



Illustration is artist's concept. E. & O. E. See Legal Disclaimer.

THE RESIDENCE COLLECTION

A waterfront address shaped by a collaboration of leading designers and defined by a direct connection to the Intracoastal. The residences are designed with a focus on privacy, proportion, and a refined approach to everyday living.

THE BUILDING

- 31-story tower set within a private beach-inspired setting along the Intracoastal Waterway
- 87 bespoke residences, comprising a limited collection of two- to four-bedroom homes
- 215 linear feet of direct waterfront frontage
- Building designed by Safdie Architects, led by renowned architect Moshe Safdie
- Interiors by Studio Munge, an internationally acclaimed design studio known for crafting refined, immersive luxury environments
- Landscape Architecture by ENEA, a globally recognized firm celebrated for its innovative, nature-integrated outdoor spaces
- Lighting by Schwinghammer Lighting, specialists in bespoke architectural illumination
- Expansive amenity offering, thoughtfully curated for an exceptional residential experience
- Two signature pools, including a serene water's edge retreat and an elevated rooftop oasis
- Private dock with boat slips*
- Guest suites
- Dedicated 24-hour security
- Private porte-cochère at arrival
- Valet parking service
- Allocated self-parking space(s) for every residence
- Infrastructure for dedicated EV charging
- Legendary Mandarin Oriental service, delivered by dedicated colleagues trained to anticipate every need

THE RESIDENCES

- Expansive private terraces with panoramic views of Palm Beach and the Intracoastal Waterway
- Each residence offers private elevator access
- Main entrance with double doors
- Natural stone flooring throughout interiors and terraces, with wood option on interiors
- Built-out walk-in closets in all primary bedrooms
- Midnight bar with refrigerator in primary bedrooms
- Multi-zone temperature control
- Pre-wired for smart home technology
- Laundry room with side-by-side front-loading washer and dryer
- Select residences include en-suite staff quarters with full bath
- Optional layouts available on select residence types

KITCHENS

- State-of-the-art appliances by Wolf and Sub-Zero
 - Sub-Zero fully integrated refrigerator and freezer
 - Wolf oven and convection oven
 - Wolf gas cooktop
 - Sub-Zero wine refrigerator
 - Wolf coffee machine in select residences
 - Cove dishwasher
- Custom cabinetry paired with designer fixtures, hardware, and trim
- Natural stone countertops and backsplash
- Walk-in pantry in select residences
- Optional privacy glass door system

BATHROOMS

- Primary bath featuring soaking tub, smart toilet, and multi-function shower
- Natural stone flooring in primary baths and powder rooms
- Natural stone countertops and backsplash in primary ensuites
- Studio Munge-designed vanities with built-in storage
- Designer fixtures in primary baths and powder rooms
- Private water closets in primary ensuites
- Optional Infrared sauna available in select residences
- Optional make-up vanity in select residences

A CURATED AMENITY COLLECTION

LANDSCAPE & OUTDOOR LIVING

- Seamless indoor-outdoor living rooted in the natural landscape
- Layered plantings create natural transitions between pathways, gardens, and private terraces
- Intimate outdoor alcoves framed by rich, textural foliage
- A serene, immersive setting balancing privacy with connection to its surroundings

WATERFRONT AMENITIES

- Infinity pool with cabanas and loungers overlooking the Intracoastal Waterway
- Private beach-inspired waterfront setting
- Private dock and boat slips*
- Watersports activations
- Poolside food and beverage service delivered by Mandarin Oriental colleagues

ROOFTOP AMENITIES

- Rooftop pool with water loungers and cabanas
- Rooftop wellness centre
- Rooftop fitness centre
- Rooftop honor bar

LOBBY LEVEL AMENITIES

- Games room with golf simulator
- Private screening room
- Expansive social lounge with chef's kitchen for private events
- Games lounge with pool table and card table
- Dedicated kids club
- Garden room event space
- Outdoor pavilions with grilling stations
- Self-service pet grooming spa
- Two private house cars
- 24-hour valet service
- Private storage lockers for each residence

SPA

- Private and couples treatment rooms
- Beauty salon with hair and manicure/ pedicure services
- Steam room and infrared sauna
- Salt tepidarium
- Cold plunge
- Experience showers
- Relaxation zone
- Outdoor lounge with daybeds

WELLNESS

- State-of-the-art fitness center
- Pilates studio
- Indoor and outdoor yoga studios
- Hyperbaric chamber
- IV therapy
- Photobiomodulation machine
- Infrared sauna and red light therapy
- Dedicated men's and women's changing facilities
- Two pickleball courts

BUSINESS LOUNGE

- Two flexible meeting rooms
- Co-working area
- Curated light fare station
- Printing and technology capabilities

LEGENDARY SERVICE

The Residences are supported by dedicated Mandarin Oriental colleagues, delivering gracious service at every turn.

RESIDENCE SERVICE TEAM

- Director of Residences
- Lifestyle Concierge
- Food & Beverage Manager
- 24-hour concierge
- 24-hour valet
- 24-hour security

CONCIERGE SERVICES**

- Courier services
- Translation services
- Notary services
- Delivery services
- Housekeeping
- Dog grooming
- Property maintenance when travelling
- Plant care maintenance
- Childcare services
- Travel planning
- Airline reservations
- Hotel reservations
- Car rental reservations
- Airport and ground transportation arrangements
- Off-premises restaurant reservations
- In-residence spa and wellness treatments
- Cleaning and alteration services
- Private shopping
- Activity arrangements
- Equipment rentals
- Engineering services

* The design, construction, and building of any dock and/or boat slips are subject to obtaining the appropriate federal, state and local permits and approvals for same and are otherwise subject to change in the developer's sole and absolute discretion. **Some services may require additional fees.

DISCLAIMERS:



LEGAL DISCLAIMERS

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

- (a) This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. 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.
- (b) This offering is made only by the prospectus for the condominium, and no statement should be relied upon if not made in the prospectus.
- (c) The sketches, renderings, graphic materials, plans, specifications, terms, conditions and statements contained in this brochure are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of same in its sole discretion and without prior notice. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same.
- (d) These drawings and depictions are conceptual only and are for the convenience of reference and including artists renderings. They should not be relied upon as representations, express or implied, of the final detail of the residences or the Condominium. The developer expressly reserves the right to make modifications, revisions, and changes it deems desirable in its sole and absolute discretion.
- (e) All depictions of appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit.
- (f) The photographs contained in this brochure may be stock photography or have been taken off-site and are used to depict the spirit of the lifestyles to be achieved rather than any that may exist or that may be proposed, and are merely intended as illustrations of the activities and concepts depicted therein.
- (g) Consult your Agreement and the Prospectus for the items included with the Unit.
- (h) Dimensions and square footage are approximate and may vary with actual construction.
- (i) The project graphics, renderings and text provided herein are copyrighted works owned by the developer. All rights reserved. Unauthorized reproduction, display or other dissemination of such materials is strictly prohibited and constitutes copyright infringement.
- (j) No real estate broker is authorized to make any representations or other statements regarding the projects, and no agreements with, deposits paid to or other arrangements made with any real estate broker are or shall be binding on the developer.
- (k) All prices are subject to change at any time and without notice, and do not include optional features or premiums for upgraded units. From time to time, price changes may have occurred that are not yet reflected on this brochure. Please check with the sales center for the most current pricing.

MANDARIN ORIENTAL DISCLAIMER

5400 N Flagler Limited Partnership ("Developer") is the offeror of the real property being offered for sale as Mandarin Oriental Residences, West Palm Beach ("Residences"). Neither Mandarin Oriental Hotel Group nor any of its affiliates, nor their respective officers, directors, agents or employees (collectively, "MOHG"), are in any way owners, offerors, promoters, issuers or underwriters of, or responsible or liable for, or are making any representations or warranties with respect to, the Developer, construction of the Residences, any offering for sale of the property constituting the Residences, or any increase or return on related investment. MOHG has not assumed and has no liability or responsibility for any financial statements, projections or other financial information contained in any sales and marketing material, prospectus or similar written or oral statements relating to the Residences. Developer has the sole right and responsibility for the manner and means by which the Residences are sold, and all representations in relation to the Residences. Developer has obtained rights to use the "Mandarin Oriental" name and trademarks ("MOHG Marks") in connection with the Residences subject to the terms and conditions of non-exclusive license agreement(s) which may be terminated at any time upon certain occurrences. The right to use the MOHG Marks in connection with the Residences is thus not guaranteed and no such right is included in the Residence being acquired by any purchaser. If any of the relevant agreements are terminated, or MOHG ceases to manage the Residences for any reason, use of the MOHG Marks in connection with the Residences may be terminated at MOHG's discretion. All purchases should seek their own legal, financial and professional advice before entering into any agreement in respect of the Residences. - April 2026

