

PENTHOUSE **F**

THE BALTIC

3 Bedroom • 3.5 Bath
Balcony • Skyview Terrace

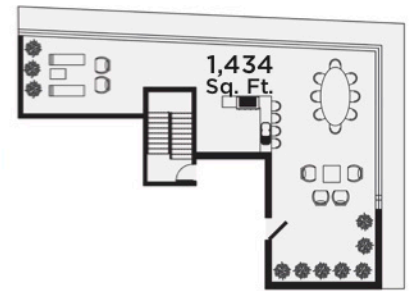
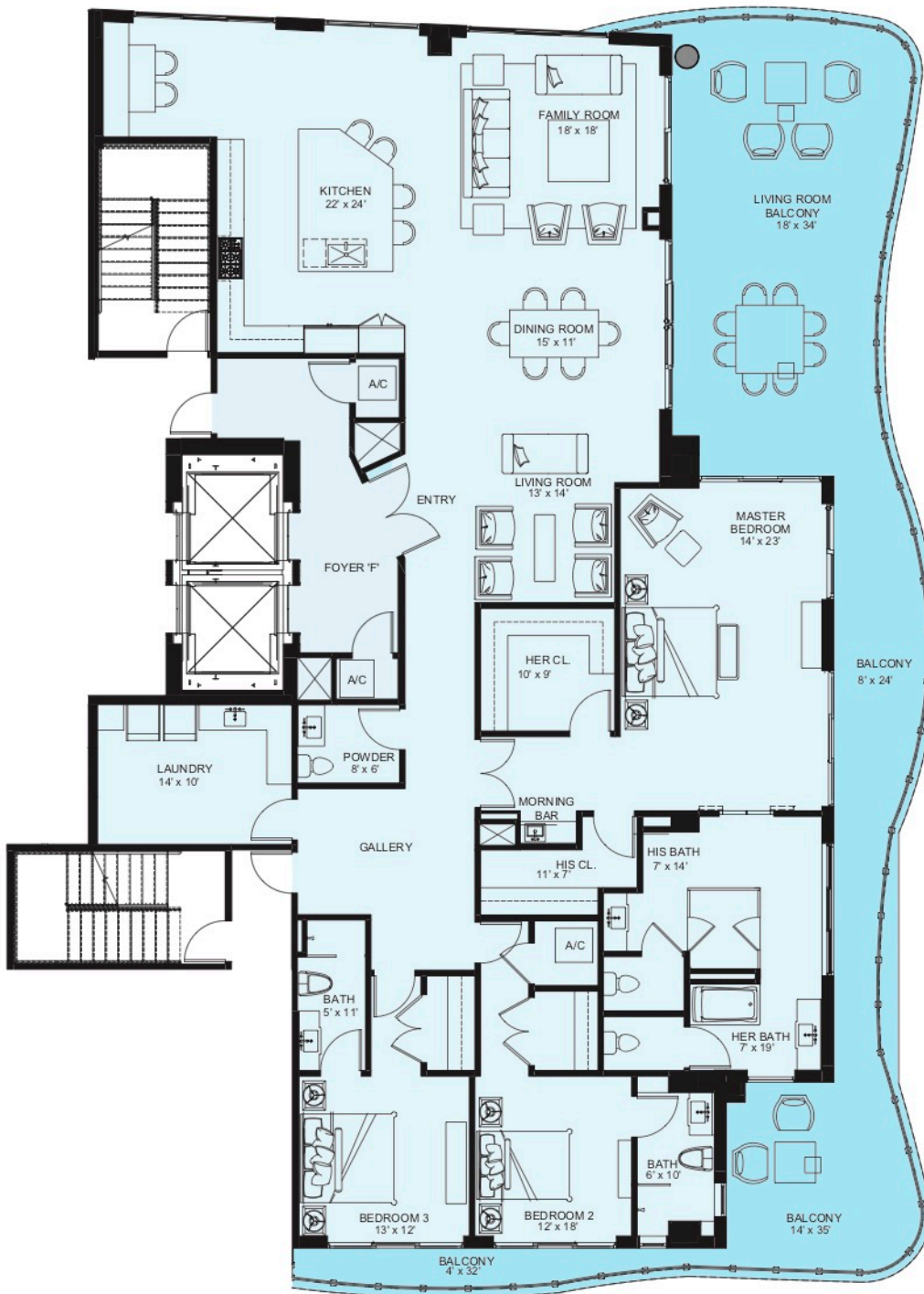
3,282 A/C Sq. Ft.

2,569 Balcony/Terrace Sq. Ft.

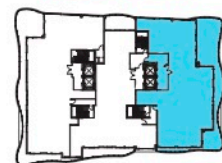
5,851 Total Sq. Ft.

Skyview Terrace

(See page 31 for detail)



INTRACOASTAL
WATERWAY



ATLANTIC OCEAN

11th FLOOR
N ▶

321
AT WATER'S EDGE

RESIDENCES: 321 N BIRCH ROAD · FORT LAUDERDALE BEACH · FL 33304
SALES GALLERY: 2400 E LAS OLAS BLVD · FORT LAUDERDALE · FL 33301
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Stated square footages and dimensions of units are based on measurements to the exterior boundaries of the exterior walls and the centerline of interior demising walls between units and will vary from the square footages and dimensions of the unit 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 and other common elements). This method of measurement is generally used in sales and marketing materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the same method. Refer to Exhibit "2" to the Declaration of Condominium for the unit dimensions calculated based on the description and definition of the "Unit" set forth in the Declaration of Condominium. Terraces, patios, balconies and rooftop terraces are not part of the "Unit". Measurements and dimensions of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts, soffits or other variations. Accordingly, the square footage of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All square footages, dimensions and measurements are estimates which are based on preliminary plans and will vary with actual construction. All floor plans, specifications and other development plans are proposed and conceptual only, and are subject to change and will not necessarily accurately reflect the final plans and specifications.



SOBELCO

DouglasElliman
DEVELOPMENT MARKETING

Interiors Design by **STEVEN G. INC.**