



ONE HOLLYWOOD
RESIDENCES

DOWNTOWN HOLLYWOOD | FLORIDA



MANY POSSIBILITIES. *one you.*

One Hollywood Residences redefines luxury living in the vibrant core of downtown Hollywood. This distinguished residential tower blends contemporary architecture with refined amenities. The gracefully curved, wrap-around balconies provide breathtaking panoramic views, from the bustling cityscape to the tranquil shores, integrating indoor and outdoor living spaces.



Rising 23 stories in downtown Hollywood, One Hollywood Residences mirrors the city's cultural revival, offering an exceptional living experience. Concierge and valet services cater to residents' needs, while thoughtfully designed amenities, including a state-of-the-art fitness center, spa, sauna, and co-working spaces, provide the perfect balance of work and leisure.

MANY JOURNEYS.
one arrival.

The grand porte-cochère ensures a seamless, elegant arrival, leading into refined interiors. Stepping into the expansive lobby, you are greeted by a space that exudes refinement and artistry. The elevated decor, exquisite lighting, and thoughtfully arranged furnishings create an ambiance of modern sophistication, making every arrival a moment to savor.





OWNER'S LOUNGE



OWNERS LOUNGE

BUILDING FEATURES & AMENITIES

- A 23-story building
- 248 Residences
- 2 Retail Spaces
- Porte cochère drop-off & arrival experience
- Valet available for guests
- Grand lobby entrance with reception
- Smart package locker room
- Fitness center
- Sauna, spa & treatment room
- His and her locker rooms
- Resort-style pool & spa with lounge chairs & cabanas
- Outdoor BBQ with seating area
- Multi-purpose clubroom & private event space with dedicated kitchen
- Business center
- WiFi throughout common areas
- Bike storage
- Pet-friendly
- Outdoor plaza with fountain
- Electric Chargers for E-Vehicles
- Kids club & playground
- Complimentary Beach Club Membership*
*valid for one year post closing date.
- Rooftop Lounge that includes:
 - Outdoor seating with viewing deck
 - Outdoor TV area
 - Private event space
 - Dedicated bar
 - Summer kitchen



KIDS ROOM



RESORT-STYLE POOL & SPA WITH LOUNGE CHAIRS & CABANAS



RESORT-STYLE POOL & SPA WITH LOUNGE CHAIRS & CABANAS



ROOFTOP LOUNGE



MANY EXPERIENCES.
one exclusive address.

With its modern lines set against the backdrop of historic charm, One Hollywood presents many distinctive possibilities for residents including easy access to vibrant entertainment, dining, and cultural experiences—inside and out.

One Hollywood Residences presents a unique opportunity to own in one of South Florida's most sought-after and rapidly growing locales, from the low \$400s.

ROOFTOP LOUNGE



FITNESS CENTER



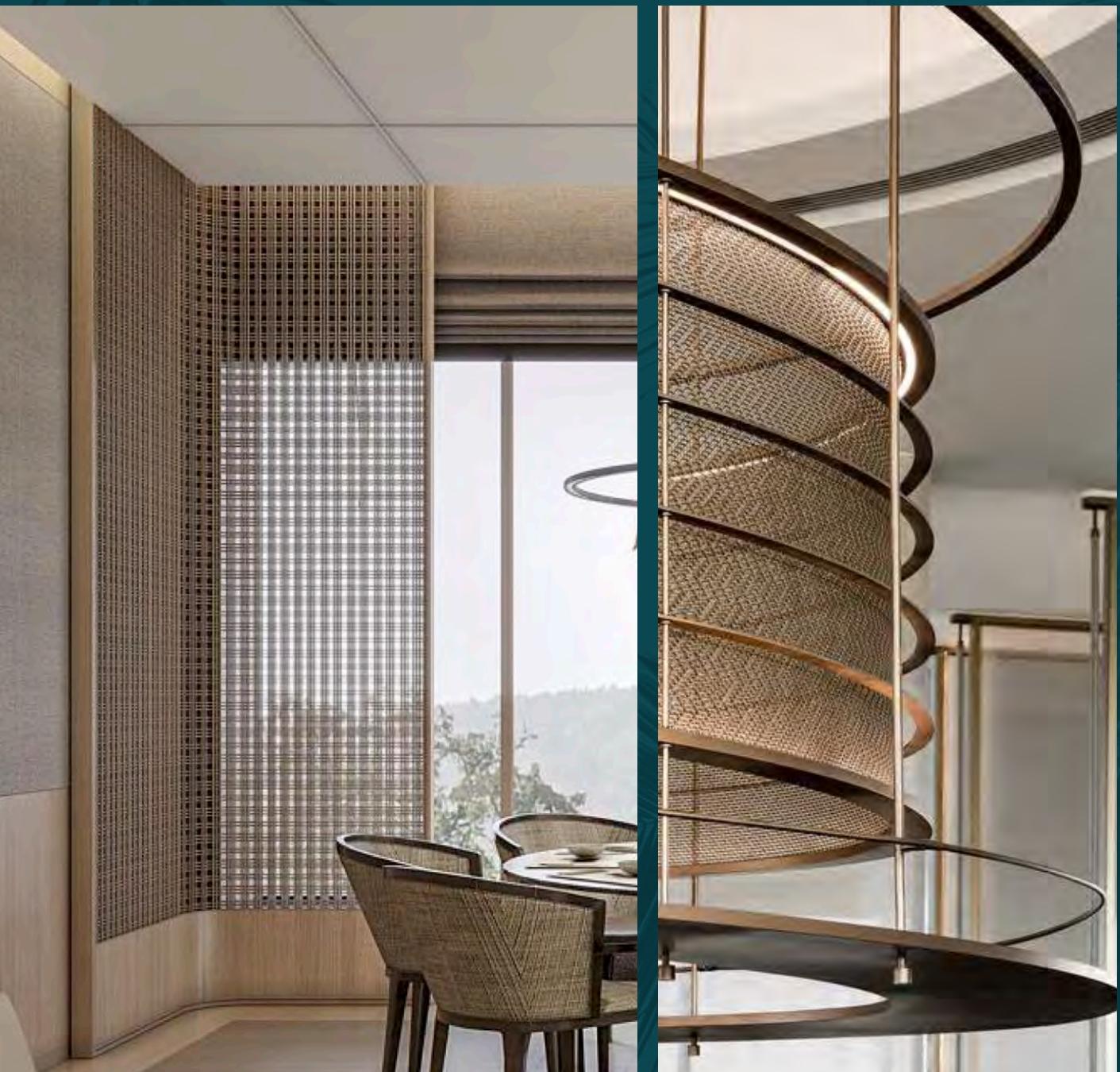
FITNESS CENTER

MANY COMFORTS. *one destination.*

Each residence has been meticulously appointed. Smart technology, floor-to-ceiling windows, and expansive balconies frame breathtaking golf course and ocean views. European-style kitchens boast quartz countertops in both kitchens and baths, while top-of-the-line appliances and fixtures come as standard. Buyers also have the option to customize their flooring to suit their individual preferences.

RESIDENTIAL MIX

Studio, 517 square footage
1 bedroom, 781 - 945 square footage
2 bedroom, 1,212 - 1,235 square footage
3 bedroom, 1,400 - 1,425 square footage



INTERIORS BY ADRIANA HOYOS

KITCHENS

- Fully-equipped, European style kitchens
- Premium countertops
- Top-of-the-line appliances & fixtures





BATHROOMS

- Bathrooms with modern cabinetry & imported porcelain flooring
- Premium countertops
- Dual Vanities
- Textured shower tiles



MANY DREAMS. *one city.*

As Hollywood celebrates its centennial in 2025, its founder Joseph Young's visionary design still resonates through its iconic Broadwalk, sunkissed beaches, and vibrant downtown, all just steps from One Hollywood Residences.

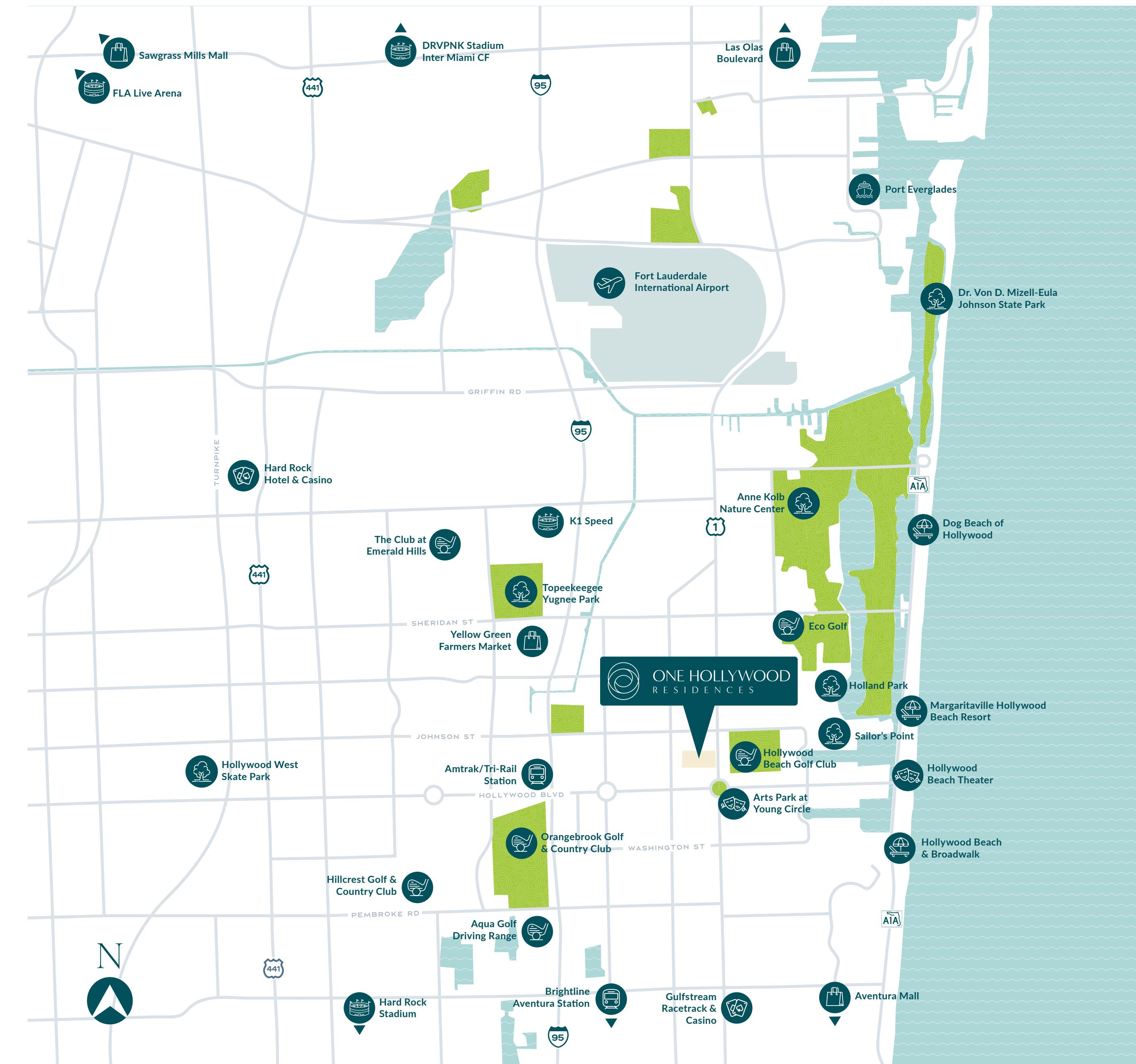
Young Circle, a vibrant arts center, represents Hollywood's cultural magnetism, while Hollywood Beach captivates with its tropical allure, boasting expansive beaches and an array of oceanfront amenities, including the renowned Margaritaville resort. Nearby, the world-class entertainment of The Seminole Hard Rock Hotel and Casino beckons. Situated midway between Fort Lauderdale and Miami, and in close proximity to key destinations like Aventura and Gulfstream Park malls, as well as major transportation hubs such as Fort Lauderdale Airport, Port Miami, and Miami International Airport, One Hollywood Residences serves as your gateway to both local and global destinations.



DISCOVER
A WORLD
AT YOUR
DOORSTEP



The vibrant coastal city of Hollywood, Florida is a hidden gem nestled between Fort Lauderdale and Miami. Now is the perfect time to secure your dream home at One Hollywood Residences, in the heart of all the action. Its prime East Coast location ensures convenient travel and commuting. Minutes from Fort Lauderdale-Hollywood International Airport, connecting you to the world.



PRIME LOCATION

LEGEND

A FOODIE'S DREAM

Hollywood's food scene is a food lover's dream!

From seafood shacks on The Broadwalk to diverse flavors in Downtown, Hollywood's culinary scene satisfies every craving. Local favorites include fresh seafood, authentic Latin American dishes, and trendy fusion restaurants.



CREATIVITY *and culture*

Hollywood boasts a vibrant cultural and art scene, with the Downtown Hollywood Mural Project showcasing stunning street art by renowned artists. The city is home to the Art and Culture Center, which offers diverse contemporary exhibitions and educational programs. Historic Downtown Hollywood hosts hundreds of concerts, music festivals, dance exhibitions, shows and art exhibits throughout the year.





LUXURY LIVING NEAR SOUTH FLORIDA'S PREMIER SCHOOLS

One Hollywood is located near to some of South Florida's most prestigious private and charter schools, offering families a range of exceptional educational options. Top private schools include Pine Crest School, known for its cutting-edge curriculum and state-of-the-art campus, and American Heritage School, consistently ranked among the best in the nation for academic excellence and college preparation. St. Thomas Aquinas High School is celebrated for both its academic excellence and championship-winning athletics. The NSU University School, commonly known as University School or simply U-School, is a fully accredited, independent, college preparatory school in Davie, Florida, that serves grades pre-K through grade 12.

For charter schools, Franklin Academy and Somerset Academy lead the way with their innovative approaches to personalized learning and commitment to student success.

Living at One Hollywood Residences places residents near these premier institutions and provides an unparalleled environment for high-quality education at every level.

One Hollywood Residences places you at the heart of a golfer's paradise. Hollywood boasts a diverse selection of golf courses, catering to enthusiasts of all skill levels. With an impressive 54 courses within a 15-mile radius, One Hollywood Residences offers the ideal setting for year-round play—whether you're a seasoned pro or a casual player. Discover the perfect place to elevate your golf lifestyle.

a golfer's paradise AT YOUR FOOTSTEPS

A curated selection of premier golf courses located just moments away from One Hollywood Residences

- **Orangebrook Golf & Country Club:** Orangebrook Golf & Country Club is a historic public golf facility featuring two 18-hole courses, offering a classic golfing experience and hosting various community events and tournaments.
- **Eco Golf Club:** Eco Golf Club is a picturesque 9-hole public golf course known for its lush green landscapes, casual atmosphere, and eco-friendly design, offering a relaxed golfing experience for players of all levels.
- **Hollywood Beach Golf:** Hollywood Beach Golf Club is a scenic 18-hole public golf course featuring tree-lined fairways and a traditional layout, offering a charming and challenging experience.





A THRIVING ECONOMY WITH CONNECTED MOBILITY

With nearly \$1.5 billion in real estate development underway, Hollywood is booming with opportunity. The city is attracting national and international businesses, offering a multitude of employment opportunities in professional services, healthcare, and more.

Hollywood, Florida, offers convenient transportation options with easy access to major highways like I-95 and Florida's Turnpike, making it simple to navigate the region. The city is also well-served by the Brightline, Tri-Rail, and nearby Fort Lauderdale-Hollywood International Airport, ensuring seamless connectivity to the surrounding areas and beyond.





Whether you're drawn to the vibrant cultural scene, the serene views, or the impressive array of top-tier amenities, One Hollywood Residences promises a home where every detail is crafted with you in mind.

Experience unparalleled luxury in resort-style living, where personalized concierge services blend seamlessly with exquisitely designed residences. Expansive balconies offer sweeping views, while smart technology, state-of-the-art appliances, and floor-to-ceiling windows elevate this unique living experience to new heights.

One Hollywood Residences – where many possibilities converge at one extraordinary place.

MANY TALENTS. *one vision.*

Star Development Group

Star Developers Group emerged from the merger of leaders in real estate development, forming a multidisciplinary team with diverse profiles and more than 30 years of experience in the sector. Our team brings expertise in urbanization, renovation, construction, and project management, accumulating over 1,000,000 square feet of construction in Argentina, Spain, and the United States, with a special focus on Florida and Atlanta. The union gave rise to Star Developers Group, an entity with a global approach and a clear mission of expansion in the American market, especially in Miami, Hollywood, and

South Florida.

We seek to develop new experiences and designs that consider different ways of inhabiting spaces. In each location we choose to build, we discover an opportunity to maximize the coexistence of urban, natural, and sustainable elements. Our commitment is centered on excellence, sustainability, and innovation. With a diversified portfolio that ranges from luxury residential projects to commercial developments, we are dedicated to offering quality and value in each of our endeavors.



BC Architects

BC Architects brings over 30 years of experience in design, production, and construction administration with projects throughout Florida and the Caribbean. They maximize the design and financial potential in every building.

Their philosophy is to do what works, uncover what makes sense, discover efficiency, and solve problems, while creating beautiful built buildings.

BCA has built a diverse portfolio of residential, retail, and mixed-use projects, all while working alongside many successful developers. They have designed and produced over 50 mid- and high-rise projects throughout Florida, with several more in the works. BCA's multi-family portfolio ranges from affordable rental projects to market

rate products to luxury condominiums. Our retail and mixed-use portfolio consists of free-standing one-story retail buildings to multi-building/multi-use residential, office and retail centers. They offer an array of architectural services, such as programming, long-range planning, ADA compliance, feasibility studies, urban design, new design, addition and expansion, historic preservation and renovation, interior design, and landscape architecture.

BC Architects projects include 5000 North Ocean, Biscayne Beach, Sofia Coral Gables, Waterclub North Palm Beach, Mystique & Epique at Pelican Bay, Plantation Walk and River Landing.

Adriana Hoyos Design Studio

Adriana Hoyos Design Studio (AHDS) specializes in delivering exceptional hospitality design solutions that seamlessly blend luxury, functionality, and a deep connection to the local environment. Our team's expertise ensures the use of high-quality materials, meticulous attention to detail, and sophisticated designs that enhance

the overall experience for every guest. Our corporate headquarters are located in Miami, Florida. Additionally, we have established regional offices in Quito, Panama and Guayaquil. This strategic presence across key locations enables us to effectively serve our clients and expand our operations.

Keith Engineering Landscape

KEITH Engineering Landscape projects create dynamic stages for everyday moments, blending residential, commercial, mixed-use, and hospitality spaces that are safe, clean, and designed for flexibility.

These spaces unite people, activities, and events that inspire and excite, evolving with our changing interests. By enriching lives and fostering self-

discovery, KEITH Life combines local environmental knowledge, innovative technologies, and sustainable best practices with a detail-oriented creative approach. They craft impactful urban spaces where hardscape and architectural elements harmonize with green spaces, offering moments of respite and community in the urban core.



ONE HOLLYWOOD
R E S I D E N C E S

URBAN LUXURY STUDIOS, 1, 2, & 3-BEDROOM
CONDOMINIUM RESIDENCES STARTING FROM THE \$400s

Developed By



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE 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. These materials are not intended to be an offer to sell, or solicitation to buy a unit in the condominium. Such an offering shall only be made pursuant to the prospectus (offering circular) for the condominium and no statements should be relied upon unless made in the prospectus or in the applicable purchase agreement. In no event shall any solicitation, offer or sale of a unit in the condominium be made in, or to residents of, any state or country in which such activity would be unlawful. This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. No real estate broker or salesperson is authorized to make any representations or other statements regarding this project, and no agreements with, deposits paid to or other arrangements made with any real estate broker are or shall be binding on the Developer. Equal Housing Opportunity.