THE RITZ-CARLTON RESIDENCES

HAMMOCK DUNES, PALM COAST

Purchaser's Guide

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.



One-of-a-Kind Oceanfront Luxury
Right on the Sand

ARTIST'S CONCEPTUAL RENDERING





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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

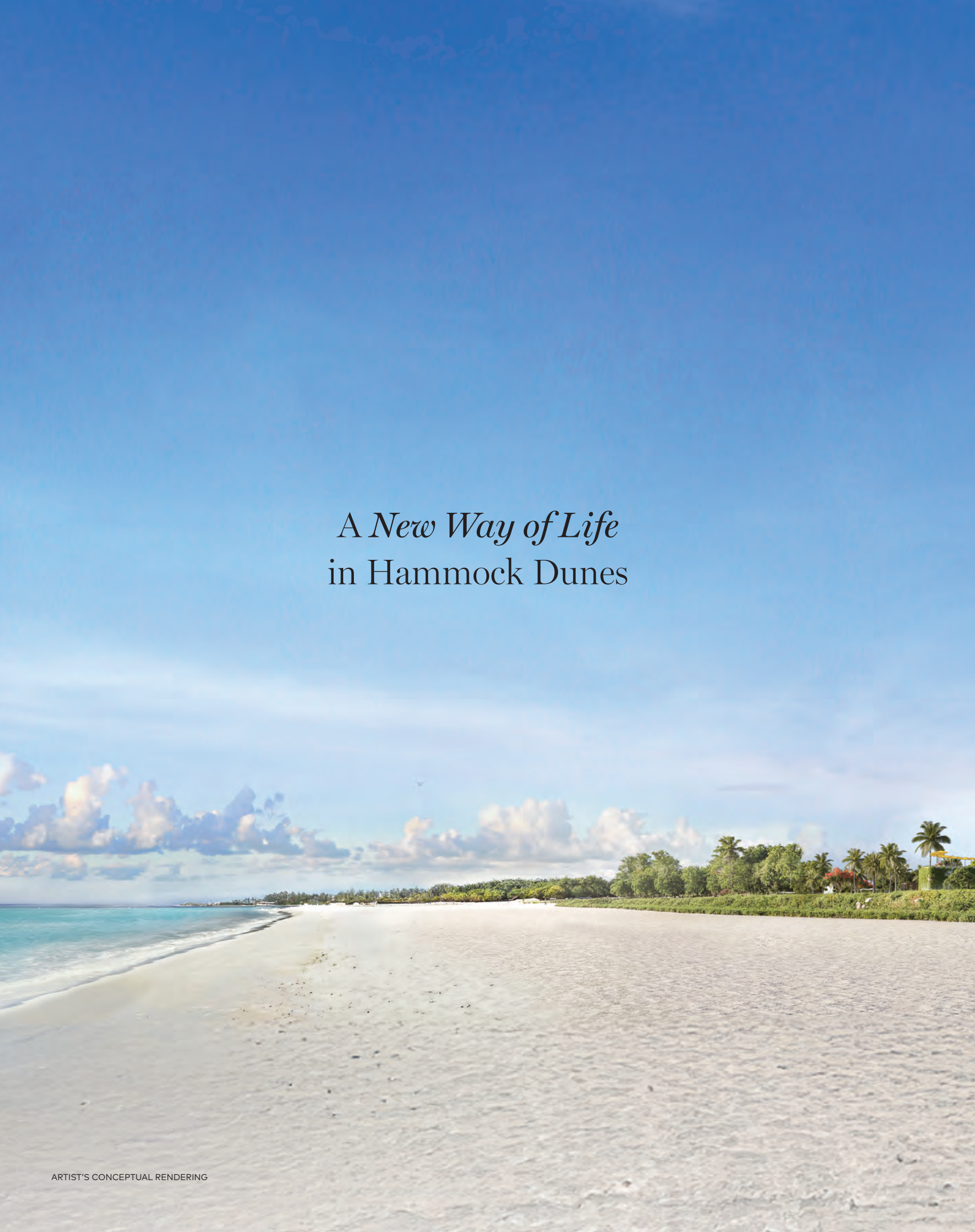
Dedicated resident parking

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

*Residences size does not include penthouses.

A *New Way of Life* in Hammock Dunes



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Warm, tranquil living room with panoramic ocean views

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Impeccably finished primary bath

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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



Custom-designed kitchens with imported Italian cabinetry

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THE RITZ-CARLTON







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


THE RITZ-CARLTON RESIDENCES
THE RITZ-CARLTON

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

*Subject to change and Marriott Bonvoy Status.

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

Pet Care / Kennel Information & Reservations

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

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

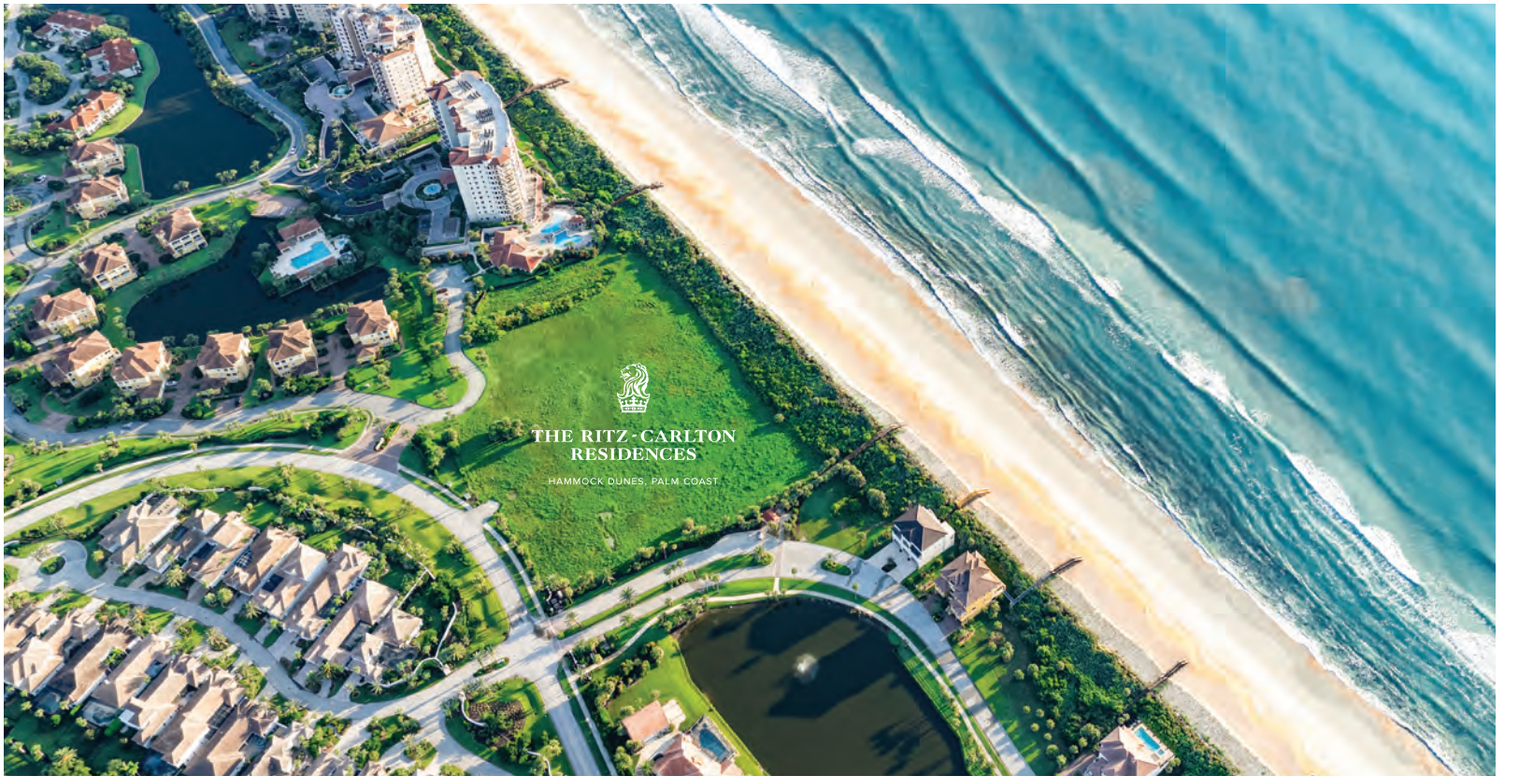
Travel & Vacation Planning

Vacant Home Care

Vacuum & Mop Floors

Wash Dishes

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


THE RITZ-CARLTON
RESIDENCES
HAMMOCK DUNES, PALM COAST







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

HAMMOCK DUNES, PALM COAST

Palm Coast

Flagler Executive Airport

Ormond Beach

New Smyrna Beach

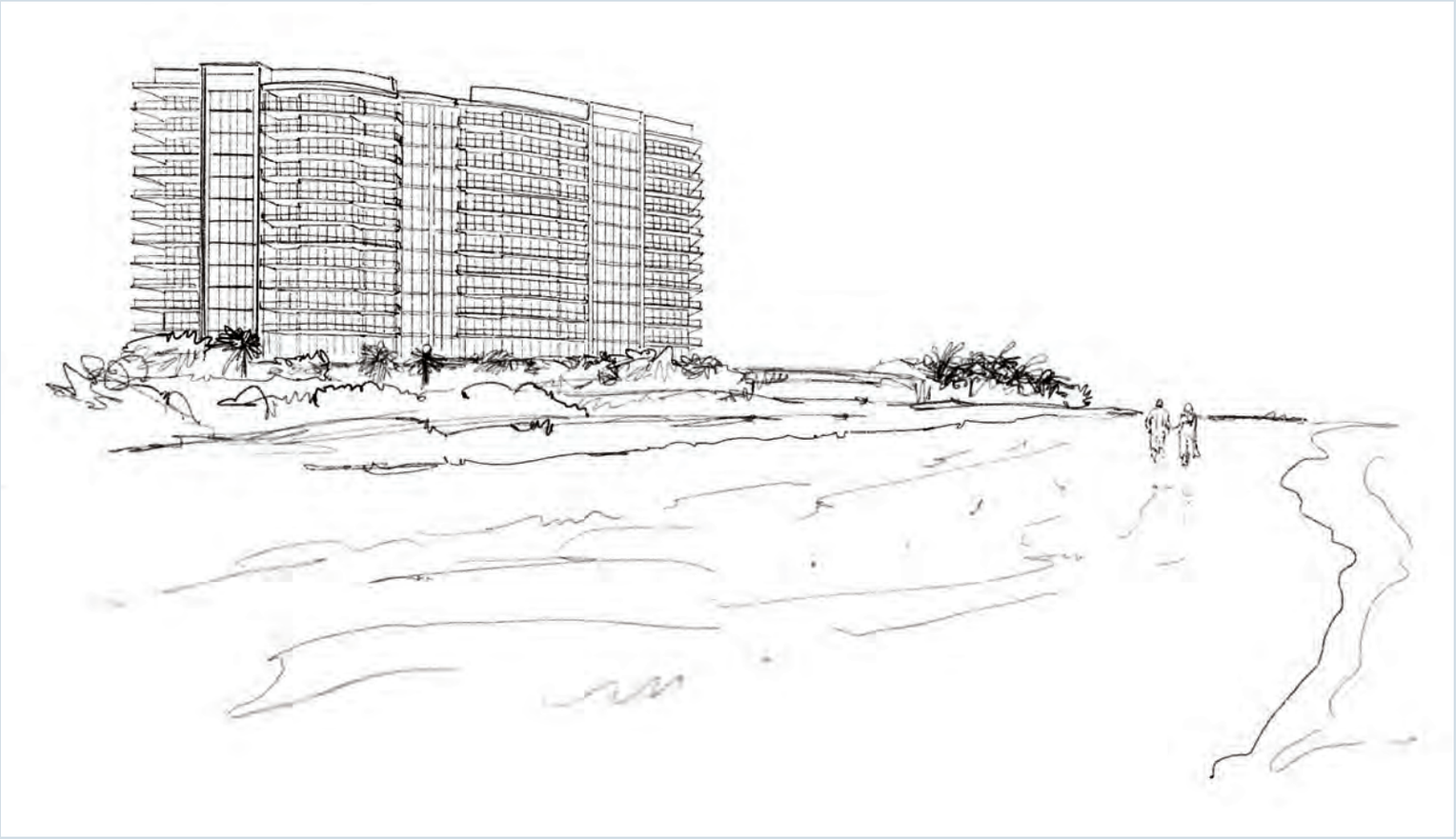
ORLANDO

TAMPA



“It’s incredibly exciting to collaborate alongside the legendary Ritz-Carlton, and to bring that vision to life in homes that set the standard for extraordinary experiences.”

— Jon Paul Pérez
President, Related Group



RELATED GROUP

DEVELOPER

Established in 1979, Related Group is Florida's leading developer of sophisticated metropolitan living and one of the country's largest real estate conglomerates. Since its inception over 40 years ago, the company has built, rehabilitated, and managed over 120,000 condominium, rental, and commercial units. The firm is one of the largest privately owned businesses in the United States with a development portfolio worth more than $40 billion. Currently, Related Group has 90+ projects in varying phases of development.

The company has earned international status for its visionary designs and development of luxury condominiums, market-rate rentals, mixed-use centers, and affordable properties – all built with the goal of positively impacting neighborhoods and improving quality of life across all demographics. Related Group has redefined real estate by diversifying both its products and buyers, expanding internationally while also sponsoring public art installations that enhance cities' global culture and streetscapes.



Residences by ARMANI/CASA, Sunny Isles Beach, Florida

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. Most are earmarked for redevelopment as mid- and high-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 to the business that is most often found in driven entrepreneurs who come from challenging business environments abroad.



Six Fisher, Fisher Island, Florida

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CFE ARCHITECTS

ARCHITECT

CFE Architects is an architecture and construction administration firm that has provided architectural services to the South Florida community since 1961. The firm has participated in and been involved with joint ventures overseeing the development of nearly four billion dollars of construction across Central and South Florida. We have successful and long-standing relationships with our clients and consultants, including various city planning and administrative officials.

Today, the firm is led by founding partner Stuart Cohen alongside partners Lawrence Freedman and Guillermo Encinosa, who have a combined experience and philosophy of providing their clients with the utmost professional services and results.



Diplomat Landing, Hollywood, Florida

ARTIST'S CONCEPTUAL RENDERING

MEYER DAVIS
INTERIOR DESIGN

Meyer Davis is a globally recognized multi-disciplinary design studio best known for its work in residential, hospitality, retail, and workplace interior design. Founded in 1999 by Will Meyer and Gray Davis, the studio now boasts offices in New York City, Los Angeles, Miami, and London, and has led the way in high-end commercial and residential design practices throughout the U.S. and abroad. Meyer Davis designs seamless physical experiences tailored to its client's individuality, combining principles of great design with a clear vision for the experience they seek to create. Meyer Davis' public projects boast a welcoming, residential quality, and the studio's residential work offers a generous warmth and comfort.

For over twenty years, the studio has become a definitive fixture in the design world, winning numerous industry awards and designing on behalf of luxury brands and elite clients across the globe. Meyer Davis believes that great design works on multiple levels, weaving together bold design moves and striking details to ensure that each project makes an immediate and lasting impact. Recent projects include the storied Rosewood Little Dix Bay resort in British Virgin Gorda, Four Seasons Arion in Athens, Greece, and Harrod's Brasserie at the famed London department store.



The Ritz-Carlton Residences, Tampa, Florida
ARTIST'S CONCEPTUAL RENDERING

The most extraordinary
place *to call home.*

RELATED BH GROUP COASTAL GATEWAY AGENCY

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