

# SOUTH FLAGLER HOUSE

## Project Overview

Celebrating the prime waterfront location, Frisbie Group and Hines are proud to introduce a new landmark property to West Palm Beach, South Flagler House. Iconic architecture by Robert A.M. Stern offers stately design with a distinctly South Florida perspective, while elegant interiors by Pembroke & Ives honor the expansive layouts and spectacular, far reaching views. The result is a masterpiece of uncompromising quality and timeless character.

South Flagler House features two majestic, limestone-clad buildings stretching 27 stories into the sky. Anchored by a single podium wrapped with stepped gardens and townhomes, South Flagler House enjoys direct views of the Intracoastal Waterway and expansive ocean vistas from the middle and upper tiers.

The condominium residences enjoy gracious scale as Palm Beach homes in the sky. High ceilings, abundant fenestration, premium interior finishes and grand outdoor spaces seamlessly align comfort with luxury, creating the ultimate quality of life experience. These spectacular residences are enhanced further by the unprecedented range of amenities and services offered within South Flagler House, rivaling those found among even the most exclusive members'-only clubs.

For its comfort and convenience, its uncompromising quality and commitment to excellence, and for its astounding beauty both inside and out, South Flagler House will soon become a legacy property to be enjoyed for generations to come.

## Property Specifications

### PRIVATE DRIVEWAY & MOTOR COURT

A canopied allée of native sea grape trees line South Flagler House's driveway, leading residents and guests to a lush, circular motor court punctuated by an artful fountain. Upon entry, vehicles will be greeted by a doorman and valet service.

### LOBBY

An elegant arrival awaits residents and guests at South Flagler House by means of a dramatically scaled, light-filled lobby.

- 24-hour lobby attendant

- Concierge

- Secure keyed elevators to residences and common areas

- Package & mail room

- Cold storage room

- Resident & guest lounges

### SERVICES AND SYSTEMS

Modern technology with high-touch services illustrates the commitment to the residential experience with no detail overlooked.

- 24-hour onsite staff
- Valet
- Dedicated service elevator
- Market-leading elevator access time
- Two private keyed elevators per residence
- Secure key access to service entrances and common spaces
- Valet parking garage with electric charging stations
- Emergency generator for full building power in an event of a power loss
- Wifi throughout all areas of the building
- Enhanced ventilation system providing fresh filtered air to residences
- Enhanced water filtration system for the residences
- Low-voltage prewiring & telecommunications infrastructure
- Dog washing room
- Bicycle storage
- Private storage



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## Amenities

The amenity program is designed to surprise and delight every member of the family, including robust indoor and outdoor spaces intended as an extension of one's home.

### SPORTS AND FITNESS

- Pickleball court & lounge
- Outdoor sports lounge cabana
- State-of-the-art fitness center
- Fitness lounge
- Pilates studio
- Golf simulator lounge
- Outdoor recreation lawn area
- Yoga studio & outdoor yoga lawn
- HIIT lawn
- Private training studio

### SWIM AND SPA

- 25-meter lap pool
- Sun shelf pool
- Hot tub
- Landscaped seating area with chaise lounges
- Private 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
- Beauty lounge

### CHILDREN'S RECREATION

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

### BUSINESS

- Business center
- Private offices
- Co-working space
- Conference rooms
- Outdoor meeting spaces

### SOCIAL AND ENTERTAINING

- Various indoor & outdoor lounges
- Sports lounge
- Party room with catering kitchen
- Commercial kitchen
- Private dining rooms
- Resident dining room
- Outdoor dining patio
- Courtyard lounge
- Sunset outdoor terrace
- Wine cellar dining room
- Games room including ping pong, billiards, and foosball
- Card game room
- Library
- Media room



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## Neighborhood

Picturesque Palm Beach offers residents their best lived life with vibrant restaurants, renowned shopping, beaches, greenspace, and yachting culture.

- Nearby restaurants are among the top-rated in the City, including Buccan, Le Bilboquet, RH Rooftop, Sant Ambroeus, Lola 41, and La Sirena, as well as the upcoming Milos.
- Palm Beach favorites include the Palm Beach Grill, Café Boulud, Bice, and Imoto.
- Casual dining options range from effortless to fashionable, and include Planta, BrickTop's, Pura Vida, and Honor Bar.
- The best local cultural destinations, such as The Norton Museum of Art and the Ann Norton Sculpture Garden, The Society of the Four Arts, The Kravis Center, and the Henry Morrison Flagler Museum.
- The Shops on famed Worth Avenue include, Bottega Veneta, Chanel, Gucci, Louis Vuitton, MaxMara, Tiffany & Co., Peter Miller, Ralph Lauren, Saks Fifth Avenue, and Valentino to name a few.

- Shops at The Royal Poinciana Plaza include Hermes, Cartier, Saint Laurent, Oscar de la Renta, Jimmy Choo, Zimmermann, Zadig & Voltaire, Veronica Beard, La Ligne, Kirna Zabête, Kiton, Marissa Collections, and more.
- Nearby The Square features artist in residence programs, outdoor fitness, musical performances, as well as shopping and dining options.
- At its doorstep, South Flagler House offers outdoor activities, with additional wellness opportunities at nearby 1Fitness, Club Pilates, The Yoga Society WPB, Squeeze Pilates Palm Beach, Palm Beach Fitness, Anushka Spa & Salon, and The Spa at The Breakers.
- Down the street from the premier, class-A office tower, One Flagler (under-construction).

## Team

Developers: Frisbie Group & Hines

Design Architect: Robert A.M. Stern Architects

Interior Design Architect: Pembroke & Ives

Landscape Design: SMI Landscape Architecture



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