

THE  
**VARIAN**  
A CONDOMINIUM  
AT  
**ALYS**  
BEACH

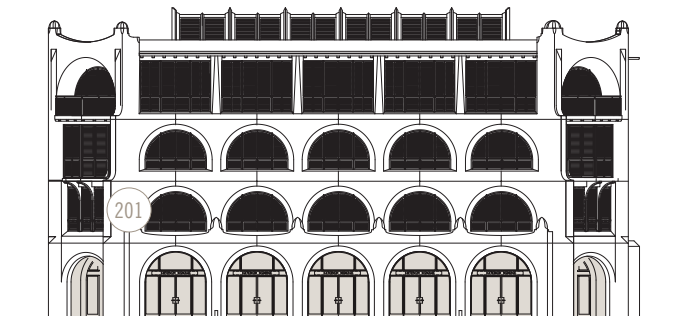
## RESIDENCE 201

**2 BEDROOM**

**2 ½ BATH**

Total Conditioned Area: 1,521 sq. ft.

Total Unconditioned Area: 292 sq. ft.



The design and construction of The Varian, a Condominium at Alys Beach, are ongoing processes. The master plan, floor plans, features, and prices may change without notice in accordance with the condominium documents. Illustrations are artist's depictions only and may differ from completed improvements. Room dimensions and square footages are approximate. This is not an offer to sell real property. Please visit or contact the Alys Beach Sales Office for property sales information. Void where prohibited by law. Equal Housing Opportunity. No Federal Agency has judged the merits or value, if any, of this property. Alys Beach is a trademark of EBSCO Industries, Inc. © 2023

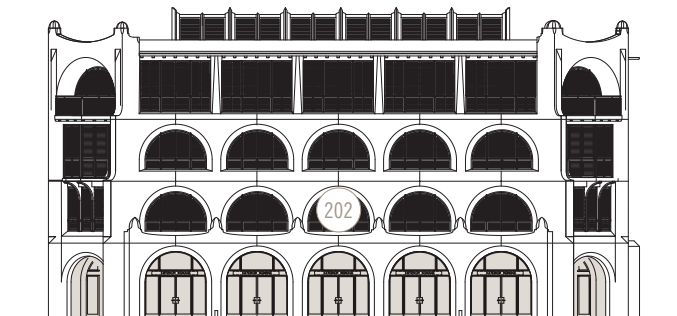
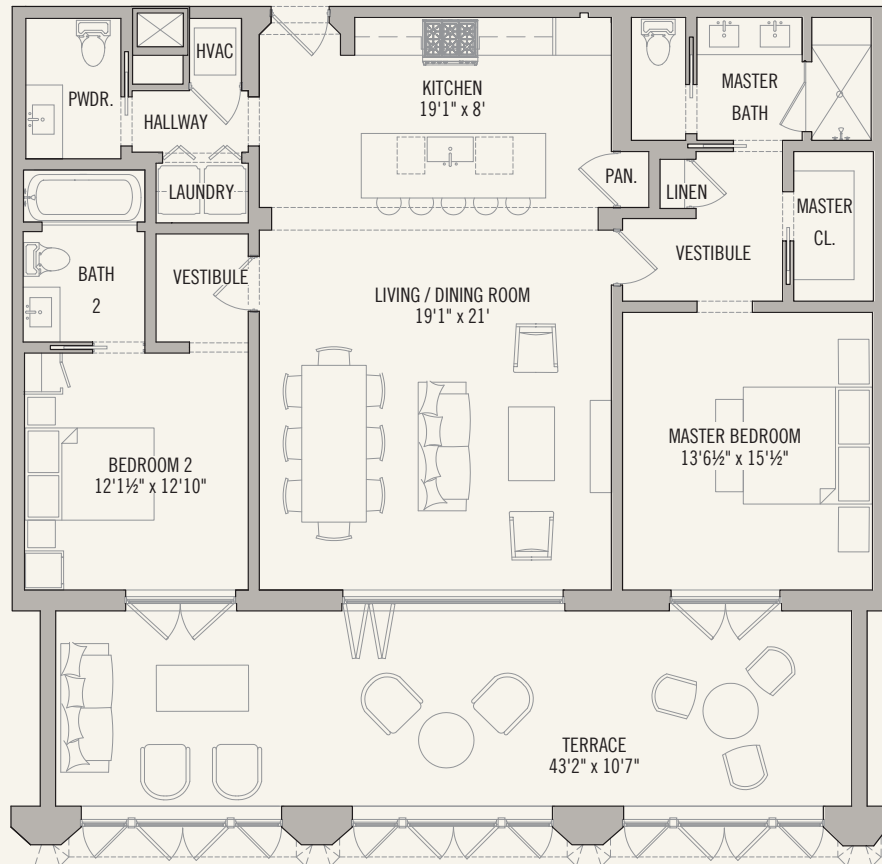
## RESIDENCE 202

**2 BEDROOM**

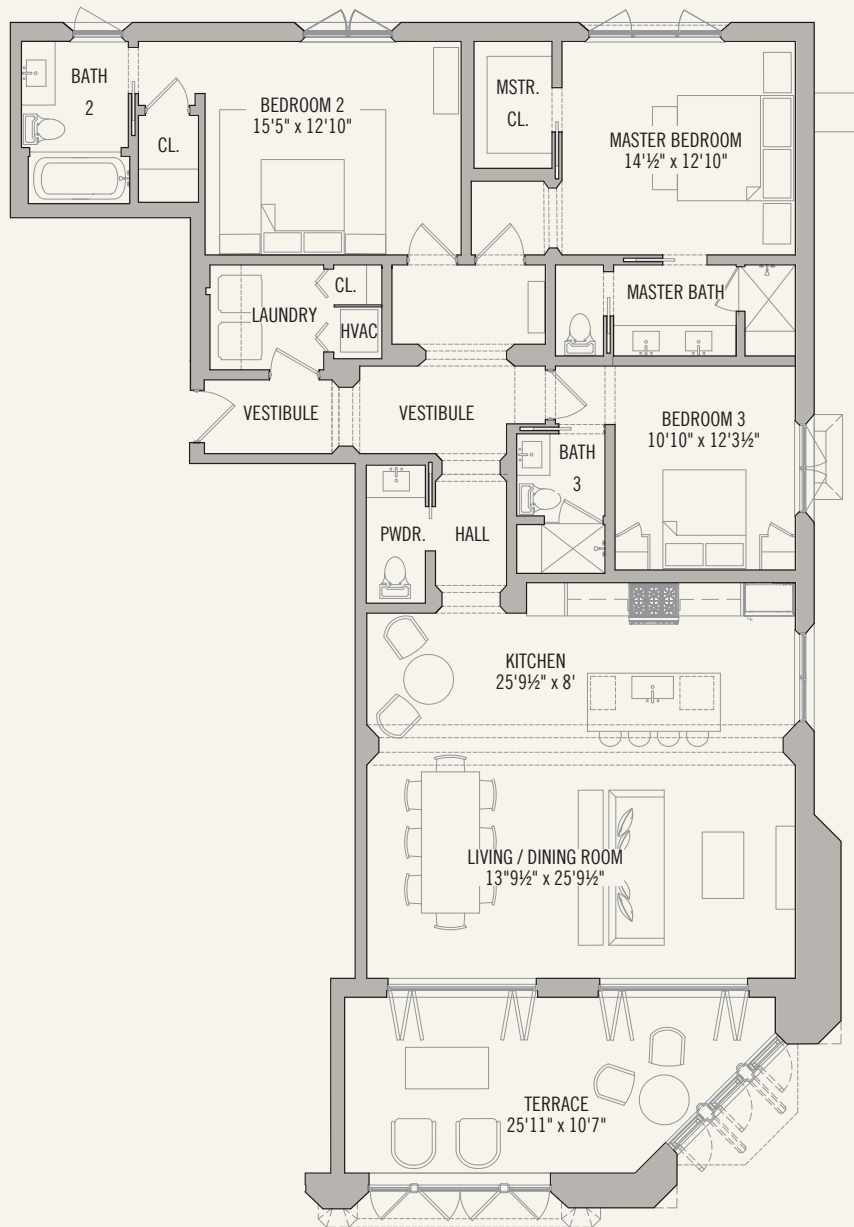
**2 ½ BATH**

Total Conditioned Area: 1,518 sq. ft.

Total Unconditioned Area: 532 sq. ft.



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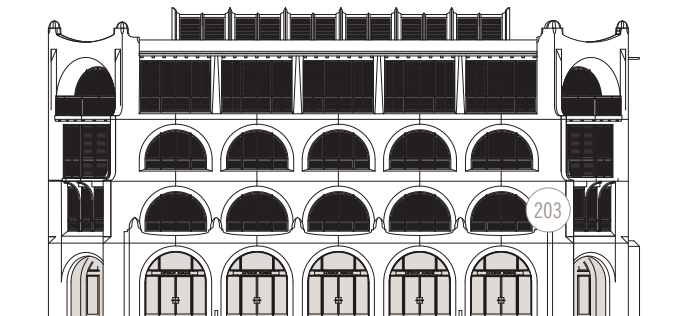
## RESIDENCE 203

**3 BEDROOM**

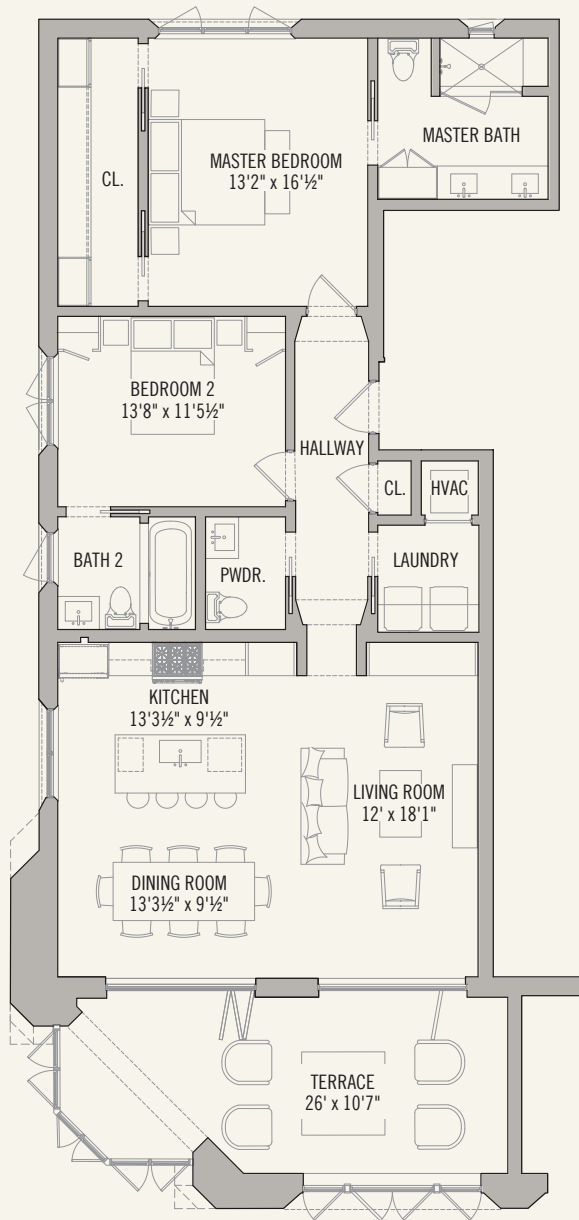
**3 ½ BATH**

Total Conditioned Area: 1,984 sq. ft.

Total Unconditioned Area: 291 sq. ft.



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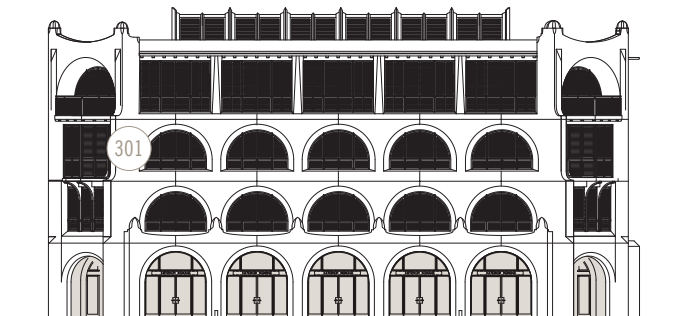
## RESIDENCE 301

**2 BEDROOM**

**2 ½ BATH**

Total Conditioned Area: 1,512 sq. ft.

Total Unconditioned Area: 318 sq. ft.



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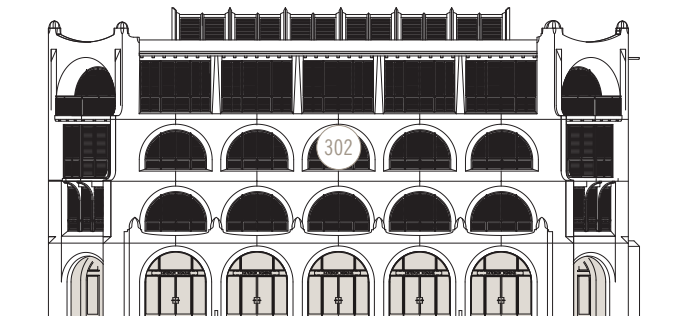
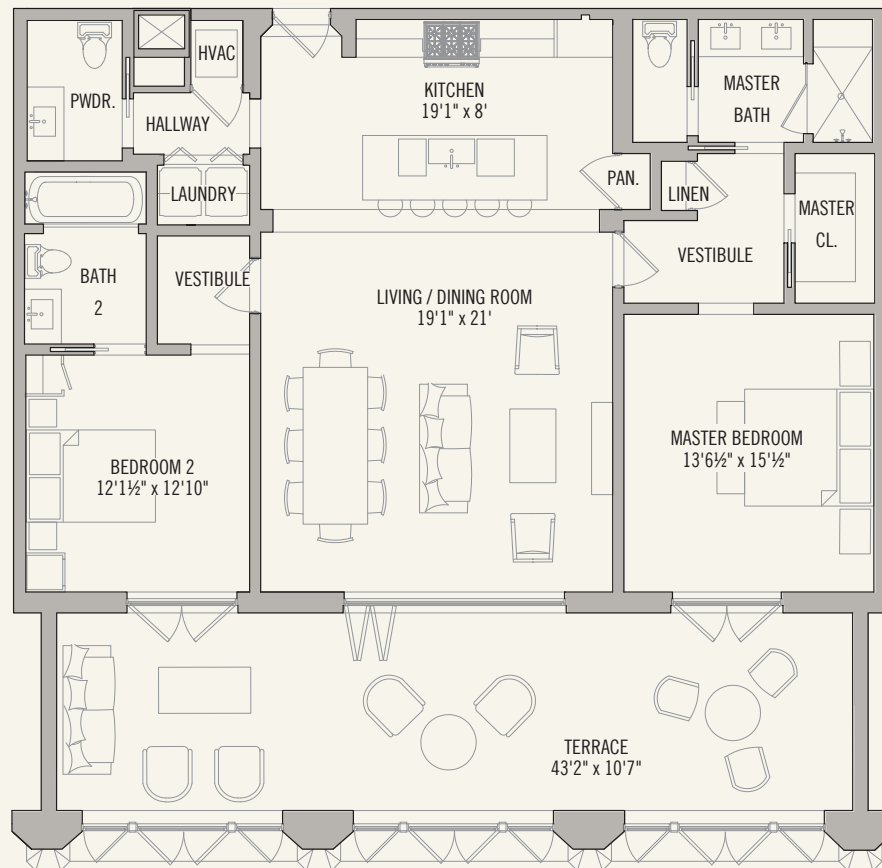
## RESIDENCE 302

2 BEDROOM

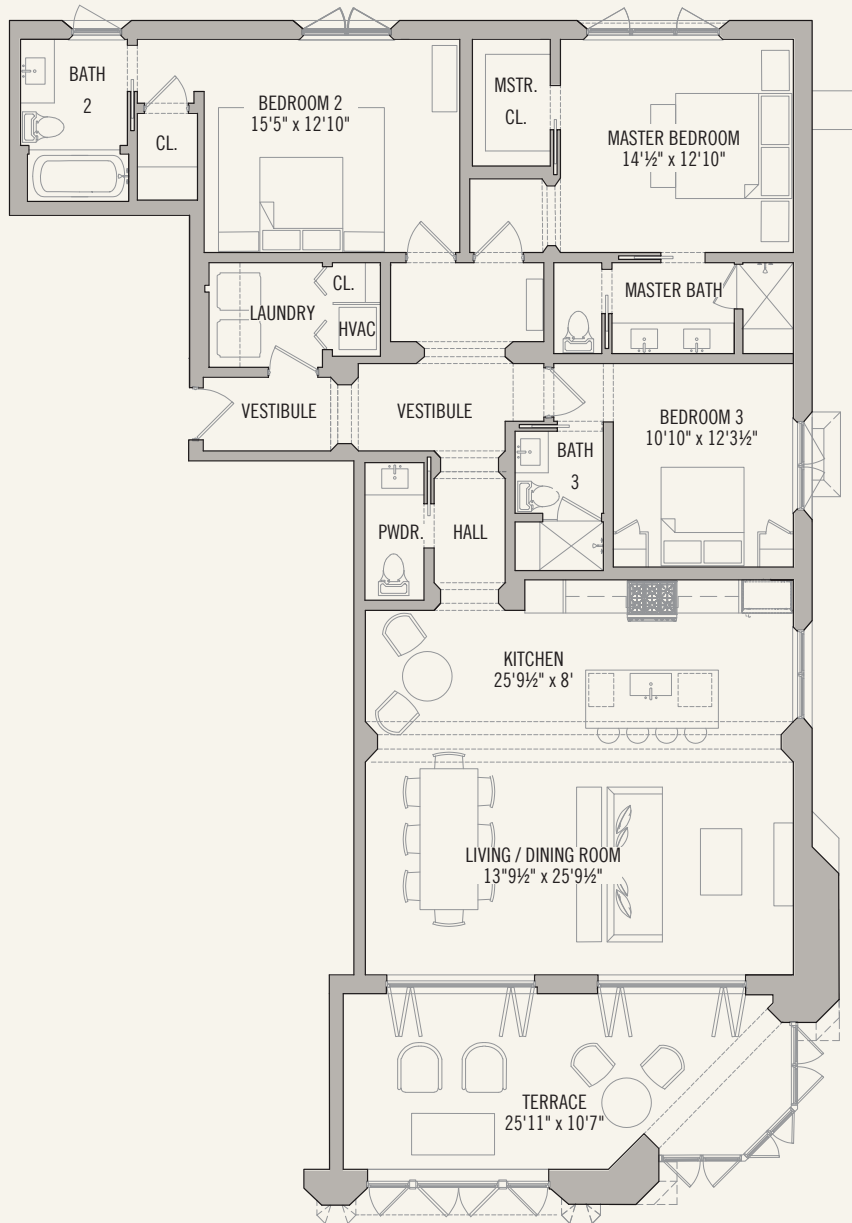
2 ½ BATH

Total Conditioned Area: 1,518 sq. ft.

Total Unconditioned Area: 532 sq. ft.



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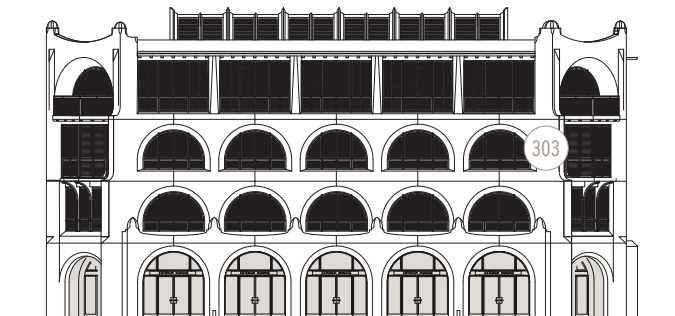


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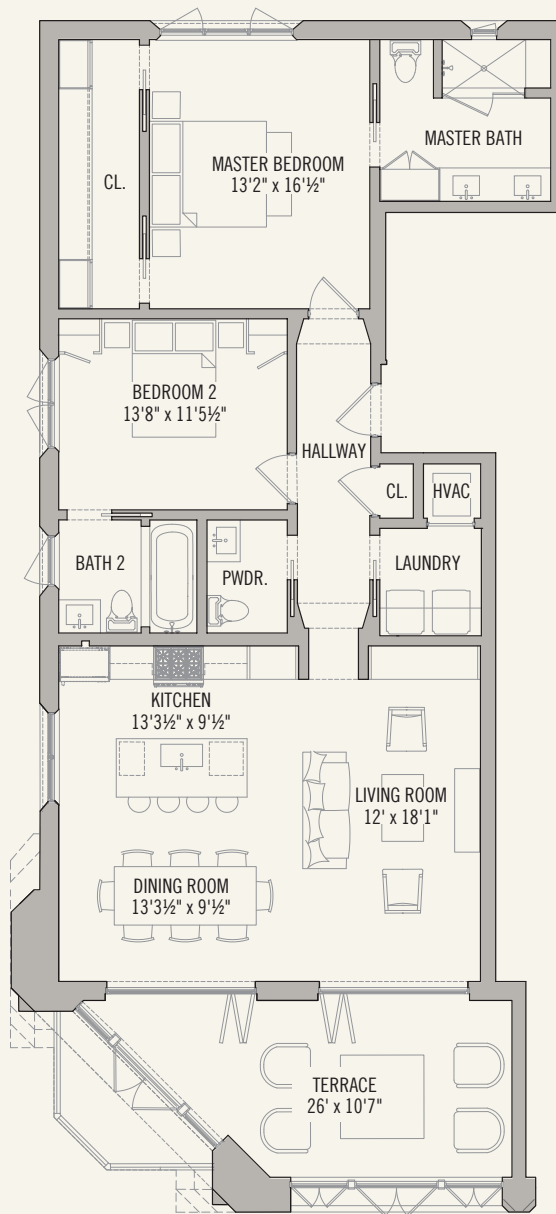
## RESIDENCE 303

**3 BEDROOM**  
**3 ½ BATH**

Total Conditioned Area: 1,977 sq. ft.  
Total Unconditioned Area: 317 sq. ft.



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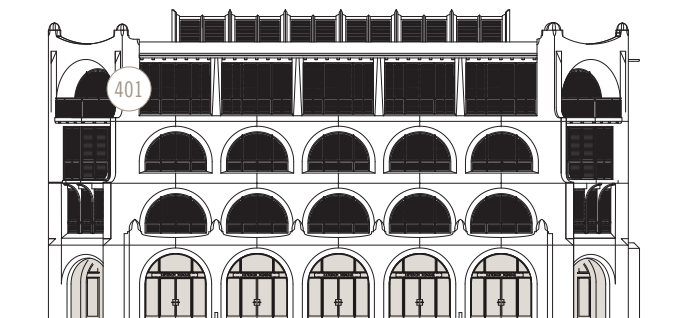
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## RESIDENCE 401

**2 BEDROOM**

**2 1/2 BATH**

Total Conditioned Area: 1,505 sq. ft.  
Total Unconditioned Area: 312 sq. ft.



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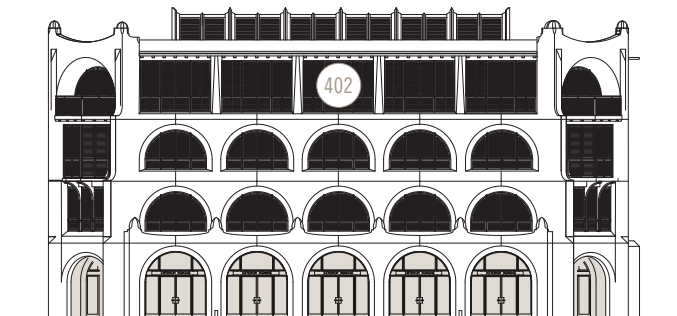
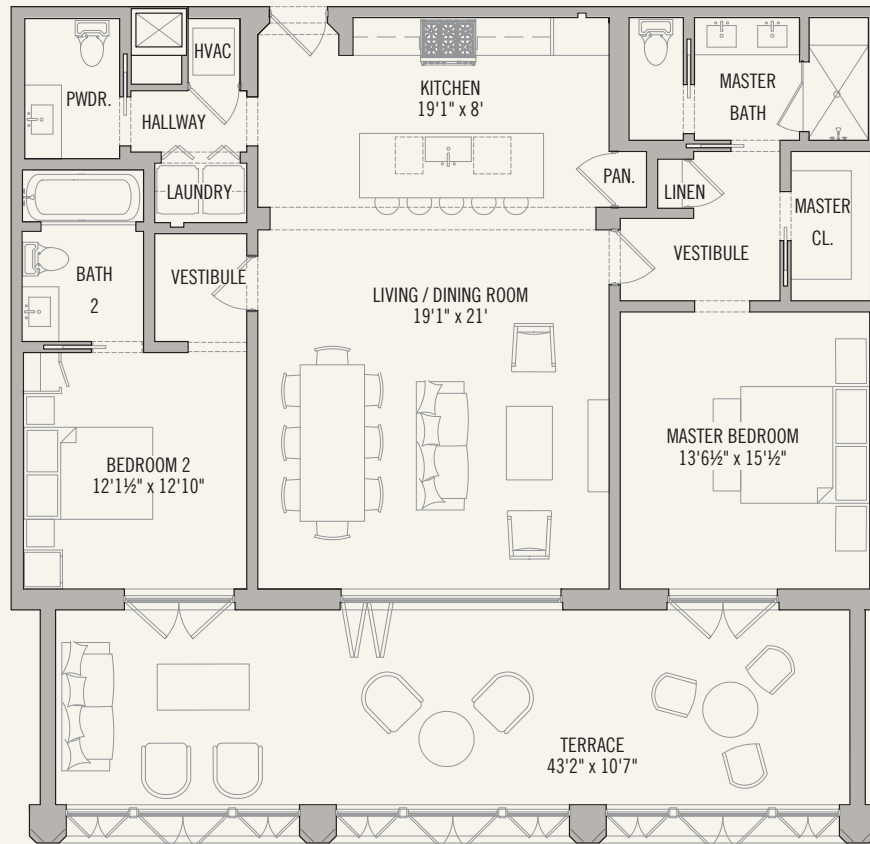
## RESIDENCE 402

2 BEDROOM

2 ½ BATH

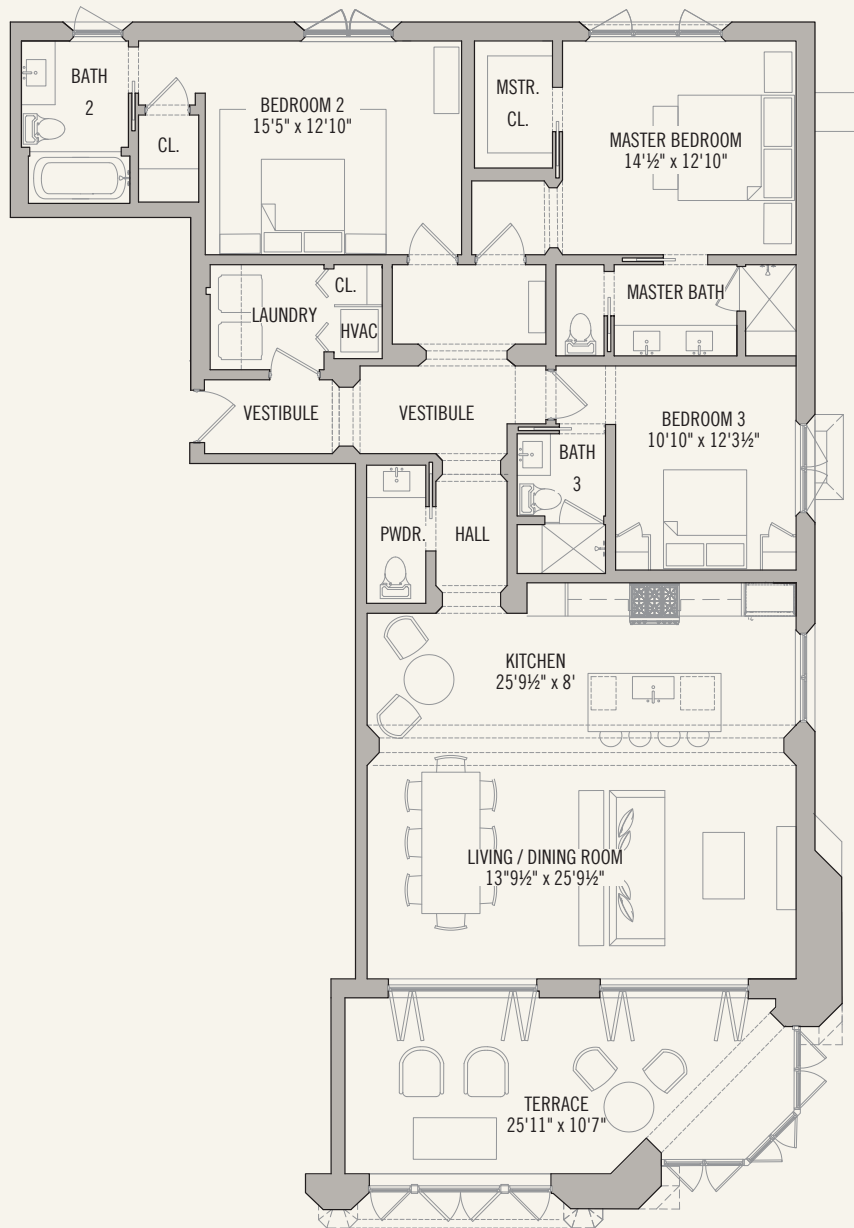
Total Conditioned Area: 1,518 sq. ft.

Total Unconditioned Area: 512 sq. ft.



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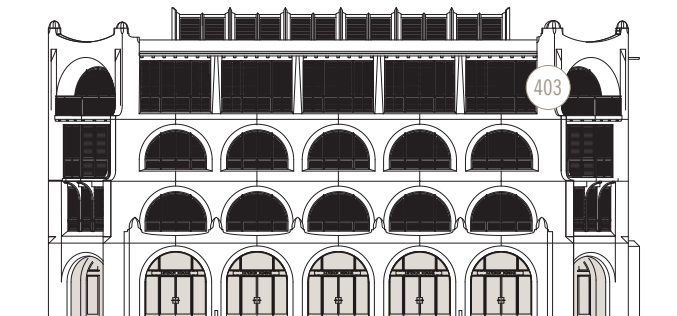
## RESIDENCE 403

**2 BEDROOM**

**2 ½ BATH**

Total Conditioned Area: 1,969 sq. ft.

Total Unconditioned Area: 310 sq. ft.



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