



BEACHWALK

by pininfarina

RESORT CONDOMINIUMS

SAVOR THE GOOD LIFE



In 2010, while vacationing in Marbella, it occurred to me that Miami needed a residence where its buyers could enjoy a unique serviced beach club and also enjoy their residence while they were gone also so I came with the idea of a Beachwalk Clubhouse and an entire concept project as a Resort Condominium. For years, I waited for the right place to develop something of this nature and now I found the opportunity. Finally, we created a match made in heaven. Pininfarina, the preeminent design firm dating back to 1930, has always been associated with the best avant garde car and product designs. Their name is inscribed in every Ferrari, Maserati, Rolls-Royce and Alfa Romeo; while being in the cutting edge of industrial and interior design. Today, these two denizens of bold, sleek style cross paths with a 21st century design collaboration - Beachwalk. Since 1979, the Related Group has cultivated a reputation for design excellence and innovative partnerships. We have brought together the world's best urbanists, architects, interior designers, and real estate minds to the benefit of Miami and other design-savvy cities throughout the world. This latest collaboration between Related Group and Pininfarina is one of our most prolific pairings... raising the bar, once again, for the standard of livable design. We also considered the absolute impeccable service of a great Hotel Operator so every owner has its Unit under a great management service. They have nothing to worry, they just have to enjoy their vacations and also enjoy them when they are gone. This is a great investment, a great opportunity.

JORGE M. PÉREZ
CHAIRMAN & CEO
THE RELATED GROUP

DESIGN MEETS THE BEACH

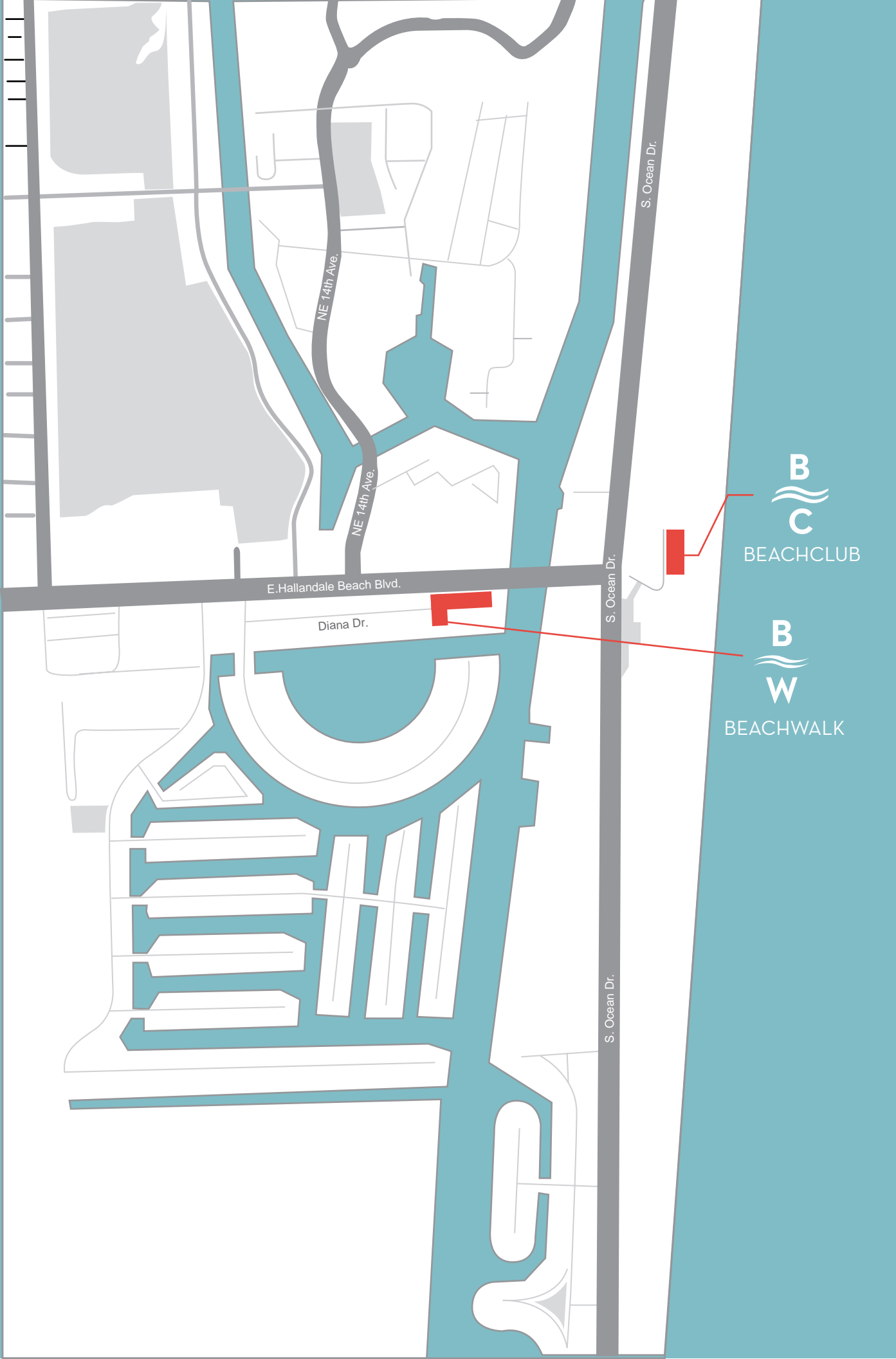


CUTTING-EDGE ON THE COAST

Though the ocean seems timeless it is actually always evolving, always progressing, always designing. So too is the world of Beachwalk – 300 exquisite waterfront residences where leading-edge design and artistry elevate beach living to a newer, more modern level. Seaside serenity is just the beginning.

Perfectly located along the shores of the Intracoastal Waterway in Hallandale Beach, Beachwalk provides a peaceful atmosphere, free from busy crowds and with exclusive private beach-club services. At the same time, Beachwalk is just minutes from golf and country clubs, thrilling racetracks and casinos, fun-filled parks and attractions, high-end shopping, great dining, entertainment, the arts, and more.

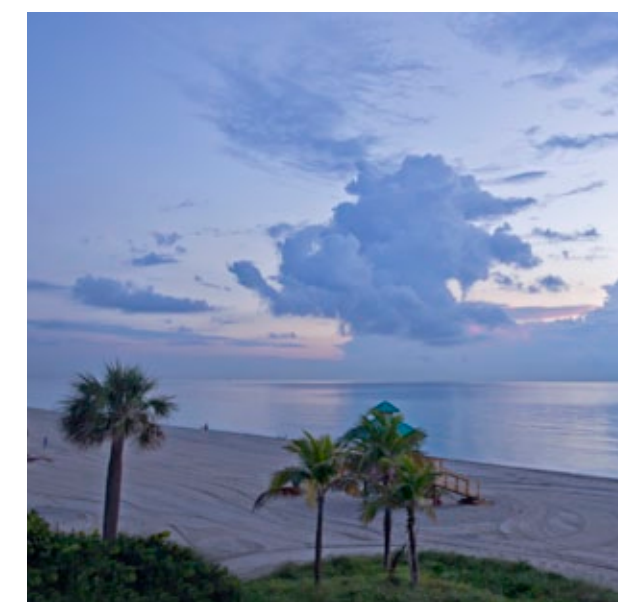
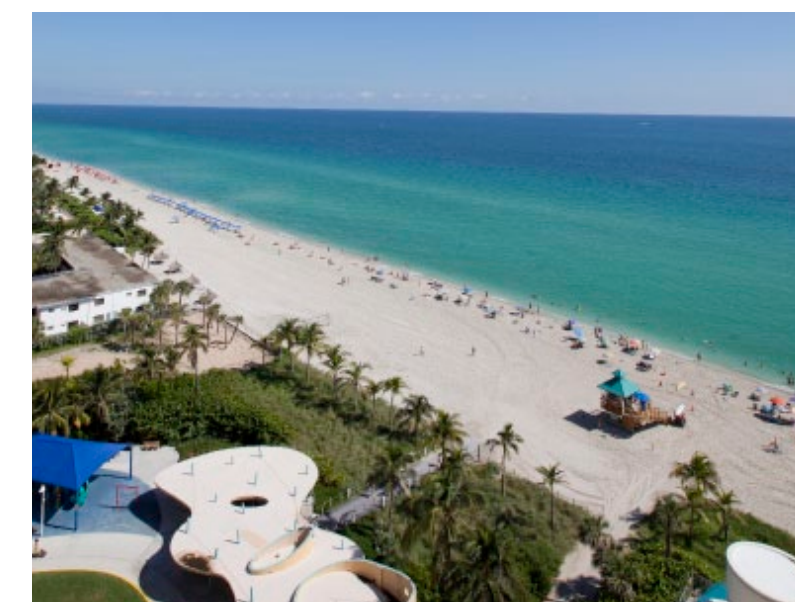
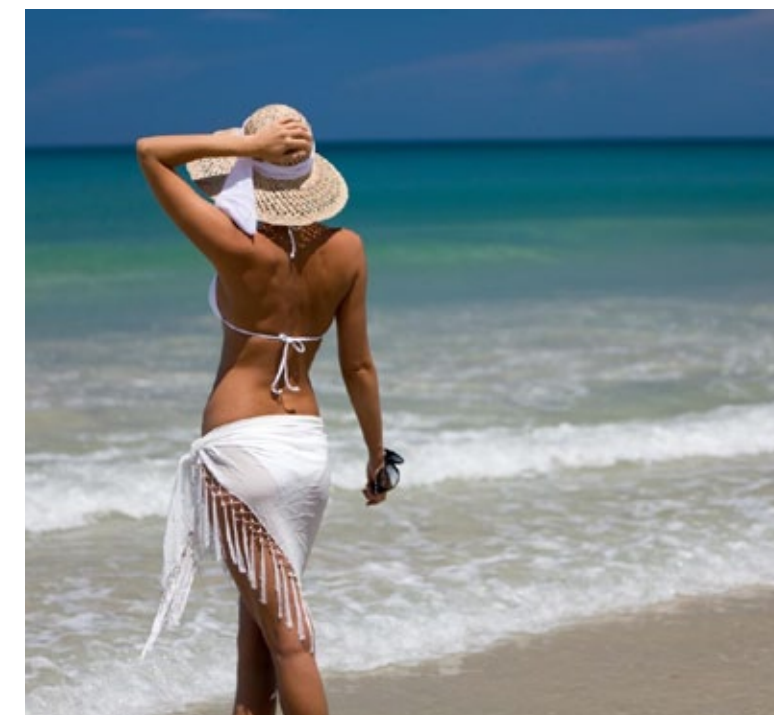
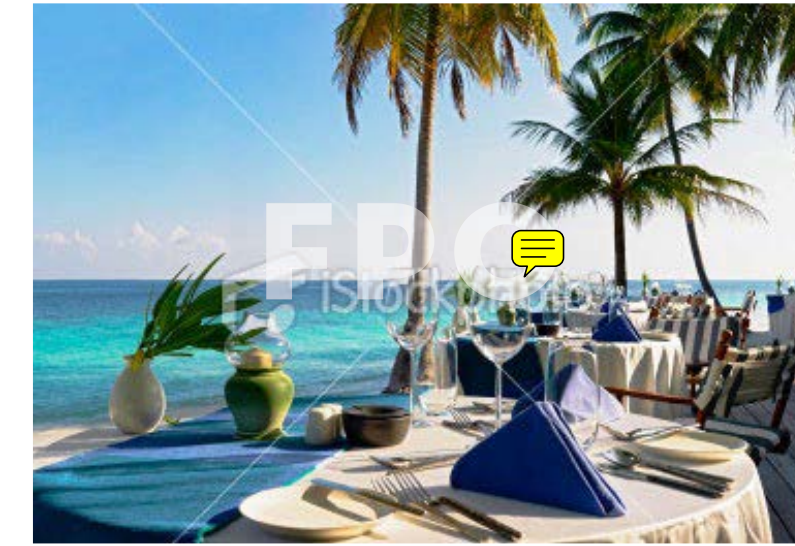
- Gulfstream Park Racetrack
- Mardi Gras Casino
- Dania Jai-Alai
- Diplomat Golf Course
- Fashion Row Art District
- Port Everglades
- Bal Harbour Shops
- Aventura Mall
- Broward Center for the Arts
- Riverwalk/Broward Museum of Science
- Beachplace
- FLL Airport
- Hard Rock Resort & Casino
- SunLife Stadium



A LOCATION FOR LIVING WELL

Only a few miles from fine dining and designer shopping in Aventura and Bal Harbour, and not far from the excitement of Miami and Fort Lauderdale, Hallandale Beach is South Florida's best-kept secret for contemporary coastal living. Warm and inviting, this is the perfect place to enjoy carefree days on the beach with amazing access to international airports, luxury cruise ships, world-class dining and restaurants, professional sports, and top entertainers and performers from across the globe.

Week





PAOLO PININFARINA



BOLD ITALIAN DESIGN MEETS THE BEACH

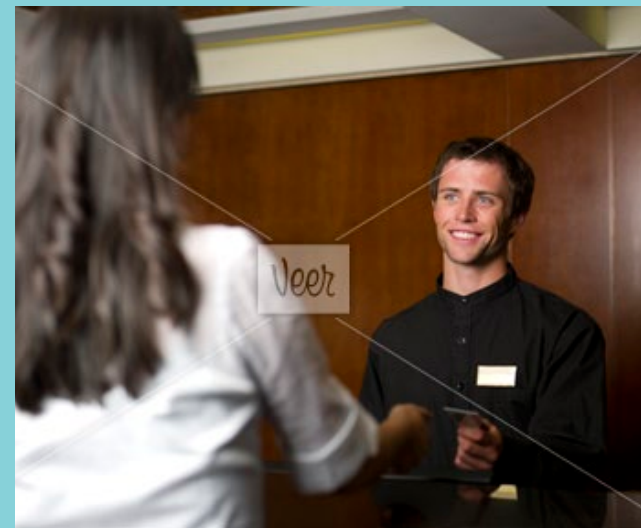
Pininfarina - the name respected globally for groundbreaking design and impeccable quality. And now, the legendary vision and artistry of this elite Italian design house redefines modern beach club living with Beachwalk.

Curved balconies of stainless steel and glass rise up 30 stories to offer amazing Intracoastal and Atlantic Ocean views. A bold red vertical line runs along the middle of the building. A breathtaking double-volume houses a professionally curated collection of fine art. Interiors come alive with color, avant-garde furnishings, contemporary layouts, and rich materials. Sleek, modern, exciting - Beachwalk is the newest statement in the Pininfarina design tradition made famous by their work with Maserati, Ferrari, and Rolls Royce. Get ready to experience beach living in ahead-of-the-curve style.

Millicento Residences
SOLD OUT

BREATHLESS VIEWS EXTRAORDINARY LIVING

Just like the city meets the shore, Beachwalk is about making a connection with all the things that matter in life. Flawless views of sunny South Florida skies, deep blue Atlantic horizons, and the twinkle of downtown lights seem to stretch on forever. But this is not the only aspect of life here that seems to go on without end. There are also limitless high-end designer finishes, sophisticated art installations, impeccable personal service, and a unique private club atmosphere that exists here and nowhere else





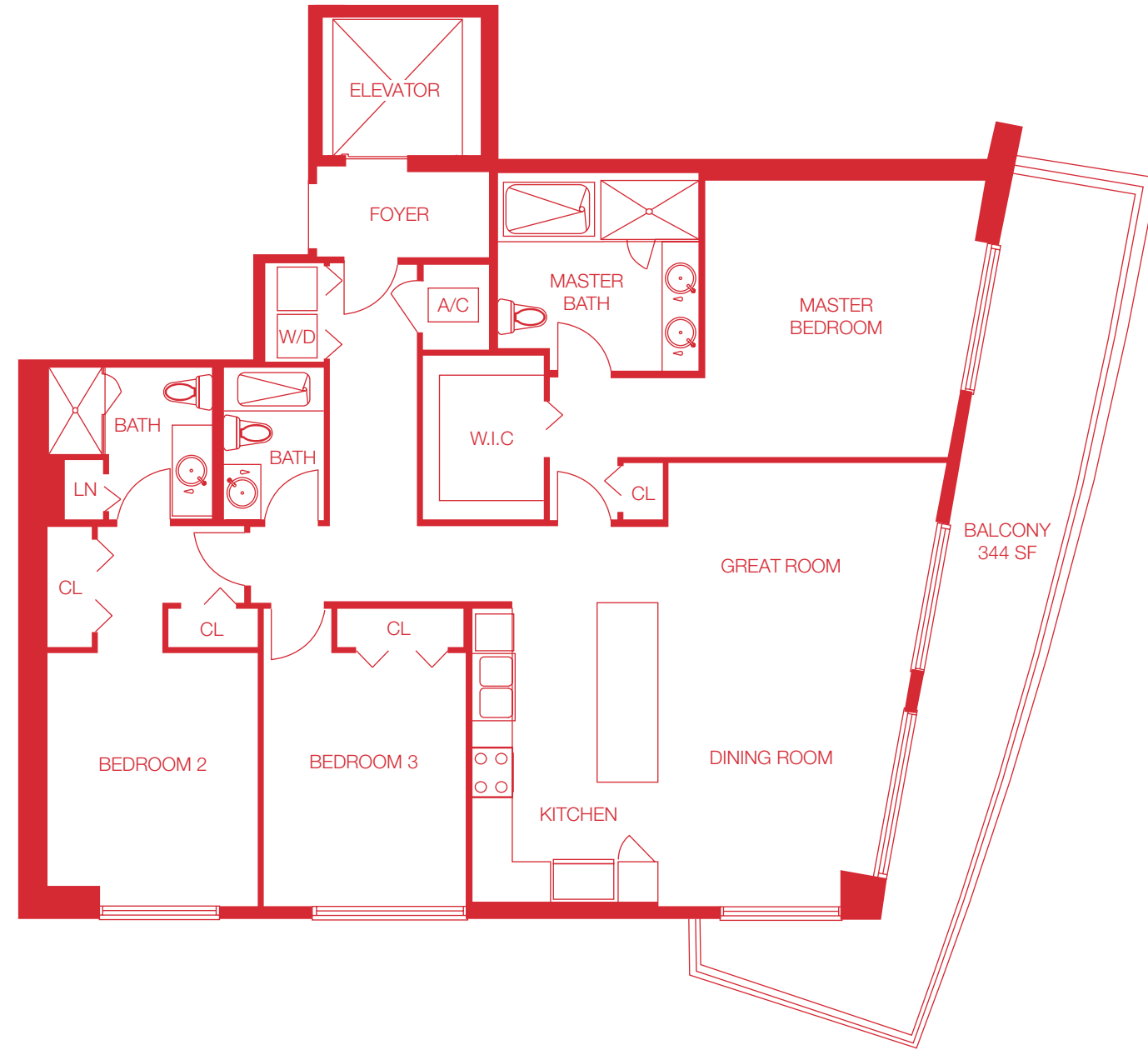
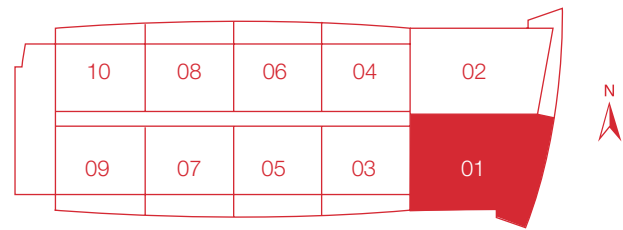
INFINITY POOL
BY PININFARINA

UNIT 01 BEACHWALK CONDOMINIUM

**3 BEDROOMS
3 BATHROOMS**

RESIDENCE 1853 Sq.Ft 172.1 Mts²
BALCONIES 344 Sq.Ft 31.9 Mts²

TOTAL UNIT **2197 Sq.Ft 204.1 Mts²**



BEACHWALK THE PLACE TO LIVE EXCEPTIONALLY

All Residences Feature:

- Oversized terraces with views of the Intracoastal or Atlantic Ocean
- Premium Italian cabinetry in Kitchens and Baths
- Imported stone counters with breakfast bar in most residences
- Stainless steel appliance package with refrigerator/ freezer, stove glass cook top, built-in oven, multi-cycle whisper-quiet dishwasher, built-in microwave with integrated vent hood, and stackable
- Double stainless-steel undermounted sink
- European-style pullout faucet/sprayer
- Imported designer porcelain tile floors
- Full-size vanity mirrors in bathrooms
- Designer lighting, fixtures and accessories
- Spacious soaking tub
- Glass-enclosed shower
- Imported designer tile floors and wet walls



Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural component). For your reference, the area of the Unit, determined in accordance with those defined unit boundaries, is. Note that measurements of rooms set forth on this floorplan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floorplans and development plans are subject to change



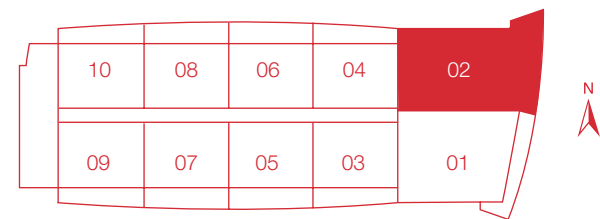
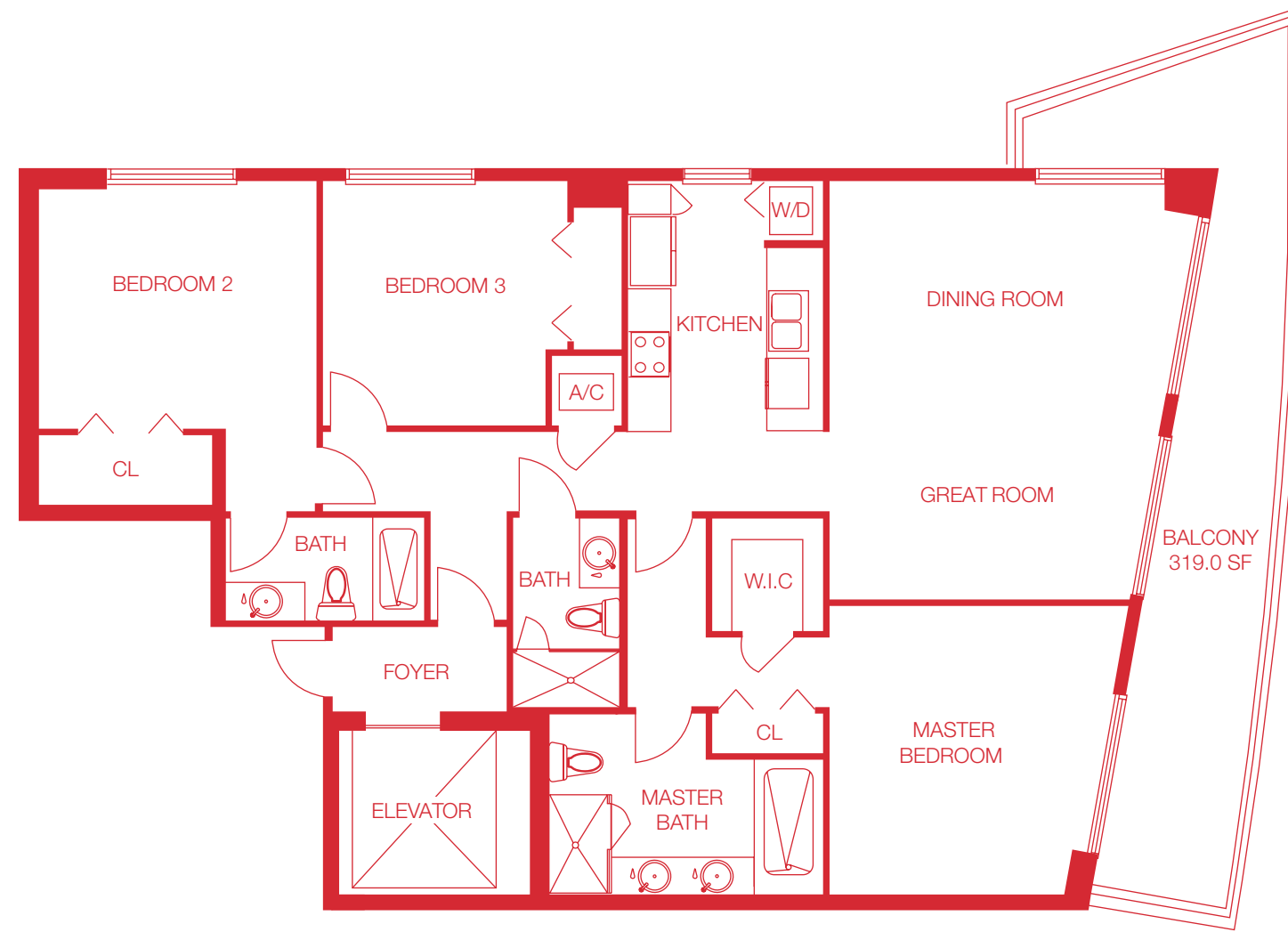
UNIT 02

BEACHWALK CONDOMINIUM

3 BEDROOMS
3 BATHROOMS

RESIDENCE	1711 Sq.Ft	158.9 Mts ²
BALCONIES	319 Sq.Ft	29.6 Mts ²


TOTAL UNIT **2030 Sq.Ft 188.5 Mts²**



YOUR RESIDENCE. YOUR RETREAT.

Few things in life are more gratifying than the stunning views, masterful design, and unparalleled services that make up daily life at Beachwalk. Our two- and three-bedroom residences were created to be both inviting and impressive. Floor-to-ceiling windows, open-concept layouts, wide terraces with glass railings, "smart building" technology, high-speed wireless internet and communications, and designer European-inspired finishes are just a few of the ways your residence will change your expectations about seaside living.



 Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural component). For your reference, the area of the Unit, determined in accordance with those defined unit boundaries, is. Note that measurements of rooms set forth on this floorplan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floorplans and development plans are subject to change.

 RELATED

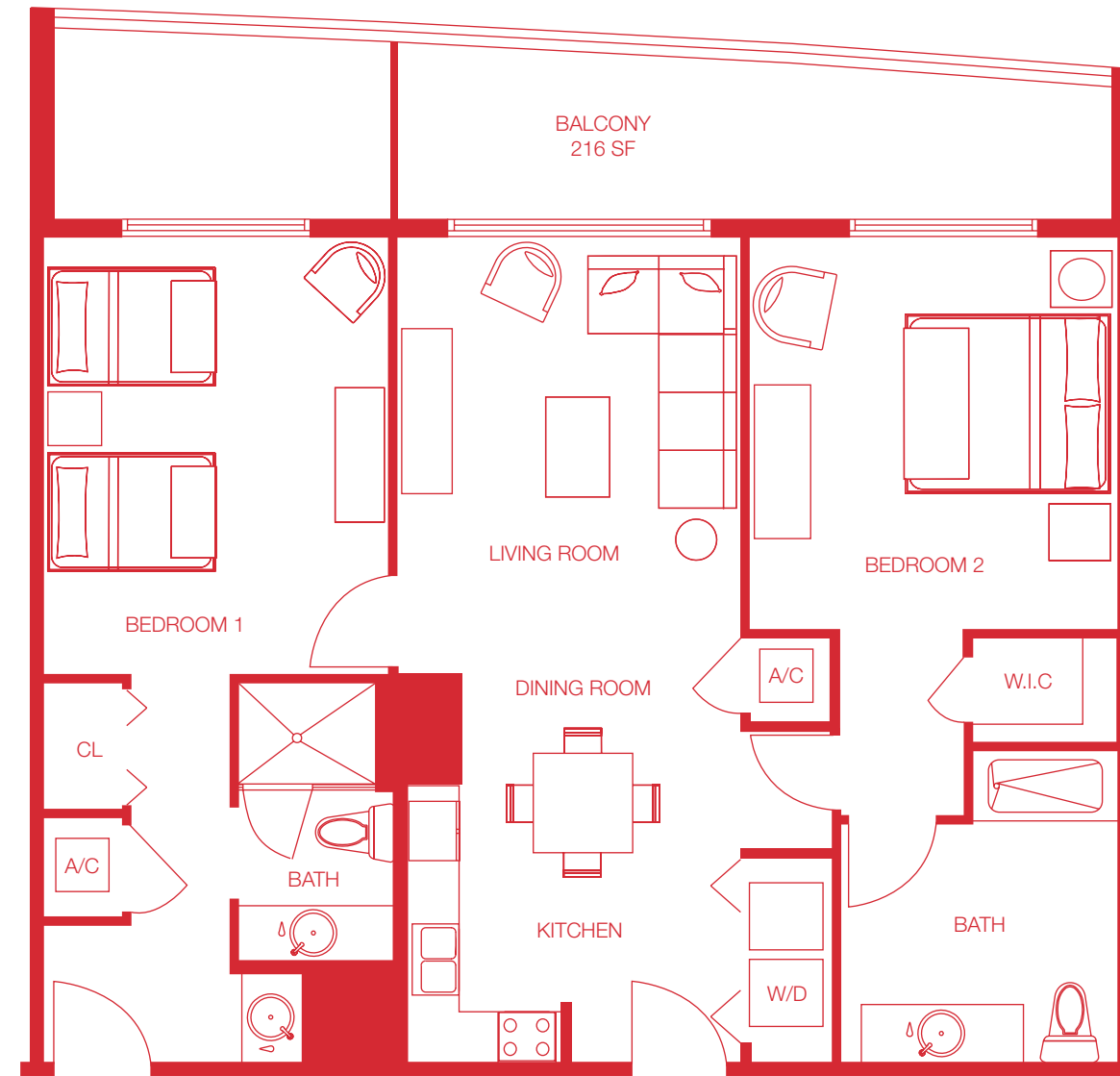
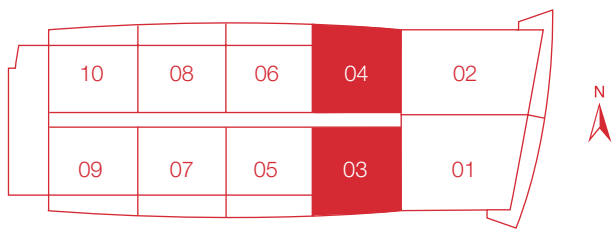
UNIT 03 & 04

BEACHWALK CONDOMINIUM

2 BEDROOMS
2 BATHROOMS

RESIDENCE 1096 Sq.Ft 101.8 Mts²
BALCONIES 216 Sq.Ft 20 Mts²

TOTAL UNIT **1312 Sq.Ft 121.8 Mts²**




YOUR RESIDENCE. YOUR REWARD.

In addition to an exclusive beach-club way of life, Beachwalk also offers a unique hotel scenario that's perfect for part-time residents seeking the ultimate benefit of a property that generates rental income throughout the year. These 216 beautifully finished and furnished units come with all the same finishes of our condo units, with added features such as:

- Fully finished interiors furnished with contemporary Italian designer furniture
- Living Rooms appointed with luxury furnishings and LED "Smart" televisions
- In-suite technology, including high-speed internet access, WiFi, multiple phone extensions with voicemail, and individual climate control.
- Security features including in-room safes and electronic door locks
- All hotel services managed and operated by famed hotelier, Gemstone Hotels & Resorts



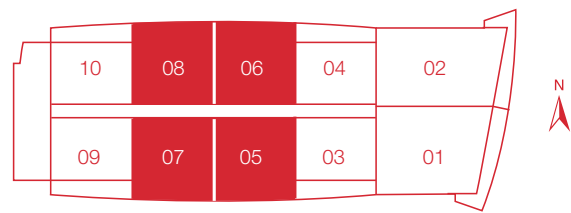
 Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural component). For your reference, the area of the Unit, determined in accordance with those defined unit boundaries, is. Note that measurements of rooms set forth on this floorplan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floorplans and development plans are subject to change.

UNIT 05, 06, 07, 08

BEACHWALK CONDOMINIUM

2 BEDROOMS
2 BATHROOMS

RESIDENCE	1100 Sq.Ft	102.1 Mts ²
BALCONIES	272 Sq.Ft	25.2 Mts ²
TOTAL UNIT	1372 Sq.Ft	127.4 Mts²

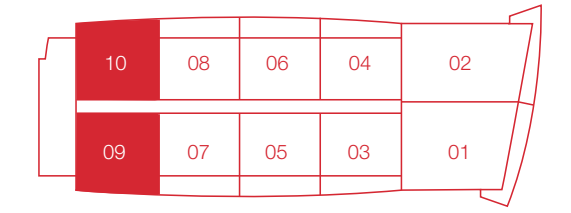


UNIT 09 & 10

BEACHWALK CONDOMINIUM

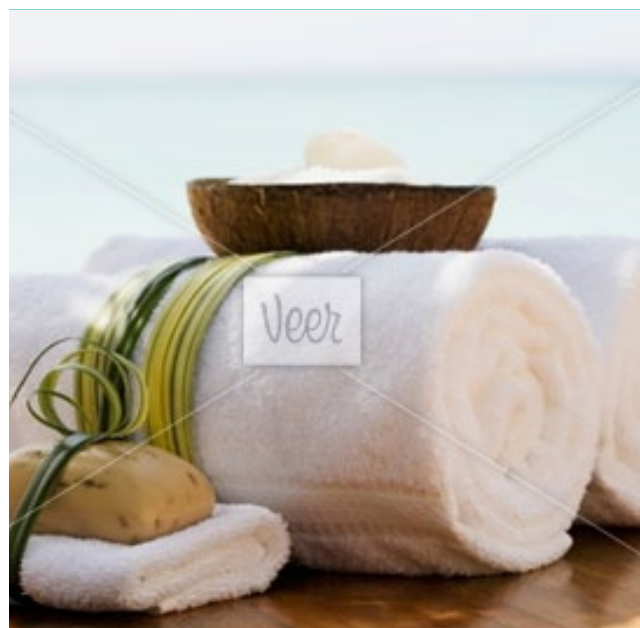
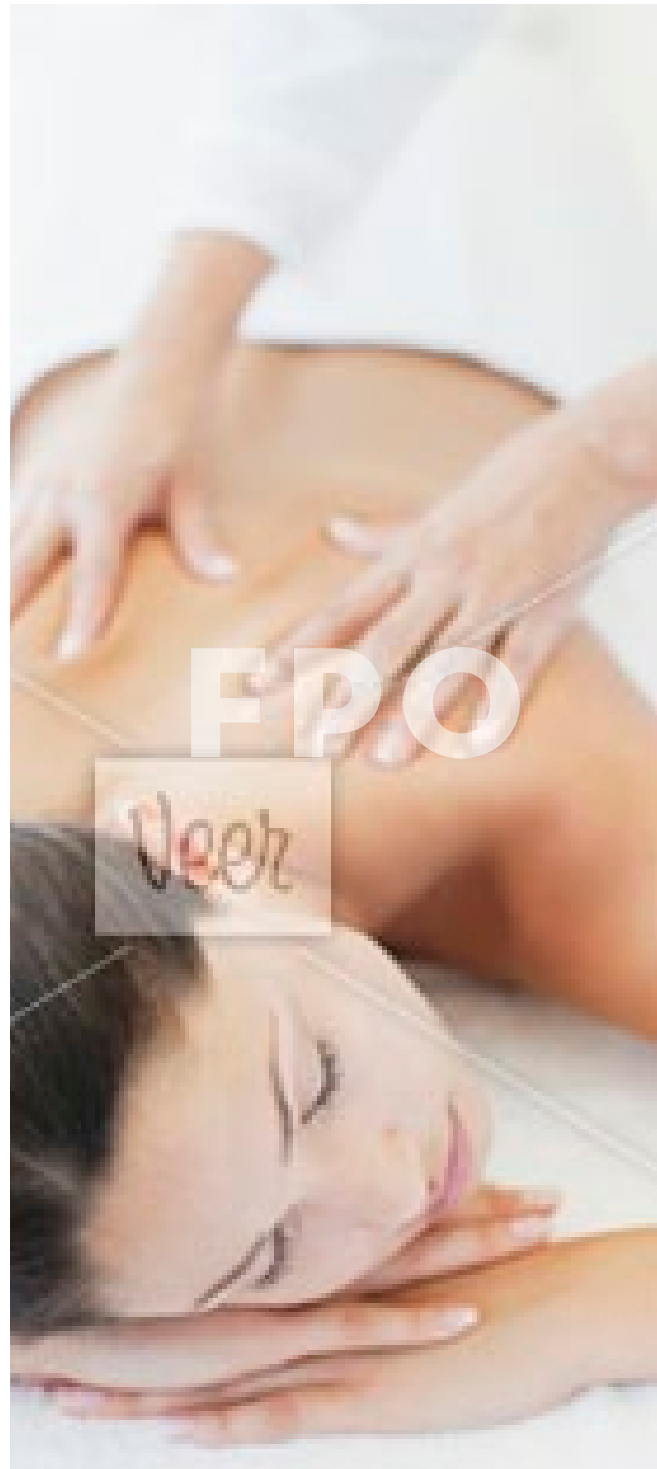
2 BEDROOMS
2 BATHROOMS

RESIDENCE	1087 Sq.Ft	100.9 Mts ²
BALCONIES	221 Sq.Ft	20.5 Mts ²
TOTAL UNIT	1308 Sq.Ft	121.5 Mts²



Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural component). For your reference, the area of the Unit, determined in accordance with those defined unit boundaries, is. Note that measurements of rooms set forth on this floorplan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floorplans and development plans are subject to change.





RESORT-STYLE AMENITIES DESIGNED FOR REAL LIFE

- overlooking the Atlantic Ocean and private cabanas
- An exclusive beach club with complimentary shuttle to ocean-side luxury service for food and beverage, towels, lounges and more
- Private beach club location with infinity-edge waterfront pool, plush seating, and access to the Beachwalk Bar & Grill
- Included worldwide beach club membership with (PARTNER TO BE NAMED) offering VIP admission to all (PARTNER) locations including (DESTINATIONS), plus VIP invites to (PARTNER) events and discounts to all (PARTNER) shops and services.
- An on-call concierge staff for dinner, spa, and nightclub reservations, event ticket services, yacht charters, travel itinerary planning and more
- Available housekeeping, cleaning and laundry staff
- 24-hour room service offered to all units, 365 days a year
- State-of-the-art, fully equipped fitness center and cardio theatre with Atlantic Ocean views
- Health Spa with men's and women's saunas and steam rooms
- Wireless high-speed Internet throughout the common areas
- High-speed elevators
- 24-hour valet parking
- Full-featured security system

31ST FLOOR CLUB CIELO
BY PININFARINA



YOUR MEMBERS ONLY BEACH CLUB EXPERIENCE INCLUDES:

Unlimited Membership access to, exclusive privileges and services including :

- Valet
- Shuttle to/from Beachwalk
- Beachside towel service
- Beachside cabana, chaise and umbrella service
- Beachside food and beverage service
- Plunge Pools
- Onsite Spa Services
- On-Site restaurant
- Member's only invitations and events



DESIGNER BEACH CLUB LIVING

EXCLUSIVE BEACH
RESORT SERVICES





OUTDOOR LIVING AT ITS FINEST

Here at your own private beach club by (PARTNER), is where the Beachwalk difference is crystal clear. Hardwood decks, ultra-plush lounges and seating areas, and oversized umbrellas offer comfortable relaxation in the sun or shade. Service is the name of the game here with attentive professionals always ready to provide an extra towel, deliver a tasty treat or frosty cocktail from the Beachwalk Bar & Grill, or set you up with your own private camp directly on the sand, steps from the waves.



EXCLUSIVE BEACH
RESORT SERVICES





BEACHWALK
A WORLD OF OPPORTUNITY



BEACHWALK
A WORLD OF OPPORTUNI



BEACHWALK
A WORLD OF OPPORTUNITY



BEACHWALK
A WORLD OF OPPORTUNITY

RELATED THE TEAM

Beachwalk is the new definition of beachfront living made better by elite contemporary design offered exclusively by The Related Group of Florida. With its reputation for working with the world's most respected designers and its track record of numerous successful sell-out properties in South Florida, The Related Group has assembled the finest team of experts to bring this one-of-a-kind project to reality.

Since its inception more than 30 years ago, The Related Group has built and/or managed more than 80,000 apartments and condominium residences with a portfolio worth more than \$10 billion. The secret to their success lies in an innovative approach to over-deliver on all aspects of development from quality to character to timing and beyond. Combined with creative and effective marketing centered around The Related Group as a brand, prospective buyers have come to expect a consistent and reliable level of value, finesse and precision from any project bearing the Related name.





OUR PARTNERS

pininfarina

GEMSTONE
HOTELS & RESORTS, LLC

Founded by Battista Pininfarina in 1930, the name Pininfarina has become synonymous with the world's most sought-after automobile designs. From groundbreaking work for Ferrari that began in the 1950s to the iconic design for the 1600 Alfa Romeo Duetto in the 1960s, and decades of engineering and design success, the company is the foremost purveyor of style, form and function in the industry. Beachwalk marks the second residential collaboration between Pininfarina and The Related Group, and is destined to set a new benchmark in oceanfront design.

With over 80 combined years in the service and hospitality industry, Gemstone is an elite, 5-star management company with a track record of proven success. They have worked with some of the biggest, most luxurious, and famous properties in the world, creating real results through a philosophy of mutual respect, strong business values, and dedicated attention to even the smallest detail.

