



# FIJI ISLANDS HARD ROCK

DG  
Drabkin Group



- SHOPPING MALLS
- WORLD CLASS RESTAURANTS
- 5 LUXURY HOTELS
- ONLY STADIUM IN THE WORLD TO HOST 7 SPORTS
- 100 LUXURY RESIDENCES
- WORLD CLASS SPA
- CINEMA
- KIDS CLUB
- HIGH PERFORMANCE GYM
- BUSINESS OFFICE



# Hard Rock

HOTEL & CASINO

DG  
Drabkin Group

# OVERVIEW



- 1. STADIUM ARENA
- 2. GOLF COURSE - 9 HOLES
- 3. LUXURY HOTEL
- 4. ROAD 1 ACCESS
- 5. ROAD 2 ACCESS
- 6. LUXURY VILLA RESORT



# OVERVIEW

## 1. 70,000 SEATING STADIUM

cinemas/ shopping mall/ vip car parking/ changing rooms/halls/offices/ sports museum locker rooms/bars/nightclub/hall of fame vip luxury apartments/gym/restaurants/5 luxury hotels

## 2. STUDENT ACADEMY

retail/ car parking/ restaurants/ changing rooms/ halls/ offices/ locker rooms/ bars/ vip boxes /room: 500 student capacity

## 3. INDOOR SPORTING ARENA

retails/car parking/ restaurant changing rooms / halls/offices locker rooms/ bars/ vip boxes 1,000 indoor seating arena /athletic stadium-20,000 seating

## 4. TENNIS STADIUM

retail/ car parking/ changing rooms/offices /locker rooms/ bars/ vip boxes/7,000 seats

## 5. TENNIS TRAINING - 8 COURTS

ground 1-1,000 seats  
ground 2-500 seats

## 6. AQUATIC ARENA SWIMMING POOL & DIVING POOL

shops/car parking/ ground 1-1,000 seats / changing rooms/offices/ locker rooms/bars/vip boxes/ 1,000 seating capacity

## 7. BASKETBALL - 5 COURTS

## 8. VOLLEYBALL COURT - 5 COURTS

## 9. SOCIETY FOOTBALL TRAINING GROUND - 3 COURTS

## 10. LAWN BOWLING

shops/ car parking/ changing rooms/offices/ locker rooms/ bars / vip boxes

## 11. ARCHERY ARENA



## 12. BMX BIKING ARENA

## 13. LAND HOCKEY ARENA - 500 SEATS

## 14. INLINE SPEED SKATING ARENA

## 15. DIAMOND PYRAMID 360 VIEW

luxury 800 seating pavilion/  
bar/ restaurant/ vip roof  
viewing deck

## 16. MAIN GROUND 01

rugby/ football/ cricket/  
baseball/ american  
football /horse racing/ led  
basketball field for NBA &  
other sports

## 17. MAIN GROUND 02

rugby/ football/ american  
football/ athletics events  
and tracks

## 18. TRAINING GROUND

rugby/american football

## 19. TRAINING GROUND

football

## 20. TRAINING GROUND

rugby/american football

## 21. BASEBALL TRAINING GROUND

## 22. GOLF DRIVING RANGE

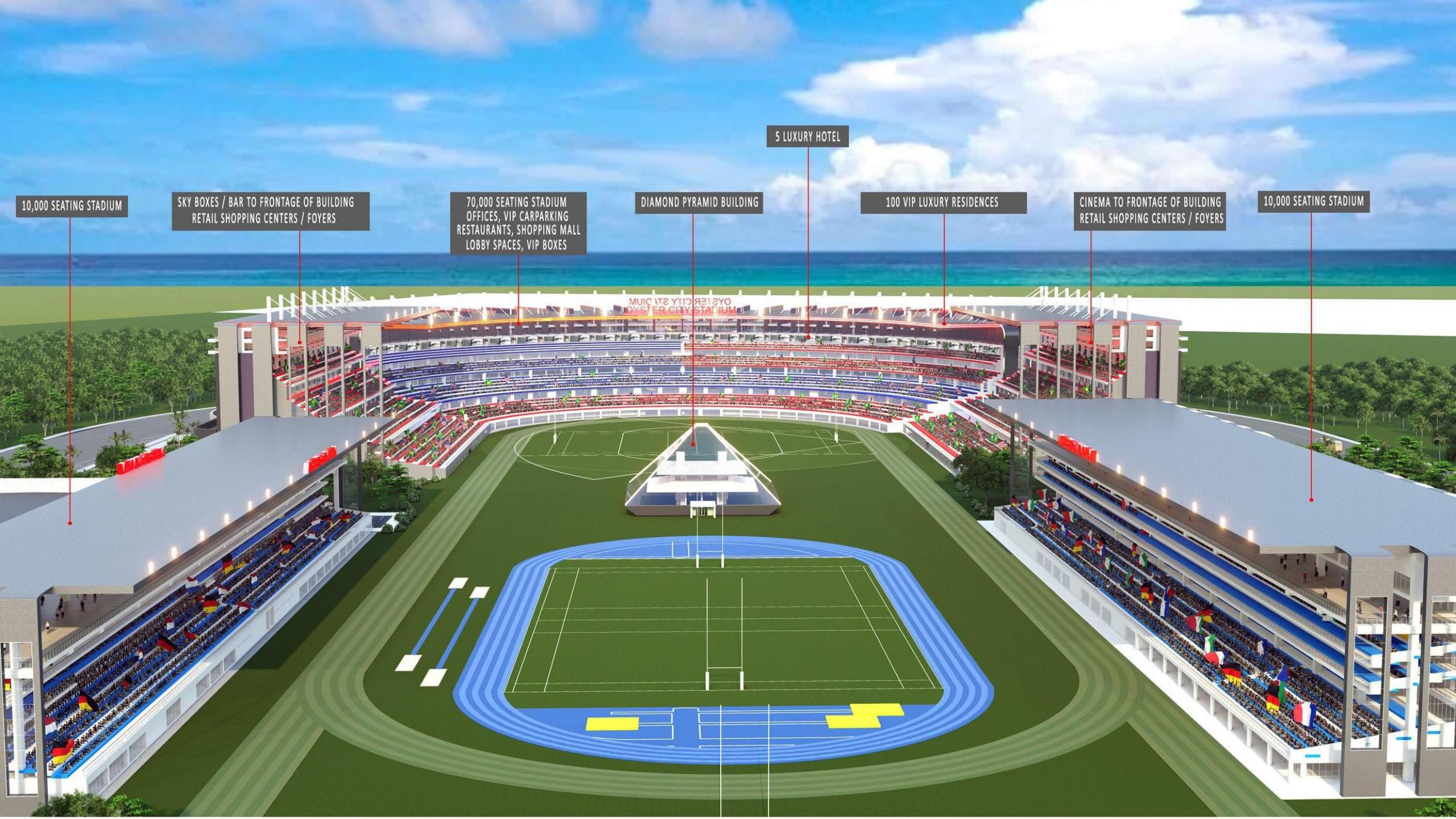
## 23. BEACH SOCCER GROUND

## 24. HORSE STABLES

## 25. CRICKET TRAINING FIELD

## 26. HORSE RACING TRACK

1,000 & 2,000 Meters



10,000 SEATING STADIUM

SKY BOXES / BAR TO FRONTAGE OF BUILDING  
RETAIL SHOPPING CENTERS / FOYERS

70,000 SEATING STADIUM  
OFFICES, VIP CARPARKING  
RESTAURANTS, SHOPPING MALL  
LOBBY SPACES, VIP BOXES

DIAMOND PYRAMID BUILDING

5 LUXURY HOTEL

100 VIP LUXURY RESIDENCES

CINEMA TO FRONTAGE OF BUILDING  
RETAIL SHOPPING CENTERS / FOYERS

10,000 SEATING STADIUM





# OYSTER CITY STADIUM

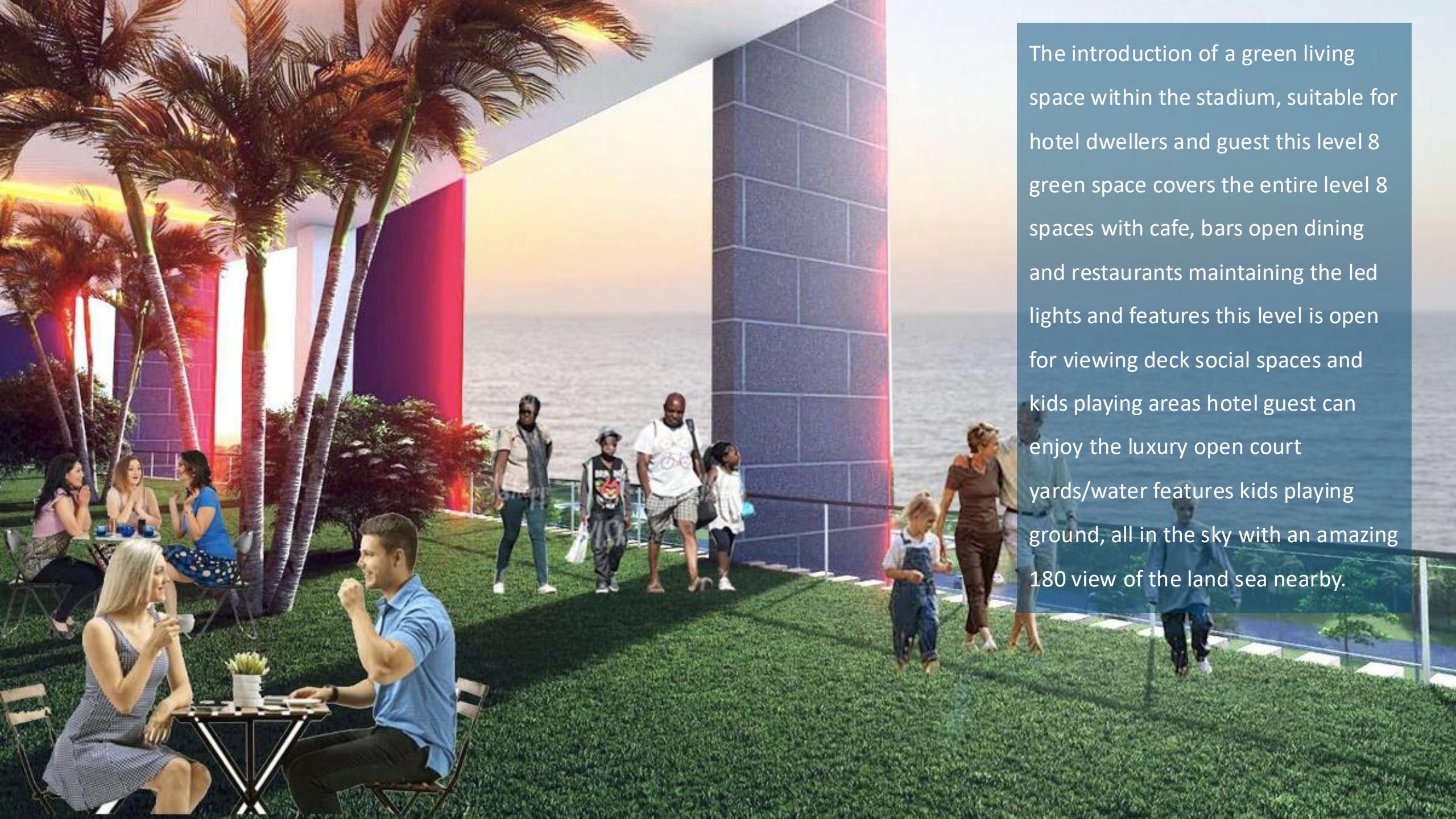






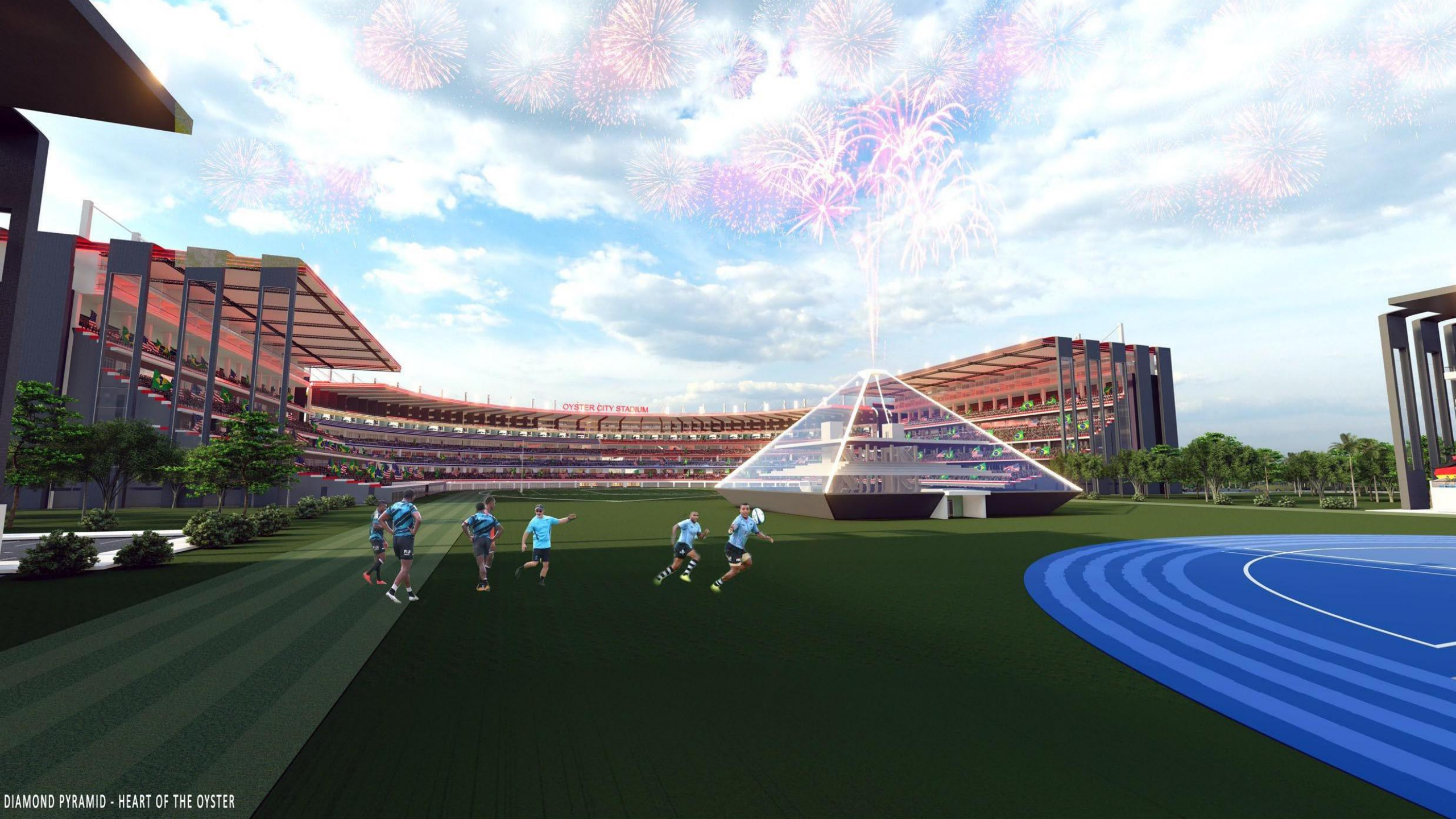


SPORTS ARENA - 3D PERSPECTIVE



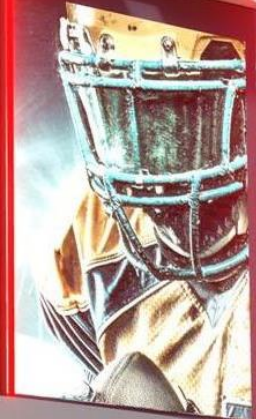
The introduction of a green living space within the stadium, suitable for hotel dwellers and guests. This level 8 green space covers the entire level 8 spaces with cafe, bars, open dining and restaurants, maintaining the LED lights and features. This level is open for viewing deck, social spaces and kids playing areas. Hotel guests can enjoy the luxury open court yards/water features, kids playing ground, all in the sky with an amazing 180-degree view of the land and sea nearby.





OYSTER CITY STADIUM

DIAMOND PYRAMID - HEART OF THE OYSTER



CINEMA ENTRY / STADIUM ENTRY / VIP LUXURY A

## TENNIS ARENA COMPLEX



Designed to amaze within its prime location is the tennis stadium design to cater for over 7,000 seating capacity from local to international ATP & WTA tournaments, this stadium is design to cater such capacity between the pacific to the world the tennis stadium consist of offices/toilet areas/storage spaces for sporting equipment / meeting rooms/ eating areas/shop lots for franchise and sponsors if needed the tennis court has its own carparking spaces with security personals ensuring safety to all vehicles

### **Stadium Features:**

The introduction of led light features and led screens to ensure modern design features through out the stadiums









SPONSORSHIP BOARD

SPONSORSHIP BOARD

SPONSORSHIP BOARD



AQUATIC STADIUM 3D PERSPECTIVE

# INDOOR STADIUM



INDOOR SPORTING ARENA - 3D PERSPECTIVE



## INDOOR SPORTS

- Karate / Judo / Martial Arts
- Gymnastics
- Rock Climbing Activities
- Squash
- 200m Athletic Track
- Gym
- Table Tennis

## LED COURT

- Basketball, Netball, Volleyball, Futsal, Badminton, Handball, Tennis

## DESIGN BRIEF

- Shopping Centers
- Sports Bars
- Offices
- Restaurants
- Meeting Rooms
- 1,000 Seating Pavillion
- Function Areas
- Changing Room & Lockers
- Services Areas
- Storage Spaces
- Connection Passageways To 10,000 Seating
- Arena Facing Athletic Grounds



INDOOR SPORTING ARENA - STADIUM ENTRY

## INDOOR STADIUMS

The indoor sporting arena is by far one of the greatest indoor sporting facility in the pacific, with various games & tournaments involved within the arena one of the special features on the indoor sporting arena is the led lights markings on the ground, with no physical line marks this creates a one of kind sporting stadium in the pacific and the world.



## STUDENT ACADEMIC COMPLEX



The student academy is one of the largest in the world, having varieties of sporting classes and its amazing facilities enabling students & future stars in every sport the opportunity to be great, to endure and become professionals in all levels

The new student academy building consist of the following:

- 500 Student Capacity/Classrooms
- Cafeteria & Eating Spaces
- Lockers / Meeting Rooms
- Conference Rooms
- Computer Rooms Offices
- 125 Student Academy Rooms
- Common Stairs & Lifts
- Services Platforms On Roofs
- Theater Rooms
- Lobby Space
- Break Out Spaces
- Changing Rooms





STUDENT ACADEMY COMPLEX







# LUXURY APARTMENTS



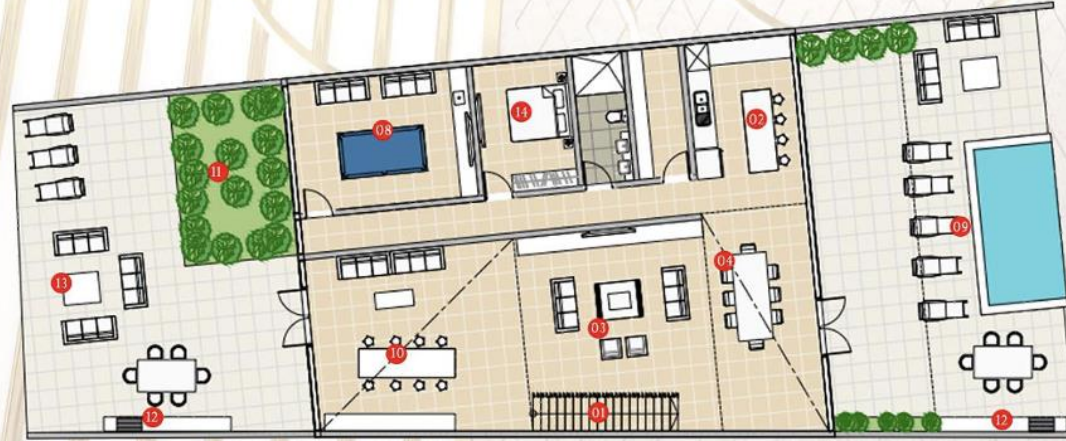




# LUXURY VIP APARTMENTS – 3 BEDROOMS | STADIUM VIEW

- 01 STAIRS
- 02 KITCHEN
- 03 LOUNGE
- 04 DINNING
- 05 MASTER BEDROOM 01
- 06 MASTER BEDROOM 02
- 07 MASTER BEDROOM 03
- 08 ENTERTAINMENT AREA
- 09 POOL & FUNCTION AREA
- 10 BAR
- 11 GREENERY SPACE WITH FEATURES
- 12 BBQ
- 13 STADIUM VIEWING DECKING
- 14 GUEST ROOM
- 15 SUNSET VIEWING DECK

TOTAL FLOOR AREA  
3,500 SQFT INCLUDING BALCONIES  
AND DECKING AREA



LUXURY

MAGICAL

EXQUISITE















## LUXURY VILLAS

- **4 Bedroom Luxury Villa**
- **6 Bedroom Luxury Villa**
- **8 Bedroom Luxury Villa**

Design to amaze with its prime location, this luxury villas stands out in its iconic form, shape and structure. The exteriors consist of break out space. BBQ and function areas. Swimming pool the amazing beach front views towards the sunset echo the lush and nature of the horizon ray within the large glass facades with the amazing light effects selections and led lights interior and exterior provides extra glow to the villas special lights features varies from the front of house, water features, to beach front villa including a fireplace for both interior & exterior.

The luxury villas will be designed to category 5 cyclone rated with all cyclone rated glass all around with a solid concrete facade and stack stone finishes to all walls. This will be the first of its kind designed to amaze luxury villa with all around automatic security systems / fire protection / mechanical & hydraulics system.

## LUXURY VILLAS



8 Bedroom Luxury Vila  
9,800 sqft



6 Bedroom Luxury Vila  
7,200 sqft



4 Bedroom Luxury Vila  
4,500 sqft



Celebrity 3 Bedroom Suites  
2,900 sqft



Presidential 4 Bedroom Suites  
3,900 sqft

## 4 BEDROOM LUXURY VILLA







# 4 BEDROOM LUXURY VILLA

- 01 ENTRY
- 02 LAUNDRY
- 03 KITCHEN
- 04 LOUNGE
- 05 DINNING
- 06 MASTER BEDROOM 01
- 07 MASTER BEDROOM 02
- 08 CIPOD CINEMA ROOM
- 09 CAR PARKING
- 10 POOL & FUNCTION AREA
- 11 MASTER BEDROOM 03
- 12 MASTER BEDROOM 04

TOTAL FLOOR AREA  
4,500 SQFT







| REVISION | DATE | DESCRIPTION |
|----------|------|-------------|
|          |      |             |



THE OYSTER BY PARKSIDE

### OYSTER CAMPANA VILLA

At an approx 4500 square feet, our 4 bedroom luxury Residential, situated on the beach front coves and the Hillside offers the best experience of a Home away from Home concept.

180 degree panoramic ocean views

Living and dining areas

Kitchen

2 sunset balconies

Lounge area

Gazebo

Swimming Pool

2 balconies/viewing decks

Barbecue

4 Master Bedrooms

Sleeps - 8 adults

CIPOD Home Theater

water Features

**FDS**  
 Flourishing Design Studio Pte Ltd  
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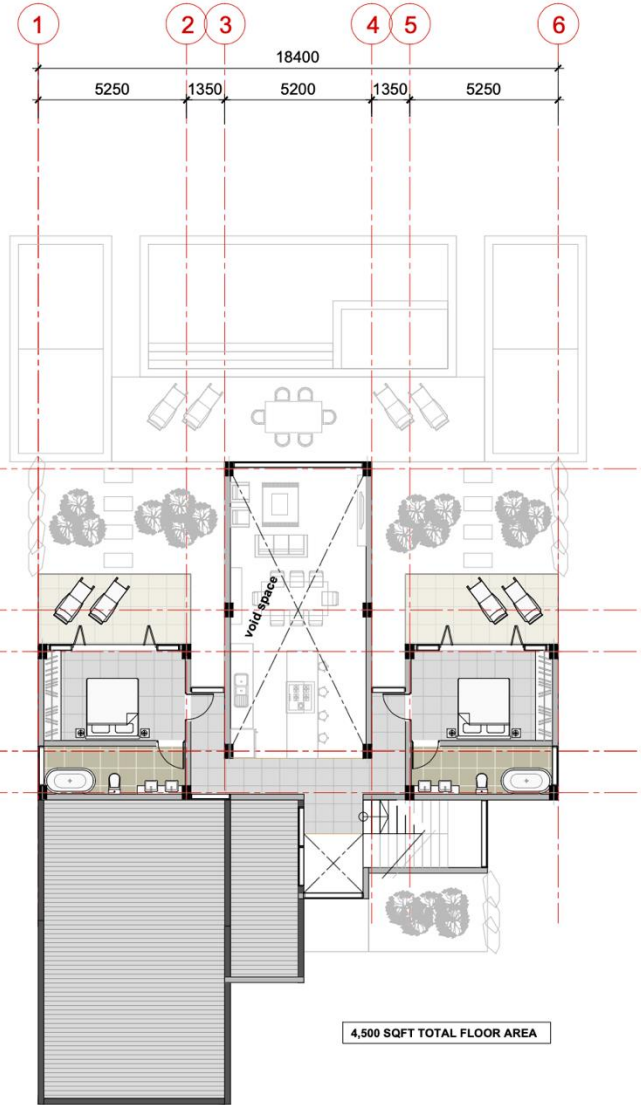
**CONSULTANTS:**  
 Structural Engineering: TBA  
 Services Engineering: TBA

**SHEET TITLE**  
 OYSTER CAMPANA VILLA  
 4 BEDROOM - GROUND FLOOR PLAN

**PARKSIDE HOTEL GROUP**  
 NORTH AMERICA DEVELOPMENT  
 CORPORATION

**LUXURY RESIDENTIAL VILLAS**  
 OYSTER BY PARKSIDE

|                   |                        |
|-------------------|------------------------|
| SCALE: 1:150 @ A3 | DRAWN BY: AIGEA TAMANI |
| DATE: 16-08-2022  | PROJECT NO: 20-05      |
| SHEET NO: A101    | REVISION NO:           |
| STATUS:           |                        |



4,500 SQFT TOTAL FLOOR AREA

| REVISION | DATE | DESCRIPTION |
|----------|------|-------------|
|----------|------|-------------|



THE OYSTER BY PARKSIDE

### OYSTER CAMPANA VILLA

At an approx 4500 square feet, our 4 bedroom luxury Residential, situated on the beach front coves and the Hillside offers the best experience of a Home away from Home concept.

180 degree panoramic ocean views

Living and dining areas

Kitchen

2 sunset balconies

Lounge area

Gazebo

Swimming Pool

2 balconies/viewing decks

Barbecue

4 Master Bedrooms

Sleeps - 8 adults

CIPOD Home Theater

water Features

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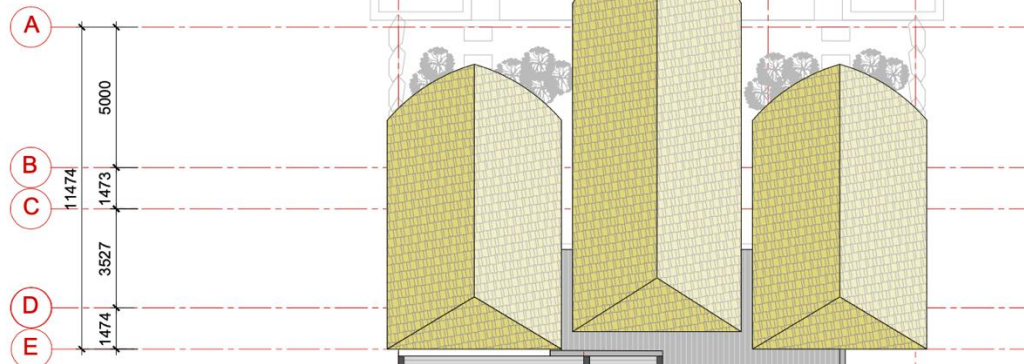
**CONSULTANTS:**  
Structural Engineering: TBA  
Services Engineering: TBA

SHEET TITLE: OYSTER CAMPANA VILLA  
4 BEDROOM - LEVEL 01 FLOOR PLAN

PARKSIDE HOTEL GROUP  
NORTH AMERICA DEVELOPMENT  
CORPORATION

LUXURY RESIDENTIAL VILLAS  
OYSTER BY PARKSIDE

|                   |                      |
|-------------------|----------------------|
| SCALE: 1:150 @ A3 | DRAWN BY: AREA TAMAM |
| DATE: 16-09-2022  | PROJECT NO: 20-05    |
| SHEET NO: A102    | REVISION NO:         |
| STATUS:           |                      |



4,500 SQFT TOTAL FLOOR AREA

| REVISION | DATE | DESCRIPTION |
|----------|------|-------------|
|----------|------|-------------|



THE OYSTER BY PARKSIDE

## OYSTER CAMPANA VILLA

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180 degree panoramic ocean views

Living and dining areas

Kitchen

2 sunset balconies

Lounge area

Gazebo

Swimming Pool

2 balconies/viewing decks

Barbecue

4 Master Bedrooms

Sleeps - 8 adults

CIPOD Home Theater

water Features

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Structural Engineering: TBA  
Services Engineering: TBA

**SHEET TITLE:**  
OYSTER CAMPANA VILLA  
4 BEDROOM - ROOF PLAN

**PARKSIDE HOTEL GROUP**  
NORTH AMERICA DEVELOPMENT  
CORPORATION

**LUXURY RESIDENTIAL VILLAS**  
OYSTER BY PARKSIDE

SCALE: 1:150 @ A3  
DATE: 16-08-2022  
DRAWN BY: ASELA TAMANI  
PROJECT NO: 20-05  
REVISION NO:  
SHEET NO: **A103**  
STATUS:

## 6 BEDROOM LUXURY VILLA



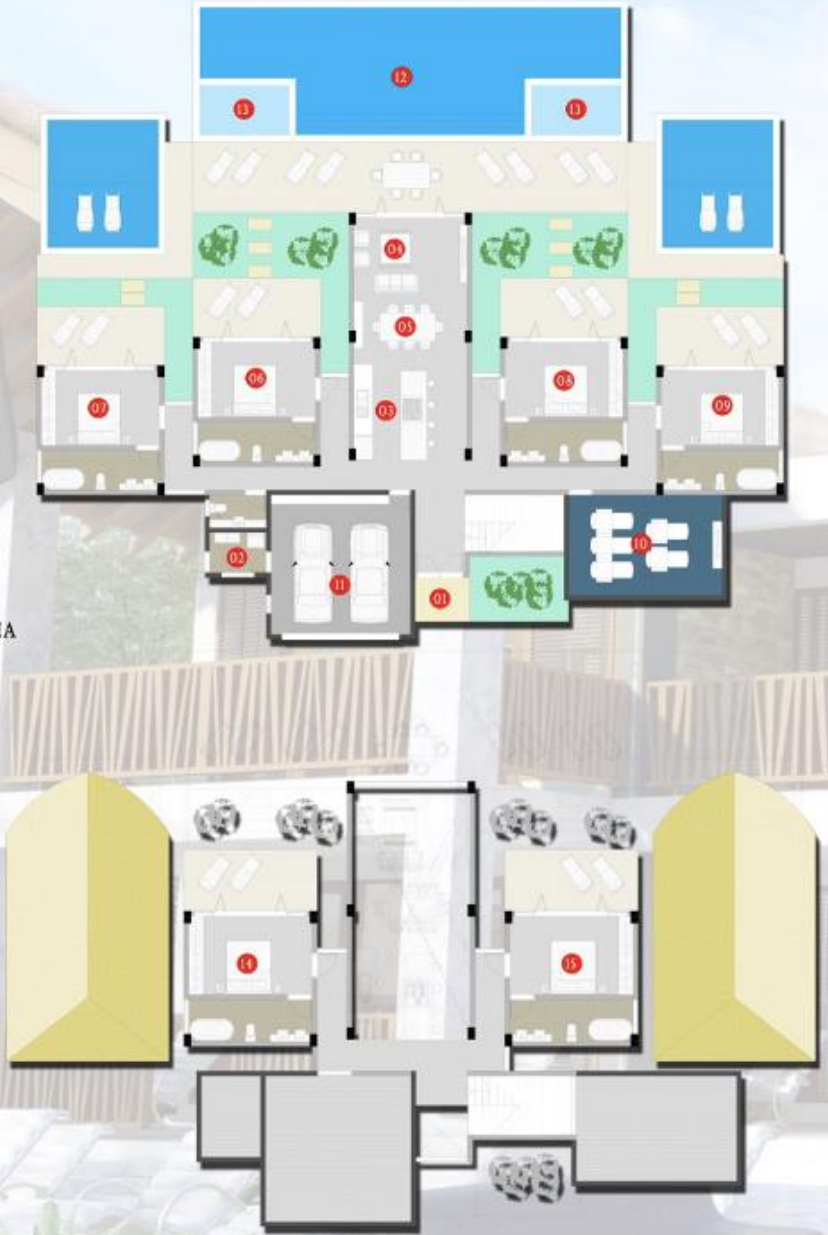




# 6 BEDROOM LUXURY VILLA

- 01 ENTRY
- 02 LAUNDRY
- 03 KITCHEN
- 04 LOUNGE
- 05 DINNING
- 06 MASTER BEDROOM 01
- 07 MASTER BEDROOM 02
- 08 MASTER BEDROOM 03
- 09 MASTER BEDROOM 04
- 10 CIPOD CINEMA ROOM
- 11 CAR PARKING
- 12 POOL & FUNCTION AREA
- 13 GAZEBO
- 14 MASTER BEDROOM 05
- 15 MASTER BEDROOM 06

TOTAL FLOOR AREA  
7,200 SQFT





REVISION:  
DATE DESCRIPTION



THE OYSTER BY PARKSIDE

## OYSTER MARGARITA VILLA

At an approx 7200 square feet, our 6 bedroom luxury Residential, situated on the beach front coves and the Hillside offers the best experience of a Home away from Home concept.

180 degree panoramic ocean views

Living and dining areas

Kitchen

2 sunset balconies

Lounge area

Gazebo

Swimming Pool

6 balconies/viewing decks

Barbecue

4 Master Bedrooms

Sleeps - 8 adults

CIPOD Home Theater

water Features

**FDS**  
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CONTRACTANTS:  
Structural Engineering: TBA  
Services Engineering: TBA

SHEET TITLE:  
**OYSTER MARGARITA VILLA**  
6 BEDROOM - GROUND FLOOR PLAN

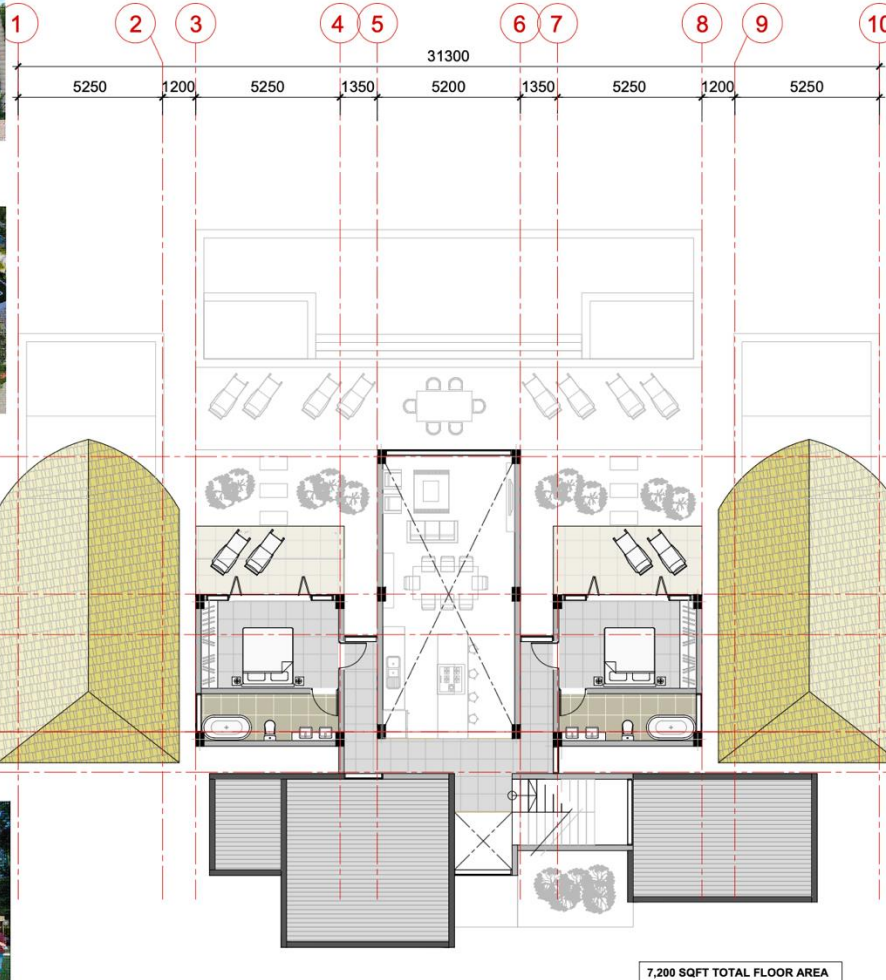
**PARKSIDE HOTEL GROUP**  
NORTH AMERICA DEVELOPMENT  
CORPORATION

**LUXURY RESIDENTIAL VILLAS**  
OYSTER BY PARKSIDE

SCALE: 1:150 @ A3  
DATE: 16-08-2022  
SHEET NO: A201  
STATUS:

DRAWN BY: AISEA TAHARI  
PROJECT NO: 20-05  
REVISION NO:





| REVISION | DATE | DESCRIPTION |
|----------|------|-------------|
|          |      |             |



THE OYSTER BY PARKSIDE

## OYSTER MARGARITA VILLA

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180 degree panoramic ocean views

Living and dining areas

Kitchen

2 sunset balconies

Lounge area

Gazebo

Swimming Pool

6 balconies/viewing decks

Barbecue

4 Master Bedrooms

Sleeps - 8 adults

CIPOD Home Theater

water Features

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 Structural Engineering: TBA  
 Services Engineering: TBA

**SHEET TITLE:**  
 OYSTER MARGARITA VILLA  
 6 BEDROOM - LEVEL 01 FLOOR PLAN

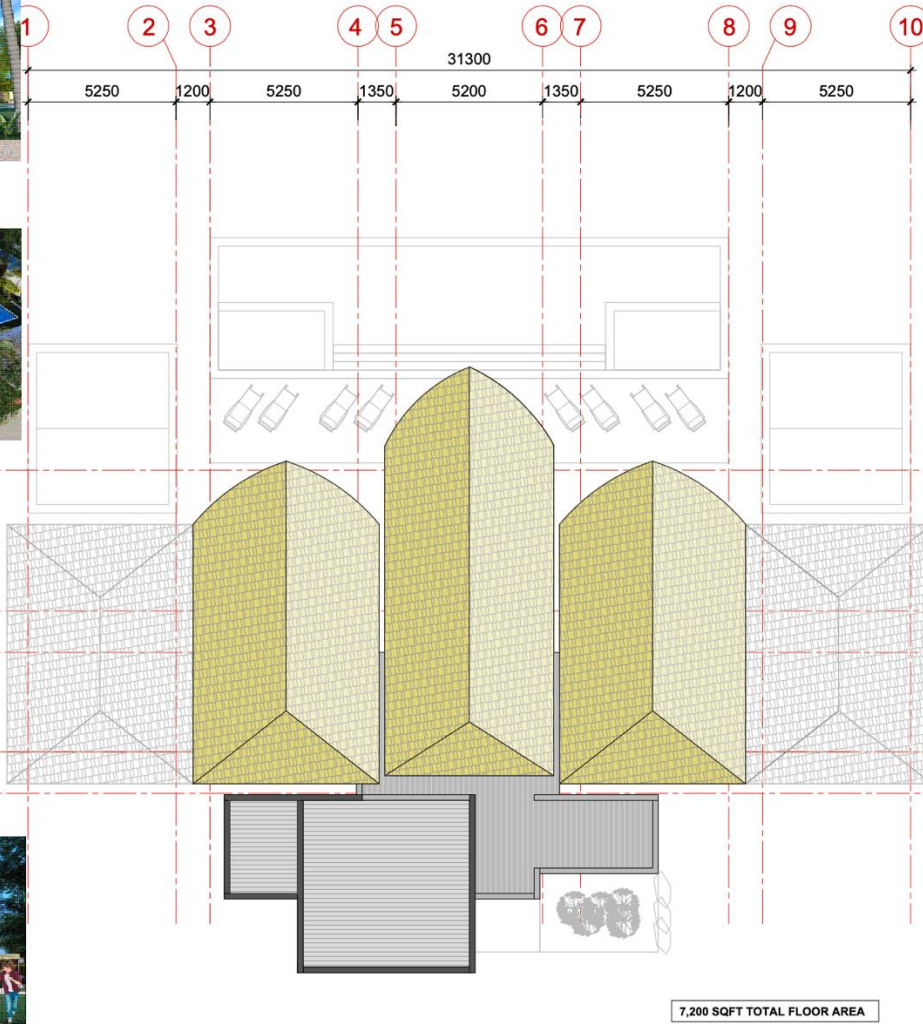
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**LUXURY RESIDENTIAL VILLAS**  
 OYSTER BY PARKSIDE

SCALE: 1:150 @ A3  
 DATE: 16-08-2022  
 SHEET NO: A202

DRAWN BY: AISE TAWARI  
 PROJECT NO: 20-05  
 REVISION NO:

STATUS:



| REVISION | DATE | DESCRIPTION |
|----------|------|-------------|
|          |      |             |



THE OYSTER BY PARKSIDE

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- 180 degree panoramic ocean views
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- Kitchen
- 2 sunset balconies
- Lounge area
- Gazebo
- Swimming Pool
- 6 balconies/viewing decks
- Barbecue
- 4 Master Bedrooms
- Sleeps - 8 adults
- CIPOD Home Theater
- water Features

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 Structural Engineering: TBA  
 Services Engineering: TBA

SHEET TITLE:  
**OYSTER MARGARITA VILLA**  
 6 BEDROOM - ROOF PLAN

**PARKSIDE HOTEL GROUP**  
**NORTH AMERICA DEVELOPMENT**  
**CORPORATION**

**LUXURY RESIDENTIAL VILLAS**  
**OYSTER BY PARKSIDE**

|                   |                        |
|-------------------|------------------------|
| SCALE: 1:150 @ A3 | DRAWN BY: AISEA TAMANI |
| DATE: 16-08-2022  | PROJECT NO: 20-05      |
| SHEET NO: A203    | REVISION NO:           |
| STATUS:           |                        |

## 8 BEDROOM LUXURY VILLA









# 8 BEDROOM LUXURY VILLA

- 01 ENTRY
- 02 LAUNDRY
- 03 KITCHEN
- 04 LOUNGE
- 05 DINNING
- 06 MASTER BEDROOM 01
- 07 MASTER BEDROOM 02
- 08 MASTER BEDROOM 03
- 09 MASTER BEDROOM 04
- 10 CIPOD CINEMA ROOM
- 11 CAR PARKING
- 12 POOL & FUNCTION AREA
- 13 GAZEBO
- 14 AQUATIC TANK
- 15 MASTER BEDROOM 05
- 16 MASTER BEDROOM 06
- 17 MASTER BEDROOM 07
- 18 MASTER BEDROOM 08

TOTAL FLOOR AREA  
9,800 SQFT





9,800 SQFT TOTAL FLOOR AREA

| REVISION | DATE | DESCRIPTION |
|----------|------|-------------|
|          |      |             |



THE OYSTER BY PARKSIDE

## OYSTER PIED A TERRE VILLA

With an approx 9800 square feet, our largest, most exclusive residence, situated on top of the hillside above the horizon, privacy and unparalleled 300° ocean views.

- Entry Aquarium space
- 200 degree panoramic ocean views
- Living and dining areas
- Bar, kitchen and kitchenette
- 8 sunset balconies
- Entertainment and lounge area
- Piano Space
- Gazebo
- Swimming Pool
- 2 balconies/viewing decks
- Barbecue
- 8 Master Bedrooms
- Sleeps - 16 adults
- CIPOD Home Theater
- water Features

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 Structural Engineering:  
 Services Engineering:

TBA  
 TBA

**SHEET TITLE:**  
 OYSTER PIED A TERRE VILLA  
 8 BEDROOM - GROUND FLOOR PLAN

**PARKSIDE HOTEL GROUP**  
 NORTH AMERICA DEVELOPMENT  
 CORPORATION

**LUXURY RESIDENTIAL VILLAS**  
 OYSTER BY PARKSIDE

|                   |                       |
|-------------------|-----------------------|
| SCALE: 1:150 @ A3 | DRAWN BY: AISEA TAMAM |
| DATE: 16-08-2022  | PROJECT NO: 20-05     |
| SHEET NO: A301    | REVISION NO:          |
| STATUS:           |                       |





9,800 SQFT TOTAL FLOOR AREA



THE OYSTER BY PARKSIDE

## OYSTER PIED A TERRE VILLA

With an approx 9800 square feet, our largest, most exclusive residence, situated on top of the hillside above the horizon, privacy and unparalleled 300° ocean views.

Entry Aquarium space

200 degree panoramic ocean views

Living and dining areas

Bar, kitchen and kitchenette

8 sunset balconies

Entertainment and lounge area

Piano Space

Gazebo

Swimming Pool

2 balconies/viewing decks

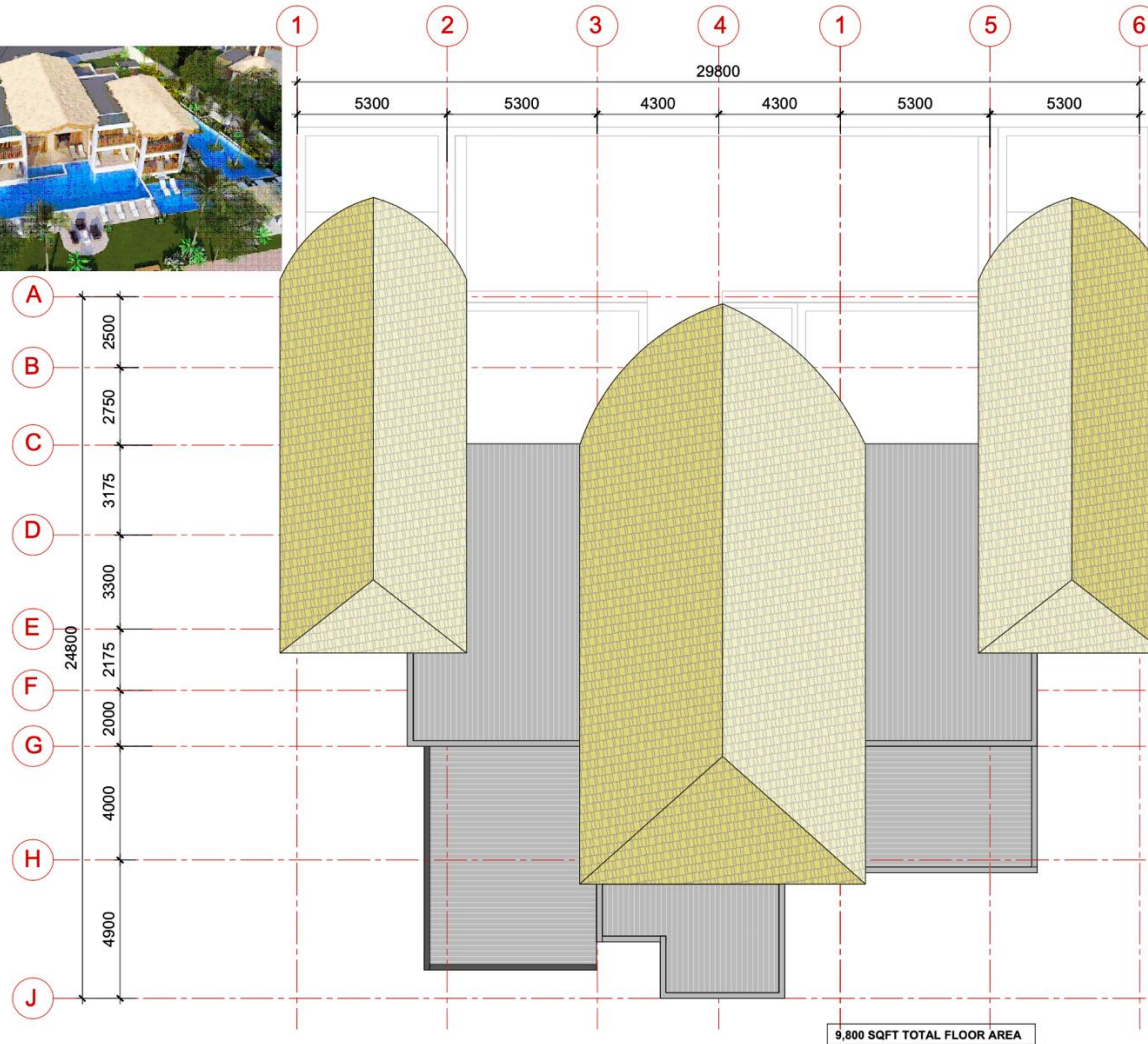
Barbecue

8 Master Bedrooms

Sleeps - 16 adults

CIPOD Home Theater

water Features



THE OYSTER BY PARKSIDE

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With an approx 9800 square feet, our largest, most exclusive residence, situated on top of the hillside above the horizon, privacy and unparalleled 300° ocean views.

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- water Features

| REVISION | DATE | DESCRIPTION |
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## Safe Harbor

This memorandum contains statements, estimates and projections that are forward-looking (collectively, "forward-looking statements"). When used in this report, the words "anticipate," "assume," "become", "believe", "contemplate", "continue", "could", "designed", "estimate", "expect", "going forward", "future", "hopeful", "intend", "look forward", "may", "might", "opportunity", "pending", "plan", "potential", "project", "scheduled", "shall", "should", "target", "think", "to be", "upcoming", "well positioned", "will", "wish", "would", other variations on such words and similar terminology, if and to the extent used, are intended to identify such forward-looking statements. All forward-looking statements are based on the current expectations and beliefs of the management of the general partner, Drabkin Group, LLC (the "General Partner"), concerning future events that are subject to substantial risks and uncertainties which may cause the actual results, performance or achievements of the Fund and/or its investments to be materially different from any future results, performance or achievements expressed or implied by such forward-looking statements. Factors that may cause or contribute to those potential differences include, but are not limited to, the following: national and local economic conditions; the terms of governmental laws, rules and regulations (including tax regulations) that affect the Fund and/or its investments and interpretations of those laws, rules and regulations; financing risks, including the inability of the Fund to obtain financing on favorable terms and the risk that cash flows from operations may be insufficient to meet required payments of principal and interest; changes in the rate of inflation and interest rates; real estate risks, including variations of real estate values and the general economic climate in local markets; competition for tenants, imposition of rent controls, unfavorable enactments of zoning and other governmental laws, possible environmental liabilities, the prohibitive cost of casualty, windstorm, flood and other insurance, the occurrence of natural disasters, possible vandalism and competition; the Fund's ability or inability to acquire investments on the terms or at the costs currently contemplated and the timing of such investments; as well as other risks and uncertainties, some of which may not currently be foreseeable.

The financial projections in this memorandum were prepared by the General Partner's management based on a number of estimates and assumptions which are described in this memorandum. The financial projections in this memorandum represent no more than an orderly presentation of results that might be achieved if all of the estimates and assumptions on which they are based were correct and fully achieved. Although such estimates and assumptions are considered reasonable by the General Partner, they are inherently subject to significant business, economic, real estate, financing, competitive, regulatory and other conditions, uncertainties, risks, contingencies and unforeseen changes, many of which are beyond the general partner's control. In addition, many of such estimates and assumptions relate to future business decisions that are subject to change. As a result, there can be no assurance that any of such financial projections, or the estimates or assumptions on which they are based, can or will be achieved or that they are accurate. The projections must be reviewed with this general understanding and with careful attention paid to the estimates and assumptions described in this memorandum.

The General Partner and the Fund do not in any way represent, warrant or guarantee that the projections, or the estimates or assumptions on which they are based, will be achieved (in whole or in part).

All information in this memorandum speaks only as of the date of this memorandum. Neither the Fund nor the General Partner has any obligation to update any forward-looking statements to conform to actual results, performance or achievements or changes in the expectations or beliefs of the management of the Fund or the General Partner.<sup>[SEP]</sup>

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