

THE DIPLOMAT
OCEANFRONT
RESIDENCES



The Diplomat Oceanfront Residences a sleek, chic 28-story residential tower will feature 135 condominium residences, including a penthouse that encompasses the entire 28th floor. With just six 2 and 3-bedroom residences per floor, ranging from 2,300 square feet to over 3,200 square feet, each will offer sweeping views of the Atlantic Ocean or the Intracoastal Waterway.

The Diplomat Oceanfront Residences will provide owners and their guests with a stellar selection of on-site amenities: club room, an owners' theatre, fitness center, swimming pool and spa.

Services will include 24-hour access-control security desk, valet parking, and, of course, full concierge services. Owners will also receive a special Diplomat Resident Sports Membership at the nearby Diplomat Country Club.

While enjoying the extreme luxuries of their own Diplomat condominium tower, owners will have access to select services from the adjacent "The Westin Diplomat Resort & Spa", including fine and casual dining, a state-of-the-art business center, room service, housekeeping, concierge services and a shuttle service to and from The Diplomat Country Club. There, owners can avail themselves of all the privileges of membership, including tennis courts, a full-service garden courtyard spa with 20 treatment rooms, an 18-hole Joe Lee-designed golf course managed by Troon Golf, fine dining and a fully equipped fitness center.

Resort Features & Services:

- Private elevator lobby
- Elegant double-door entry
- Magnificent views from expansive windows and terraces
- Upscale arrival piazza for convenient resident drop-off
- Elegant two-story lobby
- Convenient walkway connecting The Diplomat Ocean Front Residences with the adjacent to The Westin Diplomat Resort & Spa (Residents can use Hotel Amenities)
- Lushly landscaped exterior plaza at the amenity level
- Twenty-four hour access control security desk
- Elevated pool deck overlooking the ocean
- Professionally equipped fitness center

features & amenities

FEATURES

- Private elevator lobby
- 9' ceiling heights (except where dropped)
- Elegant double-door entry
- Solid-core interior doors
- Premium European-style hardware
- Decorative crown molding in foyer
- Magnificent views from expansive windows and terraces
- Solar-tinted and laminated glass in all windows, sliding glass doors and fixed panels.
- Recessed lighting in halls, kitchens and bathrooms
- Energy-efficient heating, ventilating

and air-conditioning systems

- Fire-protection sprinkler system
- Entry control system
- Structured wiring system for telephone and broadband services with multiple locations
- Laundry room with front-load washer & dryer and built-in cabinetry
- Air-conditioned storage space for each residence
- Attractive glass railings along the terrace edge

KITCHEN

- Granite countertops and 4-inch

backsplashes in kitchen

- Luxurious custom cabinetry with under-cabinet counter lighting
- Premium appliance package including:
 - Built-in 42-inch Subzero refrigerator/freezer with icemaker
 - Electric cooktop (optional gas cooktop)
 - Built-in wall oven with microwave
 - Multi-cycle "quiet power" dishwasher with pot scrubber
 - Quiet-grind garbage disposal
 - High-quality, under mount sink with European-style faucet

MASTER SUITE

- Whirlpool tub
- Large his and hers walk-in

wardrobe closets

- Luxurious custom cabinetry
- Marble vanity tops, shower and shower seat, tub deck and skirt
- Full width and height mirrors above backsplash
- Separate room with water closet and bidet

SERVICES & AMENITIES

- Upscale arrival piazza for convenient resident and guest drop-off
- Elegant two-story lobby
- Lushly landscaped exterior plaza at the amenity level
- Twenty-four hour access control security desk

• Closed-circuit television surveillance system and keyless entry

- Six high-speed, private elevators to elevator lobbies in Estate and Penthouse Residences
- Mailroom
- Assigned resident parking in a controlled-access parking garage
- Guest and service parking
- Bicycle storage area in garage
- Outdoor heated pool and spa
- Elevated pool deck overlooking the ocean
- Sun deck with pool furniture and umbrellas
- Social room with bar, leisure seating and media entertainment
- Billiards room with additional media entertainment

- Professionally equipped fitness center with men's and women's locker rooms, and saunas
- State-of-the-art surround-sound theater
- Diplomat Oceanfront Residences Sports Membership

LOCATION

- Located on Hollywood Beach, within walking distance to Diplomat Landing and other shopping and dining
- Adjacent to The Westin Diplomat Resort & Spa
- Convenient Access to Hollywood-Fort Lauderdale International Airport



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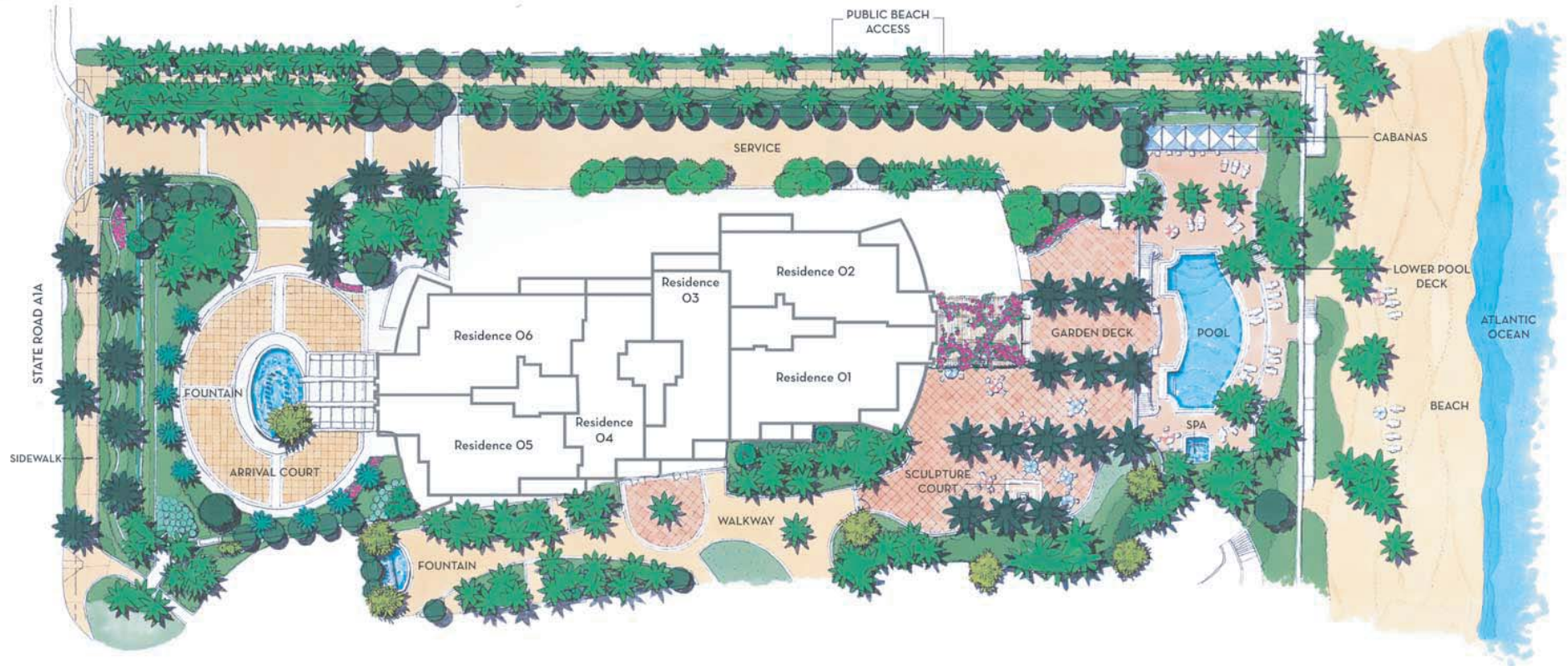
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siteplan

amenities level



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Rendering shown is artist's concept. Site plan is for conceptual purposes only is not to scale and is subject to change. Landscaping depicted is not to scale and may vary as to the maturity and number.



residence 01

3 Bedrooms / Library / 3 1/2 Baths

Interior: 3,178 Sq. Ft. 295.24 M²
 Terrace: 580 Sq. Ft. 54.81 M²
 Total Residence: 3,768 Sq. Ft. 350.05 M²



residence 02

3 Bedrooms / 3 1/2 Baths

Interior: 3,003 Sq. Ft. 278.90 M²
 Terrace: 631 Sq. Ft. 58.62 M²
 Total Residence: 3,634 Sq. Ft. 337.60 M²



residence 03

2 Bedrooms / Den / 2 1/2 Baths

Interior: 2,458 Sq. Ft. 228.35 M²
Terrace: 339 Sq. Ft. 31.40 M²
Total Residence: 2,797 Sq. Ft. 259.84 M²





residence 04

2 Bedrooms / 2 1/2 Baths

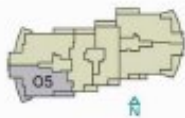
Interior: 2,267 Sq. Ft. 210.61 M²
 Terrace: 322 Sq. Ft. 29.91 M²
 Total Residence: 2,589 Sq. Ft. 240.52 M²



residence 05

3 Bedrooms / 3 1/2 Baths

Interior: 2,719 Sq. Ft. 258.17 M²
 Terrace: 616 Sq. Ft. 57.22 M²
 Total Residence: 3,395 Sq. Ft. 315.39 M²





residence 06

3 Bedrooms / 3 1/2 Baths

Interior: 3,050 Sq. Ft. 283.35 M²
Terrace: 589 Sq. Ft. 54.71 M²
Total Residence: 3,639 Sq. Ft. 338.06 M²

