

FEATURES & 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 and townhouses.

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 that provides 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 106 beautifully designed residences, including three to six-bedroom homes, penthouses, townhouses, and guest suites.

RESIDENCE AND BUILDING

- On-Site Concierge
- 24/7 Valet and Self-Parking
- 24/7 Security with Doorman and Full Property Surveillance
- 365-Foot Tree Lined Drive Aisle to Auto Court
- Two Keyed Elevators per Residence
- Dedicated Service Elevators
- Package & Mailroom with Cold Storage
- Keyed Climate Controlled Storage
- 2 Deeded Parking Spaces per Residence
- Bicycle Storage and Cleaning Room
- Electric Charging
- Fenced Outdoor Dog Run with Sculpture Garden
- Hotel Guest Suites for Reservation

SPORTS AND FITNESS

- Indoor Pickle Ball Court with Locker Room
- Indoor and Outdoor Sports Lounge
- 24/7 Fitness Center
- Private Training Studios
- Yoga & Pilates Studios
- Outdoor Yoga Lawn & HIIT Lawn
- Golf Simulator
- Outdoor Recreation Lawn Area

BUSINESS

- Business Center
- Private Conference Rooms with Adjacent Outdoor Loggia
- Co-Working Spaces
- Outdoor Meeting Spaces

SOCIAL AND ENTERTAINING

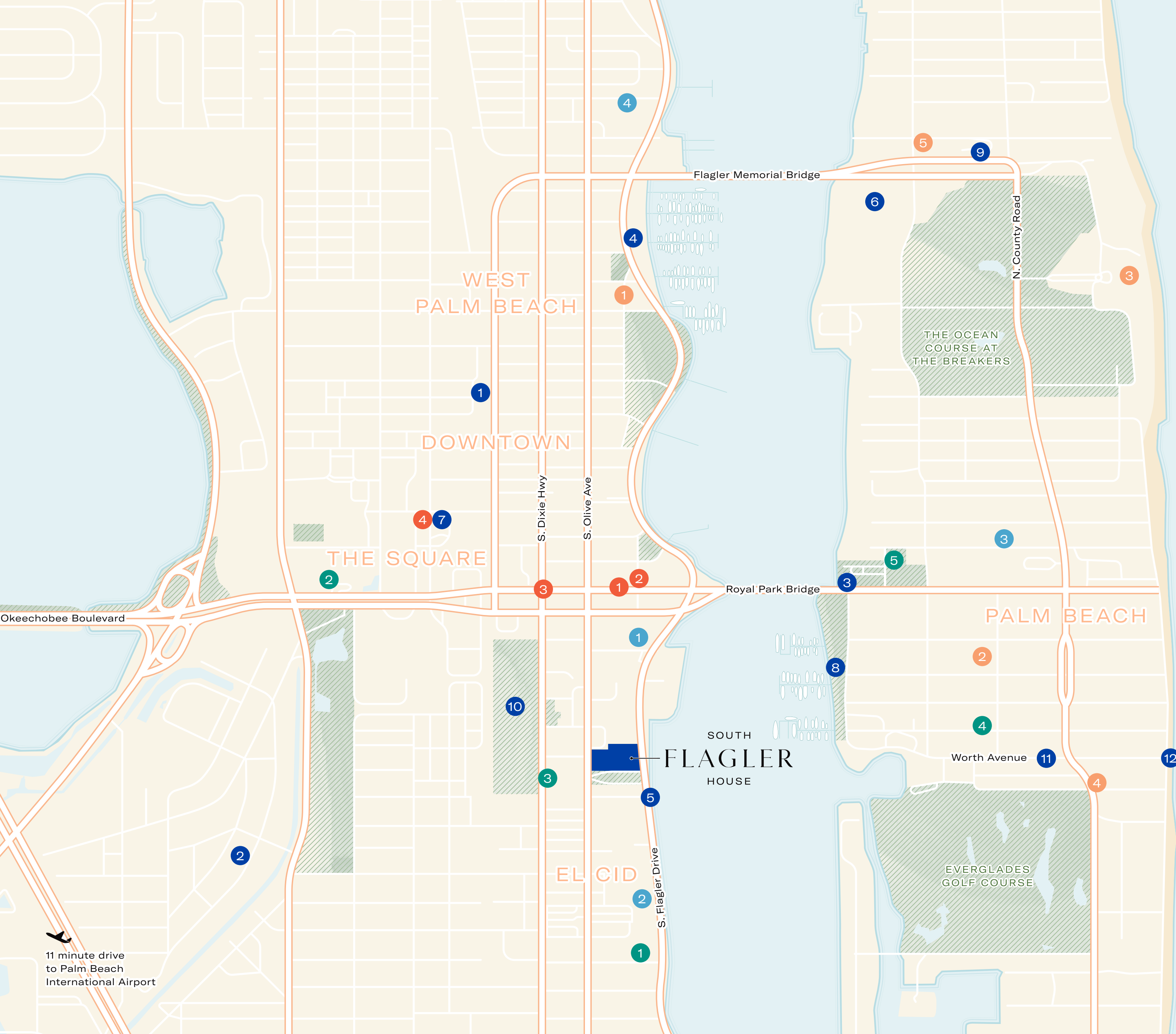
- Private Commercial Kitchen and Catering Pantry
- Private Dining Rooms for Reservation
- Indoor & Outdoor Dining Areas
- Private Resident Wine Cellars
- Cocktail Lounge and Bar
- Sunset Games & Cards Room
- Library
- Cinema Room with Multi-Media Capabilities and Theater Level Seating
- Indoor/Outdoor Pavilions with Sun Deck and Tranquil Water Feature

SWIM AND SPA

- 25-Meter Lap Pool
- Shallow Sun Shelf Pool
- Outdoor Hot Tub Spa
- Landscaped Pool Deck with Umbrellaed Chaise Lounges
- Private Cabanas for Reservation
- Separate Women’s and Men’s Locker Room Spas Complete with Vitality Pool, Ice Plunge, Steam, Infra-Red Sauna and Lounge
- Spa Treatment Rooms for Massage or Physical Therapy Reservation
- Beauty Salon

CHILDREN’S RECREATION

- Indoor Jungle Gym Playroom
- Indoor Craft Room
- Indoor Tweens/Teens Game Room
- Outdoor Water Garden
- Kitchenette & Catering Pantry



DEPOSIT 1: 20%

Contract Signing
Due upon Buyer's
execution of contract

DEPOSIT 2: 10%

Groundbreaking
/ Deep Soil Mixing
Due within 5 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 5 days following
notice from Seller that it
has commenced the
pouring of the slab of the
floor upon which the Unit
is contained

DEPOSIT 4: 10%

Construction Top Out
Due within 5 days
following notice from Seller
that it has achieved top-off
of the building

REMAINING BALANCE: 50%

At Closing
Remaining 50% balance will be due at closing



PROJECT TEAM

FRISBIE GROUP & HINES

CO-DEVELOPERS

ROBERT A.M. STERN ARCHITECTS

DESIGN ARCHITECT

PEMBROOKE & IVES

INTERIOR DESIGN

SMI

LANDSCAPE ARCHITECT

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