LA

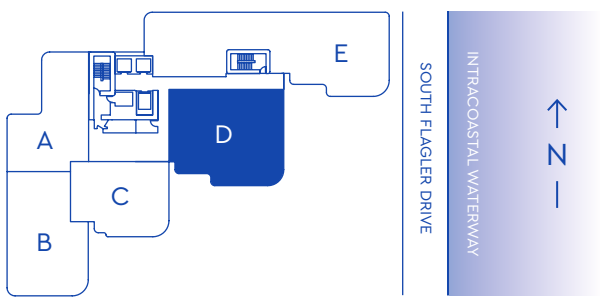
CLARA

PALM BEACH

UNIT D

2 BEDROOM PLUS DEN/2.5 BATHROOM
2,044 SQFT INTERIOR
533 SQFT TERRACE

2D-2044



LEVELS 4–22

EQUAL HOUSING LENDER

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. UNITS WILL BE CONVEYED UNFURNISHED. ALL FURNISHINGS AND FURNITURE DEPICTED IN THE FLOORPLAN ARE FOR INFORMATIONAL PURPOSES ONLY TO PROVIDE SUGGESIONS AS TO THE MANNER IN WHICH A BUYER/OWNER MAY CHOOSE TO FURNISH A UNIT. ALL DIMENSIONS ARE APPROXIAMATE AND MAY VARY WITH ACTUAL CONSTRUCTION. PLAN AND DIMENSIONS MAY CONTAIN VARIATIONS FROM FLOOR TO FLOOR. THERE ARE TWO GENERALLY ACCEPTED METHODS FOR CALCULATING THE SQUARE FOOTAGE OF THE UNIT. THE "PARAMETRICAL METHOD" IS BASED ON THE DESCRIPTION OF THE BOUNDARIES OF THE UNIT, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND ONLY INCLUDES THE AIRSPACE WITHIN A UNIT. THE "ARCHITECTURAL METHOD" MEASURES A UNIT TO THE OUTSIDE FINISHED SURFACE OF EXTERIOR WALLS AND TO THE CENTRELINE OF INTERIOR DEMISING WALLS AND INCLUDES PORTIONS OF THE COMMON ELEMENTS OF THE CONDOMINIUM. THE SQUARE FOOTAGE DERIVED USING THE ARCHITECTURAL METHOD IS SET FORTH ABOVE AND IS INCLUDED IN SALES MATERIALS TO ALLOW A PROSEPECTIVE BUYER TO COMPARE THE SQUARE FOOTAGE OF THE UNITS WITH UNITS IN OTHER CONDOMINIUM PROJECTS THAT UTILIZE THE ARCHITECTURAL METHOD. THE PARAMETRICAL METHOD IS USED IN THE LEGAL DOCUMENTS OF 1515 FLAGLER CONDOMINIUM.