

THE RITZ-CARLTON RESIDENCES

HAMMOCK DUNES, PALM COAST

An Oceanfront Sanctuary of Legendary Service and *Iconic Style*

Introducing The Ritz-Carlton Residences,
Hammock Dunes—stunning homes directly
on the sand, with breathtaking water views
and exquisite design by Meyer Davis—a
sophisticated haven in a setting like none other.





Imagine a caliber of service renowned across the globe —set on one of Florida's most breathtaking beaches. Welcome to The Ritz-Carlton Residences, Hammock Dunes.

Specifications

SITE AREA

6.8 acres

DEPOSIT STRUCTURE

10% at reservation 10% at contract 10% at groundbreaking 10% at top off 60% at closing

RESIDENCE SIZES*

3BR/3.5 BA+Den 2,390 SF 4BR/4.5 BA+Family Room 3,040 SF 4BR/4.5 BA+Family Room 3,400 SF Penthouse Collection

STORIES

12 stories

Building Features

A sophisticated oceanfront setting with panoramic views

Two PGA-level, Audubon-certified golf courses set within the Hammock Dunes community, designed by Tom Fazio and Rees Jones**

17 additional championship golf courses, designed by Jack Nicklaus, Tom Watson, and others, all within a 30-minute drive**

Exquisite interiors by Meyer Davis Studio

Architecture by award-winning CFE Architects

Stunning, spacious pool deck and terrace overlooking the Atlantic Ocean

Curated, museum-quality artwork throughout common areas

Pristine, elegant landscaping designed to enrich and restore

Dedicated resident parking

Minutes from a variety of world-class marinas, true to Hammock Dunes' exclusive waterfront style

Access to Orlando, Jacksonville, St. Augustine, Daytona, and the Flagler Executive Airport

**Access to Hammock Dunes Golf Club facilities requires a separate Hammock Dunes Golf Club membership which may or may not be available to future purchasers of the project.









Inspired by the natural beauty of Hammock Dunes, interiors by Meyer Davis are open and bright, designed with clean, artful lines, a modern palette, and timeless luxury—reflecting the finest elements of The Ritz-Carlton lifestyle.

Residence Features

Generous 10'-high ceilings, with penthouse ceilings soaring to 11'

Floor-to-ceiling windows offering breathtaking water views

Interiors designed and curated by Meyer Davis

Private elevator and entry foyer in all residences

Expansive balconies overlooking the Atlantic Ocean

Sub-Zero and Wolf appliances

Bespoke stone or quartz countertops

Custom, imported Italian cabinetry

Wine refrigeration

Spacious walk-in closets

Luxury designer fixtures

Full-size washer & dryer











Come home to an extensive suite of amenities, including a stunning pool deck, state-of-the-art fitness and wellness center, world-class spa, PGA-level courses* designed by Tom Fazio and Rees Jones, and more.

Extraordinary Amenities

24-hour reception

Personal concierge

Ritz-Carlton trained staff and legendary service

Exquisite pool deck and cocktail bar with spacious cabanas

Top-of-the-line gourmet grilling station

World-class spa with sauna and steam rooms

Fully appointed fitness center with dedicated movement studio

Children's room and playground

Executive business center

Private dining from in-house catering

Game room with state-of-the-art golf-simulator

Expertly curated wine bar

Custom-designed card room

Whiskey bar and cigar room

Private event space for resident-hosted gatherings

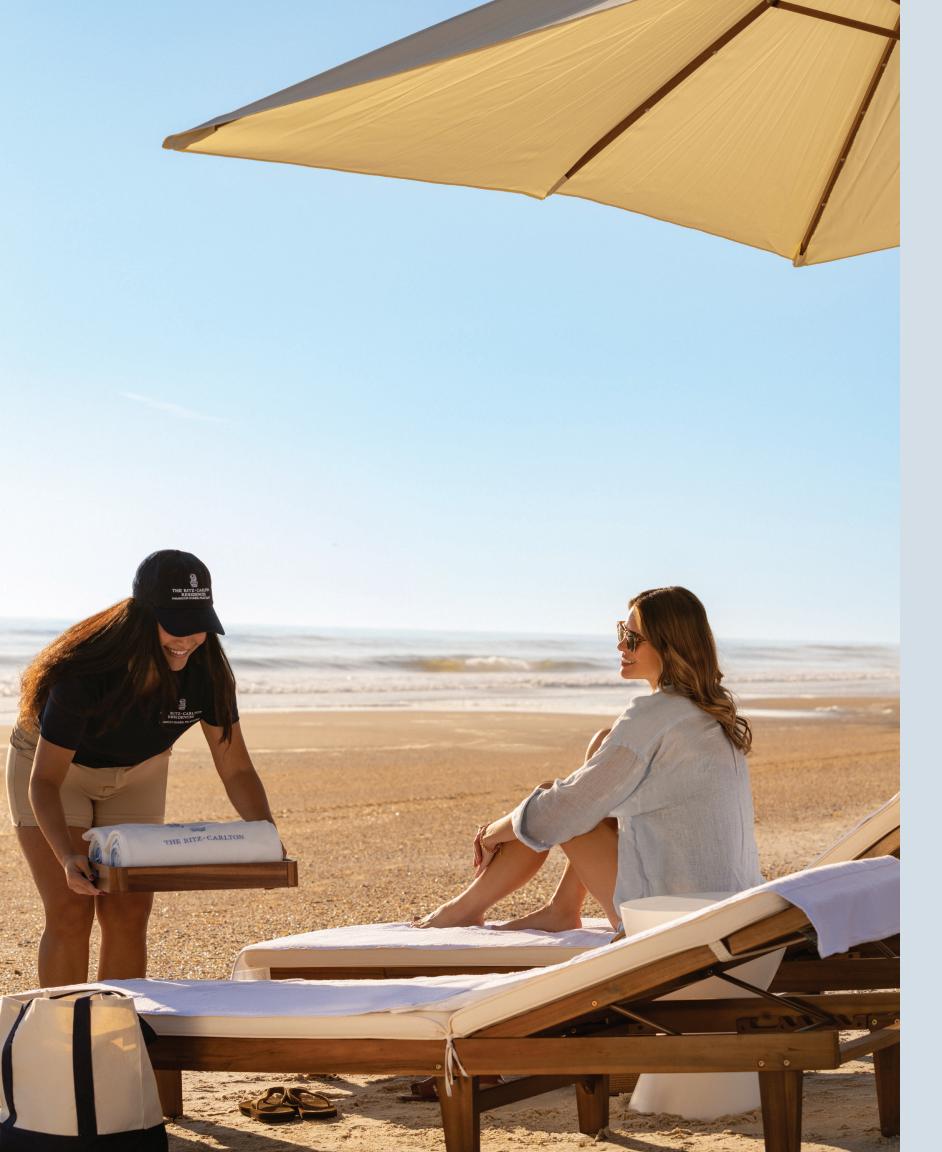
Pet spa

Bicycle and owner storage

Impeccably designed guest suites

Salon treatment suites

*Access to Hammock Dunes Golf Club facilities requires a separate Hammock Dunes Golf Club membership which may or may not be available to future purchasers of the project.



Welcome to a world of undivided attention, where every request is answered, and every wish granted.

Marriott Bonvoy Status and Membership Benefits*

10% off regular room rate

2 p.m. and 4 p.m. Late Checkout (based on availability)

Airline / Private Air Reservations

Airport / Ground Transportation

Annual Choice Benefit (with 50 qualifying nights)

Complimentary high-speed wireless (enhanced)

Complimentary in-room internet access

Daily breakfast for two

Dedicated Elite Support

Enhanced Room Upgrade (based on availability)

Exclusive member rates

Guaranteed room type

In-hotel Welcome Gift (points)

In-hotel Welcome Gift (points, breakfast, or amenity)

Legendary Ritz-Carlton staff and service

Lounge access (at participating brands)

Personalized concierge to assist residents and their guests

Point Bonus (up to 50%)

Shopping Information

Special additional hotel amenity (F&B or spa credit depending on brand/location)

Ultimate Reservation Guarantee

Upgrade at check-in (based on availability)

Welcome amenity and note from the hotel's general manager

Inclusive Services

Automobile Rental Reservations

Butler / Doorman / Porter Services

Business Center

Common Area Housekeeping

Common Area Maintenance

Hotel and Guest Suite Reservations

Limousine / Car Service Reservations

Loss-prevention

Move-in Coordination

Newspaper / Magazine / Package

Delivery

Notary Public Services

Reserving Golf Tee Times

Restaurant Information / Reservations

Services Information

Spa & Salon Reservations

Theater & Entertainment Information

Tour Information & Reservations

Trash Removal

Valet Parking

À-la-Carte Services*

Alterations Services

Bulk / Move-in Trash Removal

Car Washing / Detailing

Clean Bathrooms

Clean Mirrors

Clean Patio & Summer

Kitchen / Cabana

Dust Interior

Electronics Hook-Up

Equipment Rental

Function / Event Planning

Furniture Assembly

Grocery Shopping

HVAC Filter Change

In-home Spa Treatments / Services

In-Residence Dining / Catering

Laundry / Dry Cleaning

Light Bulb / Florescent Tube Replacement

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Mail Packing & Shipping

Minor Electrical & Plumbing

Nanny / Child Care Services

Oven / Cook Top Cleaning

Personal Chef Services

Personal Trainer

Pet Grooming

Photocopies / Telegrams / Facsimiles

Picture Hanging

Plant Care Maintenance

Refrigerator Cleaning

Secretarial Services

Strip Beds & Change Sheets

Touch-Up Painting

Translation Services

Travel & Vacation Planning

Vacant Home Care

vacant nome care

Vacuum & Mop Floors

Wash Dishes

*À la carte services may be provided by third parties.

*Subject to change; select benefits based upon availability.









An Unparalleled Location

The Ritz-Carlton Residences, Hammock Dunes is a world all its own, discreetly nestled in a sophisticated community graced with panoramic water views and timeless tranquility, all enriched by the exceptional legacy of The Ritz-Carlton.

Set quietly on more than seven miles of oceanfront, Hammock Dunes is an oasis of golfing, cycling, boating, fishing, sports, hiking, kayaking, and more. The Residences are located just east of Palm Coast, thirty minutes from St. Augustine.

JACKSONVILLE

St. Augustine



THE RITZ-CARLTON RESIDENCES

Palm Coast

HAMMOCK DUNES, PALM COAST

Flagler Executive Airport

Ormond Beach

New Smyrna Beach

ORLANDO

- TAMPA



"We're thrilled to once again collaborate with the Ritz-Carlton brand. Together, we're creating a collection of luxury residences that embody elegance and world-class living"

- Charles Whittall President & CEO, Unicorp

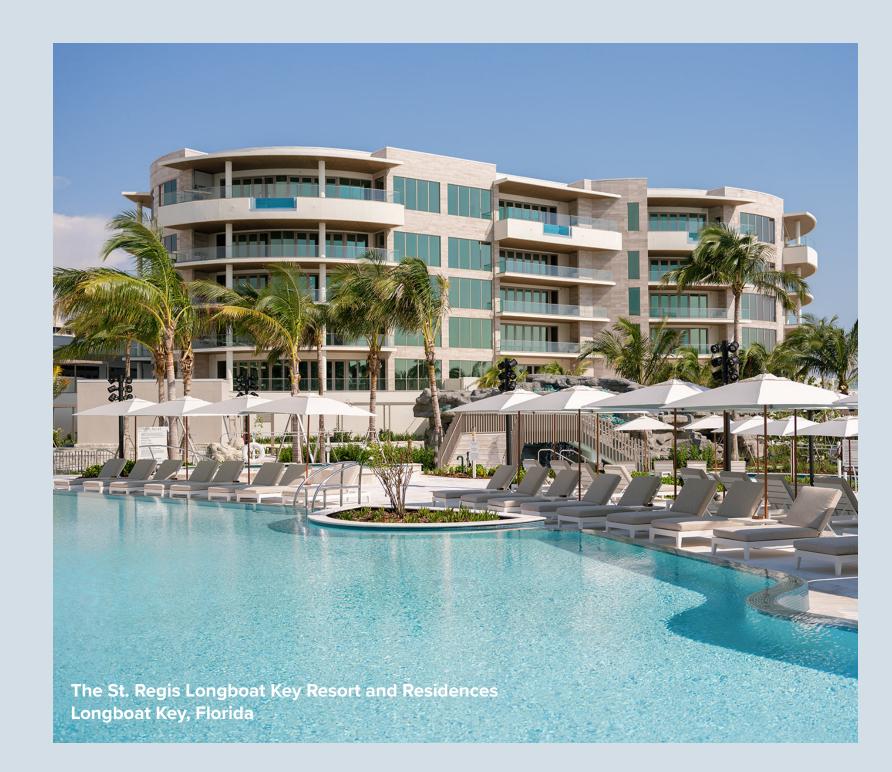


UNICORP NATIONAL DEVELOPMENTS

DEVELOPER

Unicorp National Developments, led by President and Founder Chuck Whittall, has a \$5 billion+ real estate portfolio, including master-planned communities, iconic mixed-use destinations, The Ritz-Carlton Residences, Orlando Grande Lakes, and the award-winning The St. Regis Longboat Key Resort and Residences. The company has earned a reputation as one of the nation's premier development firms.

Eschewing the conventional, the company is celebrated for its innovative approach and commitment to enhancing the character and quality of life within the communities it serves. Unicorp currently has over 1,900 multifamily units and 616,000 sq ft of hotel space in the pipline.



BH GROUP

CO-DEVELOPER

BH Group is a Miami-based real estate development firm focused on the ground-up development of luxury residential projects throughout South Florida. BH has extensive experience in taking a project from acquisition through opening, specifically overseeing all phases of development and asset management. to the business that is most often found in driven entrepreneurs Most are earmarked for re-development as mid- and high- who come from challenging business environments abroad. rise luxury condominiums, condo-hotels, resorts, and rental communities, generating an unprecedented response from a broad range of local, national, and international buyers.

The stellar team at BH Group brings multi-faceted skills to the real estate market, including acquisitions, construction, design, capital structuring, and asset management. In addition to its core competencies, the BH team provides a vitality and spirit

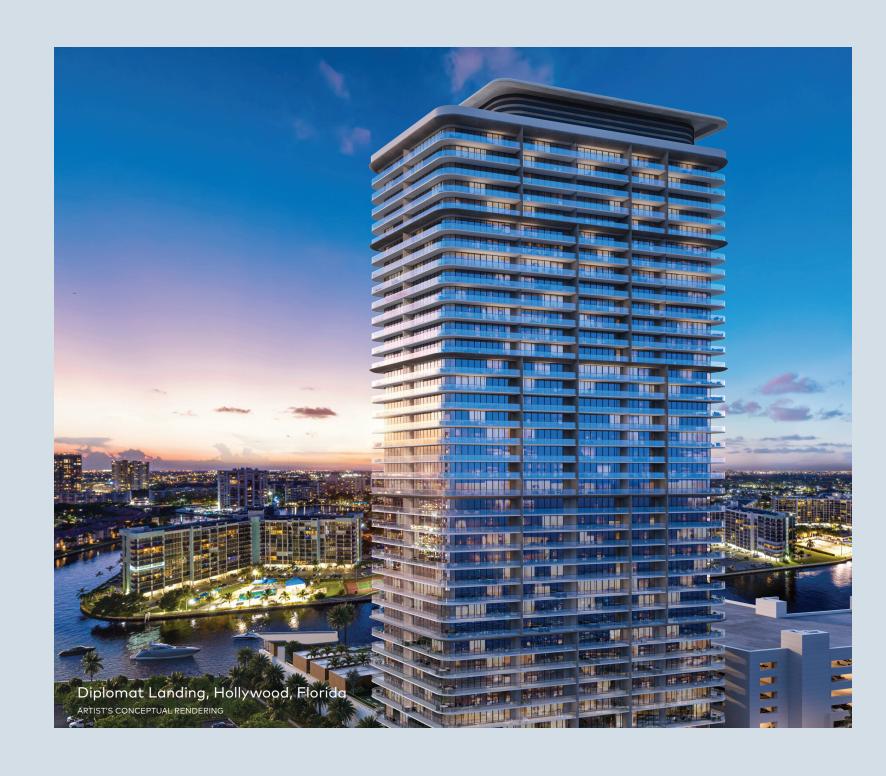


CFE ARCHITECTS

ARCHITECT

For more than four decades, CFE Architects has been providing creative, unique, and original design solutions for clients. Mixeduse residential and commercial projects, both mid and hi-rise, have been at the core of our practice for many years. Located firm is led by principals Sandy Peaceman and Arturo Robinson. in Miami Lakes, CFE has concentrated its work in South Florida adding unique architecture to the skyline and enhancing the pedestrian environment. The firm has gained local and national the most efficient way. recognition for successful high-rise residential and mixed-use projects ranging from 80,000 to over 600,000 square feet.

Some of those projects earned recognition as the 2021 Structures Award for Best Residential Project and the 2023 Structures Award for Best Architectural Design. Today the We are firmly committed to long term relationships with our clients and pride ourselves on providing quality services in



MEYER DAVIS

INTERIOR DESIGN

Meyer Davis is a globally recognized multi-disciplinary design For over twenty years, the studio has become a definitive fixture studio best known for its work in residential, hospitality, retail, and workplace interior design. Founded in 1999 by Will Meyer designing on behalf of luxury brands and elite clients across the and Gray Davis, the studio now boasts offices in New York City, globe. Meyer Davis believes that great design works on multiple Los Angeles, Miami, and London, and has led the way in high- levels, weaving together bold design moves and striking details end commercial and residential design practices throughout to ensure that each project makes an immediate and lasting the U.S. and abroad. Meyer Davis designs seamless physical impact. Recent projects include the storied Rosewood Little experiences tailored to its client's individuality, combining Dix Bay resort in British Virgin Gorda, Four Seasons Arion in principles of great design with a clear vision for the experience Athens, Greece, and Harrod's Brasserie at the famed London they seek to create. Meyer Davis' public projects boast a department store. welcoming, residential quality, and the studio's residential work offers a generous warmth and comfort.

in the design world, winning numerous industry awards and





The most extraordinary place to call home.

ResidencesHammockDunes.com 386.363.9084 197-201 Avenue De La Mer, Palm Coast, FL 32137







ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND THE DOCUMENTS REQUIRED BY SECTION 718.503

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