

# SOUTH FLAGLER HOUSE

Overview Brochure  
Friends and Family Pricing



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

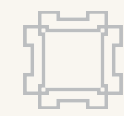


70 VESTRY



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

# 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.



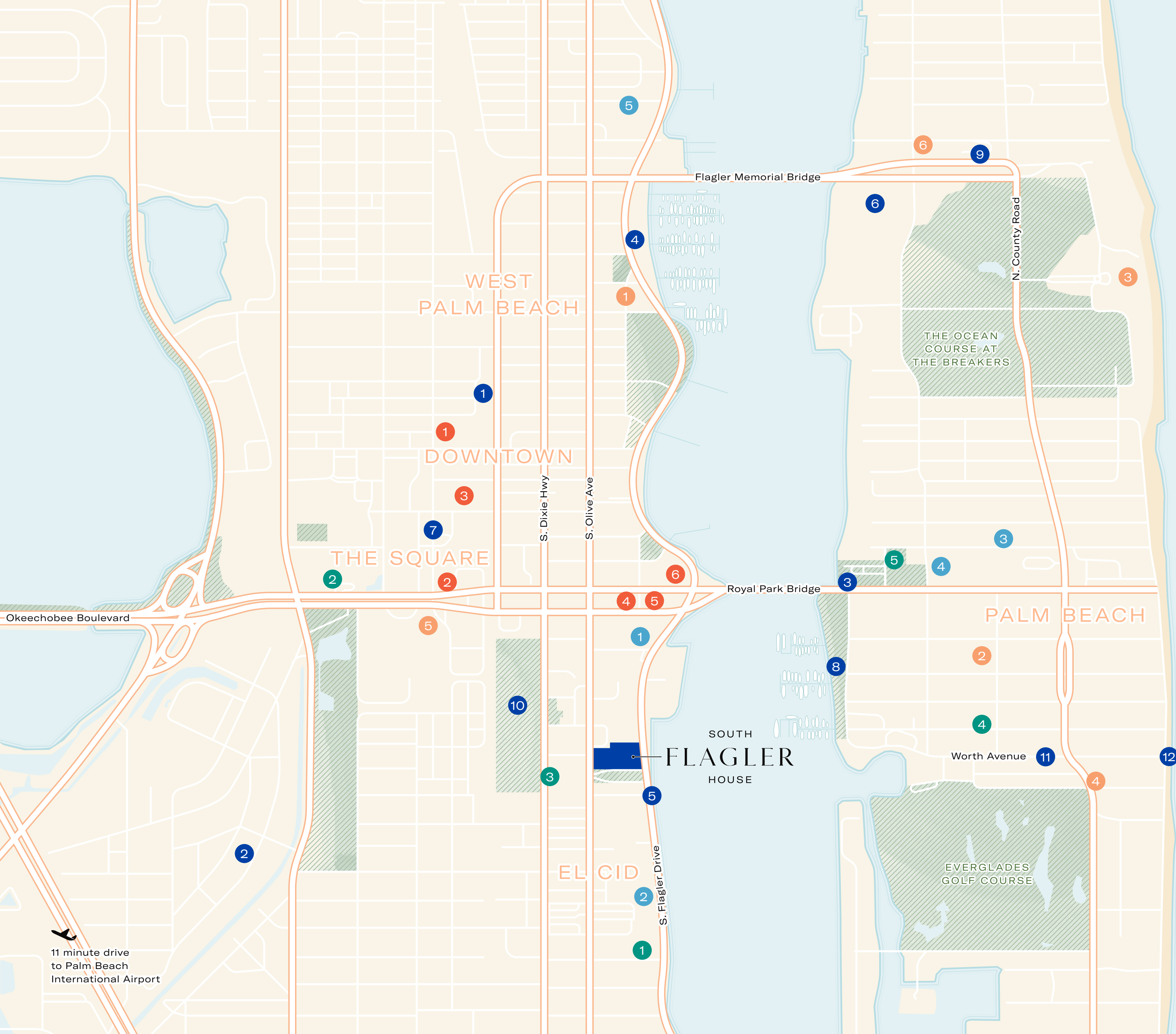


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# IDYLLIC WEST PALM BEACH

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

11 minute drive  
to Palm Beach  
International Airport

# 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

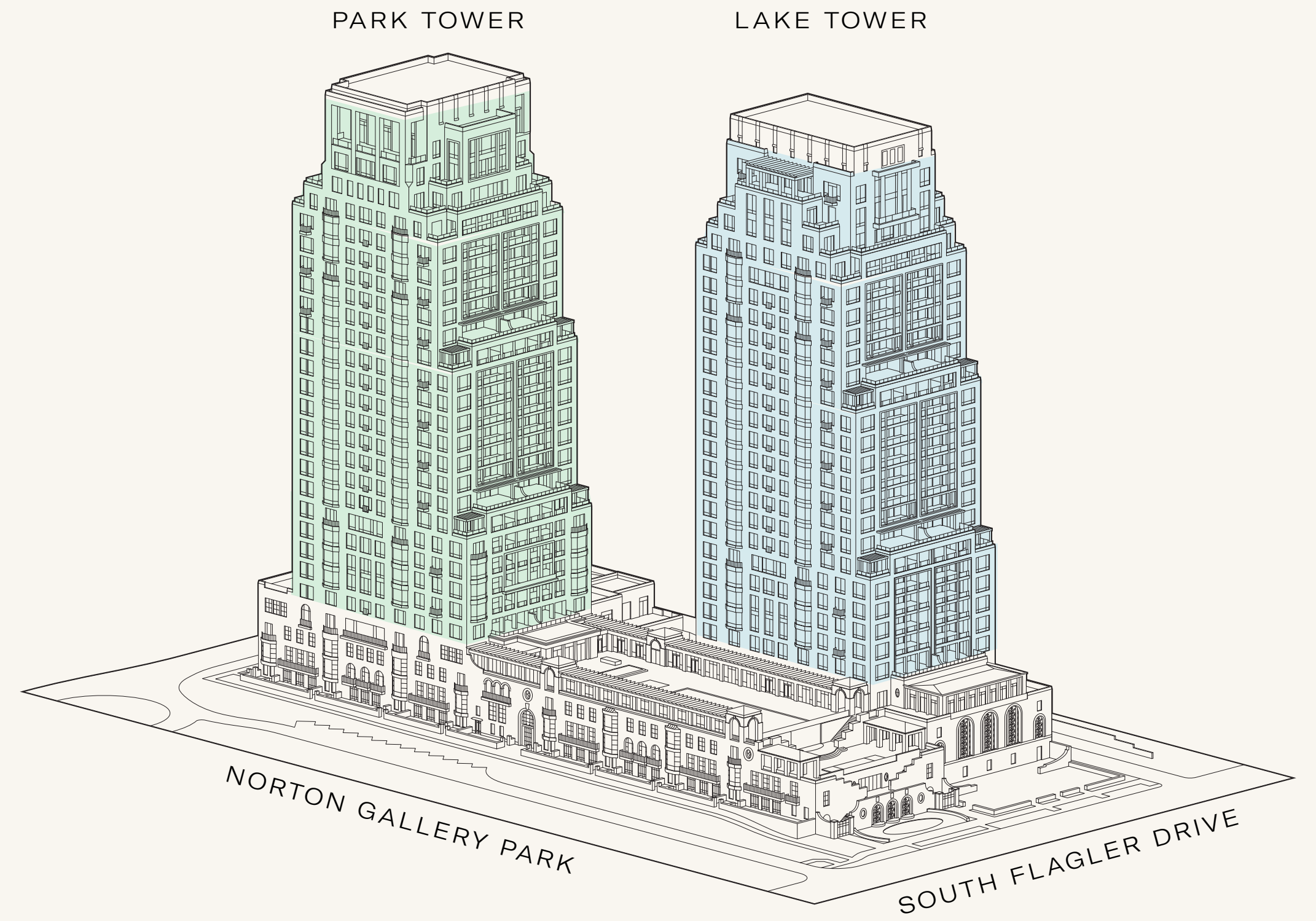
## SWIM AND SPA

- 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

# THE RESIDENCES



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

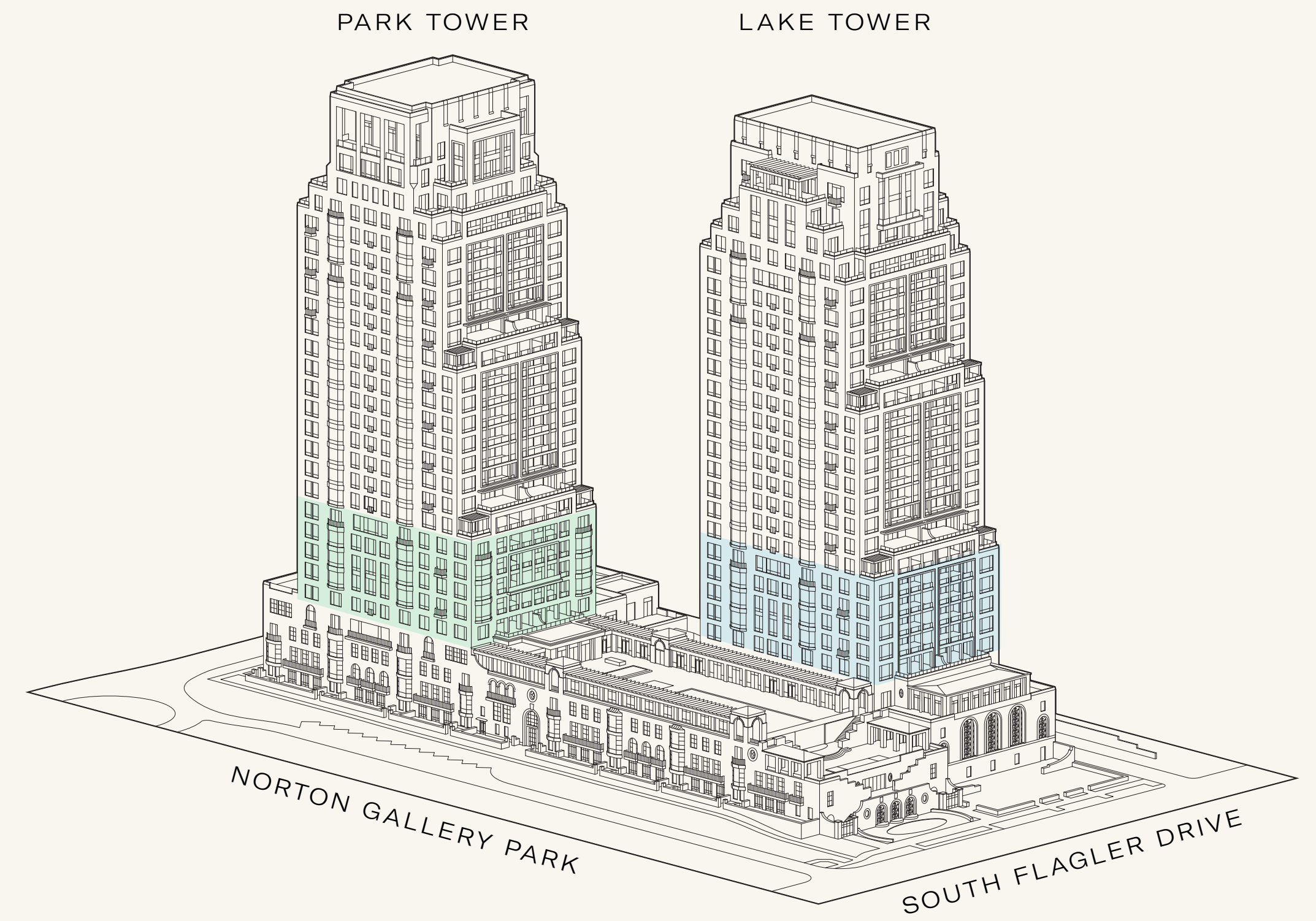
# TIER 1 FLOORS 5-9

The first architectural layer 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'.

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

In total there will be ten 1-bedroom residences located in the Lake Tower and five 2-bedroom residences located in the Park Tower.

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



# 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.

While 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.

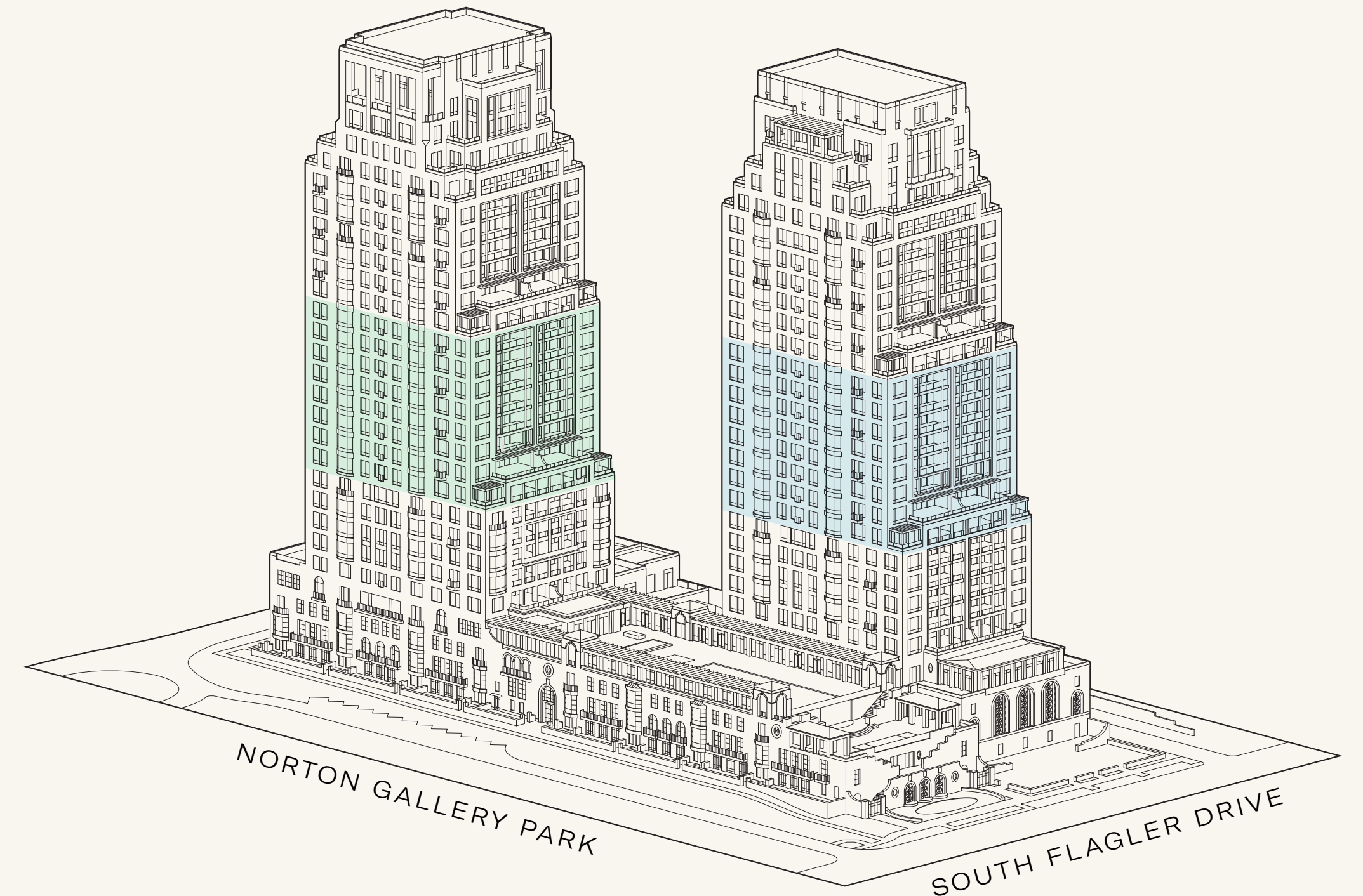
Floors 10 and 11 are rare setback levels that provide extra large east facing loggias extending up to 23’ in depth.

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

All East facing loggias will be 31.5’ wide.  
All West facing loggias will be 30’ wide.

PARK TOWER

LAKE TOWER



# TIER 3 FLOORS 19-24

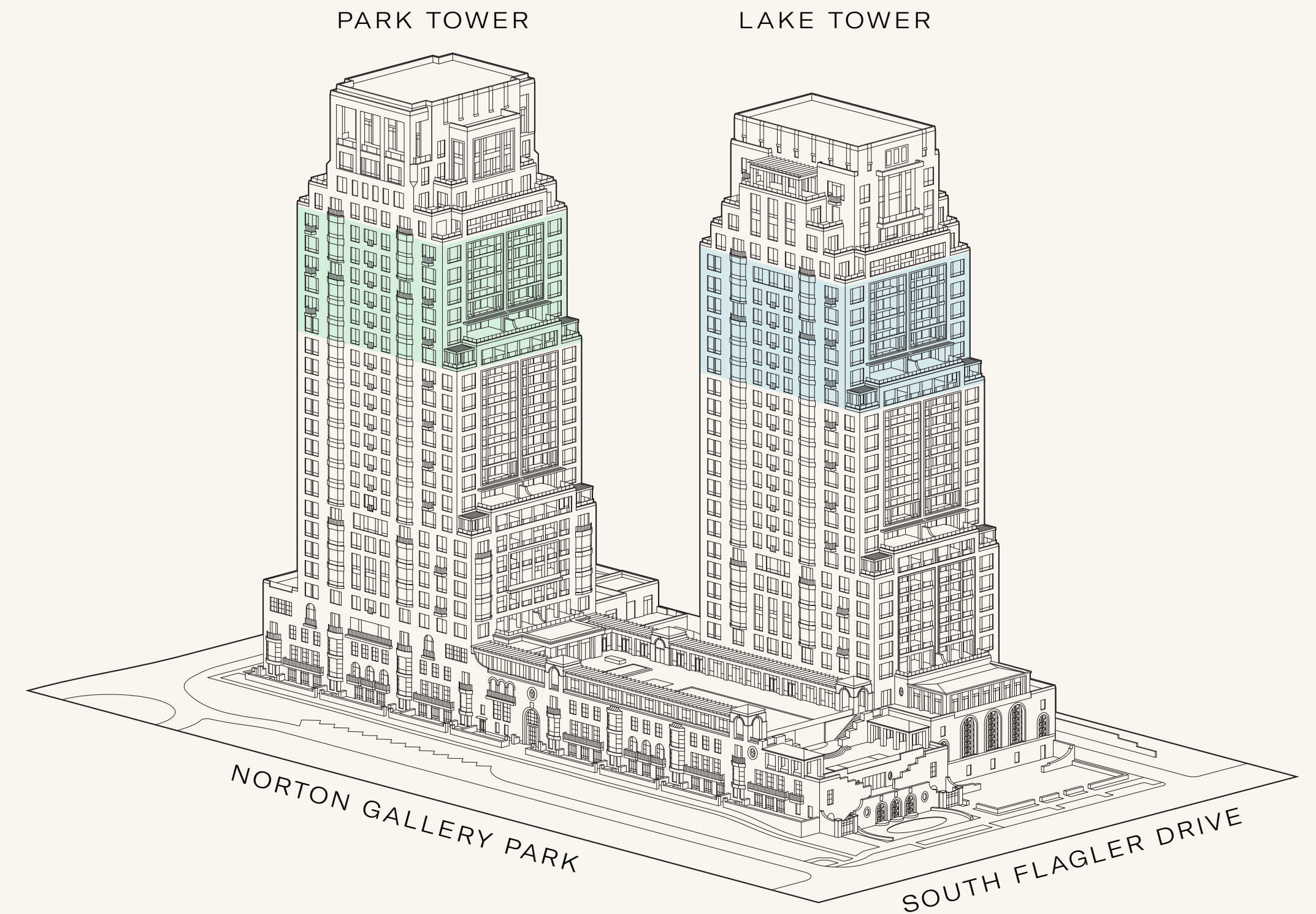
Tier 3 of South Flagler House is designed with a 3-bedroom North Residence and a 4-bedroom South Residence on each floor. Residences span the entire length of the building from East to West and all offer private dining rooms and east facing loggias.

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 23' 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 feet and does not include a corner terrace.

Floors 21 - 24 include the standard 12' by 31.5' wide loggia.





# PENTHOUSES FLOORS 25-28

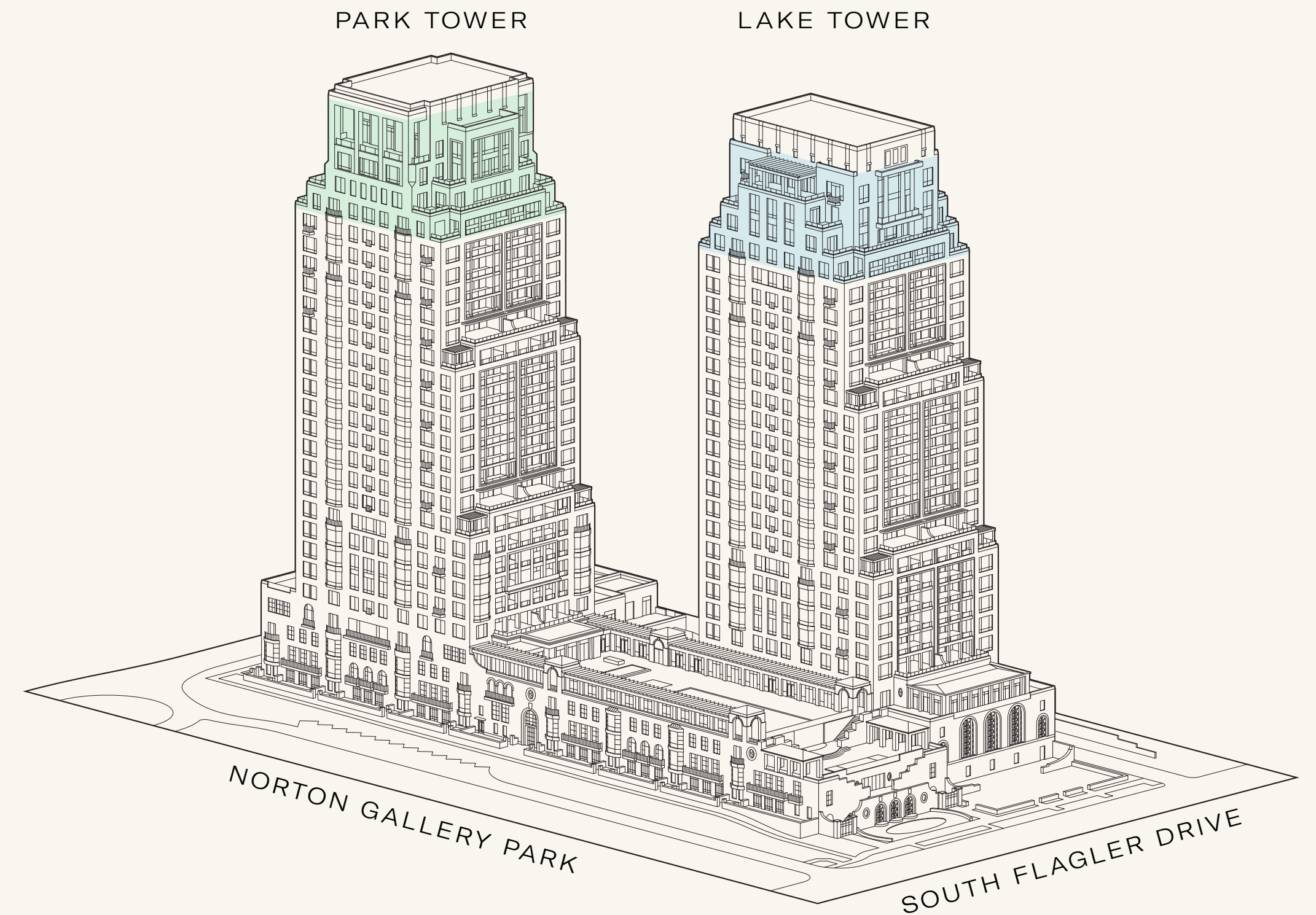
South Flagler House is designed with four half floor penthouses, four full floor penthouses and one duplex penthouse. Each penthouse is unique and offers best in class luxury indoor and outdoor living spaces.

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.

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***For more information on these exclusive offerings, including Pricing, please contact our sales team today [info@southflaglerhouse.com](mailto:info@southflaglerhouse.com)***



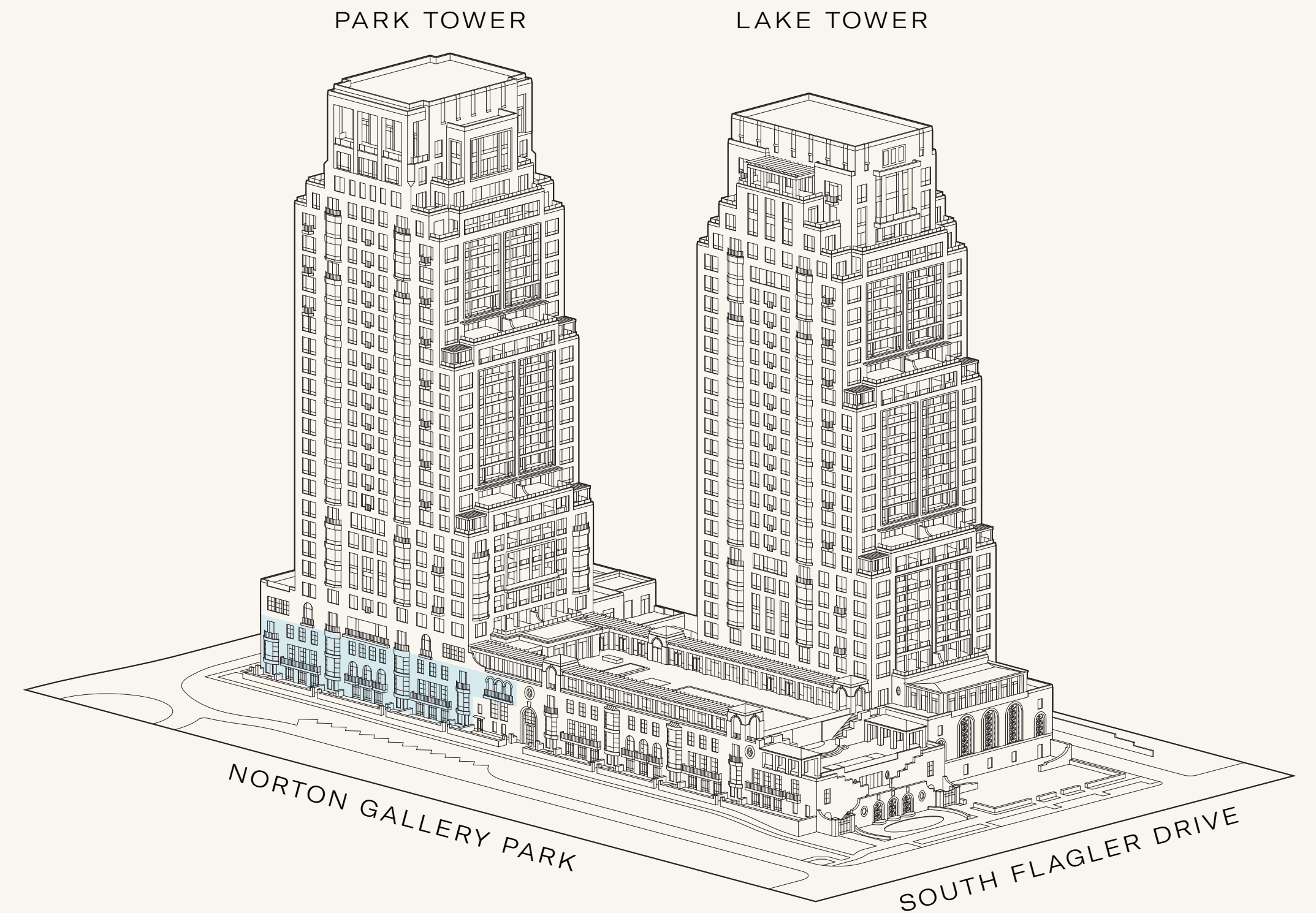
# GUEST / OFFICE SUITES FLOORS 1-3

In addition to residences, South Flagler House will offer private suites for resident-only purchase. Guest suites will overlook the Norton Gallery Park's re-imagined sculpture gardens that lay immediately south of the property.

These accommodations will feature studio, 1-bedroom and 2-bedroom formats ranging in size from approximately 540 to 1,200 square feet of interior space.

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[info@southflaglerhouse.com](mailto:info@southflaglerhouse.com)*



## DEPOSIT STRUCTURE

### DEPOSIT 1: 10%

#### Reservation Signing

Due within 3 business days of Buyer's execution of Reservation Agreement

### DEPOSIT 2: 10%

#### Contract Signing

Due within 10 days upon Buyer's execution of contract

### DEPOSIT 3: 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 4: 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](http://WWW.SOUTHFLAGLERHOUSE.COM)

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ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE 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.

