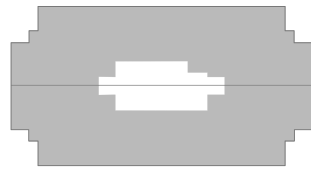


# UPPER PENTHOUSE TOP FLOOR

# VILLA VALENCIA



## PENTHOUSE FEATURES

8'-foot European wood doors with concealed hinges  
 24 x 48' porcelain floors throughout  
 Custom motorized window treatments  
 Custom European cabinetry  
 Most units come with art-ready gallery wall  
 10'-foot ceilings throughout  
 Master bedroom suite with large, finished walk-in closet

Custom closets finished with European millwork  
 Semi-private elevator entry to each unit  
 2 assigned parking spaces per unit  
 Unique floor design creating indoor/outdoor living space  
 Expansive covered and uncovered terraces over 1,000 SF  
 Large outdoor kitchen and wet bar  
 Beautiful private terrace pool

Outdoor terrace with summer kitchen with ice machine and beverage center  
 Custom European millwork finishings package  
 Large outdoor kitchen and wet bar  
 Spacious media and entertainment room  
 Steam Shower

BEDS	BATHS	A/C	TERRACE	TOTAL
6	5.5	6263 SF / 582 SM	4646 SF / 432 SM	10909 SF / 5228 SM

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VILLAVALENCIA.COM

LOCATION VENTURES ONE | Sotheby's INTERNATIONAL REALTY

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These materials are not intended to be an offer to sell, or solicitation to buy a unit in the condominium. Such an offering shall only be made pursuant to the prospectus (offering circular) for the condominium and no statements should be relied upon unless made in the prospectus or in the applicable purchase agreement. In no event shall any solicitation, offer or sale of a unit in the condominium be made in, or to residents of, any state or country in which such activity would be unlawful. All prices, plans, specifications, features, amenities and other descriptions are preliminary and are subject to change without notice, as provided in your purchase agreement. Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the square footage and 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 all interior structural components and other common elements). This method is generally used in sales materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the same method. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. See the Declaration for additional details. All dimensions are estimates which will vary with actual construction, and all floor plans, specifications and other development plans are subject to change and will not necessarily accurately reflect the final plans and specifications for the development. All depictions of furniture, appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit. This project is being developed by 515 Valencia SPE, LLC ("Developer"), which has a limited right to use the trademarked names and logos of Location Ventures. Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by Location Ventures and you agree to look solely to Developer (and not to Location Ventures and/or any of its affiliates) with respect to any and all matters relating to the marketing and/or development of the Condominium and with respect to the sales of units in the Condominium.