



# SHORECREST

FLAGLER DRIVE

Conceived and curated by connoisseurs of modern living, Shorecrest is the newest condominium debut from Related Ross. Located at 1901 North Flagler Drive, Shorecrest is a collection of 199 one-to-three-bedroom distinctive residences that embody quality, innovation, and sophistication. Designed and constructed to enhance the best of waterfront living the dramatic views overlooking Lake Worth, Palm Beach Island, and the Atlantic Ocean, these are homes that promise to set a new standard for excellence in West Palm Beach.

## PROJECT TEAM

- Presented By: Related Ross
- Design Architect: Roger Ferris + Partners
- Architect of Record: Revuelta Architecture International
- Interior Design Architect: Rottet Studio
- Landscape Design: DS Boca

## EXTERIOR DESIGN BY ROGER FERRIS + PARTNERS

Roger Ferris + Partners has designed a striking silhouette with a curvilinear form. Floor-to-ceiling glass provides panoramic views of the water and ample light for each residence. The lushly landscaped motor court off North Flagler Drive offers a discreet and gracious entrance.

## RESIDENTIAL INTERIORS & AMENITY DESIGN BY ROTTET STUDIO

The brilliantly designed residences and amenities are by Rottet and finished with extraordinary details. Known for timeless spaces which promote a better way of life through the built environment, this is Rottet's first ground up new development in West Palm Beach.

## AMENITIES AND LIFESTYLE

Residents will enjoy amenities and services encompassing the best in fitness, leisure, and entertaining.

Located on the Ground Level:

- Motor Court
- Lobby Lounge
- 24 Hour Concierge
- Valet and Parking Garage Entrance

Located at the 8<sup>th</sup> Floor Club Level:

- Private Dining Room
- Catering Kitchen
- Cocktail Lounge with Outdoor Terrace
- Coworking Lounge with Executive Meeting Suites
- Spa Suite including massage treatment rooms, steam rooms, infrared saunas, and cold plunge
- Equinox Fitness Center
- Yoga Studio
- Golf Simulator and Lounge
- Game Room

Located on the Roof Level:

- 75' Swimming Pool
- Roof Deck with lounge chairs, dining tables and grill

## **THE RESIDENCES**

### Building Specifications

#### Windows

- Hurricane-rated floor-to-ceiling windows with a custom pale silver mullion

#### Ceiling Height and Lighting

- Ceiling heights in main rooms is approximately 10', and extend to 11'6" at the Penthouse floor
- A combination of recessed lighting and junction boxes offers maximum flexibility

#### Flooring | Doors | Trim

- White Oak wood plank flooring throughout main rooms
- Stone flooring is an available option for a limited time
- Entry door features both digital and hard lock mechanisms
- 8' tall solid core wood interior doors
- Painted 6" base molding

#### Kitchen

- Suite of Gaggenau appliances including refrigerator/freezer, oven, cooktop, microwave/speed oven, and dishwasher
- Custom White Oak European millwork
- Honed Cote D'Vaniglia marble backsplash and perimeter countertop
- Calacatta Fioritto marble or Cielo quartzite countertop at island
- Under counter wine refrigerator
- Dornbracht fixtures

#### Primary Bathroom

- Limestone flooring
- Namabia White marble walls
- Custom vanity with double sinks and Alexander Nuvolato marble top
- Freestanding soaking tubs
- Shower stalls with rain shower, handheld spray and a showerhead
- Recessed medicine cabinets
- Kohler Innate washlet toilets
- Dornbracht fixtures and fittings
- Enclosed water closets in select residences

#### Secondary Bathrooms and Powder Room

- Grigio Trambiserra marble feature walls
- Custom vanity with storage
- Dornbracht fixtures and fitting

#### Terraces

- Porcelain tile flooring
- Glass railing

## Systems and Technology

- Vertical heat pumps for year-round control of heating, ventilation, and air conditioning
- Fully vented electric washers and dryers
- Lutron home automation for lighting and thermostat controls
- Enhanced cell service and super-fast network speeds
- Wi-Fi hotspots throughout the building
- Wellness features include ducted fresh air with multiple filtration points; filtered water; multi-zone climate control; low VOC materials and green cleaning

## RELATED MANAGEMENT

Shorecrest will be managed by Related Management, widely considered the leader for luxury residential property and acclaimed for their high level of service, training, and dependability.

24/7 lobby concierge attendant and building staff.

Access to Related Life and Related Home Expert, offering the best-in-class lifestyle offerings and service for which Related is lauded. Residents will have access to an on-site Lifestyle Concierge

- 24-hour attended lobby
- Resident manager, handyman, and porter
- Refrigerated storage for deliveries such as groceries and flowers
- Separate service entrance
- Mail room and package room
- Dog washing room
- Parking garage with EV charging stations, and valet parking
- Bicycle storage

## RELATED LIFE

Related Life provides exclusive events, experiences, and benefits to Shorecrest residents. Lifestyle offerings within the amenity spaces may include:

- Fitness classes
- Workshops aimed at varied interests
- Tastings with renowned chefs and sommeliers
- Organized events for children

## RELATED ARTISAN HOME

Related Artisan Home is an expertly designed program that makes home ownership and ongoing servicing effortless. We understand that your home is your sanctuary, and Related Artisan Home is your dedicated liaison, allowing you to enjoy your new home and lifestyle the moment you step inside.

- Dedicated Point of Contact
- Preferred Custom Solutions
- Preferred Vendor List
- Customization and Alteration Support
- Warranty Registrations and Appliance Management
- New Home Orientation
- Homewarming Service
- Home Care While Away
- Ongoing Maintenance

## THE NEIGHBORHOOD

Picturesque West Palm Beach offers vibrant restaurants, renowned shopping, beaches, greenspace, a dynamic philanthropic community, bustling art scene and rich history of yachting culture.

Popular local destinations include Grandview Public Market, Palm Beach Lake Trail, Palm Harbor Marina, South Flagler Lake Trail, The Royal, The Square, Town of Palm Beach Marina, Via Flagler by The Breakers, and Worth Avenue, which features the iconic Worth Avenue Clock Tower.

- Upcoming pedestrian-friendly NORA retail district including various dining options as well as boutique fitness and shopping.
- Nearby restaurants are among the top-rated in the city including Harry's Restaurant, Felice, Buccan, Le Bilboquet, RH Rooftop, Sant Ambroeus, Lola 41, La Sirena, IL Bellagio, Palm Beach Grill, Imoto, Café Boulud, as well as the upcoming Estiatorio Milos.
- Casual dining options ranging from effortless to fashionable, include Adrienne's PizzaBar, Planta, True Food Kitchen, Pura Vida, Grato, Kitchen, Tropical Smokehouse, BrickTop's, and Honor Bar.
- The best local cultural destinations, such as The Norton Museum of Art and the Ann Norton Sculpture Garden, The Society of the Four Arts, The Kravis Center, Richard and Pat Johnson Palm Beach County History Museum and the Henry Morrison Flagler Museum.
- The Shops on famed Worth Avenue include Bottega Veneta, Chanel, Gucci, Louis Vuitton, MaxMara, Tiffany & Co., Peter Millar, Ralph Lauren, Saks Fifth Avenue, and Valentino to name a few.
- Shops at The Royal Poinciana Plaza include Hermes, Cartier, Saint Laurent, Oscar de la Renta, Jimmy Choo, Zimmermann, Veronica Beard, La Ligne, Cremieux, Kirna Zabête, Kiton, Marissa Collections and more.
- A variety of market options, including Publix Super Markets, Joseph's Market, Bedner's Market, Amici Markets, West Palm Beach Green Market, and more.
- Enjoy the greenery of Currie Park, which is undergoing a dramatic transformation, as well as Coleman Park. Discover the Palm Beach Sailing Club and the exotic wildlife at the Palm Beach Zoo and exhibitions at the Cox Science Center and Aquarium.
- Within proximity, you'll find the luxurious Colony Hotel, the White Elephant Hotel, The Ben Hotel and of course The Breakers.
- Down the street is the premier class-A office tower, One Flagler (under-construction), Phillips Point and Esperanté, and a short distance to 360 Rosemary and CityPlace Tower.

## **DEPOSIT STRUCTURE**

10% at Reservation

10% at Hard Contract

10% at Groundbreaking

10% at Pouring of Purchaser's Residential Floor

60% at Closing

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.

This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus.

Related Companies ("Related") is not the project Developer. This Condominium is being developed by 1901 North Flagler LLC, a Delaware limited liability company ("Developer"), which has a license to use the name and logos of Related. Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by Related and any purchaser agrees to look solely to Developer (and not to Related 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.

All descriptions, features and details are proposed only and should not be relied upon as representations, express or implied, of the final detail of the residences, amenities, services or the overall project. The developer expressly reserves the right to make modifications, revisions, omissions and changes it deems desirable in its sole and absolute discretion. Some features, furnishings and finishes may not be standard and/or available in all units and in all instances. Certain items may only be available, if at all, as an option or upgrade. ceiling heights are measured from top of slab to top of slab and exclude areas where any soffits, moldings, drop and/or suspended ceilings and/or light fixtures may be installed. As such, the referenced ceiling height may not represent actual ceiling clearance. Certain amenities and/or services may require payment of usage or a la carte charges (and the cost of such services may not be included in condominium maintenance fees). The developer expressly reserves the right to make modifications, revisions, and changes it deems desirable in its sole and absolute discretion without notice. Related Life and Related Home Expert are third party services not provided directly by Developer and are subject to the terms, conditions and fees established from time to time by the provider.

