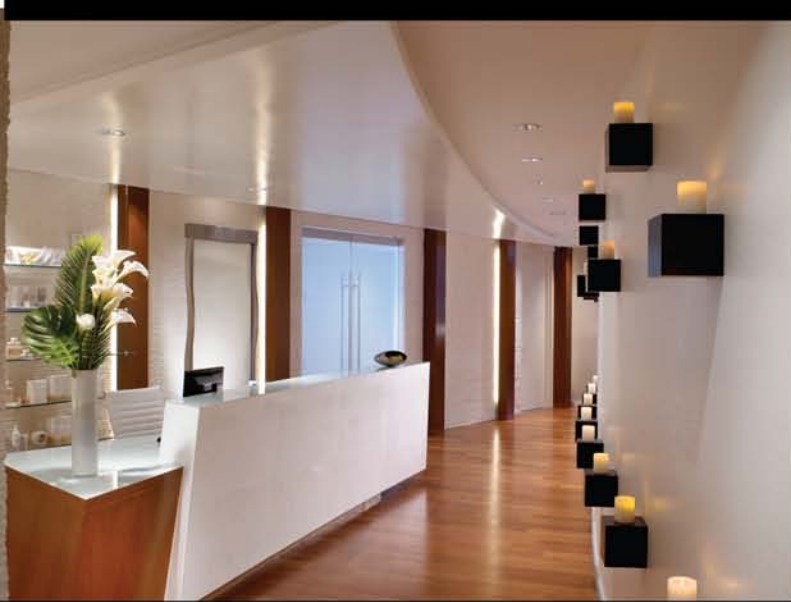


JADE OCEAN





BUILDING FEATURES

- Resort-style living at your fingertips
- Project Designer Carlos Ott
- A distinctive 50-story glass oceanfront tower
- Perfectly located between Bal Harbour Shops and Aventura Mall, as well as Miami and Fort Lauderdale International Airports
- Six-story cascading waterfall and lush landscaping
- Unique oceanfront porte-cochère with drop off overlooking the white sand beach and blue Atlantic Ocean
- Two-story grand entrance lobby with expansive ocean view
- Spa with lounge area, sauna, massage and steam rooms
- Valet and covered parking levels with state-of-the-art security surveillance



RESIDENCE FEATURES

- Floor-to-ceiling exterior glass walls and open terraces offering expansive views of vibrant city lights and endless blue ocean
 - Open floor plans maximizing views
 - European Snaidero cabinetry with complementing countertop and backsplash finishes
 - Miele and Sub Zero stainless steel state-of-the-art appliances
 - Blanco faucet and deep basin one-piece double bowl undermounted stainless steel sink in kitchen
 - Revolutionary steam oven offering advance culinary technology**
 - Built-in coffee system capable of delivering various styles of coffee
 - European bathroom fixtures by Philippe Starck and Dornbracht faucets.
 - Master baths with contemporary luxury effervescent hydrotherapy tub
 - Rain head showers with frameless glass enclosures in master bathrooms
 - Walk-in closets
 - Service entrance and elevators available in all units
 - Full laundry rooms with washers and dryers in most residences
 - Automated lighting/dimming control in select area
- **Standard in some residences





SERVICE & AMENITIES

Infinity-edge pools virtually running through the building for views of shore and city from sunrise to sunset

Beach amenities thoughtfully conceived to continue attentive service and lavish appointments all the way to the water's edge

State-of-the-art health club with aerobics, cardio and weights

Technogym™, the most cutting-edge equipment in personal training with digital technology, high-tech machines, and private access to TV and radio

Children's Room featuring Philippe Starck furnishings, a "baby" grand piano and vintage-style toy car

Elegant Social Lounge perfect for meeting and greeting neighbors and friends

Private Cinema featuring state-of-the-art audio and visual equipment

Business Center with oceanfront private offices



SMART BUILDING

Intelligent home environment with two screen capability offers residents quick and easy home automation, including in-residence lighting/dimming, integral audio selections in the kitchen and wireless Internet

A wireless touch screen comes standard in each residence and offers instant access to a myriad of amenities such as concierge, requests to valet, reservations for common areas, building activities information, package arrival and general information. Integrated system also available on owner's Internet-enabled portable device (mobile phone, PDA, etc)

A fiber optic backbone provides all units with a high-speed multimedia network capable of interconnecting network-enabled devices available today and tomorrow

Wireless high-speed Internet access throughout the residences and common areas

Personal identity fingerprint access in high-speed elevators, opening to private foyers in most residences

UNIT DESCRIPTIONS

LINE	FLOORS	UNIT	BD/BA	AC Sq. Ft	Terr Sq. Ft.	TOTAL Sq. Ft.
03,06	8-26	B1	1/1.5	947	139	1086
02,07	8-26	B2	1 + Den/2	1255	224	1479
03,06	27-43	C	2 + Den/3	1690	238	1928
04,05	9-43	D	3/3.5	2180	427	2607
01,08	8-26	A	3/3.5	2214	631	2845
01,08	27-43	E	4/4.5	2824	631	3455

Perfectly located between Bal Harbour Shops and Aventura Mall, as well as Miami and Fort Lauderdale International Airports

BUILDING DESCRIPTION

LOCATION : 17121 Collins Avenue
Sunny Isles Beach, FL 33160

TYPE : Luxury Oceanfront
Condominiums

DEVELOPER : Fortune Ocean LLLP

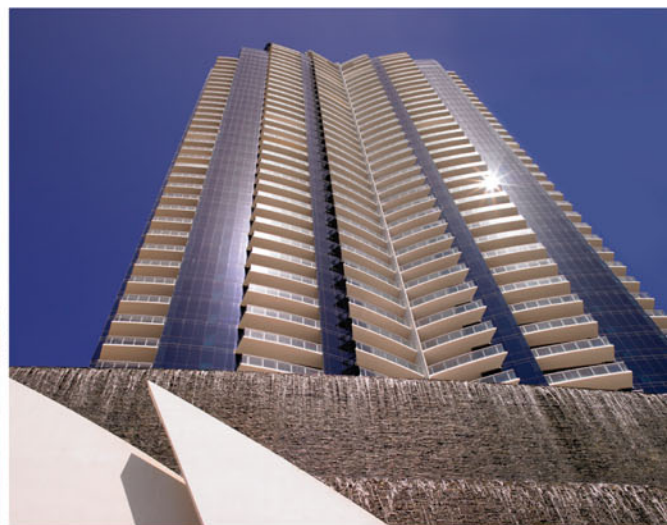
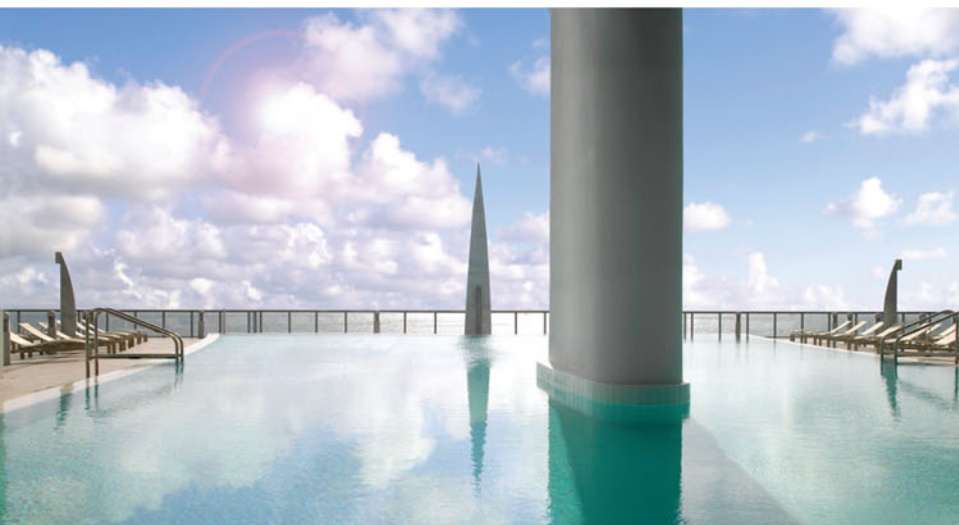
SALES : Fortune Development Sales

PROJECT
DESIGNER: Carlos Ott

TOTAL UNITS : 256

FLOOR PLANS : 6 Residences plus
Penthouses and Sky Villas

SIZE RANGE : 1,086 sq. ft to 3,455 sq. ft;
PH up to 10,000 sq. ft





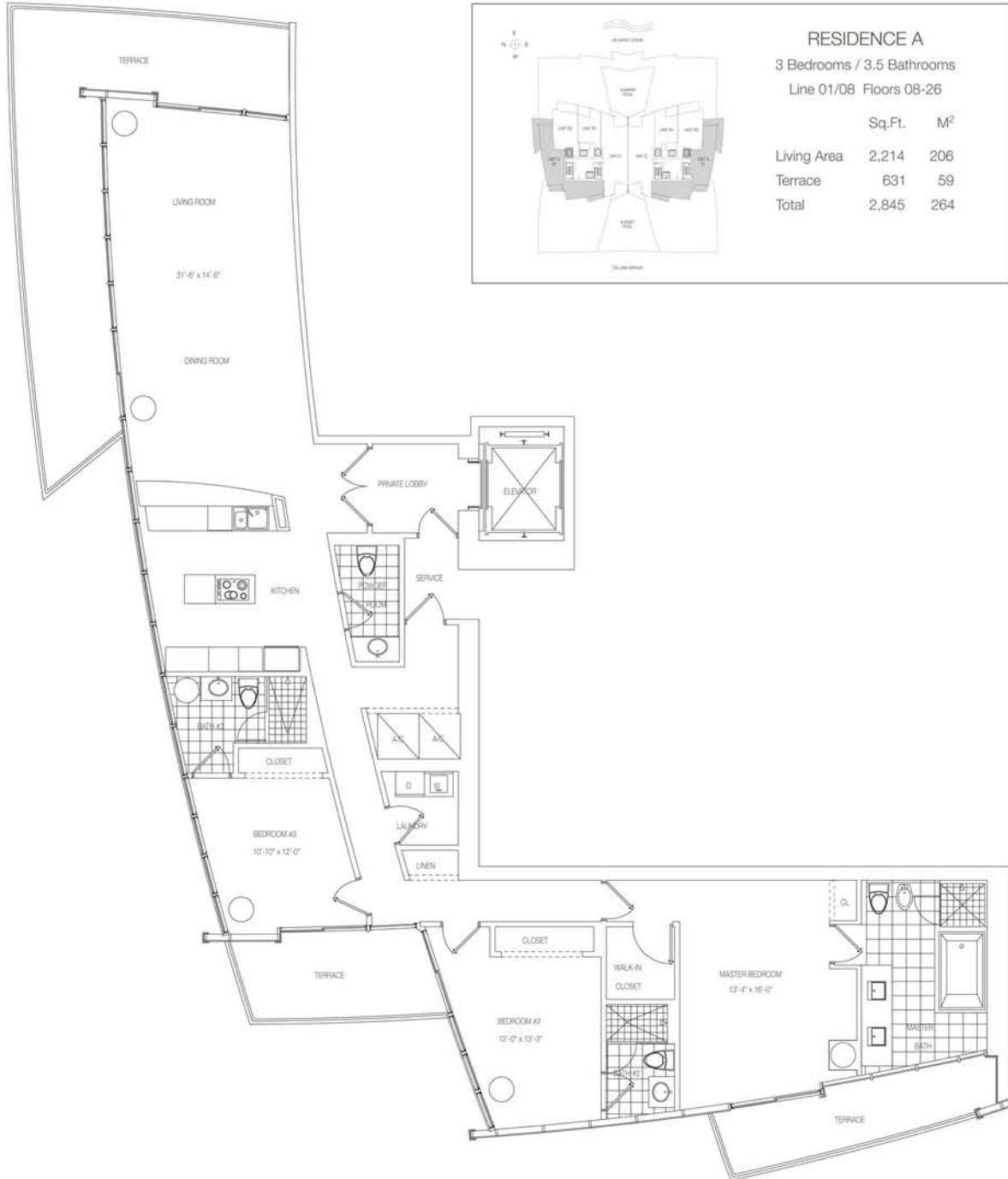
JADE OCEAN

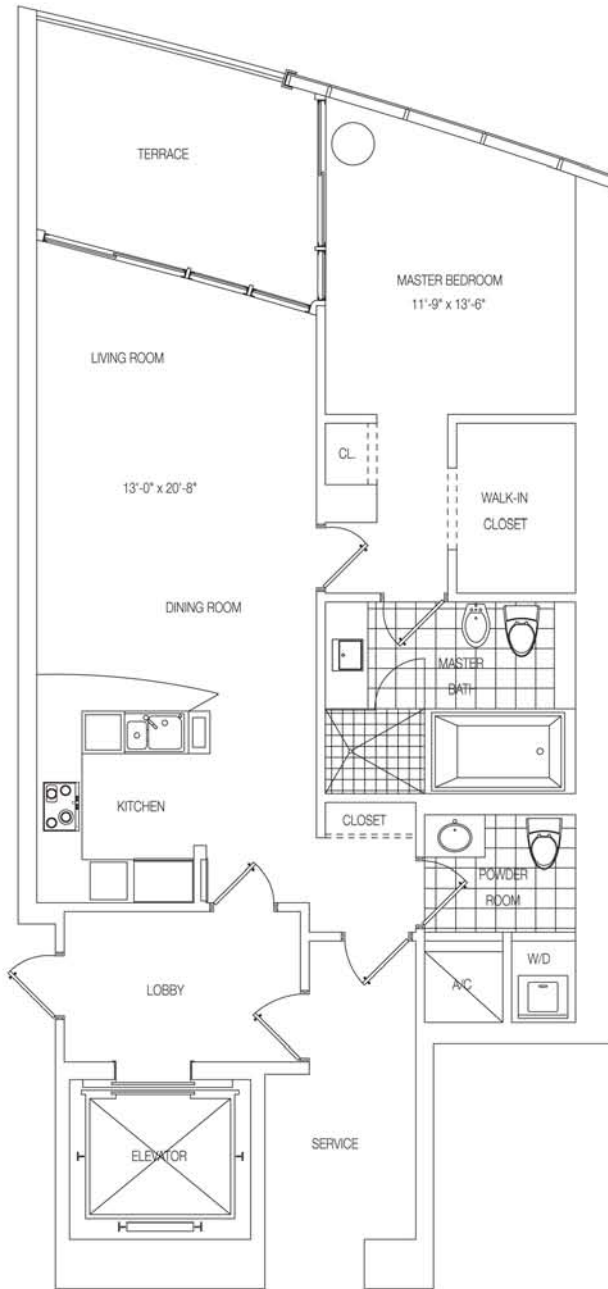
17121 COLLINS AVENUE, SUNNY ISLES BEACH, FL 33160



Oral representations cannot be relied upon as correctly stating the representations of the developer. For correct representations, make reference to the documents required by section 718.503, Florida Statutes, to be furnished by a developer to a buyer or lessee.

Some photographs have been digitally altered including removing any surrounding structures in order to show the building as a stand alone.



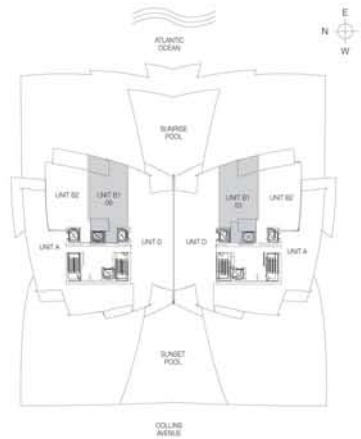


RESIDENCE B1

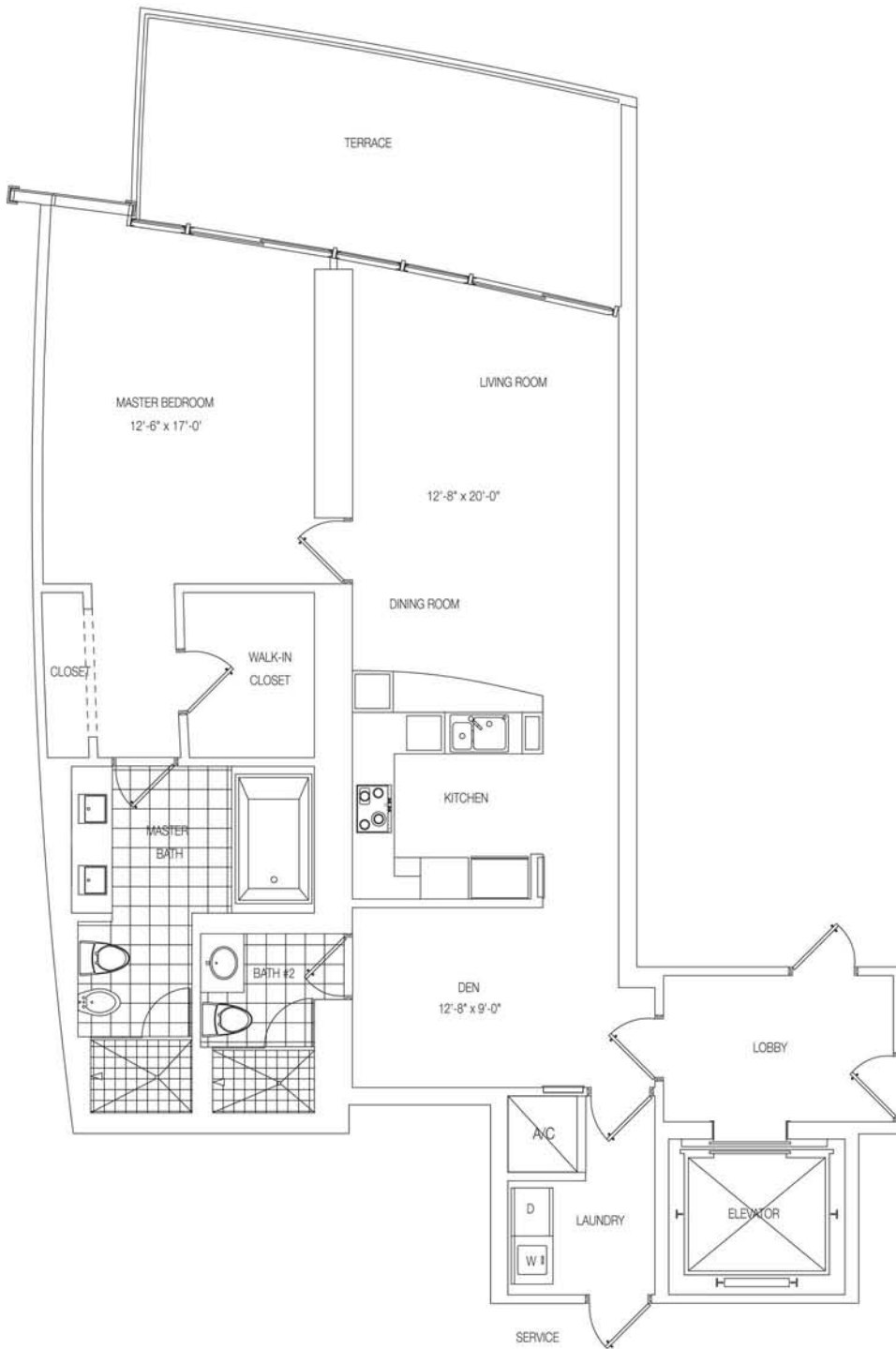
1 Bedroom / 1.5 Bathrooms

Line 03/06 Floors 08-26

	Sq.Ft.	M ²
Living Area	947	88
Terrace	139	13
Total	1,086	101



Small square icon with the letter 'B'.
 Oral representations cannot be relied upon as correctly stating representations of the Developer. For correct representations, make reference to the purchase agreement and to the documents required by Section 718.503 Florida Statute, to be furnished by a Developer to a buyer or lessee. Dimensions are approximate. Developer reserves the right to make modifications and changes to the floor plan, dimensions, features, specifications and other information herein without notice. The information contained herein does not constitute an offer to sell or solicit offers in any state or jurisdiction where such offer or solicitation cannot be made.

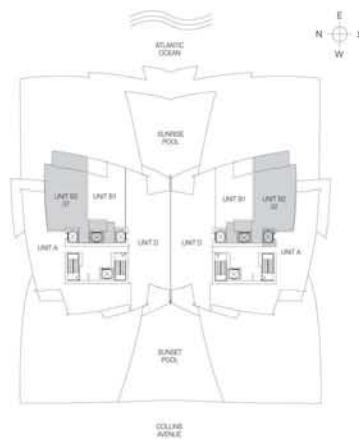


RESIDENCE B2

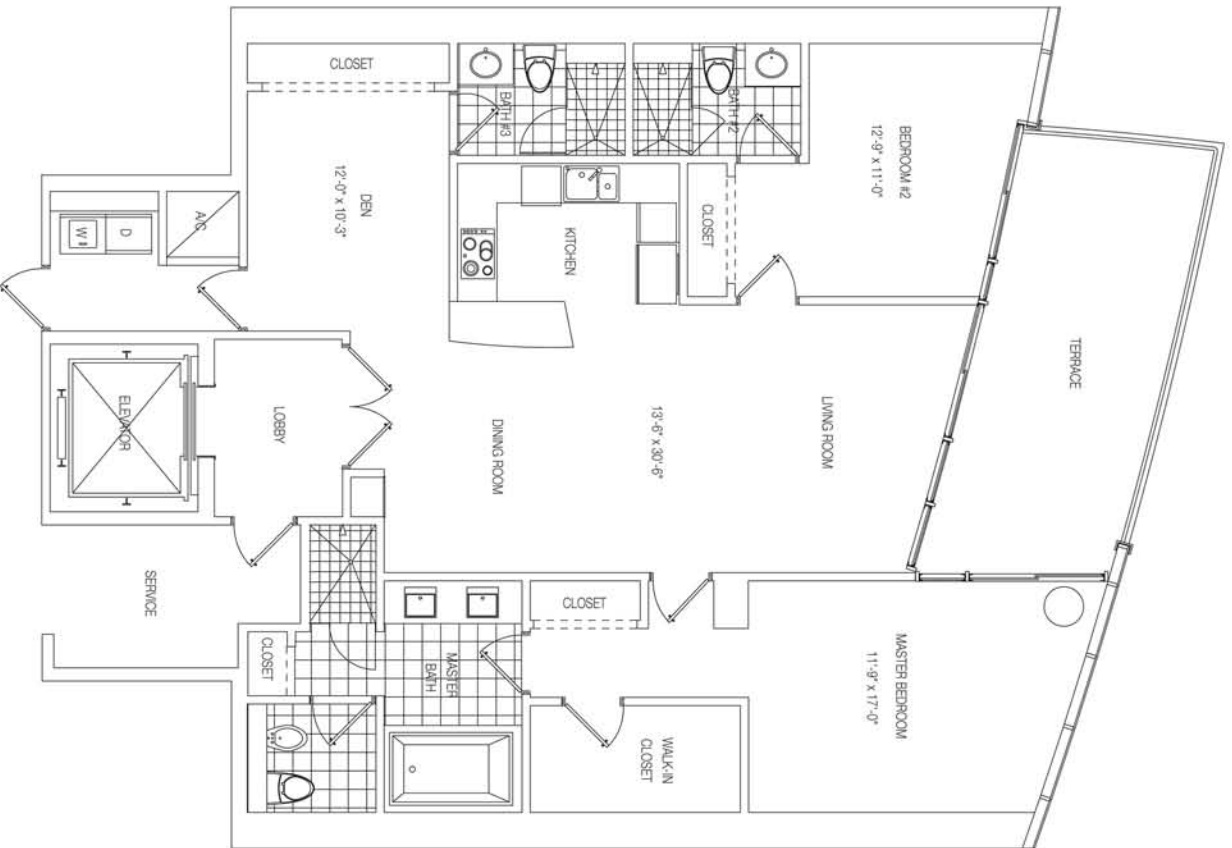
1 Bedroom + Den / 2 Bathrooms

Line 02/07 Floors 08-26

	Sq.Ft.	M ²
Living Area	1,255	117
Terrace	224	21
Total	1,479	137

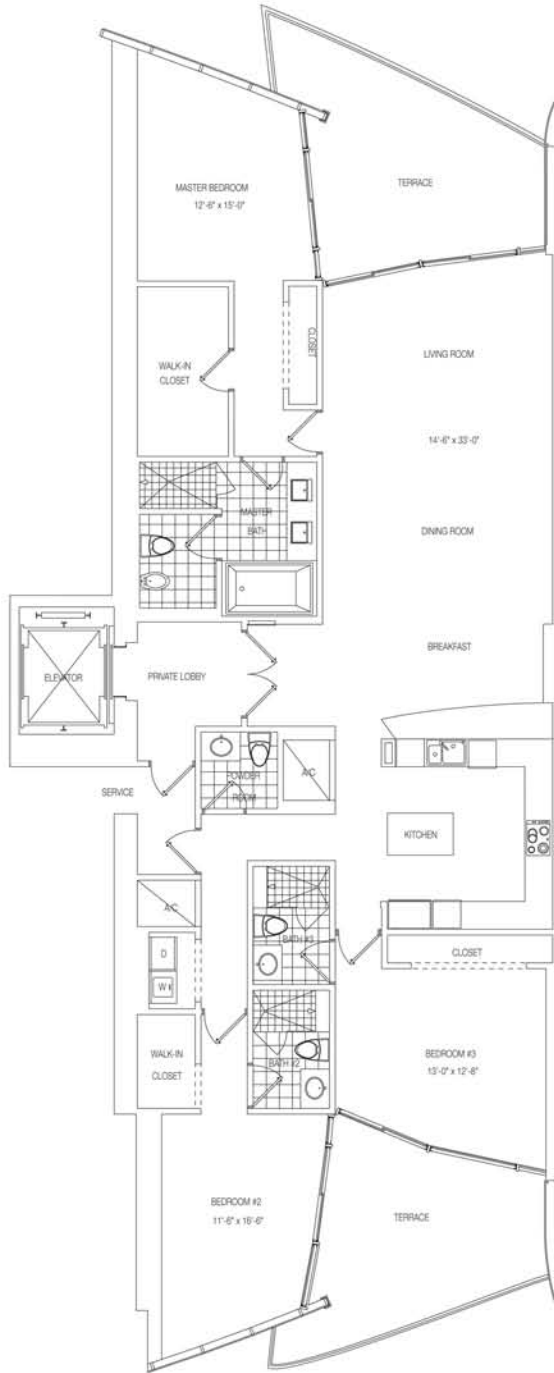


Oral representations cannot be relied upon as correctly stating representations of the Developer. For correct representations, make reference to the purchase agreement and to the documents required by Section 719.503 Florida Statutes, to be furnished by a Developer to a buyer or lessee. Dimensions are approximate. Developer reserves the right to make modifications and changes to the floor plans, dimensions, features, specifications and other information herein without notice. The information contained herein does not constitute an offer to sell or solicit offers in any state or jurisdiction where such offers or solicitations cannot be made.



RESIDENCE C	
2 Bedrooms + Den / 3 Bathrooms	
Line 03/06 Floors 27-43	
Sq. Ft.	M ²
Living Area	1,690 157
Terrace	238 22
Total	1,928 179

Call representations cannot be used upon as correctly stating representations of the Developer. For correct representations, make reference to the purchase agreement and to the documents required by Section 718.503 Florida Statute, to be furnished by a buyer or lessee. Dimensions are approximate. Developer reserves the right to make modifications and changes to the floor plans, dimensions, finishes, specifications and other information herein without notice. The information contained herein does not constitute an offer to sell or solicit offers in any state or jurisdiction where such sales or solicitations cannot be made.



RESIDENCE D
 3 Bedrooms / 3.5 Bathrooms
 Line 04/05 Floors 9-43

	Sq.Ft.	M ²
Living Area	2,180	203
Terrace	427	40
Total	2,607	242

