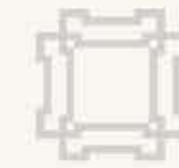




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“We are creating what will be a one-of-a-kind residential condominium with South Flagler House, an unparalleled experience for people that are looking for the best.”

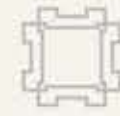
– STEPHEN M. ROSS
CHAIRMAN AND FOUNDER, RELATED COMPANIES

SOUTH FLAGLER HOUSE

A TIMELESS WATERFRONT MASTERPIECE

Iconic waterfront residences at 1355 South Flagler Drive in West Palm Beach. Designed by globally renowned Robert A.M. Stern Architects with interiors by Pembroke & Ives. Crafted with a meticulous eye for quality and detail, each home offers exquisite design and spectacular views. The result is a masterpiece of timeless character and elegance to be enjoyed for generations.





Related Ross

Related Companies is a global real estate and lifestyle company defined by innovation in all aspects of design, development, service, sustainability and wellness. Formed 50 years ago, Related is the most prominent privately-owned real estate firm in the United States with a portfolio of over \$60 billion in assets owned or under development including the 28-acre Hudson Yards neighborhood on Manhattan's West Side, The Square in West Palm Beach, The Grand LA in California and The 78 in Chicago. South Flagler House will be Related's 17th luxury residential development with Robert A.M. Stern Architects. Related's residential properties are consistently heralded as best-in-class in their respective markets nationwide.



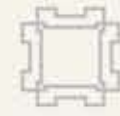
THE CORTLAND



TRIBECA GREEN



THE CHATHAM



Robert A.M. Stern Architects

Robert A.M. Stern Architects (RAMSA) has become globally renowned for improving neighborhoods with iconic architecture that is thoughtfully scaled for a more pedestrian friendly experience at the street level. This timeless design will enhance contemporary lifestyles in an architectural vernacular inspired by the historic Palm Beach and West Palm Beach precedents, creating a welcome addition to the skyline that celebrates our history as well as our future.

RAMSA
ROBERT A.M. STERN ARCHITECTS



70 VESTRY



220 CENTRAL PARK SOUTH



15 CENTRAL PARK WEST



Pembroke & Ives

New York interior design firm Pembroke & Ives curates intuitive, bespoke, and luxurious interiors that are designed to fundamentally and beautifully improve the experiences of the people who inhabit them. Adept at producing visionary concepts and executing them with impeccable finesse, the result is always a one-of-a-kind space in which attention to detail and level of comfort, character, and style exceeds every expectation. Previous projects range from residential to commercial, and collaboration is a key strength, along with sensitivity to setting and usage.

PEMBROOKE
& IVES



Andrew Sheinman, President

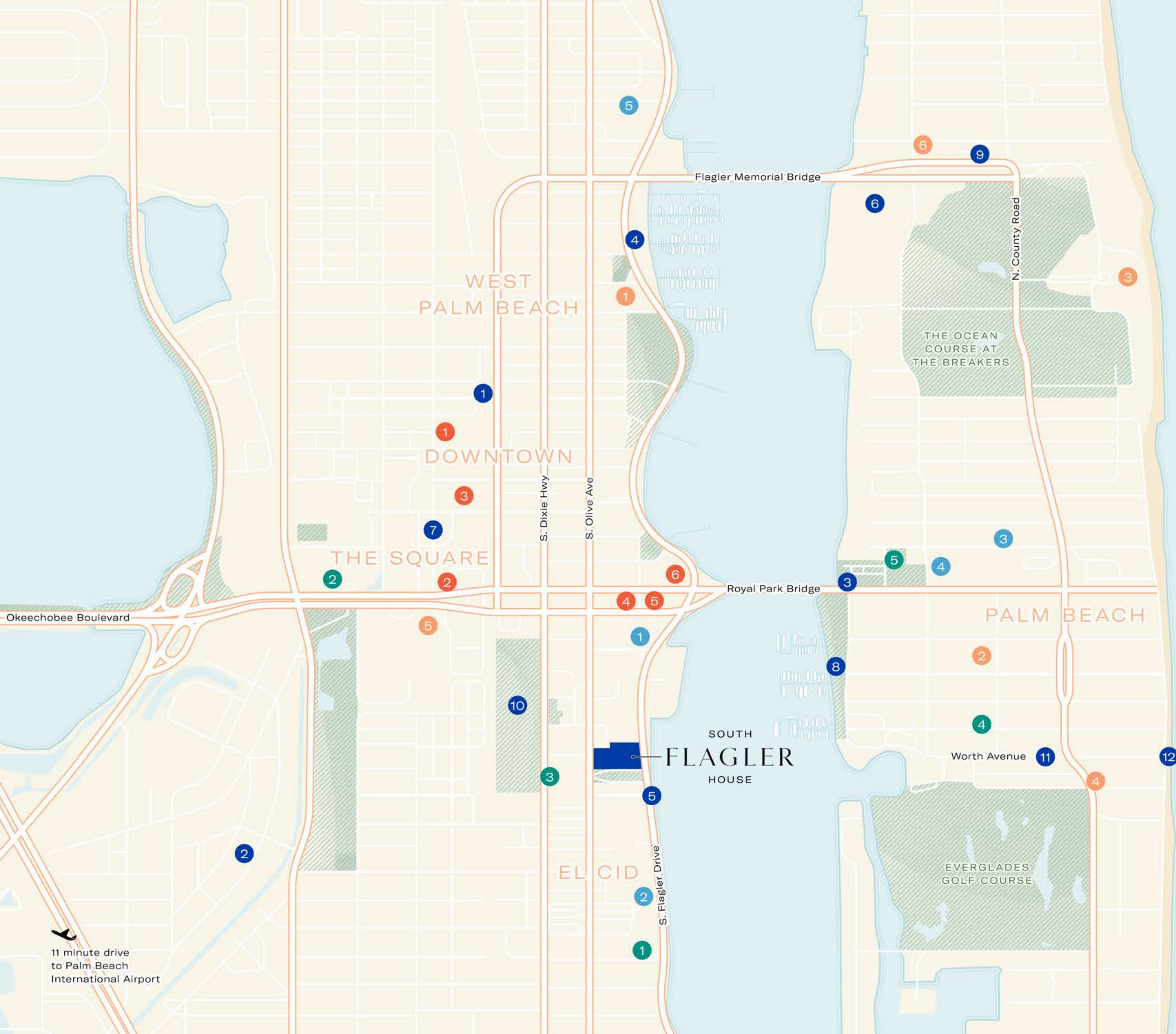


SOUTH FLAGLER HOUSE

IDYLLIC WEST PALM BEACH

In an enviable and premier waterfront location in the heart of the thriving cultural quarter, benefiting from connectivity to Palm Beach Island and the prestigious Worth Avenue, South Flagler House offers an uncompromising lifestyle in an idyllic setting.





POINTS OF INTEREST

- 1 Brightline Station
- 2 Grandview Public Market
- 3 Palm Beach Lake Trail
- 4 Palm Harbor Marina
- 5 South Flagler Lake Trail
- 6 The Royal
- 7 The Square
- 8 Town of Palm Beach Marina
- 9 Via Flagler by The Breakers
- 10 Woodlawn Cemetery Park
- 11 Worth Avenue
- 12 Worth Avenue Clock Tower

CULTURAL INSTITUTIONS

- 1 Ann Norton Sculpture Garden
- 2 Kravis Center
- 3 Norton Museum of Art
- 4 Preservation Foundation of Palm Beach
- 5 The Society of the Four Arts

HOTELS

- 1 The Ben Hotel
- 2 The Brazilian Court Hotel
- 3 The Breakers Palm Beach
- 4 The Colony Hotel
- 5 Hilton West Palm Beach
- 6 The White Elephant Hotel

EDUCATIONAL INSTITUTIONS

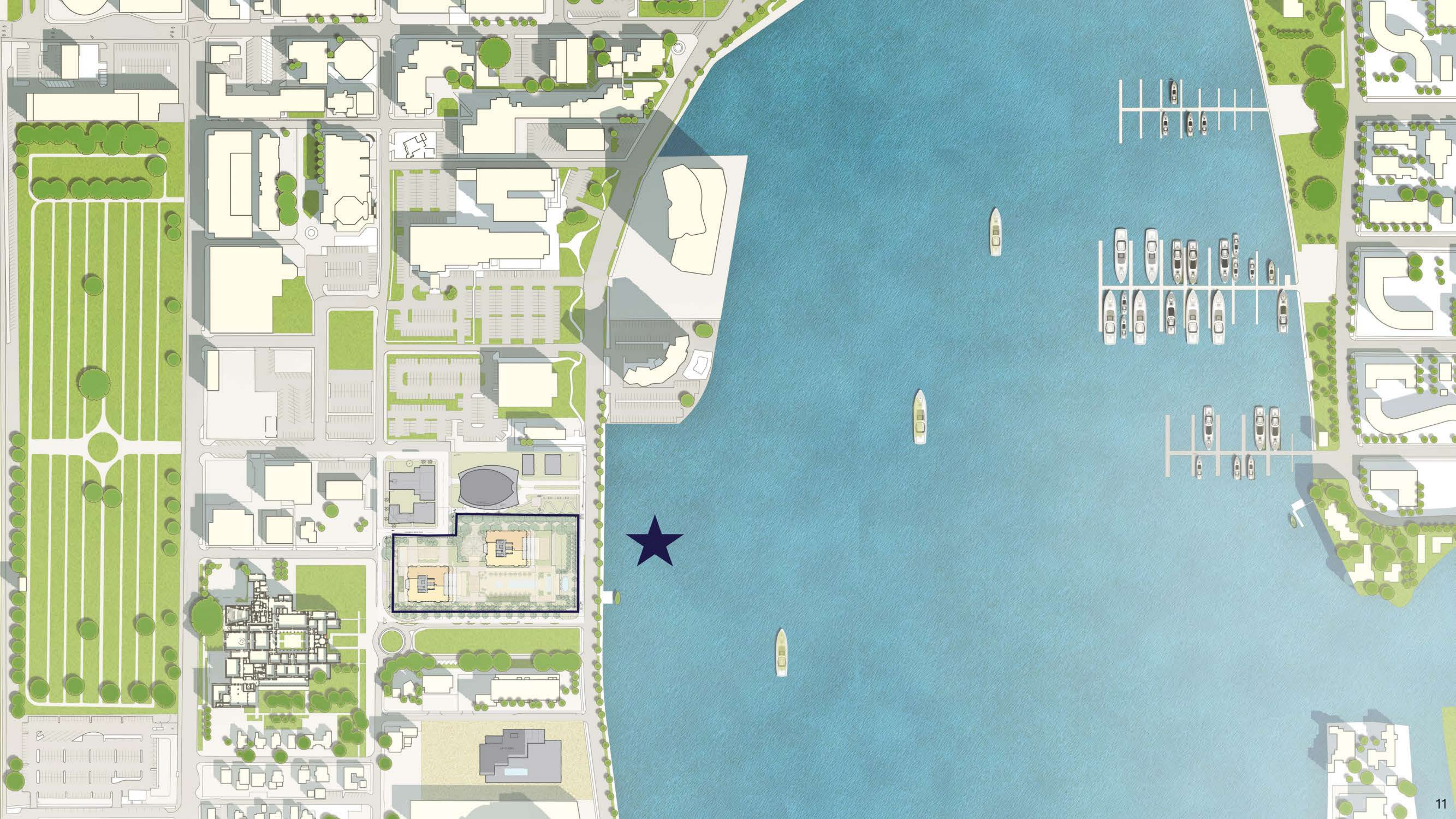
- 1 Palm Beach Atlantic University
- 2 Palm Beach Day Academy Lower Campus
- 3 Palm Beach Day Academy Upper Campus
- 4 Palm Beach Public Elementary School
- 5 Rosarian Academy

OFFICE BUILDINGS

- 1 360 Rosemary
- 2 CityPlace Tower
- 3 East & West Towers at The Square
- 4 Esperanté
- 5 One Flagler*
- 6 Phillips Point

*Coming Soon

11 minute drive to Palm Beach International Airport





AN EFFORTLESS LIFESTYLE

Residents will have access to lifestyle amenities of unprecedented range and quality. Swim, spa, fitness, dining and children's recreational spaces offer a wealth of opportunities for all ages to relax, train, socialize, entertain and play.

FEATURES AND AMENITIES

South Flagler House is located at the southeast gateway of a dynamic new cultural quarter that includes the important institutions of the Norton Museum of Art, its Gallery Park, the Ann Norton Sculpture Gardens, and Palm Beach Atlantic University.

South Flagler House features two limestone clad 28-story structures rising from a podium base lined with stepped gardens and residences.

The architecture will masterfully blend with the timeless character and elegance of Palm Beach, while

celebrating a prime waterfront location along Florida's Gold Coast providing permanent, unobstructed views of the water.

The property will be an important new landmark unlike anything else in the market and one of the most significant high-rises ever built in West Palm Beach and South Florida.

South Flagler House will offer 102 beautifully designed residences, including one- to seven-bedroom homes, penthouses and guest suites.

RESIDENCE AND BUILDING

- 24-hour onsite staff and security
- 24-hour valet and self parking
- 360-foot tree-lined drive aisle to autocourt
- Private keyed elevators
- Dedicated service elevators
- Package and mailroom with cold storage
- Keyed climate controlled storage
- Two deeded parking spaces per residence
- Bicycle storage and cleaning room
- Electric charging
- Fenced outdoor dog run with sculpture garden
- Guest suites

SPORTS AND FITNESS

- Pickle ball court and lounge
- State-of-the-art fitness center
- Fitness lounge
- Pilates studio
- Golf simulator lounge
- Outdoor recreation lawns
- Yoga studio and outdoor yoga lawn
- Private training studio

CHILDREN'S RECREATION

- Indoor playroom
- Children's lounge with kitchenette
- Craft room
- Outdoor butterfly garden

SOCIAL AND ENTERTAINING

- Various indoor and outdoor lounges
- Entertainment lounge with catering kitchen
- Commercial kitchen
- Private dining rooms
- Outdoor dining patio
- Courtyard lounge
- Wine tasting room with wine storage lockers
- Games room including ping pong, billiards and foosball
- Library and card room
- Media room

SWIM AND SPA

- 25-meter lap pool with sun shelf
- Hot tub
- Poolside cabanas
- Men's spa with vitality pool, ice plunge, steam, sauna, changing and locker rooms
- Women's spa with vitality pool, ice plunge, steam, sauna, changing and locker rooms
- Spa treatment rooms
- Salon

BUSINESS

- Business center
- Private offices and executive suites
- Conference rooms

ALL-ENCOMPASSING AMENITIES

Promising the spaces, facilities, and services to meet every resident's lifestyle needs, South Flagler House is a self-contained world unto itself with intelligently designed amenities catering to all ages and interests.



- **POOL AND LEISURE**
 - 25-meter lap pool
 - Sun shelf pool
 - Hot tub
 - Poolside cabanas
 - Private cabanas

- **HEALTH AND WELLNESS**
 - Men's spa with vitality pool, ice plunge, steam, sauna, changing and locker rooms
 - Women's spa with vitality pool, ice plunge, steam, sauna, changing and locker rooms
 - Spa treatment rooms
 - Salon
 - State-of-the-art fitness center
 - Fitness lounge
 - Pilates studio
 - Outdoor recreation lawns
 - Yoga studio and outdoor yoga lawn
 - Private training studio

- **BUSINESS AND LOUNGE**
 - Library and card room
 - Business center
 - Private offices and executives suites
 - Conference rooms

- **DINING AND COCKTAILS**
 - Entertainment lounge with catering kitchen
 - Commercial kitchen
 - Private dining rooms
 - Outdoor dining patio
 - Courtyard lounge
 - Wine tasting room with wine storage lockers

- **CHILDREN AND TEENS**
 - Indoor playroom
 - Children's lounge with kitchenette
 - Teen lounge
 - Outdoor garden

- **SPORTS AND RECREATION**
 - Sports court and lounge
 - Golf simulator lounge
 - Indoor putting green
 - Games room including ping pong, billiards, and foosball
 - Media room













PARK TOWER

Tier 1
Floors 5-9

North Residences:
\$12,900,000 - \$15,930,000
~ 5,386 Interior Sq. Ft.
4 BR / 5 BA / 1 HBA

South Residences:
\$12,650,000 - \$13,900,000
~ 5,057 Interior Sq. Ft.
3 BR / 4 BA / 1 HBA

West Residences:
\$5,790,000 - \$6,565,000
~ 2,196 Interior Sq. Ft.
2 BR / 2 BA / 1 HBA

Tier 2
Floors 10-18

North Residences:
\$13,150,000 - \$14,050,000
~4,372 SQ. FT.
3 BR / 3 BA / 1 HBA

South Residences:
\$15,350,000 - \$15,950,000
~4,639 SQ. FT.
3 BR / 4 BA / 1 HBA

West Residences:
\$7,390,000 - \$7,930,000
~2,683 SQ. FT.
2 BR / 2 BA / 1 HBA

Tier 3
Floors 19-24

North Residences:
\$16,250,000 - \$16,350,000
~ 4,639 Interior Sq. Ft.
3 BR / 4 BA / 1 HBA

South Residences:
\$23,800,000 - \$23,950,000
~5,765 Interior Sq. Ft.
4 BR / 5 BA / 1 HBA

Podium
Floors 1-3
Park Residences:
\$5,715,000 - \$9,520,000
~1,727 - 3,022 Interior SQ. FT.
1 BR & 2 BR Options

LAKE TOWER

Tier 1
Floors 5-9

North Residences:
\$15,800,000 - \$16,700,000
~ 5,361 Interior Sq. Ft.
4 BR / 5 BA / 1 HBA

South Residences:
\$16,450,000 - \$16,800,000
~ 5,036 Interior Sq. Ft.
3 BR / 4 BA / 1 HBA

Tier 2
Floors 10-18

North Residences:
\$17,050,000 - \$18,000,000
~ 5,177 Interior Sq. Ft.
4 BR / 5 BA / 1 HBA

South Residences:
\$23,550,000 - \$23,650,000
~ 6,450 Interior Sq. Ft.
5 BR / 6 BA / 1 HBA

Tier 3
Floors 19-24

North Residences:
\$17,850,000 - \$17,950,000
~ 4,639 Interior Sq. Ft.
3 BR / 4 BA / 1 HBA

South Residences:
\$26,050,000 - \$26,150,000
~5,765 Interior Sq. Ft.
4 BR / 5 BA / 1 HBA

DEPOSIT STRUCTURE

DEPOSIT ONE: 20%

CONTRACT SIGNING

Due upon Buyer's execution of Contract.

DEPOSIT TWO: 10%

GROUNDBREAKING / DEEP SOIL MIXING

Due within five (5) days following notice from Seller that it has commenced either groundbreaking and / or deep soil mixing activities, whichever is earlier.

DEPOSIT THREE: 10%

CONSTRUCTION REACHES BUYER'S SELECTED FLOOR

Due within five (5) days following notice from Seller that it has commenced the pouring of the slab of the floor upon which the unit is contained.

REMAINING BALANCE: 60%

AT CLOSING

Remaining 60% balance will be due at closing.

