



The
BERKELEY

A Collection of Luxury Waterfront Homes for Modern Living

On A Clear Day *You Can See Forever*

*The Berkeley is the newest luxury waterfront condominium
in downtown West Palm Beach, brought to you by the
developer of The Bristol, Florida's preeminent condominium.*





Unmatched *Amenities*

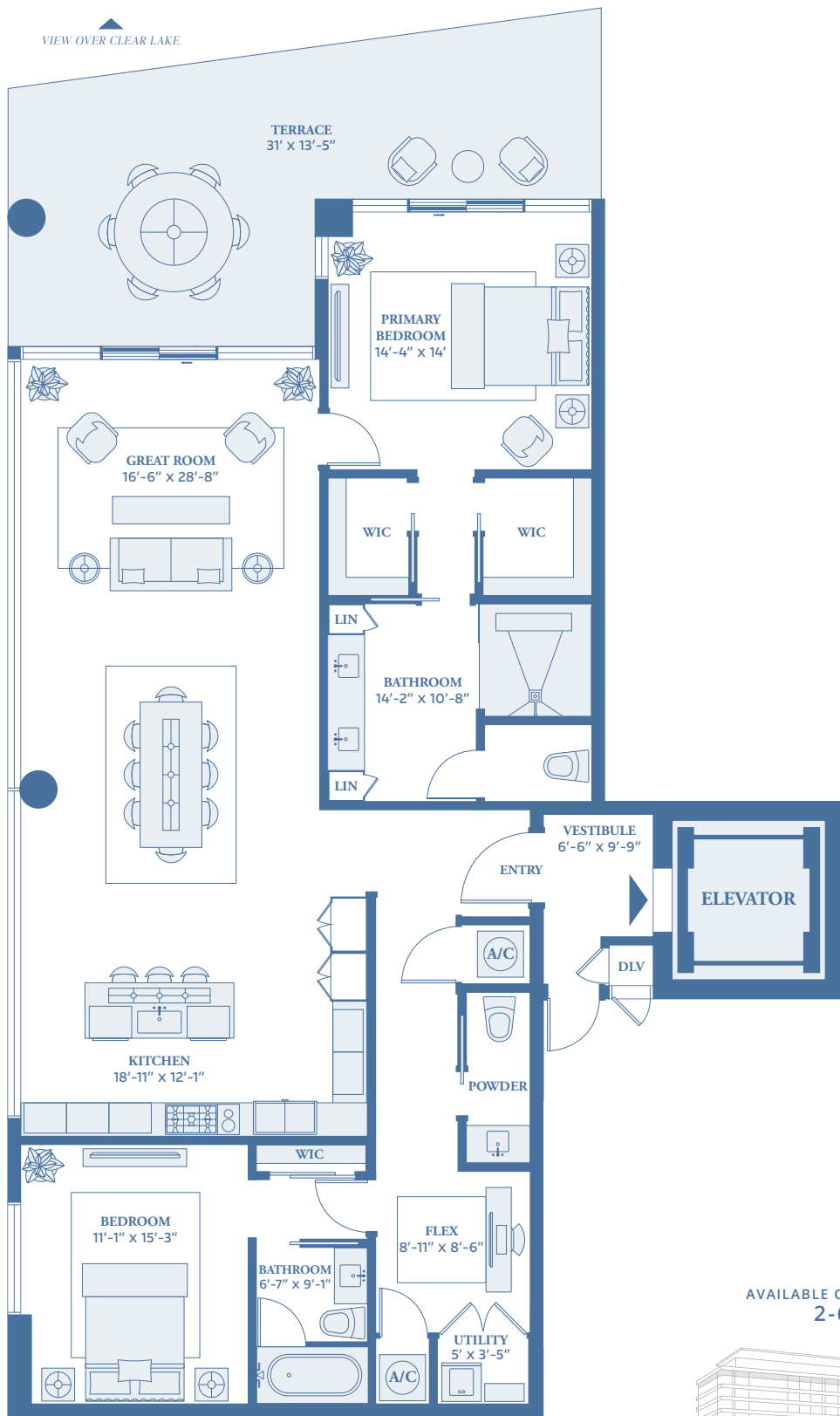
- *Concierge Services*
- *Valet Parking*
- *Library*
- *Conference Rooms*
- *State-Of-The-Art Fitness Center*
- *His & Hers Spas, Sauna & Treatment Rooms*
- *Children's Center*
- *Teen Room*
- *Resort-Style Swimming Pool for Families*
- *Game Lawn*
- *Yoga Lawn*
- *Pet Grooming & Dog Run*
- *Roof-Top Swimming Pool For Adults*
- *Sky Lounge*
- *Chef's Kitchen & Private Dining Room*
- *Spacious Event Lawn*



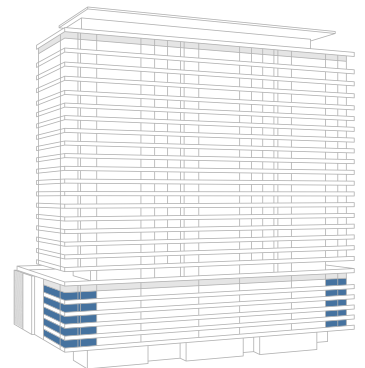
Moments From Everything You Love *In The Palm Beaches*

At The Berkeley, residents enjoy a modern lifestyle that combines urban sophistication with walkable convenience to world-class arts, entertainment, shopping and dining. This luxury condominium offers easy access in and out of Downtown West Palm Beach, making it effortless to enjoy the best the city has to offer.





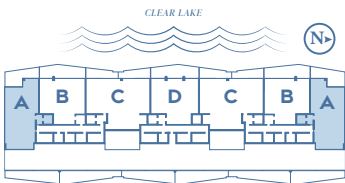
AVAILABLE ON FLOORS
2-6



RESIDENCE A

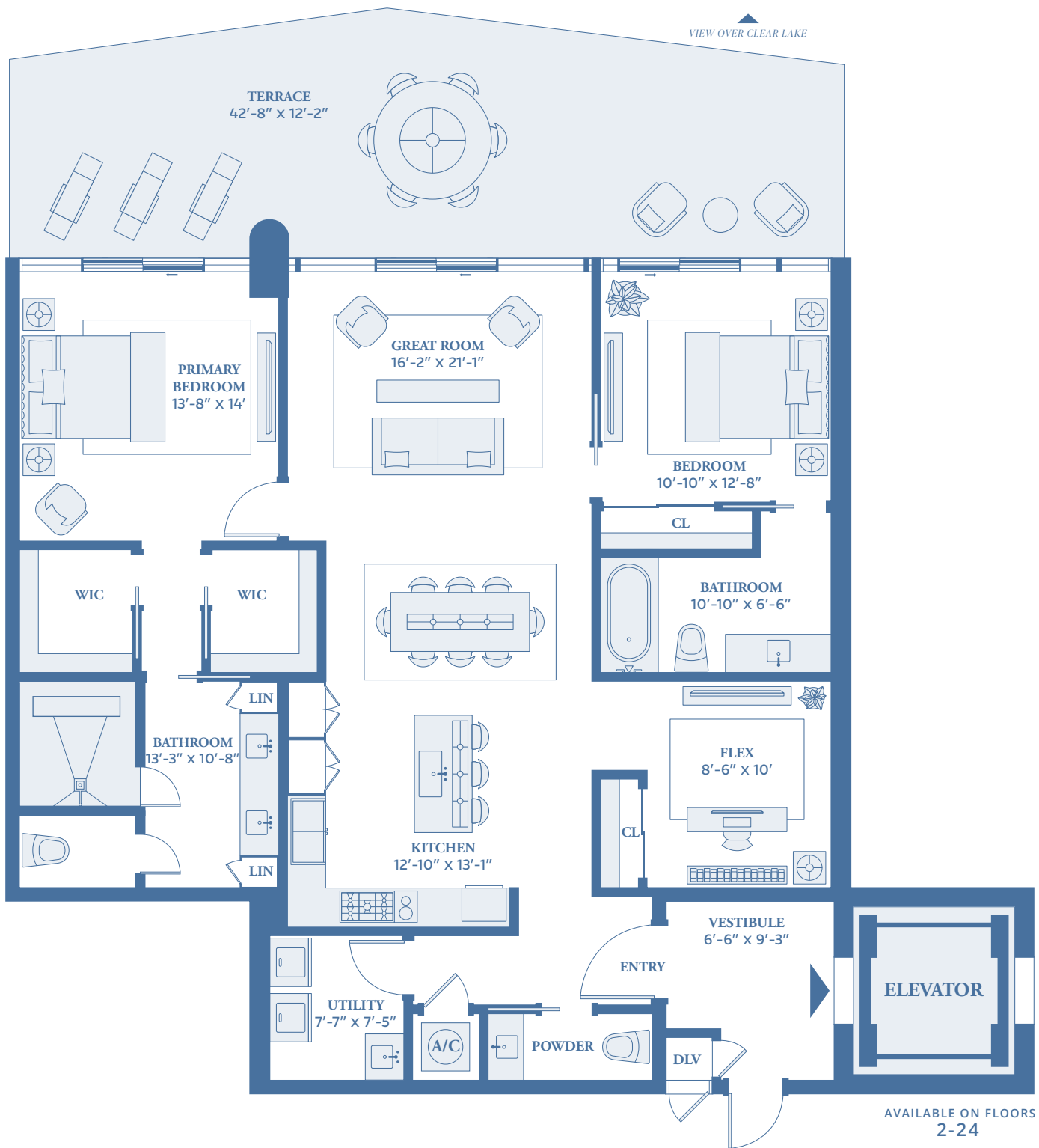
2 BEDROOM + FLEX | 2½ BATHROOM
1,874 AC SF | 377 TERRACE SF | 2,251 TOTAL SF

RESIDENCE FEATURES
WEST EXPOSURE | FLEX ROOM



VIEWS FROM UNITS MAY VARY BY FLOOR LEVEL. FLOORPLANS AND ELEVATIONS ARE PRELIMINARY ARTIST'S RENDERINGS ONLY, MAY NOT ACCURATELY REPRESENT THE ACTUAL CONDITION OF A CONDOMINIUM AS CONSTRUCTED, AND MAY CONTAIN OPTIONS WHICH ARE NOT STANDARD ON ALL MODELS. DEVELOPER RESERVES THE RIGHT TO MAKE CHANGES TO THESE FLOOR PLANS, PRICES, SPECIFICATIONS, DIMENSIONS, DESIGNS AND ELEVATIONS WITHOUT PRIOR NOTICE. STATED DIMENSIONS AND SQUARE FOOTAGE ARE ESTIMATED AND SHOULD NOT BE USED AS REPRESENTATION OF THE CONDOMINIUMS ACTUAL SIZE OR NET USABLE SQUARE FOOTAGE WHICH MAY BE LESS THAN THE ESTIMATED SQUARE FOOTAGE. ANY STATEMENT, VERBAL OR WRITTEN, REGARDING "TOTAL SQUARE FOOTAGE" OR "AC SQUARE FEET" OR ANY OTHER DESCRIPTION OR MODIFIER OF THE SQUARE FOOTAGE SIZE. ALL RENDERINGS ARE THE ARTIST'S CONCEPT.

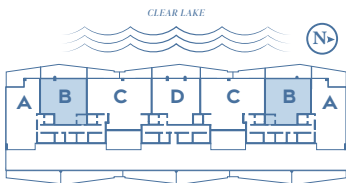




RESIDENCE B

2 BEDROOM + FLEX | 2½ BATHROOM
1,699 AC SF | 362 TERRACE SF | 2,061 TOTAL SF

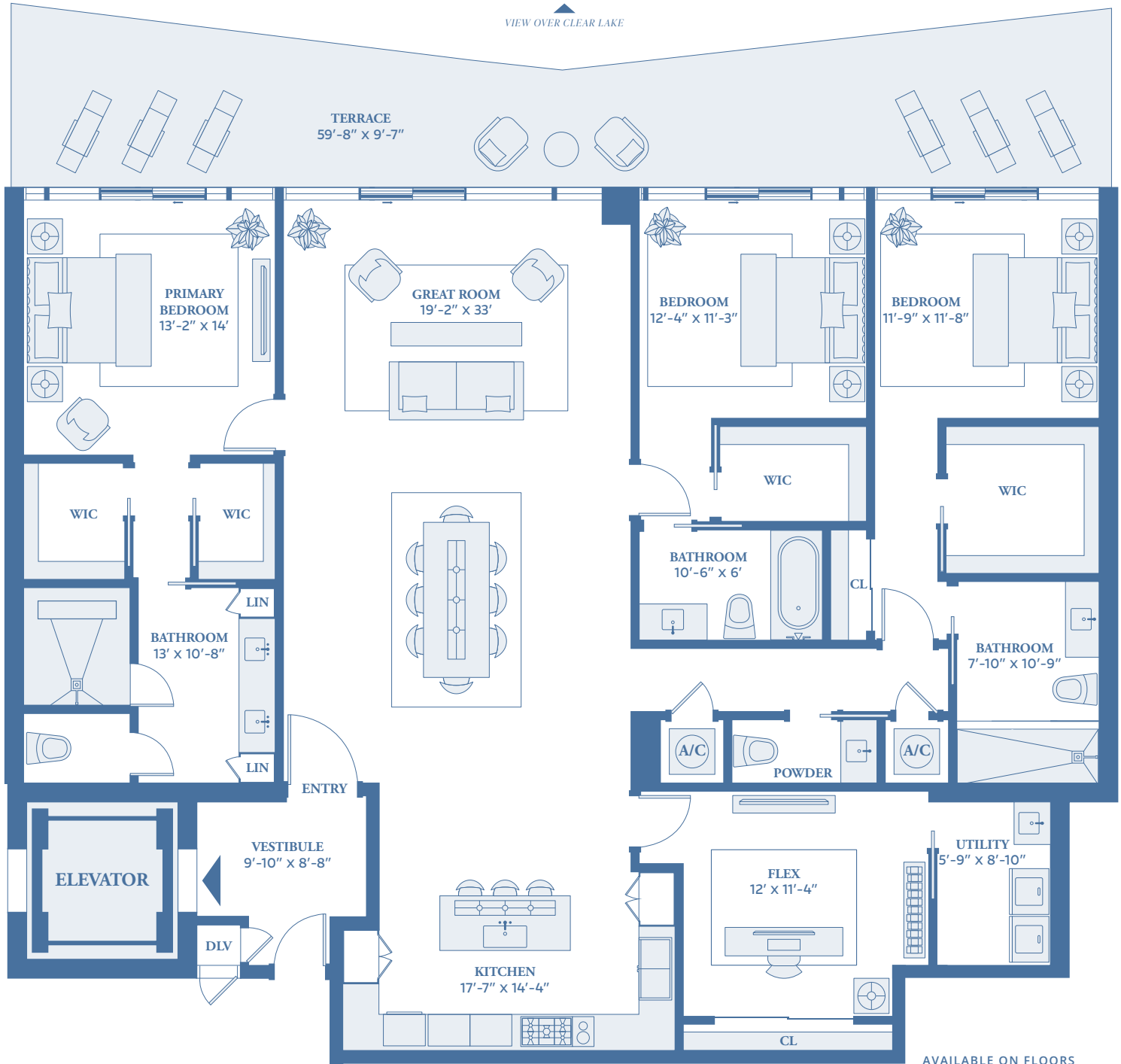
RESIDENCE FEATURES
WEST EXPOSURE | FLEX ROOM



VIEW FROM UNITS MAY VARY BY FLOOR LEVEL. FLOORPLANS AND ELEVATIONS ARE PRELIMINARY ARTIST'S RENDERINGS ONLY, MAY NOT ACCURATELY REPRESENT THE ACTUAL CONDITION OF A CONDOMINIUM AS CONSTRUCTED, AND MAY CONTAIN OPTIONS WHICH ARE NOT STANDARD ON ALL MODELS. DEVELOPER RESERVES THE RIGHT TO MAKE CHANGES TO THESE FLOOR PLANS, PRICES, SPECIFICATIONS, DIMENSIONS, DESIGNS AND ELEVATIONS WITHOUT PRIOR NOTICE. STATED DIMENSIONS AND SQUARE FOOTAGE ARE ESTIMATED AND SHOULD NOT BE USED AS REPRESENTATION OF THE CONDOMINIUMS ACTUAL SIZE OR NET USABLE SQUARE FOOTAGE WHICH MAY BE LESS THAN THE ESTIMATED SQUARE FOOTAGE. ANY STATEMENT, VERBAL OR WRITTEN, REGARDING "TOTAL SQUARE FOOTAGE" OR "AC SQUARE FEET" OR ANY OTHER DESCRIPTION OR MODIFIER OF THE SQUARE FOOTAGE SIZE. ALL RENDERINGS ARE THE ARTIST'S CONCEPT.



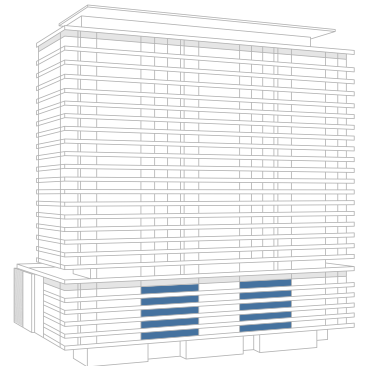
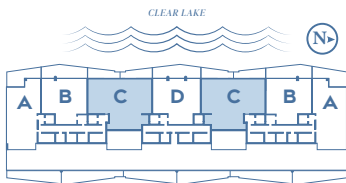
VIEW OVER CLEAR LAKE



RESIDENCE C

3 BEDROOM + FLEX | 3½ BATHROOM
2,571 AC SF | 389 TERRACE SF | 2,960 TOTAL SF

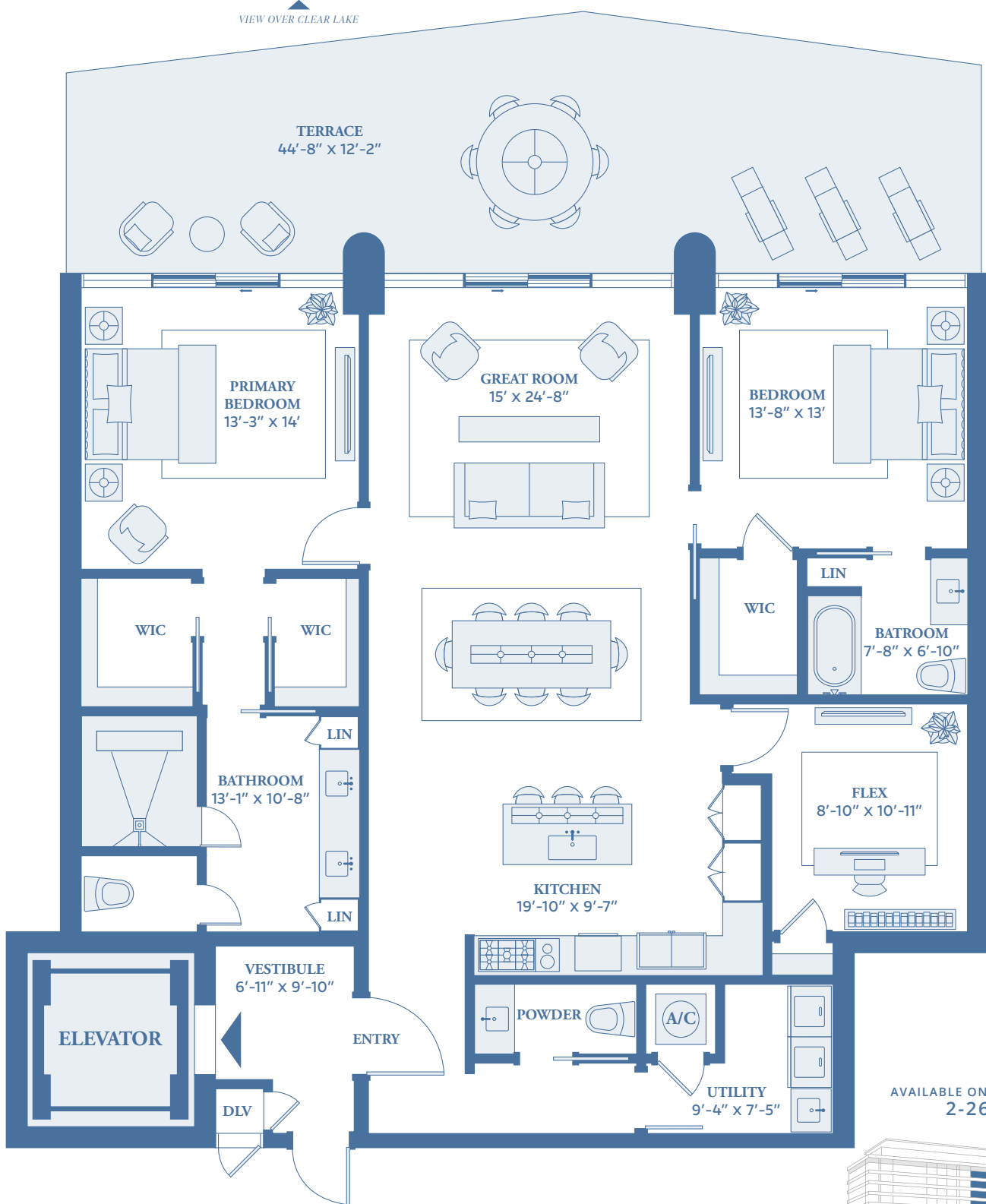
RESIDENCE FEATURES
WEST EXPOSURE | FLEX ROOM



VIEWS FROM UNITS MAY VARY BY FLOOR LEVEL. FLOORPLANS AND ELEVATIONS ARE PRELIMINARY ARTIST'S RENDERINGS ONLY, MAY NOT ACCURATELY REPRESENT THE ACTUAL CONDITION OF A CONDOMINIUM AS CONSTRUCTED, AND MAY CONTAIN OPTIONS WHICH ARE NOT STANDARD ON ALL MODELS. DEVELOPER RESERVES THE RIGHT TO MAKE CHANGES TO THESE FLOOR PLANS, PRICES, SPECIFICATIONS, DIMENSIONS, DESIGNS AND ELEVATIONS WITHOUT PRIOR NOTICE. STATED DIMENSIONS AND SQUARE FOOTAGE ARE ESTIMATED AND SHOULD NOT BE USED AS REPRESENTATION OF THE CONDOMINIUMS ACTUAL SIZE OR NET USABLE SQUARE FOOTAGE WHICH MAY BE LESS THAN THE ESTIMATED SQUARE FOOTAGE. ANY STATEMENT, VERBAL OR WRITTEN, REGARDING "TOTAL SQUARE FOOTAGE" OR "AC SQUARE FEET" OR ANY OTHER DESCRIPTION OR MODIFIER OF THE SQUARE FOOTAGE SIZE. ALL RENDERINGS ARE THE ARTIST'S CONCEPT.



VIEW OVER CLEAR LAKE



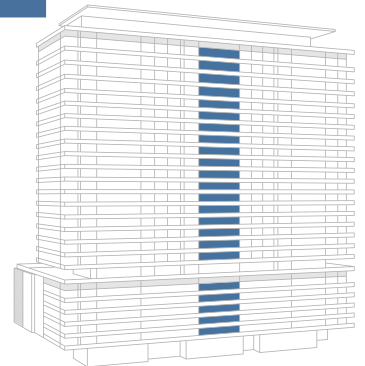
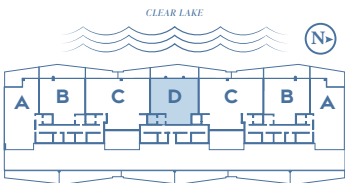
AVAILABLE ON FLOORS
2-26



RESIDENCE D

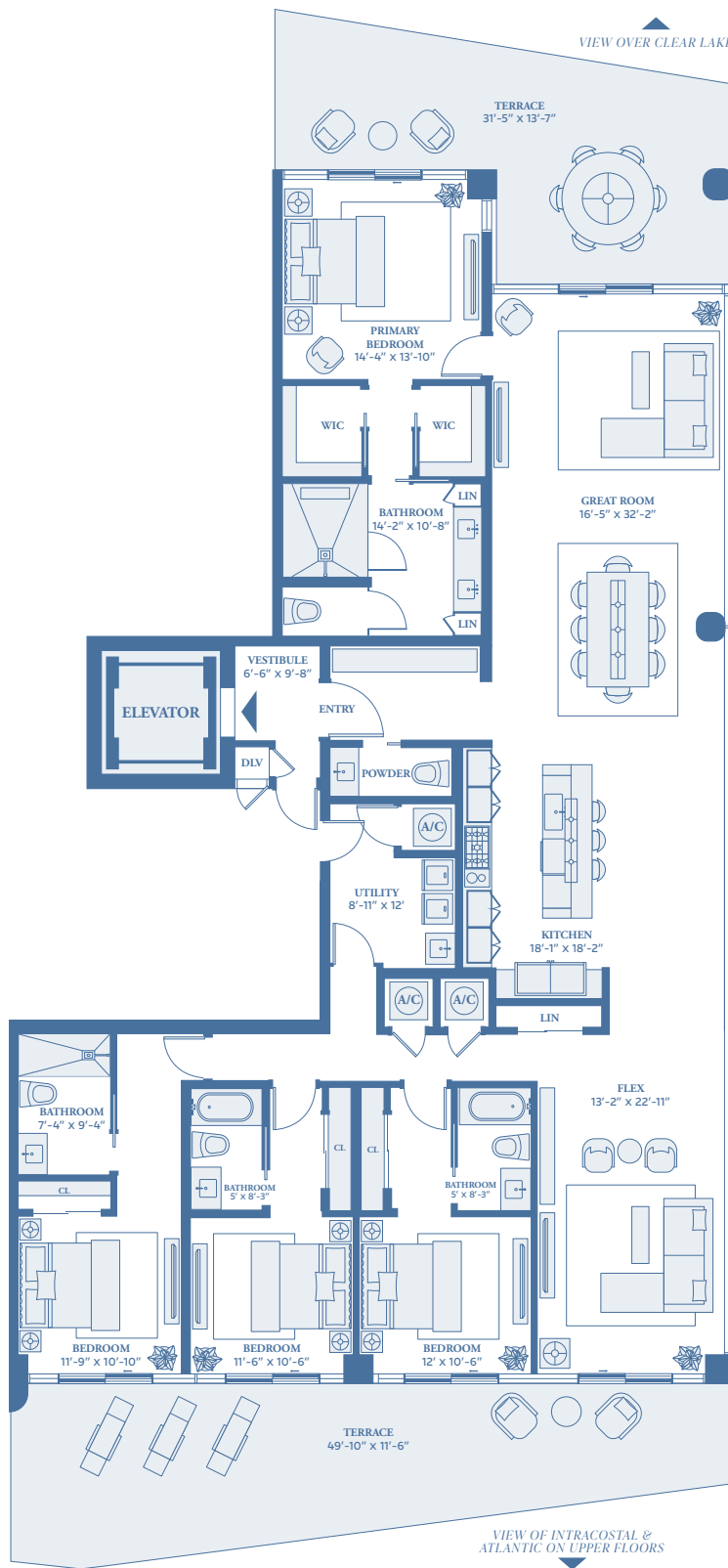
2 BEDROOM + FLEX | 2½ BATHROOM
1,780 AC SF | 370 TERRACE SF | 2,150 TOTAL SF

RESIDENCE FEATURES
WEST EXPOSURE | FLEX ROOM

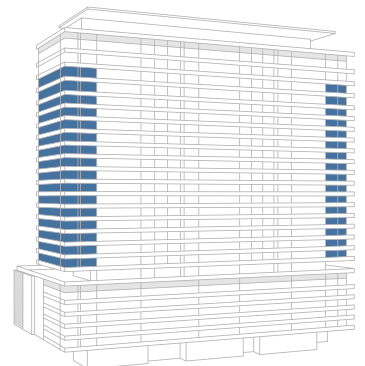


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AVAILABLE ON FLOORS
8-24

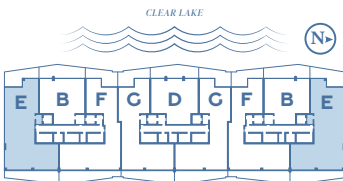


RESIDENCE E

4 BEDROOM + FLEX | 4½ BATHROOM
2,943 AC SF | 765 TERRACE SF | 3,708 TOTAL SF

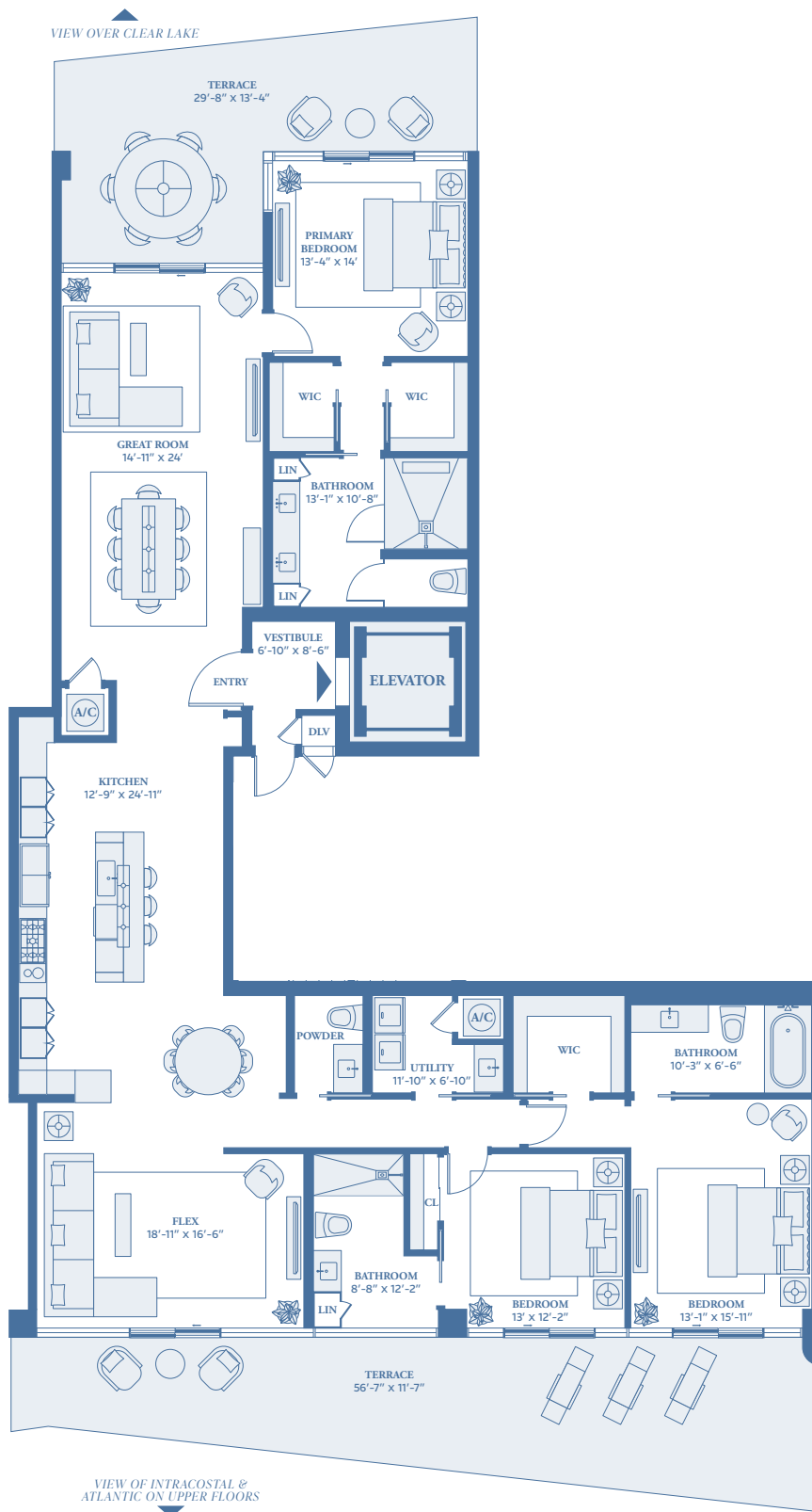
RESIDENCE FEATURES

WEST & EAST EXPOSURE | FLEX ROOM | FLOW-THROUGH UNIT

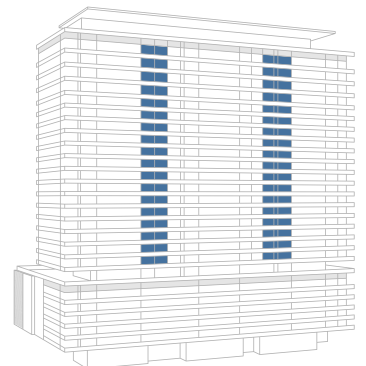


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AVAILABLE ON FLOORS
8-26

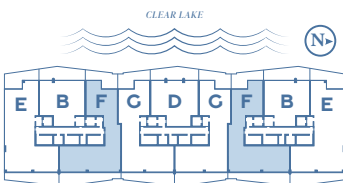


RESIDENCE F

3 BEDROOM + FLEX | 3½ BATHROOM
2,670 AC SF | 774 TERRACE SF | 3,444 TOTAL SF

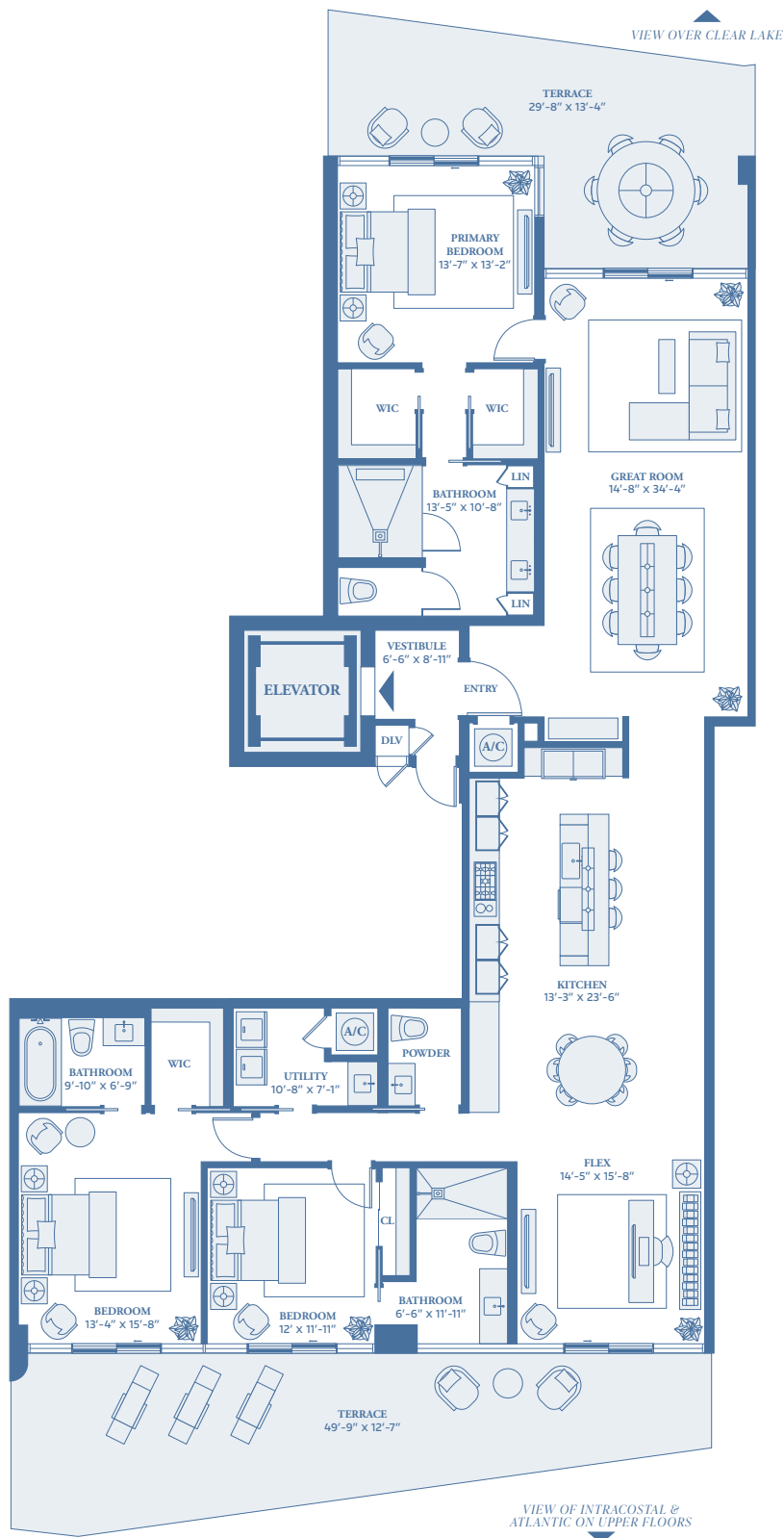
RESIDENCE FEATURES

WEST & EAST EXPOSURE | FLEX ROOM | FLOW-THROUGH UNIT



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AVAILABLE ON FLOORS
8-26

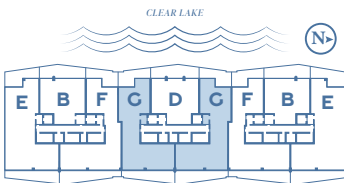


RESIDENCE G

3 BEDROOM + FLEX | 3½ BATHROOM
2,583 AC SF | 679 TERRACE SF | 3,262 TOTAL SF

RESIDENCE FEATURES

WEST & EAST EXPOSURE | FLEX ROOM | FLOW-THROUGH UNIT



Views from units may vary by floor level. Floorplans and elevations are preliminary artist's renderings only, may not accurately represent the actual condition of a condominium as constructed, and may contain options which are not standard on all models. Developer reserves the right to make changes to these floor plans, prices, specifications, dimensions, designs and elevations without prior notice. Stated dimensions and square footage are estimated and should not be used as representation of the condominiums actual size or net usable square footage which may be less than the estimated square footage. Any statement, verbal or written, regarding "total square footage" or "ac square feet" or any other description or modifier of the square footage size. All renderings are the artist's concept.





VIEW OVER CLEAR LAKE

AVAILABLE ON FLOORS
25-26

VIEW OF INTRACOSTAL &
ATLANTIC ON UPPER FLOORS

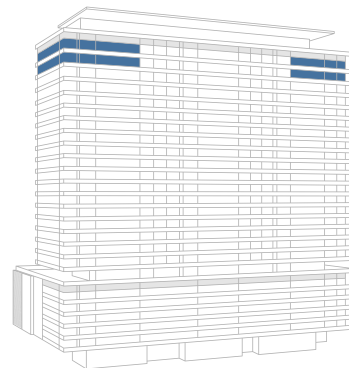
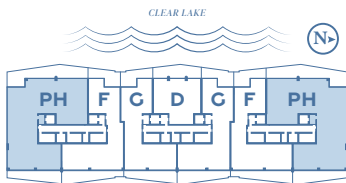


RESIDENCE PH

5 BEDROOM + FLEX | 6½ BATHROOM
4,742 AC SF | 1,092 TERRACE SF | 5,834 TOTAL SF

RESIDENCE FEATURES

WEST & EAST EXPOSURE | FLEX ROOM | FLOW-THROUGH UNIT



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The Neighborhood

THE BERKELEY offers a vibrant lifestyle, enriched by a broad array of natural, cultural, and recreational attractions within West Palm Beach and the Island of Palm Beach. Residents will savor a wide variety of restaurants, enjoy leisurely days on pristine beaches, and indulge in upscale shopping experiences. For those who love the outdoors, there are public parks, beaches, the intracoastal waterway, top-tier golf courses and much more making this location perfect for both relaxation and recreation.

Enjoy Casual & Fine Dining From a Variety of Local Hotspots, Including RH Rooftop, Grato, Cafe Boulud, BrickTop's, Trevini Ristorante, and Estiatorio Milos (upcoming)

Appreciate The Arts at Nearby Locations including The Kravis Center For The Performing Arts, The Henry Morrison Flagler Museum, The Norton Museum of Art, and The Ann Norton Sculpture Gardens

Popular Shopping Destinations include, Worth Avenue, The Royal Poinciana Plaza, City Place, Hive, The Gardens Mall, and Tanger Outlets Palm Beach Lakes

Fun With Family & Friends Can Be Had Anywhere You Go In Palm Beach, Some Local Favorites Include, Cox Science Center & Aquarium, Cacti Park, Palm Beach Zoo, and The Park Golf Course

Traveling And Commuting Has Never Been Easier With Easy Access To Palm Beach International Airport, Brightline & Tri Rail Stations, And I-95

Restaurants:

- BrickTop's
- Bice
- Cafe Boulud
- Cafe L'Europe
- Celis
- Field of Greens
- Grato
- Harry's
- Hive
- Honor Bar
- La Sirena
- Le Bilboquet
- Palm Beach Grill
- Pistache French Bistro
- Pura Vida
- Renatos
- RH Rooftop
- Ruth's Chris Steak House
- Table 26 Palm Beach
- The Blue Door
- Trevini Ristorante
- Sant Ambroeus

Leisure & Activity:

- Ann Norton Sculpture Gardens
- Cacti Park of the Palm Beaches
- City Place
- Cox Science Center & Aquarium
- Drive Shack
- Henry Morrison Flagler Museum
- Manatee Lagoon
- Nora District (upcoming)
- Norton Museum Of Art
- Ocean Course At The Breakers
- Palm Beach Par 3
- Palm Beach Zoo
- Palm Harbor Marina
- Raymond F. Kravis Center
- Royal Poinciana Plaza
- Tanger Outlets
- The Lake Trail
- The Park West Palm Beach
- Society of the Four Arts
- West Palm Beach Green Market
- Worth Avenue Clock Tower

Hotels:

- AKA West Palm Beach
- Canopy by Hilton
- Eau Palm Beach
- Four Seasons Palm Beach
- Hyatt Place
- Mr. C Hotel (upcoming)
- The Ben
- The Brazilian Court Hotel
- The Breakers Palm Beach
- The Colony
- West Palm Beach Marriott
- White Elephant Palm Beach

Travel & Transit:

- Palm Beach Intl. Airport
- Brightline
- Trirail

Pricing Summary

<i>2 Bedroom + Flex</i>	<i>AVAILABLE ON FLOORS</i>	<i>PRICED FROM</i>
RESIDENCE A 2 BEDROOM 2 1/2 BATH WEST & NORTH OR SOUTH EXPOSURE 1,874 A/C SQ.FT. 377 TERRACE SQ.FT. 2,251 TOTAL SQ.FT.	2 - 6	<i>\$1,900,000 to \$4,500,000</i>
RESIDENCE B 2 BEDROOM 2 1/2 BATH WEST EXPOSURE 1,699 A/C SQ.FT. 362 TERRACE SQ.FT. 2,061 TOTAL SQ.FT.	2 - 24	
RESIDENCE D 2 BEDROOM 2 1/2 BATH WEST EXPOSURE 1,780 A/C SQ.FT. 370 TERRACE SQ.FT. 2,150 TOTAL SQ.FT.	2 - 26	
<i>3 Bedroom + Flex</i>	<i>AVAILABLE ON FLOORS</i>	<i>PRICED FROM</i>
RESIDENCE C 3 BEDROOM 3 1/2 BATH WEST EXPOSURE 2,571 A/C SQ.FT. 389 TERRACE SQ.FT. 2,960 TOTAL SQ.FT.	2 - 6	<i>\$2,850,000 to \$6,900,000</i>
RESIDENCE G 3 BEDROOM 3 1/2 BATH WEST & EAST EXPOSURE 2,583 A/C SQ.FT. 679 TERRACE SQ.FT. 3,262 TOTAL SQ.FT.	8 - 26	
RESIDENCE F 3 BEDROOM 3 1/2 BATH WEST & EAST EXPOSURE 2,670 A/C SQ.FT. 774 TERRACE SQ.FT. 3,444 TOTAL SQ.FT.	8 - 26	
<i>4 Bedroom + Flex</i>	<i>AVAILABLE ON FLOORS</i>	<i>PRICED FROM</i>
RESIDENCE E 4 BEDROOM 4 1/2 BATH WEST & EAST, & NORTH OR SOUTH EXPOSURE 2,943 A/C SQ.FT. 765 TERRACE SQ.FT. 3,708 TOTAL SQ.FT.	8 - 24	<i>\$4,300,000 to \$7,100,000</i>
<i>5 Bedroom + Flex</i>	<i>AVAILABLE ON FLOORS</i>	<i>PRICED FROM</i>
RESIDENCE PH 5 BEDROOM 6 1/2 BATH WEST & EAST, & NORTH OR SOUTH EXPOSURE 4,742 A/C SQ.FT. 1,092 TERRACE SQ.FT. 5,834 TOTAL SQ.FT.	25 - 26	<i>\$9,500,000 +</i>



The
BERKELEY

PROJECT TEAM

- **DEVELOPER:** AL ADELSON
- **ARCHITECT:** BERNARDO FORT-BRESCIA OF ARQUITECTONICA
- **DESIGN & CONSTRUCTION SENIOR CONSULTANT:** TIM DESMOND
- **DEVELOPMENT DIRECTOR:** BOB ERNST
- **INTERIOR DESIGN:** ARQUITECTONICA INTERIORS
- **LANDSCAPE ARCHITECTURE:** EDSA

AUSTRALIAN PROPERTIES GROUP

A JOINT VENTURE OF AL ADELSON,
VISIONARY DEVELOPER OF THE BRISTOL,
AND SYMPATICO REAL ESTATE

ARQUITECTONICA



THE BERKELEY

500 SOUTH AUSTRALIAN AVE | SUITE 910 | WEST PALM BEACH, FL 33401