



THE RESIDENCES
MANDARIN ORIENTAL
BOCA RATON



VIA MIZNER
BOCA RATON

RESIDENTIAL • HOTEL • RETAIL • PRIVATE CLUB

Boca Like Never Before

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. Experience Boca like never before. Introducing Via Mizner.



A Truly World-Class Lifestyle

Tropical paradise, haven for sports and fitness enthusiasts, playground and home to the affluent, progressive in attitude and outlook. For an unparalleled quality of life, Boca Raton is world-class and first-class in every way.

The city's sun drenched beaches, lush green spaces, dozens of award-winning golf courses and four nearby pro sports franchises offer the athletic minded outdoor activities year round. Boca Raton caters to the most refined,

upscale tastes with high-end boutiques, renowned chefs who ply their culinary skills in famed eateries, leading cultural and artistic venues and an electric nightlife that's cosmopolitan, chic and urbane.

A diverse mix of residents, famed institutions of higher learning and a cross section of Fortune 500 companies make Boca Raton a true international city on the rise – a spirit perfectly captured in its new heart, Via Mizner.



The New Heart of Boca Raton: Via Mizner

Blending a prime location with spectacular ocean and golf course views, inspired architecture that pays homage to the city's heritage and the internationally renowned Mandarin Oriental, Via Mizner redefines the standard of luxury living.

The jewel in Via Mizner's crown is the stunning Mandarin Oriental, Boca Raton, the city's sole five-star hotel experience. It features The Residences, one of only five in the United States and 17 worldwide.

The Residences at Mandarin Oriental, Boca Raton offers residents the finest of amenities such as The Spa at Mandarin Oriental, Via Mizner Golf and City Club, as well as rooftop resort-style pools with private cabanas and ocean views. The city is right at your feet with endless possibilities to explore, shop, lounge, relax and dine.



The Boca Lifestyle Redefined

THE RESIDENCES AT MANDARIN ORIENTAL, BOCA RATON

Centered in one of the world's most coveted communities, The Residences at Mandarin Oriental, Boca Raton offers the pinnacle of living. Consisting of 85 stunning effortless residences, those fortunate to call this address home will be enveloped by sleek interiors, timeless details and the most ultramodern of amenities, all framed by sweeping panoramic vistas.

The Residences also offers all the amenities of Mandarin Oriental just outside one's door – designer shopping, internationally renowned cuisine, select leisure amenities and attentive concierge services found nowhere else. All in the heart of Boca Raton.

CURRENT RESIDENCES

- ATLANTA
- BODRUM
- BOSTON
- LAS VEGAS
- LONDON
- MACAU
- NEW YORK
- TAIPEI



Master Bedroom



Artist's Rendering. See Legal Disclaimer.

The Residences at a Glance



A Warm Welcome

- Private resident entrance
- 24-hour Mandarin Oriental concierge and doormen
- 24-hour valet services

Designed With All The Comforts of Home

- Large floor plans with expansive living areas
- Generous terraces and summer kitchens for outdoor entertaining
- Panoramic golf vistas, ocean and city views
- Exclusive access to Mandarin Oriental, Boca Raton via sky bridge
- Private elevator foyers for each Residence
- Gourmet kitchens with European cabinetry and state-of-the-art appliances
- Choice of floor and countertop finishes

To Make Every Day Life Easier

- Automated features that are 'Smart Home Technology' ready
- Daily housekeeping services within your home*
- Home care services and full-time maintenance*
- Business center and meeting room

For Your Entertainment

- In-residence dining, with access to the Hotel Catering*
- Private Chef for dinner parties or intimate family dinners*
- Preferred access to hotel restaurants and bars
- Resident-only lounges and gathering areas
- Lobby-level wine cellar with personal storage and private tasting room
- Membership privileges to Via Mizner Golf & City Club
- Resident-only rooftop pool with private ocean-view cabanas

For Body & Soul

- Resident-only fitness area with private instruction
- Outdoor garden and relaxation area
- Preferred access to The Spa at Mandarin Oriental

* Additional fees for select services may apply.



MANDARIN ORIENTAL, BOCA RATON

Timeless Tradition Meets Tropical Flavor

The stunning Mandarin Oriental, Boca Raton perfectly captures all the allure and attraction of this city as the destination for the elite, the influential and the spirited leisure traveler.

Mandarin Oriental Hotel Group owns and operates a remarkable portfolio of some of the world's most luxurious hotels and resorts. Its mix of 21st century luxury, classic oriental charm and an unmatched standard of impeccable service have garnered it awards and accolades year in and year out. Now, Mandarin Oriental, Boca Raton will no doubt continue and build upon this tradition of excellence.

MANDARIN ORIENTAL HOTELS IN THE AMERICAS

- ATLANTA
- BOSTON
- LAS VEGAS
- NEW YORK
- MIAMI
- WASHINGTON, D.C.



Mandarin Oriental, Boca Raton at a Glance

MANDARIN ORIENTAL, BOCA RATON IS COMPRISED OF
164 WELL-APPOINTED ROOMS AND SUITES, INCLUDING:

- Sophisticated and contemporary design reflective of the Group's Oriental heritage
- Fine dining restaurants and bars
- Signature rooftop restaurant with an outdoor terrace and bar
- Chic lobby lounge
- Magnificent ocean, golf course and city views
- The Spa at Mandarin Oriental offers holistic rejuvenation and relaxation
- The Mandarin Cake Shop
- Spacious club lounge
- State-of-the-art fitness center
- Rooftop pool with ocean views





MANDARIN ORIENTAL HOTEL GROUP

Legendary Service and Luxury



For over 50 years, Mandarin Oriental Hotel Group's reputation of impeccable service, distinctive designs and renown holistic spas has been key to its rapid expansion across the globe. Today, the company operates or has under development 47 hotels worldwide, with 17 Residences at Mandarin Oriental

attached to its properties. A dedication to the highest levels of customer satisfaction year after year have earned Mandarin Oriental Hotel Group a most enviable status as a recognized leader in worldwide luxury hospitality.





VIA MIZNER

GOLF & CITY CLUB

EXCLUSIVITY AT YOUR FINGERTIPS

Complementing the acclaimed luxury and service of Mandarin Oriental, residents will have access to Via Mizner Golf & City Club.

With two distinct venues, including The City Club, located inside of Mandarin Oriental, Boca Raton, and The Golf Club, an off-site venue located just minutes away, Via Mizner Golf & City Club offers world-class facilities to a select group of members.



Via Mizner Golf & City Club – Retreat, Relax, Rejuvenate

UNPARALLELED MEMBER AMENITIES

Members of The City Club can enjoy fitness and relaxation in a sublimely serene environment with access to The Spa at Mandarin Oriental, Boca Raton, a state-of-the-art fitness center and a private, member-only rooftop pool. Superb concierge services and other exceptional hotel amenities are also available for convenience including a private restaurant and lounge.

The Golf Club features Boca Raton's newest championship golf course, complete with a luxurious clubhouse, fitness facilities, aqua-hydrated Har-Tru tennis courts, a resort-style pool, fine dining options and private banquet facilities.

Membership at Via Mizner Golf & City Club offers the ultimate way to experience the quintessential, luxury lifestyle never experienced before in Boca Raton.





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Exclusive Sales & Marketing by DOUGLAS ELLIMAN DEVELOPMENT MARKETING



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.

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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. 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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