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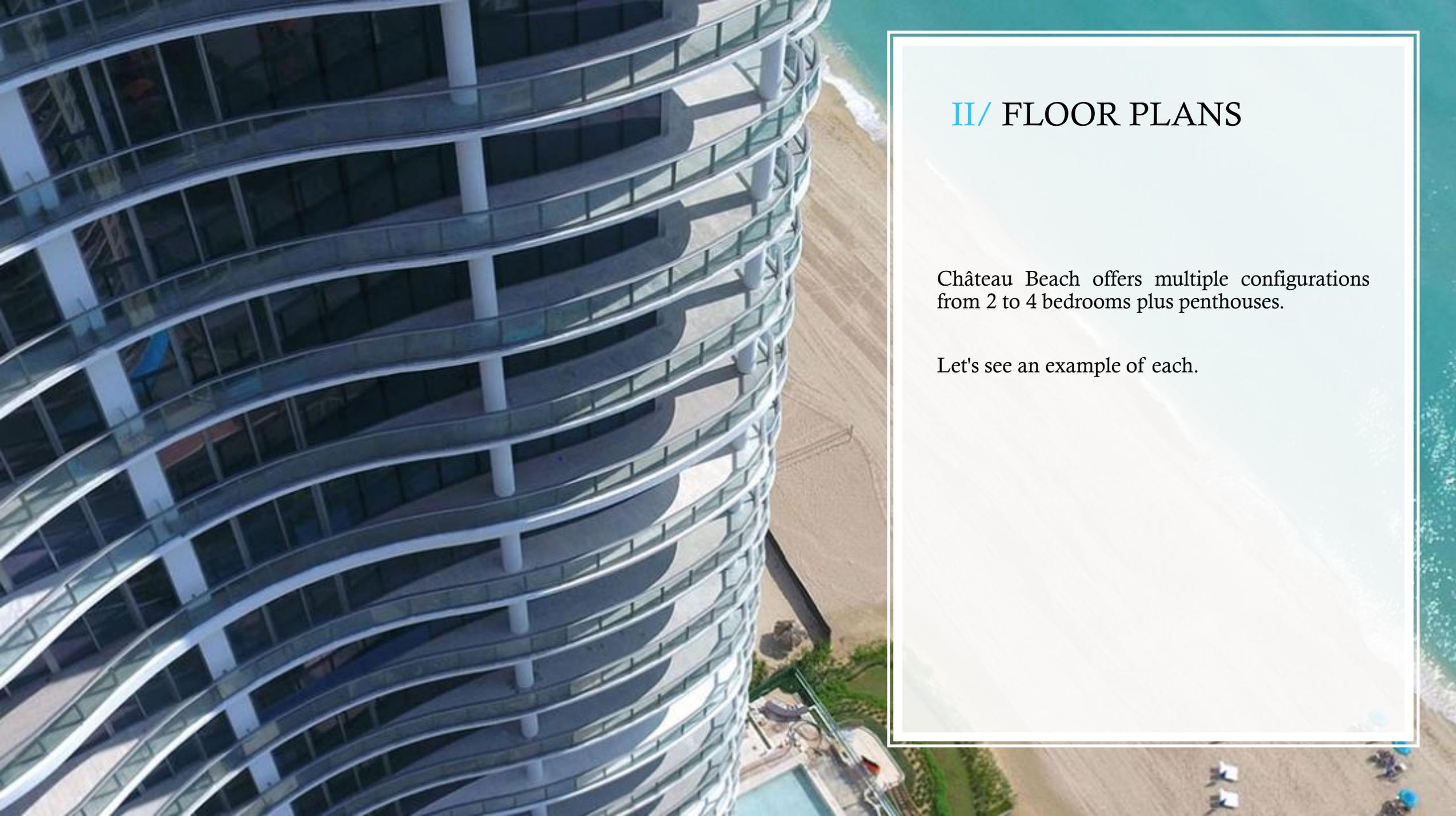


I/ PRESENTATION

Part of the Château Group, Château Beach is a 33-story luxury residential property located in Sunny Isles Beach. Its recognizable silhouette incorporates the organic curves of the nearby beach dunes and its crystalline glass walls echo the luminosity of the waves of the ocean that it overlooks. Château Beach offers 84 residences ranging from 2 to 4 bedrooms and from 1,557 to 9,050 sq ft. Units feature 10-foot-high ceilings with floor-to-ceiling windows, private or semi-private elevators, Italian cabinetry, and top-of-the-line appliances.

Offering breathtaking views of both the city and the Atlantic Ocean, the building's location adjacent to protected park land ensures that these incomparable sea views will remain unobstructed forever.





II/ FLOOR PLANS

Château Beach offers multiple configurations from 2 to 4 bedrooms plus penthouses.

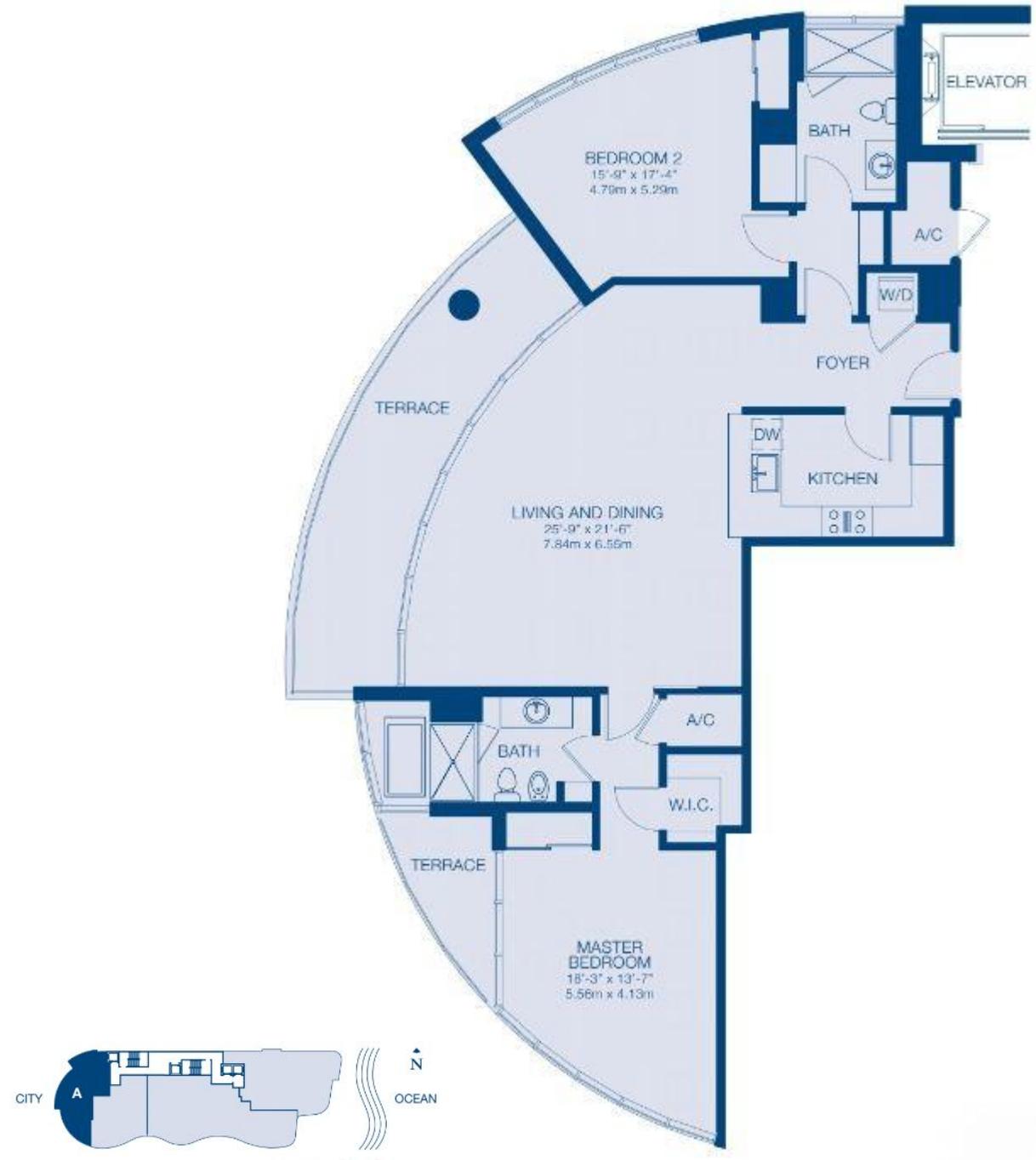
Let's see an example of each.

Residence A

2 Bedrooms / 2 Bathrooms

Residence A floor plans are located between the 3rd and 11th floors and feature interiors of 1,557 sq ft and terraces of 267 sq ft.

The foyer opens to the kitchen and the second bedroom, which then opens to the living/dining room. The second bedroom features a closet and a bathroom with a shower. Next to the living area and its terrace is the master bedroom, which features a walk-in closet and a private bathroom with a tub and a shower. The master bedroom has its own private terrace with a view of the city.

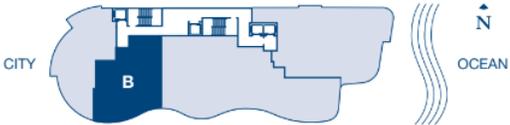


Residence B

2 Bedrooms / 2 Bathrooms + Den

Residence B floor plans are located between the 3rd and 11th floors and feature interiors of 1,662 sq ft and terraces of 249 sq ft.

The foyer opens to the kitchen, the den, and the living/dining room. Next to the den is a bathroom with a shower that's shared with the second bedroom. On the other side is the master bedroom, which features a walk-in closet and a bathroom with a tub and a shower. All the bedrooms and the living area provide access to the terrace and its view.



Residence D

2 Bedrooms / 4.5 Bathrooms + Den

Residence D floor plans are located between the 3rd and 23rd floors and feature interiors of 2,819 sq ft and terraces of 286 sq ft.

The foyer opens to the powder room and the staff room on the left, and the den, kitchen, and living/dining room on the right. The second bedroom features a walk-in closet, a private bathroom with a shower, and a private terrace. Next is the master bedroom with a walk-in closet and his/her bathroom with a tub and a shower. The master bedroom and the living room both provide access to the main terrace and its ocean view.



Residence E

3 Bedrooms / 5.5 Bathrooms + Den

Residence E floor plans are located between the 5th and 23rd floors and feature interiors of 3,375 sq ft and terraces of 869 sq ft.

The foyer opens to the powder room, the kitchen, and the living/dining room. Next to the kitchen is a corridor that provides access to the staff room, the den, and all the bedrooms. The master bedroom features a his/her walk-in closet and a his/her bathroom with a shower. The two other bedrooms each feature a walk-in closet and a private bathroom with a shower. All the bedrooms and the living area provide access to the wraparound terrace.

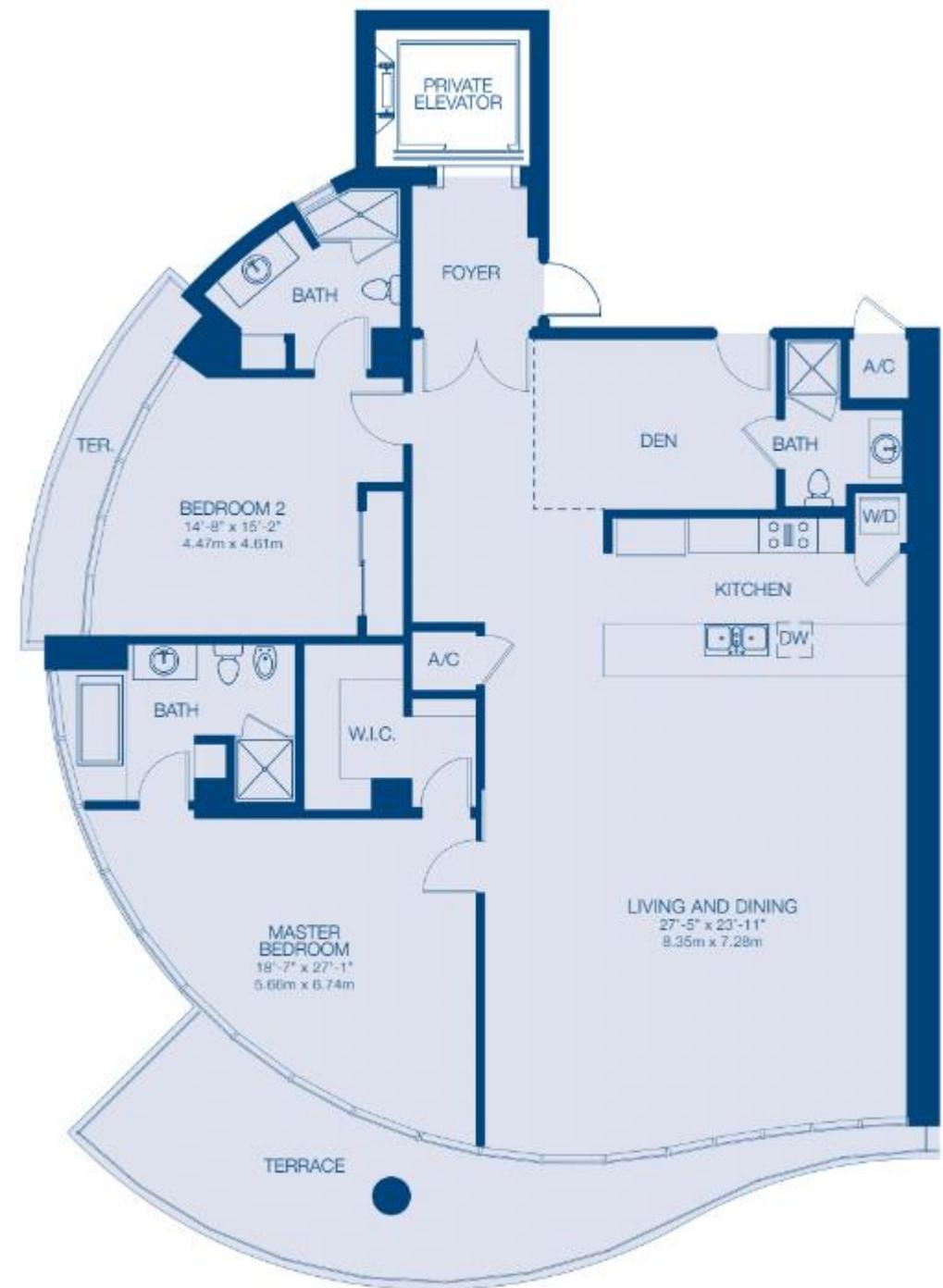


Residence G

2 Bedrooms / 3 Bathrooms + Den

Residence G floor plans are located between the 14th and 23rd floors and feature interiors of 2,150 sq ft and terraces of 278 sq ft.

The foyer opens to the den, the powder room, the second bedroom, the kitchen, and the living/dining room. The second bedroom features a closet, a private bathroom with a shower, and a private terrace with a view of the city. Next is the master bedroom, which features a walk-in closet and a bathroom with a tub and a shower. The master bedroom and the living area both provide access to the main terrace.



Residence I

4 Bedrooms / 6.5 Bathrooms

Residence I floor plans are located between the 25th and 31st floors and feature interiors of 4,230 sq ft and terraces of 980 sq ft.

The foyer opens to the kitchen and the living/dining room. On the left side is a corridor that provides access to the powder room, the staff room, and all the bedrooms. The master bedroom features a his/her walk-in closet and a his/her bathroom with a tub and a shower, while the other three bedrooms each feature a walk-in closet and a private bathroom with a shower. The master, second, and third bedrooms all have their own private terraces, while the fourth bedroom and the living area provide access to the main terrace.

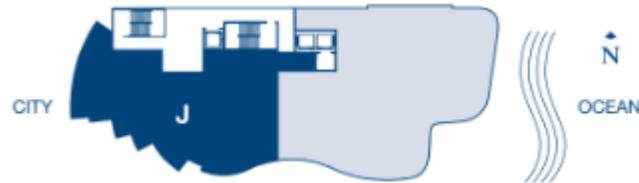


Residence J

3 Bedrooms / 4.5 Bathrooms

Residence J floor plans are located between the 26th and 31st floors and feature interiors of 3,257 sq ft and terraces of 596 sq ft.

The foyer opens to the kitchen and the living/dining room. Next to the kitchen is the staff room, followed by a corridor that leads to the powder room and the three bedrooms. The master features a walk-in closet, a bathroom with a tub, shower, and toilet room, and a private terrace. The two other bedrooms each feature a closet or a walk-in closet and a private bathroom with a shower. These rooms both provide access to a shared terrace, and the living area has its own terrace as well.

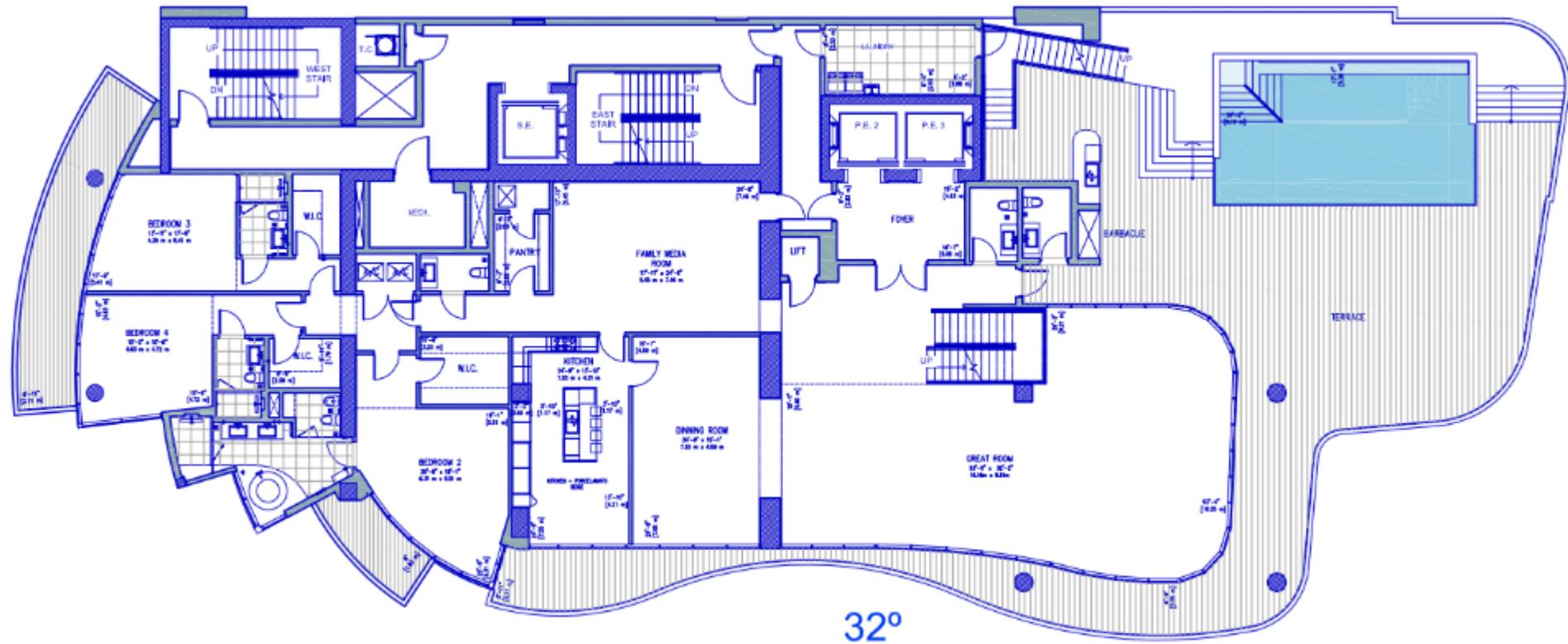


Penthouse Villa

4 Bedrooms / 6.5 Bathrooms

The Penthouse Villa is located on the 32nd and 33rd floors and features an interior of 9,050 sq ft and an outdoor area of 4,523 sq ft.

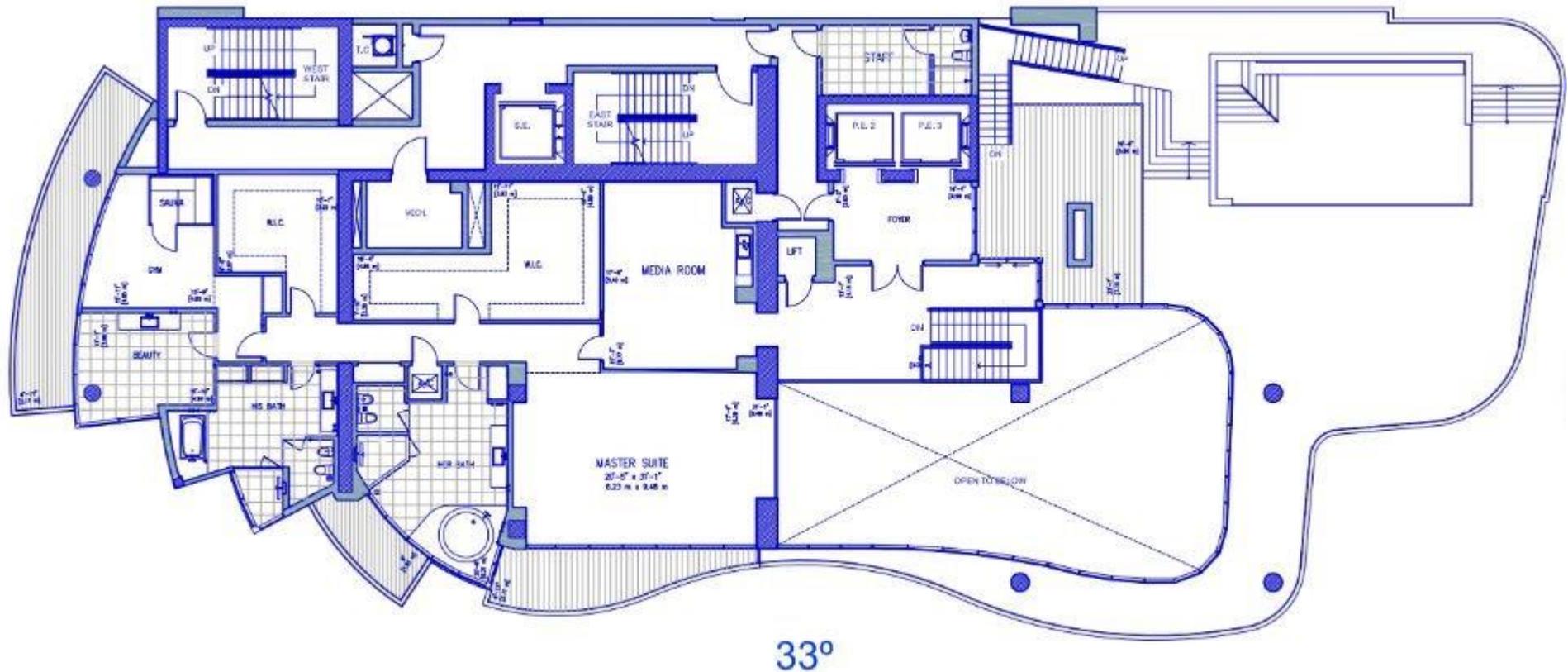
The foyer opens to the great room, the dining room, and the kitchen. Next to the great room is a powder room and an expansive terrace with a pool, barbecue, and another powder room. Next to the kitchen is the family/media room, a powder room, and three bedrooms. The second bedroom features a walk-in closet, a private terrace, and a private bathroom with a tub, shower, and toilet room. The third and fourth bedrooms each feature a walk-in closet and a private bathroom with a shower, and they provide access to the same terrace and its city view.



Penthouse Villa

4 Bedrooms / 6.5 Bathrooms

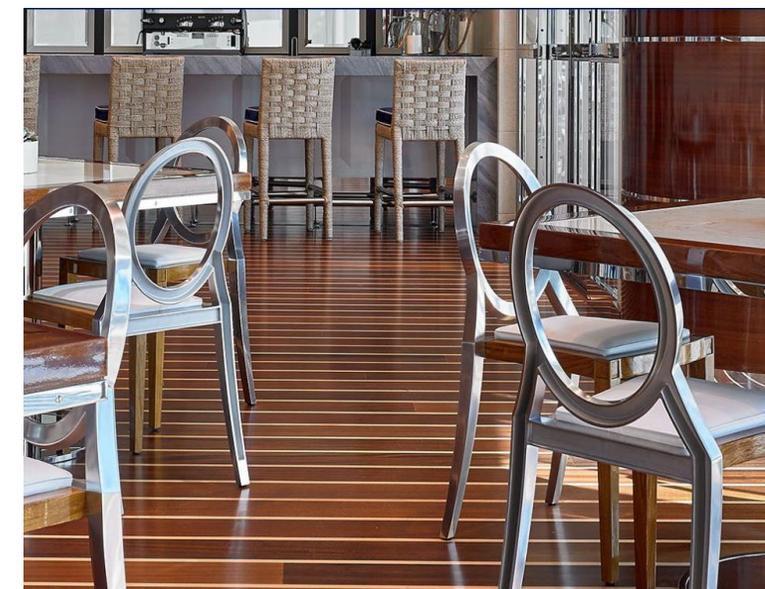
Upstairs, the foyer opens to the media room and then the master suite, which features a his/hers walk-in closet and a his/hers bathroom, each with a tub, shower, and toilet room. There's also a beauty salon, a gym, and a sauna.





III/ AMENITIES

- Swimming pools
- Fitness center
- Spa
- Jacuzzi
- Bar
- Wine and cigar lounge
- Movie theater
- Children's playroom
- Event room
- Concierge
- Valet parking
- 24-hour security





IV/ WHY CHÂTEAU BEACH ?

Château Beach offers dramatic exterior architecture, spectacular contemporary residences, and over 22,000 square feet of sophisticated indoor and outdoor amenity spaces. The building also offers breathtaking views of both the city and the Atlantic Ocean. Lush landscaping with colorful bougainvillea and native flora—including oak, cypress, and silver and green buttonwood trees—creates a gorgeous natural environment. Château Beach is also ideally located close to parks as well as fine shops and restaurants at Bal Harbour Shops.

