





# Penthouse Residence 703

{ ONE OF A KIND }

Interior	6,909 sq. ft.	641.87 m <sup>2</sup>
Exterior	3,910 sq. ft.	363.25 m <sup>2</sup>
<b>TOTAL</b>	<b>10,819 sq. ft.</b>	<b>1,005.12 m<sup>2</sup></b>

## A DISTINCT OCEANFRONT PERSPECTIVE

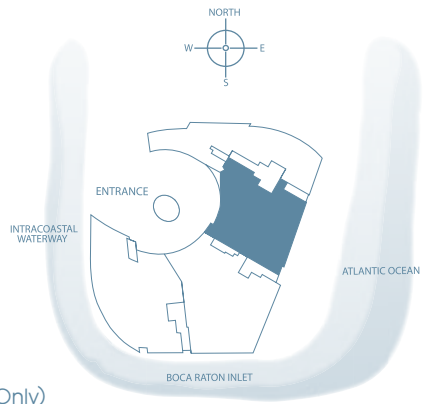
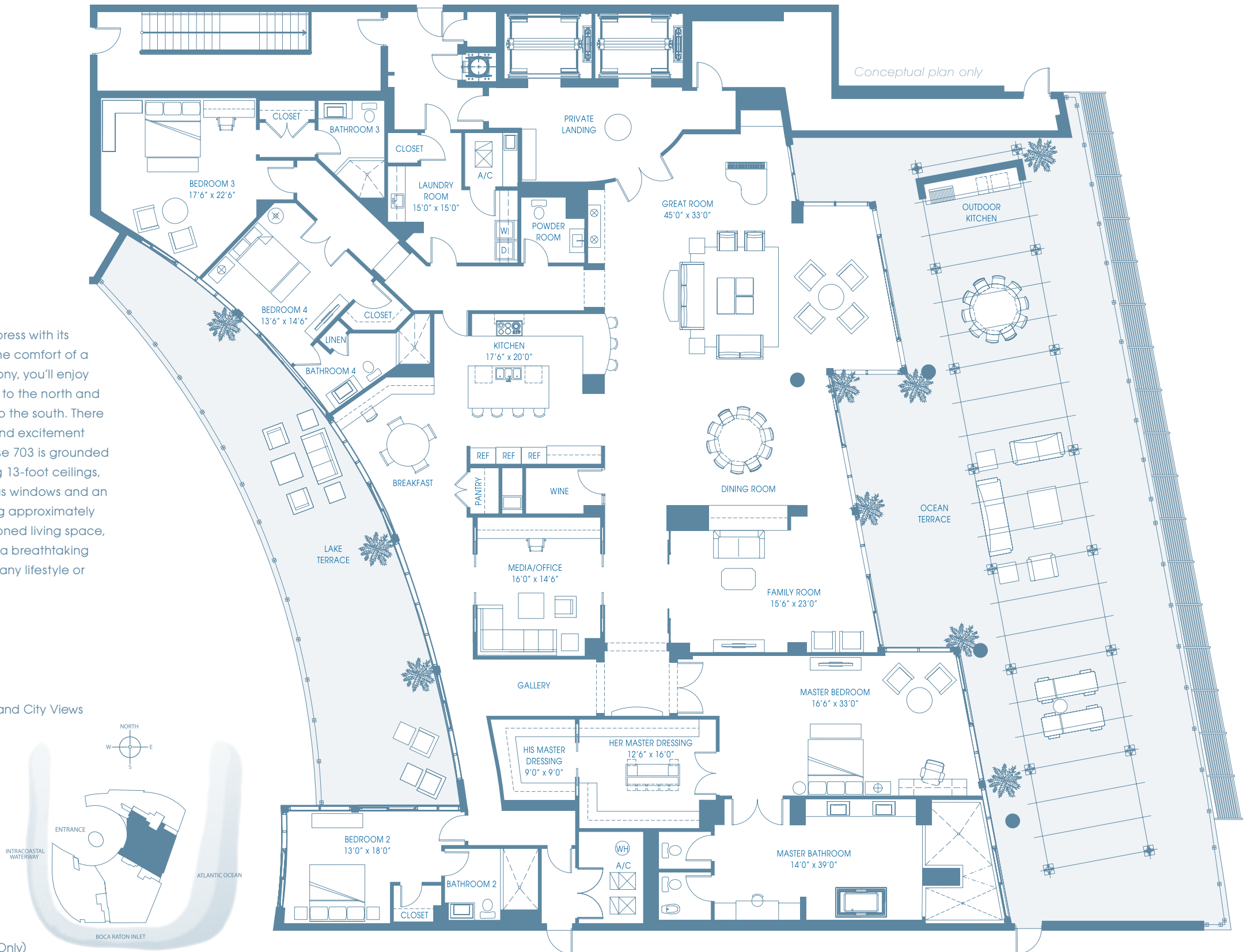
Penthouse 703 never fails to impress with its direct oceanfront views. From the comfort of a 4,000-square-foot private balcony, you'll enjoy seemingly endless beach views to the north and vibrant Boca Raton Inlet views to the south. There is no end to the visual beauty and excitement when living at the top. Penthouse 703 is grounded by the rich ambiance of soaring 13-foot ceilings, clean-lined surfaces, voluminous windows and an expansive, open layout. Offering approximately 6,900 square feet of air-conditioned living space, the spacious floor plan creates a breathtaking environment to accommodate any lifestyle or design sensibility.

### PENTHOUSE FEATURES

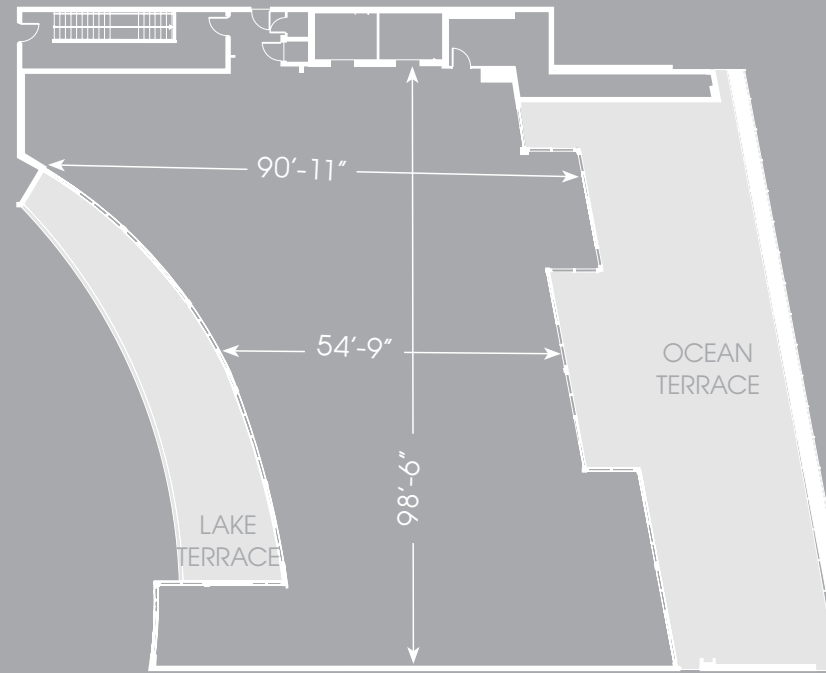
- Expansive Terraces with Ocean and City Views
- Floor-to-Ceiling Windows
- Outdoor Kitchen
- Private Poolside Cabana
- 3-Car Garage

### INTERIOR

- Ceilings that Soar Over 13 Feet
- Private Elevator Landing
- Open Plan (Load-Bearing Walls Only)



STATED DIMENSIONS ARE MEASURED TO THE INTERIOR BOUNDARIES OF THE EXTERIOR WALLS (DRYWALL TO DRYWALL OR DRYWALL TO GLAZING STRUCTURE-NOT GLASS ITSELF) 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 GENERALLY ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES INTERIOR STRUCTURAL COMPONENTS). ADDITIONALLY, MEASUREMENTS OF ROOMS SET FORTH ON ANY FLOOR PLAN ARE GENERALLY TAKEN AT THE GREATEST POINTS OF EACH GIVEN ROOM (AS IF THE ROOM WERE A PERFECT RECTANGLE), WITHOUT REGARD FOR ANY CUTOUTS. ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY MULTIPLYING THE STATED LENGTH TIMES WIDTH.



ALL DIMENSIONS ARE APPROXIMATE.

# ONE THOUSAND OCEAN

BOCA RATON

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LXR Realty, LLC

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NO FURTHER IMPROVEMENTS TO THE ONE THOUSAND OCEAN BUILDING ARE PLANNED AT THIS TIME AND THE DEVELOPER IS NOT OBLIGATED TO PROVIDE OR COMPLETE ANY ADDITIONAL FACILITIES OR AMENITIES. PROSPECTIVE PURCHASERS SHOULD VISIT ONE THOUSAND OCEAN AND SEE WHAT HAS BEEN PROVIDED PRIOR TO MAKING ANY PURCHASE DECISIONS. ALL MAPS ARE ARTIST RENDERINGS, FOR RELATIVE LOCATION PURPOSES ONLY, AND ARE NOT TO SCALE. ACTUAL DISTANCES MAY VARY. ACTUAL IMPROVEMENTS MAY VARY FROM ARTIST RENDERINGS AND PHOTOGRAPHS AND ARE USED SOLELY FOR ILLUSTRATIVE PURPOSES. ACTUAL VIEWS MAY VARY AND CERTAIN VIEWS MAY NOT BE AVAILABLE IN ALL UNITS. VIEWS SHOWN CANNOT BE RELIED UPON AS THE ACTUAL VIEW FROM ANY PARTICULAR UNIT WITHIN ONE THOUSAND OCEAN. PROSPECTIVE PURCHASERS SHOULD BE AWARE THAT ANY VIEW FROM ONE THOUSAND OCEAN MAY IN THE FUTURE BE LIMITED OR ELIMINATED BY FUTURE DEVELOPMENT OR FORCES OF NATURE AND THE DEVELOPER IN NO MANNER GUARANTEES THE CONTINUING EXISTENCE OF ANY VIEW FROM ONE THOUSAND OCEAN. FURTHER, DEVELOPER HEREBY GIVES NOTICE TO PROSPECTIVE PURCHASERS THAT DEVELOPER MAKES NO COMMITMENT OR REPRESENTATION CONCERNING THE DEVELOPMENT OF ANY PROPERTY IN PROXIMITY TO, OR VISIBLE FROM, ONE THOUSAND OCEAN. UNIT PRICING AND FEATURES SUBJECT TO CHANGE WITHOUT NOTICE. INTERIOR PHOTOS SHOWN MAY DEPICT OPTIONS AND UPGRADES AND ARE NOT REPRESENTATIVE OF STANDARD FEATURES AND MAY NOT BE AVAILABLE FOR ALL MODEL TYPES. ALL FIXTURES, FURNITURE AND ITEMS OF FINISH AND DECORATION OF UNITS DESCRIBED HEREIN ARE FOR DISPLAY ONLY AND MAY NOT BE INCLUDED WITH THE UNIT. CONSULT THE FLORIDA PROSPECTUS FOR A DESCRIPTION OF THOSE FEATURES WHICH ARE TO BE INCLUDED IN THE UNITS. THE TERM "OCEAN CLUB" REFERS TO COMMON ELEMENT AMENITIES LOCATED WITHIN ONE THOUSAND OCEAN AND MAINTAINED BY THE OCEAN RESIDENCES AT BOCA BEACH CLUB CONDOMINIUM ASSOCIATION, INC. BEING A PART OF THE ONE THOUSAND OCEAN CONDOMINIUM. THE OCEAN CLUB AMENITIES ARE PROVIDED TO UNIT OWNERS AND MAINTAINED FROM ASSESSMENTS ASSOCIATED WITH THE OWNERSHIP OF A UNIT IN ONE THOUSAND OCEAN. THE OCEAN CLUB IS NOT A SEPARATE CLUB REQUIRING ADDITIONAL MEMBERSHIP BY UNIT OWNERS IN ONE THOUSAND OCEAN. ADDITIONALLY, UNIT OWNERS IN ONE THOUSAND OCEAN HAVE THE OPTION TO PURCHASE A SEPARATE MEMBERSHIP TO THE BOCA BEACH CLUB THROUGH THE BOCA RATON RESORT & CLUB (THE "PREMIER CLUB MEMBERSHIP"). THE SERVICES, AMENITIES, FACILITIES, PROGRAMS, EVENTS, AND ACTIVITIES (COLLECTIVELY, "THE PREMIER CLUB SERVICES") LISTED AND DESCRIBED HEREIN ARE EXAMPLES OF SERVICES THAT MAY BE MADE AVAILABLE TO UNIT OWNERS WHO PURCHASE A PREMIER CLUB MEMBERSHIP TO THE BOCA BEACH CLUB. A PREMIER CLUB MEMBERSHIP IS NOT INCLUDED WITH THE PURCHASE OF A UNIT IN ONE THOUSAND OCEAN. ADDITIONAL FEES, INCLUDING, BUT NOT LIMITED TO, USAGE AND SPA-RELATED ACTIVITIES MAY APPLY. A PREMIER CLUB MEMBERSHIP IS ONLY AVAILABLE UPON FILING AN APPLICATION FOR MEMBERSHIP WITH THE OWNER OF THE BOCA RATON RESORT & CLUB, BEING ACCEPTED AS A MEMBER BY THE OWNER OF THE BOCA RATON RESORT & CLUB, AND MAKING PAYMENT OF ALL INITIATION FEES AND CONTINUED PAYMENT OF ANNUAL DUES AND OTHER CHARGES. A PREMIER CLUB MEMBER MAY ALSO ACQUIRE A GOLF COURSE MEMBERSHIP UPON MAKING AN ADDITIONAL APPLICATION AND PAYING ADDITIONAL MEMBERSHIP FEES, DUES AND USAGE AS ESTABLISHED BY THE BOCA RATON RESORT & CLUB WHICH WILL ADD THE AVAILABILITY OF THE GOLF FACILITIES OWNED AND MAINTAINED FOR THE BENEFIT OF THE BOCA RATON RESORT & CLUB. ACQUIRING A UNIT IN ONE THOUSAND OCEAN IS SEPARATE AND APART FROM ACQUIRING A PREMIER CLUB MEMBERSHIP. ALL OF THE PREMIER CLUB SERVICES SHOWN OR LISTED HEREIN MAY BE SUBSTITUTED, REPLACED, OR NOT PROVIDED AT ALL IN THE SOLE DISCRETION OF THE OWNER OF THE BOCA RATON RESORT & CLUB. THE DEVELOPER OF ONE THOUSAND OCEAN IS NOT THE OWNER OF THE BOCA RATON RESORT & CLUB AND IS NOT RESPONSIBLE FOR AND MAKES NO REPRESENTATIONS AS TO THE DEVELOPMENT AND CONTINUED AVAILABILITY OF CLUB FACILITIES WITHIN THE BOCA RATON RESORT & CLUB, ALL OF WHICH ARE SUBJECT TO THE COMPLETE DISCRETION OF THE OWNER OF THE BOCA RATON RESORT & CLUB. PROSPECTIVE PURCHASERS SHOULD EXAMINE THE OFFERING OF THE BOCA RATON RESORT & CLUB AND MAKE THEIR OWN DETERMINATION OF WHAT IS AND WHAT IS NOT PROVIDED AND THE ATTENDANT COSTS OF JOINING, MAINTAINING A MEMBERSHIP AND USE OF THE FACILITIES OF THE BOCA RATON RESORT & CLUB. WE ARE PLEDGED TO THE LETTER AND SPIRIT OF U.S. POLICY FOR ACHIEVEMENT OF EQUAL HOUSING THROUGHOUT THE NATION. WE ENCOURAGE AND SUPPORT AN AFFIRMATIVE ADVERTISING AND MARKETING PROGRAM IN WHICH THERE ARE NO BARRIERS TO OBTAINING HOUSING BECAUSE OF RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN. 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