



APOGEE BEACH

by Carlos Ott

Fact Sheet

Developer:	The Related Group																					
Exclusive Sales & Marketing:	Related ISG, LLC																					
Architect:	Carlos Ott (Design Architect) Cohen Freedman Encinosa & Assoc Architects (Construction Documents)																					
Interior Design:	TBD																					
Contractor:	John Moriarity and Associates																					
Property Description:	23-Story Luxury Condominium containing 49 PRIVATE AND EXCLUSIVE BEACHFRONT RESIDENCES and 16 Cabanas with full bath and closet																					
Expected Completion:																						
Property Address:	4053 South Surf Road, Hollywood fl 33019																					
Location:	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.																					
Unit Types:	Two, Three, Four & Five bedroom condominiums																					
Unit Sizes:	<table><thead><tr><th>Model</th><th>Unit Type</th><th>Sq. Ft.</th></tr></thead><tbody><tr><td>Model A:</td><td>3br + 3.5 ba + Den</td><td>2,356 sqft</td></tr><tr><td>Model B:</td><td>2br + 3.5 ba + Den</td><td>1,691 sqft</td></tr><tr><td>Model A-R:</td><td>3br + 3.5 ba + Den</td><td>2,356 sqft</td></tr><tr><td>Model C:</td><td>4br + 4.5 ba + Den</td><td>3,163 sqft</td></tr><tr><td>Model D:</td><td>4br + 4.5 ba + Den</td><td>3,240 sqft</td></tr><tr><td>Model E:</td><td>5br + 5.5 ba + Den (2)</td><td>5,051 sqft</td></tr></tbody></table>	Model	Unit Type	Sq. Ft.	Model A:	3br + 3.5 ba + Den	2,356 sqft	Model B:	2br + 3.5 ba + Den	1,691 sqft	Model A-R:	3br + 3.5 ba + Den	2,356 sqft	Model C:	4br + 4.5 ba + Den	3,163 sqft	Model D:	4br + 4.5 ba + Den	3,240 sqft	Model E:	5br + 5.5 ba + Den (2)	5,051 sqft
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Maintenance:	\$0.85 Sq Ft
Parking:	1 space per unit and Valet Service
Requirements:	20% due at contract 20% due at ground breaking 20% at structure top off (18mo) 20% at building closure (24mo) 20% Balance Due upon Closing

Building Features and Amenities:

- Developed on over 240 Linear Feet of Pristine Beach
- Expansive two, three and 4 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 theatre
- Elegant clubhouse overlooking Pool Deck
- Private Poolside Cabanas all with Direct Oceanfront views
- State of the art movie theatre
- 24 hour controlled access
- Convenient mail and receiving desk, concierge
- Elevators to be accessed by resident key fobs
- Secured parking garage
- Incredible Oceanfront views from every unit

Residence Features:

- Wireless smart screen tablet 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 9’0” to nearly 12’ in certain residences

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Gourmet Kitchens:

- A premium selection of European style cabinetry with exceptional detailing features and
- hardware pulls
- Imported granite counter tops with convenient breakfast bar
- Energy-efficient, stainless steel appliance package
- Sleek under-mounted stainless steel double sink

Bathroom Features:

- ❖ A premium selection of European style cabinetry with exceptional detailing and hardware pulls
- ❖ Imported marble counter tops
- ❖ Full size vanity mirrors
- ❖ Floors and wet walls clad in imported Italian designer marble
- ❖ Designer bathroom fixtures and accessories
- ❖ Recessed lighting
- ❖ Extra wide soaking tub and shower combination
- ❖ Glass enclosed shower in select floorplans

Directions:

From Miami:

Take I-95 North, exit on Hallandale east. Take Hallandale to Collins. On Collins make a left heading south. Apogee Beach will be on your left hand side.

From Fort-Lauderdale or Palm Beach:

Take I-95 South, Take Hallandale to Collins. On Collins make a left heading south. Apogee Beach will be on your left hand side.

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