ICON BEACH

WATERFRONT RESIDENCES

FACT SHEET

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

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 extraordinary views of the ocean and the Intracoastal Waterway. Set perfectly between Miami's global energy and the quiet elegance of Fort Lauderdale, The Residences offer access to a marina and full-service beach club* overlooking Hollywood's most extraordinary seascapes—a welcoming haven of impeccable style in a naturally beautiful waterfront environment.

* 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.

OCEAN VIEW
Artist's conceptual rendering

Elevated Life on the Water

Welcome to Icon Beach Residences, a collection of one- to three-bedroom residences defined by a refined new standard of waterfront living—with stunning water views, expansive balconies, access to a marina, and a suite of services designed to make life at home effortless.

- Panoramic views of the ocean and Intracoastal Waterway
- 350 one- to three-bedroom residences ranging from 948 square feet to 2,500 square feet
- Refined, elegant lobby with porte-cochère
- 24-hour concierge, valet, on-site general manager, and security staff
- Gourmet café
- Stunning amenity deck with pool and sun shelf, private cabanas, hot tub, and cold plunge

Deposit Structure

- 20% Due at contract
- 20% Due at groundbreaking
- 10% Due at top-off
- 50% Due at closing

EXTERIOR
Artist's conceptual rendering

The Residences

- Breathtaking water views
- Expansive balconies with floor-to-ceiling sliding glass doors
- Open, light-filled bedrooms
- Spacious walk-in closets in all primary bedrooms
- Thoughtfully designed kitchens by Meyer Davis appointed with custom Italian cabinetry, imported porcelain countertops, and expansive kitchen islands—in a choice of two color schemes.
- Top-of-the-line Bosch and Thermador appliances, including refrigerator, induction cooktop, oven, speed oven, and dishwasher
- Spa-inspired primary baths outfitted with elegant soaking tub and fixtures by Kohler and Hansgrohe

LIVING ROOM
Artist's conceptual rendering

OUTDOOR BAR
Artist's conceptual rendering

Amenities

- 40,000 square feet of outdoor luxuries overlooking the water
- Expansive pool with sun shelf and cabanas
- Sunset terrace with sweeping water views
- Access to a marina
- Use of a full-service beach club
- State-of-the-art 3,000-square-foot health club equipped with advanced cardio and weight training equipment, bikes, and yoga rooms
- Tranquil spa and wellness center with cold plunge, steam room, and Jacuzzi
- Outdoor yoga and fitness lawn
- Gathering lounge
- Outdoor cinema
- Elegant reservable event space overlooking the Intracoastal Waterway
- Outdoor bar for events

GATHERING LOUNGE
Artist's conceptual rendering

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, they develop a visual experience that aims to compel and inspire.

"We are introducing a new level of the Icon brand to Hollywood Beach—refined waterfront residences, impeccably designed, in a relaxed, naturally beautiful setting, all with spectacular water views."

Jorge M. Pérez
Chairman, Chief Executive and Founder, Related Group

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

RELATED

BH GROUP

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