

# ICON BEACH

WATERFRONT RESIDENCES

3724 SOUTH OCEAN DRIVE CONDOMINIUM, A CONDOMINIUM WITHIN A PORTION OF A BUILDING OR WITHIN A MULTIPLE PARCEL BUILDING

A New Vision of Waterfront Luxury

An Ideal Location

Curated Residences by Meyer Davis

An Unmatched Suite of Amenities

Exclusive Residential Services

The Visionary Team





UNDERSTATED  
LUXURY,  
EFFORTLESS STYLE,  
EXTRAORDINARY  
WATER VIEWS.

Tucked in a quiet enclave along Hollywood’s dreamy, sunlit shoreline, Icon Beach Residences reflect an elevated new vision of life on the water with extraordinary views of the ocean and the Intracoastal Waterway. Set perfectly between Miami’s global energy and the quiet elegance of Fort Lauderdale, The Residences offer access to a marina and full-service beach club\* overlooking Hollywood’s most extraordinary seascapes—a welcoming haven of impeccable style in a naturally beautiful waterfront environment.

\* The beach club referenced herein is not located on site at the Condominium. It is located off site and is anticipated to be provided through a separate agreement with a third party and may be for a limited term.

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



EXTERIOR  
Artist's conceptual rendering

An aerial photograph of a tropical beach. On the left, a dense line of palm trees borders a paved walkway. The sandy beach curves along the shoreline, with a few people visible. The ocean is a deep turquoise color, with gentle waves lapping at the shore. Several people are swimming in the water. The overall scene is serene and picturesque.

“We are introducing a new level of the Icon brand to Hollywood Beach—refined waterfront residences, impeccably designed, in a relaxed, naturally beautiful setting, all with spectacular water views.”

**JORGE M. PÉREZ**

Chairman, Chief Executive and Founder, Related Group

Overview

38 Stories
350 Residences
2 Waterfront Acres
240 Linear Feet of Waterfront Access

Exclusive Amenities

17,000 SF of interior amenities
39,000 SF of exterior amenities
Access to marina and beach club
Elegant reservable event space overlooking the Intracoastal Waterway
Waterfront pool deck and private cabanas

From \$850,000

01	2 Bedrooms, 2 Bathrooms	1,295 SF
02	3 Bedrooms, 2.5 Bathrooms	1,695 SF
03	2 Bedrooms, 2 Bathrooms	1,152 SF
04	1 Bedroom, 1 Bathroom	945 SF
05	1 Bedroom, 1 Bathroom	948 SF
06	2 Bedrooms, 2 Bathrooms	1,310 SF
07	2 Bedrooms, 2 Bathrooms	1,145 SF
08	2 Bedrooms, 2 Bathrooms	1,310 SF
09	3 Bedrooms, 2.5 Bathrooms	1,725 SF
10	3 Bedrooms, 3.5 Bathrooms	1,738 SF

Deposit Structure

20% Due at Contract
20% Due at Groundbreaking
10% Due at Top-off
50% Due at Closing



EXTERIOR  
Artist's conceptual rendering



HOLLYWOOD

## ICON BEACH

WATERFRONT RESIDENCES

HALLANDALE

AVENTURA

SUNNY ISLES BEACH

BAL HARBOUR

Perfectly located between Miami and Fort Lauderdale, Hollywood Beach is known for its stunning shoreline, sparkling beaches, and the beloved Hollywood Beach Boardwalk. Ranked by Travel + Leisure as one of America's Best Beach Boardwalks, it stretches nearly 2.5 miles along the Atlantic and offers abundant space for walking, jogging, and biking—as well as outdoor exhibitions, boutiques, cocktail lounges, cafes, and bistros.

### Marinas

Yachting, sailing, and sport fishing aficionados will find a wide selection of public and private marinas offering permanent slips for personal vessels, as well as access to luxury sail and speed boats.

### Golf

A perfect year-round climate, stunning natural beauty, and an extensive selection of courses for every level. Icon Beach Waterfront Residences are close to some of the world's most elite championship greens, including Trump Doral, Turnberry Isle, and The Breakers.

### Outdoor Pursuits

Access to an exceptional variety of sports and water sports from beach volleyball, pickleball, padel, and tennis to jet skiing, windsurfing, and snorkeling.

### Nightlife

South Florida's best clubs, bars, and lounges offer dynamic social scenes every night of the week, with style and entertainment for every taste.

### Cuisine

Oceanfront dining with stunning views, award-winning restaurants helmed by celebrity chefs, globally renowned institutions, and incredible local finds—with menus informed by fresh, organic, and locally sourced ingredients.

### Shopping

Bal Harbour Shops are purveyors of some of the world's finest luxury fashion, interior design, fine jewelry, and more. The Residences also neighbor the highly popular Aventura Mall, as well as a variety of markets and boutique retailers.

## Best of the Best

### BAL HARBOUR SHOPS

Luxury fashion, fine jewelry, interior design, and an exceptional collection of cafés and restaurants.

### AVENTURA MALL

Unique experiences, renowned luxury boutiques and local favorites, a fabulous art collection, the popular Farmers Market, and indoor/outdoor dining.

### THE VILLAGE AT GULFSTREAM PARK

Signature stores, an international collection of restaurants, world-class art galleries, luxury, fashion, beauty, and special events.

### LAS OLAS BOULEVARD

The vibrant, highly walkable heart of Fort Lauderdale, lined with local cafés, bistros, and cocktail lounges, boutiques and art galleries, 5-star hotels, and award-winning restaurants.

### JW MARRIOTT MIAMI TURNBERRY RESORT & SPA

One of Florida’s most celebrated resorts, boasting two championship 18-hole courses, offers members unlimited access to world-class golf, spa, fitness facilities, classes, and much more.

### SHELL BAY GOLF CLUB

An oasis of unsurpassed leisure and luxury, Shell Bay is curated for those who pursue excellence, defined by incomparable experiences tailored to residents’ aesthetic and athletic preferences.

### ETARU RESTAURANT

Featuring contemporary Japanese robatayaki grill cuisine in a casually sophisticated setting with both indoor and outdoor seating.

### SARDELLI’S ITALIAN STEAKHOUSE

Chic four-story Italian steakhouse with crystal chandeliers, onyx bar, and outstanding wine collection.

### DIPLOMAT PRIME STEAKHOUSE

Luxury boutique steakhouse and lounge offering a menu of prime dry-aged beef, fresh seasonal seafood, and a variety of renowned wines available by the glass or bottle, in addition to classic cocktails.

### TIDAL COVE WATERPARK

One-of-a-kind waterpark and outdoor experience, located at the JW Marriott Turnberry Resort & Spa.



BAL HARBOUR SHOPS



SHELL BAY GOLF CLUB



EXTERIOR  
Artist's conceptual rendering

Interiors by Meyer Davis are graced with incredible water views and defined by discreet luxury, iconic design, clean, fluent lines, and striking textures—lending a carefree, refined sensibility to each and every space.



LIVING ROOM  
Artist's conceptual rendering



POOL  
Artist's conceptual rendering



POOL  
Artist's conceptual rendering

## Elevated Life on the Water

Welcome to Icon Beach Residences, a collection of one- to three-bedroom residences defined by a refined new standard of waterfront living—with stunning water views, expansive balconies, access to a marina, and a suite of services designed to make life at home effortless.

---

Panoramic views of the ocean and Intracoastal Waterway

---

350 one- to three-bedroom residences ranging from 948 square feet to 2,500 square feet

---

Refined, elegant lobby with porte-cochère

---

24-hour concierge, valet, on-site general manager, and security staff

---

Gourmet café

---

Stunning amenity deck with pool and sun shelf, private cabanas, hot tub, and cold plunge

---



LIVING ROOM  
Artist's conceptual rendering



LIVING ROOM  
Artist's conceptual renderingg

## The Residences

---

Two kitchen color schemes selections

---

Breathtaking water views

---

Expansive balconies with floor-to-ceiling sliding glass doors

---

Open, light-filled bedrooms

---

Spacious walk-in closets in all primary bedrooms

---

Exquisitely designed and curated by Meyer Davis

---



BATHROOM  
Artist's conceptual rendering



BATHROOM  
Artist's conceptual rendering

## Kitchens & Baths

---

Custom Italian cabinetry and imported porcelain countertops

---

Spacious kitchen islands

---

Top-of-the-line Bosch and Thermador appliances, including refrigerator, induction cooktop, oven, speed oven, and dishwasher

---

Spa-inspired baths with striking finishes

---

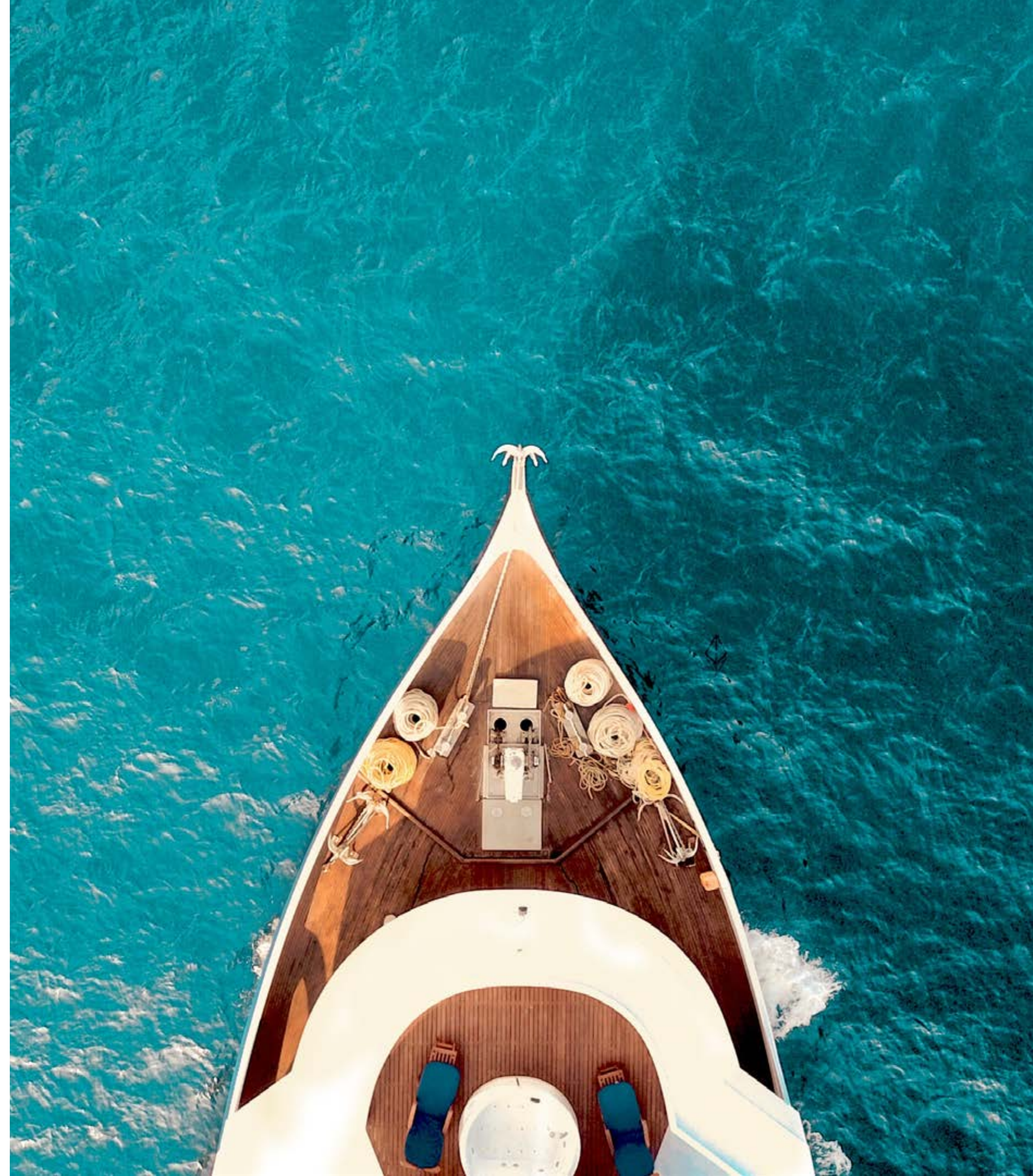
Appointed with elegant soaking tub in every primary bedroom

---

Outfitted with Hansgrohe and Kohler fixtures

---

Icon Beach Residences offer unmatched outdoor amenities, all overlooking the glittering turquoise water, each residence defined by a new level of understated luxury that makes every day feel effortless.





OUTDOOR YOGA AND FITNESS LAWN  
Artist's conceptual rendering



GATHERING LOUNGE  
Artist's conceptual rendering



GATHERING LOUNGE  
Artist's conceptual rendering

## Amenities

- 40,000 square feet of outdoor luxuries overlooking the water
- Expansive pool with sun shelf and cabanas
- Sunset terrace with sweeping water views
- Access to a marina
- Use of a full-service beach club
- State-of-the-art 3,000-square-foot health club equipped with advanced cardio and weight training equipment, bikes, and yoga rooms
- Tranquil spa and wellness center with cold plunge, steam room, and Jacuzzi
- Outdoor yoga and fitness lawn
- Gathering lounge
- Outdoor cinema
- Elegant reservable event space overlooking the Intracoastal Waterway
- Outdoor bar for events

A home and a community, a destination and a retreat, a relaxed setting and a refined aesthetic.

## Exclusive Residential Services

---

Dedicated concierge

---

Poolside services & lounge

---

Private lobby

---

24-hour front desk attendant

---

24-hour valet parking

---

24-hour security

---





OUTDOOR BAR FOR EVENTS  
Artist's conceptual rendering

# A fresh collaboration of industry visionaries, renowned interior designers, and longtime local architects.

## Related Group

Since 1979, Related Group has enhanced skylines with iconic developments characterized by innovative design, enduring quality, and inclusive living. Through groundbreaking partnerships with world-renowned architects, designers, and artists, Related has redefined urban environments on a global scale, fostering distinctive, dynamic communities and symbolic landmarks that have become sources of local pride. To date, Related has built and managed more than 100,000 condominium and apartment residences that are meticulously designed with finishes and amenities that transform buildings into vibrant residential environments. Related doesn’t just create neighborhoods... it builds legacies.

## CFE (Cohen Freedman Encinosa & Associates)

### Architecture

CFE Architects has provided architectural services to the South Florida community since 1961. The firm has participated in joint ventures overseeing the development of nearly \$4B of construction across Central and South Florida. Led by founding partner Stuart Cohen alongside partners Lawrence Freedman and Guillermo Encinosa, CFE is grounded in a commitment to long-standing relationships with its clients, prioritizing them and the futures of local communities. CFE has earned local and national recognition for successful high-rise residential and mixed-use projects ranging from 80,000 to over 600,000 square feet, including downtown metropolitan hospital expansions, office and commercial retail, and large residential developments.

## BH Group

BH Group is a Miami-based real estate development firm focused on the ground-up development of luxury projects throughout South Florida. BH has extensive experience in the acquisition, construction, design, capital structuring, and asset management of complex developments. For the last 20 years, BH Group has been involved in many large-scale real estate transactions and developments, utilizing strong relationships to provide investors with opportunities not otherwise available in the real estate market.

## Meyer Davis

### Interior Design

Meyer Davis is a multidisciplinary design studio founded by Will Meyer and Gray Davis. The award-winning firm has established itself at the forefront of high-end commercial and residential design practices throughout the U.S. and abroad through its work on private residences, hotels, restaurants, retail experiences, and workplace environments. Meyer Davis designs seamless physical experiences tailored to each client's individuality, combining principles of great design with a clear vision of the experience the client seeks to create. Meyer Davis considers each new project an opportunity to bring a unique and powerful story to life. Playing with space, form, texture, and light, they develop a visual experience that aims to compel and inspire.

## Witkin Hults + Partners

### Landscape Architecture

Founded by Andrew Witkin in 1988, Witkin Hults + Partners was built on a promise to champion the natural world through innovative, thought-provoking landscape architecture. Today, with 35 years of experience and growth, the firm continues to design with care, collaboration, and sensitivity to the natural world, creating hardscape and softscape designs intended to celebrate nature and bring people together.




EXTERIOR  
Artist's conceptual rendering

# ICON BEACH

WATERFRONT RESIDENCES

Sales Gallery  
3660 South Ocean Drive, Hollywood, Florida 33019  
954-212-9145  
IconBeachResidences.com



 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.

3724 South Ocean Drive Condominium, a Condominium within a portion of a building or within a multiple parcel building (the "Condominium"), is developed by Diplomat Landings Phase 1 Owner, LLC ("Developer"). These renderings and depictions are conceptual only and are for convenient reference, and include artists' renderings. They should not be relied upon as representations, express or implied, of the final details of the residences or the Condominium. The developer expressly reserves the right to make modifications, revisions, and changes it deems desirable in its sole and absolute discretion. All residence features and building amenities are subject to change, including, without limitation, changes in manufacturers, brands, amenities, services, and/or the design team. The Condominium views will vary depending on the unit purchased. No view is guaranteed. This offering is made only by the Developer's Prospectus for the Condominium. Consult the Developer's Prospectus for the proposed budget, terms, conditions, specifications, fees, and unit dimensions. Sketches, renderings, or photographs depicting use of space, design, furnishings, lifestyle, amenities, food services, club services, rental services, hosting services, finishes, materials, fixtures, appliances, cabinetry, soffits, lighting, countertops, floor plans, or art are proposed only, and the Developer reserves the right to modify or withdraw the same in its sole discretion. No specific view is guaranteed. No specific use of space is guaranteed. Unit owners will be members of the condominium association and a master association requiring assessment payments to each. Beach Club use requires payment not included in association assessments. Pursuant to license agreements, Developer has a right to use the trade names, marks, and logos of: (1) Related Group and (2) BH Group, each of which is a licensor. This is not intended to be an offer to sell, or solicitation of an offer to buy, condominium units to residents of any jurisdiction where prohibited by law. 2024 © Diplomat Landings Phase 1 Owner, LLC, with all rights reserved.