



ch house

FIND YOUR GROOVE BETWEEN THE
BEACH & THE INTRACOASTAL

HYDE™
beach house
HOLLYWOOD FLORIDA

HYDE DUNA

Fashion \ *Social* \ *Music* \ *Art*

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 sbc; and Brazilian designer Debora Aguiar, Principal of Debora Aguiar Architects.

From a private rooftop 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.

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE 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 A DEVELOPER TO A BUYER OR LESSEE.

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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 week-long 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.



RESTAURANTS

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



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.



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 dining 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.



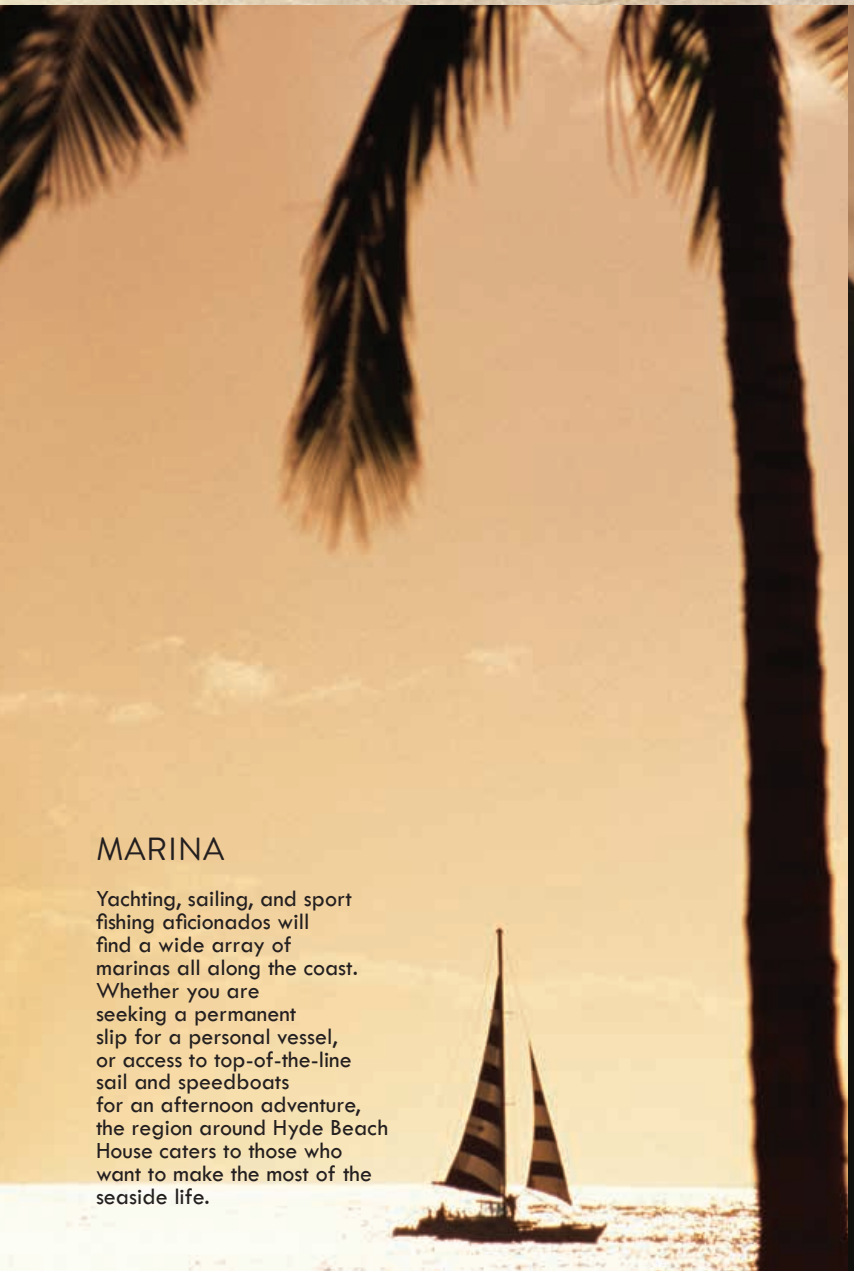
NIGHTLIFE

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 only find here, there's a scene and style for every taste. Internationally renowned DJs keep the tunes going and the energy high all night long.



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.



HOLLYWOOD BEACH

HALLANDALE BEACH

AVENTURA MALL

AVENTURA

SUNNY ISLES BEACH

ARMANI TOWER

BAL HARBOUR

BAL HARBOUR SHOPS



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.

SEE LEGAL DISCLAIMERS ON BACK COVER

RELAXED

by Sun

by Sea

by Sand

by Style

PROJECT FEATURES & AMENITIES

RESORT-STYLE AMENITIES
TO 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 -- 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 semi-private 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 jacuzzi, 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 theatre overlooking the pool deck and the Intracoastal
- Exclusive health spa with men's and women's facilities
- 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

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

- Chaise lounges, towel and umbrella service and barefoot butler service for beach-front 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 theatre 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

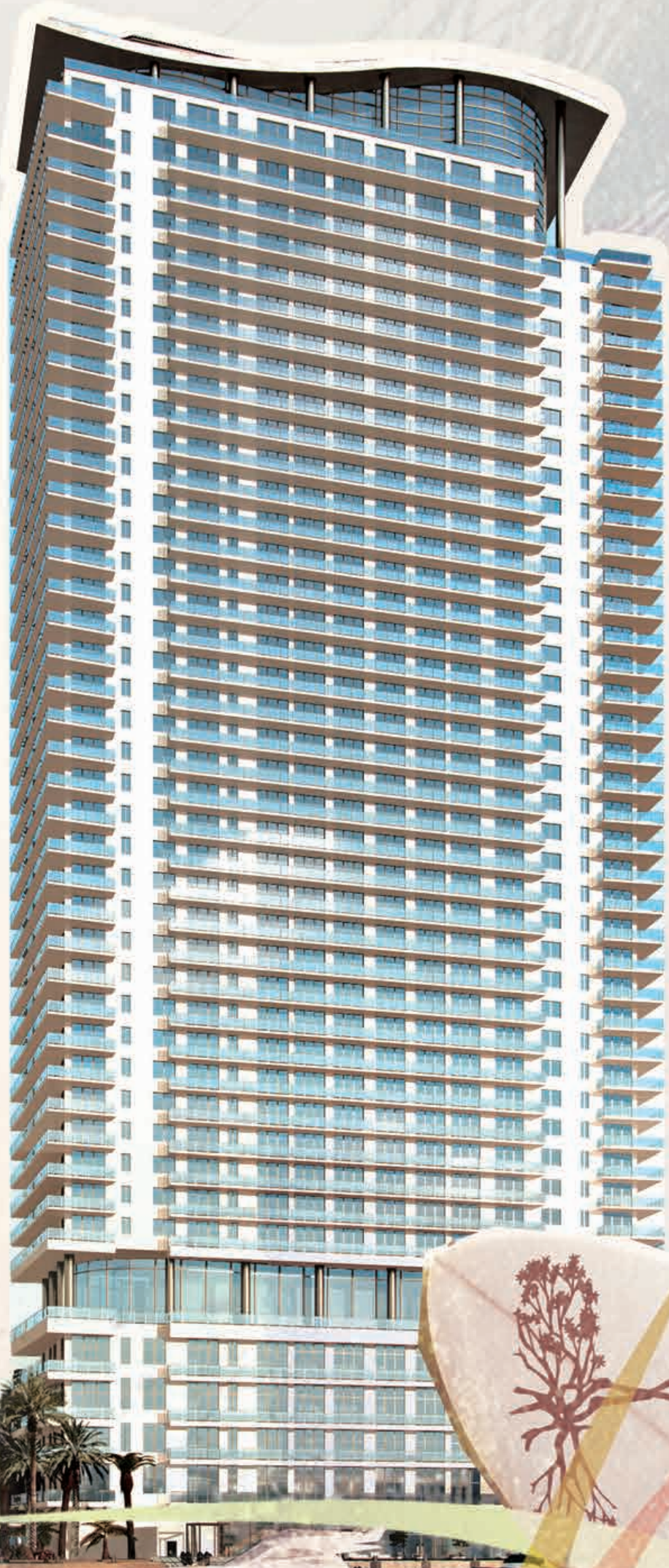
- 77 decorator-ready, carpeted, one, two, and three bedroom condominium residences with unrestricted use rights and open-concept contemporary floor plans
- 265 beautifully finished and furnished one, two, and three bedroom resort condominiums with a use restriction not to exceed 150 days per year
 - Luxurious contemporary European designer furniture
 - In-unit technology, including high-speed internet access, 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 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 counter tops 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 counter tops
- 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



Everything you need
Nothing you don't

welcome to your
own beach club...
your house



WITH VIP ACCESS TO THE HYDE BEACH CLUB, RESIDENTS BASK IN THE GLOW OF BEACHFRONT LUXURIES INCLUDING CHAISE LOUNGES, TOWEL AND UMBRELLA SERVICES, THE BAREFOOT BUTLER FOR FOOD AND DRINK, AND BEACHSIDE SPA TREATMENTS

THIS ARTISTIC RENDERING OF THE HYDE BEACH CLUB INCLUDES A RENDERING OF THE PROPOSED HYDE BEACH HOUSE AND EXCLUDES ACTUAL, AND OTHER PROPOSED, TOWERS THAT ARE IN THE SAME SIGHT LINE OF THE HYDE BEACH CLUB AS THE SIGHT LINE DEPICTED.



6:00 pm - paddle-boarding into the sunset



8:00 pm - girls night in, the party's starting



6:00 am - surf session



9:00 am - sun's up and breakfast is ready



5:00 pm - catching the last waves of the day



4:00 pm - hanging out beachside with friends



1:00 pm - the perfect time for a high-speed adventure

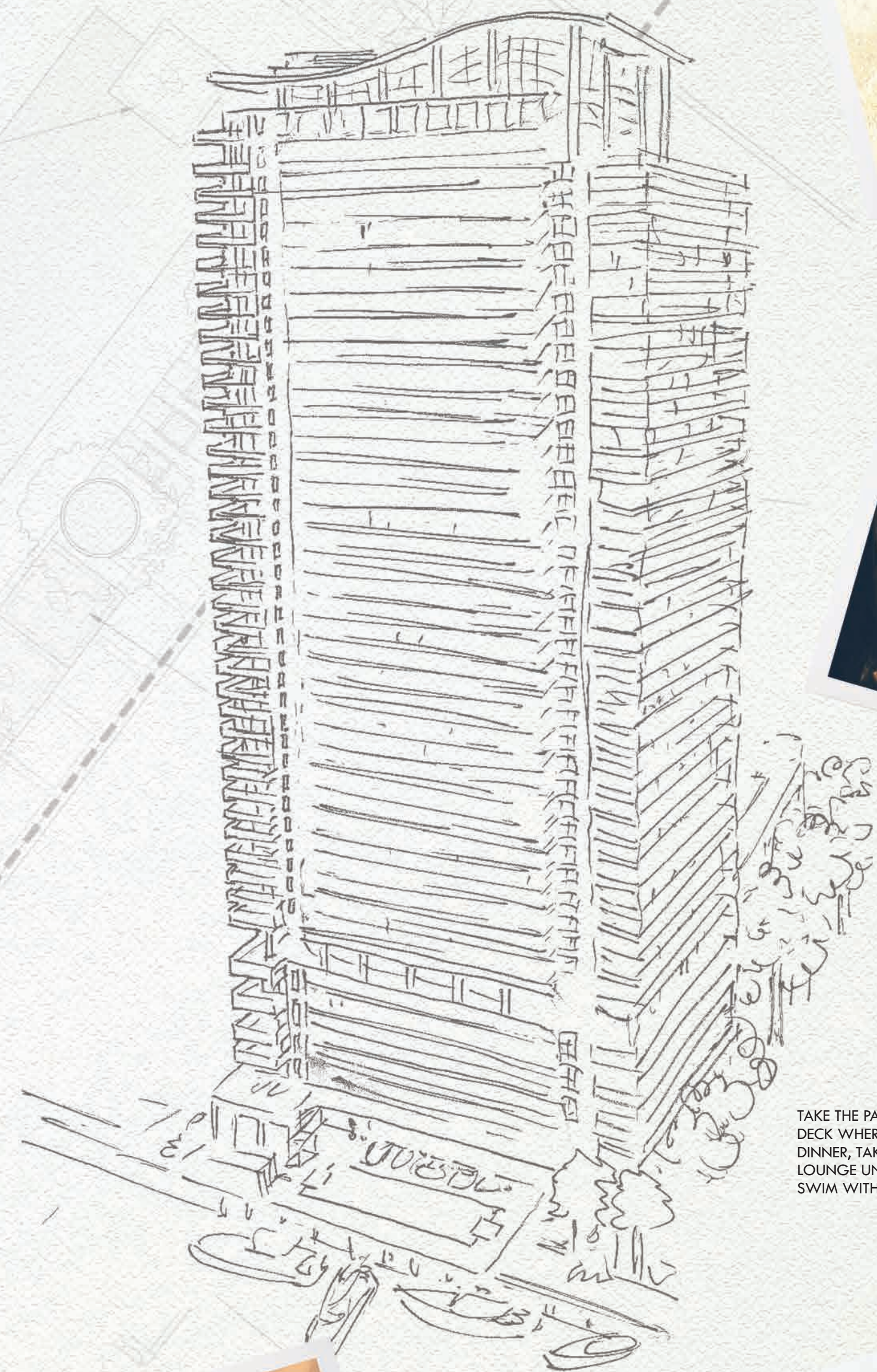


2:00 pm - our favorite place to relax and catch up



11:00 am - get spoiled at the beach club

10:00 am - quality time with your best buddy



TAKE THE PARTY TO THE ROOFTOP AMENITIES DECK WHERE YOU CAN GRILL UP A DELICIOUS DINNER, TAKE IN A MOVIE UNDER THE STARS, LOUNGE UNTIL THE WEE HOURS, OR ENJOY A SWIM WITH A VIEW TO THE HORIZON

THE AQUA CLUB AT HYDE BEACH HOUSE PUTS SOUTH FLORIDA'S ENDLESS ARRAY OF WATER SPORTS RIGHT AT YOUR FINGERTIPS WITH JET-SKIS, PADDLE BOARDS AND KAYAKS ALONG WITH WINDSURFING AND KITESURFING EQUIPMENT

SPORTS CLUB FEATURING OUTDOOR MULTI-USE SPORTS COURT



AQUA CLUB SITUATED DIRECTLY ON THE INTRACOASTAL WATERWAY

OUTDOOR MOVIE THEATER WITH LOUNGE AREA AND FIRE PITS

PRIVATE ROOFTOP LOUNGE EXCLUSIVE TO UNIT OWNERS



SEE LEGAL DISCLAIMERS ON BACK COVER

unmistakable romance



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

North East View



South East View



North View



South View



extraordinary style

DESIGNED FOR LIFE WITHOUT LIMITS, HYDE BEACH HOUSE RESIDENCES BLUR THE LINES BETWEEN INDOOR AND OUTDOOR LIVING WITH SPECTACULAR FLOOR-TO-CEILING WINDOWS AND CONTEMPORARY OPEN-CONCEPT LAYOUTS

ARTIST'S CONCEPTUAL RENDERING

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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 multi-family 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 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 office, 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.

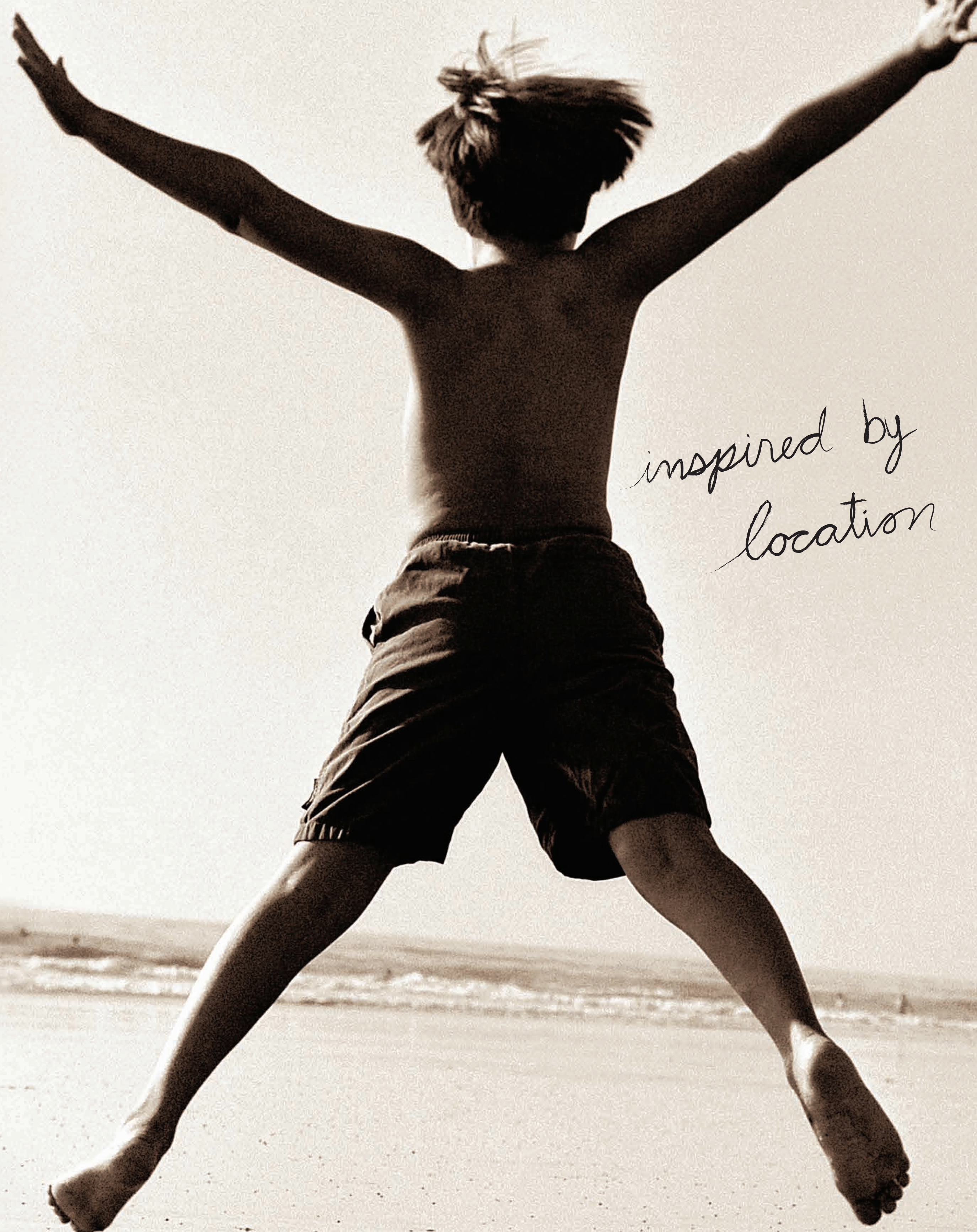


DEBORA AGUIAR

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, Debora 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



beach



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