



# SOUTH FLAGLER HOUSE



## Property Details and Offerings

### PRIVATE DRIVEWAY AND MOTOR COURT

A canopied allée of native sea grape trees line 1355 South Flagler Drive's 360-foot private driveway, leading residents and guests to a lush, circular motor court punctuated by an artful fountain. Upon entry, vehicles will be greeted by a doorman and valet service.

### LOBBY

An elegant arrival awaits residents and guests at South Flagler House by means of a dramatically scaled, light-filled lobby.

- 24-hour lobby attendant
- Concierge
- Secure keyed elevators to residences and common areas
- Package and mail room
- Cold storage
- Resident and guest lounges

### SERVICES AND SYSTEMS

Modern technology with high-touch services illustrates the commitment to the residential experience with no detail overlooked.

- 24-hour onsite staff
- Valet
- House car service
- Dedicated service elevators
- Market-leading elevator access time
- Secure key access to service entrances and common spaces
- Parking garage with electric vehicle charging stations
- Emergency generator for full building power
- Wifi throughout all areas of the building
- Enhanced ventilation system providing fresh filtered air to residences
- Low-voltage prewiring and telecommunications infrastructure
- Dog washing room
- Bicycle storage
- Private conditioned owners' storage

## Project Overview

Celebrating this prime waterfront location, Related Ross is proud to introduce a new landmark property to West Palm Beach, South Flagler House. Iconic architecture by Robert A.M. Stern offers stately design with a distinctly South Florida perspective, while elegant interiors by Pembroke & Ives honor the spacious layouts and spectacular, far reaching views. The result is a masterpiece of uncompromising quality and timeless character.

South Flagler House features two majestic, limestone-clad buildings stretching 28 stories into the sky. Anchored by a single podium wrapped with stepped gardens and lush landscaping, South Flagler House enjoys direct views of the Intracoastal Waterway and expansive ocean vistas from the middle and upper tiers. The condominium residences enjoy gracious scale with high ceilings, abundant fenestration, premium interior finishes and grand outdoor spaces seamlessly aligning comfort with luxury, and creating the ultimate quality of life experience.

For its comfort and convenience, its uncompromising quality and commitment to excellence, and for its astounding beauty both inside and out, South Flagler House will soon become a legacy property to be enjoyed for generations to come.

## Amenities

The amenity program is designed to surprise and delight every member of the family, including robust indoor and outdoor spaces intended as an extension of one's home.

### SPORTS AND FITNESS

- Pickleball court and lounge
- State-of-the-art fitness center
- Fitness lounge
- Pilates studio
- Golf simulator lounge
- Outdoor recreation lawns
- Yoga studio
- Private training studio

### SWIM AND SPA

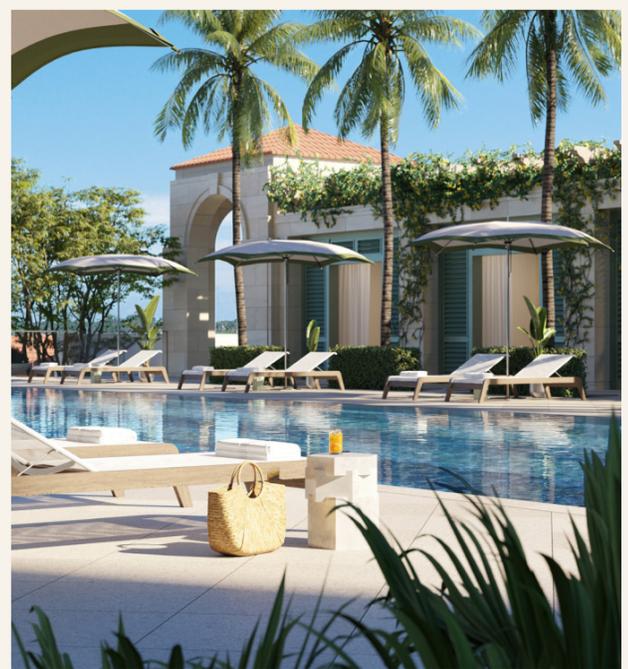
- 25-meter lap pool with sun shelf
- Hot tub
- Poolside cabanas
- Men's spa with vitality pool, ice plunge, steam, sauna, changing and locker rooms
- Women's spa with vitality pool, ice plunge, steam, sauna, changing and locker rooms
- Spa treatment rooms
- Salon

### CHILDREN'S RECREATION

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

### BUSINESS

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



### 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
- Guest suites

## Neighborhood

Picturesque West Palm Beach offers residents a way to accelerate their passionate pursuit of a full life with vibrant restaurants, renowned shopping, beaches, greenspace, a dynamic philanthropic community, bustling art scene and rich history of yachting culture.

- Nearby restaurants are among the top-rated in the area including Harry's Restaurant, Felice, Buccan, Le Bilboquet, RH Rooftop, Sant Ambroeus, Lola 41, La Sirena as well as the upcoming Estiatorio Milos.
- Palm Beach favorites include the Palm Beach Grill, Café Boulud, Bice and Imoto.
- Casual dining options ranging from effortless to fashionable include Adrienne's PizzaBar, Planta, True Food Kitchen, Pura Vida, Grato, Kitchen, Tropical Smokehouse, BrickTop's, Pura Vida 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 and the Henry Morrison Flagler Museum.
- The Shops on famed Worth Avenue include Bottega Veneta, Chanel, Gucci, Louis Vuitton, MaxMara, Tiffany & Co., Peter Miller, 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, Zadig & Voltaire, Veronica Beard, La Ligne, Kirna Zabête, Kiton, Marissa Collections and more.

- Nearby CityPlace features artist in residence programs, outdoor fitness, panel discussions, musical performances as well as shopping and dining options.
- At its doorstep, South Flagler House offers outdoor activities, with additional wellness opportunities at nearby 1Fitness, Club Pilates, The Yoga Society WPB, Squeeze Pilates Palm Beach, Palm Beach Fitness, Anushka Spa & Salon and The Spa at The Breakers.
- Down the street from the premier, class-A office towers, One Flagler, Phillips Point and Esperanté, and a short distance to 360 Rosemary and CityPlace Tower.

## Project Team

Developer: Related Ross  
Architect: Robert A.M. Stern Architects  
Interior Design Architect: Pembroke & Ives  
Landscape Design: SMI Landscape Architecture

1355 SOUTH FLAGLER DRIVE, WEST PALM BEACH, FLORIDA 33401



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