

# Mr.C Palm Beach

## Fact Sheet:

- Developer is Terra Group
- Architect is Bernardo Fort-Brescia (Arquitectonica)
- Interior Designer is Myer Davis
- 26 Stories w/ Rooftop Pool and Amenities
- 110 Hotel Rooms (Floors 21-25)
- 146 Residences (Floors 2-20)
- 57 "Hotel Residences" (Floors 2-7)
- 89 (Tower Residences) (Floors 8-20)
- The 57 "Hotel Residences" are OPTIONAL for rental and must be purchased furnished although you can still homestead as your primary residence.
- Private Members Club (Bellini Lounge)
- Bellini Rooftop Restaraunt w/ Room Service to Entire Building
- Bellini Cafe on Ground Level
- Private Resident Amenities on 8th Floor
- Wellness Spa on 8th Floor (Public Access)
- Floors 2-7 "Hotel Residences" to be furnished by Myer Davis/Mr. C
- "Hotel Residences" are optional to put into Mr. C Hotel management program for short term rentals.
- "Tower Residences" have traditional rental restrictions with 6 month minimum lease.
- Short tenants (Floors 2-7) will not have access to private amenities on 8th Floor.
- Short term tenants will use hotel amenities and elevator banks.
- Residents throughout the building will be able to utilize 24hr room service.
- The Hotel and the Residents have separate dedicated arrivals, lobbies and valet.
- The condominium has 3 dedicated elevators for residents only. Additionally there are two service elevators to be used for the entire building. The hotel has separate elevators and hotel guest will not have access to the resident elevators.
- Parking is 100% valet for the entire building with no assigned spaces.
- No dogs larger than 25 pounds
- HOA fees \$2.19
- HOA fees include: Administration, Staffing, Utilities, Insurance, Maintenance, Third Party Vendor Contracts, and Reserves for the condo as well as pro-rated portion of the shared facilities.
- Amenities Include: Executive Lounge, Library, Billiard Room, Casual Lounge, Fitness Center, Outdoor Bar, Outdoor Children's Play Area, Bocce Court, Pool, Sauna, Cold Plunge, Restaurant, Cafe, Spa

- Building will have 24hr Concierge
- Expected Completion Q4 2026
- General Contractor is KAST Construction
- Deposit Structure is 20% at contract, 10% at ground break, 10% 6 months after ground break, 10% at top off.