

RESIDENCE OFFERINGS

The condominium residences command gracious scale as “Palm Beach Homes” in the sky, and are designed to enhance contemporary lifestyles with high ceilings, oversized windows, and grand outdoor spaces. Offering a variety of floor plan designs, a future residence at South Flagler House will meet the versatile needs of your most discerning buyers.

Should you or your client have interest in exploring any of these in more detail, additional information is available upon request.





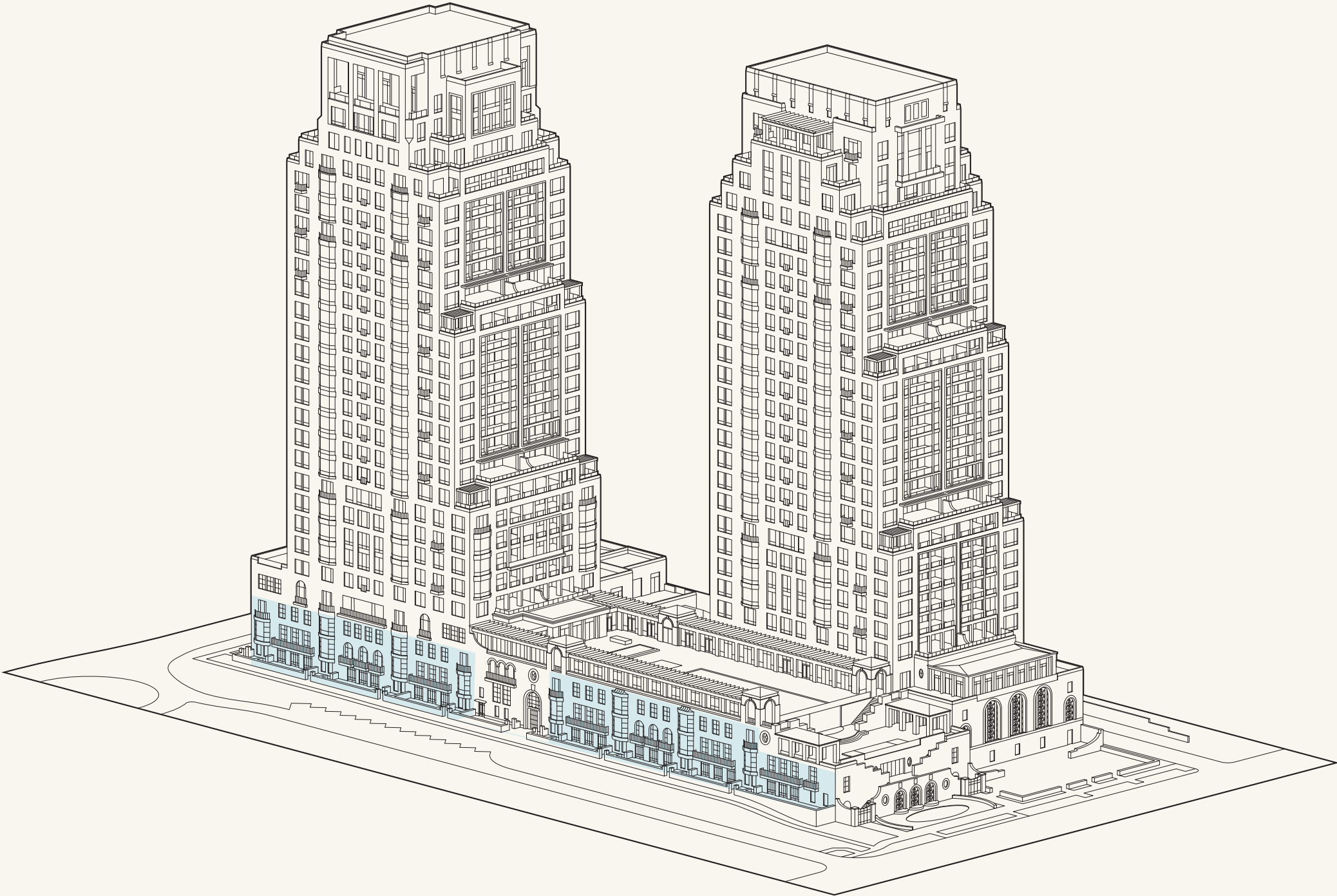
THE TOWNHOMES

South Flagler House Townhomes are three story homes that range from 4 to 7 bedrooms.

Designed to combine the best qualities of single-family and condominium living, Townhomes will have a private 2 car garage within the parking podium and will be accessible from the garage level, the lobby level, and the Norton Gallery Park for the ultimate living experience. Townhome owners will be afforded the same luxury quality and best in class amenity package as all South Flagler House Residents.

All Townhomes come with their own private internal elevator.

All Townhomes have a private entry courtyard garden off of the park that is 12’ deep and as wide as the Townhome.



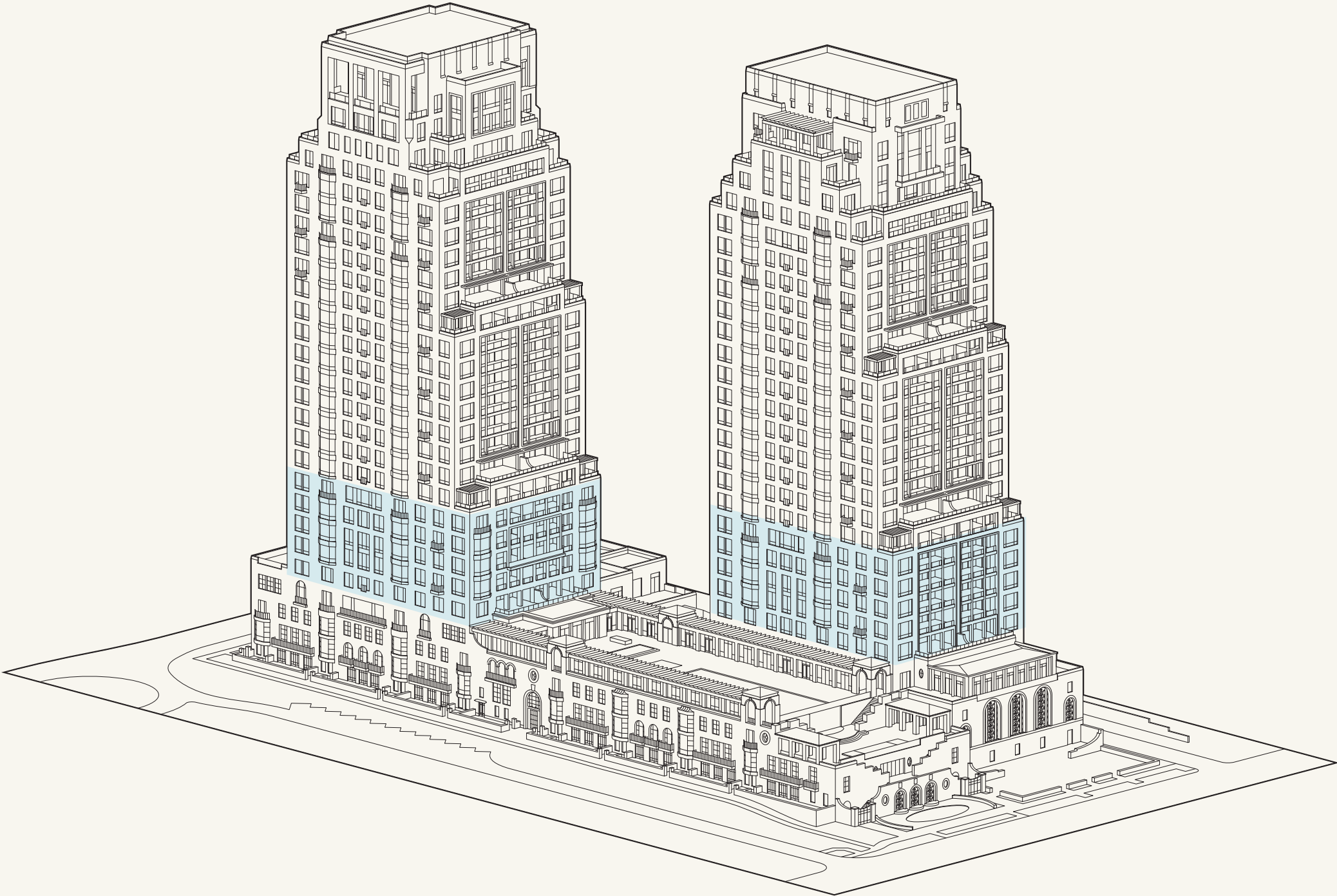


FLOORS 5-9

Tier 1 of South Flagler House is designed with North and South Residences on each floor that run the entire length of the building from east to west.

Tier 1 Residences have the second largest outdoor space in the building as all east facing loggias are a minimum depth of 16'. The 5th Floor Residences have unique extra deep partially covered loggias that extend up to 23'. All east facing loggias will be 31.5' wide.

18 private guest suites are located on the west side of tier 1 in a 1-bedroom format and are available for sale only to residents within the building.





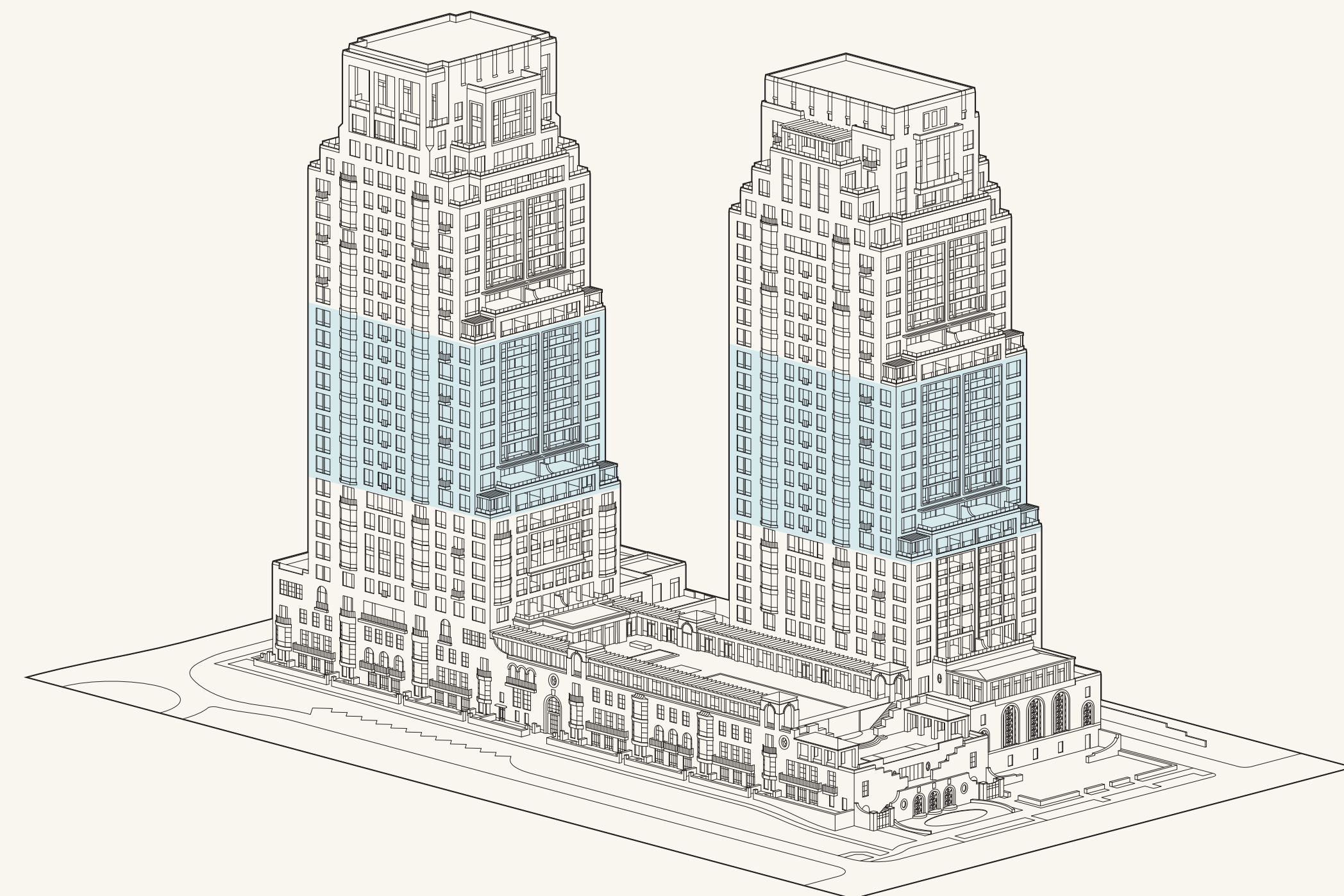
FLOORS 10-18

Tier 2 of South Flagler House is designed with only a North and South Residence on each floor. Residences span the entire length of the building from East to West.

The South Residences 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, kitchenette and private entry foyer from the elevator core.

Floors 10 & 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. The 11th Floor loggia is partially covered to 12 feet and does not include a corner loggia off of the office.

All east loggias will be 31.5’ wide.





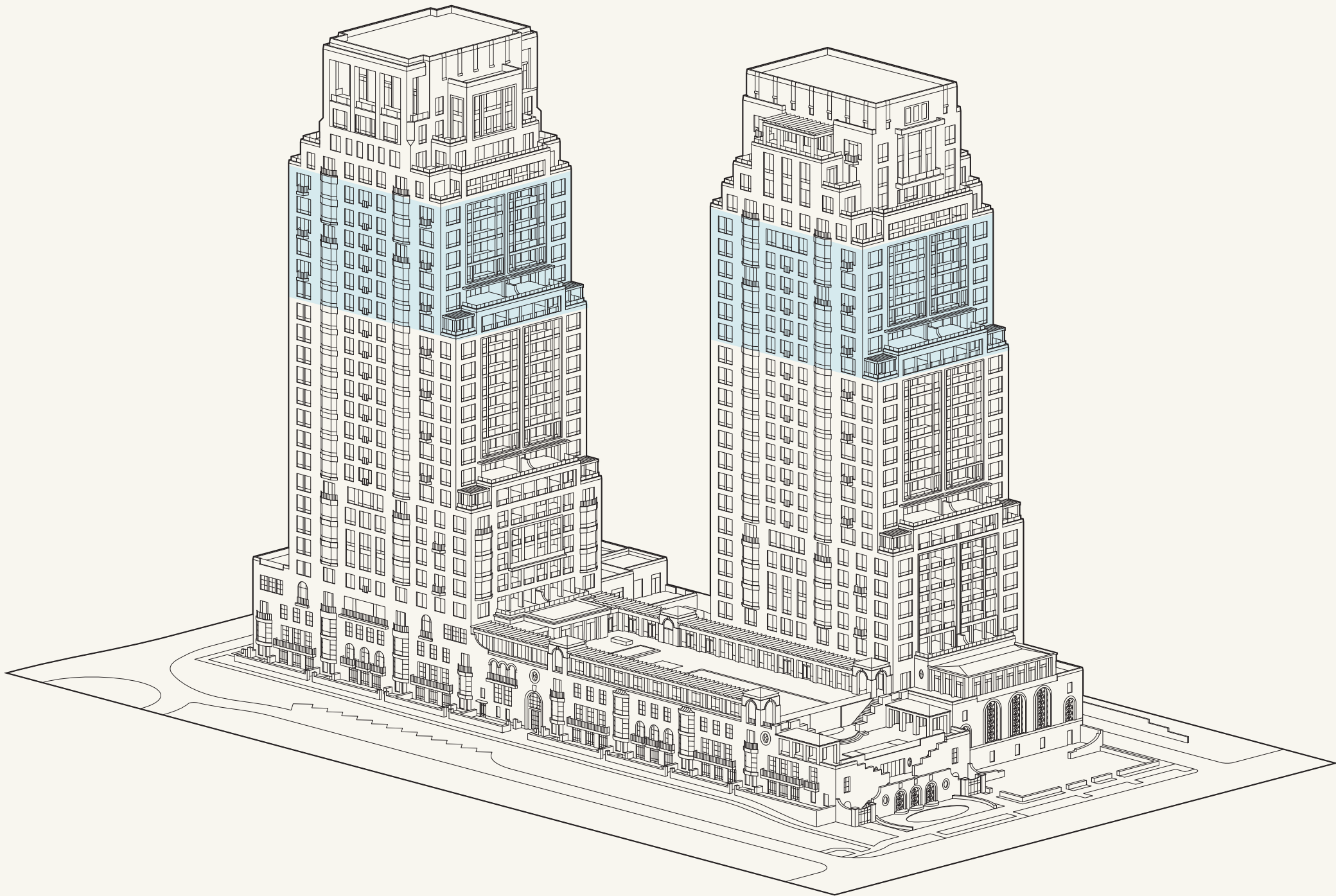
FLOORS 19-24

Tier 3 of South Flagler House is designed with only a North and South Residence on each floor. Residences span the entire length of the building from East to West.

The South Residences 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, terrace, kitchenette and private entry foyer from the elevator core.

Floors 19 & 20 are rare setback levels that provide extra large east facing loggias extending up to 23’ in depth. The 19th Floor loggia is fully covered and includes an uncovered corner terrace located off of the Family Room/Library. The 20th Floor loggia is partially covered 12 feet and does not include a corner loggia off of the Library.

All east loggias will be 31.5’ wide.



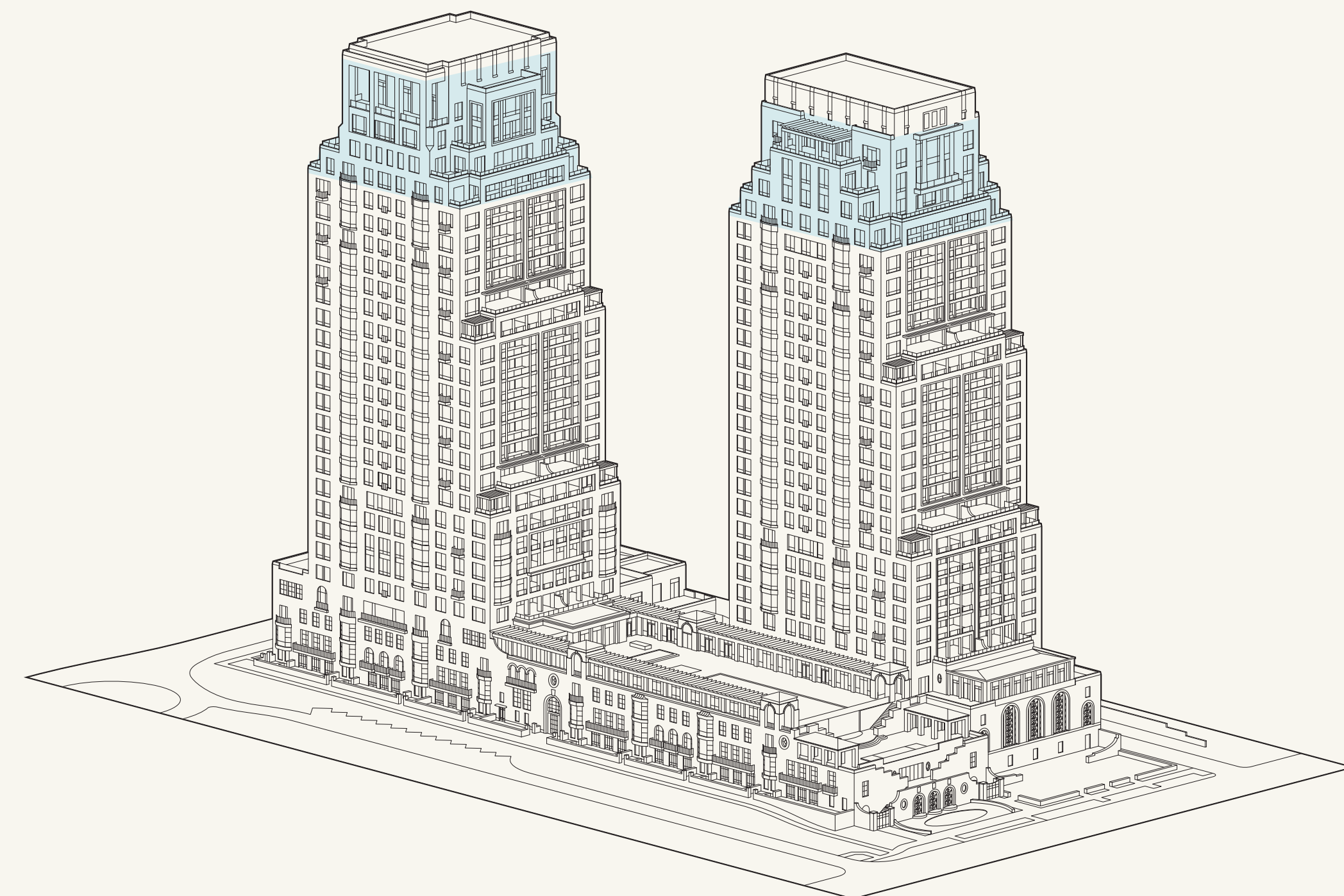


PENTHOUSE FLOORS 25-28

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

Penthouse Buyers have the unique opportunity to purchase private guest suites before they are opened to other Buyers in the building. Private guest suites are 1 bedroom west facing residences on floors 5-9 in each tower. Townhomes also offer a unique guest house opportunity for Penthouse Buyers as most Townhomes provide private climate controlled 2-Car Garages within the Parking Podium.

Should you or your client have interest in the Duplex Penthouse, additional information is available upon request.



DEPOSIT 1: 20%	DEPOSIT 2: 10%	DEPOSIT 3: 10%	DEPOSIT 4: 10%
<u>Contract Signing</u> Due upon Buyer's execution of contract	<u>Groundbreaking / Deep Soil Mixing</u> Due within 5 days following notice from Seller that it has commenced either groundbreaking and/or deep soil mixing activities, whichever is earlier	<u>Construction Reaches Buyer's Selected Floor</u> Due within 5 days following notice from Seller that it has commenced the pouring of the slab of the floor upon which the Unit in contained	<u>Construction Top Out</u> Due within 5 days following notice from Seller that it has achieved top-off of the building
REMAINING BALANCE: 50%			
<u>At Closing</u> Remaining 50% balance will be due at closing			

Equal Housing Opportunity. This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where such offer or solicitation cannot be made or are otherwise prohibited by law, and your eligibility for purchase will depend upon your state of residency. This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. The information provided, including pricing, is solely for informational purposes, and is subject to change without notice. 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.

