

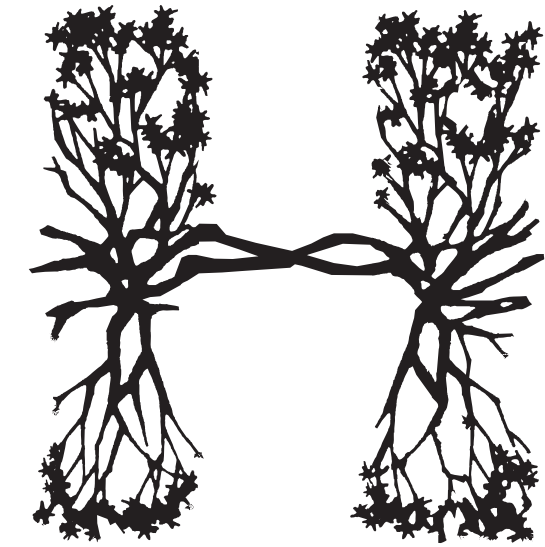


beach house

HYDE™

beach house

HOLLYWOOD FLORIDA



HYDE™
beach house
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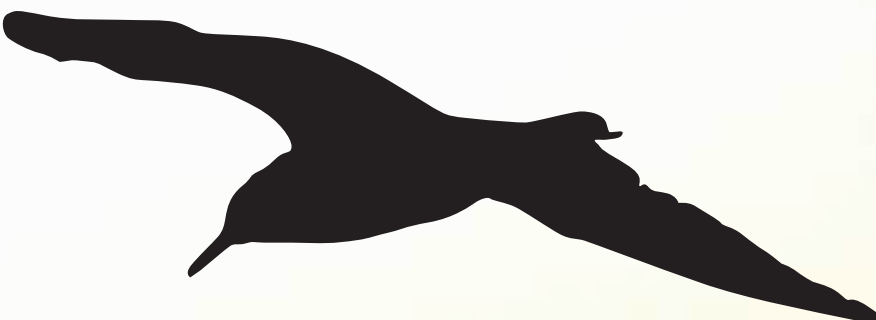


“HYDE BEACH HOUSE IS THE ULTIMATE
WATER-LOVER’S PARADISE.”

- JORGE PÉREZ


YOUR BEACH HOUSE

Hyde Beach House pairs a cool urban vibe with the ultimate array of beach-inspired amenities and amazing services to create Hollywood’s hippest, hottest resort-style residences. Set on the vibrant Intracoastal Waterway – just steps from the pristine Atlantic Ocean beach – this brilliantly designed property is the creation of visionary co-developers Jorge Pérez, Chairman and CEO of The Related Group; Carlos Rosso, President of The Related Group’s Condominium Development Division; Arnaud Karsenti, Managing Principal of 13th Floor Investments; Inigo Ardid, Co-President of Key International; lifestyle impresario Sam Nazarian, Founder, Chairman and CEO of sbe; and Brazilian designer Debora Aguiar, Principal of Debora Aguiar Architects.



From a private park with an al fresco movie theater to the exclusive Aqua Club offering the coolest watersports equipment and an expansive pool deck looking on to the Intracoastal Waterway, Hyde Beach House puts relaxation and entertainment at your fingertips. With VIP access to Hyde Beach Kitchen + Cocktails, the oceanfront becomes your private paradise. And with on-demand services, you get everything you need all day/ every day in just one single touch.



An aerial photograph of a beach. The top of the image shows the ocean with white-capped waves washing onto a sandy shore. Below the shore, the beach is filled with rows of lounge chairs and umbrellas. The chairs are arranged in neat, parallel lines, with some people sitting on them. The umbrellas are mostly white, with some grey ones scattered on the right side. The overall scene is a well-organized beach lounge area.

*welcome to your
own beach club...
your house*



Everything you need
Nothing you don't

ARTIST'S CONCEPTUAL RENDERING

SEE LEGAL DISCLAIMERS ON BACK COVER

HOLLYWOOD

HALLANDALE

AVENTURA MALL

AVENTURA

SUNNY ISLES

ARMANI TOWER

BAL HARBOUR

BAL HARBOUR SHOPS

 **HYDE**[™]
beach house
HOLLYWOOD FLORIDA

 **HYDE**[™]
BEACH
KITCHEN + COCKTAILS

THINGS TO HYDE FOR

With its cool cafes and impressive array of edgy art galleries, Hollywood is making its mark as one of South Florida's hottest emerging scenes for art and culture. Add in the award-winning Downtown Hollywood Mural Project and live music courtesy of the Hollywood ArtsPark Experience, and the area's cultural offerings cannot be beat. Looking for even more fun in the sun? Hyde Beach House is just minutes from the best of South Florida's dining, shopping, nightlife, and recreational destinations.



RESTAURANTS

From seafront dining with a view and celebrity chef restaurants to nationally renowned restaurant brands, residents of Hyde Beach House have an eclectic variety of culinary delights just minutes away from their every location. South Florida's exceptional assortment of fresh seafood and locally sourced produce are the inspiration behind menus designed to please every palate.



NIGHTLIFE

South Florida's legendary clubs and lounges offer a dynamic social scene every night of the week — all year round. From well-known names like the Hard Rock Cafe to independent nightclubs you'll find only here, there's a scene and style for every taste. Internationally renowned DJs keep the tunes going and the energy high all night long.



ART

Hyde Beach House is just a short drive from Miami's internationally renowned arts scene. The annual Art Basel Miami Beach fair attracts artists, collectors, and dealers from around the world for a weeklong celebration of the best contemporary artwork. Throughout the year, top museums and performing arts institutions offer endless opportunities to enjoy cultural riches from a variety of disciplines and media.



MARINA

Yachting, sailing, and sport fishing aficionados will find a wide array of marinas all along the coast. Whether you are seeking a permanent slip for a personal vessel, or access to top-of-the-line sail and speedboats for an afternoon adventure, the region around Hyde Beach House caters to those who want to make the most of the seaside life.

SHOPS

Just minutes away, The Shops at Bal Harbour offers the world's finest luxury fashion, fine jewelry, and designer home boutiques in a truly elegant atmosphere. More than simply a shopping destination, The Shops at Bal Harbour also features formal and casual restaurants. Also nearby, the Aventura Mall offers dozens of national and international brands for an extraordinary shopping experience.



GOLF

With year-round temperate weather and stunning scenery, South Florida is a golfer's paradise. With a wide range of courses at every level, the area offers exceptional golfing experiences for everyone from occasional players to world famous pros. Elite courses, including the top-ranked Doral, Turnberry Isle, and The Breakers, are among must-play destinations within easy distance of Hyde Beach House.

SPORTS

Outdoor sporting enthusiasts have access to an exceptional variety of recreational pursuits from beach volleyball and tennis to Jet Skiing and windsurfing. Indulge in your favorite pastimes with friends and family, or hone your skills at a new passion with the help of an experienced instructor.





PROJECT FEATURES & AMENITIES

SEE LEGAL DISCLAIMERS ON BACK COVER

RESORT-STYLE AMENITIES AT HYDE BEACH HOUSE

- Located in Hollywood Beach in the heart of South Florida, Hyde Beach House is nestled between the Intracoastal Waterway and pristine Atlantic Ocean beaches just minutes from Aventura Mall, Bal Harbour Shops, and Gulfstream Park
- Stylish and sophisticated amenity spaces designed by Brazilian designer Debora Aguiar
- Extraordinary architecture by internationally acclaimed architects Cohen, Freedman, Encinosa & Associates — whose projects include Apogee Beach, Hyde Resort & Residences, Mansions at Aqualina, and Bellini Bal Harbour
- Permanent installation of curated art throughout the building's public spaces
- Elegant double-volume entrance lobby appointed with contemporary furniture and finishes
- Expansive pool deck with views of the Atlantic Ocean and the Intracoastal Waterway featuring semiprivate cabanas, an infinity-edge pool, an outdoor kitchen and dining area, and an outdoor movie theater with lounge area and fire pit
- Sports Club featuring amazing Intracoastal views from an outdoor multi-use sports court designed for tennis and basketball as well as an indoor racquetball court
- Aqua Club situated directly on the Intracoastal Waterway offering Jet Skis, paddle boards, kayaks, windsurfing, and kite surfing
- Private rooftop lounge area exclusive to unit owners with a hot tub, a modern outdoor shower, a lounge area with sunbeds, a dining area, a fire pit, and panoramic water views
- State-of-the-art, fully equipped fitness center with cardio theater overlooking the pool deck and the Intracoastal
- Exclusive health spa with men's and women's facilities
- Kitchen + Cocktails, a Hyde signature restaurant overlooking the infinity-edge pool and accessible via the Intracoastal offering seasonal cuisine and signature craft cocktails
- Professionally managed by Gemstone

VIP ACCESS TO HYDE BEACH KITCHEN + COCKTAILS & HYDE BEACH CLUB

- Chaise lounges, towel and umbrella service, and barefoot butler service for beachfront snacks and beverages
- Private beachside treatment rooms offering luxurious massages
- Beachside fitness center with personal trainers available to create customized health and wellness regimes

FULLY SERVED LIFESTYLE

- Personal concierge services with 24/7/365 access to the finest South Florida has to offer including:
 - Tickets to sporting and theater events
 - Restaurant, spa, and nightclub reservations
 - Chartered yacht services
 - Travel itineraries
- Room service available 365 days a year
- Housekeeping, cleaning, and laundry services
- 24-hour complimentary valet parking and secured parking garage
- 24-hour attended security services and controlled access
- High-speed internet access in all public areas

RESIDENCE FEATURES

- 77 decorator-ready, carpeted, one, two, and three bedroom condominium residences with unrestricted use rights and open-concept contemporary floor plans
- 265 beautifully finished and furnished one, two, and three bedroom resort condominiums with a use restriction not to exceed 150 days per year
 - Luxurious contemporary European designer furniture
 - In-unit technology, including high-speed internet access, Wi-Fi, phone service, and individual climate control systems
 - Security features including in-room safes and electronic door locks
- Wide private terraces with glass railings and unobstructed views, accessible from the living and bedroom areas
- Dazzling water views from virtually every residence
- Energy-efficient, tinted, impact-resistant, floor-to-ceiling sliding glass doors and windows
- Spacious walk-in closets in most residences as well as owner's closets
- Individually controlled, energy-efficient central air conditioning and heating systems
- Advanced Technology "Smart Building" pre-wired with fiber optics for high-speed internet, data/voice, and cable TV access

STYLE SAVVY KITCHENS

- A premium selection of contemporary European cabinetry
- Imported stone countertops with convenient breakfast bar in most residences
- Stainless steel appliance package with refrigerator/freezer, glass cooktop, built-in oven, multi-cycle whisper-quiet dishwasher, built-in microwave with integrated vent hood, and washer and dryer
- Double stainless steel under-mount sink, with single-lever European-style pullout faucet sprayer
- Imported designer porcelain tile floors

TRANQUIL BATHROOMS

- European style cabinetry with exceptional detailing
- Imported stone countertops
- Full-size vanity mirrors with designer lighting
- Floors and wet walls clad in imported designer porcelain tile
- Designer fixtures and accessories
- Spacious soaking tub and glass-enclosed shower



ARTIST'S CONCEPTUAL RENDERING

WATERFRONT LOBBY ARRIVAL

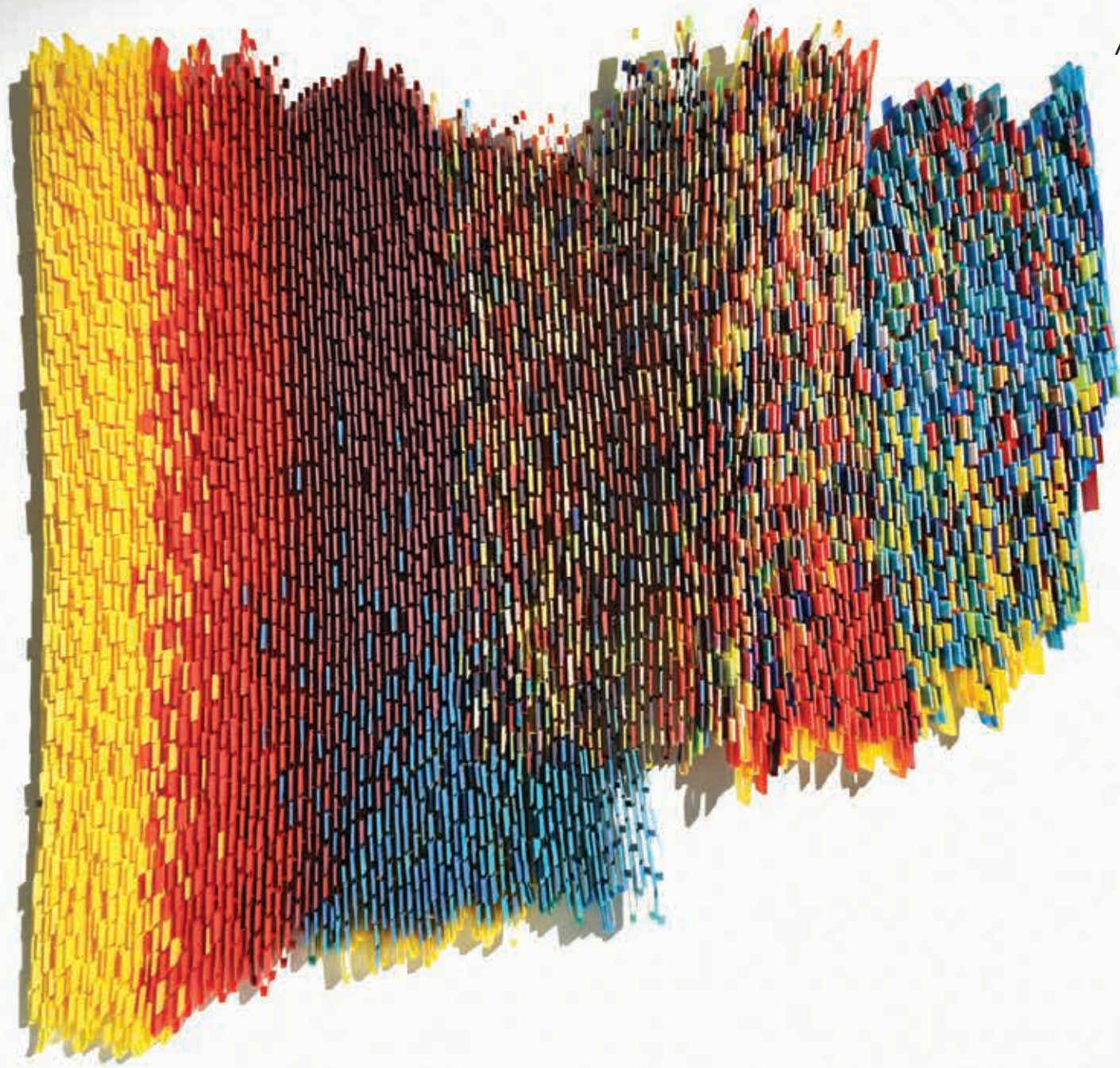
Set along South Florida's sparkling Intracoastal Waterway, Hyde Beach House welcomes residents with a beautifully landscaped double-volume porte cochère featuring contemporary reflecting pools with lively waterfalls. Complimentary valet parking and 24/7/365 personal concierge service ensure that every need and desire is attended to with every arrival.

INTERIOR DESIGN BY DEBORA AGUIAR



Brazilian interior designer Debora Aguiar brings a cool urban edge to beach living with indoor and outdoor amenity spaces that are as sensual as they are sophisticated. Inspired by the surrounding natural beauty, her designs incorporate organic materials, natural wood and stone, and atmospheric lighting.

Outdoor lounge spaces let residents enjoy soft tropical breezes and filtered sunlight on comfortably chic sofas. Inside, the atrium-like, double-height lobby features an oversized skylight, an airy floating staircase, and sleek contemporary seating.



AURELIANO PARRA

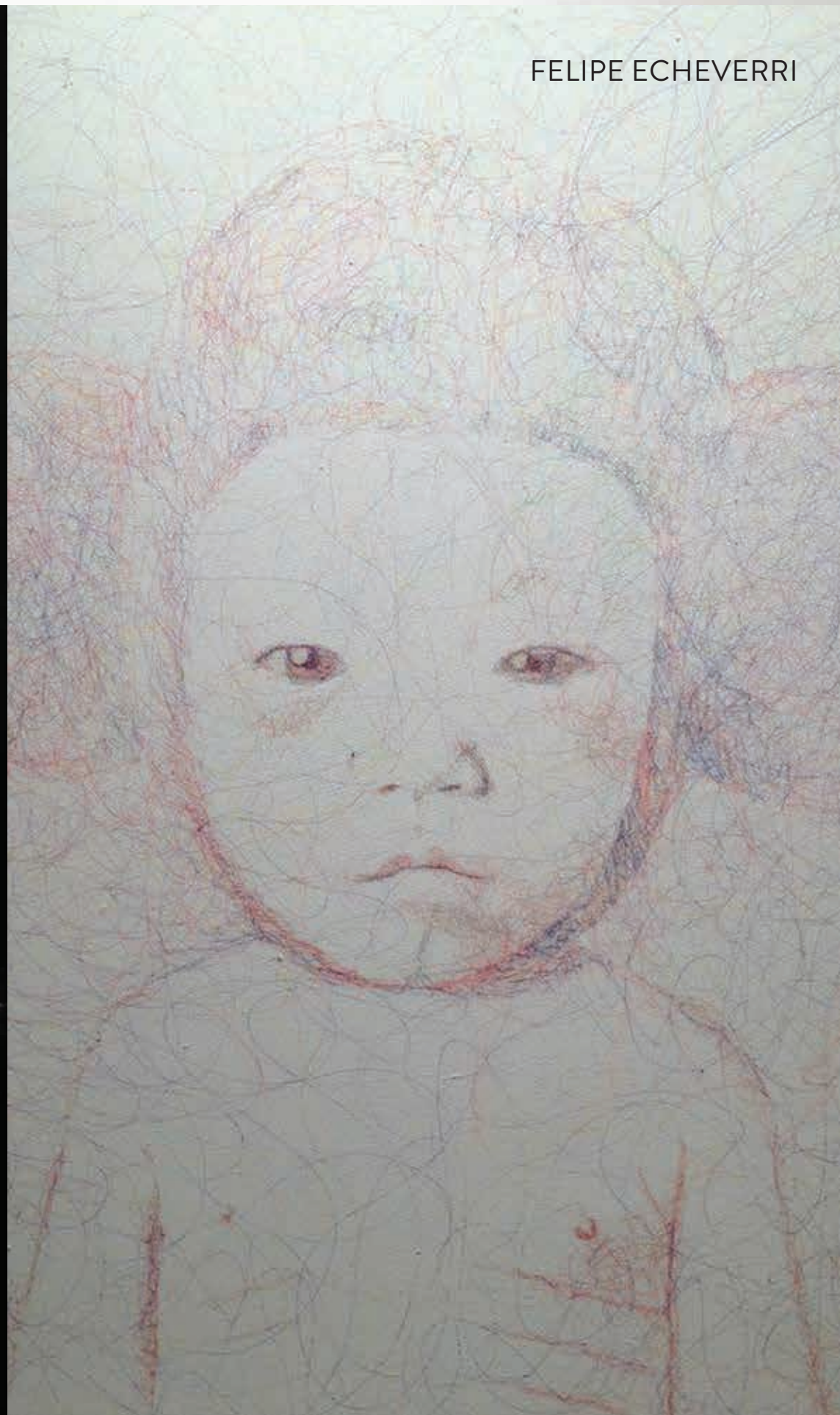
ORIGINAL WORKS OF CONTEMPORARY ART



ALDO CHAPARRO

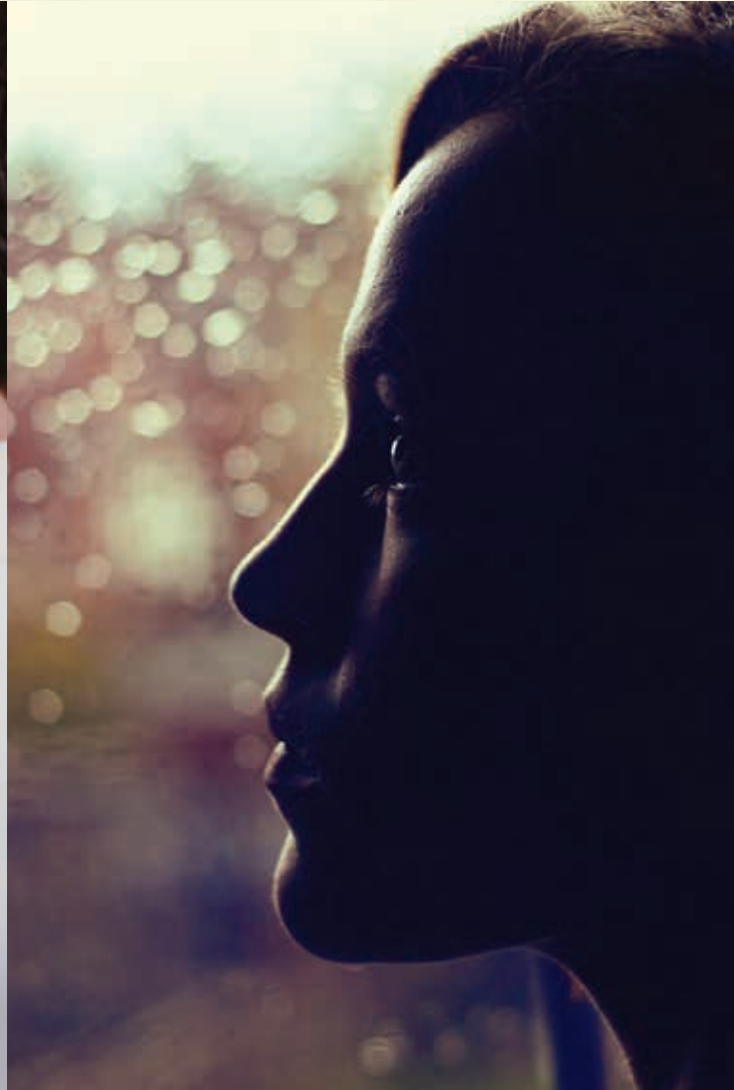


GONZALO FUENMAYOR



FELIPE ECHEVERRI

Life at the beach is made even more inspiring with a curated collection of original works of contemporary art throughout Hyde Beach House's amenity spaces. Pieces from contemporary artists like Aureliano Parra, Gonzalo Fuenmayor, Felipe Echeverri, and Aldo Chaparro are colorful, provocative, and playful – a true reflection of the spirit of the internationally renowned art scene in Miami.



HYDE-STYLE SERVICES



Hyde Beach House caters to residents' every desire with a host of lifestyle services that make every day the perfect holiday. Whether you want to start your day with breakfast in bed, spend the afternoon on a chartered yacht, or enjoy

headline entertainment from the front row, Hyde's concierge is here to make it happen on demand 24 hours a day, 7 days a week, 365 days a year. Just ask and let us deliver life the way you want it.



FULL-TIME RESIDENCE
OR FREQUENT ESCAPE,
IT'S ALWAYS EFFORTLESS

Hyde Beach House can be your permanent home or your favorite escape. Choose from decorator-ready condominium residences with unrestricted use rights or fully finished and furnished resort condominiums with a use restriction not to exceed 150 days per year. In addition to comprehensive services that make every day a resort-style experience, including room service, housekeeping, and complimentary valet parking, our professional property managers take care of every detail related to the rental of use-restricted residences.

SERVICES
ON DEMAND

SEE LEGAL DISCLAIMERS ON BACK COVER



POOL TERRACE & TENNIS CLUB

Overlooking the Intracoastal Waterway, the Hyde Beach House Pool Terrace and Sports Club take relaxation and active living to the water's edge. On the lushly landscaped terrace, semiprivate cabanas and chaise lounges surround an infinity-edge pool and Jacuzzi, and a multi-use sports court lets residents enjoy tennis matches and basketball games with friends and neighbors.



ARTIST'S CONCEPTUAL RENDERING

OUTDOOR THEATER & LOUNGE

Tropical entertainment goes all day and into the night on the Hyde Beach House lounge terrace. With soft grassy areas, a giant movie screen, an outdoor kitchen with barbecue grills, dining tables, and lounge seating, it's the ideal place to grill up a delicious dinner, take in a film under the stars, or socialize until the wee hours.



ARTIST'S CONCEPTUAL RENDERING

EVENING BY THE POOL

With dramatic lighting, intimate cabanas, cozy chaise lounges, and poolside food and beverage service, the pool terrace is ideal for evening gatherings with friends and nighttime swims in South Florida's balmy tropical weather.



ARTIST'S CONCEPTUAL RENDERING

PRIVATE ROOFTOP

Exclusively reserved for Hyde Beach House owners, the private rooftop pool deck is a luxuriously tranquil getaway with panoramic water views. Relax in the shade of a chic contemporary pergola, take a swim in the waterfall edge pool, and refresh yourself under a sculptural sun shower. A cozy seating area with a fire pit makes starlit nights even more magical.



ARTISTS CONCEPTUAL RENDERING

SPLASH OUT AT THE AQUA CLUB

Located directly on the Intracoastal Waterway, the Aqua Club at Hyde Beach House puts an amazing array of watersports at your fingertips. Jet Skis, paddle boards, and kayaks, as well as windsurfing and kite surfing equipment are all available dockside so residents can make the most of every minute of South Florida's famous sunny days. When you're ready to relax, kick back on chaise lounges and chic sunbeds by Aqua Club's infinity-edge swimming pool and enjoy poolside service for refreshing cocktails and light bites.





HYDE BEACH CLUB

Designed by Debora Aguiar with cool cabanas, a vibrant bar scene, and canopied dining tables, Hyde Beach Kitchen + Cocktails is the perfect barefoot-chic tropical getaway just steps away on the Atlantic Ocean beachfront. With VIP access, Hyde Beach House residents bask in the glow of beachfront luxuries, including chaise lounge, towel, and umbrella services, the barefoot butler for food and drink, and beachside spa treatments.



HYDE BEACH KITCHEN + COCKTAILS

Inspired by the spirit of the Mediterranean's most glamorous destinations, Hyde Beach Kitchen + Cocktails is tropical style with an international twist. Sip craft cocktails and nibble on regionally sourced culinary delights in a sensuous and hip atmosphere where music creates the perfect mood. Revel in the pleasure of life at the beach.

*extraordinary
style*



ARTIST'S CONCEPTUAL RENDERING

SEE LEGAL DISCLAIMERS ON BACK COVER



ARTIST'S CONCEPTUAL RENDERING

DESIGNER RESIDENCES

Designed for life without limits, Hyde Beach House residences blur the lines between indoor and outdoor living with wide private terraces, spectacular floor-to-ceiling window walls, and contemporary open-concept layouts. Stunning panoramic views sweep over the Intracoastal Waterway and across endless waves of blue surf that reach to the horizon.

BREATHTAKING VIEWS

Wake up to spectacular panoramic views over the intracoastal waterway and across never-ending waves of blue surf that reach to the horizon at Hollywood's hippest new luxury condominium.

Northeast View



Southeast View



North View



South View





ARTIST'S CONCEPTUAL RENDERING

BEACH-INSPIRED INTERIORS

Airy, light-filled residential interiors capture the casual luxury of life at Hyde Beach House. Every residence has been pre-wired with "Smart Building" features including fiber optics for high-speed wireless internet and cable TV access and offers the comfort of individual climate control systems. Use-restricted residences are move-in ready with a full suite of designer European furnishings.



HIGH-DESIGN KITCHENS & BATHROOMS

Contemporary kitchens have been designed with premium European cabinetry, imported stone countertops, and a full complement of sleek stainless steel appliances. Bathrooms with spacious soaking tubs, separate glass-enclosed showers, porcelain tile floors and wet walls, flattering lighting, and designer fixtures and accessories provide a tranquil at-home retreat.



JORGE M. PÉREZ
CARLOS ROSSO

The Related Group

Founded in 1979 by Jorge M. Pérez, The Related Group is the nation's leading developer of multifamily residences and is one of the largest Hispanic-owned businesses in the United States. Under Pérez's direction, as well as the leadership of Carlos Rosso, President of the Condominium Development Division, The Related Group and its affiliates have redefined the South Florida landscape. Since its inception, The Related Group has developed and/or managed more than 80,000 apartments and condominium residences. Its many distinctive properties in South Florida include Portofino Tower, the Yacht Club at Portofino, Murano at Portofino, Murano Grande, Icon South Beach, One Ocean, Marea, and SLS Hotel & Residences Brickell.

The Related Group's developments are often distinguished by groundbreaking partnerships with world-renowned architects, designers, and artists, resulting in residential properties that are recognized as urban landmarks. The many awards the company has earned include the prestigious Honor Award from the National Building Museum. In addition, Icon Brickell has won 18 BEST awards from the Builders Association of South Florida. The company and its leadership are committed to developing properties that energize cities, celebrate innovative architecture and urban planning, and create vibrant new ways to live in the most dynamic neighborhoods.



ARNAUD KARSENTI
INIGO ARDID

13th Floor Investments
Key International

13th Floor Investments is a world-class investor, owner, developer, and manager of real estate properties, based in Miami, Florida. Through its family of real estate fund vehicles, the firm acquires and develops real estate across all asset classes, both directly and through strategic partnerships with like-minded firms. 13th Floor has invested over \$260MM of equity in 29 transactions since 2008, representing a total estimated project value of over \$1 billion. The company's current portfolio includes luxury condominium developments, Class "A" multifamily developments, single family home communities, retail showrooms, traditional and medical offices, and entertainment venues.

Founded by Jose Ardid and operated by the Ardid family, Key International is a real estate investment and development company that has been acquiring and developing properties since the 1970s in Spain and in the United States. Headquartered in Miami, Florida, the company focuses primarily on high end commercial and luxury residential properties, including condominiums, hotels, market-rate rentals, office, and retail properties. Co-President Inigo Ardid, a seasoned real estate developer who has been involved in over \$1 billion worth of real estate transactions, oversees the day-to-day development operations as well as the acquisition of new properties for Key International.



SAM NAZARIAN

sbe

With an uncompromising entrepreneurial instinct and personal style, sbe Founder, Chairman, and CEO Sam Nazarian has been a transformative force in revolutionizing contemporary hospitality. In only a decade, Nazarian has defined "the scene" in Los Angeles and beyond, driving sbe to become the creative wellspring for some of the world's most sought-after luxury lifestyle brands, including SLS Hotels, Katsuya by Starck, The Bazaar by José Andrés, and Hyde Lounge. Since launching sbe's first nightclub in 2003, Nazarian has evolved the privately held sbe into the definitive name in luxury property with a collection that includes some of the most exclusive and high-profile hospitality and lifestyle destinations in the world. To create sbe's award-winning portfolio, Nazarian has aligned with internationally acclaimed design and culinary talents such as Philippe Starck and Matthew Rolston and chefs José Andrés and Katsuya Uechi.

The youngest executive to be named one of the "Top 100 Most Powerful People in Southern California" by West, the Los Angeles Times' magazine, Nazarian was also named among "The Influentials" in Los Angeles Magazine, honored with the Mondavi Wine & Food award, and named "Hotelier of the Year" for two consecutive years by HotelChatter.com. He is a member of the Southern California Institute of Architecture's Board of Directors.



DEBORA AGUIAR

Debora Aguiar Architects

Founded by Debora Aguiar in 1990 with headquarters in São Paulo, Brazil, Debora Aguiar Architects is one of the most important architectural and interior design offices in the country today. Its team of over 100 professionals, including architects, interior designers, and consultants works across several areas of the industry for domestic and international clients. Debora Aguiar Architects' clients include over 200 of the leading construction companies in Brazil. The firm values its long-term relationships with clients and the office is constantly pursuing challenging opportunities to transform creative and innovative ideas into well-executed projects, bringing beauty and sophistication together with comfort, security, dynamism, and assertiveness.

Firm Principal Debora Aguiar earned a B.A. in Architecture and Urban Sciences from FAU Mackenzie University in Spain in 1989. In addition to creating and leading Debora Aguiar Architects as an architect and interior designer for 24 years, Aguiar also has experience as a product designer. Working from initial concept through development, she has designed her own collections of furniture, including tables, consoles, benches, and stools, as well as lighting fixtures. Her product design clients include some of the most renowned companies in the interior design industry in Brazil and around the world.



*inspired by
location*

MEET THE TEAM



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. This is not intended to be an offer to sell, or solicitation of an offer to buy, condominium units to residents of CT, ID, NY, NJ and OR, unless registered or exemptions are available, or in any other jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. This offering is made only by the Prospectus for the condominium development project (hereinafter the "Condominium") and no statement should be relied upon if not made in the Prospectus provided to you by the Developer (as "Developer" is defined herein below). Any sketches, renderings, or photographs depicting lifestyle, amenities, food services, resort services, unit finishes, designs, materials, furnishings, plans, specifications, or art contained in this brochure are proposed only, and the Developer reserves the right to modify, revise, or withdraw any or all of the same in its sole discretion and without prior notice. Dimensions and square footage are approximate and may vary depending on how measured and based upon actual construction. Also, locations and layouts of windows, doors, closets, plumbing fixtures, and structural and architectural design elements may vary from concept to actual construction. All depictions of appliances, plumbing fixtures, counters, countertops, cabinets, soffits, floor coverings and other matters of design and décor detail are conceptual and are not necessarily included in each Unit. These drawings, images, and depictions shown are conceptual only and should not be relied upon as representations, express or implied, of the final detail of the Condominium exterior or interior of the residences. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same which may require the Developer to alter any design, floor plan, amenity, or layout depicted. Accordingly, the Developer expressly reserves the right to make modifications, revisions, and changes it deems desirable or necessary in its sole and absolute discretion. The views depicted are intended to evoke the feeling of beach community lifestyle and are not intended to depict the actual project or views from any Unit. The Prospectus is not a securities offering. No statements or representations have been made by Developer, or any of its agents, employees or representatives with respect to any potential for future profit, future appreciation in value, investment opportunity potential, rental income potential, the ability or willingness of Developer or its affiliates to assist Buyer in financing, renting (other than the existence of a voluntary rental program) or selling the Unit, the economic or tax benefits to be derived from the managerial efforts of you as the owner or of any third party as a result of renting the Unit or other units, or the economic or tax benefits to be derived from ownership of the Unit. The Developer, its agents, employees, and representatives are neither investment advisors nor tax advisors and any statement(s) that may have been made with respect to the investment opportunity potential, or tax benefits of ownership, should not be relied upon in your decision to purchase a Unit. Certain nearby attractions, shopping venues, restaurants, and activities referenced or identified in this publication are off-site and may not be controlled by the Developer. Information provided herein regarding these off-site attractions, developments, and venues, whether existing at the time of this publication or proposed, have been obtained from public records and other sources of public information and is accurate, based upon those public sources, as of the date of this publication. However, there is no guarantee that any, or all such off-site attractions, shopping venues, restaurants, and activities will exist or be fully developed, as depicted, or that there would not be changes or substitutions of the attractions and venues nearby. 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With respect to any and all matters relating to the sales and/or marketing and/or development of the Condominium and/or your purchase of any Unit in the Condominium, any and all statements, disclosures and/or representations shall be deemed made by Developer and not by the Related Group, nor by SBE Hotel Group, LLC nor by SBE Licensing, LLC, or any of their respective affiliates. The managing entities, hotels, artwork, designers, contributing artists, interior designers, fitness facilities, amenities, services, and restaurants proposed within the Condominium and referred to herein are accurate as of the date of this publication; however, there is no guarantee that the any proposed managing entities, hotels, artwork, designers, contributing artists, interior designers, fitness facilities, amenities, services, or restaurants will be involved as depicted or at all upon, or following the completion of, the Condominium. The art depicted or described may be exchanged for comparable art at the Developer's discretion. Art may be loaned to, rather than owned by, the Association. The Developer reserves the right, in the Developer's sole and absolute discretion, to change managing entities, hotels, artwork, contributing artists, names, brands, interior designers, fitness facilities, amenities, or restaurants with any such designers, artists, features, services, brands, amenities, and facilities of comparable quality as the Developer deems necessary or to be in the best interest of the Condominium. References to the beach club is a reference to a public facility that offers membership opportunity. Certain amenities may not be included in Common Expenses and may only be available upon payment of a fee by the Unit owner. Certain amenities may be available for so long as the Condominium Association's contractual arrangement for such privileges continue at the Association's discretion. Consult the Prospectus. No real estate broker or sales agent (whether engaged by Developer or not) is authorized to make any representations or other statements (verbal or written) regarding the Condominium, and no agreements with, deposits paid to, or other arrangements made with, any real estate broker or agents are binding on the Developer. All prices are subject to change at any time and without notice, and do not include optional features, design packages, furniture packages, or premiums for upgraded Units. Please check with the sales center for the most current pricing. The project graphics, renderings, photographs, and text provided herein are copyrighted works owned by the Developer unless otherwise credited. Reproduction of any brochure content for private or commercial use is not authorized. This Condominium is not oceanfront or beachfront, but is inter-coastal. 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beas