



## SHORECREST

FLAGLER DRIVE

Conceived and curated by connoisseurs of modern living, Shorecrest is the newest condominium debut from Related Ross. Located on North Flagler Drive, Shorecrest is a collection of distinctive residences that embody quality, innovation, and sophistication. Designed and constructed to enhance the best of waterfront living and the dramatic views overlooking Lake Worth, Palm Beach Island, and the Atlantic Ocean, these are homes that promise to set a new standard for excellence in West Palm Beach.

### **PROJECT TEAM**

- Presented By: Related Ross
- Architect: Roger Ferris + Partners
- Interior Design Architect: Rottet Studio
- Landscape Design: DS Boca
- Marketing and Sales Agent: Related Sales and Corcoran Sunshine Marketing Group

### **EXTERIOR DESIGN BY ROGER FERRIS + PARTNERS**

Roger Ferris + Partners has designed a striking silhouette. The façade wraps the curvilinear form, creating an iconic mosaic fabric. Floor-to-ceiling glass provides panoramic views of the water and ample light for each residence.

The entry lushly landscaped courtyard is tucked within creating privacy and a discreet and gracious entrance. A canopy extends out to signify the entry door. Open airy spaces harken back to the bright, fresh, and vegetated spaces in the surrounding landscape.

### **RESIDENTIAL INTERIORS & AMENITY DESIGN BY ROTTET STUDIO**

The brilliantly designed residences and amenities at Shorecrest are by Rottet and finished with extraordinary details. Known for stunning and timeless spaces which promote a better way of life through the built environment, this is Rottet's first ground up new development in West Palm Beach.

24/7 lobby concierge attendant and building staff.

Access to Related Life and Related Home Expert, offering the best-in-class lifestyle offerings and service for which Related is lauded. Residents will have access to an on-site Lifestyle Concierge

## THE NEIGHBORHOOD

Picturesque West Palm Beach offers residents a way to accelerate their passionate pursuit of a full life with vibrant restaurants, renowned shopping, beaches, greenspace, a dynamic philanthropic community, bustling art scene and rich history of yachting culture.

Popular local destinations include Grandview Public Market, Palm Beach Lake Trail, Palm Harbor Marina, South Flagler Lake Trail, The Royal, The Square, Town of Palm Beach Marina, Via Flagler by The Breakers, and Worth Avenue, which features the iconic Worth Avenue Clock Tower.

- Nearby restaurants are among the top-rated in the city including Harry's Restaurant, Felice, Buccan, Le Bilboquet, RH Rooftop, Sant Ambroeus, Lola 41, La Sirena, IL Bellagio, Palm Beach Grill, Imoto, Café Boulud, as well as the upcoming Estiatorio Milos.
- Casual dining options ranging from effortless to fashionable, include Adrienne's PizzaBar, Planta, True Food Kitchen, Pura Vida, Grato, Kitchen, Tropical Smokehouse, BrickTop's, and Honor Bar.
- The best local cultural destinations, such as The Norton Museum of Art and the Ann Norton Sculpture Garden, The Society of the Four Arts, The Kravis Center, Richard and Pat Johnson Palm Beach County History Museum and the Henry Morrison Flagler Museum.
- The Shops on famed Worth Avenue include Bottega Veneta, Chanel, Gucci, Louis Vuitton, MaxMara, Tiffany & Co., Peter Millar, Ralph Lauren, Saks Fifth Avenue, and Valentino to name a few.
- Shops at The Royal Poinciana Plaza include Hermes, Cartier, Saint Laurent, Oscar de la Renta, Jimmy Choo, Zimmermann, Veronica Beard, La Ligne, Cremieux, Kirna Zabête, Kiton, Marissa Collections and more.
- Nearby, The Square features artist in residence programs, outdoor fitness, panel discussions, musical performances, as well as shopping and dining options.
- A variety of market options, including Publix Super Markets, Joseph's Market, Bedner's Market, Amici Markets, West Palm Beach Green Market, and more.
- Enjoy the greenery of Currie Park, which is undergoing a dramatic transformation, as well as Coleman Park. Discover the Palm Beach Sailing Club and the exotic wildlife at the Palm Beach Zoo and exhibitions at the Cox Science Center and Aquarium.
- Within proximity, you'll find the luxurious Colony Hotel, the White Elephant Hotel, The Ben Hotel and of course The Breakers.
- Down the street is the premier class-A office tower, One Flagler (under-construction), Phillips Point and Esperanté, and a short distance to 360 Rosemary and CityPlace To

## THE RESIDENCES

140 one- to four-bedroom condominium residences graciously scaled to enjoy the best light and views that West Palm Beach has to offer.

### Building Specifications

#### Windows

- Floor-to-ceiling windows with a custom pale silver mullion

#### Ceiling Height and Lighting

- Ceiling heights in main rooms is approximately 9'6", and extend to 11'6" at the Penthouse floor
- A combination of recessed lighting and junction boxes offers maximum flexibility

#### Flooring

- White Oak wood plank flooring throughout main rooms
- Stone flooring is an available option for a limited time

#### Doors and Trim

- Entry door features both digital and hard lock mechanisms
- 8' tall solid core wood interior doors
- Painted 6" base molding

#### Kitchen

- Suite of Gaggenau appliances including refrigerator/freezer, oven, cooktop, microwave/speed oven, and dishwasher
- Custom White Oak European millwork
- Honed Cote D'Vaniglia marble backsplash and perimeter countertop
- Calacatta Fioritto marble or Cielo quartzite countertop at island
- Under counter wine refrigerator
- Dornbracht fixtures

#### Primary Bathroom

- Limestone flooring
- Namabia White marble walls
- Custom vanity with double sinks and Alexander Nuvolato marble top
- Freestanding soaking tubs
- Shower stalls with rain shower, handheld spray and a showerhead
- Recessed medicine cabinets
- Kohler Innate washlet toilets
- Dornbracht fixtures and fittings
- Enclosed water closets in select residences

#### Secondary Bathrooms and Powder Room

- Grigio Trambiserra marble feature walls
- Custom vanity with storage
- Dornbracht fixtures and fitting

#### Terraces

- Porcelain tile flooring
- Glass railing

#### Systems and Technology

- Vertical heat pumps for year-round control of heating, ventilation, and air conditioning
- Electric washers and dryers
- Lutron home automation for lighting and thermostat controls
- Enhanced cell service and super-fast network speeds
- Wi-Fi hotspots throughout the building
- Wellness features include ducted fresh air with multiple filtration points; filtered water; multi-zone climate control; low VOC materials and green cleaning
- All windows and glass doors are hurricane rated

### **AMENITIES AND LIFESTYLE**

Residents will enjoy world-class amenities and white-glove services encompassing the best in fitness, leisure, and entertaining in meticulously designed spaces surrounded by dramatic views.

Shorecrest features a full-time concierge and a dedicated Lifestyle Director, who will work on-site to handle resident's needs. Anything from restaurant reservations, on-site event planning, travel recommendations and more is available through our unparalleled suite of services.

#### Located on the Ground Level:

- Motor Court
- Lobby Lounge
- 24 Hour Concierge
- Valet and Parking Garage Entrance

#### Located at the 6<sup>th</sup> Floor Club Level:

- Private Dining Room
- Catering Kitchen
- Cocktail Lounge with Outdoor Terrace
- Cafe
- Coworking Lounge with Executive Meeting Suites
- Spa Suite including massage treatment rooms, steam rooms, infrared saunas, and cold plunge
- Fitness Center designed by The Wright Fit
- Yoga Studio
- Children's Playroom
- Golf Simulator and Lounge
- Screening Room
- Game Room

#### Located on the Roof Level:

- 20' x 60' Swimming Pool with 10' x 50' Sun Shelf
- Roof Deck with lounge chairs, dining tables and grill

### **RELATED LIFE**

With programming offering residents the opportunity to connect with their neighbors, Related Life provides exclusive events, experiences, and benefits to Shorecrest residents. Lifestyle offerings within the amenity spaces may include:

- Fitness classes
- Workshops aimed at varied interests
- Tastings with renowned chefs and sommeliers
- Film screenings
- Organized events for children

## **RELATED HOME EXPERT**

Additional services are available to support for a variety of residential needs, including:

- Interior customizations and alterations assistance
- Authorized vendor list with pre-negotiated rates for your home including custom closets, window treatments, painting, lighting and more
- Move-in logistics, home tutorial and orientation
- Preventative maintenance and home diagnostics
- Appliance warranty management
- Project Management

## **RELATED MANAGEMENT**

Shorecrest will be managed by Related Management, widely considered the leader in luxury residential property management and acclaimed for their high level of service, training, and dependability.

- 24-hour fully attended lobby
- Resident manager, handyman, and porter
- Refrigerated storage for deliveries such as groceries and flowers
- Separate service entrance
- Mail room and package room
- Dog washing room
- Parking garage with EV charging stations, valet and self-park options
- Bicycle storage

## **DEPOSIT STRUCTURE**

10% at Reservation

10% at Contract

10% at Groundbreaking

10% at Pouring of Purchaser's Residential Floor

60% at Closing

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