

SOUTH FLAGLER HOUSE

Overview Brochure



“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.”

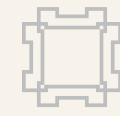
– STEPHEN M. ROSS
CHAIRMAN AND FOUNDER, RELATED COMPANIES

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 Companies

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.



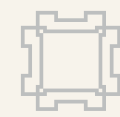
THE CORTLAND



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.



70 VESTRY



220 CENTRAL PARK SOUTH



15 CENTRAL PARK WEST

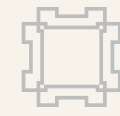


Pembroke & Ives

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.

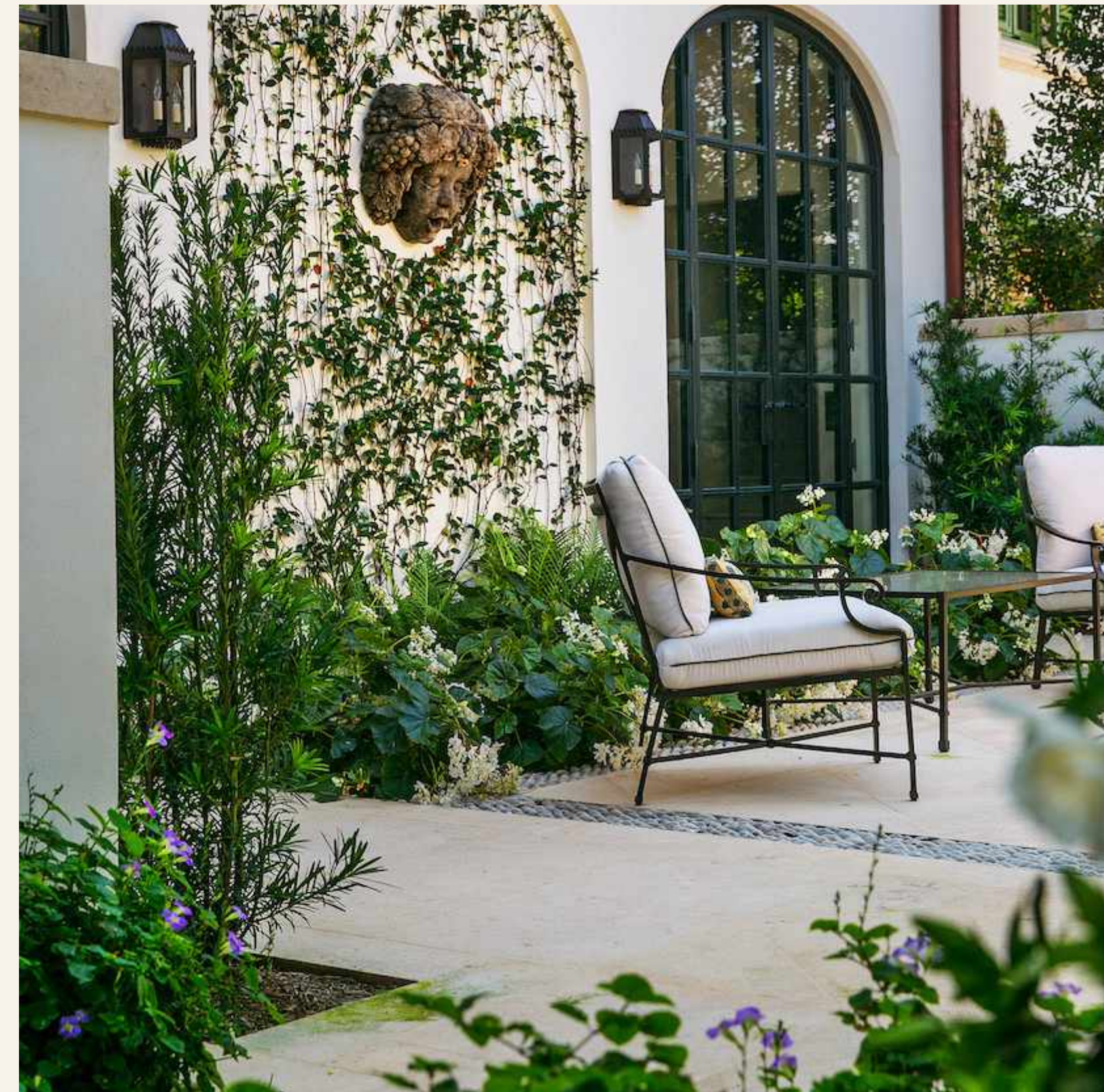


Andrew Sheinman, President



SMI Landscape Architecture

Located in the heart of downtown Palm Beach with clients throughout the U.S. and the Bahamas, SMI is a landscape architectural design firm specializing in master planning, garden design, landscape preservation and restoration, parks, botanical gardens, and commercial master planning. Founded in 1982, SMI's philosophy incorporates a 'botanical garden' approach fused with the historic and classical formal garden design framework, creating exotic and thoughtful landscape design solutions.



Jorge Sanchez, President

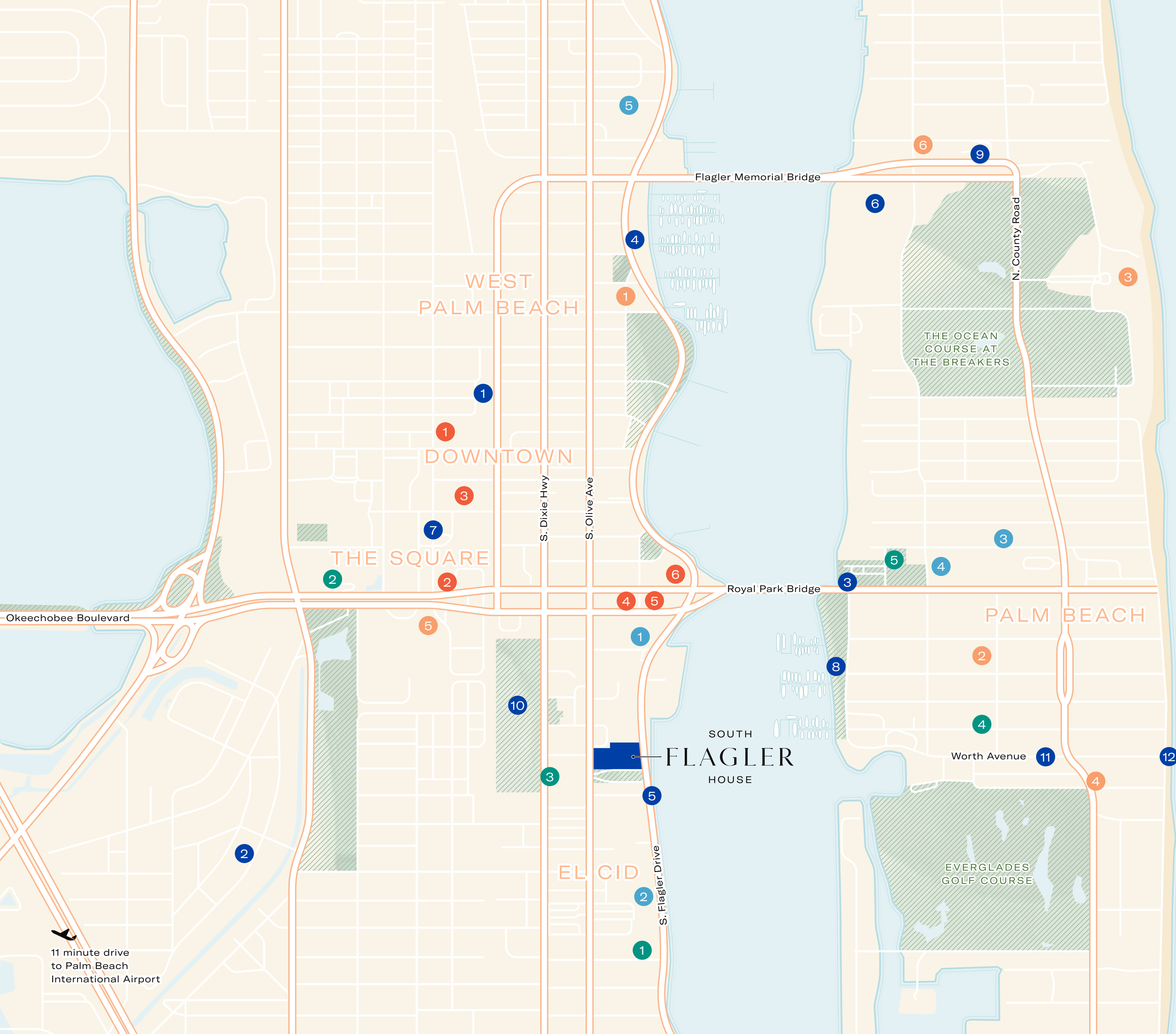


SOUTH FLAGLER HOUSE

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

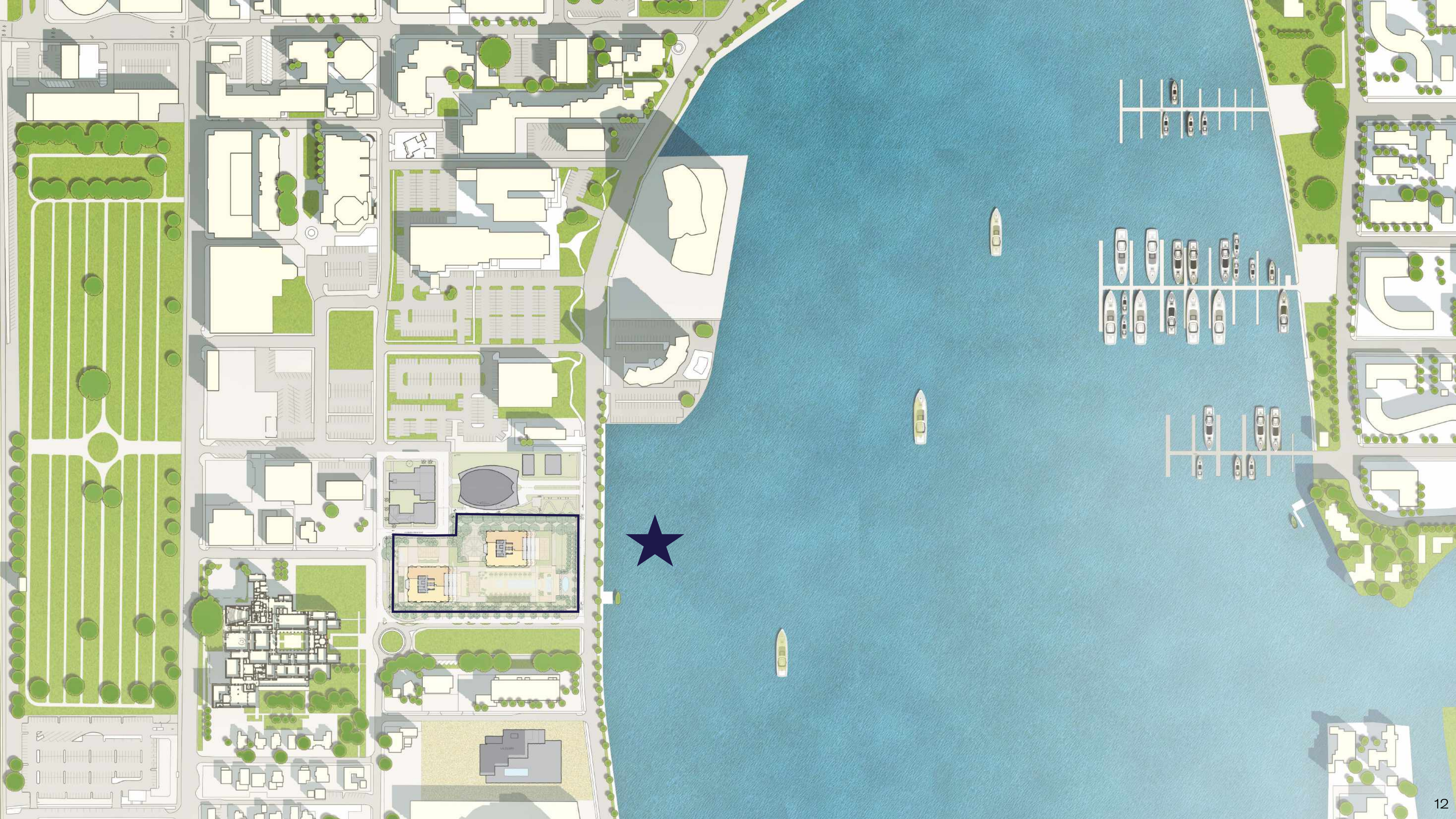
EDUCATIONAL INSTITUTIONS

- 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





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 soaring 28-story structures rising from a base lined with stepped gardens.

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 107 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
- Secured 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

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
- Guest suites

SPORTS AND FITNESS

- Pickleball 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

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

CHILDREN'S RECREATION

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

BUSINESS

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



























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.

