

H3

H O L L Y W O O D





3

LIFE



# HOLLY

# WOOD<sup>3</sup>



FUN<sup>3</sup>





YOUR FUN IS INTESIFIED  
WHEN LUXURY IS AT YOUR FINGERTIPS

Hollywood, one of the most attractive places in Florida offering: casinos, horse races, wine bars, and a variety of unparalleled cuisine. No other city has as much to offer.

An underwater photograph showing two divers in silhouette swimming over a vibrant coral reef. The reef is covered in various types of coral, including large green and white branching corals and a prominent green sea anemone in the foreground. Numerous colorful fish, including orange and yellow ones, are swimming around the reef. The water is clear and blue, with light rays filtering down from the surface.

# ADVENTURES<sup>3</sup>



YOUR ADVENTURES ARE INTENSIFIED  
WHEN LUXURY IS AT YOUR FINGERTIPS

Home of an amazing undersea environment, as well as  
beautiful parks and peaceful nature reserves.



LOVE 3



## YOUR LOVE IS INTENSIFIED WHEN LUXURY IS AT YOUR FINGERTIPS

A thousand excuses to intensify your love with a community that offers bike rides, one of the highest-ranking beaches in the country, and the famous Hollywood Beach Broadwalk.



Beauty  
Salon

HH

M E

3





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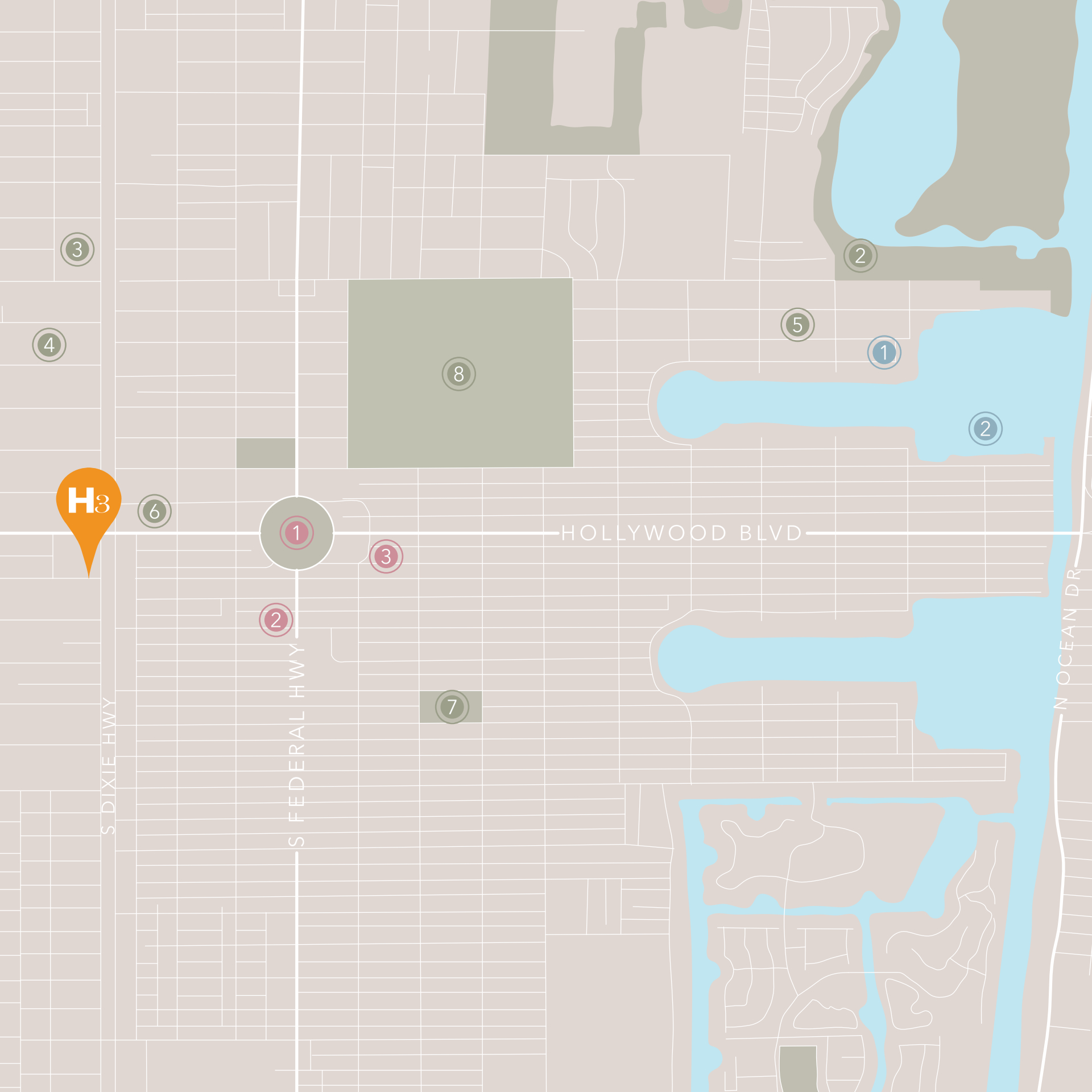
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S DIXIE HWY

S FEDERAL HWY

HOLLYWOOD BLVD

N OCEAN DR





A modern fusion of city and beach life, H3 Hollywood puts you in a new social mix, where you move easily between corporate and casual worlds. Invigorating by day, magical by night. Just minutes away from award winning beaches and ten minutes south of Fort Lauderdale-Hollywood International Airport.

#### ARTS & CULTURE

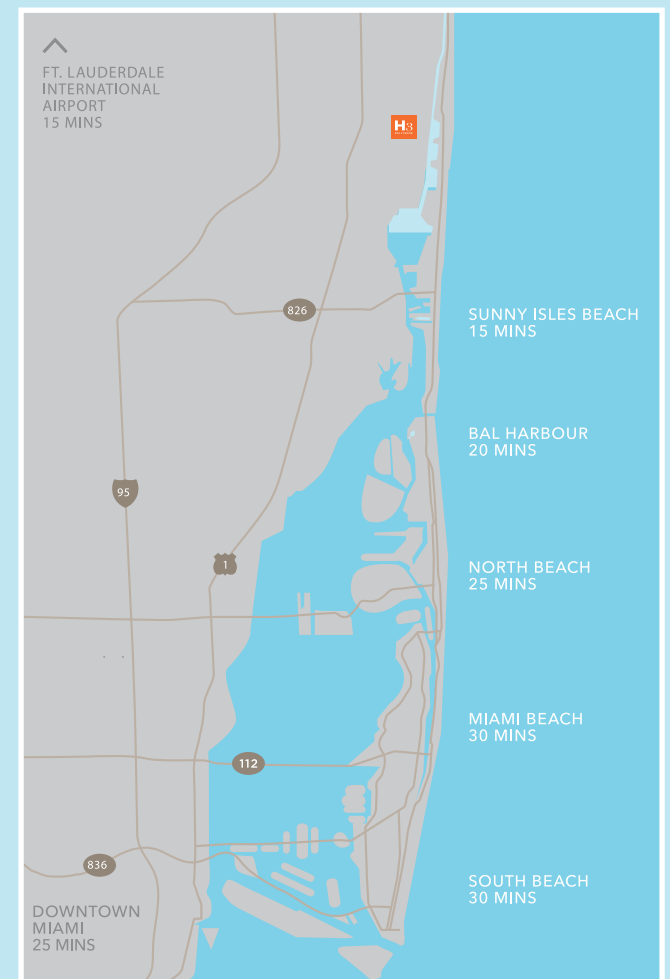
- 1 ArtsPark at Young Circle
- 2 Hollywood Central Performing Arts Center
- 3 Art and Culture Center of Hollywood
- 4 Hollywood Beach Theatre

#### PARKS & GOLF

- 1 Charnow Park
- 2 Holland Park
- 3 Dowdy Field
- 4 Lincoln Park
- 5 Eppleman Park
- 6 Anniversary Park
- 7 Jefferson Park
- 8 The Hollywood Beach Golf and Country Club

#### MARINAS

- 1 Sailors Point
- 2 Hollywood Marina



# LIFES



# TYPE 3



A modern high-rise building with glass balconies and large windows, illuminated from within. In the foreground, there are several lounge chairs with dark wicker frames and light-colored cushions, arranged on a paved area. Several tall palm trees are scattered throughout the scene. The overall atmosphere is serene and contemporary.

PERSO

# NALITY 3



DESIGN

3





## RESIDENCE FEATURES

### KITCHEN

European style cabinetry

Absolute white Quartz countertops

Stainless steel appliances including:

Bottom freezer refrigerator with ice maker

"Smooth-top" electric cooktop

Built in electric oven

Fully integrated single drawer dishwasher

Built in hood

### BATH

Absolute white Quartz countertops and backsplash

Porcelain tile floors

Glass shower enclosures

Soaking tub

Designer vanity mirrors



YOU<sup>3</sup>



## BUILDING AMENITIES

- Pool and jacuzzi
- High speed controlled access elevators
- State of the art fitness center
- Security system
- Business center
- Conference / event room
- Covered parking
- Air conditioned storage
- Valet parking
- 24 hour concierge

REEL





A X 3

STRE



# STRENGTH

3



# TASTE 3





## YOUR FINE TASTE IS INTENSIFIED WHEN LUXURY IS AT YOUR FINGERTIPS

A modern residential tower with 247 luxury residences which are a reflection of the vibrant surroundings within the neighborhood. 15 floors of studios, one, two and three bedroom residences.

A modern, minimalist interior space. In the foreground, a white tufted sofa with a curved metal frame sits on a dark green rug. To the left, a spiral staircase with a polished metal railing and dark wood treads winds upwards. In the background, a dining area features a white table with four white chairs and a silver chandelier. A kitchen area with dark wood cabinets and a stainless steel refrigerator is visible behind the dining table. A white door is centered in the background. The floor is highly reflective, showing the surrounding furniture and lights. The overall aesthetic is clean and contemporary.

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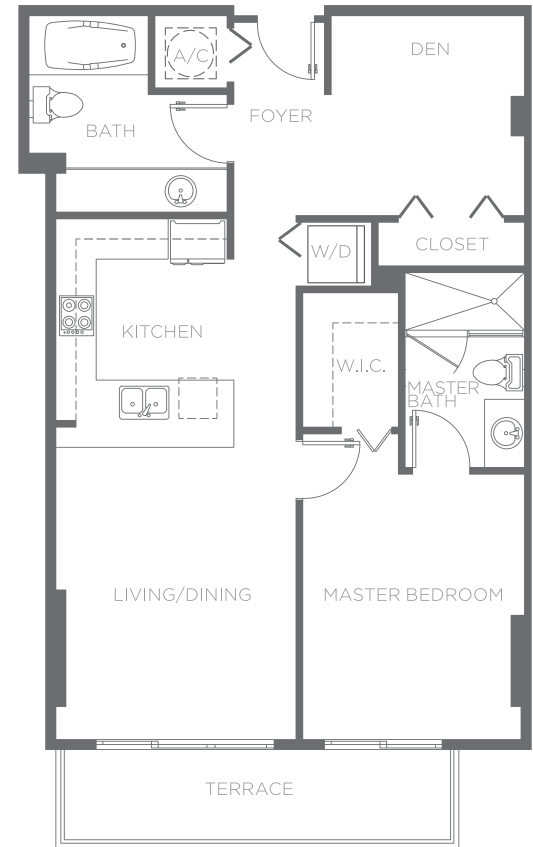
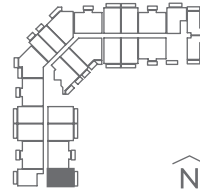


STYLE

S

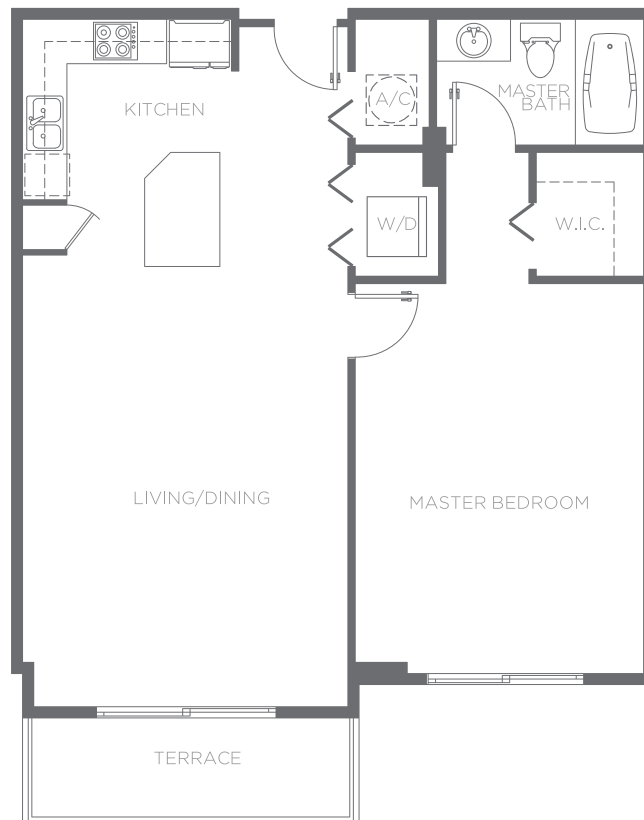
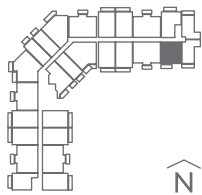
## 1 BEDROOM / 2 BATH + DEN

AC 908 SF / 84.40 M<sup>2</sup>  
OUTDOOR 100 SF / 9.30 M<sup>2</sup>  
TOTAL 1008 SF / 93.70 M<sup>2</sup>



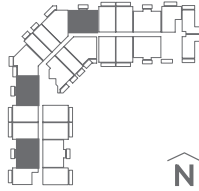
## 1 BEDROOM / 1 BATH

AC 903 SF / 83.90 M<sup>2</sup>  
OUTDOOR 78 SF / 7.25 M<sup>2</sup>  
TOTAL 981 SF / 91.15 M<sup>2</sup>



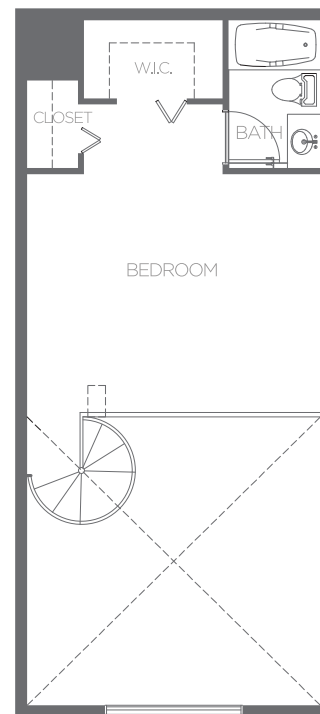
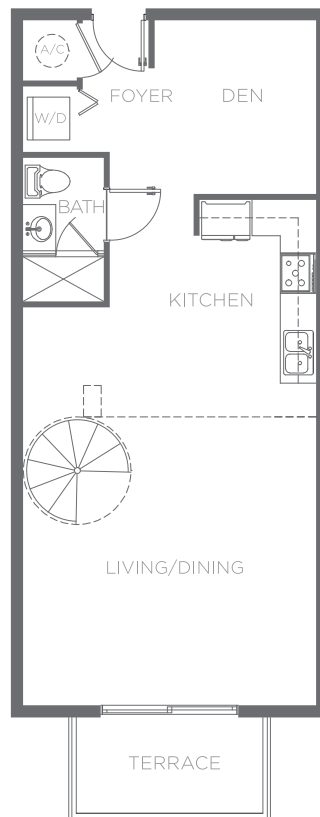
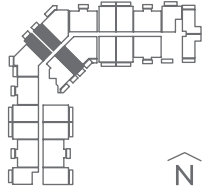
## 2 BEDROOM / 2 BATH

AC 1247 SF / 115.85 M<sup>2</sup>  
OUTDOOR 71 SF / 6.60 M<sup>2</sup>  
TOTAL 1318 SF / 122.45 M<sup>2</sup>



DOWN

UP



## LOFT / 1 BATH

AC 1072 SF / 99.60 M<sup>2</sup>  
OUTDOOR 59 SF / 5.50 M<sup>2</sup>  
TOTAL 1131 SF / 105.10 M<sup>2</sup>



## DEVELOPER

Team Real Estate Development is managed by principals with more than 35 years of experience in the real estate industry, having built, sold and designed commercial and residential buildings throughout Florida, as well as Argentina.

**FORTUNE**  
INTERNATIONAL REALTY



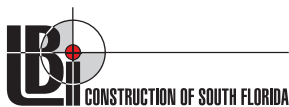
## MARKETING & SALES

Fortune International Realty and Finka Realty Group have partnered to present H3 Hollywood. Fortune International Realty is led by Walter de Fortuna, CEO/Chairman and features a team of 800 experienced realtors and brokers handling residential and commercial real estate throughout South Florida. Finka Realty Group was established in the late 1990's. As leaders in residential and commercial real estate both companies deliver personalized realty services to the South Florida market. All visual communication and publicity for the project was created by Ultrafresh Miami.



## ARCHITECT

Kobi Karp Architecture and Interior Design (KKAID) has been headquartered in Miami for more than two decades. Kobi Karp, principal of the firm is a recognized member of the American Institute of Architects, honored for his award winning designs and buildings. Kobi Karp has garnered international acclaim and has been selected to spearhead numerous projects around the world. The firm has participated in the completion of more than \$10 billion in commercial, residential, and mixed use properties.



## GENERAL CONTRACTOR

LB Construction of South Florida, Inc. has an established reputation within the Development and Construction industry as a full service turn-key company, and through its successful track record it has demonstrated its ability to perform and execute projects beyond client's expectations. LBCSF has completed a broad range of product types, not limited to; Multi-Unit High Rise Residential, Commercial and large scale mixed use developments. Company principal, Lorris Boulanger prides its firm's accomplishments through team work and commitment to pave the way for a continued working relationship with all our clients.



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 THE DEVELOPER TO A BUYER. ALL DIMENSIONS ARE APPROXIMATE AND VARY DEPENDING ON METHOD OF MEASUREMENT. THE SQUARE FOOTAGE DEPICTED HEREIN IS APPROXIMATE AND MAY DIFFER BASED UPON DIFFERENT METHODS OF MEASUREMENT. PURCHASERS ARE URGED BEFORE SIGNING A CONTRACT TO PURCHASE TO CONFIRM FOR THEMSELVES THAT THE MEASUREMENTS AND SQUARE FOOTAGE OF THE UNITE THEY WISH TO PURCHASE MEETS THEIR SPECIFIC NEEDS AND EXPECTATIONS. THE ILLUSTRATION ABOVE IS NOT TO SCALE. THE BUYER IS RESPONSIBLE TO VERIFY SQUARE FOOTAGE.



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