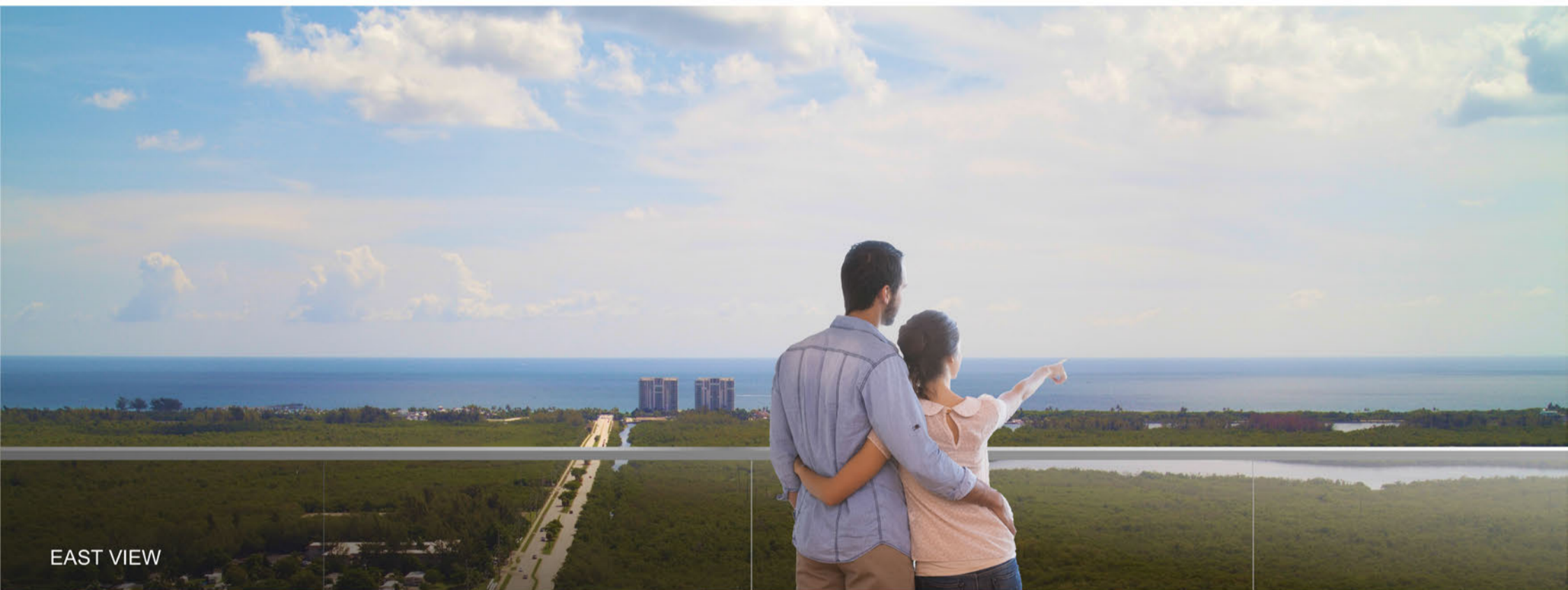




MFL
DEVELOPMENT

FLORIDA PARK RESIDENCES

www.floridaparkresidences.com



EAST VIEW



Florida Park Residences Condominium is a 293-unit high-rise residential development located on the eastern side of Dania Beach, approximately 1.4 miles from the beach and surrounded by preserved 1,500 acres of West Lake Park. Florida Park Residences will maintain a perfect balance between modernity and environmental responsibility, and is anticipated to bring a whole new level of urban living and sophistication to the Dania Beach area. The project is designed by the distinguished architect - Yefim Massarsky of YM Design Inc. Under his guidance, the architectural team utilized environmentally complex and innovative method to preserve 63% of mangroves on the property, with the ability to build 293 semi-luxury units including 92 one Bedroom units, 157 two Bedroom units and 44 three Bedroom units.

This development, with its unique architecture, has been deliberately engineered as a Green Certified project to offer a life-enhancing environment where style, technology and affordability meet. Spacious, beautifully detailed residences with breathtaking views of the Atlantic Ocean and West Lake Park are positioned to attract worldwide buyers. Florida Park Residences' elegant amenities contribute to a picture perfect lifestyle. Residents will indulge in a day spa, work out at a state-of-the-art fitness center, socialize in comfortable club facilities, and unwind at our 23,000 SF sundeck on the fourth floor by the pool area, overlooking thousands of acres of West Lake Park.



MFL DEVELOPMENT
1680 Michigan Avenue
Suite 700
Miami Beach, FL 33139
Tel: 305.777.2233



BUILDING FEATURES & AMENITIES

- 14-story Green Certified building
- Expansive lobby with 15 ft. ceilings
- On-premise concierge & 24-hour Security
- Equipped and furnished business center
- Full-Service Party Room
- High-speed Biometric technology access elevators
- Assigned parking for all units in secured garage & valet parking

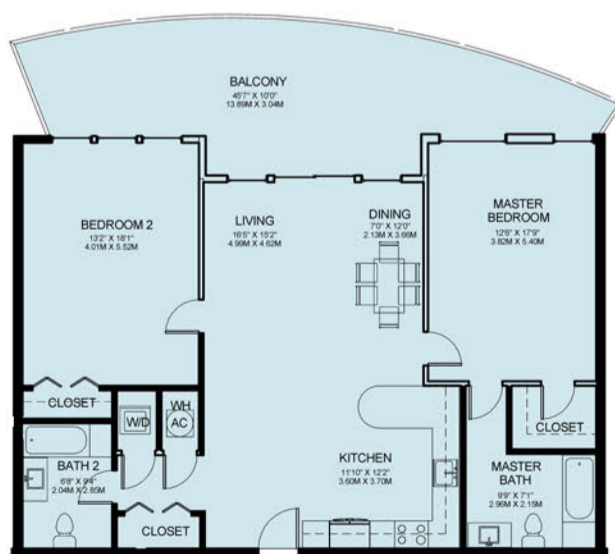
- Shuttle Service to the beach & local shops
- Electric car charging stations
- Spacious, state-of-the-art fitness center
- Wi-Fi throughout the lobby and amenities
- Expansive 23,000 sundeck including pool and lounge area
- Landscaped pool area
- Barbeque grills & poolside beverage stand
- Exclusive spa for residents use; featuring showers, saunas, and steam rooms
- Resident private storage & bike storage



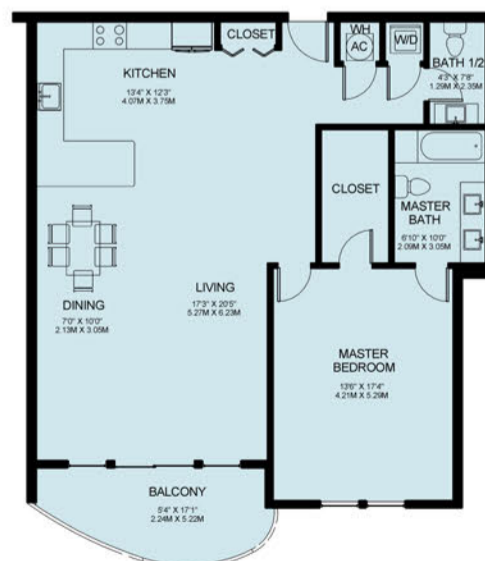
RESIDENCE FEATURES

- Residences offer panoramic ocean views or breathtaking park views
- Over-sized terraces with glass and aluminum railings
- 9 – 10 foot ceilings with floor-to-ceiling windows
- Floor-to-ceiling sliding glass doors
- All Residences come standard with ceramic porcelain flooring
- Pre-wired for high-speed data, telephone and cable with USB charging outlets

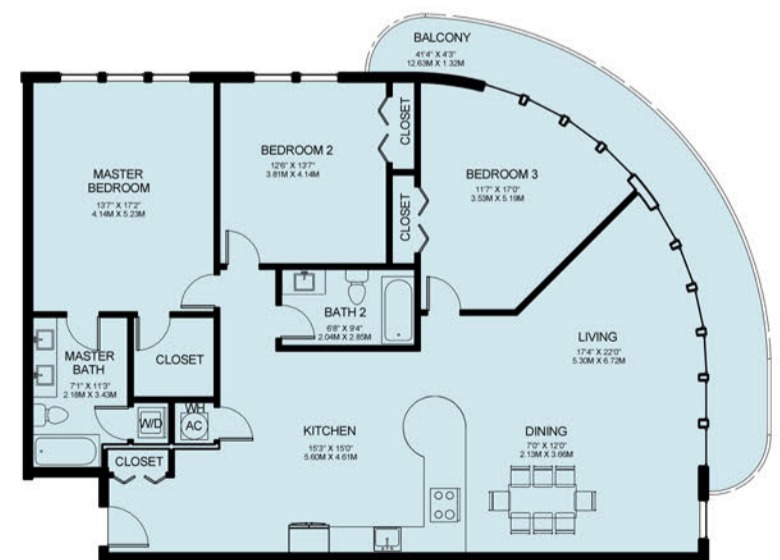
- Modern kitchen with custom-designed European cabinets
- Exquisite Quartz countertops with glass and stone mosaic backsplash
- Stainless steel appliances
- Over-sized walk-in closets in all master bedrooms
- Washer & Dryer
- Designer vanities in bathrooms
- Elegant soaking tubs



UNIT 04
2 BED / 2 BATH
 living area SF 1,306
 terrace SF 360
 total SF 1,666



UNIT 14
1 BED / 1 1/2 BATH
 living area SF 1,119
 terrace SF 105
 total SF 1,224



UNIT 16
3 BED / 2 BATH
 living area SF 1,516
 terrace SF 204
 total SF 1,720