

ICON BEACH

WATERFRONT RESIDENCES

A fresh collaboration of industry visionaries, renowned interior designers, and longtime local architects

Related Group

Since 1979, Related Group has enhanced skylines with iconic developments characterized by innovative design, enduring quality, and inclusive living. Through groundbreaking partnerships with world-renowned architects, designers, and artists, Related has redefined urban environments on a global scale, fostering distinctive, dynamic communities and symbolic landmarks that have become sources of local pride. To date, Related has built and managed more than 100,000 condominium and apartment residences that are meticulously designed with finishes and amenities that transform buildings into vibrant residential environments. Related doesn't just create neighborhoods... it builds legacies.

CFE (Cohen Freedman Encinosa & Associates)

Architecture

CFE Architects has provided architectural services to the South Florida community since 1961. The firm has participated in joint ventures overseeing the development of nearly \$4B of construction across Central and South Florida. Led by founding partner Stuart Cohen alongside partners Lawrence Freedman and Guillermo Encinosa, CFE is grounded in a commitment to long-standing relationships with its clients, prioritizing them and the futures of local communities. CFE has earned local and national recognition for successful high-rise residential and mixed-use projects ranging from 80,000 to over 600,000 square feet, including downtown metropolitan hospital expansions, office and commercial retail, and large residential developments.

BH Group

BH Group is a Miami-based real estate development firm focused on the ground-up development of luxury projects throughout South Florida. BH has extensive experience in the acquisition, construction, design, capital structuring, and asset management of complex developments. For the last 20 years, BH Group has been involved in many large-scale real estate transactions and developments, utilizing strong relationships to provide investors with opportunities not otherwise available in the real estate market.

Meyer Davis

Interior Design

Meyer Davis is a multidisciplinary design studio founded by Will Meyer and Gray Davis. The award-winning firm has established itself at the forefront of high-end commercial and residential design practices throughout the U.S. and abroad through its work on private residences, hotels, restaurants, retail experiences, and workplace environments. Meyer Davis designs seamless physical experiences tailored to each client's individuality, combining principles of great design with a clear vision of the experience the client seeks to create. Meyer Davis considers each new project an opportunity to bring a unique and powerful story to life. Playing with space, form, texture, and light, the firm develops a visual experience that aims to compel and inspire.

Witkin Hults + Partners

Landscape Architecture

Founded by Andrew Witkin in 1988, Witkin Hults + Partners was built on a promise to champion the natural world through innovative, thought-provoking landscape architecture. Today, with 35 years of experience and growth, the firm continues to design with care, collaboration, and sensitivity to the natural world, creating hardscape and softscape designs intended to celebrate nature and bring people together.



EXTERIOR
Artist's conceptual rendering

ICON BEACH
WATERFRONT RESIDENCES

A NEW VISION OF WATERFRONT LUXURY



ICON BRICKELL



ICON SOUTH BEACH



RIVAGE BAL HARBOUR



ROSEWOOD RESIDENCES



SIX FISHER ISLAND



ST. REGIS MIAMI



THOMPSON PUERTO VALLARTA



PARQUE GLOBAL BRAZIL



MAREA II PANAMA



PARK GROVE



SLS PUERTO MADERO



AUBERGE FORT LAUDERDALE

RELATED

Over
100,000
Residences

BUILT AND MANAGED

40+ Years
of Commitment

RESHAPING CITIES & SKYLINES

17 Million
Square Feet

DEVELOPED

Over
\$50 Billion

SOLD



HOLLYWOOD

ICON BEACH

WATERFRONT RESIDENCES

HALLANDALE

AVENTURA

SUNNY ISLES BEACH

BAL HARBOUR

Nestled between Miami and Fort Lauderdale, Hollywood Beach has been consistently ranked among the top five beach destinations in the US and continues to attract tourists from around the world.

Nearby attractions:

BAL HARBOUR SHOPS

Luxury fashion, fine jewelry, interior design, and an exceptional collection of cafés and restaurants.

AVENTURA MALL

Unique experiences, renowned luxury boutiques and local favorites, a fabulous art collection, the popular Farmers Market, and indoor/outdoor dining.

SHELL BAY GOLF CLUB

An oasis of unsurpassed leisure and luxury, Shell Bay is curated for those who pursue excellence, defined by incomparable experiences tailored to residents' aesthetic and athletic preferences.

THE VILLAGE AT GULFSTREAM PARK

Signature stores, an international collection of restaurants, world-class art galleries, luxury, fashion, beauty, and special events.

LAS OLAS BOULEVARD

The vibrant, highly walkable heart of Fort Lauderdale, lined with local cafés, bistros, and cocktail lounges, boutiques and art galleries, 5-star hotels, and award-winning restaurants.



ICON BEACH

Overview

38 Stories

350 Residences

2 Waterfront Acres

240 Linear Feet of Waterfront Access

Exclusive Amenities

17,000 SF of interior amenities

39,000 SF of exterior amenities

Access to marina and beach club

Elegant reservable event space overlooking the
Intracoastal Waterway

Waterfront pool deck and private cabanas

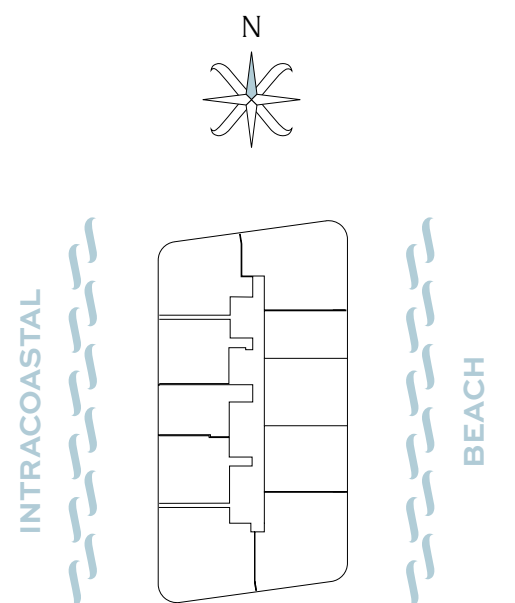




- 1 EVENT LOUNGE
- 2 SOCIAL CLUB
- 3 CUISINE & COCKTAILS
- 4 TAKE-OUT MARKET
- 5 DEDICATED YOGA STUDIO
- 6 STATE-OF-THE-ART FITNESS CENTER
- 7 HEALTH CLUB
- 8 EVENT KITCHEN
- 9 CONFERENCE ROOM
- 10 BUSINESS CENTER

- 11 MEN'S BATH & LOCKERS
- 12 MEN'S COLD PLUNGE & HOT TUB
- 13 MEN'S STEAM ROOM
- 14 WOMEN'S STEAM ROOM
- 15 CUSTOM TREATMENT ROOM
- 16 WELLNESS CENTER RECEPTION
- 17 HAIR & NAIL SALON
- 18 WOMEN'S BATH & LOCKERS
- 19 WOMEN'S COLD PLUNGE & HOT TUB

- 20 SUNSET TERRACE
- 21 WATERWAY RESERVABLE LOUNGE & GAME ROOM
- 22 RESORT STYLE POOL
- 23 MEDITATION & GARDEN
- 24 CABANA
- 25 OUTDOOR MOVIE THEATER
- 26 OUTDOOR SPA
- 27 OUTDOOR BAR
- 28 OUTDOOR YOGA & ACTIVITY LAWN





EXTERIOR
Artist's conceptual rendering

A group of people, including a man and a woman in the foreground, are sitting on the deck of a white yacht. They are all wearing white clothing. The man in the foreground is looking out at the ocean. The woman next to him is also looking out. In the background, there are other people sitting on the deck. The scene is set at sunset, with the sun low on the horizon and a warm, golden light. The ocean is visible in the background, and there are some lights hanging from the yacht's railing. The overall atmosphere is relaxed and luxurious.

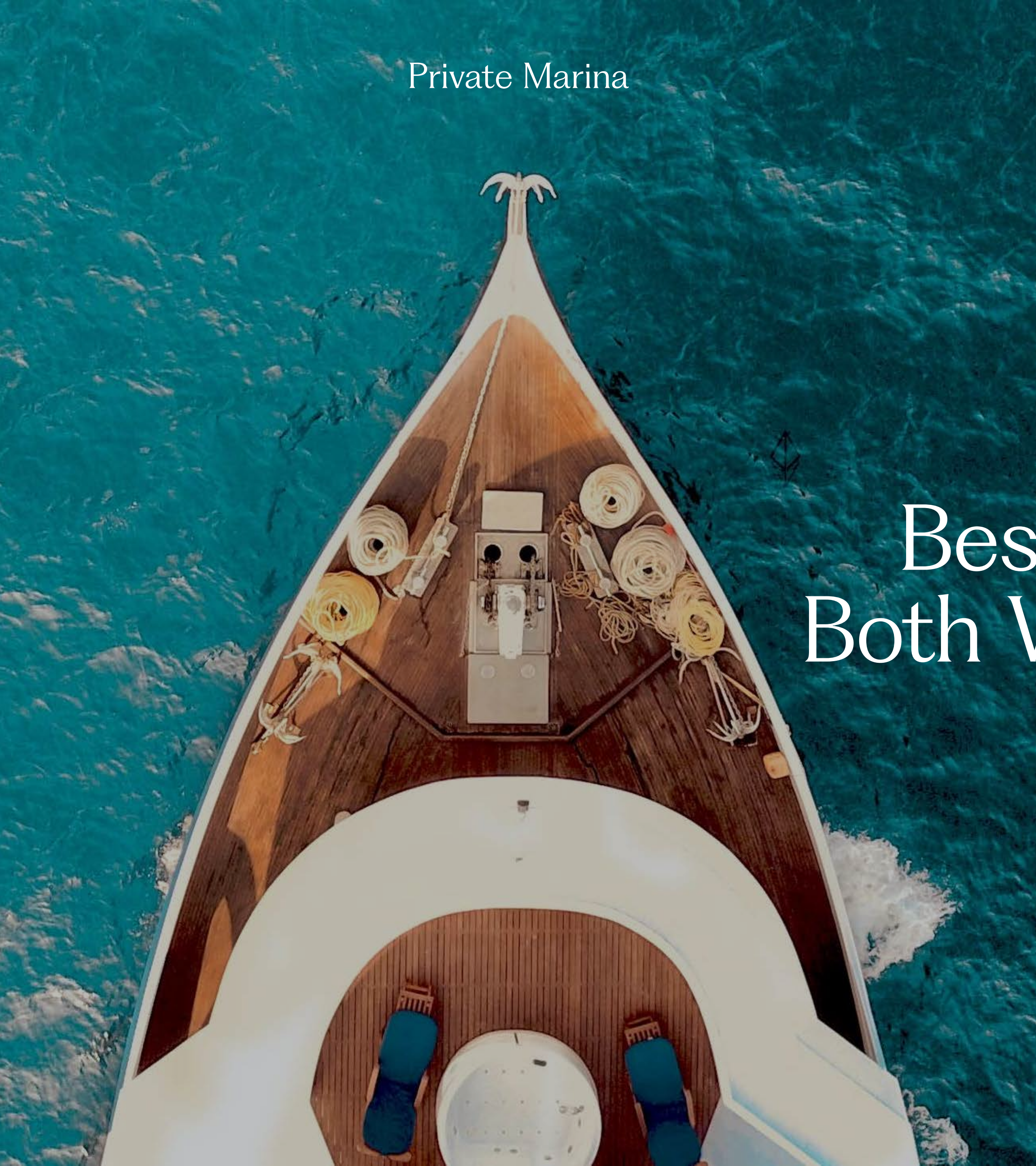
EXCLUSIVE AMENITIES

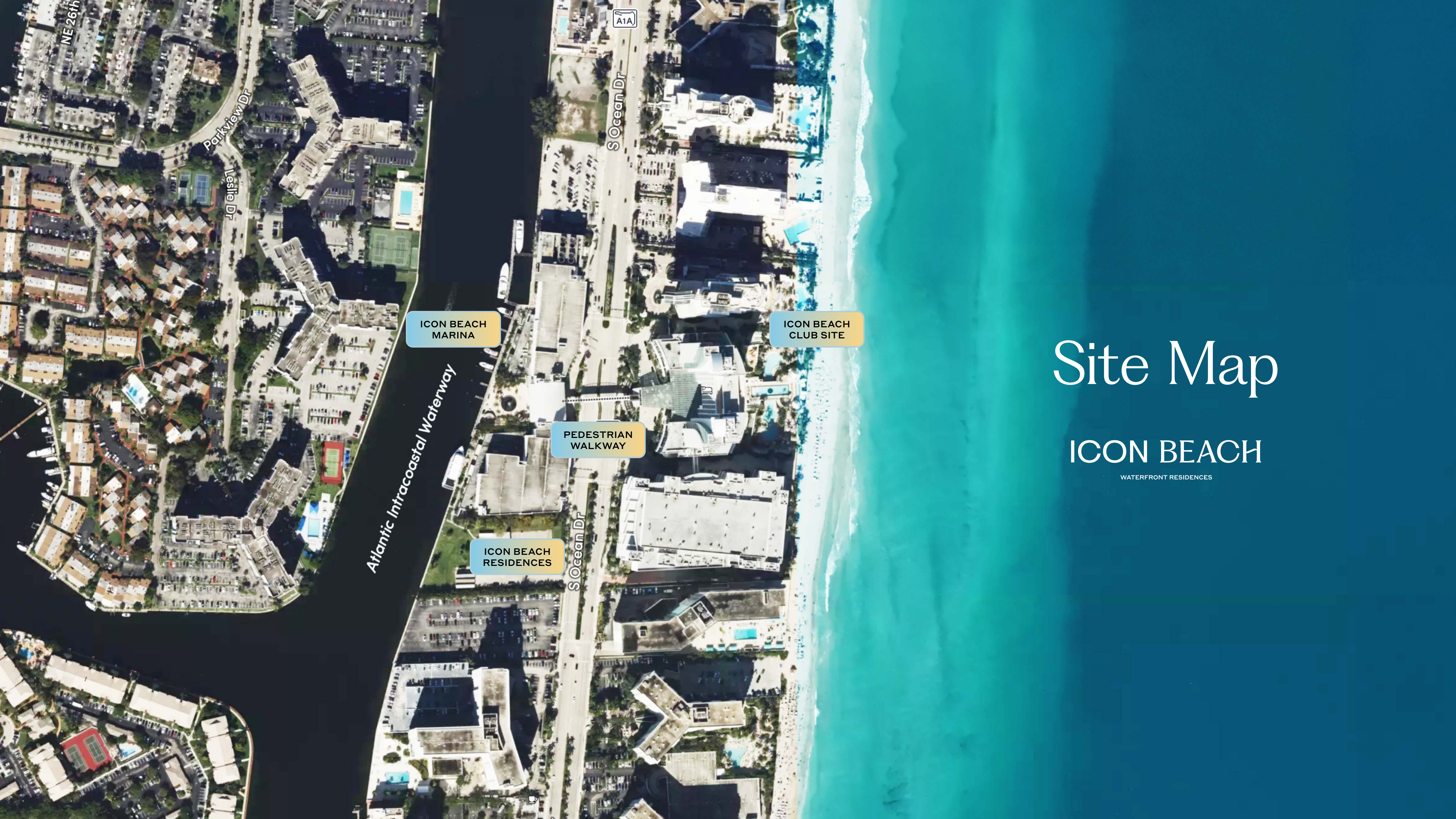
32 Marina Slips and VIP Beach Club Access

Private Marina

Dedicated Beach Club

Best of Both Worlds





ICON BEACH
MARINA

ICON BEACH
CLUB SITE

PEDESTRIAN
WALKWAY

ICON BEACH
RESIDENCES

Site Map

ICON BEACH

WATERFRONT RESIDENCES

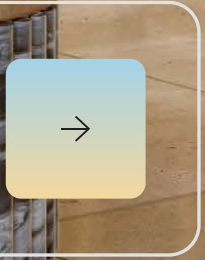
BUILDING FEATURES



24-Hour Valet & Concierge



Beautifully Appointed Lobby
16-Foot Ceilings (4.87 m²)



Business Center



Club Lounge Available
for Reservation



Artist's conceptual rendering

Library and Other Stunning
Common Areas for Residents



Artist's conceptual rendering

3,000-Square-Foot (278 m²) Health Club
with State-of-the-Art Equipment



Spa & Wellness Center with
Cold Plunge, Steam Room, and Jacuzzi



40,000 Square Feet (3,716 m²)
of Outdoor Luxuries



Pool Deck



Stunningly Designed Outdoor
Common Spaces with Luxurious
Seating and Convening Areas



Stunningly Designed Outdoor
Common Spaces with Luxurious
Seating and Convening Areas



Private Cabanas
Available for Purchase



Private Cabanas
Available for Purchase



Private Cabanas
Available for Purchase



Outdoor Cinema and
Mindfulness/Meditation Spaces



Outdoor Cinema and Mindfulness/Meditation Spaces



Residences with Two Distinct
Flooring and Kitchen Options
Designed by Meyer Davis



Residences with Two Distinct
Flooring and Kitchen Options
Designed by Meyer Davis



Light Kitchen with Stunning Porcelain Surfaces

- Italian Cabinetry
- Thermador Refrigerator
- Bosch Appliances



Dark Kitchen with Gleaming Porcelain Surfaces

- Italian Cabinetry
- Thermador Refrigerator
- Bosch Appliances



Luxurious Primary Bathroom with Glass Shower Stall, Deep Tub, and Dual Vanity Sinks with LED Mirrors



Spacious Balconies

Access to the terrace from every room allows you to enjoy expansive views of the Atlantic Ocean and/or the Intracoastal Waterway. All residences boast floor-to-ceiling glass windows and glass railings.

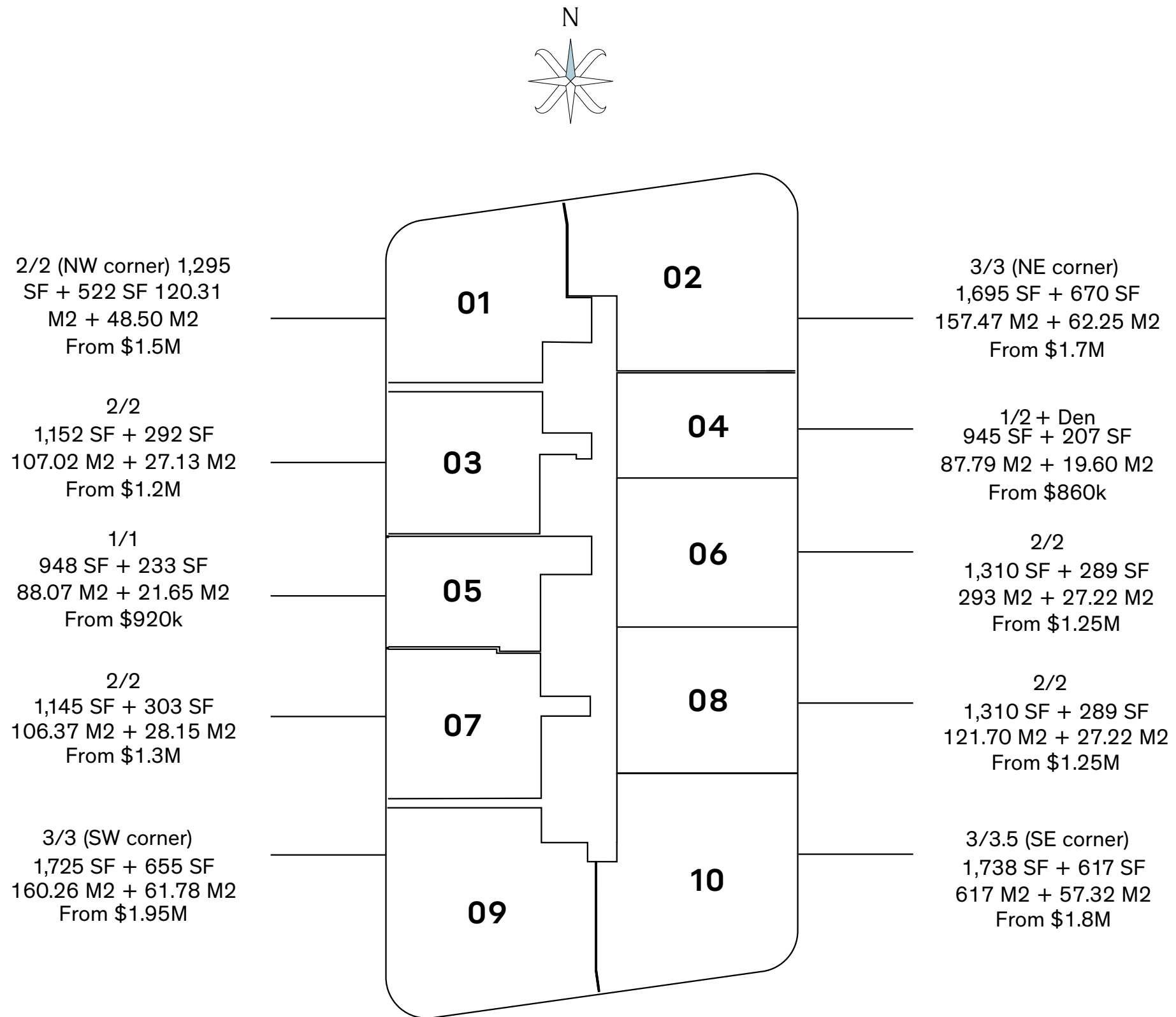


Site Map with Price Ranges

From \$850,000

01	2 Bedrooms, 2 Bathrooms	1,295 SF
02	3 Bedrooms, 3 Bathrooms	1,695 SF
03	2 Bedrooms, 2 Bathrooms	1,152 SF
04	1 Bedroom, 2 Bathrooms + 1 Den	945 SF
05	1 Bedroom, 1 Bathroom	948 SF
06	2 Bedrooms, 2 Bathrooms	1,310 SF
07	2 Bedrooms, 2 Bathrooms	1,145 SF
08	2 Bedrooms, 2 Bathrooms	1,310 SF
09	3 Bedrooms, 3 Bathrooms	1,725 SF
10	3 Bedrooms, 3.5 Bathrooms	1,738 SF

INTRACOASTAL



FLOOR PLANS



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WATERFRONT RESIDENCES

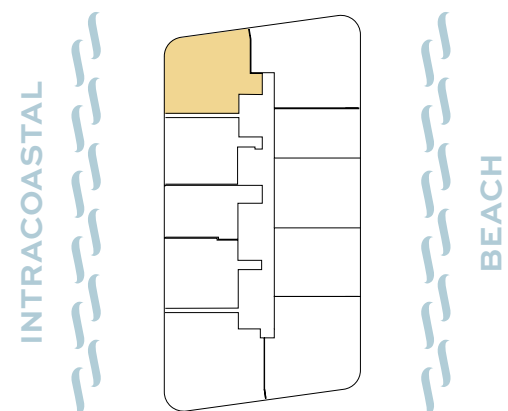
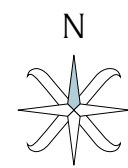
Residence 01

2 Bedroom, 2 Bathroom

Interior: 1,295 SF

Balcony: 522 SF

Total: 1,817 SF



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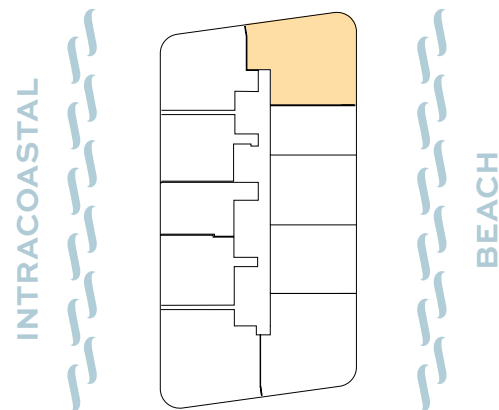
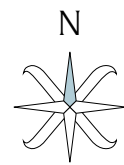
Residence 02

3 Bedroom, 3 Bathroom

Interior: 1,695 SF / 157.47 M²

Balcony: 670 SF / 62.25 M²

Total: 2,365 SF / 219.72 M²



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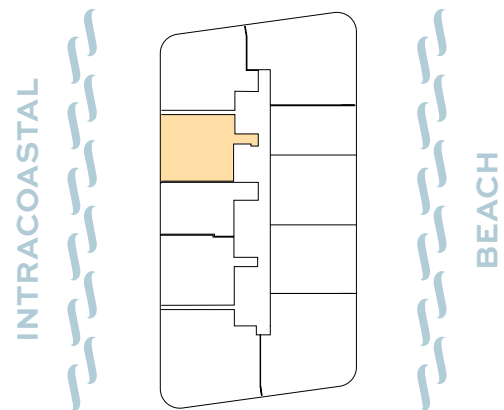
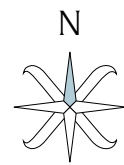
Residence 03

2 Bedroom, 2 Bathroom

Interior: 1,152 SF

Balcony: 292 SF

Total: 1,444 SF



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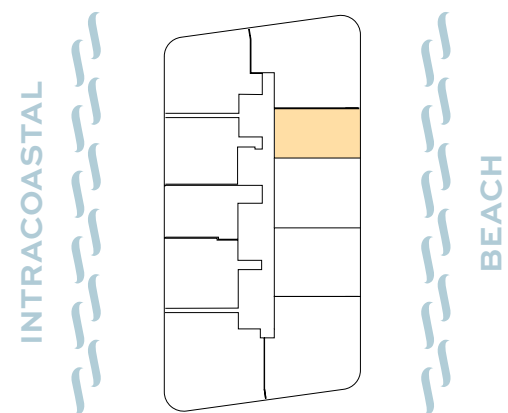
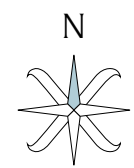
Residence 04

1 Bedroom + 1 Den, 2 Bathroom

Interior: 945 SF / 87.79 M²

Balcony: 211 SF / 19.60 M²

Total: 1,156 SF / 107.40 M²



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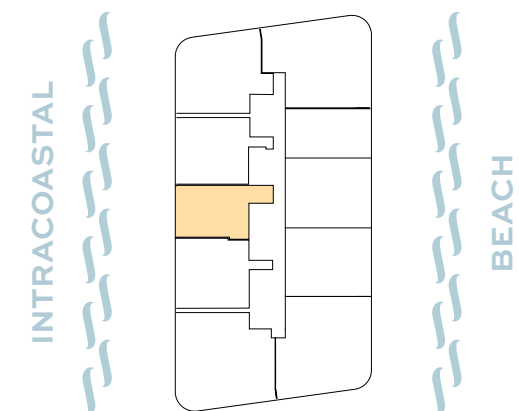
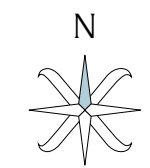
Residence 05

1 Bedroom, 1 Bathroom

Interior: 948 SF

Balcony: 233 SF

Total: 1,181 SF



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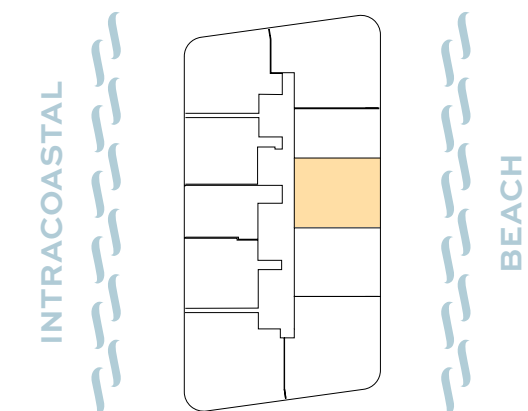
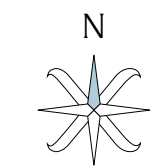
Residence 06

2 Bedroom, 2 Bathroom

Interior: 1,310 SF

Balcony: 293 SF

Total: 1,603 SF



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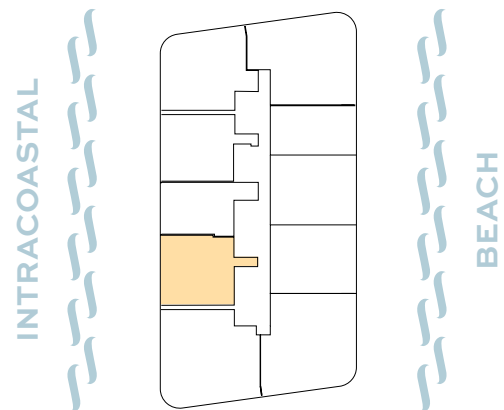
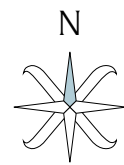
Residence 07

2 Bedroom, 2 Bathroom

Interior: 1,145 SF

Balcony: 303 SF

Total: 1,448 SF



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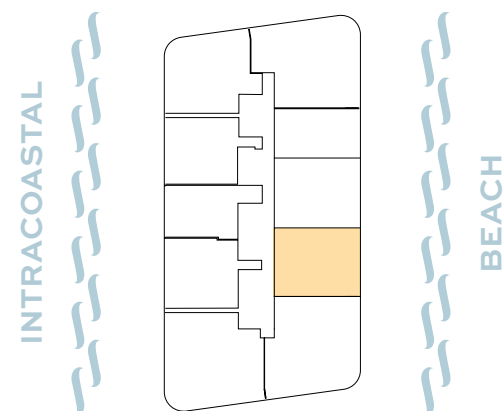
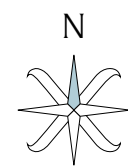
Residence 08

2 Bedroom, 2 Bathroom

Interior: 1,310 SF

Balcony: 293 SF

Total: 1,603 SF



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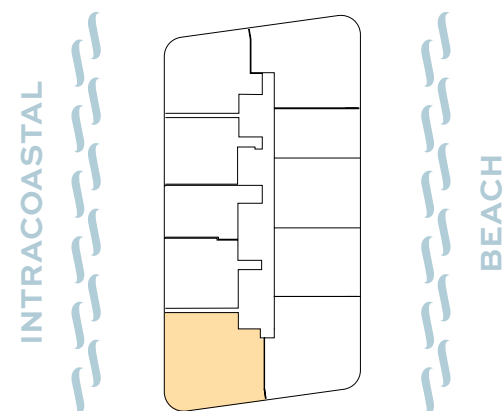
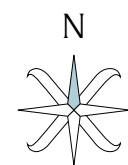
Residence 09

3 Bedroom, 3 Bathroom

Interior: 1,725 SF / 160.26 M²

Balcony: 665 SF / 61.78 M²

Total: 2,390 SF / 222.04 M²



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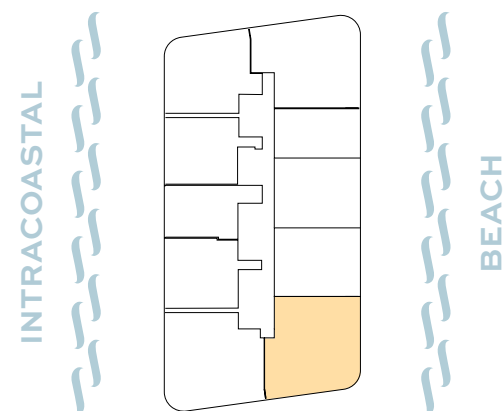
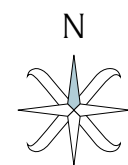
Residence 10

3 Bedroom, 3.5 Bathroom

Interior: 1,738 SF

Balcony: 617 SF

Total: 2,355 SF



Deposit Structure

20% Due at Contract

20% Due at Groundbreaking

10% Due at Top-off

50% Due at Closing



LINK INDEX

01 LINE

02 LINE

03 LINE

04 LINE

05 LINE

06 LINE

07 LINE

08 LINE

09 LINE

10 LINE

LOBBY

AMENITIES

AERIAL VIEWS