

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

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.



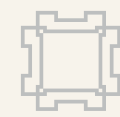
THE CORTLAND



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

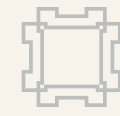


Pembroke & Ives

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.

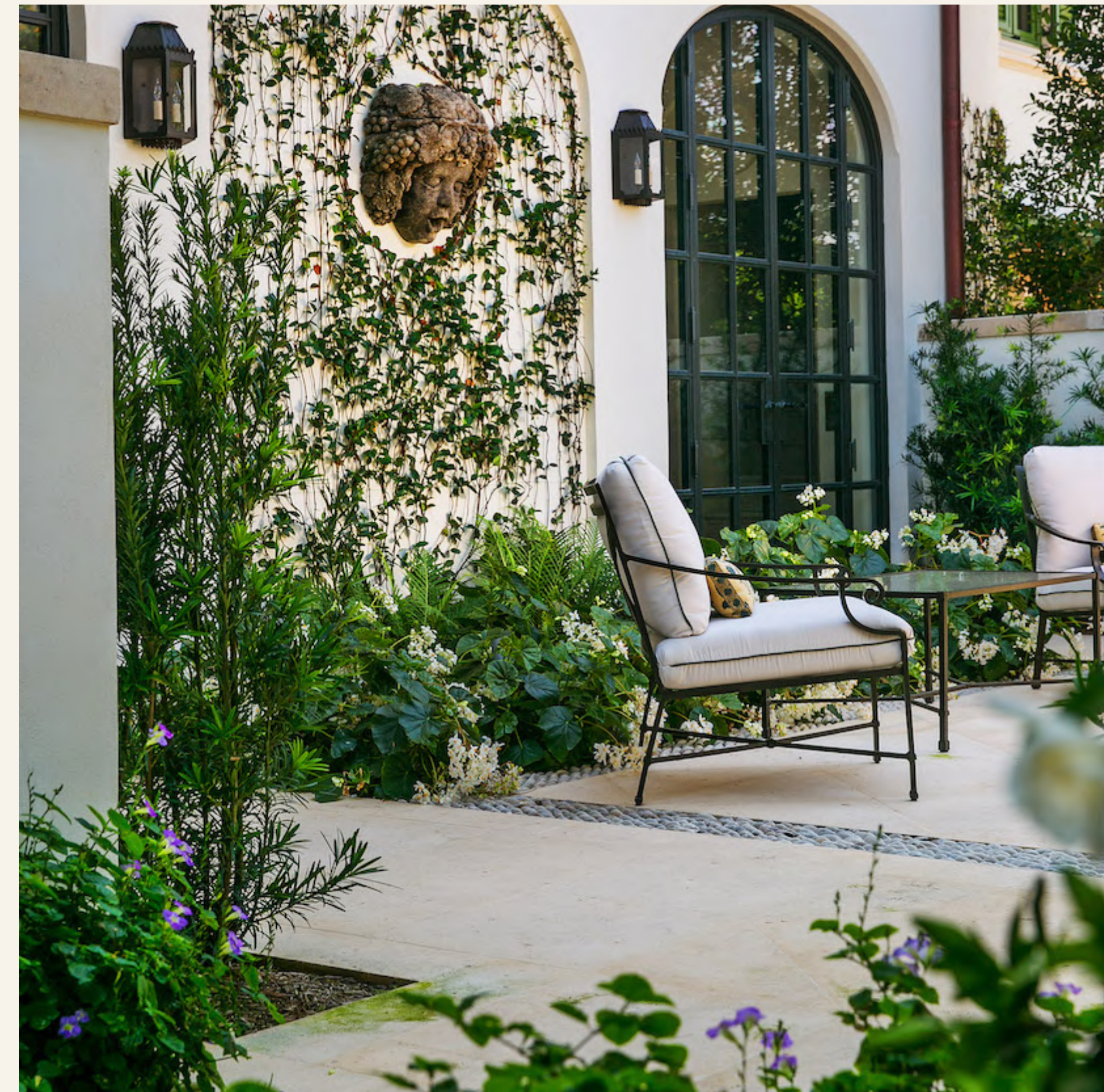


Andrew Sheinman, President



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

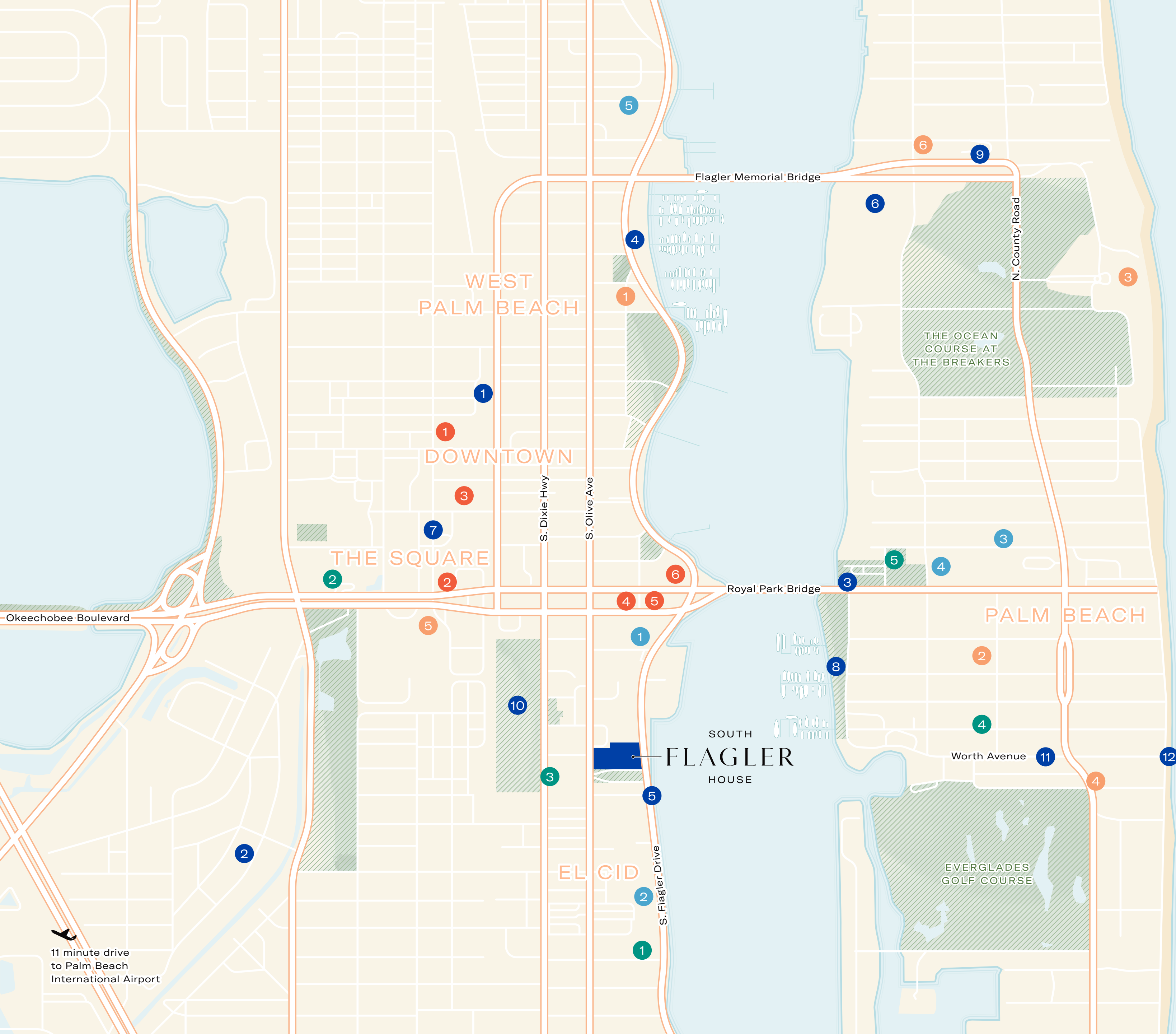


SOUTH FLAGLER HOUSE

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

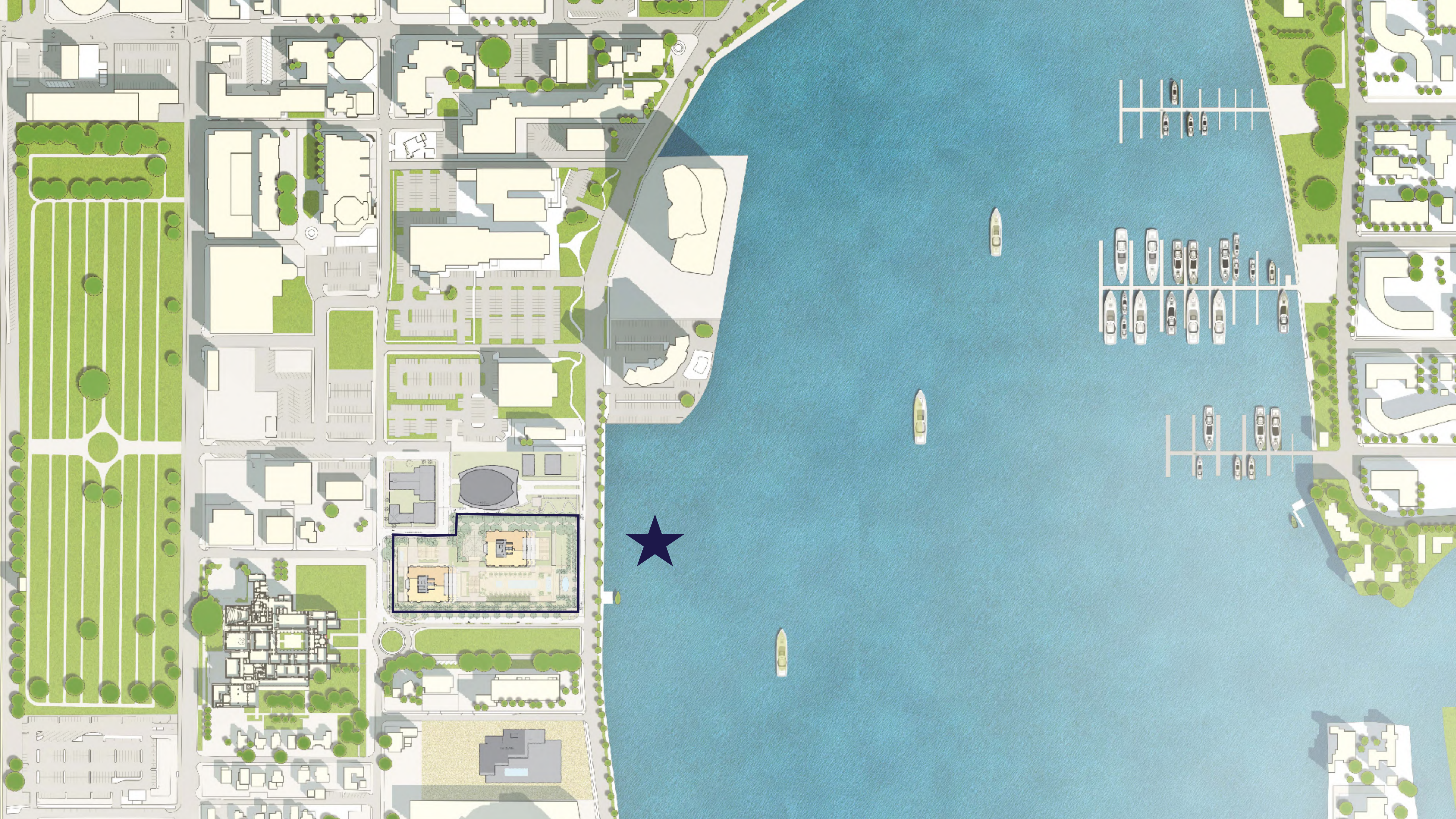
- 1 Palm Beach Atlantic University
- 2 Palm Beach Day Academy Lower Campus
- 3 Palm Beach Day Academy Upper Campus
- 4 Palm Beach Public Elementary School
- 5 Rosarian Academy

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

11 minute drive
to Palm Beach
International Airport





SOUTH FLAGLER HOUSE

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

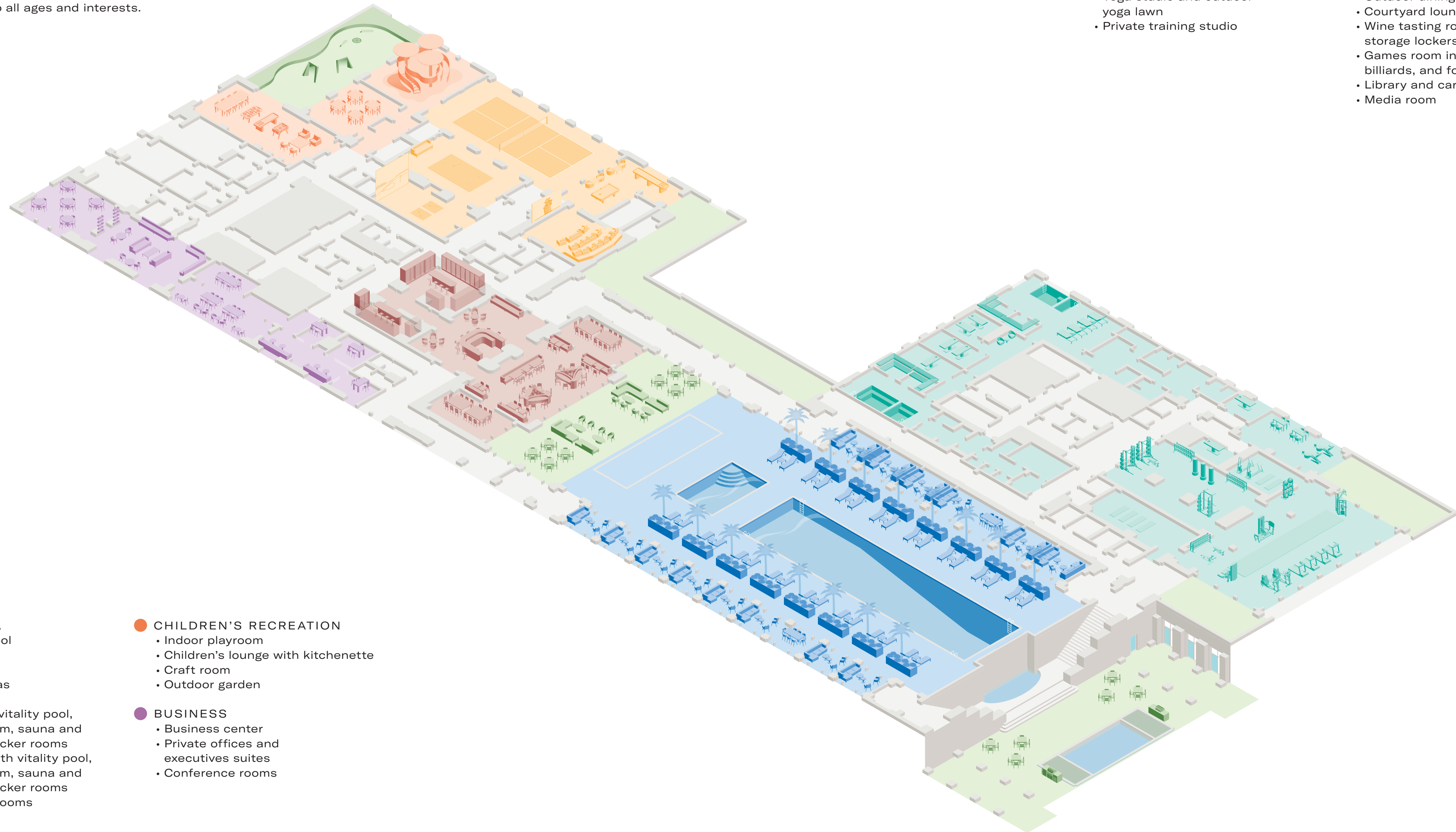
FLOOR 4 | THE CLUB LEVEL DRAFT FLOOR PLAN

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.

- **SPORTS AND FITNESS**
 - Sports 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

- **SOCIAL AND ENTERTAINING**
 - Various indoor and outdoor lounges
 - Entertainment lounge with catering kitchen
 - Commercial kitchen
 - Private dining rooms
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 - 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
 - Sun shelf pool
 - Hot tub
 - Poolside cabanas
 - Private cabanas
 - Men's spa with vitality pool, ice plunge, steam, sauna and changing and locker rooms
 - Women's spa with vitality pool, ice plunge, steam, sauna and changing and locker rooms
 - Spa treatment rooms
 - Salon

- **CHILDREN'S RECREATION**
 - Indoor playroom
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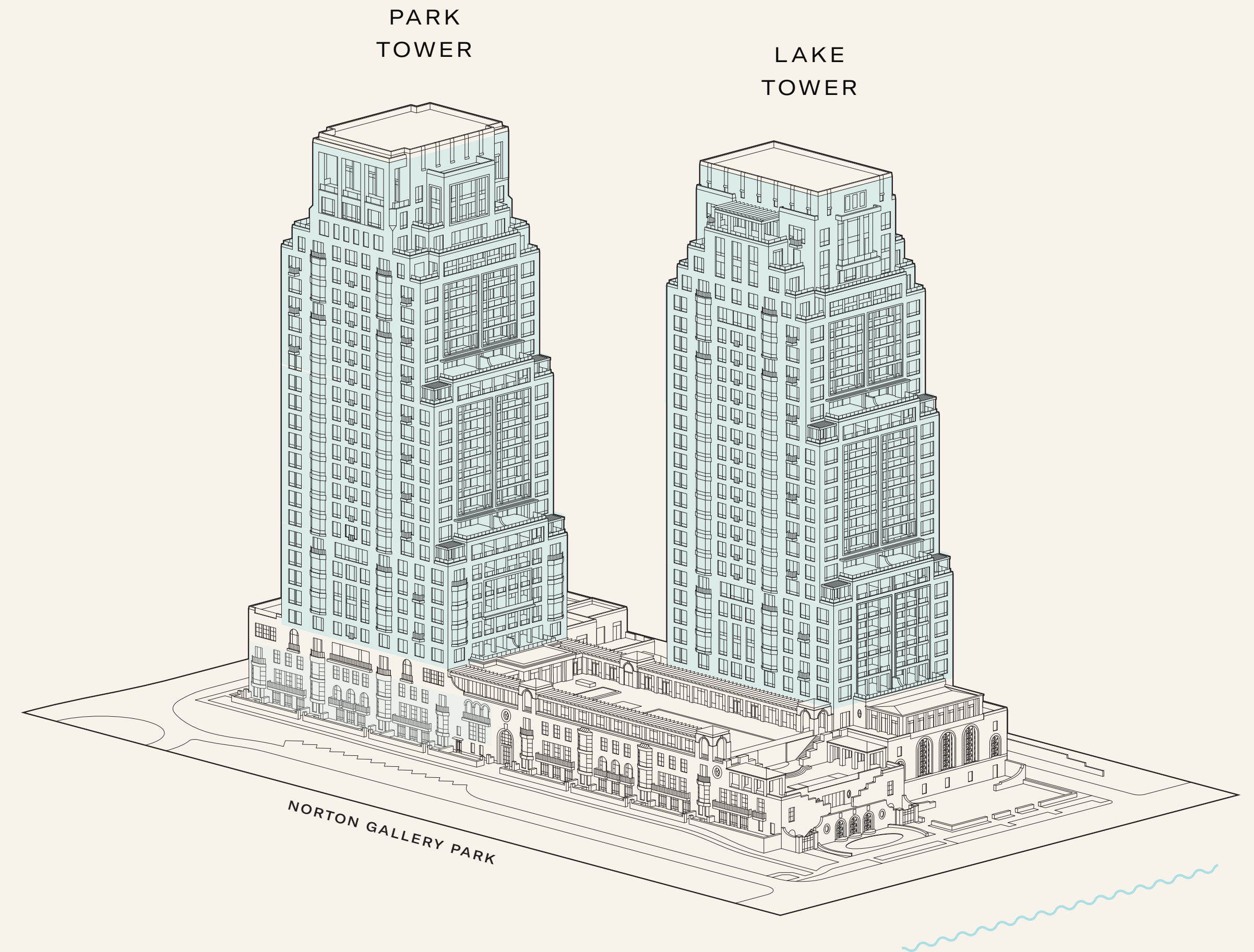








THE RESIDENCES



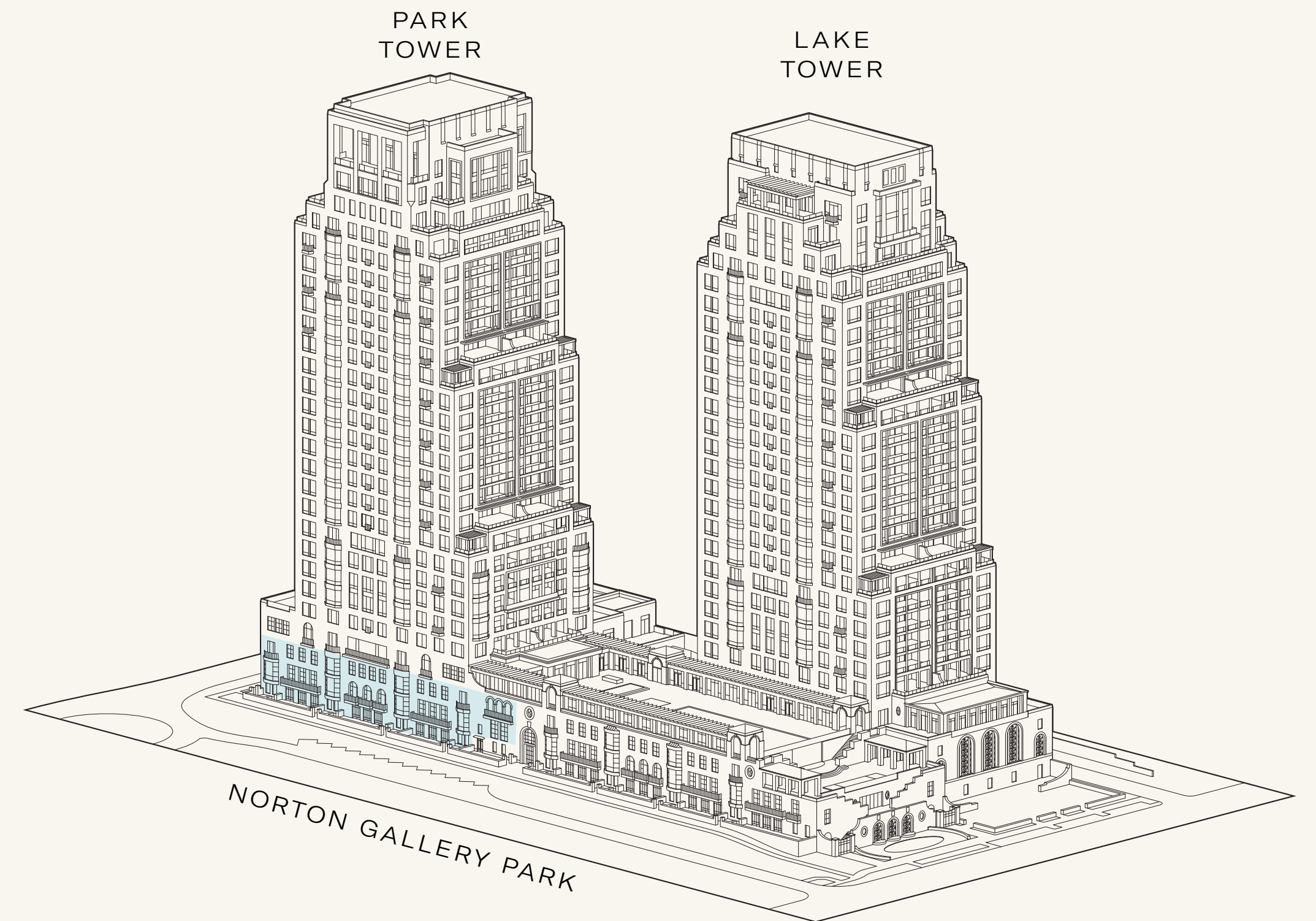
Overview of residence types for each tier in the
Park and Lake Towers.

PARK RESIDENCES FLOORS 1-3

On floors 1, 2, & 3 there will be 9 different residences ranging in size from approximately 1,800 to 3,000 square feet of interior space.

These unique homes will feature 1 and 2 bedroom configurations and will face south into the Norton's Sculpture Garden.

Residences on the 1st floor will feature private outdoor gardens.



TIER ONE FLOORS 5-9

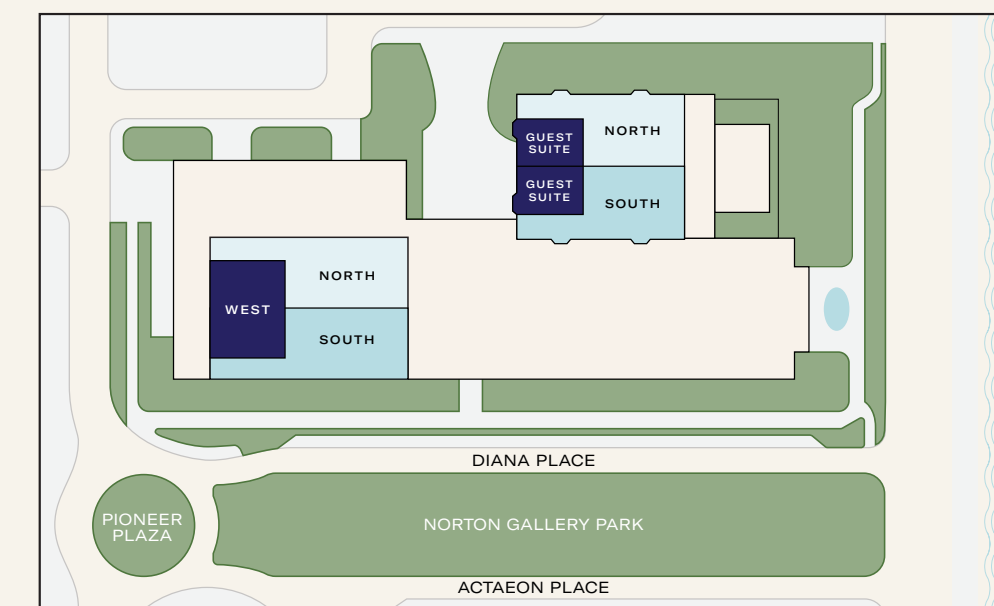
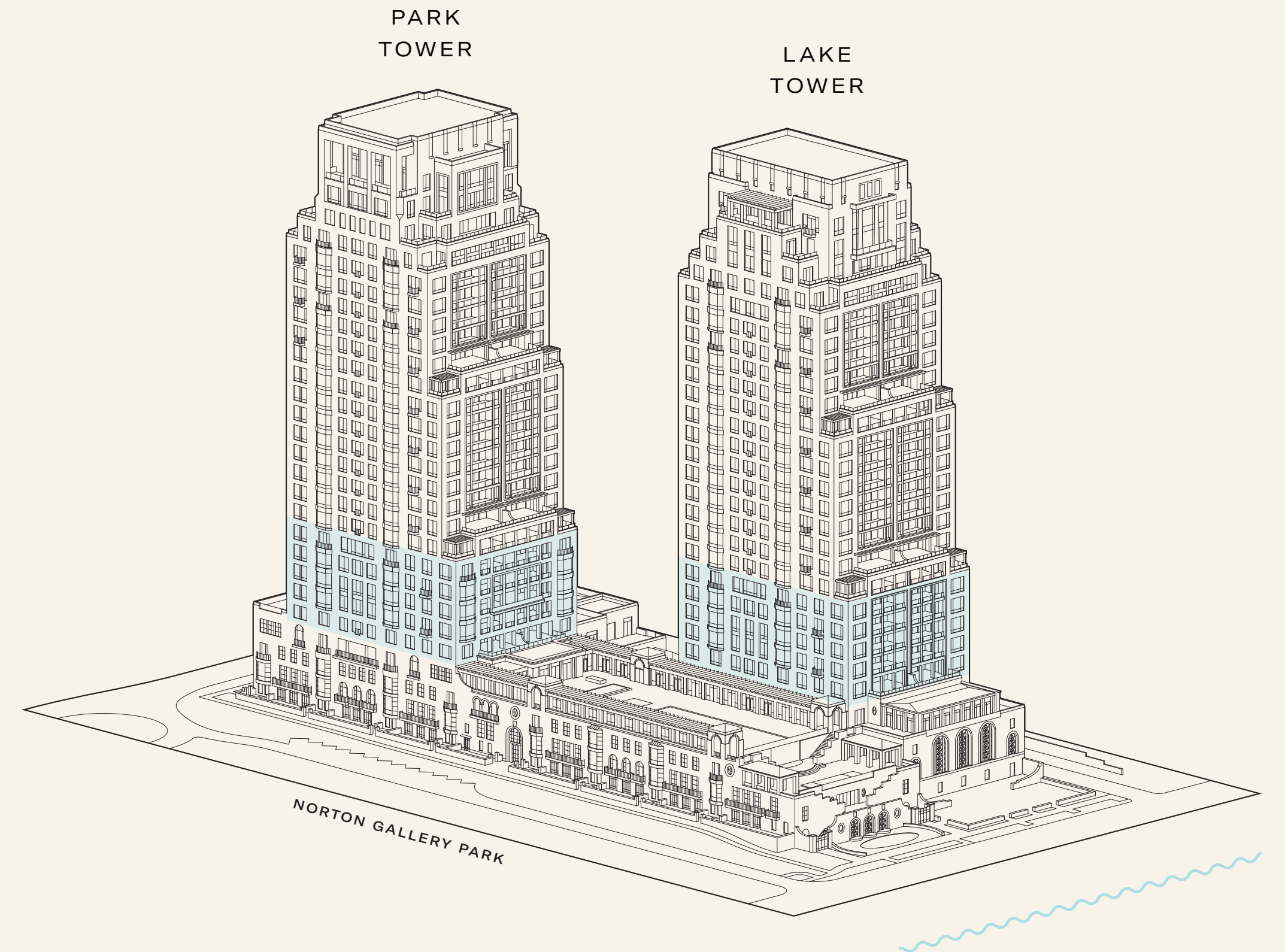
The first architectural tier of South Flagler House is designed with a four-bedroom North and three-bedroom South residence on each floor. These homes are uniquely programmed to feature an east facing loggia with a minimum depth of 16’.

Tier One of the Park Tower additionally will feature five west-facing two-bedroom residences that are accessible via their own private elevator bay.

Tier One of the Lake Tower will feature ten one-bedroom private guest suites that residents of South Flagler House will have the exclusive opportunity to purchase.

Residences located on the 5th floor in each tower will feature extra-large outdoor spaces.

All east facing loggias will be a minimum of 31’ wide.



TIER TWO FLOORS 10-18

In the second tier of South Flagler House, the Lake Tower will feature a four-bedroom North residence and a five-bedroom South residence on each floor.

In the second tier of Park Tower there will be a three-bedroom North residence, three-bedroom South residence, and two-bedroom West residence on each floor.

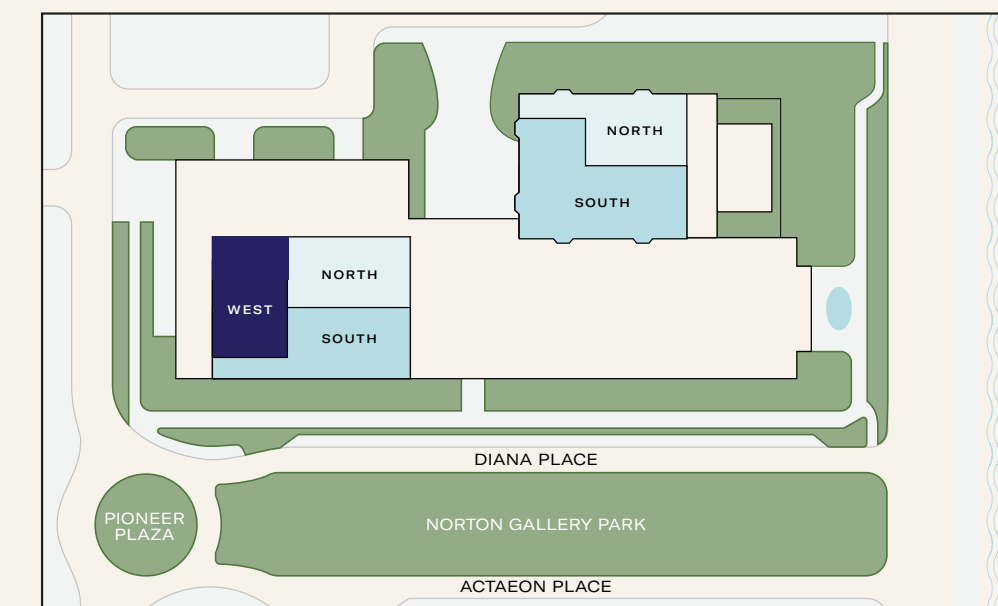
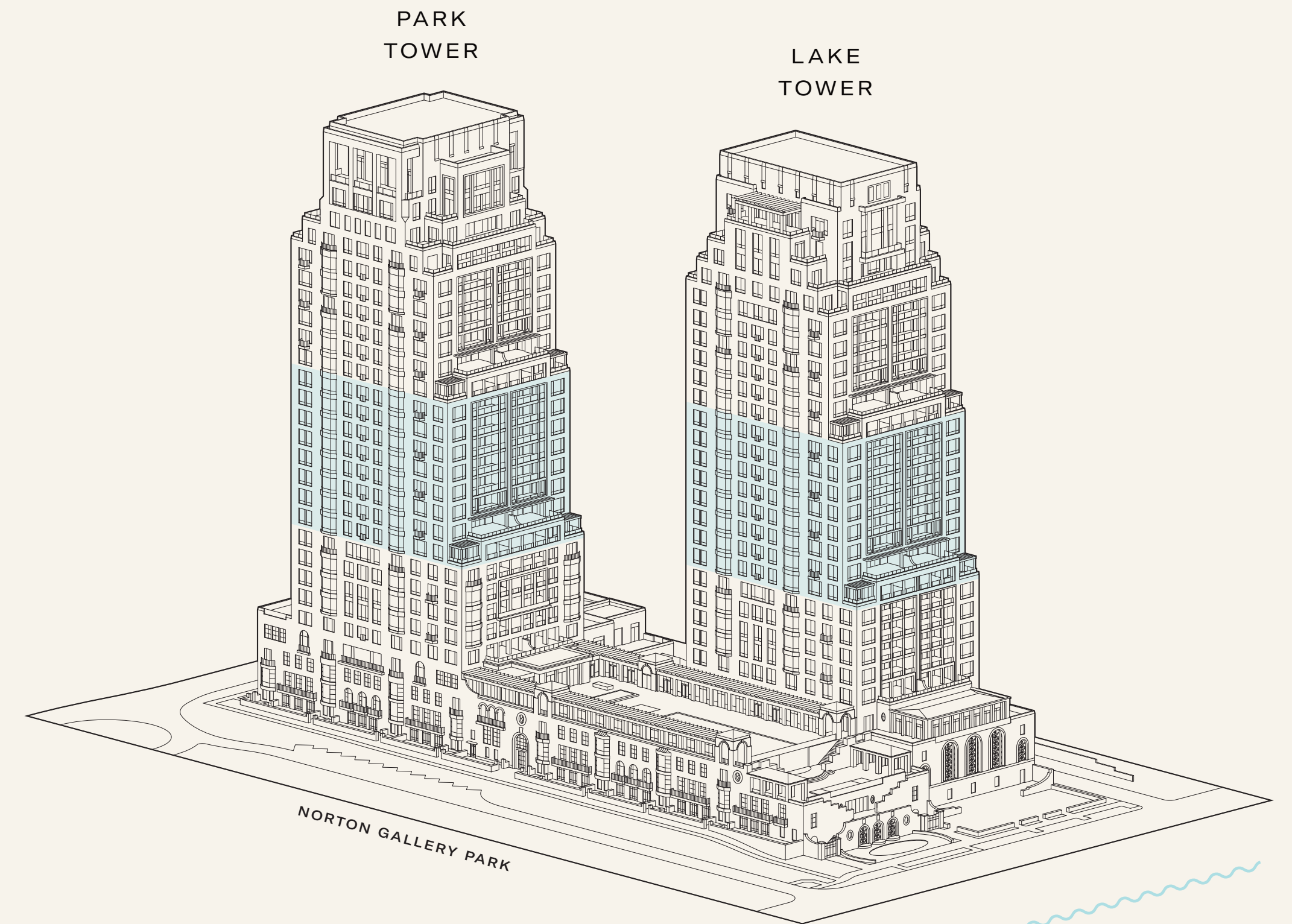
The five-bedroom South residences in the Lake Tower include secondary or “guest” bedrooms on the western facade that offer the unique flexibility of being an attached or detached “guest house” as their design includes a living room, morning kitchen and private entry foyer from the elevator core.

Floors 10 and 11 are rare setback levels that provide extra-large east facing loggias extending up to 23’ in depth.

The 10th floor loggia is fully covered and includes an uncovered corner loggia located off of the office while the 11th Floor loggia is covered to 12’ providing partial shading.

All East facing loggias will be approximately 31’ wide.

All West facing loggias will be approximately 30’ wide.



TIER THREE FLOORS 19-24

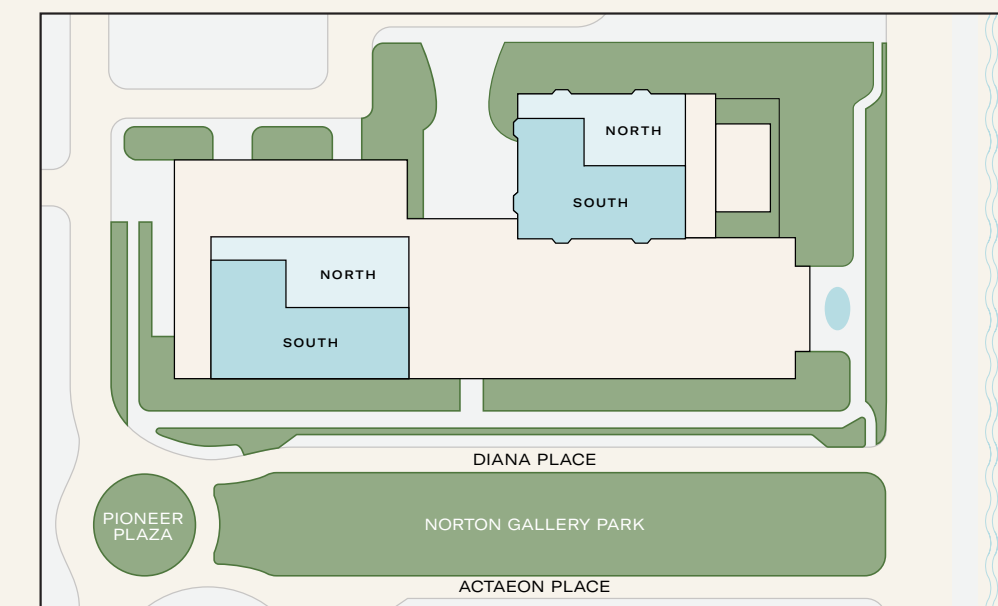
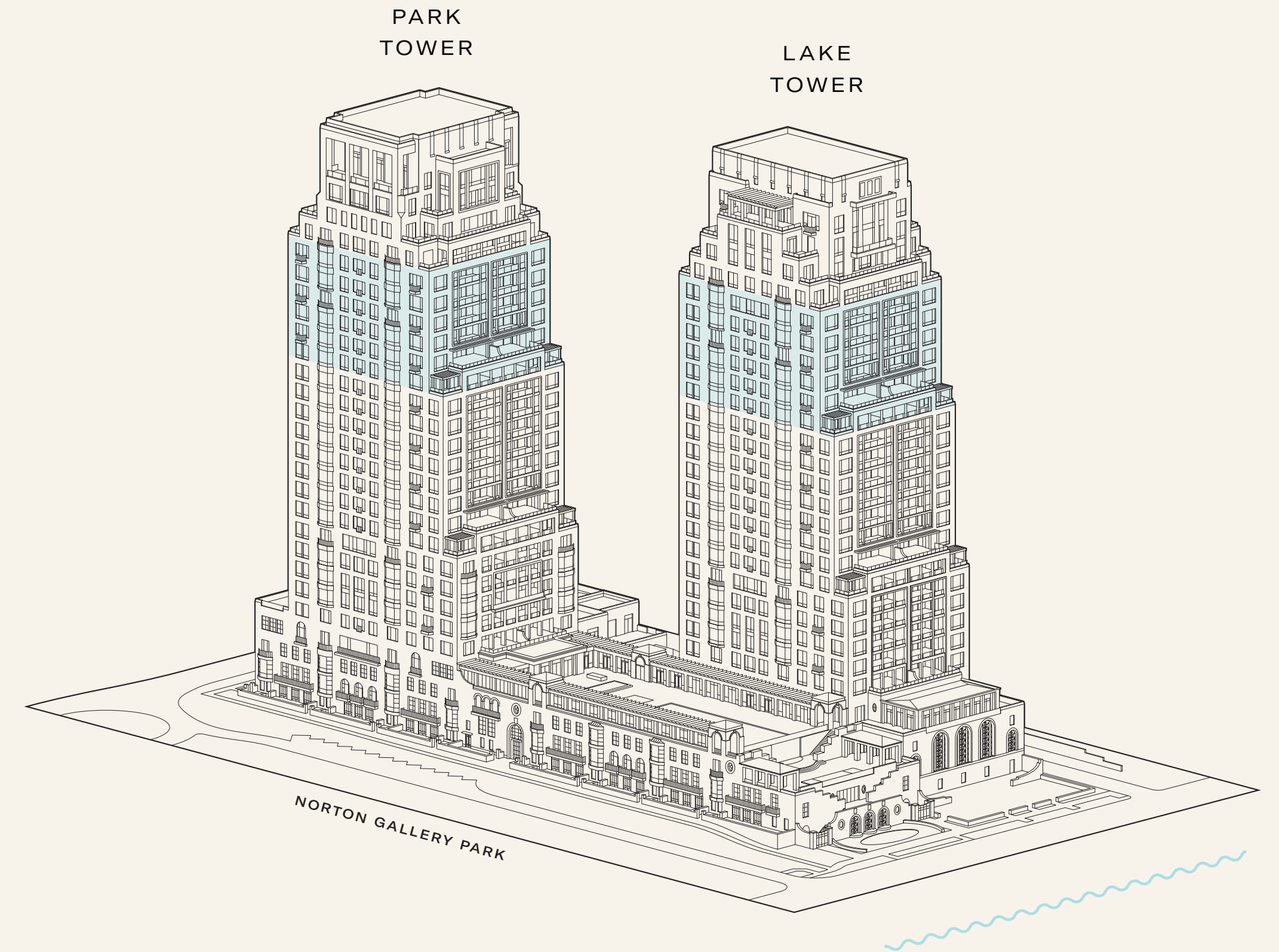
The third tier of South Flagler House is designed with a 3-bedroom North residence and a 4-bedroom South residence on each floor in both the Lake and the Park Towers. Residences span the entire length of the building from East to West and all offer private dining rooms and east facing loggias.

South Residences include a western terrace measuring 10' by 30' and are designed with a flexible attached or detached "guest house".

The 19th and 20th floors are rare setback levels that provide extra-large east facing loggias measuring 23' in depth by 31.5' in width.

The 19th Floor loggia is fully covered and includes an uncovered corner terrace located off of the Family Room/Library, while the 20th Floor loggia is partially covered to 12' and does not include a corner terrace.

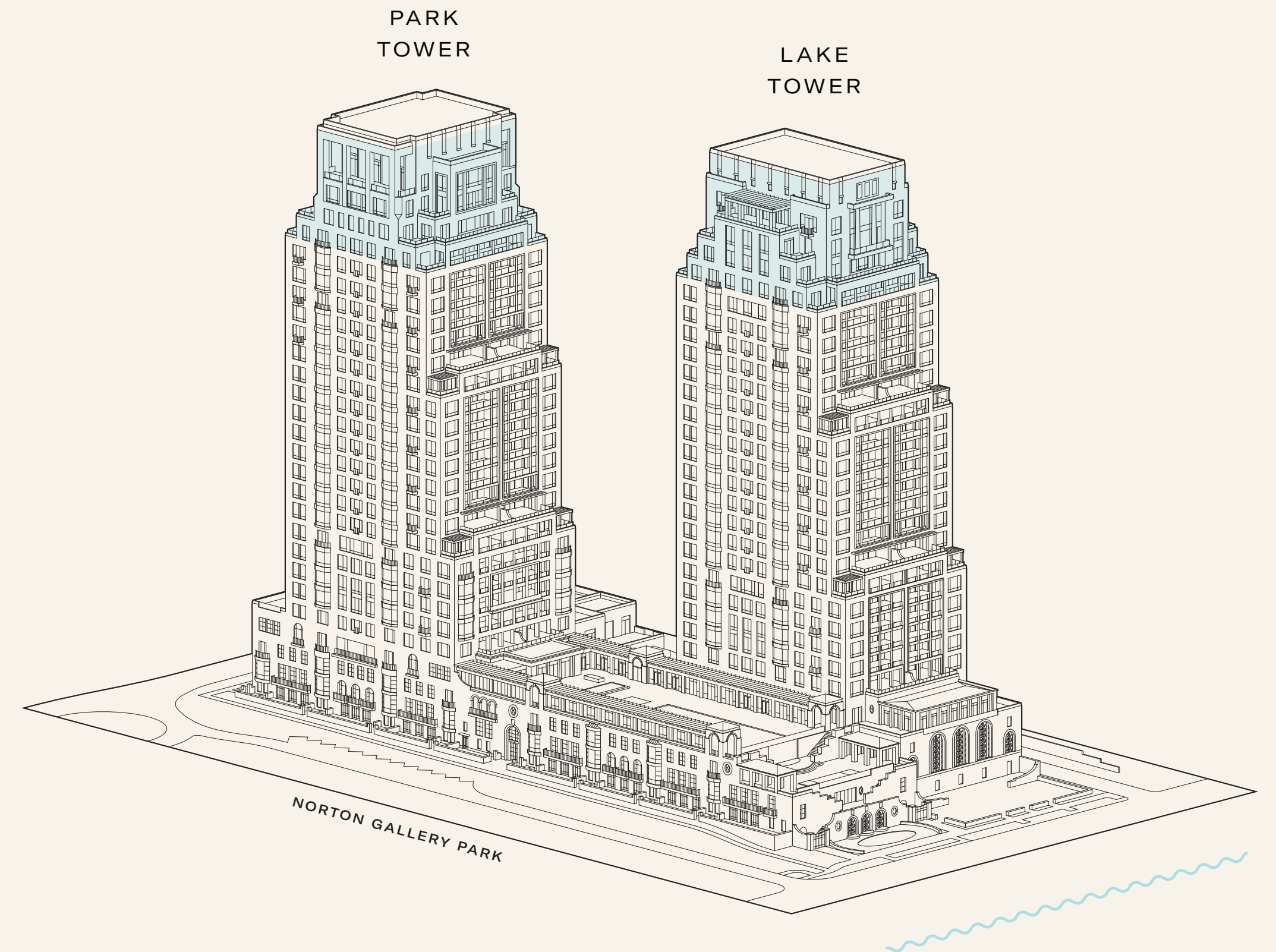
Floors 21 - 24 include the standard 12' by 31.5' wide loggia.



PENTHOUSE FLOORS 25-28

South Flagler House is designed with four half floor penthouses, four full floor penthouses and one duplex penthouse. Each penthouse is unique and offers best in class luxury indoor and outdoor living spaces.

Penthouse Buyers have the opportunity to purchase 1-bedroom residences or private guest suites before they are opened to the rest of the building.



PEMBROOKE & IVES: *RESIDENCE INTERIORS*

An overview of Pembroke & Ives fit and finish selections as well as a limited selection of renderings showcasing examples of the beautifully appointed residence interiors.



MATERIAL PALETTE SOUTH FLAGLER HOUSE

LOCATION: KITCHEN COUNTERTOP & ISLAND, BAR COUNTERTOP
MATERIAL: CALACATTA CALDIA OR NAICA QUARTZITE(HONED)



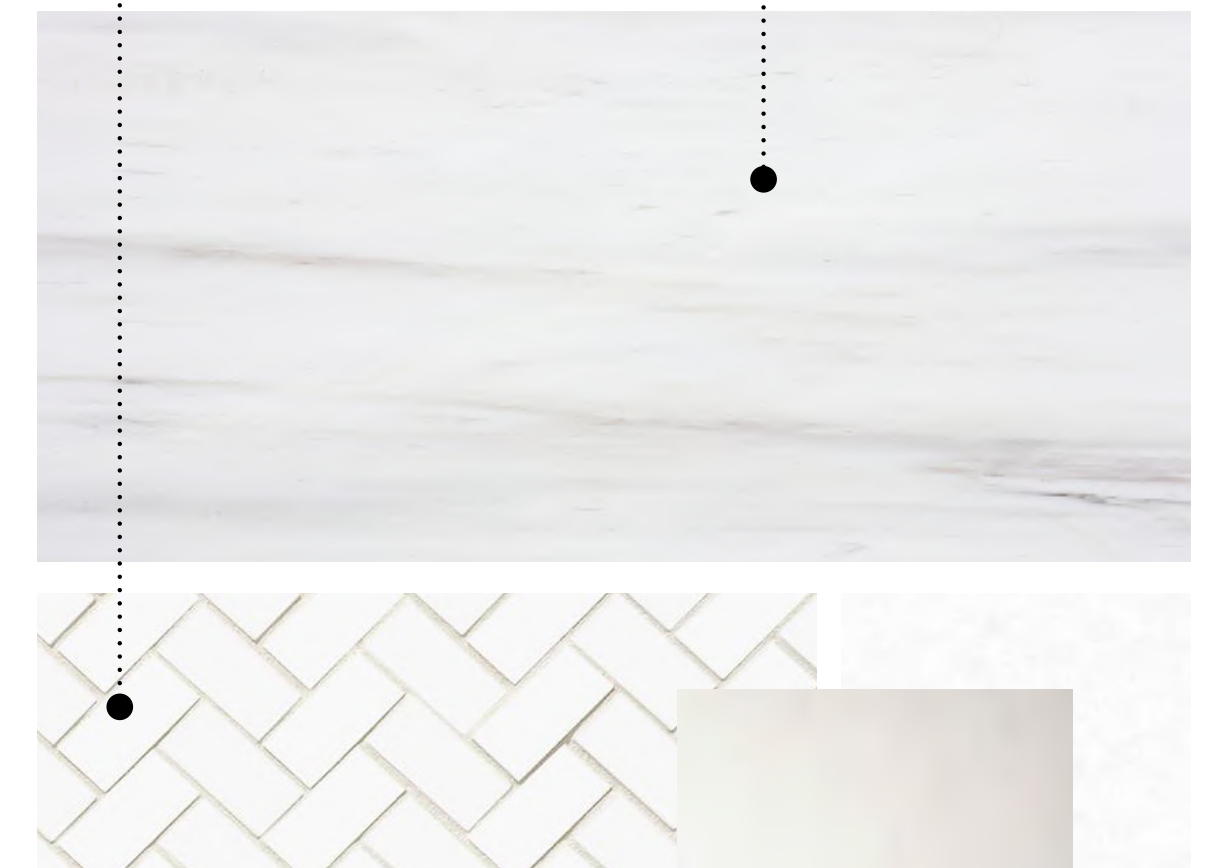
LOCATION: ALL MILLWORK (EXCEPT LAUNDRY)
MATERIAL: HIGH-GLOSS WHITE LACQUER OR WHITE OAK



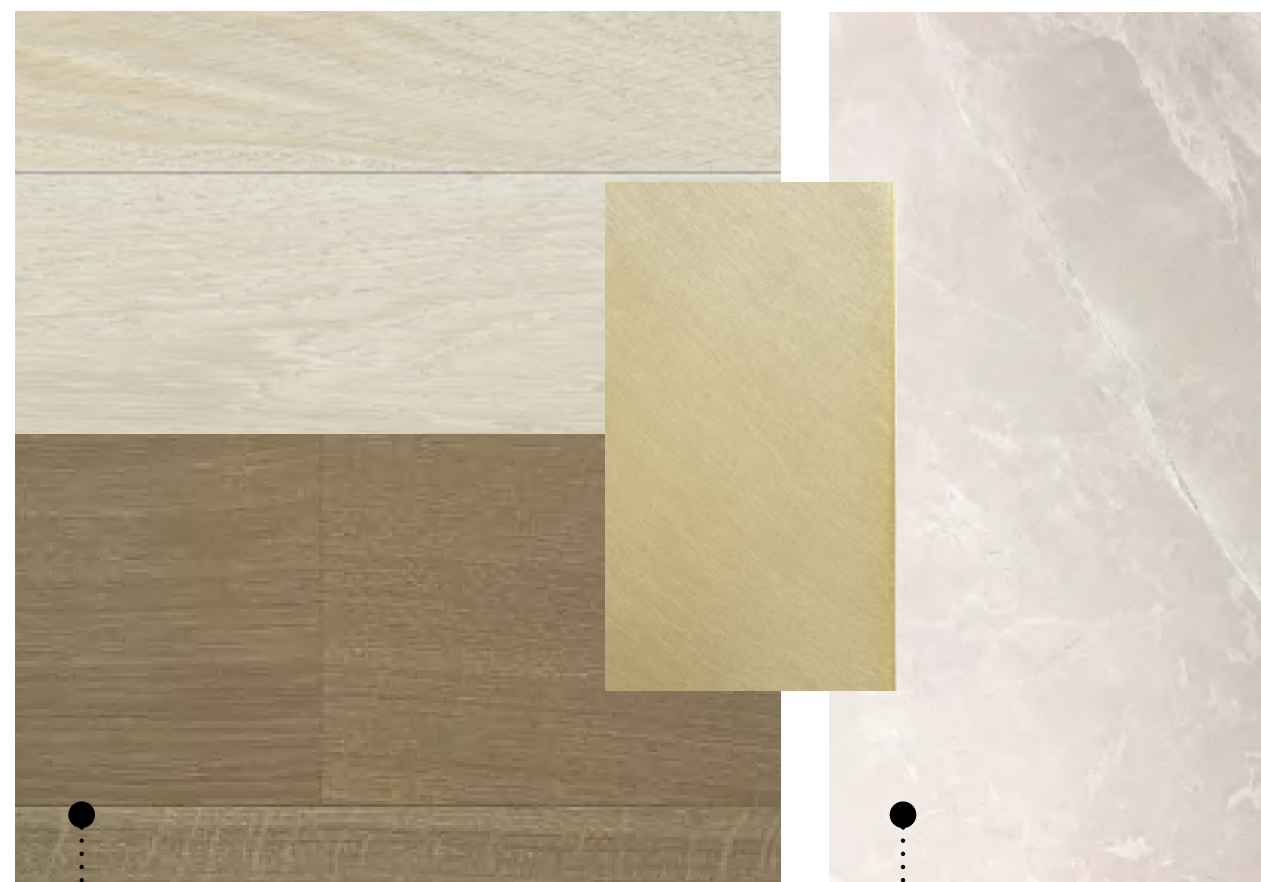
LOCATION: PRIMARY BATH VANITY TOP, WALLS & FLOORS
MATERIAL: CALACATTA EXTRA MARBLE OR SIBERIAN WHITE
(VANITY TOP & WALLS - POLISHED, FLOORS - HONED)



LOCATION: SECONDARY BATH FLOOR 2X6 MOSAIC TILE WITH BORDER
MATERIAL: GLASSOS (POLISHED)



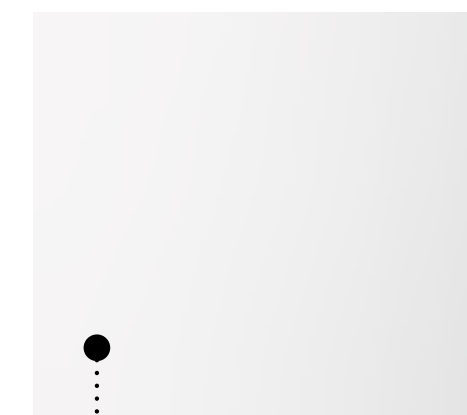
LOCATION: SECONDARY BATH VANITY TOP (SLAB), WALL (12X24 TILE)
MATERIAL: BIANCO DOLOMITI MARBLE



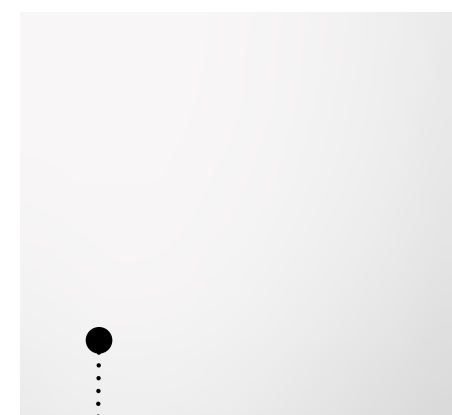
LOCATION: TYPICAL WOOD FLOOR
PH STAIR TREAD & RISER
MATERIAL: LIGHT OR DARK STAINED
WHITE OAK GLAZE
(UV DUO VARNISH)

LOCATION: ELEVATOR FOYER FLOOR
MATERIAL: MOON CREAM
MARBLE (HONED)

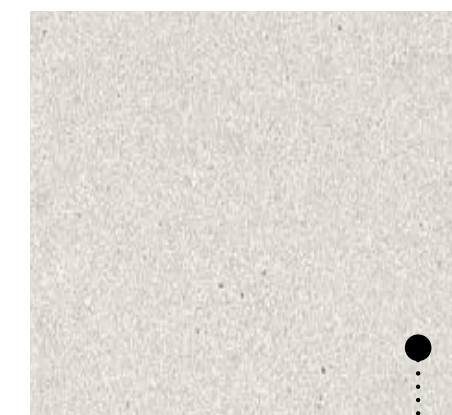
LOCATION: PH STAIR RAILING
MATERIAL: CHAMPAGNE BRASS (SATIN)



LOCATION: LAUNDRY CABINETRY
MATERIAL: SATIN WHITE LACQUER



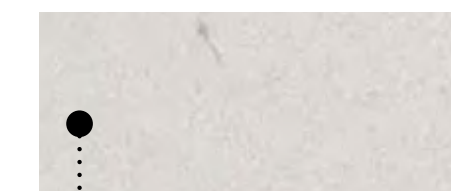
LOCATION: LAUNDRY COUNTERTOP
MATERIAL: CAESARSTONE PURE WHITE



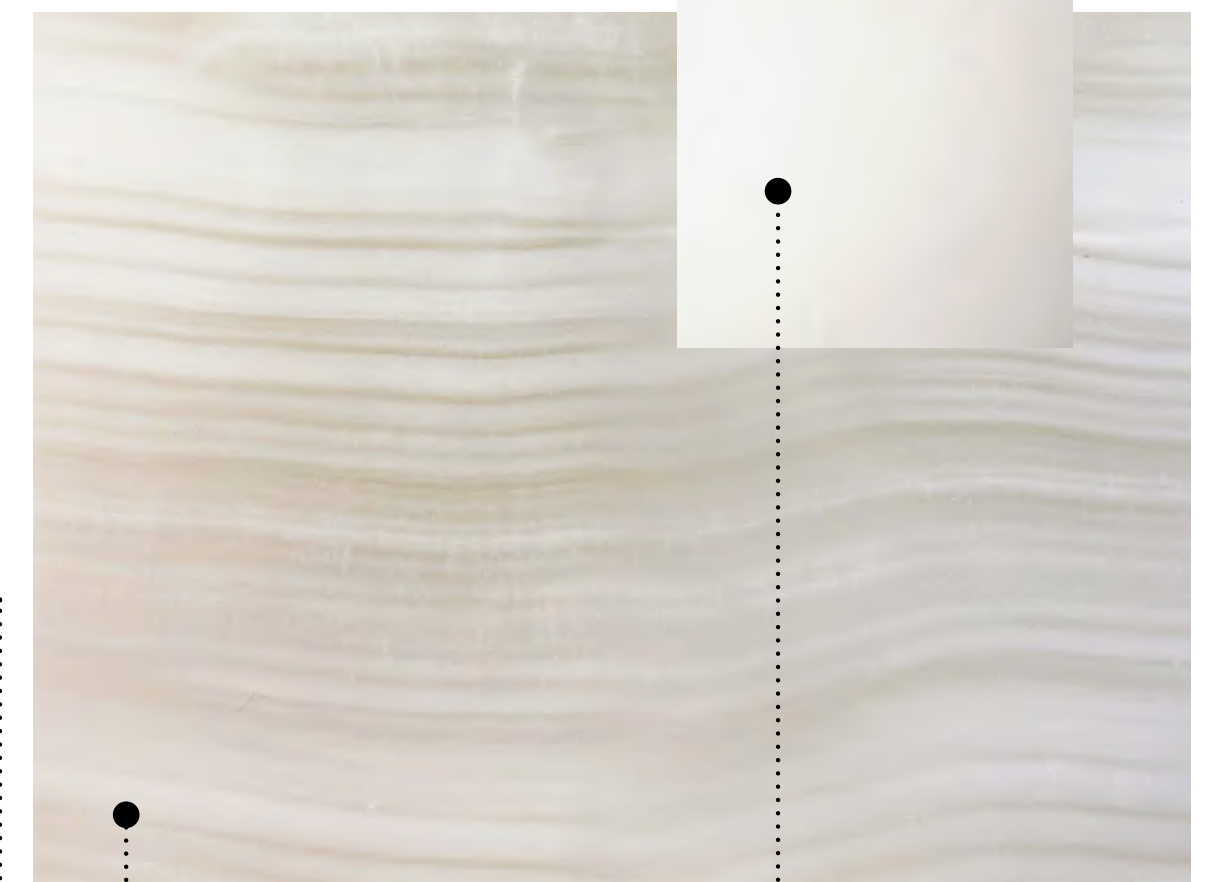
LOCATION: LAUNDRY AND CORE FLOOR
MATERIAL: PIETRA 3 PEARL
PORCELAIN TILE



LOCATION: LAUNDRY AND CORE DOOR SADDLE
MATERIAL: CAESARSTONE
CLOUDBURST



LOCATION: KITCHEN HOOD ENCLOSURE
MATERIAL: SATIN STAINLESS STEEL



LOCATION: POWDER ROOM VANITY
MATERIAL: NORDIC WHITE ONYX
(POLISHED)

LOCATION: BAR UPPER CABINETRY,
PLUMBING FIXTURES, DOOR HARDWARE
& ACCENT
MATERIAL: POLISHED NICKEL FIXTURES,
HARDWARE & ACCENT

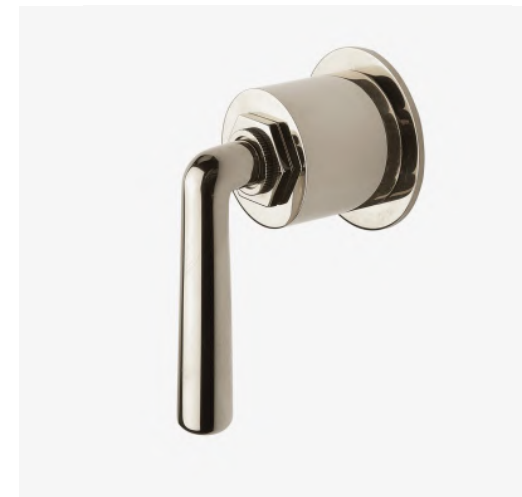
PRIMARY BATHROOM - PLUMBING FIXTURES SOUTH FLAGLER HOUSE



WATERWORKS HENRY WITH COIN EDGE DETAILS
DECK-MOUNTED FAUCET
(POLISHED NICKEL)



WATERWORKS HENRY
PRESSURE BALANCE
(POLISHED NICKEL)



WATERWORKS HENRY
DIVERTER
(POLISHED NICKEL)



MTI ANDREA 66"X36"X20.5" TUB CENTER DRAIN
(UNDER-MOUNT INSTALLATION WITH STONE DECK)



WATERWORKS HENRY
DECK-MOUNT TUB FAUCET
(POLISHED NICKEL)



WATERWORKS CLARA SINK



WATERWORKS HENRY
RAIN SHOWER
(POLISHED NICKEL)



WATERWORKS HENRY
HAND SHOWER
(POLISHED NICKEL)



WATERWORKS HENRY
SHOWERHEAD
(POLISHED NICKEL)



MTI CASSANDRA 71.75"X37.5"X22.25"
FREE STANDING TUB



WATERWORKS HENRY
TUB FILLER
(POLISHED NICKEL)



TOTO NEXUS
ONE-PIECE TOILET
W/WASHLET S550E

SECONDARY BATHROOMS & POWDER ROOMS - PLUMBING FIXTURES SOUTH FLAGLER HOUSE

SECONDARY BATHROOMS



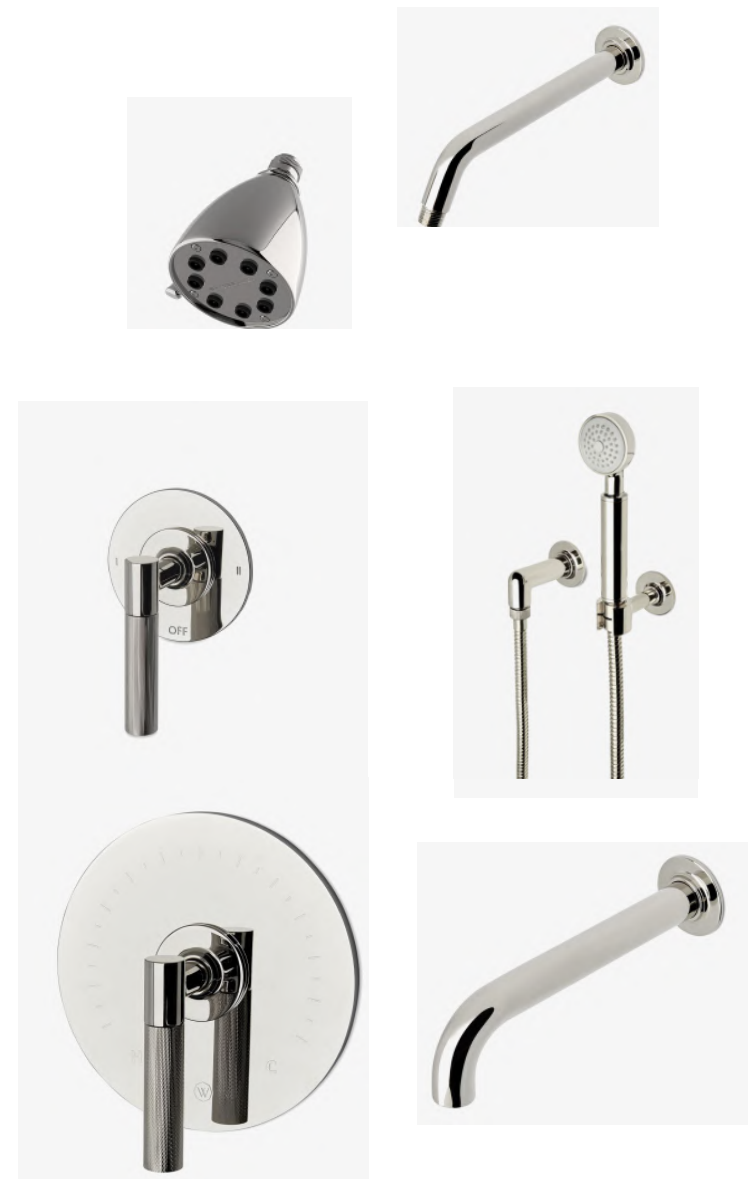
WATERWORKS BOND TANDEM
DECK-MOUNTED FAUCET
WITH GUILLOCHE LINES
(POLISHED NICKEL)



WATERWORKS CLARA SINK



TOTO NEXUS
ONE-PIECE TOILET



WATERWORKS BOND TANDEM
SHOWERHEAD & CONTROLS
HAND SHOWER & TUB FILLER
WITH GUILLOCHE LINES
(POLISHED NICKEL)



WATERWORKS MINNA CAST IRON
UNDERMOUNT TUB

POWDER ROOMS



WATERWORKS BOND
WALL-MOUNTED FAUCET
WITH GUILLOCHE LINK KNOB
(POLISHED NICKEL)



WATERWORKS CLARA SINK



TOTO NEXUS
ONE-PIECE TOILET

KITCHEN, BAR & LAUNDRY - PLUMBING FIXTURES
SOUTH FLAGLER HOUSE

KITCHEN



NEWPORT BRASS EAST LINEAR
FAUCET WITH
PULL-DOWN SPRAY
(POLISHED NICKEL)



NEWPORT BRASS
EAST LINEAR
WATER DISPENSER
(POLISHED NICKEL)



GALLEY WASHSTATION 3S
PRECISION 32"X16" SINK
(STAINLESS STEEL + WHITE)

LIVING ROOM BAR
(NORTH RESIDENCES ONLY)



WATERWORKS BOND
BAR TAP
(POLISHED NICKEL)



WATERWORKS
NORMANDY BAR SINK
(POLISHED NICKEL)

LAUNDRY



GROHE K7
FAUCET WITH
PULL-DOWN SPRAY
(POLISHED NICKEL)



BLANCO STEELART
PRECISION 23" SINK
(STAINLESS STEEL)

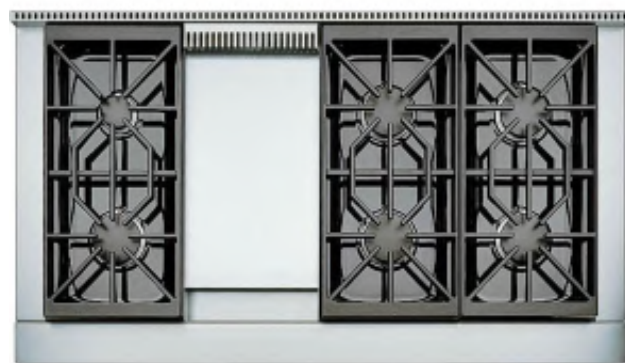
APPLIANCES

SOUTH FLAGLER HOUSE

SUBZERO - WOLF KITCHEN



46" PRO HOOD LINER
(CONCEALED IN CABINET)



48" COOK-TOP WITH GRIDDLE



30" STEAM OVEN
M SERIES
CONTEMPORARY



30" MICROWAVE
M SERIES
CONTEMPORARY



(2) 30" SINGLE OVEN
M SERIES
CONTEMPORARY



30" WARMING DRAWER
WITH FULL FRONT PANEL



(2) 30" REFRIGERATOR/
FREEZER OVER-AND-UNDER
60" WIDE TOTAL
WITH FULL FRONT PANEL



(2) 24" MIELE
DISHWASHER
WITH FULL
FRONT PANEL



INSINKERATOR
EVOLUTION PRO 750
GARBAGE DISPOSAL
WITH AIR SWITCH

SUBZERO - WINE



24" WINE COOLER TYP.

SUBZERO - LIVING BAR (NORTH RESIDENCE ONLY)



30" REFRIGERATOR/FREEZER
OVER-AND-UNDER
WITH FULL FRONT PANEL

ELECTROLUX LAUNDRY



(2) ELECTROLUX
27" WASHER



(2) ELECTROLUX
27" GAS DRYER

DOOR HARDWARE
SOUTH FLAGLER HOUSE



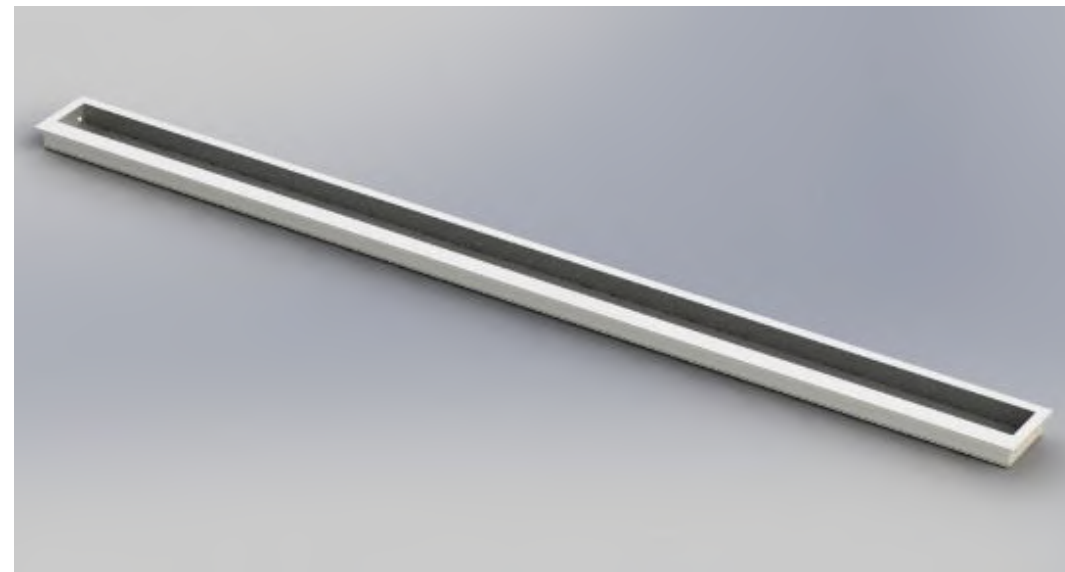
HAMILTON SINKLER
INTERIOR DOOR LEVER
(POLISHED NICKEL)



HAMILTON SINKLER
BATHROOM DOOR
THUMB TURN
(POLISHED NICKEL)



HAMILTON SINKLER
TYPICAL POCKET DOOR
FLUSH PULL
(POLISHED NICKEL)



HAMILTON SINKLER
LIVING ROOM POCKET DOOR
FLUSH PULL 36" LONG
(POLISHED NICKEL)



HAMILTON SINKLER
RIFT-OFF HINGE
(POLISHED NICKEL)



HAMILTON SINKLER
DOOR STOP
(POLISHED NICKEL)































WE ARE PLEDGED TO THE LETTER AND SPIRIT OF THE U.S. POLICY FOR ACHIEVEMENT OF EQUAL HOUSING OPPORTUNITY THROUGHOUT THE NATION. WE ENCOURAGE AND SUPPORT AN AFFIRMATIVE ADVERTISING AND MARKETING PROGRAM IN WHICH THERE ARE NO BARRIERS TO OBTAINING HOUSING BECAUSE OF RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN. There are various methods for calculating the square footage of a Unit and depending on the method of calculation, the quoted square footage of a Unit in advertising materials may vary from the square footage of a Unit as stated or described in the Prospectus and the Declaration. The dimensions of the Unit set forth on the previous page have been calculated from the exterior boundaries of the exterior walls to the centerline of shared walls, without reduction for common elements such as structural walls and other interior structural components of the building. As such, the area set forth on the previous page will be larger than the area calculated in the manner provided in the Declaration. For the area of the Unit calculated in accordance with the technical definition of the Unit, see Exhibit "3" to the Declaration. All depictions of appliances, fixtures, furnishings, counters, soffits, and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit. All dimensions are approximate and may vary with actual construction. All floor plans are subject to change. Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. Consult the Developer's Prospectus for Information regarding what is offered with the Unit and for the calculation of the Unit square footage, dimensions, and floor area. This Condominium is being developed by SFH Owner LLC ("Developer"). Any and all statements, disclosures and/or representations shall be deemed made by Developer and not Related Companies and any purchaser agrees to look solely to Developer (and not to Related Companies and/or any of its affiliates or principals) with respect to any and all matters relating to the marketing and/or development of the Condominium and with respect to the sales of units in the Condominium.

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.

