



The
BERKELEY

Opulent Living On West Palm Beach's Glittering Shoreline

SALES GALLERY

500 SOUTH AUSTRALIAN AVE | SUITE 910 | WEST PALM BEACH, FL 33401

THEBERKELEYPALMBEACH.COM | 561.220.0000



The
BERKELEY





Enter *A World Of Luxury*



The Berkeley – An Overview

The Berkeley is a 26-story waterfront residence developed by Allan Adelson of the Adelson Group, the same developer behind the iconic Bristol (West Palm Beach) in partnership with Carlos and Tommy Morrison of Sympatico Real Estate and a strategic investment from Rocco A. Marcello of Windsor Private Capital. This development will redefine luxury on the shores of Clear Lake in Downtown West Palm Beach. These residences will fill a current void in Downtown West Palm Beach's luxury market by offering very large 2-, 3-, and 4-bedroom units, all including innovative flex spaces designed to adapt to your family's lifestyle, with initial pricing ranging from \$1.8 million to \$7.5 million (exclusive of penthouse residences). Offering a unique advantage, this architectural landmark will feature both east and west facing balconies, providing each residence with uninterrupted views of Clear Lake and the western horizon, as well as picturesque sunset views of South Florida. "Poised at the entrance of Wall Street South" off I-95, the residences will be designed by the world-renowned architect Bernardo Fort-Brescia and his award-winning design firm Arquitectonica. Their accomplished touch will gracefully punctuate the skyline with sleek sophistication, immediately capturing the eye as one travels east off I-95 on Okeechobee Boulevard. This visual masterpiece will be the epitome of timeless elegance, situated on the western edge of Downtown West Palm Beach.

Catering to Diverse Lifestyles

Designed with discerning tastes in mind, The Berkeley will cater to the needs of both dynamic middle-upper class families and discerning upper-middle-class retirees. Additionally, it is the ideal destination for individuals seeking to benefit from the tax advantages of owning a second residence in the state of Florida. As professionals from all over the world flock to "Wall Street South" with the millions of retail and commercial square feet being developed, The Berkeley will provide a haven for those who appreciate the intersection of career opportunities and luxury living.

These residences will fill a current void in Downtown West Palm Beach's luxury market by offering very large 2-, 3-, and 4-bedroom units, all including innovative flex spaces designed to adapt to your family's lifestyle

Amenities Beyond Compare

The Berkeley will feature two rooftop pools, offering breathtaking views of the cityscape. Outstanding amenities offered will include a dog run and grooming room for the furry members of your family, a spa for ultimate relaxation, and state-of-the-art workout facilities, to name a few. The first-floor lobby will host additional amenities, including a full-service boardroom and co-working spaces, providing a space for corporate meetings in person and virtually. The seventh-floor outdoor amenity deck will be dedicated for family activities, providing a safe and enjoyable space for children to play and families to gather. The rooftop amenity deck, designed for adults, will complement the family space, offering a sophisticated retreat with green spaces, resident lounges, and private room dining experiences. From state-of-the-art workout facilities to these distinct rooftop paradises, every aspect of The Berkeley will exude opulence.

Proximity to The Square and Kravis Center

Beyond the luxury and beauty of the residences, this architectural landmark will stand at the gateway of the vibrant heartbeat of Downtown West Palm Beach. Conveniently located within walking distance of The Square, residents can indulge in the city's cultural offerings, upscale shopping, and exquisite dining options. Moreover, the world-famous Kravis Center is just minutes away by foot, adding an extra layer of cultural richness to the unparalleled lifestyle that this development offers.

On A Clear Day *You Can See Forever*

At The Berkeley, residents enjoy a modern lifestyle combining urban sophistication with walkability to world-class arts, entertainment, shopping, and dining. This luxury waterfront condominium offers effortless access in and out of downtown West Palm Beach to enjoy the city's best.



Unmatched *Amenities*



- *Concierge Services*
- *Valet Parking*
- *Library*
- *Board Room*
- *Co-working Spaces*
- *State-Of-The-Art Fitness Center*
- *His & Hers Spas, Sauna & Treatment Rooms*
- *Kids Center*
- *Teen Room*
- *Resort-Style Swimming Pool For Families*
- *Sport / Exercise Lawn*
- *Pet Grooming & Dog Run*
- *Rooftop Swimming Pool For Adults*
- *Rooftop Lounge*
- *Rooftop Chef's Kitchen & Private Dining Room*
- *Spacious Rooftop Event Lawn*

The Berkeley's Extensive Amenities Are
Designed To Cater To Every Aspect Of Modern Living



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.





Sophisticated *Residences*

The Berkeley offers 193 residences, each meticulously crafted with expansive living spaces adorned with the finest globally sourced materials. Designed for family living, the residences range from oversized 2-bedroom to 4-bedroom layouts, all featuring a flex room and Italian kitchens by Snaidero. Floor-to-ceiling windows, large flow-through designs, and expansive dine-in balconies all provide unobstructed, tranquil water views.





Living Room



Gourmet Kitchen



Primary Bathroom



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:

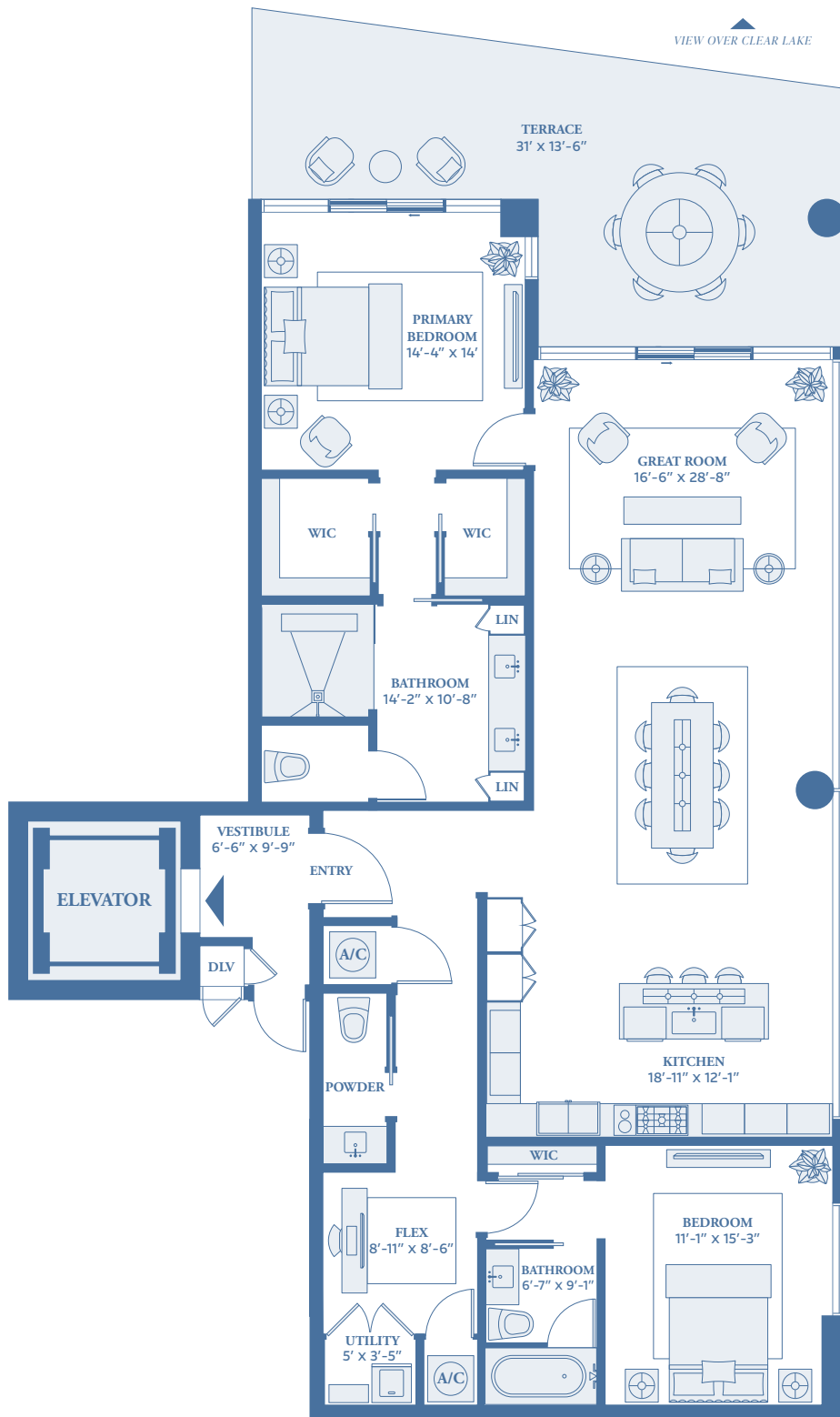
- Ann Norton Sculpture Gardens
- Cacti Park of the Palm Beaches
- City Place
- Cox Science Center & Aquarium
- Drive Shack
- Henry Morrison Flagler Museum
- Manatee Lagoon
- Nora District (upcoming)
- Norton Museum Of Art
- Ocean Course At The Breakers
- Palm Beach Par 3
- Palm Beach Zoo
- Palm Harbor 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:

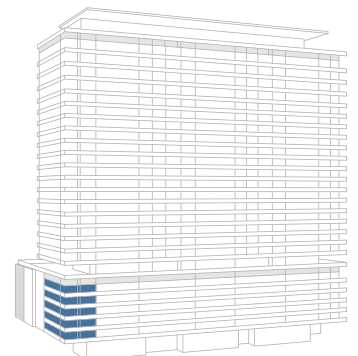
- AKA West Palm Beach
- Canopy by Hilton
- Eau Palm Beach
- Four Seasons Palm Beach
- Hyatt Place
- Mr. C Hotel (upcoming)
- The Ben
- The Brazilian Court Hotel
- The Breakers Palm Beach
- The Colony
- West Palm Beach Marriott
- White Elephant Palm Beach

Travel & Transit:

- Palm Beach Intl. Airport
- Brightline
- Trirail



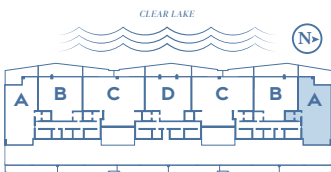
AVAILABLE ON FLOORS
2-6



RESIDENCE A NORTH UNIT

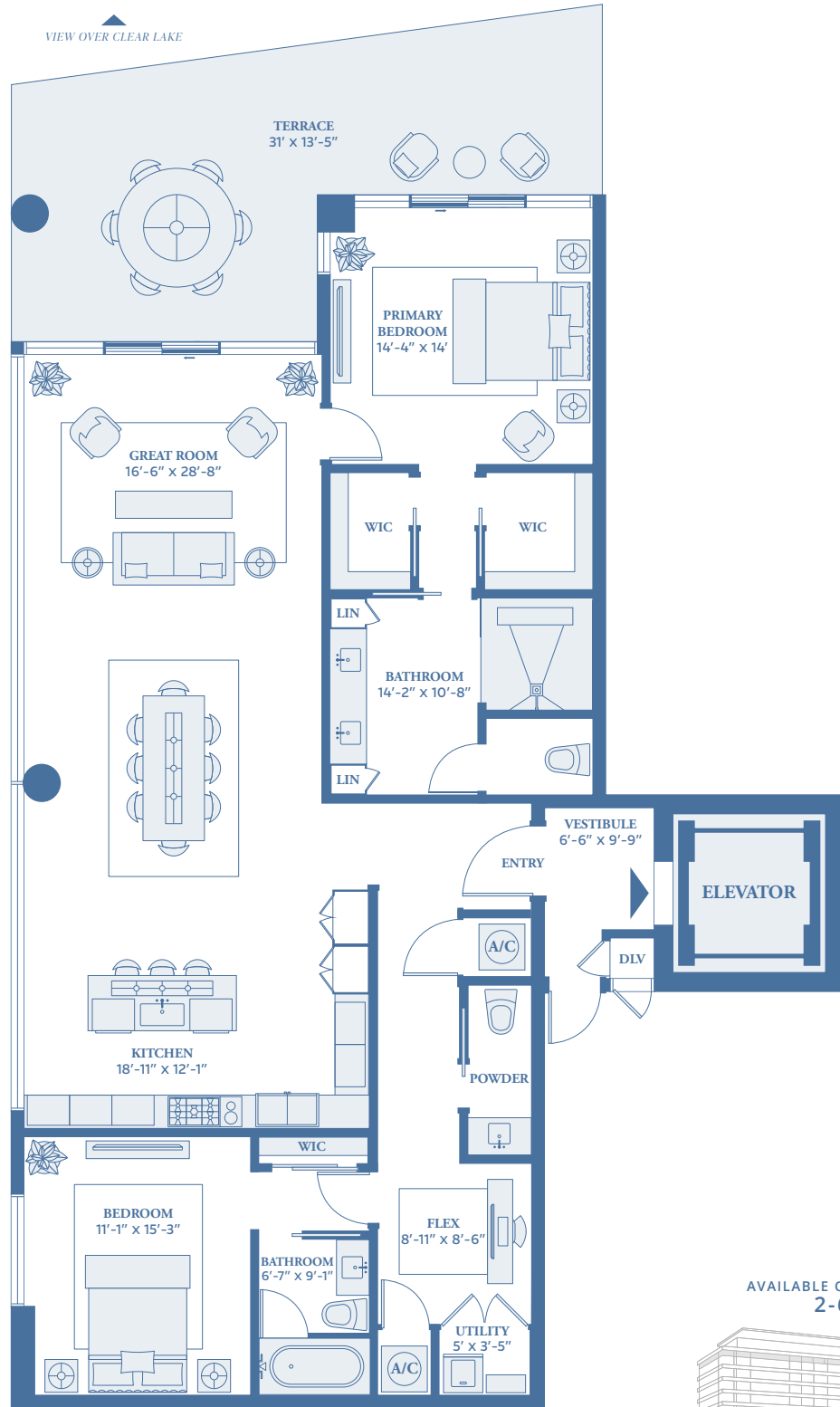
2 BEDROOM + FLEX | 2½ BATHROOM
1,872 AC SF | 377 TERRACE SF | 2,249 TOTAL SF

RESIDENCE FEATURES
WEST EXPOSURE | FLEX ROOM

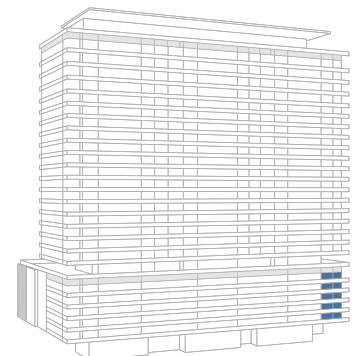


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AVAILABLE ON FLOORS
2-6

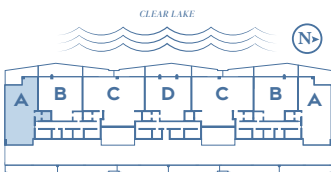


RESIDENCE A

SOUTH UNIT

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

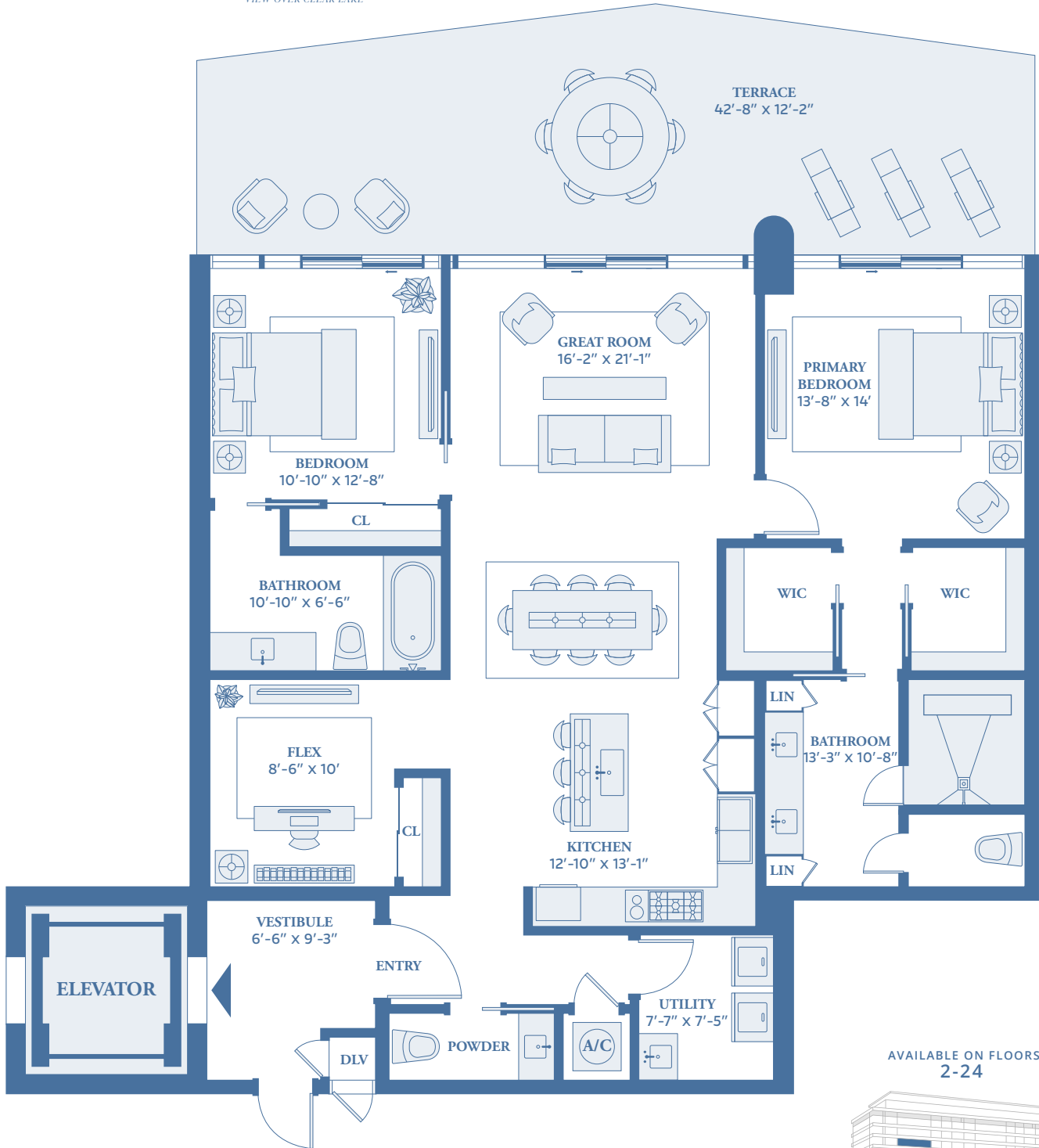
RESIDENCE FEATURES
WEST EXPOSURE | FLEX ROOM



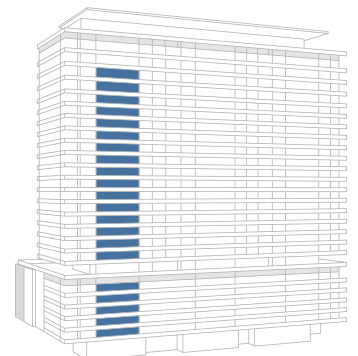
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VIEW OVER CLEAR LAKE



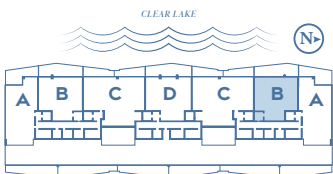
AVAILABLE ON FLOORS
2-24



RESIDENCE B NORTH UNIT

2 BEDROOM + FLEX | 2½ BATHROOM
1,699 AC SF | 362 TERRACE SF | 2,061 TOTAL SF

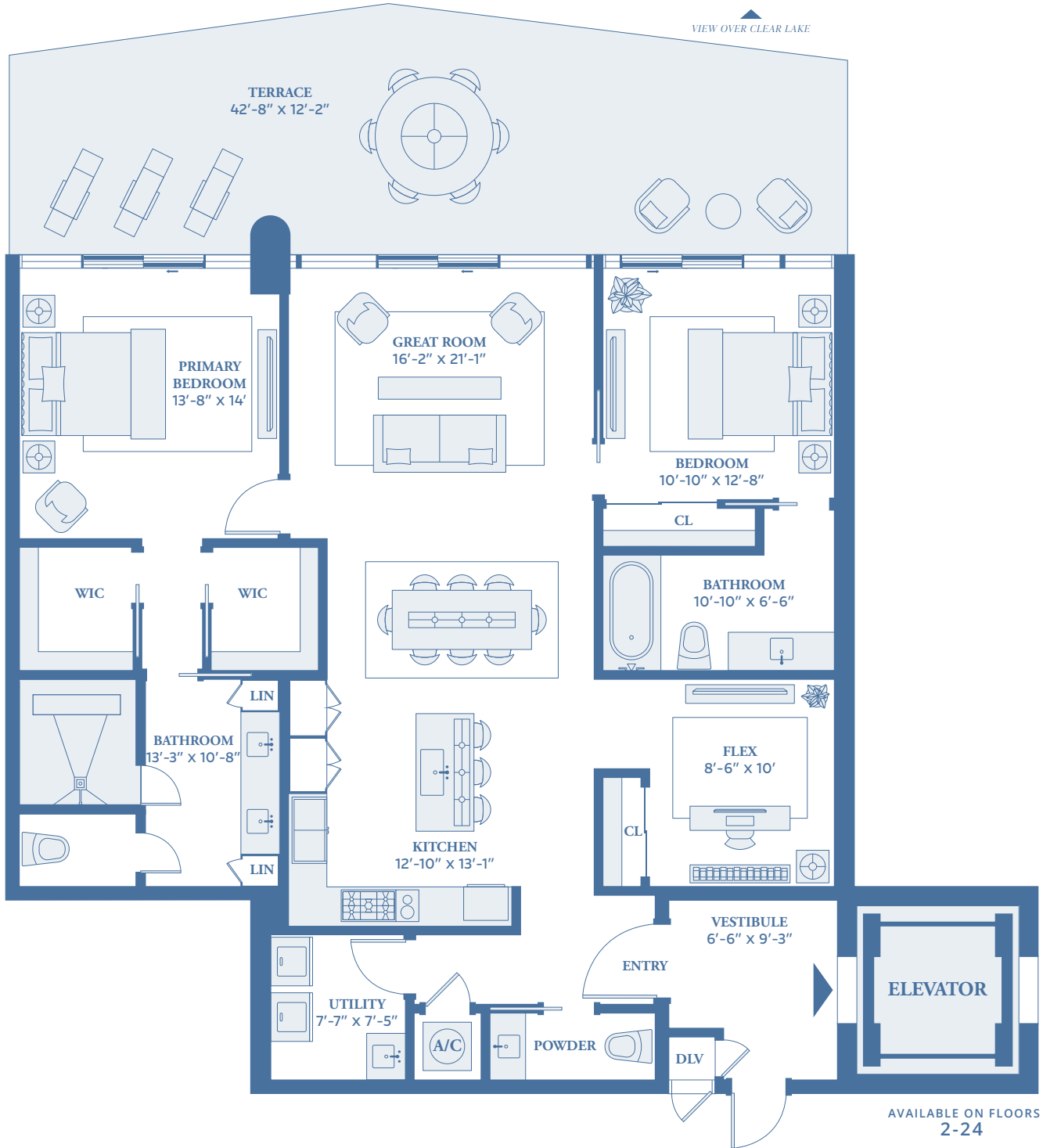
RESIDENCE FEATURES
WEST EXPOSURE | FLEX ROOM



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VIEW OVER CLEAR LAKE



AVAILABLE ON FLOORS
2-24

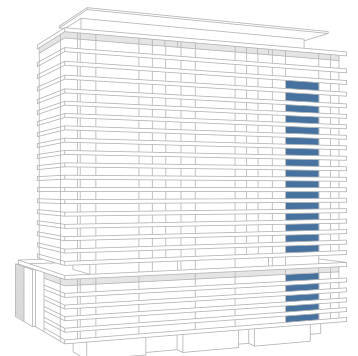
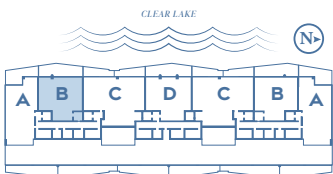


RESIDENCE B

SOUTH UNIT

2 BEDROOM + FLEX | 2½ BATHROOM
1,699 AC SF | 362 TERRACE SF | 2,061 TOTAL SF

RESIDENCE FEATURES
WEST EXPOSURE | FLEX ROOM

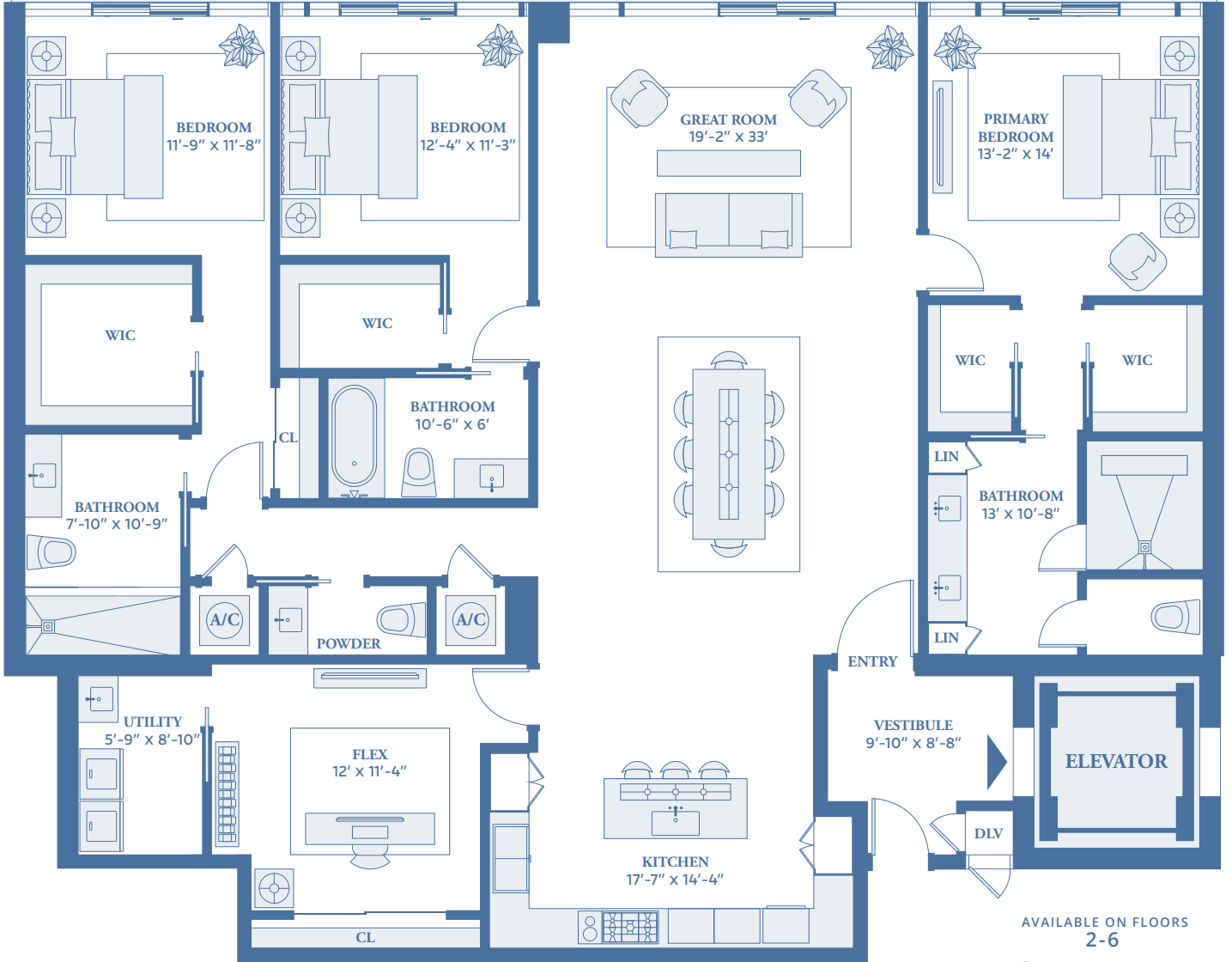


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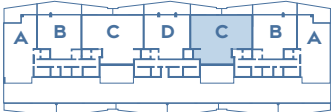
TERRACE
59'-8" x 9'-7"



AVAILABLE ON FLOORS
2-6

NORTH UNIT

CLEAR LAKE

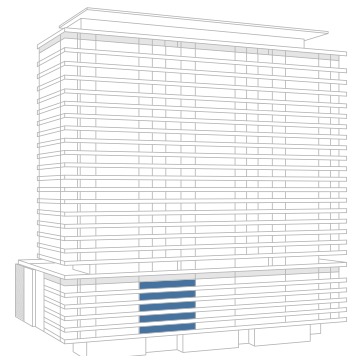


RESIDENCE C

NORTH UNIT

3 BEDROOM + FLEX | 3½ BATHROOM
2,571 AC SF | 389 TERRACE SF | 2,960 TOTAL SF

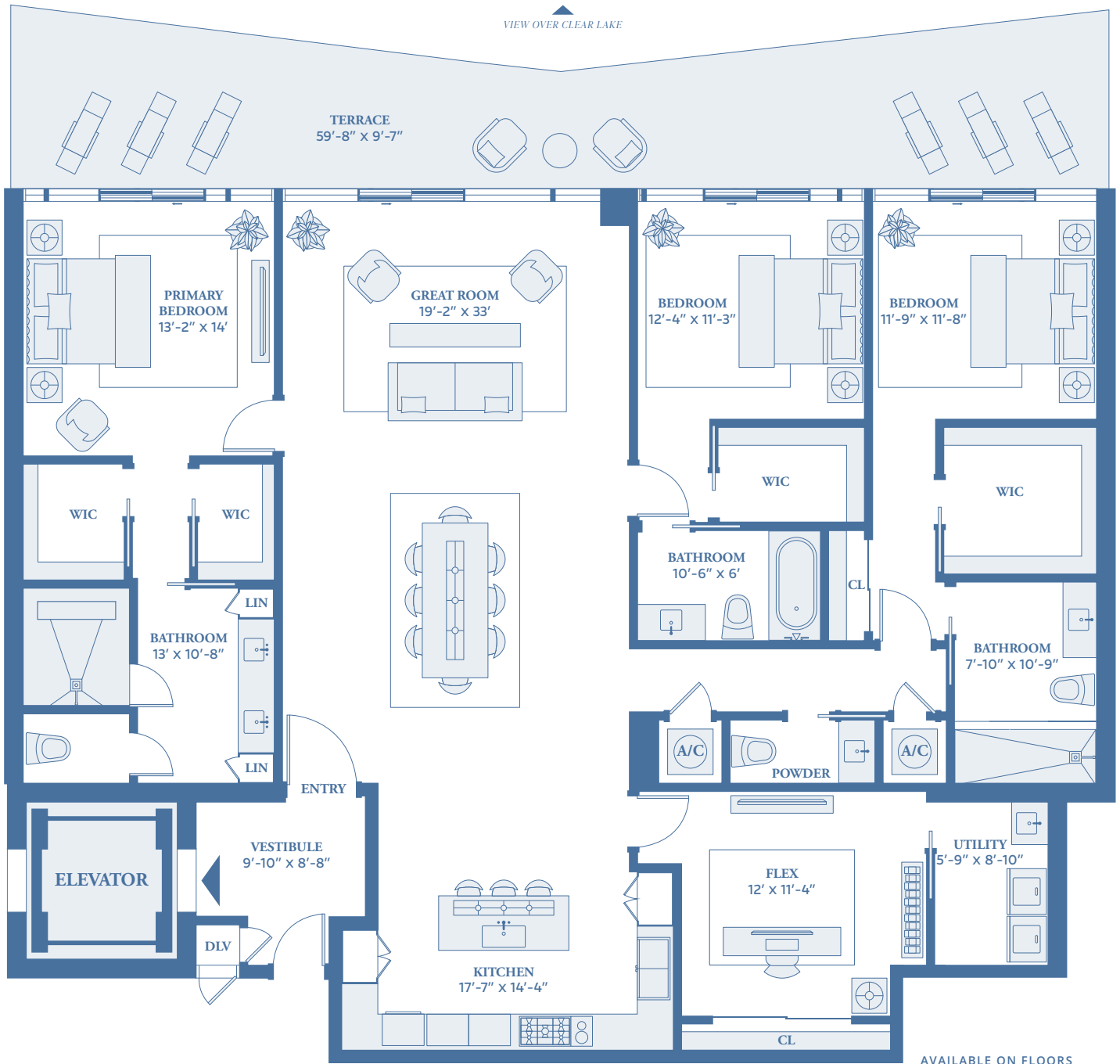
RESIDENCE FEATURES
WEST EXPOSURE | FLEX ROOM



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VIEW OVER CLEAR LAKE



AVAILABLE ON FLOORS 2-6

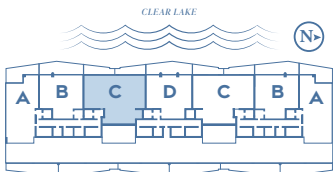
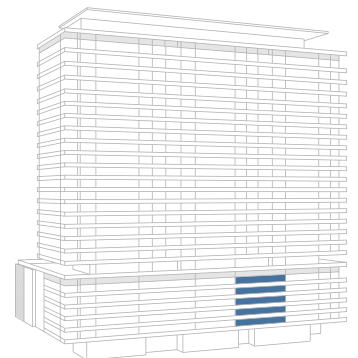


RESIDENCE C

SOUTH UNIT

3 BEDROOM + FLEX | 3½ BATHROOM
2,571 AC SF | 389 TERRACE SF | 2,960 TOTAL SF

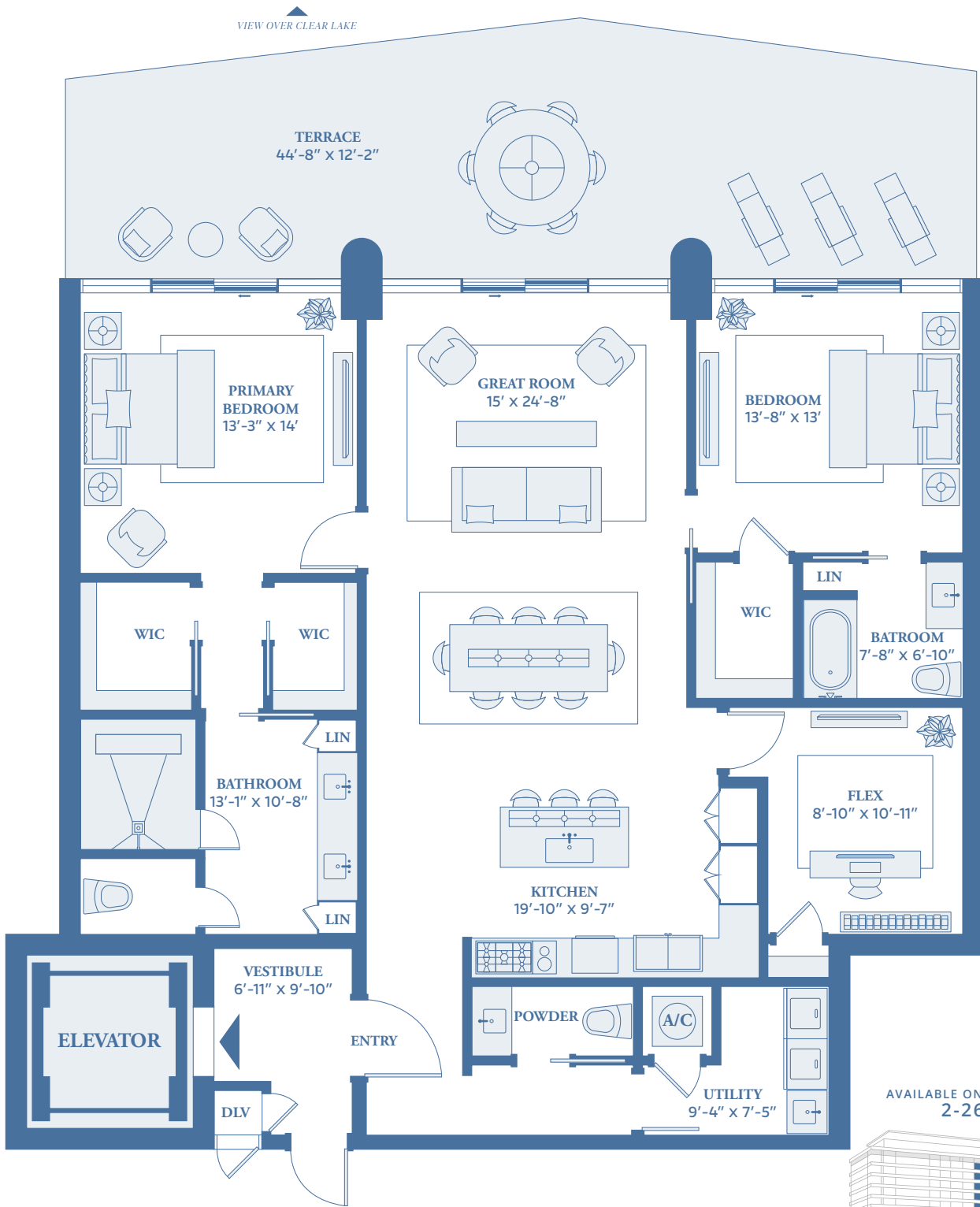
RESIDENCE FEATURES
WEST EXPOSURE | FLEX ROOM



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2-26

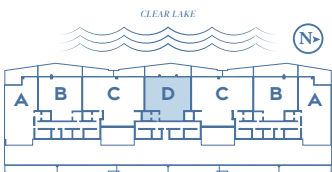
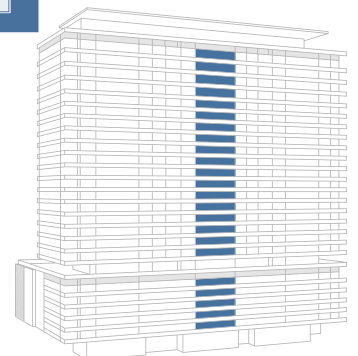


RESIDENCE D

2 BEDROOM + FLEX | 2½ BATHROOM

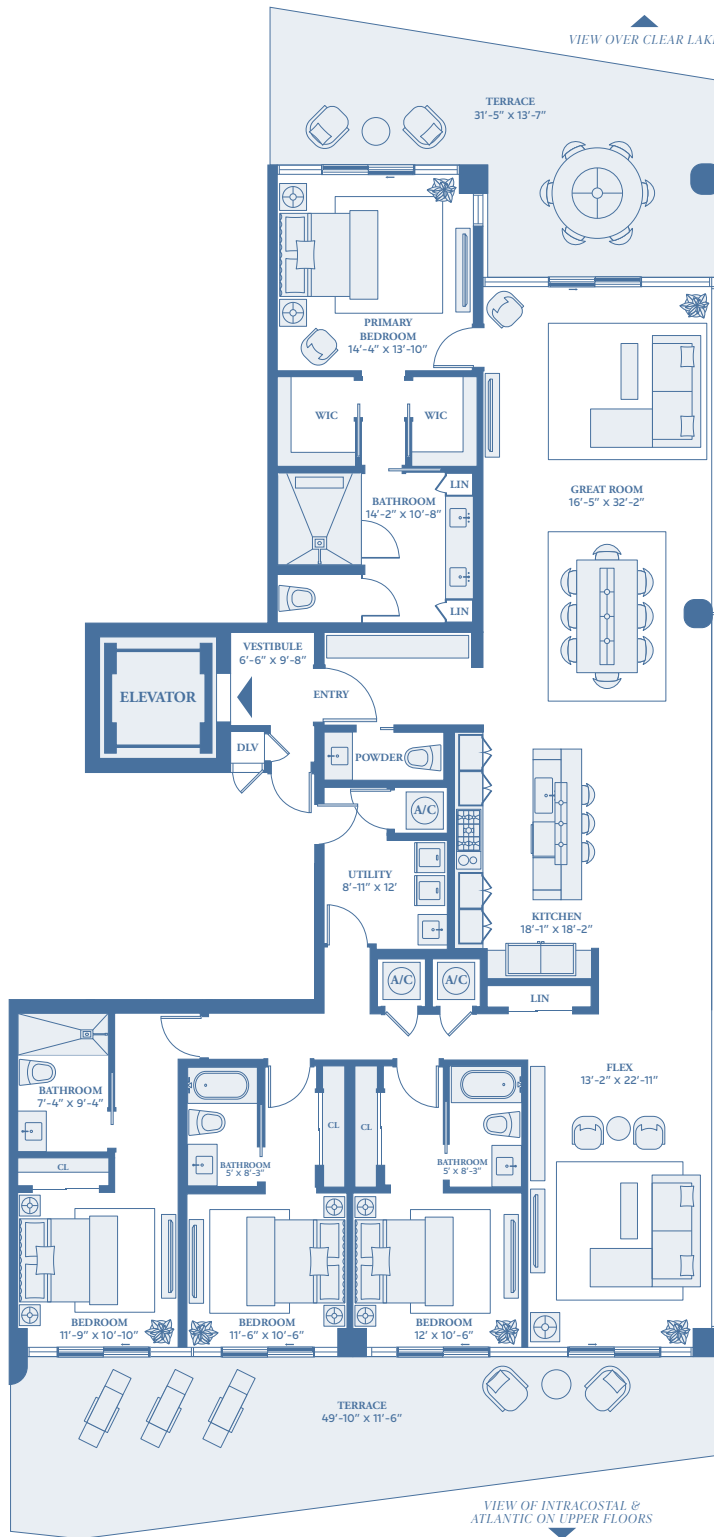
1,780 AC SF | 370 TERRACE SF | 2,150 TOTAL SF

RESIDENCE FEATURES
WEST EXPOSURE | FLEX ROOM

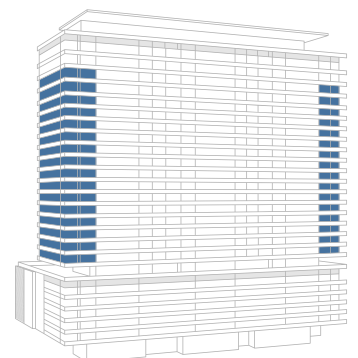


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8-24

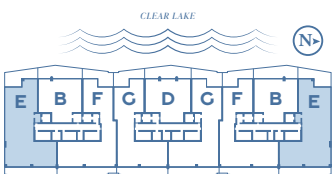


RESIDENCE E

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

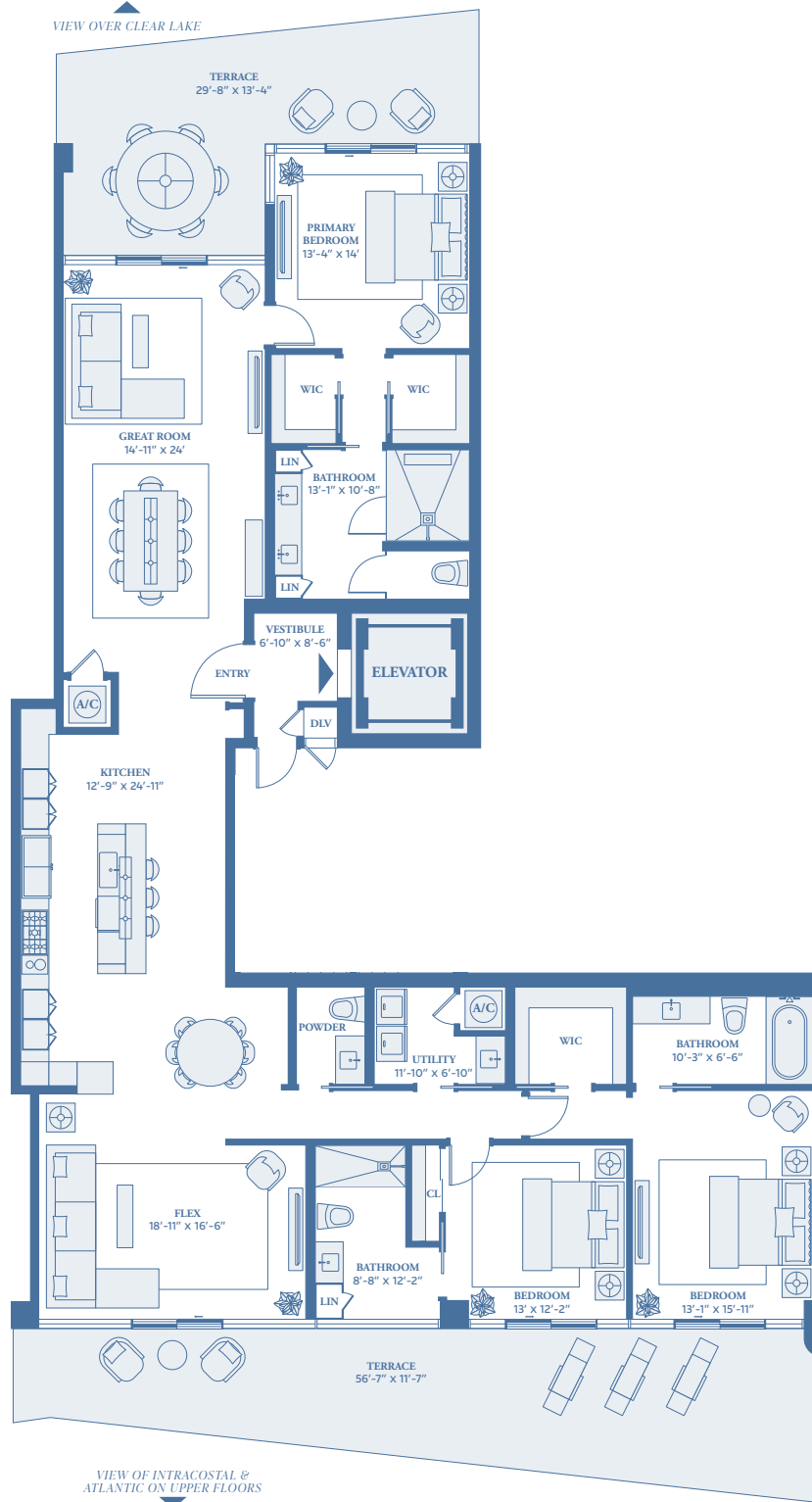
RESIDENCE FEATURES

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



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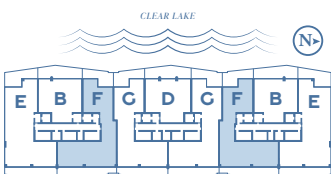


RESIDENCE F

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

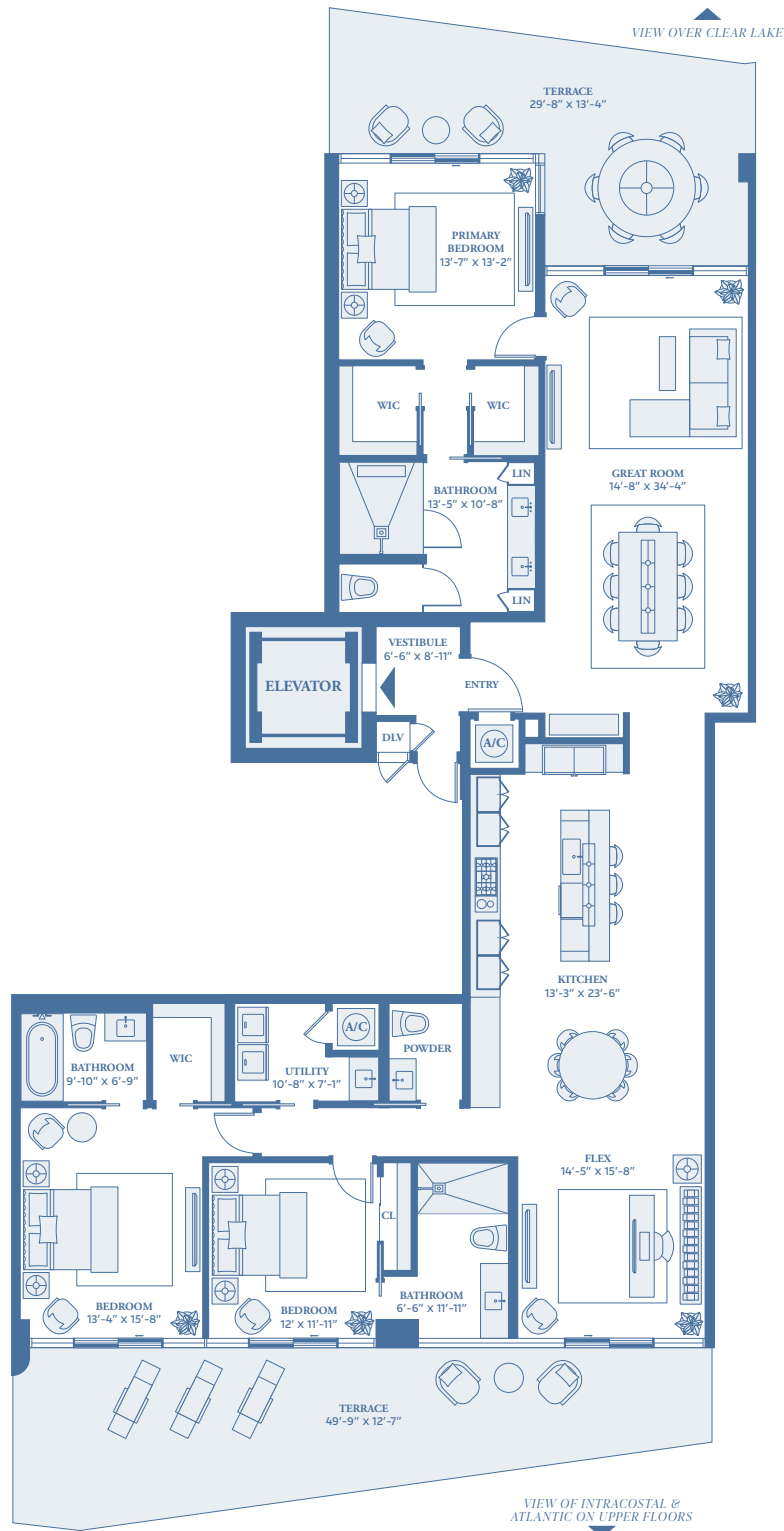
RESIDENCE FEATURES

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

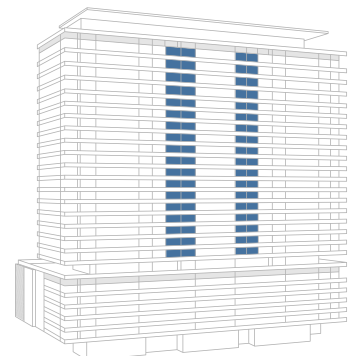


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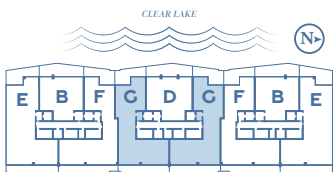


RESIDENCE G

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



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AVAILABLE ON FLOORS
25-26

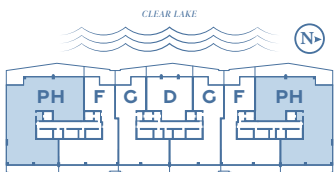


RESIDENCE PH

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



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.





Developer:

AL ADELSON | AUSTRALIAN PROPERTIES GROUP LLC

Architecture:

BERNARDO FORT-BRESCIA | ARQUITECTONICA

Landscape Architecture:

EDSA

THE BERKELEY (CONDOMINIUM SITE)

550 SOUTH AUSTRALIAN AVE | WEST PALM BEACH, FL 33401

SALES GALLERY (CLEAR LAKE PLAZA, 9TH FLOOR)

500 SOUTH AUSTRALIAN AVE | SUITE 910 | WEST PALM BEACH, FL 33401

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