

SAGE BEACH



24 OCEANFRONT RESIDENCES



PURE OCEAN

Amidst the soft white sand and calm turquoise waters of Hollywood Beach, Florida lies a unique private hideaway, Sage Beach. This boutique condominium features 24 exclusive oceanfront residences designed by world renowned-architect Carlos Ott.

Situated on 300 linear feet of pristine oceanfront and surrounded by a lush tropical landscape, Sage Beach is a haven ready for awakening.



SOUTH CORNER TERRACE



BEACHFRONT INFINITY POOL



BEACHSIDE



300+ BEACHFRONT

SEE LEGAL DISCLAIMER ON FINAL PAGE



Building conceptual design by Carlos Ott

Beachfront vanishing-edge pool

Smart building with worldwide access to your residence's functions and all building services

Private poolside cabanas equipped with wet bar

Lush tropical landscaping

24/7 Security & Valet

Private covered parking

Six distinctive penthouses with private rooftop terraces and plunge pools

Finishes with the finest stone, wood, glass and wall coverings, exclusively hand-selected for Sage Beach

A decorative graphic consisting of three horizontal, wavy lines in shades of gray and white, positioned to the left of the 'BUILDING AMENITIES' text.

BUILDING AMENITIES

SAGE BEACH



TYPICAL RESIDENCE



PENTHOUSE ROOFTOP TERRACE

Only 24 private residences

Private elevator and foyer to each residence

All residences offer panoramic ocean views

Private plunge pools on select terraces

Large master suite overlooking the ocean and beach

Spacious great rooms with unobstructed ocean views

“Furniture ready” residences - flooring and lighting pre-installed

Floor-to-ceiling impact glass windows and sliders

10 ft. deep, 500+ sq. ft. terraces

Oversized soaking tubs

Prewired for high tech security, advanced technology and tv customization

Custom-designed Italian cabinets

Chef island with oversized Wolf cooktop and custom hood

Two stainless steel sinks with a courtesy cooking pot filler faucet

Miele concealed dishwasher with Fisher Paykel dish drawer

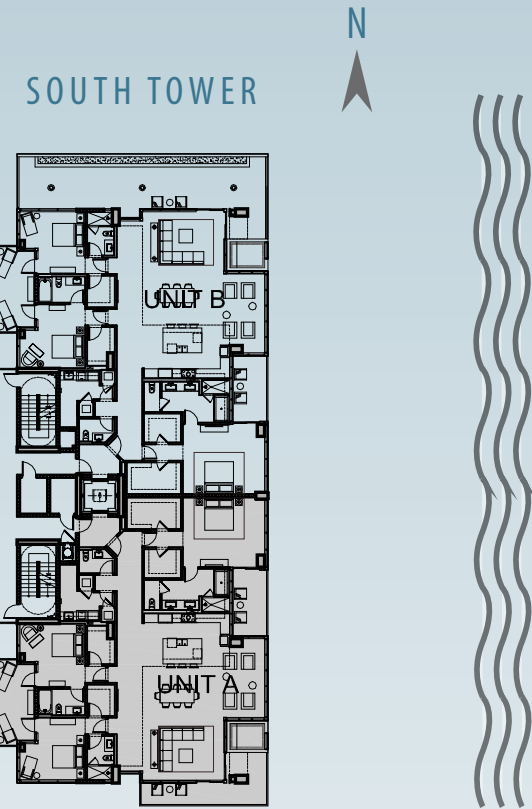
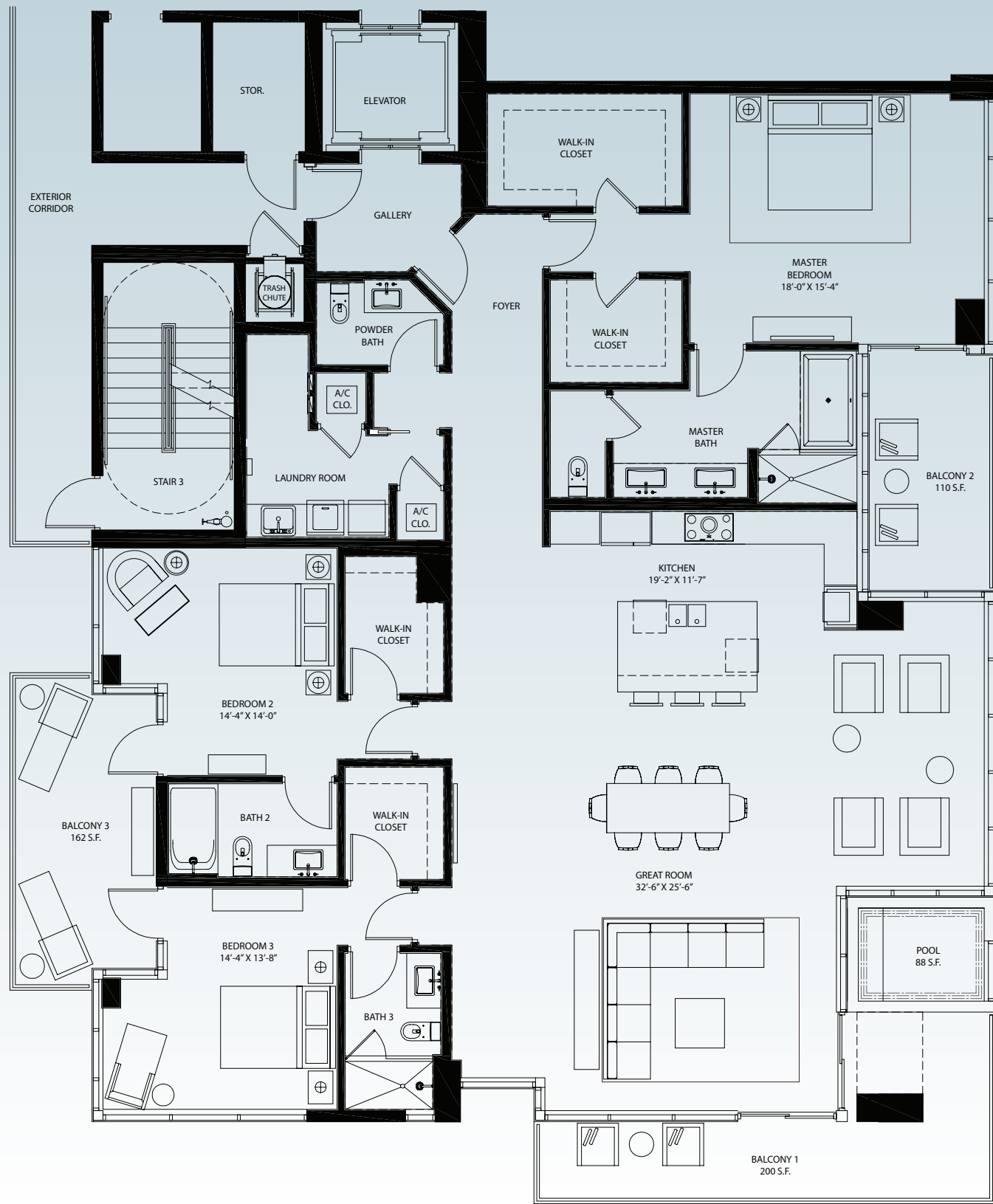
Side by side SubZero refrigerator/freezer

SubZero wine cellar



RESIDENCE FEATURES

SAGE BEACH



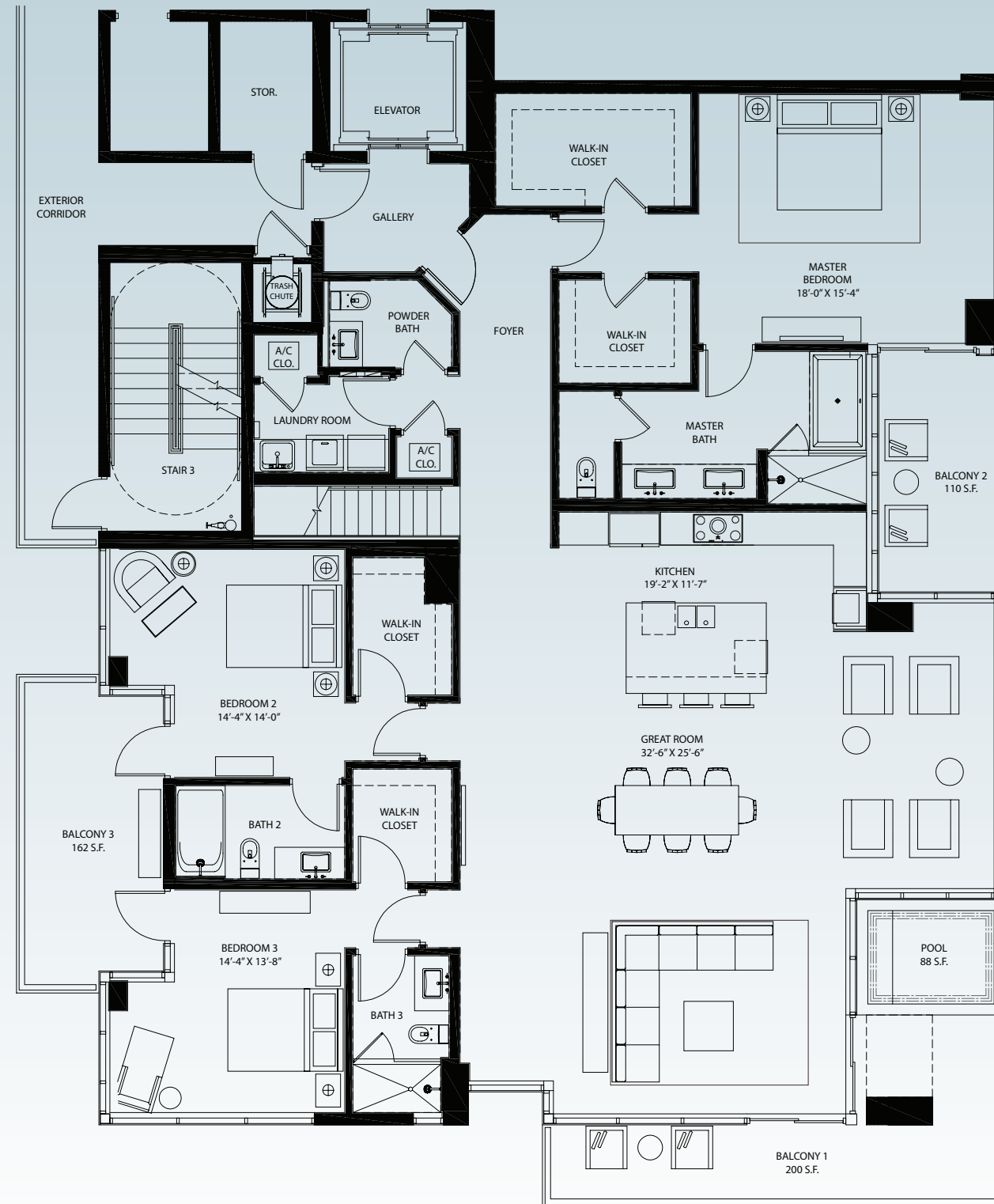
RESIDENCE A	
3 BEDROOMS PLUS MEDIA ROOM 3.5 BATHS	
AC AREA:	2,826 SQ. FT.
BALCONY 1:	200 SQ. FT.
BALCONY 2:	110 SQ. FT.
BALCONY 3:	162 SQ. FT.
PLUNGE POOL:	63 SQ. FT.
STORAGE:	60 SQ. FT.
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TOTAL:	3,421 SQ. FT.

RESIDENCE A

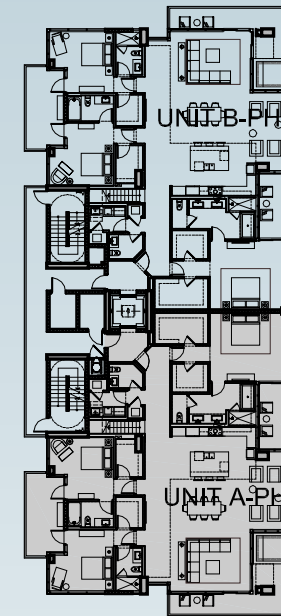


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SAGE BEACH



SOUTH TOWER



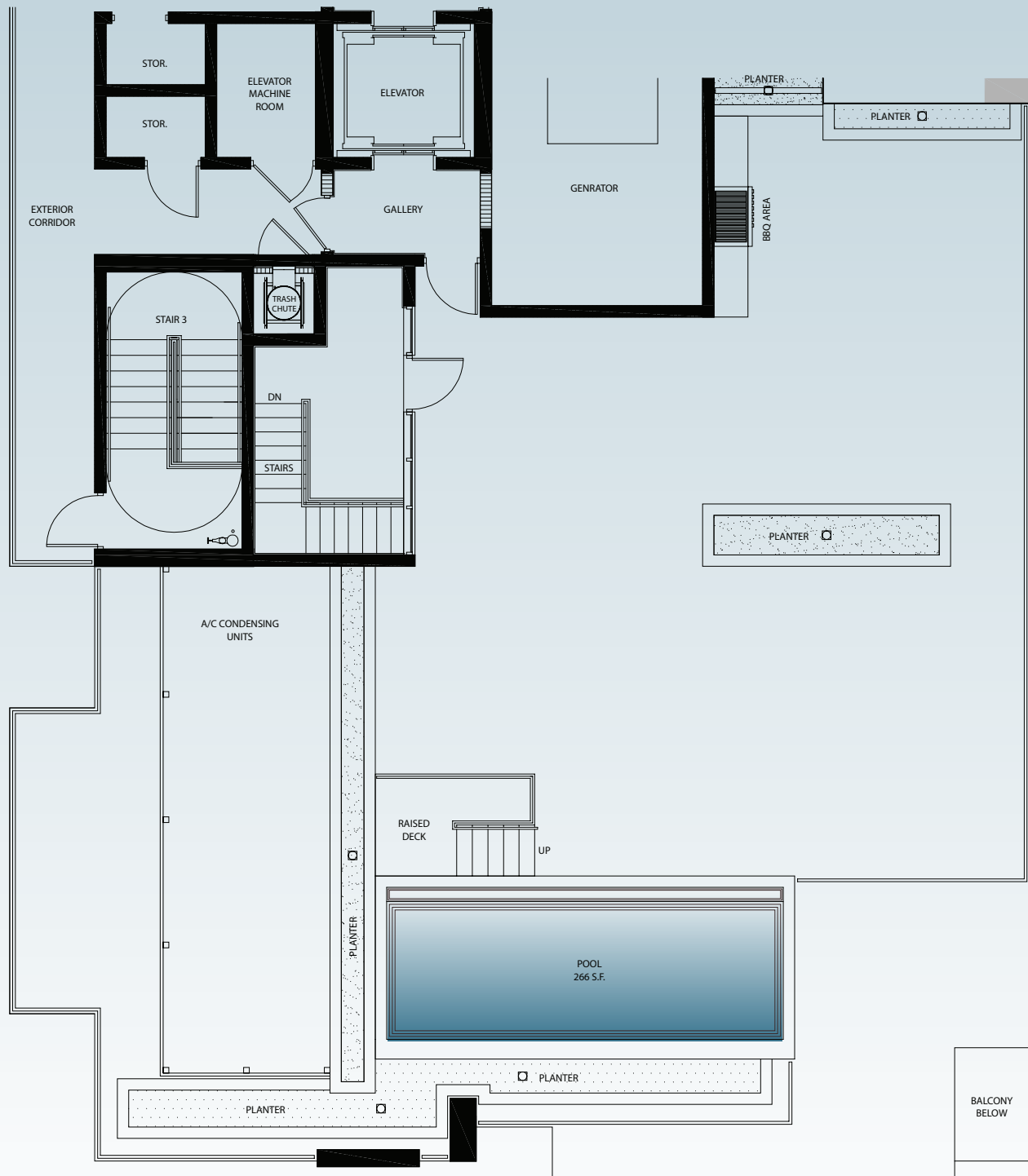
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AC AREA:	2,826 SQ. FT.
BALCONY 1:	200 SQ. FT.
BALCONY 2:	110 SQ. FT.
BALCONY 3:	162 SQ. FT.
PLUNGE POOL:	63 SQ. FT.
ROOF TERRACE:	1,687 SQ. FT.
ROOF POOL:	266 SQ. FT.
STORAGE:	60 SQ. FT.
TOTAL:	5,374 SQ. FT.

RESIDENCE A

PENTHOUSE

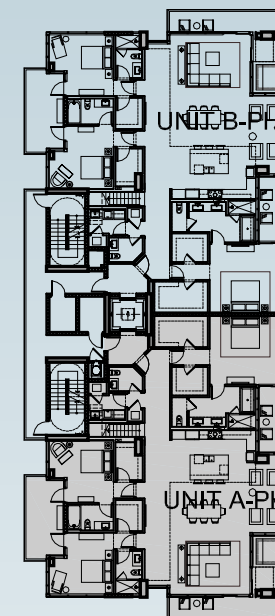
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SAGE BEACH



SOUTH TOWER

N



RESIDENCE A - PENTHOUSE ROOFTOP

ROOF TERRACE: 1,687 SQ. FT.

ROOF POOL: 266 SQ. FT.

TOTAL: 1,953 SQ. FT.

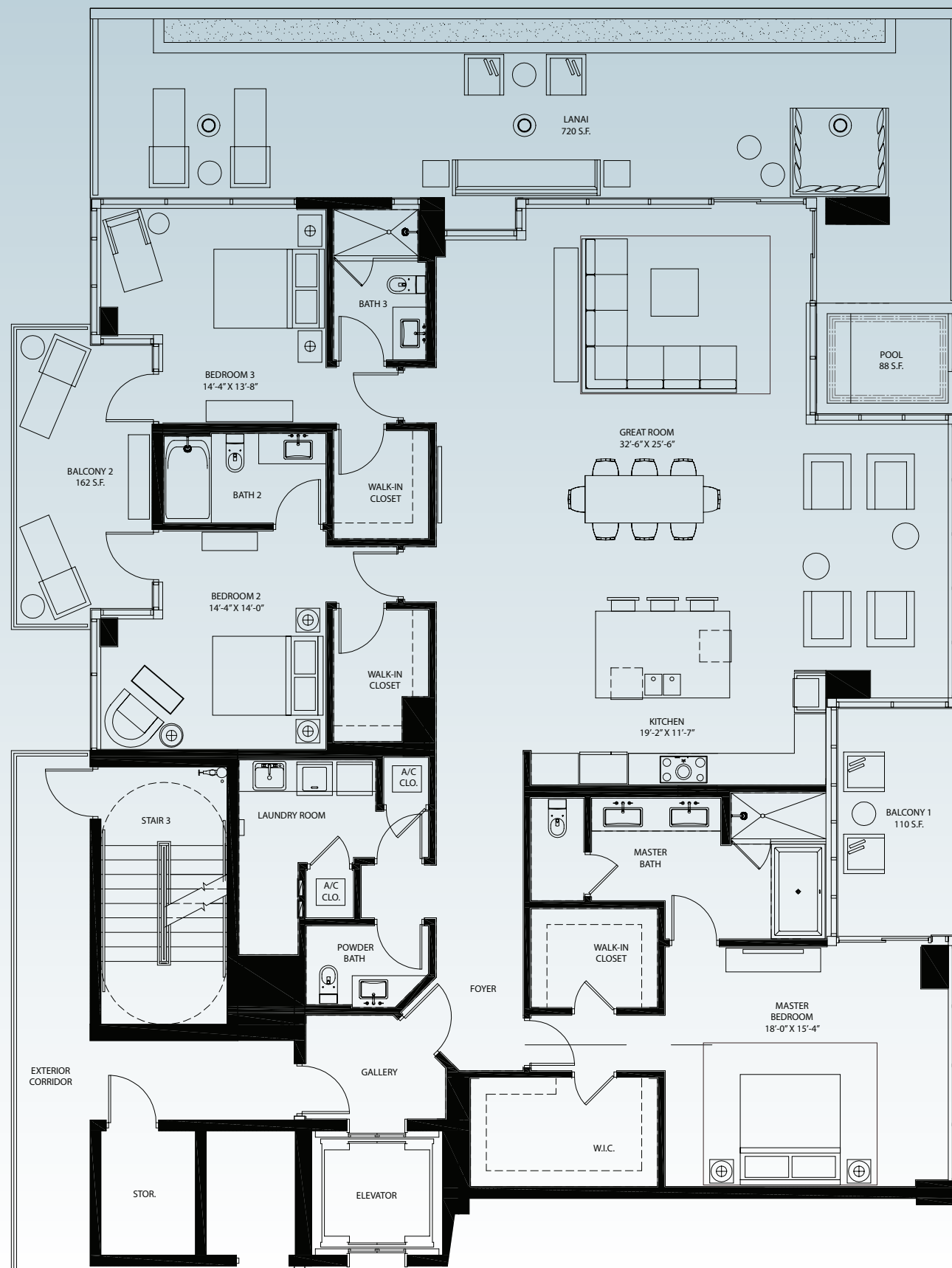
RESIDENCE A

PENTHOUSE ROOFTOP PLAN



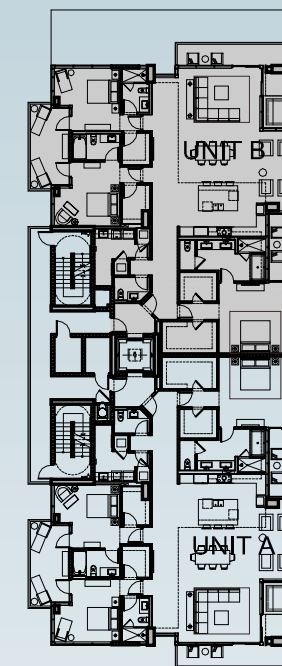
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SOUTH TOWER

N

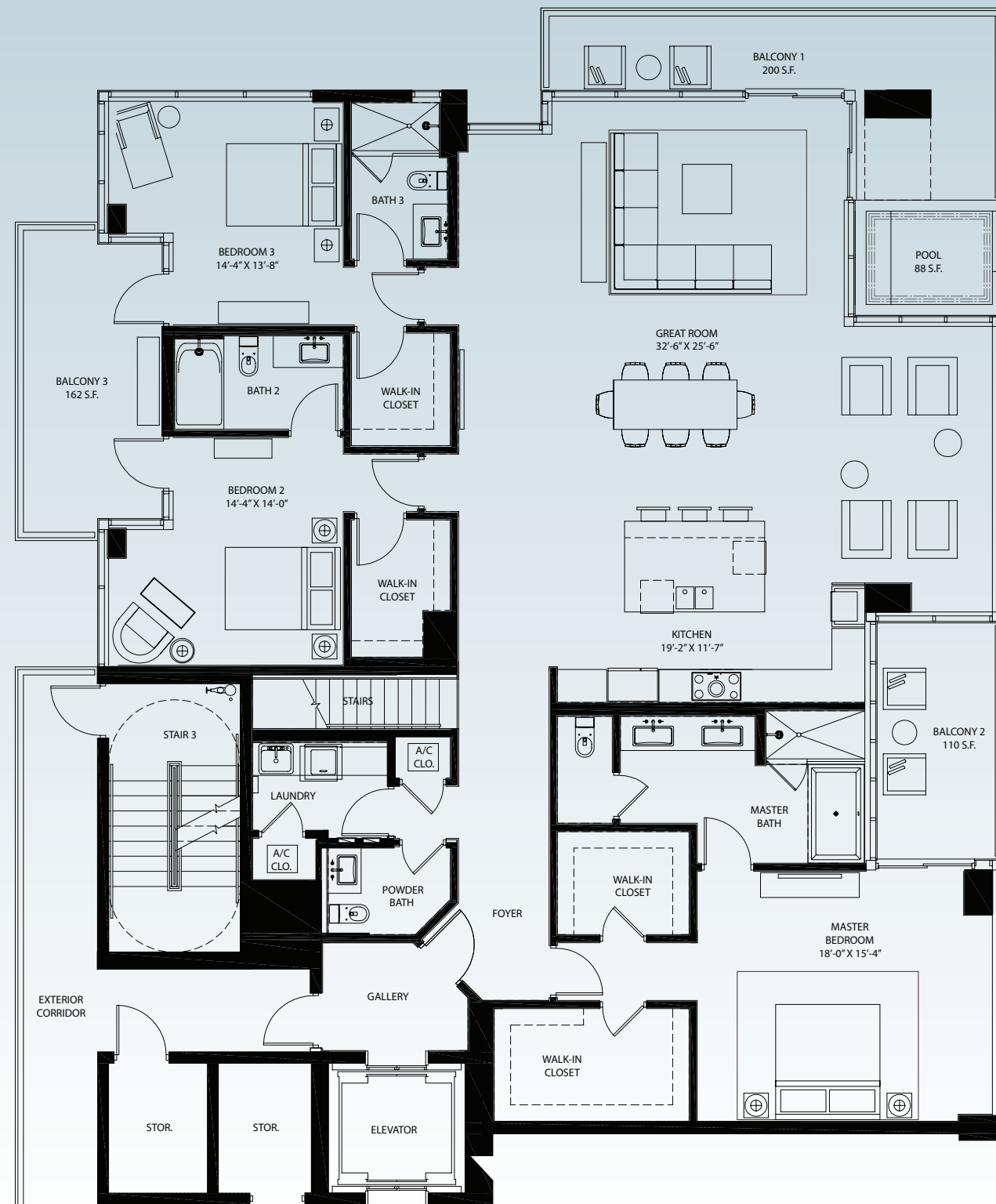


3 BEDROOMS PLUS MEDIA ROOM 3.5 BATHS	
AC AREA:	2,826 SQ. FT.
BALCONY 1:	200 SQ. FT.
BALCONY 2:	110 SQ. FT.
BALCONY 3:	162 SQ. FT.
PLUNGE POOL:	63 SQ. FT.
STORAGE:	65 SQ. FT.
TOTAL:	3,426 SQ. FT.

RESIDENCE B

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 air-space between the perimeter walls and excludes interior structural components). Additionally, measurements of rooms set forth on any floor plan 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. For your reference, the area of the Unit, determined in accordance with this defined boundaries is 2,628 sq. ft.. All dimensions are approximate, and all floor plans and development plans are subject to change.

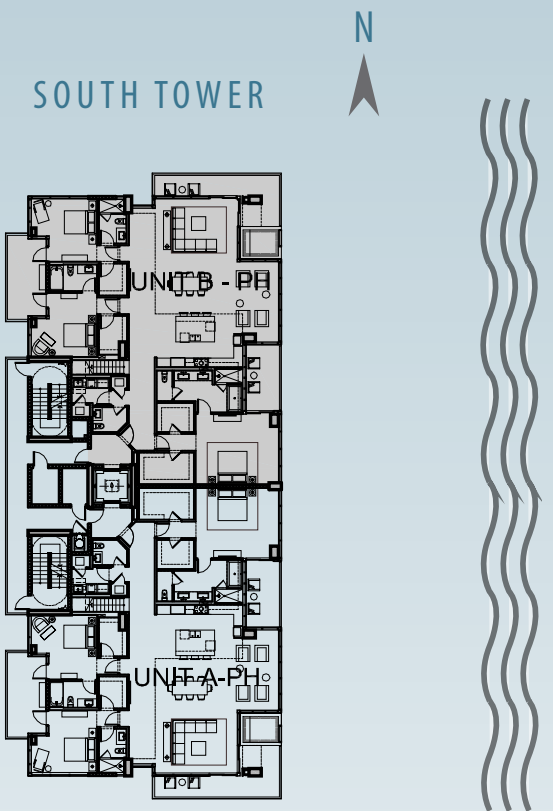
SAGE BEACH



3 BEDROOMS PLUS MEDIA ROOM 3.5 BATHS	
AC AREA:	2,826 SQ. FT.
BALCONY 1:	200 SQ. FT.
BALCONY 2:	110 SQ. FT.
BALCONY 3:	162 SQ. FT.
PLUNGE POOL:	63 SQ. FT.
ROOF TERRACE:	1,687 SQ. FT.
ROOF POOL:	266 SQ. FT.
STORAGE:	65 SQ. FT.
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TOTAL:	5,379 SQ. FT.

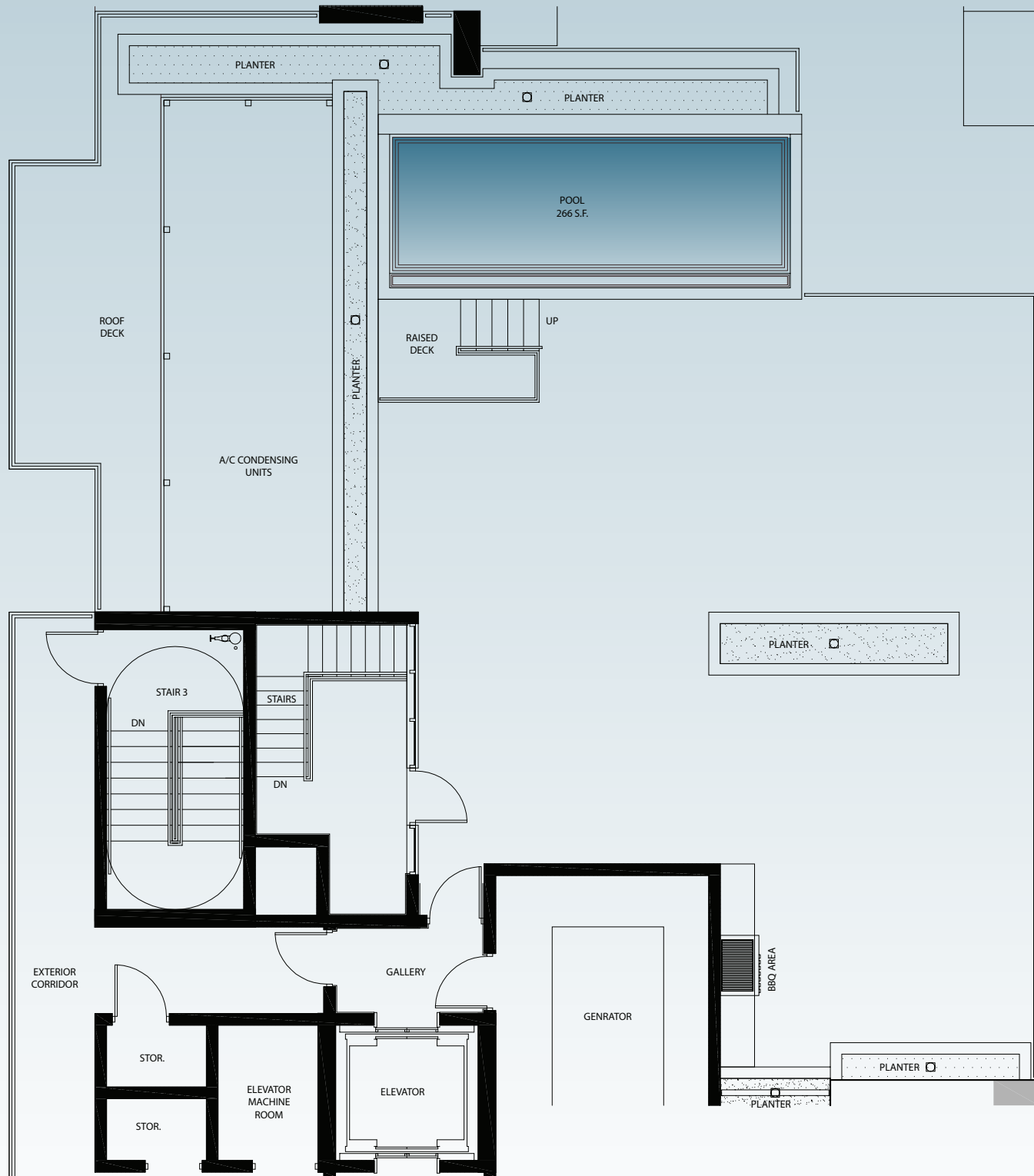
RESIDENCE B

PENTHOUSE



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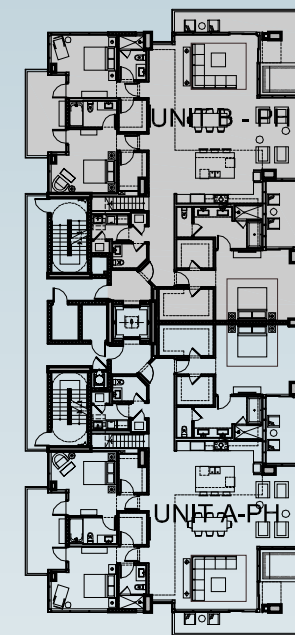


ROOF TERRACE:	1,687 SQ. FT.
ROOF POOL:	266 SQ. FT.
TOTAL:	1,953 SQ. FT.

RESIDENCE B

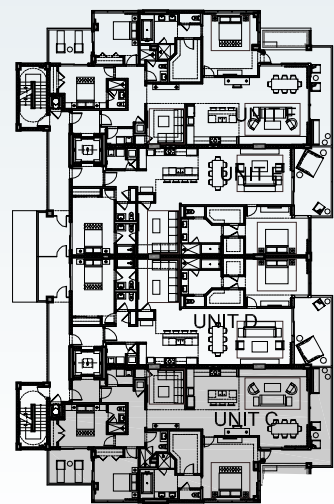
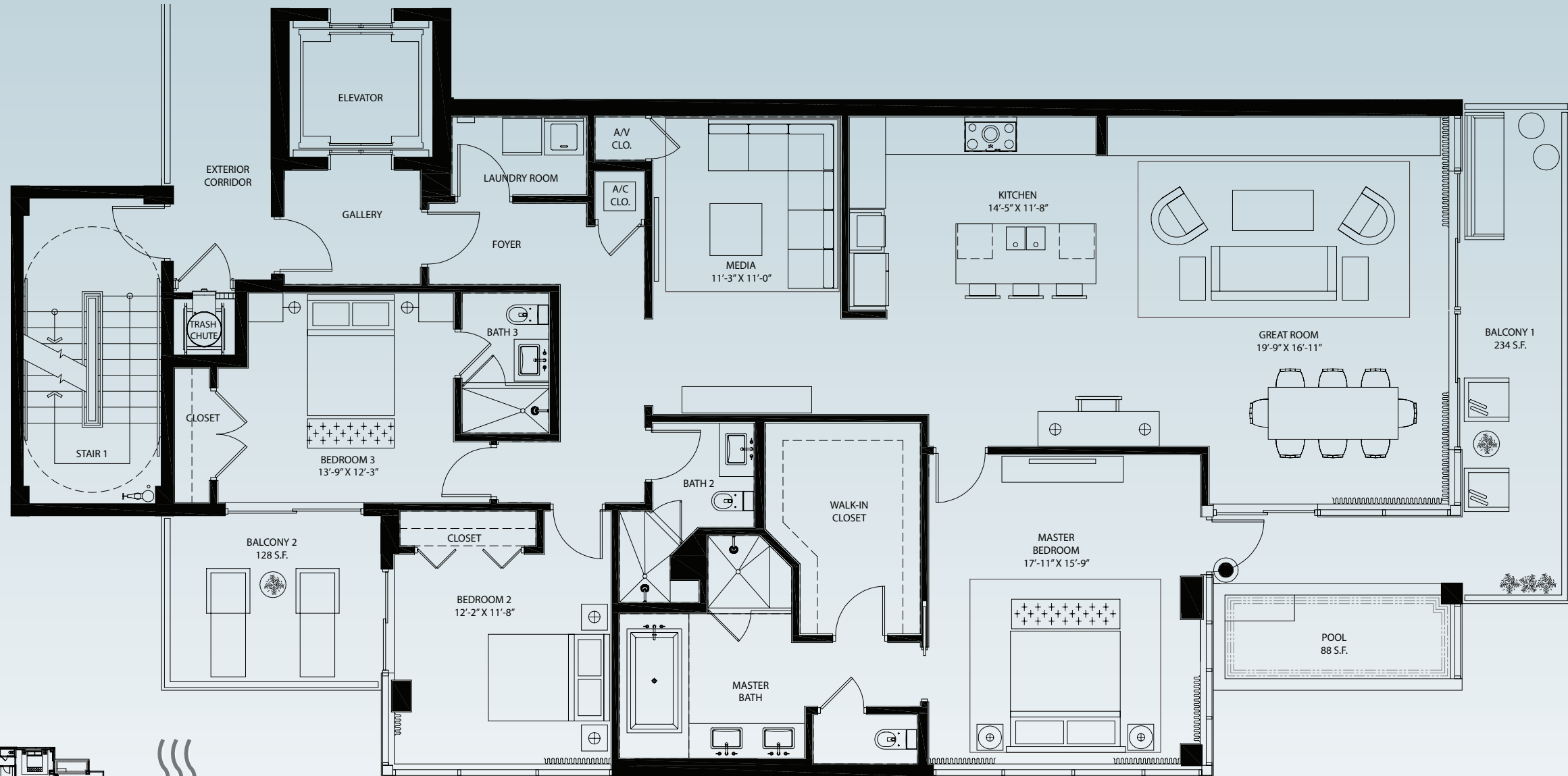
PENTHOUSE ROOFTOP PLAN

SOUTH TOWER



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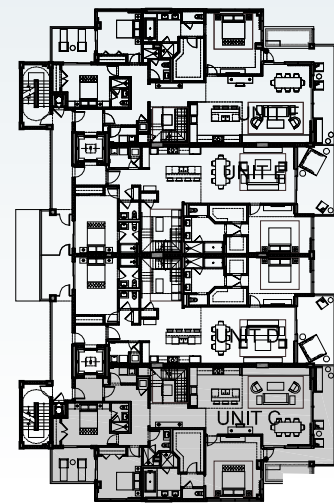
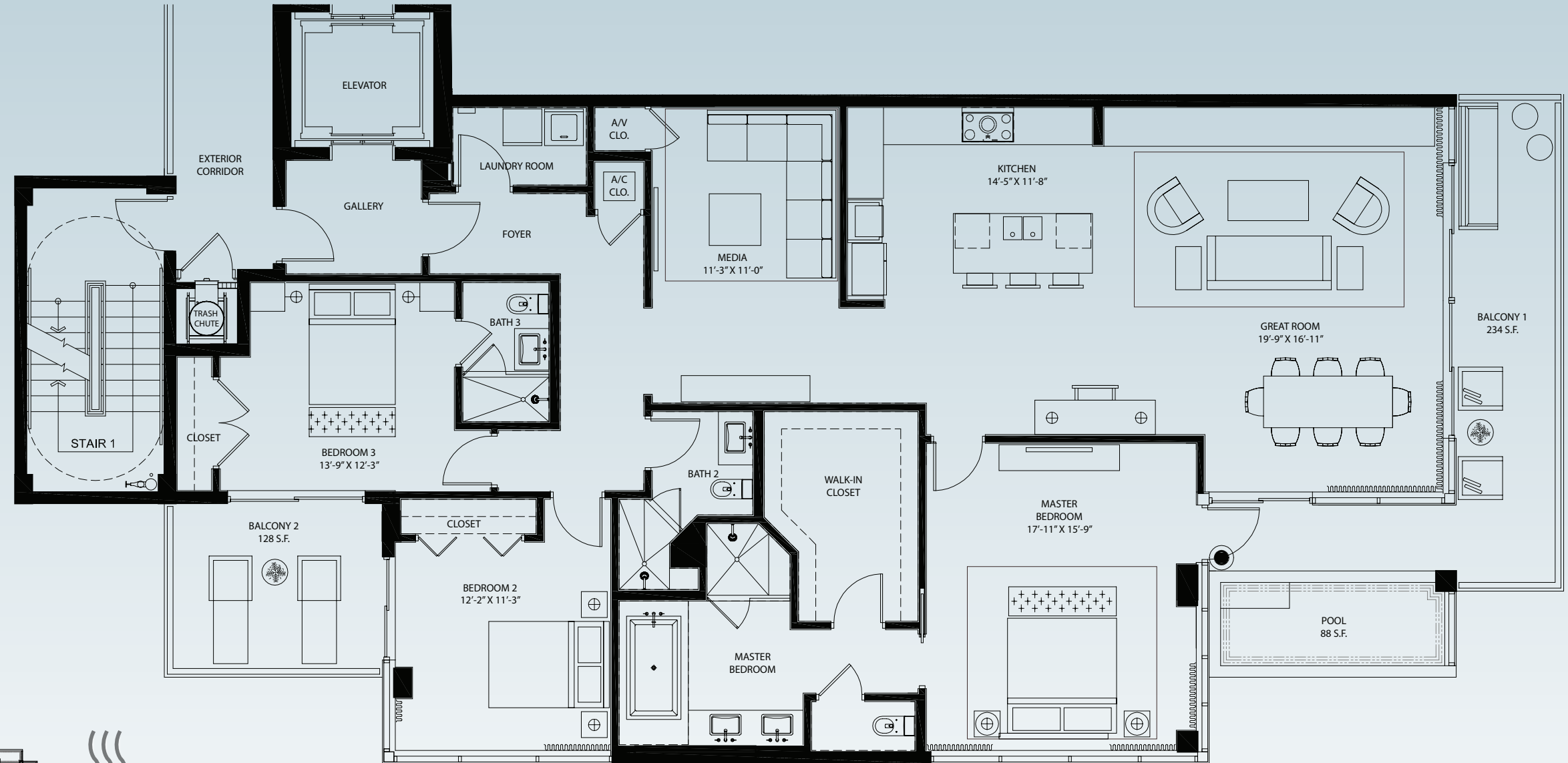
NORTH TOWER

3 BEDROOMS PLUS MEDIA ROOM | 3 BATHS
 AC AREA: 2,385 SQ. FT.
 SUNRISE BALCONY: 234 SQ. FT.
 SUNSET BALCONY: 128 SQ. FT.
 PLUNGE POOL: 88 SQ. FT.
 TOTAL: 2,835 SQ. FT.

RESIDENCE C

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SAGE BEACH



NORTH TOWER

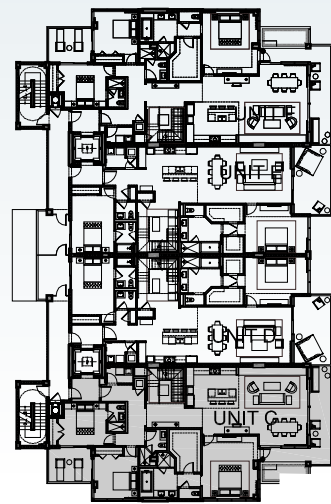
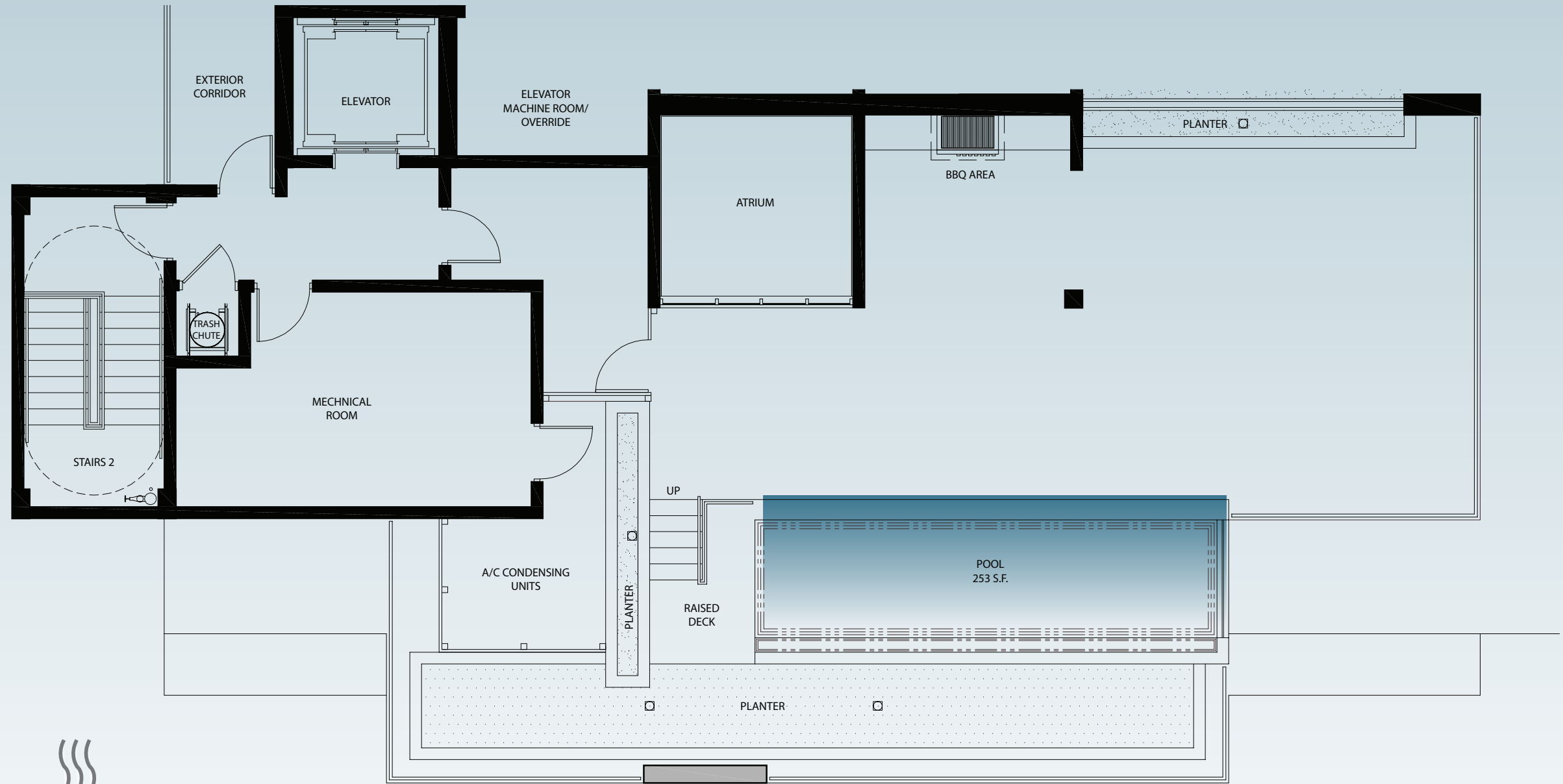
3 BEDROOMS PLUS MEDIA ROOM 3 BATHS	
AC AREA:	2,383 SQ. FT.
SUNRISE BALCONY:	234 SQ. FT.
SUNSET BALCONY:	128 SQ. FT.
PLUNGE POOL:	88 SQ. FT.
ROOF TERRACE:	1,031 SQ. FT.
ROOF POOL:	253 SQ. FT.
TOTAL:	4,117 SQ. FT.

RESIDENCE C

PENTHOUSE

SAGE BEACH

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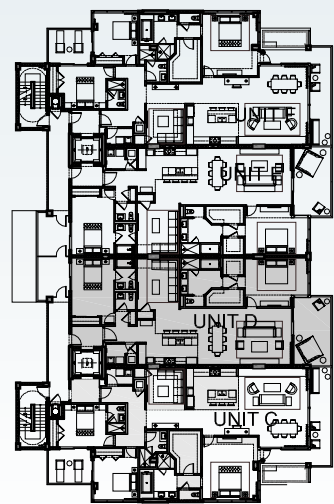
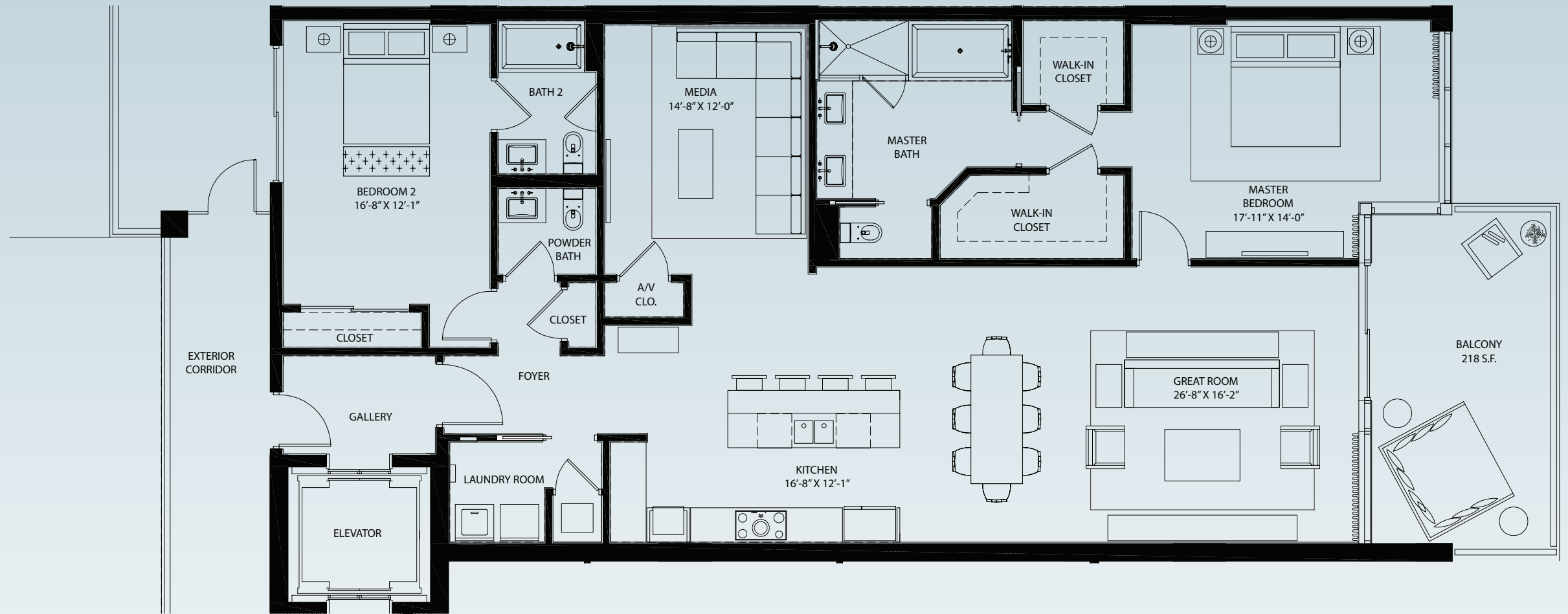
ROOF TERRACE:	1,031 SQ. FT.
ROOF POOL:	253 SQ. FT.
TOTAL:	1,284 SQ. FT.

RESIDENCE C

PENTHOUSE ROOFTOP

SAGE BEACH

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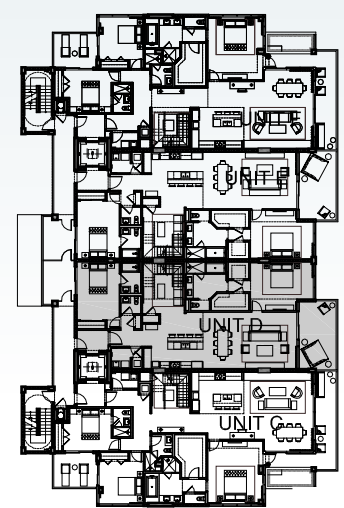
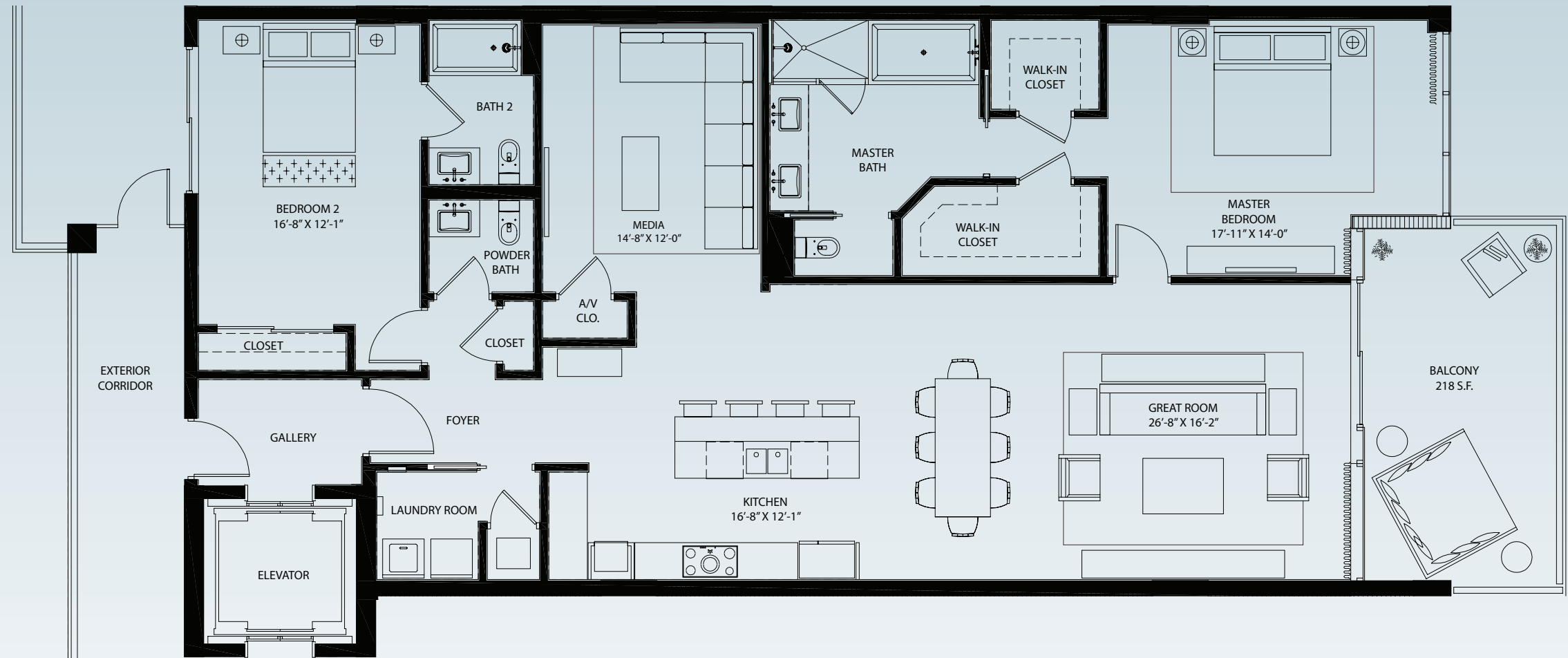
2 BEDROOMS PLUS MEDIA ROOM | 2.5 BATHS
 AC AREA: 2,005 SQ. FT.
 SUNRISE BALCONY: 218 SQ. FT.
 TOTAL: 2,223 SQ. FT.

RESIDENCE D



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SAGE BEACH



NORTH TOWER



3 BEDROOMS PLUS MEDIA ROOM 3 BATHS	
AC AREA:	2,005 SQ. FT.
SUNRISE BALCONY:	218 SQ. FT.
ROOF TERRACE:	1,131 SQ. FT.
ROOF POOL:	233 SQ. FT.
TOTAL:	3,587 SQ. FT.

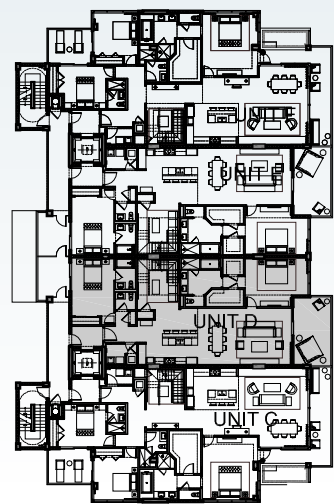
RESIDENCE D

PENTHOUSE

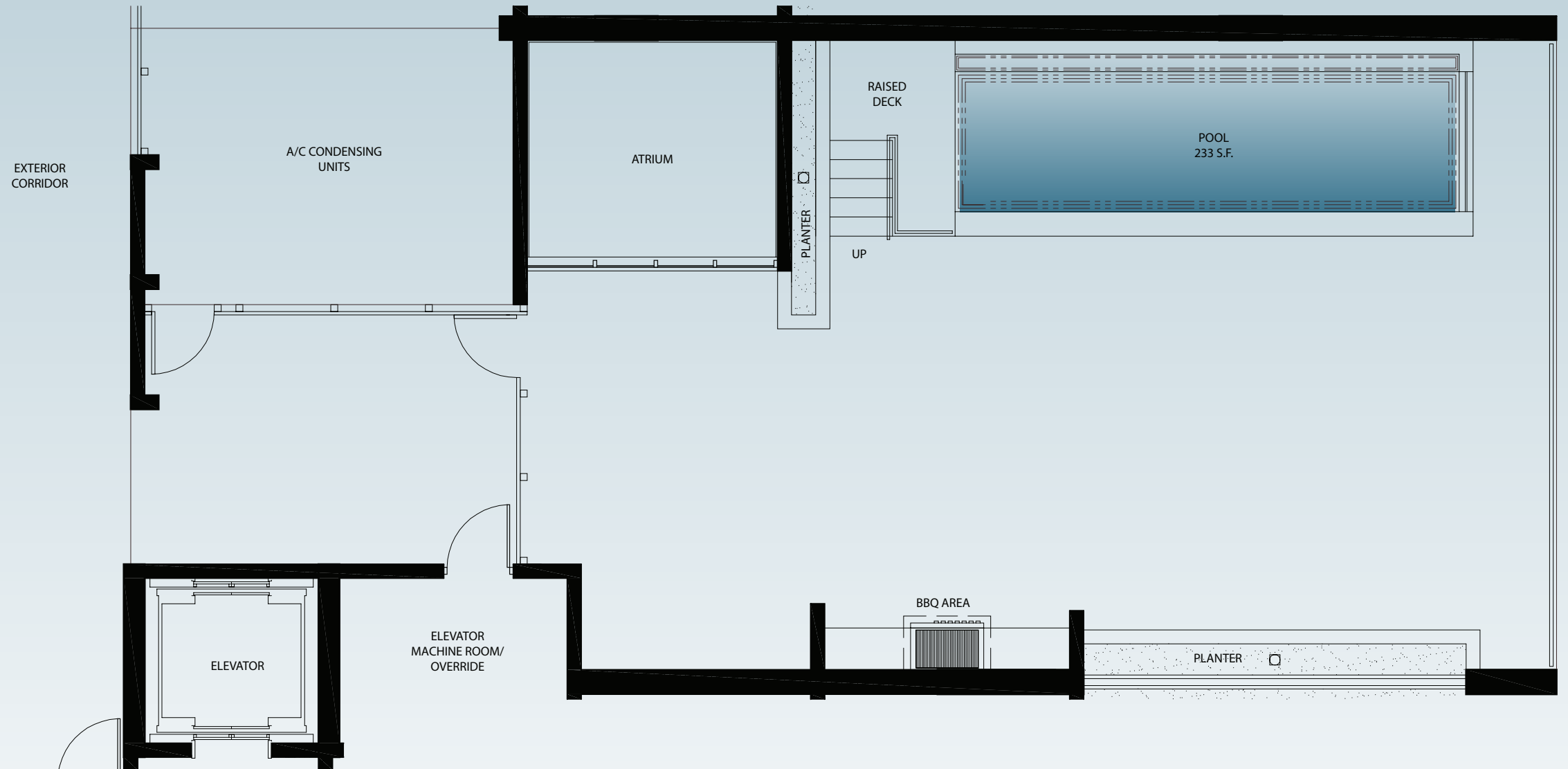


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SAGE BEACH



NORTH TOWER



ROOF TERRACE:	1,131 SQ. FT.
ROOF POOL:	233 SQ. FT.
TOTAL:	1,364 SQ. FT.

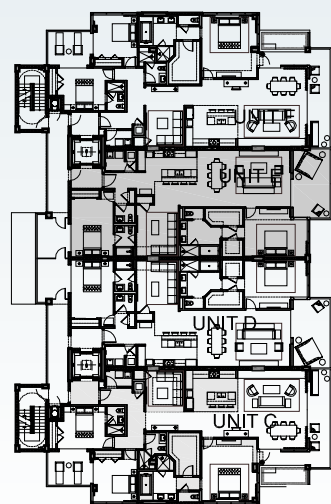
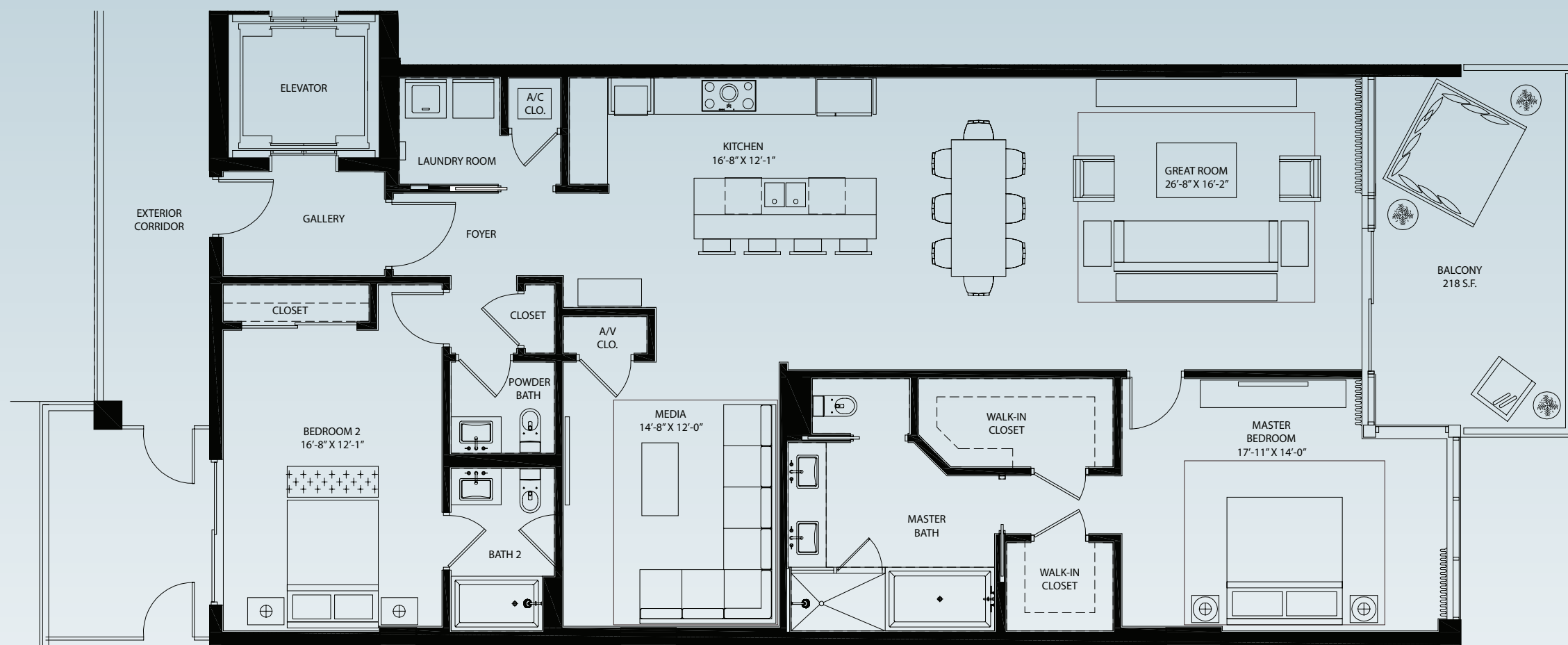
RESIDENCE D

PENTHOUSE ROOFTOP PLAN



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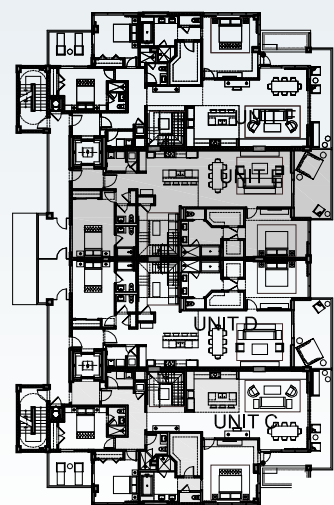
NORTH TOWER

2 BEDROOMS PLUS MEDIA ROOM | 2.5 BATHS
 AC AREA: 2,005 SQ. FT.
 SUNRISE BALCONY: 218 SQ. FT.
 TOTAL: 2,223 SQ. FT.

RESIDENCE E

SAGE BEACH

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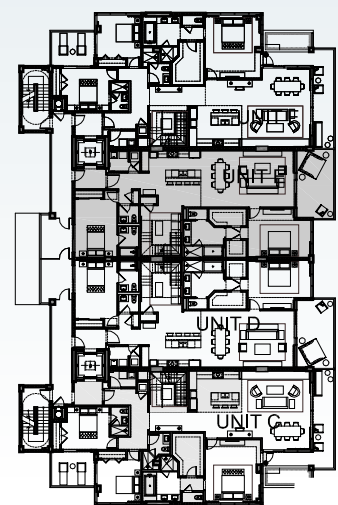
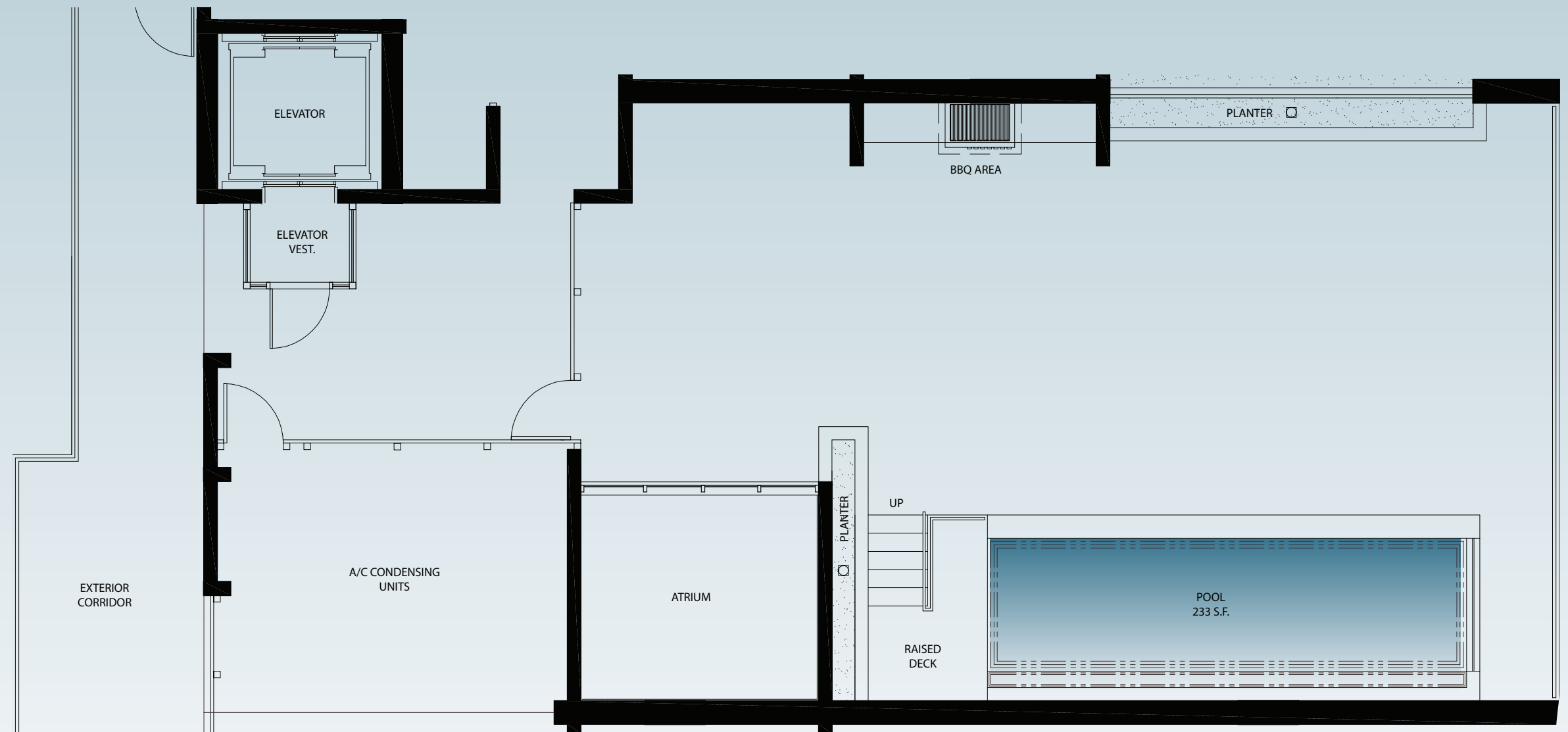
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NORTH TOWER

ROOF TERRACE:	1,131 SQ. FT.
ROOF POOL:	233 SQ. FT.
TOTAL:	1,364 SQ. FT.

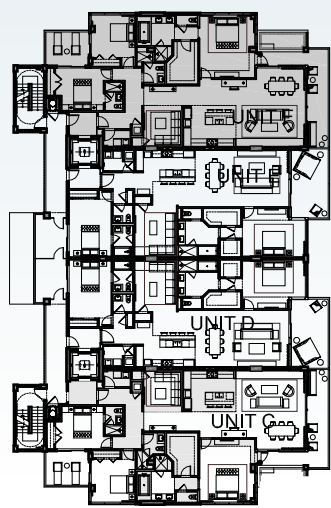
RESIDENCE E

PENTHOUSE ROOFTOP PLAN

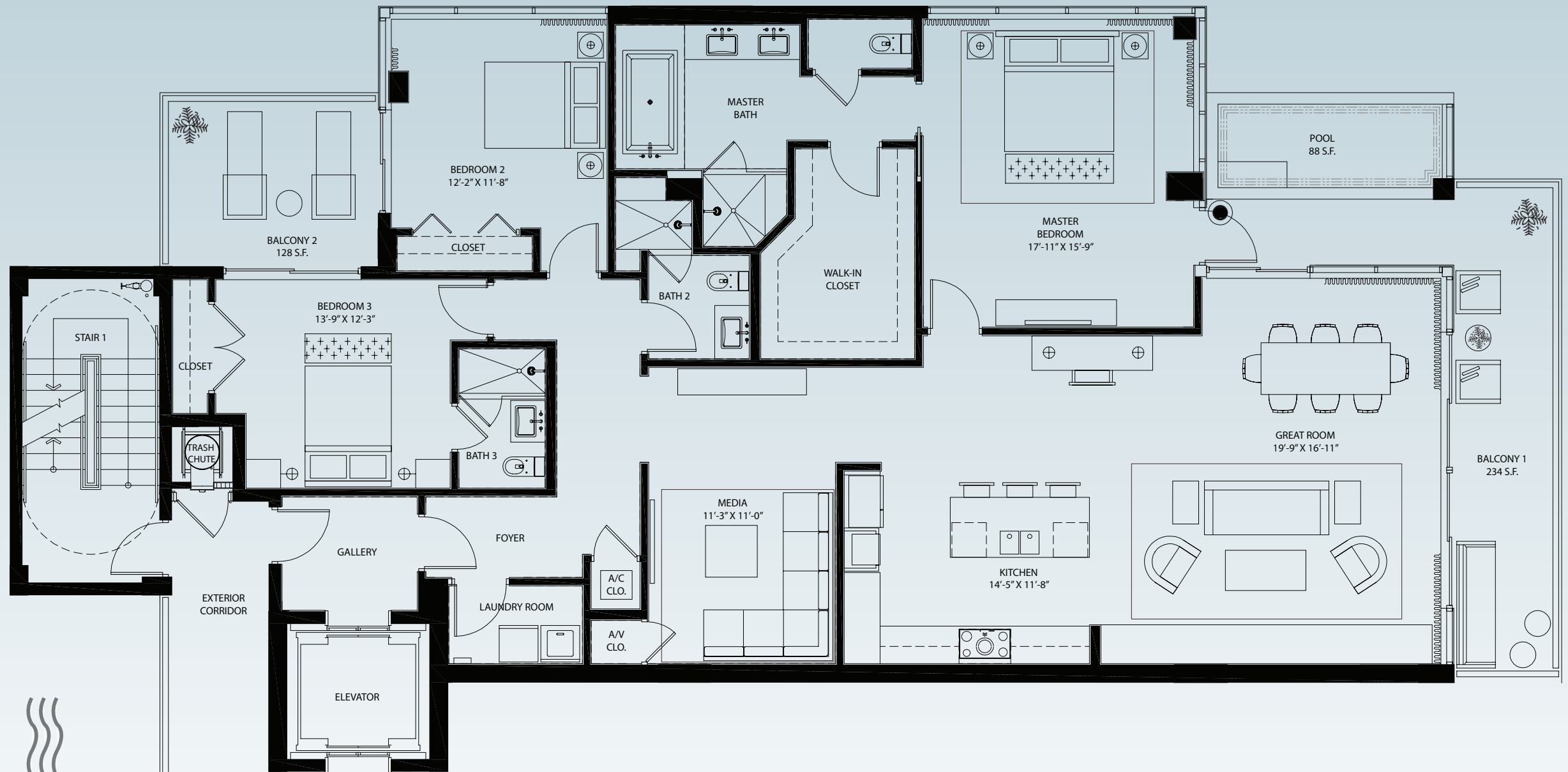


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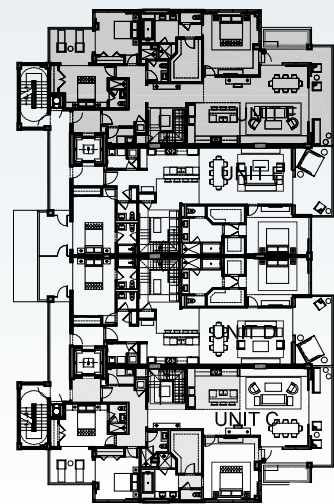
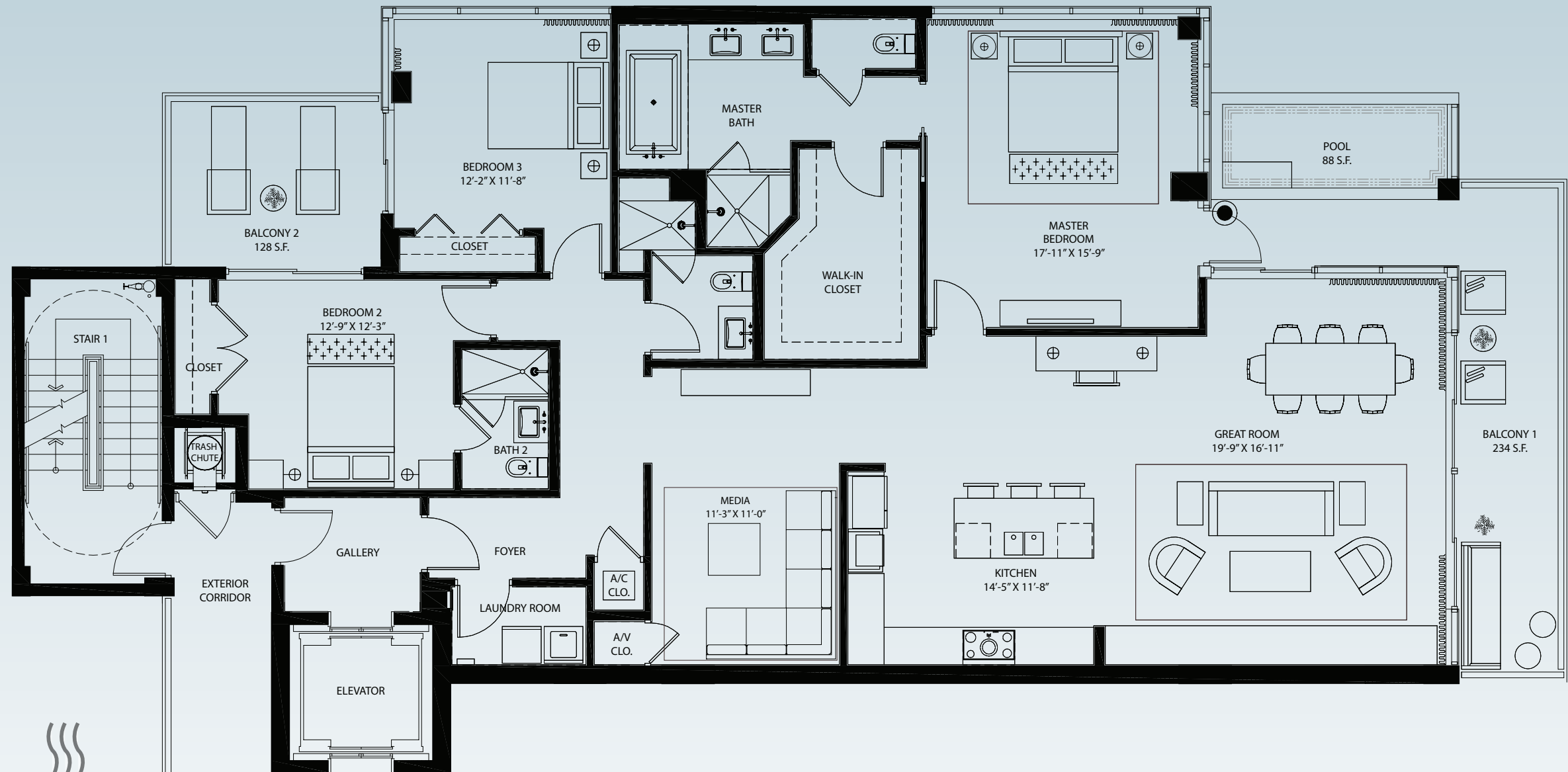


3 BEDROOMS PLUS MEDIA ROOM | 3 BATHS
AC AREA: 2,385 SQ. FT.
SUNRISE BALCONY: 234 SQ. FT.
SUNSET BALCONY: 128 SQ. FT.
PLUNGE POOL: 88 SQ. FT.
TOTAL: 2,835 SQ. FT.

RESIDENCE F

SAGE BEACH

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NORTH TOWER

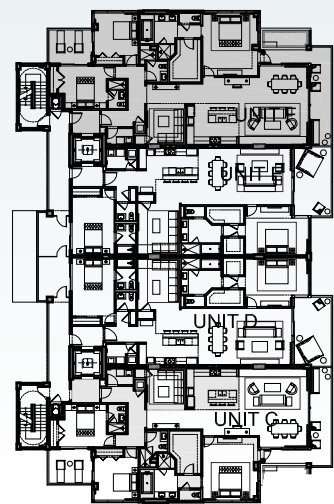
3 BEDROOMS PLUS MEDIA ROOM 3 BATHS	
AC AREA:	2,383 SQ. FT.
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PLUNGE POOL:	88 SQ. FT.
ROOF TERRACE:	1,031 SQ. FT.
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TOTAL:	4,117 SQ. FT.

RESIDENCE F

PENTHOUSE

SAGE BEACH

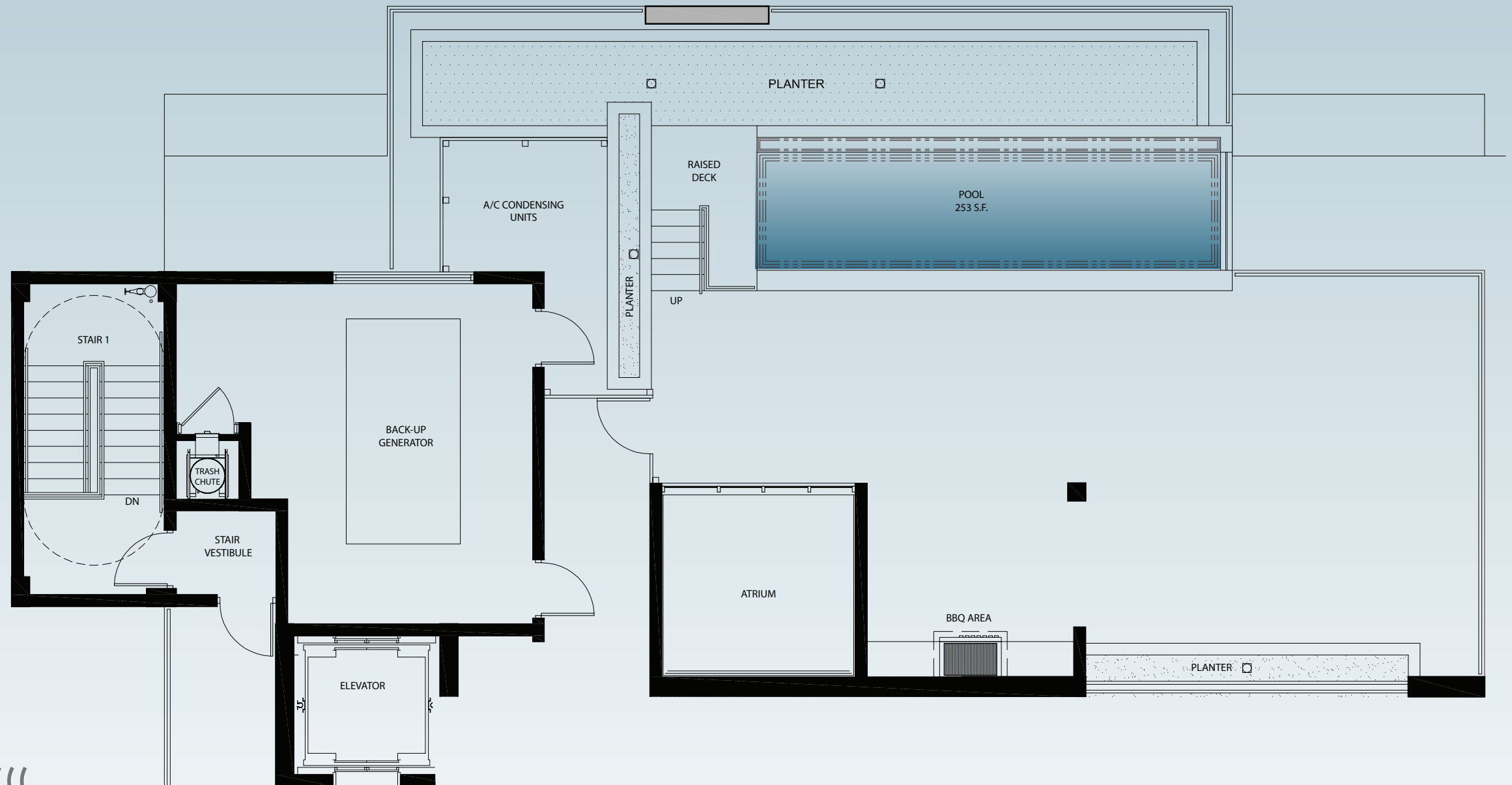
Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior air-space between the perimeter walls and excludes interior structural components). Additionally, measurements of rooms set forth on any floor plan 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. For your reference, the area of the Unit, determined in accordance with this defined boundaries is 2,215 sq. ft.. All dimensions are approximate, and all floor plans and development plans are subject to change.



NORTH TOWER



ROOF TERRACE:	1,031 SQ. FT.
ROOF POOL:	253 SQ. FT.
TOTAL:	1,284 SQ. FT.



RESIDENCE F

PENTHOUSE ROOFTOP PLAN



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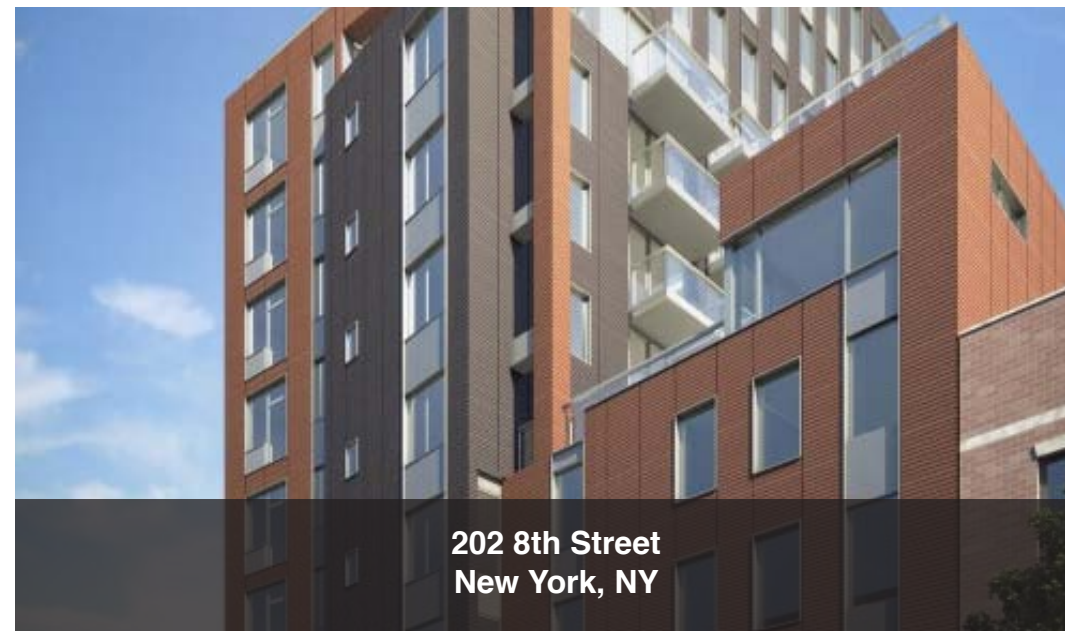
SAGE BEACH



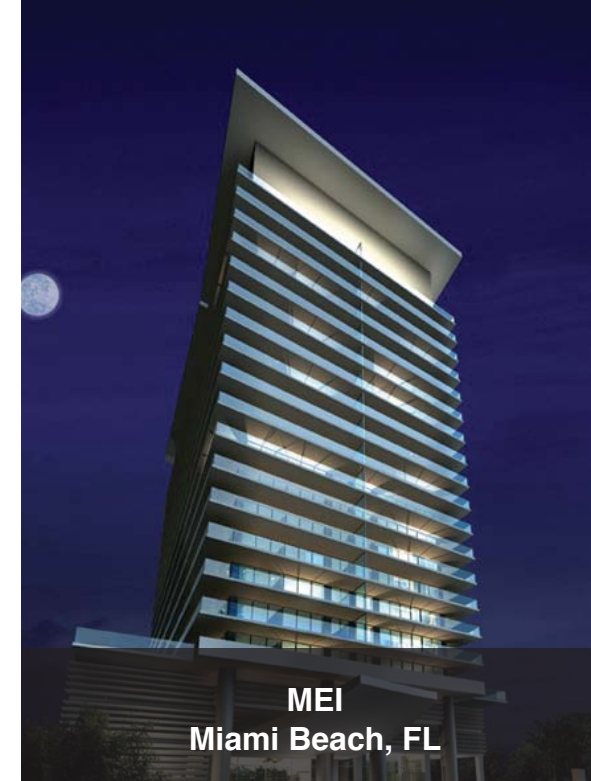
**105 WEST 57th
New York, NY**



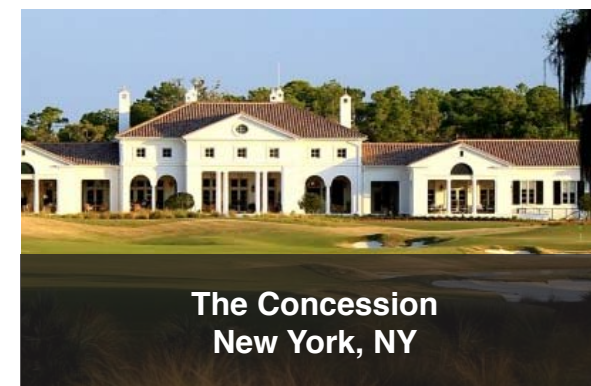
95th On The Ocean | Surfside, FL



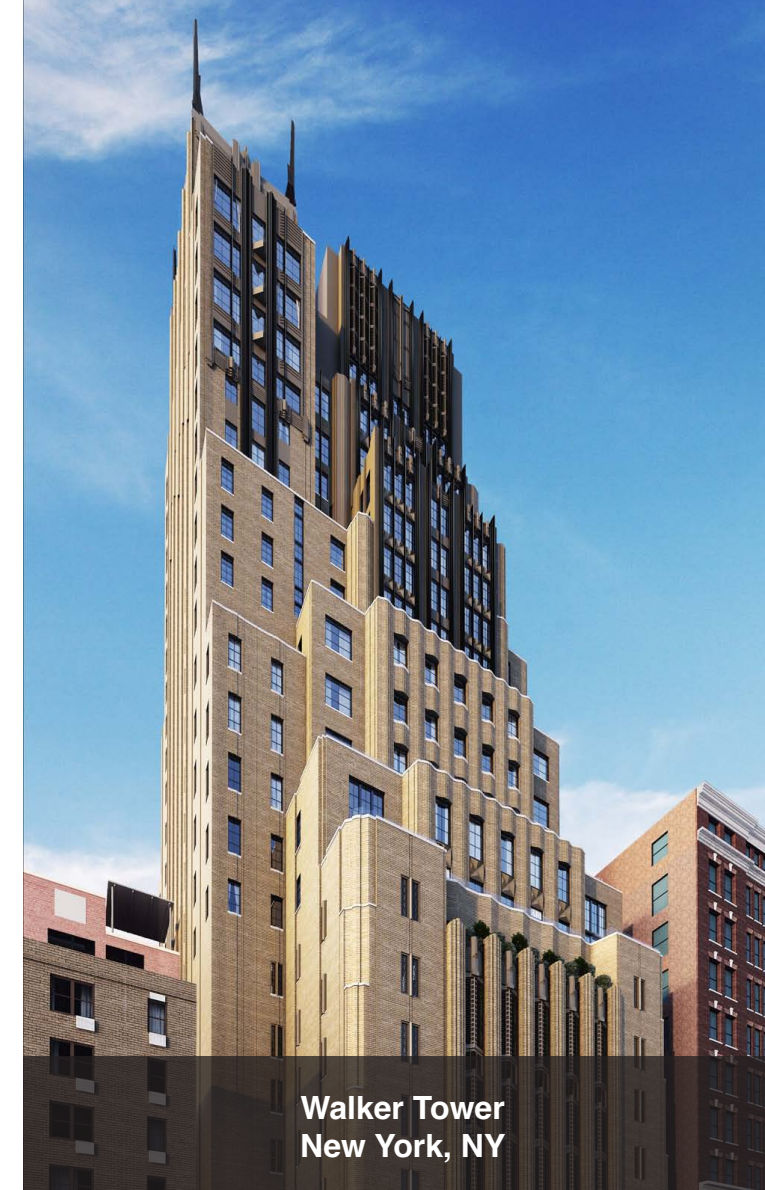
**202 8th Street
New York, NY**



**MEI
Miami Beach, FL**



**The Concession
New York, NY**



**Walker Tower
New York, NY**

DEVELOPER | PROPERTY MARKETS GROUP

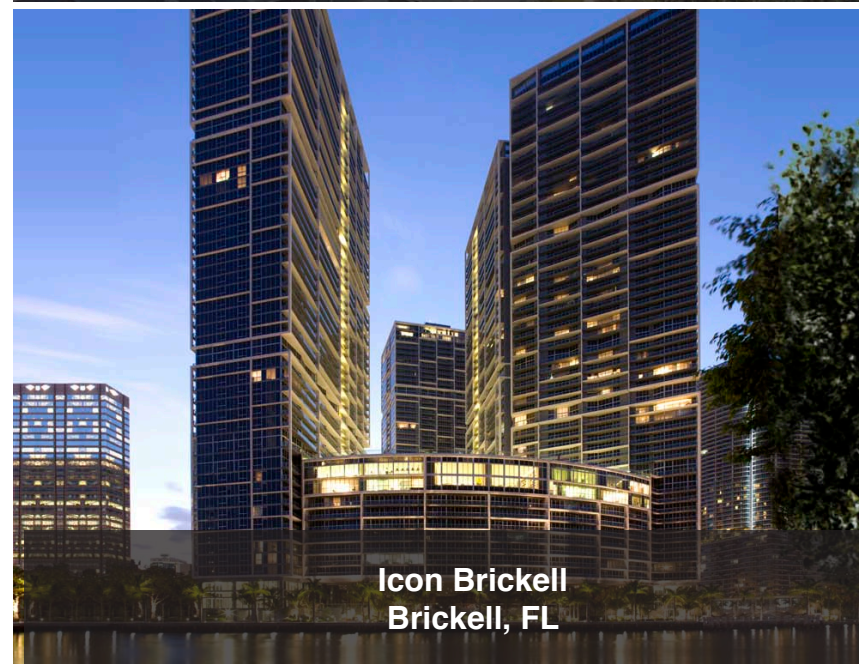
Founded in 1991 by Kevin Maloney, Property Markets Group (“PMG”) has direct hands-on experience in the acquisition, renovation, financing, operation, and marketing of commercial and residential real estate. A development firm of national scope, PMG has over 150 real estate transactions including over 80 residential buildings in Manhattan during its 20-year history. PMG has distinguished itself over the last decade for its development of new construction condominium developments in Florida, New York City, South Carolina and Chicago. In 2012, PMG commenced construction on 95th On The Ocean, 7 luxury oceanfront town homes located in Surfside, Florida.



Portofino
Miami Beach, FL



Apogee
Miami Beach, FL



Icon Brickell
Brickell, FL



Icon South Beach
Miami Beach, FL



Trump Towers
Sunny Isles, FL

DEVELOPER | THE DEVELOPMENT GROUP

The Development Group of South Florida was established in 2000 by Thomas F. Daly. Mr. Daly began residential condominium developments in South Florida in 1984. His first project was Mystic Pointe in Aventura, Florida, consisting of six residential condominium towers with over 2000 units. This was followed by the Bay Club project, which consisted of 700 residential rental units.

Daly later, through his Development Group of South Florida, formed an alliance with Jorge Perez and The Related Group and jointly, they developed over 23 luxury residential condominium buildings in South Florida, such as Ocean I, II, III, and IV and Trump I, II and III, in Sunny Isles, Beach Club in Hallandale Beach, 50 Biscayne, Icon Brickell and many more. Most notably, Daly and The Development Group were instrumental in the redevelopment of the South of Fifth neighborhood in Miami Beach with projects such as Portofino Towers, Murano at Portofino, Murano Grande, Icon South Beach and Apogee.



Apogee Beach
Hallandale Beach, FL



Millecento
Brickell, FL



Jade Beach
Brickell, FL



Burj al Arab hotel
Dubai, UAE



Trump Hollywood I **Hollywood, FL**

CONCEPTUAL DESIGN | CARLOS OTT

Carlos 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 numerous International prizes and awards of merit over his illustrious career.

In 2008, Carlos received the highest 5-star Award for High-Rise Development, from CNBC Asia Pacific Awards, for his residential “One Shenton” in Singapore. In 2009, The Miami Chapter of the American Institute of Architects celebrated him with the Award of Merit for Calgary Courts Centre, Green Building.

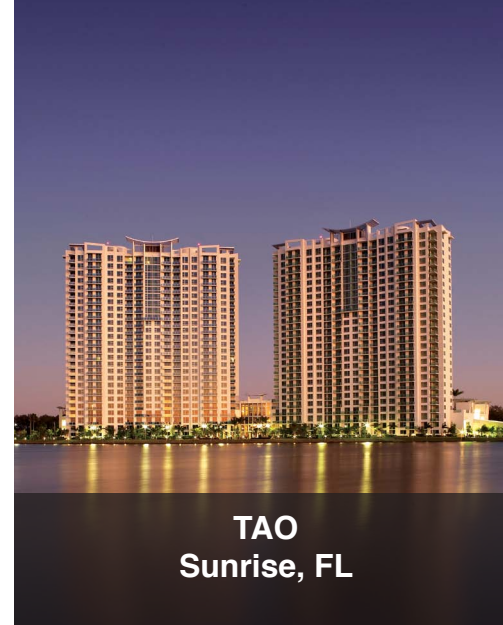
Projects with Carlos Ott’s architectural signature have recently been completed or are under construction in France, Germany, Canada, the United Arab Emirates, Saudi Arabia, China, Singapore, Malaysia, India, Sri Lanka, Mexico, Panama, Puerto Rico, Dominican Republic, Argentina, USA, Philippines and Uruguay.



Apogee Beach
Hallandale Beach, FL



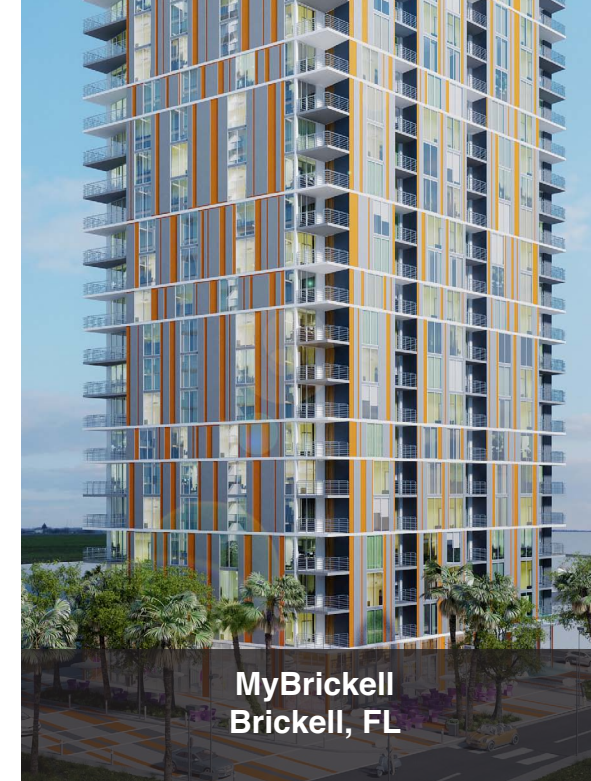
MEI
Miami Beach, FL



TAO
Sunrise, FL



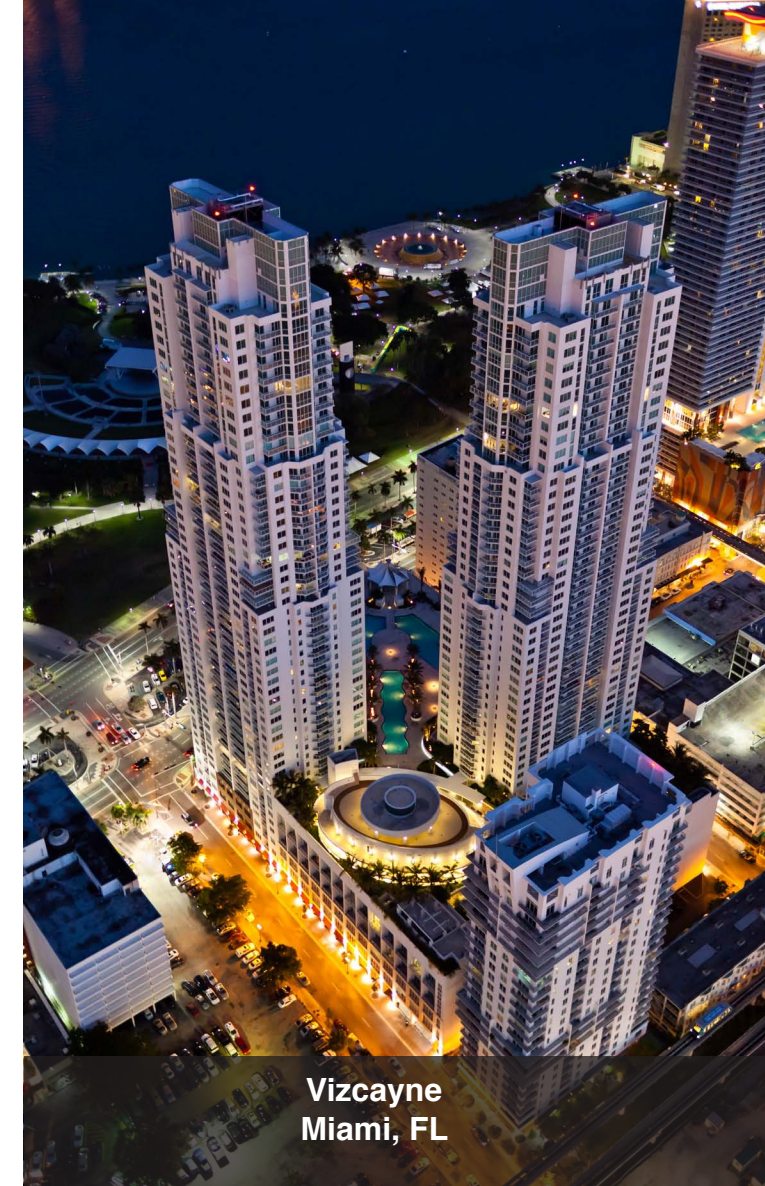
Trump Ocean Club
Panama City, Panama



MyBrickell
Brickell, FL



Marina Grande on the Halifax
Daytona, FL



Vizcayne
Miami, FL

ISG | INTERNATIONAL SALES GROUP

International Sales Group (ISG), LLC is a fullyintegrated luxury real estate sales and marketing firm representing properties throughout South Florida and Latin America. With a portfolio that includes, Tao Sawgrass, Vizcayne, MEI, Atrium, Apogee Beach, Mybrickell and more; this team of top real estate professionals provides their clients the latest expertise in marketing, sales and administrative solutions. Founded by Philip Spiegelman and Craig Studnick, ISG offers developers in-depth local market research and is constantly adapting to market changes to provide immediate return for the real estate developments they represent.

DISCLAIMER

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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. THIS OFFERING IS MADE ONLY BY THE OFFERING DOCUMENTS FOR THE CONDOMINIUM AND NO STATEMENT SHOULD BE RELIED UPON IF NOT MADE IN THE OFFERING DOCUMENTS.

All prices are subject to change at any time and without notice, and do not include optional features or premiums for upgraded units. From time to time, price changes may have occurred that are not yet reflected on this brochure. Please check with the sales center for the most current pricing.

Plans, elevations, specifications, features, colors, designs, dimensions and materials are all subject to availability, and to change or substitution at any time and without further notice. Plans are not to scale and may be the reverse (mirror) image of those shown. All measurements are approximate. Illustrations of elevations and plans are artists' depictions only. In production, plans and elevations may vary in precise details and dimensions, and may not actually be constructed as shown. Site plans are for illustrative and conceptual purposes only and are subject to change without notice. Please consult your sales representative and refer to the Agreement in order to determine which features, specifications and elevations are included in any unit you may purchase.

The sketches, renderings, graphic materials, plans, specifications, terms, conditions and statements contained in this brochure 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. All improvements, designs 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 representations, express or implied, of the final detail of the residences. The Developer expressly reserves the right to make modifications, revisions, and changes it deems desirable in its sole and absolute discretion. All depictions of appliances, counters, soffits, floor coverings and other matters of detail are conceptual only and are not necessarily included in each Unit. Consult your Agreement and the Offering Documents for the items included with the Unit. 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 Offering Documents and the Agreement for a description of those features which are to be included in the units.

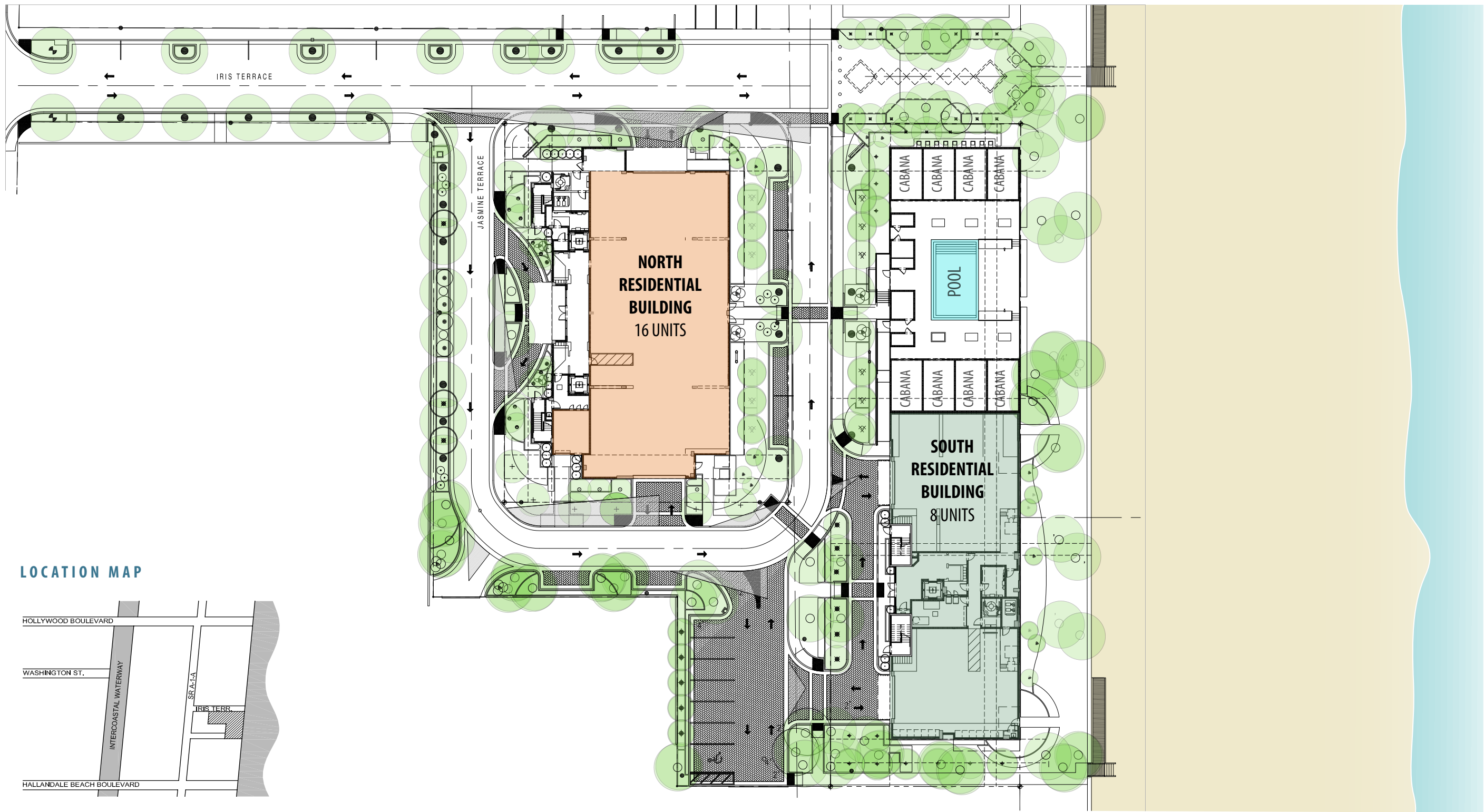
The features, plans and specifications described above are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of same in its sole discretion and without prior notice. Without limiting the generality of the foregoing, Developer reserves the right to substitute any of the foregoing with items of similar or better value, in Developer's opinion.

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SAGE BEACH



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