

ICON BEACH

WATERFRONT RESIDENCES

A New Vision of Waterfront Luxury

An Ideal Location

Curated Residences by Meyer Davis

An Unmatched Suite of Amenities

Exclusive Residential Services

The Visionary Team





UNDERSTATED
LUXURY,
EFFORTLESS STYLE,
EXTRAORDINARY
WATER VIEWS.

Tucked in a quiet enclave along Hollywood's dreamy, sunlit shoreline, Icon Beach Residences reflect an elevated new vision of life on the water with extraordinary views of the ocean and the Intracoastal Waterway. Set perfectly between Miami's global energy and the quiet elegance of Fort Lauderdale, The Residences offer access to a marina and full-service beach club* overlooking Hollywood's most extraordinary seascapes—a welcoming haven of impeccable style in a naturally beautiful waterfront environment.



* The beach club referenced herein is not located on site at the Condominium. It is located off site and is anticipated to be provided through a separate agreement with a third party and may be for a limited term.

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING 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.

An aerial photograph of a tropical beach. The left side is dominated by a dense line of palm trees. The middle section is a wide, sandy beach with a few people and a colorful beach umbrella. The right side shows the turquoise ocean with gentle waves lapping at the shore and several people swimming. The overall scene is bright and serene.

“We are introducing a new level of the Icon brand to Hollywood Beach—refined waterfront residences, impeccably designed, in a relaxed, naturally beautiful setting, all with spectacular water views.”

JORGE M. PÉREZ

Chairman, Chief Executive and Founder, Related Group

Overview

38 Stories

350 Residences

2 Waterfront Acres

240 Linear Feet of Waterfront Access

Exclusive Amenities

17,000 SF of interior amenities

39,000 SF of exterior amenities

Access to marina and beach club

Elegant reservable event space overlooking the Intracoastal Waterway

Waterfront pool deck and private cabanas

From \$850,000

01	2 Bedrooms, 2 Bathrooms	1,295 SF
02	3 Bedrooms, 2.5 Bathrooms	1,695 SF
03	2 Bedrooms, 2 Bathrooms	1,152 SF
04	1 Bedroom, 1 Bathroom	945 SF
05	1 Bedroom, 1 Bathroom	948 SF
06	2 Bedrooms, 2 Bathrooms	1,310 SF
07	2 Bedrooms, 2 Bathrooms	1,145 SF
08	2 Bedrooms, 2 Bathrooms	1,310 SF
09	3 Bedrooms, 2.5 Bathrooms	1,725 SF
10	3 Bedrooms, 3.5 Bathrooms	1,738 SF

Deposit Structure

20% Due at Contract

20% Due at Groundbreaking

10% Due at Top-off

50% Due at Closing



EXTERIOR
Artist's conceptual rendering



HOLLYWOOD

ICON BEACH

WATERFRONT RESIDENCES

HALLANDALE

AVENTURA

SUNNY ISLES BEACH

BAL HARBOUR

Perfectly located between Miami and Fort Lauderdale, Hollywood Beach is known for its stunning shoreline, sparkling beaches, and the beloved Hollywood Beach Boardwalk. Ranked by Travel + Leisure as one of America's Best Beach Boardwalks, it stretches nearly 2.5 miles along the Atlantic and offers abundant space for walking, jogging, and biking—as well as outdoor exhibitions, boutiques, cocktail lounges, cafes, and bistros.

Marinas

Yachting, sailing, and sport fishing aficionados will find a wide selection of public and private marinas offering permanent slips for personal vessels, as well as access to luxury sail and speed boats.

Golf

A perfect year-round climate, stunning natural beauty, and an extensive selection of courses for every level. Icon Beach Waterfront Residences are close to some of the world's most elite championship greens, including Trump Doral, Turnberry Isle, and The Breakers.

Outdoor Pursuits

Access to an exceptional variety of sports and water sports from beach volleyball, pickleball, padel, and tennis to jet skiing, windsurfing, and snorkeling.

Nightlife

South Florida's best clubs, bars, and lounges offer dynamic social scenes every night of the week, with style and entertainment for every taste.

Cuisine

Oceanfront dining with stunning views, award-winning restaurants helmed by celebrity chefs, globally renowned institutions, and incredible local finds—with menus informed by fresh, organic, and locally sourced ingredients.

Shopping

Bal Harbour Shops are purveyors of some of the world's finest luxury fashion, interior design, fine jewelry, and more. The Residences also neighbor the highly popular Aventura Mall, as well as a variety of markets and boutique retailers.

Best of the Best

BAL HARBOUR SHOPS

Luxury fashion, fine jewelry, interior design, and an exceptional collection of cafés and restaurants.

AVENTURA MALL

Unique experiences, renowned luxury boutiques and local favorites, a fabulous art collection, the popular Farmers Market, and indoor/outdoor dining.

THE VILLAGE AT GULFSTREAM PARK

Signature stores, an international collection of restaurants, world-class art galleries, luxury, fashion, beauty, and special events.

LAS OLAS BOULEVARD

The vibrant, highly walkable heart of Fort Lauderdale, lined with local cafés, bistros, and cocktail lounges, boutiques and art galleries, 5-star hotels, and award-winning restaurants.

JW MARRIOTT MIAMI TURNBERRY RESORT & SPA

One of Florida's most celebrated resorts, boasting two championship 18-hole courses, offers members unlimited access to world-class golf, spa, fitness facilities, classes, and much more.

SHELL BAY GOLF CLUB

An oasis of unsurpassed leisure and luxury, Shell Bay is curated for those who pursue excellence, defined by incomparable experiences tailored to residents' aesthetic and athletic preferences.

ETARU RESTAURANT

Featuring contemporary Japanese robatayaki grill cuisine in a casually sophisticated setting with both indoor and outdoor seating.

SARDELLI'S ITALIAN STEAKHOUSE

Chic four-story Italian steakhouse with crystal chandeliers, onyx bar, and outstanding wine collection.

DIPLOMAT PRIME STEAKHOUSE

Luxury boutique steakhouse and lounge offering a menu of prime dry-aged beef, fresh seasonal seafood, and a variety of renowned wines available by the glass or bottle, in addition to classic cocktails.

TIDAL COVE WATERPARK

One-of-a-kind waterpark and outdoor experience, located at the JW Marriott Turnberry Resort & Spa.



BAL HARBOUR SHOPS



SHELL BAY GOLF CLUB



EXTERIOR
Artist's conceptual rendering

Interiors by Meyer Davis are graced with incredible water views and defined by discreet luxury, iconic design, clean, fluent lines, and striking textures—lending a carefree, refined sensibility to each and every space.



LIVING ROOM
Artist's conceptual rendering



POOL
Artist's conceptual rendering



POOL
Artist's conceptual rendering

Elevated Life on the Water

Welcome to Icon Beach Residences, a collection of one- to three-bedroom residences defined by a refined new standard of waterfront living—with stunning water views, expansive balconies, access to a marina, and a suite of services designed to make life at home effortless.

Panoramic views of the ocean and Intracoastal Waterway

350 one- to three-bedroom residences ranging from 948 square feet to 2,500 square feet

Refined, elegant lobby with porte-cochère

24-hour concierge, valet, on-site general manager, and security staff

Gourmet café

Stunning amenity deck with pool and sun shelf, private cabanas, hot tub, and cold plunge



LIVING ROOM
Artist's conceptual rendering



The Residences

Two kitchen color schemes selections

Breathtaking water views

Expansive balconies with floor-to-ceiling sliding glass doors

Open, light-filled bedrooms

Spacious walk-in closets in all primary bedrooms

Exquisitely designed and curated by Meyer Davis



BATHROOM
Artist's conceptual rendering



BATHROOM
Artist's conceptual rendering

Kitchens & Baths

Custom Italian cabinetry and imported porcelain countertops

Spacious kitchen islands

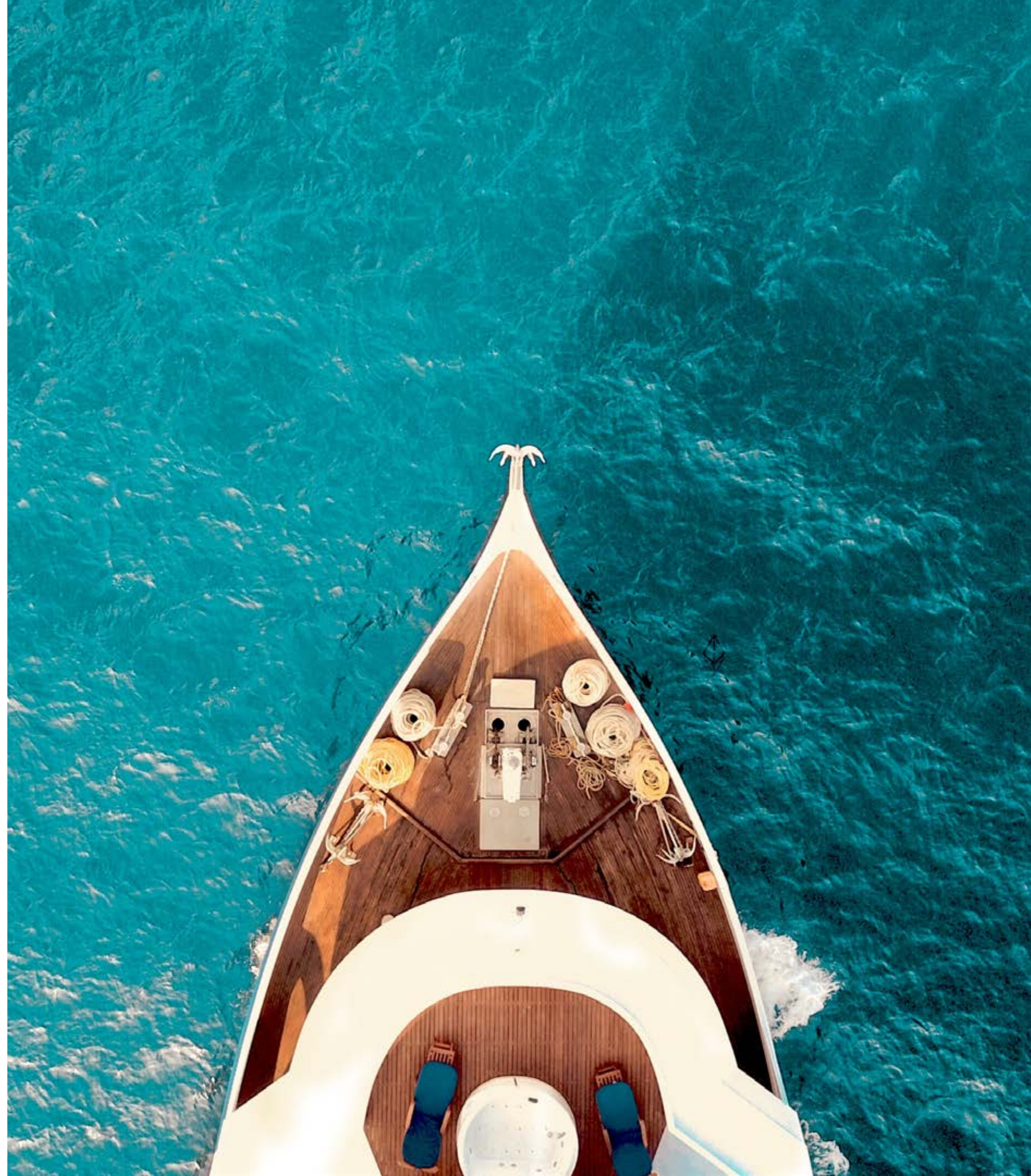
Top-of-the-line Bosch and Thermador appliances, including refrigerator, induction cooktop, oven, speed oven, and dishwasher

Spa-inspired baths with striking finishes

Appointed with elegant soaking tub in every primary bedroom

Outfitted with Hansgrohe and Kohler fixtures

Icon Beach Residences offer unmatched outdoor amenities, all overlooking the glittering turquoise water, each residence defined by a new level of understated luxury that makes every day feel effortless.





OUTDOOR YOGA AND FITNESS LAWN
Artist's conceptual rendering



GATHERING LOUNGE
Artist's conceptual rendering



GATHERING LOUNGE
Artist's conceptual rendering

Amenities

40,000 square feet of outdoor luxuries overlooking the water

Expansive pool with sun shelf and cabanas

Sunset terrace with sweeping water views

Access to a marina

Use of a full-service beach club

State-of-the-art 3,000-square-foot health club equipped with advanced cardio and weight training equipment, bikes, and yoga rooms

Tranquil spa and wellness center with cold plunge, steam room, and Jacuzzi

Outdoor yoga and fitness lawn

Gathering lounge

Outdoor cinema

Elegant reservable event space overlooking the Intracoastal Waterway

Outdoor bar for events

A home and a community, a destination and a retreat, a relaxed setting and a refined aesthetic.

Exclusive Residential Services

Dedicated concierge

Poolside services & lounge

Private lobby

24-hour front desk attendant

24-hour valet parking

24-hour security





OUTDOOR BAR FOR EVENTS
Artist's conceptual rendering

A fresh collaboration of industry visionaries, renowned interior designers, and longtime local architects.

Related Group

Since 1979, Related Group has enhanced skylines with iconic developments characterized by innovative design, enduring quality, and inclusive living. Through groundbreaking partnerships with world-renowned architects, designers, and artists, Related has redefined urban environments on a global scale, fostering distinctive, dynamic communities and symbolic landmarks that have become sources of local pride. To date, Related has built and managed more than 100,000 condominium and apartment residences that are meticulously designed with finishes and amenities that transform buildings into vibrant residential environments. Related doesn't just create neighborhoods... it builds legacies.

CFE (Cohen Freedman Encinosa & Associates)

Architecture

CFE Architects has provided architectural services to the South Florida community since 1961. The firm has participated in joint ventures overseeing the development of nearly \$4B of construction across Central and South Florida. Led by founding partner Stuart Cohen alongside partners Lawrence Freedman and Guillermo Encinosa, CFE is grounded in a commitment to long-standing relationships with its clients, prioritizing them and the futures of local communities. CFE has earned local and national recognition for successful high-rise residential and mixed-use projects ranging from 80,000 to over 600,000 square feet, including downtown metropolitan hospital expansions, office and commercial retail, and large residential developments.

BH Group

BH Group is a Miami-based real estate development firm focused on the ground-up development of luxury projects throughout South Florida. BH has extensive experience in the acquisition, construction, design, capital structuring, and asset management of complex developments. For the last 20 years, BH Group has been involved in many large-scale real estate transactions and developments, utilizing strong relationships to provide investors with opportunities not otherwise available in the real estate market.

Meyer Davis

Interior Design

Meyer Davis is a multidisciplinary design studio founded by Will Meyer and Gray Davis. The award-winning firm has established itself at the forefront of high-end commercial and residential design practices throughout the U.S. and abroad through its work on private residences, hotels, restaurants, retail experiences, and workplace environments. Meyer Davis designs seamless physical experiences tailored to each client's individuality, combining principles of great design with a clear vision of the experience the client seeks to create. Meyer Davis considers each new project an opportunity to bring a unique and powerful story to life. Playing with space, form, texture, and light, they develop a visual experience that aims to compel and inspire.

Witkin Hults + Partners

Landscape Architecture

Founded by Andrew Witkin in 1988, Witkin Hults + Partners was built on a promise to champion the natural world through innovative, thought-provoking landscape architecture. Today, with 35 years of experience and growth, the firm continues to design with care, collaboration, and sensitivity to the natural world, creating hardscape and softscape designs intended to celebrate nature and bring people together.



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