

ROSEWOOD
RESIDENCES
HILLSBORO BEACH

PURCHASER'S GUIDE

Envisioned for those
with a desire to
gracefully unfold with
the current.





A SENSE OF PLACE

Intimate Oceanfront Living

A discovery of self, a new chapter scored with deeper meaning, enriched purpose,
and a life of authentic expression.

This is intimate oceanfront living.



OCEANFRONT ROOFTOP
Artist's Conceptual Rendering; Surrounding Buildings and Landmarks Modified or Omitted

Oceanfront Residences

Property Details

SITE AREA	5.1 acres
OCEANFRONT	605 ft
STORIES	10
PRICE	Starting \$5.6M

Number of Residences

2 BEDROOM	29
3 BEDROOM	1
4 BEDROOM	4
5 BEDROOM	36

Residence Sizes

2 BEDROOM	2,804 - 2,813 sf
3 BEDROOM	4,325 sf
4 BEDROOM	5,018 - 5,613 sf
5 BEDROOM	5,018 - 5,640 sf

Rosewood Residences Hillsboro Beach unfolds like an epic novel, featuring exquisite homes within a 3-story intracoastal condominium and 10-story oceanfront tower directly on the sand.





INTRACOASTAL TOWER
Artist's Conceptual Rendering; Surrounding Buildings and Landmarks Modified or Omitted

Rosewood Residences Hickory Bend | 11

Intracoastal Residences

Property Details

SITE AREA	6.1 acres
INTRACOASTAL	600 ft
STORIES	3
PRICE	Starting \$5.4M

Number of Residences

2 BEDROOM	3
3 BEDROOM	8
4 BEDROOM	6
5 BEDROOM	5

Residence Sizes

2 BEDROOM	3,337 sf
3 BEDROOM	2,976 – 3,727 sf
4 BEDROOM	5,661 sf
5 BEDROOM	4,762 - 6,419 sf





PRIMARY CLOSET
Artist's Conceptual Rendering

Experience the Details & Embrace the Extraordinary

RESIDENCE FEATURES

- Private elevator lobby and entry foyer for each residence
- Expansive balconies with direct water views
- Custom European wood or stone flooring, at the owner's option
- European wood doorways
- Powder room and laundry room in every residence
- Integrated smart home technology
- Private rooftop terrace or lanai terrace, with pool and outdoor summer kitchen, available in certain units
- Midnight bar in primary bedroom

Designer Materials & Finishes

Custom Piet Boon Designed Kitchens
With Wolf & Sub-Zero Appliance Package

DESIGNER APPLIANCE PACKAGE

- Refrigerator and Freezer
- Coffee Machine
- Warming Drawer
- Microwave
- Steam Oven
- Convection Oven
- 48” Gas Range, with built-in exhaust hood
- Dishwasher

LUXURIOUS PRIMARY BATHROOMS

- Natural stone showers and freestanding tub
- Custom stone vanities with integrated sinks
- Makeup vanity counter
- Private water closet
- Finished walk-in closet in primary bedroom

OPTIONAL UPGRADES

- Wine bar, including built-in wine fridge and ice maker
- Enhanced smart home technology package



AMENITIES & SERVICES

A Life of Endless Possibility

Enriched amenities offer a lifestyle that embodies the energy of Hillsboro Beach, sculpting an authentic Sense of Place® for discerning residents at the threshold of their next great adventure.





A Story of Limitless Amenities & Experiences

ENRICHED AMENITIES

- Signature Oceanfront Restaurant by a celebrated chef dedicated to residents
- Direct entry to dedicated beach with lounge chairs, umbrellas & service
- Beachside food and beverage service
- Oceanfront Swimming Pool
- Sunset Pool with dedicated food and beverage service
- Outdoor Spa with sunbeds and cabanas
- His and Hers Spas, inclusive of saunas, steam rooms, hydro pools, and cold plunge pools
- Two state-of-the-art Fitness Centers with high-impact training room
- Indoor and outdoor wellness space at the Intracoastal Fitness Center
- Tennis Court, Pickle Ball Court, and Padel Tennis Court, and Pro Shop
- Outdoor entertaining area with Bocce Court and summer kitchens
- Indoor and Outdoor yoga
- Sunrise Hammock area
- Sunrise Lounge for entertaining and events
- Stylish Cocktail Lounge
- Sundry Shop & Creamery serving fresh coffee, pastries, and seasonal fare
- Private Salon for personalized beauty services
- Imaginative Gameroom & Virtual Reality Game Simulators
- Luxury guest rooms for friends and family
- Dramatic Piet Boon designed lobby with open lounge area
- Conference and Meeting rooms
- Dog run







Curated for Convenience, Envisioned for Excellence

RESIDENCE SERVICES

- Residential butler services
- Dedicated concierge
- 24-hour security and valet service
- House car
- On-site general manager
- In-residence dining and catering from on-site restaurant
- Home management services from cleaning and maintenance to floral and pantry stocking

À la carte services are performed by third parties for an additional fee

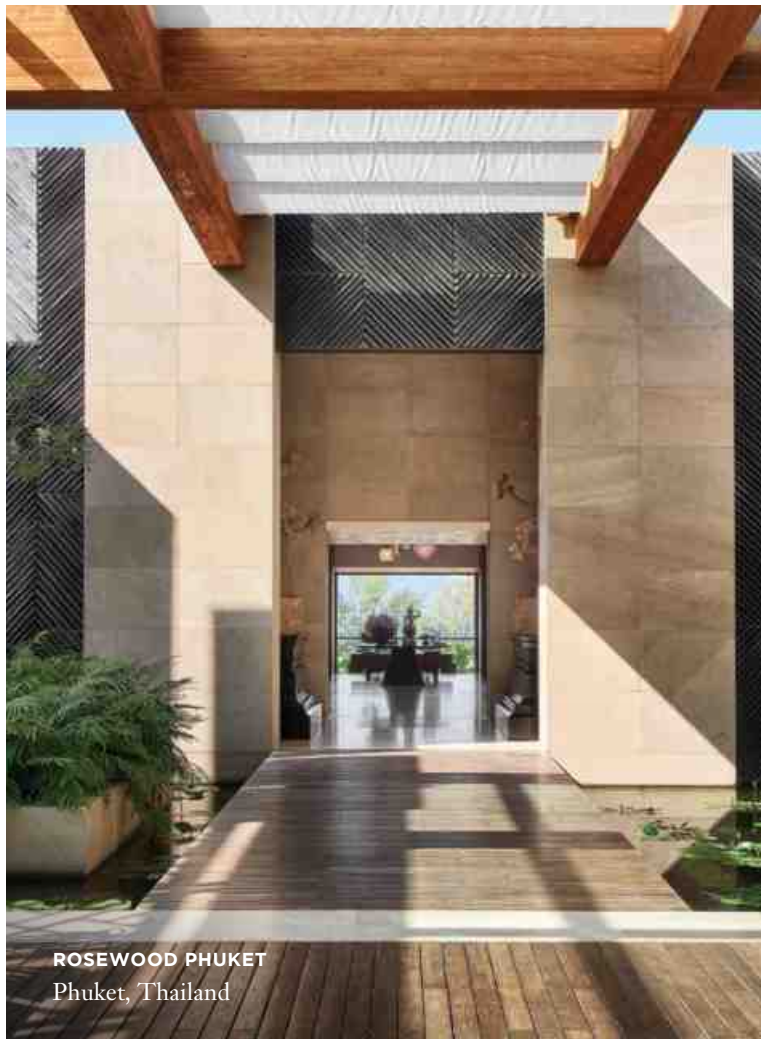
DISCOVER HILLSBORO BEACH

The Setting for Your Life Story

Hillsboro Beach offers a stretch of pure oceanfront living nestled between Boca Raton and Fort Lauderdale. To own along this unique residential enclave of Hillsboro Mile is an opportunity to experience an intimate beach setting with proximity to South Florida's most desirable shopping, entertainment, and cultural centers.



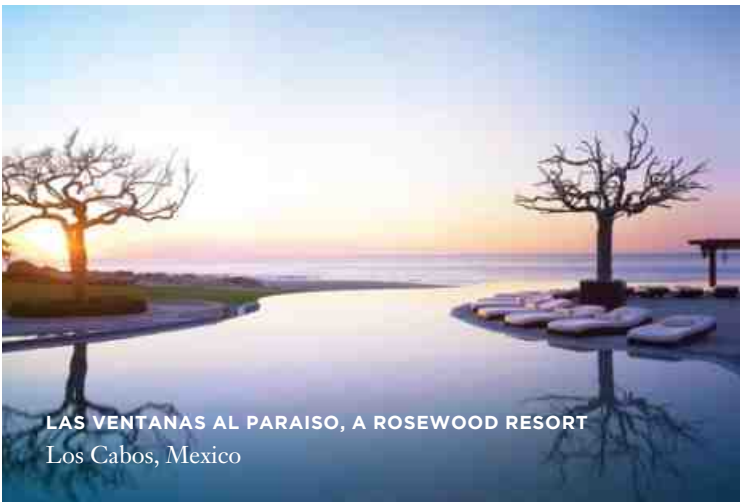
The Rosewood Experience



ROSEWOOD PHUKET
Phuket, Thailand



ROSEWOOD MANSION ON TURTLE CREEK
Dallas, Texas



LAS VENTANAS AL PARAISO, A ROSEWOOD RESORT
Los Cabos, Mexico



HÔTEL DE CRILLON, A ROSEWOOD HOTEL
Paris, France

Rosewood Hotels & Resorts

The world's leading travel guides, magazines and industry experts have consistently recognized Rosewood's hotels and resorts as among the world's best places to stay. This is, in part a reflection of a mission to create rewarding and lasting relationships with the people and communities in its destinations.



ROSEWOOD MIRAMAR BEACH
Montecito, California

Rosewood Advantages

SENSE OF PLACE®
Rosewood’s guiding philosophy, A Sense of Place®, weaves the culture, history, geography, and community of the location into the fabric of each property, lending each a unique personality.

DESIGN DRIVEN BRAND
Grounded in a Sense of Place® philosophy, the Rosewood approach to design is to customize and meticulously develop each concept to be deeply reflective of the beauty of the destination ensuring each property meshes seamlessly with its surroundings. Rosewood works with developer partners and project design teams to shape and craft the design narrative and experience for each individual property.

SERVICE
Rosewood’s service never follows a formula; instead, it is unscripted, authentic, and personalized. Beyond delivering a service, Rosewood helps residents elevate their lifestyle.

ROSEWOOD RESERVE MEMBERSHIP
Your purchase of a Rosewood Residence welcomes you into an exceptionally exclusive community that is afforded unparalleled privileges. Through your admittance in the owners-only Rosewood Reserve program, enjoy rare access, preferential services, and refined advantages unknown to other guests, at all Rosewood Hotels & Resorts® properties worldwide.

Rosewood Reserve recognizes residence owners with VIP treatment and exclusive preferential access at all other properties.

- RESERVE BENEFITS**
- Exclusive room rates at Rosewood Hotels & Resorts® worldwide
 - Exclusive rates on dining and spa services at Rosewood Hotels & Resorts® worldwide
 - Complimentary upgrade to the next room category at check-in
 - VIP Courtesies throughout stay
 - Preferential reservation assistance
 - 24-hour check-in and check-out time



AUBERGE BEACH RESIDENCES
The Related Group

The Visionary Team

The Related Group DEVELOPER

Established in 1979, The Related Group is Florida’s leading developer of sophisticated metropolitan living and one of the country’s largest real estate conglomerates. Since its inception, the privately held company has built, rehabilitated and managed over 100,000 condominium, rental and commercial units. The firm is one of the largest Hispanic-owned businesses in the United States with a development portfolio in excess of \$40 billion in 40+ years.

The Related Group has earned awards and recognition throughout the United States and internationally for its visionary designs and development of luxury condominiums, market-rate rentals, mixed-use centers and affordable properties – often in emerging neighborhoods that impact the lives of all demographics. The Related Group has redefined real estate by diversifying both its products and buyers, expanding internationally while also sponsoring public art installations that enhance cities’ global culture and streetscapes.

TIME Magazine named Founder, Chairman and CEO of The Related Group, Jorge M. Pérez, one of the top 25 most influential Hispanics in the United States. Currently, The Related Group has over 70 projects in varying phases of development. In addition, Pérez and The Related Group boast one of the most extensive, private international contemporary art collections in the world, one in which each piece is carefully selected by our full-time curators in order to achieve the perfect balance of nature, art and design.

Dezer Development

DEVELOPER

Dezer Development was founded in 1970 by real estate visionary Michael Dezer. In 1999, together with his son, Gil Dezer, president of Dezer Development, the company expanded outside of Manhattan to encompass unique and strategic holdings in New York, Florida, and Las Vegas. In 1985, the Dezers acquired their first oceanfront hotel properties and in 1996 began to focus on Sunny Isles Beach. The renowned father and son team are credited as major players in the rebirth of the area, having developed eight luxury high-rise residential and condo-hotel developments through unique partnerships with marquee lifestyle brands.

Today, Dezer Development has arguably one of the largest holdings of beachfront property in the state. In addition to these properties, the Dezers have significant holdings in New York. Their portfolio encompasses more than 20 properties with over 1 million square feet. Dezer Development’s branded real estate portfolio includes six Trump-branded towers, the Porsche Design Tower, and Residences by Armani/Casa. Generating an unprecedented response from a broad range of local, national, and international buyers, the prolific developer has successfully sold over 2,700 units and generated over \$3.6 billion in sales.

Arquitectonica

ARCHITECT

Arquitectonica is an international architecture, landscape architecture, interior design and urban planning corporation headquartered in Miami, Florida’s Coconut Grove neighborhood. Arquitectonica began in 1977 as an experimental studio founded by Peruvian architect Bernardo Fort-Brescia, Laurinda Hope Spear, Andrés Duany, Elizabeth PlaterZyberk and Hervin Romney. Today, the firm is still led by Bernardo Fort-Brescia and Laurinda Hope Spear, and has designed such famous buildings as the Banco de Crédito Headquarters, in Lima, Peru, Atlantis Condominium in Miami, The Pink House in Miami, the American Airlines Arena in Miami and the Westin Hotel and entertainment complex in New York, amongst many others.

Studio Piet Boon

INTERIOR DESIGNER

Studio Piet Boon is a globally operating exterior, interior and product design studio recognized for creating perfectly balanced designs. For every client, our teams compose the perfect balance between functionality, aesthetics and individuality, in order to create an authentic and timeless design. The full-service approach and our capacity to truly listen makes us eager to exceed expectations of our clients.

The multidisciplinary team designs acclaimed private homes, residential and corporate developments and hospitality experiences. Additionally, the studio designs an extensive range of products for kitchen & dining, living & outdoor and bathroom. The design team consists of experienced designers, architects and stylists who are committed to deliver authentic design at a high level. Studio Piet Boon was founded in 1983 by Piet Boon and Karin Meyn in Oostzaan, The Netherlands.



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HILLSBORO BEACH

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⚠ ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

New York Residents: THE COMPLETE OFFERING TERMS ARE FOUND IN A CPS-12 APPLICATION AVAILABLE FROM THE OFFEROR. FILE NO CP23-0067.
WARNING: THE CALIFORNIA DEPARTMENT OF REAL ESTATE HAS NOT INSPECTED, EXAMINED, OR QUALIFIED THIS OFFERING.

1180 HILLSBORO MILE CONDOMINIUM (the "Condominium") is marketed as Rosewood Residences Hillsboro Beach and is developed by Hillsboro Mile Property Owner, LLC ("Developer"), which uses the marks of The Related Group, Dezer Development, and of Rosewood Hotels and Resorts, LLC under license agreements. Rosewood Hotels and Resorts, LLC is not the offeror and makes no representations with respect to any aspect of the Condominium. This is not intended to be an offer to sell, or solicitation of an offer to buy, a condominium unit to residents of any jurisdiction when prohibited by law. There is no guarantee of any view or of any proposed amenities, artwork, designers, contributing artists, interior designers, fitness facilities, or restaurants will be available as depicted or at all upon, or following, the completion of the Condominium. Floor plan renderings are not a representation of the use of space and may depict fixtures and furnishings not included with purchase. Consult the Prospectus of Developer to understand the amenities, proposed budget, terms, conditions, specifications, fees, Unit dimensions, site plans, and to learn what is included with purchase and by payment of regular condominium assessments and to understand what amenities require additional fees or payments. The project graphics, renderings, photographs, and text provided herein are copyrighted works owned by the respective developer unless otherwise credited. 2023 © HILLSBORO MILE PROPERTY OWNER, LLC, with all rights reserved.

