

SOUTH FLAGLER HOUSE

Overview Brochure



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SOUTH FLAGLER HOUSE

A TIMELESS WATERFRONT MASTERPIECE

Iconic waterfront residences at 1355 South Flagler Drive in West Palm Beach. Designed by globally renowned Robert A.M. Stern Architects with interiors by Pembroke & Ives. Crafted with a meticulous eye for quality and detail, each home offers exquisite design and spectacular views. The result is a masterpiece of timeless character and elegance to be enjoyed for generations.





Related Companies

Related Companies is a global real estate and lifestyle company defined by innovation in all aspects of design, development, service, sustainability and wellness. Formed 50 years ago, Related is the most prominent privately-owned real estate firm in the United States with a portfolio of over \$60 billion in assets owned or under development including the 28-acre Hudson Yards neighborhood on Manhattan's West Side, The Square in West Palm Beach, The Grand LA in California and The 78 in Chicago. South Flagler House will be Related's 17th luxury residential development with Robert A.M. Stern Architects. Related's residential properties are consistently heralded as best-in-class in their respective markets nationwide.



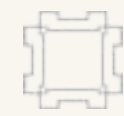
THE CORTLAND



70 VESTRY



THE CHATHAM



Robert A.M. Stern Architects

RAMSA has become globally renowned for improving neighborhoods with iconic architecture that is thoughtfully scaled for a more pedestrian friendly experience at the street level. This timeless design will enhance contemporary lifestyles in an architectural vernacular inspired by the historic Palm Beach & West Palm Beach precedents, creating a welcome addition to the skyline that celebrates our history as well as our future.





Pembroke & Ives

Pembroke & Ives knows great design can change lives. They are adept at producing visionary concepts and executing them to the power of 10. The end result is a space you never dreamt possible, with an attention to detail and level of comfort, character, and style that exceeds expectations.



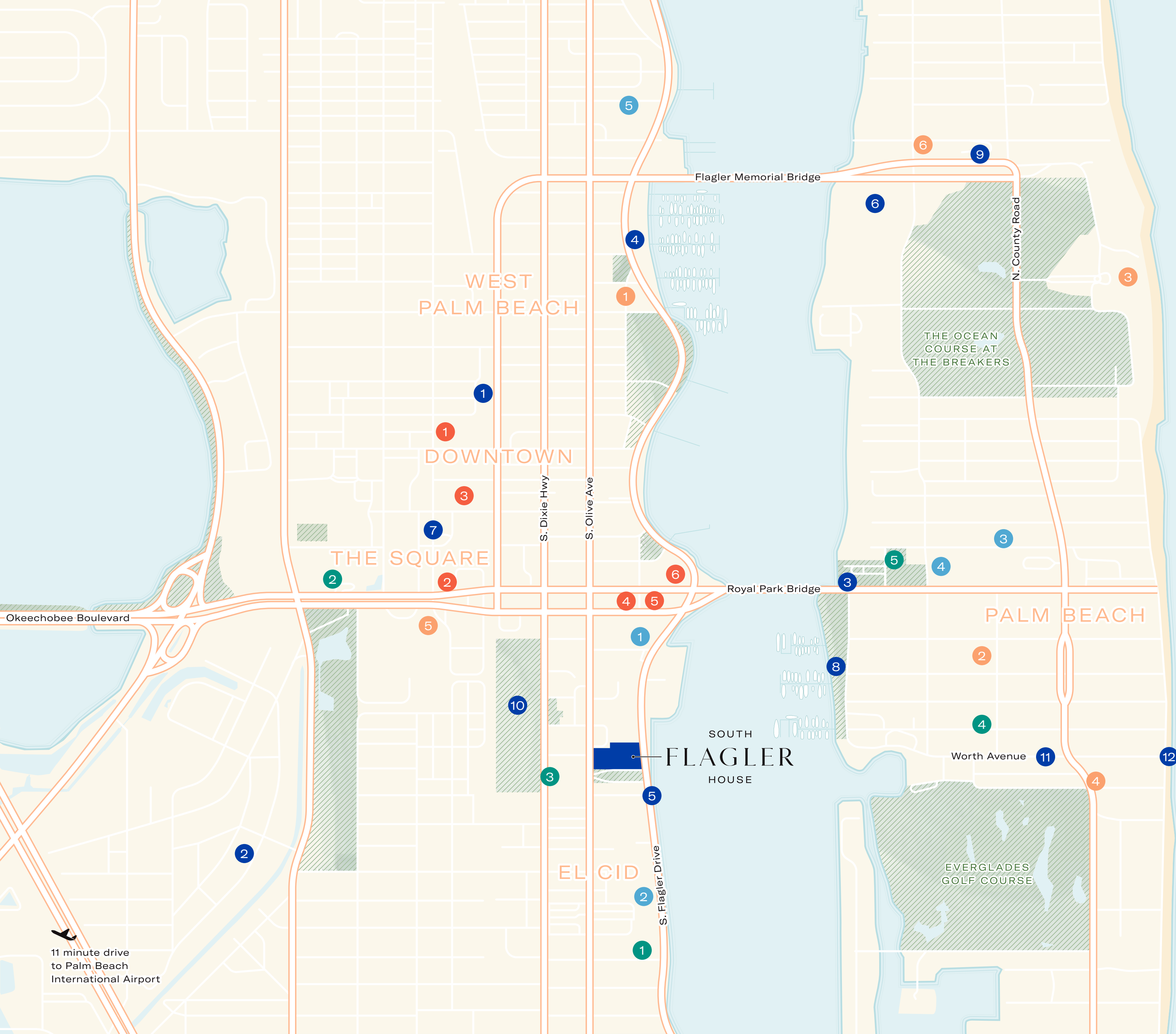


SOUTH FLAGLER HOUSE

IDYLLIC WEST PALM BEACH

In an enviable and premier waterfront location in the heart of the thriving cultural quarter, benefiting from connectivity to Palm Beach Island and the prestigious Worth Avenue, South Flagler House offers an uncompromising lifestyle in an idyllic setting.





POINTS OF INTEREST

- 1 Brightline Station
- 2 Grandview Public Market
- 3 Palm Beach Lake Trail
- 4 Palm Harbor Marina
- 5 South Flagler Lake Trail
- 6 The Royal
- 7 The Square
- 8 Town of Palm Beach Marina
- 9 Via Flagler by The Breakers
- 10 Woodlawn Cemetery Park
- 11 Worth Avenue
- 12 Worth Avenue Clock Tower

CULTURAL INSTITUTIONS

- 1 Ann Norton Sculpture Garden
- 2 Kravis Center
- 3 Norton Museum of Art
- 4 Preservation Foundation of Palm Beach
- 5 The Society of the Four Arts

HOTELS

- 1 The Ben Hotel
- 2 The Brazilian Court Hotel
- 3 The Breakers Palm Beach
- 4 The Colony Hotel
- 5 Hilton West Palm Beach
- 6 The White Elephant Hotel

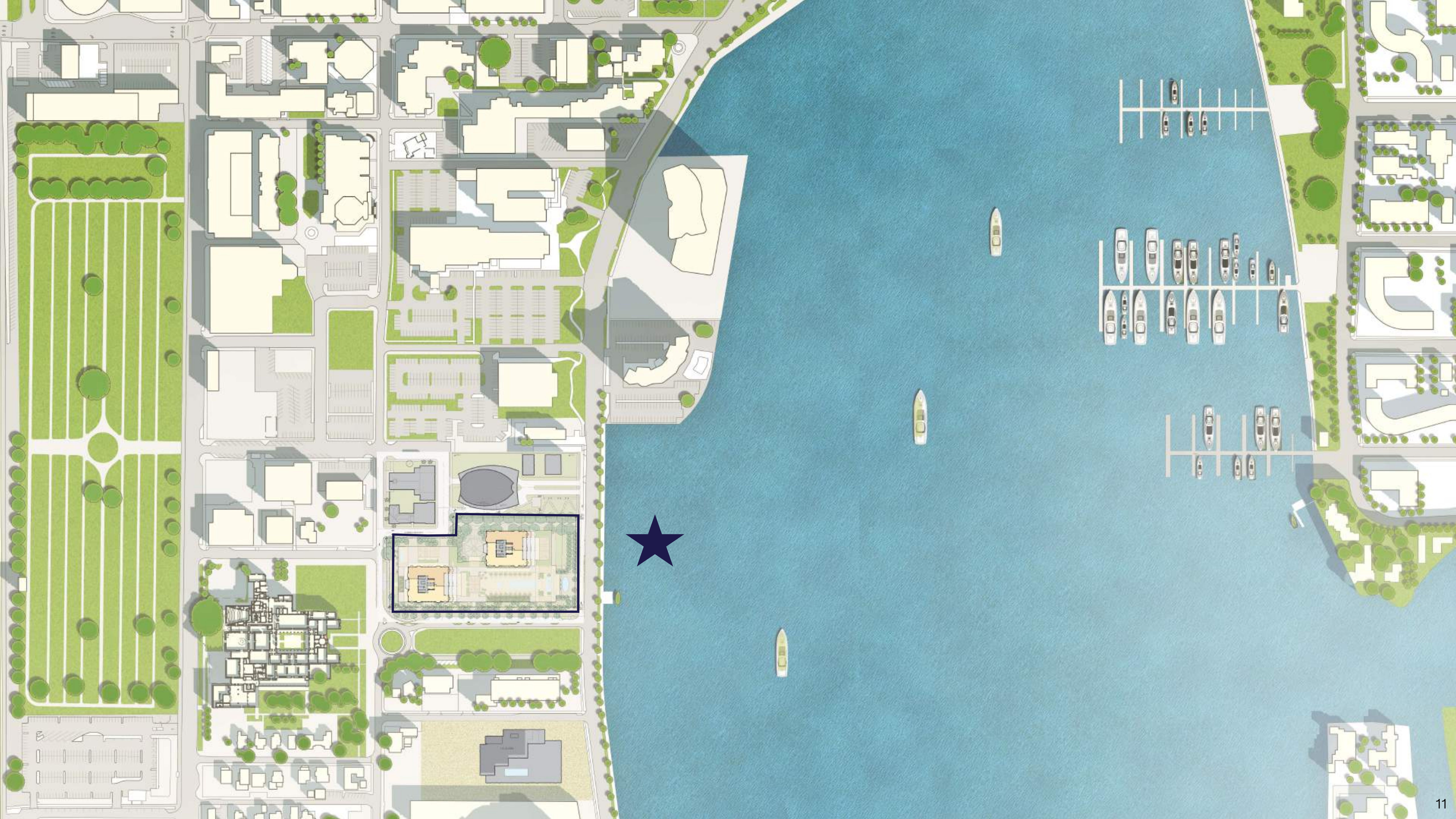
EDUCATIONAL INSTITUTIONS

- 1 Palm Beach Atlantic University
- 2 Palm Beach Day Academy Lower Campus
- 3 Palm Beach Day Academy Upper Campus
- 4 Palm Beach Public Elementary School
- 5 Rosarian Academy

OFFICE BUILDINGS

- 1 360 Rosemary
- 2 CityPlace Tower
- 3 East & West Towers at The Square
- 4 Esperanté
- 5 One Flagler*
- 6 Phillips Point

*Coming Soon





AN ENRICHING LIFESTYLE

Residents will have access to lifestyle amenities of unprecedented range and quality. Swim, spa, fitness, dining and children's recreational spaces offer a wealth of opportunities for all ages to relax, train, socialize, entertain and play.

FEATURES AND AMENITIES

South Flagler House is located at the southeast gateway of a dynamic new cultural quarter that includes the important institutions of the Norton Museum, its Gallery Park, the Ann Norton Sculpture Gardens, and Palm Beach Atlantic University.

South Flagler House features two soaring 28-story structures rising from a base lined with stepped gardens.

The architecture will masterfully blend with the timeless character and elegance of Palm Beach, while celebrating a prime

waterfront location along Florida's Gold Coast providing permanent, unobstructed views of the water.

The property will be an important new landmark unlike anything else in the market and one of the most significant high-rises ever built in West Palm Beach and South Florida.

South Flagler House will offer 108 beautifully designed residences, including one to five bedroom homes, penthouses and guest suites.

RESIDENCE AND BUILDING

- 24-hour onsite staff and security
- 24-hour valet and self parking
- 360-foot tree-lined drive aisle to autocourt
- Private keyed elevators
- Dedicated service elevators
- Package and mailroom with cold storage
- Keyed climate controlled storage
- Two deeded parking spaces per residence
- Bicycle storage and cleaning room
- Electric charging
- Fenced outdoor dog run with sculpture garden
- Guest suites

SPORTS AND FITNESS

- . Pickle ball court and lounge
- . State-of-the-art fitness center
- . Fitness lounge
- . Pilates studio
- . Golf simulator lounge
- . Outdoor recreation lawns
- . Yoga studio and outdoor yoga lawn
- . Private training studio

CHILDREN'S RECREATION

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

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

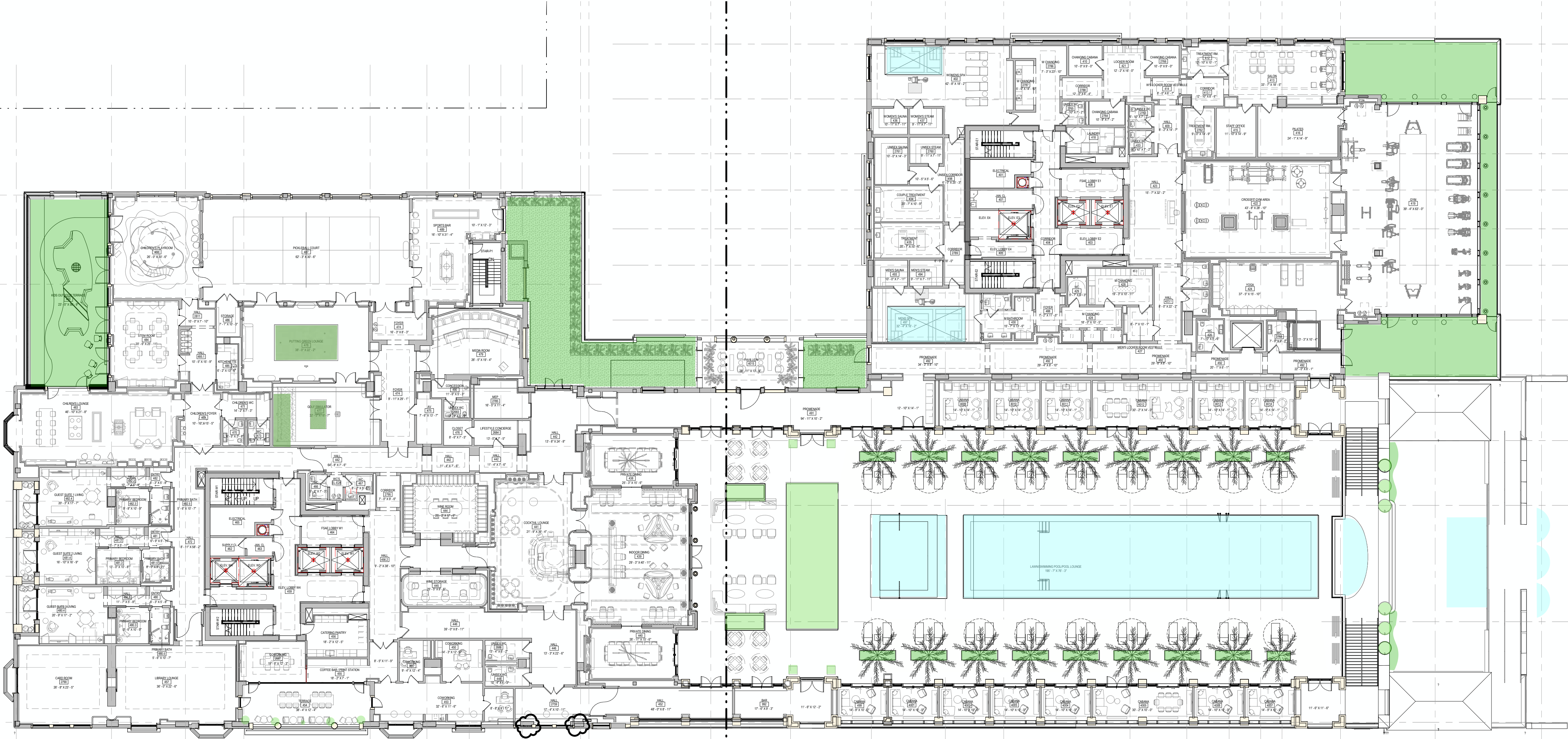
SWIM AND SPA

- 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

BUSINESS

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

FLOOR 4 | THE CLUB LEVEL







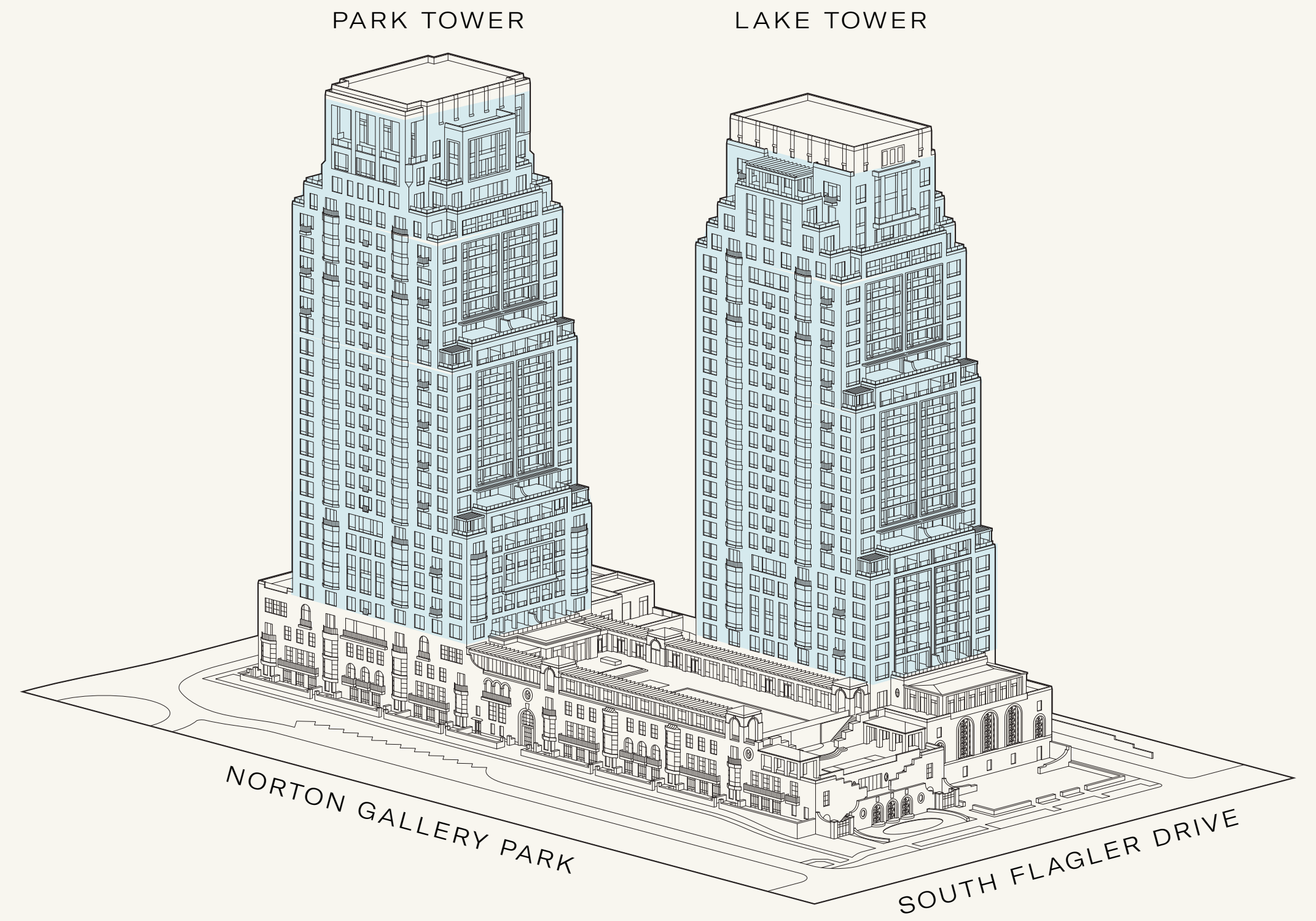








THE RESIDENCES



Overview of residence types for each tier in the Park and Lake Towers.

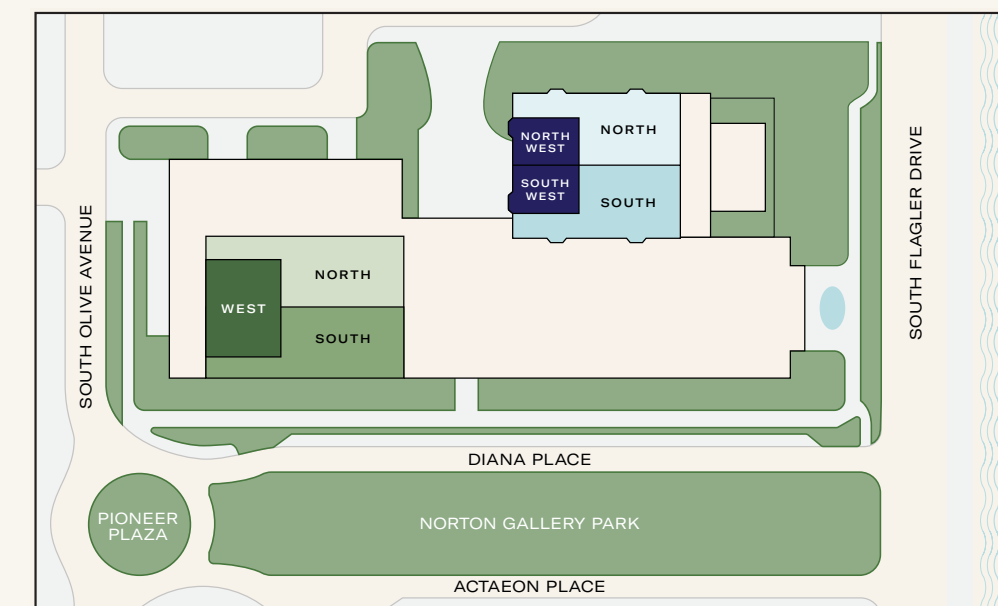
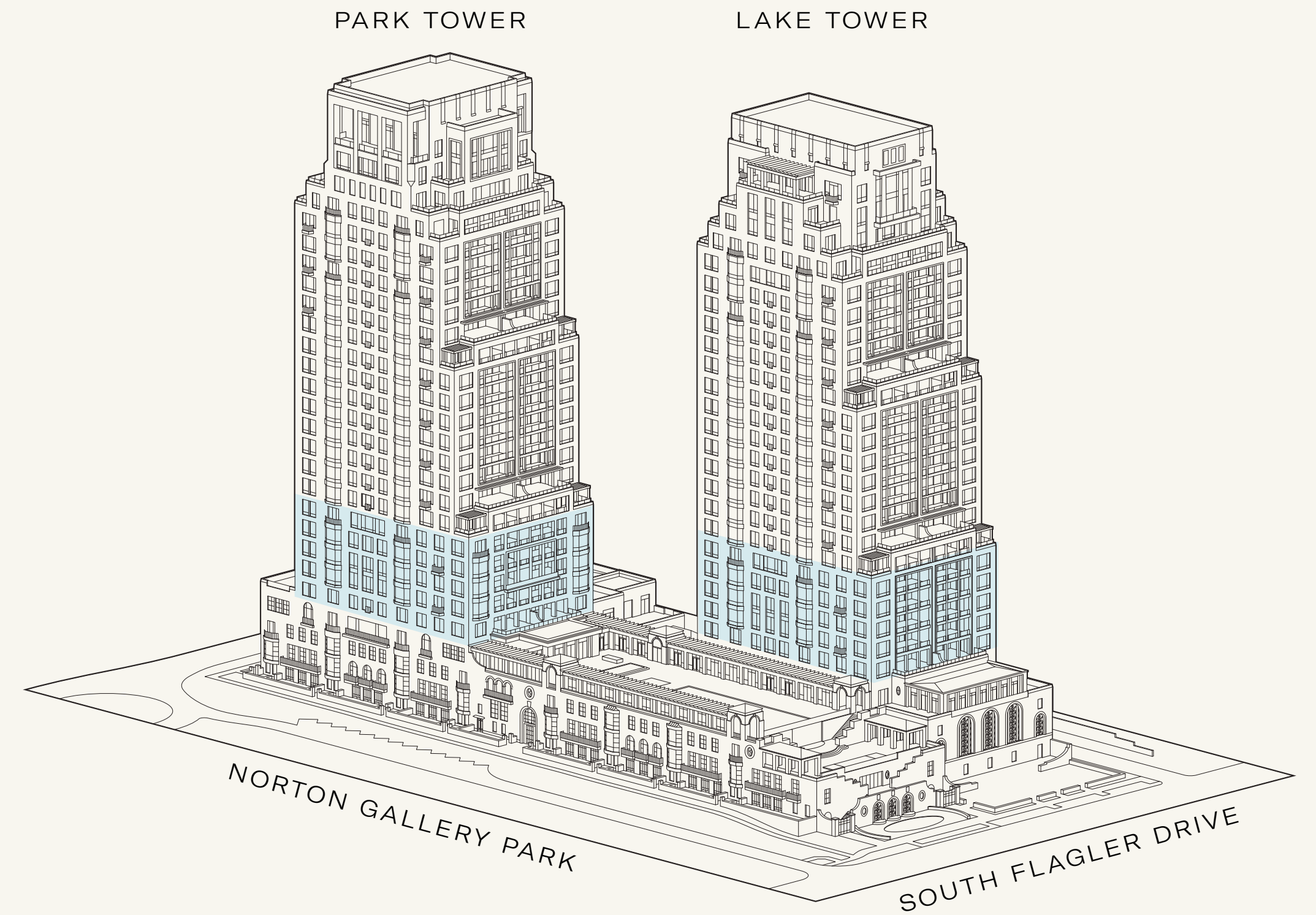
TIER 1 FLOORS 5-9

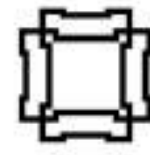
The first architectural tier of South Flagler House is designed with a 4-bedroom North and 3-bedroom South residence on each floor. These homes are uniquely programmed to feature an east facing loggia with a minimum depth of 16' and minimum width of 31'

Tier 1 will also feature West-facing 2-bedroom residences that are accessible via their own private elevator bay.

In total there will be five 2-bedroom residences located in the Park Tower on these floors.

Residences located on the 5th floor in each tower will feature extra large outdoor spaces.





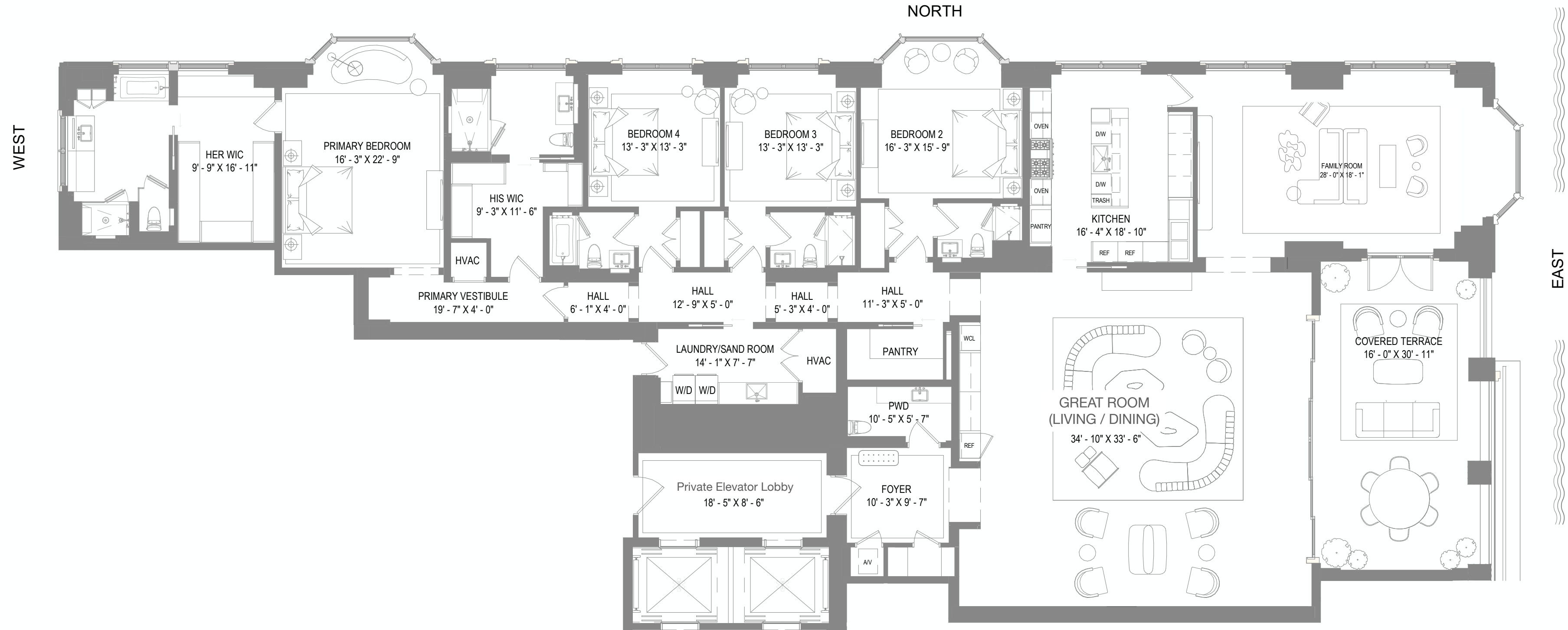
PARK & LAKE TOWER

Typical Tier 1 North Residence Floors 6-9

- 4 BEDROOMS
- 5 BATHROOMS
- 1 POWDER ROOM

INTERIOR AREA: 5,385 SQ. FT.
EXTERIOR AREA: 551 SQ. FT.

DRAFT FLOOR PLAN



Please note: This marketing floor plan has not been finalized and is subject to minor changes.



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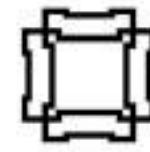
EXCLUSIVE SALES BY SUZANNE FRISBIE OF FRISBIE PALM BEACH WITH CORCORAN SUNSHINE MARKETING GROUP



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INTRACOASTAL / OCEAN



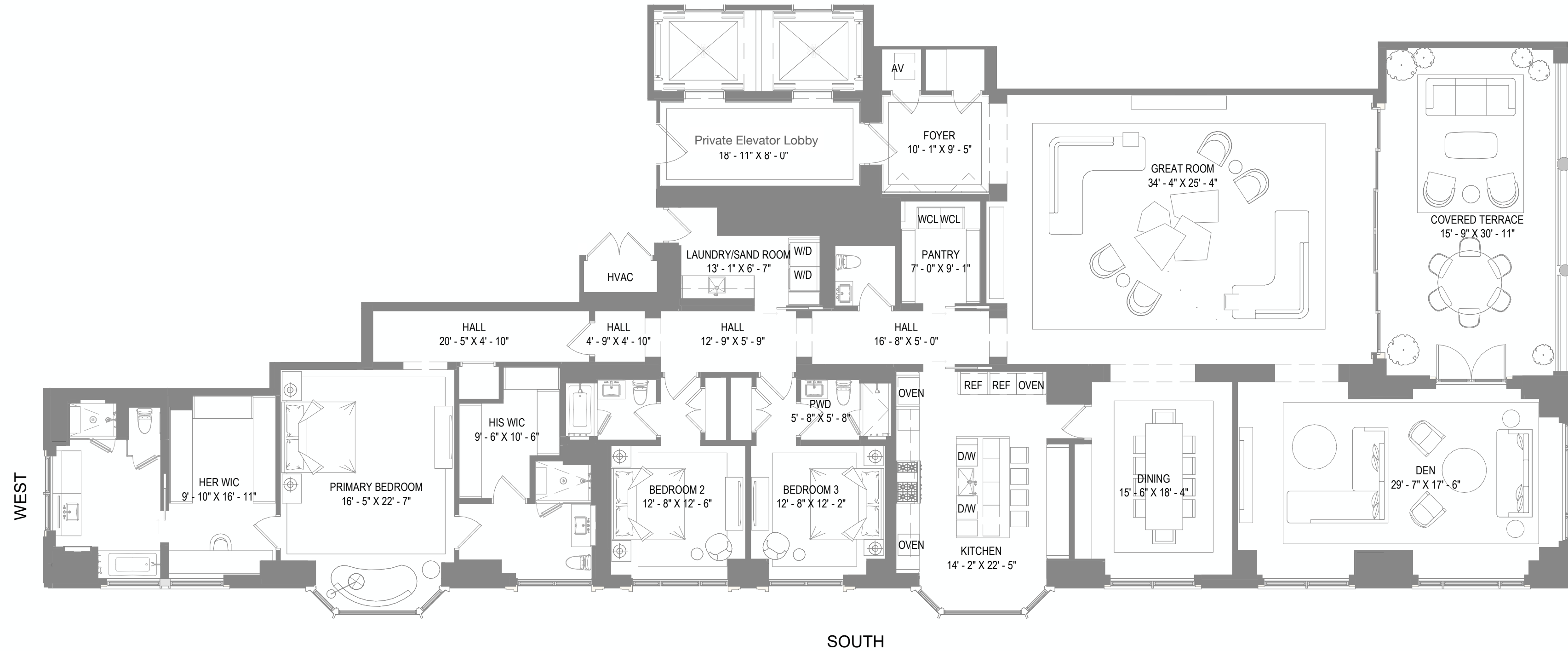
PARK & LAKE TOWER

Typical Tier 1 South Residence Floors 6-9

- 3 BEDROOMS
- 4 BATHROOMS
- 1 POWDER ROOM

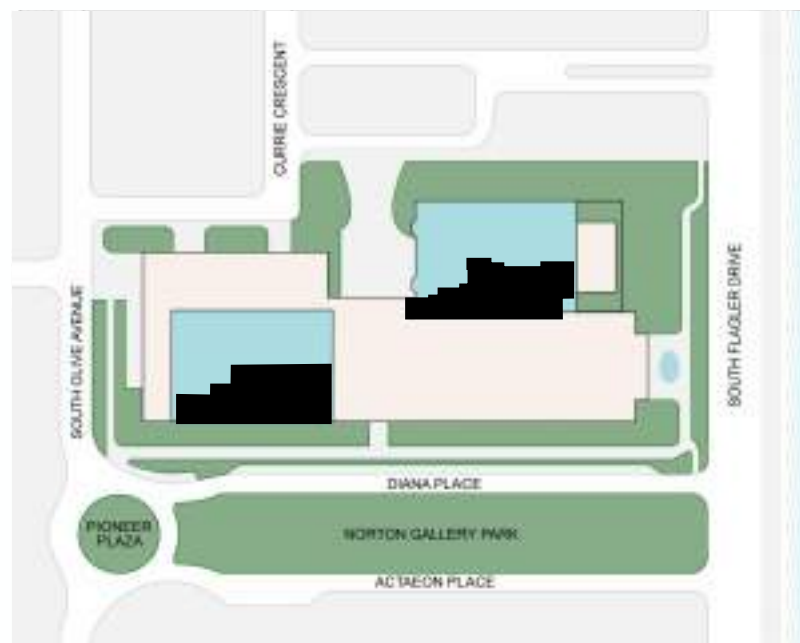
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EXTERIOR AREA: 551 SQ. FT.

DRAFT FLOOR PLAN



INTRACOASTAL / OCEAN

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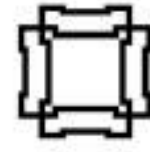
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PARK ONLY

Typical Tier 1 West Residence Floors 7 & 8

- 2 BEDROOMS
- 2 BATHROOMS
- 1 POWDER ROOM

INTERIOR AREA: 2,196 SQ. FT.
EXTERIOR AREA: 340 SQ. FT.

DUAL KEYED ELEVATORS

FOYER

SEPERATE SERVICE ENTRY

COVERED TERRACE

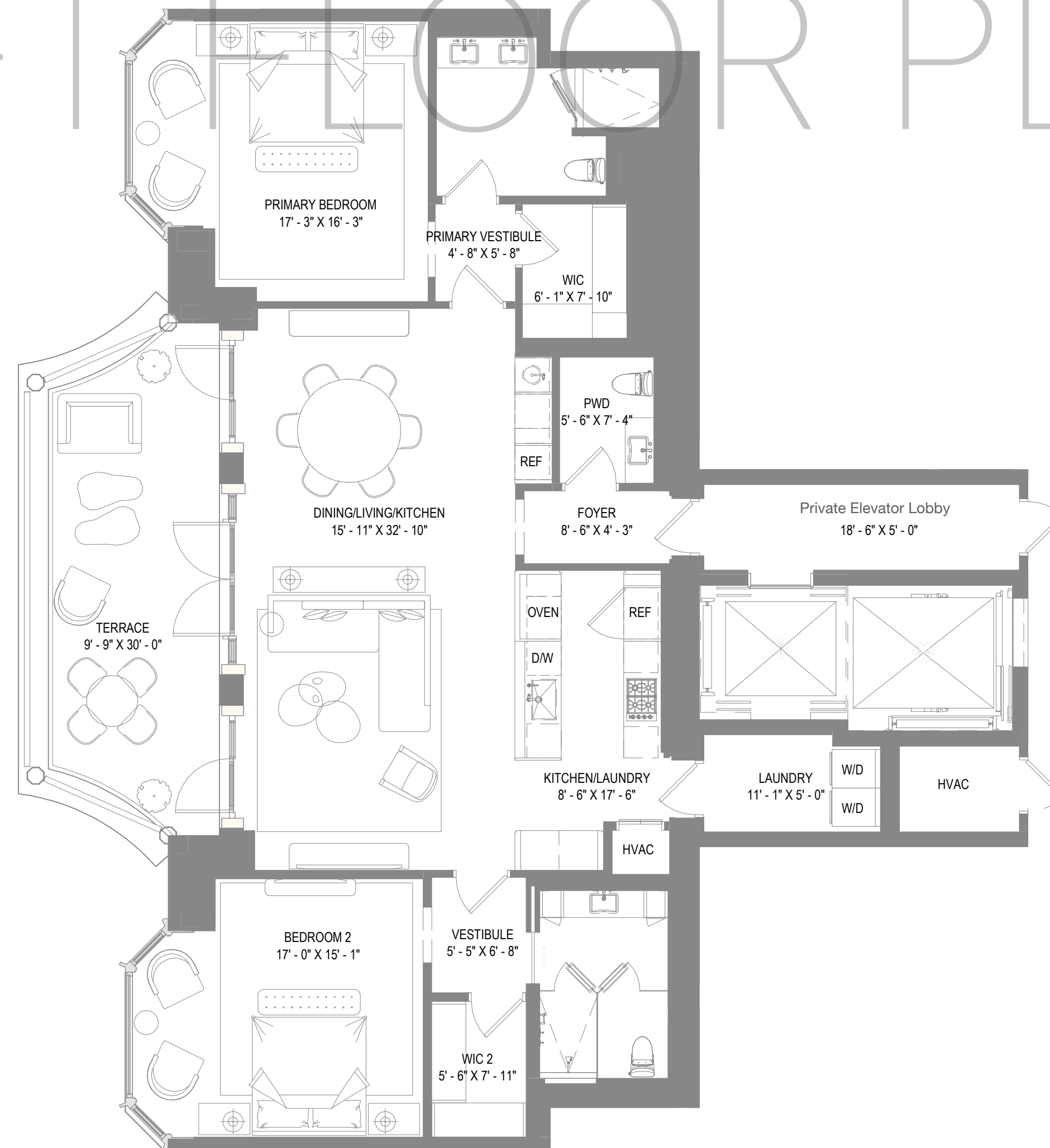
EXPANSIVE LIVING ROOM WITH KITCHEN
AND DINING AREA

PRIMARY BEDROOM SUITE WITH
WALK-IN CLOSET AND
BATHROOM

LAUNDRY

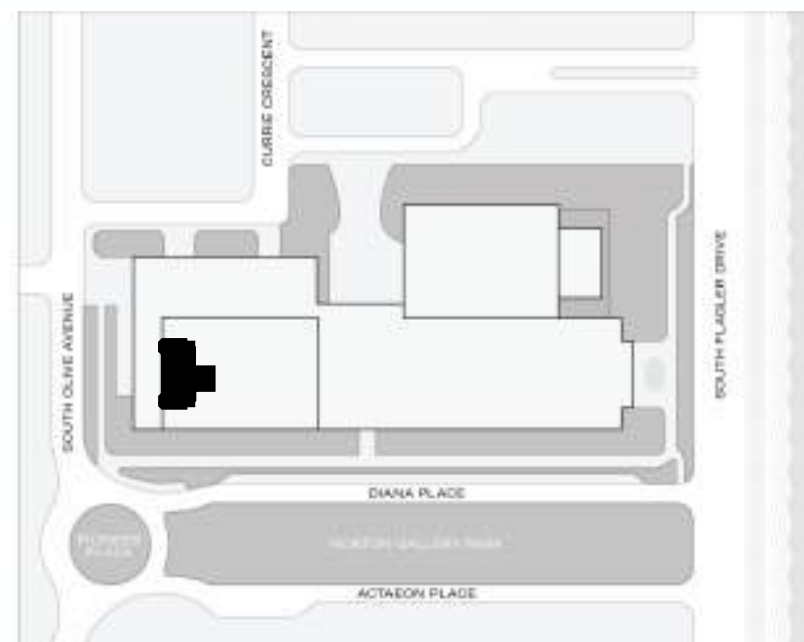
DRAFT FLOOR PLAN

WEST



INTRACOASTAL / OCEAN

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TIER 2 FLOORS 10-18

In the second tier of South Flagler House, the Lake Tower will feature a 4-bedroom North residence and a 5-bedroom South residence on each floor.

In the Park Tower there will be a 3-bedroom North residence, 3-bedroom South residence, and 2-bedroom West residence on each floor.

The 5-Bedroom South residences in the Lake Tower include secondary or “guest” bedrooms on the western facade that offer the unique flexibility of being an attached or detached “guest house”, as their design includes a living room, morning kitchen and private entry foyer from the elevator core.

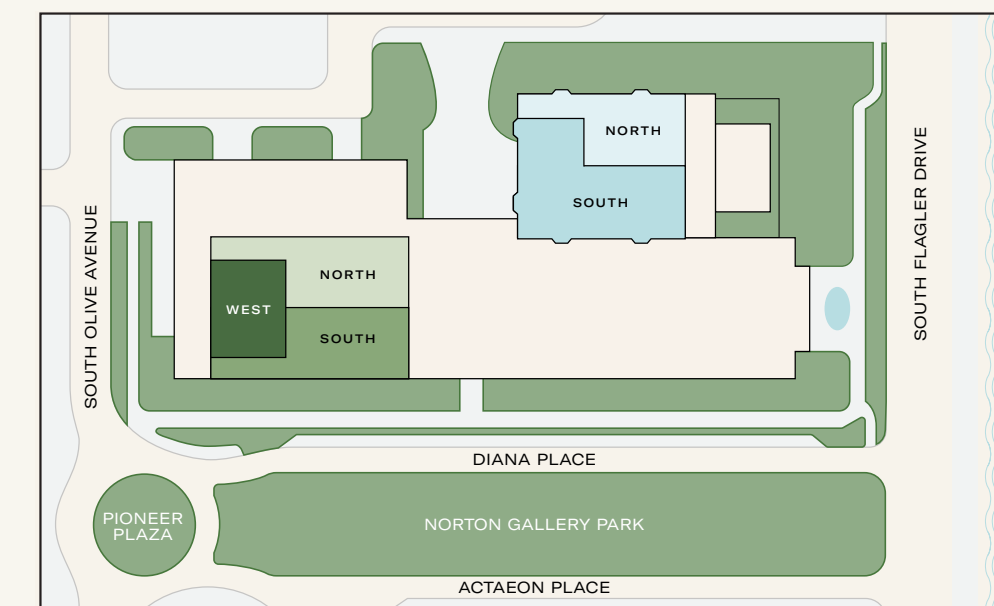
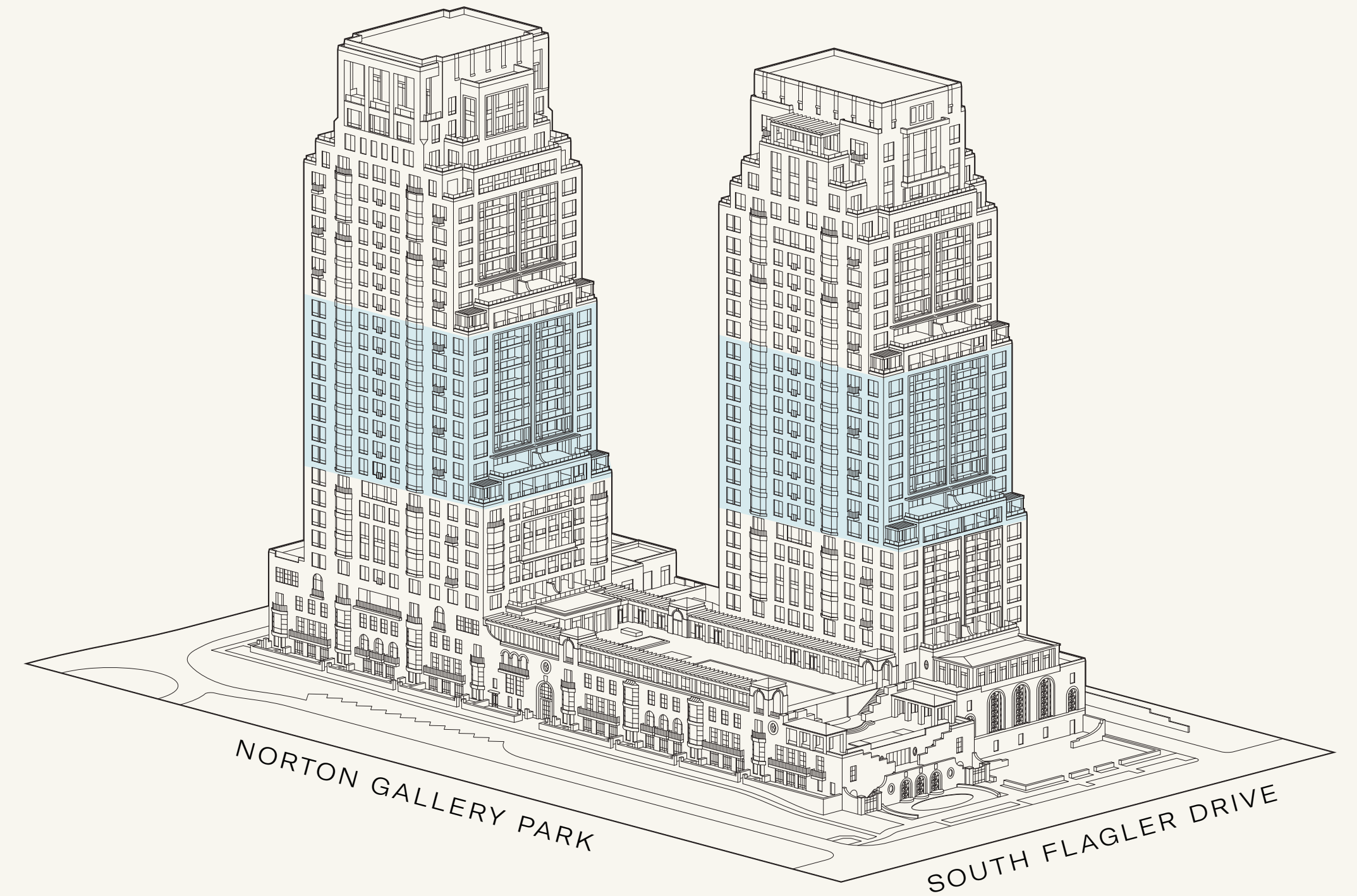
Floors 10 and 11 are rare setback levels that provide extra large east facing loggias extending up to 23’ in depth.

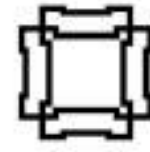
The 10th Floor loggia is fully covered and includes an uncovered corner loggia located off the office while the 11th Floor loggia is covered to 12’ providing partial shading.

All East facing loggias will be approximately 31’ wide. All West facing loggias will be approximately 30’ wide.

PARK TOWER

LAKE TOWER





PARK ONLY

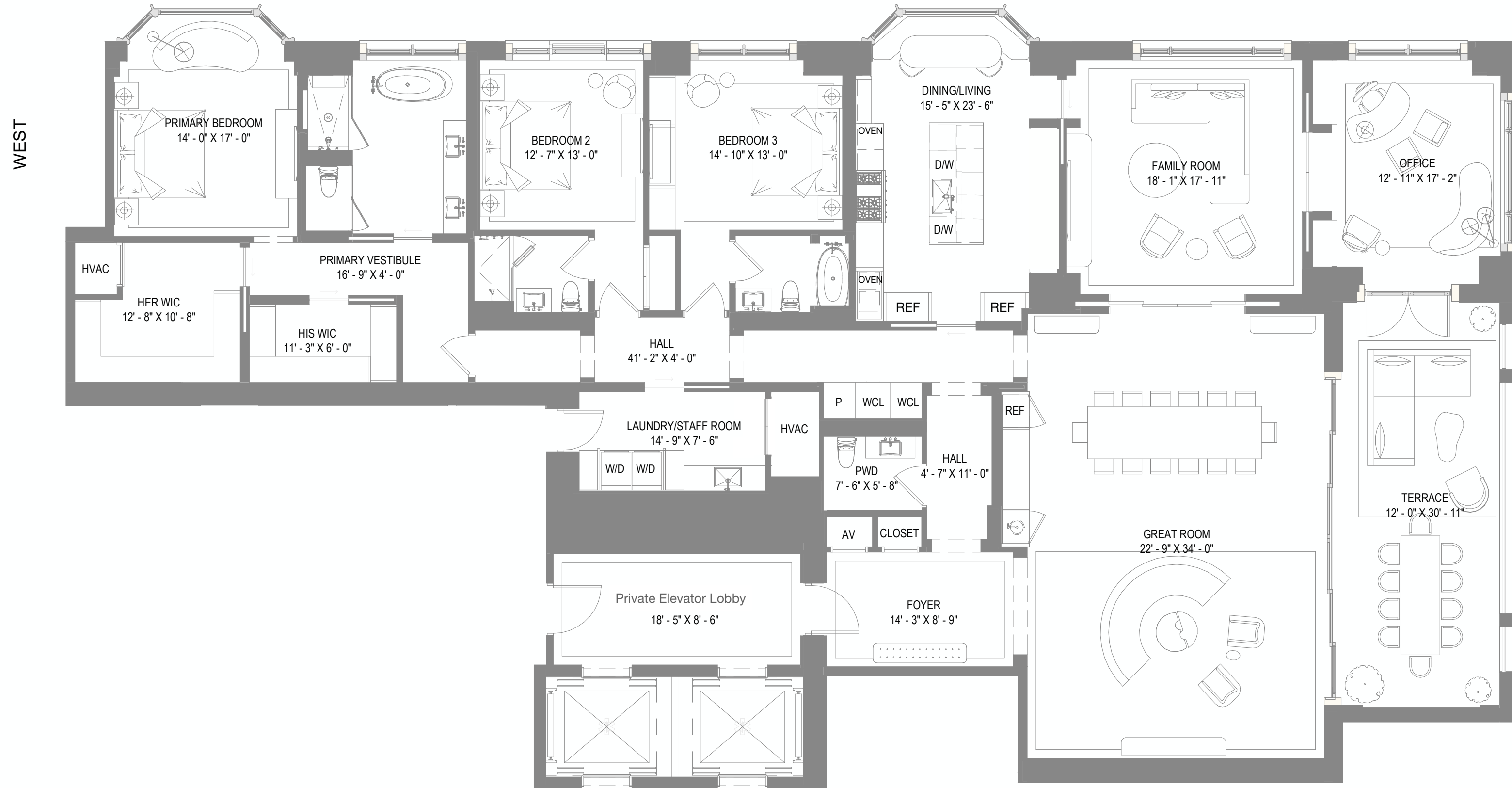
Typical Tier 2 North Residence Floors 12-18

3 BEDROOMS
3 BATHROOMS
1 POWDER ROOM

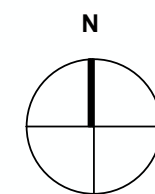
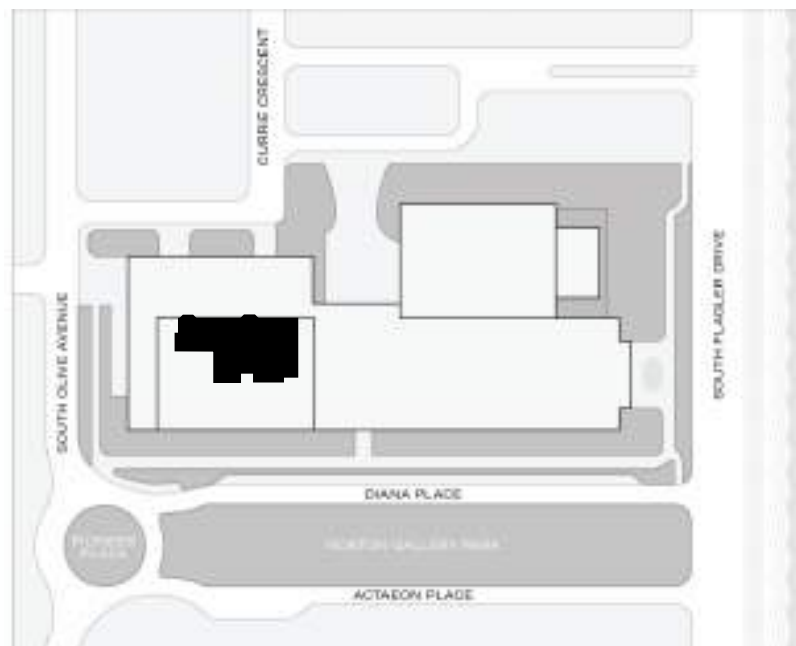
INTERIOR AREA: 4,371 SQ. FT.
EXTERIOR AREA: 425 SQ. FT.

- DUAL KEYED ELEVATORS
- SEPARATE SERVICE ENTRY
- FOYER
- COVERED TERRACE
- EXPANSIVE GREAT ROOM WITH WET BAR
- WINDOWED EAT-IN KITCHEN
- OFFICE
- FAMILY ROOM
- PRIMARY BEDROOM SUITE WITH DUAL WALK-IN CLOSETS AND WINDOWED BATHROOM
- LAUNDRY / SAND ROOM

DRAFT FLOOR PLAN



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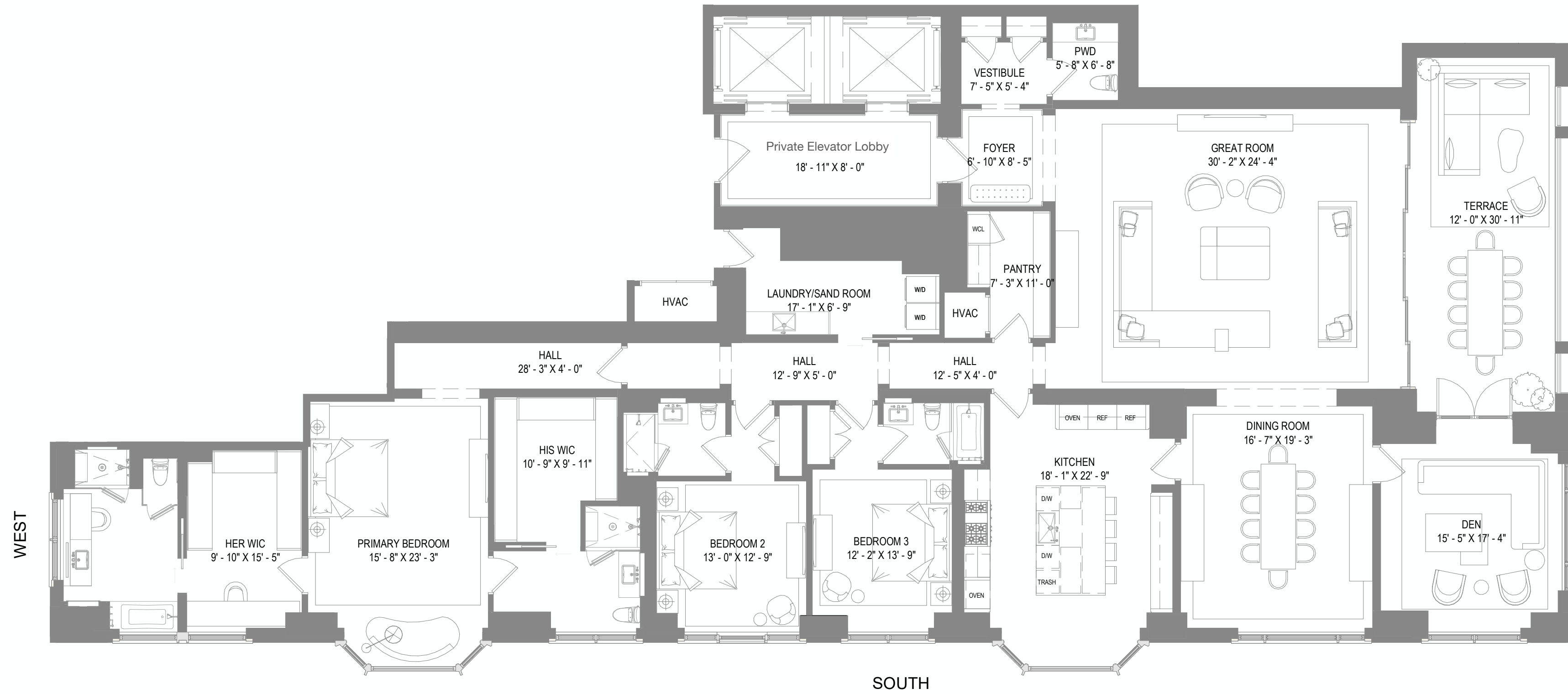
PARK ONLY

Typical Tier 2 South Residence Floors 12-18

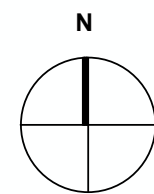
- 3 BEDROOMS
- 4 BATHROOMS
- 1 POWDER ROOM

INTERIOR AREA: 4,631 SQ. FT.
EXTERIOR AREA: 425 SQ. FT.

DRAFT FLOOR PLAN



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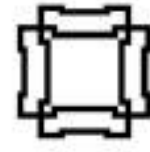
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PARK ONLY

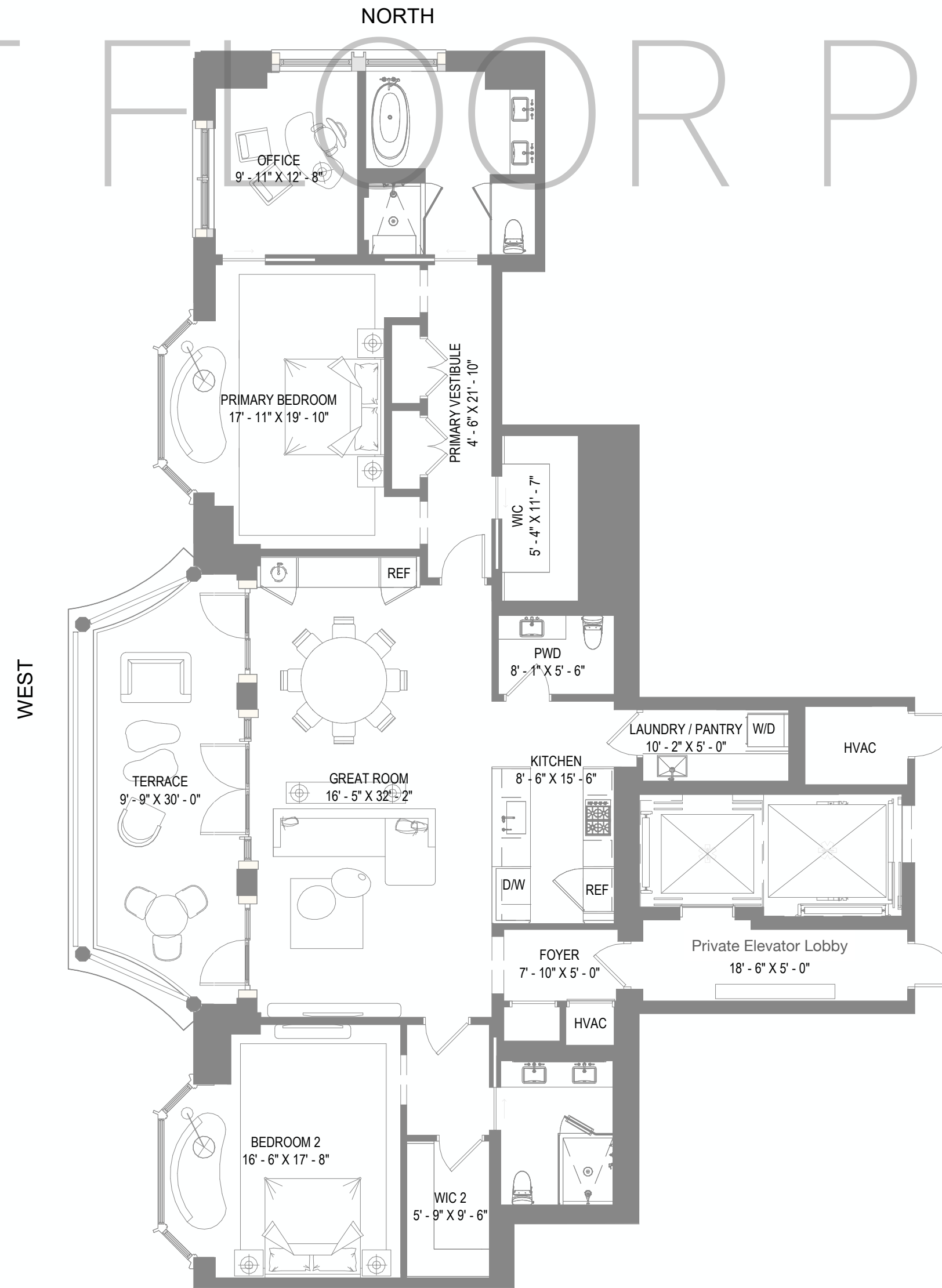
Typical Tier 2 West Residence Floors 12-18

- 2 BEDROOMS
- 2 BATHROOMS
- 1 POWDER ROOM

INTERIOR AREA: 2,594 SQ. FT.
EXTERIOR AREA: 340 SQ. FT.

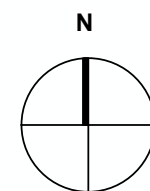
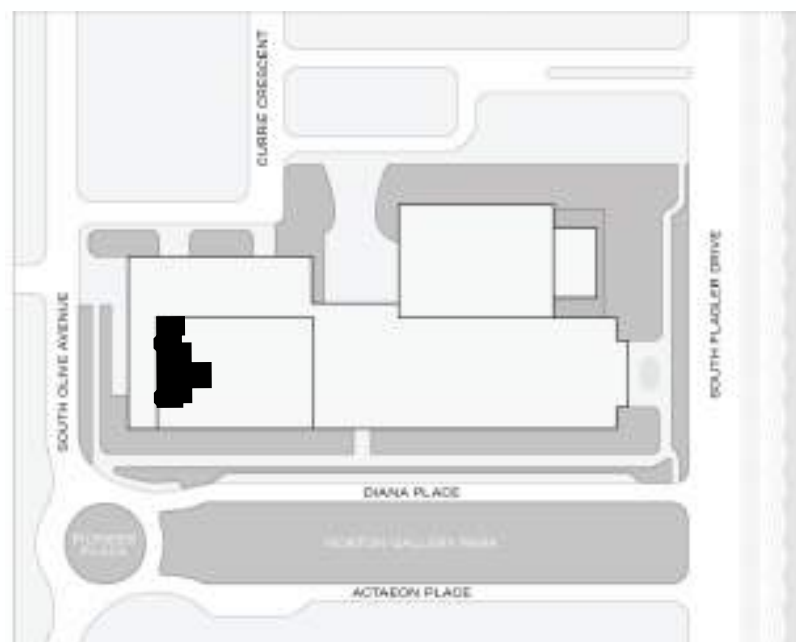
- KEYED ELEVATORS
- SEPARATE GUEST ENTRY
- FOYER
- OPEN TERRACE
- EXPANSIVE GREAT ROOM WITH WET BAR
- OFFICE
- LAUNDRY / PANTRY

DRAFT FLOOR PLAN



INTRACOASTAL / OCEAN

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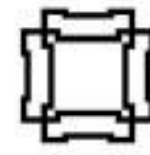
TEL: 561.867.9580 INFO@SOUTHFLAGLERHOUSE.COM WWW.SOUTHFLAGLERHOUSE.COM

EXCLUSIVE SALES BY SUZANNE FRISBIE OF FRISBIE PALM BEACH WITH CORCORAN SUNSHINE MARKETING GROUP



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LAKE ONLY

Typical Tier 2 North Residence Floors 12-18

- 4 BEDROOMS
- 5 BATHROOMS
- 1 POWDER ROOM

INTERIOR AREA: 5177 SQ. FT.
EXTERIOR AREA: 425 SQ. FT.

DRAFT FLOOR PLAN



INTRACOASTAL / OCEAN

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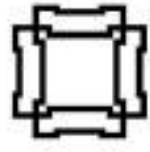
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LAKE ONLY

Typical Tier 2 South Residence Floors 12-18

5 BEDROOMS
6 BATHROOMS
1 POWDER ROOM

INTERIOR AREA: 6494 SQ. FT.
EXTERIOR AREA: 765 SQ. FT.

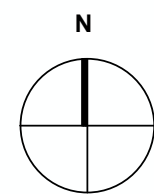


WEST

SOUTH

INTRACOASTAL / OCEAN

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TIER 3 FLOORS 19-24

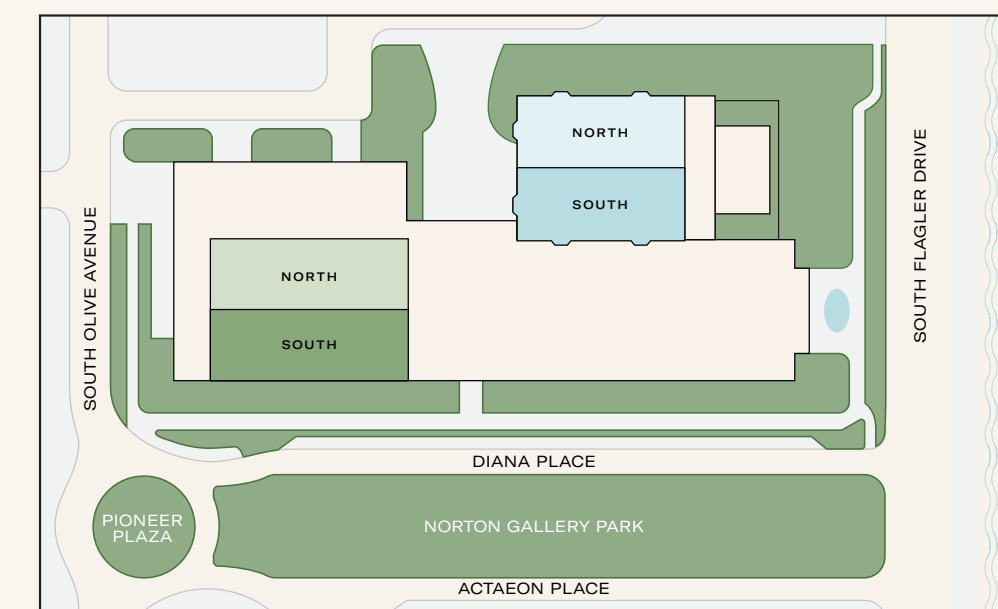
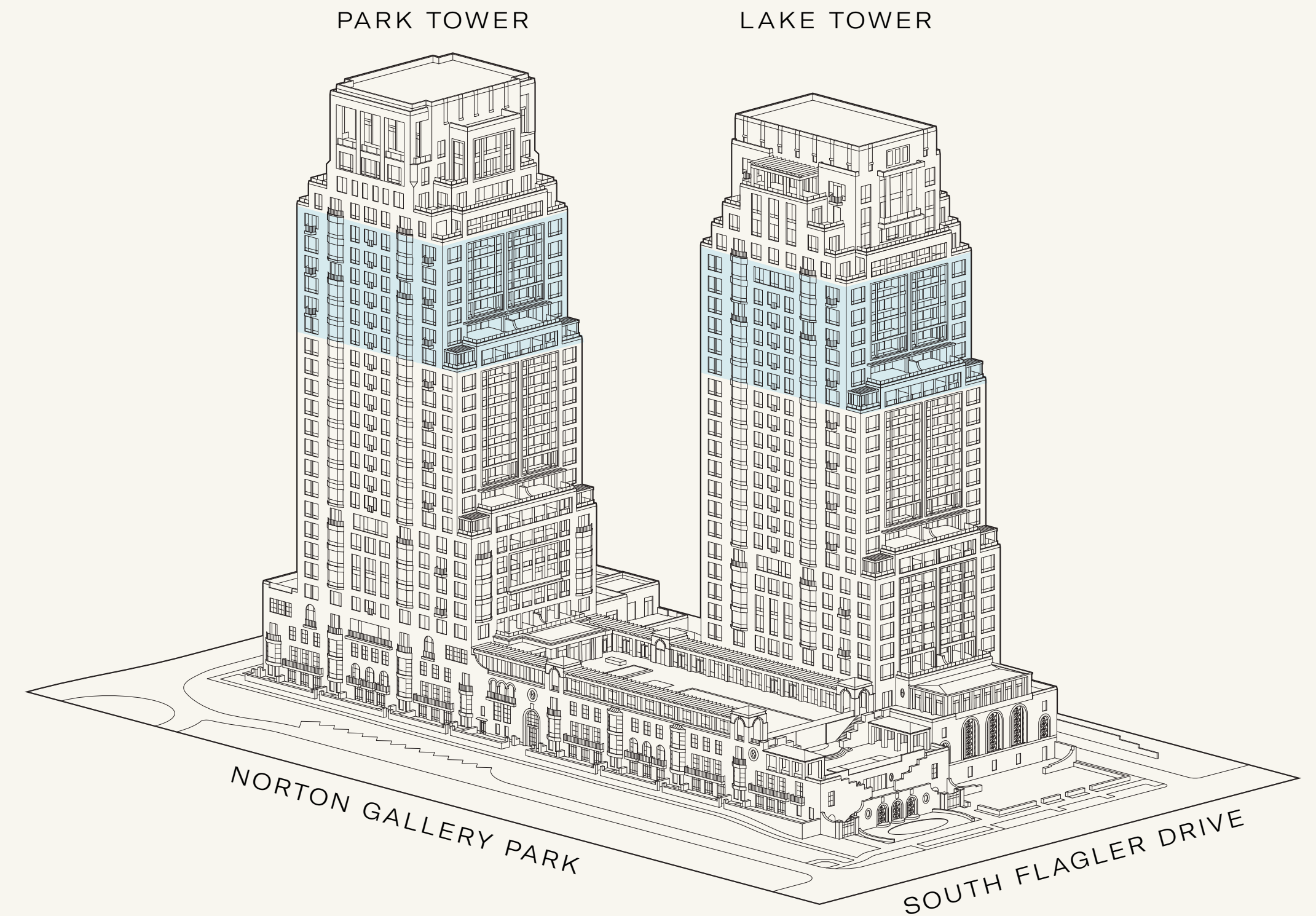
The third tier of South Flagler House is designed with a 3-bedroom North residence and a 4-bedroom South residence on each floor in both the Lake and Park Tower. Residences span the entire length of the building from east to west and all offer formal dining rooms and east facing loggias.

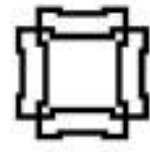
South Residences include a western terrace measuring 10' by 30' and are designed with a flexible attached or detached "guest house".

The 19th and 20th floors are rare setback levels that provide extra large east facing loggias measuring 18' in depth by 31.5' in width.

The 19th Floor loggia is fully covered and includes an uncovered corner terrace located off of the Family Room/Library, while the 20th Floor loggia is partially covered to 12' and does not include a corner terrace.

Floors 21 - 24 include the standard 12' by 31' wide loggia.





LAKE & PARK TOWER

Typical Tier 3 North Residence Floors 21-24

3 BEDROOMS
4 BATHROOMS
1 POWDER ROOM

INTERIOR AREA: 4639 SQ. FT.
EXTERIOR AREA: 446 SQ. FT.

DUAL KEYED ELEVATORS
FOYER
SEPERATE SERVICE ENTRY

EXPANSIVE LIVING ROOM WITH WET BAR

KITCHEN
DINING ROOM
OFFICE

COVERED TERRACE

PRIMARY BEDROOM SUITE WITH
DUAL WALK-IN CLOSETS AND
WINDOWED BATHROOM

LAUNDRY / SAND ROOM

DRAFT FLOOR PLAN

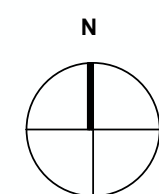
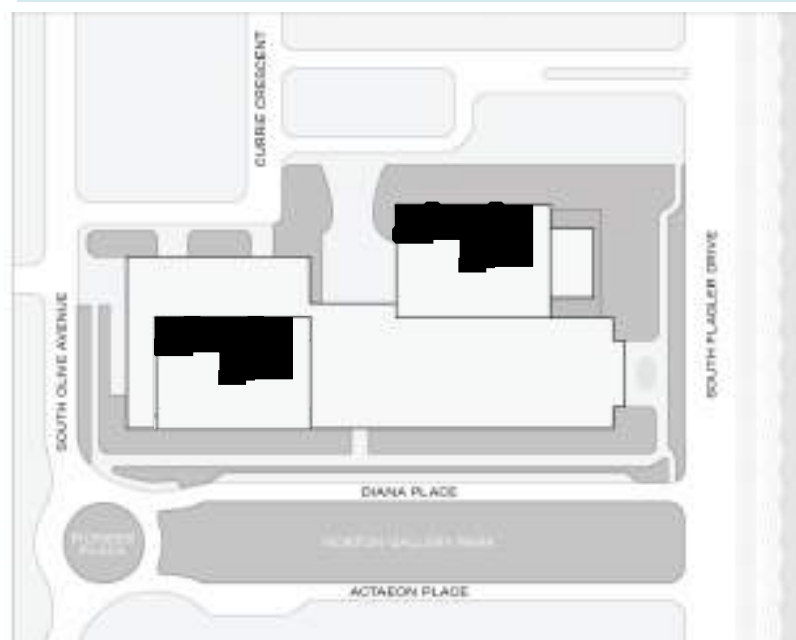


WEST

NORTH

INTRACOASTAL / OCEAN

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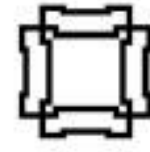
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LAKE & PARK TOWER

Typical Tier 3 South Residence Floors 21-24

- 4 BEDROOMS
- 5 BATHROOMS
- 1 POWDER ROOM

INTERIOR AREA: 5779 SQ. FT.
EXTERIOR AREA: 786 SQ. FT.

- DUAL KEYED ELEVATORS
- SEPERATE GUEST FOYER
- SEPERATE SERVICE ENTRY

EXPANSIVE LIVING ROOM WITH WET BAR

- KITCHEN
- DINING ROOM
- FAMILY ROOM
- COVERED TERRACE
- OPEN TERRACE

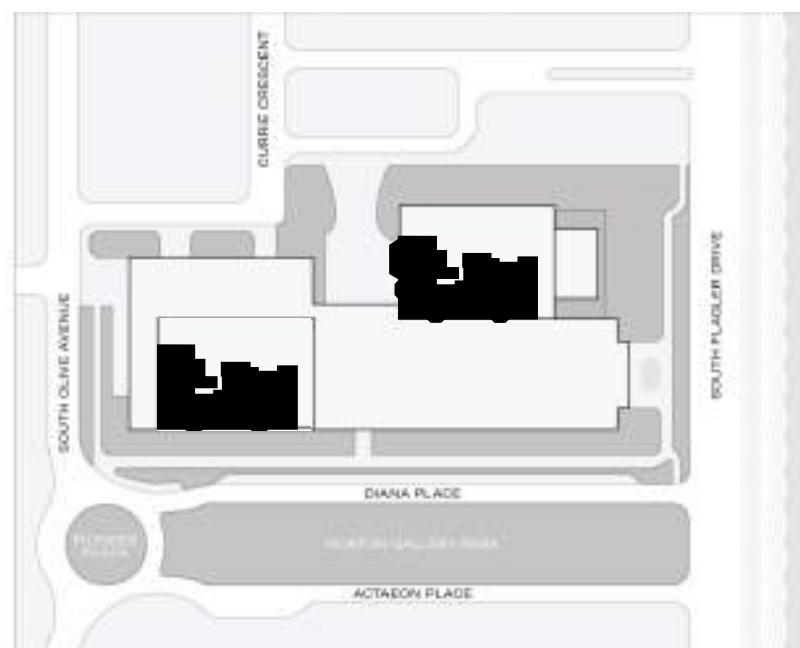
PRIMARY BEDROOM SUITE WITH
DUAL WALK-IN CLOSETS AND
WINDOWED BATHROOM

LAUNDRY / SAND ROOM

DRAFT FLOOR PLAN



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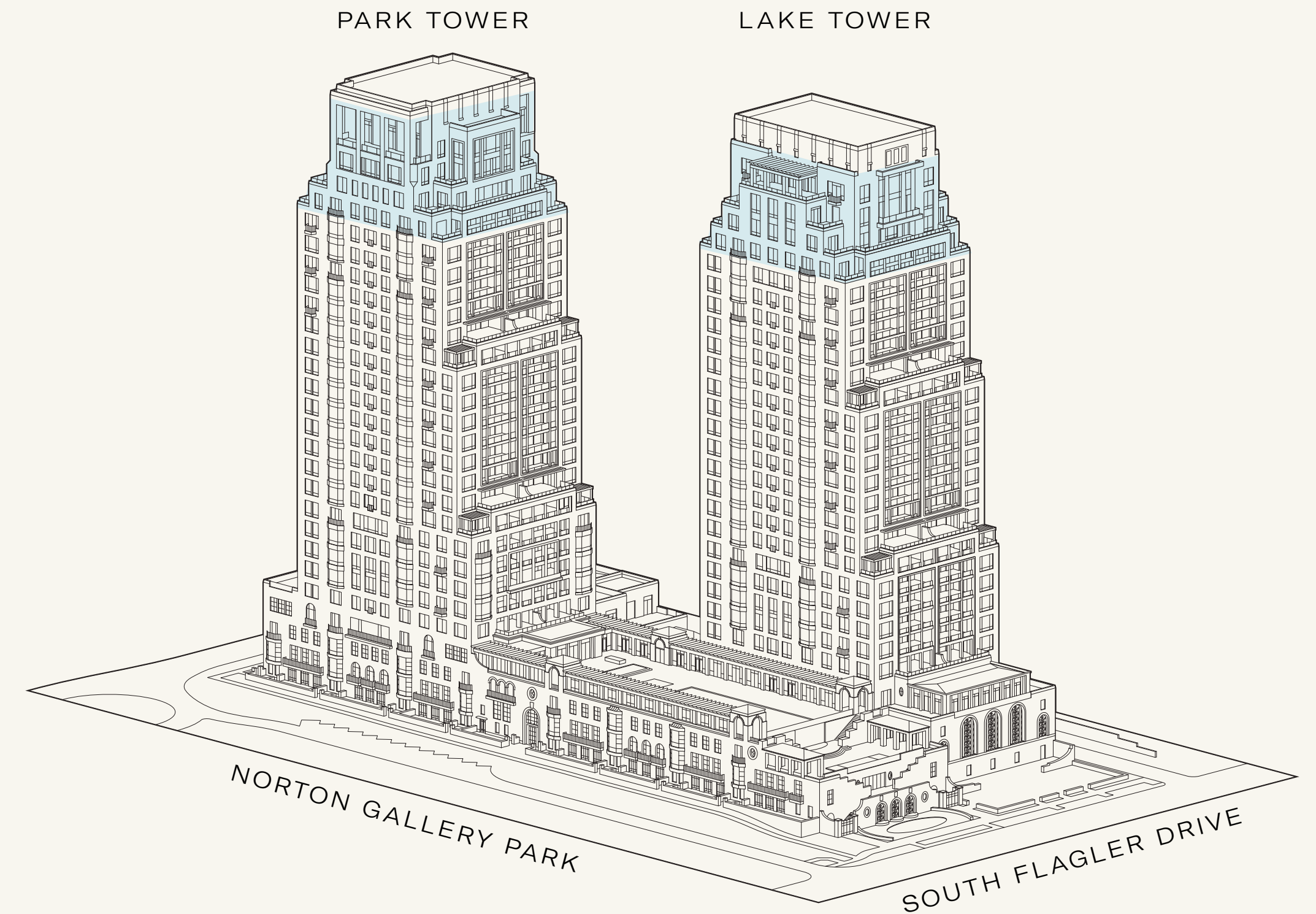
PENTHOUSES FLOORS 25-28

South Flagler House is designed with four half floor penthouses, four full floor penthouses and one duplex penthouse. Each penthouse is unique and offers best in class luxury indoor and outdoor living spaces.

Penthouse Buyers have the opportunity to purchase 1-bedroom residences or private guest suites before they are opened to the rest of the building.

Guest suites are located on the south side of the property overlooking the Norton Gallery Park and are offered in Studio, 1-bedroom and 2-bedroom formats.

For more information on these exclusive offerings, including pricing, please contact our sales team today info@southflaglerhouse.com



PEMBROOKE & IVES: *RESIDENCE INTERIORS*

An overview of Pembroke & Ives fit and finish selections as well as a limited selection of confidential work-in-progress renderings showcasing examples of the beautifully appointed residence interiors.















SELECT AVAILABILITY LIST

Residence	Living SqFt	Terrace SqFt	Total SqFt	BR	BA / HBA	Price	Price / Living SqFt	Price / Total SqFt	Views	Floor Plan Reference
Park 6 North	5,333	551	5,884	4	5.1	\$12,280,000	\$2,303	\$2,087	Lake/City	Page 22
Park 6 South	5,057	590	5,647	3	4.1	\$12,040,000	\$2,381	\$2,132	Lake/City	Page 23
Park 14 North	4,372	446	4,818	3	3.1	\$11,980,000	\$2,740	\$2,487	Lake/Ocean/City	Page 26
Park 14 West	2,683	340	3,023	2	2.1	\$7,790,000	\$2,903	\$2,577	City	Page 28
Park 21 North	4,638	446	5,084	3	4.1	\$13,365,000	\$2,882	\$2,629	Lake/Ocean/City	Page 32
Park 21 South	5,764	786	6,550	4	5.1	\$18,105,000	\$3,141	\$2,764	Lake/Ocean/City	Page 33

Residence	Living SqFt	Terrace SqFt	Total SqFt	BR	BA / HBA	Price	Price / Living SqFt	Price / Total SqFt	Views	Floor Plan Reference
Lake 6 North	5,361	597	5,958	4	4.1	\$15,030,000	\$2,804	\$2,523	Lake/City	Page 22
Lake 6 South	5,036	575	5,611	3	4.1	\$15,270,000	\$3,032	\$2,721	Lake/City	Page 23
Lake 16 North	5,177	425	5,602	4	5.1	\$15,690,000	\$3,031	\$2,801	Lake/Ocean/City	Page 29
Lake 22 North	4,559	573	5,132	3	4.1	\$14,945,000	\$3,278	\$2,912	Lake/Ocean/City	Page 32
Lake 21 South	5,765	786	6,551	4	5.1	\$20,110,000	\$3,488	\$3,070	Lake/Ocean/City	Page 33

For more information on these exclusive offerings, including additional availability, please contact our sales team today:

info@southflaglerhouse.com

561-358-5870

PARK TOWER

Tier 1
Floors 5-9

North Residences:
\$12,280,000 - \$15,930,000
~ 5,386 Interior Sq. Ft.
4 BR / 5 BA / 1 HBA

South Residences:
\$12,040,000 - \$13,090,000
~ 5,057 Interior Sq. Ft.
3 BR / 4 BA / 1 HBA

West Residences:
\$5,740,000 - \$6,565,000
~ 2,196 Interior Sq. Ft.
2 BR / 2 BA / 1 HBA

Tier 2
Floors 10-18

North Residences:
\$11,865,000 - \$13,715,000
~4,372 SQ. FT.
3 BR / 3 BA / 1 HBA

South Residences:
\$13,830,000 - \$15,580,000
~4,639 SQ. FT.
3 BR / 4 BA / 1 HBA

West Residences:
\$7,390,000 - \$8,335,000
~2,683 SQ. FT.
2 BR / 2 BA / 1 HBA

Tier 3
Floors 19-24

North Residences:
\$13,360,000 - \$15,440,000
~ 4,639 Interior Sq. Ft.
3 BR / 4 BA / 1 HBA

South Residences:
\$18,105,000 - \$20,090,000
~5,765 Interior Sq. Ft.
4 BR / 5 BA / 1 HBA

LAKE TOWER

Tier 1
Floors 5-9

North Residences:
\$15,030,000 - \$15,890,000
~ 5,361 Interior Sq. Ft.
4 BR / 4 BA / 1 HBA

South Residences:
\$15,270,000 - \$15,590,000
~ 5,036 Interior Sq. Ft.
3 BR / 4 BA / 1 HBA

Tier 2
Floors 10-18

North Residences:
\$15,275,000 - \$18,140,000
~ 5,177 Interior Sq. Ft.
4 BR / 5 BA / 1 HBA

South Residences:
\$19,945,000 - \$22,590,000
~ 6,450 Interior Sq. Ft.
5 BR / 6 BA / 1 HBA

Tier 3
Floors 19-24

North Residences:
\$14,945,000 - \$17,065,000
~ 4,639 Interior Sq. Ft.
3 BR / 4 BA / 1 HBA

South Residences:
\$20,100,000 - \$22,095,000
~5,765 Interior Sq. Ft.
4 BR / 5 BA / 1 HBA

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DEPOSIT STRUCTURE

DEPOSIT 1: 20%

Contract Signing

Due within 10 days upon Buyer's execution of contract

DEPOSIT 2: 10%

Groundbreaking / Deep Soil Mixing

Due within 10 days following notice from Seller that it has commenced either groundbreaking and/or deep soil mixing activities, whichever is earlier

DEPOSIT 3: 10%

Construction Reaches Buyer's Selected Floor

Due within 10 days following notice from Seller that it has commenced the pouring of the slab of the floor upon which the Unit is contained

REMAINING BALANCE: 60%

At Closing

Remaining 60% balance will be due at closing





PROJECT TEAM

RELATED COMPANIES

DEVELOPER

ROBERT A.M. STERN ARCHITECTS

ARCHITECT

PEMBROOKE & IVES

INTERIOR DESIGN

FOR MORE INFORMATION VISIT WWW.SOUTHFLAGLERHOUSE.COM

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WE ARE PLEDGED TO THE LETTER AND SPIRIT OF THE U.S. POLICY FOR ACHIEVEMENT OF EQUAL HOUSING OPPORTUNITY THROUGHOUT THE NATION. WE ENCOURAGE AND SUPPORT AN AFFIRMATIVE ADVERTISING AND MARKETING PROGRAM IN WHICH THERE ARE NO BARRIERS TO OBTAINING HOUSING BECAUSE OF RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN. There are various methods for calculating the square footage of a Unit and depending on the method of calculation, the quoted square footage of a Unit in advertising materials may vary from the square footage of a Unit as stated or described in the Prospectus and the Declaration. The dimensions of the Unit set forth on the previous page have been calculated from the exterior boundaries of the exterior walls to the centerline of shared walls, without reduction for common elements such as structural walls and other interior structural components of the building. As such, the area set forth on the previous page will be larger than the area calculated in the manner provided in the Declaration. For the area of the Unit calculated in accordance with the technical definition of the Unit, see Exhibit "3" to the Declaration. All depictions of appliances, fixtures, furnishings, counters, soffits, and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit. All dimensions are approximate and may vary with actual construction. All floor plans are subject to change. 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. Consult the Developer's Prospectus for Information regarding what is offered with the Unit and for the calculation of the Unit square footage, dimensions, and floor area. This Condominium is being developed by SFH Owner LLC ("Developer". Any and all statements, disclosures and/or representations shall be deemed made by Developer and not Related Companies and any purchaser agrees to look solely to Developer (and not to Related Companies 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.

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