ICON BEACH

WATERFRONT RESIDENCES

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

+1 305 571-6319 | hollywoodiconbeachresidences.com

ICON BEACH
WATERFRONT RESIDENCES

A VISIONARY TEAM

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.

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.

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.

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, the firm develops 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

A NEW VISION OF WATERFRONT LUXURY



ICON BRICKELL



ICON SOUTH BEACH



RIVAGE BAL HARBOUR



ROSEWOOD RESIDENCES



SIX FISHER ISLAND



ST. REGIS MIAMI



THOMPSON PUERTO VALLARTA



PARQUE GLOBAL BRAZIL



MAREA II PANAMA



PARK GROVE



SLS PUERTO MADERO



AUBERGE FORT LAUDERDALE

RELATED

Over 100,000 Residences

BUILT AND MANAGED

40+ Years of Commitment

RESHAPING CITIES & SKYLINES

17 Million Square Feet

DEVELOPED

Over $50 Billion

SOLD



Nestled between Miami and Fort Lauderdale, Hollywood Beach has been consistently ranked among the top five beach destinations in the US and continues to attract tourists from around the world.

Nearby attractions:

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.

SHELL BAY GOLF CLUB

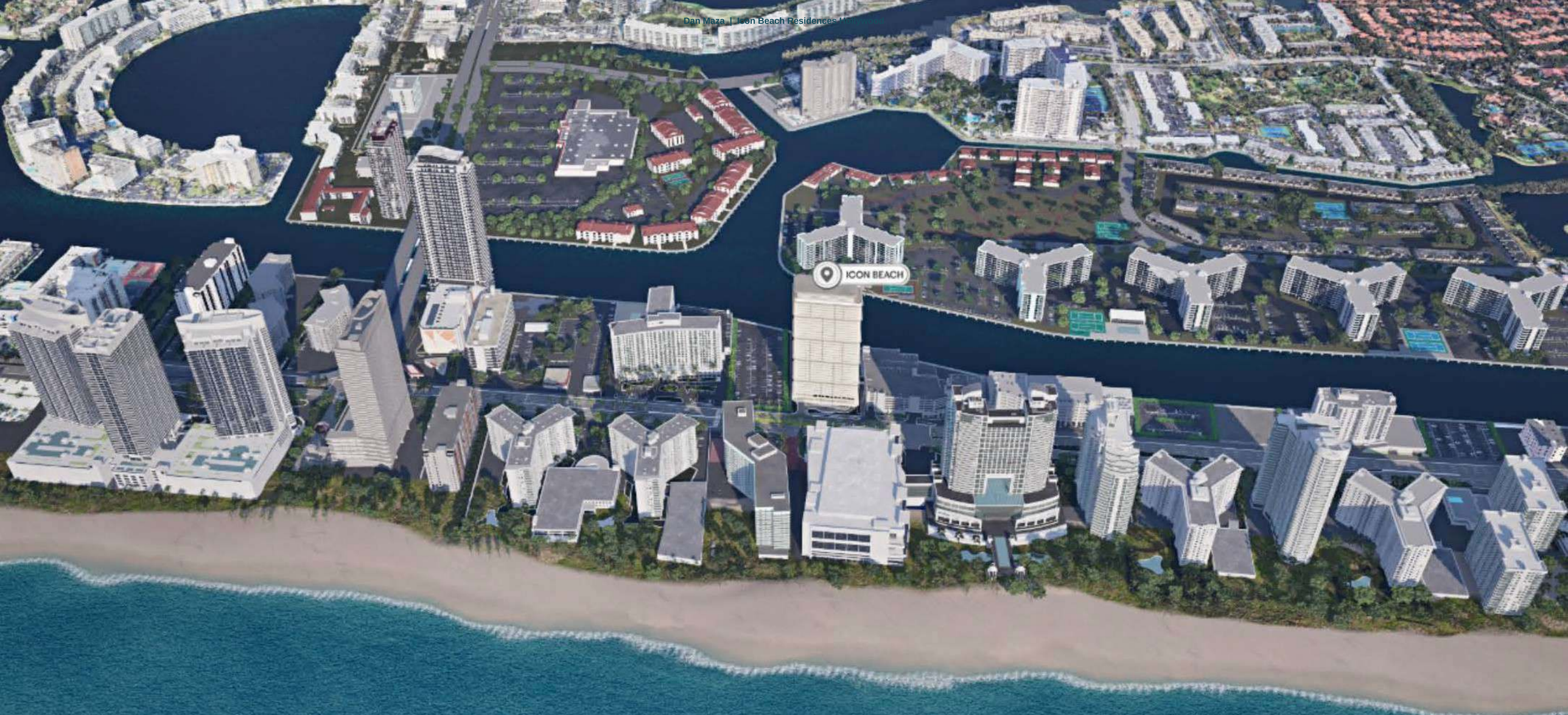
An oasis of unsurpassed leisure and luxury, Shell Bay is curated for those who pursue excellence, defined by incomparable experiences tailored to residents' aesthetic and athletic preferences.

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.


ICON BEACH

ICON BEACH
WATERFRONT RESIDENCES

A NEW VISION OF WATERFRONT LUXURY

Overview

38 Stories

326 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



Dan Maza | Icon Beach Residences Hollywood

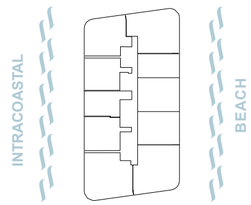
ICON BEACH
WATERFRONT RESIDENCES

THE AMENITIES



1. EVENT LOUNGE SOCIAL CLUB
2. CUISINE & COCKTAILS TAKE-
3. OUT MARKET
4.
5. DEDICATED YOGA STUDIO
6. STATE-OF-THE-ART FITNESS CENTER
7. HEALTH CLUB
8. EVENT KITCHEN
9. CONFERENCE ROOM
10. BUSINESS CENTER
11. MEN'S BATH & LOCKERS
12. MEN'S COLD PLUNGE & HOT TUB MEN'S
13. STEAM ROOM
14. WOMEN'S STEAM ROOM CUSTOM
15. TREATMENT ROOM WELLNESS CENTER
16. RECEPTION HAIR & NAIL SALON
17. WOMEN'S BATH & LOCKERS WOMEN'S COLD
18. PLUNGE & HOT TUB
19.
20. SUNSET TERRACE
21. WATERWAY RESERVABLE LOUNGE & GAME ROOM RESORT
22. STYLE POOL
23. MEDITATION & GARDEN CABANA
24. OUTDOOR MOVIE THEATER OUTDOOR
25. SPA
26.
27. OUTDOOR BAR
28. OUTDOOR YOGA & ACTIVITY LAWN

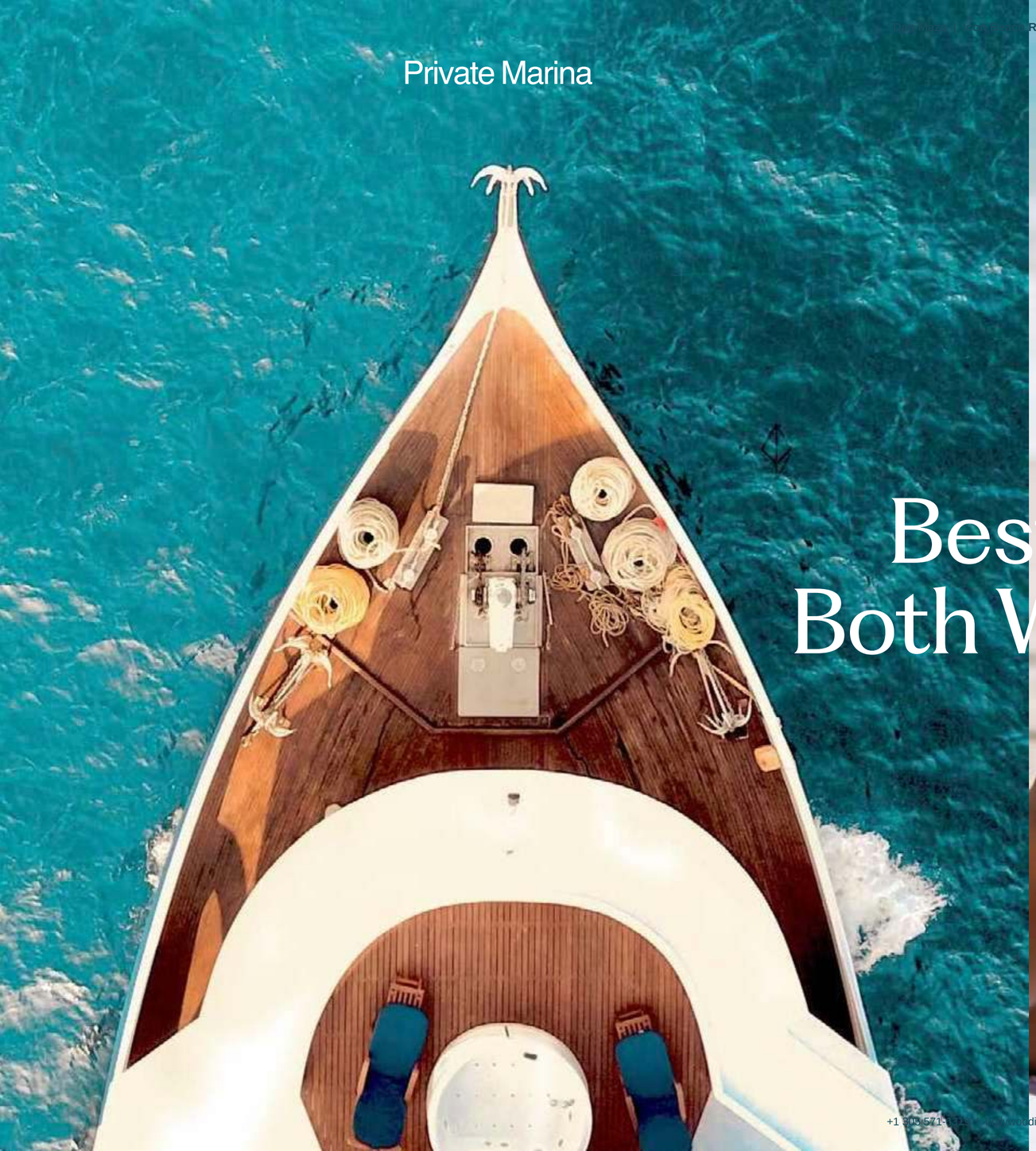
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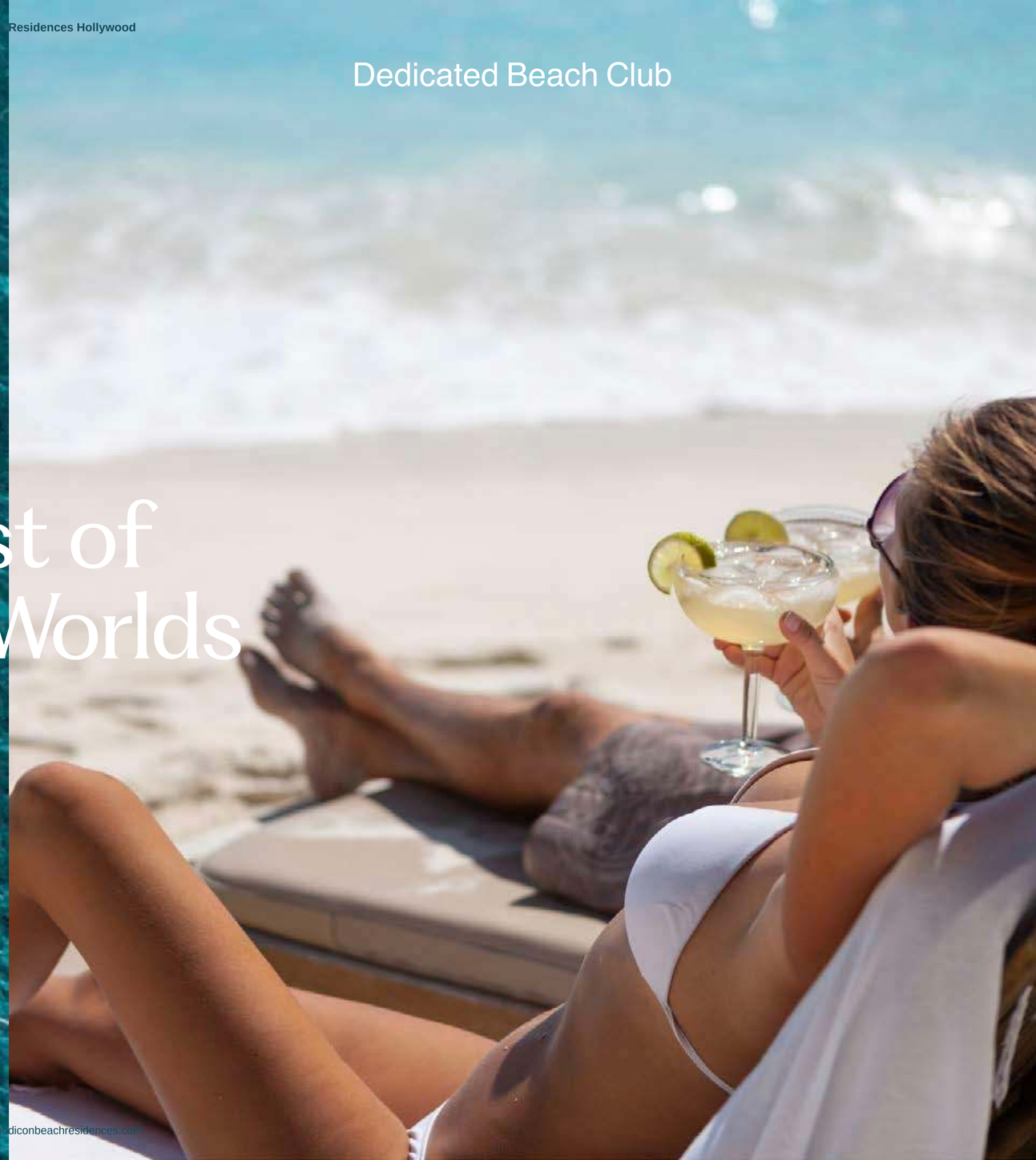
EXTERIOR
Artist's conceptual rendering

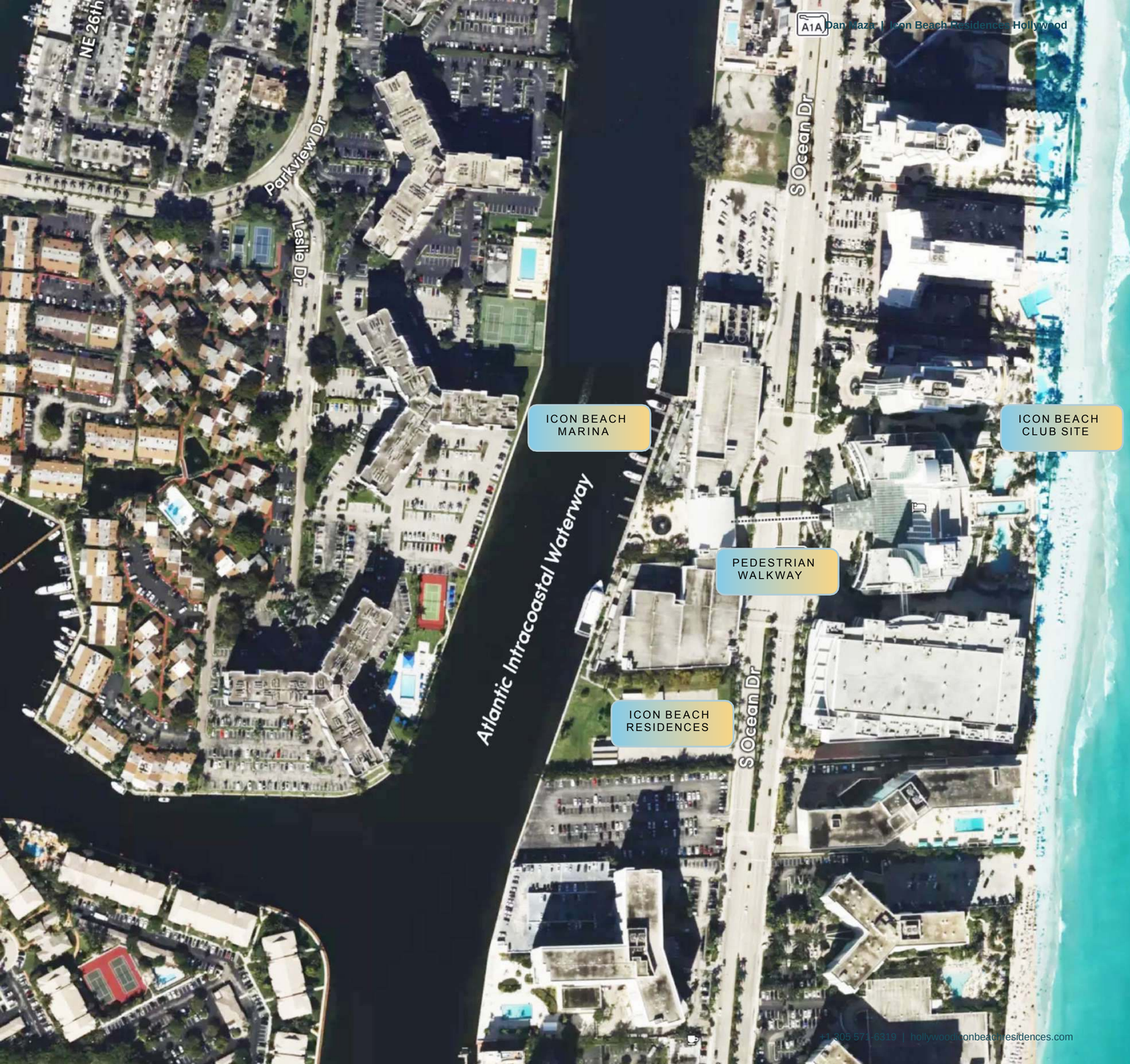
Private Marina



Best of Both Worlds

Dedicated Beach Club





Site Map

ICON BEACH

WATERFRONT RESIDENCES

BUILDING FEATURES



EXTERIOR
Artist's conceptual rendering

24-Hour Valet & Concierge



Artist's conceptual rendering

Beautifully Appointed Lobby
16-Foot Ceilings (4.87 m^2)



Artist's conceptual rendering

Business Center



Artist's conceptual rendering

Club Lounge Available for Reservation



Artist's conceptual rendering

Library and Other Stunning Common Areas for Residents



Artist's conceptual rendering

3,000-Square-Foot (278 m^2) Health Club with State-of-the-Art Equipment



→ Artist's conceptual rendering

Spa & Wellness Center with Cold Plunge, Steam Room, and Jacuzzi



Artist's conceptual rendering

40,000 Square Feet (3,716 m^2) of Outdoor Luxuries



Artist's conceptual rendering

Pool Deck



Artist's conceptual rendering

Stunningly Designed Outdoor Common Spaces with Luxurious Seating and Convening Areas



Artist's conceptual rendering

Stunningly Designed Outdoor Common Spaces with Luxurious Seating and Convening Areas



Artist's conceptual rendering

Private Cabanas Available for Purchase



Artist's conceptual rendering

Private Cabanas Available for Purchase



Artist's conceptual rendering

Outdoor Cinema and Mindfulness/Meditation Spaces



Artist's conceptual rendering

Outdoor Cinema and Mindfulness/Meditation Spaces



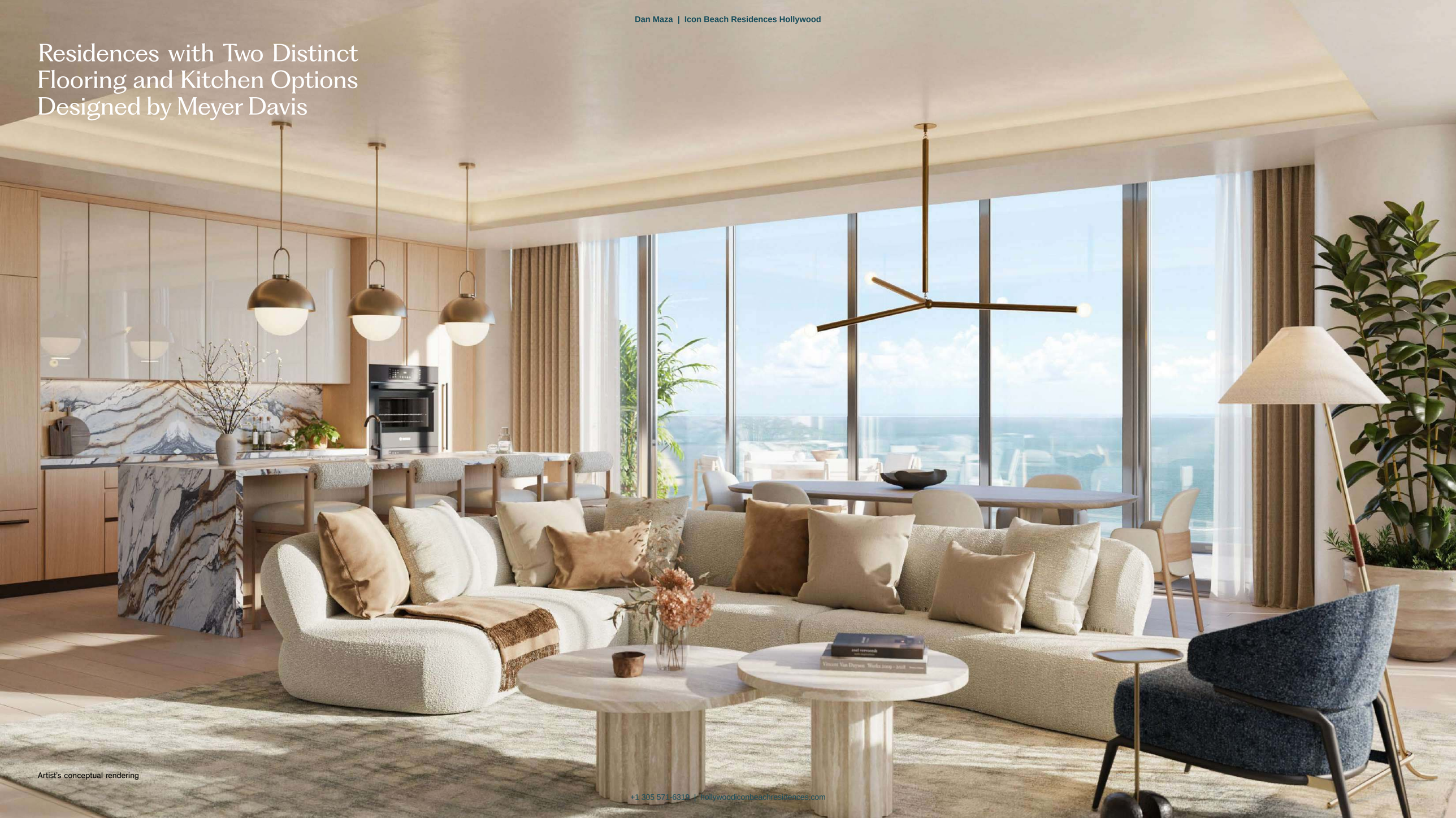
Artist's conceptual rendering

Residences with Two Distinct Flooring and Kitchen Options Designed by Meyer Davis



Artist's conceptual rendering

Residences with Two Distinct Flooring and Kitchen Options Designed by Meyer Davis



Artist's conceptual rendering

Light Kitchen with Stunning Porcelain Surfaces

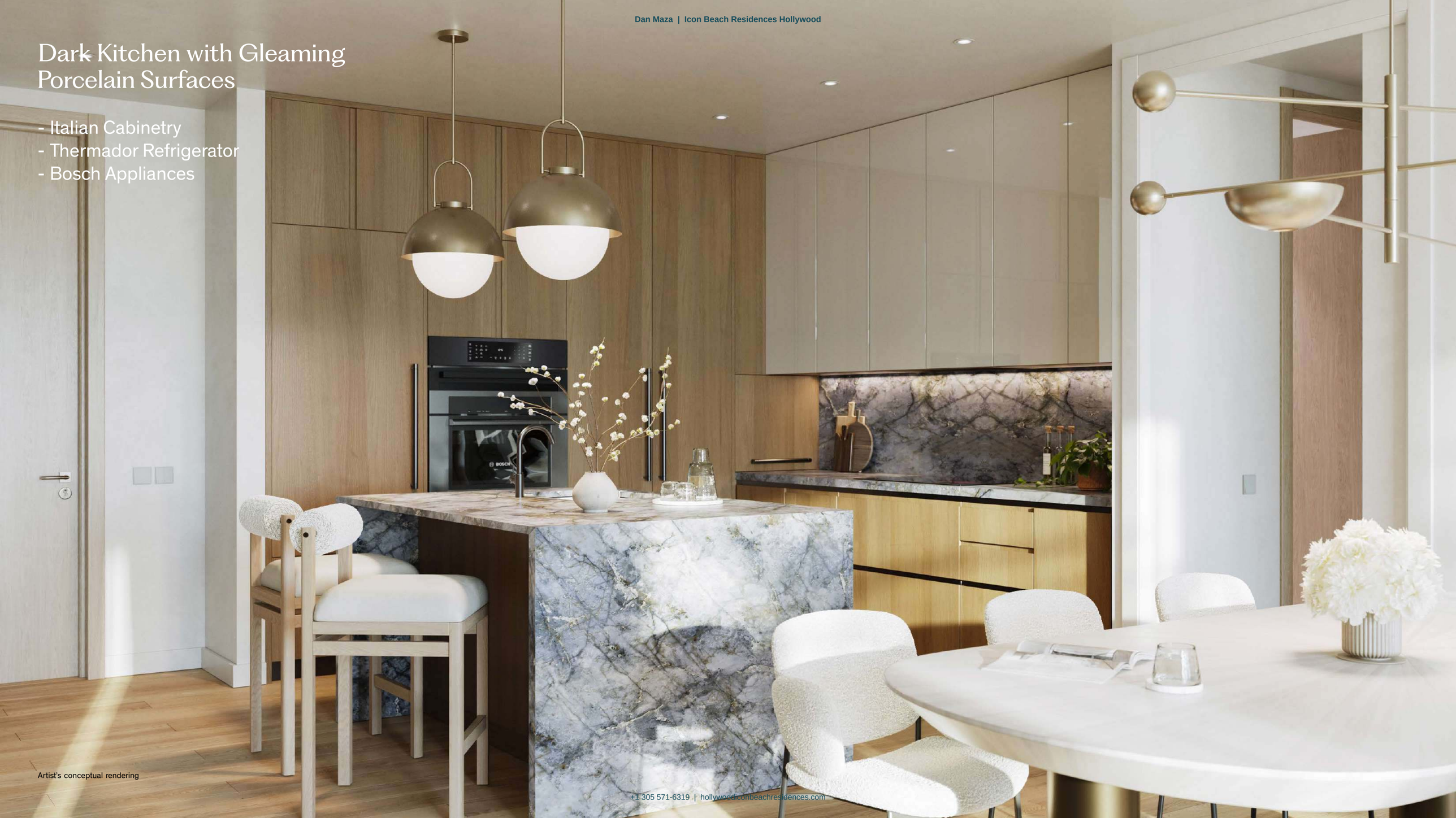
- Italian Cabinetry
- Thermador Refrigerator
- Bosch Appliances



Artist's conceptual rendering

Dark Kitchen with Gleaming Porcelain Surfaces

- Italian Cabinetry
- Thermador Refrigerator
- Bosch Appliances



Artist's conceptual rendering

Luxurious Primary Bathroom with Glass Shower Stall, Deep Tub, and Dual Vanity Sinks with LED Mirrors



Artist's conceptual rendering

Spacious Balconies

Access to the terrace from every room allows you to enjoy expansive views of the Atlantic Ocean and/or the Intracoastal Waterway. All residences boast floor-to-ceiling glass windows and glass railings.

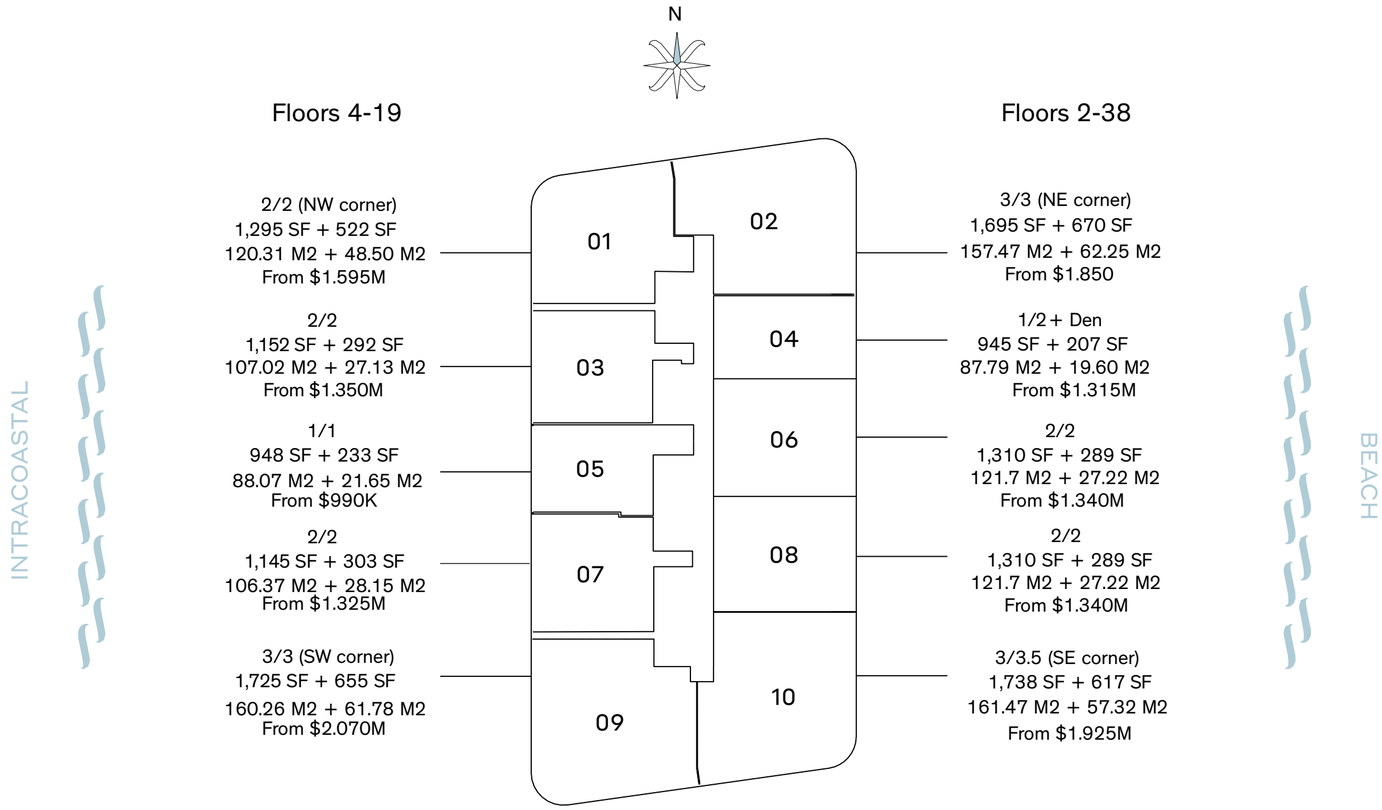


Artist's conceptual rendering

Site Map with Price Ranges

From $995,000

01 2 Bedrooms, 2 Bathrooms	1,295 SF
02 3 Bedrooms, 3 Bathrooms	1,695 SF
03 2 Bedrooms, 2 Bathrooms	1,152 SF
04 1 Bedroom, 2 Bathrooms + Den	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, 3 Bathrooms	1,725 SF
10 3 Bedrooms, 3.5 Bathrooms	1,738 SF
03 C 2 Bedrooms, 2 Bathrooms + Den	1,645 SF
07 C 2 Bedrooms, 2.5 Bathrooms + Den	1,645 SF



Site Map with Price Ranges

From $995,000

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N

Floors 20-38

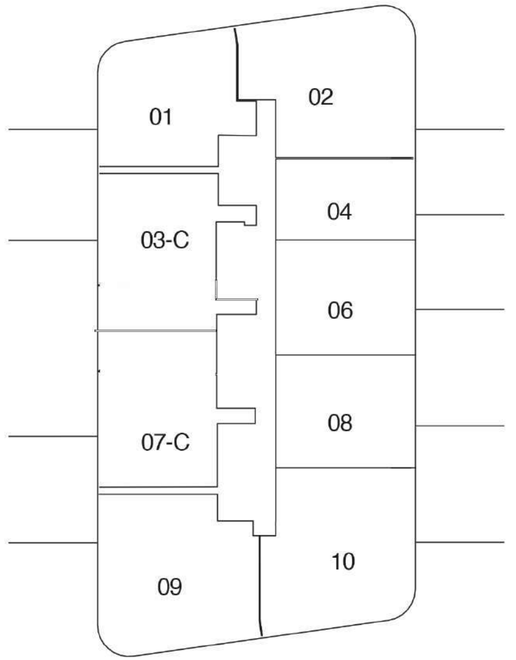
2/2 (NW corner)
1,295 SF + 522 SF
120.31 M2 + 48.50 M2
From $1.595M

2/2 + Den
1,645 SF + 408 SF
152.8 M2 + 37.9 M2
From $2.298

2/2 + Den
1,645 SF + 408 SF
152.8 M2 + 37.9 M2
From $2.425

3/3 (SW corner)
1,725 SF + 655 SF
160.26 M2 + 61.78 M2
From $2.070M

INTRACOASTAL



BEACH

Floors 2-38

3/3 (NE corner)
1,695 SF + 670 SF
157.47 M2 + 62.25 M2
From $1850M

1/2 + Den
945 SF + 207 SF
87.79 M2 + 19.60 M2
From $1.315M

2/2
1,310 SF + 289SF
121.7 M2 + 27.22 M2
From $1.340M

2/2
1,310 SF + 289SF
121.7 M2 + 27.22 M2
From $1.340M

3/3.5 (SE corner)
1,738 SF + 617 SF
161.47 M2 + 57.32 M2
From $1.925M



FLOOR PLANS

ICON BEACH

WATERFRONT RESIDENCES

Residence 01

2 Bedroom, 2 Bathroom

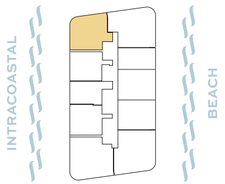
Interior: 1,295 SF / 120.31 M²

Balcony: 522 SF / 48.50 M²

Total: 1,817 SF / 168.80 M²



N



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RELATED BH GROUP DEZER PLATINUM REALTY

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WATERFRONT RESIDENCES

Residence 02

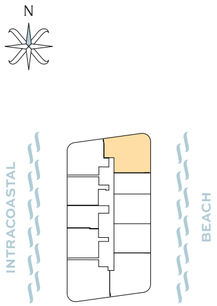
3 Bedroom, 3 Bathroom

Interior: 1,695 SF / 157.47 M^2

Balcony: 670 SF / 62.25 M^2

Total: 2,365 SF / 219.72 M^2





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WATERFRONT RESIDENCES

Residence 03

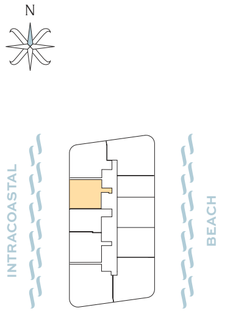
2 Bedroom, 2 Bathroom

Interior: 1,152 SF / 107.02 M^2

Balcony: 292 SF / 27.13 M^2

Total: 1,444 SF / 134.15 M^2





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RELATED BH GROUP DEZER PLATINUM REALTY

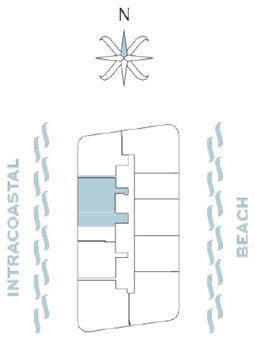
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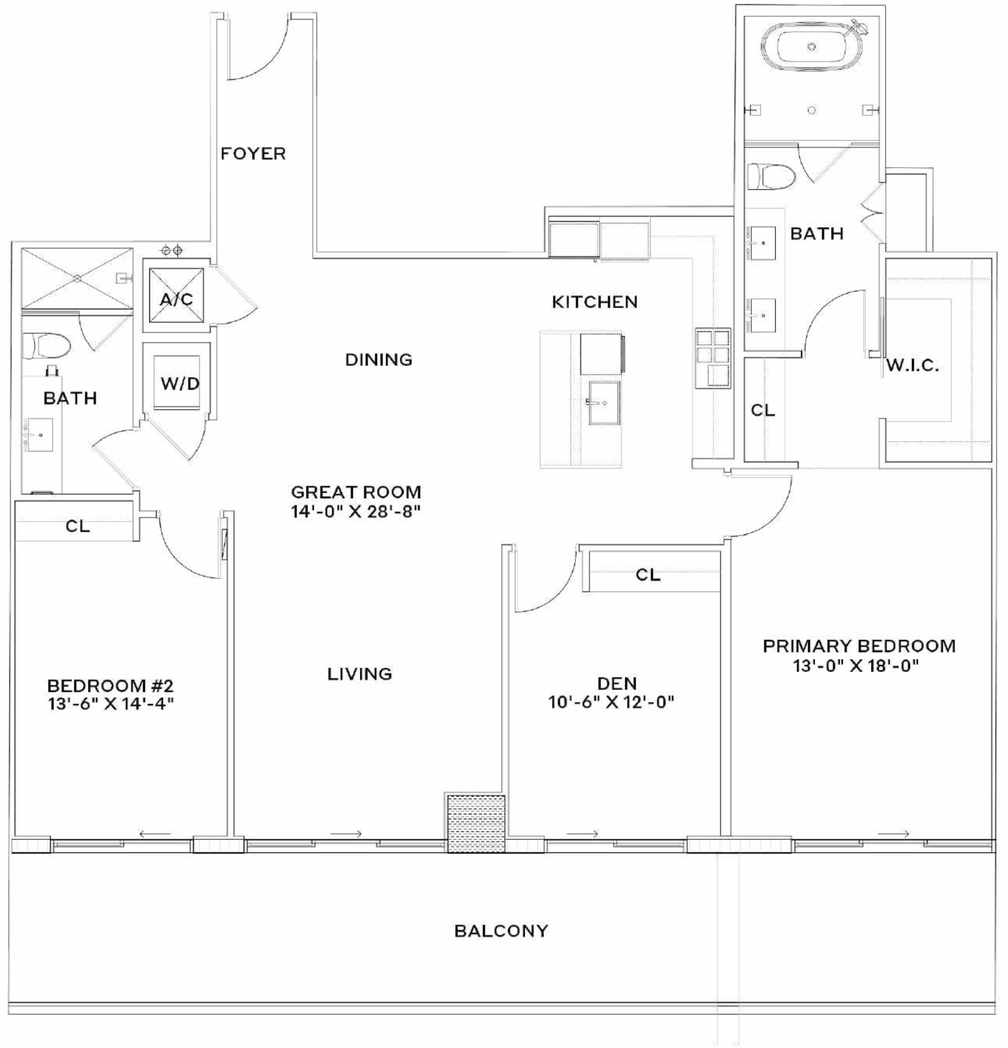
ICON BEACH

WATERFRONT RESIDENCES

Residence 03 C

2 Bedroom, 2 Bathroom + Den
Interior: 1645 SF / 152,8 m²
Balcony: 408 SF / 37,9 m²
Total: 2053 SF / 190.7 m²





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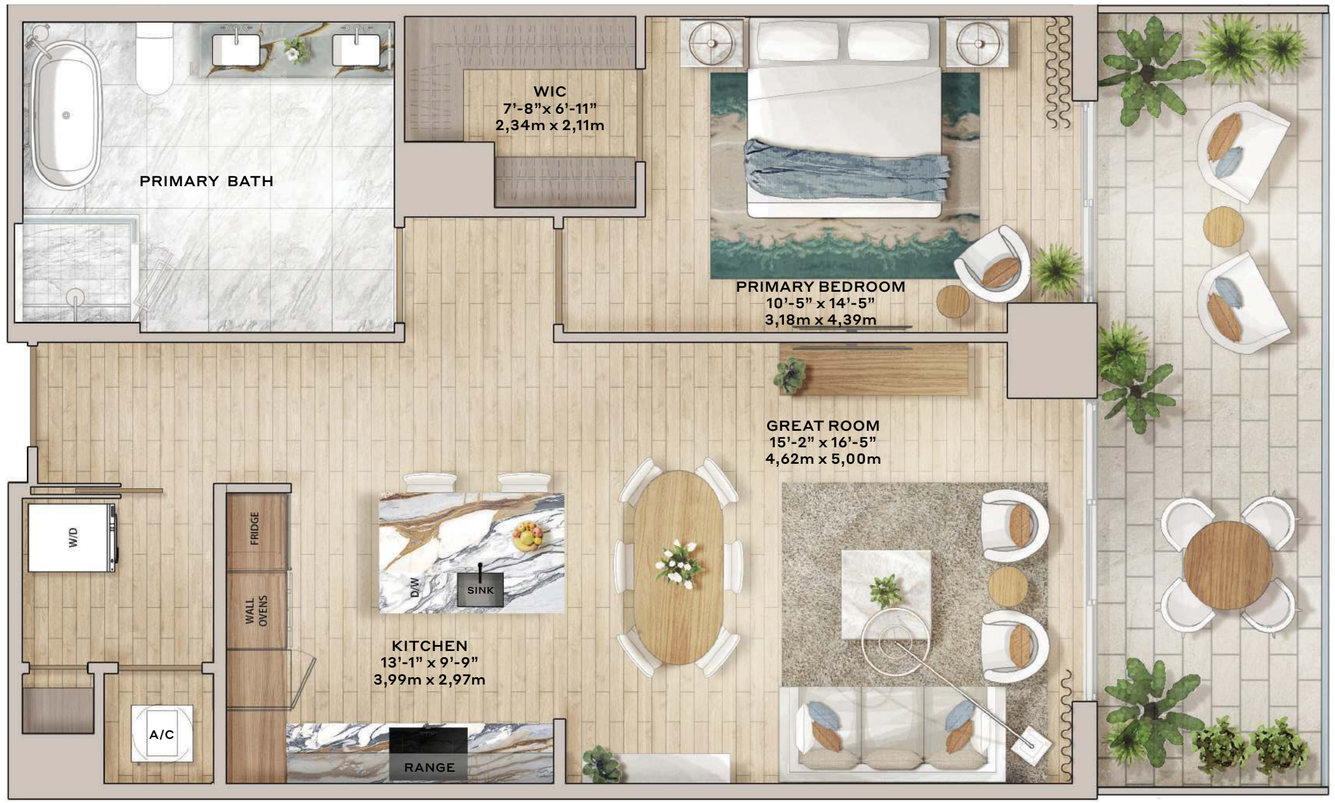
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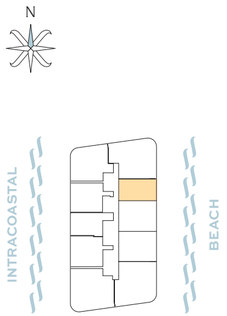
ICON BEACH

WATERFRONT RESIDENCES

Residence 04

1 Bedroom, 1 Bathroom
Interior: 945 SF / 87.79 M^2
Balcony: 211 SF / 19.60 M^2
Total: 1,156 SF / 107.40 M^2





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WATERFRONT RESIDENCES

Residence 05

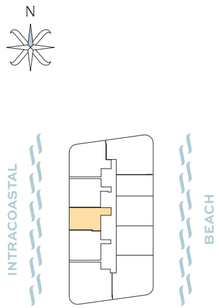
1 Bedroom, 1 Bathroom

Interior: 948 SF / 88.07 M²

Balcony: 233 SF / 21.65 M²

Total: 1,181 SF / 109.72 M²





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WATERFRONT RESIDENCES

Residence 06

2 Bedroom, 2 Bathroom

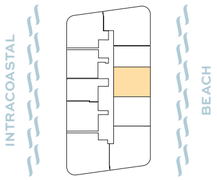
Interior: 1,310 SF / 121.70 M²

Balcony: 293 SF / 27.22 M²

Total: 1,603 SF / 148.92 M²







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3724 S 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 the convenience of reference and including artists renderings. They should not be relied upon as representations, express or implied, of the final detail 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 dimensions stated for this floor plan are approximate because there are various recognized methods for calculating the square footage of a unit. The square footage stated here is calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls without deductions for cutouts, curves, or architectural features. This method typically results in quoted dimensions greater than the dimensions that would be determined by using other accepted methods. The definition of "Unit" and the calculation method to be relied upon is set forth by the Developer in Developer's prospectus which method may result in a square footage calculation less than the result of the calculation method used here. Consult the Developer's prospectus to learn what is included with Unit purchase and to understand Unit dimensions. 2024 © Diplomat Landings Phase 1 Owner, LLC, with all rights reserved.

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WATERFRONT RESIDENCES

Residence 07

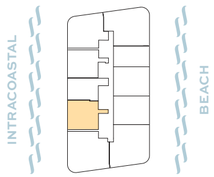
2 Bedroom, 2 Bathroom

Interior: 1,145 SF / 106.37 M²

Balcony: 303 SF / 28.15 M²

Total: 1,448 SF / 134.52 M²





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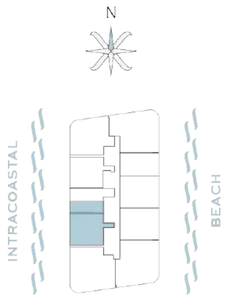
Residence 07 C

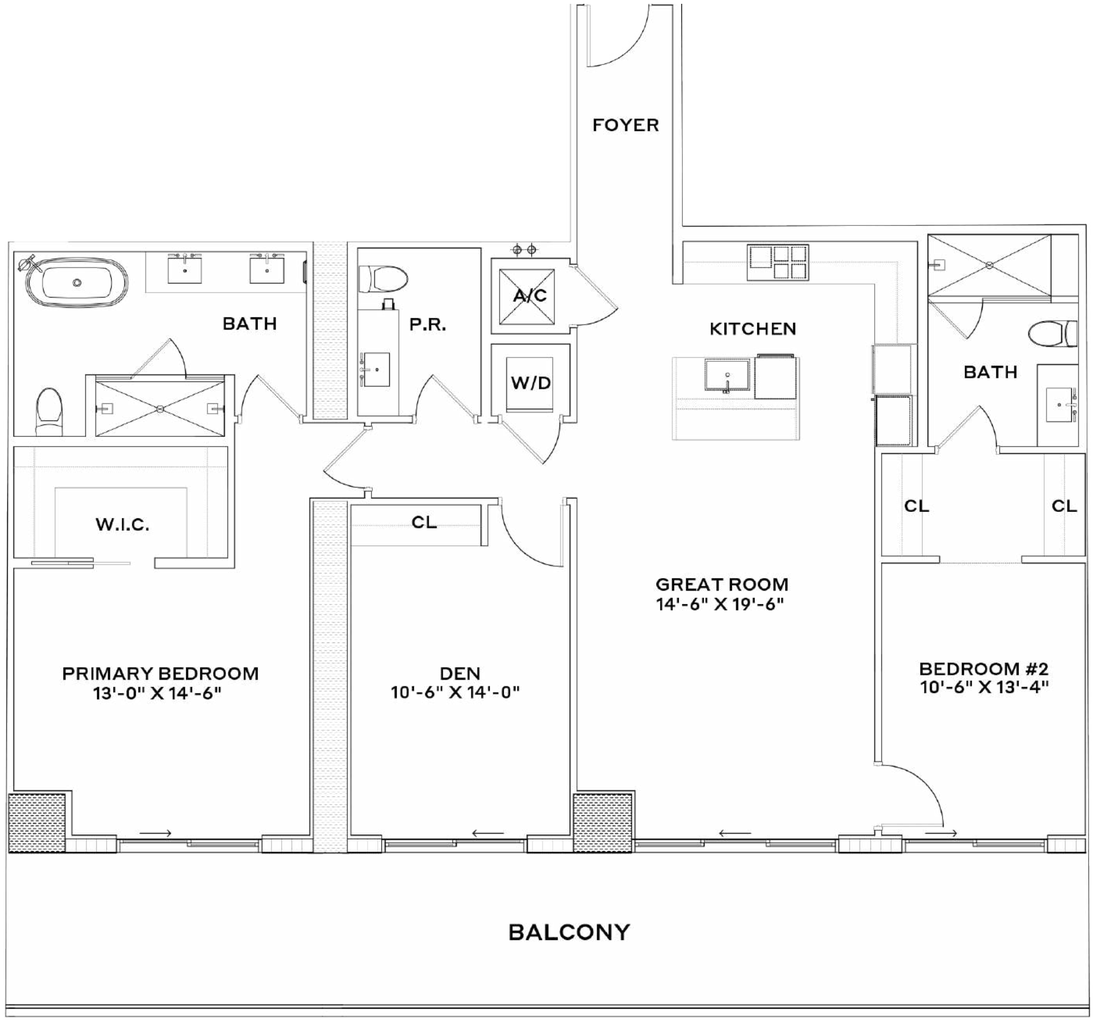
2 Bedroom, 2.5 Bathroom + Den

Interior: 1645 SF / 152.8 m²

Balcony: 419 SF / 38.9 m²

Total: 1882 SF / 174.7 m²





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WATERFRONT RESIDENCES

Residence 08

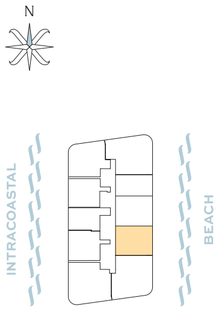
2 Bedroom, 2 Bathroom

Interior: 1,310 SF / 121.70 M²

Balcony: 293 SF / 27.22 M²

Total: 1,603 SF / 148.92 M²





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Residence 09

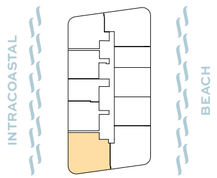
3 Bedroom, 3 Bathroom

Interior: 1,725 SF / 160.26 M²

Balcony: 665 SF / 61.78 M²

Total: 2,390 SF / 222.04 M²







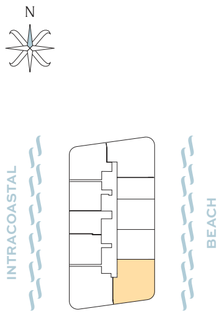
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Residence 10

3 Bedroom, 3.5 Bathroom
Interior: 1,738 SF / 161.47 M²
Balcony: 617 SF / 57.32 M²
Total: 2,355 SF / 218.79 M²





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Deposit Structure

10% Due at Contract
10% 60 days after contract
10% Due at Groundbreaking
10% Due at Top-off
60% Due at Closing



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