

ROSEWOOD
RESIDENCES
HILLSBORO BEACH

Developed by Related Group & Dezer Development



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Intimate Oceanfront Living



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





WELCOME

Rosewood Residences Hillsboro Beach unfolds like
an epic novel along A1A, featuring exclusive
residences within a 3-story intracoastal
condominium and 10-story oceanfront tower.



OCEANFRONT TOWER PORTE-COCHÈRE
Artist's Conceptual Rendering

Oceanfront Residences

Property Details

SITE AREA	5.1 acres
OCEANFRONT	605 ft
STORIES	10

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	5,613 sf
5 BEDROOM	5,018 – 5,640 sf



Intracoastal Residences

Property Details

SITE AREA	6.1 acres
INTRACOASTAL	600 ft
STORIES	3

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



Residence Features

- Residential butler services
- Dedicated lifestyle 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*

**A la carte services are performed by third parties*

Enriched amenities offer an inspired 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.



INSPIRED LIVING

A Story of Limitless Amenities & Experiences

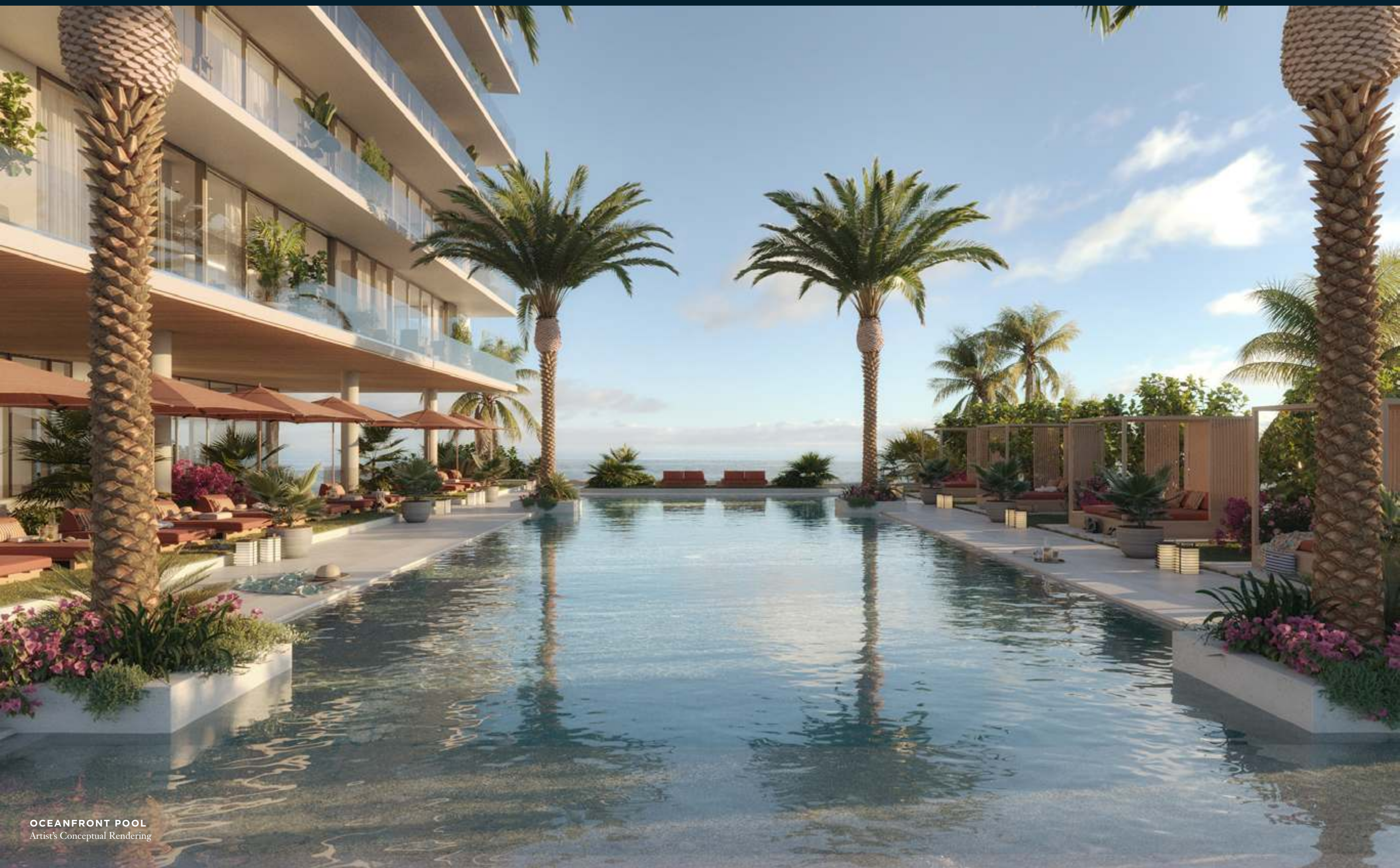




Enriched Amenities

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

**A la carte services are performed by third parties*



OCEANFRONT POOL
Artist's Conceptual Rendering



Sail into your next chapter with our private marina. Residents have direct access to the intracoastal waterway and freedom to sail the Atlantic.



HILLSBORO BEACH

The Setting for your Life Story





Discover Hillsboro Beach

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.

Rosewood Residences Hillsboro Beach offers the space for an elevated lifestyle within an intimate setting.



THE ROSEWOOD EXPERIENCE

Inspiration, wonderment, curiosity and the simple joy of living – they are pillars that define Rosewood as the leader in luxury hospitality.



HÔTEL DE CRILLON, A ROSEWOOD HOTEL
Paris, France



ROSEWOOD PHUKET
Phuket, Thailand



ROSEWOOD MANSION ON TURTLE CREEK
Dallas, Texas

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.

Today, Rosewood Hotels & Resorts® manages 29 one-of-a-kind luxury properties in 17 countries, with more than 24 in development.



A Sense of Place®



WATCH THE VIDEO





LEADERSHIP

The Visionary Team

**DEVELOPER**

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 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.



AUBERGE BEACH RESIDENCES
The Related Group

**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.



ARMANI CASA
Dezer Development

ARCHITECT

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 American Airlines Arena in Miami and the Westin Hotel and entertainment complex in New York, amongst many others.

INTERIOR DESIGNER

Studio Piet Boon

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.



ROSEWOOD
RESIDENCES
HILLSBORO BEACH

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Intimate Oceanfront Living

Luxury Oceanfront & Intracoastal Residences

 RELATED  DEZER DEVELOPMENT  ARQUITECTONICA

 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.

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. Sketches, renderings, or photographs depicting lifestyle, amenities, food services, resort services, finishes, designs, materials, furnishings, plans, specifications, or art contained in this brochure are proposed only, and the Developer reserves the right to modify, revise, or withdraw any or all in Developer's sole discretion without prior notice. Dimensions and square footage are approximate and may vary depending on how measured and based upon actual construction. Also, locations and layouts of windows, doors, closets, plumbing fixtures, structural features, and architectural design elements may vary from concept to actual construction. All depictions of art, appliances, plumbing fixtures, counters, countertops, cabinets, soffits, floor coverings and other matters of design and décor detail are conceptual and are not necessarily included in each Unit and such drawings, images, and depictions shown should not be relied upon as representations, express or implied, of the final detail of the Condominium or any Unit. All improvements, designs and construction are subject to first obtaining the appropriate federal, state, and local permits and approvals for same which may require the Developer to alter any design, floor plan, or layout depicted. The Condominium is developed on a site that is near water although no specific view is guaranteed. The Developer is not incorporated in, located in, nor a resident of, New York. This is not intended to be an offer to sell, or solicitation of an offer to buy, a condominium unit to residents of New York or to residents of any other jurisdiction where prohibited by law. The floorplan designs, fixtures, furnishings, finishes, and décor depicted include fabrications, installations, and selections which may not be included with the purchase of a Unit. There may be finishes depicted which are available to purchase at an additional cost as an upgrade to your Unit. Consult the Prospectus for the Developer for information regarding the Unit designs and to learn what is included with your Unit purchase and what upgrades may be available at additional cost. The prospectus and marketing of the Developer is not an offering of securities. No statements or representations made by Developer, or any of its agents, employees, or representatives with respect to any potential for future profit, future appreciation in value, investment opportunity potential, rental income potential, or other benefits to be derived from ownership of a Unit should be relied upon in your decision to purchase a Unit. The Developer, and its respective agents, employees, and representatives are also not tax advisors and statement(s) that may be or may have been made with respect to tax benefits of ownership should not be relied upon in your decision to purchase a Unit. Nearby services and attractions both on and off Fisher Island, including but not limited to shopping venues, hotels, restaurants, ferry services, Club amenities, medical, educational, and recreational services referenced or identified in this publication are not controlled by Developer and may not be available for use upon completion of the Condominium. There is no guarantee that the any proposed Condominium 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. The art depicted or described may be exchanged for comparable art at the sole discretion of the Developer. 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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 assessments and to learn what amenities may require payment of additional fees. 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.