



160 MARINA BAY

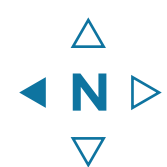
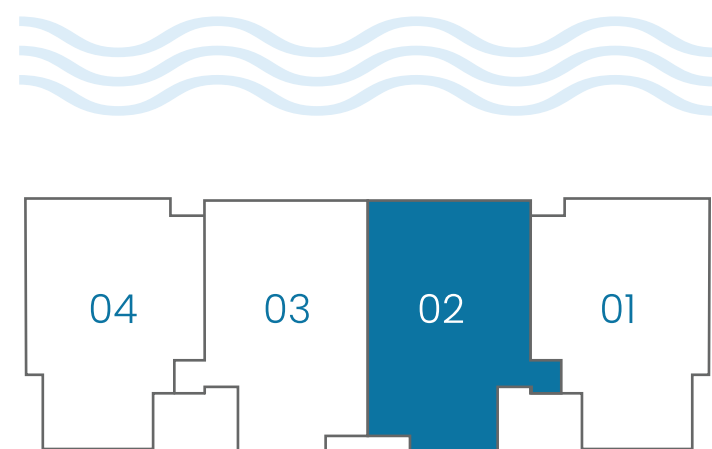
FT. LAUDERDALE

PORTOFINO RESIDENCE SOUTH

202 - 502

3 BEDROOM - 3.5 BATHROOM

FLOORS 2 - 5



INTERIOR:	2,918 SqFt	271 SqM
OUTDOOR LIVING:	397 SqFt	37 SqM
TOTAL:	3,315 SqFt	308 SqM



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. This brochure and the renderings contained herein are artist impressions, conceptual and proposed only; they are merely intended as illustration. No guarantee is made that the described features, services, amenities or facilities will be available or built. Developer reserves the right to make any modifications, revisions or withdrawals in its sole discretion and without prior notice. Depictions of furnishings, finishes, appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration are conceptual only and are not necessarily included in the Condominium or Units. Consult your Contract for Purchase and Sale and the Prospectus for items included within your Unit. All room sizes and floorplan measurements are approximate and may vary per unit. Floorplans and unit features are preliminary and proposed only. In that regard, Developer reserves the right to modify, revise, change or withdraw any or all of same in its sole and absolute discretion and without prior notice. Further, purchasers are hereby advised that there are various methods for calculating the square footage of a condominium unit and depending upon the method of calculation, the quoted square footage of a condominium unit may vary by more than a nominal amount. The square footages of the Unit shown herein are based upon the "Architectural Method" of measurement and stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the Unit set forth in the Declaration, which is an exhibit to the Prospectus (which only includes the interior airspace between the perimeter walls and excludes interior structural components). Accordingly, the square footages stated herein are greater than those which would be derived by measuring only the interior area space for the Unit as the Unit is described and defined in the Declaration. Seller does not make any representation or warranty as to the actual size, dimensions or square footage of the Unit. Purchaser should refer to the description and dimensions of the Unit set forth in the Declaration and exhibits thereto. This is not an offer to sell, or solicitation of offers to buy, in states where such offer or solicitation cannot be made.