



## RESORT CONDOMINIUM & RESIDENCES FACT SHEET

<p>Developer: Exclusive Selling Agent:  Architect Interior Design: Contractor:</p>	<p>PRH 4000 South Ocean Drive, LLC Related Realty &amp; Key International Sales in collaboration with Fortune Development Sales Cohen, Freedman, Encinosa &amp; Assoc. Architects Debora Aguiar TBD</p>
<p>Number of Floors: Number of Condo Units:  Number of Resort Units:</p>	<p>43 stories (446') 77 Decorator Ready units; unrestricted use (Carpet flooring included) 265 Units (Finished and Furnished); restricted use of 150 days/year (Carpet flooring included)</p>
<p>Pricing: Maintenance:</p>	<p>\$625/ft. \$0.95/ft.</p>
<p>Requirements:</p>	<p>20% due at contract (Today) 10% due at ground breaking (3<sup>rd</sup> quarter 2016) 10% due at Pouring of the Amenity Deck (4<sup>th</sup> quarter 2016) 10% due at Top Off (3<sup>rd</sup> quarter 2017) 50% Balance Due upon Closing (3<sup>rd</sup> quarter 2018)</p>

<u>Unit #</u>	<u>Floors/Type</u>	<u># of Bedrooms/ Bathroom</u>	<u># of Units</u>	<u>Floors/Type</u>	<u># of Units</u>	<u>AC Area</u>	<u>Total # of Units</u>	<u>Available Prices Starting from</u>
01	2 – 34; Resort Condo	2/2	31	35 – 43 Condo	9	1,225 ft <sup>2</sup>	40	\$695,900
02	2 – 34; Resort Condo	2/2	31	35 – 43 Condo	9	1,180 ft <sup>2</sup>	40	\$890,900
03	7 – 34; Resort Condo	2/2	27	35 – 43 Condo	9	1,100 ft <sup>2</sup>	37	\$695,900
04	2 – 34; Resort Condo	3/2	31	35 – 43 Condo	9	1,315 ft <sup>2</sup>	40	\$860,900
05	7 – 34; Resort Condo	2/2	27	35 – 43 Condo	9	1,100 ft <sup>2</sup>	37	\$700,900
06	2 – 34; Resort Condo	1/1.5	31	35 – 43 Condo	9	795 ft <sup>2</sup>	40	\$700,900
07	7 – 34; Resort Condo	2/2	27	35 – 43 Condo	9	1,100 ft <sup>2</sup>	37	\$710,900
08	3 – 34; Resort Condo	3/2.5	30	35 – 41 Condo	7	1,495 ft <sup>2</sup>	37	\$765,900
09	3 – 34; Resort Condo	2/2	30	35 – 41 Condo	7	1,225 ft <sup>2</sup>	37	\$690,900
	<b>Total Resort Condos</b>		<b>265</b>	<b>Total Condos</b>	<b>77</b>		<b>342</b>	

**Note:**

- No designated 13<sup>th</sup> Floor for marketing purposes
- No units are located on the 6<sup>th</sup> Floor (Amenity Level)



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### ***FEATURES and AMENITIES***

#### ***RESORT-STYLE AMENITIES TO HYDE FOR AT THE BEACH HOUSE***

- Located in Hollywood Beach in the heart of South Florida.
- Hyde Beach House will be nestled between the Intracoastal waterways and the pristine Beaches of the Atlantic Ocean.
- Just minutes away from the Aventura Mall and Shops at Bal Harbour and Gulfstream Park.
- Stylish and sophisticated amenity spaces designed by Debora Aguiar.
- Extraordinary architectural design by internationally acclaimed architects Cohen, Freedman, & Encinosa, projects include over 50 luxury condominiums in South Florida including Apogee Beach, Hyde Resort & Residences, Mansions at Aqualina and Bellini Bal Harbour.
- Hyde Beach House will be professionally managed by Gemstone.
- Elegant double volume entrance lobby exquisitely appointed with designer furniture and finishes.
- Aqua Club situated directly on the Intracoastal Waterway offering access to jet skis, paddle boards, kayaks, windsurfing, and kitesurfing.
- Expansive pool deck with dual views of the Intracoastal Waterway and Atlantic Ocean.
- Pool deck will feature semi-private cabanas, infinity-edge pool, outdoor kitchen and dining area, along with an outdoor movie theater with lounge area and fire pit.
- Sports Club featuring amazing Intracoastal views from the outdoor multi-use sports court for tennis and basketball as well as an indoor racquetball court.
- Private rooftop lounge area exclusive to unit owners with a Jacuzzi, modern outdoor shower, lounge area with sunbeds, dining area, fire pit, and panoramic water views.
- State-of-the-art, fully equipped fitness center with cardio theatre overlooking the pool deck and Intracoastal.
- Exclusive Health spa with men's and women's facilities.
- A Hyde Signature Restaurant, which will offers seasonal cuisine and signature craft cocktails overlooking the infinity edge pool and accessible via the Intracoastal
- Permanent installation of curated art collection throughout the building's public spaces.

#### ***STEPS AWAY: VIP ACCESS TO HYDE BEACH KITCHEN & COCKTAILS BEACH CLUB & AMENITIES***

- Barefoot Butler service for snacks and beverages on the beach.
- Chaise lounges with towel and umbrella service on the beach.
- Private beachside treatment rooms offering luxurious massages.
- Beachside Fitness Center offering Personal trainers available to create customized health and wellness regimes.

#### ***FULLY SERVED LIFESTYLE***

- Personal Concierge Services with access to 24/7/365 to the finest South Florida has to offer including:
  - Reserving Tickets to Sporting and Theatre Events
  - Securing Restaurant, Spa and Nightclub Reservations
  - Yacht Charter Services
  - Travel Itineraries as well as many more offerings
- Room service offered to all units 365 days a year
- Housekeeping, cleaning and laundry services offered to all units
- 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



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### ***Residence Features***

- 77 Decorator Ready condominiums (carpet flooring included) featuring one, two and three bedroom units 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 in a year.
  - Fully finished interiors furnished with contemporary European designer furniture.
  - Living Rooms appointed with luxurious European design furniture and LED "Smart" televisions.
  - In unit technology featuring high speed internet access, WIFI, 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 wardrobes closets in most residences along with owner's closets.
- Individually controlled, energy efficient central air conditioning and heating systems.
- Advanced Technology "Smart Building" pre-wired with fiber optic for high speed internet, data/voice cable TV access.

### ***Style Savvy Kitchens***

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

### ***Tranquil Bathroom Features***

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