49 Unique Exclusive Beachfront Residences
ALL YOU DESIRE

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.

THIS OFFERING IS MADE ONLY BY THE PROSPECTUS FOR THE CONDOMINIUM AND NO STATEMENT SHOULD BE RELIED UPON IF NOT MADE IN THE PROSPECTUS. THIS IS NOT AN OFFER TO SELL, OR SOLICITATION OF OFFERS TO BUY, THE CONDOMINIUM UNITS IN STATES WHERE SUCH OFFER OR SOLICITATION CANNOT BE MADE. PRICES, PLANS AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE.
AND NOW ON THE BEACH

THE SKETCHES, RENDERINGS, GRAPHIC MATERIALS, PLANS, SPECIFICATIONS, TERMS, CONDITIONS AND STATEMENTS CONTAINED IN THIS DOCUMENT REFER TO THE CONSTRUCTION OR DEVELOPMENT OF THE PROJECT DESCRIBED HEREIN AND CONSTRUCTION ARE SUBJECT TO FIRST OBTAINING THE APPROPRIATE FEDERAL, STATE AND LOCAL PERMITS AND APPROVALS FOR SAME.
Located on a 240-foot stretch of pristine white sand beach, this luxurious oceanfront condominium is one of the most prestigious locations in South Florida. Rising 22 stories above the shoreline, APOGEE BEACH offers spectacular vistas of the Atlantic Ocean, Intracoastal and City views.

All 49 expansive residences include floor-to-ceiling windows, large balconies and first-class amenities beyond your imagination. From the elegant residences inspired by Carlos Ott and designed by Cohen Freedman Encinosa to the elaborate social spaces envisioned by world-renowned Rockwell Group, every detail is accounted for including the impressive two-story lobby, stunning oceanfront pool deck and beachfront cabanas, elaborate spa and fitness center, resident club room and lounge, state of the art theatre, teens and children’s lounge.

Conveniently located in Hollywood between Miami and Fort Lauderdale, Apogee Beach is just minutes from two international airports, two seaports, as well as world-class shopping at Bal Harbour and Aventura. Just steps away from Apogee Beach is one of the five best boardwalks in the country as ranked by Travel & Leisure Magazine. Hollywood Beach’s Boardwalk is a one-of-a-kind oceanfront promenade that stretches nearly two and a half miles along the Atlantic Ocean and is a haven for joggers, bicyclists, and pedestrians who would prefer to take in the action from one of the countless eateries and cafés along the way.
BUILDING FEATURES AND AMENITIES

- Developed on over 240 Linear Feet of Pristine Beach
- Expansive two, three and four bedroom residences
- Advanced Technology "Smart Building" pre-wired for Wi-Fi high speed internet, data/voice cable TV access
- Impressive 24 hour attended lobby with original artwork
- Valet parking
- Beautifully landscaped pool and sun terrace
- Fully equipped fitness center with cardio theater
- Exclusive concierge staff and services
- Elevators to be controlled by Resident Security System
- Secured parking garage
- Incredible direct Oceanfront views from every unit

EXCLUSIVE VAULT VALET FLOOR

- Pampered on demand
- Car polish & Deep cleaning
The sketches, renderings, graphic materials, plans, specifications, terms, conditions and statements contained in this document are subject to first obtaining the appropriate federal, state and local permits and approvals for same.
RESIDENCE FEATURES

• Wireless smart center table with access to all of the building’s amenities and services
• Private balconies with floor to ceiling sliding glass doors
• Energy efficient, tinted impact resistant sliding glass doors and windows
• Individually controlled energy efficient central air conditioning and heating system
• Spacious living room with adjacent terraces
• Spacious walk-in closets in all residences
• Smooth finished ceiling with heights ranging from 9’ to nearly 12’ in certain residences

GOURMET KITCHENS

• A premium selection of European designed cabinetry with exceptional detailing features
• Imported granite counter tops with convenient breakfast bar
• Luxury energy efficient, stainless steel built-in appliance package
• Sleek under-mounted stainless steel double sink

BATHROOM FEATURES

• A premium selection of European style cabinetry with exceptional detailing
• Imported marble counter tops
• Full-size vanity mirrors
• Master baths in imported designer marble in natural/neutral and colors
• Designer bathroom fixtures and accessories
• Recessed lighting
• Extra wide soaking tub and separate shower in all master baths
• Glass enclosed showers in all secondary bathrooms

THE FEATURES, PLANS AND SPECIFICATIONS DESCRIBED ABOVE ARE PROPOSED ONLY, AND THE DEVELOPER RESERVES THE RIGHT TO MODIFY, REVISE OR WITHDRAW ANY OR ALL OF SAME IN ITS SOLE DISCRETION AND WITHOUT PRIOR NOTICE. WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, DEVELOPER RESERVES THE RIGHT TO SUBSTITUTE ANY OF THE FOREGOING WITH ITEMS OF SIMILAR OR BETTER VALUE, IN DEVELOPER’S OPINION.

THE SKETCHES, RENDERINGS, GRAPHIC MATERIALS, PLANS, SPECIFICATIONS, TERMS, CONDITIONS AND STATEMENTS CONTAINED IN THIS DOCUMENT AND CONSTRUCTION ARE SUBJECT TO FIRST OBTAINING THE APPROPRIATE FEDERAL, STATE AND LOCAL PERMITS AND APPROVALS FOR SAME.
THESE DRAWINGS ARE CONCEPTUAL ONLY AND ARE FOR THE CONVENIENCE OF REFERENCE. THEY SHOULD NOT BE RELIED UPON AS THE MEASURE OF ACTUAL CONSTRUCTION. DIMENSIONS AND SQUARE FOOTAGE ARE APPROXIMATE AND MAY VARY WITH ACTUAL CONSTRUCTION. ALL FIXTURES AND ITEMS OF FINISH AND DECORATION ARE FOR DISPLAY ONLY AND ARE NOT TO BE INCLUDED WITH THE UNIT. CONSULT THE PROSPECTUS FOR A DESCRIPTION OF THOSE FEATURES WHICH ARE TO BE INCLUDED IN THE UNITS.
THE PHOTOGRAPHS CONTAINED IN THIS BROCHURE HAVE BEEN TAKEN OFF-SITE AND ARE MERELY INTENDED AS ILLUSTRATIONS OF THE ACTIVITIES AND CONCEPTS DEPICTED THEREIN.
Apogee Beach is located in Hollywood Beach, FL, enjoying over 240 feet of prime white sand beach and within minutes from Miami and Fort Lauderdale international airports, two seaports, as well as world-class shopping at Bal Harbour and Aventura. Hollywood Beach is located on the north bank of the only inlet on the barrier island between the Atlantic Ocean and the Intracoastal Waterway between Miami Beach’s trendy neighborhood of South Beach and Fort Lauderdale. Apogee Beach’s location and proximity to the best of South Florida’s recreation, culture, nightlife, entertainment, dining, and shopping is unparalleled as well as the recognition of one of the five best boardwalks in the country as ranked by Travel & Leisure Magazine.
Jorge M. Pérez
Chairman and CEO of The Related Group
Mr. Pérez is Chairman, Chief Executive Officer and Founder of The Related Group. In August of 2005, TIME Magazine named him one of the most influential Hispanics in the United States. Under his leadership, The Related Group has redefined the South Florida landscape. Since its inception, more than 30 years ago, the firm has built and/or managed more than 30,000 apartments and condominium residences. The Related Group is the largest Hispanic-owned business in the United States with a development portfolio worth in excess of $10 billion and over 80,000 units. The company was the number one multi-family developer in the nation.

Carlos A. Ott
Mr. Ott has forty years of outstanding experience in the design of construction projects. Recognized internationally as one of the leading design Architects, Carlos Ott has been awarded several international prices and awards of merit. The unique style of his architecture is being recognized globally through prestigious awards. Projects with Carlos Ott’s unparalleled architectural signature have recently been completed or are under construction in France, Germany, Canada, the United Arab Emirates, Saudi Arabia, China, Singapore, Malaysia, India, Sri Lanka, Thailand, Panama, Puerto Rico, Dominican Republic, Argentina, Mexico, Panama, Puerto Rico, Dominican Republic, Argentina, Panama, Puerto Rico, Dominican Republic.
Mr. Ott’s unique style of architecture is recognized globally through prestigious awards. Projects with Carlos Ott’s signature have recently been completed or are under construction in France, Germany, Canada, the United Arab Emirates, Saudi Arabia, China, Singapore, Malaysia, India, Sri Lanka, Thailand, Panama, Puerto Rico, Dominican Republic, Argentina, Mexico, Panama, Puerto Rico, Dominican Republic, Argentina, Mexico, Panama, Puerto Rico, Dominican Republic.

Carlos A. Ott
Mr. Ott has forty years of outstanding experience in the design of construction projects. Recognized internationally as one of the leading design Architects, Carlos Ott has been awarded several international prices and awards of merit. The unique style of his architecture is being recognized globally through prestigious awards. Projects with Carlos Ott’s signature have recently been completed or are under construction in France, Germany, Canada, the United Arab Emirates, Saudi Arabia, China, Singapore, Malaysia, India, Sri Lanka, Thailand, Panama, Puerto Rico, Dominican Republic, Argentina, Mexico, Panama, Puerto Rico, Dominican Republic, Argentina, Mexico, Panama, Puerto Rico, Dominican Republic, Argentina, Mexico, Panama, Puerto Rico, Dominican Republic.

David Rockwell
Founder and CEO of Rockwell Group
David Rockwell is internationally known as an award winning, cross-disciplinary architecture and design practice. Based in New York City with a satellite office in Madrid, the firm focuses on a diverse array of projects that range from hotels to hospitals, restaurants to airport terminals and Broadway set designs to consumer products. David Rockwell’s achievements include the 2009 Pratt Legends Award, the 2008 National Design Award by Smithsonian’s Cooper-Hewitt for outstanding achievement in Interior Design, a lifetime achievement award from Interiors magazine, an induction in Interior Design magazine’s Hall of Fame, and the Presidential Design Award for his work for the Grand Central Terminal renovation. David Rockwell has received such Design Awards as the 2009 Pratt Legends Award, the 2008 National Design Award by Smithsonian’s Cooper-Hewitt for outstanding achievement in Interior Design, a lifetime achievement award from Interiors magazine, an induction in Interior Design magazine’s Hall of Fame, and the Presidential Design Award for his work for the Grand Central Terminal renovation. Rockwell serves as Chairman of the Board of Directors of the Design Industries Foundation Fighting AIDS (DIFFA), and as a board member of the Cooper Hewitt National Design Museum. Please visit www.davidrockwell.com for more information.

Raymond Jungles, FASLA
Raymond Jungles, FASLA is a Miami-based landscape architect firm at the design of private residential gardens, community landscapes, boutique hotels, and botanical gardens. The firm has collaborated with Herzog & de Meuron on the 1111 Lincoln Road project and with Frank Gehry and Partners on the New World Symphony’s Campus Expansion, both in Miami Beach, FL. Mr. Jungles has received 30 Design Awards from the Florida Chapter of the ASLA. In 2003, he was honored as the Miami Chapter of the ASLA Landscape Architect of the Year. His projects, which focus on native horticulture, have been featured in more than 500 publications, including the following monographs: The South Florida and The Colors of Subtropical Botanical Gardens by Raymond Jungles. Mr. Jungles has been profiled in The New York Times’ Art and Design section, and his work has appeared in over 100 national and international publications. Please visit www.raymondjungles.com for more information.

Carlos Ott
Mr. Ott has forty years of outstanding experience in the design of construction projects. Recognized internationally as one of the leading design Architects, Carlos Ott has been awarded several international prices and awards of merit. The unique style of his architecture is being recognized globally through prestigious awards. Projects with Carlos Ott’s signature have recently been completed or are under construction in France, Germany, Canada, the United Arab Emirates, Saudi Arabia, China, Singapore, Malaysia, India, Sri Lanka, Thailand, Panama, Puerto Rico, Dominican Republic, Argentina, Mexico, Panama, Puerto Rico, Dominican Republic.

Raymond Jungles
Raymond Jungles leads his Miami-based landscape architecture firm at the design of private residential gardens, community landscapes, boutique hotels, and botanical gardens. The firm has collaborated with Herzog & de Meuron on the 1111 Lincoln Road project and with Frank Gehry and Partners on the New World Symphony’s Campus Expansion, both in Miami Beach, FL. Mr. Jungles has received 30 Design Awards from the Florida Chapter of the ASLA. In 2003, he was honored as the Miami Chapter of the ASLA Landscape Architect of the Year. His projects, which focus on native horticulture, have been featured in more than 500 publications, including the following monographs: The South Florida and The Colors of Subtropical Botanical Gardens by Raymond Jungles. Mr. Jungles has been profiled in The New York Times’ Art and Design section, and his work has appeared in over 100 national and international publications. Please visit www.raymondjungles.com for more information.
NOTHING HEREIN SHALL CONSTITUTE AN OFFER TO SELL, OR A SOLICITATION OF OFFERS TO BUY, IN STATES IN WHICH SUCH OFFERS OR SOLICITATIONS CANNOT BE MADE. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATE 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.