



BOCA BEACH HOUSE

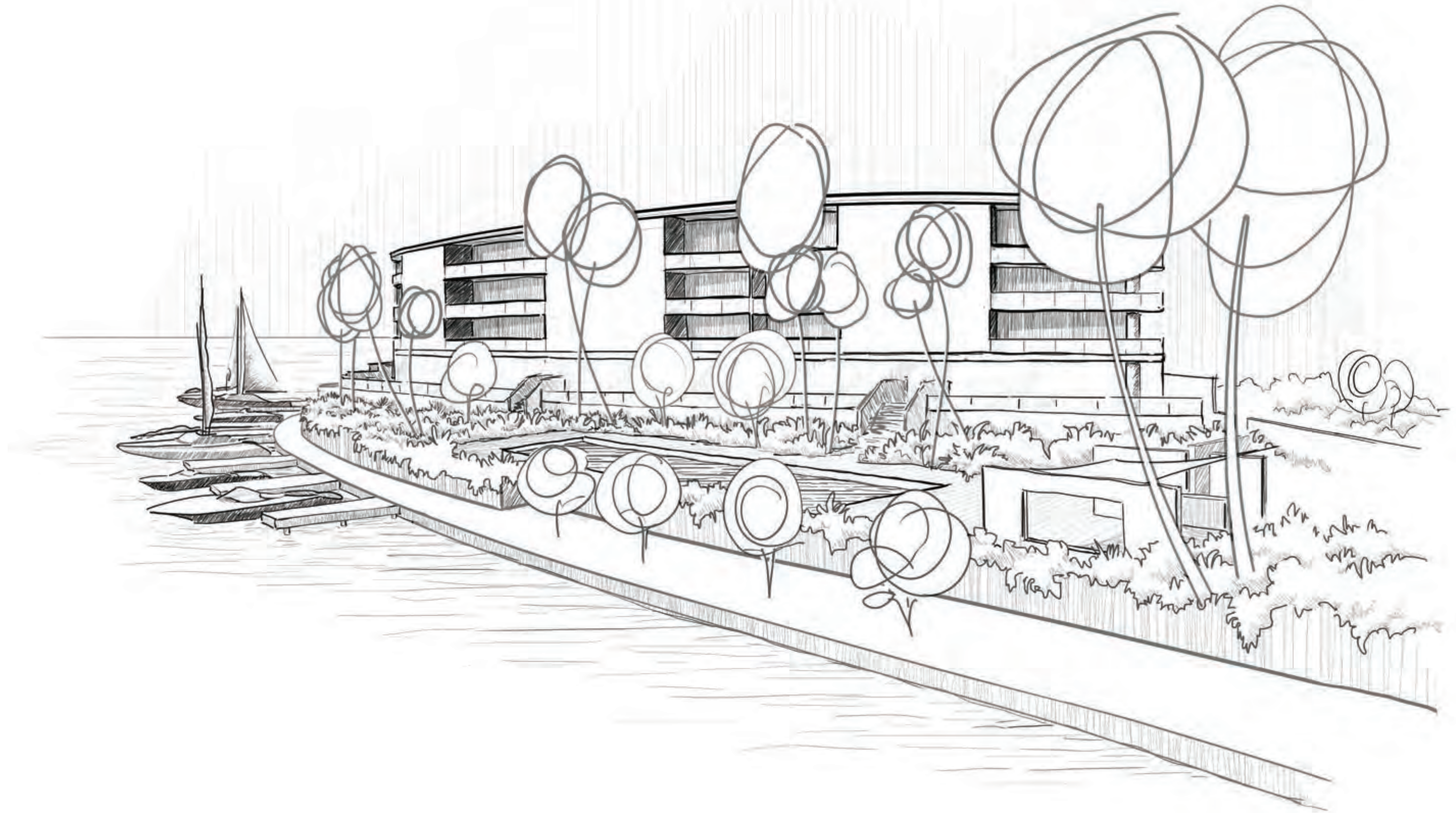
Luxury Residences & Marina

Boca Beach House has been designed in every detail by an award-winning team to combine the **intimacy of a traditional home with the impeccable five-star services and amenities of the world-class Boca Club.*** We invite you to learn more about Boca Beach House, a unique sanctuary in an incomparable location.

The Boca Beach Club ("Club") is owned and operated by a third party who is not, nor is it affiliated with, the Developer of the Condominium. The Club is not included as part of the Condominium. Certain services, amenities and/or other benefits described in this brochure are only available through a Club membership. There is no assurance that unit owners will receive a Club membership, and if they do, what that Club membership will offer. The Developer's ability to secure Club memberships on behalf of unit owners is to some extent, at the discretion of the Club owner. No purchaser should rely on the Developer obtaining any such memberships for the benefit of the unit owners. Accordingly, the purchase of a Unit shall not entitle a purchaser to rights in or to, and/or benefits and/or services from, the Club.



BOCA BEACH HOUSE IS A BOUTIQUE RESIDENTIAL COMMUNITY OFFERING EVERY LUXURY



A uniquely elegant community where owners may enjoy the intimate atmosphere of a private home along with the luxurious amenities and white-glove services of a premier boutique hotel.

DISCOVER AN OASIS OF SOPHISTICATION POISED BETWEEN LAKE BOCA RATON AND THE ATLANTIC OCEAN

Boca Beach House's prime location offers the quintessential Boca lifestyle, and it is the last of its kind in this coveted South Florida destination. Poised between Lake Boca Raton and the Atlantic Ocean, this is the final waterfront property available for development in East Boca Raton. Through a connecting road, Boca Beach House is just steps away from the Boca Raton Beach Resort & Club, where owners have a complimentary membership.

While membership at the Boca Raton Resort & Club* provides a vast array of sporting, shopping, dining, and pampering amenities next door, Boca Beach House residents will also enjoy the privacy and peacefulness of a secluded, lushly landscaped oasis. Indoor and outdoor spaces have been designed so owners can relax, socialize, and pursue their health and wellness goals just steps from their front door.





Boca Beach House places residents at the nexus of Boca Raton's finest lifestyle destinations. With breathtaking natural beauty, premier sporting opportunities, a thriving cultural scene, and an ever-increasing array of excellent shopping and dining choices, Boca Raton's lifestyle is nothing short of delightful. Within minutes, residents can tee off on championship golf courses, enjoy a friendly match of tennis, shop the latest luxury fashions, or take in a live dance or musical performance.

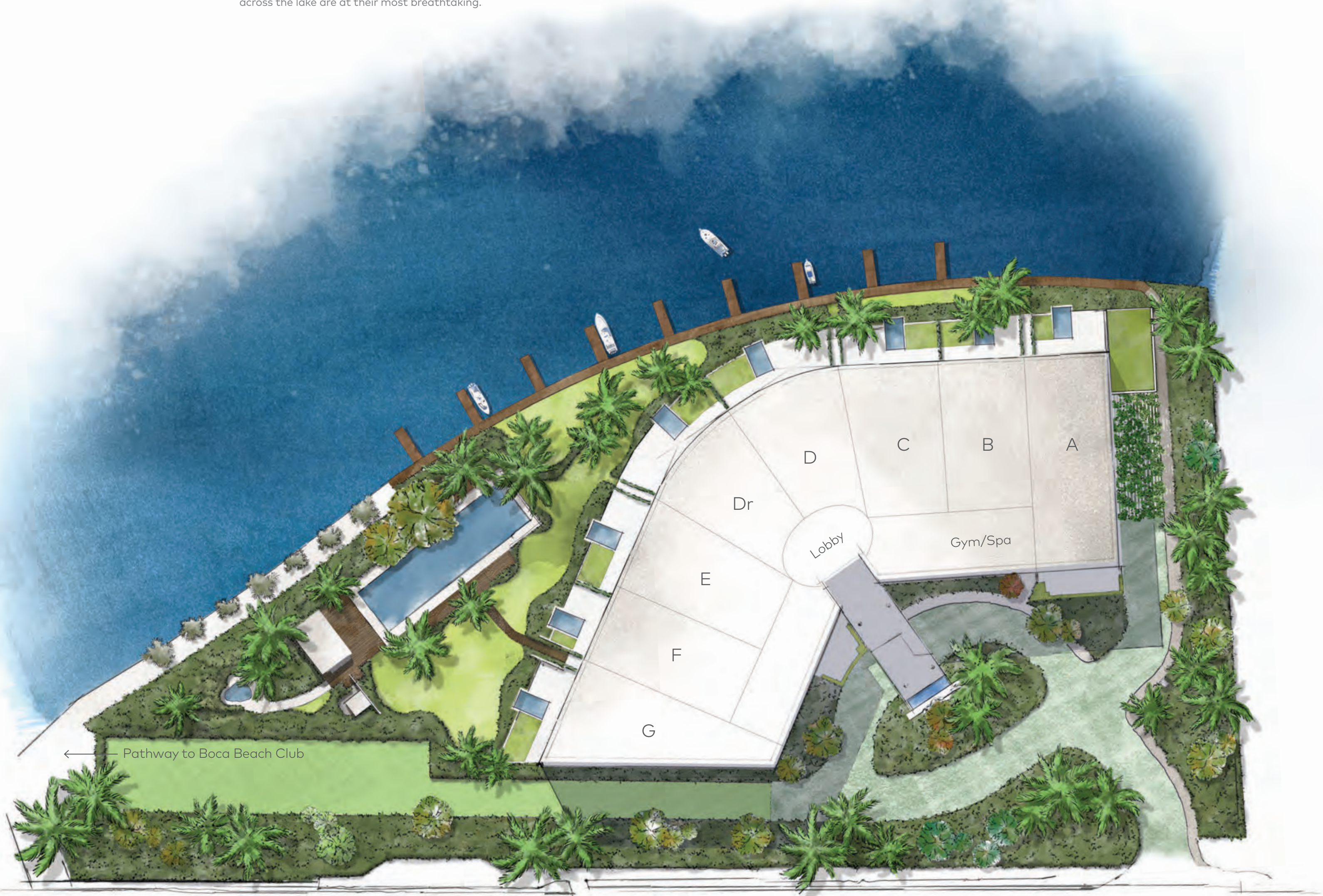




Featuring just 32 expansive flow-through residences set within a lushly landscaped 3.2-acre oasis, Boca Beach House features Sieger Suárez Architects' innovative residential design. Their industry-leading concept pairs exceptional privacy with extraordinary views and the opportunity to enjoy refreshing cross-breezes. Direct elevator access to residences enhances the feeling of entering one's own elegant private home.

The Master Plan

Boca Beach House's 3.2-acre property along the shore of Lake Boca Raton is a lush tropical oasis designed by the visionary landscape architecture firm Raymond Jungles. Pathways lead to secret spaces for quiet moments and to the private marina at water's edge, where views across the lake are at their most breathtaking.







A circular driveway leads to Boca Beach House's elegant porte-cochère, which reflects the simple yet sophisticated nature of the building's curved, transparent glass façade and a landscaped driveway.





Boca Beach House features a lakefront relaxation deck with a swimming pool surrounded by lush, colorful tropical plants and flowers overlooking Lake Boca Raton, as well as a gazebo equipped with a kitchen, barbecue grill, TV, and lounge area. At water's edge, a private marina enables residents to take off for a day of sailing or speedboating at a moment's notice.





Outdoor amenities arrayed along Lake Boca Raton's waterfront include an expansive pool terrace, barbecue area, yoga practice area, lakefront boardwalk, and secluded outdoor spa surrounded by tropical landscape in an intimate setting.

Boca Beach House's outdoor amenity areas have been designed with hidden spaces near the pool and spa for relaxation, meditation, or quiet-time reading in the fresh air. Chaise lounges and lush landscaping make these little pockets an escape within an escape. An aqua room is available to residents for storage of paddleboards, kayaks, and fishing equipment.



Award-winning landscape architect Raymond Jungles has designed Boca Beach House's 3.2-acre waterfront property with his signature innovative yet timeless style. An amazing variety of plants, trees, and flowers create a lush atmosphere that is soothing and harmonious. Outdoor amenity spaces are woven together via landscaped pathways and a lakefront boardwalk.



BOCA BEACH HOUSE RESIDENCES REFINED & LUMINOUS

With just 32 homes, entered via private vestibule and all offering thoughtfully designed individual outdoor space, Boca Beach House provides an exceptional level of privacy, just like a traditional private home. Set directly on Lake Boca Raton and designed with up to 10-foot-high ceilings and large windows, the interiors enjoy abundant natural light and beautiful panoramic views.





Expansive Indoor/Outdoor Living

Upper-floor homes have two terraces, one of which faces Lake Boca Raton and is designed with a beautifully equipped summer kitchen. Ground-level homes feature a single spacious lake-facing terrace with a summer kitchen, a private pool, and landscaping that creates a natural screen between neighboring terraces while leaving views to the lake open and expansive.



Option 1

Exquisitely Finished Interiors

The interiors of Boca Beach House's one- to four-bedroom homes feature sophisticated European craftsmanship, including kitchen cabinetry by Italian manufacturer MiaCucina and appliances by Gaggenau. Much like the simple elegance of the exterior architecture by Sieger Suárez, the interiors have a contemporary, yet timeless aesthetic.*



Option 2



Option 1

Sophisticated Surfaces & Materials

A neutral palette has been selected to complement the building's contemporary architecture while infusing it with warmth. Elegant furnishings strike the same balance of sophistication and comfort.



Features & Amenities

Building & Property

- 3.2-acre property overlooking Lake Boca Raton
- Exterior architecture, amenity-space floor plans, and residential floor plans by Sieger Suárez Architects
- Landscape architecture by the internationally acclaimed and award-winning Raymond Jungles, Inc.
- Amenity-space interior by renowned designer Linda Ruderman Interiors
- Circular driveway, sheltered from the street by tropical landscaping, leads to a porte-cochère
- Private, underground, individually garaged parking spaces available**

Residences

- 32 one- to four-bedroom residences with up to 10-foot ceilings
- Most residences have two private outdoor spaces, one of which faces Lake Boca Raton and is outfitted with a summer kitchen
- Ground-floor residences have a private pool on the lake-facing terrace
- Semi-private elevator access to residences
- Concrete block demising walls to increase privacy and reduce noise
- Smart-home ready
- Kitchens
 - Italian cabinetry by MiaCucina
 - Gaggenau appliances
- Bathrooms
 - Italian cabinetry by MiaCucina

Amenities & Services

- Five-star concierge services
- Outdoor amenities
 - Private marina with 14 boat slips
 - Pool and marina attendant
 - Aqua room to store one word, paddleboards, kayaks, and fishing equipment
 - Lakefront relaxation deck with a swimming pool, separate spa/jacuzzi, daybeds, and lounge chairs
 - Gazebo with a kitchen, TV, and lounge area
 - Barbecue grill
 - Yoga practice area
 - Lakefront boardwalk
- Indoor amenities
 - Fitness Center, with state-of-the-art equipment, including premium brand weight training machines and an extensive array of free weights
 - Sauna, steam, and treatment rooms for each gender
 - Cold storage room for perishable deliveries

** Available at additional cost

*MEMBERSHIP TO A LEGENDARY RESORT

**Complimentary Membership to a Legendary Resort.
Boca Raton Resort & Club. A Waldorf Astoria Resort.†**

Owners of residences at Boca Beach House may receive a membership to the Boca Raton Resort & Club, which provides access to a wide array of amenities for sport, relaxation, entertainment, and leisure.



Set on more than 350 acres of prime South Florida property, the Boca Raton Resort & Club is an icon of elegance, a historic treasure, and a multi-award-winning premier vacation destination. This legendary resort traces its roots to 1926, when it first opened as the Cloister Inn, an elegant hotel designed by society architect Addison Mizner, whose distinctive Mediterranean- and Spanish-Revival style buildings became the quintessential emblems of South Florida's most prestigious communities.

Over the decades, the Boca Raton Resort & Club has evolved to continually provide the best experience to its discerning members and hotel guests. With two championship golf courses, 30 tennis courts, a private yacht club, and a private beach club, it enables members to make the most of South Florida's beautiful climate. Multiple swimming pools and fitness centers with a wide range of equipment and classes facilitate every kind of exercise regimen. A variety of boutiques offering sports apparel, resort wear, and jewelry provide a lovely shopping experience, while the vast Alhambra-inspired spa offers the ultimate in indulgent relaxation.

Complementing all of these experiences, the Boca Raton Resort & Club offers more than a dozen restaurants, Casual beachfront dining, cocktails with views from 27 stories above the Atlantic Ocean, and the traditional elegance of The Palm Court overlooking the Intracoastal Waterway. There are options for every time of day, occasion, and mood.

Amenities

The Boca Raton Resort & Club offers a vast array of amenities stretching from the Atlantic Ocean to the Intracoastal Waterway with appeal to a variety of ages and interests.

A short shuttle ride aboard Mizner's dream shuttle boat transports guests from the Boca Beach Club to the main resort area.

Private Beach & Pools

The Boca Beach Club is set on an idyllic half-mile-long private beach on the Atlantic Ocean. Its features include seven swimming pools, surfside and poolside daybeds, private cabanas, beach attendants to cater to your requests, and the Ocean Bar. In addition, the Beach Club fitness center offers advanced cardiovascular and strength training systems, water aerobics classes, and a Kinesis Wall.

Golf Club

Boca Raton Resort & Club has received many accolades, including being named among Condé Nast's Top 121 Golf Resorts, Golf Digest's 75 Best Golf Resorts in North America, and USA Today's Top 10 Golf Resorts. It is home to two of the finest championship golf courses in South Florida: the Resort Course and the Country Club Course. Professional instruction is available at the Dave Pelz Scoring Game School.

Marina & Watersports

The sparkling blue waters of the ocean and Intracoastal provide a spectacular playground to members of the Boca Raton Resort & Club, which rents waverunners and paddleboards, offers catamaran cruises, deep-sea fishing charters, yachting and sailing excursions, and boat tours to local nature destinations. Also, the FlowRider lets you enjoy the ultimate surf-on-land experience.

Tennis Courts

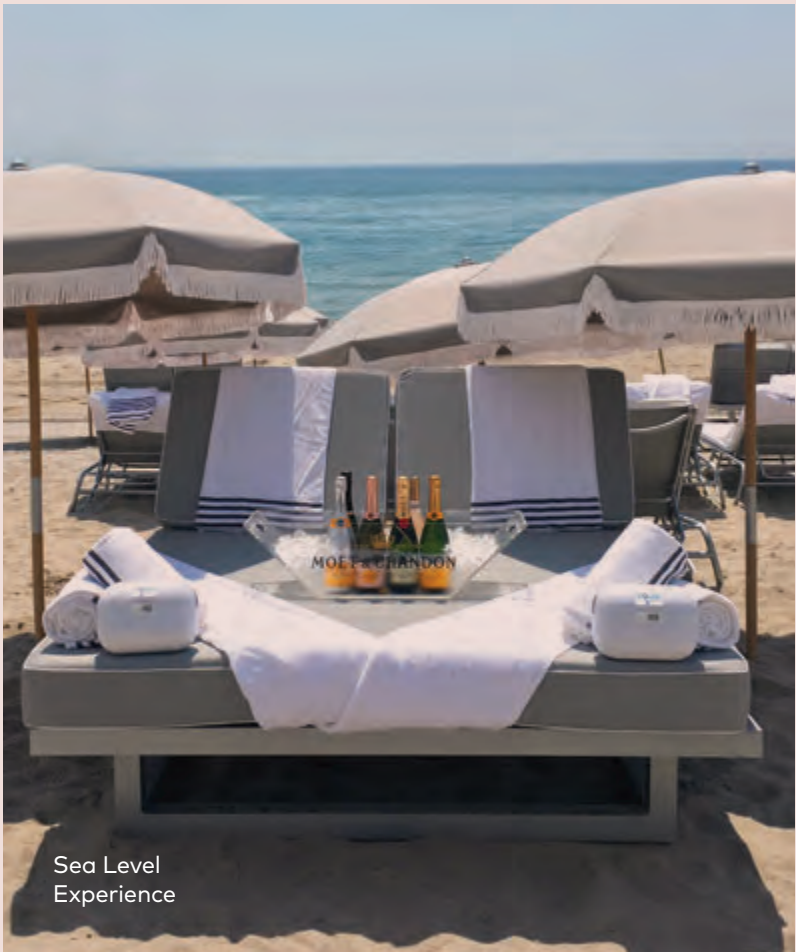
Boca Raton Resort & Club has a world-class tennis center with one of the finest teaching programs in the region. It offers 30 clay-based courts, including 12 Har-Tru courts and 18 Hydro-Grid courts. Instruction, camps, and events such as innovative daily clinics, one-on-one lessons, and fitness training are also available. The two-story Tennis Clubhouse with a viewing deck provides the ideal setting for relaxation between matches.

Waldorf Astoria Spa

Inspired by the breathtaking Alhambra palace in Spain, the 50,000-square-foot Waldorf Astoria Spa was named #1 Spa in the World by Condé Nast. It features exotic gardens, ritual bathing areas, and sauna, steam, and whirlpools as well as private lounges, the Spa Great Hall, and a café. Signature beauty and wellness therapies are provided in over 40 individual treatment rooms.

World-Class Restaurants & Lounges

Restaurants at the Boca Raton Resort & Club are open only to hotel guests and members, making these dining experiences all the more exclusive. The resort's 13 exceptional venues offer thrilling possibilities, including sushi by Masaharu Morimoto, selections from an award-winning wine list at Lucca, fresh-caught seafood at SeaGrille, and cocktails enjoyed from the 27th floor at The Blue overlooking all of Boca.



Venice on the Atlantic

Boca Raton traces its place among America's most prestigious resort communities to the 1920s, when society architect Addison Mizner envisioned transforming this sun-dappled seaside destination into "Venice on the Atlantic." The buildings and homes Mizner designed — including the Cloister Inn, a structure that remains a cherished part of the iconic Boca Raton Resort & Club — came to define the aesthetic of Boca Raton and much of the surrounding coastal region. Mizner's distinctive Spanish/Mediterranean style, with elaborate decorative elements, soft pastel colors, and inviting spaces for outdoor living and dining, perfectly reflects the gracious lifestyle that residents and visitors have enjoyed for generations.

While streets shaded by mature trees and historic buildings create Boca Raton's charming atmosphere, it is the city's vibrant cultural organizations, increasingly diverse selection of fine and casual restaurants, and excellent upscale shopping options that continually generate inspiration and excitement. Boca Raton's dynamic lifestyle is supported not only by year-round and seasonal residents and vacationers, but also by the city's robust business community. ADT and Office Depot are among the major corporations with headquarters in Boca Raton. Almost a century after Addison Mizner dreamed of "Venice on the Atlantic," Boca Raton continues to attract and enchant people from all parts of the country and across the world.







KEY PLAN

LANAI UNITS

Unit A

Bedrooms: 4
Bathrooms: 5.5
Dens: 2

Size

Interior: 5,029 SqFt
Exterior: 2,513 SqFt
Total: 7,542 SqFt

Unit B

Bedrooms: 2
Bathrooms: 3.5
Dens: 2

Size

Interior: 2,907 SqFt
Exterior: 1,048 SqFt
Total: 3,955 SqFt

Unit C

Bedrooms: 2
Bathrooms: 3.5
Dens: 2

Size

Interior: 3,126 SqFt
Exterior: 1,236 SqFt
Total: 4,362 SqFt

Unit D

Bedrooms: 2
Bathrooms: 4.5
Dens: 2

Size

Interior: 3,550 SqFt
Exterior: 1,485 SqFt
Total: 5,035 SqFt

Unit E

Bedrooms: 2
Bathrooms: 3.5
Dens: 2

Size

Interior: 3,128 SqFt
Exterior: 1,224 SqFt
Total: 4,352 SqFt

Unit F

Bedrooms: 1
Bathrooms: 2.5
Dens: 2

Size

Interior: 2,582 SqFt
Exterior: 806 SqFt
Total: 3,388 SqFt

Unit G

Bedrooms: 3
Bathrooms: 3.5
Dens: 1

Size

Interior: 3,801 SqFt
Exterior: 1,253 SqFt
Total: 5,054 SqFt

Unit Dr

Bedrooms: 2
Bathrooms: 4.5
Dens: 1

Size

Interior: 3,550 SqFt
Exterior: 1,485 SqFt
Total: 5,035 SqFt

All depictions of matters of detail shown hereon, including, without limitation, items of finish, furniture and decoration, are conceptual only and are not necessarily included in the Unit. Furnishings are only included if and to the extent provided in your purchase agreement. Stated square footages and dimensions shown hereon are approximate and are measured to the exterior face of exterior walls and to the center line of demising walls. This method of measurement varies from, and is larger than, the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components). For your reference, the area of the Unit, determined in accordance with these defined unit boundaries, is referenced on Exhibit "3" to the Declaration included in the Prospectus. 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. All dimensions are approximate and may vary with actual construction, and all floor plans, specifications and other development plans are subject to change and will not necessarily accurately reflect the final plans and specifications for the development. 🏠



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KEY PLAN

UPPER-LEVEL UNITS

Unit A Bedrooms: 4 Bathrooms: 5.5 Dens: 1 Size Interior: 4,639 SqFt Exterior: 459 SqFt Total: 5,098 SqFt	Unit B Bedrooms: 4 Bathrooms: 3.5 Dens: 1 Size Interior: 4,205 SqFt Exterior: 600 SqFt Total: 4,805 SqFt	Unit C Bedrooms: 4 Bathrooms: 3.5 Dens: 1 Size Interior: 4,320 SqFt Exterior: 600 SqFt Total: 4,920 SqFt	Unit D Bedrooms: 3 Bathrooms: 4.5 Dens: 2 Size Interior: 4,109 SqFt Exterior: 651 SqFt Total: 4,760 SqFt
Unit E Bedrooms: 4 Bathrooms: 3.5 Dens: 1 Size Interior: 4,320 SqFt Exterior: 601 SqFt Total: 4,921 SqFt	Unit F Bedrooms: 3 Bathrooms: 3.5 Dens: 1 Size Interior: 3,876 SqFt Exterior: 490 SqFt Total: 4,366 SqFt	Unit G Bedrooms: 3 Bathrooms: 3.5 Dens: 1 Size Interior: 3,419 SqFt Exterior: 437 SqFt Total: 3,856 SqFt	Unit Dr Bedrooms: 3 Bathrooms: 4.5 Dens: 2 Size Interior: 4,109 SqFt Exterior: 651 SqFt Total: 4,760 SqFt

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Boca Beach House has been designed and developed by a team with deep expertise and proven track records in the creation of successful luxury residential properties. Working together, they have established a new standard of excellence for elevated living in the heart of East Boca Raton.

Design & Visionary Team

Key International and Integra Investments

Key International is a world-class real estate investment and development company with offices in Miami, Florida, and Madrid, Spain. The company focuses primarily on high-end commercial and luxury residential properties, including condominiums, hotels, residential rentals, offices, and retail properties. Key International's high-profile projects include the development of 400 Sunny Isles, 1010 Brickell, The Harbour, Mint, and The Ivy towers, along with the master development of the Riverfront Community section of Miami and the \$250 million expansion and restoration of the world-famous Eden Roc Beach Resort & Spa.

Integra Investments is a Miami-based full-service real estate investment and development firm that targets opportunistic, value-oriented real estate ventures across the state of Florida. Most recently, Integra completed Aventura ParkSquare, a 7-acre mixed-use development featuring 131 condo units, 50K SqFt of retail space, 145K SqFt of office space, a hotel, and an assisted living facility, as well as Hallandale ArtSquare, a 358-unit multifamily rental community. Integra also developed the 38-unit luxury waterfront condominium, Sereno, in Bay Harbor, Florida. Integra Investments has a proven track record over the last 10 years, executing on deals in excess of \$1 billion across a variety of asset classes.

Sieger Suárez Architects

Sieger Suárez Architects enjoys a distinguished 46-year reputation for award-winning, design-forward, quality architecture. The firm has received a multitude of awards and both peer and community recognition for its outstanding work, which spans luxury high-rise residential, hotels, retail, and mixed-use. Since its inception, Sieger Suárez has designed in excess of \$20 billion of construction, including a number of the most prestigious and successful projects in South Florida.

Raymond Jungles, Inc.

Established in 1985, Raymond Jungles creates work that is innovative yet timeless, proposing design solutions that respond to surrounding natural systems while restoring nature's balance and harmony. The firm's design priorities are generated by the scale and functionality of a space. Planting volumes vary, and bold colors and textures are used with intent. The firm's informed designs tread lightly on the land, provide habitat, and incorporate elements of surprise.

Interiors by Linda Ruderman

Linda Ruderman Interiors is an award-winning interior design firm known for its high design, personalization, attention to detail, classic point-of-view, and customer-centric focus. The firm prides itself on its lifelong client-designer relationships and has been recognized for its impeccable homes, condominiums, and custom furniture throughout South Florida, New England, New York, Aspen, Vail, Houston, and California.

