



*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

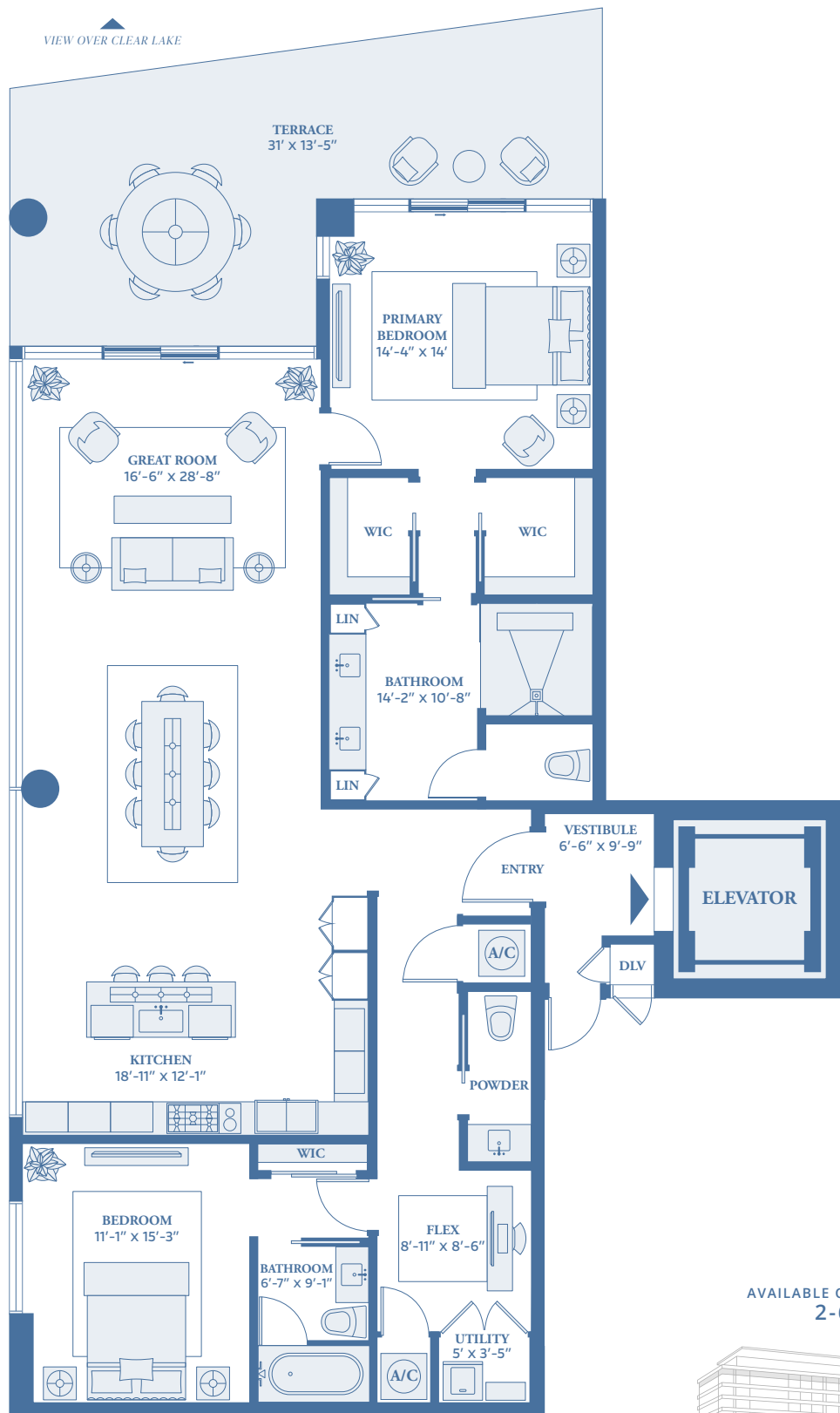




# Moments From Everything You Love *In The Palm Beaches*

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.





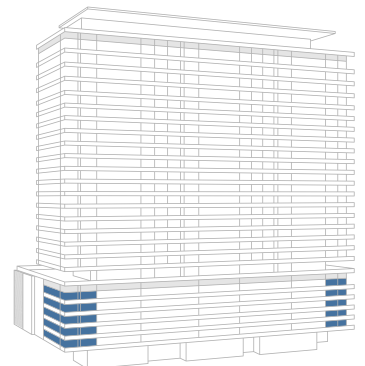
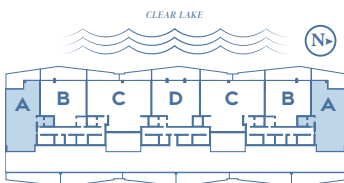
AVAILABLE ON FLOORS  
2-6



## RESIDENCE A

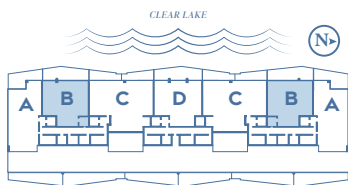
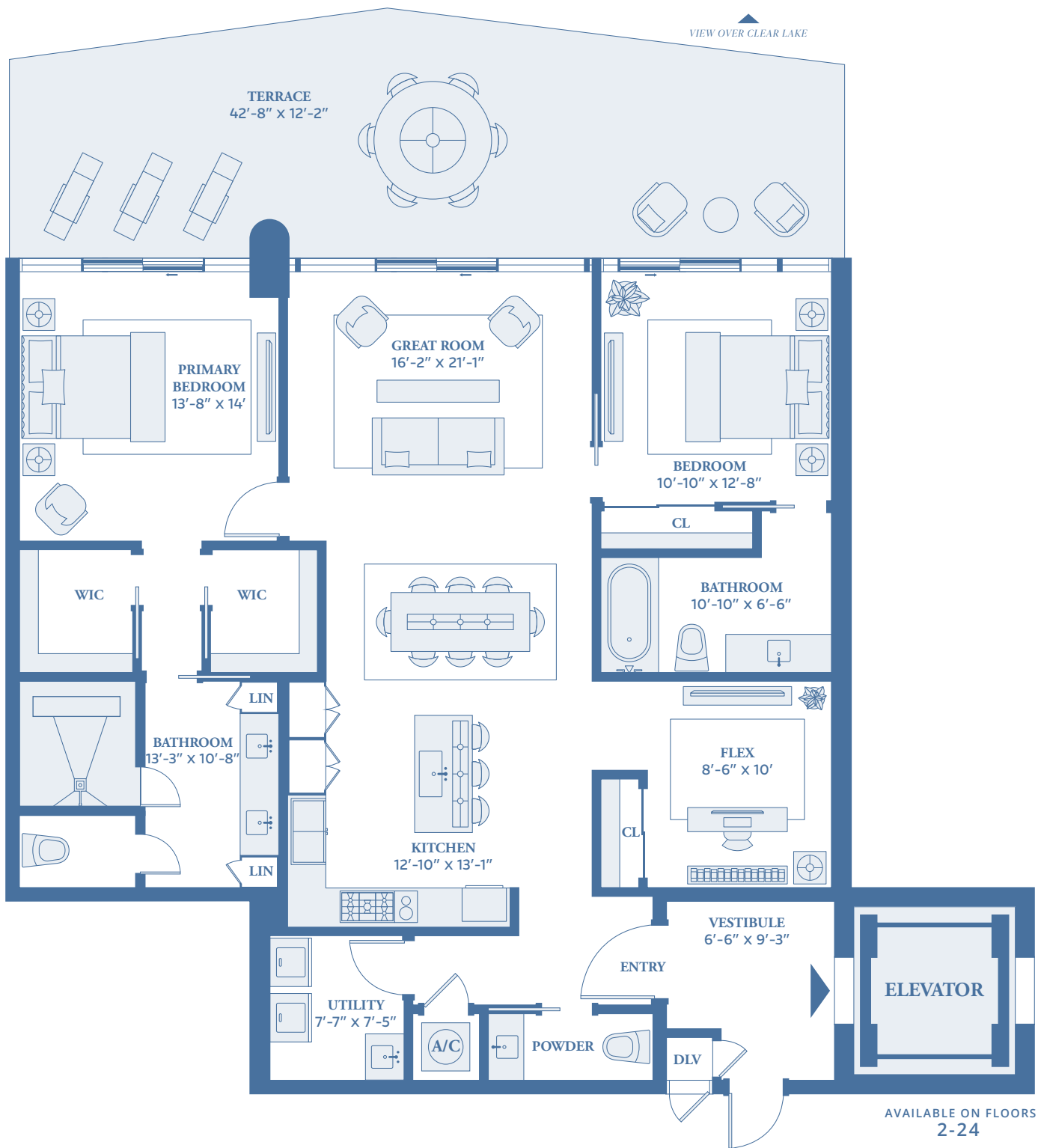
2 BEDROOM + FLEX | 2½ BATHROOM  
1,874 AC SF | 377 TERRACE SF | 2,251 TOTAL SF

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

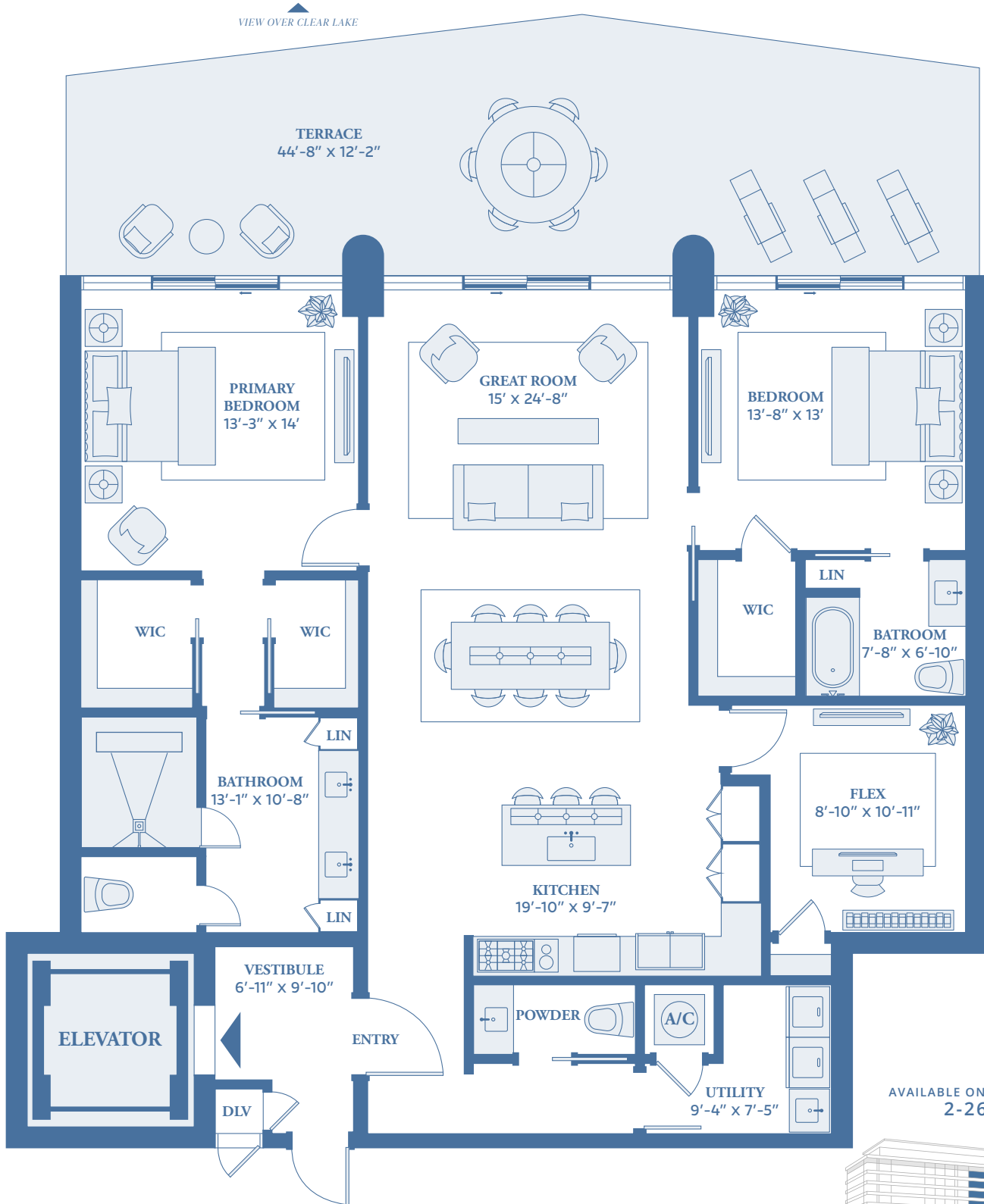


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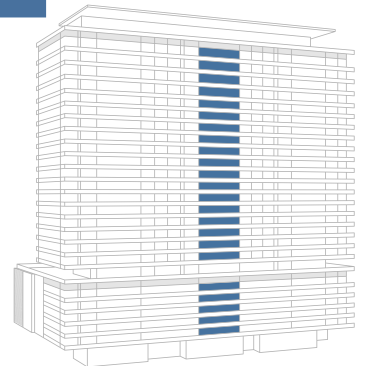
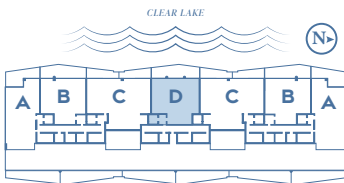
VIEW OVER CLEAR LAKE



## RESIDENCE D

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

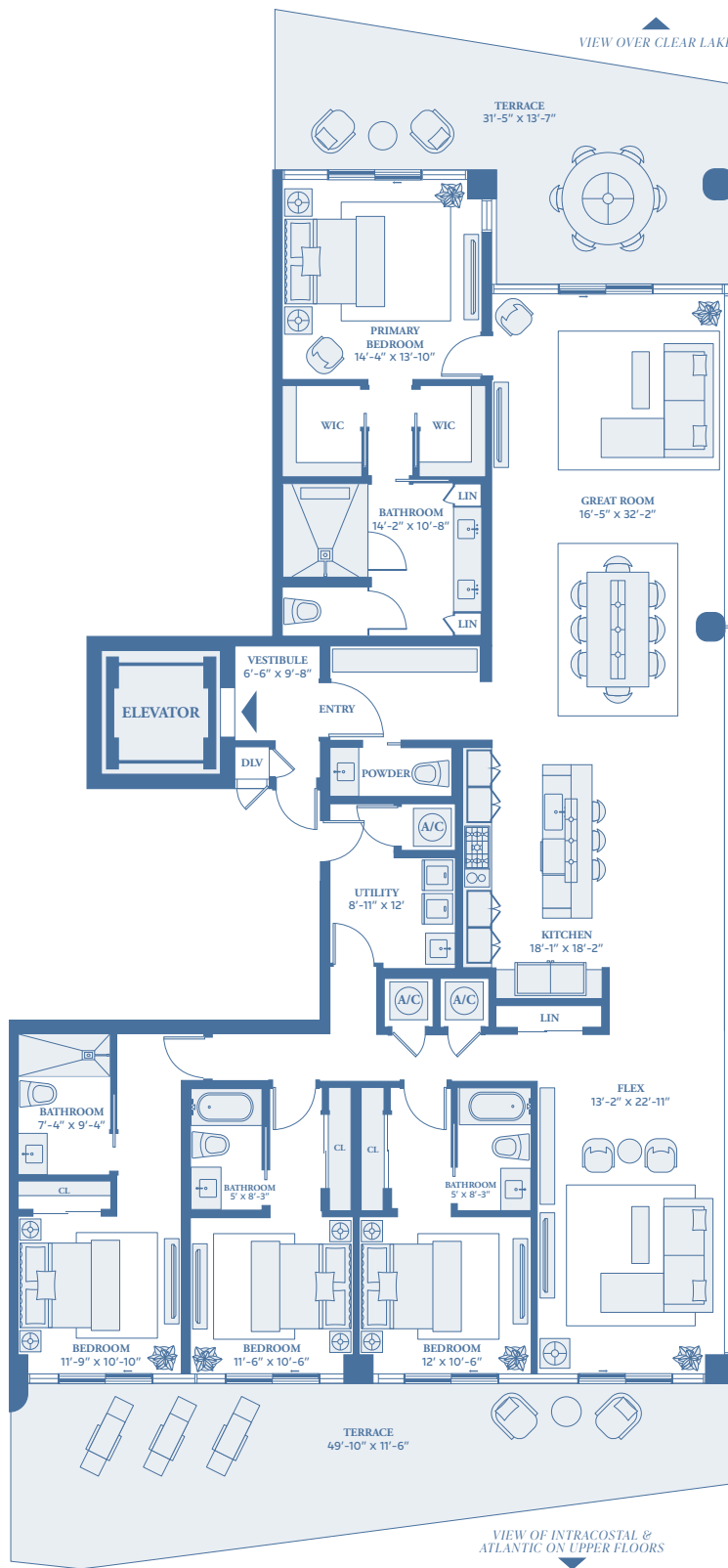
RESIDENCE FEATURES  
WEST EXPOSURE | FLEX ROOM



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AVAILABLE ON FLOORS  
8-24

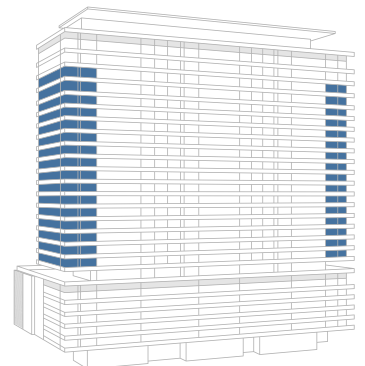
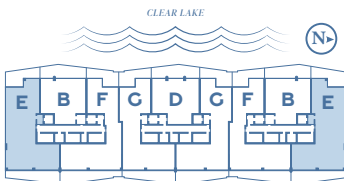


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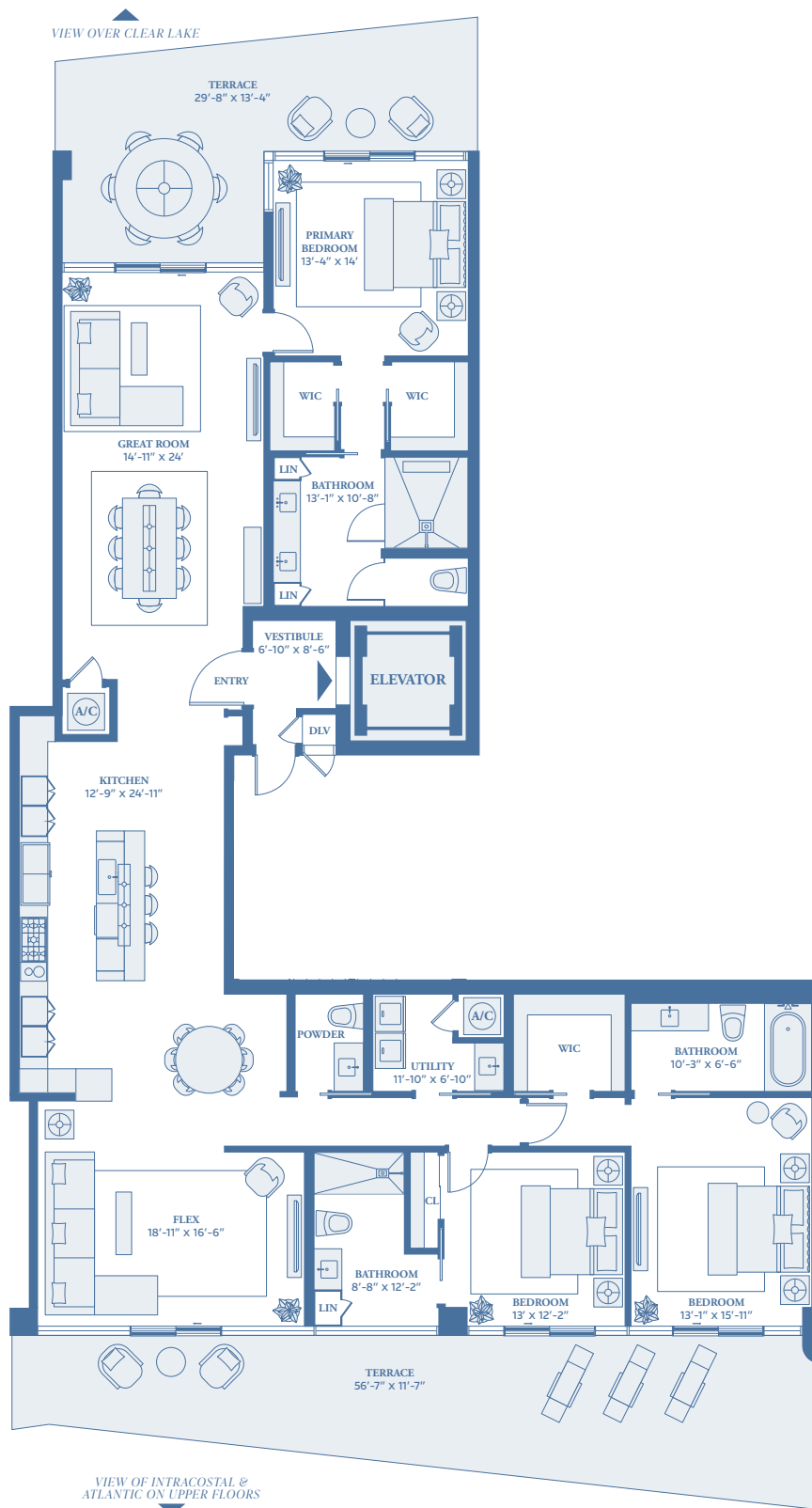
4 BEDROOM + FLEX | 4½ BATHROOM  
2,943 AC SF | 765 TERRACE SF | 3,708 TOTAL SF

### RESIDENCE FEATURES

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



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AVAILABLE ON FLOORS  
8-26

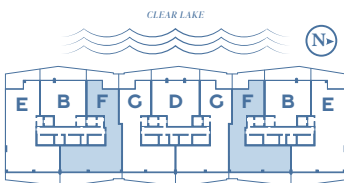


## RESIDENCE F

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

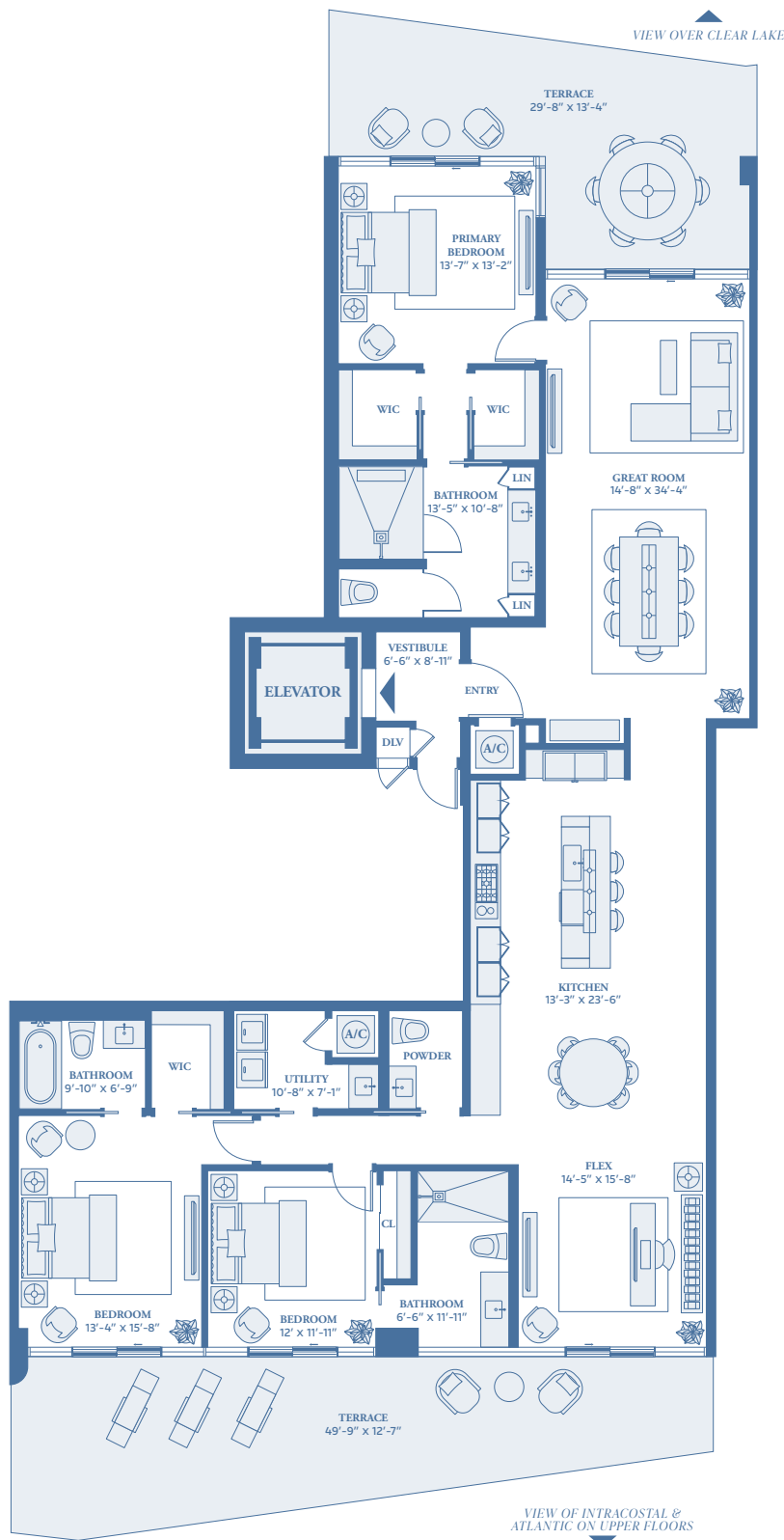
### RESIDENCE FEATURES

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



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AVAILABLE ON FLOORS  
8-26

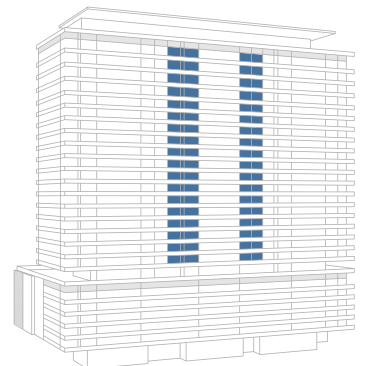
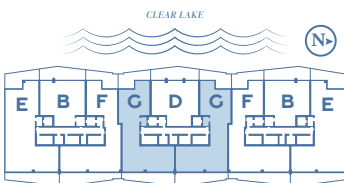


## RESIDENCE G

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



EQUAL OPPORTUNITY

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 CONDOMINIUM'S 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.





AVAILABLE ON FLOORS  
25-26

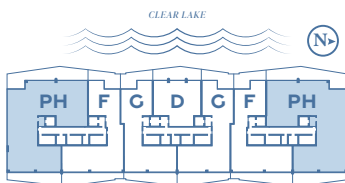


## RESIDENCE PH

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

2 Bedroom   + Flex	AVAILABLE ON FLOORS	PRICED FROM
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	\$1,900,000 to \$4,500,000
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	
3 Bedroom   + Flex	AVAILABLE ON FLOORS	PRICED FROM
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	\$2,850,000 to \$6,900,000
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	
4 Bedroom   + Flex	AVAILABLE ON FLOORS	PRICED FROM
RESIDENCE E   4 BEDROOM   4 ½ BATH   WEST & EAST, & NORTH OR SOUTH EXPOSURE 2,943 A/C SQ.FT.   765 TERRACE SQ.FT.   3,708 TOTAL SQ.FT.	8 - 24	\$4,300,000 to \$7,100,000
5 Bedroom   + Flex	AVAILABLE ON FLOORS	PRICED FROM
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	\$9,500,000 +





*The*  
**BERKELEY**

**PROJECT TEAM**

- **DEVELOPER:** AL ADELSON
- **ARCHITECT:** BERNARDO FORT-BRESCIA OF ARQUITECTONICA
- **DESIGN & CONSTRUCTION SENIOR CONSULTANT:** TIM DESMOND
- **DEVELOPMENT DIRECTOR:** BOB ERNST
- **SALES & MARKETING DIRECTOR:** JOE CONWELL
- **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

CELL: 610.220.3997 | SALES GALLERY: 561.220.0000 | EMAIL: JOECONWELL@THEBERKELEYPALMBEACH.COM

[THEBERKELEYPALMBEACH.COM](http://THEBERKELEYPALMBEACH.COM)