8,410 sq ft	781.4 sq m
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TOTAL LIVING AREA	19,160 sq ft	1780.1 sq m
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PAINT-TO-PAINT AREA	9,635 sq ft	895.1 sq m



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# DESIGN TEAM



Jeffrey Soffer

One of the country's most highly regarded real estate developers, Jeffrey Soffer has been dedicated to Turnberry's growth for more than 25 years. His impact and influence can be seen in the development of numerous award-winning projects in South Florida and abroad. Soffer lead the \$1 billion expansion and renovation of the company's landmark Fontainebleau Miami Beach, transforming the iconic resort into one of the country's most sought-after beachfront playgrounds. Soffer also has created numerous South Florida residential landmarks, including Turnberry Ocean Colony, Porto Vita, Fontainebleau II and Fontainebleau III, Turnberry Village and more; brought his company's "mansions in the sky" concept to Las Vegas, and expanded the company into suburban Washington D.C. and The Bahamas with successful high-rise residential developments.



Carlos Zapata

For Venezuelan-born architect Carlos Zapata, the sky is the ultimate canvas for his award-winning designs. Turnberry Ocean Club embodies his panoramic conception of movement with glittering, wide open forms — wall to wall, floor to ceiling. Turnberry's iconic tower uses glass like a jeweler uses diamonds: to reflect and dazzle. Zapata is famed for combining clean, dynamically shaped structures with warm, inviting spaces. These spaces allow for traditional home living in his modernist masterpieces.



Robert M. Swedroe

With twelve years of experience as a senior design architect for Morris Lapidus, renowned architect of the Fontainebleau Hotel, Mr. Swedroe has an extraordinary talent for detail. He creates superb floor plans that optimize space, flow and ocean views. Fueled by a desire to maximize the quality of life in multi-residential buildings, the Yale-educated Mr. Swedroe has introduced trailblazing concepts like flow-through-view residences and direct-entry elevators that eliminate long public corridors. Mr. Swedroe has always been at the forefront of innovation. His ingenious designs include highly glazed modern structures and the world's tallest known oceanfront condominium with all private-entry elevators.



Dan Riordan

Riordan oversees the entire residential division, including building development and real estate initiatives. Most recently, he was involved in the development of Turnberry Tower Arlington, the tallest condominium on the Washington D.C. skyline. His responsibilities include all operations, as well as sales and marketing for the \$350 million, 30-story luxury tower where all residences have been completely sold. Riordan's three-decade career includes marketing and selling more than 3,000 condominium units valued in excess of \$2.5 billion and he was instrumental in pioneering condo development in Las Vegas for Turnberry in 1998.



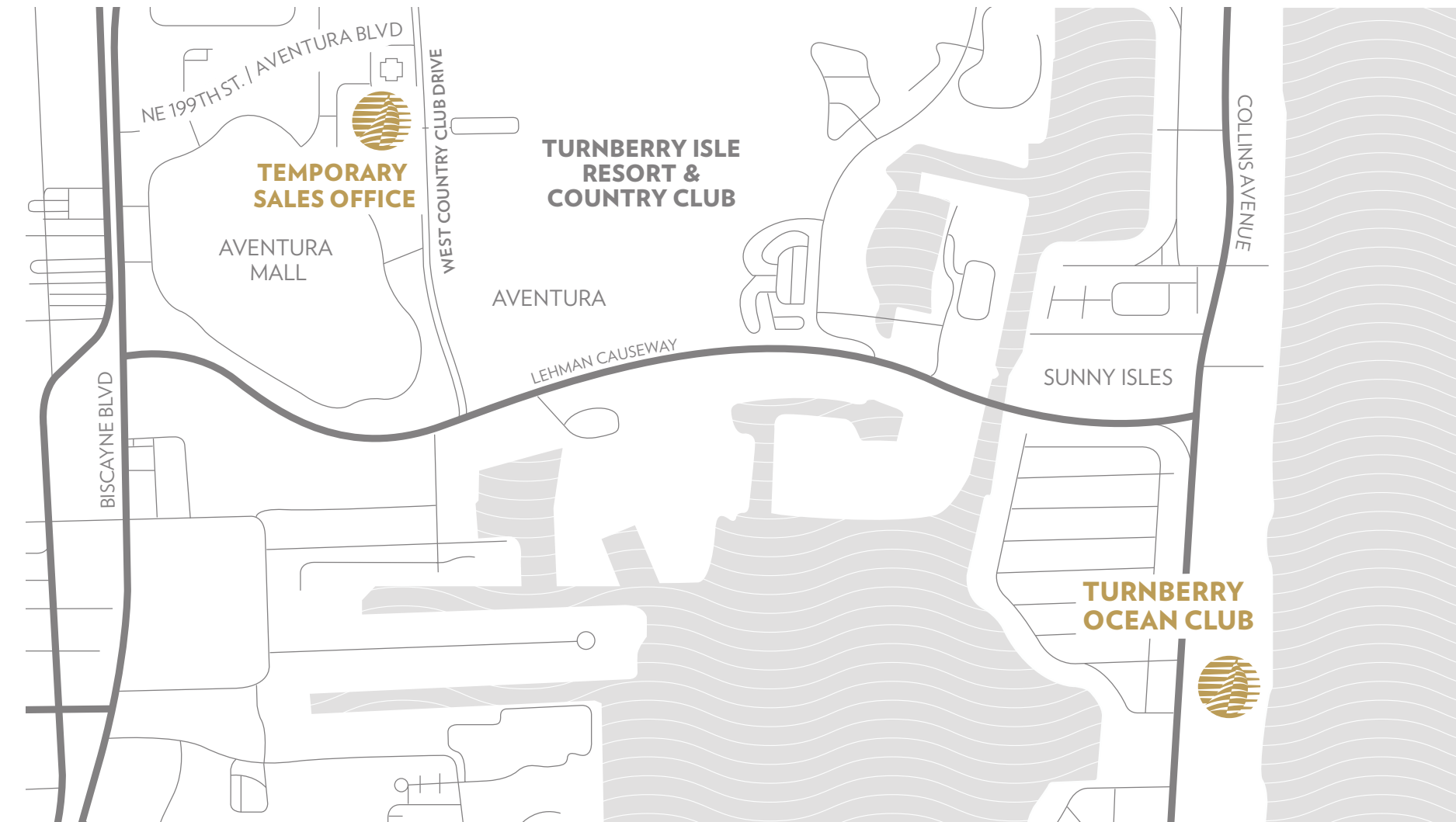
Richard Hallick

For more than 50 years, EDSA, an internationally renowned planning, landscape architecture and urban design firm, has been creating sustainable outdoor environments to live, work, learn and play in. EDSA operates under the tenant that successful urban environments are destinations that combine development and open spaces to create an exciting, viable neighborhood fabric. Through careful planning and analysis, EDSA urban projects are designed to provide optimal benefits to the surrounding community while addressing the complexities and intricate relationships that tie cities together. From Malta to Mexico, working in nearly 100 countries across the globe, EDSA is committed to delivering thriving surroundings of both beauty and function.



Janice Claussen

Founder and Principal of CCID, Janice Claussen has over 25 years of experience in designing luxury hotel and resort interiors across a broad geographical spectrum. Her innovative designs have garnered numerous international awards and have contributed to successful properties with high levels of guest satisfaction. Jan's ability to combine contemporary and modern design elements with indigenous cultural icons and materials, provide for an integrated hotel or resort that blends into its setting, and provides that unique element of including the hotel guest in the local experience.



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