

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

This is *intimate oceanfront living*.





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CHAPTER ONE

# A New Beginning

At every new beginning, *your next great journey awaits.*

OCEANFRONT RESIDENCES

INTRACOASTAL RESIDENCES

RESIDENCE FEATURES





## Oceanfront Residences

AN EXQUISITE TEN STORY OCEANFRONT TOWER DIRECTLY ON THE SANDS OF HILLSBORO BEACH

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Rosewood Residences Hillsboro Beach introduces ten stories of breathtaking oceanfront living, embraced by the tropical beachscape of South Florida and exclusivity of Hillsboro Beach. A lifestyle enlivened by spectacular sunrise vistas from your expansive terrace, layered with thoughtful amenities and exquisite design for intimate oceanfront living.



Seventy extraordinary oceanfront residences  
within an iconic property by Arquitectonica and  
interiors by Studio Piet Boon.

Inspired by place, designed for you.







ROSEWOOD  
KATIBUNTES  
MILLARIN RACE













KITCHEN  
Artist's Conceptual Rendering





**PRIMARY BATHROOM**  
Artist's Conceptual Rendering

Indulge the senses and find moments of retreat within your luxurious primary bathroom, featuring natural stone showers and a freestanding tub, custom stone vanities with integrated sinks, makeup vanity counter, and private water closet. More than a home, your residence is a sanctuary.



**OCEANFRONT PRIMARY BATHROOM**  
Artist's Conceptual Rendering



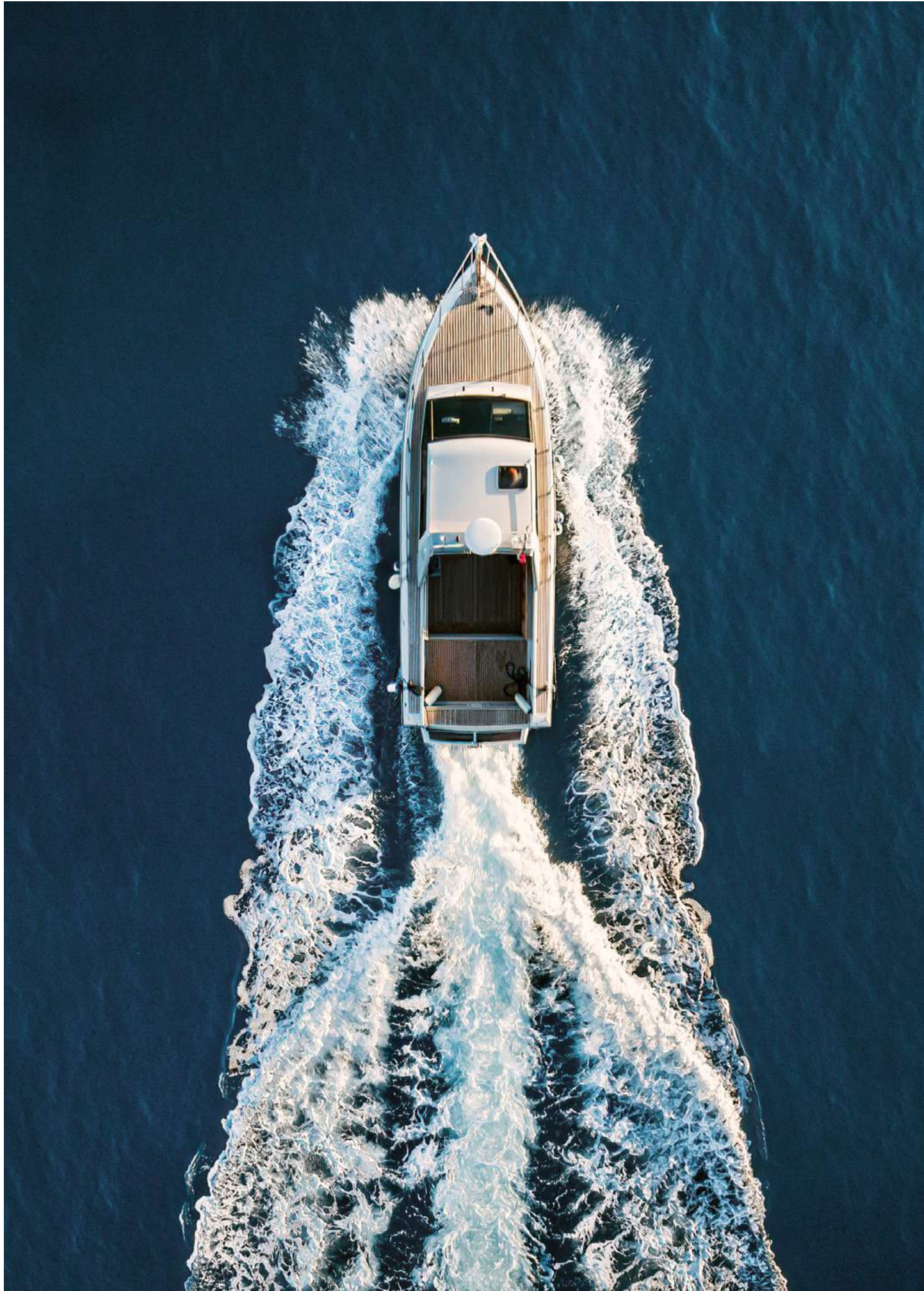


PRIMARY CLOSET  
Artist's Conceptual Rendering



OCEANFRONT TERRACE  
Artist's Conceptual Rendering





# Intracoastal Residences

EXCLUSIVE THREE-STORY RESIDENCES AND MARINA ALONG THE INTRACOASTAL

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Experience the details and embrace the extraordinary with Rosewood Residences Hillsboro Beach's collection of twenty-two private residences and exclusive marina along an expansive six-acres of intracoastal waterway.

This stunning haven is complemented by private amenities and designer spaces for an elevated lifestyle dedicated to enriched, authentic experiences.

















INTRACOASTAL PRIMARY BEDROOM  
Artist's Conceptual Rendering





INTRACOASTAL & OCEANFRONT RESIDENCE FEATURES

EXPERIENCE THE DETAILS & EMBRACE THE EXTRAORDINARY

- Private elevator lobby and entry foyer for each residence
- Expansive balconies with direct water views
- European wood doorways
- Powder room and laundry room in every residence
- Integrated smart home technology
- Lanai/Rooftop Pool for all Intracoastal Residences and select Oceanfront Residences
- Outdoor Summer Kitchen for all Intracoastal Residences and select Oceanfront Residences

LUXURIOUS PRIMARY SUITES

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

CUSTOM PIET BOON DESIGNED KITCHENS WITH WOLF & SUB-ZERO APPLIANCE PACKAGE

- 48” Dual-fuel cooktop with vented hood
- 30” Refrigerator & 30” Freezer
- 30” Convection wall oven
- 30” Microwave
- 30” Steam oven
- 30” Warming drawer
- 30” Coffee system

OPTIONAL UPGRADES

- Custom European wood or stone flooring, at the owner’s option
- Closet millwork in secondary bedrooms
- Dropped ceiling with recessed lighting
- Custom furniture by Studio Piet Boon
- Wine bar, including built-in wine fridge and ice maker
- Enhanced smart home technology package
- Integrated A/V
- Motorized shades/ drapery tracks



CHAPTER TWO

# An Enriched Oceanfront Lifestyle

A collection of amenities & attuned Rosewood services  
in the intimate enclave of Hillsboro Beach

AMENITIES & SERVICES

HILLSBORO BEACH





## Amenities & Services

ENVISIONED FOR THOSE WITH A DESIRE TO GRACEFULLY UNFOLD WITH THE CURRENT

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A collection of enriched amenities embody the Hillsboro Beach lifestyle as residents embark upon their next great adventure.









From the intracoastal to the Atlantic Ocean,  
Rosewood Residences Hillsboro Beach creates an  
intimate environment of enriched spaces.





## OCEANFRONT GUIDE

### OCEANFRONT POOL

A beachside Swimming Pool and outdoor Spa with sunbeds and cabanas exude pure oceanfront serenity

### SIGNATURE OCEANFRONT DINING ROOM EXPERIENCE

Masterfully designed by Piet Boon, imagined by a celebrated Chef with seasonal fare inspired by Hillboro's tropical haven

### SUNRISE LOUNGE AND PRIVATE DINING ROOM

With stylish and chic design, The Sunrise Lounge stands as the epitome of oceanfront entertainment and event hosting

### STATE-OF-THE-ART FITNESS CENTER

Feel inspired by the endless horizon of the Atlantic Ocean as you focus on optimal wellness within a state-of-the-art Fitness Center

### SPA & SALON SERVICES

Resident exclusive Salon and His + Hers Spa with Sauna, private Treatment Rooms, Nail Salon, Barber Shop, Steam Room, Hammam, Hydropool, and Cold Plunge

All services can be arranged by Rosewood Concierge, a third party service

### OUTDOOR RECREATION

With an array of activities and amenities, your everyday becomes extraordinary. Enjoy Oceanfront Yoga, Sunrise Hammocks, Bocce Court, Cabanas, Sculpture Garden, Private Beach access, and more

### MEETING & CONFERENCE ROOMS

Stylishly executed by Piet Boon, Rosewood Residences offers multiple areas to focus on professional pursuits, and personal gatherings

### MULTI-SPORT SIMULATOR

Explore the most innovative technology with a Multi-Sport Simulator, along with a Game Room and interactive story telling

### GUEST SUITES

Rosewood Residences is pleased to offer world-class guest suites for visiting family and friends

### CREAMERY

Seasonally inspired grab-and-go experience with light bites and delicious treats













NAIL SALON  
Artist's Conceptual Rendering



HAIR SALON  
Artist's Conceptual Rendering



INTRACOASTAL GUIDE

**TENNIS, PADEL, PICKLE BALL, AND BOCCE COURTS**

For the active, the enthusiast, the player at heart, Rosewood Residences Hillsboro Beach provides courts tailored to make every game a triumph

**PRO SHOP**

A court side lounge for players fully equipped for a day of leisure or training

**FITNESS CENTER**

An expansive Fitness Center designed with cutting-edge equipment and high impact training

**YOGA STUDIO**

Feel centered within the intimate enclave of Hillsboro Beach, and restore at your tranquil Yoga Studio

**PRIVATE MARINA**

Sail into your next great adventure with Rosewood Residences Hillsboro Beach’s private marina along the intracoastal

**MANOR CLUB**

An Owners Lounge with exceptional service for residents to gather and socialize with grab & go treats, and Honor Bar

**WATERFRONT POOL**

Quintessential South Florida beach living includes a sprawling pool to bask under the sun, a pool side grill to entertain, and food and beverages by an acclaimed chef

**MEETING ROOMS**

Fully imagined and inspired to entertain, socialize, and connect, enjoy exquisitely curated spaces to share with family and friends



**TENNIS, PADEL, PICKLE BALL, AND BOCCE COURTS**  
Artist's Conceptual Rendering



**CREAMERY**  
Artist's Conceptual Rendering











## The Exquisite Hillsboro Beach

INTIMATE OCEANFRONT LIVING ALONG THE INTRACOASTAL AND ATLANTIC OCEAN

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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.



## LOCATION GUIDE

①

### THE BOCA RATON

Iconic members-only hotel and beach club

②

### SOUTH INLET PARK BEACH

A beautiful section of the beach to relax & connect

③

### MIZNER PARK

Boca Raton's acclaimed shopping and cultural center

④

### ROYAL PALM YACHT & COUNTRY CLUB

One of South Florida's premier private clubs

⑤

### DEERFIELD ISLAND PARK

A nature refuge rich in both regional history, flora & fauna

⑥

### DEERFIELD PIER

The famed 976-foot International Fishing Pier

⑦

### DEERFIELD RESTAURANTS & SHOPPING

Charming culinary destinations and boutique shops

⑧

### HILLSBORO BEACH

An intimate stretch of pristine beach and inspired environment

⑨

### HILLSBORO MILE

An exclusive stretch of luxury real estate on Hillsboro Beach

⑩

### HILLSBORO CLUB

Private club for members and guests

⑪

### HILLSBORO INLET LIGHTHOUSE

Historic lighthouse located along Hillsboro Beach

⑫

### HILLSBORO INLET LIGHTHOUSE

Historic lighthouse located along Hillsboro Beach





Hillsboro Beach will always remain an intimate environment for residents to recluse, as there will never be another opportunity to own this prestigious oceanfront setting other than Rosewood Residences.





CHAPTER THREE

# A Lifetime of Discovery

An inspired narrative scored by exquisite service, experience,  
and vision.

ROSEWOOD

THE VISIONARIES



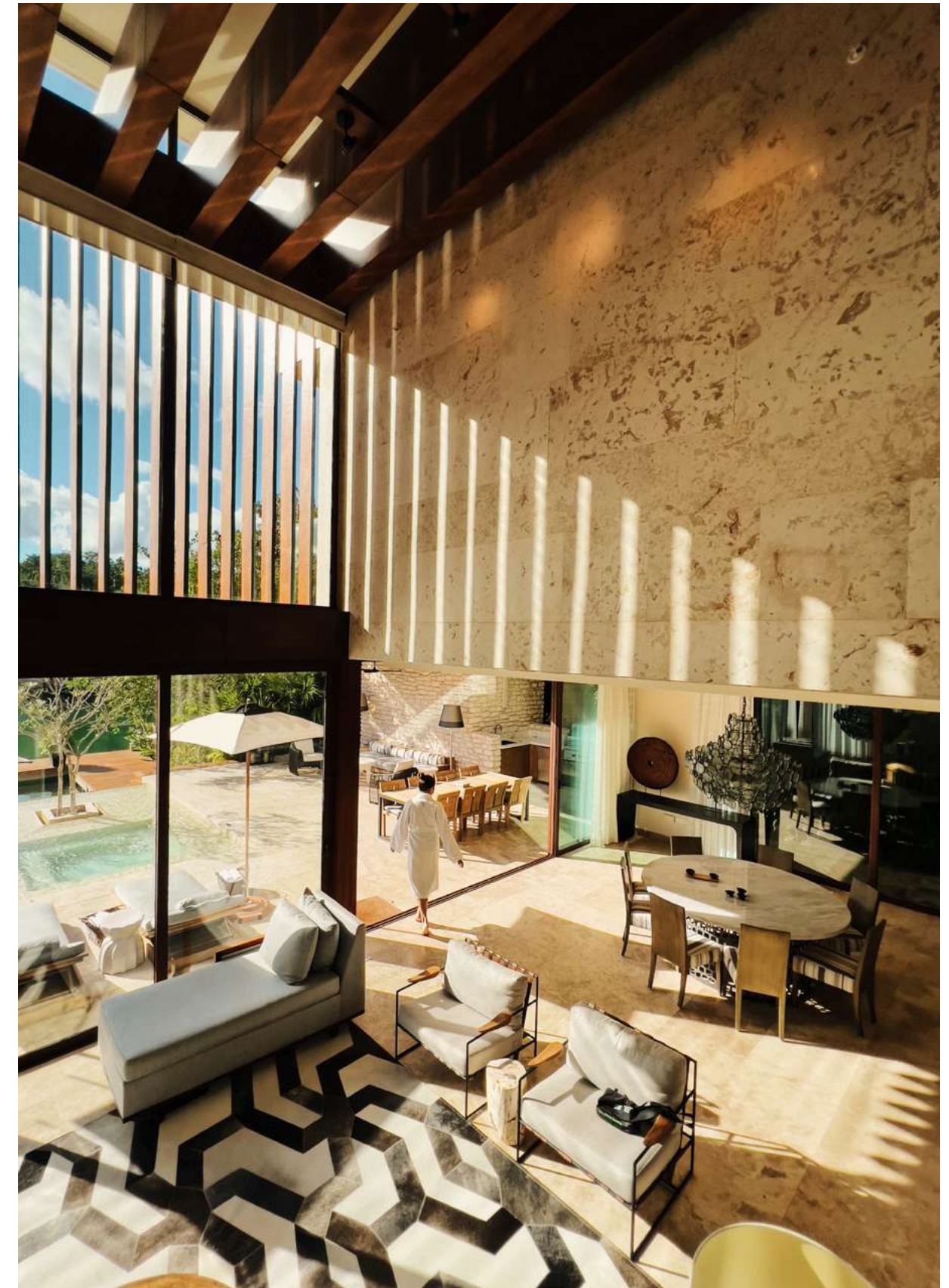


# Rosewood

SCULPTING AN AUTHENTIC SENSE OF PLACE® FOR RESIDENTS READY FOR THEIR NEXT GREAT ADVENTURE

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The world's leading travel guides, magazines and industry experts have consistently recognized Rosewood 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.









By purchasing a Rosewood Residence, owners are welcomed into the world of Rosewood, unlocking access to a lifetime of enriched living, every day.

Discover the intuitive yet unscripted service of your dedicated Residential Team. A bond built on trust and an intimate understanding of individuals' needs. Meticulously attending every detail, it evolves as you do, throughout your ownership.







HÔTEL DE CRILLON, A ROSEWOOD HOTEL  
Paris, France

EXCLUSIVE SERVICES

Rosewood Reserve

Rosewood Reserve is about recognition, not just rewards. Offering owners personal and timely service from day one. It's our commitment to create lasting connections, and to ensure that each resident feels the abundant warmth and care of the Rosewood community.

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





ROSEWOOD PHUKET  
Phuket, Thailand







ROSEWOOD RESIDENCES HILLSBORO BEACH  
Artists conceptual rendering

## The Visionaries

THE TEAM BEHIND ROSEWOOD RESIDENCES HILLSBORO BEACH

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## The Related Group

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 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.



AUBERGE BEACH RESIDENCES  
The Related Group





RESIDENCES BY ARMANI CASA  
Dezer Development

DEVELOPER

Dezer Development

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

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 Kaseya Center in Miami and the Westin Hotel and entertainment complex in New York, amongst many others.







## Studio Piet Boon

Studio Piet Boon is a globally operating, award winning design studio specializing in exteriors, interiors and product and 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, as well as exceptional hospitality experiences. Our projects span both geographical and cultural boundaries, from New York apartments and Dutch urban sanctuaries to beach villas in Antigua, a Michelin-starred restaurant in Belgium, winter getaways in Aspen, residences in Osaka, Japan, and luxury hotels and resorts in various locations around the world.

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.




ROSEWOOD  
RESIDENCES  
HILLSBORO BEACH

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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; however, neither The Related Group, Dezer Development, nor Rosewood Hotels and Resorts, LLC is the Developer. Rosewood Hotels and Resorts, LLC is not the offeror and makes no representations with respect to any aspect of the Condominium. Artist’s conceptual renderings of exterior or site plan and depicting water, surrounding buildings, or landmarks are modified, and some surrounding buildings and landmarks may be omitted. 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