

FEATURES & AMENITIES

South Flagler House is located at the southeast gateway of a dynamic new cultural quarter that includes the important institutions of the Norton Museum, its Gallery Park, the Ann Norton Sculpture Gardens, and Palm Beach Atlantic University.

South Flagler House features two soaring 28-story structures rising from a base lined with stepped gardens and townhouses.

The architecture will masterfully blend with the timeless character and elegance of Palm Beach, while celebrating a prime

waterfront location along Florida's Gold Coast that provides permanent, unobstructed views of the water.

The property will be an important new landmark unlike anything else in the market and one of the most significant high-rises ever built in West Palm Beach and South Florida.

South Flagler House will offer 106 beautifully designed residences, including three to six-bedroom homes, penthouses, townhouses, and guest suites.

RESIDENCE AND BUILDING

- On-Site Concierge
- 24/7 Valet and Self-Parking
- 24/7 Security with Doorman and Full Property Surveillance
- 365-Foot Tree Lined Drive Aisle to Auto Court
- Two Keyed Elevators per Residence
- Dedicated Service Elevators
- Package & Mailroom with Cold Storage
- Keyed Climate Controlled Storage
- 2 Deeded Parking Spaces per Residence
- Bicycle Storage and Cleaning Room
- Electric Charging
- Fenced Outdoor Dog Run with Sculpture Garden
- Hotel Guest Suites for Reservation

SPORTS AND FITNESS

- Indoor Pickle Ball Court with Locker Room
- Indoor and Outdoor Sports Lounge
- 24/7 Fitness Center
- Private Training Studios
- Yoga & Pilates Studios
- Outdoor Yoga Lawn & HIIT Lawn
- Golf Simulator
- Outdoor Recreation Lawn Area

BUSINESS

- Business Center
- Private Conference Rooms with Adjacent Outdoor Loggia
- Co-Working Spaces
- Outdoor Meeting Spaces

SOCIAL AND ENTERTAINING

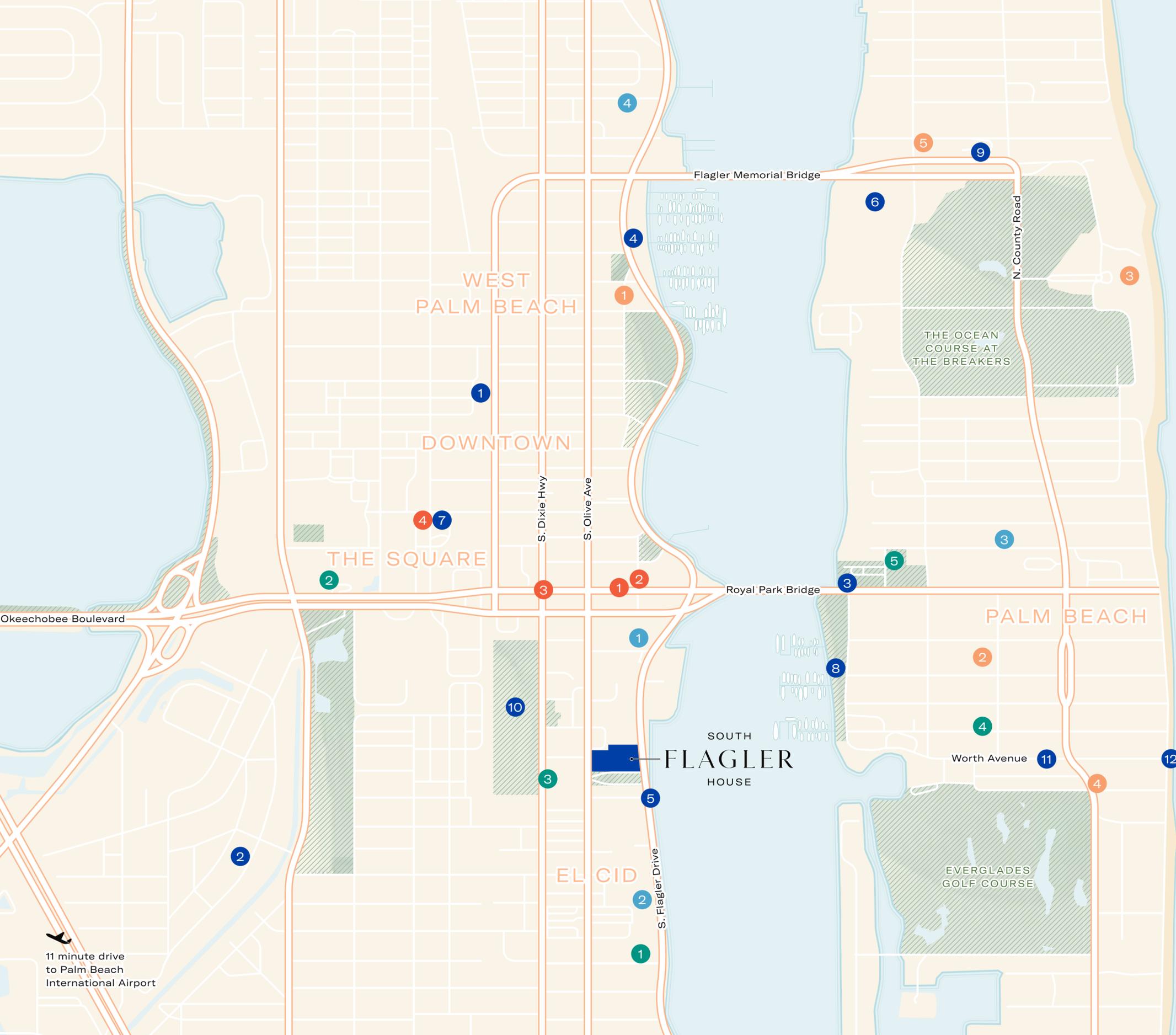
- Private Commercial Kitchen and Catering Pantry
- Private Dining Rooms for Reservation
- Indoor & Outdoor Dining Areas
- Private Resident Wine Cellars
- Cocktail Lounge and Bar
- Sunset Games & Cards Room
- Library
- Cinema Room with Multi-Media Capabilities and Theater Level Seating
- Indoor/Outdoor Pavilions with Sun Deck and Tranquil Water Feature

SWIM AND SPA

- 25-Meter Lap Pool
- Shallow Sun Shelf Pool
- Outdoor Hot Tub Spa
- Landscaped Pool Deck with Umbrellaed Chaise Lounges
- Private Cabanas for Reservation
- Separate Women's and Men's Locker Room Spas Complete with Vitality Pool, Ice Plunge, Steam, Infra-Red Sauna and Lounge
- Spa Treatment Rooms for Massage or Physical Therapy Reservation
- Beauty Salon

CHILDREN'S RECREATION

- Indoor Jungle Gym Playroom
- Indoor Craft Room
- Indoor Tweens/Teens Game Room
- Outdoor Water Garden
- Kitchenette & Catering Pantry



Points of Interest

- 1 Brightline Station
- 2 Grandview Public Market
- 3 Palm Beach Lake Trail
- 4 Palm Harbor Marina
- 5 South Flagler Lake Trail
- 6 The Royal
- 7 The Square
- 8 Town of Palm Beach Marina
- 9 Via Flagler by The Breakers
- 10 Woodlawn Cemetery
- 11 Worth Avenue
- 12 Worth Avenue Clock Tower

Cultural Institutions

- 1 Ann Norton Sculpture Garden
- 2 Kravis Center
- 3 Norton Museum of Art
- 4 Preservation Foundation of Palm Beach
- 5 The Society of the Four Arts

Hotels

- 1 The Ben Hotel
- 2 The Brazilian Court Hotel
- 3 The Breakers Palm Beach
- 4 The Colony Hotel
- 5 The White Elephant Hotel

Educational Institutions

- 1 Palm Beach Atlantic University
- 2 Palm Beach Day Academy Lower Campus
- 3 Palm Beach Day Academy Upper Campus
- 4 Rosarian Academy

Office Buildings

- 1 One Flagler*
- 2 Phillips Point
- 3 West Palm Point*
- 4 West Tower at The Square

*Coming Soon

11 minute drive
to Palm Beach
International Airport



DEPOSIT STRUCTURE

DEPOSIT 1: 20%

Due upon Contract signing

DEPOSIT 2: 10%

When construction begins
(Fall 2022)

DEPOSIT 3: 10%

When construction reaches the floor of your selected residence
(For Townhouse buyers this will be the 4th Floor Amenity Level)

DEPOSIT 4: 10%

When construction tops out

REMAINING BALANCE: 50%

Remaining 50% balance will be due at closing
(2026)



PROJECT TEAM

FRISBIE GROUP & HINES

CO-DEVELOPERS

ROBERT A.M. STERN ARCHITECTS

DESIGN ARCHITECT

PEMBROOKE & IVES

INTERIOR DESIGN

SMI

LANDSCAPE ARCHITECT

Equal Housing Opportunity. This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where such offer or solicitation cannot be made or are otherwise prohibited by law, and your eligibility for purchase will depend upon your state of residency. This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. The information provided, including pricing, is solely for informational purposes, and is subject to change without notice. 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.