



## Tiara Amenities

- 24/7 staffed security at our entry Gatehouse
- Secure and video monitored building entrances
- 24/7 staffed Front Desk with concierge service
- Valet parking and porter service available from 8am to midnight
- Rooftop 43rd floor Marquis Restaurant and Lounge providing breathtaking 360-degree views of the ocean and intracoastal waterway
- The Marquis offers nightly appetizers and meals and full bar 7 days a week, with special weekend dinners, and numerous special events and parties
- The Gazebo Restaurant offers poolside breakfast & lunch dining, with a dramatic beachfront view
  - 400 feet of exceptional, gated beachfront access with available cabana service
- World-class pool and Jacuzzi with private entry access to the men's and women's spas
  - Individual men's and women's spas/fitness centers with sauna and steam rooms
    - Library and Card Room, complete with catering style kitchens
- Complimentary Wi-Fi in common areas, including library, lobby, pool and Marquis
  - Resident Rental Apartment (1-A) available for out-of-town guests
- Tennis & pickleball courts, shuffleboard courts located on the 3rd tier of parking garage
  - Covered, assigned parking and storage units
  - Drive-through car rinse and air hose station
- Comprehensive Tiara Website and TV channel provides residents with up-to-date communications and notices
  - On-site maintenance staff providing timely repairs and scheduled maintenance programs to maintain facility efficiency
    - Full schedule of social activities and special events
- Cable TV programming with expanded channel selection, HBO channels, DVR and Wi-Fi provided to each individual owner's units included with HOA fees

## 2026 Quarterly Maintenance for Tiara Units

(Basic Cable, DVR + WiFi Service Included)

**A** - \$5,471.72 – 2 BR

**B** - \$3,498.91 – 1 BR

**C** - \$5,354.51 – 2 BR

**D** - \$4,994.26 – 2 BR

**E** - \$5,177.23 – 2 BR

**F** - \$5,354.51 – 2 BR

**G** - \$3,498.91 – 1 BR

**H** - \$5,471.72 – 2 BR

### Square Footage

**A** – 1,589 living sq. ft. / 1,821 total sq. ft. with balcony

**B** – 1,000 living sq. ft. / 1,120 total sq. ft. with balcony

**C** – 1,600 living sq. ft. / 1,780 total sq. ft. with balcony

**D** – 1,445 living sq. ft. / 1,654 total sq. ft. with balcony

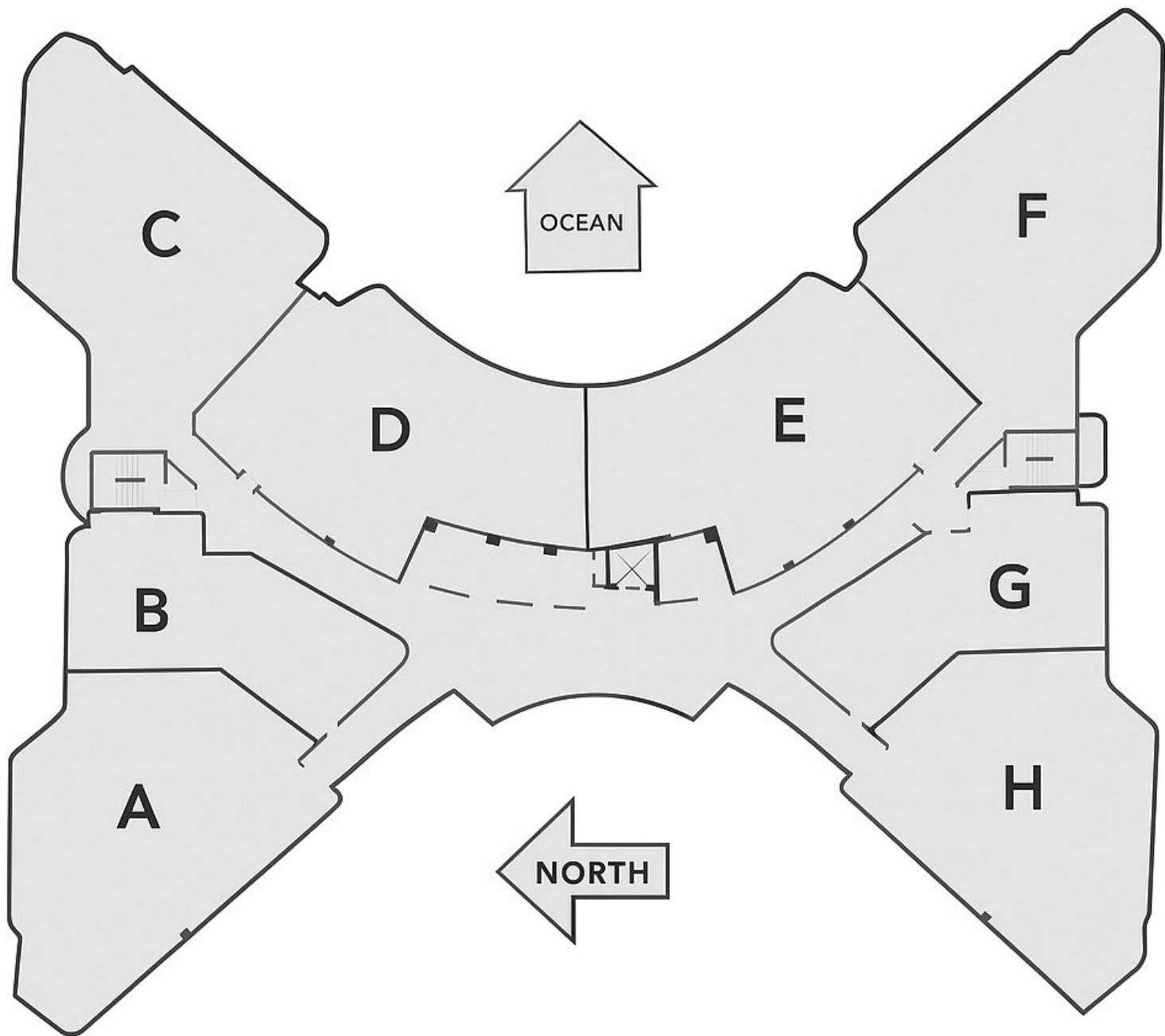
**E** – 1,509 living sq. ft. / 1,718 total sq. ft. with balcony

**F** – 1,600 living sq. ft. / 1,780 total sq. ft. with balcony

**G** – 1,000 living sq. ft. / 1,120 total sq. ft. with balcony

**H** – 1,589 living sq. ft. / 1,821 total sq. ft. with balcony

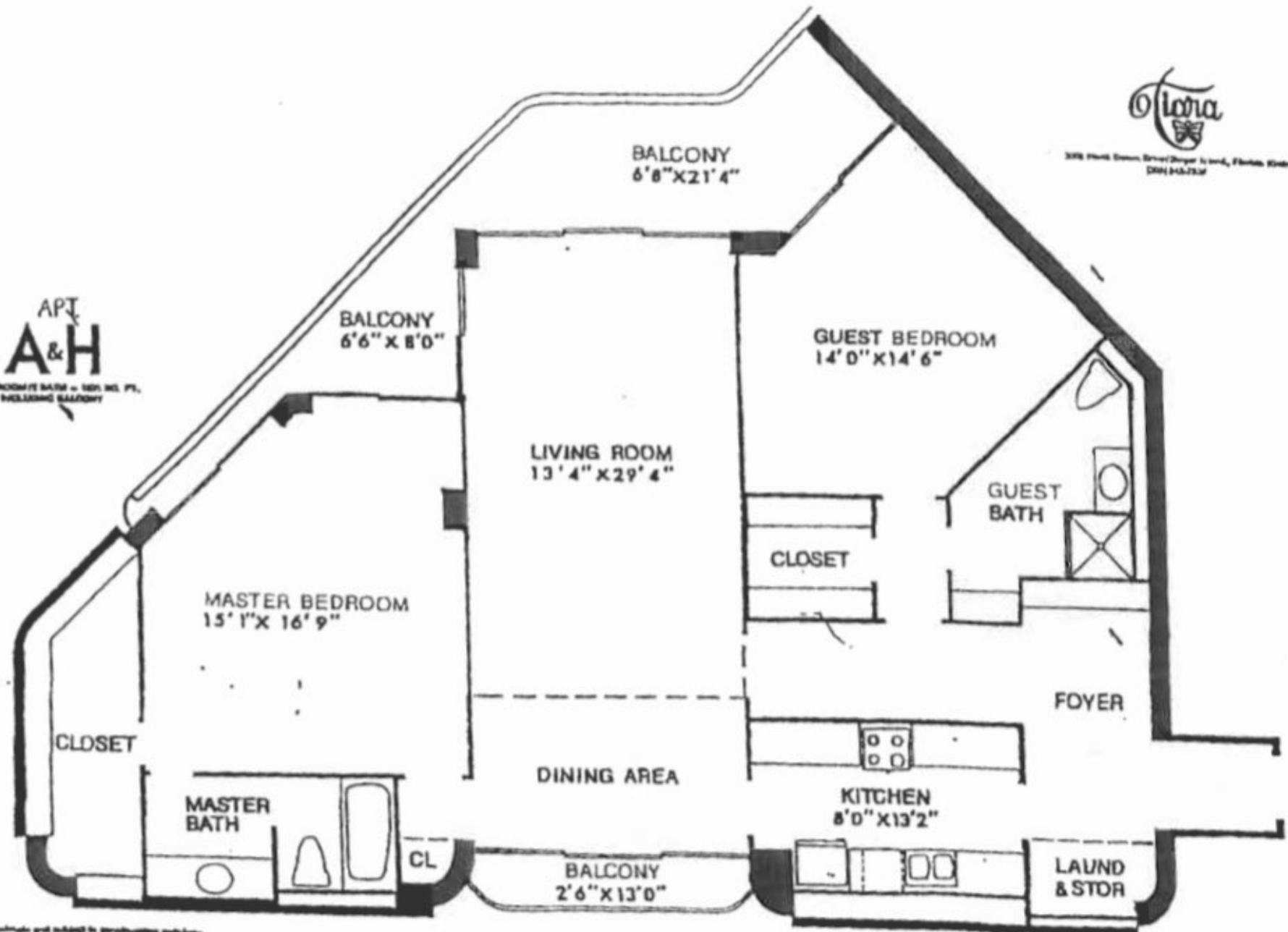
\* All numbers are up to date to the best of our knowledge.





328 North Street Street/Dwyer Island, Florida Water  
DIN 413-7337

APT.  
**A&H**  
3 BEDROOM/2 BATH - 2001 SQ. FT.  
INCLUDING BALCONY



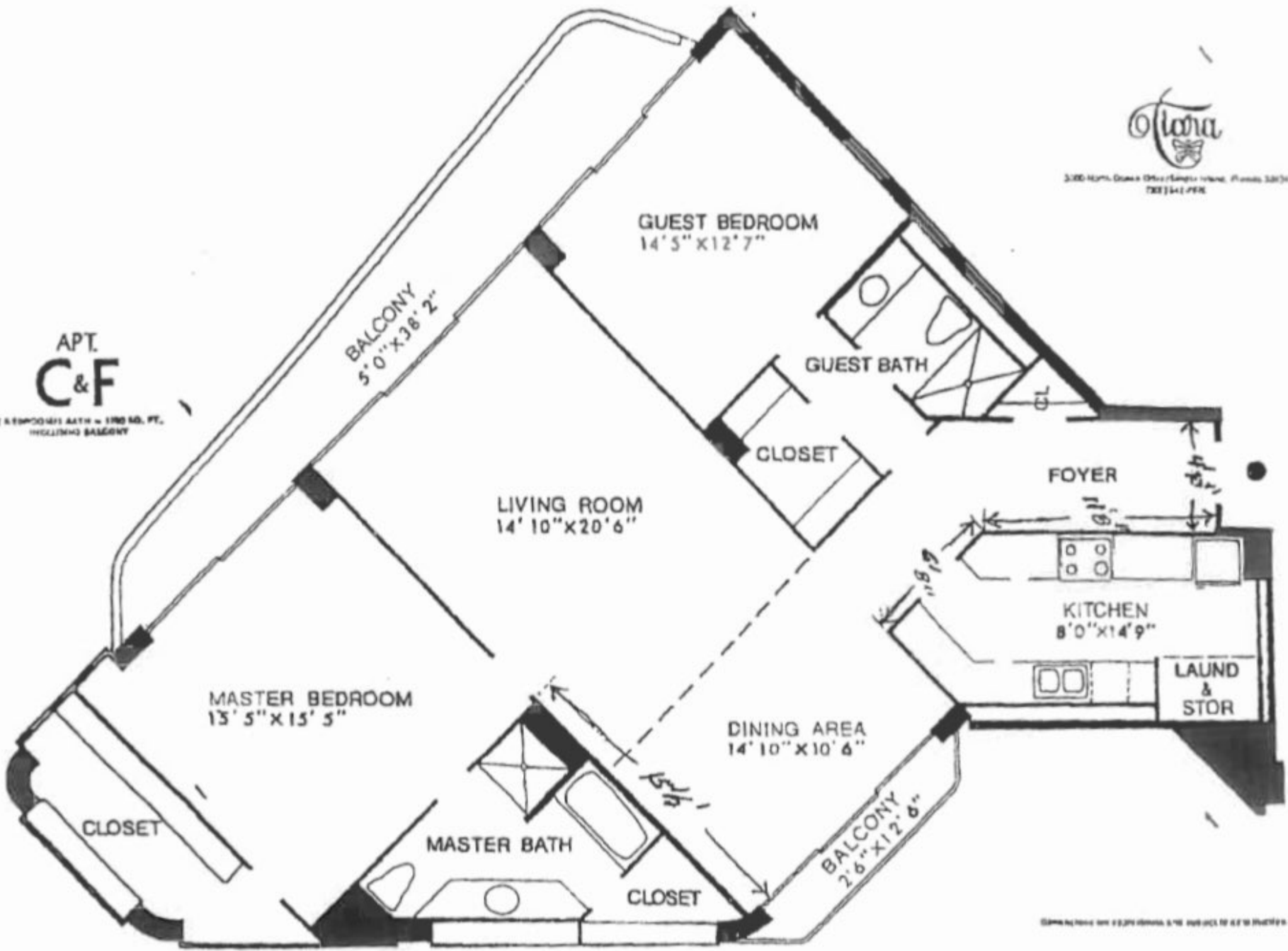
Dimensions are approximate and subject to manufacturer's tolerance.



3000 North Ocean Drive, Suite 1000, Long Beach, Florida 33404  
787.341.7778

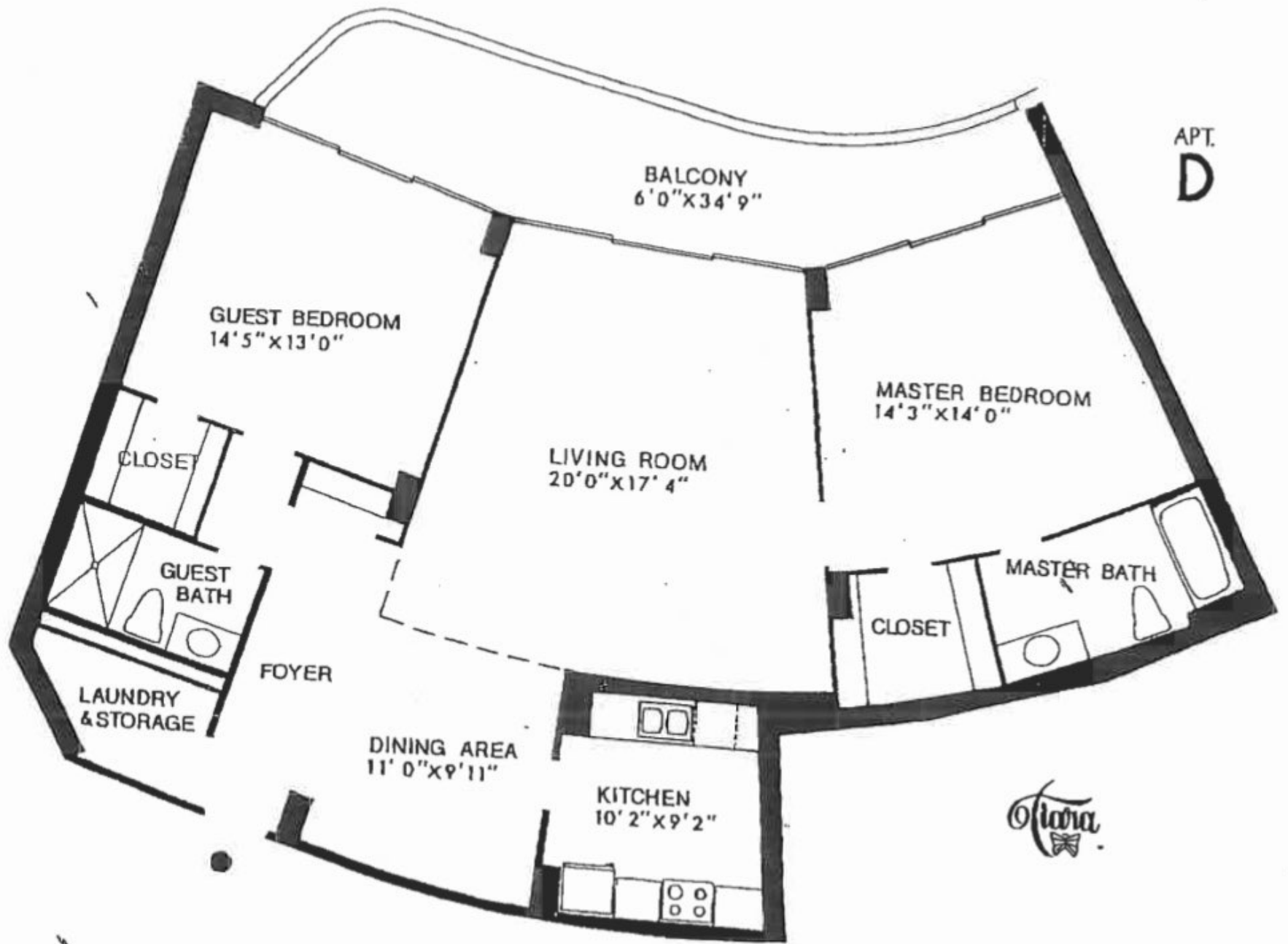
APT.  
**C&F**

2 REMODEL BATH - 1700 SQ. FT.  
WALKING BALCONY



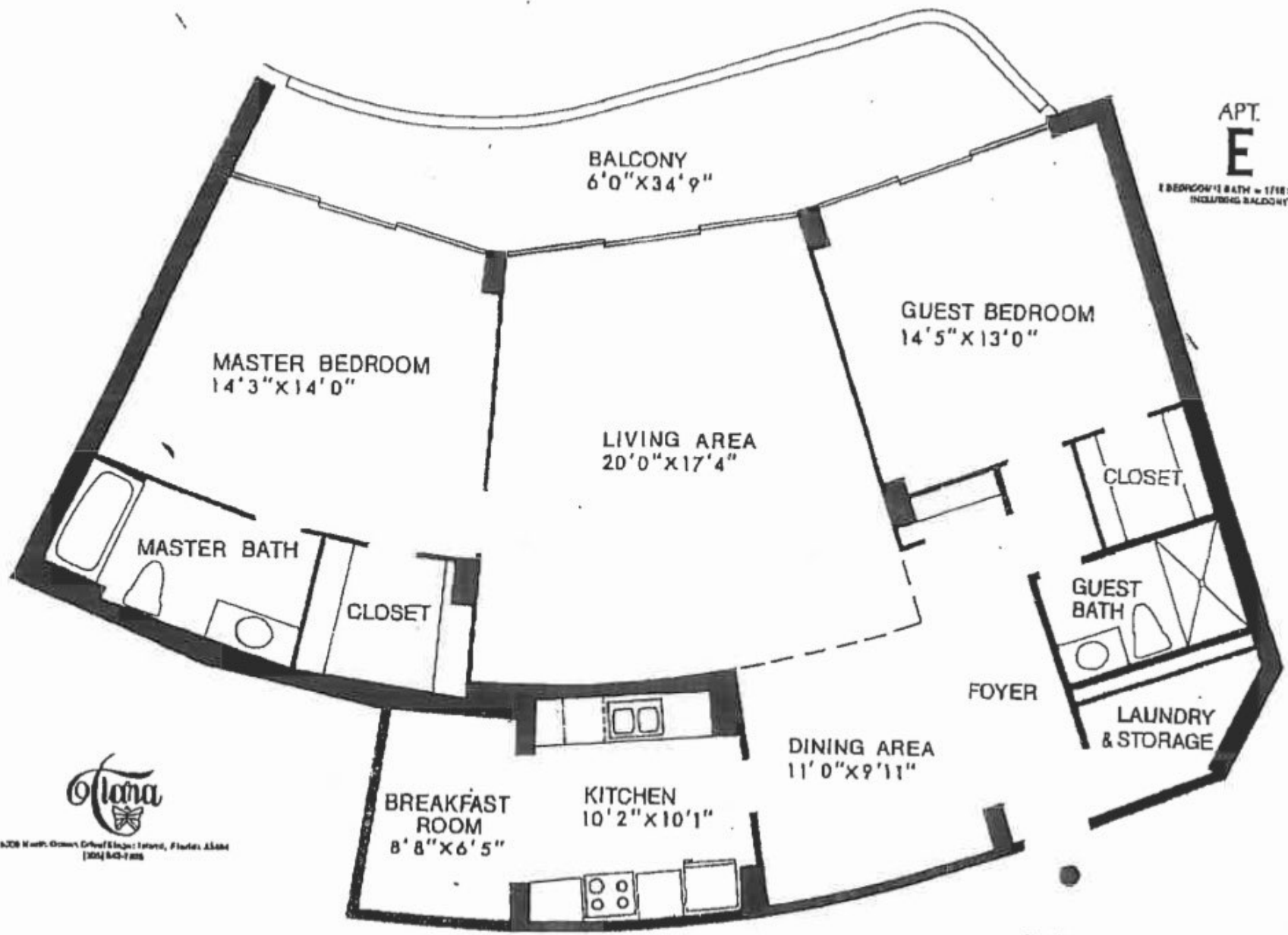
CONTRACTOR OR LICENSED ARCHITECT TO BE CONSULTED FOR ALL MEASUREMENTS.

APT.  
**D**



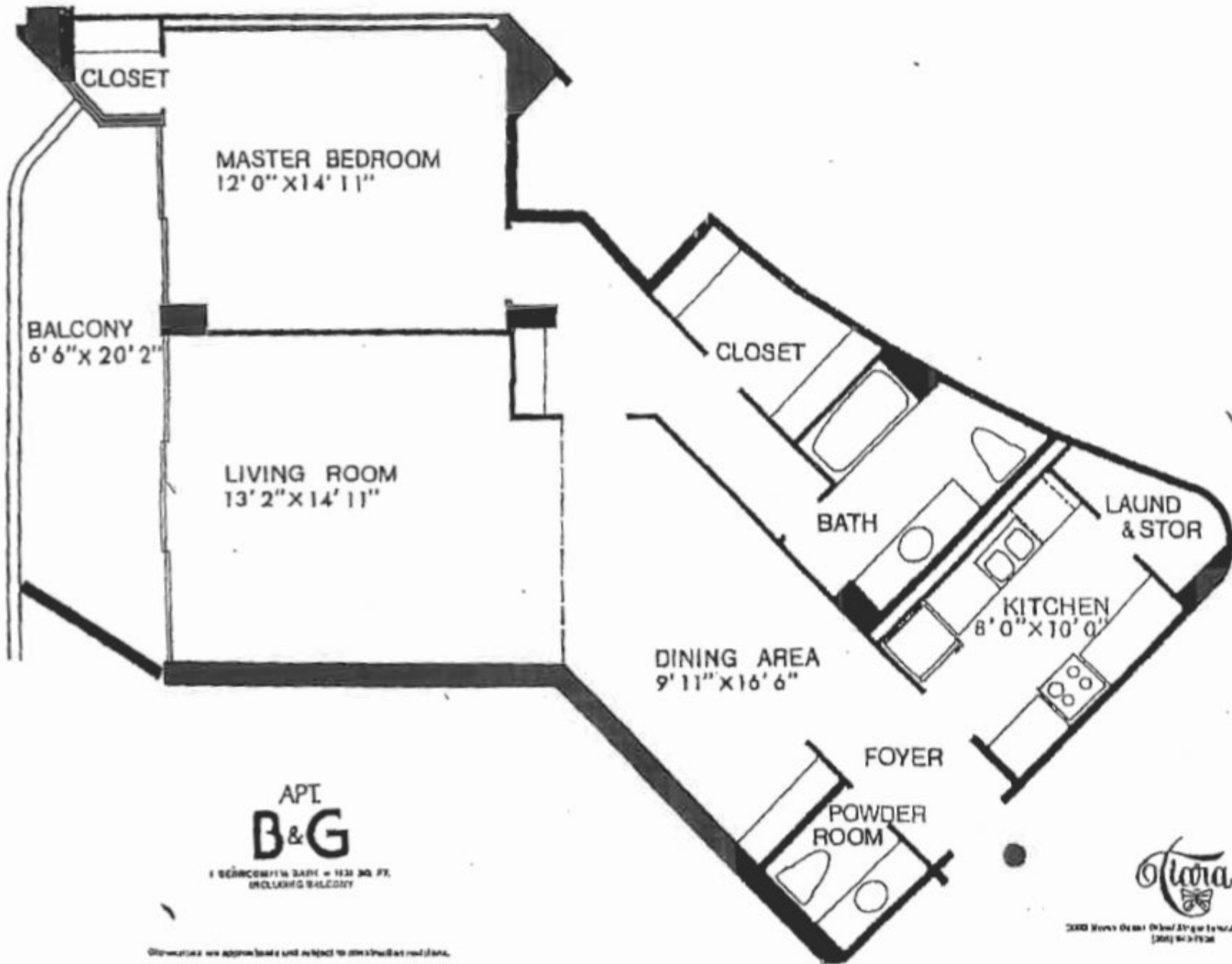
APT.  
**E**

1 BEDROOM 11 BATH = 1718 SQ. FT.  
INCLUDING BALCONY



ALANA Homes, Ocean Drive & Lago: Orlando, Florida 32804  
(305) 843-7200

Dimensions are approximate and subject to construction conditions.



APT  
**B&G**

1 BDRM/1 1/2 BATH = 1030 SQ. FT.  
INCLUDING BALCONY

Dimensions are approximate and subject to construction variations.



2000 West Ocean Blvd. Suite 1000, Ft. Lauderdale, FL 33304  
(954) 563-1938