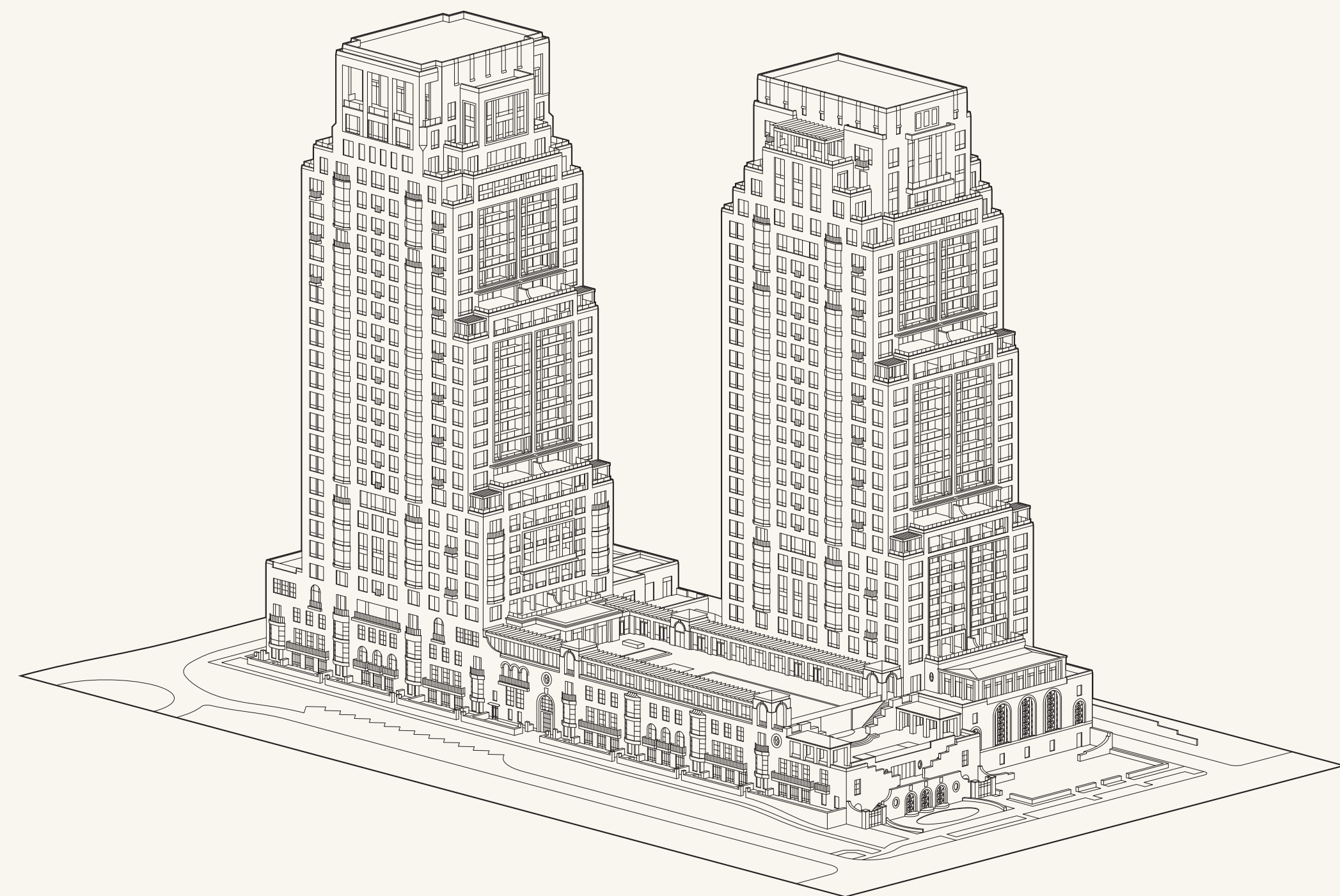




SELECTION OF RESIDENCE OPTIONS

The condominium residences command gracious scale as “Palm Beach Homes” in the sky, and are designed to enhance contemporary lifestyles with high ceilings, oversized windows, and grand outdoor spaces.

Please browse the following work-in-progress floor plans showcasing a limited selection of Townhome and Residence offerings from every tier in the Park and Lake buildings.





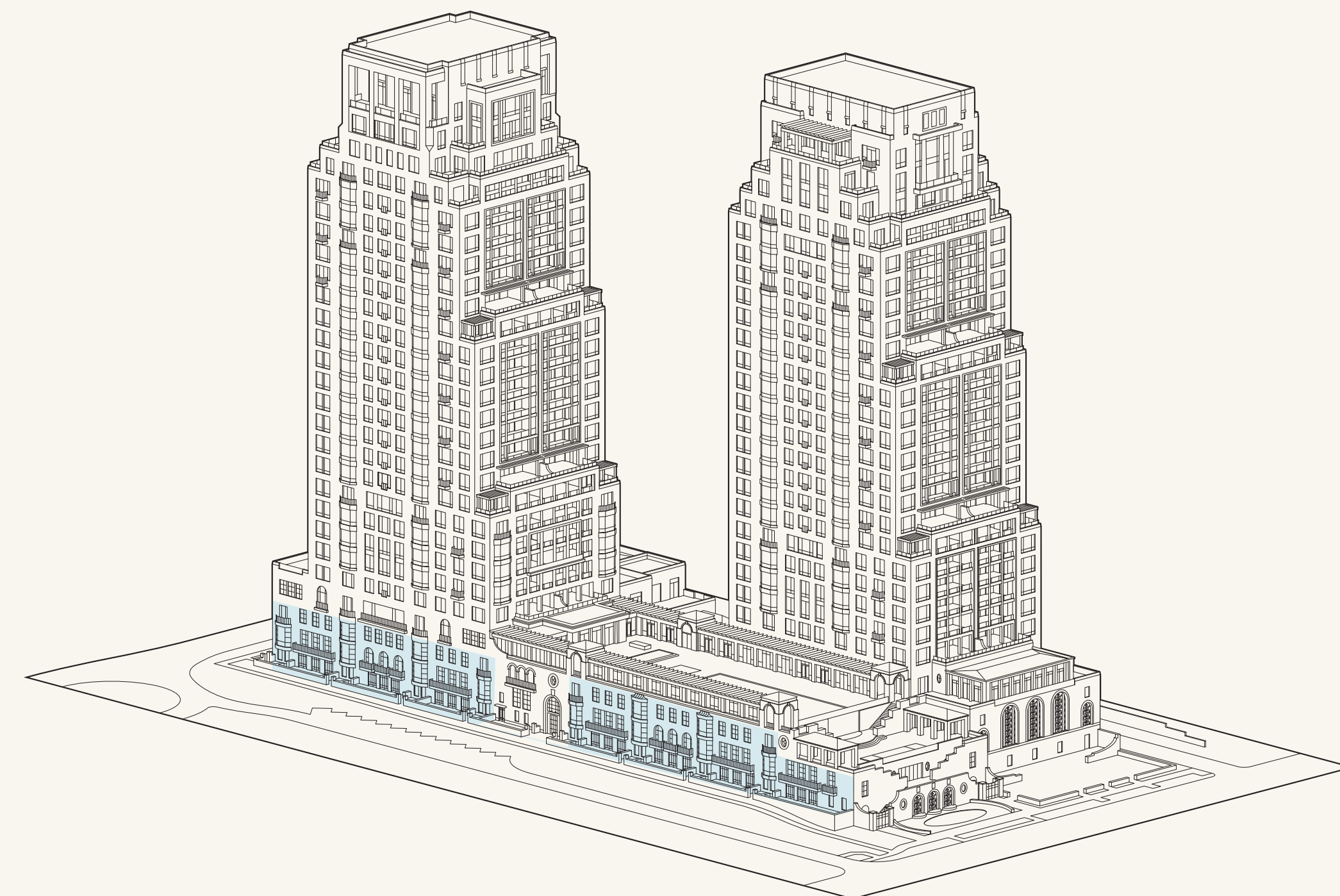
THE TOWNHOMES

South Flagler House Townhomes are three story homes that range from 4 to 7 bedrooms.

Designed to combine the best qualities of single-family and condominium living, Townhomes will have a private 2 car garage within the parking podium and will be accessible from the garage level, the lobby level, and the Norton Gallery Park for the ultimate living experience. Townhome owners will be afforded the same luxury quality and best in class amenity package as all South Flagler House Residents.

All Townhomes come with their own private internal elevator.

All Townhomes have a private entry courtyard garden off of the park that is 12' deep and as wide as the Townhome.





SOUTH FLAGLER HOUSE

Townhouse 3

INTERIOR AREA: 6,722 FT²
EXTERIOR AREA: 1,059 FT²

5 BEDROOMS
5 BATHROOMS
2 POWDER ROOMS

THREE-FLOOR TOWNHOME

PRIVATE ELEVATOR

FIRST & SECOND FLOOR FOYERS

EXPANSIVE GREAT ROOM

WET BAR

WINE CLOSET

FAMILY ROOM

LAUNDRY/SAND ROOM

WINDOWED EAT-IN KITCHEN

WALK-IN PANTRY

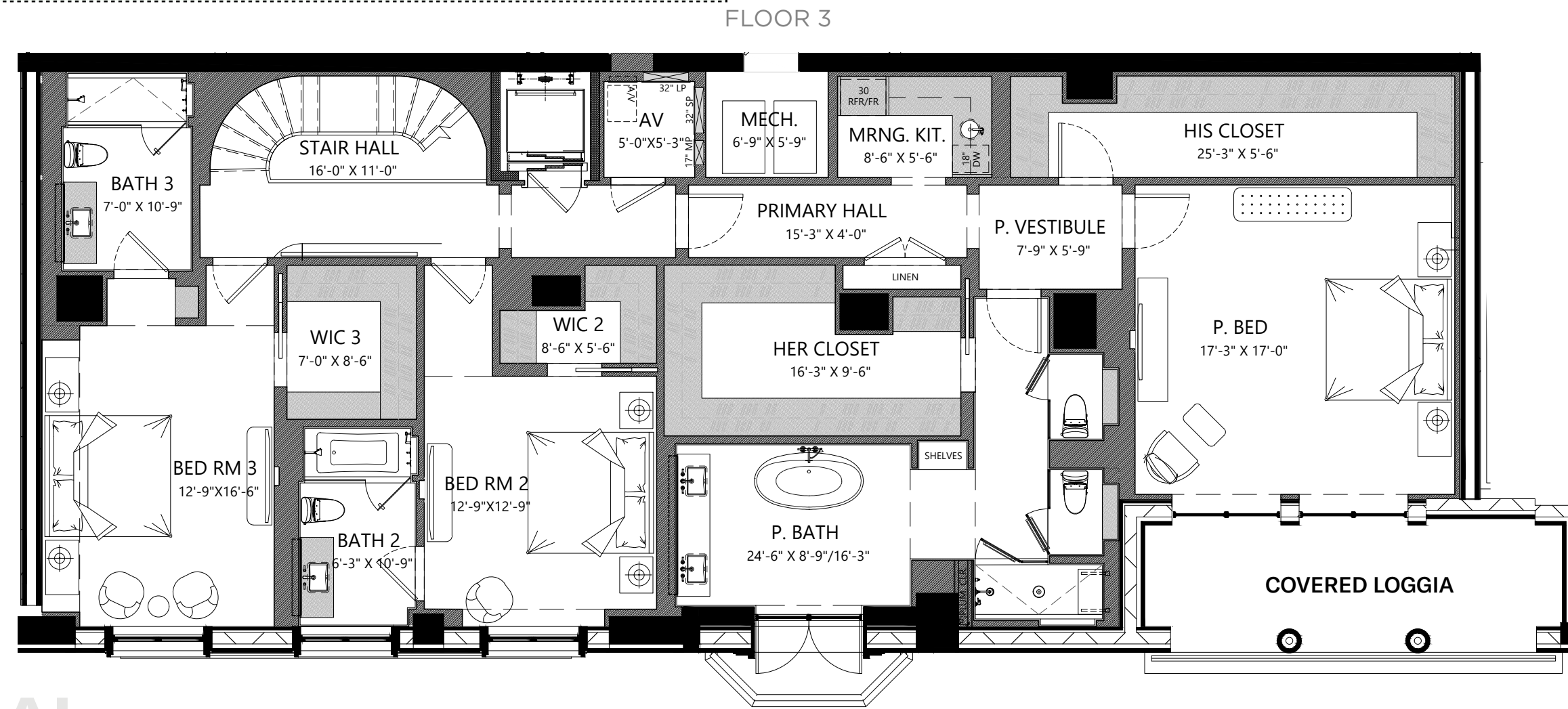
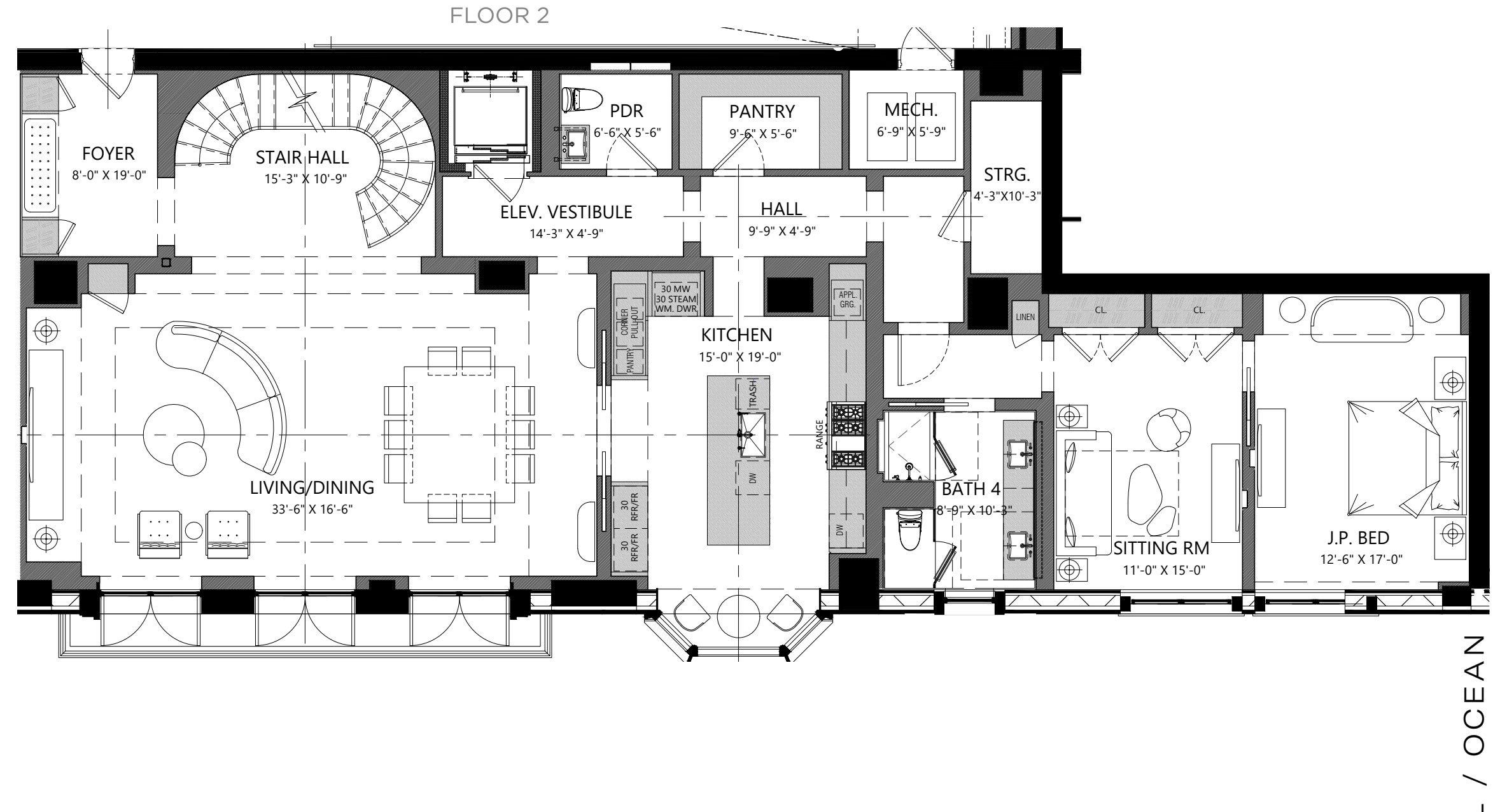
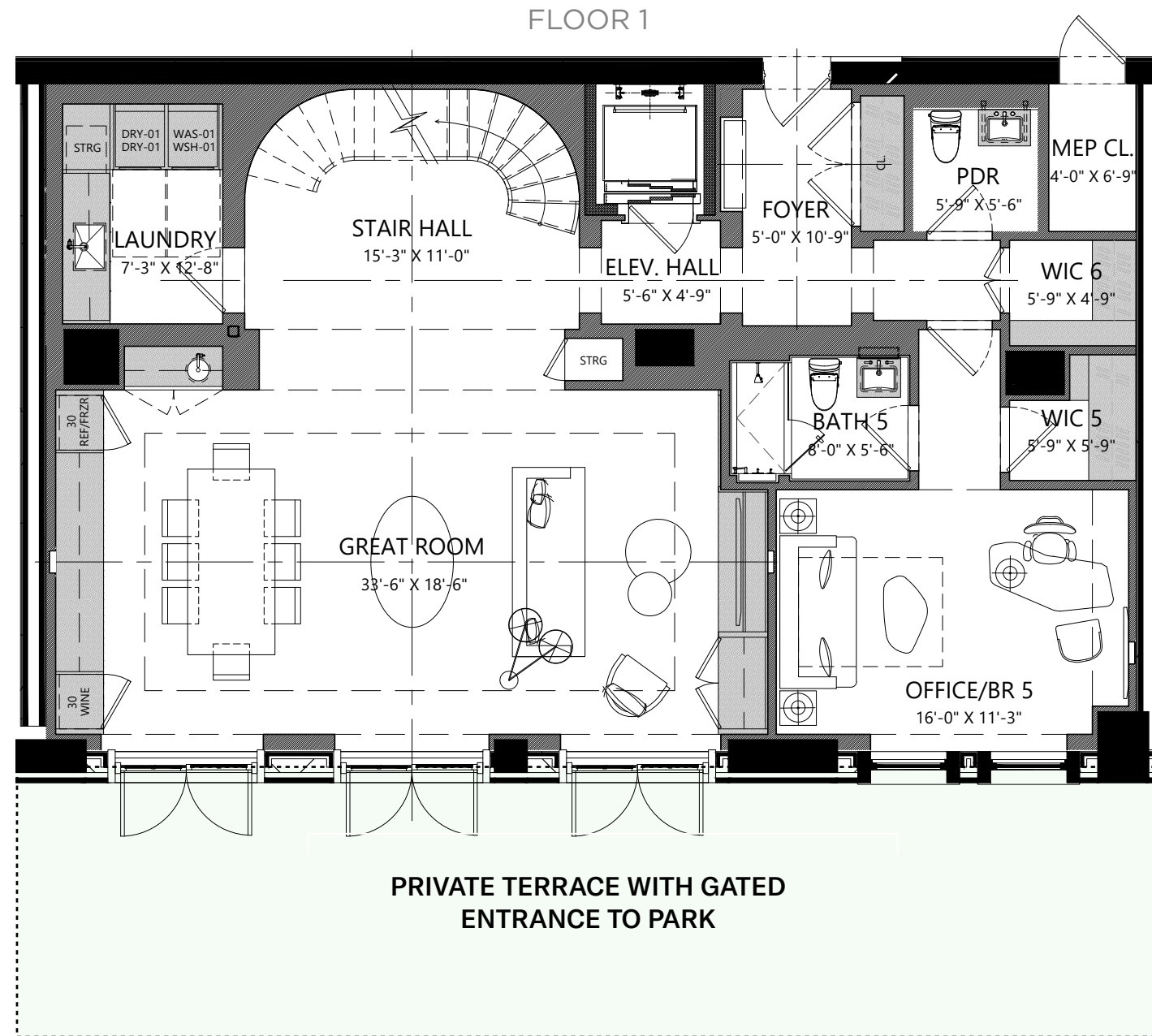
PRIMARY BEDROOM SUITE WITH DUAL
WALK-IN CLOSETS AND PRIVATE
TERRACE

WINDOWED PRIMARY BATHROOM WITH
DUAL VANITIES AND DUAL COMMODES

JUNIOR PRIMARY WITH DUAL VANITY
BATH AND OFFICE/SITTING ROOM

EXPANSIVE FIRST FLOOR TERRACE

PRIVATE 2-CAR GARAGE WITHIN
GARAGE PODIUM

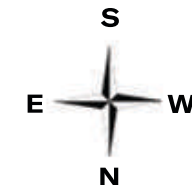


PRIVATE TERRACE WITH GATED
ENTRANCE TO PARK

INTRACOASTAL / OCEAN

DRAFT | CONFIDENTIAL

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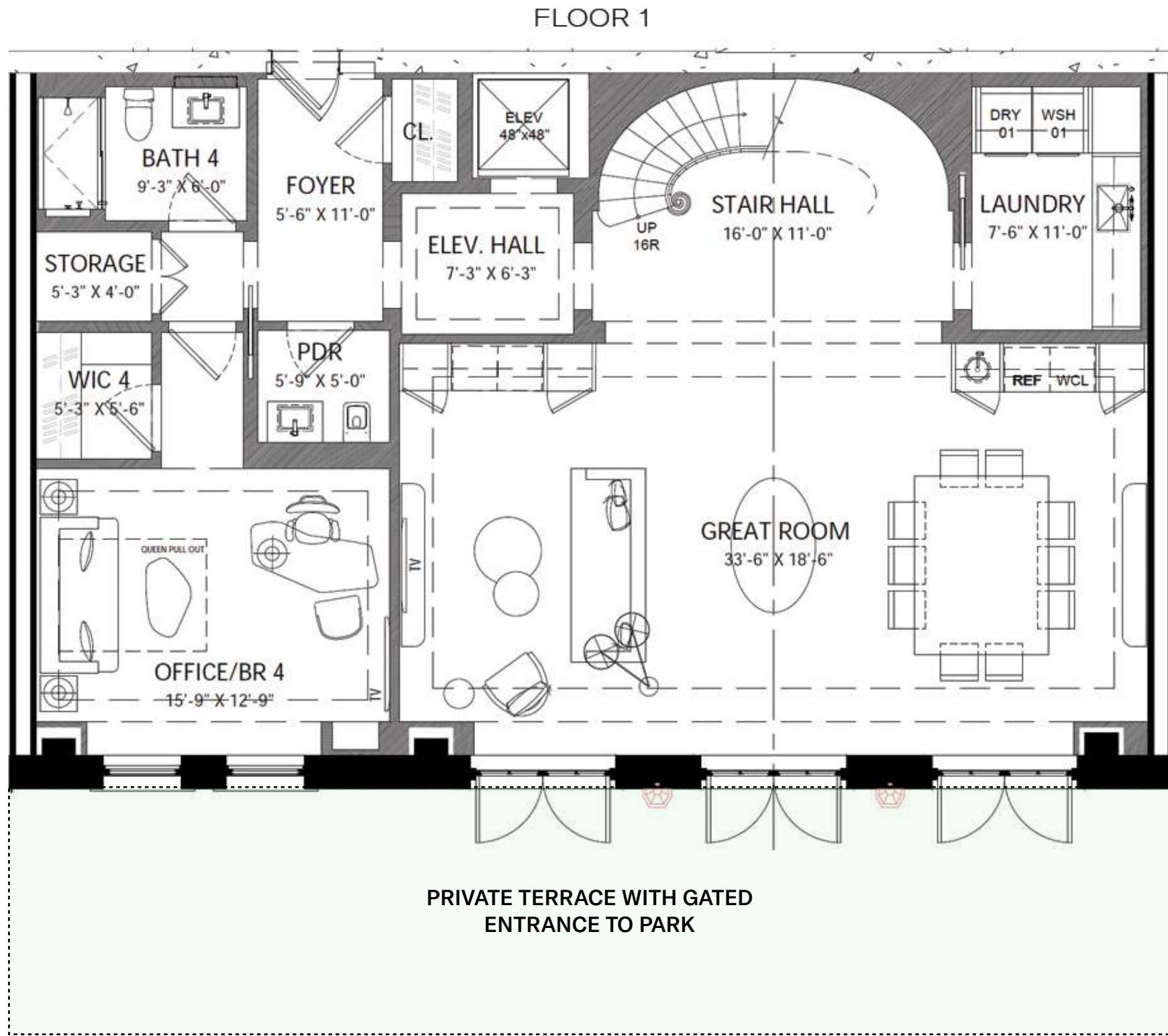
SOUTH FLAGLER HOUSE

Townhouse
4

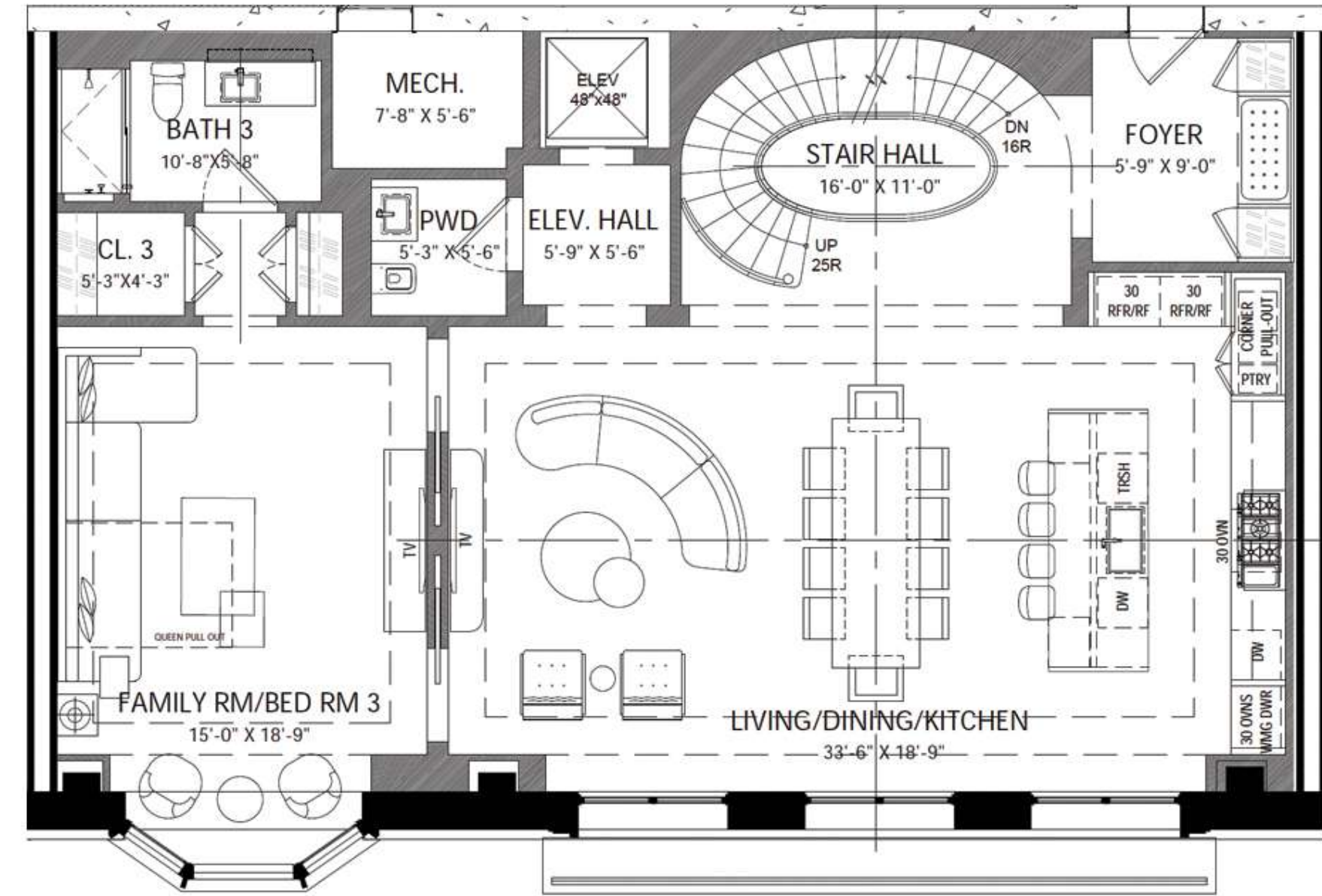
INTERIOR AREA: 4,560 FT²
EXTERIOR AREA: 898 FT²

4 BEDROOMS
5 BATHROOMS
2 POWDER ROOMS

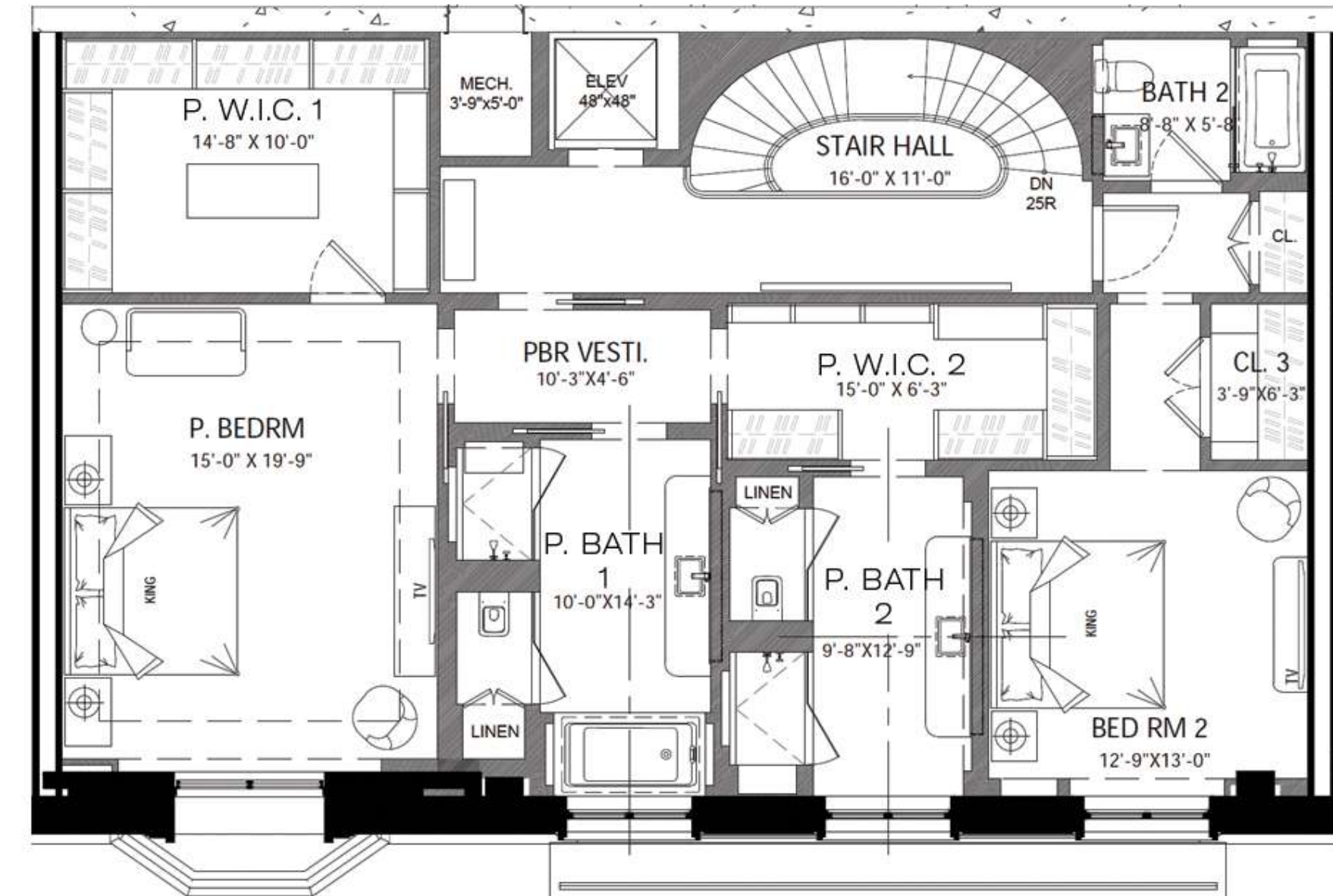
- THREE-FLOOR TOWNHOME
- PRIVATE ELEVATOR
- FIRST & SECOND FLOOR FOYERS
- EXPANSIVE GREAT ROOM
- WET BAR
- WINE CLOSET
- EAT-IN OPEN KITCHEN
- FAMILY ROOM
- LAUNDRY/SAND ROOM
- PRIMARY BEDROOM SUITE WITH DUAL WALK-IN CLOSETS, DUAL BATHS AND PRIVATE TERRACE
- EXPANSIVE FIRST FLOOR TERRACE
- PRIVATE 2-CAR GARAGE WITHIN GARAGE PODIUM



FLOOR 2



FLOOR 3



INTRACOASTAL / OCEAN

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SOUTH FLAGLER HOUSE

Townhouse

7

INTERIOR AREA: 5,202 FT²

EXTERIOR AREA: 1,211 FT²

4 BEDROOMS

4 BATHROOMS

2 POWDER ROOMS

THREE-FLOOR TOWNHOME

PRIVATE ELEVATOR

FIRST & SECOND FLOOR FOYERS

EXPANSIVE GREAT ROOM

WET BAR

WINDOWED EAT-IN KITCHEN

WALK-IN PANTRY

LAUNDRY/SAND ROOM

WINE CLOSETS

PRIMARY BEDROOM SUITE WITH DUAL

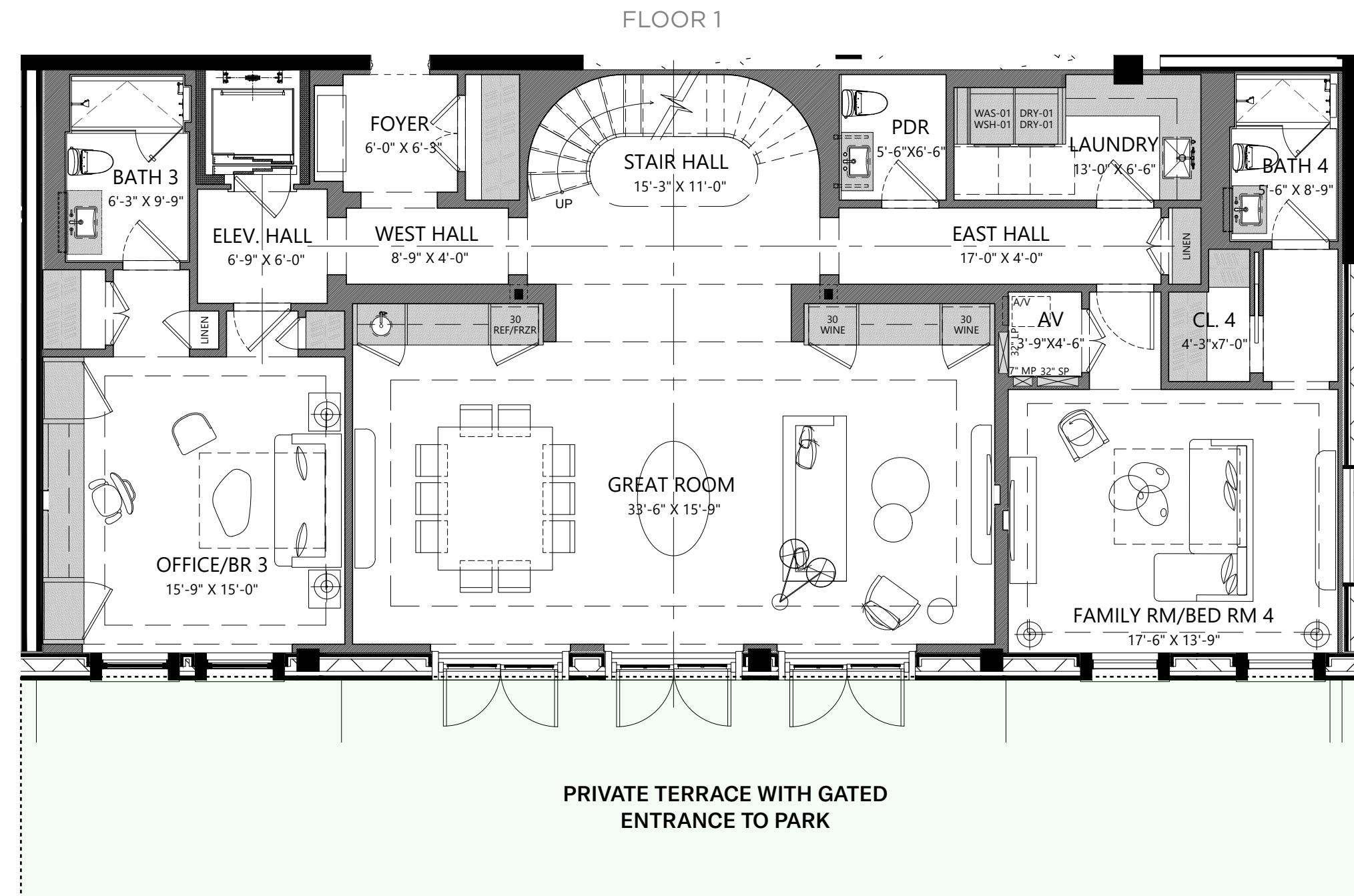
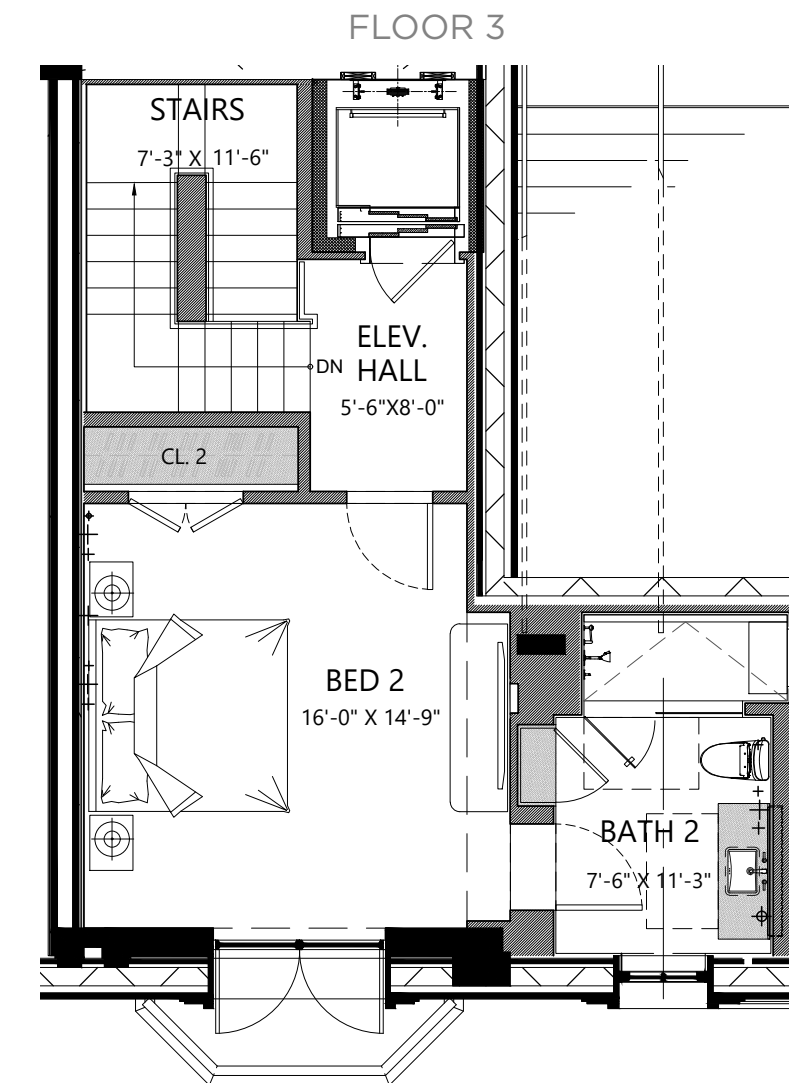
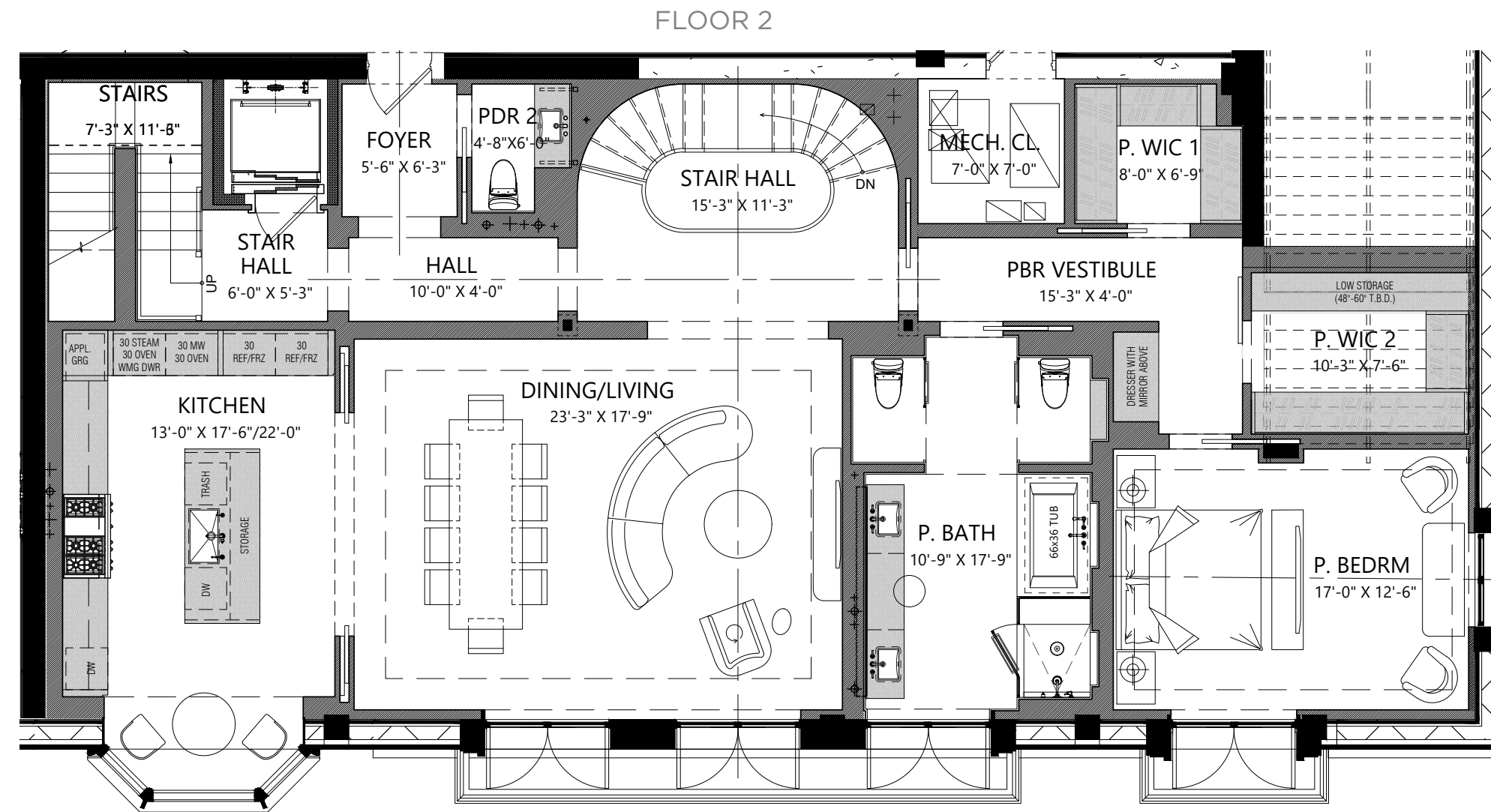
WALK-IN CLOSETS AND PRIVATE

TERRACE

WINDOWED PRIMARY BATHROOM WITH DUAL VANITIES AND DUAL COMMODES

EXPANSIVE FIRST FLOOR TERRACE

PRIVATE 2-CAR GARAGE WITHIN GARAGE PODIUM

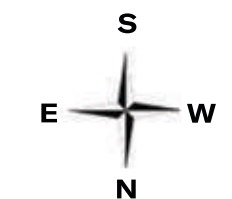


PRIVATE TERRACE WITH GATED ENTRANCE TO PARK

INTRACOASTAL / OCEAN

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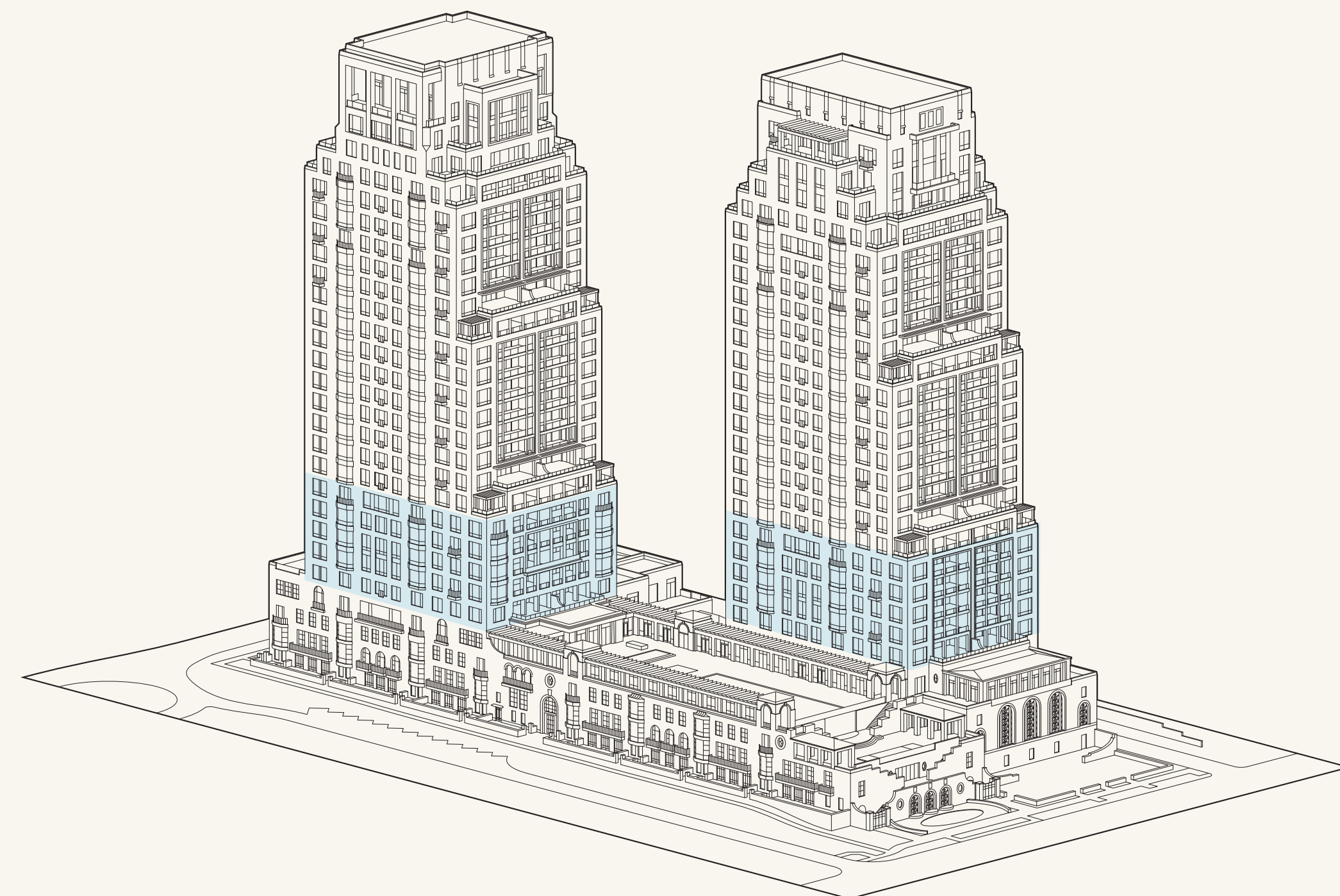


FLOORS 5-9

Tier 1 of South Flagler House is designed with North and South Residences on each floor that run the entire length of the building from east to west.

Tier 1 Residences have the second largest outdoor space in the building as all east facing loggias are a minimum depth of 16'. The 5th Floor Residences have unique extra deep partially covered loggias that extend up to 23'. All east facing loggias will be 31.5' wide.

18 private guest suites are located on the west side of tier 1 in a 1 bedroom format and are available for sale only to residents within the building.



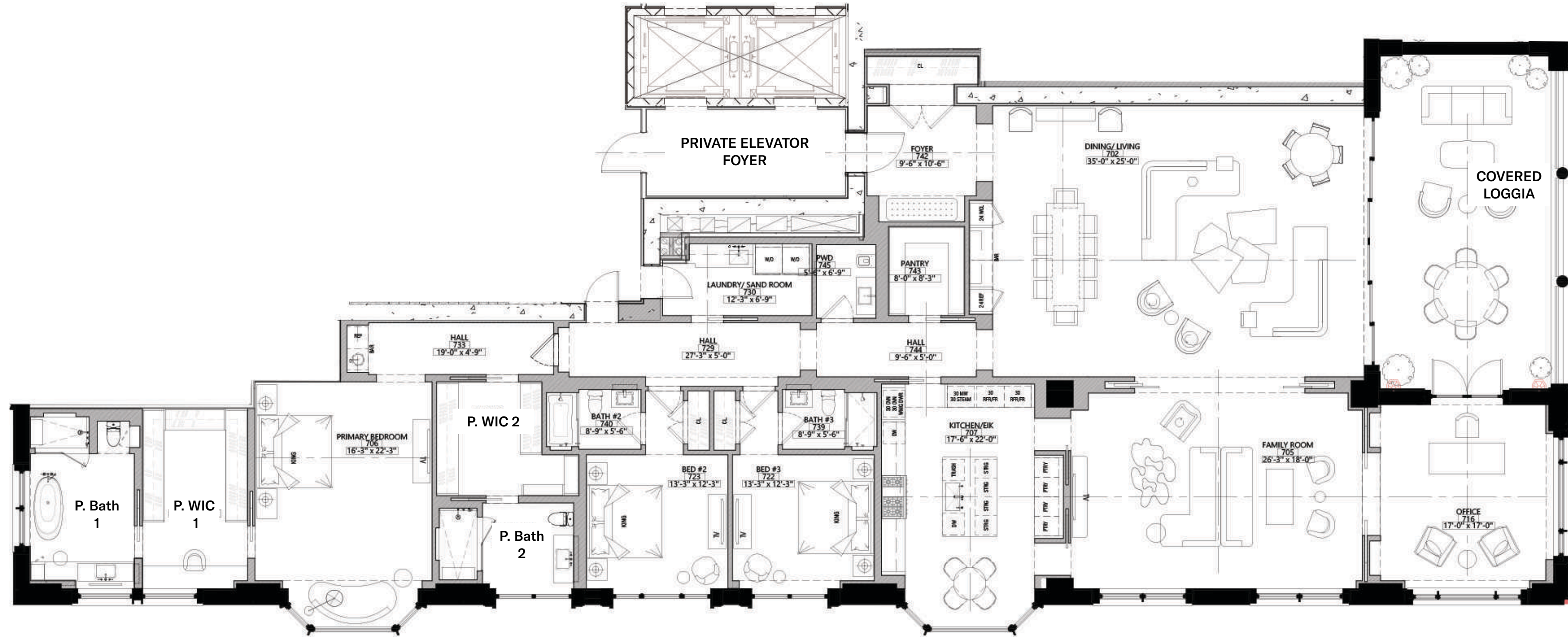


LAKE & PARK

South Residence Floor 6

INTERIOR AREA: 4,821 FT²
EXTERIOR AREA: 550 FT²
3 BEDROOMS
4 BATHROOMS
1 POWDER ROOM

- PRIVATE KEYED ELEVATOR
- SEPARATE SERVICE ENTRY
- FOYER
- COVERED LOGGIA
- EXPANSIVE GREAT ROOM
- WET BAR
- OPEN KITCHEN
- FAMILY ROOM
- HOME OFFICE
- PRIMARY BEDROOM SUITE
- DUAL WALK-IN CLOSETS
- DUAL WINDOWED BATHROOMS
- LAUNDRY/SAND ROOM



INTRACOASTAL / OCEAN

Note: This residence is also available as a 2-Bedroom + study.

In the Park Building, the Office's east facing window is a bay window.



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PARK

North Residence Floor 6

INTERIOR AREA: 5,196 FT²

EXTERIOR AREA: 551 FT²

4 BEDROOMS

5 BATHROOMS

1 POWDER ROOM

PRIVATE KEYED ELEVATOR
SEPARATE SERVICE ENTRY

FOYER

COVERED LOGGIA

EXPANSIVE GREAT ROOM

WET BAR

OPEN KITCHEN

FAMILY ROOM

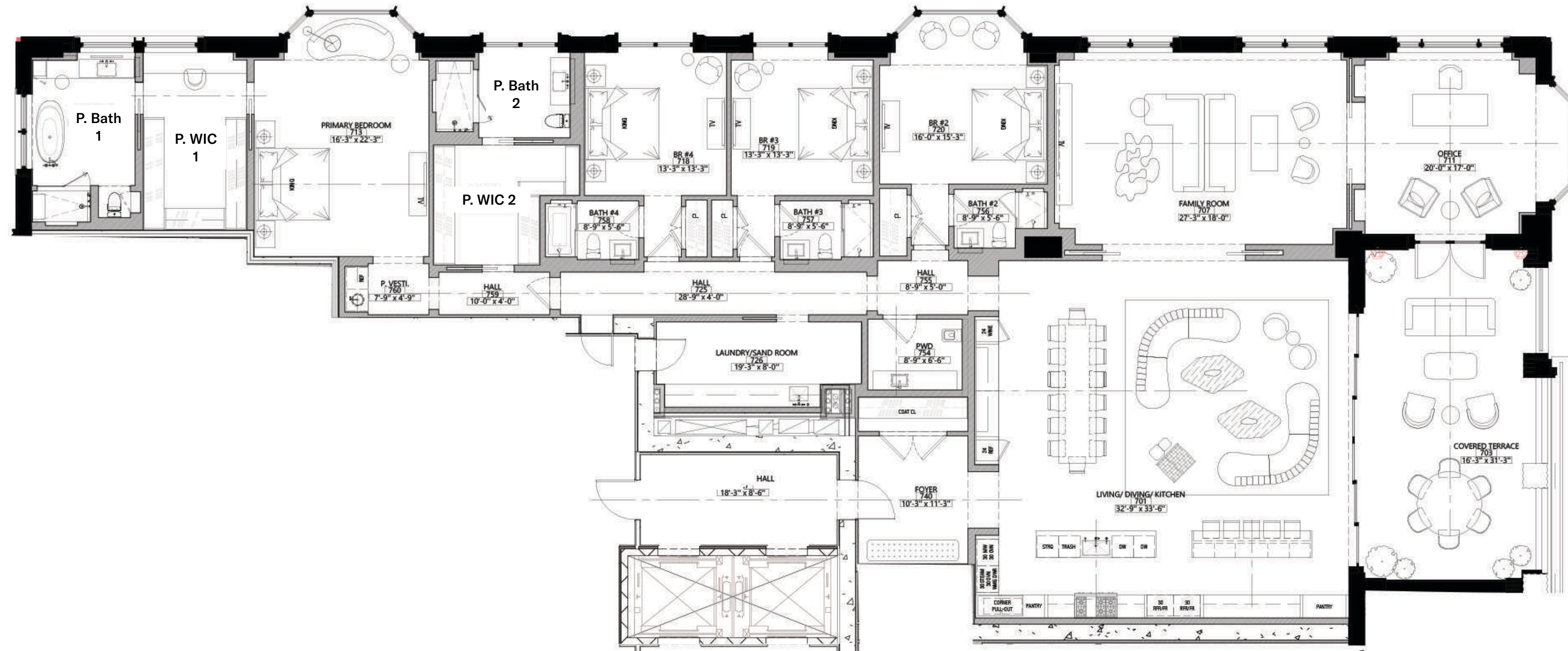
HOME OFFICE

PRIMARY BEDROOM SUITE

DUAL WALK-IN CLOSETS

DUAL WINDOWED BATHROOMS

LAUNDRY/SAND ROOM



INTRACOASTAL / OCEAN



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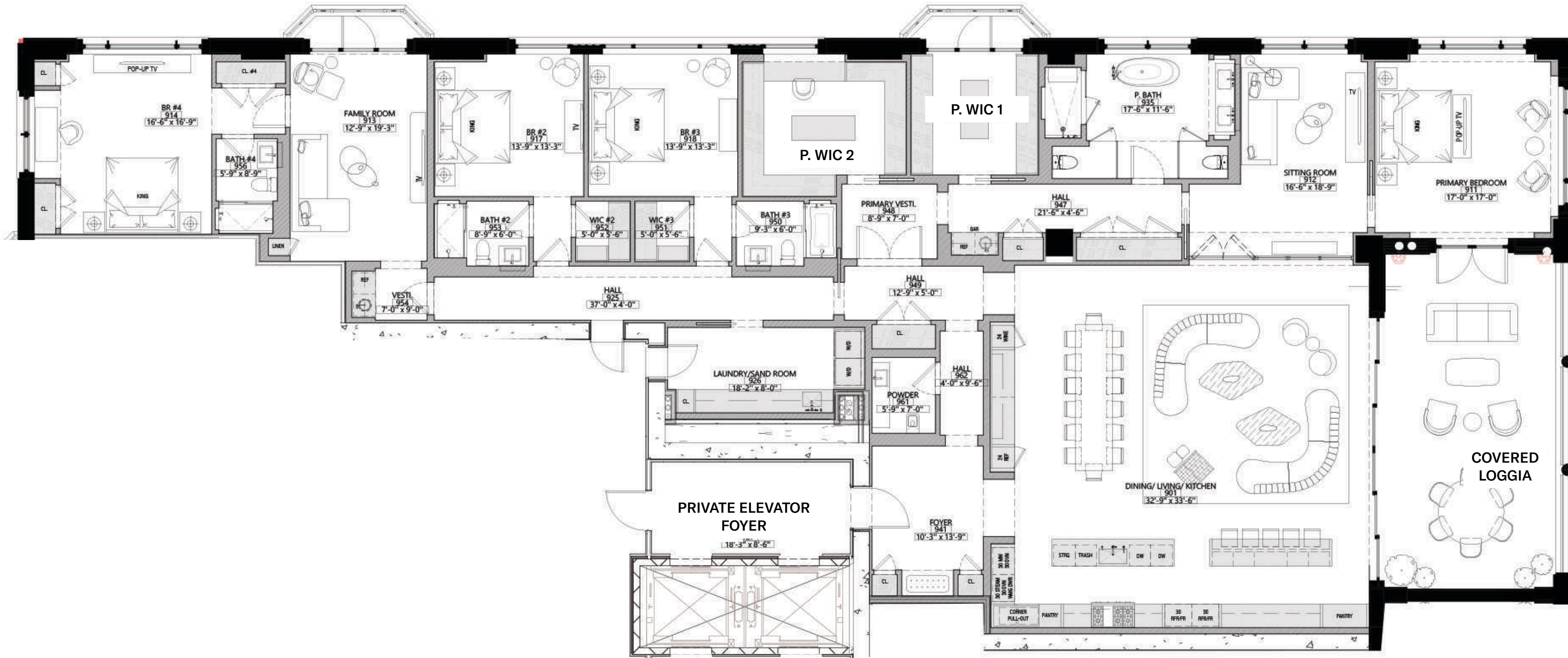


LAKE

North Residence Floor 9

INTERIOR AREA: 5,140 FT²
EXTERIOR AREA: 606 FT²
4 BEDROOMS
4 BATHROOMS
1 POWDER ROOM

PRIVATE KEYED ELEVATOR
SEPARATE SERVICE ENTRY
FOYER
COVERED LOGGIA
EXPANSIVE GREAT ROOM
WET BAR
OPEN KITCHEN
FAMILY ROOM
HOME OFFICE
LAUNDRY/SAND ROOM



INTRACOASTAL / OCEAN

Note: On Floors 5-8 there are Bay Windows instead of balconies off the P WIC 1 & Family Rooms.



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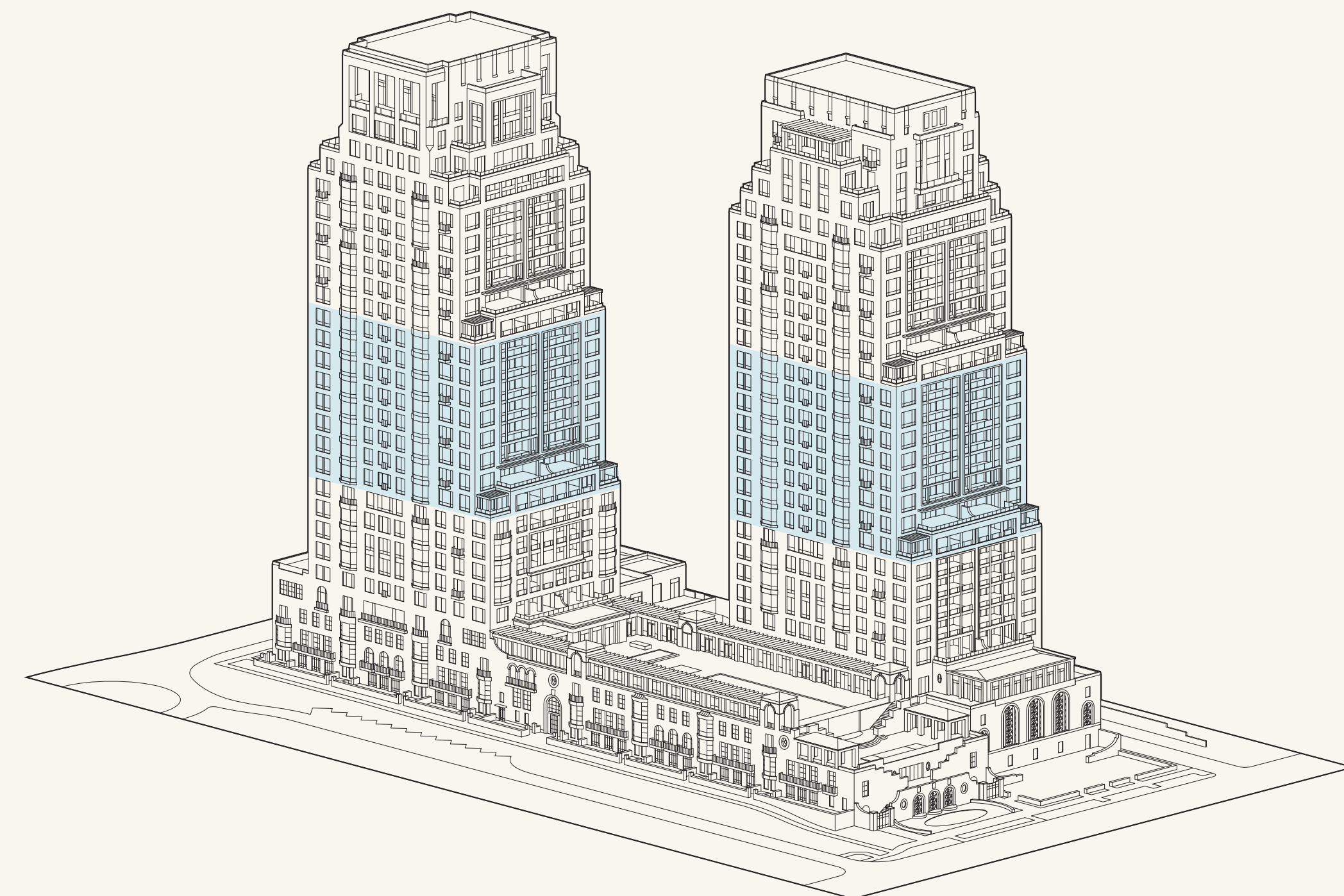
FLOORS 10-18

Tier 2 of South Flagler House is designed with only a North and South Residence on each floor. Residences span the entire length of the building from East to West.

The South Residences include secondary or “guest” bedrooms on the western facade that offer the unique flexibility of being an attached or detached “guest house” as their design includes a living room, kitchenette and private entry foyer from the elevator core.

Floors 10 & 11 are rare setback levels that provide extra large east facing loggias extending up to 23’ in depth. The 10th Floor loggia is fully covered and includes an uncovered corner loggia located off of the office. The 11th Floor loggia is partially covered to 12 feet and does not include a corner loggia off of the office.

All east loggias will be 31.5’ wide.





LAKE & PARK

North Residence Floors 12, 15, 17

4-Bedroom Variation Shown

INTERIOR AREA: 5,038 FT²

EXTERIOR AREA: 530 FT²

4 BEDROOMS

5 BATHROOMS

1 POWDER ROOM

HALF-FLOOR

PRIVATE KEYED ELEVATOR

SEPARATE SERVICE ENTRY

SUNRISE LOGGIA

SUNSET TERRACE

EAT-IN KITCHEN

EXPANSIVE GREAT ROOM

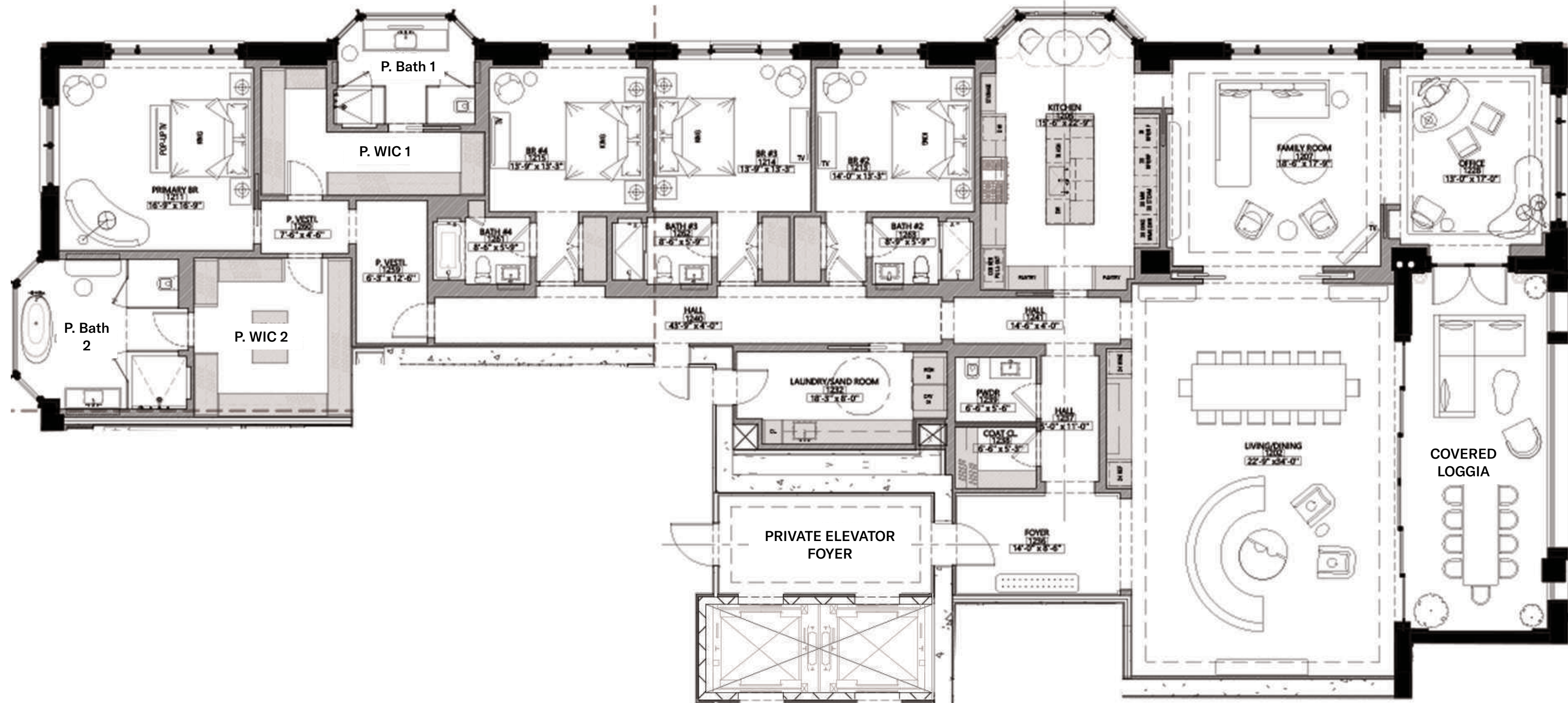
WET BAR

FORMAL DINING ROOM

FAMILY ROOM

SEPARATE GUEST LIVING

LAUNDRY/SAND ROOM



INTRACOASTAL / OCEAN



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LAKE & PARK

South Residence Floor 12, 15, 17

INTERIOR AREA: 6,071 FT²

EXTERIOR AREA: 709 FT²

5 BEDROOMS

6 BATHROOMS

1 POWDER ROOM

HALF-FLOOR

PRIVATE KEYED ELEVATOR

SEPARATE SERVICE ENTRY

FOYER

SUNRISE LOGGIA

EXPANSIVE GREAT ROOM

WET BAR

EAT-IN KITCHEN

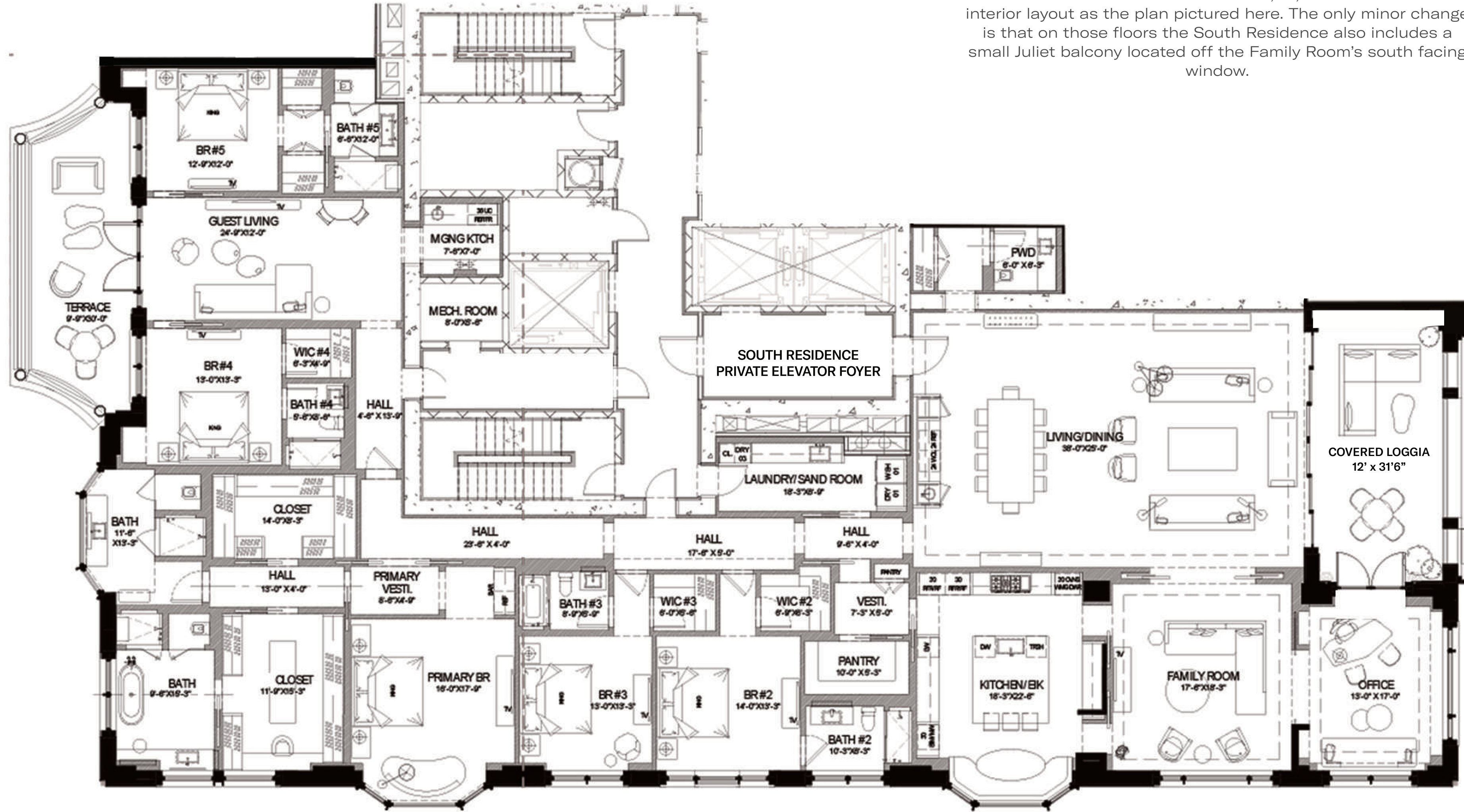
FAMILY ROOM

HOME OFFICE

SEPARATE GUEST LIVING

SUNSET TERRACE

LAUNDRY/SAND ROOM



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PLEASE NOTE

The South Residences on Floors 14, 16, 18 have the same interior layout as the plan pictured here. The only minor change is that on those floors the South Residence also includes a small Juliet balcony located off the Family Room's south facing window.

INTRACOASTAL / OCEAN



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LAKE & PARK

North Residence Floors 14, 16, 18

3-Bedroom Variation Shown

INTERIOR AREA: 5,308 FT²

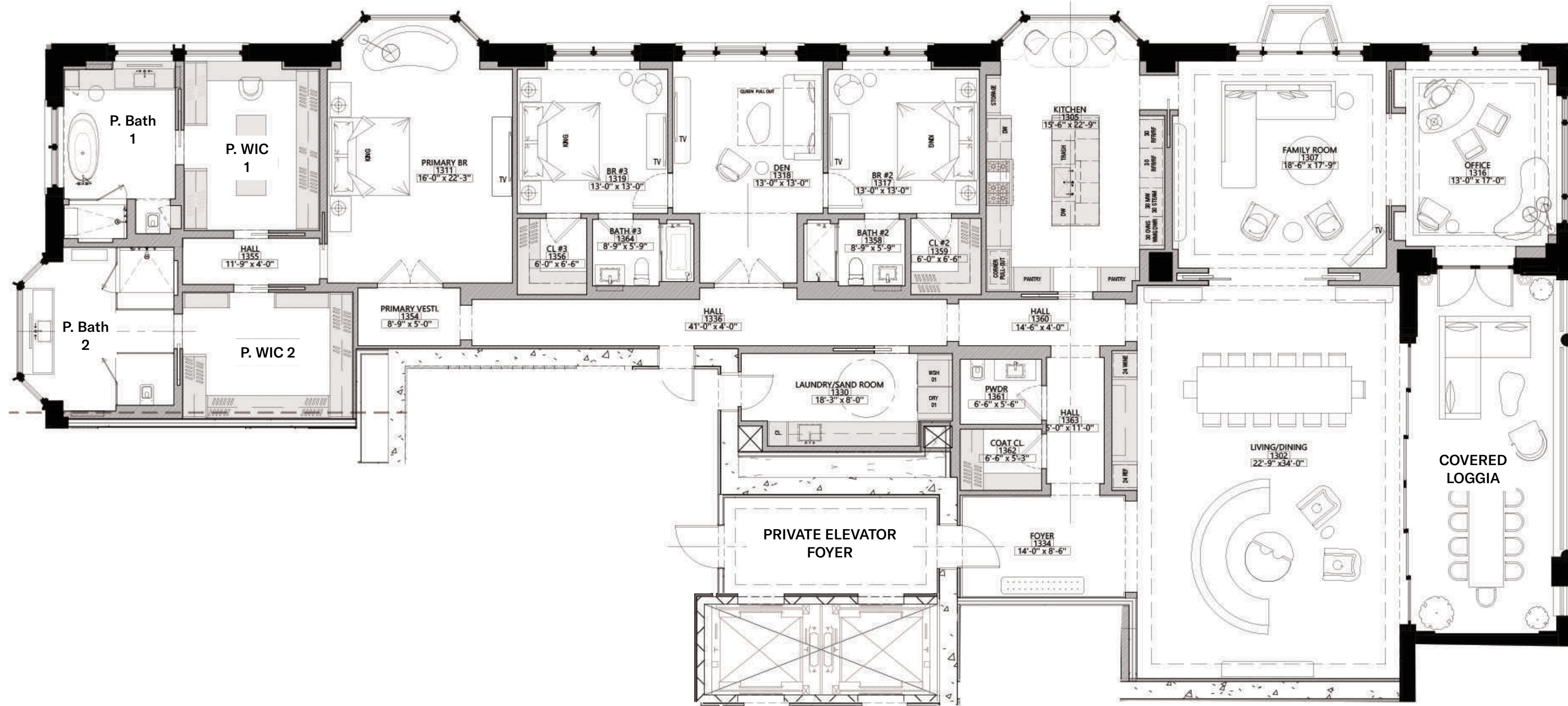
EXTERIOR AREA: 524 FT²

4 BEDROOMS

5 BATHROOMS

1 POWDER ROOM

- HALF-FLOOR
- PRIVATE KEYED ELEVATOR
- SEPARATE SERVICE ENTRY
- SUNRISE LOGGIA
- EAT-IN KITCHEN
- EXPANSIVE GREAT ROOM
- WET BAR
- FORMAL DINING ROOM
- FAMILY ROOM
- DEN
- LAUNDRY/SAND ROOM



INTRACOASTAL / OCEAN



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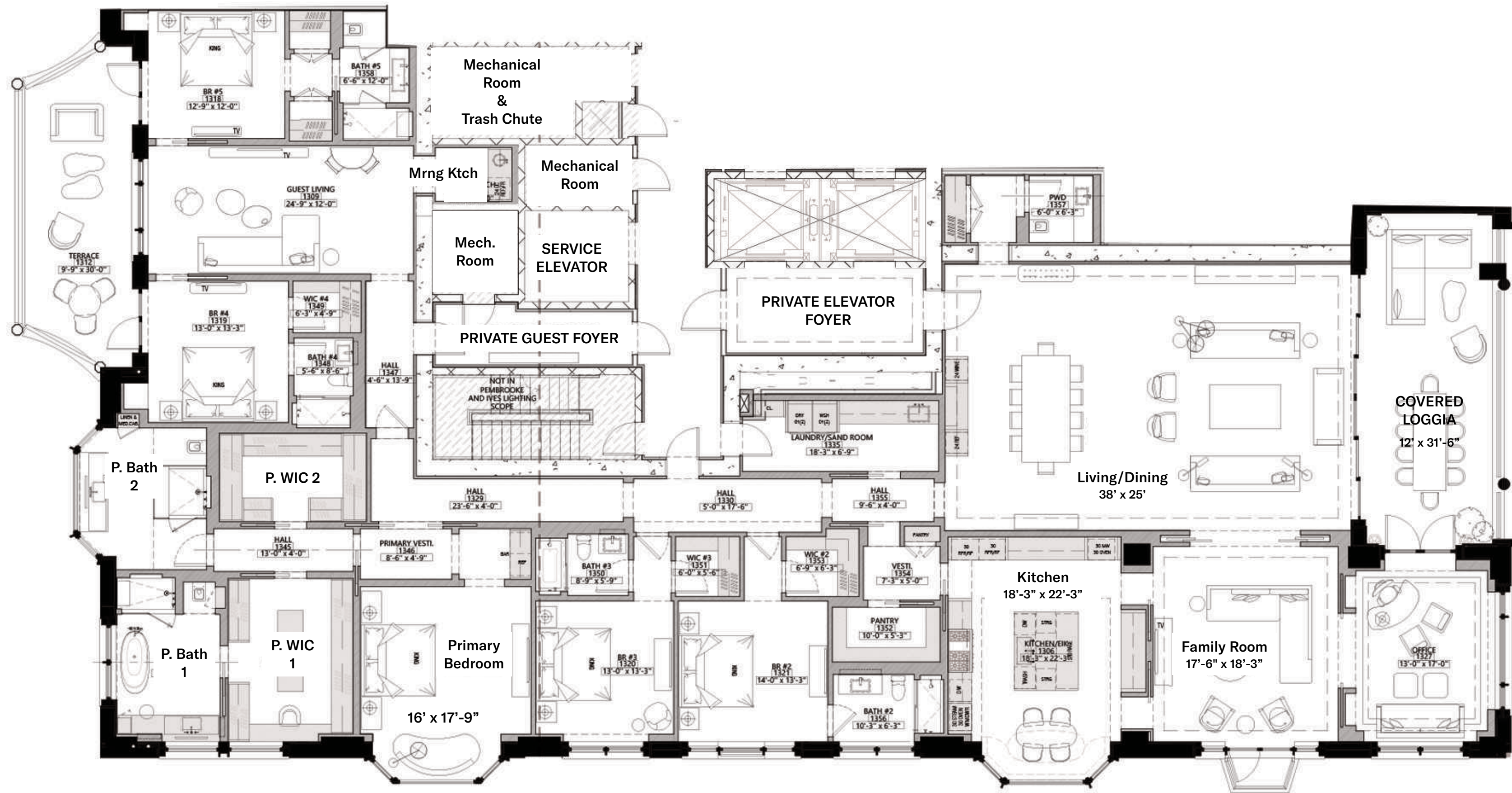
LAKE & PARK

South Residence Floors 14, 16, 18

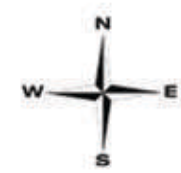
INTERIOR AREA: 6,071 FT²
EXTERIOR AREA: 712 FT²

- 5 BEDROOMS
- 6 BATHROOMS
- 1 POWDER ROOM

- FULL FLOOR
- PRIVATE KEYED ELEVATOR
- SEPARATE SERVICE ENTR
- COVERED LOGGIA
- OPEN TERRACE
- EXPANSIVE GREAT ROOM
- SEPARATE GUEST LIVING
- WET BAR
- WINDOWED EAT-IN KITCHEN
- WALK-IN PANTRY
- FAMILY ROOM
- HOME OFFICE
- PRIMARY BEDROOM SUITE WITH DUAL WALK-IN CLOSETS AND DUAL WINDOWED BATHROOMS
- LAUNDRY/SAND ROOM



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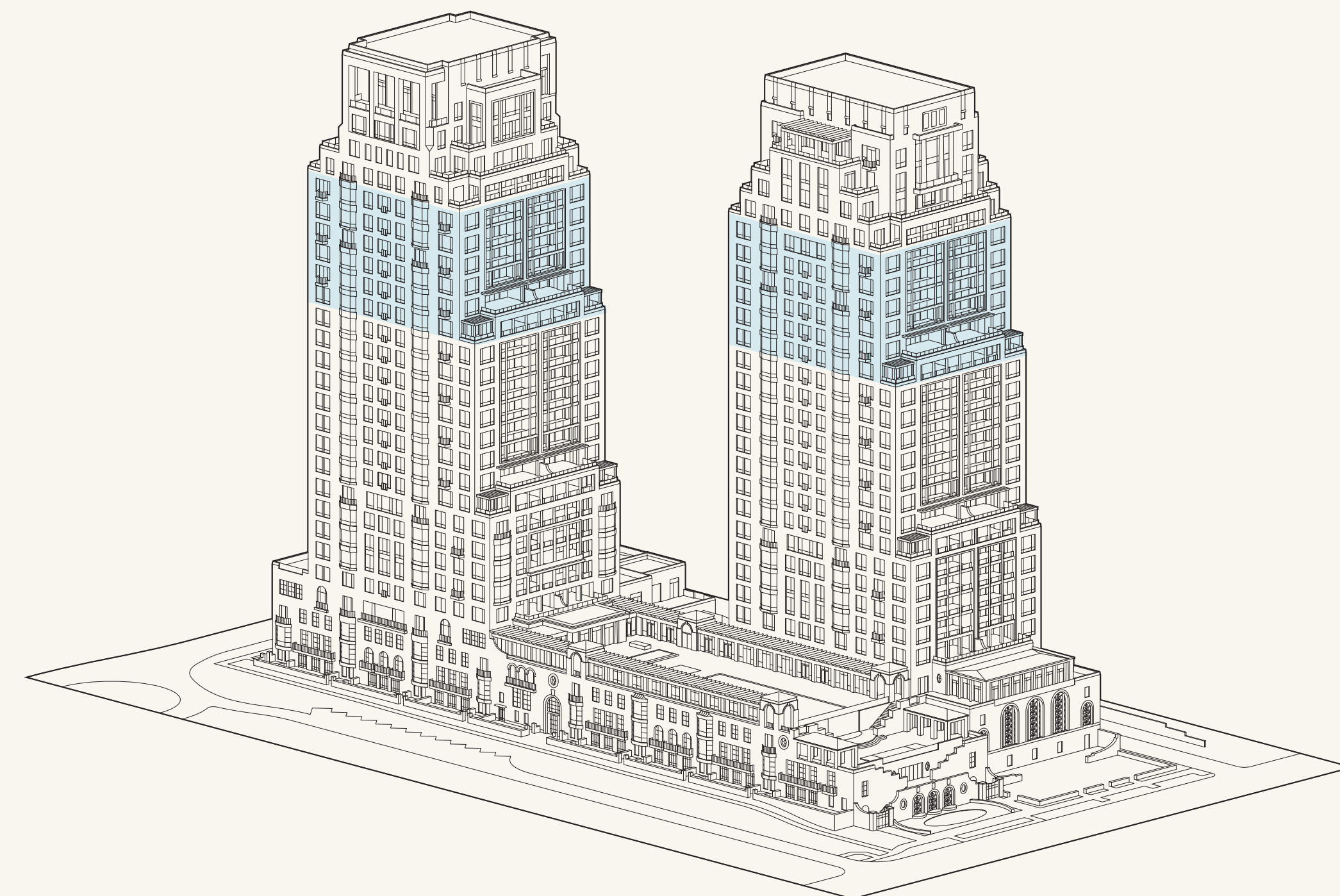
FLOORS 19-24

Tier 3 of South Flagler House is designed with only a North and South Residence on each floor. Residences span the entire length of the building from East to West.

The South Residences include secondary or “guest” bedrooms on the western facade that offer the unique flexibility of being an attached or detached “guest house” as their design includes a living room, terrace, kitchenette and private entry foyer from the elevator core.

Floors 19 & 20 are rare setback levels that provide extra large east facing loggias extending up to 23’ in depth. The 19th Floor loggia is fully covered and includes an uncovered corner terrace located off of the Family Room/Library. The 20th Floor loggia is partially covered 12 feet and does not include a corner loggia off of the Library.

All east loggias will be 31.5’ wide.





LAKE & PARK

South Residence Floor 19

INTERIOR AREA: 5,424 FT²

EXTERIOR AREA: 1,231 FT²

4 BEDROOMS

5 BATHROOMS

1 POWDER ROOM

HALF FLOOR

PRIVATE KEYED ELEVATOR

SEPARATE SERVICE ENTR

PARTIALLY COVERED LOGGIA

OPEN TERRACE

EXPANSIVE GREAT ROOM

SEPARATE GUEST LIVING

WET BAR

WINDOWED EAT-IN KITCHEN

WALK-IN PANTRY

FAMILY ROOM

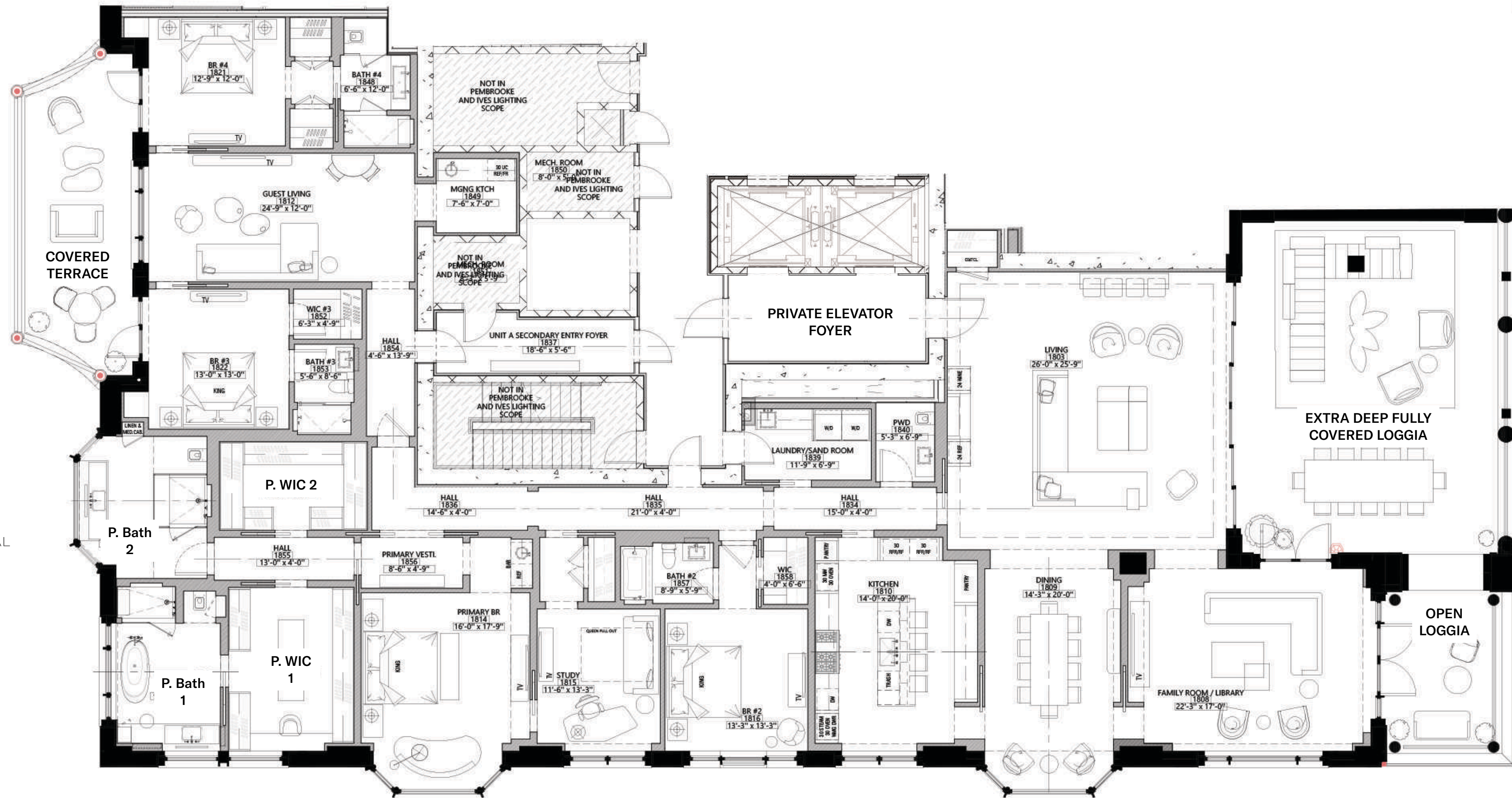
HOME OFFICE

PRIMARY BEDROOMS SUITE WITH DUAL

WALK-IN CLOSETS AND DUAL

WINDOWED BATHROOMS

LAUNDRY/SAND ROOM



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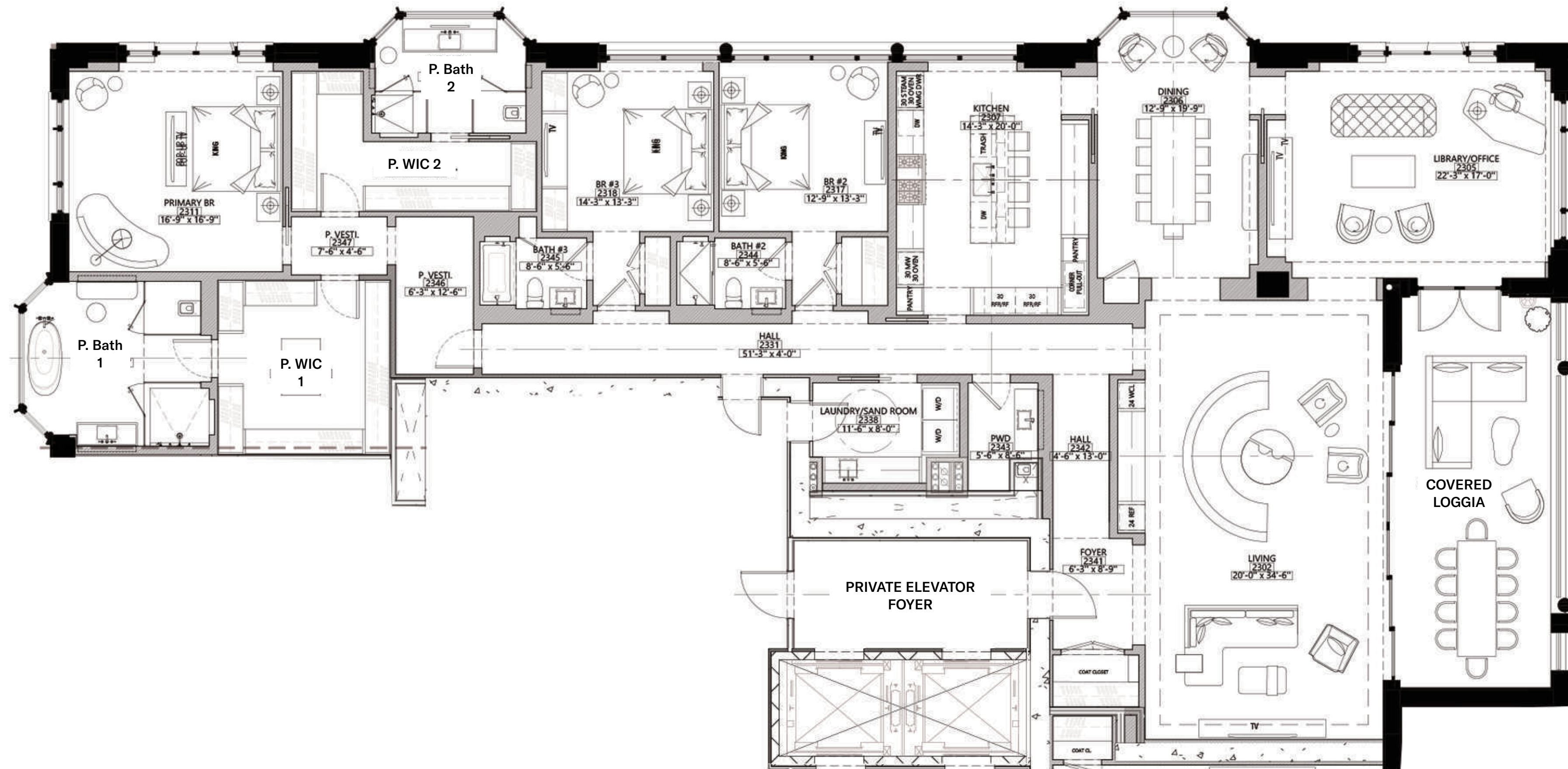


LAKE & PARK

North Residence Floors 21 & 23

INTERIOR AREA: 4,463 FT²
EXTERIOR AREA: 548 FT²
3 BEDROOMS
4 BATHROOMS
1 POWDER ROOM

HALF-FLOOR
PRIVATE KEYED ELEVATOR
SEPARATE SERVICE ENTRY
FOYER
COVERED LOGGIA
EXPANSIVE GREAT ROOM
WET BAR
KITCHEN
FAMILY ROOM
LIBRARY/HOME OFFICE
LAUNDRY/SAND ROOM



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LAKE & PARK

South Residence Floors 21 & 23

INTERIOR AREA: 5,424 FT²

EXTERIOR AREA: 726 FT²

4 BEDROOMS

5 BATHROOMS

1 POWDER ROOM

HALF-FLOOR

PRIVATE KEYED ELEVATOR

SEPARATE SERVICE ENTRY

FOYER

COVERED LOGGIA

OPEN TERRACE

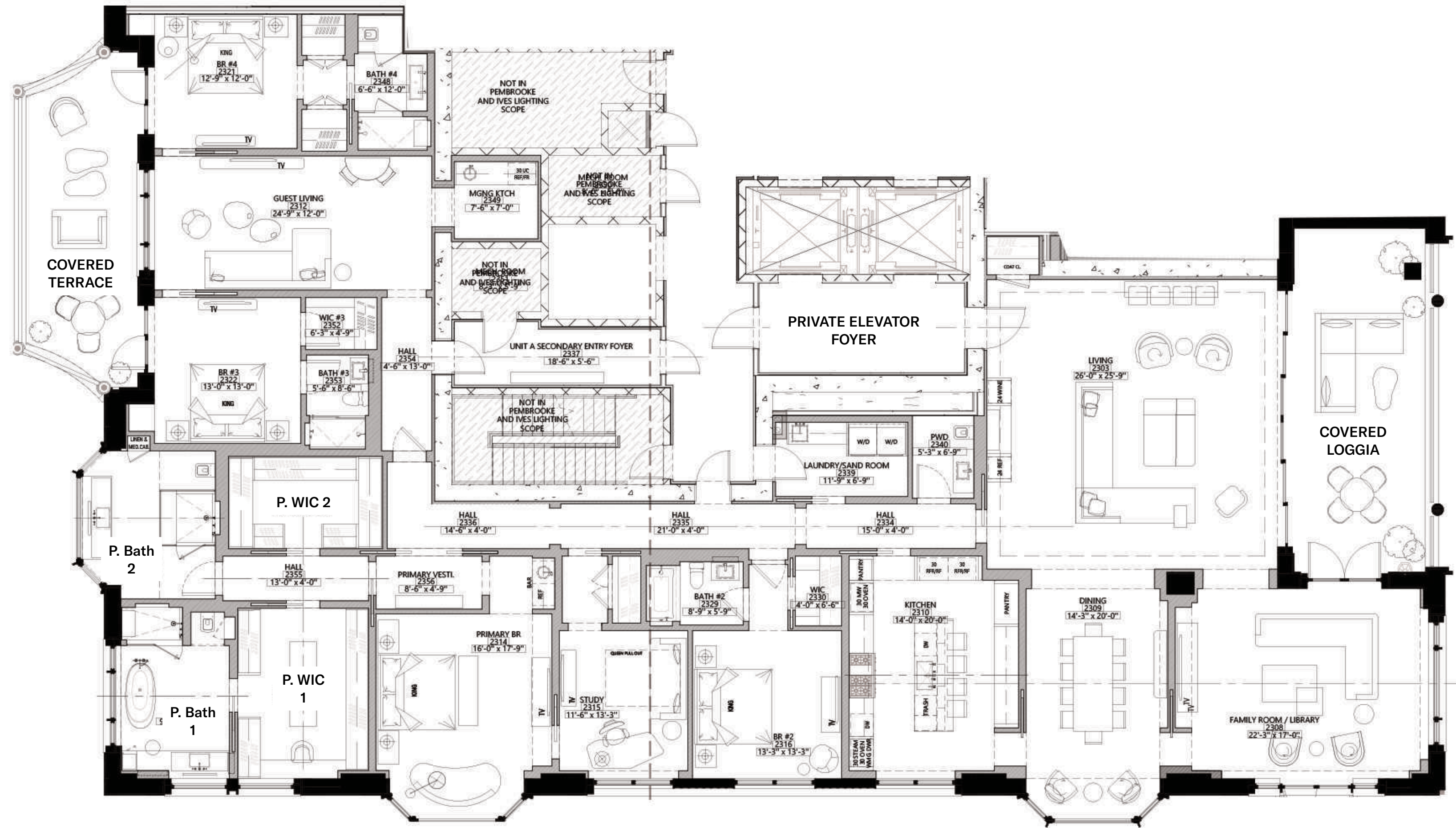
EXPANSIVE GREAT ROOM

WET BAR

KITCHEN

FAMILY ROOM/LIBRARY

LAUNDRY/SAND ROOM



INTRACOASTAL / OCEAN



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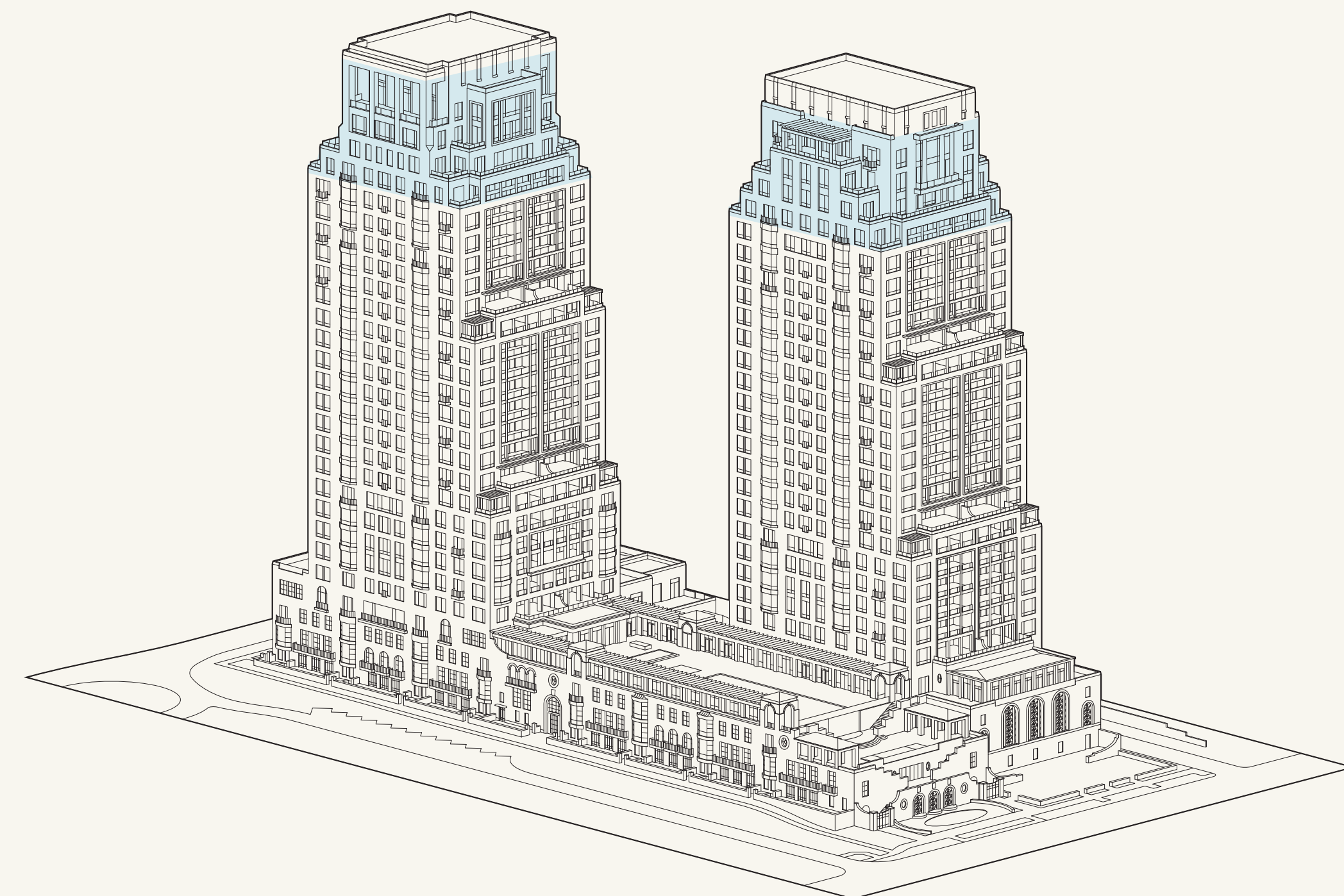


PENTHOUSE FLOORS 25-28

South Flagler House is designed with two full floor penthouses and one duplex penthouse in each building. Each penthouse is unique and offers best in class luxury indoor and outdoor living spaces.

Penthouse Buyers have the unique opportunity to purchase private guest suites before they are opened to other Buyers in the building. Private guest suites are 1 bedroom west facing residences on floors 5-9 in each tower. Townhomes also offer a unique guest house opportunity for Penthouse Buyers as Townhomes provide private 2-Car Garages within the Parking Podium.

Should you or your client have interest in the Duplex Penthouse, additional information is available upon request.





LAKE

Penthouse Floor 25

INTERIOR AREA: 9,185 FT²

EXTERIOR AREA: 1,670 FT²

4 BEDROOMS

5 BATHROOMS

1 POWDER ROOM

FULL-FLOOR

PRIVATE KEYED ELEVATOR

SEPARATE SERVICE ENTRY

FOYER

SUNRISE LOGGIA

EXPANSIVE GREAT ROOM

WET BAR

CHEF'S KITCHEN

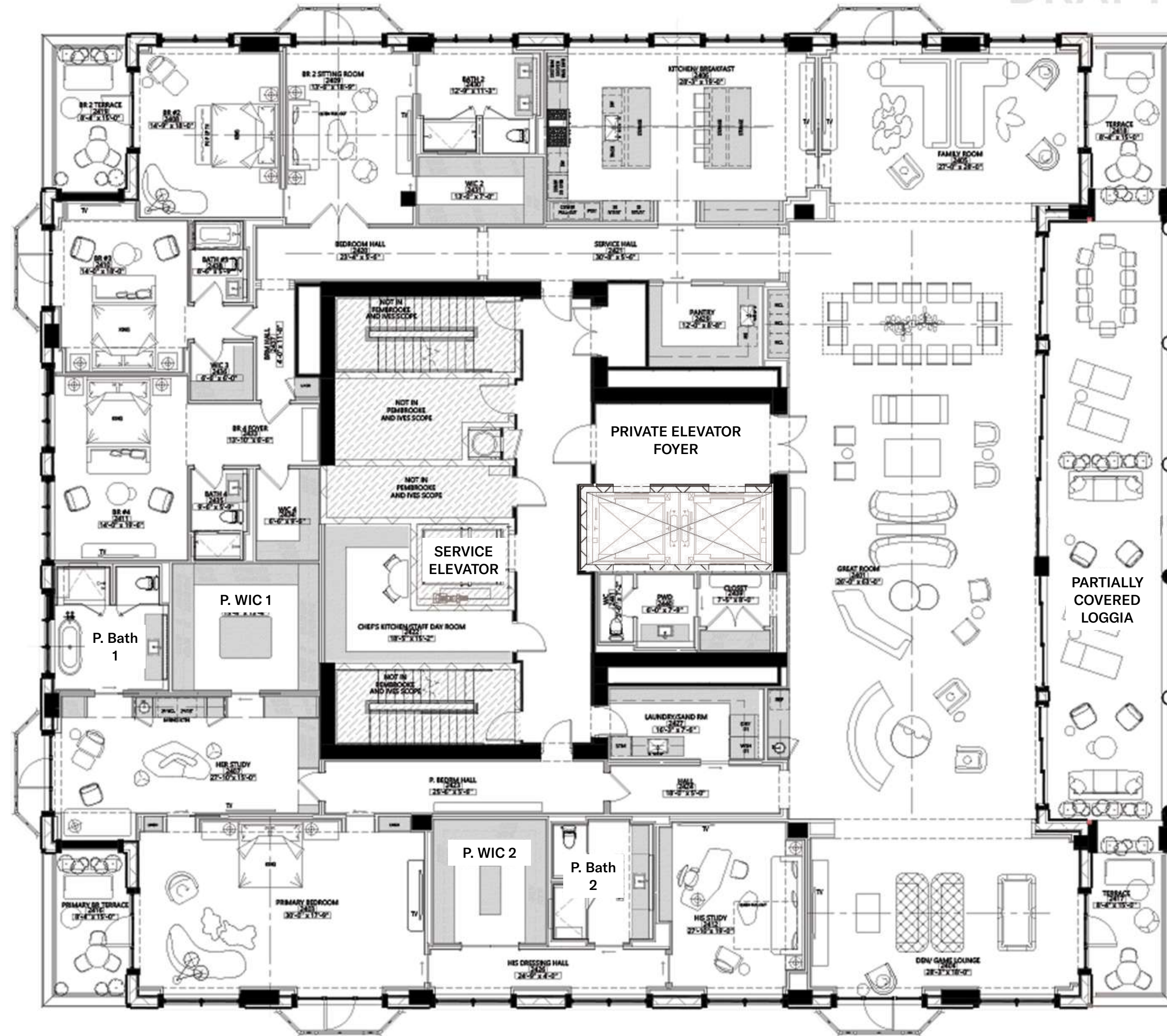
BREAKFAST ROOM

FAMILY ROOM

DEN/GAME LOUNGE

STAFF QUARTERS

LAUNDRY/SAND ROOM



INTRACOASTAL / OCEAN

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PARK

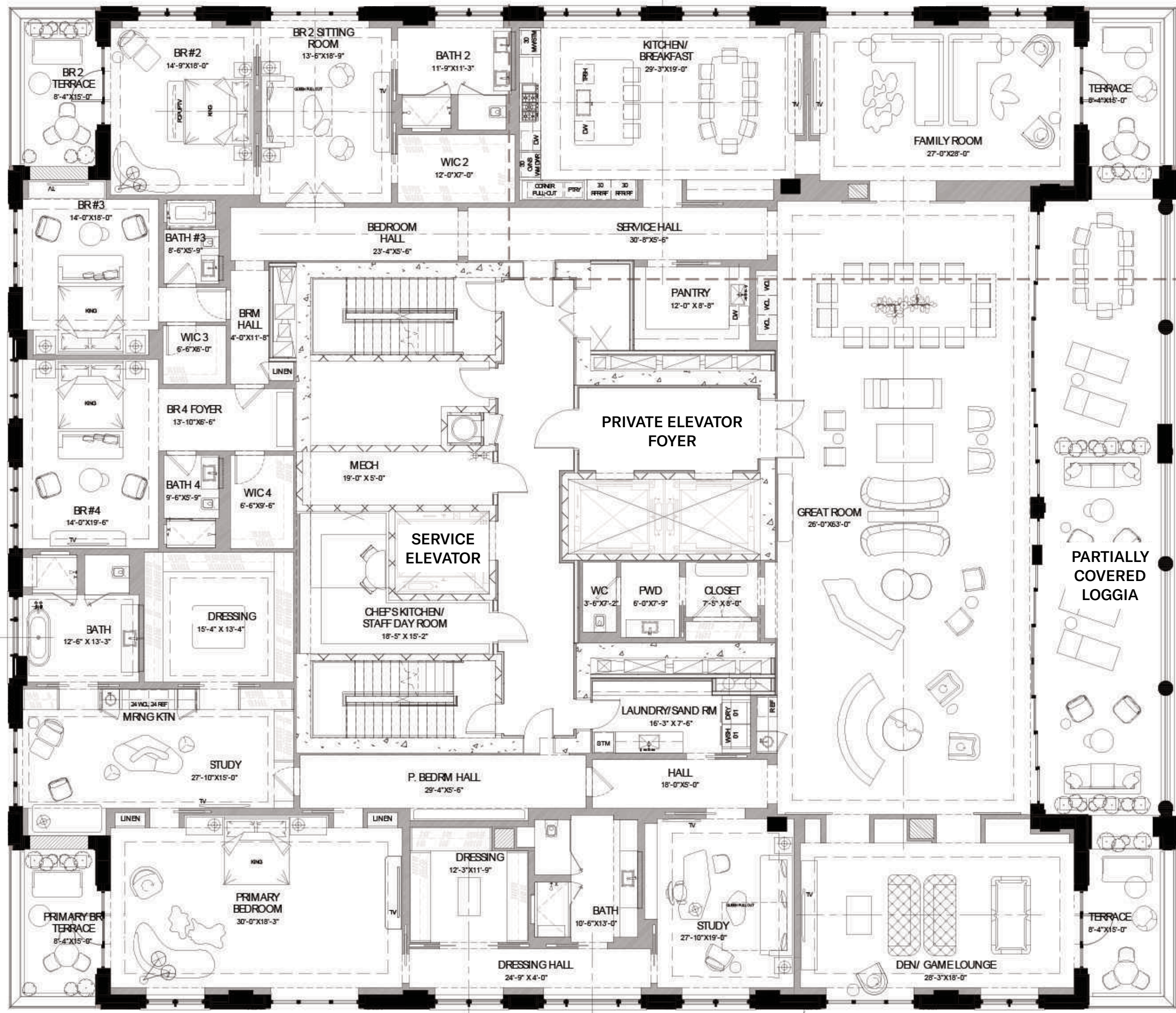
Penthouse Floor 25

INTERIOR AREA: 9,512 FT²

EXTERIOR AREA: 1,691 FT²

- 4 BEDROOMS
- 5 BATHROOMS
- 1 POWDER ROOM

- FULL-FLOOR PRIVATE KEYED ELEVATOR
- SEPARATE SERVICE ENTRY
- FOYER
- SUNRISE LOGGIA
- EXPANSIVE GREAT ROOM
- WET BAR
- CHEF'S KITCHEN
- BREAKFAST ROOM
- FAMILY ROOM
- DEN/GAME LOUNGE
- STAFF QUARTERS
- LAUNDRY/SAND ROOM



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