

THE RESIDENCES

MANDARIN ORIENTAL

BOCA RATON

AT VIA MIZNER, AN URBAN RESORT
IN DOWNTOWN BOCA RATON



RESIDENCES · HOTEL · RETAIL · PRIVATE CLUB

A GRAND VISION COMES *to* LIFE

*Welcome to Via Mizner, an urban resort in the heart of Downtown Boca Raton.
Blending a prime location with spectacular ocean views, inspired architecture that pays homage
to the City's heritage, and the internationally renowned Mandarin Oriental, Via Mizner
delivers a bespoke lifestyle in one beautifully designed setting.*

THE RESIDENCES AT MANDARIN ORIENTAL, BOCA RATON



MANDARIN ORIENTAL, BOCA RATON



VIA MIZNER GOLF & CITY CLUB



THE SHOPPES AT VIA MIZNER



101 VIA MIZNER



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MANDARIN ORIENTAL
BOCA RATON



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VIA MIZNER
GOLF & CITY CLUB



THE SHOPPES
VIA MIZNER



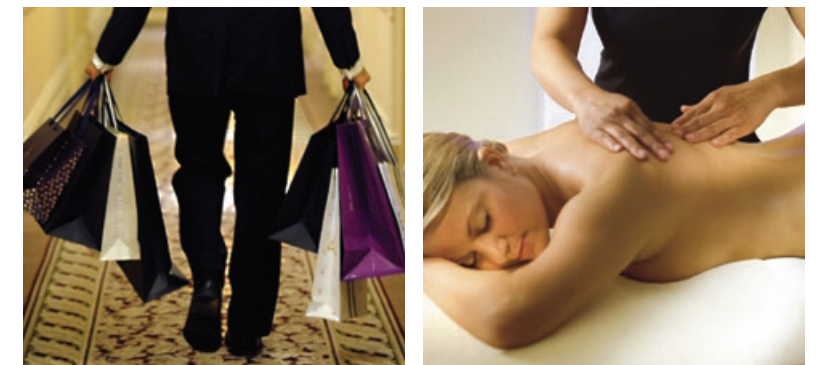
101
VIA MIZNER
LUXURY APARTMENTS





A Dynamic Cosmopolitan City within
AN EXCLUSIVE COASTAL RESORT

Boca Raton has grown to become a vibrant cosmopolitan city and is included in the top 2% of America's most livable cities. Urban Land Magazine calls it "one of the 10 best places to live in America," and it's ranked by Forbes as one of Florida's best cities for families. With miles of waterways and private beaches, lovely boulevards lined with stately royal palms and charming homes and estates, it has always been one of the most celebrated places to live. The City is home to many corporate headquarters such as Office Depot and ADT. Educationally, it is a leader as well, with both Lynn University and Florida Atlantic University. Today, with one of Florida's top hospitals, cultural offerings, galleries and museums, fine dining and downtown shopping, Boca Raton is Florida's premier lifestyle destination.



Your Journey Home
BEGINS HERE

For more than 50 years, Mandarin Oriental has been firmly established as a leader in luxury hospitality, and has a rich and proud history. Increasingly recognized for creating some of the world's most sought-after properties, the Group provides 21st century luxury with oriental charm. Above all, Mandarin Oriental is renowned for creating unique hotels through distinctive design and a strong sense of place.

HOTEL FEATURES:

- ♦ *164 well-appointed rooms and suites*
- ♦ *Innovative dining, featuring Michelin-Starred chefs and sommeliers*
- ♦ *Holistic spa and wellness programs*
- ♦ *State-of-the-art Athletic Club*
- ♦ *Conference center with cutting-edge technology*
- ♦ *Two rooftop pools with private cabanas*



Luxury Living
AT ITS FINEST

The Residences at Mandarin Oriental, Boca Raton offer the pinnacle of luxury living. Ninety-two stunning Residences offer timeless details and ultra-modern features, all enveloped by sweeping ocean views.

RESIDENCE FEATURES:

- One-to-six bedroom Residences
- Private elevator foyers
- Personal selection of Italian flooring and gemstone countertop finishes
- Sub-Zero® and Wolf® appliances
- Exclusive resort-style amenities
- Mandarin Oriental concierge services
- Hotel access via sky bridge
- Membership to Via Mizner Golf & City Club



ARTIST'S CONCEPTUAL RENDERING



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A Sophisticated Urban Experience
JUST OUTSIDE YOUR DOOR

The Shoppes at Via Mizner feature a collection of high-end boutiques and trendy restaurants creating an exciting urban environment for residents and visitors alike. Rivaling the allure and cachet of some of the most famed shopping districts, The Shoppes offer the best in designer couture, high-end jewelry, fine art and for those keen on satisfying a discriminating palate, innovative dining venues featuring celebrated chefs and superb menus.



BOCA RATON

Florida's Most Dynamic PRIVATE CLUB

THE GOLF CLUB

Via Mizner Golf & City Club offers its members two exceptional venues in one superlative club.

The Golf Club features an 18-hole masterpiece designed by Jack Nicklaus, who for decades has been recognized as the preeminent designer worldwide. His Signature course at The Golf Club is visually stunning and immaculately conditioned, yet eminently playable. The golf experience is enhanced by two short-game practice areas, a driving range and putting green, a professional instruction and coaching academy, and a fully accessorized pro shop.

An extraordinary Clubhouse offers a stylish signature restaurant and chic bar, as well as private dining areas, banquet and ballroom facilities. The perfect place for family relaxation, amenities include a resort-style pool, Har-Tru tennis courts, and a fitness center emphasizing health and wellness. As with all great clubs, expect a full calendar of events, celebrations and activities throughout the year.



Jack Nicklaus
A SIGNATURE GOLF COURSE

THE CITY CLUB

Located within Mandarin Oriental, Boca Raton, The City Club is an exclusive destination for social gatherings, business meetings and upscale relaxation. Membership offers priority access to the hotel's signature restaurants and unparalleled amenities, and access to an exclusive members-only restaurant and lounge with a trendy bar and private dining areas. Members can also enjoy The Spa at Mandarin Oriental, where ancient Asian and European holistic body and beauty treatments rejuvenate the mind, body and spirit in a private, luxurious setting. Extraordinary amenities and services await members and their guests – a state-of-the-art Athletic Club, children's activity center, business center and two rooftop swimming pools.



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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.

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New York Residents: This advertisement is not an offering. It is a solicitation of interest in the advertised property. No offering of the advertised units to New York residents can be made and no deposits can be accepted, or reservations, binding or non-binding, can be made until a CPS-12 Application is filed with the New York State Department of Law. This advertisement is made pursuant to Cooperative Policy Statement No. 1, issued by the New York State Department of Law, File No. CP16-0074. Tower 105 Residences, A Condominium 1105 East Camino Real Boca Raton, Florida 33432. Tower 105 Residences, A Condominium is being marketed as The Residences at Mandarin Oriental, Boca Raton. Via Mizner Owner III, LLC | 11515 North Federal Highway Suite 306 Boca Raton, Florida 33432.