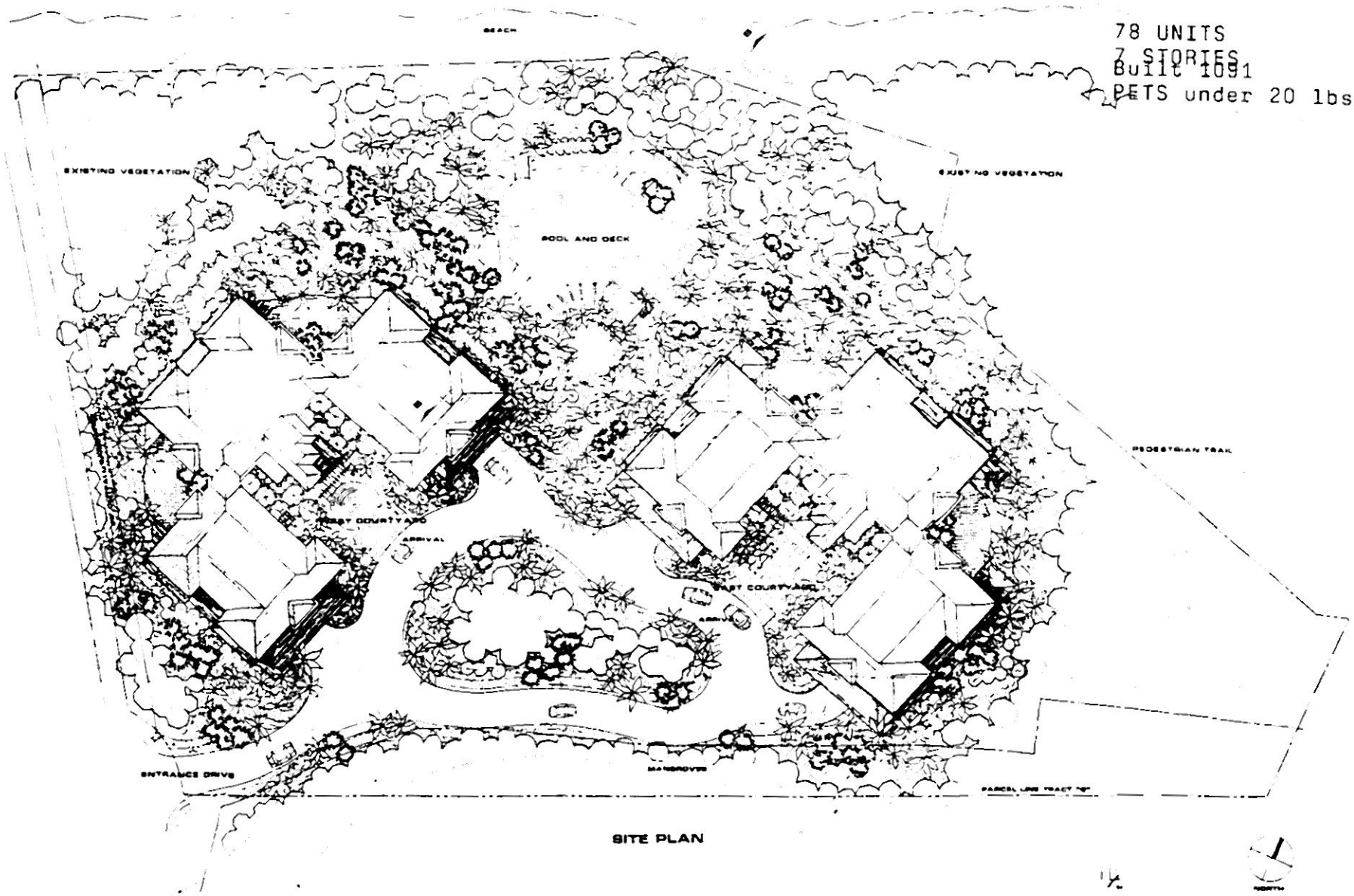
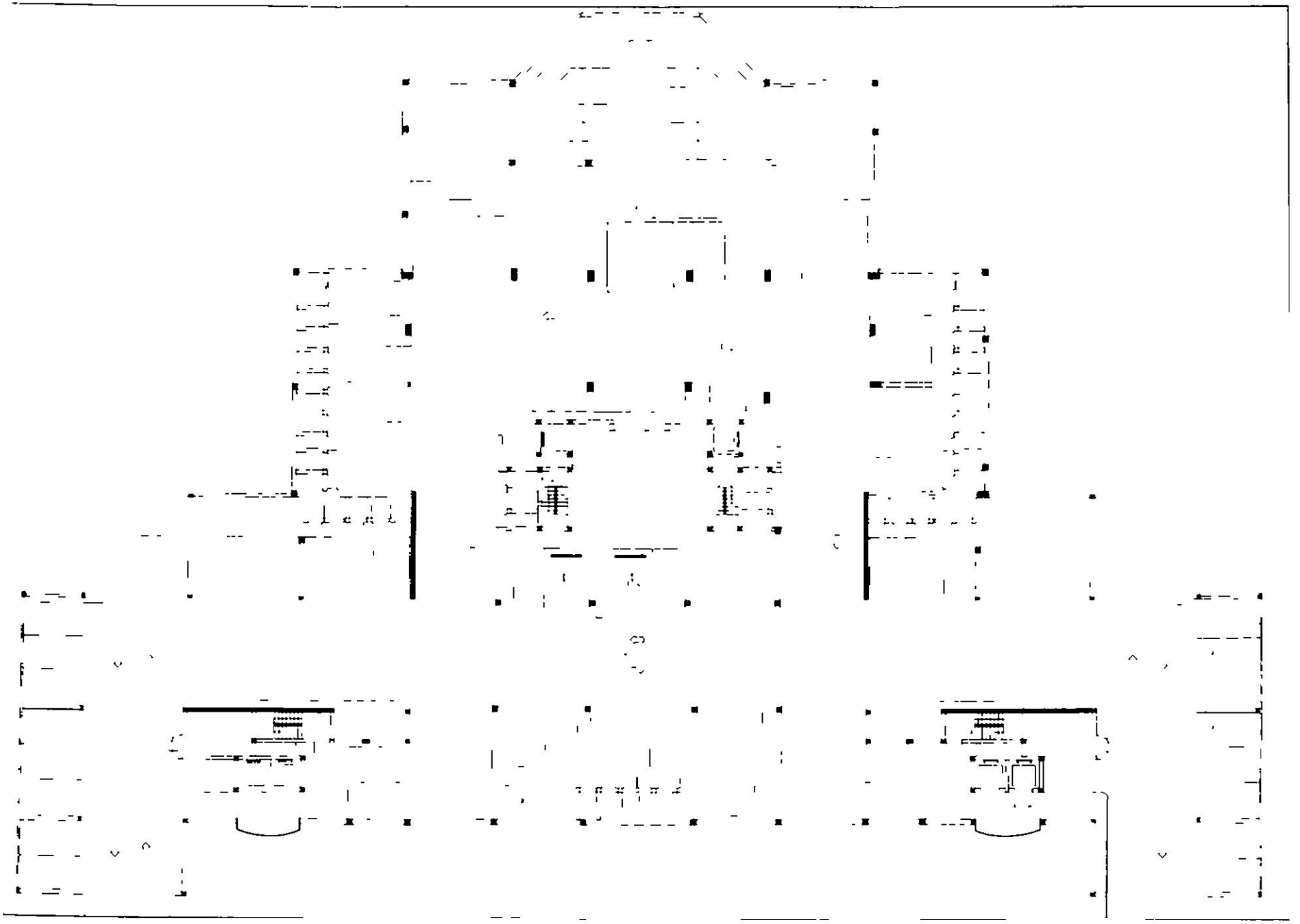
ROYAL MARCO PLACE
AT HIDEAWAY

6000 Royal Marco Way

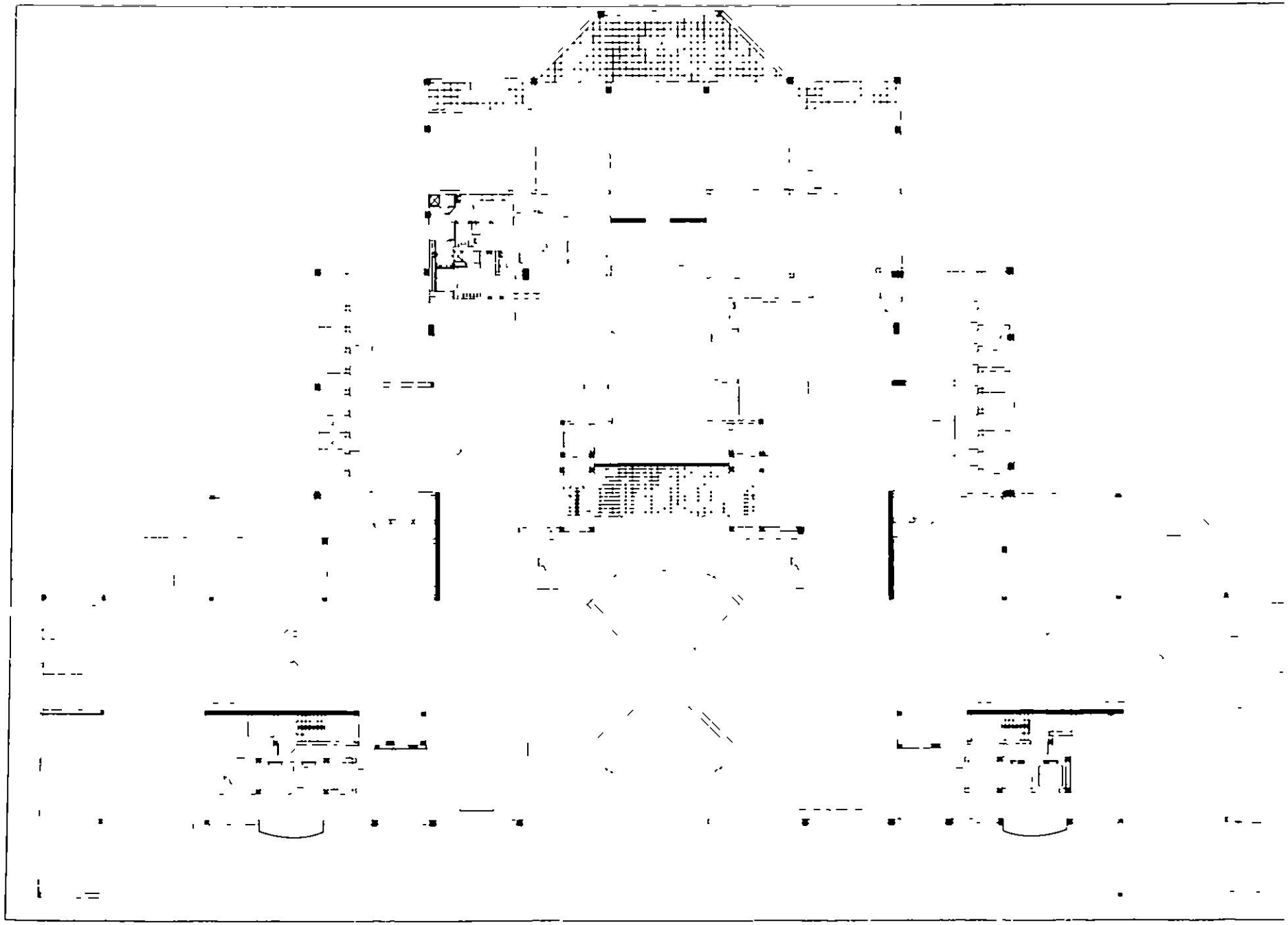
78 UNITS
7 STORIES
Built 1991
PETS under 20 lbs.



SITE PLAN

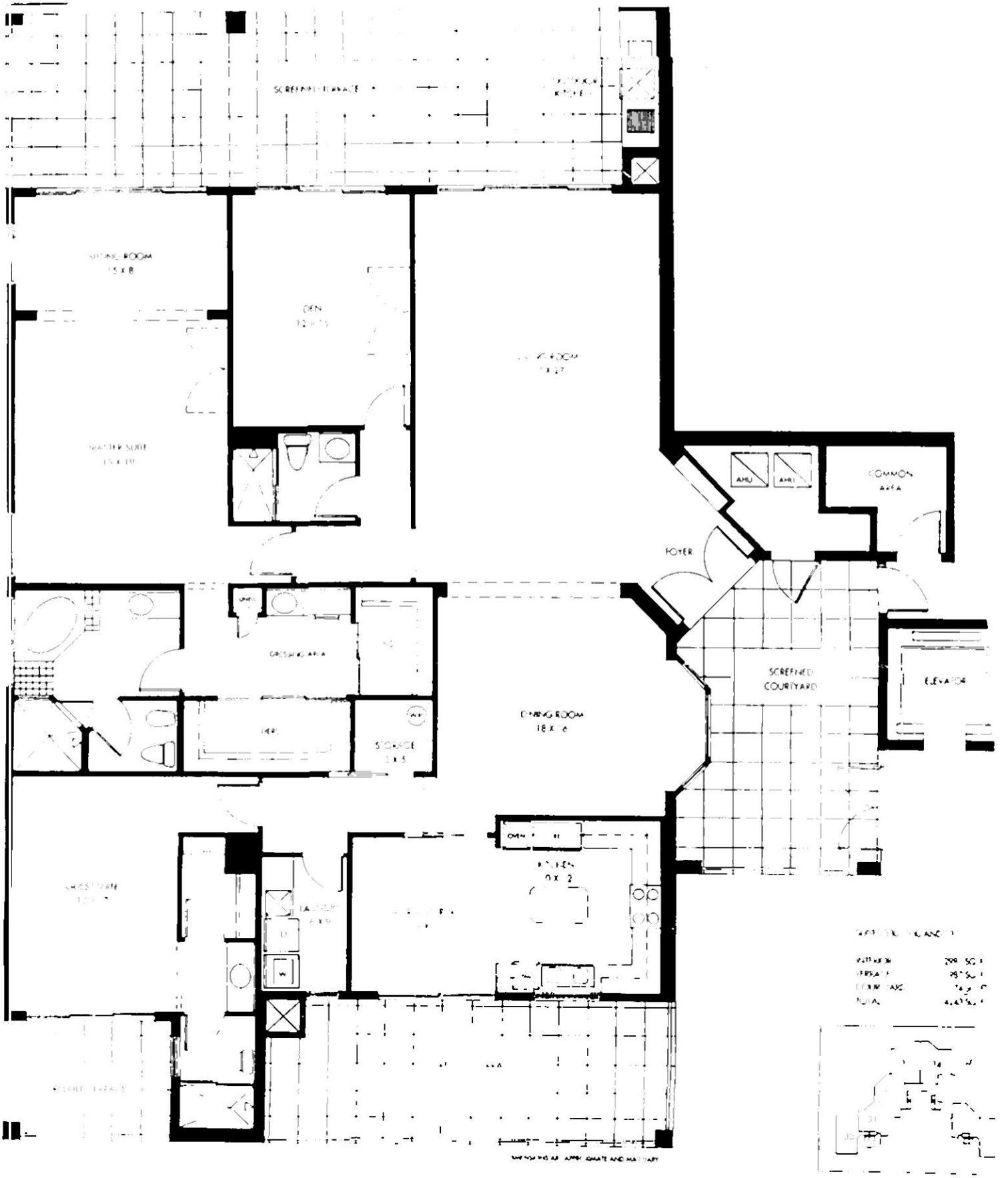


GROUND FLOOR PLAN

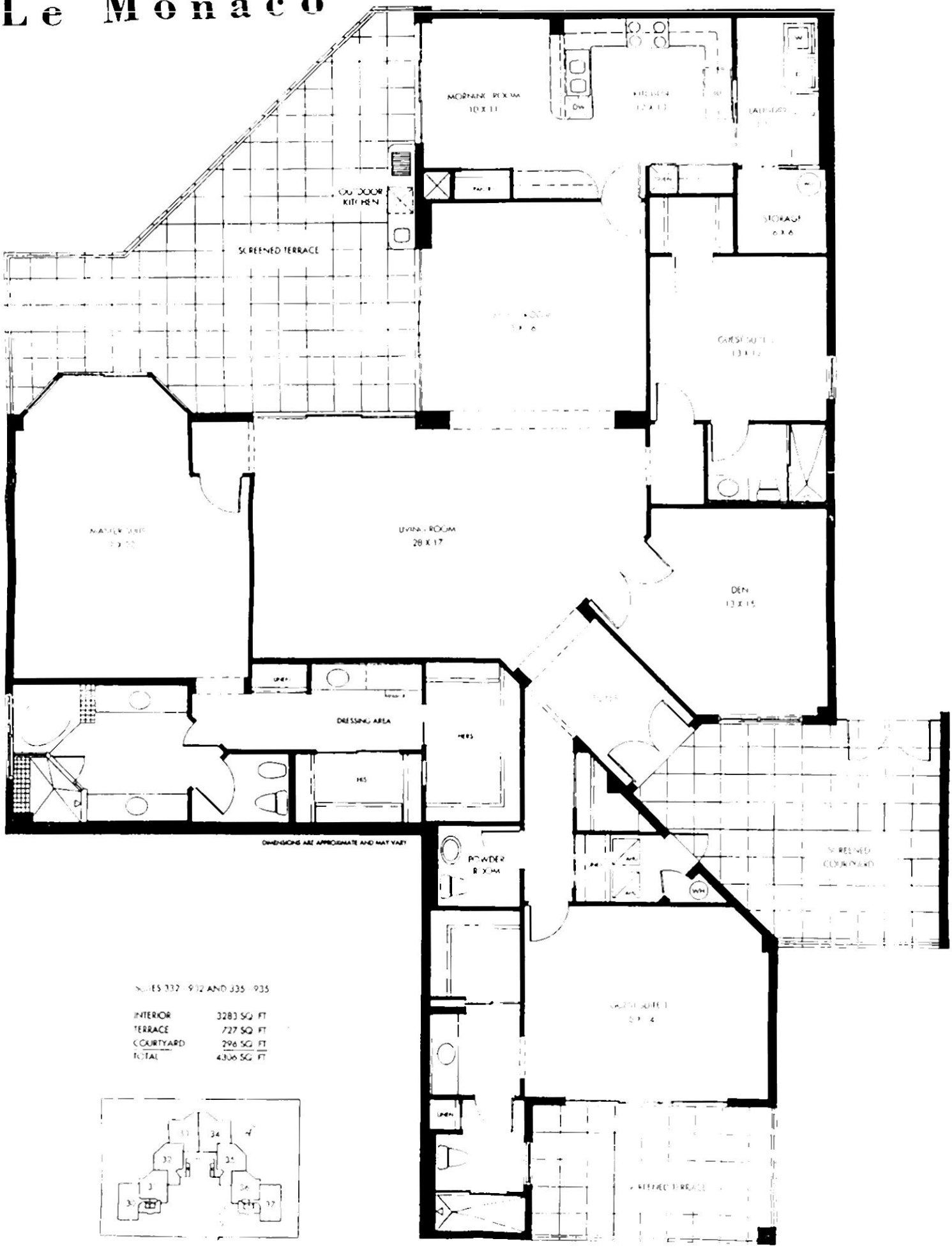


COURTYARD PLAN

le CANNES


SCREENED TERRACE
DEN
AMU
AHU
COMMON AREA
FOYER
SCREENED COURTYARD
ELEVATOR
DINING ROOM
18' X 6'
STORAGE
KITCHEN
9' X 2'

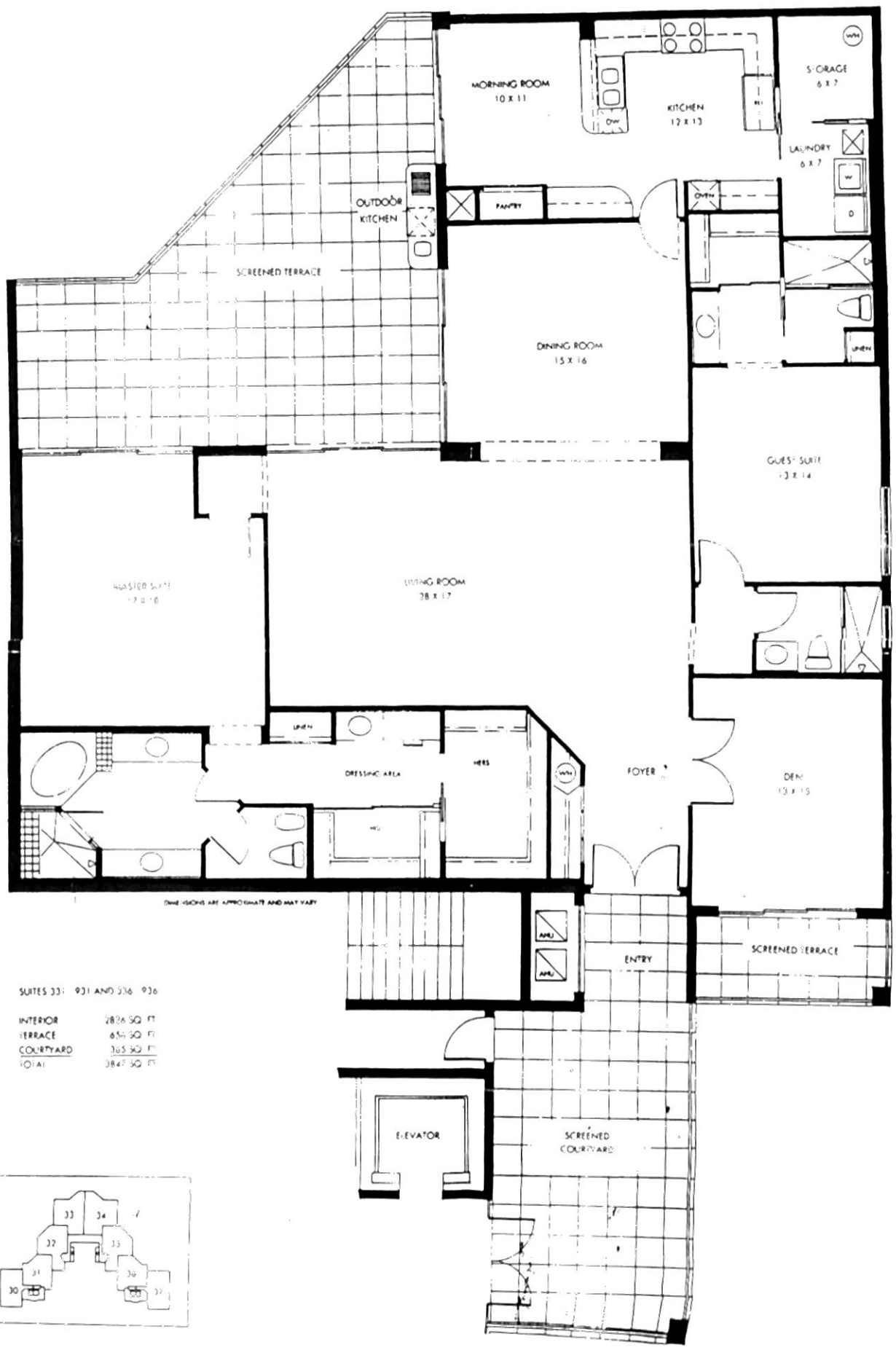
Le Monaco



UNITS 332 - 932 AND 335 - 935

INTERIOR	3283 SQ. FT.
TERRACE	727 SQ. FT.
COURTYARD	296 SQ. FT.
TOTAL	4306 SQ. FT.

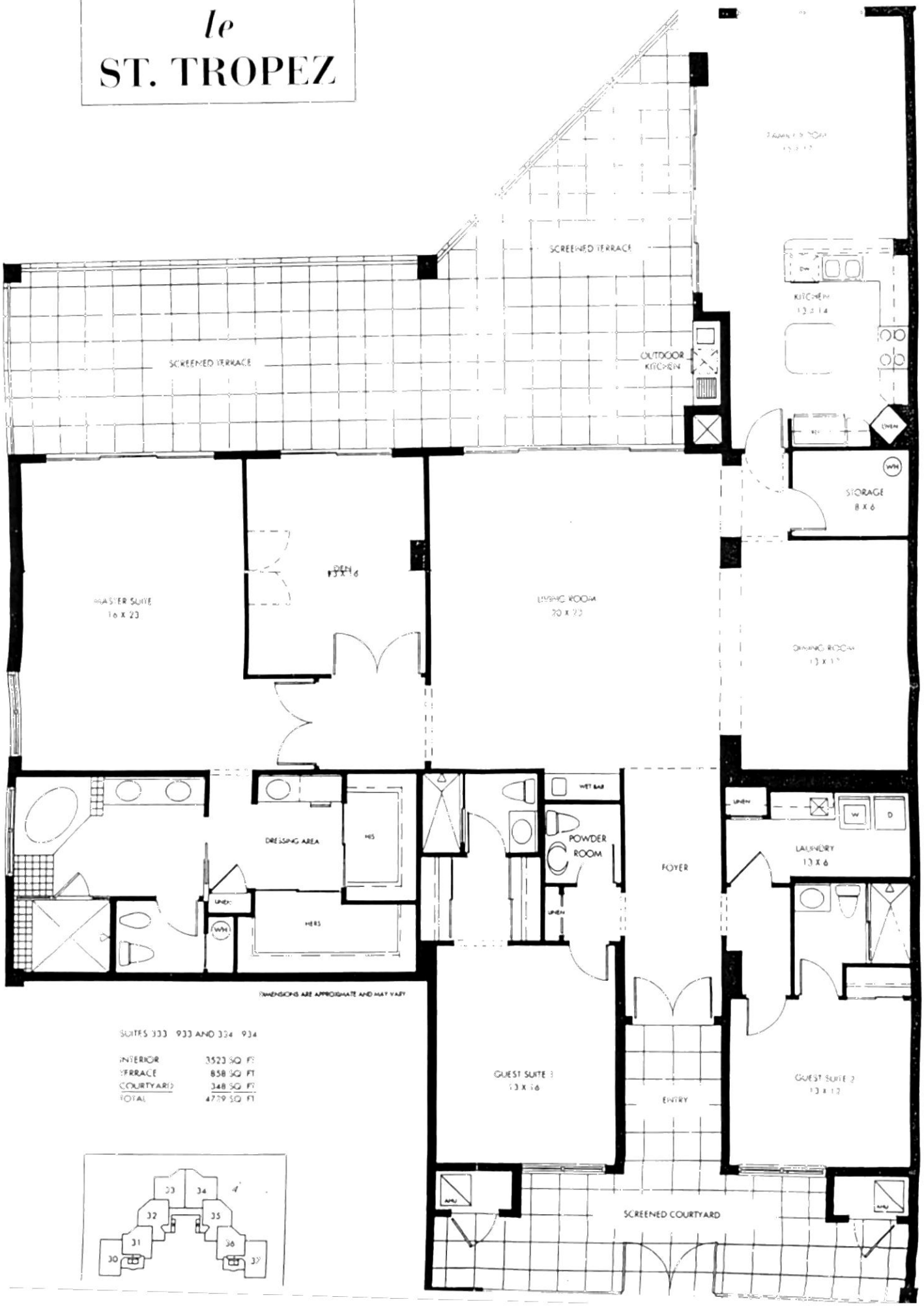
Le Provençal



SUITES 331 931 AND 336 936

INTERIOR	2826 SQ FT
TERRACE	656 SQ FT
COURTYARD	365 SQ FT
TOTAL	3847 SQ FT

le ST. TROPEZ



DIMENSIONS ARE APPROXIMATE AND MAY VARY

SUITES 333 933 AND 334 934

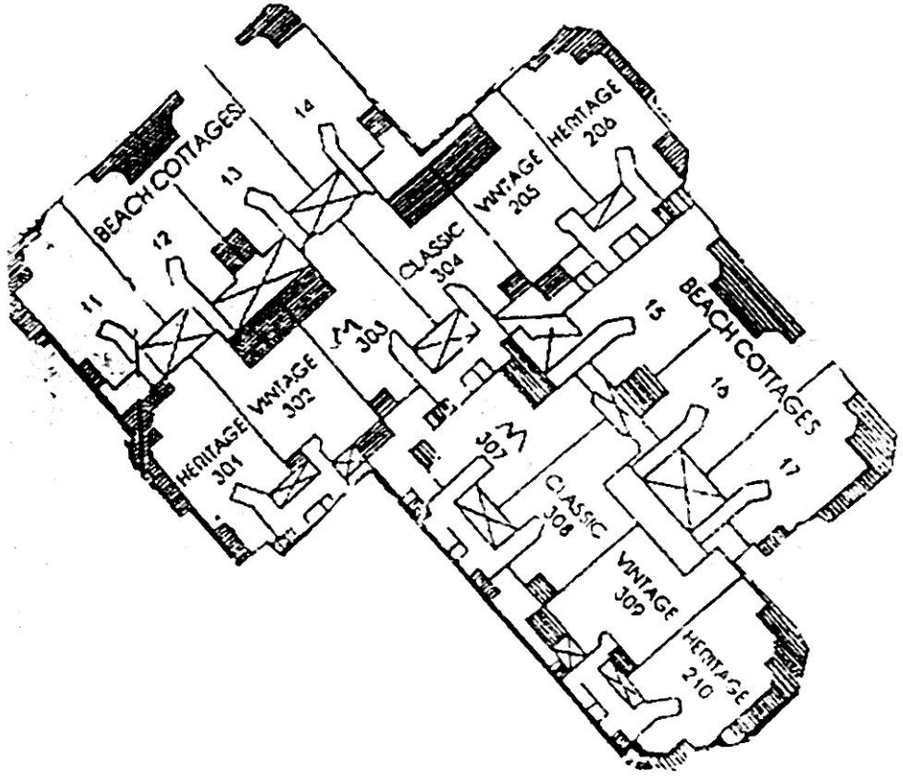
INTERIOR	3523 SQ FT
TERRACE	858 SQ FT
COURTYARD	348 SQ FT
TOTAL	4779 SQ FT

ROYAL MARCO POINT 2000 - 3000

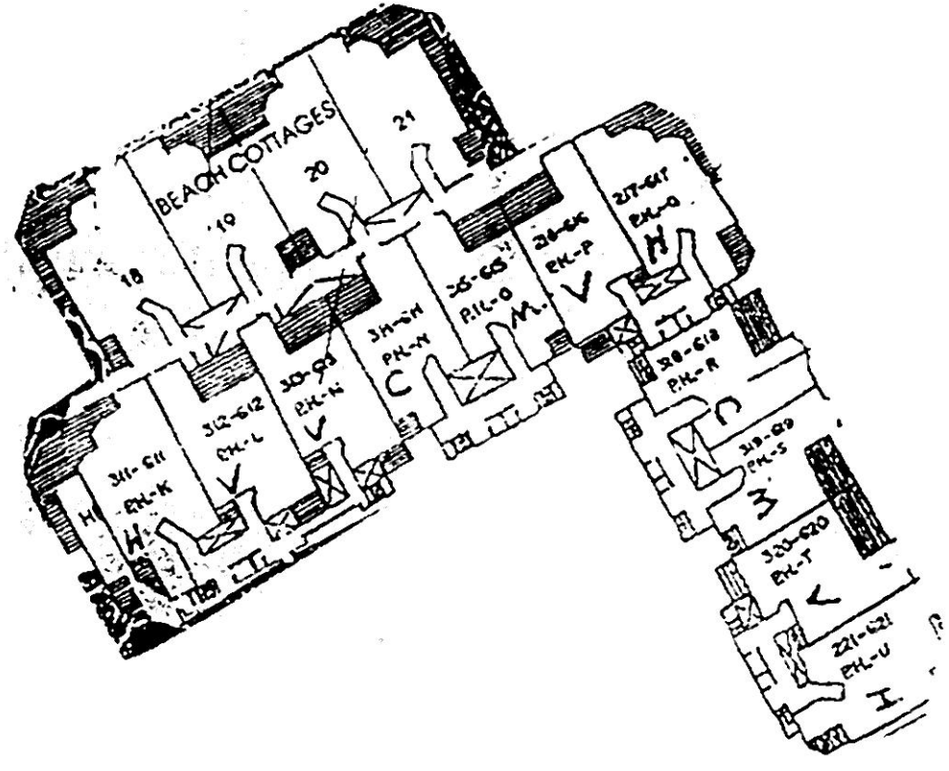
Heritage	3/3	2443	+607
Vintage	3/3	2192	+539
Classic	2/2½	2165	+376
Majestic	3/3½	2165	+376

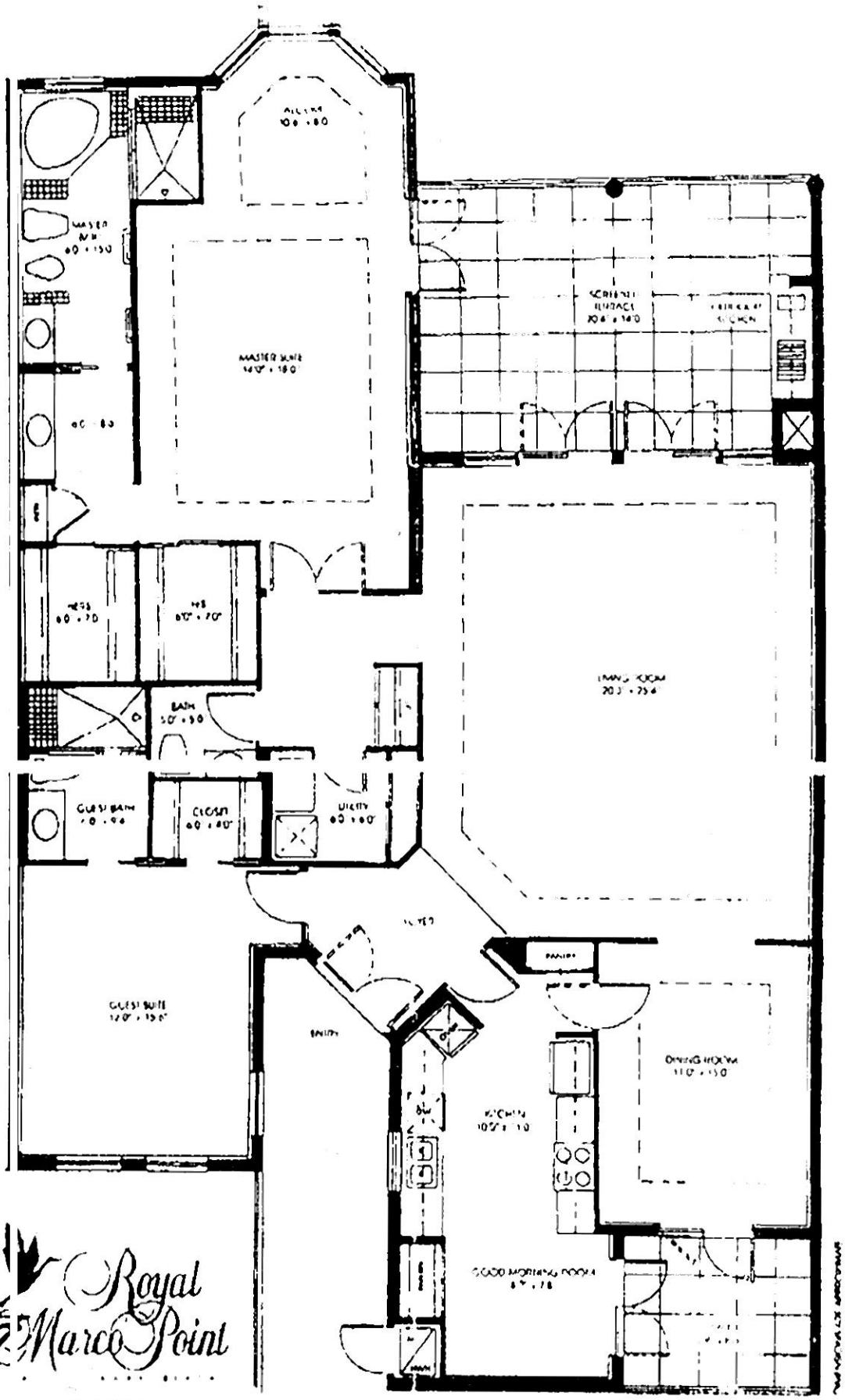
Beach Cottages:			
Corner	2500	sq. ft.	+599
Interior	2488	" "	+183

2000



3000





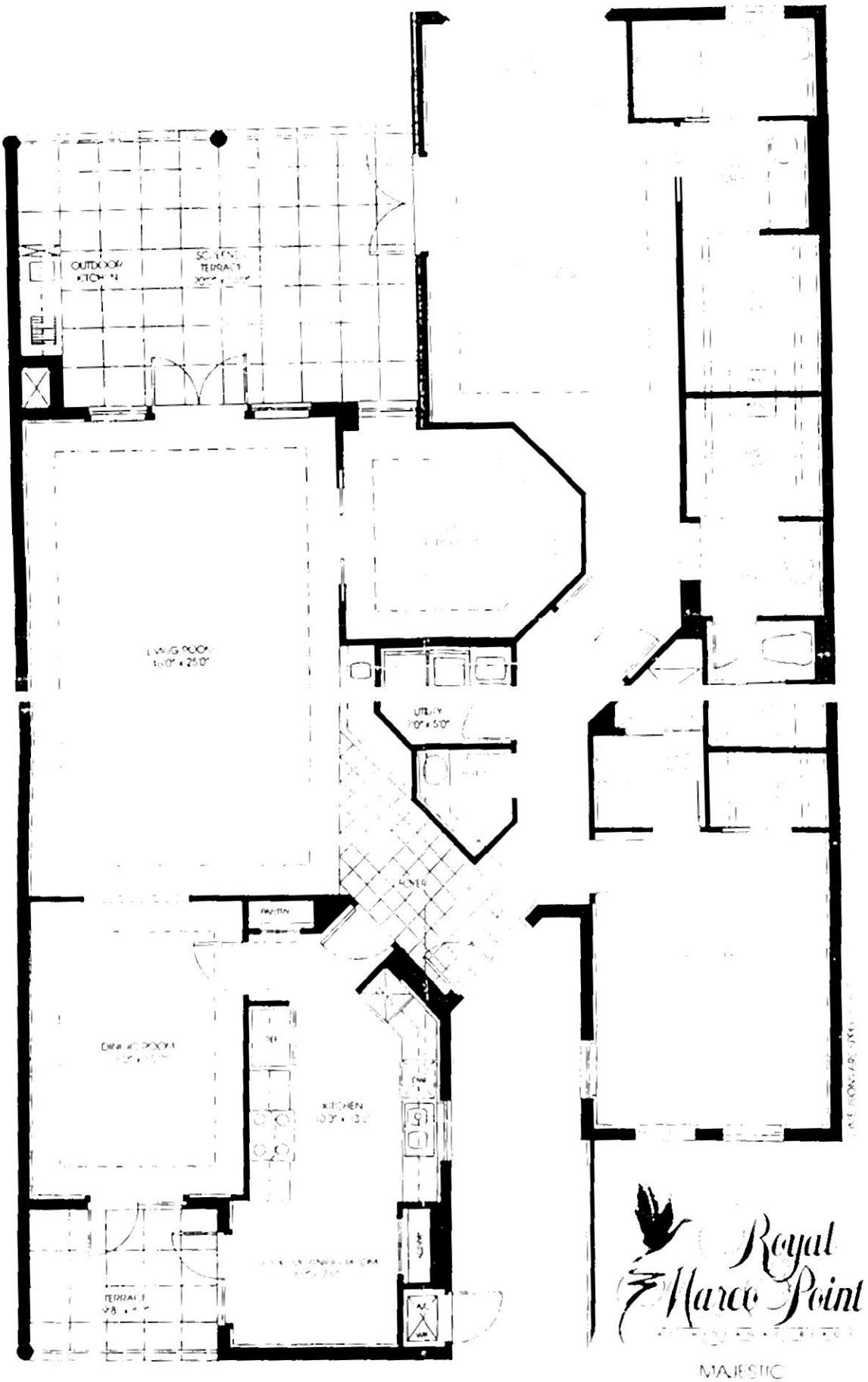
Royal Marco Point

CLASSIC

(TYPE A)

[illegible]	2163 SQ. FT.	194.83 SQ. METERS
[illegible]	378 SQ. FT.	33.84 SQ. METERS
TOTAL	2541 SQ. FT.	228.68 SQ. METERS

Royal
Marco Point
DIMENSIONS ARE APPROXIMATE



Royal Marco Point

MAJESTIC

Royal Marco Point

IMAGE

FOYER

LIVING ROOM

GUEST SUITE

GUEST BATH

LINEN

SCREENED TERRACE

TERRACE

MASTER BATH

SHARED LINEN

UTILITY

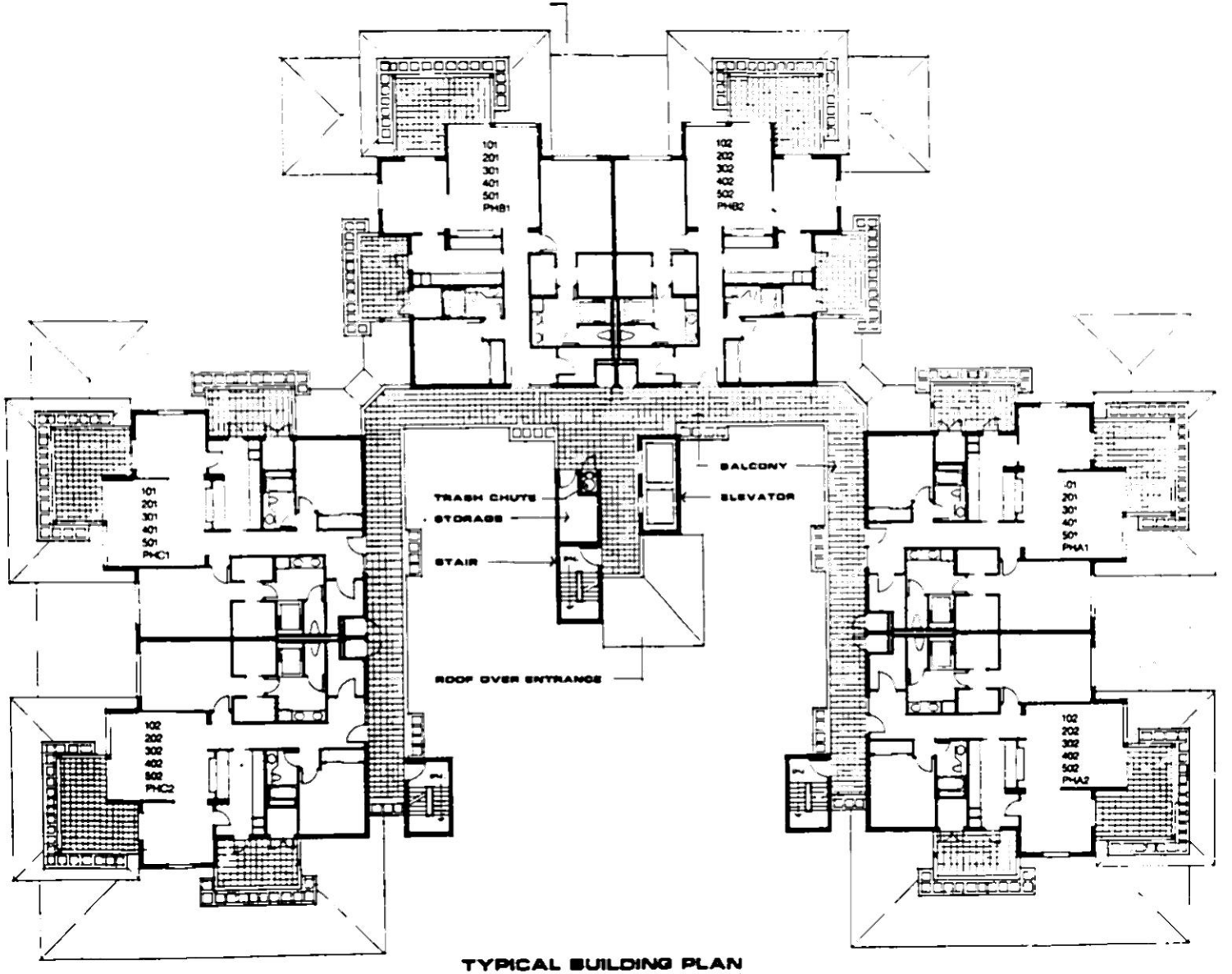
DINING

KITCHEN

GARAGE

LOWER LEVEL AREA ASSOCIATE

ROYAL MARCO PLACE
AT HIDEAWAY

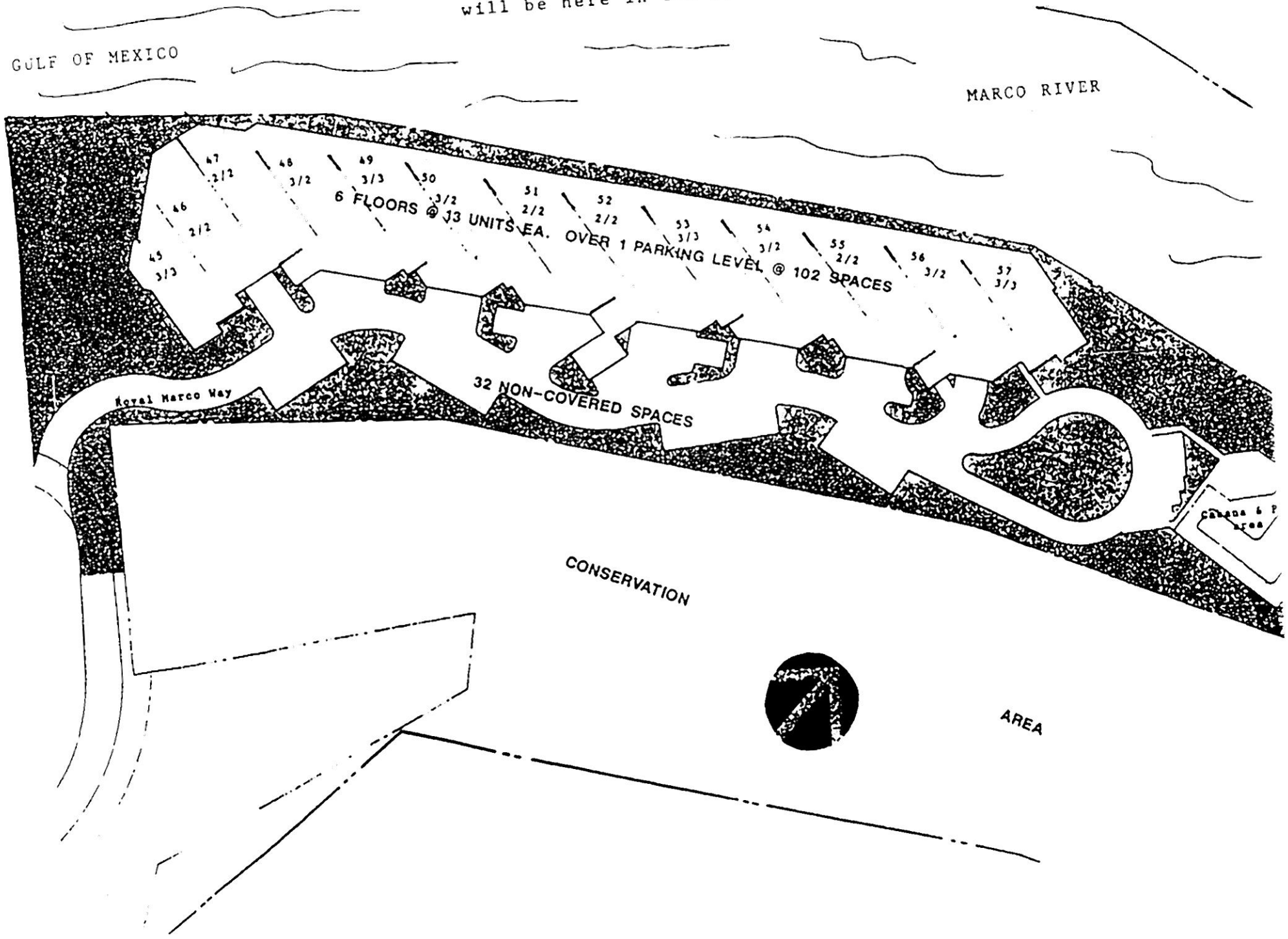


TYPICAL BUILDING PLAN

Royal Marco Pt

A POINT OF PARADISE

The only traffic going by
this third and last midrise
will be here in the waters



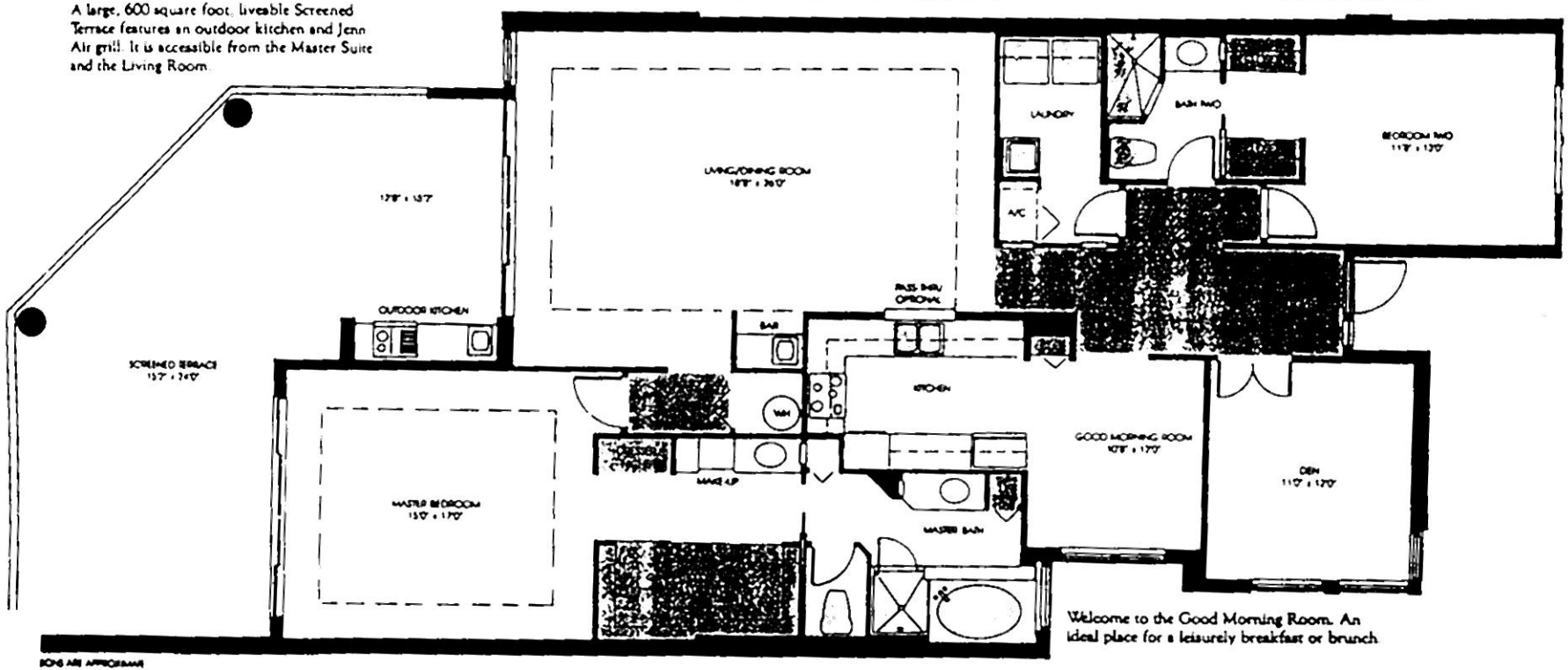
Tour Of The Seabury Model.

A large, 600 square foot, liveable Screened Terrace features an outdoor kitchen and Jenn Air grill. It is accessible from the Master Suite and the Living Room.

The generous Living/Dining Room is enhanced by a 9 foot tray ceiling and convenient wet bar for gracious entertaining.

The luxuriously appointed Kitchen has custom Quaker Maid cabinetry and top-of-the-line General Electric appliances. You may choose the optional pass-thru to the Living Area, or not, depending on the degree of formality you desire.

Bedroom Two, or Guest Suite, has double closets and a full bath.



Welcome to the Good Morning Room. An ideal place for a leisurely breakfast or brunch.

The Master Suite boasts a nine foot tray ceiling, spacious walk-in closet, dresser niche and make-up area. The glamorous Master Bath has cultured marble tub, shower walls and shower floor.

Royal Marco Point

SEABURY

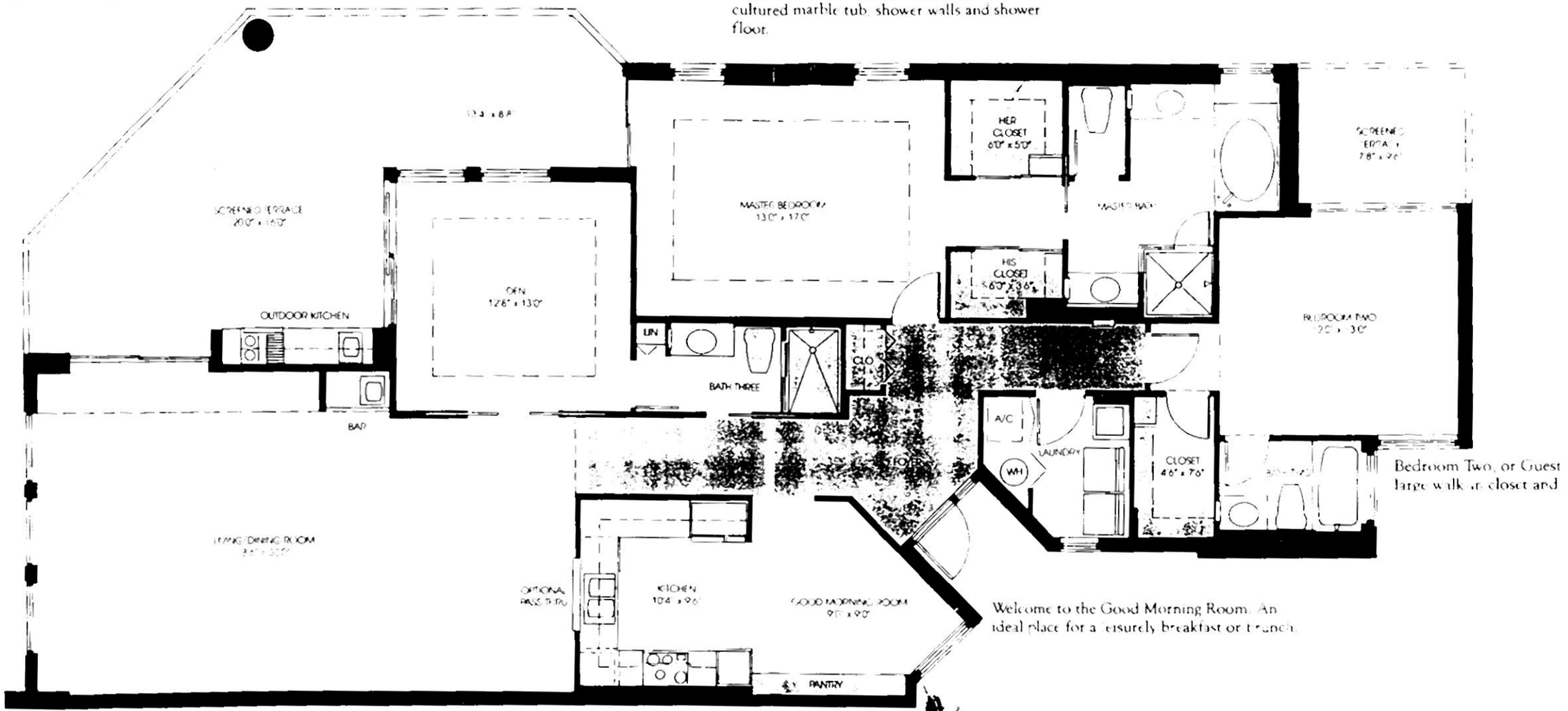
AC AREA	1927 SQ. FT.	AC AREA	179.2 SQ. METERS
BALCONY	600 SQ. FT.	BALCONY	56.8 SQ. METERS
TOTAL	2527 SQ. FT.	TOTAL	236.0 SQ. METERS

Tour Of The Coquina Model.

A large 450 square foot, liveable Screened Terrace features an outdoor kitchen and Jenn Air grill. It is accessible from the Master Suite, Den and Living Room.

The Den with a 9 foot tray ceiling is an ideal place for a library, office or a restful audio/video room.

The Master Suite boasts a nine foot tray ceiling. His and Hers walk in closets are featured. The glamorous Master Bath has cultured marble tub, shower walls and shower floor.



Bedroom Two, or Guest
large walk-in closet and

Welcome to the Good Morning Room. An ideal place for a leisurely breakfast or brunch.

DIMENSIONS ARE APPROXIMATE

The generous Living/Dining Room is enhanced by a 9 foot tray ceiling and convenient wet bar for gracious entertaining.

The luxuriously appointed Kitchen has custom Quaker Maid cabinetry and top-of-the line Whirlpool appliances. You may choose the optional pass-thru to the Living Area or not, depending on the degree of formality you desire.

Royal Marco Point

COQUINA

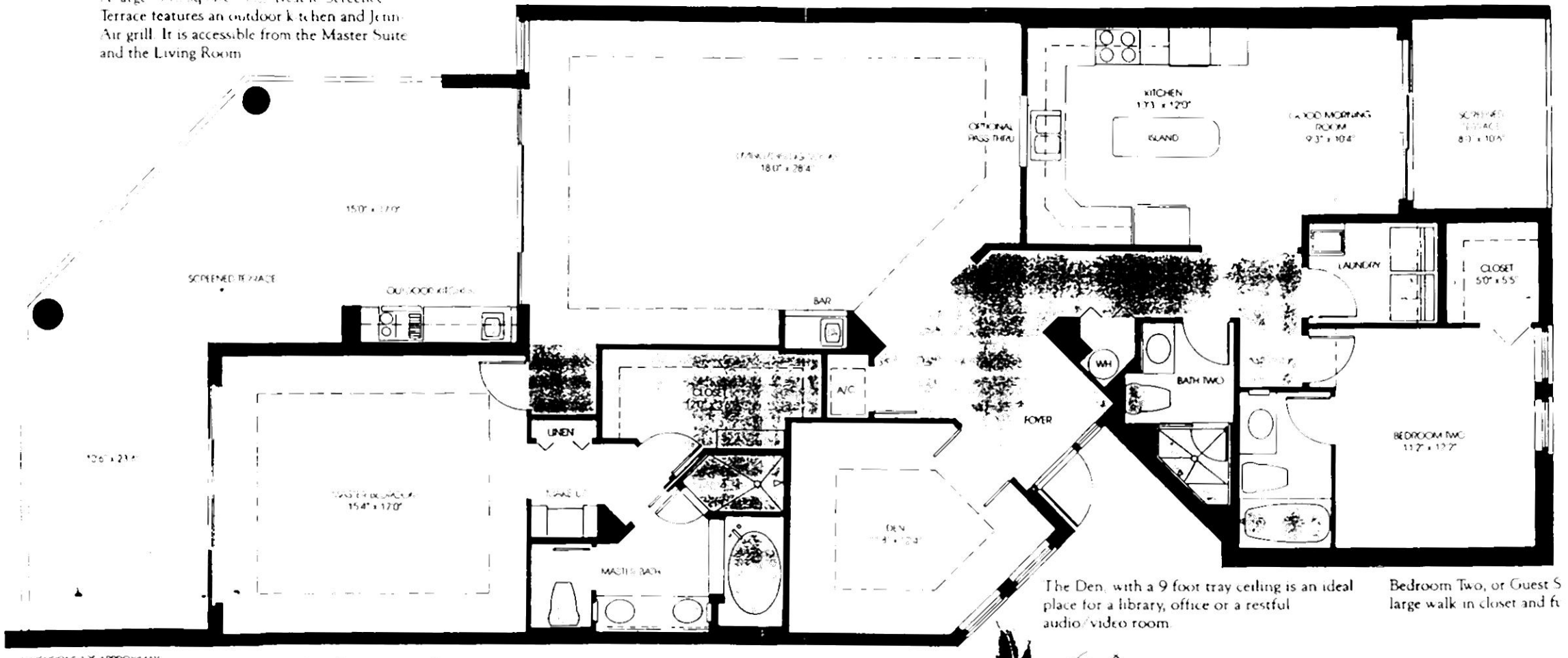
Tour Of The Dunlin Model.

A large [illegible] Screened Terrace features an outdoor kitchen and Jenn-Air grill. It is accessible from the Master Suite and the Living Room.

The generous Living/Dining Room is enhanced by a 9 foot tray ceiling and convenient wet bar for gracious entertaining.

the-line Whirlpool appliances. You may choose the optional pass thru to the Living Area, or not, depending on the degree of formality you desire.

The Good Morning Room has its o Screened Terrace. A delightful place informal indoor/outdoor dining.



DIMENSIONS ARE APPROXIMATE

The Master Suite boasts a nine foot tray ceiling, a huge walk in closet, and make-up area. The glamorous Master Bath has a cultured marble tub, shower walls and shower floor.

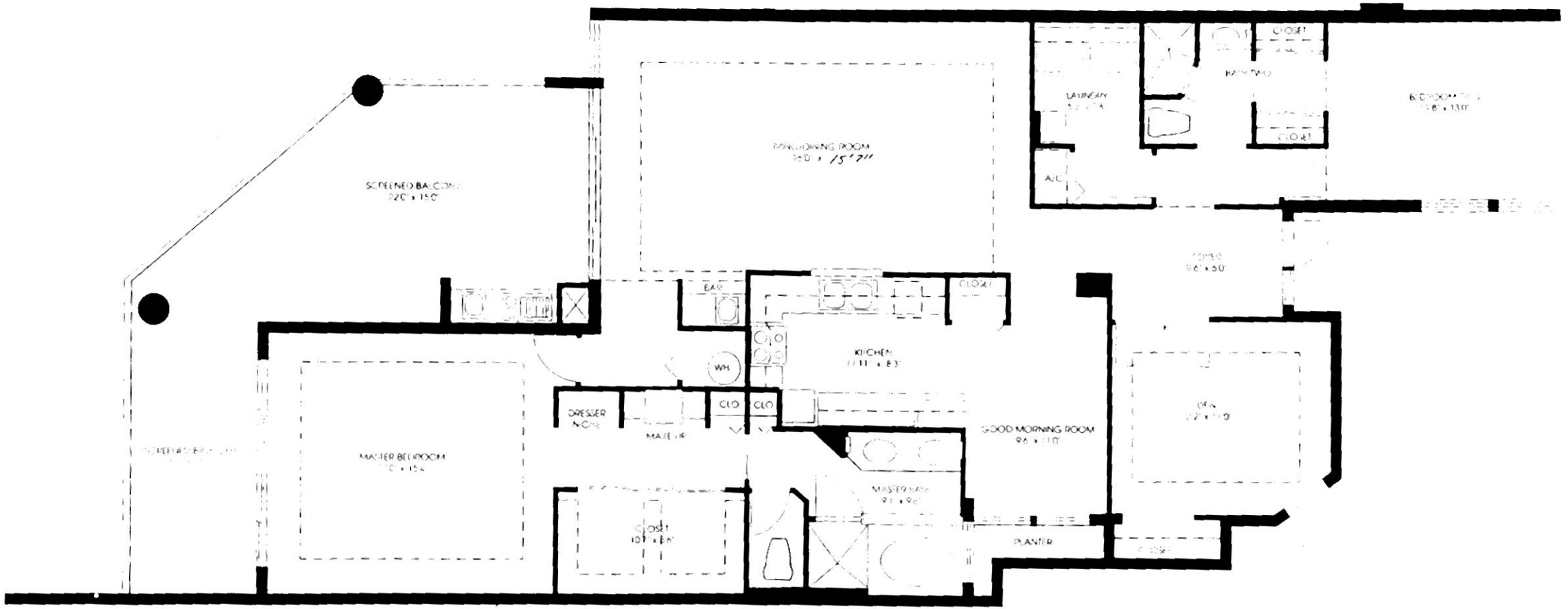
The Den, with a 9 foot tray ceiling is an ideal place for a library, office or a restful audio/video room.

Bedroom Two, or Guest S large walk in closet and fu

Royal Marco Point

DUNLIN

A/C AREA		AC AREA	
BALCONY		BALCONY	
TOTAL		BERN	



SANDPIPER

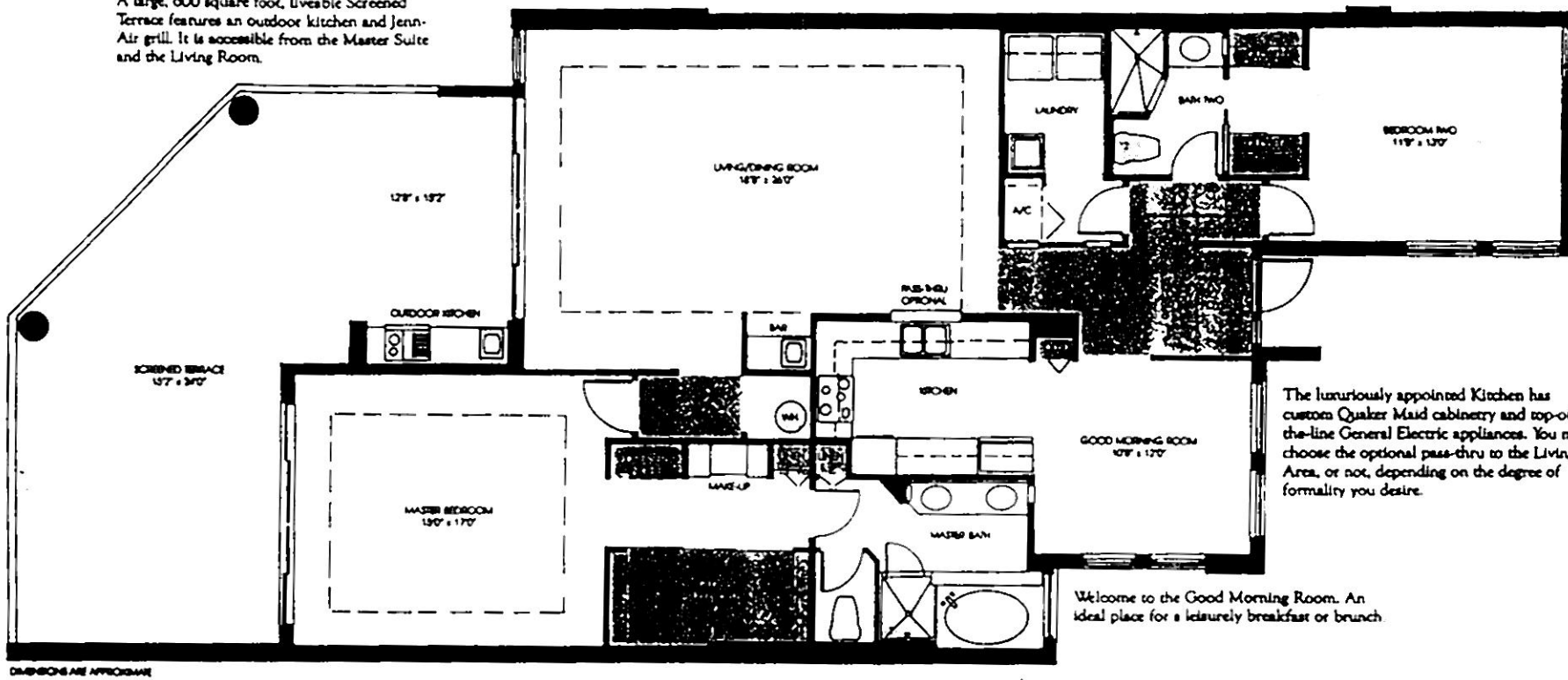
AC AREA	1521 SQ FT	AC AREA	139.2 SQ METERS
BALCONY	165 SQ FT	BALCONY	41.4 SQ METERS
TOTAL	1686 SQ FT	TOTAL	180.6 SQ METERS

Tour Of The Shorewood Model.

A large, 600 square foot, liveable Screened Terrace features an outdoor kitchen and Jenn-Air grill. It is accessible from the Master Suite and the Living Room.

The generous Living/Dining Room is enhanced by a 9 foot tray ceiling and convenient wet bar for gracious entertaining

Bedroom Two, or Guest Suite has double closets and a full bath.



The luxuriously appointed Kitchen has custom Quaker Maid cabinetry and top-of the-line General Electric appliances. You may choose the optional pass-thru to the Living Area, or not, depending on the degree of formality you desire.

Welcome to the Good Morning Room. An ideal place for a leisurely breakfast or brunch.

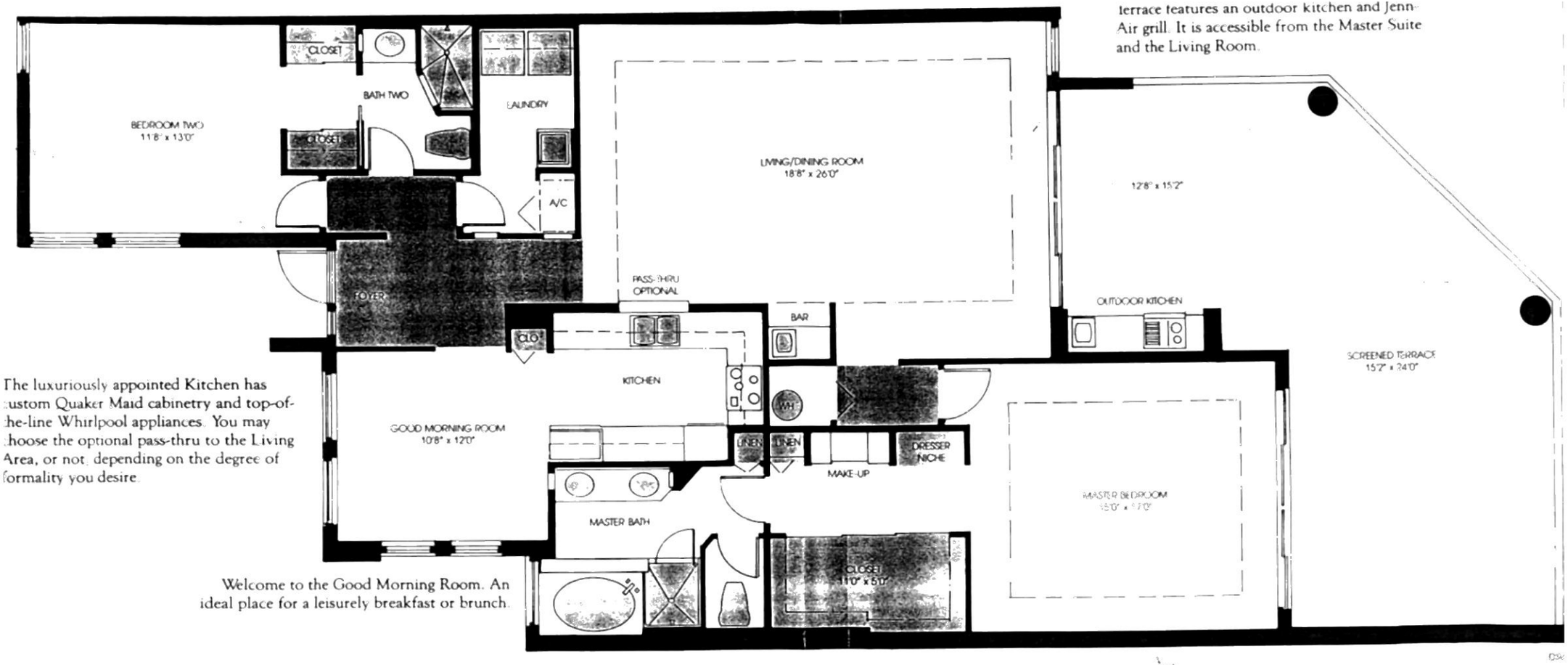
DIMENSIONS ARE APPROXIMATE

The Master Suite boasts a nine foot tray ceiling, spacious walk-in closet, dresser niche and make-up area. The glamorous Master Bath has cultured marble tub, shower walls and shower floor.

Royal Marco Point

SHOREWOOD

AC AREA	1761 SQ. FT.	AC AREA	164.63 SQ. METERS
BALCONY	600 SQ. FT.	BALCONY	55.8 SQ. METERS
TOTAL	2361 SQ. FT.	TOTAL	221.43 SQ. METERS



Terrace features an outdoor kitchen and Jenn-Air grill. It is accessible from the Master Suite and the Living Room.

The luxuriously appointed Kitchen has custom Quaker Maid cabinetry and top-of-the-line Whirlpool appliances. You may choose the optional pass-thru to the Living Area, or not, depending on the degree of formality you desire.

Welcome to the Good Morning Room. An ideal place for a leisurely breakfast or brunch.

The Master Suite boasts a nine foot tray ceiling, spacious walk-in closet, dresser niche and make-up area. The glamorous Master Bath has cultured marble tub, shower walls and shower floor.

Royal Marco Point

SHOREWOOD REVERSE

A/C AREA	1781 SQ. FT.	A/C
BALCONY	600 SQ. FT.	BAL
TOTAL	2381 SQ. FT.	TOT