



ONE  
HOLLYWOOD  
RESIDENCES

DOWNTOWN HOLLYWOOD | FLORIDA

# MANY POSSIBILITIES. ONE YOU.

One Hollywood Residences offers an extraordinary opportunity for those desiring an opulent lifestyle in the vibrant core of downtown Hollywood. This distinguished residential complex masterfully combines contemporary architecture with refined amenities, ensuring a living experience marked by unrivaled comfort and convenience. The gracefully curved, wrap-around balconies provide breathtaking panoramic vistas, from the bustling cityscape to the tranquil shores, seamlessly integrating indoor and outdoor living spaces.





With its modern lines set against the backdrop of historic charm, One Hollywood creates many distinctive possibilities for residents to enjoy, from easy access to the city's entertainment, dining, and cultural scenes to a host of curated amenities within.

One Hollywood Residences presents a unique opportunity to own in one of South Florida's most sought-after and rapidly growing locales, from the low \$400s.



MANY JOURNEYS.  
ONE ARRIVAL.

Upon arrival, the grand port cochere welcomes you with an air of elegance, providing a seamless transition from your vehicle to the opulent interiors. Covered parking ensures convenience and protection from the elements. Stepping into the expansive lobby, you are greeted by a space that exudes refinement and artistry. The elevated decor, exquisite lighting, and thoughtfully arranged furnishings create an ambiance of modern sophistication, making every arrival a moment to savor.



THE RESIDENCES

## MANY LUXURIES. ONE ADDRESS.

Rising 23 stories in downtown Hollywood, this luxury tower mirrors the city's cultural revival, offering features reminiscent of resort-style living, including valet and concierge services.

Residents will indulge in an array of sophisticated amenities that seamlessly blend living, working, and leisure. From a state-of-the-art fitness center and luxurious spa and sauna facilities to innovative co-working spaces, every need is thoughtfully catered to.

# MANY FINE FINISHES. ONE STYLISH HOME.

Each residence has been meticulously appointed. Smart technology to contemporary design elements, such as floor-to-ceiling windows and expansive balconies offering panoramic views of the golf course and ocean, every aspect has been carefully selected. European-style kitchens boast quartz countertops in both kitchens and baths, while top-of-the-line appliances and fixtures come as standard. Buyers also have the option to customize their flooring to suit their individual preferences.

## RESIDENTIAL MIX

- Studio, 517 square footage,
- 1 bedroom, 781 - 945 square footage
- 2 bedroom, 1,212 - 1,235 square footage
- 3 bedroom, 1,400 - 1,425 square footage





## BUILDING FEATURES & AMENITIES

- A 23-story building
- 248 Residences
- 2 Retail Spaces
- Porte cochère drop-off & arrival experience
- Valet available for guests
- Double height arrival lobby lounge with reception & concierge
- Smart package locker room
- Fitness center with yoga studio
- Sauna, Spa & treatment room
- His and her locker rooms
- Resort-style pool & spa with lounge chairs & cabanas
- Outdoor BBQ with seating area
- Multi-purpose clubroom & private event space with dedicated kitchen
- Co-working spaces & business center
- WiFi throughout common areas
- Bike storage
- Pet-friendly
- Outdoor plaza with fountain
- Electric Chargers for E-Vehicles
- Kids club & playground
- Rooftop Lounge that includes:
  - Outdoor seating area with umbrellas
  - Outdoor TV area
  - Fire Pits
  - Private event space
  - Yoga lawn

## RESIDENCE FEATURES

- Fully finished
- Prewired, smart home management technology
- Selection of flooring options
- Washer and Dryer
- Floor-to-ceiling windows
- Balconies with glass railings

## KITCHENS

- Fully-equipped, European style kitchens
- Quartz countertops
- Top-of-the-line appliances & fixtures

## BATHROOMS

- Bathrooms with modern cabinetry & imported porcelain flooring
- Quartz countertops
- Dual Vanities
- Textured shower tiles

PRIME LOCATION

## DISCOVER A WORLD AT YOUR DOORSTEP

The vibrant coastal city of Hollywood, Florida is a hidden gem nestled between Fort Lauderdale and Miami. Now is the perfect time to secure your dream home at One Hollywood Residences, in the heart of all the action.

Situated on the South Florida East coast makes it incredibly convenient for travel and commuting. Fort Lauderdale - Hollywood International airport is minutes away giving you easy access to the world.



# AREA ATTRACTIONS

## PARKS

- 1 Dr. Von D. Mizell-Eula Johnson State Park
- 2 Anne Kolb Nature Center
- 3 Topeekeegee Yugnee Park
- 4 Sailor's Point
- 5 Hollywood West Skate Park
- 6 Holland Park
- 7 Hollywood Beach/Broadwalk
- 8 Dog Beach of Hollywood

## ARTS & CULTURE

- 9 Arts Park at Young Circle
- 10 Hollywood Beach Theater

## SPORTS, RECREATION & ENTERTAINMENT

- 11 FLA Live Arena
- 12 Hard Rock Stadium
- 13 Hard Rock Hotel & Casino
- 14 K1 Speed
- 15 Gulfstream Racetrack & Casino
- 16 Margaritaville Hollywood Beach Resort
- 17 DRVPNK Stadium - Inter Miami CF

## GOLF

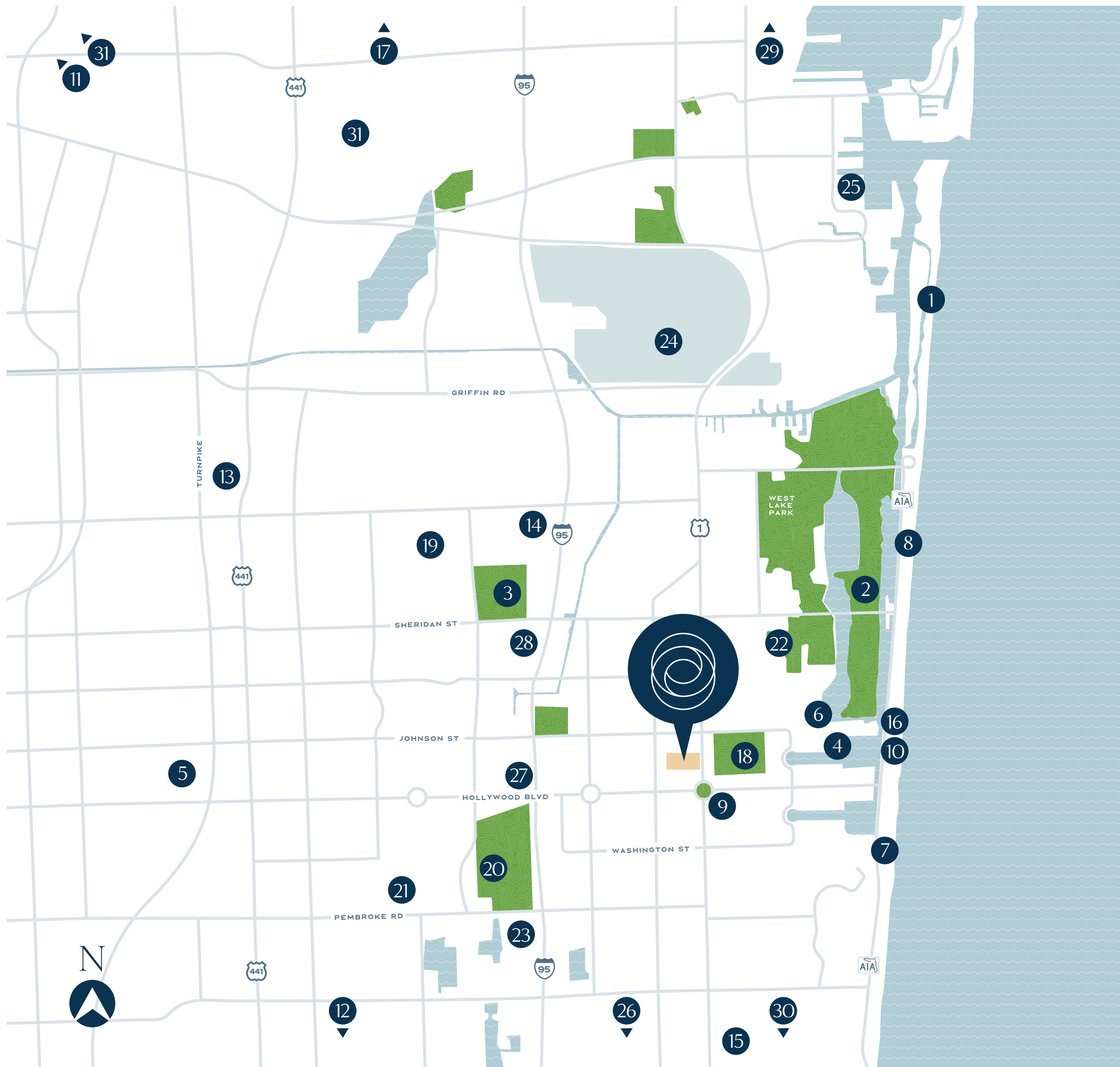
- 18 Hollywood Beach Golf Club
- 19 The Club at Emerald Hills
- 20 Orangebrook Golf & Country Club
- 21 Hillcrest Golf & Country Club
- 22 Eco Golf Club
- 23 Aqua Golf Driving Range & Pro Shop

## TRANSPORTATION

- 24 Fort Lauderdale International Airport
- 25 Port Everglades / Cruise Port
- 26 Brightline Aventura Station
- 27 Amtrak/Tri-Rail Station

## SHOPPING

- 28 Yellow Green Farmers Market
- 29 Las Olas Boulevard
- 30 Aventura Mall
- 31 Sawgrass Mills Mall



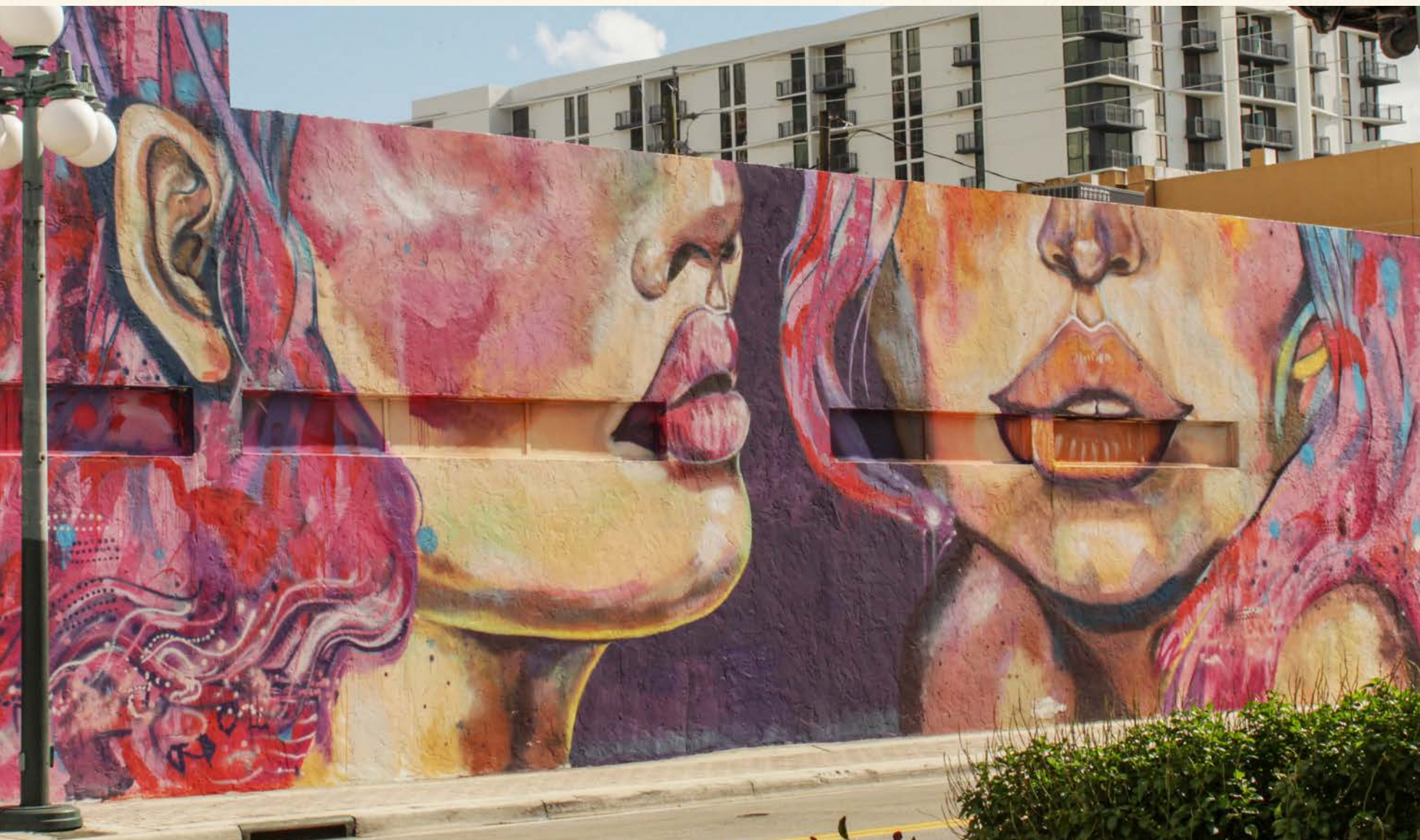


## A FOODIE'S DREAM

Hollywood's food scene is a food lover's dream! The Boardwalk is lined with an array of seafood shacks and international eateries. Just minutes away in downtown, there's restaurant row something to satisfy every palate. Local favorites include fresh seafood, authentic Latin American dishes, and trendy fusion restaurants.

## CREATIVITY AND CULTURE

Hollywood boasts a vibrant cultural and art scene, with the Downtown Hollywood Mural Project showcasing stunning street art by renowned artists. The city is home to the Art and Culture Center, which offers diverse contemporary exhibitions and educational programs. Historic Downtown Hollywood hosts hundreds of concerts, music festivals, dance exhibitions, shows and art exhibits throughout the year.





EDUCATIONAL EXCELLENCE

## LUXURY LIVING NEAR SOUTH FLORIDA'S PREMIER SCHOOLS

One Hollywood is located near to some of South Florida's most prestigious private and charter schools, offering families a range of exceptional educational options. Top private schools include Pine Crest School, known for its cutting-edge curriculum and state-of-the-art campus, and American Heritage School, consistently ranked among the best in the nation for academic excellence and college preparation. St. Thomas Aquinas High School is celebrated for both its academic excellence and championship-winning athletics. The NSU University School, commonly known as University School or simply U-School, is a fully accredited, independent, college preparatory school in Davie, Florida, that serves grades pre-K through grade 12.

For charter schools, Franklin Academy and Somerset Academy lead the way with their innovative approaches to personalized learning and commitment to student success.

Living at One Hollywood Residences places residents near these premier institutions and provides an unparalleled environment for high-quality education at every level.



PREMIER GOLF COURSES

## A GOLFERS PARADISE AT YOUR FOOTSTEPS

One Hollywood Residences places you at the heart of a golfer's paradise. Hollywood boasts a diverse selection of golf courses, catering to enthusiasts of all skill levels. With an impressive 54 courses within a 15-mile radius, One Hollywood Residences offers the ideal setting for year-round play—whether you're a seasoned pro or a casual player. Discover the perfect place to elevate your golf lifestyle.

A curated selection of premier golf courses located just moments away from One Hollywood Residences

- **Orangebrook Golf & Country Club:** Orangebrook Golf & Country Club is a historic public golf facility featuring two 18-hole courses, offering a classic golfing experience and hosting various community events and tournaments.
- **Eco Golf Club:** Eco Golf Club is a picturesque 9-hole public golf course known for its lush green landscapes, casual atmosphere, and eco-friendly design, offering a relaxed golfing experience for players of all levels.
- **Hollywood Beach Golf:** Hollywood Beach Golf Club is a scenic 18-hole public golf course featuring tree-lined fairways and a traditional layout, offering a charming and challenging experience.

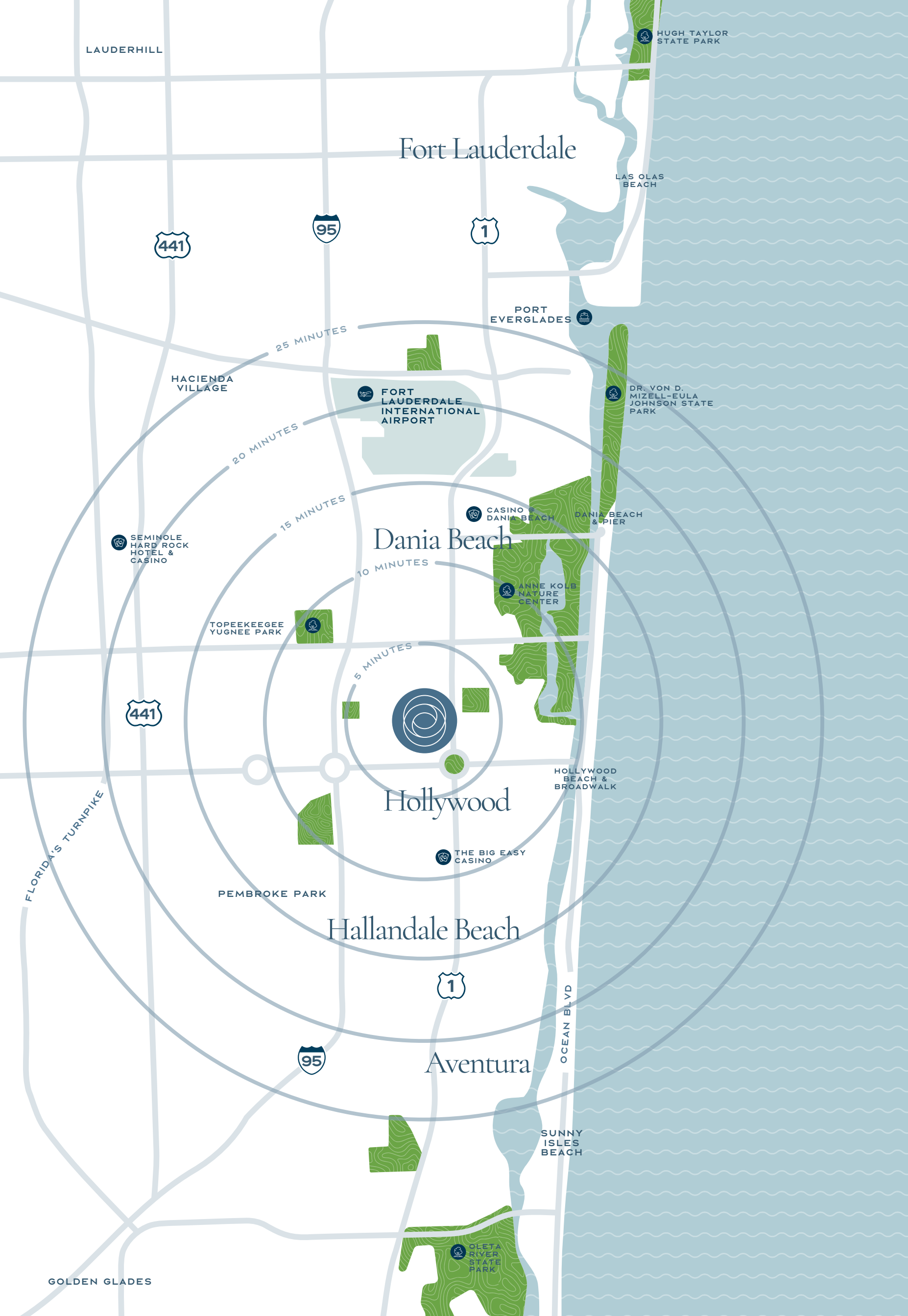




## MANY DREAMS. ONE CITY.

As Hollywood celebrates its centennial in 2025, its founder Joseph Young's visionary design still resonates through its iconic Broadwalk, sun-kissed beaches, and vibrant downtown, all just steps from One Hollywood Residences.

Young Circle, a vibrant arts center, represents Hollywood's cultural magnetism, while Hollywood Beach captivates with its tropical allure, boasting expansive beaches and an array of oceanfront amenities, including the renowned Margaritaville resort. Nearby, the world-class entertainment of The Seminole Hard Rock Hotel and Casino beckons. Situated midway between Fort Lauderdale and Miami, and in close proximity to key destinations like Aventura and Gulfstream Park malls, as well as major transportation hubs such as Fort Lauderdale Airport, Port Miami, and Miami International Airport, One Hollywood Residences serves as your gateway to both local and global destinations.

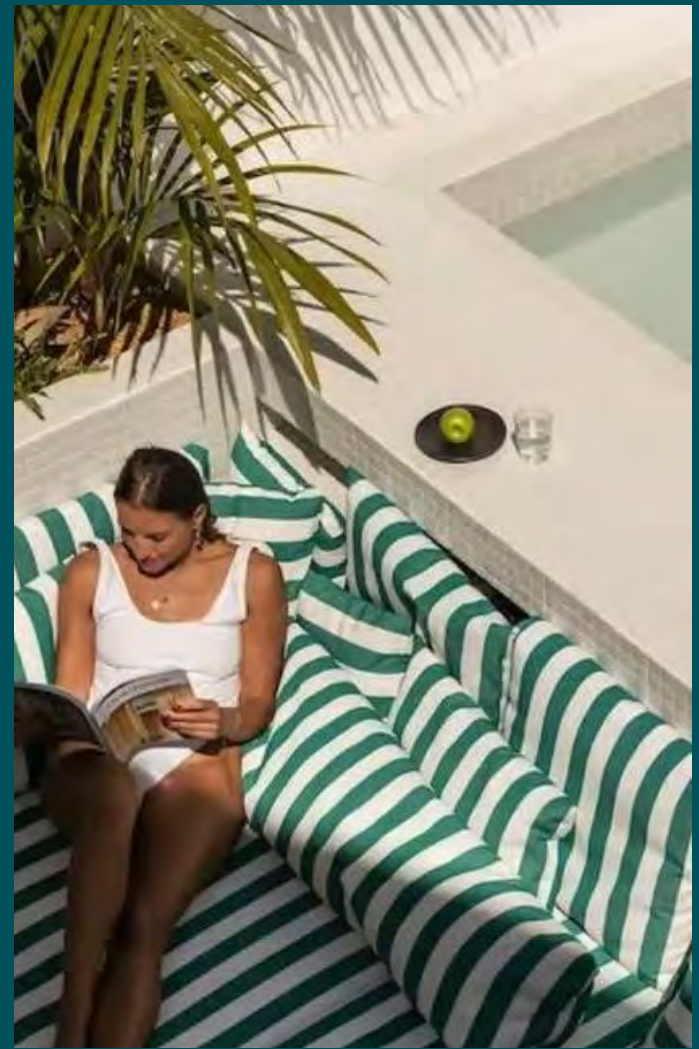


## THRIVING ECONOMY AND SEAMLESS TRANSPORTATION

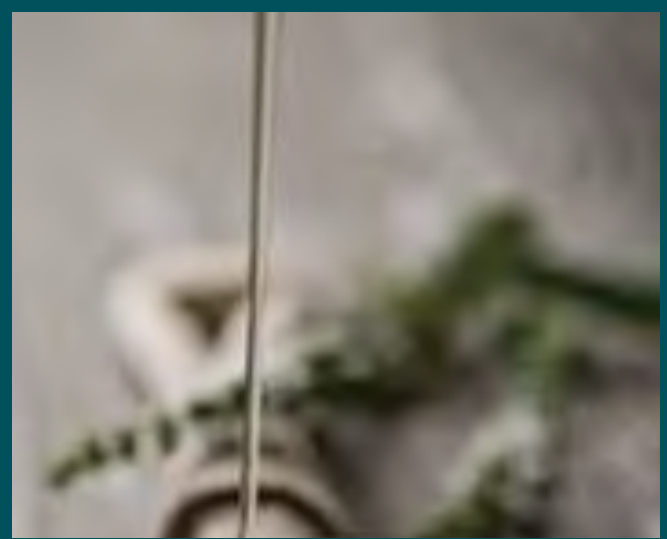
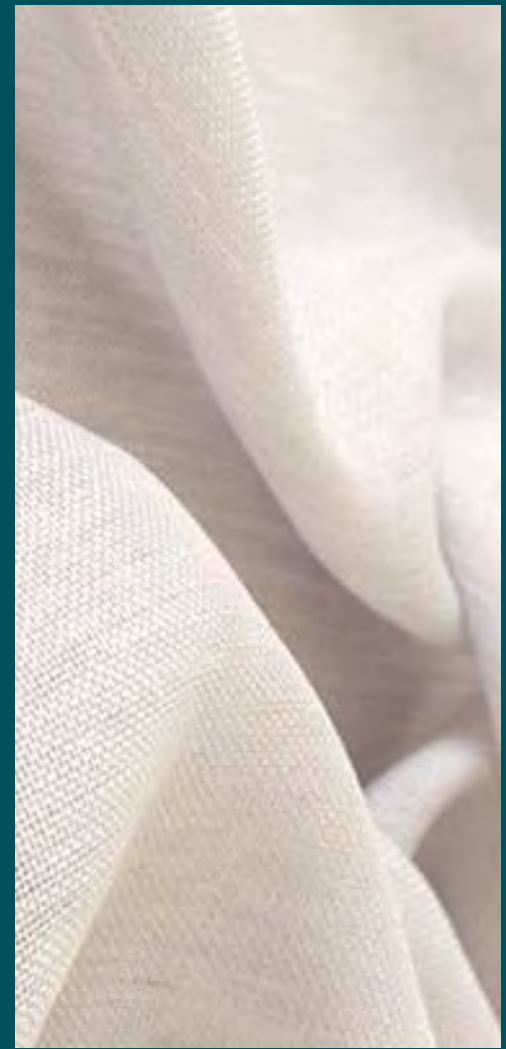
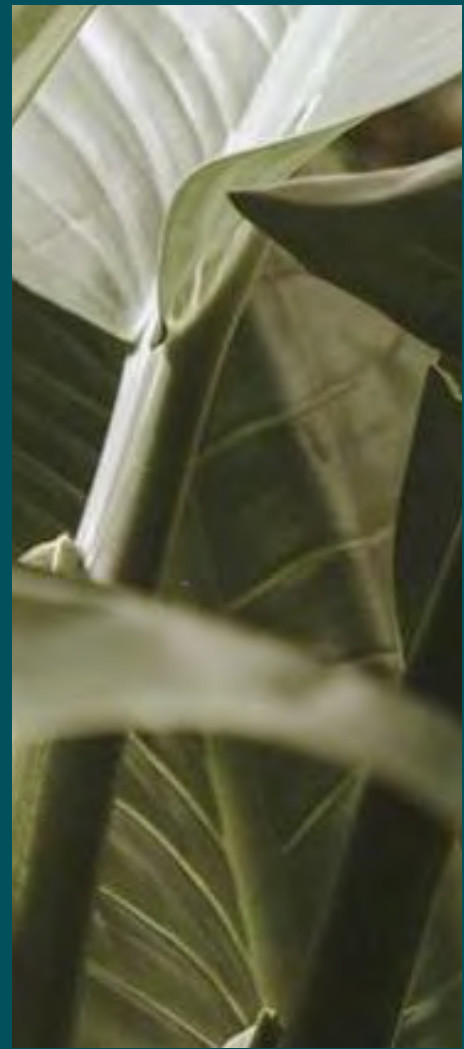
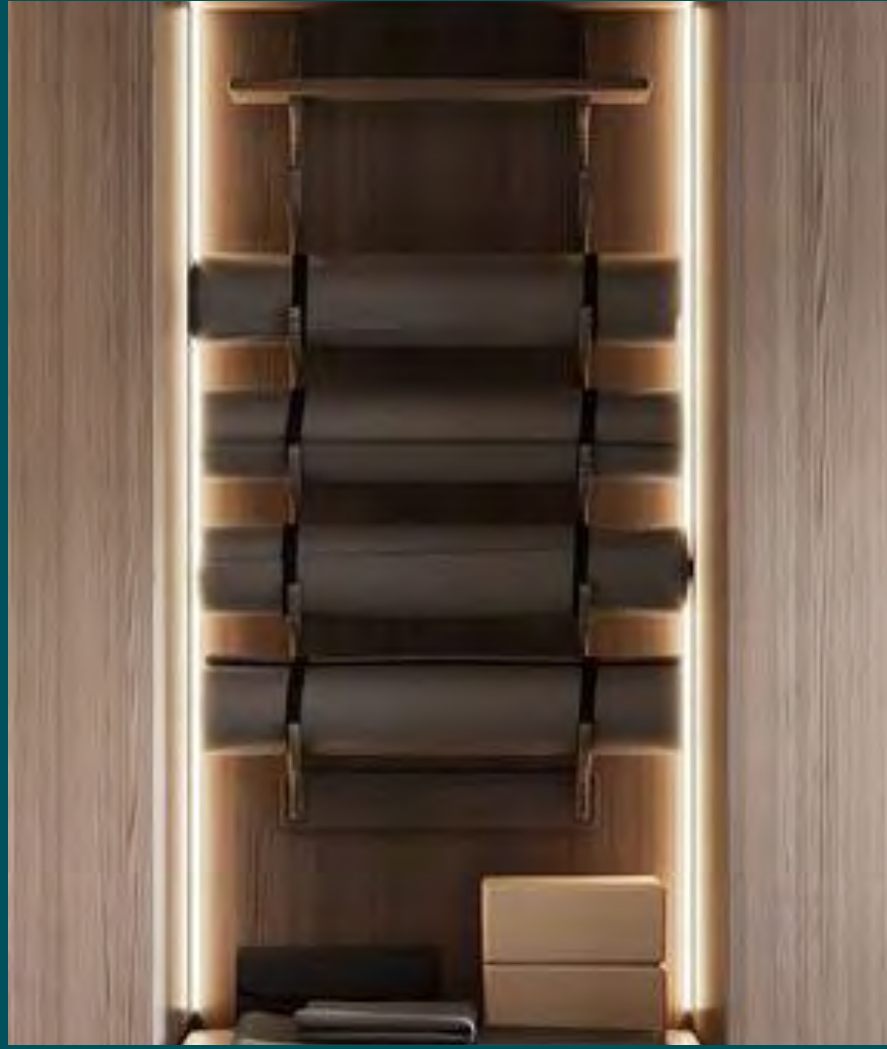
With nearly \$1.5 billion in real estate development underway, Hollywood is booming with opportunity. The city is attracting national and international businesses, offering a multitude of employment opportunities in professional services, healthcare, and more.

Hollywood, Florida, offers convenient transportation options with easy access to major highways like I-95 and Florida's Turnpike, making it simple to navigate the region. The city is also well-served by the Brightline, Tri-Rail, and nearby Fort Lauderdale-Hollywood International Airport, ensuring seamless connectivity to the surrounding areas and beyond.

Interior Design by Adriana Hoyos



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MANY POSSIBILITIES.  
ONE YOU.

Whether you're drawn to the vibrant cultural scene, the serene views, or the impressive array of top-tier amenities, One Hollywood Residences promises a home where every detail is crafted with you in mind.

Experience unparalleled luxury in resort-style living, where personalized concierge services blend seamlessly with exquisitely designed residences. Expansive balconies offer sweeping views, while smart technology, state-of-the-art appliances, and floor-to-ceiling windows elevate this unique living experience to new heights.

One Hollywood Residences – where many possibilities converge at one extraordinary place.



# MANY TALENTS. ONE VISION.

## Star Development Group

Star Developers Group emerged from the merger of leaders in real estate development, forming a multidisciplinary team with diverse profiles and more than 30 years of experience in the sector. Our team brings expertise in urbanization, renovation, construction, and project management, accumulating over 1,000,000 square feet of construction in Argentina, Spain, and the United States, with a special focus on Florida and Atlanta. The union gave rise to Star Developers Group, an entity with a global approach and a clear mission of expansion in the

American market, especially in Miami, Hollywood, and South Florida.

We seek to develop new experiences and designs that consider different ways of inhabiting spaces. In each location we choose to build, we discover an opportunity to maximize the coexistence of urban, natural, and sustainable elements. Our commitment is centered on excellence, sustainability, and innovation. With a diversified portfolio that ranges from luxury residential projects to commercial developments, we are dedicated to offering quality and value in each of our endeavors.



## BC Architects

BC Architects brings over 30 years of experience in design, production, and construction administration with projects throughout Florida and the Caribbean. They maximize the design and financial potential in every building. Their philosophy is to do what works, uncover what makes sense, discover efficiency, and solve problems, while creating beautiful built buildings. BCA has built a diverse portfolio of residential, retail, and mixed-use projects, all while working alongside many successful developers. They have designed and produced over 50 mid- and high-rise projects throughout Florida, with several more in the works. BCA's multi-family portfolio ranges from affordable rental projects to market rate products to luxury condominiums. Our retail and mixed-use portfolio

consists of free-standing one-story retail buildings to multi-building/multi-use residential, office and retail centers. They offer an array of architectural services, such as programming, long-range planning, ADA compliance, feasibility studies, urban design, new design, addition and expansion, historic preservation and renovation, interior design, and landscape architecture. BC Architects projects include 5000 North Ocean, Biscayne Beach, Sofia Coral Gables, Waterclub North Palm Beach, Mystique & Epique at Pelican Bay, Plantation Walk and River Landing.

## Keith Engineering Landscape

KEITH Engineering Landscape projects create dynamic stages for everyday moments, blending residential, commercial, mixed-use, and hospitality spaces that are safe, clean, and designed for flexibility. These spaces unite people, activities, and events that inspire and excite, evolving with our changing interests. By enriching lives and fostering self-discovery, KEITH

Life combines local environmental knowledge, innovative technologies, and sustainable best practices with a detail-oriented creative approach. They craft impactful urban spaces where hardscape and architectural elements harmonize with green spaces, offering moments of respite and community in the urban core.

## Adriana Hoyos Design Studio

Adriana Hoyos Design Studio (AHDS) specializes in delivering exceptional hospitality design solutions that seamlessly blend luxury, functionality, and a deep connection to the local environment. Our team's expertise ensures the use of high-quality materials, meticulous attention to detail, and sophisticated designs that enhance the overall experience for every guest.

Our corporate headquarters are located in Miami, Florida. Additionally, we have established regional offices in Quito, Panama and Guayaquil. This strategic presence across key locations enables us to effectively serve our clients and expand our operations.



# ONE HOLLYWOOD RESIDENCES

Developed By



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