

ARTIST CONCEPTUAL RENDERING

1920 PIERCE



HOLLYWOOD

BY ABH DEVELOPER GROUP



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BOUTIQUE LIVING IN HOLLYWOOD

A NEW LIFESTYLE.

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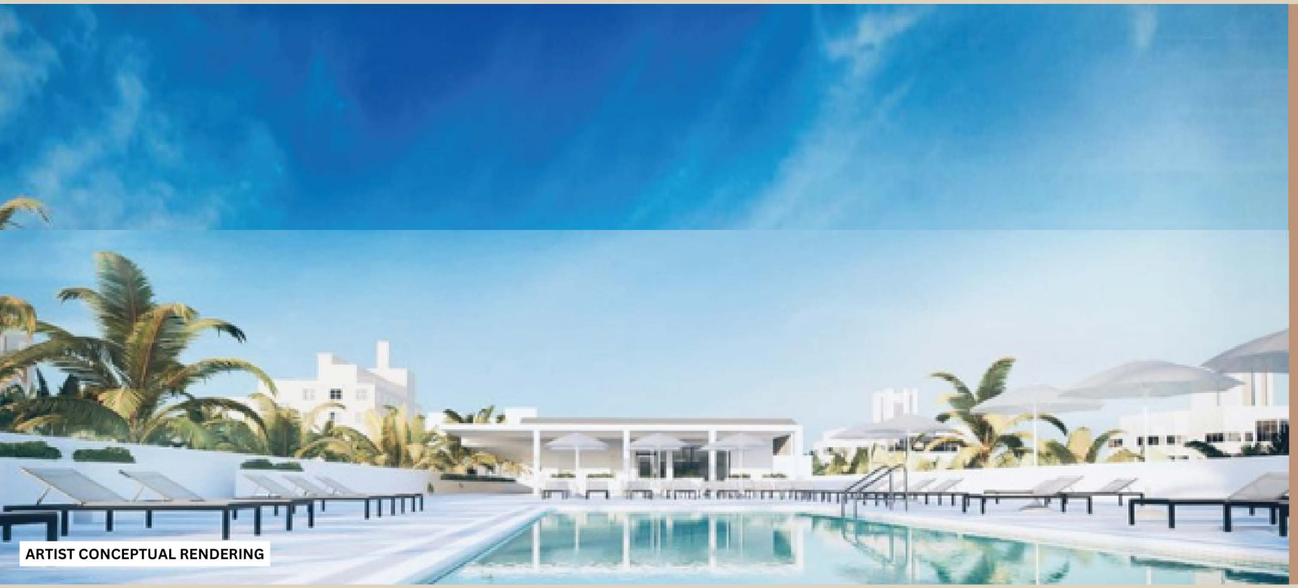
The neighborhood

Hollywood, FL combines urban convenience with coastal charm, ideal for young professionals looking to live near the ocean. Highlighting its famous boardwalk, Broadwalk, it offers miles of ocean views perfect for walking or biking. Additionally, the city has a rich cultural scene, theaters, galleries and festivals that celebrate local diversity. With outstanding restaurants and boutique shopping nearby, Hollywood, FL is the ideal place to call home.

The lifestyle

In Hollywood, FL, from state-of-the-art fitness studios to exclusive boutiques and local markets, residents find everything they need for a well-rounded, active lifestyle. Its commitment to wellness is notable, with a variety of yoga studios, health centers and organic food options, making Hollywood the ideal location for healthy professionals who choose it as their home.

1920 Pierce St.
Hollywood, FL
33020



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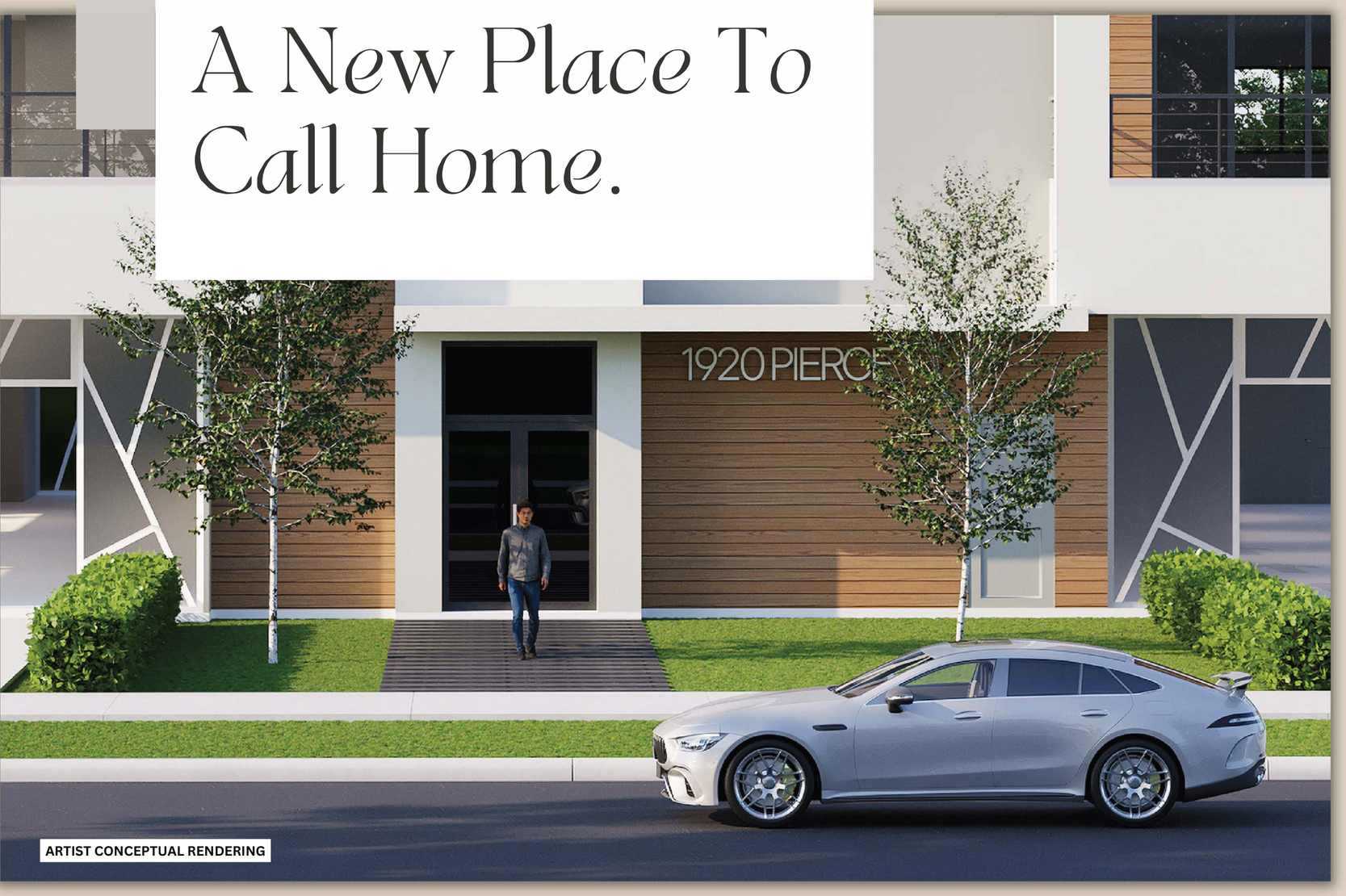
Discover 1920 Pierce

A Relaxed and Tailored Place for you.

Welcome to Hollywood, the jewel in the heart of Florida's vibrant east coast landscape. Situated between the sparkling Atlantic Ocean and the city's iconic thoroughfares, this neighborhood encapsulates the cosmopolitan rhythm that makes Hollywood, FL famous. Young professionals seeking a mix of coastal and urban living will feel at home in a community that celebrates both beach culture and artistic innovation.

In Hollywood, life revolves around the famous Hollywood Broadwalk, where residents can stroll along the ocean, enjoy live shows and sample local cuisine. It is also a meeting point for art festivals, open-air markets and film events that reflect the diverse and creative spirit of Hollywood, FL. Here, you not only experience the charm of South Florida, but you also breathe an atmosphere of camaraderie, creativity and passion for local things.

A New Place To Call Home.



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Prime location

Embrace the vibrant spirit of Hollywood, FL in the heart of Florida's east coast. Just minutes from Fort Lauderdale, the famous Broadwalk, Aventura and the pristine beaches of the Atlantic Ocean.

Pre-construction Prices

Take advantage of the exclusive pre-construction prices of 1920 Pierce, offering visionary living in Hollywood, FL, at an unbeatable value.

Sized for your needs

Versatile floor plans for every lifestyle in Hollywood, FL. Discover spacious One Bedroom + Den units and spacious Two Bedroom + Den options.

A space to enjoy with others

Rooftop area

Experience unparalleled views of Hollywood, FL from our rooftop terrace, featuring a sparkling pool, state-of-the-art grilling area, and abundant seating for you and your guests. Find your sanctuary above the city, where the garden meets the skyline and every moment becomes a celebration of South Florida charm.



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Your New Home.

Terrace with Pool and Grill Area

Elevate your leisure with our rooftop terrace, featuring a stunning pool, and our outdoor garden patio for those unforgettable nights together.

Electric scooters for residents

Get around Hollywood, FL in style with our on-demand electric scooters, offering a modern, eco-friendly transportation option around the vibrant coastal city.

Parking for cars and bicycles

Secure your vehicle and bike in our dedicated parking garage in Hollywood, FL, ensuring peace of mind and comfort on every trip around town.

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Prime Location

Hollywood Beach

Delight your senses in the vibrant shopping and entertainment scene of Hollywood, FL. Explore the famous Broadwalk, a coastal gem that stretches along the beach, offering panoramic views and local art. Discover hidden gems in the city's boutiques and savor delicious cuisine at various coastal restaurants. All minutes away from 1920 Pierce.







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Available Units



1 bedroom

Enjoy the elegance of a generously sized kitchen and living room, meticulously planned to meet all your expectations. Revel in the comfort of a one-bedroom plus den unit, providing space and flexibility in every corner.



1 bedroom + den

Enjoy the elegance of a generously sized kitchen and living room, meticulously planned to meet all your expectations. Revel in the comfort of a one-bedroom plus den unit, providing space and flexibility in every corner.



2 bedrooms + den

Enjoy the luxury of a spacious kitchen and living room, designed in detail to exceed your desires. Experience the spaciousness of a two-bedroom plus den unit, offering functionality and versatility in each space.







1 bedroom

Size: 720 SqFt.

FLOOR PLAN

Allow yourself to enjoy the grandeur of a full-size kitchen and living room, thoughtfully designed to satisfy your every desire. Immerse yourself in the versatility of a 1-bedroom, offering greater use and unlimited possibilities.

1 bedroom

Floor Plan

Clever use of space ensures you make the most of your home without feeling overwhelmed in this cozy 1-bedroom apartment. It offers privacy and comfort, being equipped with everything you need.









1 bedroom + den

Size: 794 SqFt.

FLOOR PLAN

Allow yourself to enjoy the grandeur of a full-size kitchen and living room, thoughtfully designed to satisfy your every desire. Immerse yourself in the versatility of a 1-bedroom plus den unit, offering greater use and unlimited possibilities.

1 bedroom + den

Floor Plan

Clever use of space ensures you make the most of your home without feeling overwhelmed in this cozy 1-bedroom plus den apartment. It offers privacy and comfort, being equipped with everything you need.



1 bedroom + den

Variations



A1 LINE



B1 LINE



C1 LINE







2 bedroom + den

Size: 1,254 SqFt.

FLOOR PLAN

Allow yourself to enjoy the grandeur of a full-size kitchen and living room, thoughtfully designed to satisfy your every desire. Immerse yourself in the versatility of a 2-bedroom plus den unit, offering greater use and unlimited possibilities.

2 bedroom + den

Variations



A2 LINE



B2 LINE



C2 LINE

2 bedroom + den

Floor Plan

The clever use of space ensures that you make the most of your home without feeling overwhelmed in this cozy 1-bedroom plus study apartment. It offers privacy and comfort, being equipped with everything you need.









2 bedroom + den (II)

Size: 1,294 SqFt.

FLOOR PLAN

Allow yourself to enjoy the grandeur of a full-size kitchen and living room, thoughtfully designed to satisfy your every desire. Immerse yourself in the versatility of a studio, offering greater use and unlimited possibilities.

2 bedroom + den (II)

Floor Plan

Clever use of space ensures you make the most of your home without feeling overwhelmed in this spacious 2-bedroom plus study apartment. It offers privacy, comfort and spaciousness, being equipped with everything you need.



Close to Everything.





Aventura Mall 14 Minutes by Car

A luxurious shopping center in Aventura, Florida, known for its designer shops, eclectic restaurants, and contemporary art throughout.

Hollywood Beach 7 Minutes by Car

An idyllic white sand beach flanked by the famous Broadwalk, offering a mix of water activities, beachfront restaurants and live entertainment.

YoungArts Park 5 Minutes by Car

A green space in Miami dedicated to celebrating and promoting young artists, offering art installations and cultural events.

Downtown Fort Lauderdale 15 Minutes by Car

The urban and vibrant heart of Fort Lauderdale, highlighted by its canals, nightlife, art galleries and dining options.

Sunny Isles 17 Minutes by Car

A coastal enclave in northeast Miami-Dade known for its luxurious skyscrapers, pristine beaches and elegant marinas.

Miami y Wynwood 25 Minute by Car

A cosmopolitan metropolis known for its rich cultural mix, iconic South Beach Art Deco architecture and lively nightlife.

Points of Interest

FLL International Airport 10 Min Drive

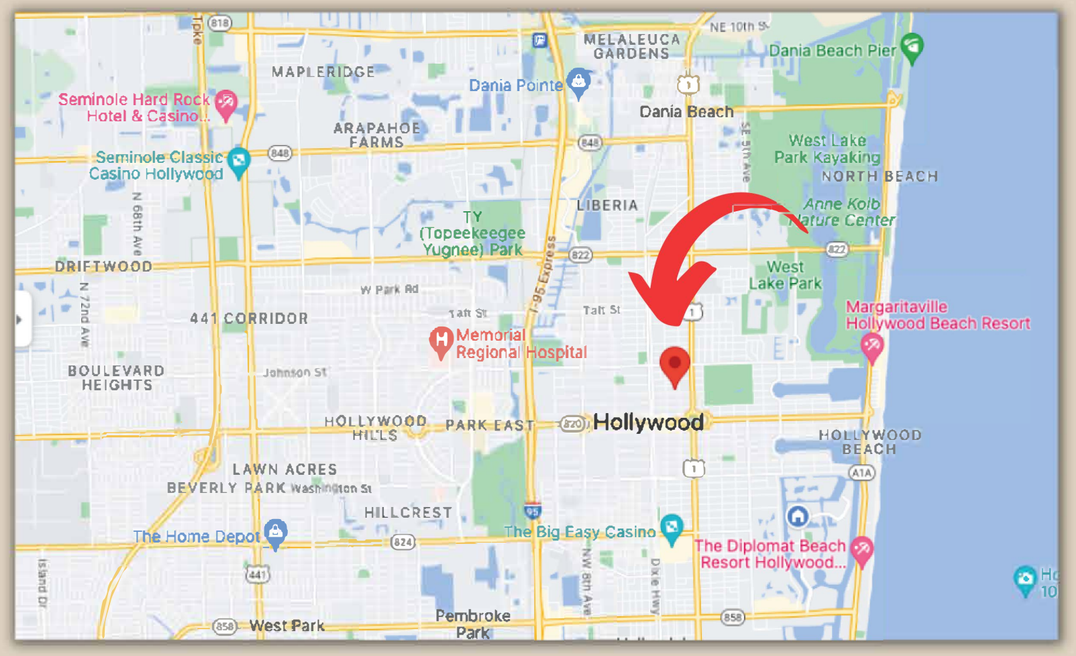
Just minutes from Fort Lauderdale International Airport, 1920 Pierce offers unparalleled convenience for travelers and travel lovers alike.

I-95 Highway Entrance 4 Min Drive

With easy access to I-95, 1920 Pierce offers seamless connectivity to all of Miami and Fort Lauderdale attractions.

Brightline Station (2024) 4 Min Drive

1920 Pierce's proximity to the new Brightline station ensures effortless travel to diverse destinations, making it an ideal choice for commuters and adventurers.



HOLLYWOOD AREA
Restaurants and Shopping





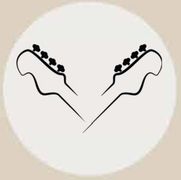
GG's Waterfront

An elegant restaurant on the shore of the Intracoastal Waterway, known for its fresh seafood and panoramic water views.



Billy's Stone Crab

An iconic seafood restaurant overlooking the water, famous for its delicious crab legs and coastal atmosphere.



Hard Rock Hotel and Casino

An iconic hotel and casino in Davie, highlighted by its impressive guitar-shaped design and a variety of live entertainment.



Pubbelly Sushi

A modern sushi restaurant in Miami Beach that combines traditional Asian flavors with a contemporary touch.



Dania Pointe

A vibrant mixed development near Hollywood offering a variety of shopping, dining and entertainment.



Sawgrass Mills Mall

The largest outlet mall in the United States, located in Sunrise, with hundreds of shops, restaurants and attractions.

The team

MG3 GROUP

MG3 is a fully vertically integrated private real estate company with extensive construction experience. Since 2003, MG3 has successfully built over 3.5 million square feet of residential and commercial real estate in Florida. MG3 is involved in the planning, direction and coordination of a wide variety of construction projects and is responsible for the complete management of the delivery chain.

ABH DEVELOPER GROUP

ABH is a new development firm focused on ground-up construction opportunities in the South Florida residential market. Our goal is to differentiate ourselves by integrating technology and sustainability into our vision of creating a future-oriented product that stands out as the best in its class. We are developers who constantly look for opportunities, creatively adding value to our projects by taking advantage of our resources and strategic skills.

LLORENTE ARCHITECTS

From initial zoning analysis through master planning, design development and construction phases. With over 20 years of design experience, his portfolio includes some large-scale retail and mixed-use developments, aviation, office and warehouse spaces, and iconic, critically acclaimed residential buildings. buildings. Their approach ensures a seamless integration of form and function, making them a trusted name in real estate development.

Preconstruction Sales Process.





Deposit Timeline

Secure your dream space with just a 10% deposit to reserve your unit. Our structured payment plan divides the remaining balance into manageable installments throughout the construction phase, ensuring convenience and flexibility until your property is ready for delivery.

Installment Payment Plan

Experience hassle-free payments with our tailored payment plan. After your initial 10% deposit, we will distribute the remaining balance at structured intervals during the construction phase. This approach ensures that your investment is made conveniently, until the moment you receive your keys.

Disclaimer

ORAL REPRESENTATIONS MAY NOT BE RELIED UPON AS CORRECT STATEMENTS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, REFER TO THIS BOOKLET AND THE DOCUMENTS REQUIRED BY SECTION 718.503 OF THE FLORIDA STATUTES, WHICH MUST BE PROVIDED BY A DEVELOPER TO A BUYER OR LESSEE.

Each purchaser is hereby advised that there are several methods of calculating the square footage of a Unit and that, depending on the calculation method, the quoted square footage of a Unit in this Prospectus and in advertising materials may vary. Additionally, marketing materials may calculate the square footage of Units in a manner different than set forth in the Condominium Declaration and Condominium Law. Therefore, marketing materials may understate or overstate the square footage of Units calculated in accordance with the Condominium Declaration and Condominium Law. Additionally, as a result of field construction, other permitted changes to the Unit, the actual location of drywall, and the settling and shifting of improvements, the actual square footage of a Unit may also be affected.