



PENINSULA II





THROUGH THE GRAND GATE AND UNDER THE GRACEFUL PORTE-COCHERE ENTRANCE, DELVE INTO UNSURPASSED PERSONALIZED SERVICES. IMAGINE EVERY CORNER, EVERY DETAIL OF THIS CONTEMPORARY DWELLING DESIGNED TO SUIT YOUR BUSY LIFESTYLE AND IMPECCABLE TASTE. WELCOME TO YOUR HOME, WHERE THE WORLD OUTSIDE SEEMS A MILLION MILES AWAY, YET RIGHT AT YOUR FINGERTIPS WHEN YOU NEED IT. TRANQUIL AND INVITING – THE PENINSULA II WILL MAKE YOU WONDER WHY YOU EVER LIVED ANYWHERE ELSE.

INDOORS ...AN ARCHITECTURAL MASTERPIECE

- TASTEFULLY DESIGNED GRAND LOBBY WITH TWO STORY CEILING HEIGHTS AND INVITING LOUNGE AREAS
- SOCIAL SALON WITH CATERING KITCHEN
- GATHERING ROOM FOR CARD GAMES OR INTIMATE MEETINGS WITH ACCESS TO CATERING KITCHEN
- PLAYROOM FOR CHILDREN
- MEDIA/BILLIARD ROOM WITH COZY BAR
- BUSINESS CENTER FOR RESIDENTS
- PRIVATE ALLOCATED STORAGE FACILITY
- COVERED PARKING GARAGE



THE DAY BEGINS AS THE SUN RISES FROM THE SEA AND FLOODS THE SKY. PARADISE AWAKENS ACROSS WHAT SEEMS LIKE ENDLESS MILES OF SHIMMERING AZURE WATERS, BECKONING YOU TO COME OUT AND PLAY. GREET IT FROM YOUR EXPANSIVE GLASS BALCONY OR WITH A BRISK WALK THROUGH LUSHLY LANDSCAPED WATERSIDE PROMENADE TRAILS.

OUTDOORS ...AN ENCLAVE PARADISE

- ELEGANT CONTEMPORARY PORTE-COCHERE ENTRANCE
- WATER'S EDGE LARGE HEATED SUNRISE POOL WITH OVERSIZED DECK, OUTDOOR GATHERING AREAS AND COVERED BBQ/BAR
- CHILDREN'S WADING POOL
- CALMING OUTDOOR WHIRLPOOL SPA
- CHILDREN'S PLAYGROUND
- SUNRISE AND SUNSET MEDITATION GARDENS
- WATERFRONT WALKING TRAIL
- PETS WELCOMED (SOME RESTRICTIONS APPLY)
- DOG PATH







THE HEART OF EVERY HOME IS ITS KITCHEN. YOUR PENINSULA II KITCHEN REVEALS A MASTERPIECE OF CULINARY POSSIBILITIES. DEFINED BY ITALIAN STYLE CABINETS, TOP-NAME STAINLESS STEEL APPLIANCES AND IMPORTED GRANITE COUNTERTOPS, THESE FORWARD-THINKING DETAILS AND INTUITIVE LAYOUTS PERFECTLY BLEND TO MAKE GASTRONOMIC CREATIVITY AS WELL AS ENTERTAINING BOTH EASY AND EFFICIENT.

KITCHENS ...FOR THE DAYS YOU WANT TO STAY HOME

- EUROPEAN DESIGN CABINETS
- GRANITE COUNTERTOPS
- VALORE UNDER MOUNT DOUBLE BOWL STAINLESS STEEL SINK
- VALORE KITCHEN DESIGNER FAUCET
- WHIRLPOOL GARBAGE DISPOSAL
- THERMADOR DOUBLE OVEN/CONVECTION OVEN WITH WARMING DRAWER
- THERMADOR RADIANT COOKTOP
- FABER STAINLESS STEEL CANOPY DUCTLESS RANGEHOOD
- SUB-ZERO SIDE-BY-SIDE REFRIGERATOR/FREEZER
- UNDER CABINET LIGHTING
- KITCHENAID DISHWASHER
- GE SPACEMAKER II MICROWAVE OVEN







EVERY CORNER, EVERY HUE, EVERY DETAIL OF PENINSULA II HAS AN UNMISTAKABLE, AUTHENTIC SPA-ESSENCE AND THE MASTER BATH IS CENTRAL TO THIS THEME. A STYLISH AND LUXURIOUS CLAW-FOOT BATH TAKES YOU AWAY FROM THE DAY'S STRESS WITH TRANQUIL, WARM BUBBLES AND CANDLELIT SERENITY. MARBLE VANITIES AND A WALK-IN-SHOWER BOTH BUFFED TO A GLEAMING SHINE REINFORCE YOUR ONENESS WITH NATURE. ONCE AGAIN, MIND AND BODY HAVE MELDED INTO A SINGLE FORCE OF INNER PEACE AND STRENGTH.

BATHROOMS...WHERE BEAUTY AND COMFORT BECOME ONE

- EUROPEAN DESIGN CABINETRY
- MARBLE VANITY COUNTERTOPS AND FLOORING
- TWO VALORE UNDER MOUNT SINKS
- VALORE DECORATOR FAUCET WITH BRUSHED PLATINUM FINISH
- LARGE SHOWER STALL WITH VALORE PRESSURE BALANCE SHOWER HEADS AND CLEAR GLASS ENCLOSURES (IN SOME MODELS)
- ROMAN TUBS IN SELECTED MASTER BATHS AND SOAKING TUBS IN OTHERS
- OVER VANITY WALL-TO-WALL MIRRORS
- VALORE ONE-PIECE WATER CLOSETS
- VALORE BIDET WITH BRUSHED PLATINUM FINISH DECORATOR FAUCET IN MASTER BATHS





SPA FOR TWO...ONE FOR HIM AND ONE FOR HER

EVER DREAM OF CAPTURING THAT INHERENT SPA FEELING – WANTING TO TAKE IT HOME, BOTTLE IT AND SPRITZ A LITTLE ON EVERY DAY? PENINSULA II FULFILLS THAT DREAM. RESTING JUST OUTSIDE IS A PENINSULA COMMUNITY RESIDENT-ONLY THREE-STORY DETACHED GLASS OASIS. THIS ZEN-INSPIRED FULL SERVICE MODERN DAY SPA REUNITES BODY AND PSYCHE WITH THE GENTLY TRICKLING WATER WALL SPILLING INTO THE OUTDOOR POOL, THE FULL SELECTION OF SPA AMENITIES, AND REFRESHING SAUNA AND STEAM FACILITIES. FOR BEAUTY...FOR HEALTH...FOR YOU...

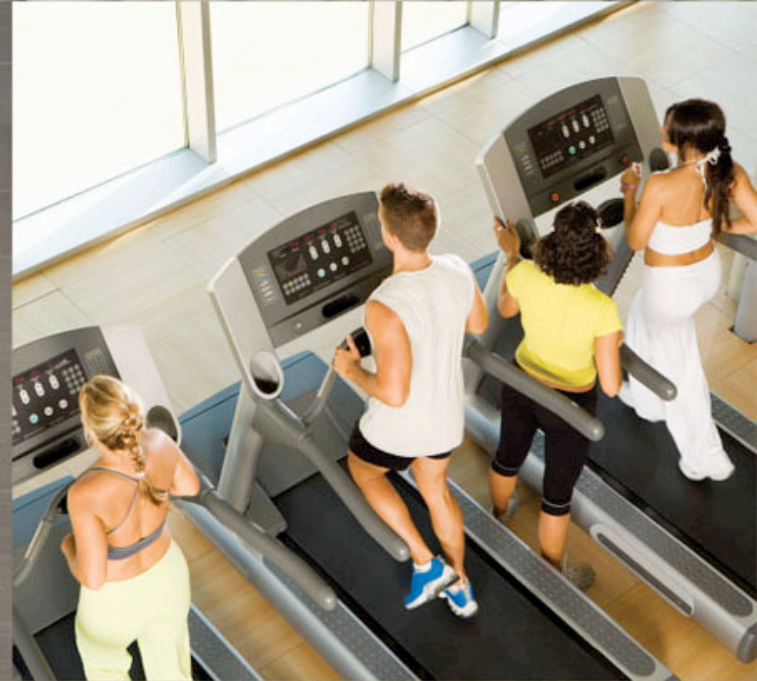
- TREATMENT ROOMS FOR ONE-ON-ONE SERVICES SUCH AS FACIALS AND MASSESSES
- STEAM ROOM
- SAUNA
- LOCKERS FOR CONVENIENT STORAGE
- SHOWERS
- RELAXATION ROOMS
- SERENE TERRACES FOR PRIVATE OUTDOOR YOGA AND MEDITATION
- TEMPERATURE CONTROLLED SUNSET POOL AND WHIRLPOOL SPA
- TOWEL SERVICE







GYM



A GYM LARGE ENOUGH FOR ALL TO SHARE

HEAVY BREATHING, HEART POUNDING, STRETCHING AND PULSE RACING... FROM CARDIO TO YOGA THE FEELING OF BEING FIT IS UNDENIABLE. THE GYM HAS SOMETHING FOR EVERY STRENGTH LEVEL AND EVERY WORKOUT ROUTINE INCLUDING RESISTANCE TRAINING, FREE-WEIGHTS, PILATES AND OTHER CLASSES. ALL YOURS... ALL RIGHT AT HOME.

... AND ONE FOR BOTH

- PROFESSIONALLY DESIGNED AND EQUIPPED FITNESS CENTER
- FREE WEIGHTS
- AEROBICS AND PILATES STUDIOS
- LOUNGE AREA AND HEALTH BAR
- THREE TENNIS COURTS
- FULLY STAFFED



PENINSULA II IS LOCATED AT THE END OF WILLIAMS ISLAND BOULEVARD RIGHT ON THE INTRACOASTAL WATERWAY. WITH EVERYTHING AT YOUR FINGERTIPS ELITE SHOPPING VENUES, MOVIE THEATRES, EXCITING NIGHTLIFE, A MULTITUDE OF CULTURAL AND SPORTING EVENTS, PENINSULA II IS IN THE PERFECT LOCATION IN THE HEART OF AVENTURA.

SHOPPING

- AVENTURA MALL
- BAL HARBOUR SHOPS
- LOEHMANN'S FASHION ISLAND

SCHOOLS

- AVENTURA CITY OF EXCELLENCE SCHOOL ("A" SCHOOL CHARTER SCHOOL)
- AVENTURA TURNBERRY JEWISH CENTER TAUBER ACADEMY
- MIAMI COUNTRY DAY SCHOOL

PLACES OF WORSHIP

- BEIT EDMOND J. SAFRA SYNAGOGUE
- AVENTURA TURNBERRY JEWISH CENTER BETH JACOB
- ST. LAWRENCE CATHOLIC CHURCH
- THE CHURCH AT AVENTURA

PARKS & BEACHES

- FOUNDER'S PARK
- OLETA RIVER STATE PARK
- HAULOVER BEACH PARK & MARINA
- SUNNY ISLES BEACHES
- TURNBERRY ISLE COUNTRY CLUB
- GREYNOLDS GOLF COURSE
- PRESIDENTIAL GOLF COURSE

THEATER AND ENTERTAINMENT

- JULIUS LITTMAN PERFORMING ARTS THEATER

COMMUNITY CENTERS

- KESHER AT MICHAEL-ANN RUSSELL JCC

HOSPITALS

- AVENTURA HOSPITAL AND MEDICAL CENTER

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.