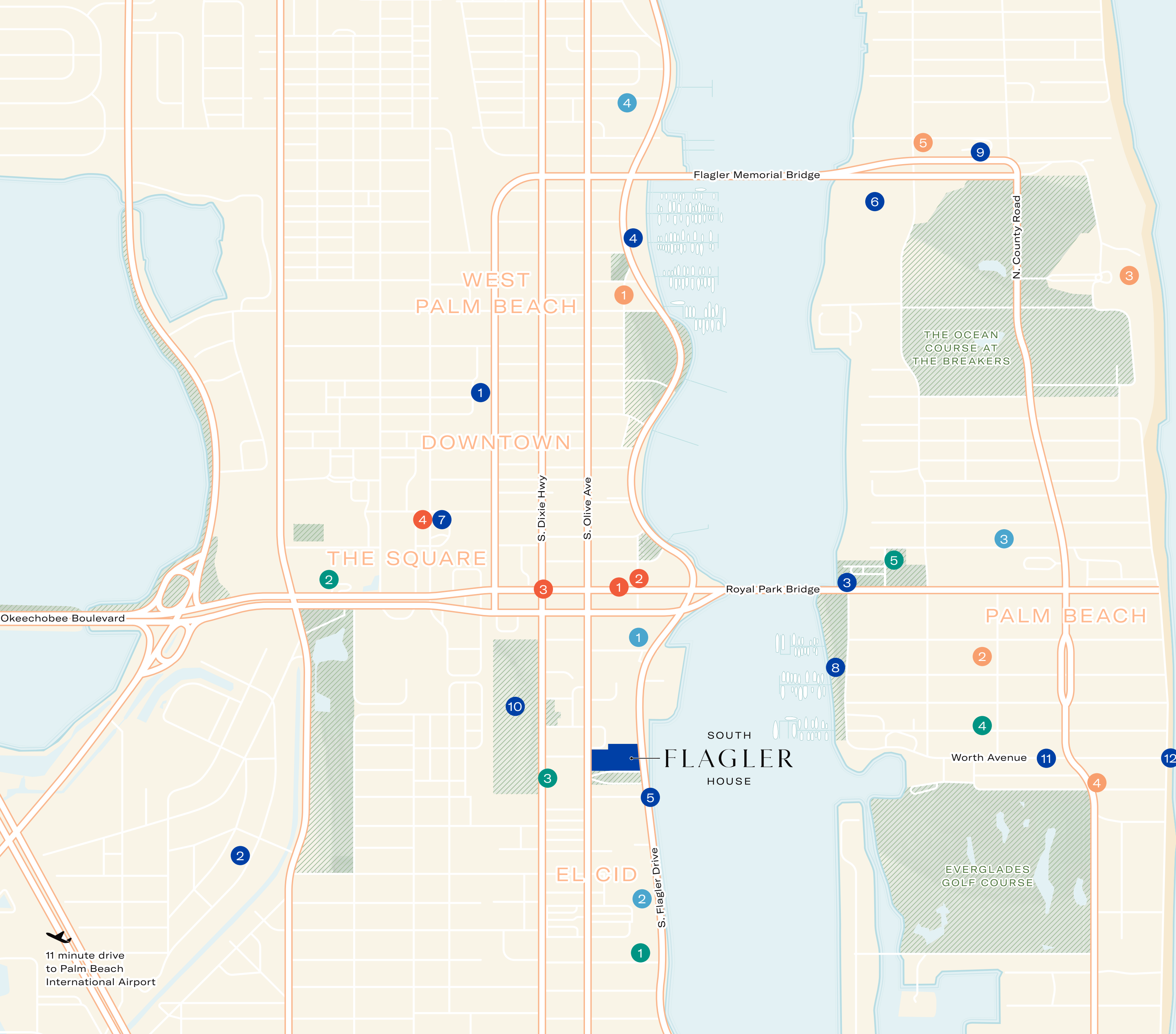


SOUTH
FLAGLER
HOUSE

Crown of Park Tower





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



SITE PLAN

LAKE BUILDING

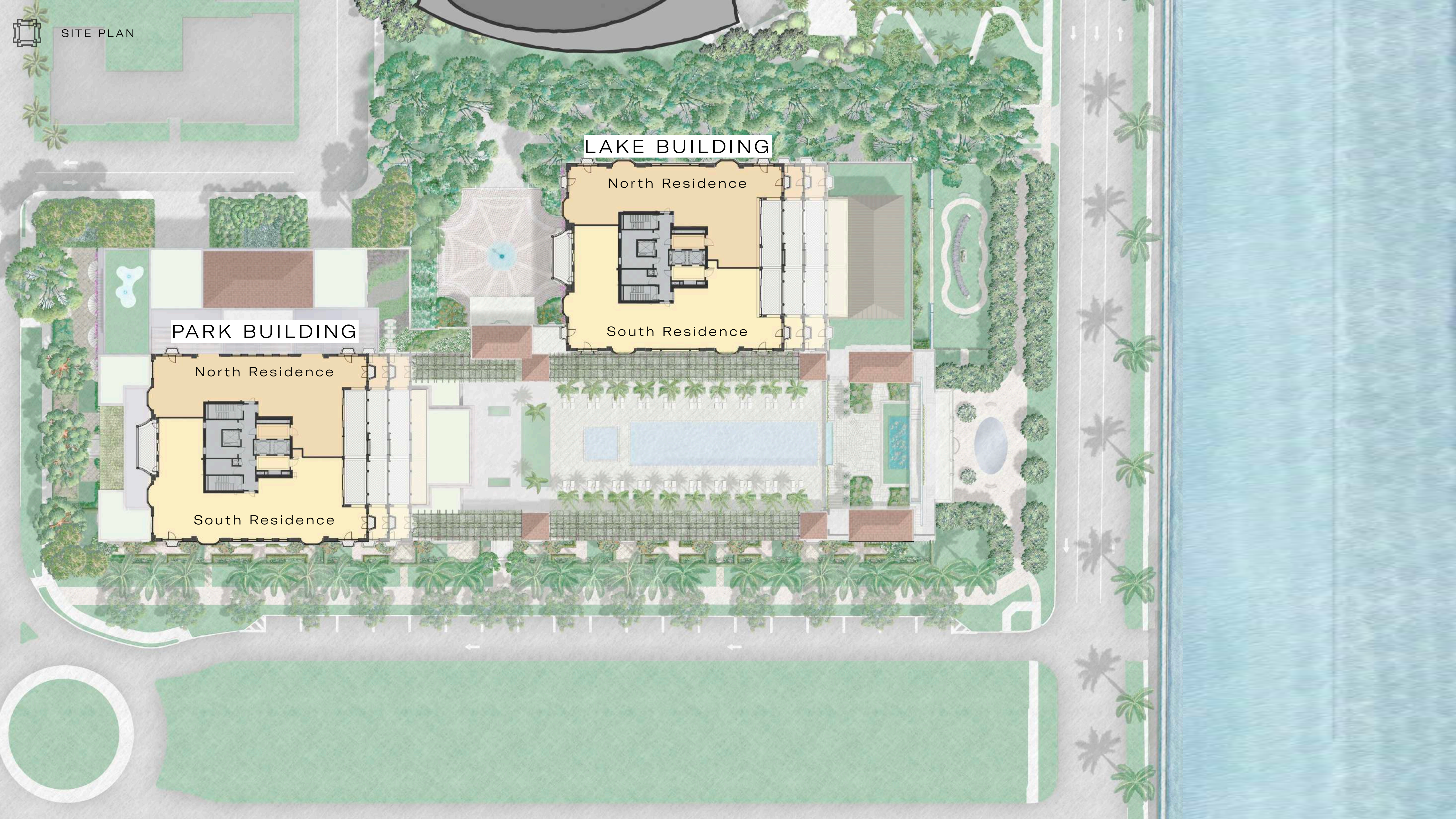
North Residence

South Residence

PARK BUILDING

North Residence

South Residence

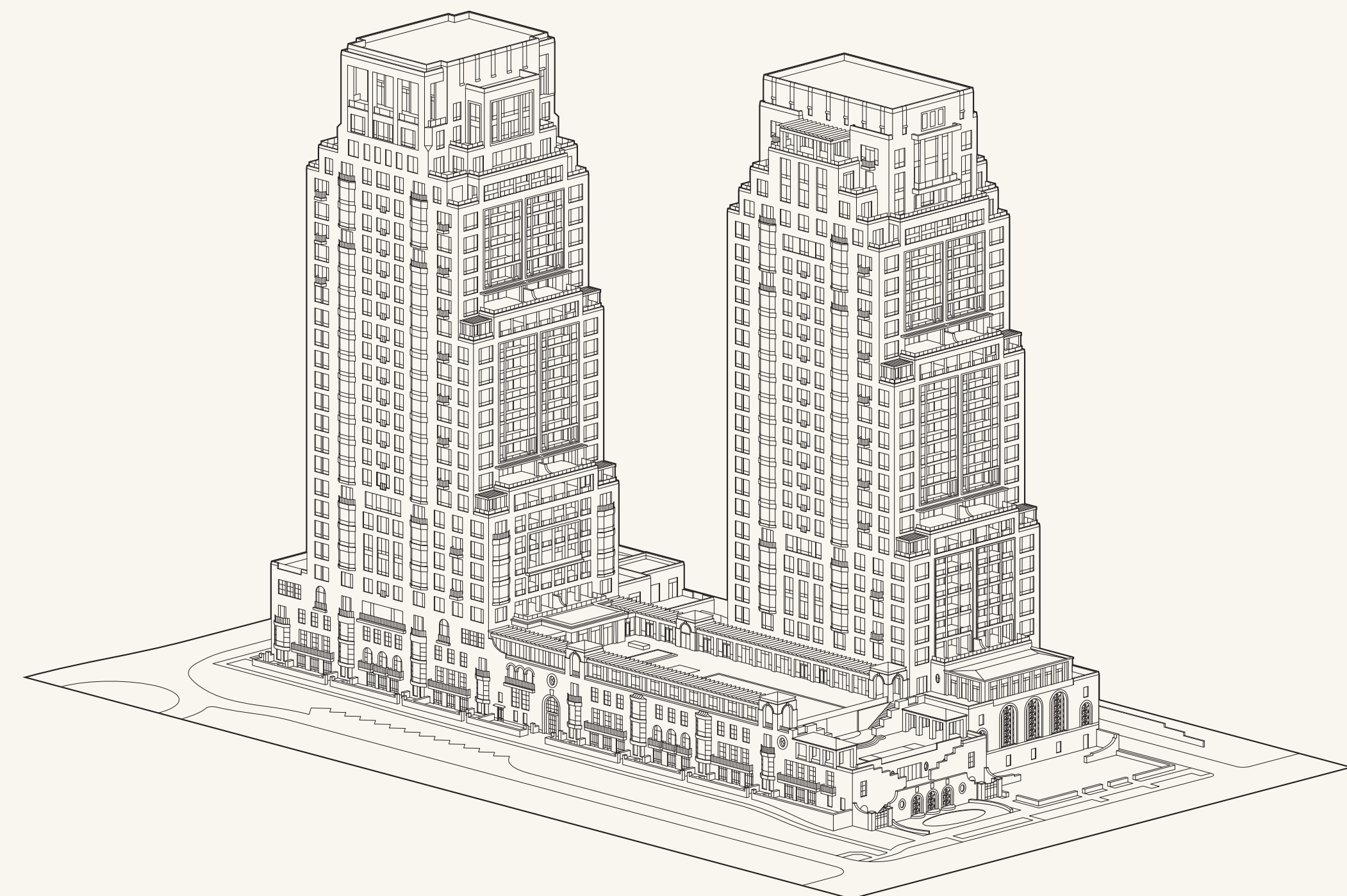




SELECTION OF RESIDENCE OPTIONS

The condominium residences command gracious scale as “Palm Beach Homes” in the sky, and are designed to enhance contemporary lifestyles with high ceilings, oversized windows, and grand outdoor spaces.

Please browse the following limited selection of work-in-progress floor plans showcasing the Townhomes and every tier in the Park and Lake buildings.



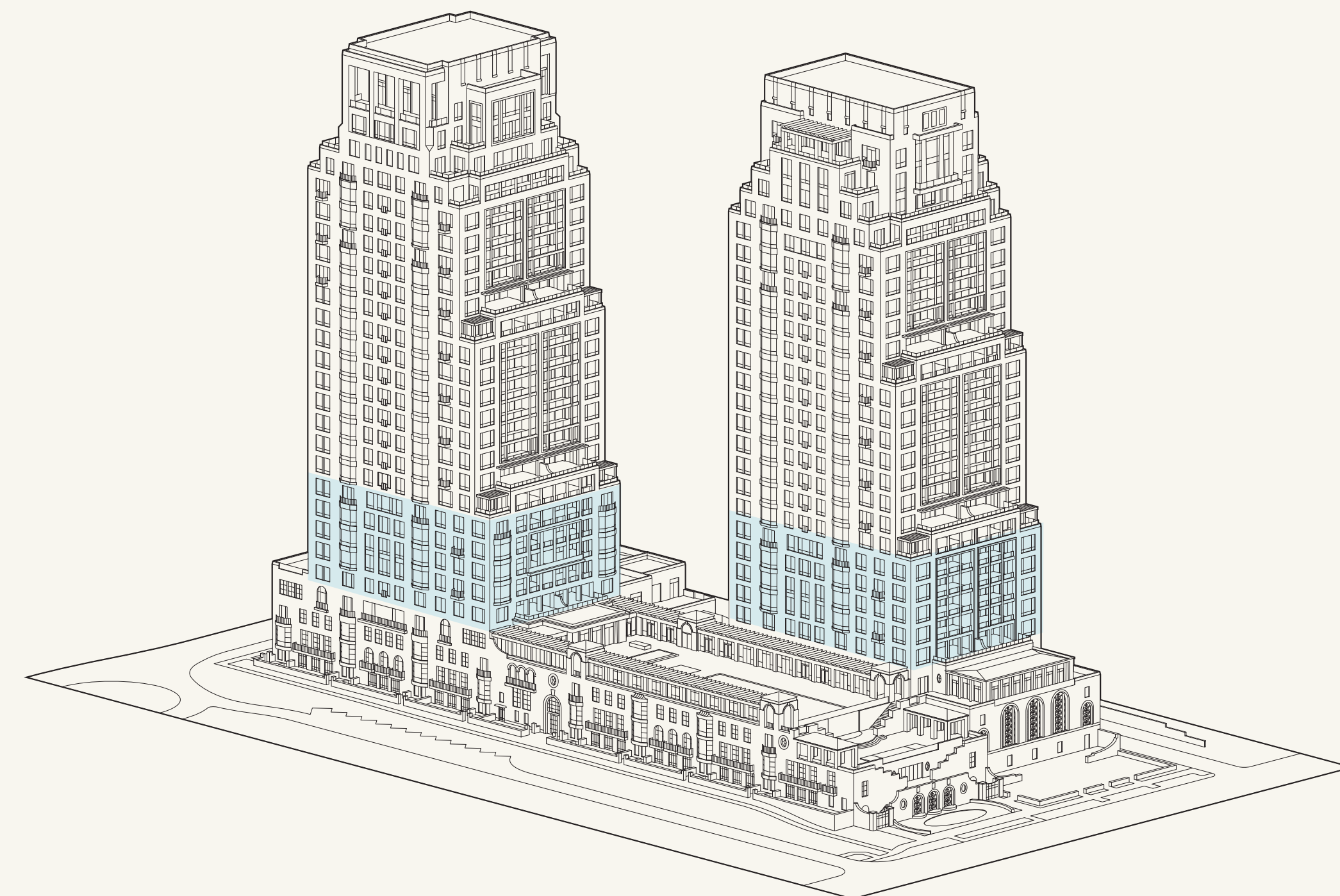


FLOORS 5-9

Tier 1 of South Flagler House is designed with North and South Residences on each floor that run the entire length of the building from east to west.

The 5th Floor Residences have unique extra deep partially covered loggias.

The 17 private guest suites are located on the west side of tier 1 in either Studio, 1 Bedroom or 2 Bedroom formats.





LAKE

South Residence Floor 7

INTERIOR AREA: 4,821 FT²

EXTERIOR AREA: 55 FT²

3 BEDROOMS

4 BATHROOMS

1 POWDER ROOM

PRIVATE KEYED ELEVATOR

SEPARATE SERVICE ENTRY

FOYER

COVERED LOGGIA

EXPANSIVE GREAT ROOM

WET BAR

OPEN KITCHEN

FAMILY ROOM

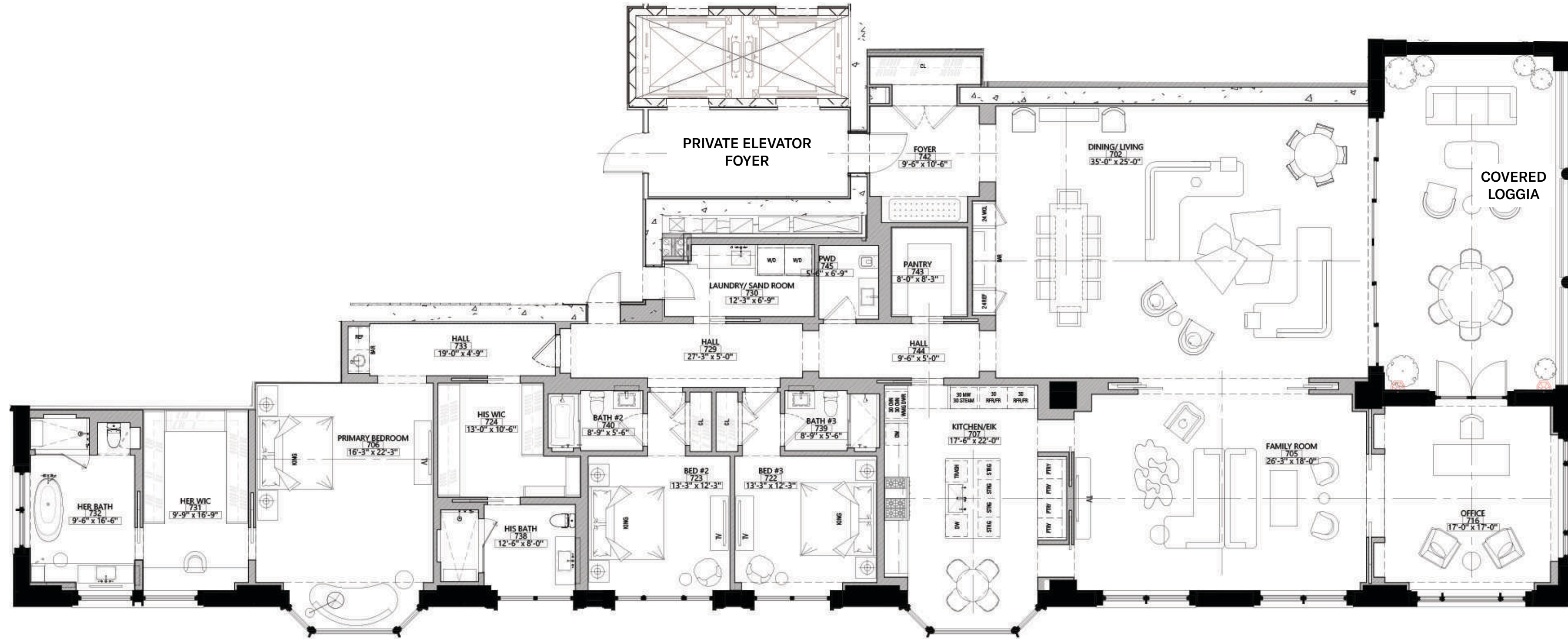
HOME OFFICE

PRIMARY BEDROOM SUITE

DUAL WALK-IN CLOSETS

DUAL WINDOWED BATHROOMS

LAUNDRY/SAND ROOM



INTRACOASTAL / OCEAN



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PARK

North Residence Floor 7

INTERIOR AREA: 5,196 FT²

EXTERIOR AREA: 551 FT²

4 BEDROOMS

5 BATHROOMS

1 POWDER ROOM

PRIVATE KEYED ELEVATOR

SEPARATE SERVICE ENTRY

FOYER

COVERED LOGGIA

EXPANSIVE GREAT ROOM

WET BAR

OPEN KITCHEN

FAMILY ROOM

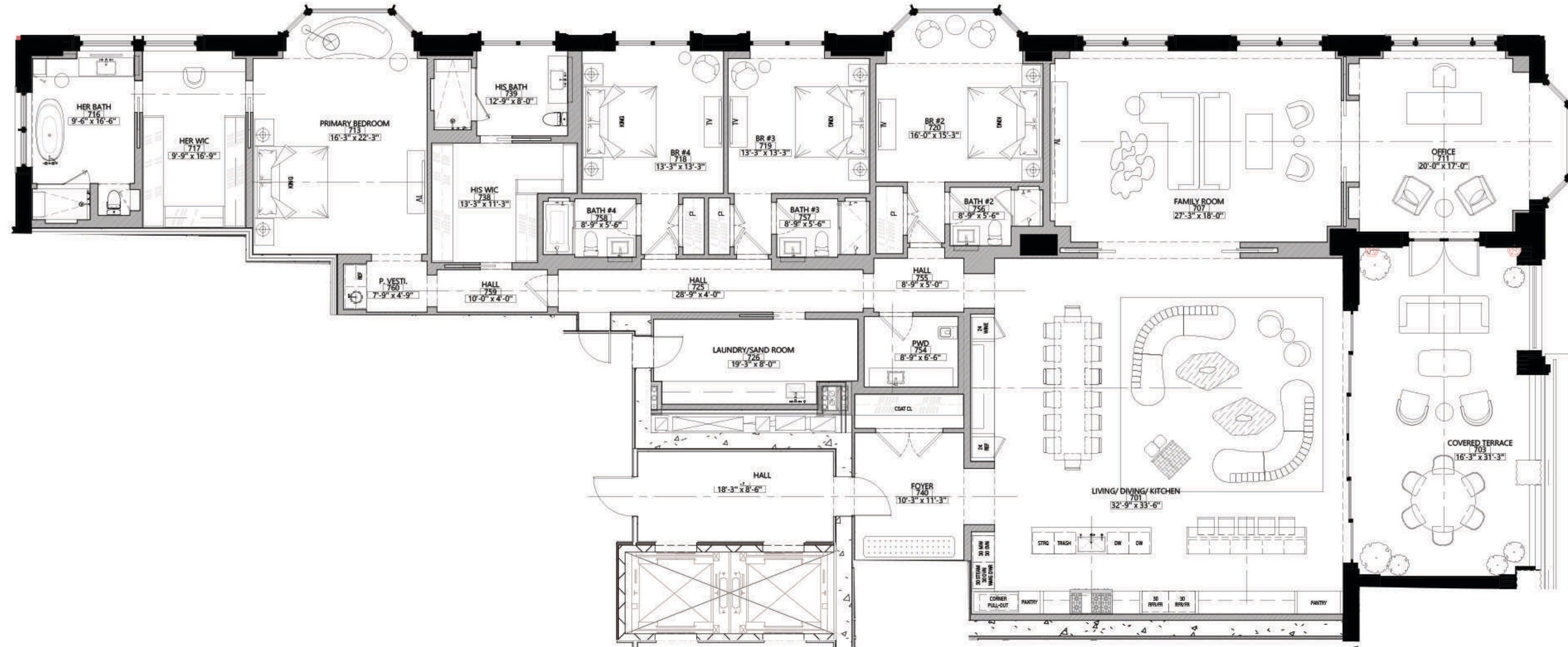
HOME OFFICE

PRIMARY BEDROOM SUITE

DUAL WALK-IN CLOSETS

DUAL WINDOWED BATHROOMS

LAUNDRY/SAND ROOM



INTRACOASTAL / OCEAN



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LAKE

North Residence Floor 9

INTERIOR AREA: 5,140 FT²

EXTERIOR AREA: 606 FT²

4 BEDROOMS

4 BATHROOMS

1 POWDER ROOM

PRIVATE KEYED ELEVATOR

SEPARATE SERVICE ENTRY

FOYER

COVERED LOGGIA

EXPANSIVE GREAT ROOM

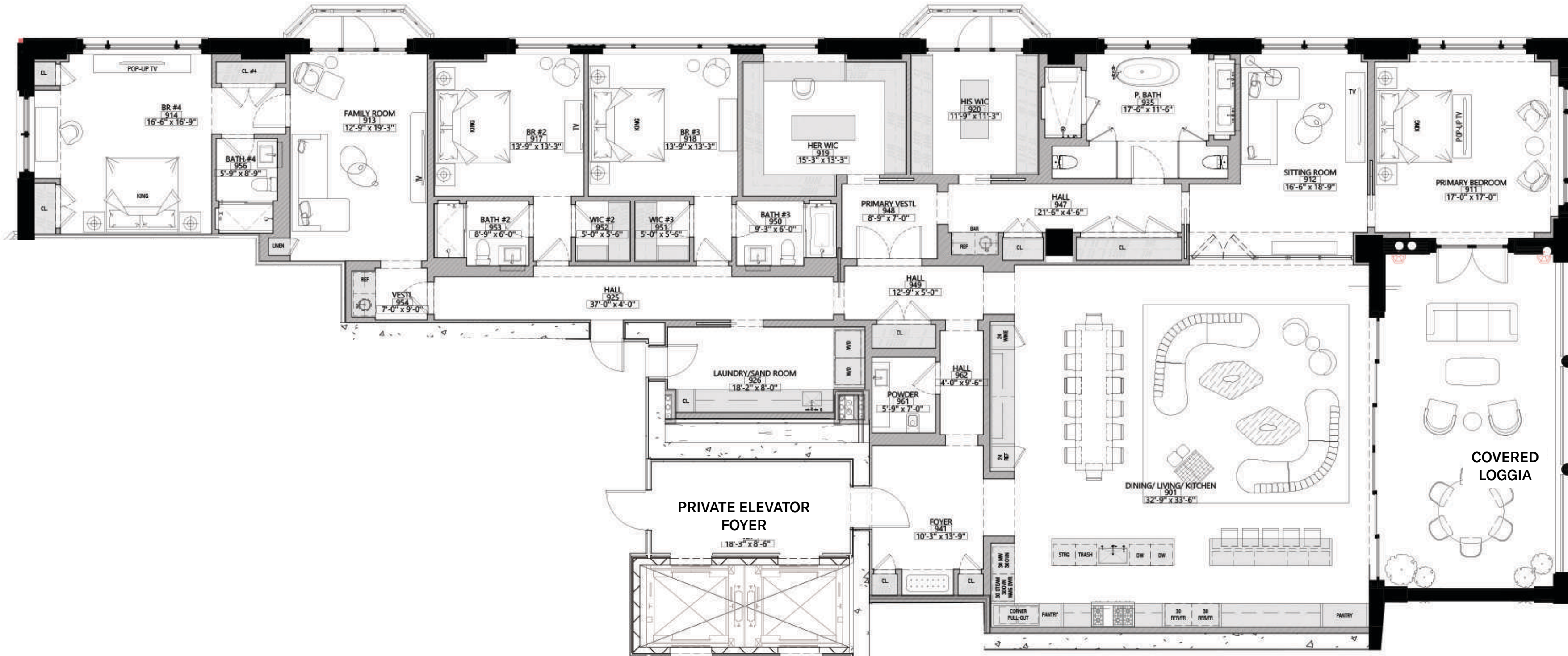
WET BAR

OPEN KITCHEN

FAMILY ROOM

HOME OFFICE

LAUNDRY/SAND ROOM



INTRACOASTAL / OCEAN



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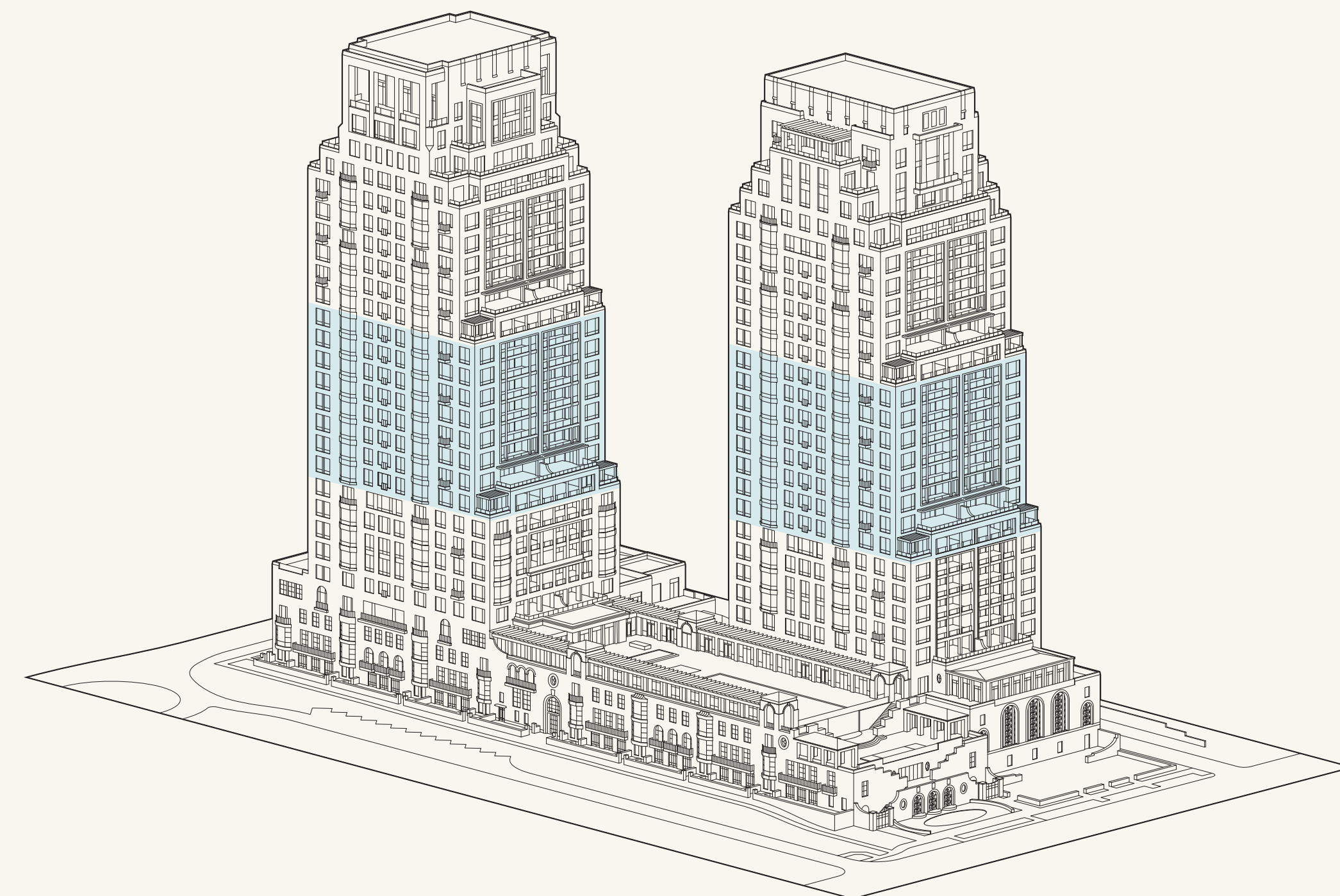
FLOORS 10-18

Tier 2 of South Flagler House is designed with only a North and South Residence on each floor. Residences span the entire length of the building from East to West and have a finished ceiling height of 10.5'-11'.

The South Residences include secondary or "guest" bedrooms on the western facade that offer the unique flexibility of being an attached or detached "guest house" as their design includes a living room, morning kitchen and private entry foyer from the elevator core.

Floors 10 & 11 are rare setback levels that provide extra large east facing loggias extending up to 23' in depth. The 10th Floor loggia is fully covered and includes an uncovered corner loggia located off of the office. The 11th Floor loggia is partially covered to 12 feet and does not include a corner loggia off of the office.

While it is not reflected in these plans, all Loggias have recently be adjusted to be 31.5' wide.





LAKE

North Residence Floors 12, 15, 17

INTERIOR AREA: 5,038 FT²

EXTERIOR AREA: 530 FT²

3 BEDROOMS

1 DEN

4 BATHROOMS

1 POWDER ROOM

HALF-FLOOR

PRIVATE KEYED ELEVATOR

SEPARATE SERVICE ENTRY

SUNRISE LOGGIA

SUNSET TERRACE

EAT-IN KITCHEN

EXPANSIVE GREAT ROOM

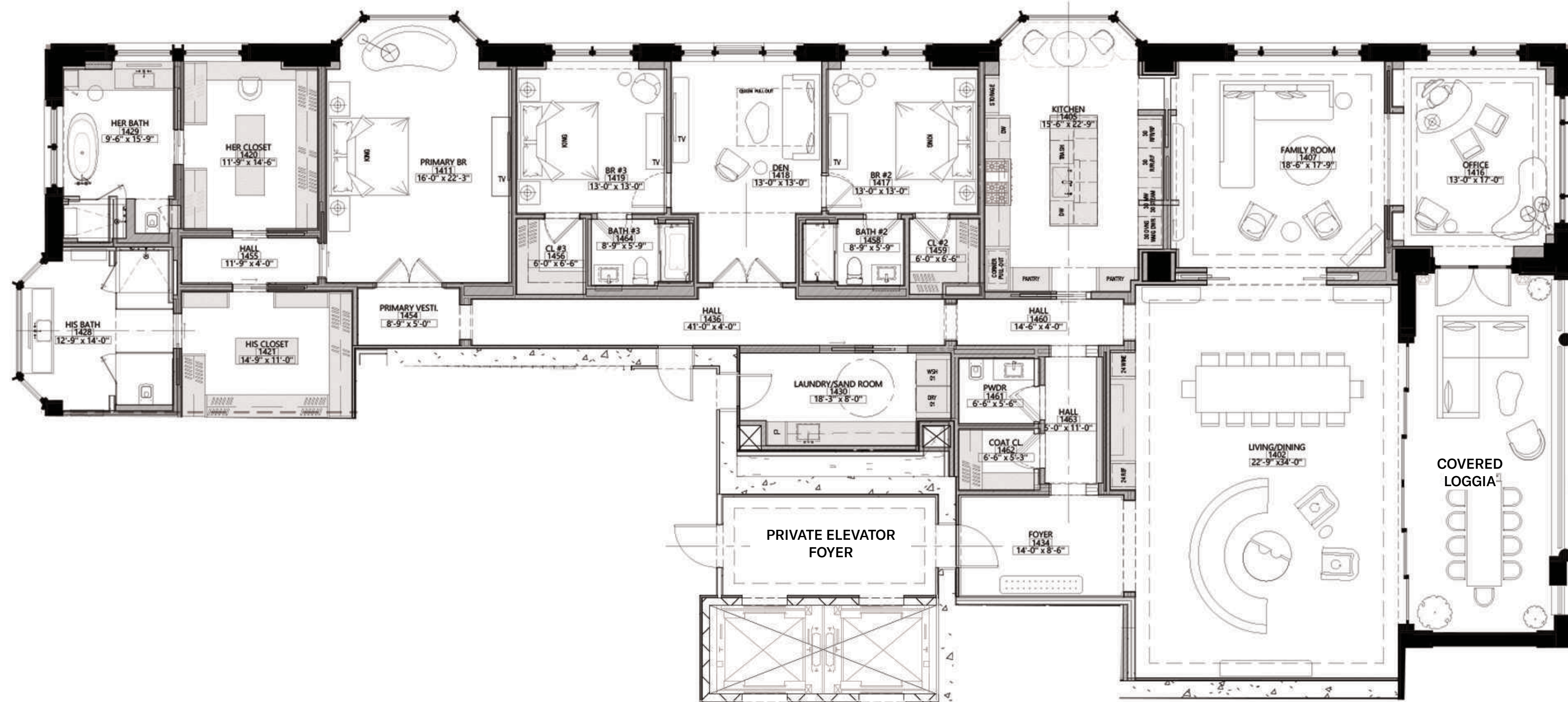
WET BAR

FORMAL DINING ROOM

FAMILY ROOM

SEPARATE GUEST LIVING

LAUNDRY/SAND ROOM



INTRACOASTAL / OCEAN



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LAKE

North Residence Floors 12, 15, 17

INTERIOR AREA: 5,038 FT²

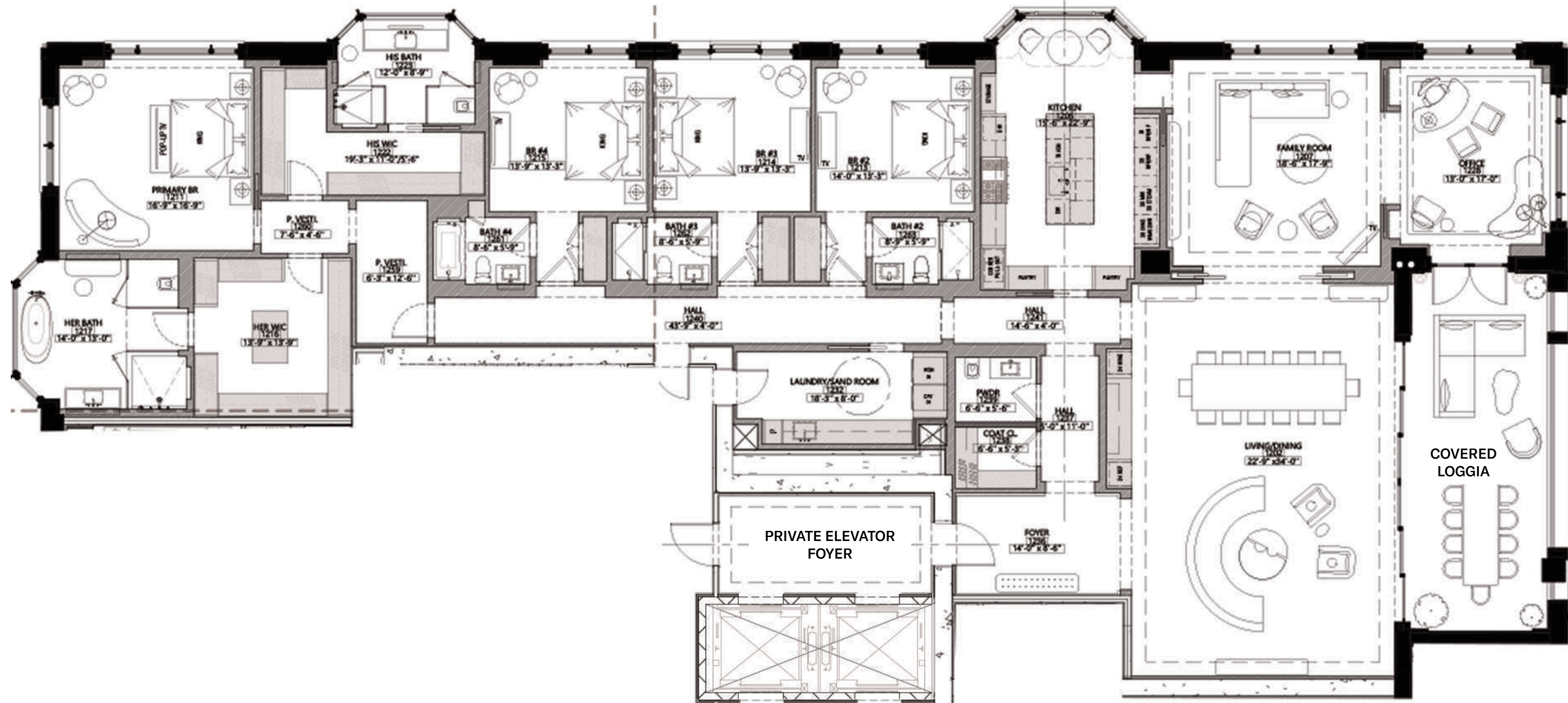
EXTERIOR AREA: 530 FT²

4 BEDROOMS

5 BATHROOMS

1 POWDER ROOM

- HALF-FLOOR PRIVATE KEYED ELEVATOR
- SEPARATE SERVICE ENTRY
- SUNRISE LOGGIA
- SUNSET TERRACE
- EAT-IN KITCHEN
- EXPANSIVE GREAT ROOM
- WET BAR
- FORMAL DINING ROOM
- FAMILY ROOM
- SEPARATE GUEST LIVING
- LAUNDRY/SAND ROOM



INTRACOASTAL / OCEAN



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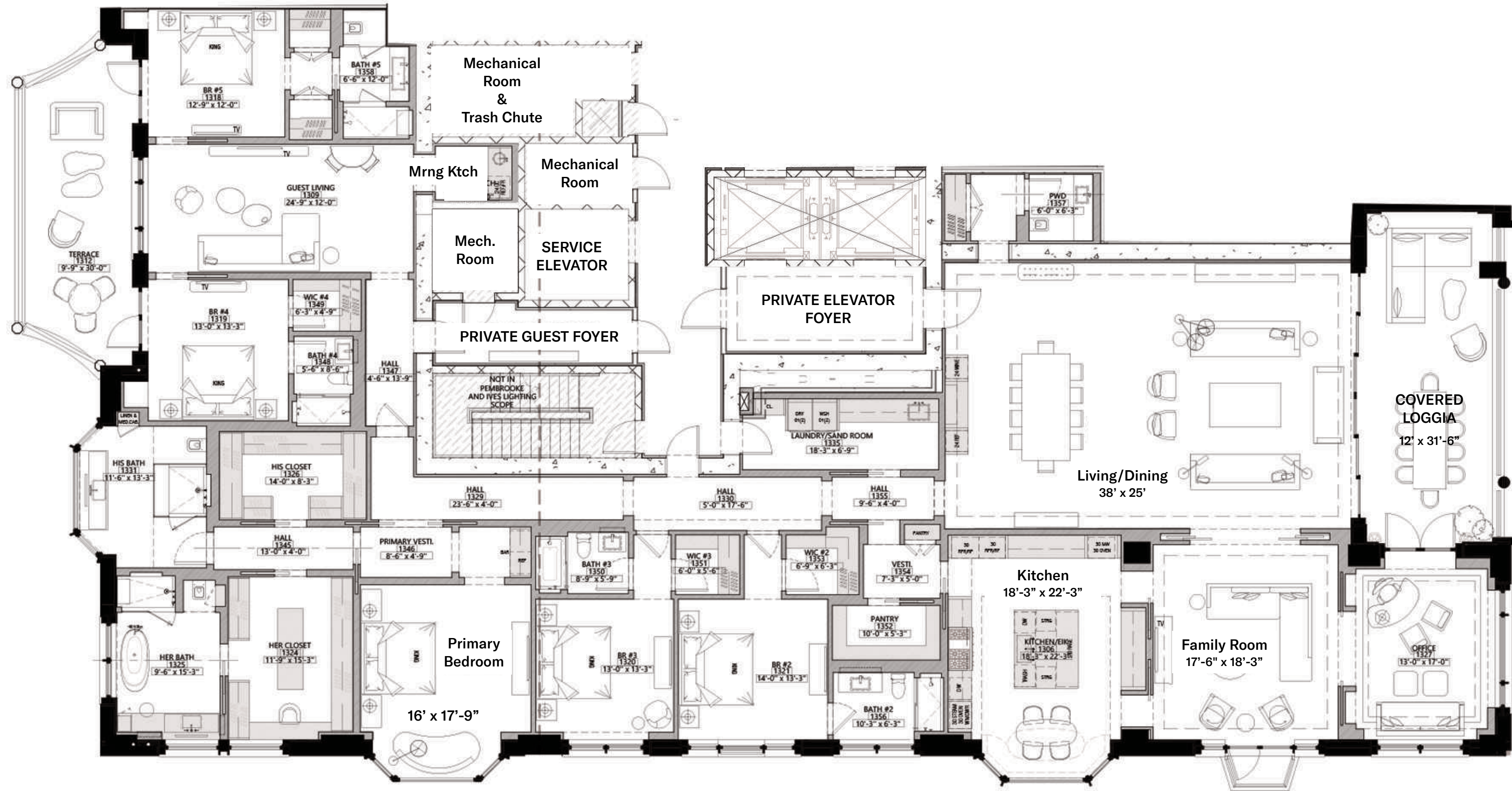
LAKE

South Residence Floors 14, 16, 18

INTERIOR AREA: 6,071 FT²
EXTERIOR AREA: 712 FT²

- 5 BEDROOMS
- 6 BATHROOMS
- 1 POWDER ROOM

- FULL FLOOR
- PRIVATE KEYED ELEVATOR
- SEPARATE SERVICE ENTR
- COVERED LOGGIA
- OPEN TERRACE
- EXPANSIVE GREAT ROOM
- SEPARATE GUEST LIVING
- WET BAR
- WINDOWED EAT-IN KITCHEN
- WALK-IN PANTRY
- FAMILY ROOM
- HOME OFFICE
- PRIMARY BEDROOM SUITE WITH DUAL WALK-IN CLOSETS AND DUAL WINDOWED BATHROOMS
- LAUNDRY/SAND ROOM



INTRACOASTAL / OCEAN



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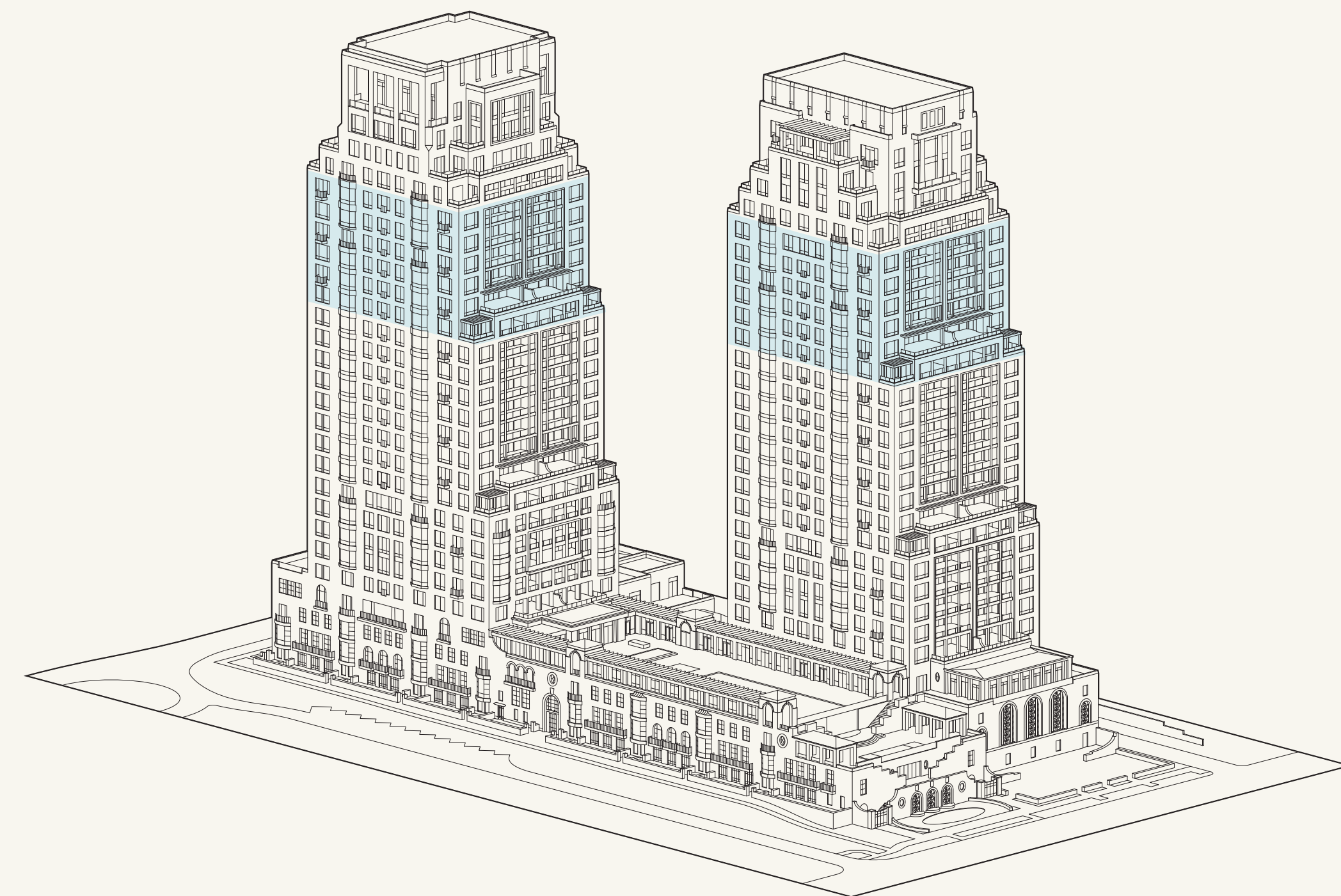
FLOORS 19-24

Tier 3 of South Flagler House is designed with only a North and South Residence on each floor. Residences span the entire length of the building from East to West and have a finished ceiling height of 10.5'-11'.

The South Residences include secondary or "guest" bedrooms on the western facade that offer the unique flexibility of being an attached or detached "guest house" as their design includes a living room, morning kitchen and private entry foyer from the elevator core.

Floors 19 & 20 are rare setback levels that provide extra large east facing loggias extending up to 23' in depth. The 19th Floor loggia is fully covered and includes an uncovered corner terrace located off of the Family Room/Library. The 20th Floor loggia is partially covered 12 feet and does not include a corner terrace off the Family Room/Library.

While it is not reflected in these plans, all Loggias have recently be adjusted to be 31.5' wide.





LAKE & PARK

North Residence Floors 21 & 23

INTERIOR AREA: 4,463 FT²

EXTERIOR AREA: 548 FT²

3 BEDROOMS

4 BATHROOMS

1 POWDER ROOM

HALF-FLOOR

PRIVATE KEYED ELEVATOR

SEPARATE SERVICE ENTRY

FOYER

COVERED LOGGIA

EXPANSIVE GREAT ROOM

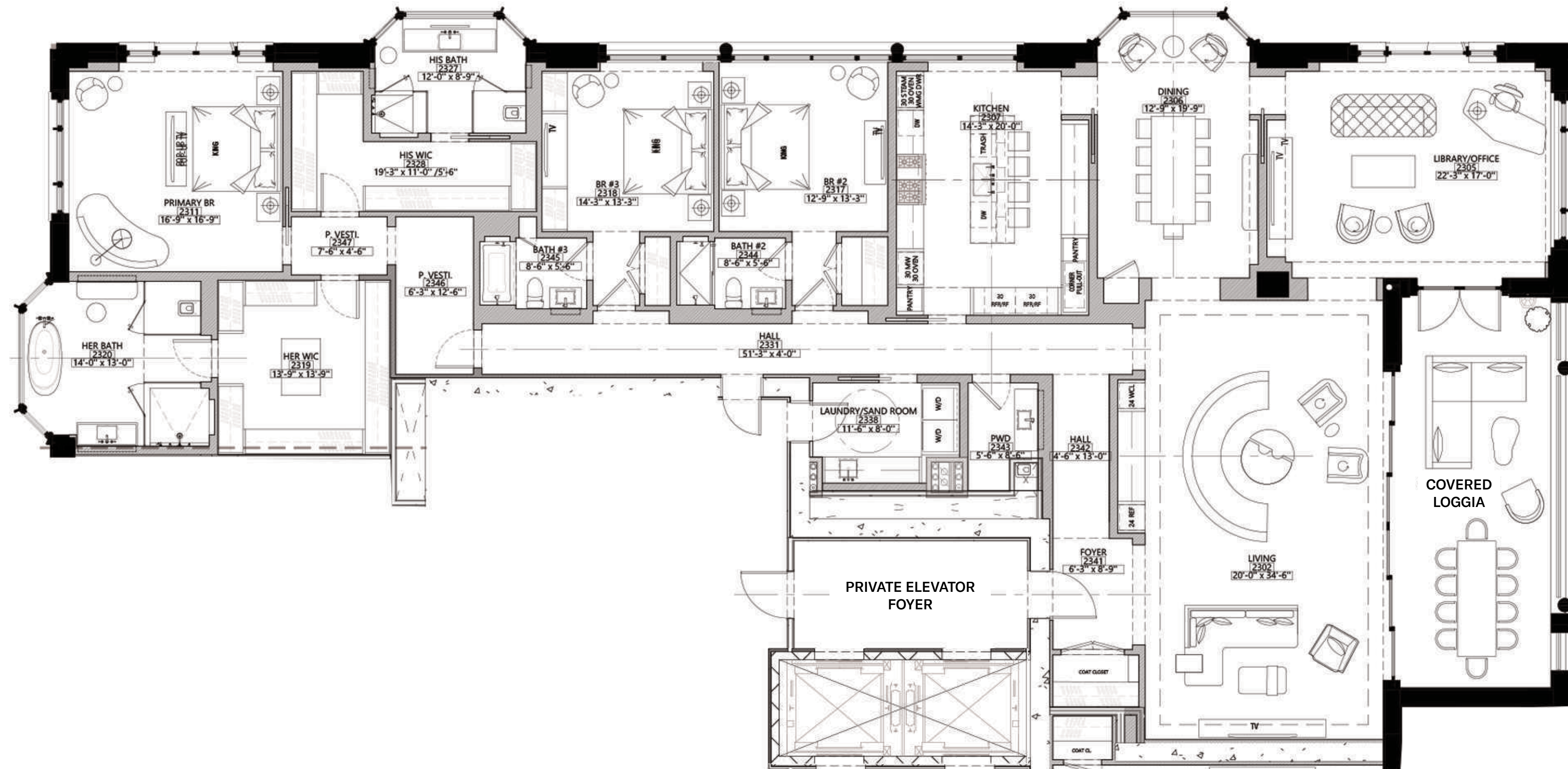
WET BAR

KITCHEN

FAMILY ROOM

LIBRARY/HOME OFFICE

LAUNDRY/SAND ROOM



INTRACOASTAL / OCEAN



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LAKE & PARK

South Residence Floors 21 & 23

INTERIOR AREA: 5,424 FT²

EXTERIOR AREA: 726 FT²

4 BEDROOMS

5 BATHROOMS

1 POWDER ROOM

HALF-FLOOR

PRIVATE KEYED ELEVATOR

SEPARATE SERVICE ENTRY

FOYER

COVERED LOGGIA

OPEN TERRACE

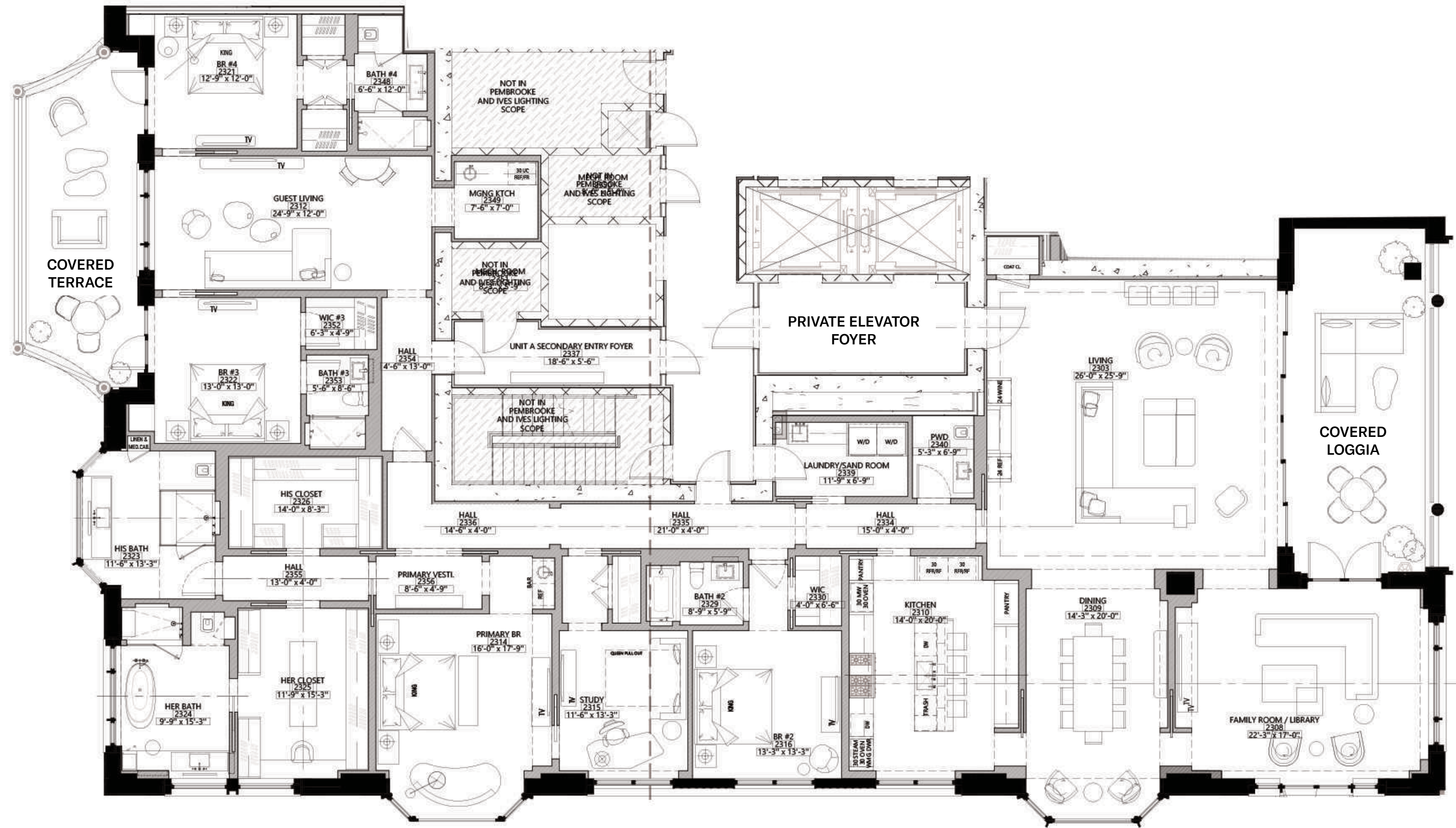
EXPANSIVE GREAT ROOM

WET BAR

KITCHEN

FAMILY ROOM/LIBRARY

LAUNDRY/SAND ROOM



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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)

