

ROSEWOOD
RESIDENCES
HILLSBORO BEACH



Property Fact Sheet



⚠️ ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

1180 HILLSBORO MILE CONDOMINIUM (the "Condominium") is marketed as Rosewood Residences Hillsboro Beach and is developed by Hillsboro Mile Property Owner, LLC ("Developer"), which uses the marks of The Related Group, Dezer Development, and of Rosewood Hotels and Resorts, LLC under license agreements. Rosewood Hotels and Resorts, LLC is not the offer or and makes no representations with respect to any aspect of the Condominium. The Developer is not incorporated in, located in, nor a resident of, New York. This is not intended to be an offer to sell, or solicitation of an offer to buy, a condominium unit to residents of New York or to residents of any other jurisdiction were prohibited by law. There is no guarantee that the any proposed Condominium amenities, artwork, designers, contributing artists, interior designers, fitness facilities, or restaurants will be available as depicted or at all upon, or following, the completion of the Condominium. Consult the Prospectus of Developer to understand the amenities, proposed budget, terms, conditions, specifications, fees, Unit dimensions, site plans, and to learn what is included with purchase and by payment of regular condominium assessments and to understand what amenities require additional fees or payments. The project graphics, renderings, photographs, and text provided herein are copyrighted works owned by the respective developer unless otherwise credited. 2023 © HILLSBORO MILE PROPERTY OWNER, LLC, with all rights reserved.

Rosewood Residences Hillsboro Beach unfolds like an epic novel, featuring exquisite homes within a 3-story intracoastal condominium and 10-story oceanfront tower directly on the sand.

This is intimate oceanfront living.

Oceanfront Residences

Property Details		Number of Residences		Residence Sizes	
SITE AREA	5.1 acres	2 BEDROOM	29	2 BEDROOM	2,804 - 2,813 sf
OCEANFRONT	605 ft	3 BEDROOM	1	3 BEDROOM	4,325 sf
STORIES	10	4 BEDROOM	4	4 BEDROOM	5,613 sf
		5 BEDROOM	36	5 BEDROOM	5,018 - 5,640 sf

Intracoastal Residences

Property Details		Number of Residences		Residence Sizes	
SITE AREA	6.1 acres	2 BEDROOM	3	2 BEDROOM	3,337 sf
INTRACOASTAL	600 ft	3 BEDROOM	8	3 BEDROOM	2,976 - 3,727 sf
STORIES	3	4 BEDROOM	6	4 BEDROOM	5,661 sf
		5 BEDROOM	5	5 BEDROOM	4,762 - 6,419 sf

Deposit Structure

- 10% Contract (Now)
- 10% 60 Days after Contract
- 10% Groundbreaking
- 10% Top-off
- 60% Closing

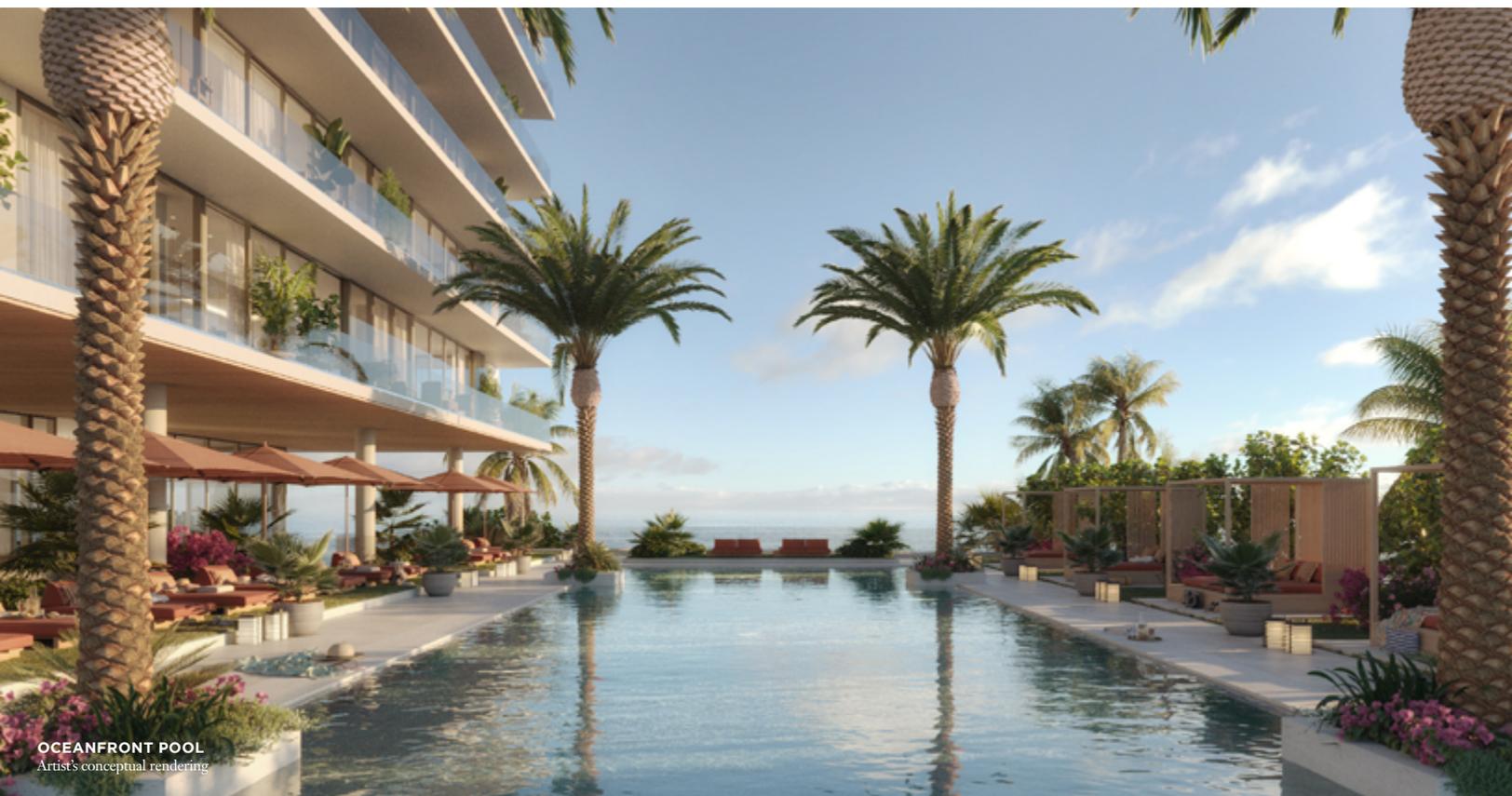
Maintenance

- ESTIMATED** \$1.74/ft (with reserves)
- ESTIMATED** \$1.56/ft (without reserves)

The information contained on this sheet is based on estimates only and is subject to change without notice. The estimated maintenance information was determined using the standard architectural method of measurement, rather than the technical unit method of measurement. Reference should be made to the offering plan for the Condominium for specific information regarding unit measurements and actual maintenance fees.



Property & Building

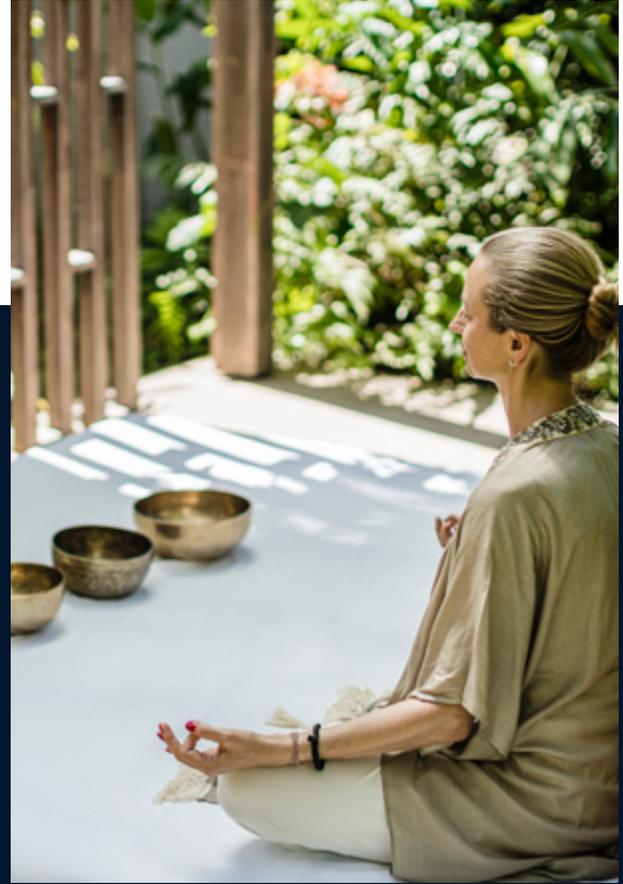


- Exquisite location, with 605 linear feet of pristine beachfront and 600 linear feet of intracoastal frontage in Hillsboro Beach
- Iconic architecture by Arquitectonica
- Lush landscaping throughout the property by ArquitectonicaGEO
- Lobbies with direct ocean and intracoastal views
- Elegant public spaces designed by the award-winning firm Studio Piet Boon
- Curated collection of contemporary art selected to compliment resident amenity spaces throughout the property
- Minutes from Boca Raton, Hillsboro Lighthouse, Pompano Beach Pier and Fishing Village, signature dining, recreational activities, and more

Enriched Amenities

- Signature Oceanfront Dining Experience by a celebrated chef dedicated to residents
- Oceanfront Swimming Pool with sunbeds and cabanas
- Outdoor Spa
- Beachside food and beverage service
- Direct entry to dedicated beach with lounge chairs, umbrellas & towel service
- Sundry Shop & Creamery serving fresh coffee, pastries, and seasonal fare
- Stylish Cocktail Lounge
- Dramatic Piet Boon designed lobby with open lounge area
- Luxury guest rooms for friends and family
- Sunrise Lounge for entertaining and events
- Sunset Pool with dedicated food and beverage service
- Private Spa with sauna and treatment rooms
- Two state-of-the-art Fitness Centers with high-impact training room
- Indoor & outdoor wellness space at Intracoastal Fitness Center
- Private Salon for personalized beauty services*
- Imaginative Game Room & Multi-Sport Simulator
- Tennis Court, Pickle Ball Court, Padel Tennis Court, and Pro Shop
- On-site Bocce Court
- His and Hers Spas, inclusive of saunas, hammam, hydro pools, and cold plunge pools
- Indoor and Outdoor Oceanfront yoga
- Conference and Meeting rooms
- Dog run
- Sunrise Hammock area

**A la carte services are performed by third parties*



Tailored Services

- Residential butler services
- Dedicated lifestyle concierge
- 24-hour security and valet service
- House car
- On-site General Manager
- In-residence dining and catering from on-site restaurant
- Home management services from cleaning and maintenance to floral and pantry stocking*



Oceanfront & Intracoastal Residences



OCEANFRONT PORTE COCHÈRE
Artist's conceptual rendering

- Expansive contemporary floor plans featuring floor-to-ceiling windows with breathtaking views of the Atlantic Ocean and the Intracoastal Waterway
- Unobstructed eastern views from all Ocean residences and unobstructed western views from all Intracoastal residences
- Oversized terraces with continuous glass railings
- Private elevator access and entry foyers in all residences
- Separate service elevators accessible to all residences
- Kitchens designed with Italian cabinetry, countertops, Sub-Zero/Wolf appliances and integrated espresso/cappuccino system
- Spacious and tranquil master bathrooms featuring contemporary finishes, beautiful vanities and a deep soaking tub
- Midnight bar in primary bedroom
- Powder room and laundry room with full-size washer and dryer and sink in all residences
- Integrated smart home technology
- Private lanai or roof deck with summer kitchen and plunge pool, available with select residences
- European wood doorways

Oceanfront & Intracoastal Residences

Designer Materials & Finishes

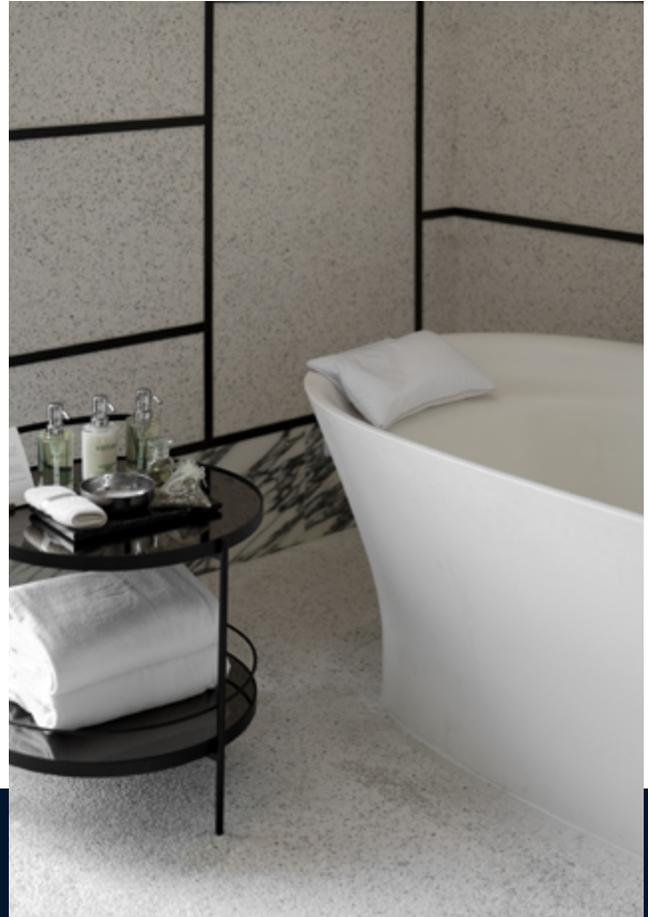
Custom Piet Boon Designed Kitchens With Wolf & Sub-Zero Appliance Package

Designer Appliance Package

- Refrigerator and Freezer
- Coffee Machine
- Warming Drawer
- Microwave Drawer
- Steam Oven
- Convection Oven
- 48" Gas Range, with built-in exhaust hood
- Dishwasher

Luxurious Private Bathrooms

- Natural stone showers and freestanding tub
- Custom stone vanities with integrated sinks
- Makeup vanity
- Private water closet
- Finished walk-in closet in primary bedroom



Optional Upgrades

- Wine bar, including built-in wine fridge and ice maker
- Custom wood or stone flooring
- Technology package including additional Lutron controls, motorized window treatments, integrated speakers, and residence wide WiFi



Rosewood Hotels & Resorts

The world's leading travel guides, magazines and industry experts have consistently recognized Rosewood's hotels and resorts as among the world's best places to stay. This is in part a reflection of a mission to create rewarding and lasting relationships with the people and communities in its destinations.

SENSE OF PLACE®

Rosewood's guiding philosophy, A Sense of Place®, weaves the culture, history, geography, and community of the location into the fabric of each property, lending each a unique personality.

DESIGN DRIVEN BRAND

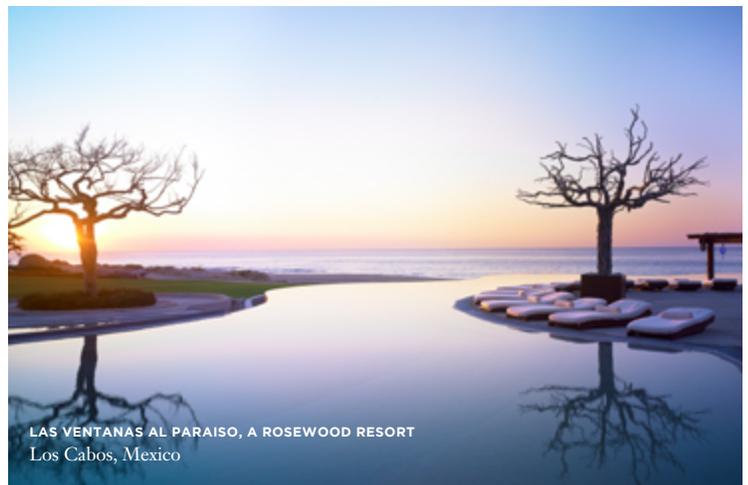
Grounded in a Sense of Place® philosophy, the Rosewood approach to design is to customize and meticulously develop each concept to be deeply reflective of the beauty of the destination ensuring each property meshes seamlessly with its surroundings. Rosewood works with developer partners and project design teams to shape and craft the design narrative and experience for each individual property.

SERVICE

Rosewood's service never follows a formula; instead, it is unscripted, authentic, and personalized. Beyond delivering a service, Rosewood helps residents elevate their lifestyle.

ROSEWOOD RESERVE MEMBERSHIP

Your purchase of a Rosewood Residence welcomes you into an exceptionally exclusive community that is afforded unparalleled privileges. Through your admittance in the owners-only Rosewood Reserve program, enjoy rare access, preferential services, and refined advantages unknown to other guests, at all Rosewood Hotels & Resorts® properties worldwide.



Rosewood Reserve

ADDITIONAL BENEFITS OF PURCHASING

The Rosewood Reserve program recognizes residence owners with VIP treatment and exclusive preferential rates at all other properties.

RESERVE BENEFITS

- Exclusive room rates at Rosewood Hotels & Resorts® worldwide
- Exclusive rates on dining and spa services at Rosewood Hotels & Resorts® worldwide
- Complimentary upgrade to the next room category at check-in
- VIP Courtesies throughout stay
- Preferential reservation assistance
- 24-hour check-in and check-out time



ROSEWOOD MIRAMAR BEACH
Montecito, CA, USA



ROSEWOOD MAYAKOBA
Riviera Maya, Mexico



The Visionary Team



DEVELOPER

The Related Group

Established in 1979, The Related Group is Florida's leading developer of sophisticated metropolitan living and one of the country's largest real estate conglomerates. Since its inception, the privately held company has built, rehabilitated and managed over 100,000 condominium, rental and commercial units. The firm is one of the largest Hispanic-owned businesses in the United States with a development portfolio in excess of \$40 billion in 40+ years.

The Related Group has earned awards and recognition throughout the United States and internationally for its visionary designs and development of luxury condominiums, market-rate rentals, mixed-use centers and affordable properties – often in emerging neighborhoods that impact the lives of all demographics. The Related Group has redefined real estate by diversifying both its products and buyers, expanding internationally while also sponsoring public art installations that enhance cities' global culture and streetscapes.

TIME Magazine named Founder, Chairman and CEO of The Related Group, Jorge M. Pérez, one of the top 25 most influential Hispanics in the United States. Currently, The Related Group has over 70 projects in varying phases of development. In addition, Pérez and The Related Group boast one of the most extensive, private international contemporary art collections in the world, one in which each piece is carefully selected by our full-time curators in order to achieve the perfect balance of nature, art and design.

DEVELOPER

Dezer Development

Dezer Development was founded in 1970 by creative and innovative real estate visionary, Michael Dezer. With the involvement of his son, Gil Dezer, President of Dezer Development, the company has grown to encompass unique and strategic holdings in New York, Florida, and Las Vegas over the past 45 years. Today, with just over 27 oceanfront Floridian acres, Dezer Development has arguably one of the largest holdings of beachfront property owned and developable in the state. Dezer Development's branded real estate portfolio includes Porsche Design Tower, and Residences by Armani/Casa and now, Bentley Residences. Generating an unprecedented response from a broad range of local, national, and international buyers, the prolific developer has successfully sold over 2,700 units and generated over \$3.6 billion in sales.

ARCHITECT

Arquitectonica

Arquitectonica is an international architecture, landscape architecture, interior design and urban planning corporation headquartered in Miami, Florida's Coconut Grove neighborhood. Arquitectonica began in 1977 as an experimental studio founded by Peruvian architect Bernardo Fort-Brescia, Laurinda Hope Spear, Andrés Duany, Elizabeth PlaterZyberk and Hervin Romney. Today, the firm is still led by Bernardo Fort-Brescia and Laurinda Hope Spear, and has designed such famous buildings as the Banco de Crédito Headquarters, in Lima, Peru, Atlantis Condominium in Miami, The Pink House in Miami, the American Airlines Arena in Miami and the Westin Hotel and entertainment complex in New York, amongst many others.

INTERIOR DESIGNER

Studio Piet Boon

Studio Piet Boon is a globally operating exterior, interior and product design studio recognized for creating perfectly balanced designs. For every client, our teams compose the perfect balance between functionality, aesthetics and individuality, in order to create an authentic and timeless design. The full- service approach and our capacity to truly listen makes us eager to exceed expectations of our clients.

The multidisciplinary team designs acclaimed private homes, residential and corporate developments and hospitality experiences. Additionally, the studio designs an extensive range of products for kitchen & dining, living & outdoor and bathroom. The design team consists of experienced designers, architects and stylists who are committed to deliver authentic design at a high level. Studio Piet Boon was founded in 1983 by Piet Boon and Karin Meyn in Oostzaan, The Netherlands.



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1180 Hillsboro Mile, Hillsboro Beach, FL 33062

Inquire to Discover Your Next Chapter
Directly on the Sand of Hillsboro Beach