ICON BEACH

WATERFRONT RESIDENCES

PURCHASER'S GUIDE

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UNDERSTATED LUXURY,
EFFORTLESS STYLE,
EXTRAORDINARY
WATER VIEWS.

A NEW VISION OF WATERFRONT LUXURY

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 incredible views of the Atlantic Ocean and the Intracoastal Waterway. Set perfectly between Miami's global energy and the refined elegance of Fort Lauderdale, The Residences feature a full-service beach club* and access to a marina overlooking Hollywood's most exceptional seascapes—a welcoming haven of timeless style and discreet luxury.

* 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.

PROPERTY OVERVIEW

Spectacular water views, abundant natural light, and a stunning suite of amenities.

The Tower

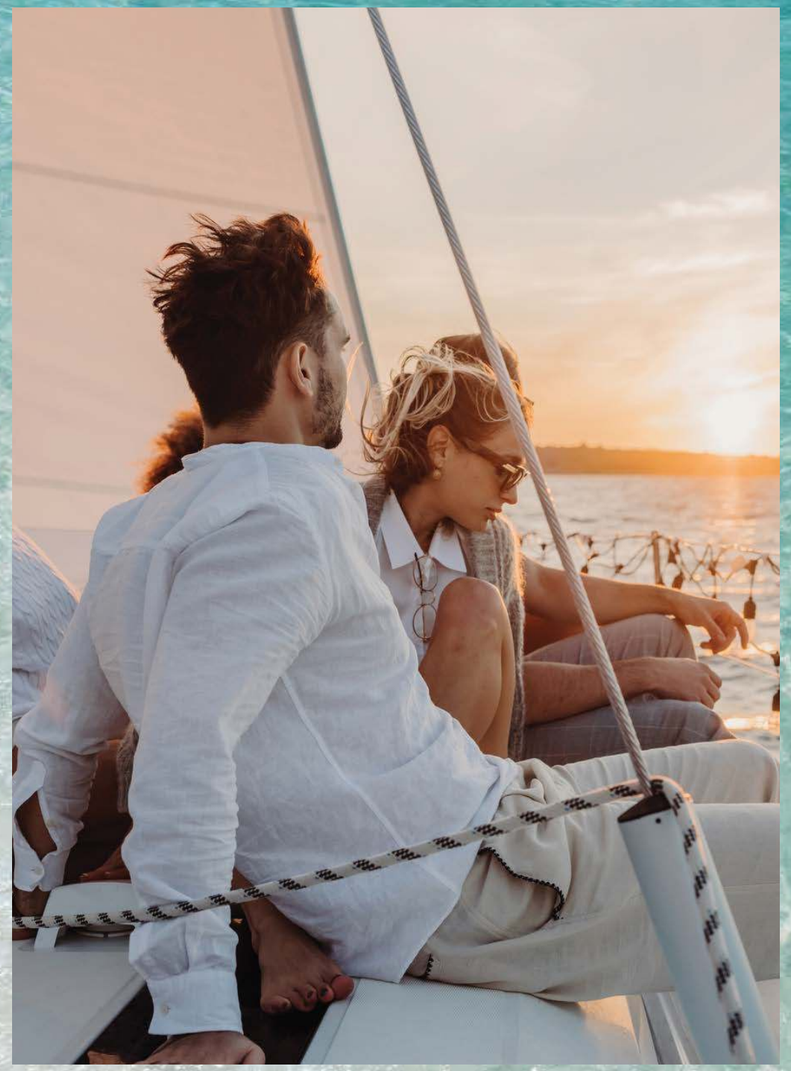
- 38 stories featuring one- to three-bedroom bespoke residences, including penthouses and townhouses
- Interiors designed and curated by Meyer Davis
- Residences ranging from 948 to 2,500 square feet
- Panoramic views of the Atlantic Ocean and the Intracoastal Waterway
- Refined, elegant lobby with porte-cochère
- 24-hour concierge, valet, on-site general manager, and security team
- Gourmet café offering artisanal coffee blends and small bites
- EV charging stations
- On-site valet and self-parking

The Residences

- Breathtaking water views from every home
- Expansive balconies with floor-to-ceiling sliding glass doors
- Open, light-filled bedrooms
- Oversized walk-in closets in all primary bedrooms
- Gourmet kitchens designed and curated by Meyer Davis—with custom Italian cabinetry, imported porcelain countertops, and sleek kitchen islands—in a choice of two color schemes
- Fully integrated Bosch and Thermador appliance package, including paneled refrigerator and freezer, induction cooktop, oven, speed oven, and dishwasher
- Spa-inspired primary baths outfitted with elegant soaking tubs and fixtures by Kohler and Hansgrohe

The Amenities

- 40,000 square feet of indoor and outdoor luxuries overlooking the water
- Full-service beach club* and access to marina
- Pristinely landscaped grounds with lush terraces
- Resort-style pool and amenity deck with sun shelf, cabanas, hot tub, and cold plunge
- State-of-the-art 3,000-square-foot health club equipped with advanced cardio and weight training equipment, bikes, and yoga studio
- Additional outdoor yoga and fitness lawn
- Tranquil spa and wellness center featuring steam room, Jacuzzi, and cold plunge
- Numerous dining and gathering spaces, including an alfresco bar, cinema, and sunset terrace
- Thoughtfully designed children's entertainment room
- Fully wired business center with dedicated offices and conference rooms
- Elegant reservable event space overlooking the Intracoastal Waterway
- House bicycles for local excursions



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EXTERIOR
Artist's conceptual rendering

THE RESIDENCES

Interiors by Meyer Davis create a warm, minimalist aesthetic with clean, fluent lines, striking textures, and open, modern living spaces. The palette is distinctively soft and neutral, accentuated by rich coastal colors—a captivating blend of organic oceanfront beauty and streamlined custom design.

BEDROOM
Artist's conceptual rendering

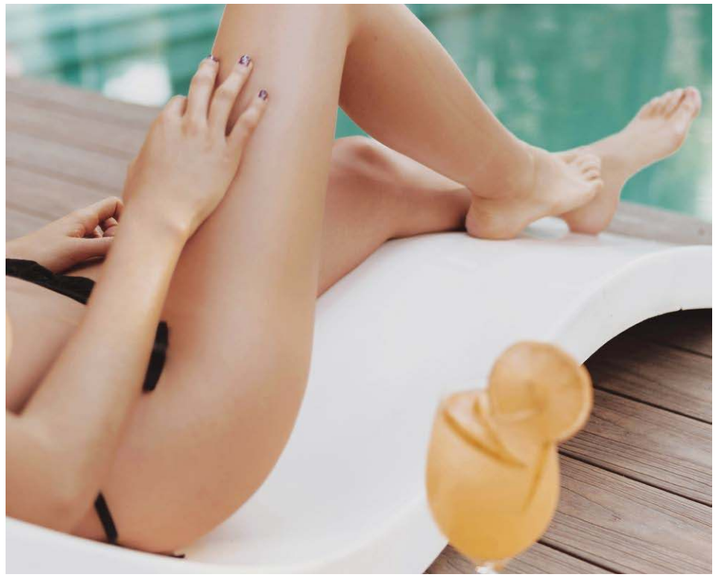
CLOSET
Artist's conceptual rendering

LIVING ROOM
Artist's conceptual rendering

BATHROOM
Artist's conceptual rendering

YOUR SUITE OF AMENITIES

Icon Beach Residences offer a host of unparalleled amenities, each envisioned to create a chic, relaxed environment. Spend your day at the waterfront deck, find a favorite poolside cabana, recharge at the spa, and shift into the rhythm of life on the water.



HEALTH CLUB
Artist's conceptual rendering

AMENITY DECK
Artist's conceptual rendering

POOL
Artist's conceptual rendering

GATHERING LOUNGE
Artist's conceptual rendering

YOGA LAWN
Artist's conceptual rendering

EXCLUSIVE RESIDENTIAL SERVICES

An expert concierge and management team are on hand to accommodate your requests, offer local guidance, and ensure that life at Icon Beach Residences feels effortless.

PORTE-COCHERE
Artist's conceptual rendering

OUTDOOR BAR FOR EVENTS
Artist's conceptual rendering

AN IDEAL LOCATION

Best of the Best

1. SARDELLI'S ITALIAN STEAKHOUSE
Chic four-story Italian steakhouse with crystal chandeliers, onyx bar, and outstanding wine collection.

2. 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.

3. 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.

4. SHELL BAY GOLF CLUB
An oasis of unsurpassed leisure and luxury, curated for those who pursue excellence and defined by incomparable experiences tailored to residents.

5. ETARU RESTAURANT
Featuring contemporary Japanese robatayaki charcoal-grilled cuisine in a casually sophisticated setting with both indoor and outdoor seating.

6. THE VILLAGE AT GULFSTREAM PARK
Signature stores, an international collection of restaurants, world-class art galleries, luxury, fashion, beauty, and special events.

7. TIDAL COVE WATERPARK
One-of-a-kind waterpark and outdoor experience, located at JW Marriott Turnberry Resort & Spa.

8. 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.

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

10. BAL HARBOUR SHOPS
Luxury fashion, fine jewelry, interior design, and an exceptional collection of cafés and restaurants.

A VISIONARY TEAM

A fresh collaboration of industry visionaries, world-renowned interior designers, and long established 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, 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

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

RELATED BH GROUP DEZER PLATINUM REALTY

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