



BEACHWALK

by pininfarina

LUXURY RESORT CONDOMINIUMS &
EXCLUSIVE BEACHCLUB

SAVOR THE GOOD LIFE



OBTAIN THE PROPERTY REPORT REQUIRED BY THE FEDERAL LAW AND READ IT BEFORE SIGNING ANYTHING. NO FEDERAL AGENCY HAS JUDGED THE MERITS OR VALUE, IF ANY, OF THIS PROPERTY. 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.

In 2010, while vacationing in Bodrum, Turkey, it occurred to me that South Florida lacked luxury urban residences where owners could benefit from the unique offerings of a full-service, members-only beach club; a trendy yet family-friendly resort condominium. I recalled two of my favorite places in the world for spending excellent quality time with my family year after year; Jose Ignacio in Uruguay and Puerto Vallarta in Mexico. Both were wonderful destinations that my family still recalls, and at the end of the day what I remember most are those great moments in beautiful places such as these, gathered around a table or on the beach, with all my loved ones. I wanted a new place my whole family could enjoy.

I have owned a townhouse in Hallandale for a number of years, and this is where the idea sparked - a project where buyers could enjoy resort-style benefits. A project with fantastic hotel services where everything was taken care of, a project with a fantastic beach club, with incredible outdoor seating, beachside dining and a host of other beach services. A retreat where the whole family could meet and relax, a home away from home... and so the idea for Beachwalk was born.

Since 1979, The Related Group has cultivated a reputation for design excellence and innovative partnerships. We have brought together the world's best architects, interior designers and artists to South Florida. In order to create this innovative Beachwalk project, we have teamed up with Pininfarina, the legendary design firm associated with avant-garde cars and cutting edge interior design. The Pininfarina name is inscribed on most Ferrari, Maserati, Rolls-Royce and Alfa Romeo luxury vehicles. This latest collaboration between The Related Group, the Developer and Pininfarina is a match made in design heaven. To ensure every residence owner is guaranteed impeccable service, we have also collaborated with Gemstone Hotels & Resorts. Under the management and expertise of these world-class professionals my vision has now become a reality. Beachwalk is an unmissable opportunity whose time has most definitely arrived.

En el año 2010, durante unas vacaciones en Bodrum, Turquía, se me ocurrió que a Miami le hacía falta un edificio de viviendas donde sus dueños pudieran disfrutar de un club de playa con atención exclusiva de primera categoría y disfrutar, al mismo tiempo, de su lugar de residencia mientras salen a recrearse. Ahí, recorde cuales eran mis dos lugares favoritos en el mundo donde, año tras año, pasé excelente tiempo de calidad en familia: José Ignacio en Uruguay y Puerto Vallarta en México.

De los dos increíbles destinos mi familia conserva recuerdos, y al final del día lo que yo más recuerdo son esos grandes momentos en hermosos lugares como estos, compartiendo una mesa o en la playa, con mis seres queridos a mi alrededor. Quería un nuevo lugar donde toda mi familia pudiera disfrutar.

He sido dueño de un townhouse en Hallandale por muchos años, y ahí fue donde surgió mi idea- un proyecto donde los compradores pudieran disfrutar los beneficios de un resort durante y después de sus estancias. Un proyecto con fantásticos servicios de hotel, donde todo está resuelto, un proyecto con un gran club de playa, con un área exterior increíble, para comer frente al mar, disfrutando otros servicios de playa. Un espacio donde toda la familia pudiera encontrarse y relajarse, un hogar lejos del hogar... y así nació la idea de Beachwalk.

Desde 1979, Related Group ha logrado una muy buena reputación por la excelencia de su diseño y asociaciones innovadoras. Hemos logrado reunir en South Florida a los más destacados arquitectos, diseñadores de interior y artistas del mundo. Para lograr crear este innovador proyecto de Beachwalk, hemos trabajado conjuntamente con Pininfarina, la prestigiosa empresa famosa por el diseño avant-garde de sus autos y por sus diseños de interior de avanzada. El nombre Pininfarina está inscrito en la mayoría de los lujosos vehículos Ferrari, Maserati, Rolls-Royce y Alfa Romeo. Esta colaboración más reciente entre The Related Group, el Desarrollador y Pininfarina resultó ser una asociación idílica. Para garantizarle a cada propietario un servicio impecable, nos hemos asociado también con Gemstone Hotels & Resorts. Bajo la experta dirección de estos profesionales de renombre mundial, mi visión se ha hecho ahora realidad y Beachwalk es sin dudas la imperdible oportunidad que finalmente ha llegado.

JORGE M. PÉREZ
CHAIRMAN & CEO
THE RELATED GROUP

DESIGN MEETS THE BEACH

< 5 MIN TO HOLLYWOOD BEACH
10 MIN TO FT. LAUDERDALE BEACH

5 MIN TO AVENTURA MALL
10 MIN TO BAL HARBOUR & SUNNY ISLES >





HOLLYWOOD

HALLANDALE

AVENTURA

SUNNY ISLES

BAL HARBOUR

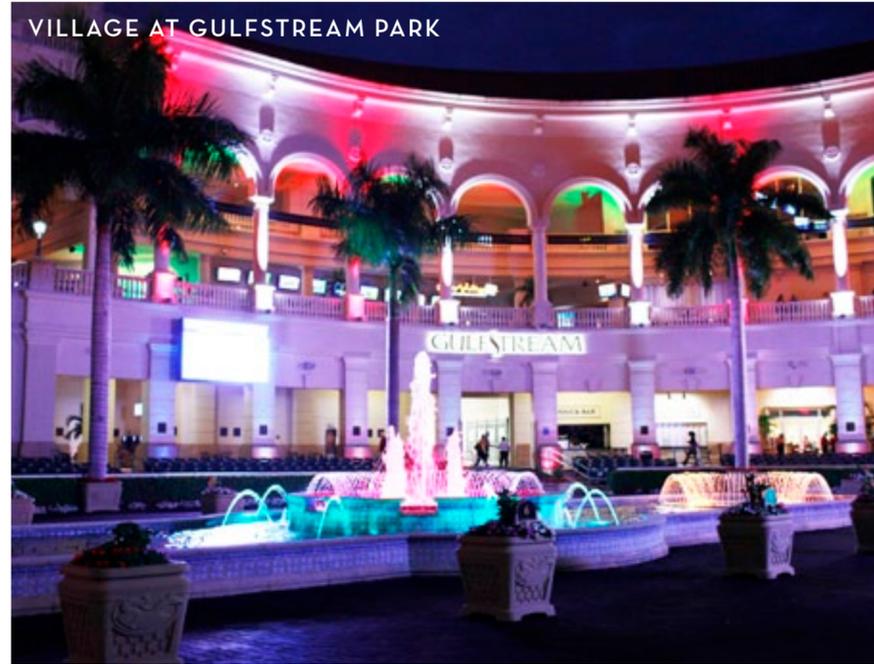


CUTTING-EDGE DESIGN BY THE OCEAN

Just as the ocean is constantly evolving, so too is the world of Beachwalk – 300 exquisite waterfront residences where cutting-edge design and artistry elevate waterfront living to a higher standard. Ideally located along the shores of the Intracoastal Waterway on Hallandale Beach, this luxury real estate project provides a peaceful atmosphere, free from busy crowds. Beachwalk offers residences with members-only beach club services and is just minutes away from high-end shopping, great dining, top entertainment and cultural hotspots. For thrill seekers, there are nearby racetracks, casinos, fun-filled parks and more.

- The Village at Gulfstream Park
- Gulfstream Park Racing and Casino
- Diplomat Golf Resort and Spa
- Aventura Mall
- Port Everglades
- Bal Harbour Shops
- Hard Rock Resort & Casino
- Broward Center for the Arts
- Hollywood Broadwalk
- Turnberry Isle Golf and Spa
- SunLife Stadium
- Las Olas Boulevard
- Fort Lauderdale International Airport (FLL)
- Miami International Airport (MIA)

VILLAGE AT GULFSTREAM PARK



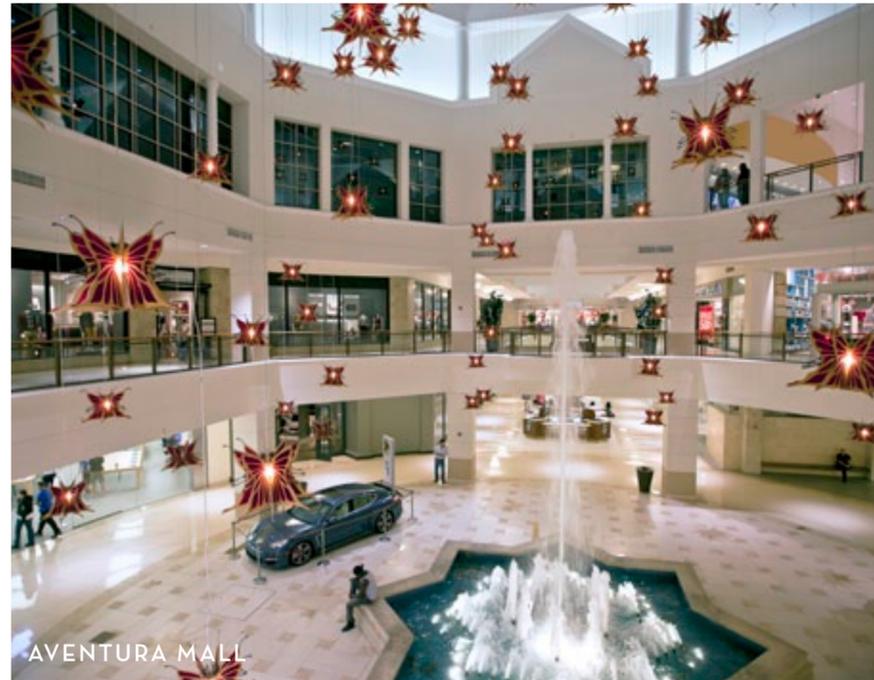
FT. LAUDERDALE BEACH



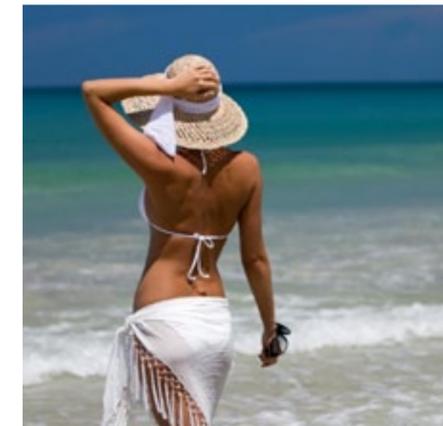
SUNNY ISLES



BAL HARBOUR



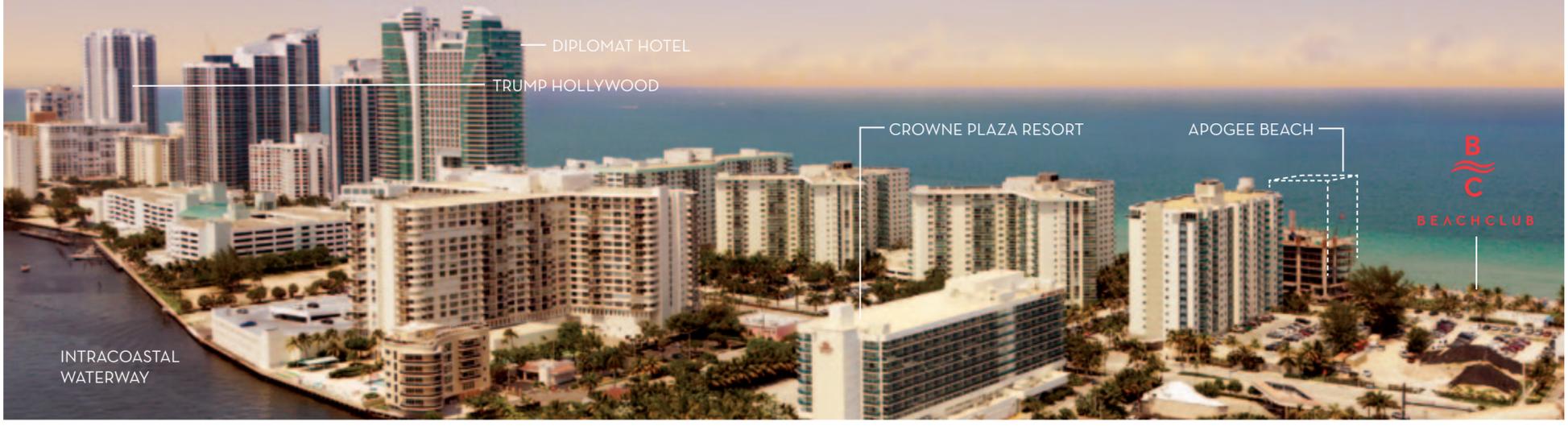
AVENTURA MALL



HALLANDALE BEACH

BREATHTAKING VIEWS FROM BEACHWALK

EAST VIEW



WEST VIEW



NORTH VIEW



SOUTH VIEW



THE BEST OF BEACH & CITY LIVING

Beachwalk gives you all the privacy and serenity of Intracoastal living, but with the unmatched benefit of an exclusive beach club directly on the white powdery sands of South Florida's Hallandale Beach. Enjoy the comforts of spacious layouts and high-end designer finishes of the exquisite pre-furnished two- or three-bedroom residences. Indulge in exceptional resort-style services such as 24-hour room service, housekeeping, an on-call concierge, and a complimentary shuttle service to the beach club. All these advantages will be available to guests of the resort condominium program as well. It's all yours at Beachwalk.



SEE LEGAL DISCLAIMER ON THE FINAL PAGE.

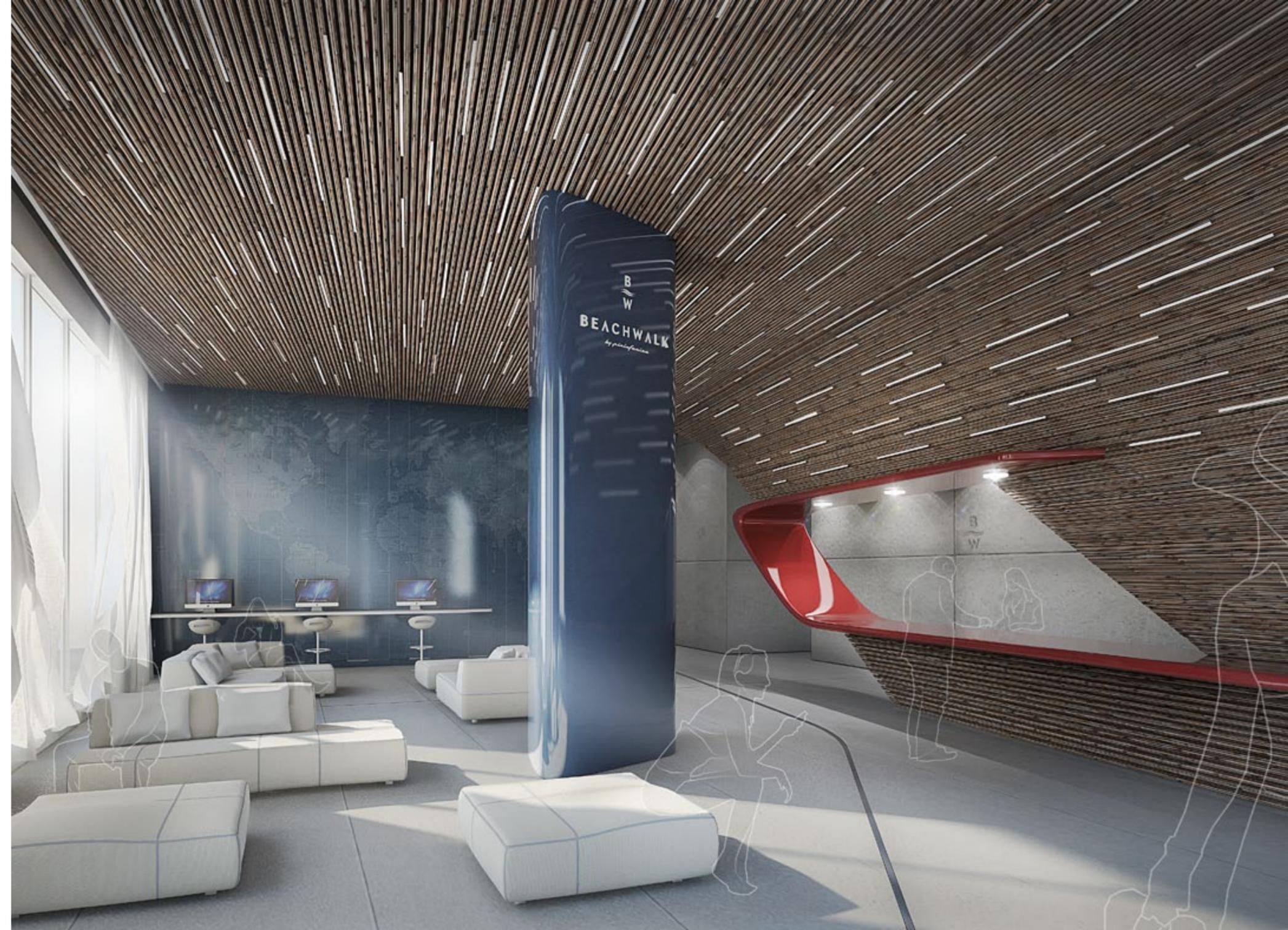
ITALIAN STYLE IS NOT A STYLE;
IT'S A STATE OF GRACE



BOLD ITALIAN DESIGN WATERFRONT ELEGANCE

The Pininfarina name is internationally renowned for groundbreaking design and impeccable quality. Now, the legendary vision and artistry of this elite Italian design house redefines the interiors of modern waterfront living with Beachwalk.

A breathtaking two-story lobby holds a professionally curated collection of fine art. Interiors come alive with color, avant-garde furnishings and contemporary layouts - all made from luxury materials. Sleek, modern and exciting, Beachwalk is the newest statement in the Pininfarina portfolio, which includes work with Maserati, Ferrari, Rolls Royce and the recently sold-out Millicento Residences in Miami. Get ready to experience Pininfarina's design that is ahead of the curve.





RESORT-STYLE AMENITIES DESIGNED EXCLUSIVELY FOR YOU

- Infinity edge pool set alongside the Intracoastal Waterway
- Spectacular 34th floor Cielo Room pool deck with private cabanas and infinity pool overlooking the Atlantic Ocean
- State-of-the-art, fully equipped fitness center and cardio theatre with Intracoastal views
- Seaside dining along the Intracoastal Waterway
- Sundry shop
- Health Spa with male and female saunas and locker rooms
- Complimentary shuttle to your members-only beach club
- Housekeeping, cleaning and laundry staff
- An on-call concierge for dinner, spa and nightclub reservations, event ticket services, yacht charters, travel itinerary planning and more
- 24-hour room service offered to all units, 365 days a year
- 24-hour valet parking
- Wireless high-speed internet throughout the common areas
- High-speed elevators
- Full-featured security system



INTRACOASTAL
INFINITY POOL
BY PININFARINA

SEE LEGAL DISCLAIMER ON THE FINAL PAGE



34TH FLOOR CLUB CIELO BY PININFARINA

SEE LEGAL DISCLAIMER ON THE FINAL PAGE.

AMAZING BEACH CLUB AMENITIES

Your members-only beach club at Beachwalk includes access to exclusive privileges such as:

- Valet service
- Members-only changing suite featuring lockers, private showers, sauna and treatment rooms
- Shuttle service between Beachwalk and the beach club
- Complimentary beachside towel service (subject to availability)
- Complimentary beachside chaise and umbrella service (subject to availability)
- Beachside food and beverage services
- Members-only sun deck and plunge pool area with multiple showers
- On-site spa services
- On-site Beachwalk Bar & Grill restaurant
- Members-only invitations to special events
- 10% off all purchases at the restaurant and sun deck



UNPARALLELED BEACH CLUB
DESIGNED BY PININFARINA

OUTDOOR LIFESTYLE AT ITS FINEST

Here at your members-only beach club, the Beachwalk difference is crystal clear. Hardwood decks, ultra-plush lounges and seating areas, and oversized umbrellas offer comfortable relaxation in the sun or shade. Service is the name of the game, with attentive professionals always ready to provide an extra towel, deliver a tasty treat and frosty cocktail from the Beachwalk Bar & Grill, or set you up with your own personal camp directly on the sand, steps from the waves.



ALWAYS AT YOUR SERVICE

The Beachwalk experience is one of resort-style enjoyment, absolute convenience and uncompromising quality. To make this possible, Beachwalk has contracted Gemstone, a global hospitality leader with a proven track record for delivering world-class services and amenities. These experts in their field have over 60 years of combined experience in hospitality and service and a dedicated client service with a 24-hour hotline. They are the management company of choice for such prominent properties as:

- Mosaic - Beverly Hills, CA
- Maison 140 - Beverly Hills, CA
- Zermatt Resort - Midway, UT
- Homestead Resort - Midway, UT
- Copley Square - Boston, MA
- Hotel Carlton - New York, NY
- Albuquerque Radisson - Albuquerque NM
- Hollywood Beach - Hollywood Beach, FL
- Tivoli Lodge - Vail, CO
- Pala Mesa - Fallbrook, CA
- Sky Lodge - Park City, UT
- Forest Suites - Lake Tahoe, CA



DESIGNED FOR YOUR ULTIMATE ENJOYMENT

DECORATOR READY
CONDOMINIUM RESIDENCES

All Residences Feature:

- Oversized terraces with views of the Intracoastal Waterway or Atlantic Ocean
- Designer lighting, fixtures and accessories
- Kitchens with:
 - Premium European-style cabinetry
 - Imported stone counters with breakfast bar in most residences
 - Stainless steel designer appliance package with refrigerator/freezer, glass cooktop, built-in oven, multi-cycle whisper-quiet dishwasher, built-in microwave with

- integrated vent hood, and stackable washer/dryer
- Stainless-steel undermounted sink
- European-style pullout faucet/sprayer

- Bathrooms with:

- Premium European-style cabinetry
- Imported designer tile floors and wet walls
- Full-size vanity mirrors
- Spacious soaking tub
- Glass-enclosed shower

YOUR RESIDENCE YOUR PRIVATE RETREAT

Stunning views, masterful design and unparalleled services are part of everyday life at Beachwalk. Created to be inviting and impressive, our two- and three-bedroom residences feature floor-to-ceiling windows, open-concept layouts, wide terraces with glass railings, smart building technology, high-speed wireless internet and communications, and designer European-inspired finishes. These are just a few reasons why Beachwalk will exceed your expectations.



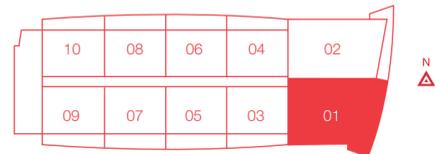
UNIT 01

DECORATOR READY CONDOMINIUM

3 BEDROOMS
3 BATHROOMS

RESIDENCE	1,853 sq.ft.	172.1 m ²
BALCONY	344 sq.ft.	32 m ²

TOTAL UNIT **2,197 sq.ft. 204.1 m²**



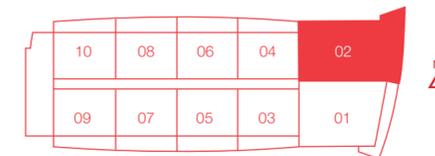
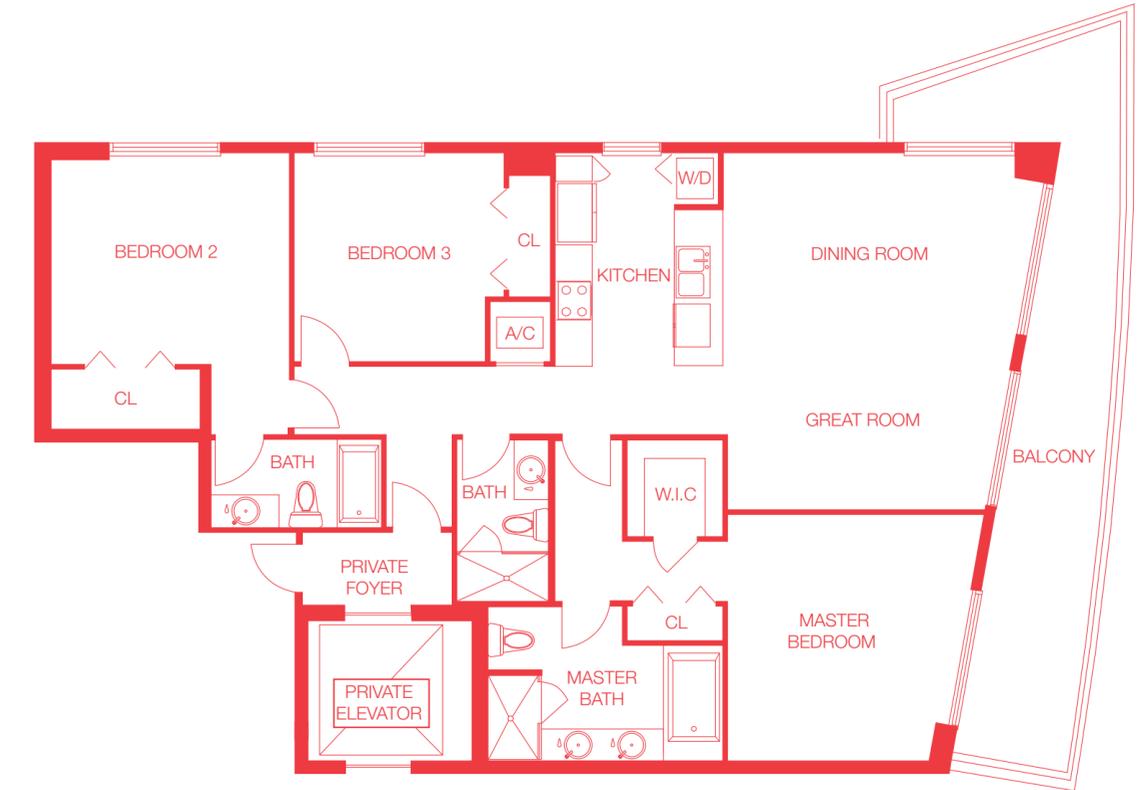
UNIT 02

DECORATOR READY CONDOMINIUM

3 BEDROOMS
3 BATHROOMS

RESIDENCE	1,711 sq.ft.	159 m ²
BALCONY	319 sq.ft.	29.6 m ²

TOTAL UNIT **2,030 sq.ft. 188.6 m²**



 Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural component). For your reference, the area of the Unit, determined in accordance with those defined unit boundaries, is 1,737 sq. ft. Note that measurements of rooms set forth on this floorplan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floorplans and development plans are subject to change.

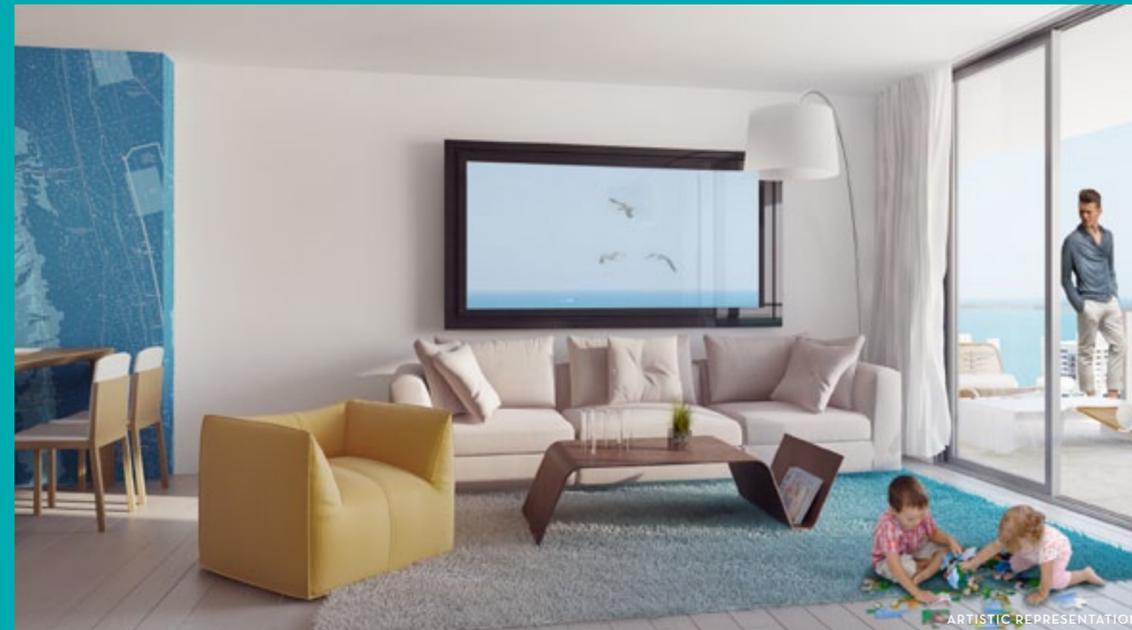
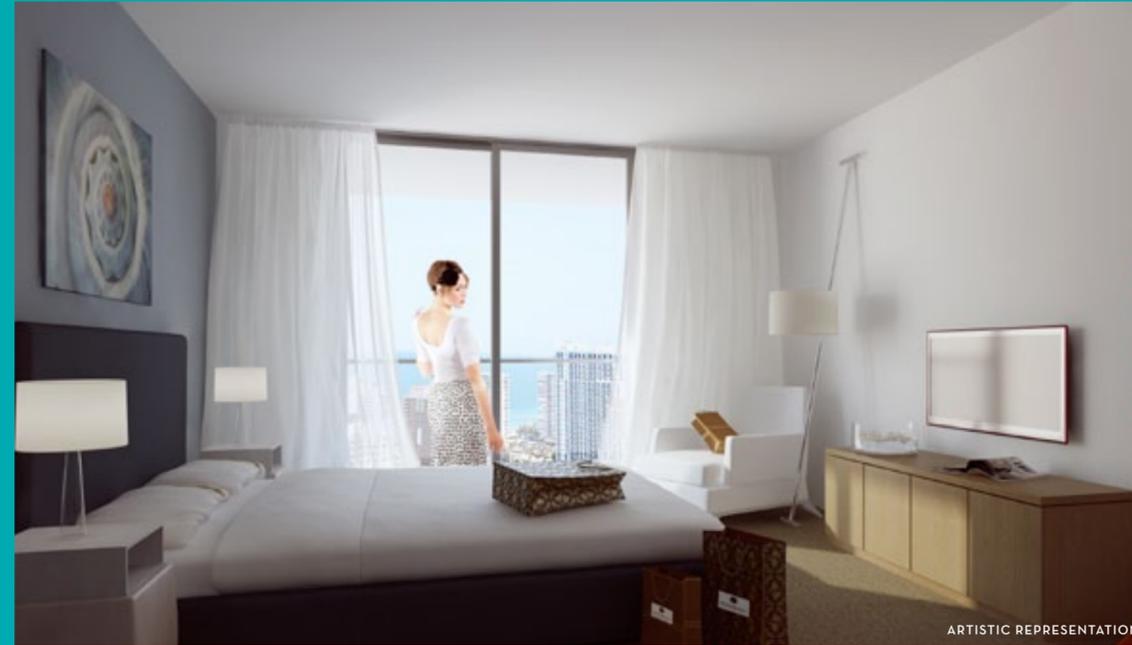
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YOUR RESIDENCE YOUR REWARD

FINISHED & FURNISHED RESORT UNITS

Beachwalk also offers resort services that are perfect for part-time residents seeking the ultimate benefit of a property that is managed by a resort operator. These 216 beautifully furnished resort units come with all the same finishes of our condo units, with extra features such as:

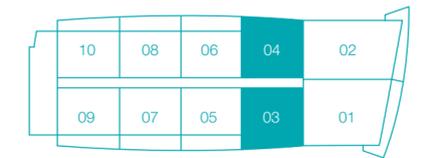
- Fully finished interiors complete with contemporary Italian designer furniture
- Living rooms appointed with luxury furnishings and LED Smart televisions
- In-suite technology, including high-speed internet access, WiFi, multiple phone extensions with voicemail and individual climate control
- Security features including in-room safes and electronic door locks
- All hotel services managed and operated by famed hotelier, Gemstone Hotels & Resorts Units



UNIT 03 & 04 FLOORS 3 - 30 FINISHED & FURNISHED RESORT UNITS

2 BEDROOMS 2 BATHROOMS

ONE BEDROOM SUITE	738 sq.ft.	68.6 m ²
ONE BEDROOM SUITE BALCONY	128 sq.ft.	11.9 m ²
STUDIO	358 sq.ft.	33.3 m ²
STUDIO BALCONY	88 sq.ft.	8.2 m ²
TOTAL	1,312 sq.ft.	121.9 m²



Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural component). For your reference, the area of the Unit, determined in accordance with those defined unit boundaries, is 1,030 sq.ft. for units 03, and 1,037 sq. ft. for units 04. Note that measurements of rooms set forth on this floorplan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floorplans and development plans are subject to change.



UNIT 05, 06, 07, 08

FLOORS 3 - 30
FINISHED & FURNISHED
RESORT UNITS

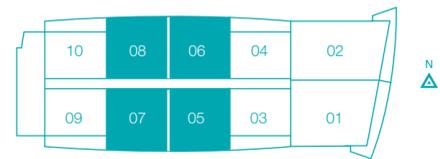
2 BEDROOMS
2 BATHROOMS

ONE BEDROOM SUITE	743 sq.ft.	69 m ²
ONE BEDROOM SUITE BALCONY	183 sq.ft.	17 m ²
STUDIO	357 sq.ft.	33.2 m ²
STUDIO BALCONY	89 sq.ft.	8.3 m ²

TOTAL **1,372 sq.ft.** **127.5 m²**



● LOCKOUT DOOR
✕ OWNER'S CLOSET



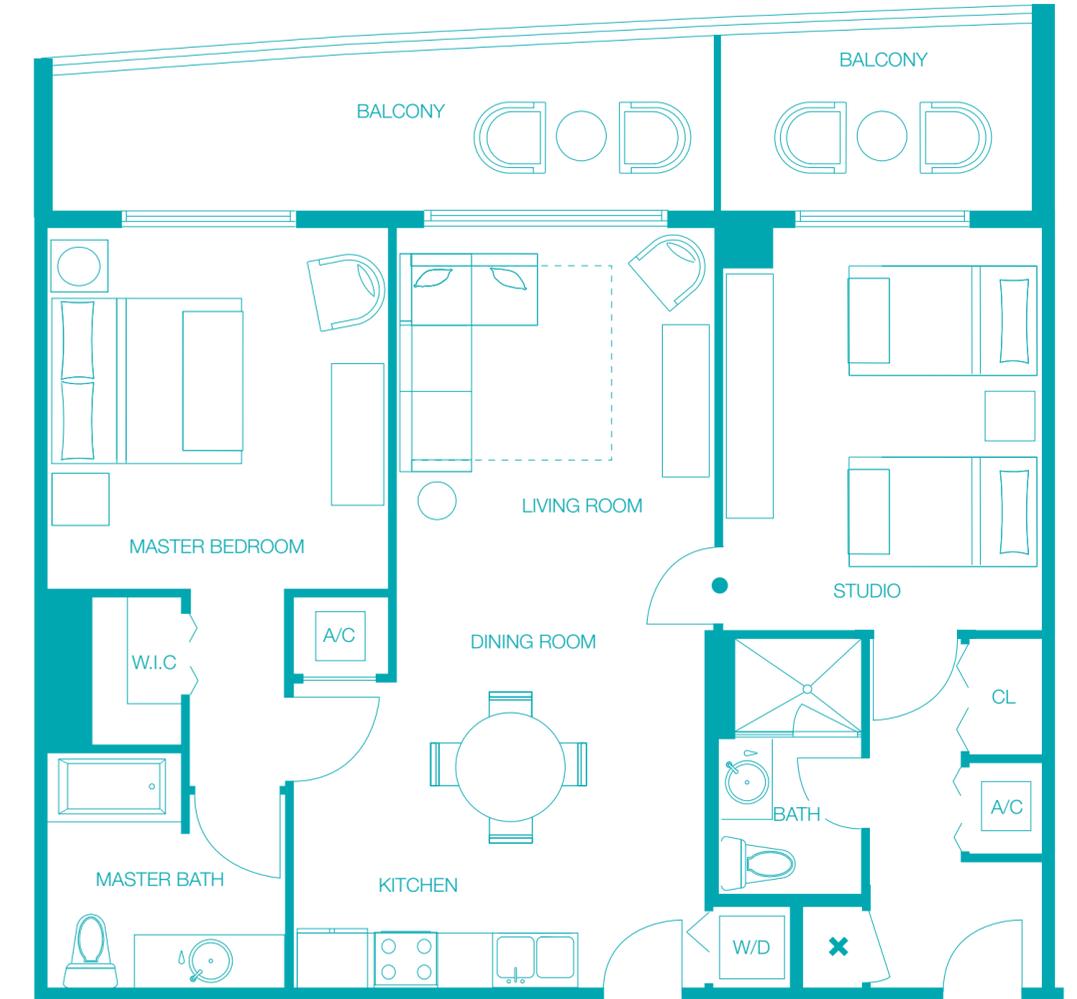
UNIT 09, 10

FLOORS 3 - 30
FINISHED & FURNISHED
RESORT UNITS

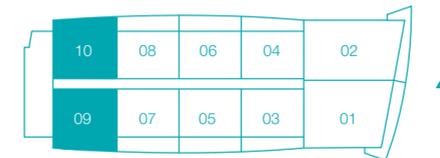
2 BEDROOMS
2 BATHROOMS

ONE BEDROOM SUITE	730 sq.ft.	67.8m ²
ONE BEDROOM SUITE BALCONY	143 sq.ft.	13.3m ²
STUDIO	357 sq.ft.	33.2 m ²
STUDIO BALCONY	78 sq.ft.	7.2 m ²

TOTAL **1,308 sq.ft.** **121.5 m²**



● LOCKOUT DOOR
✕ OWNER'S CLOSET



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RELATED THE TEAM

The meaning of waterfront living has forever changed for the better, thanks to The Related Group's elite contemporary design exclusively for Beachwalk. With its reputation for working with the world's most respected designers and its track record of numerous successful sell-out properties in South Florida, The Related Group has assembled the finest team of experts to bring this one-of-a-kind project to reality.

Since its inception more than 30 years ago, The Related Group has built and/or managed more than 80,000 apartments and condominium residences with a portfolio worth more than \$10 billion. The secret to their success lies in attention to detail in all aspects of development from quality to character to timing and beyond. Combined with creative and effective marketing centered around The Related Group as a brand, prospective buyers have come to expect a consistent and reliable level of value, finesse and precision from any project bearing The Related Group name.



