

ICON BEACH

WATERFRONT RESIDENCES

FACT SHEET

A NEW VISION OF WATERFRONT LUXURY

Tucked in a quiet enclave along Hollywood's dreamy, sunlit shoreline, Icon Beach Residences reflect an elevated new vision of life on the water, with extraordinary views of the ocean and Intracoastal waterway. Set perfectly between Miami's global energy and the quiet elegance of Fort Lauderdale, The Residences are home to a dedicated marina and full-service beach club overlooking Hollywood's most extraordinary seascapes—a welcoming haven of impeccable style in a naturally beautiful, waterfront environment.



A NEW VISION OF WATERFRONT LUXURY

Tucked in a quiet enclave along a sunlit shoreline, Icon Beach offers an elevated new vision of life with extraordinary views of the ocean. Set perfectly between Miami's elegance and the elegance of Fort Lauderdale, Icon Beach offers a dedicated marina and a full-service beach club overlooking Hollywood's most beautiful, waterfront environment—a welcoming haven of impeccable, waterfront environment.

Elevated Life on the Water

Welcome to Icon Beach Residences, a new collection of one-to three-bedroom residences with stunning water views, expansive balconies, a full-service beach club, dedicated marina, and a suite of services to accommodate every request.

Panoramic views of the ocean and Intracoastal waterway

350 one-to three-bedroom residences ranging from 948 sf - 2,580 sf

Refined, elegant lobby with porte-cochère

24-hour concierge, valet, on-site General Manager, and security

Residents-only gourmet market and café

Stunning amenity deck with pool and sun shelf, private cabanas, hot tub, and cold plunge

Deposit Structure

20% Due at contract

20% Due at groundbreaking

10% Due at top-off

50% Due at closing





LIVING ROOM
Artist's Conceptual Rendering



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Artist's Conceptual Rendering

The Residences

Breathtaking water views from every residence

Expansive balconies with floor-to-ceiling sliding glass doors*

Open, light-filled primary bedrooms

Spacious walk-in closets

Thoughtfully designed kitchens by Meyer Davis, appointed with custom Italian cabinetry, imported porcelain countertops, and sleek kitchen islands

Top-of-the-line Bosch and Thermador appliances, including refrigerator, cooktop, oven, speed oven, and dishwasher

Spa-inspired primary baths outfitted with elegant soaking tub and Kohler shower fixtures

* Ceiling heights may vary





OUTDOOR COCKTAIL BAR & LOUNGE
Artist's Conceptual Rendering



RESIDENTS-ONLY CLUB LOUNGE
Artist's Conceptual Rendering



Amenities

40,000 square feet of outdoor luxuries overlooking the glittering turquoise water

Expansive pool with sunshelf and cabanas

Sunset terrace with sweeping water views

Access to private marina

Access to full-service beach club

State-of-the-art, 3,000 square-foot health club equipped with advanced cardio, weight training, and dedicated Pilates and spin studios

Tranquil spa and wellness center with cold plunge, steam room, and Jacuzzi

Dedicated fitness lawn

Residents-only lounge

Outdoor cinema

Elegant event space overlooking the Intracoastal waterway, reservable by residents

Pre-wired, high-speed fiber optic WiFi



TEAM

A fresh collaboration of industry visionaries, renowned interior designers, and longtime local architects.

Related Group

Since 1979, Related Group has enhanced skylines with iconic developments characterized by innovative design, enduring quality and inclusive living. Through groundbreaking partnerships with world-renowned architects, designers and artists, Related has redefined urban environments on a global scale, fostering distinctive, dynamic communities and symbolic landmarks that have become sources of local pride. To date, Related has built and managed more than 100,000 condominium and apartment residences that are meticulously designed with finishes and amenities that transform buildings into vibrant residential environments. Related doesn't just create neighborhoods...it builds legacies.

CFE (Cohen Freedman Encinosa & Associates)

Architecture

CFE Architects has provided architectural services to the South Florida community since 1961. The firm has participated in joint ventures overseeing the development of nearly \$4B of construction across Central and South Florida. Led by founding partner Stuart Cohen, alongside partners Lawrence Freedman and Guillermo Encinosa, CFE is grounded in a commitment to longstanding relationships with their clients, prioritizing them and the future of their local communities. CFE has earned local and national recognition for successful high-rise residential and mixed-use projects ranging from 80,000 to over 600,000 square feet, including downtown metropolitan hospital expansions, office and commercial retail, and large residential developments.

BH Group

BH Group is a Miami-based real estate development firm focused on the ground-up development of luxury projects throughout South Florida. BH has extensive experience in the acquisition, construction, design, capital structuring, and asset management of complex developments. For the last 20 years, BH Group has been involved in many large-scale real estate transactions and developments by utilizing strong relationships to provide investors with opportunities not otherwise available in the real estate market.

Meyer Davis

Interior Design

Meyer Davis is a multidisciplinary design studio founded by Will Meyer and Gray Davis. The award-winning firm has established itself at the forefront of high end commercial and residential design practices throughout the U.S. and abroad, through its work on private residences, hotels, restaurants, retail experiences, and workplace environments. Meyer Davis designs seamless physical experiences tailored to their client's individuality, combining principles of great design with a clear vision for the experience they seek to create. The designers consider each new project an opportunity to bring a unique and powerful story to life. Playing with space, form, texture, and light, they develop a visual experience that seeks to compel and inspire.

Witkin Hultz + Partners

Landscape Architecture

Founded by Andrew Witkin in 1988, Witkin Hultz + Partners was built on a promise to champion the natural world through innovative, thought-provoking landscape architecture. Today, with 35 years of experience and growth, the firm continues to design with care, collaboration, and sensitivity to the natural world, creating hardscape and softscape designs intended to celebrate nature and bring people together.



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“We are introducing a new level of the Icon brand to Hollywood Beach — refined waterfront residences, impeccably designed, in a relaxed, naturally beautiful setting, all with spectacular water views.”

Jorge M. Pérez
Chairman, Chief Executive Officer, Founder
Related Group



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 DEVELOPER TO A BUYER OR LESSEE.

ICON BEACH Condominium, within a portion of a building or within a multiple parcel building (the "Condominium") is developed by Diplomat Landings Phase 1 Owner, LLC ("Developer"). This offering is made only by the Developer's Prospectus for the Condominium. Consult the Developer's Prospectus for the proposed budget, terms, conditions, specifications, fees, and Unit dimensions. Sketches, renderings, or photographs depicting use of space, design, furnishings, lifestyle, amenities, food services, club services, rental services, hosting services, finishes, materials, fixtures, appliances, cabinetry, soffits, lighting, countertops, floor plans, or art are proposed only, and the Developer reserves the right to modify or withdraw the same in its sole discretion. No specific view is guaranteed. No specific use of space is guaranteed. Unit owners will be members of the condominium association and a master association requiring assessment payments to each. Beach Club use requires payment not included in association assessments. Pursuant to license agreements, Developer has a right to use the trade names, marks, and logos of: (1) The Related Group; and (2) BH Group, each of which is a licensor. This is not intended to be an offer to sell, or solicitation of an offer to buy, condominium units to residents of any jurisdiction where prohibited by law. 2024 © Diplomat Landings Phase 1 Owner, LLC, with all rights reserved.