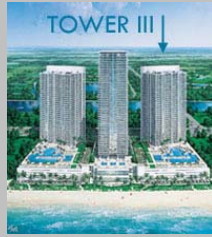


THE BEACH CLUB
TOWER III



PENTHOUSE

Beach Club III Penthouse For Sale



Beach Club III Highlights

- Two levels of living, located on the 44th and 45th floors
- 2568 square feet (236.7 m²) indoor space
- 2460 square feet (228.5 m²) of outdoor space, including a massive rooftop (private) terrace
- 2 bedrooms, den, family room and 4½ bathrooms
- Views are north and east, direct ocean and beach views from all rooms

Penthouse Pricing and Other Details

- \$2,295,000
- Unit is delivered "decorator ready"
- This unit is a resale unit, previously purchased by a buyer. This unit is being offered for re-sale exclusively through Zilbert Realty Group.
- If you wish to buy this penthouse, you will be required to place a 20% deposit into escrow. The developer is permitting assignments of contracts, so you would be assigned this unit and would proceed to closing as the buyer.
- Closings are expected to take place in January 2007.

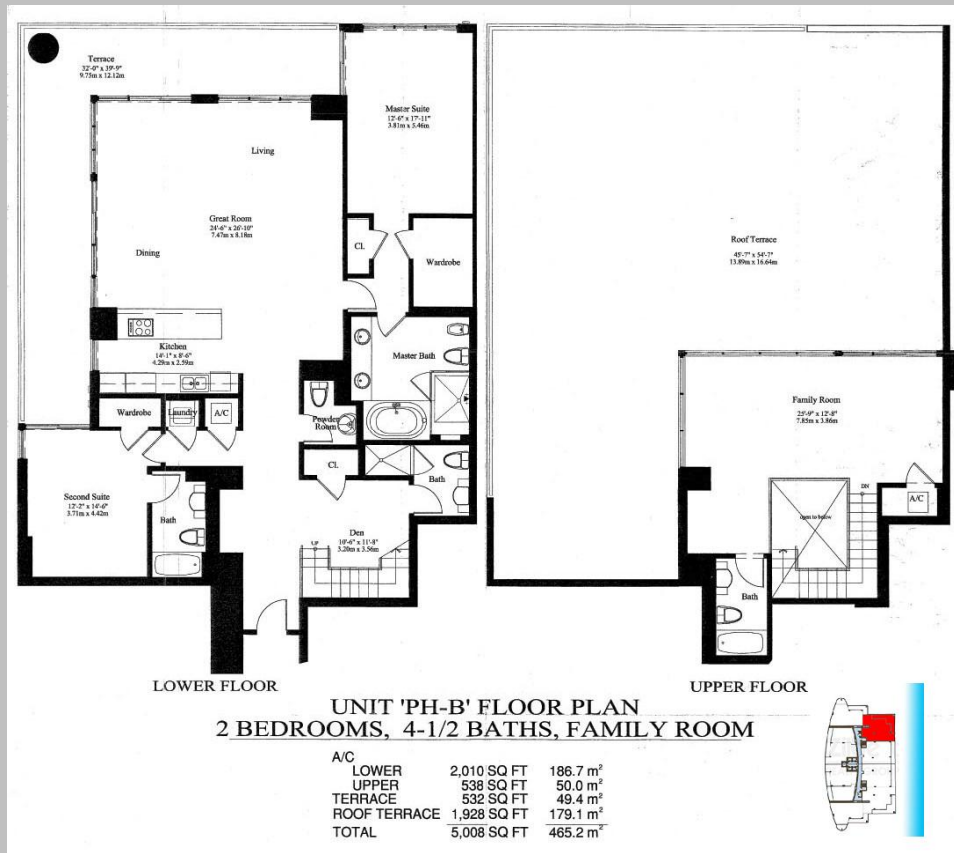
Your Beach Residence Includes:

- Solid wooden entry door
- Ocean and intercoastal views (see your individual floorplan)
- Large dining area (see your individual floorplan)
- Spacious living room with adjacent terrace (see your individual floorplan)
- Oversize terraces with glass railing accessible from bedrooms and living room (see your individual floorplan)
- Elegant smooth ceilings rising to 8' 7 1/2"
- Floor to ceiling laminated windows with energy efficient tinted glass
- Top-of-the-line stackable washer and dryer
- High efficiency central air conditioning and heating unit
- Sprinkler fire protection system
- State-of-the-art telecommunications wiring including high-speed cabling to all television outlets and "home run" configured CAT5 cable for telephone and data communication.

The Beach Club III Building includes:

- An almost 9-acre site with over 810 feet of magnificent ocean frontage
- Oversized heated swimming pool and spa overlooking the Atlantic Ocean
- Snack bar with pool-side services
- Lushly landscaped grounds
- Magnificent 2-story lobby entrance
- Spectacular porte-cochere
- 24-hour valet parking
- Multi-level covered parking
- Full time concierge
- Mail and package receiving desk
- 24-hour security

Pethouse Floorplan



Photos of Penthouse



The Great Room is the center of all activity. It has sweeping corner views of the ocean, beach and everything else around Hallandale. This is a North-East view.



Your Kitchen blends into the dining area, which, in turn, flows into the Great Room.



The upper level opens up to one of the largest private outdoor terraces we have seen. This measures 1928 sf (179.1 m²).



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The terrace is private, and for your use only.



As you look down, you can see the stunning pool area below, which leads onto the beach.



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Beach Club III Kitchen and Bath Items:
Your Master Bath includes:

- Elegant marble flooring in wet areas
- Granite vanity top (in a selection of colors) with porcelain lavatories
- Elegantly detailed designer faucets
- Full width vanity mirror with decorator light fixture
- Whirlpool tub (see your individual floorplan)
- Elongated water closet
- European style bidet with coordinating faucets
- Walk-in marble shower

Your Guest Bath includes:

- Elegant marble flooring in wet areas
- Integrated porcelain vanity top and lavatory
- European style cabinets
- Elongated water closets (see your individual floorplan)

Your Kitchen includes:

- Flush European styled cabinets
- 36" built-in Kitchen-Aid refrigerator/freezer
- 30" Kitchen-Aid glass cook top
- Granite counter tops and backsplash (in a selection of colors)
- Double stainless steel sink with granite counter top
- Pull-out spray faucet
- 27" built-in Kitchen-Aid convection/microwave oven
- Kitchen-Aid 3-cycle, sound-insulated dishwasher
- Garbage disposal

Beach Club III

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