

#### SALES GALLERY

1217 South Flagler Drive, Suite 300 West Palm Beach, FL 33401

## **BUILDING ADDRESS**

1309 South Flagler Drive West Palm Beach, FL 33401

# TEAM

Developers

- Two Roads Development
- Alpha Blue Ventures

Architecture

• Bernardo Fort-Brescia, Arquitectonica

Interior Designer

• Jean-Louis Deniot

Landscape Architecture

• EDSA, Inc.

Adam Zimmerman Sales Associate (561) 906-7152 BUILDING FEATURES

Located on Flagler Drive on the desirable West Palm Beach waterfront, offering residents unobstructed views of the Intracoastal Waterway, Worth Avenue and the Atlantic Ocean.

- 24 Stories
- 41 Residences
- 1 Impressive Duplex Penthouse
- 319' 5" in Height
- 24 Hour Valet Services and Private Underground Parking
- Two Reserved Parking Spaces Per Residence
- Private Enclosed Underground Parking Garages Available for Purchase\*

### RESIDENCE FEATURES

- Only Two Flow-Through Residences Per Floor
- Option to Combine for a Full Floor Residence
- Four to Five Bedroom Homes Ranging from 4,200 to 8,400 SQ FT
- 1,000 SQ FT of Outdoor Living Space Per Residence
- Sweeping Unobstructed City and Ocean Views from Every Residence
- Private Elevator Foyers
- 10'+ Grand Ceiling Heights
- Customizable Kitchen Floor Plan Options include Open and Formal Kitchen Layouts
- Jean-Louis Deniot and Italian Custom Design Kitchens and Bath Cabinetry
- Sub-Zero® and Wolf® Stainless Steel Contemporary Appliance Package
- Waterworks® Faucets and Fixtures in Master Bath
- His and Hers Vanities and Beauty Area in Master Bath
- His and Hers Spacious Walk-In Closets

### PENTHOUSE FEATURES

- One Exclusive Flow-Through Penthouse Residence. A Six Bedroom Home with over 8,976 Interior SQ FT not including 2,103 SQ FT of Outdoor Terraces
- Private Roof Deck with 360° Views from a Private Pool. Equipped with a Summer Kitchen, and Cabana Bath (4,670 SQ FT)
- Grand Ceiling Heights Ranging from 12'-15'

# AMENITIES & SERVICES

Grand Lobby Level

- Grand Lobby and Lounge
- Concierge Service
- Package Service and Mail Room
- Access to Sculpture Garden, Art Walk and Dog Park

Social & Entertainment – Second Floor

- 75' Lap Pool With Heated Spa Designed by EDSA
- Pool Deck With Outdoor Dining Area and Lounge Area
- Private Dining Room with Seating Up to 24 Guests
- Great Room
- Theater
- Evening Lounge

Wellness Level – Third Floor

- His and Hers Spas Equipped With Steam Room, Sauna, Relaxation Area, Lockers, and Private Treatment Room
- State of the Art Fitness Center and Yoga Studio
- Card Room
- Business Center
- Multi-sport Simulator Room
- Two Furnished Guest Suites

#### **Residents Services**

- 24-Hour Security and Surveillance
- 24-Hour Lobby Attendant and Valet Service
- Forté House Cars
- Charging Stations for Electric Cars

#### Concierge Services

(Additional fees may apply)

- Access to Premium Tickets and VIP Events
- Restaurant Reservations
- Moving Coordination and Storage Solutions
- Interior Design Services
- Housekeeping Services
- Personal Shopper
- Travel Service Available
- Private and Commercial Air Bookings
- In-Residence Wellness and Fitness Coordination
- Spa and Salon Appointments



Broker Participation is welcomed and encouraged. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE SELLER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A SELLER TO A BUYER OR LESSEE. This project has been filed in the state of Florida and no other state. 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. Prices, availability, artist's renderings, dimensions, specifications, and features are subject to change at any time without notice. \* Pricing and availability upon request, enclosed private parking garage with three spaces is not in addition to the two reserved spaces per residence.