



With the eagerly anticipated unveiling of Ocean Four, Florida's premier luxury developer has once again realized a dream. Coming on the heels of record setting sell-outs of Ocean One, Two and Three, The Related Group now can claim not one, but an entire collection of sensational Sunny Isles Beach properties.

Acclaimed equally for their flowing floor plans, panoramic ocean views and all-encompassing amenities, each property also possesses a personality that is all its own.

Within the walls of their new homes, residents of Ocean Four will find finishes made of imported marble and granite, custom-designed Italian kitchens and spacious floor-to-ceiling windows offering incomparable, breathtaking views.



The Building Includes:

- Over 300 feet of magnificent ocean frontage
- Beach-side cabanas available
- Exclusive health and fitness center featuring state-of-the-art equipment, sauna, steam rooms and lockers
- Oversized heated swimming pool and spa overlooking the Atlantic Ocean
- Lushly landscaped grounds
- Multi-purpose rooms
- Individual storage facilities
- Magnificent 2-story lobby
- Spectacular porte-cochere
- 24-hour valet parking
- Multi-level covered parking

Your Residence Is:

- Near Aventura Mall and Diplomat Landings
- A short drive from Shoppe's of Bal Harbour
- Close to restaurants, food markets, banks and convenience stores
- A short distance to houses of worship
- Minutes to vibrant Las Olas and downtown Ft. Lauderdale and 20 minutes north of famed South Beach
- Easy access from Fort-Lauderdale Int'l Airport and Miami Int'l Airport

Your Beach Residence Includes:

- Computerized, high speed elevator access to every residence
- Solid wooden entry door
- Ocean and intercoastal views (see your individual floor plan)
- Separate dining area (see individual floor plan)
- Spacious living room with adjacent terrace
- Sunrise and/ or sunset terrace with glass railing accessible from bedroom and living room (see individual floor plans)
- Elegant smooth ceilings rising almost 9 feet.
- Floor to ceiling laminated windows with energy efficient tinted glass
- Laundry area equipped with top-of-the-line washer and dryer
- High efficiency central air conditioning and heating unit
- Sprinkler fire protection system
- State-of-the-art telecommunications wiring with high-speed cabling to all television outlets and "home run" configured CAT5 cable for telephone and data communications

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Your Kitchen Includes:

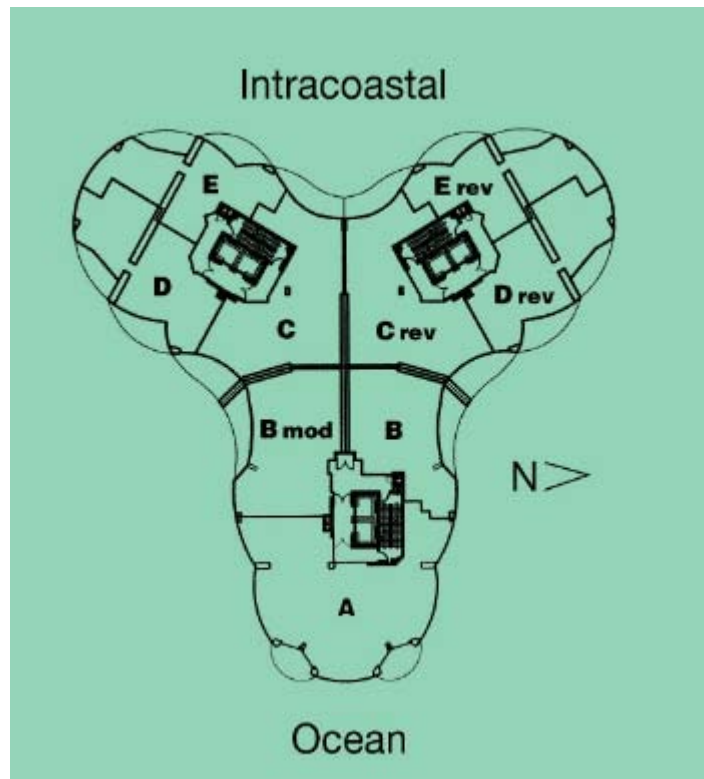
- Flush European styled cabinets
- Built-in Sub-Zero refrigerator/bottom freezer
- Miele radiant glass with 4 burners cook top
- Granite counter tops and backsplash
- Stainless steel double sink
- Pull-out spray faucet
- KitchenAid Microwave oven
- Miele fully integrated dishwasher
- Garbage disposal
- Eat in breakfast area (see individual floor plans)

Your Master Bath Includes:

- Elegant natural marble flooring in wet areas
- Granite vanity top with porcelain lavatories
- Elegantly detailed designer faucets
- Full width vanity mirror
- Whirlpool tub
- Elongated water closet
- European style bidet with coordinating faucets (see individual floor plans)
- Walk-in -shower with natural marble (see individual floor plans)

Your Guest Bath Includes:

- Elegant natural marble flooring in wet areas
- Full natural marble flooring in shower and/or tub/shower
- Integrated porcelain vanity top and lavatory
- European style cabinets
- Elongated water closets



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SAMPLE FLOOR PLANS

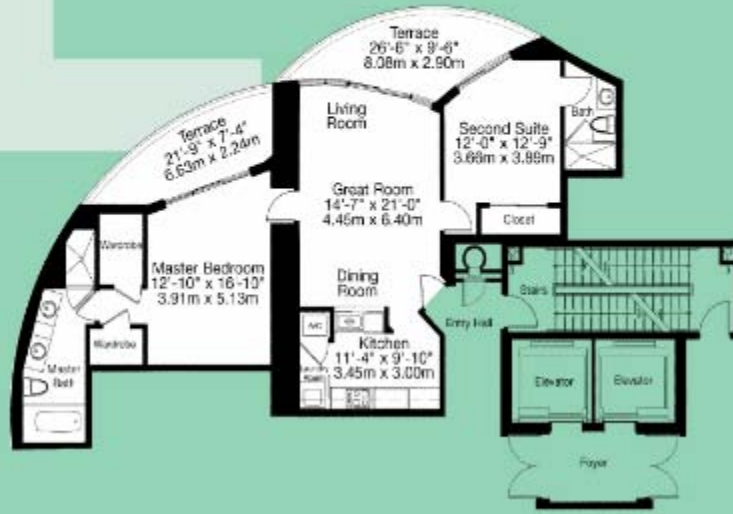
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2 Bedrooms, 2 Baths

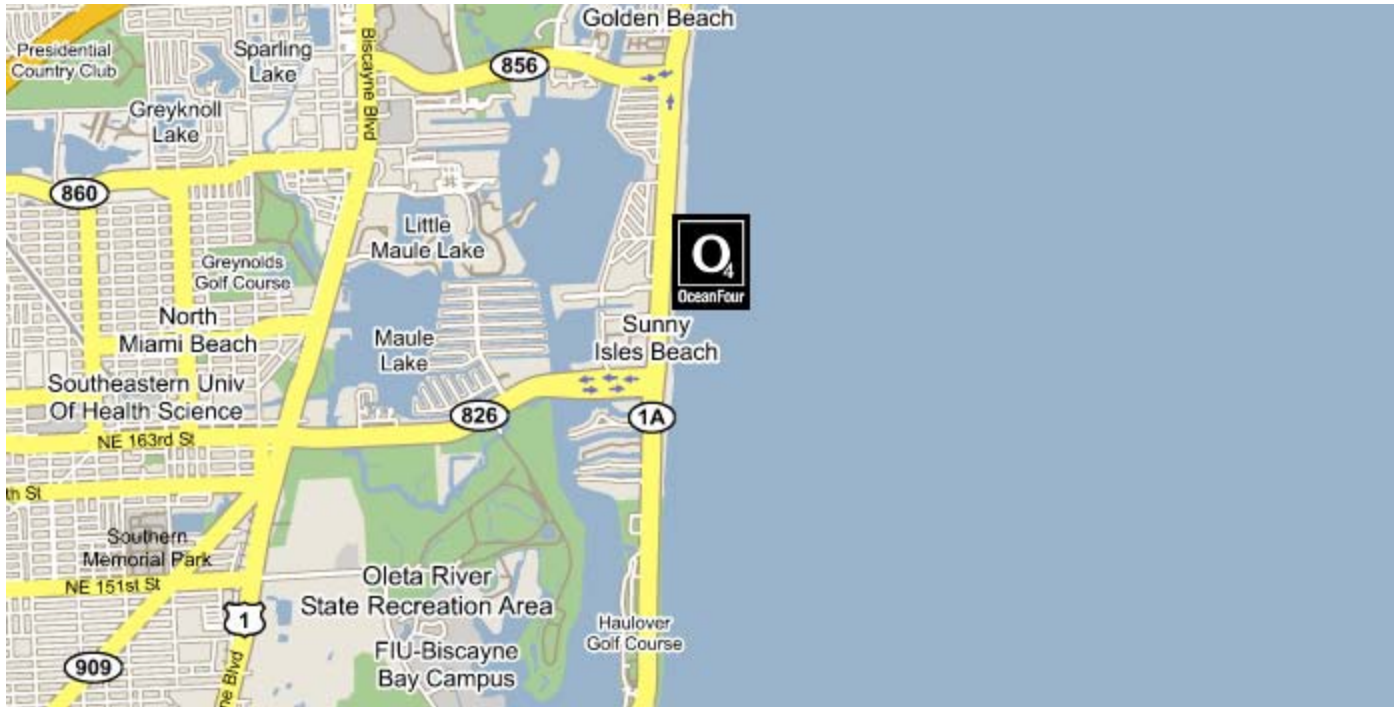
Living: 1,301 square feet (120.90 m²)

Terrace: 264 square feet (24.50 m²)

Total: 1,565 square feet (145.40 m²)



LOCATION



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