

THE LINKS ESTATES





*You Have
Arrived*

Where
PARADISE
Becomes
REALITY

THE LINKS ESTATES



A serene beach scene with lounge chairs and an umbrella. The image shows a sandy beach in the foreground with four light-colored lounge chairs and a matching umbrella. The chairs are arranged in a row, facing the ocean. The umbrella is positioned in the center, providing shade. The ocean is a deep blue, and the sky is a pale, hazy blue. The overall atmosphere is peaceful and elegant.

As one steps onto Fisher Island, a world of opulence unfolds. Lush landscapes, pristine beaches, and meticulously manicured gardens surround the Mediterranean-inspired architecture that graces the island. The atmosphere exudes sophistication, attracting a discerning clientele who value privacy and understated elegance.

FISHER ISLAND

Island Paradise





Fisher Island, located just off the coast of Miami, is renowned for its exclusivity and discreet luxury.

This private residential island, accessible only by ferry, or private boat, offers a haven for the elite seeking a tranquil escape from the bustling city life.

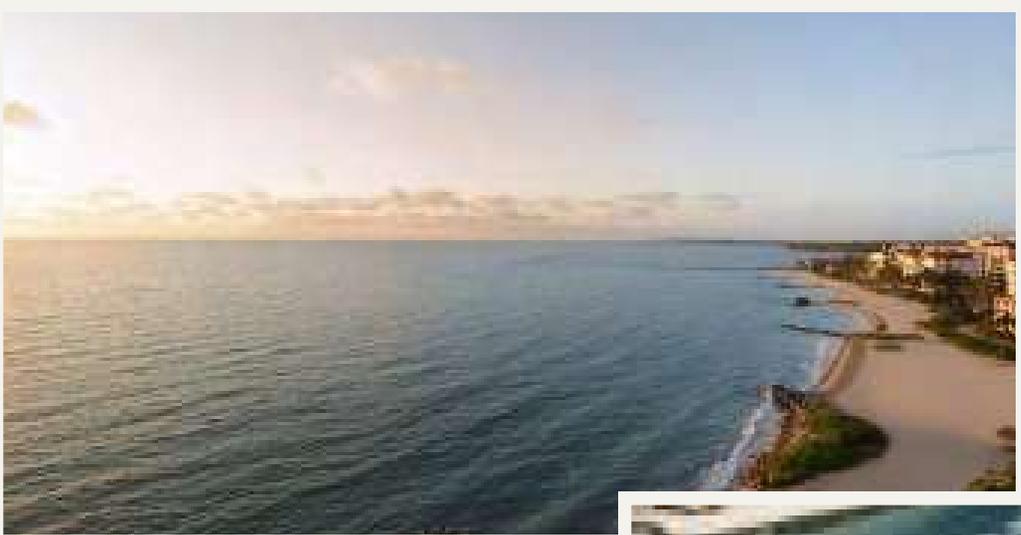


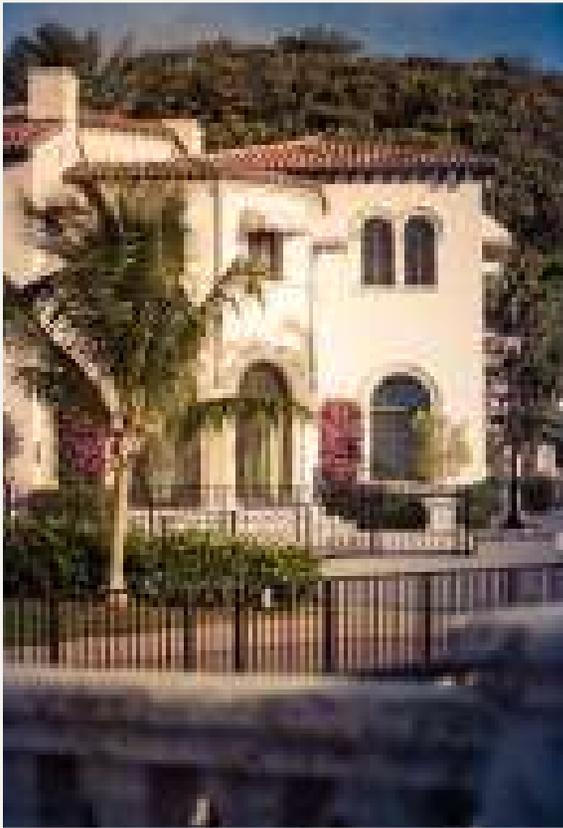
Fisher Island



YOUR PRIVATE PARADISE

FISHER ISLAND, MIAMI, FLORIDA





Fisher Island, accessed by private yacht or a short auto-ferry ride from Miami Beach, is a secure tropical oasis spanning 216 acres.



The Fisher Island Club provides access to the Beach Club, Vanderbilt Mansion, Spa Internazionale, a nine-hole golf course, Racquet Club, and private marinas.

*A Gracious
Welcome*







The Links Estates

FISHER ISLAND, MIAMI, FLORIDA



AN
OASIS
OF
CALM
AND
TROPICAL
LIVING

The Links Estates

The Links Estates

FISHER ISLAND, MIAMI, FLORIDA

*Live Your
Dreams*

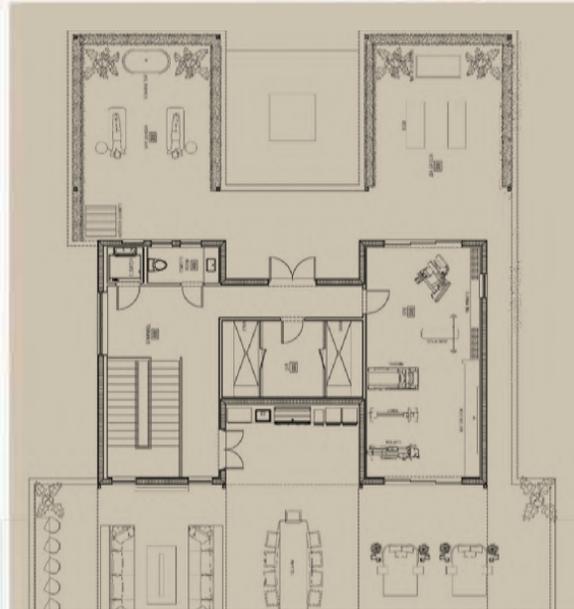


From inception to delivery, Fisher Island's offerings have surpassed a vision for excellence with international craftsmanship and luxe design. The significant interest in its award-winning projects is a testament to the quality, sophistication, and custom-made nature of this distinct enclave. An unstoppable trend that continues in The Links Estates, where every place features a spa, sauna, and steam room. Each of these Mediterranean-inspired two-story homes boast a pair of private rooftop terraces, a private infinity pool, and a garden on the ground level. Undoubtedly, The Links Estates are the finest and most private luxury homes on all of Fisher Island.





BESPOKE LUXURY



Estate Facade



Designed by Portuondo Perotti Architects and constructed by ASR Construction, these Tuscan-style estates are Fisher Island's first single-family residences.

The Links Estates



Architect



With landscaping by renowned Enzo Enea, each of these magnificent properties will boast two rooftop terraces, an infinity-edge pool and a ground-level garden.

ARCHITECTURE PORTUONDO-PEROTTI

THE LINKS ESTATES, FISHER ISLAND



A collection of 12 bespoke mansions averaging
10,000 Sq Ft with unrivaled privacy and
grandeur on the exclusive Fisher Island.

Elegant and Mediterranean-inspired estates as
imagined by Portuondo Perotti Architects.





GARDENS & ROOFTOPS

UNWIND ON YOUR PRIVATE ROOFTOPS



Portuondo Perotti
Architects is a vibrant
Florida-based
architectural studio
dedicated to the
creation of timeless and
elegant architecture.



Each of these magnificent properties will boast two rooftop terraces, an infinity-edge pool and a ground-level garden.











A secluded paradise just off Miami's coast, renowned for its luxury living and exclusive ambiance. Fisher Island offers lavish residences, pristine beaches, and elite amenities, making it a haven for those seeking unparalleled tranquility & sophistication in South Florida





INTERIOR DESIGN

THE ULTIMATE LUXURY FEEL





Interior design from luxury designers & landscaping by renowned Enzo Enea, each of these magnificent properties will boast luxurious interiors by renowned designers.





THE LINKS ESTATES

INTERIOR
DESIGN BY
FORD
INTERIORS



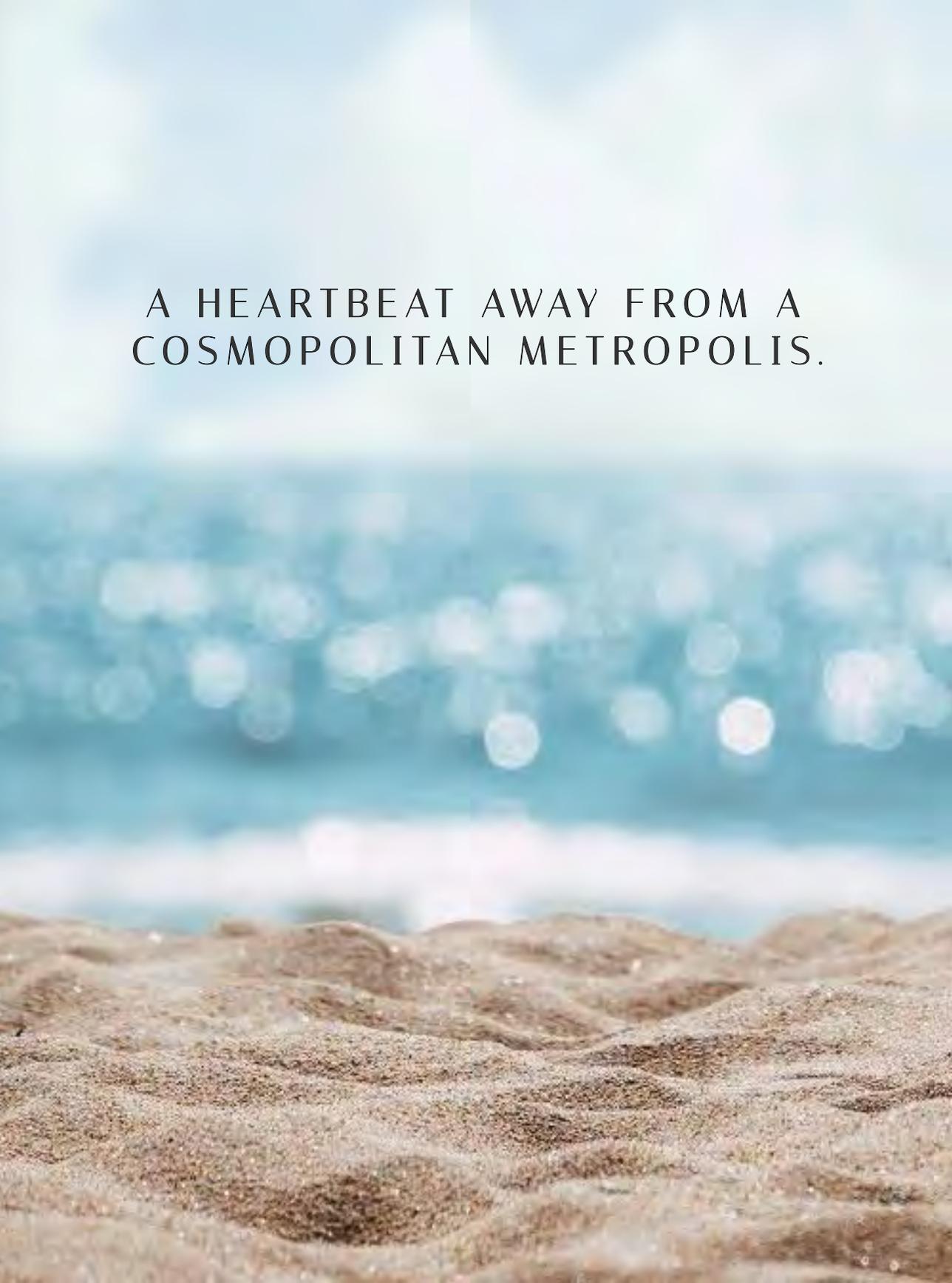


Ford Interiors is a Miami-based full service interior design firm with over 20 years experience in the high-end residential space creating atmospheres of modern elegance and inviting spaces.







A blurred background of a beach with sand in the foreground and a blue ocean in the distance. The text is centered in the upper half of the image.

A HEARTBEAT AWAY FROM A
COSMOPOLITAN METROPOLIS.

A scenic view of a beach. The foreground is filled with golden-brown sand, showing some small mounds and textures. In the middle ground, the ocean is a vibrant blue, with white foam from waves visible. The sky above is a clear, bright blue with some light, wispy clouds. The overall atmosphere is bright and serene.

WELCOME TO FISHER ISLAND



Residents enjoy sweeping views of the Atlantic Ocean, Biscayne Bay, and the Miami skyline, creating a picturesque backdrop for a life of luxury.

AN EXCLUSIVE ISLAND RETREAT

FISHER ISLAND, MIAMI, FLORIDA



Accessible exclusively via the island's own auto-ferry or private yacht, Fisher Island is truly an urban oasis. Just a stone's throw from the vibrant cultural and cosmopolitan business centers of Downtown Miami and Miami Beach, it offers 216 private acres of pristine tropical living at its very best.

While the unique community of pedigreed residents who spend their time on Fisher Island includes an impressive mix of global business leaders and distinguished world citizens who appreciate living at its finest, the island itself has emerged as one of the world's most sought-after destinations as evidenced by property values here, which are amongst the highest in the United States.

Private island, world class resort, home... Fisher Island is a world apart from ordinary life. Only here is it possible to live without compromise.

THE LINKS AT FISHER ISLAND

FISHER ISLAND, MIAMI, FLORIDA



The Links at Fisher Island is among the best 9-hole golf courses in the country, providing the perfect opportunity for club members to hone their game from two sets of tees. Designed by celebrated golf course designer P.B. Dye, the course is a worthy challenge for golfers of all levels with its fast-playing Paspalum grass and cleverly-positioned lagoons, bunkers, and laser-leveled tees.

The Links features a full-size driving range with short-game facilities – making it the perfect place to improve your skills alone or with the assistance of one of the club's teaching professionals. After a day on The Links, members can retreat to the comfort of the Greenside Golf Grill to relax and recount the day's best shots.





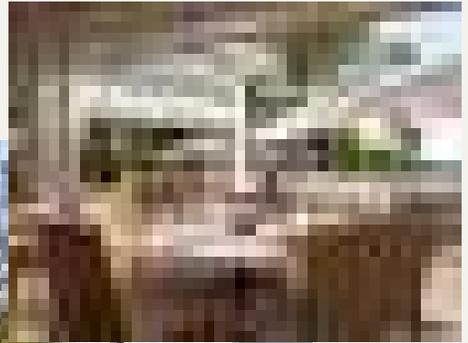
THE BEACH CLUB

A CLUB WHERE YOU BELONG



The Beach Club is dotted with billowing cotton lounge chairs and umbrellas, providing a contrast to the turquoise water and blue sky above, while majestic palms and historic buildings conjure up a charming “Riviera chic” ambiance. Members can enjoy delicious light fare throughout the day and night both at the Beach Club’s restaurant and Sunset Bar. The perfect place for family and friends to share a moment, and toast the good life.

One of Fisher Island's crown jewels is the exclusive Beach Club. With panoramic views taking in the Atlantic Ocean and Biscayne Bay, the Beach Club is the epicenter of the island's social life.



The Beach Club



FISHER ISLAND

A WORLD APART

Since its founding in 1906, and through its days playing home and host to a number of the world's elite business and society leaders, Fisher Island remains a rare and unique retreat. It combines the beauty of the turquoise tropical Atlantic Ocean with the exclusivity of a private island, and all with unparalleled convenience and access to a global hub.

Infinite blue skies, verdant gardens, and the island's impeccable planning are laid out to set the stage for the true definition of luxury living. Established and refined over the last one hundred years to cater to the most demanding tastes and preferences, the island boasts unparalleled amenities that exceed any need or desire. In a quest to elevate the already high service standards of Fisher Island Club, a comprehensive \$60 million renovation was recently completed, including improvements to the resort, Spa Internazionale, Beach Club, tennis facility, golf clubhouse, marinas and other key assets. For the lucky few who call Fisher Island home, life really is as good as it can get.



The Marinas

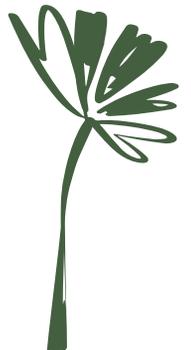


01 | Yachts over 250 feet in length can easily be accommodated.

02 | The Island's marinas feature exotic wood decking throughout.

03 | The Atlantic Ocean: a perfect launch point or welcome home.

04 | Power pedestals sheltered from the elements offer easy electrical access.





THE MARINAS

SHIPSHAPE

The two marinas are dramatically situated on the Atlantic Ocean and Biscayne Bay, while the exclusive resident marina is also adjacent to Fisher Island's charming piazza, the area's most popular casual meeting point.

Around the coral stone fountain centerpiece, you will find the favorite local restaurants, Porto Cervo and La Trattoria serving fresh Italian cuisine, as well as the Island Market gourmet store, which offers an extensive selection of fresh groceries and a comprehensive variety of wines and beverages. With the exciting buzz of activity, there is never a dull moment around Fisher Island's marinas.





THE BEACH

TURQUOISE WATERS AND PRISTINE WHITE SAND BEACHES

The feeling of soothing waves cooling your feet on a warm Miami afternoon is one of the most uniquely special features of the island lifestyle, and the ocean is never more than moments away from your island home. You can avoid the crowds here, and enjoy the imported fine Bahamian white sand beach sparkling against a back drop of the ocean and lush greenery. Over a mile in length, the private beach is reserved exclusively for the enjoyment of residents and Fisher Island Club members. Like everything on the island, the beach is kept in immaculate condition, offering every opportunity to relax or energize oneself in the emerald water under a clear blue sky.



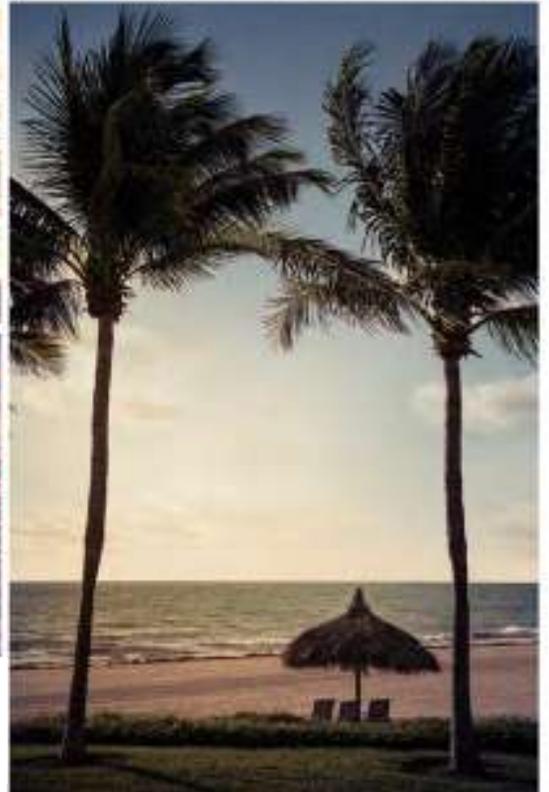
The Beach



ACTIVE LIFESTYLE

AN ACTIVE PARADISE

Whether it be in the sea, on the trail or on the courts, Fisher Island provides unlimited opportunities to lead a healthy and active lifestyle through fun-filled exercise and activity. Throughout the island, palm tree-lined streets and ocean front paths wind through tropical gardens, providing ample space to go jogging, walking or cycling. These paths also offer access to the private beach, where the sea beckons for a brisk swim or some time out standup paddle boarding. Alternatively, the extensive facilities of the Vanderbilt Park exercise area include well-lit courts for basketball, volleyball and other outdoor sports, making it perfect for individual training or group activities.







The Beach Club



01 | Fine Bahamian sand stretches into the warm waters of the Atlantic Ocean.

02 | Relax in the Beach Club's lounge area to the soundtrack of the ocean.

03 | The perfect vantage point for enjoying spectacular sunsets.

THE BEACH CLUB

A CLUB WHERE YOU BELONG

One of Fisher Island's crown jewels is the exclusive Beach Club. With panoramic views taking in the Atlantic Ocean and Biscayne Bay, the Beach Club is the epicenter of the island's social life. Members can indulge in an entire day's activity, from lounging in the sun on the beach through to taking a dip in the Vanderbilt Mansion's swimming pool or dining on a delicious meal of expertly-prepared Japanese delicacies.

The Beach Club is dotted with billowing cotton lounge chairs and umbrellas, providing a contrast to the turquoise water and blue sky above, while majestic palms and historic buildings conjure up a charming "Riviera chic" ambiance.

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The Links

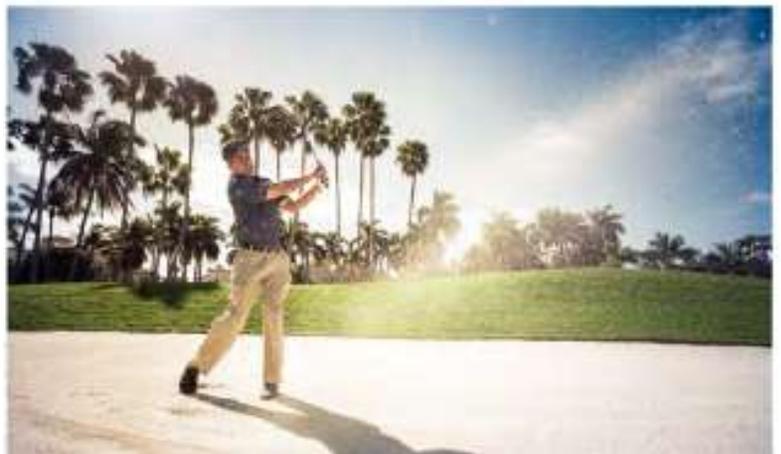


THE LINKS GOLF COURSE

TEE TIME

The Links at Fisher Island is among the best 9-hole golf courses in the country, providing the perfect opportunity for club members to hone their game from two sets of tees. Designed by celebrated golf course designer P.B.

Dye, the course is a worthy challenge for golfers of all levels with its fast-playing Paspalum grass and cleverly-positioned lagoons, bunkers, and laser-leveled tees. The Links features a full-size driving range with short-game facilities – making it the perfect place to improve your skills alone or with the assistance of one of the club’s teaching professionals. After a day on The Links, members can retreat to the comfort of the Greenside Golf Grill to relax and recount the day’s best shots.



Racquet Club

THE RACQUET CLUB

SUPREME COURT



Fisher Island Racquet Club boasts some of the country's finest tennis facilities, and is widely viewed as one of the best clubs in the world. The Mediterranean-inspired Club offers 18 tennis courts, with all four Grand Slam playing surfaces to choose from, including nine hydro Har-Tru courts, two "deco turf" cushion hard courts, two grass courts and five red clay courts. All the courts are maintained to championship standards, to provide a superior playing surface for Fisher Island Club members of all ages and abilities. The courts are surrounded by lush green tropical hedging to ensure complete privacy. The Racquet Club also houses a pro shop, offering tennis instruction, the latest tennis merchandise, locker facilities and steam rooms.

Featuring four new cushioned pickleball courts and a spectators' patio, Fisher Island Club offers an active program for this popular, growing sport. The pickleball courts are equipped with lighting for evening play.



*Spa
Internazionale*



SPA INTERNAZIONALE

INDULGE IN THE FINEST

01 | Members can relax poolside after an invigorating workout.

02 | The Spa Internazionale, featuring Mediterranean architecture from the Vanderbilt era.

03 | State-of-the-art equipment is provided to suit all fitness levels.

04 | The Spa's cardio theater features treadmills, cross trainers and elliptical machines.



Exclusively accessible to Club members and resort guests, Fisher Island's Spa Internazionale is the premier full-service spa in Miami. Housed in a 24,000-square foot facility (once the seaplane hangar of William K. Vanderbilt II), the Spa evokes a soothing Mediterranean ambiance and offers a full range of rejuvenating and indulgent treatments to promote relaxation, anti-aging and beautification.

Spa Internazionale is also home to an extensive "wet area", including a lap pool, hot and cold plunge pools, Roman waterfall, steam rooms and an infrared sauna. Perfect for preparing for a special night out or simply as part of one's regular routine, the full service salon offers a complete set of services, from hairstyling to skin and nail care.

Spa Internazionale's guests also have a wide range of different spaces and amenities dedicated to exercising indoors available to them. The facility is equipped with state-of-the-art equipment including a variety of cardiovascular training machines, weights and inversion machines, as well as private training rooms, group class facilities for spinning, Pilates and more. Friendly, motivating professional trainers head up all the featured programs, providing the perfect foundation for your fitness regimen.



Fisher Island Day School

01 | The school's playground is a safe and secure retreat during recess.

02 | The Fisher Island Day School is conveniently located.

03 | Soccer is one of many activities for students during the Active Hours After School Program.

FISHER ISLAND DAY SCHOOL

BEST IN ITS CLASS

To prepare young residents for their academic journeys, Fisher Island is home to the accredited Fisher Island Day School, serving students from early education through sixth grade. With an enrollment of more than 100 students, the school is led by a faculty whose passion and qualifications instill a life-long love of learning through exciting subjects ranging from Mandarin Chinese to nature studies, with the latter benefiting from study of surrounding ecosystems.

State-of-the-art facilities and opportunities for further instruction and after-school care contribute to the appeal of the school, while the strong academic performance of students has enabled Fisher Island Day School to consolidate its place as one of the leading elementary schools in Dade County, Florida.





VANDERBILT MANSION

UNDER THE SHADE OF THE OLD BANYAN TREE



The heart and soul of the Fisher Island Club is the grand Vanderbilt Mansion. Built in 1936 by Swiss-born American architect Maurice Fatio from beautiful coral stone in charming Mediterranean style, the baronial estate has housed

dignitaries and luminaries for nearly a century. Its adjacent courtyard is centered around a majestic 200-year-old Banyan tree that is as historic as the mansion itself. One will often see peacocks resting in the extensive branches overhead.

Railroad magnate William K. Vanderbilt II originally built the house with his beloved wife Rosamund to serve as a winter retreat from the cold Northeast. Recently renovated, it is the perfect location for members of the Fisher Island Club to gather in any of its elegant salons, its Napoleonic-era walnut-paneled library, or opulent ballroom. Outdoors, the Mansion invites guests to enjoy its expansive terraces and lounge area overlooking the spectacular swimming pool.

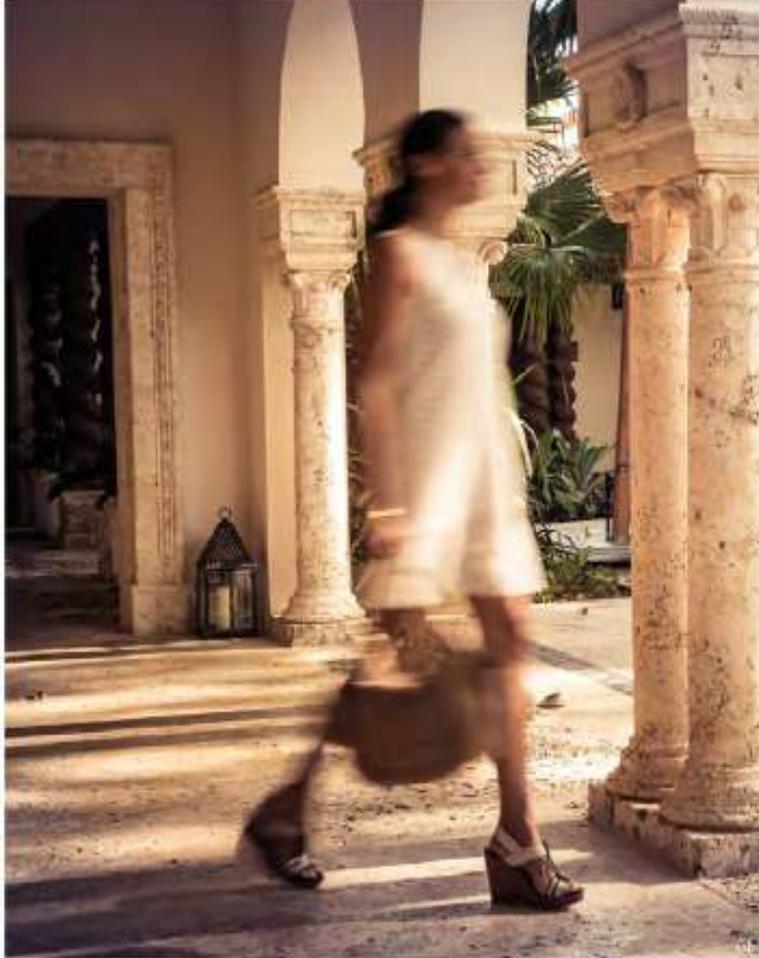
A member of the exclusive Leading Hotels of the World collection, Fisher Island Club Hotel is housed in the Mansion's surrounding villas and historic cottages, giving members a luxurious space to host guests and visitors.



01 | Fisher Island namesake, Carl Fisher, famously traded 7 acres of the island for Vanderbilt's 250ft yacht, The Eagle.

02 | William K. Vanderbilt II with his wife, Rosamund, enjoying Fisher Island's private beach

03 | Automotive parts pioneer, Carl Fisher, in conversation with William K. Vanderbilt II.

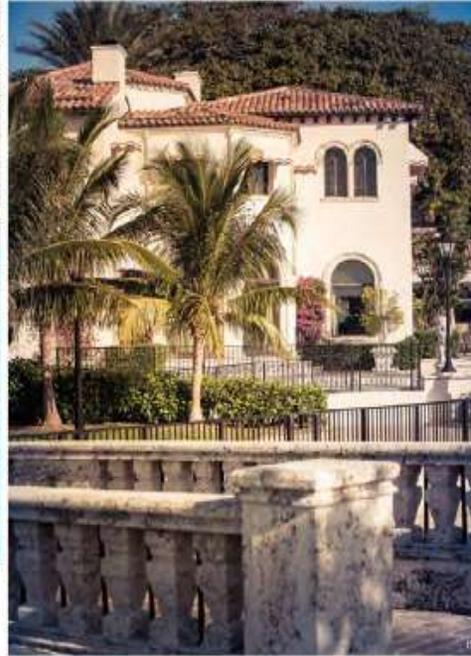


01 | The Vanderbilt Mansion swimming pool offers an exclusive opportunity to cool off or enjoy some exercise.

02 | Expansive terraces and shaded outdoor seating are perfect for enjoying afternoon tea or a Sundowner.

03 | The iconic historic mansion is the jewel in the crown of the Fisher Island Club.

04 | The Vanderbilt Mansion offers a variety of venues to gather with friends and family.



*Vanderbilt
Mansion*

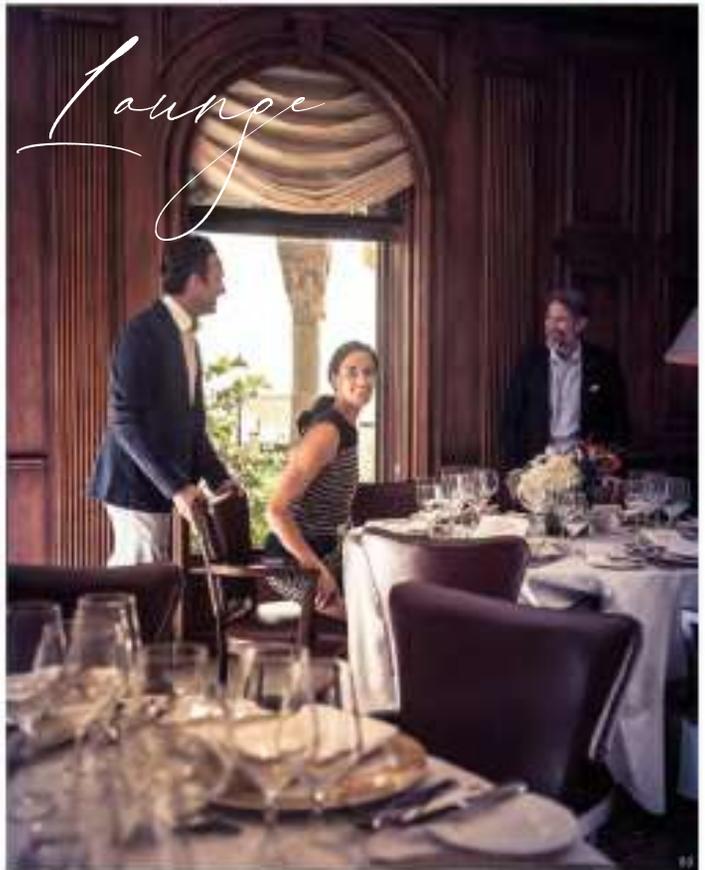
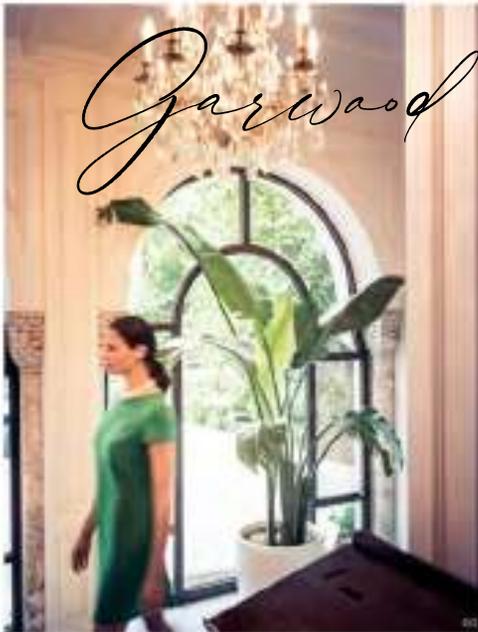


SNOOKER CLUB AND
GARWOOD LOUNGE

IT'S LIVELY AT THE TOP

In accordance with the Mansion's noble heritage, The Snooker Club is a private billiards and dining venue open only to equity members of Fisher Island Club. Housed on the Vanderbilt Mansion's second floor, the club exudes an atmosphere of exclusivity reminiscent of the finest members-only clubs throughout the world.

The Garwood Lounge and Piano Bar serves imaginatively prepared fresh seafood and a tempting selection of choice cuts from the grill. Its dark oak decor and golden accents lend the Garwood Lounge a sumptuous 1920s' charm, with tuxedoed waiters offering impeccable service in the elegant setting.





01 | Shaken or stirred, master bartenders prepare cocktails for members in the Snooker Club.

02 | Classic Interiors throughout the Vanderbilt Mansion.

03 | Enchanting dining for special moments in the wood-paneled Vanderbilt Mansion Library.

04 | Billiards in The Snooker Club with views of the Atlantic Ocean.

05 | The al fresco cocktail area is the perfect place for an aperitif under the Banyan tree.



FISHER ISLAND'S CAFES, RESTAURANTS AND BARS

AT THE MARINA



AT THE LINKS CLUBHOUSE



Greenside Golf Grill

The Greenside Golf Grill offers guests indoor or terrace dining to enjoy picturesque views of the verdantly landscaped Elio's course. The grill offers a full menu of delicious selections from fresh seafood and caribou, to the catering brand buffet.



Porto Cervo

The restaurant has well-curated options for serving special occasion dishes for the most discerning palates. Its menu tempts with classic Italian and Mediterranean cuisine, while its casually elegant setting sets a relaxed mood.



La Trattoria

This Italian eatery is part of the new pizza-sipio town center. The casual and inviting atmosphere offers both indoor and al fresco dining with a view of the town. The menu delights with delicious pizza, pasta and fresh salads in generous portions for the whole family.



Gourmet Island Market

At Gourmet Island Market, residents have access to an extensive selection of groceries and wine. Regular deliveries from around the world assure that no wish or desire will go unfulfilled, while the Market's central location means it could not be quicker and easier to reach and visit.



AT THE BEACH



The Beach Club

Airy and elegant white seaside pavilions provide shade along the stunning beach Club. Breakfast and lunch are served in a relaxed atmosphere here, and feature casual fare you prefer for the beach.



Sushi Bar

A popular gathering place during sunset hours, artfully-presented sushi and Japanese delicacies are served here with a side of fresh ocean breeze.



Sunset Bar

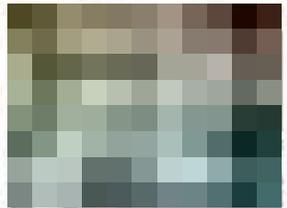
The island's most popular casual restaurant locale for a hangout with friends, the Sunset Bar hosts a range of regular fun-ball events for guests including a French Bistro Night, Clubbique and the occasional Sunday Jazz Brunch.

AT THE VANDERBILT MANSION



Garwood Lounge & Piano Bar

Live dining is an intimate setting you'll find at this stunning neighborhood social area within the historic Vanderbilt Mansion. The Garwood Lounge & Piano Bar's oak paneling and classic architecture of fine details and sophisticated.



Theapolis & Library

Located at the Vanderbilt Mansion, enjoy the fresh ocean breeze with a spectacular view of the iconic Miami skyline outdoors at our modern, newly re-conceptualized Theapolis or elegant indoor dining in the classic walnut-paneled Mansion Library. The menu features an array of gourmet Mediterranean/Greek selections and house specialties.



FISHER ISLAND SERVICES AND AMENITIES

VANDERBILT MANSION

- Historic 1930 Mediterranean mansion
- Grounds landscaped with five lawns, five drivings
- The View Café, elegant restaurant
- Library, Bowling Room and Salon
- Grand Ballroom available for Club and private functions
- Breaker Club billiards and dining room for equity members only
- Heated outdoor pool with attendant service

FISHER ISLAND HOTEL AND RESORT

- Member of Leading Hotels of the World
- Scapegoat of the Cook's Sea, Johnson "Wood Duck" (small birds) heard for the Americas, Caribbean, Atlantic & Pacific regions
- 80 unique rooms with up-chamber rooms including one-of-a-kind villa, 14 swimming pools, tennis courts and outstanding cottages all situated around the Vanderbilt Mansion, enjoy with private valet service

BEACH CLUB

- Imported Bahamian white sand
- Private pavilion with beach attendant service
- Glass beachside restaurants
- Amazing water bar
- Fresh fish serving fresh delicacies

SPA INTERNAZIONALE

- Full-service wellness center, spa and bar
- 14,000 sq. ft. Fitness Center housed in historic Mediterranean building
- State-of-the-art fitness equipment
- Personal training and group classes
- Indoor and outdoor pools
- Sauna, waterfall

THE LINKS

- 9th US men's hole-in-one prize golf course designed by Dr. Ho
- Bowling range and putting green
- Challenge with pro shop
- Professional instruction for private lessons, playing lessons, group lessons and clinics
- Professional video swing analysis
- Quoniam Golf Grill, casual restaurant

THE RACQUET CLUB

- World-class facility with tennis courts
- Ranked #1 in the East Coast region of the United States by Tennis Magazine
- Four playing surfaces including grass, ATP Grand Slam outdoor
- Eight professional instructors offering lessons and clinics year-round
- Pro shop with equipment and merchandise
- Four cushioned pickleball courts

MARINAS

- Two surge-proof marinas with over 100 slips, including one deep-water marina
- Accommodates 60 vessels up to 200 feet
- Slip insurance
- Dinghy ramp
- Docks and fishing charters available

TOWN CENTER

- Warehouse dining and shopping
- Governor Island Market
- La Trattoria, casual Italian eatery
- Porto Cervo, fine dining restaurant
- Dry cleaner
- Bank

FISHER ISLAND DAY SCHOOL

- Private nonsectarian day school
- Early education through sixth grade
- Considered one of the top private schools in the region

FISHER ISLAND RESIDENT SERVICES

- The Fisher Island fire station and Emergency Medical Services station provide fire and life-saving services 24 hours a day
- Mail service
- Private auto ferry service

OTHER ISLAND RECREATION

- scenic Vanderbilt Park with dog park, playground, and volleyball court, basketball court, soccer and multi-purpose field
- Vanderbilt Zoo

- Professionally maintained library
- Observatory with Celestron C8 Computer telescope
- Fisher Island is a designated bird sanctuary

DINING

- Beach Club, serving bar to happy hour
- Groundside La Trattoria, Italian bar
- Theopolis & Library
- Vanderbilt Station Library and Snooker Club
- Porto Cervo
- La Trattoria
- Groundside Café Grill
- Governor Island Market

ISLAND PRIVACY, SECURITY AND TRANSPORTATION

- Access to Fisher Island is strictly limited to residents, their guests and registered hotel guests
- Transportation to Fisher Island is by private jet or auto-ferry only, and regulated and monitored at all times. The identity of anyone boarding the ferry to access the island is verified by security officers and residents use a designated private bus for ease of access
- Fisher Island's ferries accommodate passenger vehicles and depart regularly from the island and return point on Marco Island, Naples, 105 days a year. The easy journey between the mainland and the island takes just seven and a half minutes. Residents can also walk onto the ferry and access the designated resident-only pedestrian cabin lounge.
- Residents are permitted to bring a custom golf cart (limited to any point on the island) while vacationing on an off-island parking lot and to the bus.
- The Fisher Island Public Safety Department is a multi-functional department exploring efforts with security experience in both the private and public sectors. Trained security officers man strategic posts throughout the island, 24 hours a day 7 days a week.

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY CHAPTER 720, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. All dimensions are approximate and subject to normal construction variances and tolerances. Calculations of square footage of the Villa will be based on the outside wall perimeters. All artist's or architectural renderings, sketches, graphic materials and photos depicted or otherwise described herein are proposed and conceptual only, and are based upon preliminary development plans, which are subject of change. In no event will the presence of any furniture, furnishings, equipment, decorations or landscaping in any Villa or in any advertisements imply or represent that any Villa will contain such furniture, furnishings, equipment, decorations or landscaping upon delivery of the Unit. Any furniture or other interior décor is for informational purposes only and will not be included in the sale of any Villa The Links Estates at Fisher Island. The marketing depictions, site plans, and other papers often vary from the final dimensions of the Lot as determined by the final recorded plat. The Villa may also vary in size, dimensions, features, utility placements and materials from both the marketing materials and in some instances from the Villa plans. The Villa may be located in a different location on the Lot than originally planned. Field adjustments to the Villa plans are an accepted industry practice, and as long as any such adjustments do not prevent a certificate of occupancy for the Villa from being issued, the developer may make such changes without consent from or notice to Buyer. This is not an offering in any state in which registration is required but in which registration requirements have not yet been met. This advertisement is not an offering. It is a solicitation of interest in the advertised property. No offering of the advertised units can be made and no deposits can be accepted, or reservations, binding or non-binding, can be made in New York until an offering plan is filed with the New York State Department of Law.

THE LINKS ESTATES



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