

# SOUTH FLAGLER HOUSE

OVERVIEW BROCHURE



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SOUTH FLAGLER HOUSE

“We are creating what will be a one-of-a-kind residential condominium with South Flagler House, an unparalleled experience for people that are looking for the best.”

– STEPHEN M. ROSS  
CHAIRMAN AND FOUNDER, RELATED COMPANIES

Iconic waterfront residences at 1355 South Flagler Drive in West Palm Beach. Designed by globally renowned Robert A.M. Stern Architects with interiors by Pembroke & Ives. Crafted with a meticulous eye for quality and detail, each home offers exquisite design and spectacular views. The result is a masterpiece of timeless character and elegance to be enjoyed for generations.





## Related Ross

Related Companies is a global real estate and lifestyle company defined by innovation in all aspects of design, development, service, sustainability and wellness. Formed 50 years ago, Related is the most prominent privately-owned real estate firm in the United States with a portfolio of over \$60 billion in assets owned or under development including the 28-acre Hudson Yards neighborhood on Manhattan's West Side, The Square in West Palm Beach, The Grand LA in California and The 78 in Chicago. South Flagler House will be Related's 17th luxury residential development with Robert A.M. Stern Architects. Related's residential properties are consistently heralded as best-in-class in their respective markets nationwide.



THE CORTLAND



TRIBECA GREEN



THE CHATHAM

# RAMSA

ROBERT A.M. STERN ARCHITECTS



70 VESTRY



220 CENTRAL PARK SOUTH



15 CENTRAL PARK WEST

Robert A.M. Stern Architects (RAMSA) has become globally renowned for improving neighborhoods with iconic architecture that is thoughtfully scaled for a more pedestrian friendly experience at the street level. This timeless design will enhance contemporary lifestyles in an architectural vernacular inspired by the historic Palm Beach and West Palm Beach precedents, creating a welcome addition to the skyline that celebrates our history as well as our future.

# PEMBROOKE & IVES



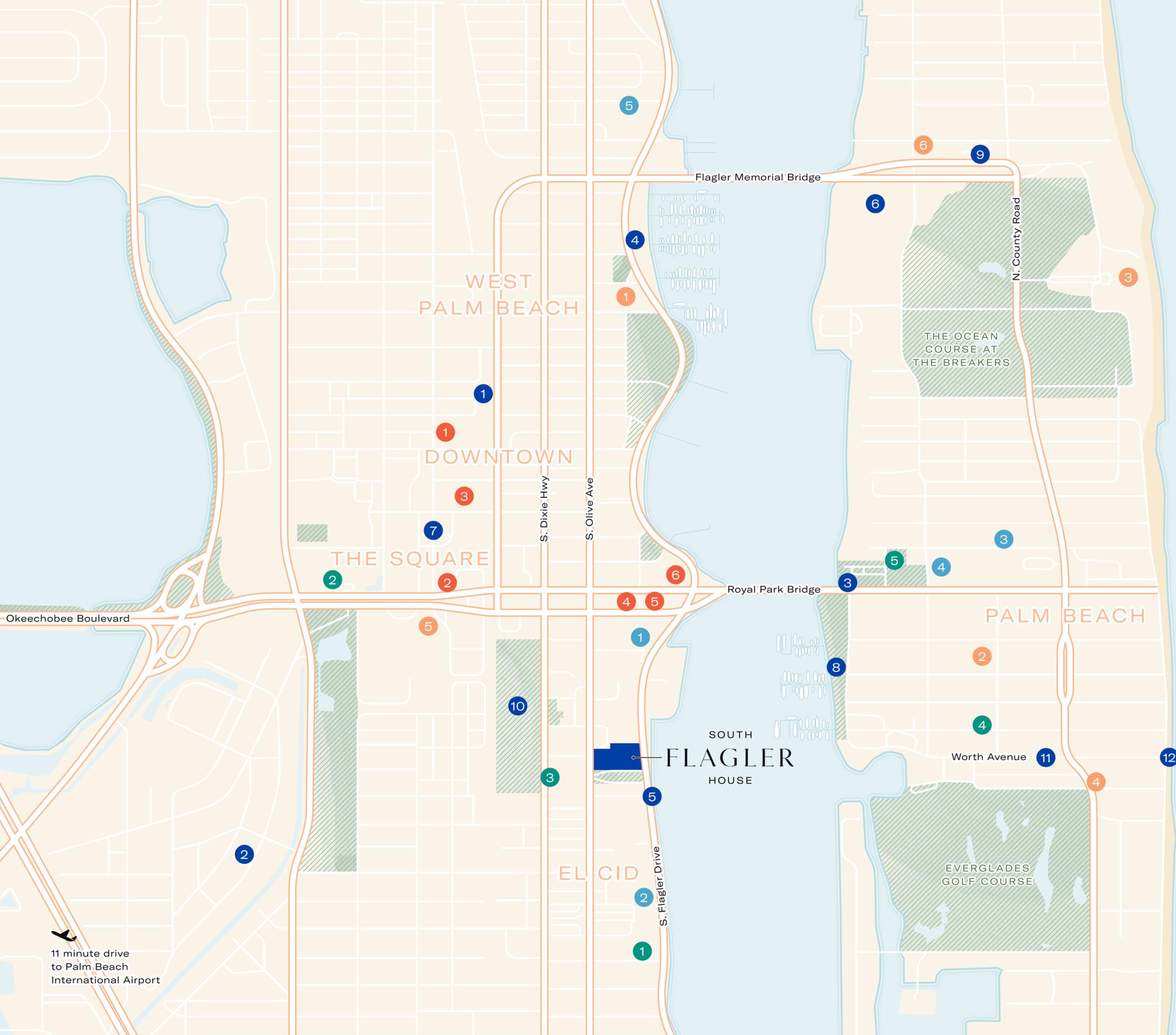
Led by Andrew Sheinman, New York interior design firm Pembroke & Ives curates intuitive, bespoke, and luxurious interiors that are designed to fundamentally and beautifully improve the experiences of the people who inhabit them. Adept at producing visionary concepts and executing them with impeccable finesse, the result is always a one-of-a-kind space in which attention to detail and level of comfort, character, and style exceeds every expectation. Previous projects range from residential to commercial, and collaboration is a key strength, along with sensitivity to setting and usage.

SOUTH FLAGLER HOUSE

# IDYLLIC WEST PALM BEACH

In an enviable and premier waterfront location in the heart of the thriving cultural quarter, benefiting from connectivity to Palm Beach Island and the prestigious Worth Avenue, South Flagler House offers an uncompromising lifestyle in an idyllic setting.





POINTS OF INTEREST

- 1 Brightline Station
- 2 Grandview Public Market
- 3 Palm Beach Lake Trail
- 4 Palm Harbor Marina
- 5 South Flagler Lake Trail
- 6 The Royal
- 7 The Square
- 8 Town of Palm Beach Marina
- 9 Via Flagler by The Breakers
- 10 Woodlawn Cemetery Park
- 11 Worth Avenue
- 12 Worth Avenue Clock Tower

CULTURAL INSTITUTIONS

- 1 Ann Norton Sculpture Garden
- 2 Kravis Center
- 3 Norton Museum of Art
- 4 Preservation Foundation of Palm Beach
- 5 The Society of the Four Arts

HOTELS

- 1 The Ben Hotel
- 2 The Brazilian Court Hotel
- 3 The Breakers Palm Beach
- 4 The Colony Hotel
- 5 Hilton West Palm Beach
- 6 The White Elephant Hotel

EDUCATIONAL INSTITUTIONS

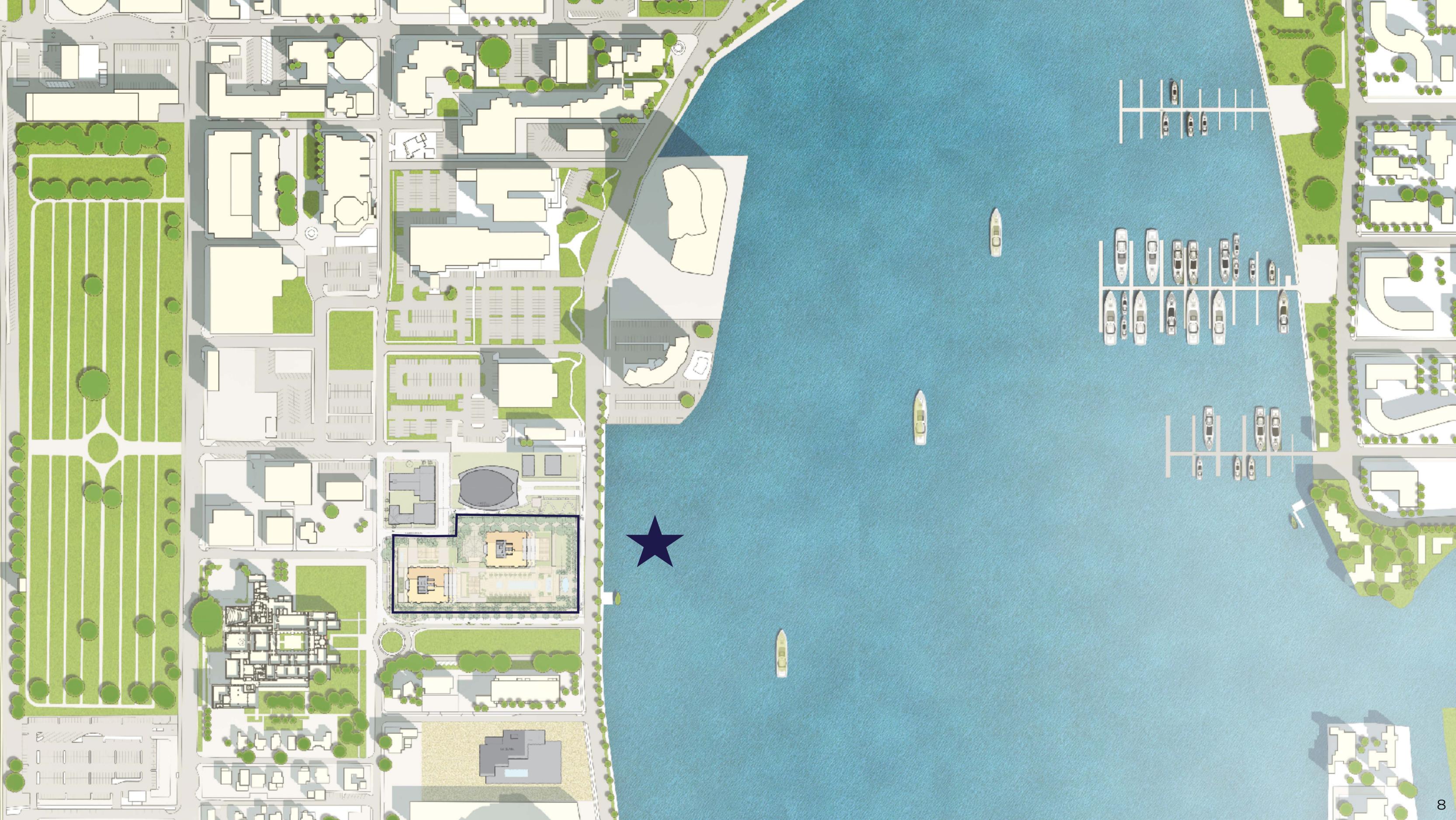
- 1 Palm Beach Atlantic University
- 2 Palm Beach Day Academy Lower Campus
- 3 Palm Beach Day Academy Upper Campus
- 4 Palm Beach Public Elementary School
- 5 Rosarian Academy

OFFICE BUILDINGS

- 1 360 Rosemary
- 2 CityPlace Tower
- 3 East & West Towers at The Square
- 4 Esperanté
- 5 One Flagler\*
- 6 Phillips Point

\*Coming Soon

11 minute drive  
to Palm Beach  
International Airport





# AN EFFORTLESS LIFESTYLE

Residents will have access to lifestyle amenities of unprecedented range and quality. Swim, spa, fitness, dining and children's recreational spaces offer a wealth of opportunities for all ages to relax, train, socialize, entertain and play.

# FEATURES AND AMENITIES

South Flagler House is located at the southeast gateway of a dynamic new cultural quarter that includes the important institutions of the Norton Museum of Art, its Gallery Park, the Ann Norton Sculpture Gardens, and Palm Beach Atlantic University.

South Flagler House features two limestone clad 28-story structures rising from a podium base lined with stepped gardens and residences.

The architecture will masterfully blend with the timeless character and elegance of Palm Beach, while

celebrating a prime waterfront location along Florida's Gold Coast providing permanent, unobstructed views of the water.

The property will be an important new landmark unlike anything else in the market and one of the most significant high-rises ever built in West Palm Beach and South Florida.

South Flagler House will offer 102 beautifully designed residences, including one- to seven-bedroom homes, penthouses and guest suites.

## RESIDENCE AND BUILDING

- 24-hour onsite staff and security
- 24-hour valet and self parking
- 360-foot tree-lined drive aisle to autocourt
- Private keyed elevators
- Dedicated service elevators
- Package and mailroom with cold storage
- Keyed climate controlled storage
- Two deeded parking spaces per residence
- Bicycle storage and cleaning room
- Electric charging
- Fenced outdoor dog run with sculpture garden
- Guest suites

## SPORTS AND FITNESS

- Pickle ball court and lounge
- State-of-the-art fitness center
- Fitness lounge
- Pilates studio
- Golf simulator lounge
- Outdoor recreation lawns
- Yoga studio and outdoor yoga lawn
- Private training studio

## CHILDREN'S RECREATION

- Indoor playroom
- Children's lounge with kitchenette
- Craft room
- Outdoor butterfly garden

## SOCIAL AND ENTERTAINING

- Various indoor and outdoor lounges
- Entertainment lounge with catering kitchen
- Commercial kitchen
- Private dining rooms
- Outdoor dining patio
- Courtyard lounge
- Wine tasting room with wine storage lockers
- Games room including ping pong, billiards and foosball
- Library and card room
- Media room

## SWIM AND SPA

- 25-meter lap pool with sun shelf
- Hot tub
- Poolside cabanas
- Men's spa with vitality pool, ice plunge, steam, sauna, changing and locker rooms
- Women's spa with vitality pool, ice plunge, steam, sauna, changing and locker rooms
- Spa treatment rooms
- Salon

## BUSINESS

- Business center
- Private offices and executive suites
- Conference rooms





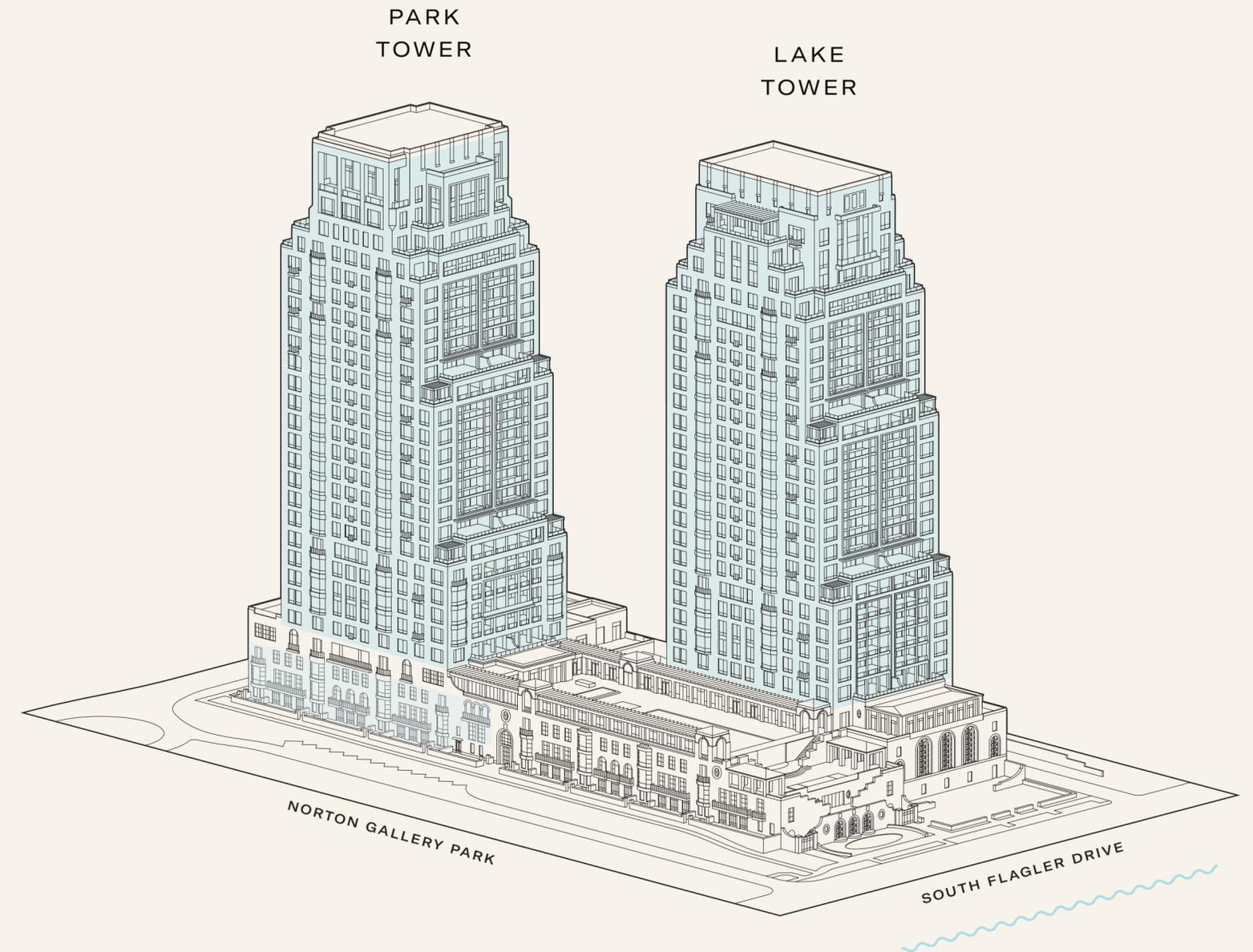








# THE RESIDENCES



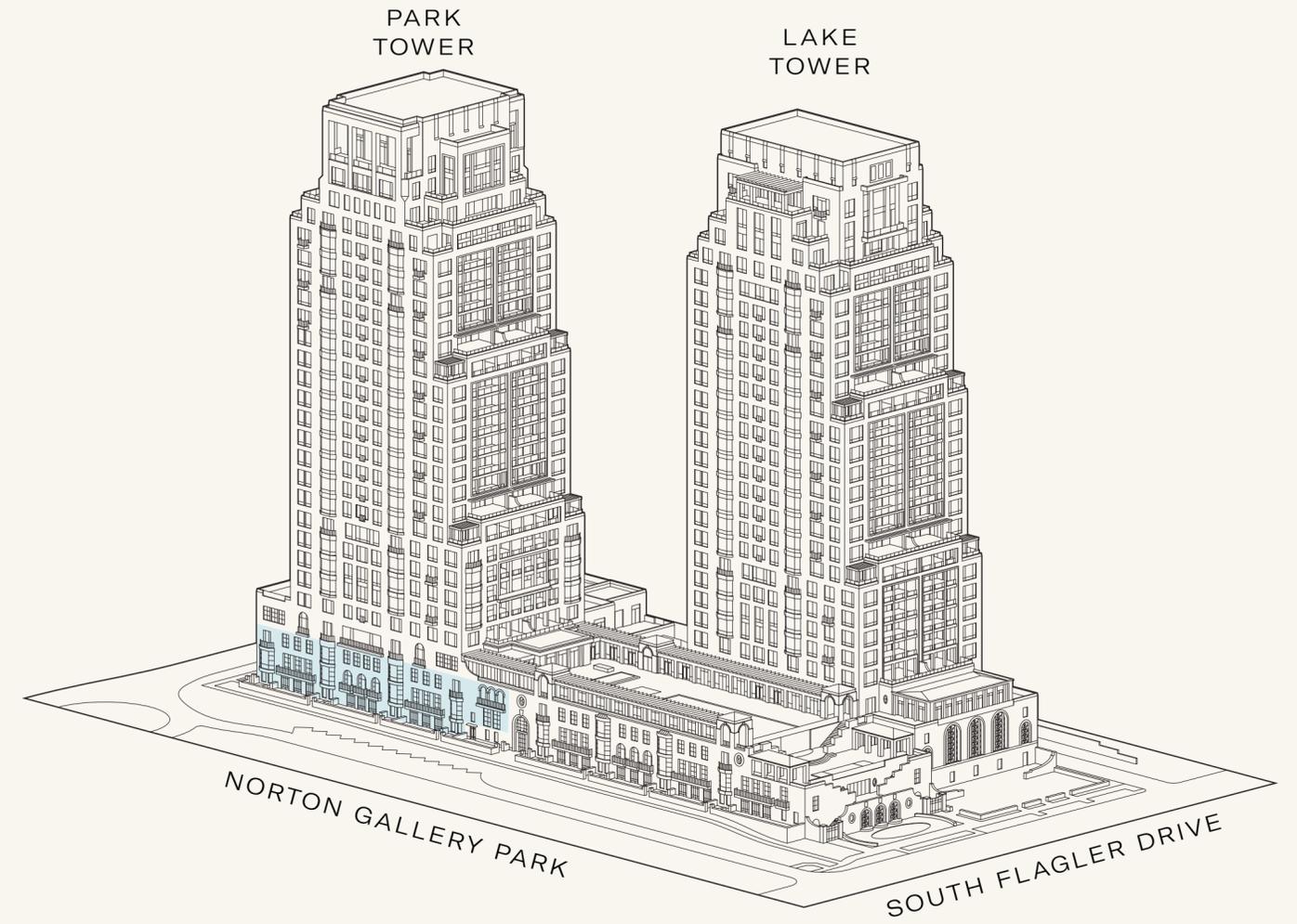
Overview of residence types for each tier in the Park and Lake Towers.

# PARK RESIDENCES FLOORS 1-3

On floors 1, 2, & 3 there will be 9 different residences ranging in size from approximately 1,800 to 3,000 square feet of interior space.

These unique homes will feature 1 and 2 bedroom configurations and will face south into the Norton's Sculpture Garden.

Residences on the 1st floor will feature private outdoor gardens.



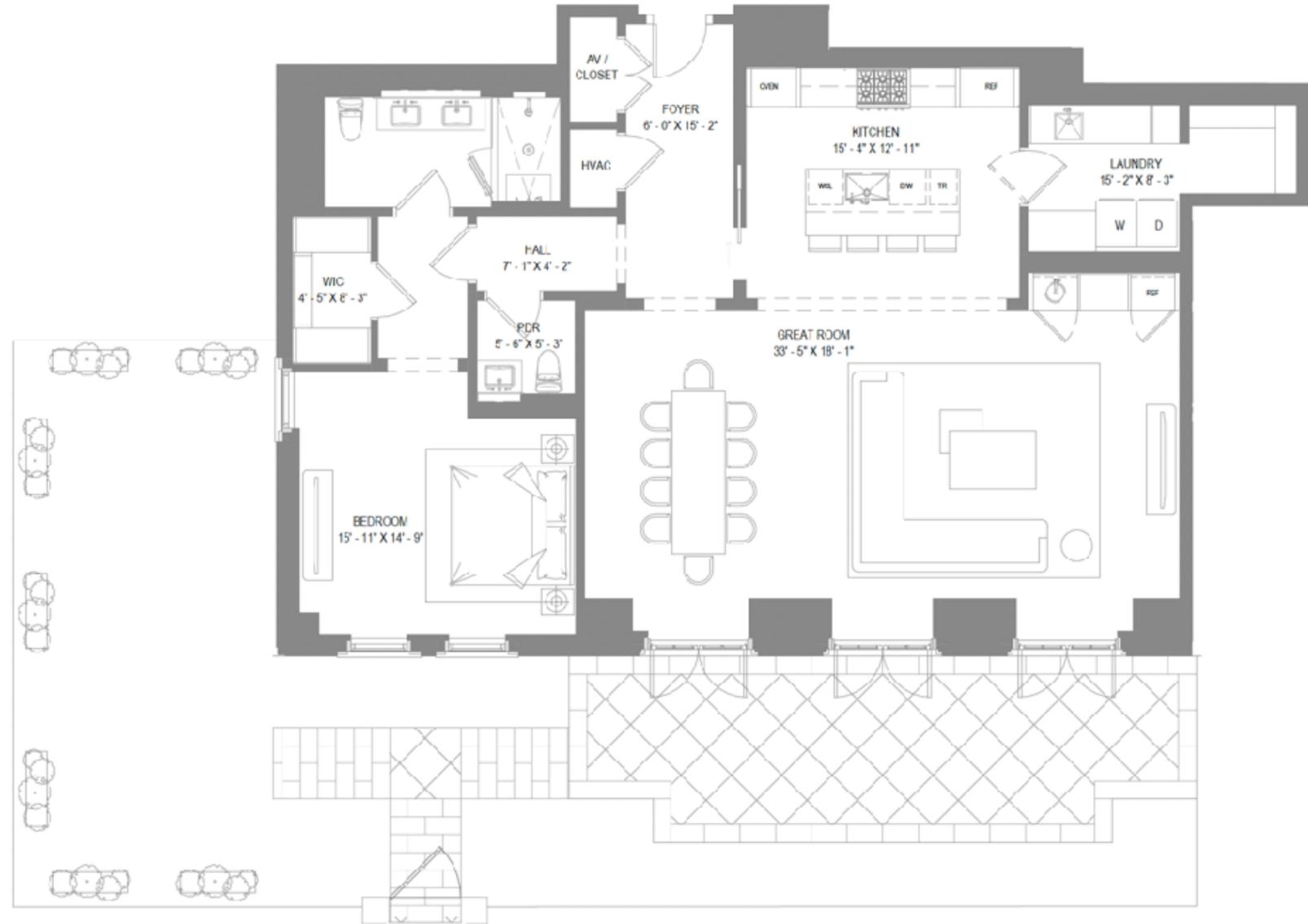


# PARK RESIDENCE

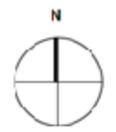
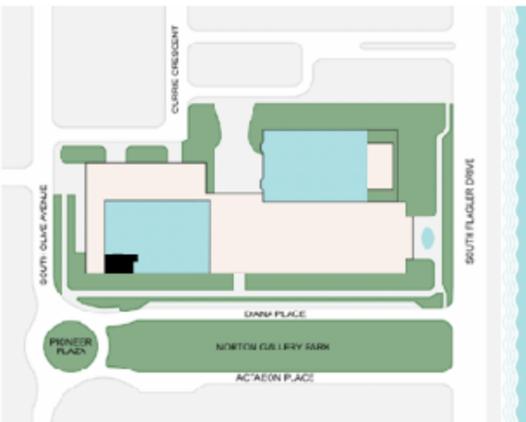
## Residence 1-A Floor 1

1 BEDROOM  
1 BATHROOM  
1 POWDER ROOM

INTERIOR AREA: 1,796 SQ. FT.  
EXTERIOR AREA: 773 SQ. FT.



INTRACOASTAL / OCEAN



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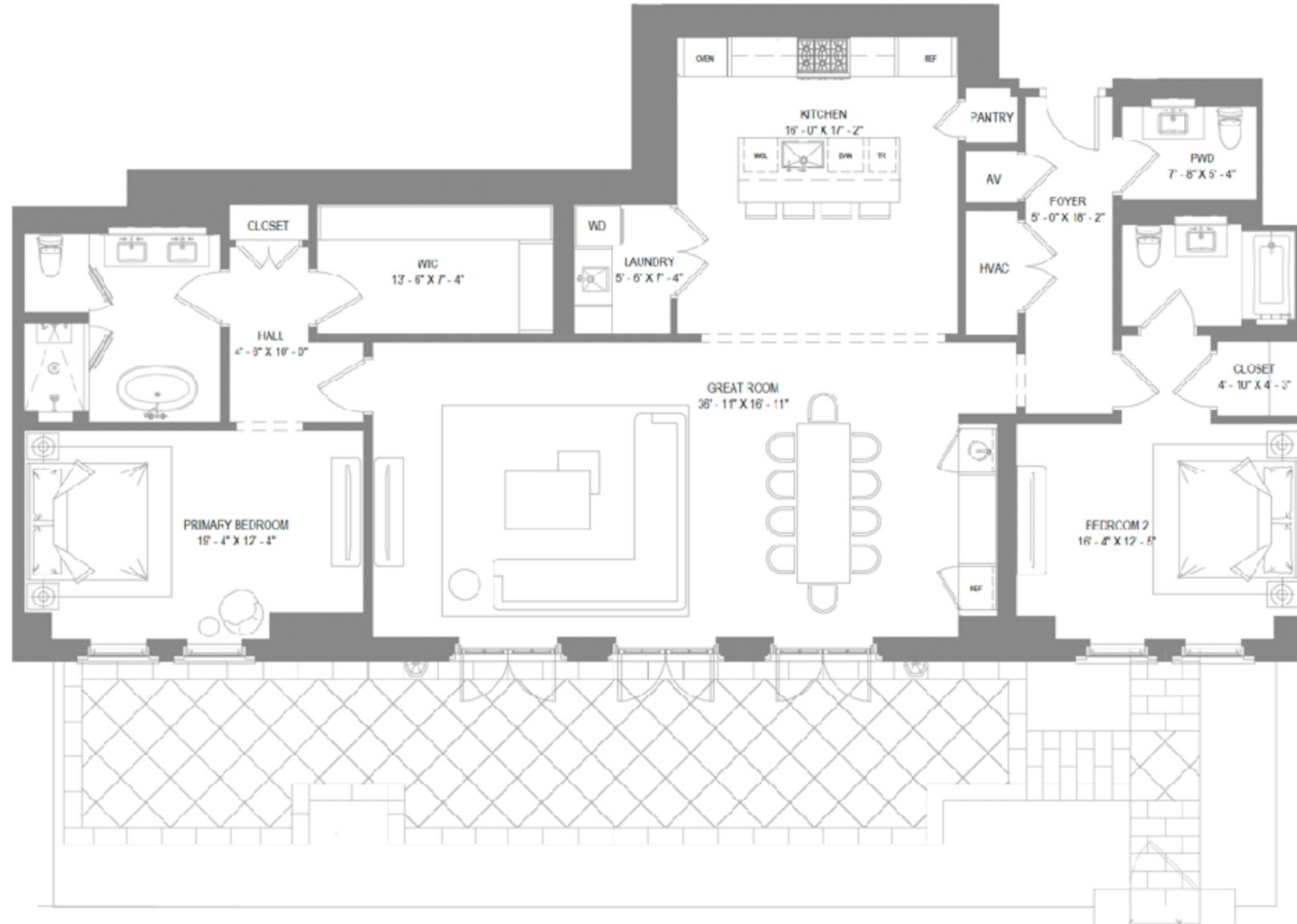


# PARK RESIDENCE

## Residence 1-B Floor 1

2 BEDROOMS  
2 BATH ROOMS  
1 POWDER ROOM

INTERIOR AREA: 2,301 SQ. FT.  
EXTERIOR AREA: 1,096 SQ. FT.



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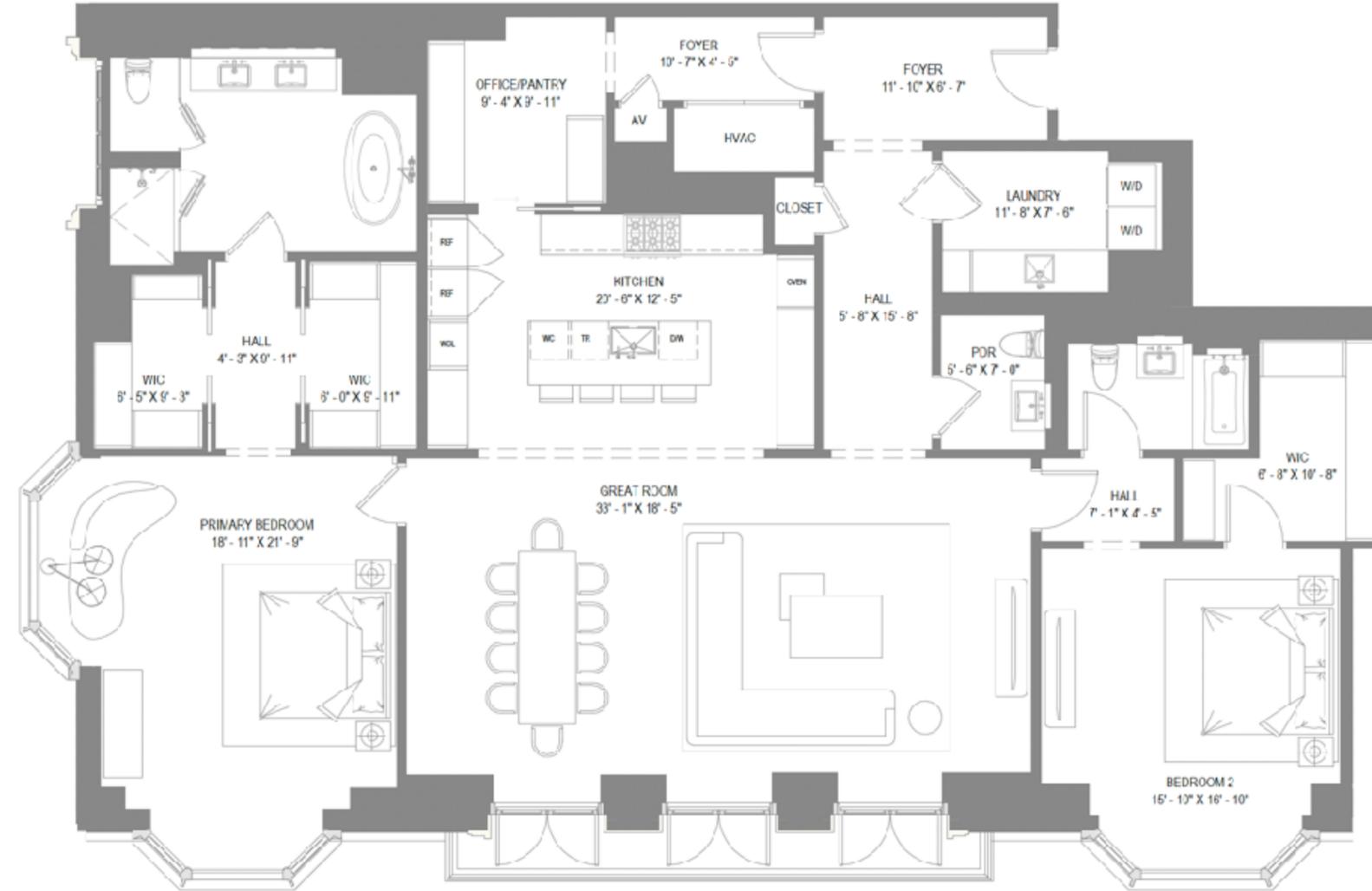


# PARK RESIDENCE

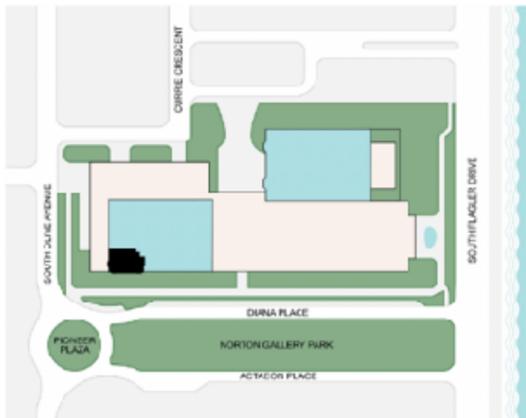
## Residence 2-A Floor 2

2 BEDROOMS  
2 BATHROOMS  
1 POWDER ROOM

INTERIOR AREA: 2,811 SQ. FT.  
EXTERIOR AREA: 94 SQ. FT.



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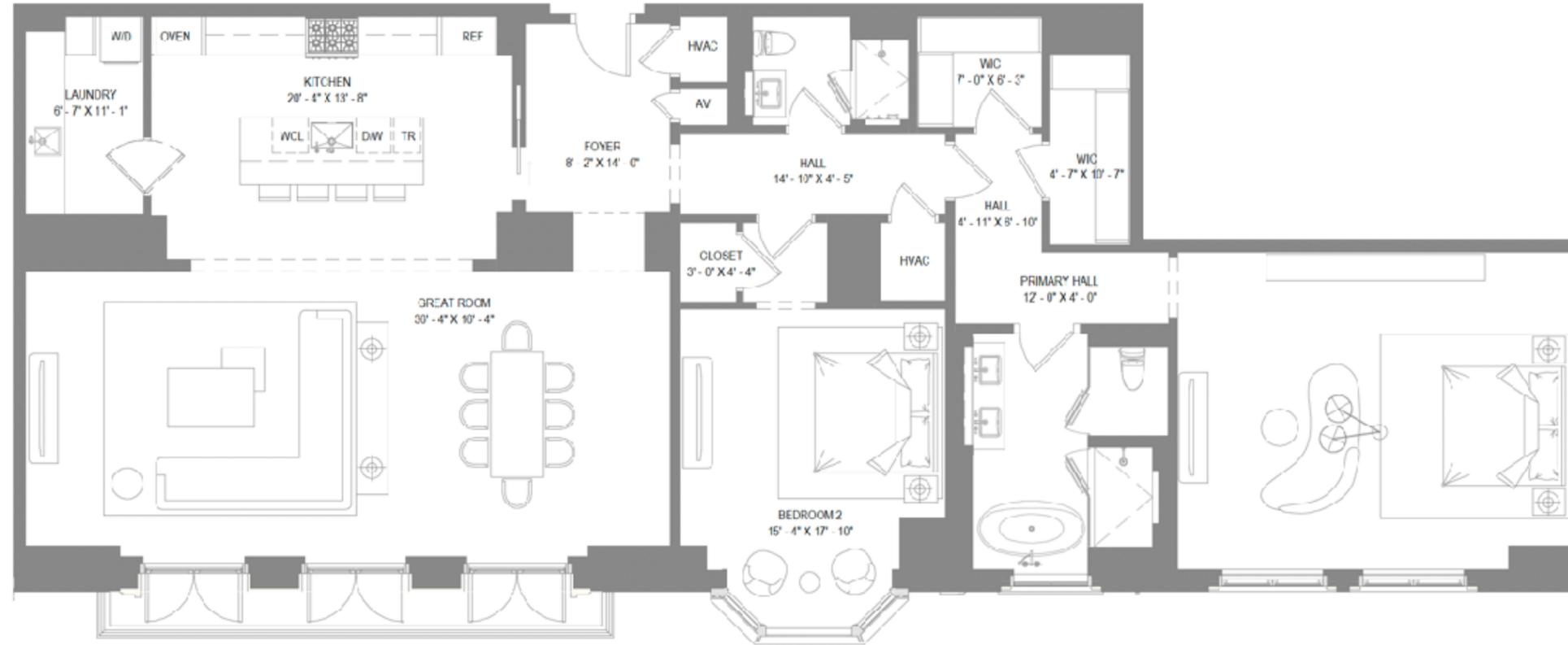


# PARK RESIDENCE

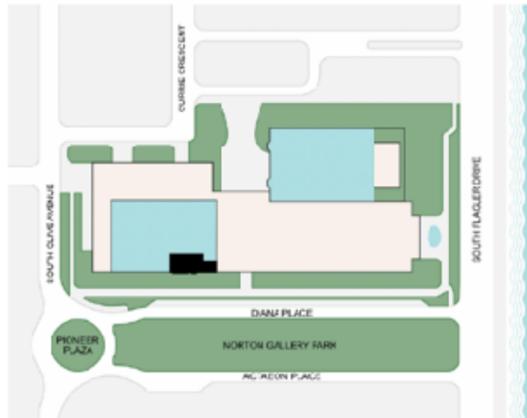
## Residence 2-C Floor 2

2 BEDROOMS  
2 BATHROOMS

INTERIOR AREA: 2,517 SQ. FT.  
EXTERIOR AREA: 90 SQ. FT.



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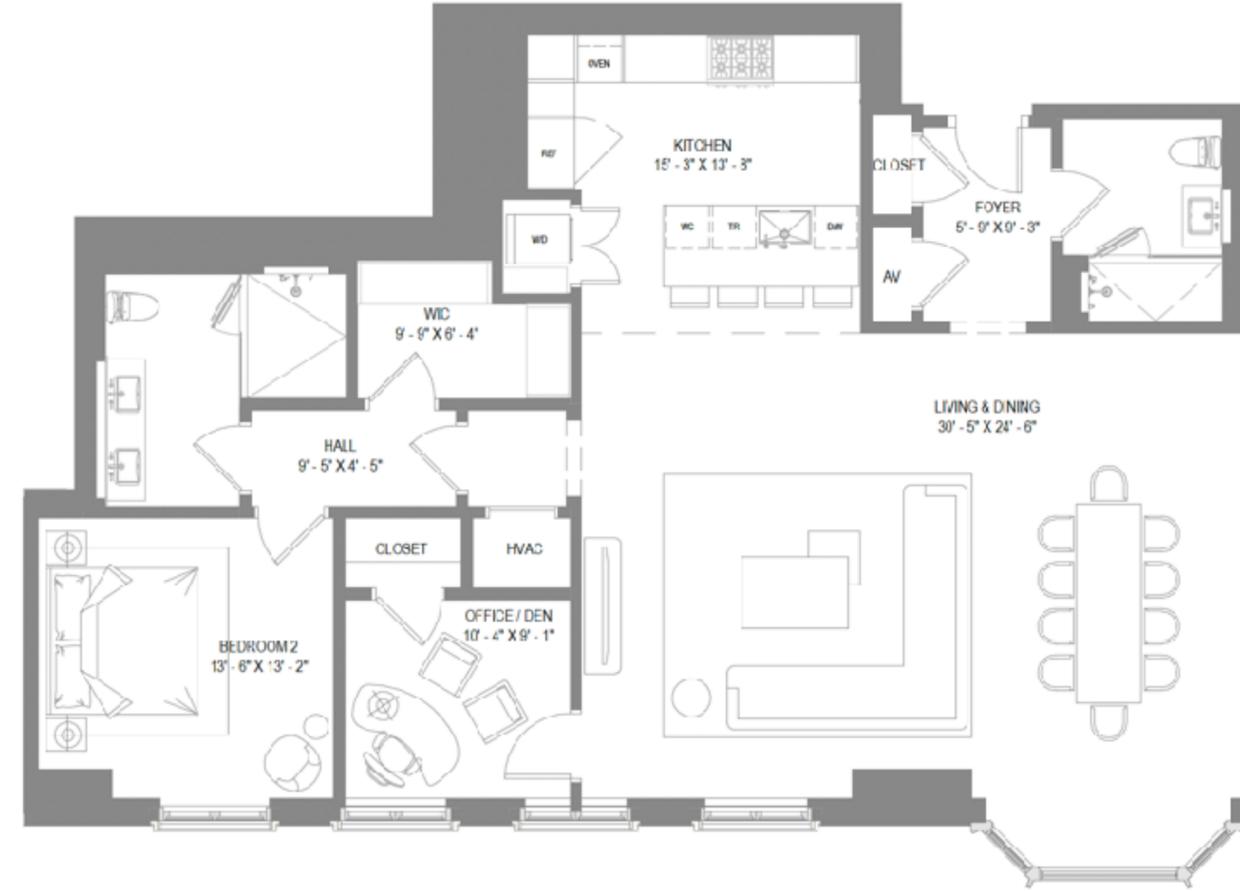


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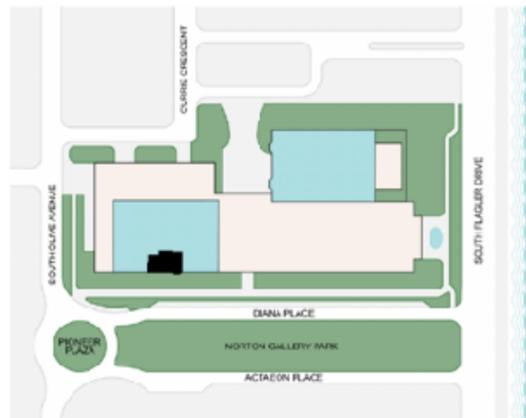
## Residence 3-B Floor 3

1 BEDROOM  
2 BATHROOMS  
1 OFFICE / DEN

INTERIOR AREA: 1,644 SQ. FT.



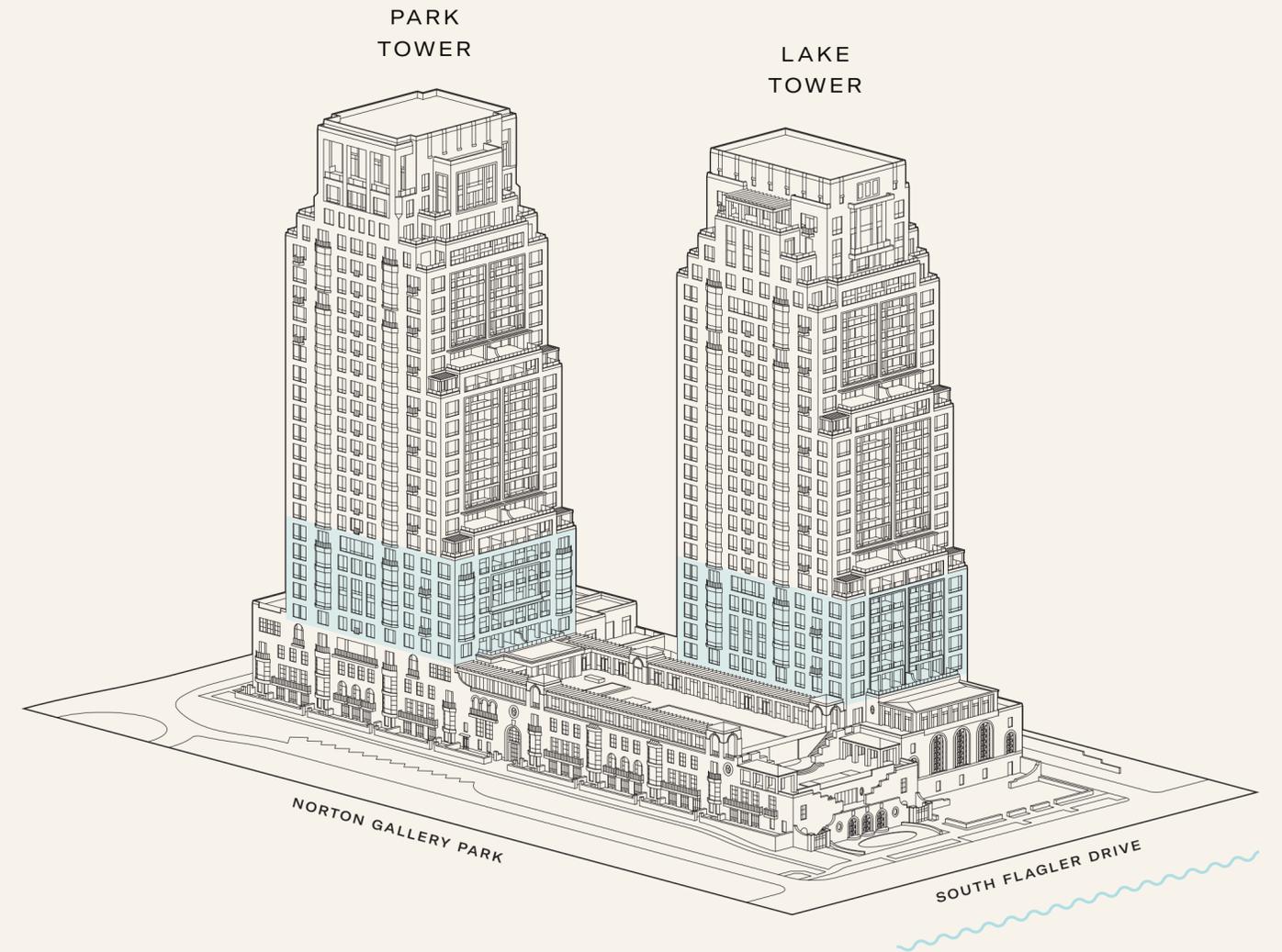
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# TIER ONE FLOORS 5-9



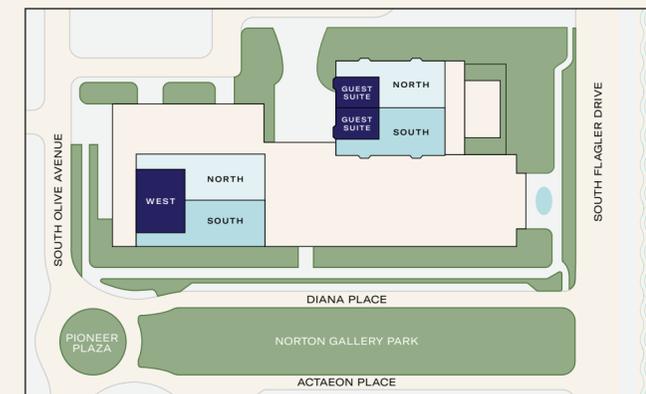
The first architectural tier of South Flagler House is designed with a four-bedroom North and three-bedroom South residence on each floor. These homes are uniquely programmed to feature an east facing loggia with a minimum depth of 16’.

Tier One of the Park Tower additionally will feature five west-facing two-bedroom residences that are accessible via their own private elevator bay.

Tier One of the Lake Tower will feature ten one-bedroom private guest suites that residents of South Flagler House will have the exclusive opportunity to purchase.

Residences located on the 5th floor in each tower will feature extra-large outdoor spaces.

All east facing loggias will be a minimum of 31’ wide.



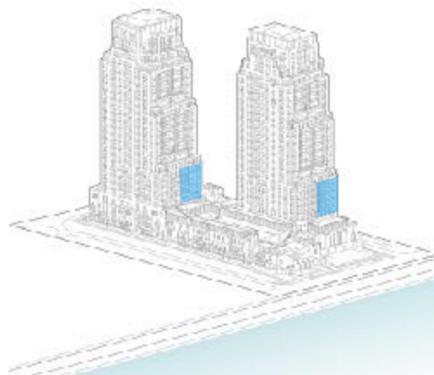
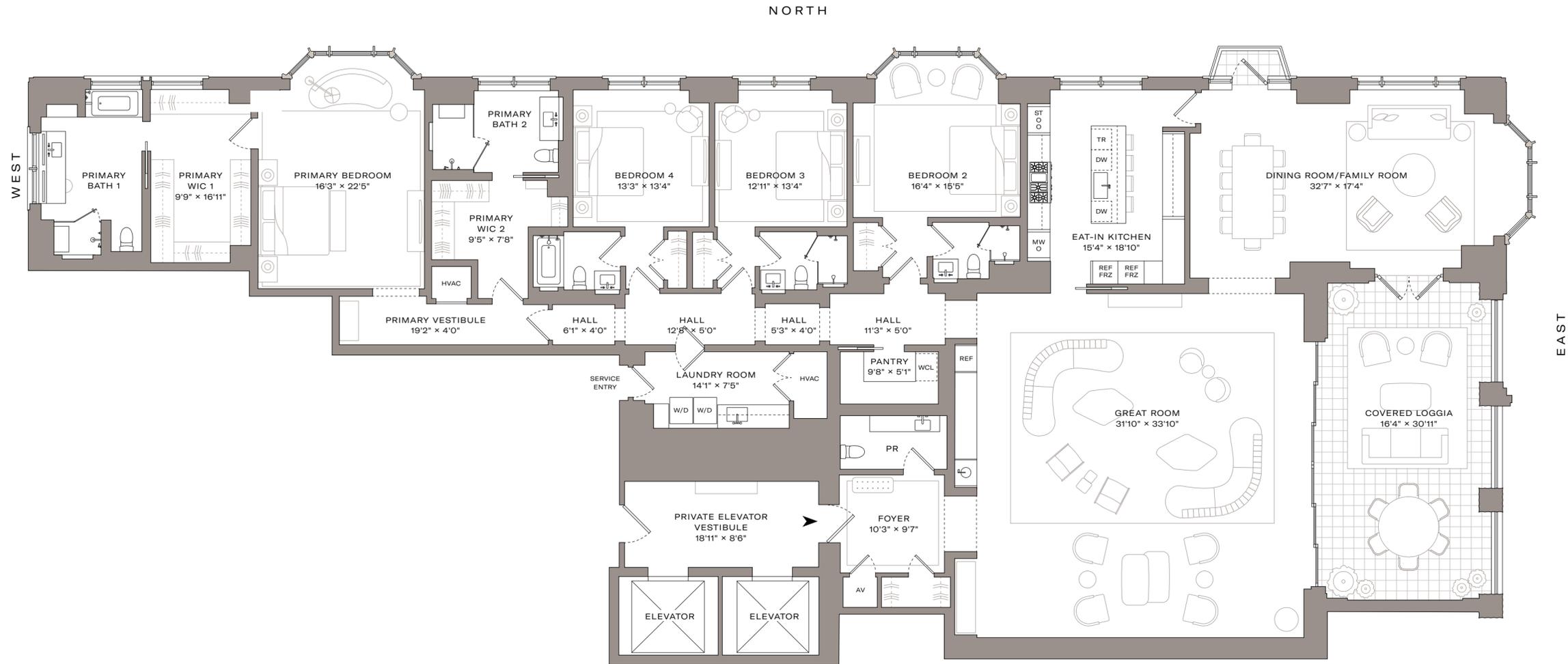


PARK & LAKE TOWER

# Typical Tier 1 North Residence Floors 6-9

4 BEDROOMS  
5 BATHROOMS  
1 POWDER ROOM

INTERIOR AREA: 5,385 SQ. FT.  
EXTERIOR AREA: 576 SQ. FT.



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WE ARE PLEDGED TO THE LETTER AND SPIRIT OF THE U.S. POLICY FOR ACHIEVEMENT OF EQUAL HOUSING OPPORTUNITY THROUGHOUT THE NATION. WE ENCOURAGE AND SUPPORT AN AFFIRMATIVE ADVERTISING AND MARKETING PROGRAM IN WHICH THERE ARE NO BARRIERS TO OBTAINING HOUSING BECAUSE OF RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN. All depictions of appliances, fixtures, furnishings, counters, soffits, and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit. This is not an offer to sell, or solicitation of offers to buy, the condominium units in jurisdictions where such offer or solicitation cannot be made or are otherwise prohibited by law, and your eligibility for purchase will depend upon your state of residency. This offering is made only by the offering documents for the condominium and no statement should be relied upon if not made in the offering documents. The features, amenities, designs, design professionals, finishes and specifications are proposed only, and the Developer reserves the right to modify, substitute, revise or withdraw any or all of same in its sole discretion and without prior notice. The photographs contained in this brochure may be artists renderings or stock photography and are used to depict the spirit of the lifestyles to be achieved rather than any that may exist or that may be proposed and are merely intended as illustrations of the activities and concepts depicted therein. This Condominium is being developed by SFH Owner LLC ("Developer"). Any and all statements, disclosures and/or representations shall be deemed made by Developer and not Related Companies or any principal of the Related Companies and any purchaser agrees to look solely to Developer (and not to Related Companies and/or any of its affiliates or principals) with respect to any and all matters relating to the marketing and/or development of the Condominium and with respect to the sales of units in the Condominium.

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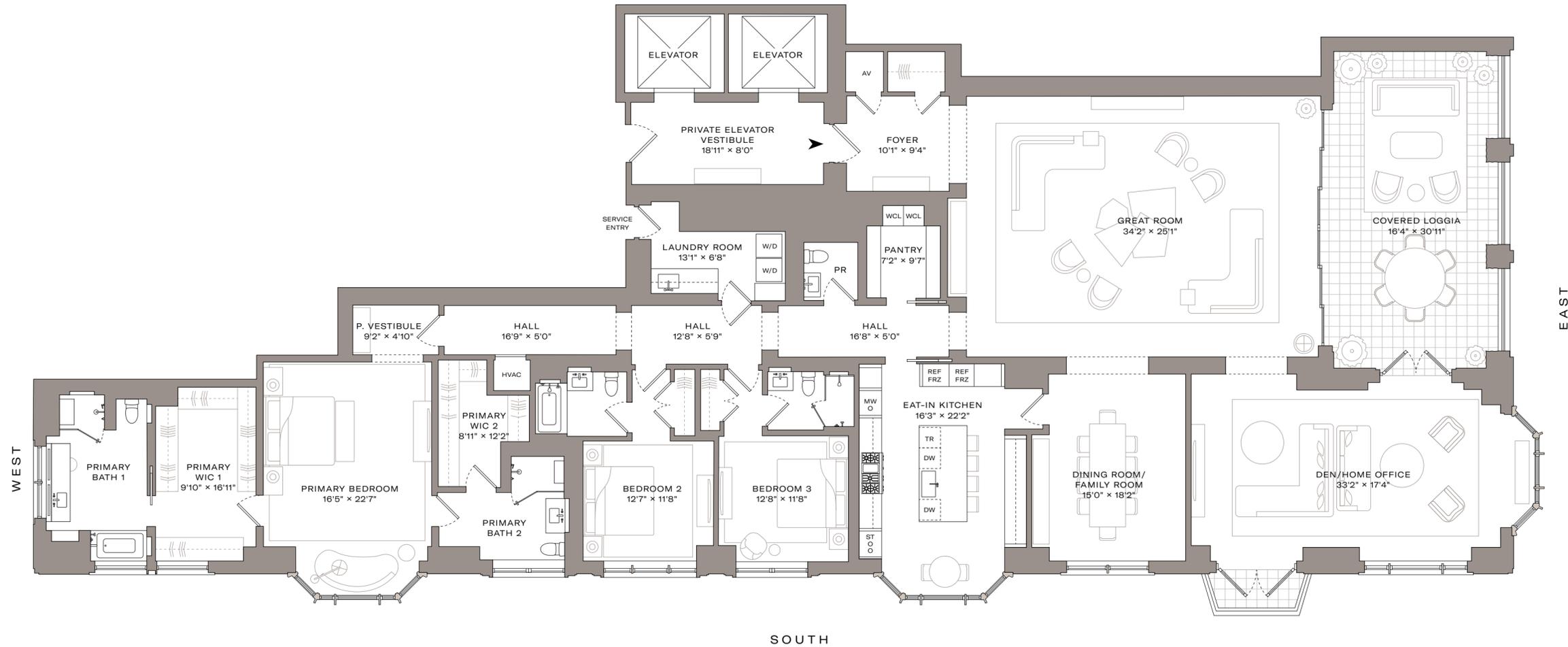
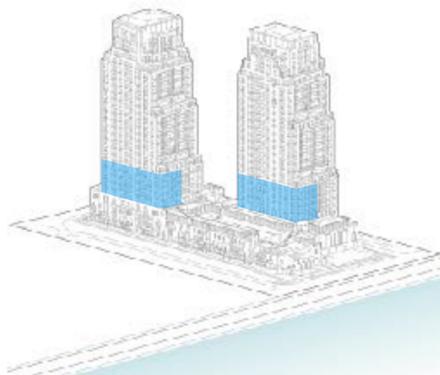


PARK & LAKE TOWER

# Typical Tier 1 South Residence Floors 6-9

3 BEDROOMS  
4 BATHROOMS  
1 POWDER ROOM

INTERIOR AREA: 5,055 SQ. FT.  
EXTERIOR AREA: 590 SQ. FT.



INTRACOASTAL / OCEAN



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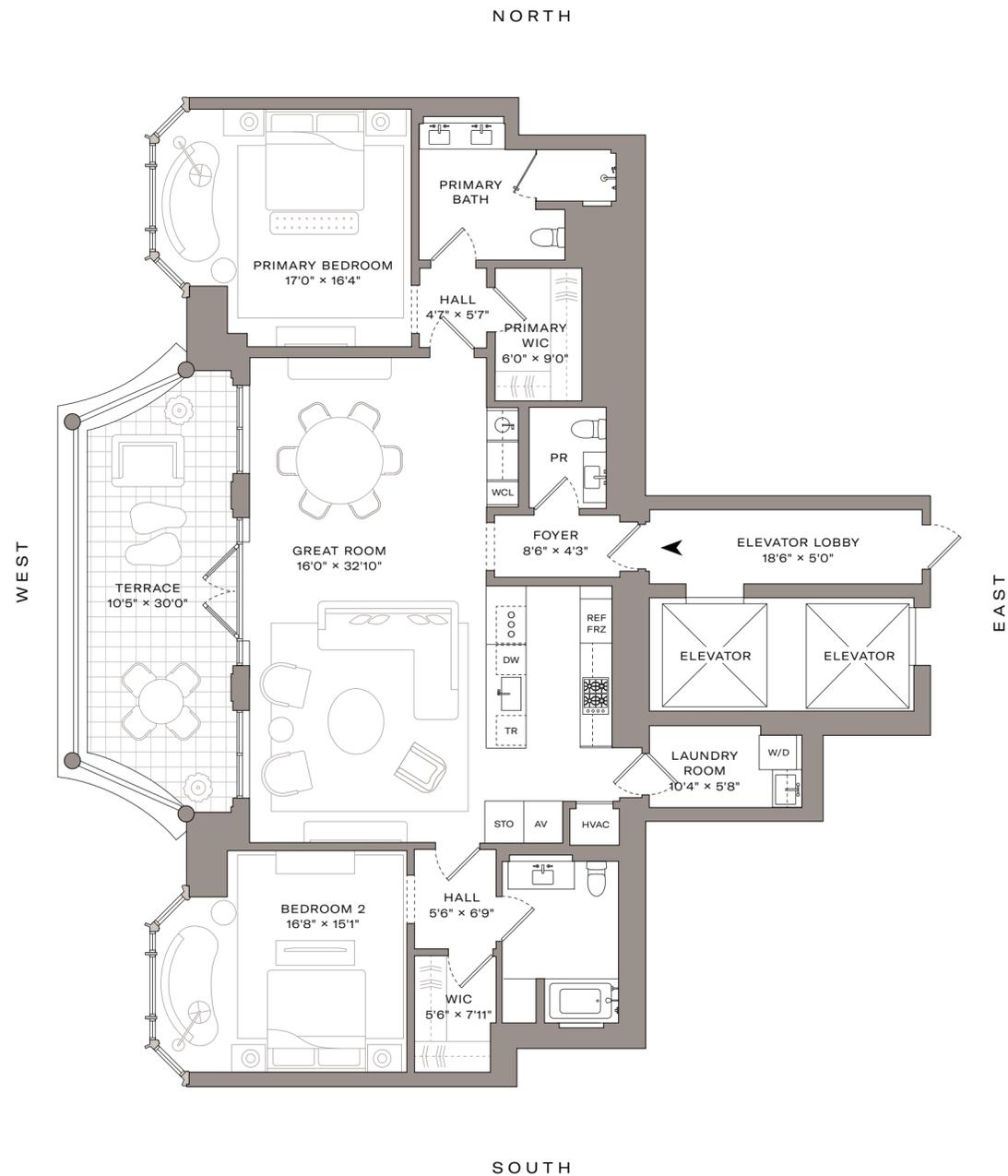
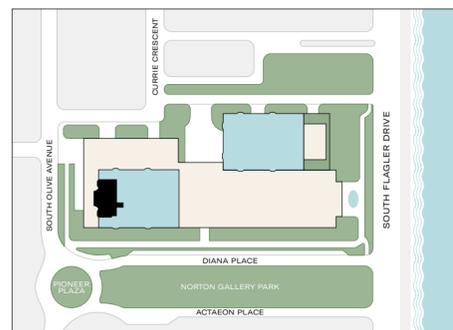


PARK TOWER ONLY

# Typical Tier 1 West Residence Floors 7 & 8

2 BEDROOMS  
2 BATHROOMS  
1 POWDER ROOM

INTERIOR AREA: 2,181 SQ. FT.  
EXTERIOR AREA: 340 SQ. FT.



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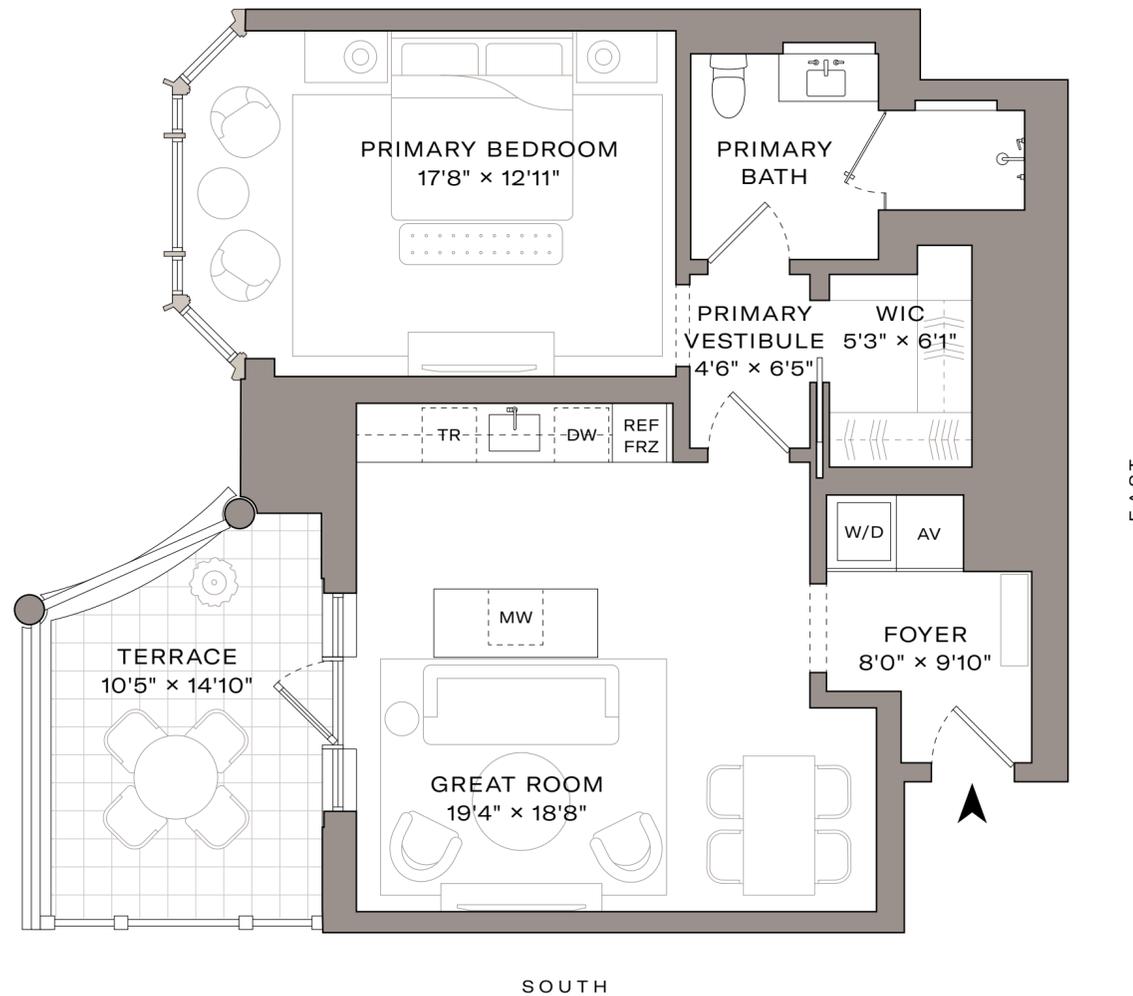
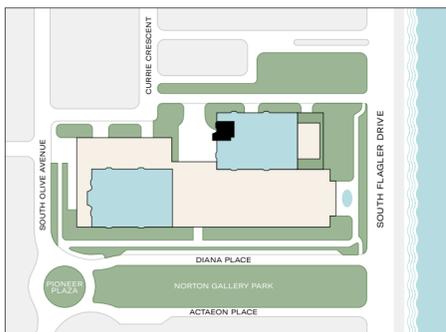
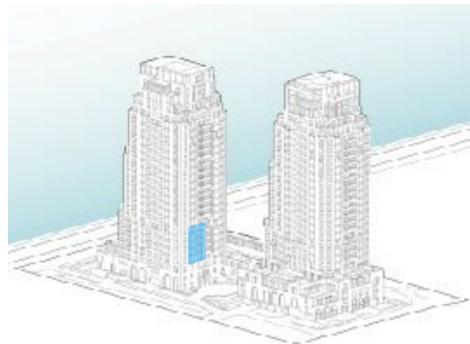


LAKE TOWER ONLY

# Typical Northwest Guest Suite Floors 5-9

1 BEDROOM  
1 BATHROOM

INTERIOR AREA: 908 SQ. FT.  
EXTERIOR AREA: 170 SQ. FT.



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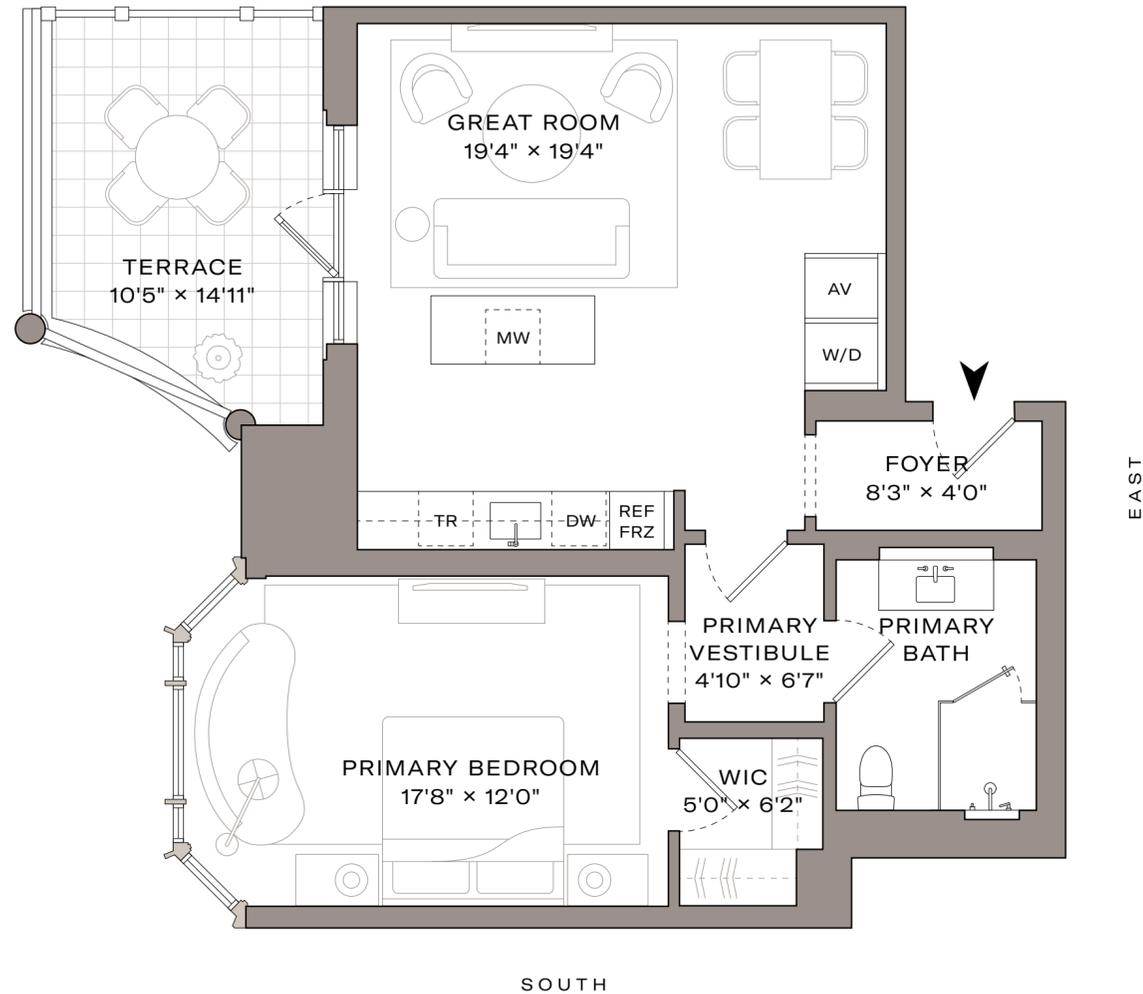
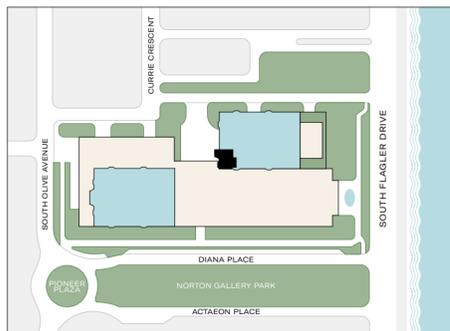


LAKE TOWER ONLY

# Typical Southwest Guest Suite Floors 5-9

1 BEDROOM  
1 BATHROOM

INTERIOR AREA: 881 SQ. FT.  
EXTERIOR AREA: 170 SQ. FT.



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# TIER TWO FLOORS 10-18

In the second tier of South Flagler House, the Lake Tower will feature a four-bedroom North residence and a five-bedroom South residence on each floor.

In the second tier of Park Tower there will be a three-bedroom North residence, three-bedroom South residence, and two-bedroom West residence on each floor.

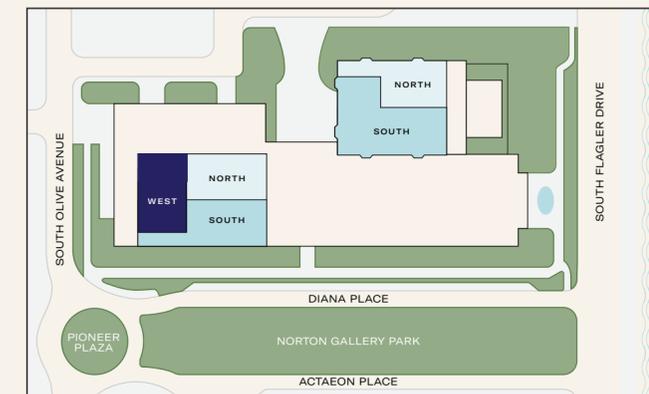
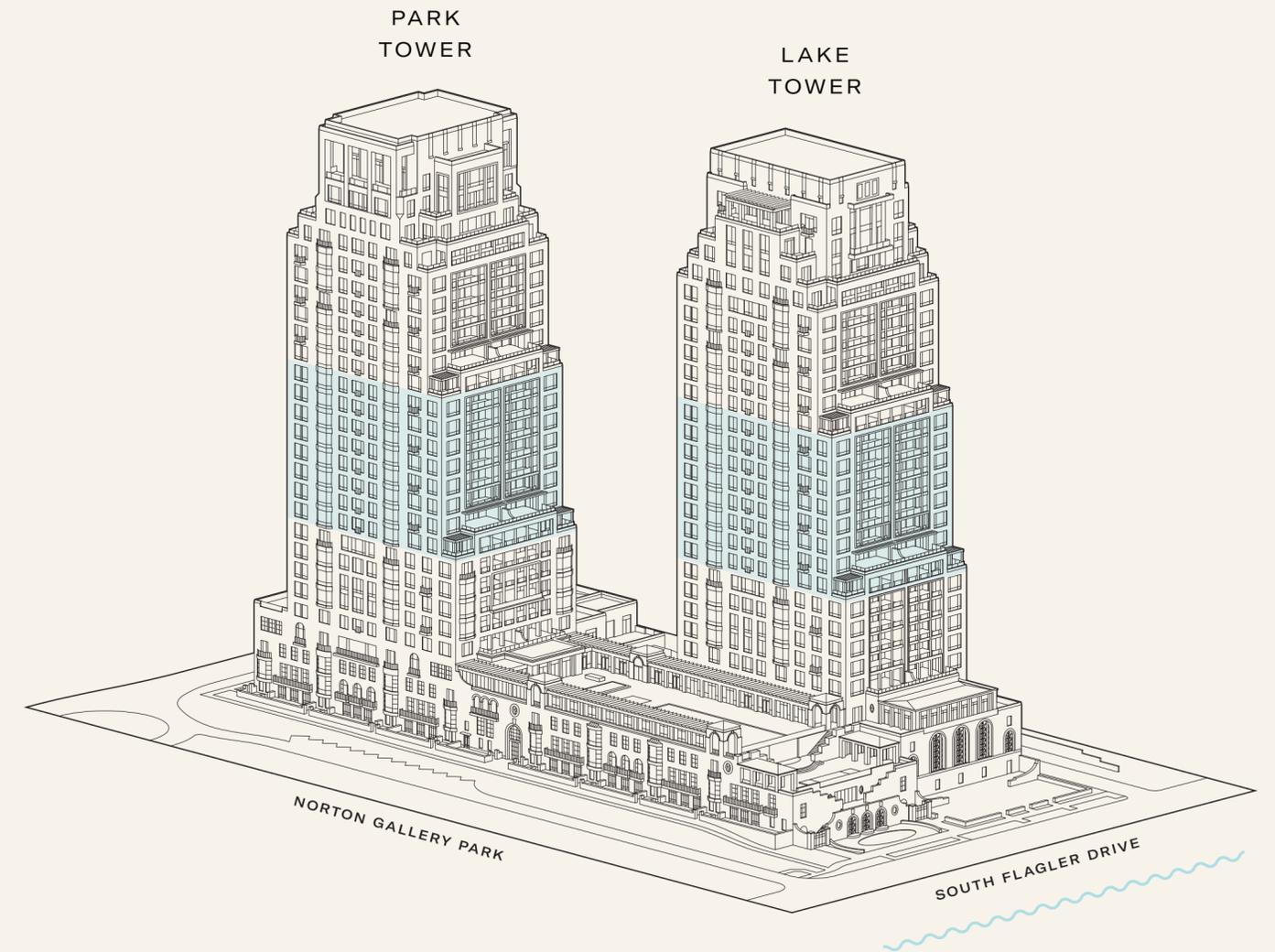
The five-bedroom South residences in the Lake Tower include secondary or “guest” bedrooms on the western facade that offer the unique flexibility of being an attached or detached “guest house” as their design includes a living room, morning kitchen and private entry foyer from the elevator core.

Floors 10 and 11 are rare setback levels that provide extra-large east facing loggias extending up to 23’ in depth.

The 10th floor loggia is fully covered and includes an uncovered corner loggia located off of the office while the 11th Floor loggia is covered to 12’ providing partial shading.

All East facing loggias will be approximately 31’ wide.

All West facing loggias will be approximately 30’ wide.



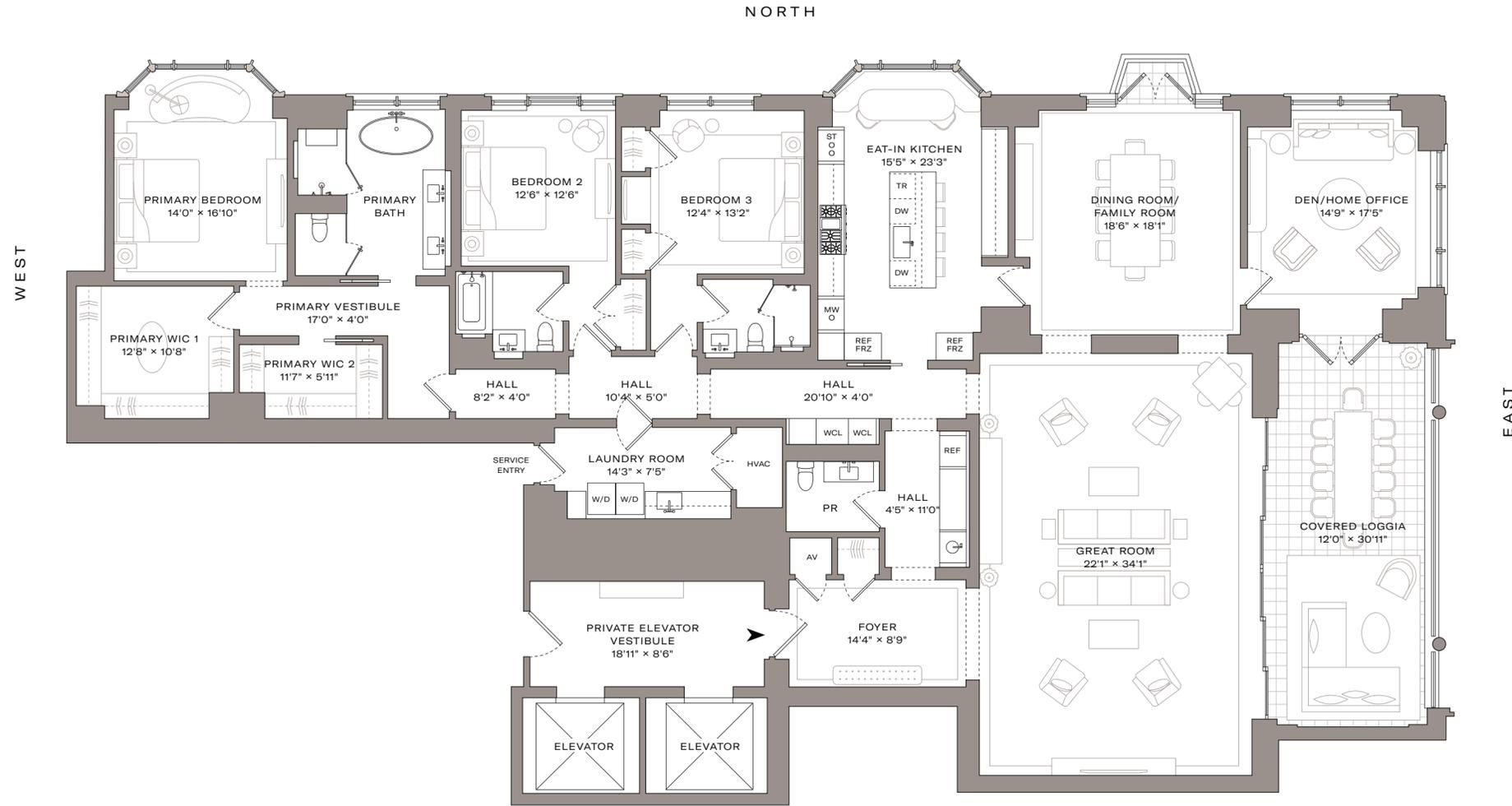
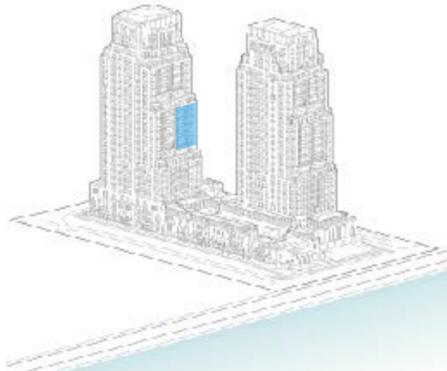


PARK TOWER ONLY

# Typical Tier 2 North Residence Floors 12-18

3 BEDROOMS  
3 BATHROOMS  
1 POWDER ROOM

INTERIOR AREA: 4,380 SQ. FT.  
EXTERIOR AREA: 446 SQ. FT.



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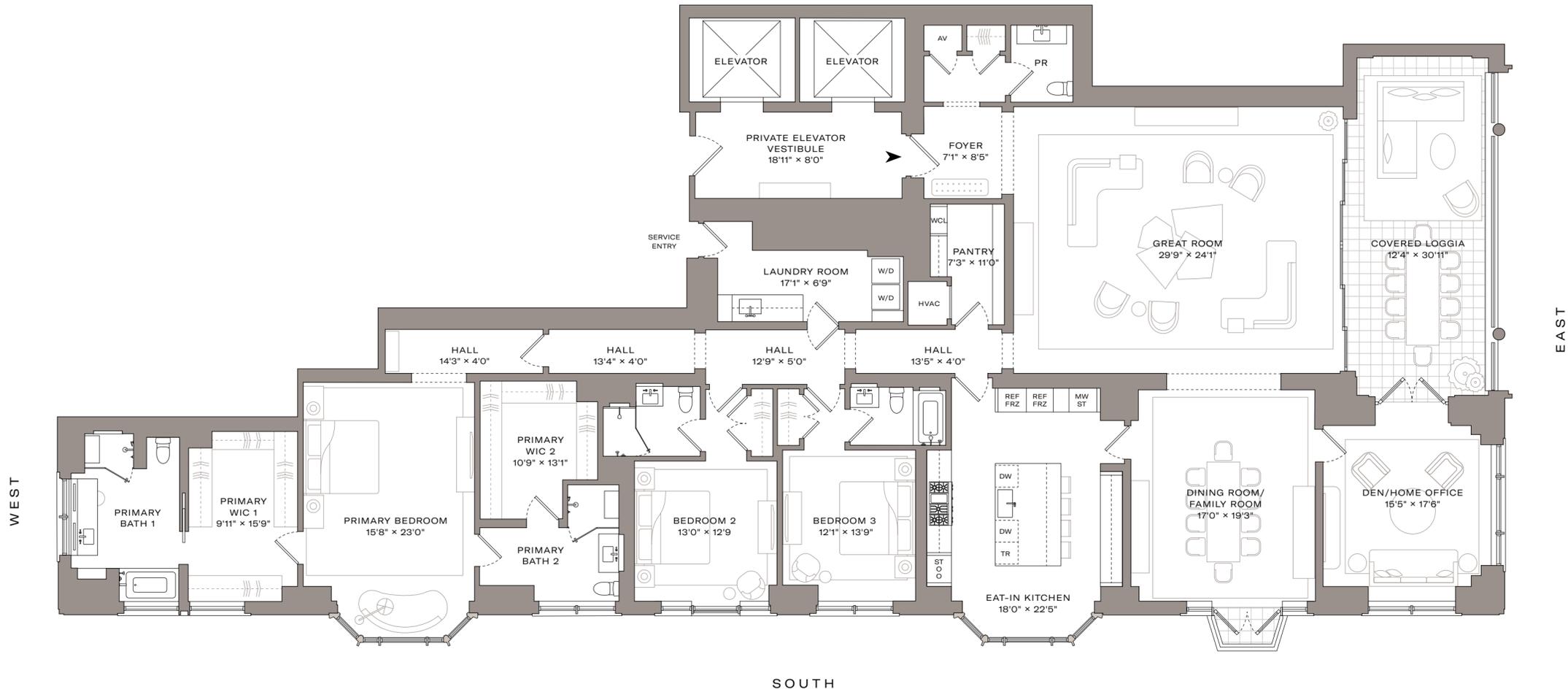
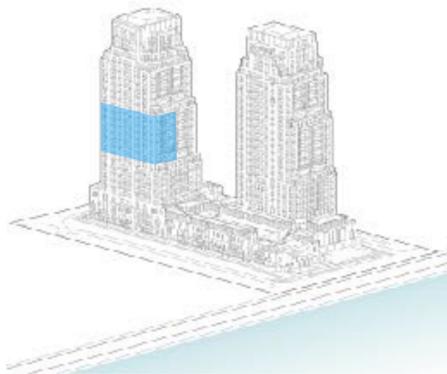


PARK TOWER ONLY

# Typical Tier 2 South Residence Floors 12-18

3 BEDROOMS  
4 BATHROOMS  
1 POWDER ROOM

INTERIOR AREA: 4,631 SQ. FT.  
EXTERIOR AREA: 446 SQ. FT.



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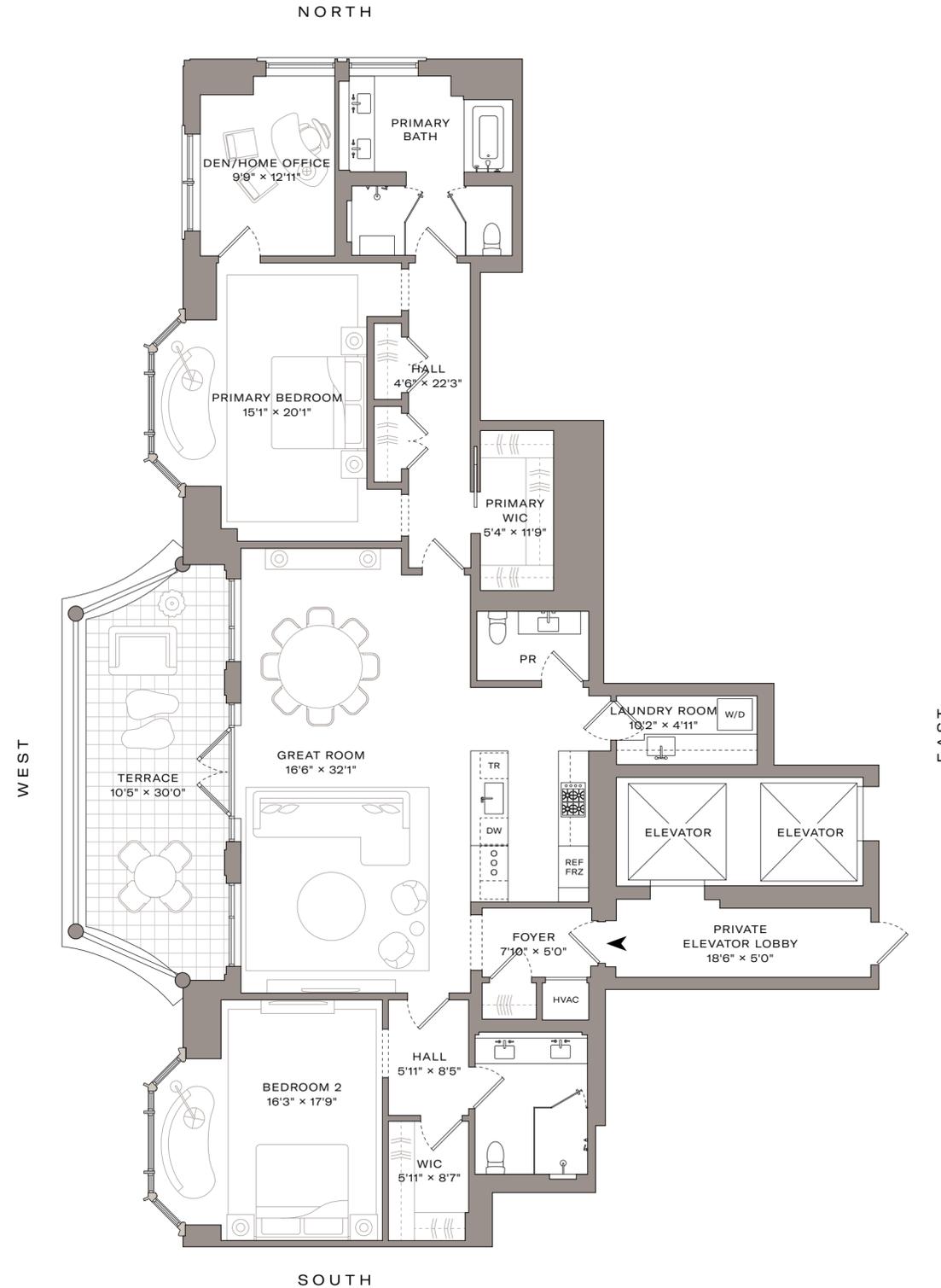
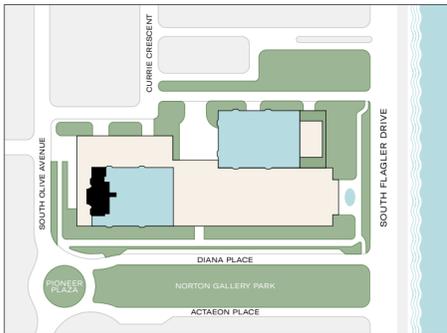
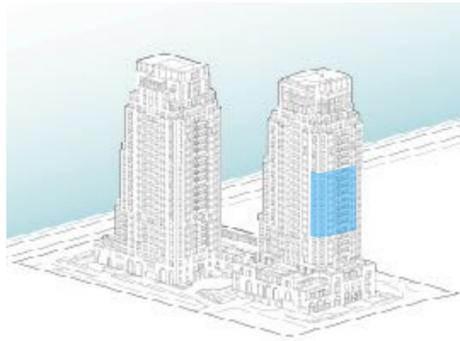


PARK TOWER ONLY

# Typical Tier 2 West Residence Floors 11-18

2 BEDROOMS  
2 BATHROOMS  
1 POWDER ROOM

INTERIOR AREA: 2,592 SQ. FT.  
EXTERIOR AREA: 340 SQ. FT.



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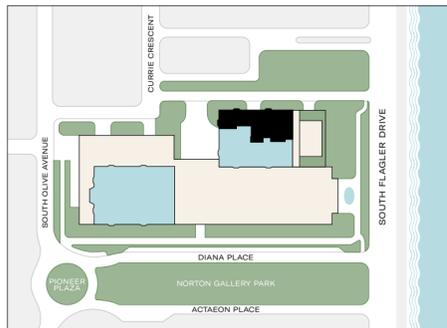
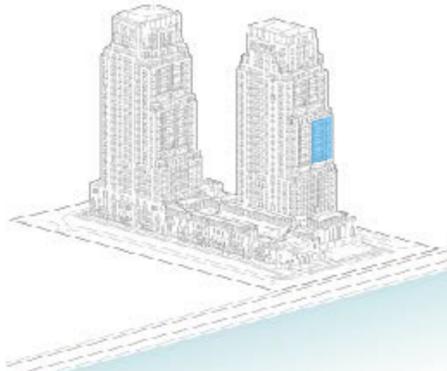
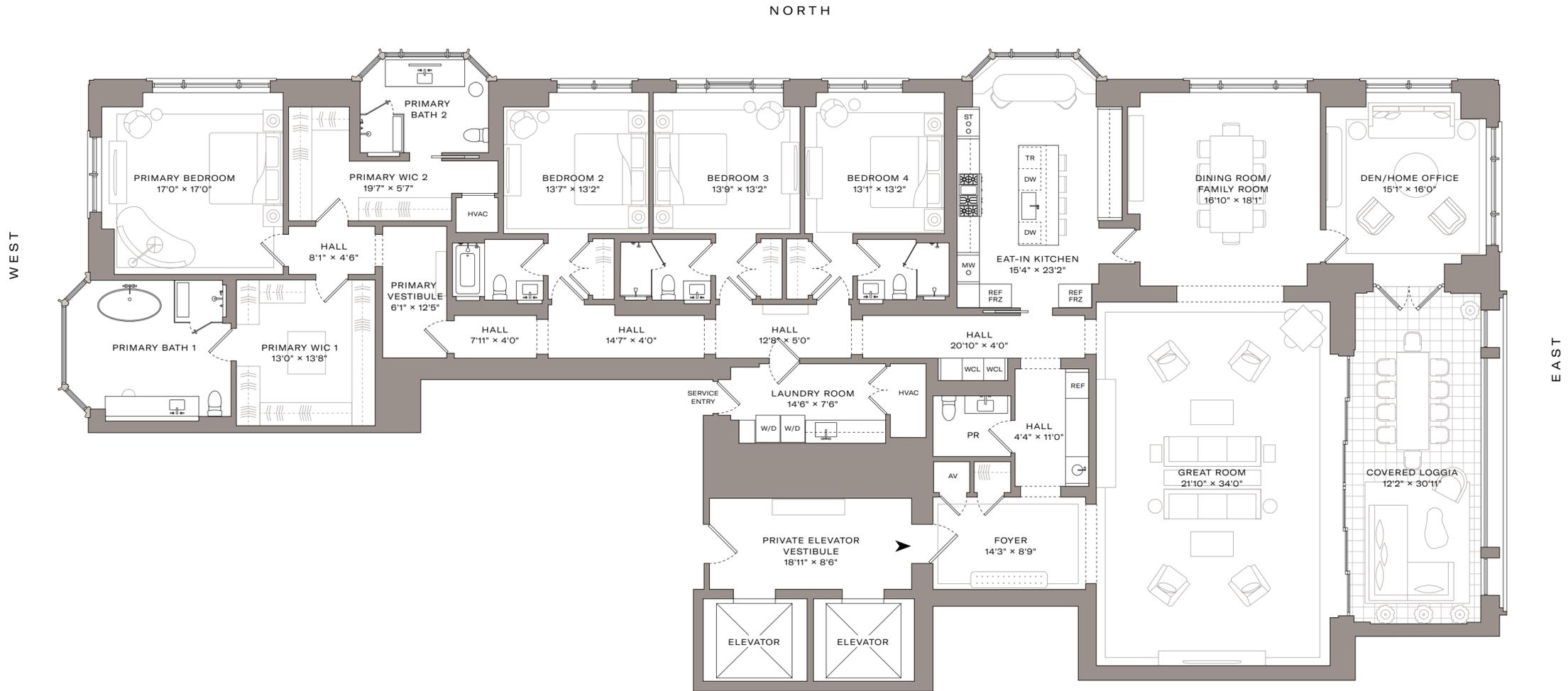


LAKE TOWER ONLY

# Typical Tier 2 North Residence Floors 12-18

4 BEDROOMS  
5 BATHROOMS  
1 POWDER ROOM

INTERIOR AREA: 5,173 SQ. FT.  
EXTERIOR AREA: 425 SQ. FT.



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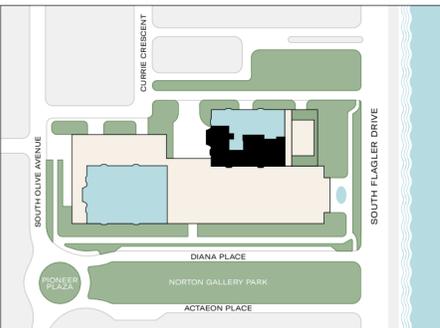
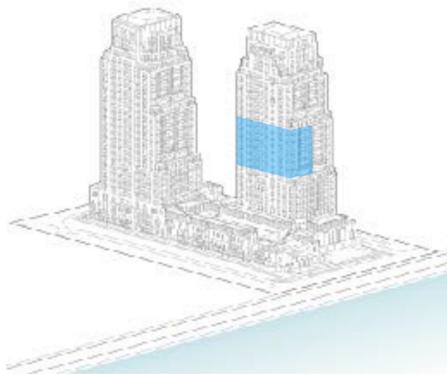


LAKE TOWER ONLY

# Typical Tier 2 South Residence Floors 12-18

5 BEDROOMS  
6 BATHROOMS  
1 POWDER ROOM

INTERIOR AREA: 6,488 SQ. FT.  
EXTERIOR AREA: 765 SQ. FT.



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# TIER THREE FLOORS 19-24

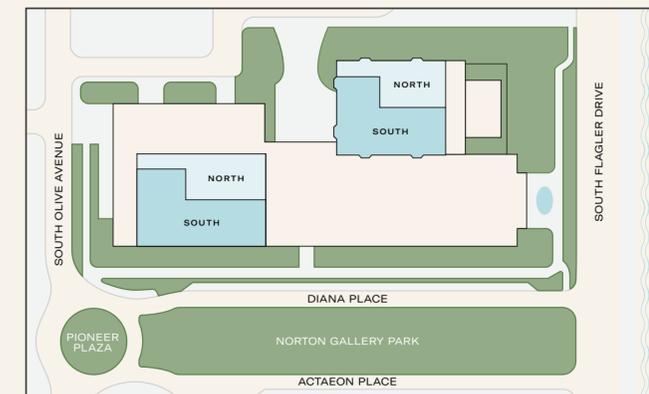
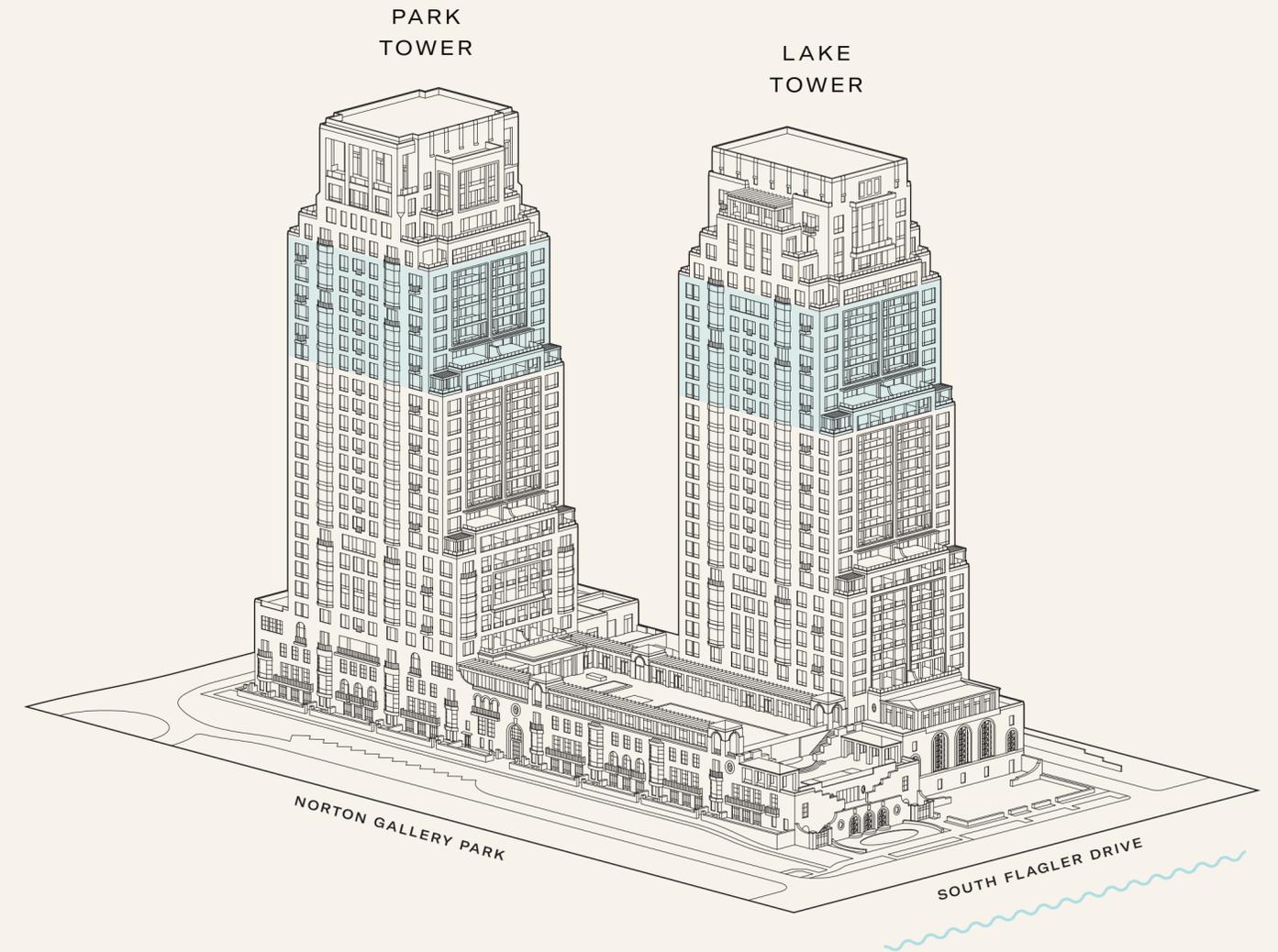
The third tier of South Flagler House is designed with a 3-bedroom North residence and a 4-bedroom South residence on each floor in both the Lake and the Park Towers. Residences span the entire length of the building from East to West and all offer private dining rooms and east facing loggias.

South Residences include a western terrace measuring 10' by 30' and are designed with a flexible attached or detached "guest house".

The 19th and 20th floors are rare setback levels that provide extra-large east facing loggias measuring 23' in depth by 31.5' in width.

The 19th Floor loggia is fully covered and includes an uncovered corner terrace located off of the Family Room/Library, while the 20th Floor loggia is partially covered to 12' and does not include a corner terrace.

Floors 21 - 24 include the standard 12' by 31.5' wide loggia.



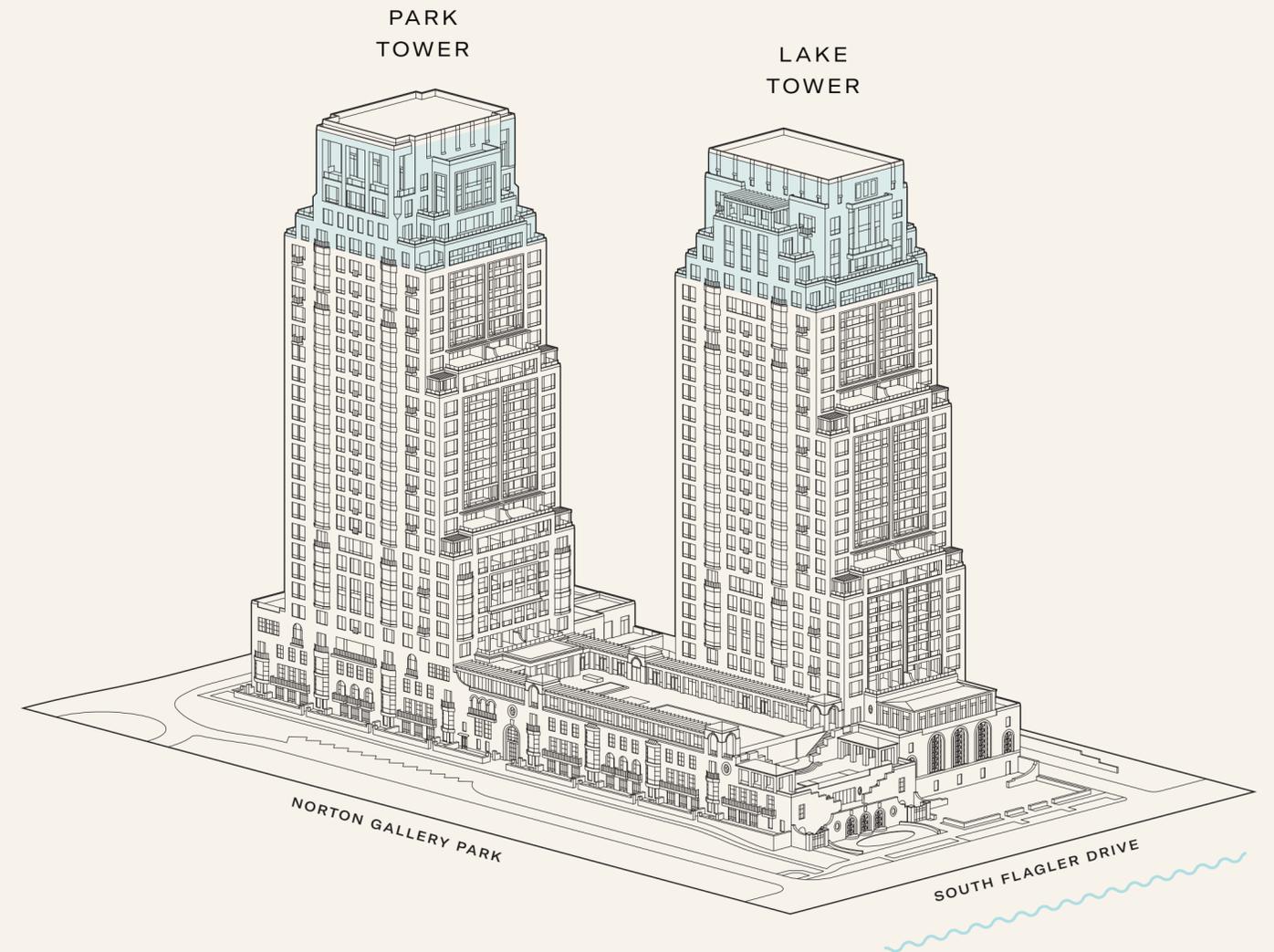




# PENTHOUSE FLOORS 25-28

South Flagler House is designed with four half floor penthouses, four full floor penthouses and one duplex penthouse. Each penthouse is unique and offers best in class luxury indoor and outdoor living spaces.

Penthouse Buyers have the opportunity to purchase 1-bedroom residences or private guest suites before they are opened to the rest of the building.



# PEMBROOKE & IVES: *RESIDENCE INTERIORS*

Preview a limited selection of renderings showcasing examples of Pembroke & Ives beautifully appointed residence interiors.



# Typical North Residence Living Room



# Typical South Residence Living Room



Typical West Residence Living Room



# Typical Park Residence Living Room



Typical Kitchen



Typical Primary Bedroom



Typical Primary Bathroom: Alt Finish Option



PARK TOWER

Tier 3  
Floors 19-24

**South Residences:**  
\$23,800,000 - \$23,950,000  
~5,765 Interior Sq. Ft.  
4 BR / 5 BA / 1 HBA

**North Residences:**  
\$16,250,000 - \$16,350,000  
~ 4,639 Interior Sq. Ft.  
3 BR / 4 BA / 1 HBA

Tier 2  
Floors 10-18

**South Residences:**  
\$15,350,000 - \$15,950,000  
~4,639 SQ. FT.  
3 BR / 4 BA / 1 HBA

**North Residences:**  
\$13,190,000 - \$14,050,000  
~4,380 SQ. FT.  
3 BR / 3 BA / 1 HBA

**West Residences:**  
\$7,390,000 - \$7,930,000  
~2,683 SQ. FT.  
2 BR / 2 BA / 1 HBA

Tier 1  
Floors 5-9

**South Residences:**  
\$12,650,000 - \$13,900,000  
~ 5,057 Interior Sq. Ft.  
3 BR / 4 BA / 1 HBA

**North Residences:**  
\$12,900,000 - \$15,930,000  
~ 5,386 Interior Sq. Ft.  
4 BR / 5 BA / 1 HBA

**West Residences:**  
\$5,740,000 - \$6,565,000  
~ 2,196 Interior Sq. Ft.  
2 BR / 2 BA / 1 HBA

Podium  
Floors 1-3  
**Park Residences:**  
\$5,715,000 - \$9,520,000  
~1,796 - 3,022 Interior SQ. FT.  
1 BR & 2 BR Options

LAKE TOWER

Tier 3  
Floors 19-24

**South Residences:**  
\$26,050,000 - \$26,100,000  
~5,765 Interior Sq. Ft.  
4 BR / 5 BA / 1 HBA

**North Residences:**  
\$17,850,000 - \$17,950,000  
~ 4,639 Interior Sq. Ft.  
3 BR / 4 BA / 1 HBA

Tier 2  
Floors 10-18

**South Residences:**  
\$23,550,000 - \$23,650,000  
~ 6,450 Interior Sq. Ft.  
5 BR / 6 BA / 1 HBA

**North Residences:**  
\$17,050,000 - \$18,000,000  
~ 5,177 Interior Sq. Ft.  
4 BR / 5 BA / 1 HBA

Tier 1  
Floors 5-9

**South Residences:**  
\$16,450,000 - \$16,800,000  
~ 5,036 Interior Sq. Ft.  
3 BR / 4 BA / 1 HBA

**North Residences:**  
\$15,800,000 - \$16,700,000  
~ 5,361 Interior Sq. Ft.  
4 BR / 5 BA / 1 HBA

DEPOSIT STRUCTURE

**DEPOSIT ONE: 20%**

**CONTRACT SIGNING**

Due upon Buyer's execution of Contract.

**DEPOSIT TWO: 10%**

**GROUNDBREAKING / DEEP SOIL MIXING**

Due within five (5) days following notice from Seller that it has commenced either groundbreaking and / or deep soil mixing activities, whichever is earlier.

**DEPOSIT THREE: 10%**

**CONSTRUCTION REACHES BUYER'S SELECTED FLOOR**

Due within five (5) days following notice from Seller that it has commenced the pouring of the slab of the floor upon which the unit is contained.

**REMAINING BALANCE: 60%**

**AT CLOSING**

Remaining 60% balance will be due at closing.





PROJECT TEAM

PRESENTED BY  
**RELATED ROSS**

ARCHITECT  
**ROBERT A. M. STERN ARCHITECTS**

INTERIOR DESIGN  
**PEMBROOKE & IVES**



WE ARE PLEDGED TO THE LETTER AND SPIRIT OF THE U.S. POLICY FOR ACHIEVEMENT OF EQUAL HOUSING OPPORTUNITY THROUGHOUT THE NATION. WE ENCOURAGE AND SUPPORT AN AFFIRMATIVE ADVERTISING AND MARKETING PROGRAM IN WHICH THERE ARE NO BARRIERS TO OBTAINING HOUSING BECAUSE OF RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN. There are various methods for calculating the square footage of a Unit and depending on the method of calculation, the quoted square footage of a Unit in advertising materials may vary from the square footage of a Unit as stated or described in the Prospectus and the Declaration. The dimensions of the Unit set forth on the previous page have been calculated from the exterior boundaries of the exterior walls to the centerline of shared walls, without reduction for common elements such as structural walls and other interior structural components of the building. As such, the area set forth on the previous page will be larger than the area calculated in the manner provided in the Declaration. For the area of the Unit calculated in accordance with the technical definition of the Unit, see Exhibit "3" to the Declaration. All depictions of appliances, fixtures, furnishings, counters, soffits, and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit. All dimensions are approximate and may vary with actual construction. All floor plans are subject to change. Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. Consult the Developer's Prospectus for Information regarding what is offered with the Unit and for the calculation of the Unit square footage, dimensions, and floor area. This Condominium is being developed by SFH Owner LLC ("Developer"). Any and all statements, disclosures and/or representations shall be deemed made by Developer and not Related Companies and any purchaser agrees to look solely to Developer (and not to Related Companies and/or any of its affiliates or principals) with respect to any and all matters relating to the marketing and/or development of the Condominium and with respect to the sales of units in the Condominium.

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

