



SOUTH FLAGLER HOUSE



Project Overview

Celebrating this prime waterfront location, Related Ross is proud to introduce a new landmark property to West Palm Beach: South Flagler House. Iconic architecture by Robert A.M. Stern offers stately design with a distinctly South Florida perspective, while elegant interiors by Pembroke & Ives honor the spacious layouts and spectacular, far reaching views. The result is a masterpiece of uncompromising quality and timeless character.

South Flagler House features two majestic, limestone-clad buildings stretching 28 stories into the sky. Anchored by a single podium wrapped with stepped gardens and lush landscaping, South Flagler House enjoys direct views of the Intracoastal Waterway and expansive ocean vistas. The condominium residences enjoy gracious scale with high ceilings, abundant fenestration, premium interior finishes and grand outdoor spaces seamlessly aligning comfort with luxury, and creating the ultimate quality of life experience.

For its comfort and convenience, its uncompromising quality and commitment to excellence, and for its astounding beauty both inside and out, South Flagler House will soon become a legacy property to be enjoyed for generations to come.

Property Details and Offerings

PRIVATE DRIVEWAY AND MOTOR COURT

A canopied allée of trees line 1355 South Flagler Drive's 360-foot private driveway, leading residents and guests to a lush, circular motor court punctuated by an artful fountain. Upon entry, vehicles will be greeted by a doorman and valet service.

LOBBY

An elegant arrival awaits residents and guests at South Flagler House by means of a dramatically scaled, light-filled lobby.

- 24-hour lobby attendant
- Concierge
- Secure keyed elevators to residences and common areas
- Package and mail room
- Cold storage
- Resident and guest lounges

SERVICES AND SYSTEMS

Modern technology with high-touch services illustrates the commitment to the residential experience with no detail overlooked.

- 24-hour onsite staff
- 24-hour valet
- House car service
- Dedicated service elevators
- Market-leading elevator access time
- Secure key access to service entrances and common spaces
- Parking garage with electric vehicle charging stations
- Emergency generator for full building power
- Wifi throughout all areas of the building
- Enhanced ventilation system providing fresh filtered air to residences
- Low-voltage prewiring and telecommunications infrastructure
- Dog washing room
- Bicycle storage
- Private air-conditioned owners' storage



SOUTH FLAGLER HOUSE

Amenities

The amenity program is designed to surprise and delight every member of the family, including robust indoor and outdoor spaces intended as an extension of one's home.

SPORTS AND FITNESS

- Pickleball court and lounge
- State-of-the-art fitness center
- Flexible fitness lounge
- Pilates studio
- Sports simulator lounge
- Indoor putting green simulator
- Outdoor recreation lawns
- Yoga studio
- Private training studio
- Sports bar and games lounge including ping pong, billiards and foosball

SWIM AND SPA

- 25-meter lap pool with extended sun shelf pool
- Oversized hot tub
- Poolside cabanas
- Men's spa with vitality pool, ice plunge, steam, sauna, changing and locker rooms
- Women's spa with vitality pool, ice plunge, steam, sauna, changing and locker rooms
- Spa treatment rooms
- Salon

CHILDREN'S RECREATION

- Indoor playroom
- Children's STEM lounge with kitchenette
- Craft room
- Outdoor garden

BUSINESS

- Business center
- Private offices
- Indoor and outdoor conference rooms



SOCIAL AND ENTERTAINING

- Various indoor and outdoor lounges
- Residents-only indoor and outdoor restaurant
- Entertainment lounge with catering kitchen
- Commercial kitchen
- Private dining rooms
- Outdoor dining patio
- Wine tasting room with wine storage lockers
- Games room including ping pong, billiards and foosball
- Library and card room
- Theater
- Guest suites



SOUTH FLAGLER HOUSE

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.

- Nearby restaurants are among the top-rated in the area including Harry's Restaurant, Felice, Buccan, RH Rooftop, The Blue Door, La Sirena as well as Estiatorio Milos.
- Palm Beach favorites include the Sant Ambroeus, Le Bilboquet, Palm Beach Grill, Café Boulud, Bice and Imoto.
- Casual dining options ranging from effortless to fashionable, include Adrienne's PizzaBar, True Food Kitchen, Pura Vida, Grato, Kitchen, Tropical Smokehouse, BrickTop's and The 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 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, Zadig & Voltaire, Veronica Beard, La Ligne, Kirna Zabête, Kiton, Marissa Collections and more.
- Nearby CityPlace features great fitness and retail including Equinox Fitness, Eatlay, Alo, Lulu Lemon, Perigold along with curated programming that features outdoor fitness classes, panel discussions, family friendly activations, and musical performances.
- At its doorstep, South Flagler House offers outdoor activities, with additional wellness opportunities at nearby 1Fitness, Club Pilates, Reform Pilates, LaBarre Pilates, Squeeze Pilates Palm Beach, Palm Beach Fitness, Anushka Spa & Salon and The Spa at The Breakers.
- Down the street from the Flagler waterfront district including the newly opened One Flagler lifestyle office tower.

Project Team

Developer: Related Ross
Architect: Robert A.M. Stern Architects
Interior Design Architect: Pembroke & Ives
Landscape Design: SMI Landscape Architecture


Sales and Marketing Agents
The Corcoran Group: Suzanne Frisbie, Suzanne Petrizzi,
Frances Frisbie Criddle, Richard D.W. Frisbie, Lindsay
Goldberg, Kerri Meehan, Corcoran Sunshine Marketing Group

FOR MORE INFORMATION VISIT
WWW.SOUTHFLAGLERHOUSE.COM OR
EMAIL INFO@SOUTHFLAGLERHOUSE.COM
PHONE (561) 867-9580

1355 SOUTH FLAGLER DRIVE, WEST PALM BEACH, FLORIDA 33401



RELATEDROSS.COM

 HOUSING BECAUSE OF RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN. This is not an offer to sell, or solicitation of offers to buy, the condominium units in jurisdictions where such offer or solicitation cannot be made or are otherwise prohibited by law, and your eligibility for purchase will depend upon your state of residency. This offering is made only by the offering documents for the condominium and no statement should be relied upon if not made in the offering documents. The features, amenities, designs, design professionals, finishes and specifications are proposed only, and the Developer reserves the right to modify, substitute, revise or withdraw any or all of same in its sole discretion and without prior notice. This Condominium is being developed by SFH Owner LLC ("Developer"). Any and all statements, disclosures and/or representations shall be deemed made by Developer and not Related Ross or any principal of the Related Ross and any purchaser agrees to look solely to Developer (and not to Related Ross and/or any of its affiliates or principals) with respect to any and all matters relating to the marketing and/or development of the Condominium and with respect to the sales of units in the Condominium.

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.



SOUTH FLAGLER
HOUSE

1355 SOUTH FLAGLER DRIVE, WEST PALM BEACH, FLORIDA 33401