



# APOGEE BEACH

*by Carlos Ott*

*49 Unique Exclusive Beachfront Residences*

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.

THIS OFFERING IS MADE ONLY BY THE PROSPECTUS FOR THE CONDOMINIUM AND NO STATEMENT SHOULD BE RELIED UPON IF NOT MADE IN THE PROSPECTUS. THIS IS NOT AN OFFER TO SELL, OR SOLICITATION OF OFFERS TO BUY, THE CONDOMINIUM UNITS IN STATES WHERE SUCH OFFER OR SOLICITATION CANNOT BE MADE. PRICES, PLANS AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE.

ALL YOU DESIRE



AND NOW ON THE BEACH



THE PHOTOGRAPHS CONTAINED IN THIS BROCHURE HAVE BEEN TAKEN OFF-SITE AND ARE MERELY INTENDED AS ILLUSTRATIONS OF THE ACTIVITIES AND CONCEPTS DEPICTED THEREIN.



A P O G E E   B E A C H

## 49 PRIVATE AND EXCLUSIVE BEACHFRONT RESIDENCES

Located on a 240-foot stretch of prime white sand beach, this luxurious oceanfront condominium is one of the most prestigious locations in South Florida. Rising 22 stories above the shoreline, APOGEE BEACH offers spectacular vistas of the Atlantic Ocean, Intracoastal and City views.

All 49 expansive residences include floor-to-ceiling windows, large balconies and first-class amenities beyond your imagination. From the elegant residences inspired by Carlos Ott and designed by Cohen Freedman Encinosa to the elaborate social spaces envisioned by world-reknowned Rockwell Group, every detail is accounted for including the impressive two-story lobby, stunning oceanfront pool deck and beachfront cabanas, elaborate spa and fitness center, resident club room and lounge, state of the art theatre, teen and children's lounge.

Conveniently located in Hollywood between Miami and Fort Lauderdale, Apogee Beach is just minutes from two international airports, two seaports, as well as world-class shopping at Bal Harbour and Aventura. Just steps away from Apogee Beach is one of the five best boardwalks in the country as ranked by Travel & Leisure Magazine. Hollywood Beach's Boardwalk is a one-of-a-kind oceanfront promenade that stretches nearly two and a half miles along the Atlantic Ocean and is a haven for joggers, bicyclists, and pedestrians who would prefer to take in the action from the comfort of one of the countless eateries and cafés along the way.



M A I N   E N T R A N C E

BUILDING FEATURES AND AMENITIES

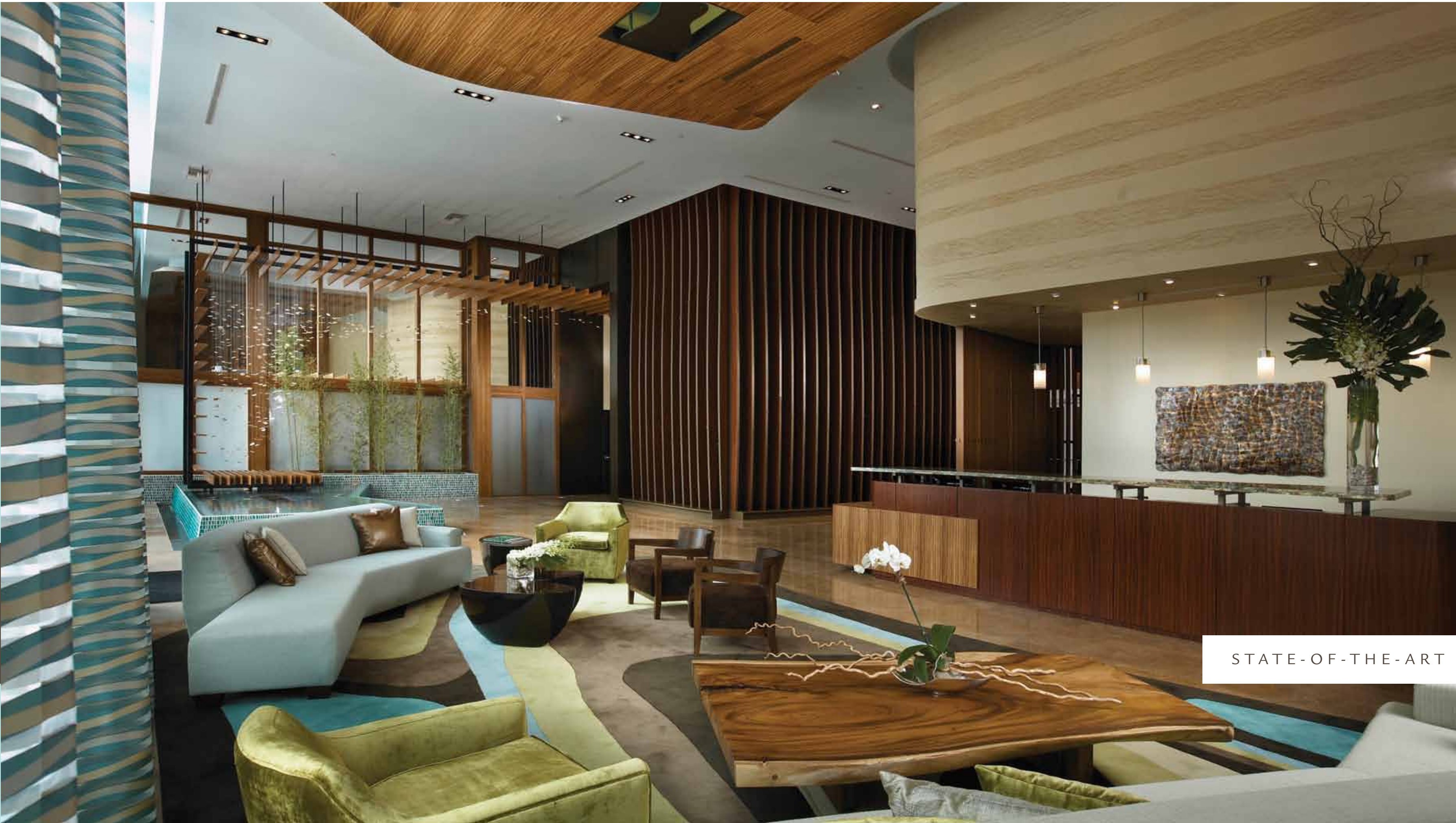
- Developed on over 240 Linear Feet of Pristine Beach
- Expansive two, three and four bedroom residences
- Advanced Technology “Smart Building” pre wired for Wi-Fi high speed internet, data/voice cable TV access
- Impressive 24 hour attended lobby with original artwork
- Valet parking
- Beautifully landscaped pool and sun terrace
- Fully equipped fitness center with cardio theatre
- Elegant Resident Club Room and Lounge overlooking Pool Deck
- Private Poolside Cabanas all with direct Oceanfront views
- State of the Art Resident Theatre with connecting Kids Lounge
- 24 hour controlled access
- Exclusive staff and services
- Elevators to be controlled via Resident Security System
- Secured parking garage
- Incredible direct Oceanfront views from every unit



EXCLUSIVE  
VAULT VALET FLOOR

Pampered on demand  
Car polish & Deep cleaning

THESE DRAWINGS ARE CONCEPTUAL ONLY AND ARE FOR THE CONVENIENCE OF REFERENCE. THEY SHOULD NOT BE RELIED UPON AS REPRESENTATIONS, EXPRESS OR IMPLIED, OF THE FINAL DETAIL OF THE RESIDENCES. THE DEVELOPER EXPRESSLY RESERVES THE RIGHT TO MAKE MODIFICATIONS, REVISIONS, AND CHANGES IT DEEMS DESIRABLE IN ITS SOLE AND ABSOLUTE DISCRETION. ALL DEPICTIONS OF APPLIANCES, COUNTERS, SOFFITS, FLOOR COVERINGS AND OTHER MATTERS OF DETAIL ARE CONCEPTUAL ONLY AND ARE NOT NECESSARILY INCLUDED IN EACH UNIT. CONSULT YOUR AGREEMENT AND THE PROSPECTUS FOR THE ITEMS INCLUDED WITH THE UNIT. DIMENSIONS AND SQUARE FOOTAGE ARE APPROXIMATE AND MAY VARY WITH ACTUAL CONSTRUCTION. ALL FIXTURES AND ITEMS OF FINISH AND DECORATION ARE FOR DISPLAY ONLY AND ARE NOT TO BE INCLUDED WITH THE UNIT. CONSULT THE PROSPECTUS FOR A DESCRIPTION OF THOSE FEATURES WHICH ARE TO BE INCLUDED IN THE UNITS. THE FEATURES, PLANS AND SPECIFICATIONS DESCRIBED ABOVE ARE PROPOSED ONLY, AND THE DEVELOPER RESERVES THE RIGHT TO MODIFY, REVISE OR WITHDRAW ANY OR ALL OF SAME IN ITS SOLE DISCRETION AND WITHOUT PRIOR NOTICE. WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, DEVELOPER RESERVES THE RIGHT TO SUBSTITUTE ANY OF THE FOREGOING WITH ITEMS OF SIMILAR OR BETTER VALUE, IN DEVELOPER'S OPINION.



STATE-OF-THE-ART LOBBY

THE PHOTOGRAPHS CONTAINED IN THIS BROCHURE HAVE BEEN TAKEN OFF-SITE AND ARE MERELY INTENDED AS ILLUSTRATIONS OF THE ACTIVITIES AND CONCEPTS DEPICTED THEREIN.



OCEANFRONT POOL DECK

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OUTDOOR LOUNGE

RESIDENCE FEATURES

- Wireless smart screen tablet with access to all of the building’s amenities and services
- Private balconies with floor to ceiling sliding glass doors
- Energy efficient, tinted impact resistant sliding glass doors and windows
- Individually controlled energy efficient central air conditioning and heating system
- Spacious living room with adjacent terraces
- Spacious walk-in closets in all residences
- Smooth finished ceiling with heights ranging from 9’ to nearly 12’ in certain residences

GOURMET KITCHENS

- A premium selection of European designed cabinetry with exceptional detailing features
- Imported granite counter tops with convenient breakfast bar
- Luxury energy-efficient, stainless steel built-in appliance package
- Sleek under-mounted stainless steel double sink

BATHROOM FEATURES

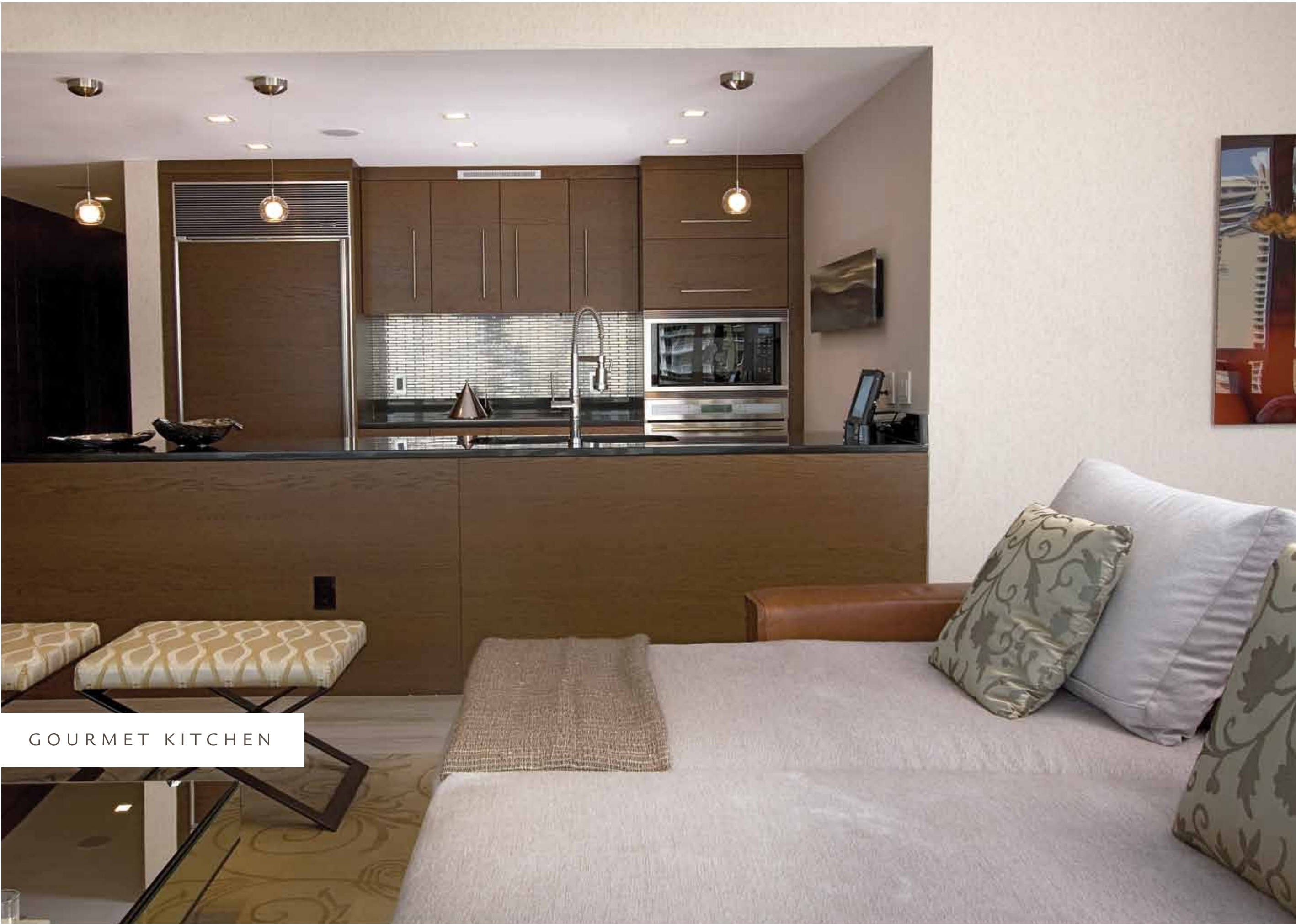
- A premium selection of European style cabinetry with exceptional detailing
- Imported marble counter tops
- Full size vanity mirrors
- Master baths in imported designer marble in natural textures and colors
- Designer bathroom fixtures and accessories
- Recessed lighting
- Extra wide soaking tub and separate shower in all master baths
- Glass enclosed showers in all secondary bathrooms

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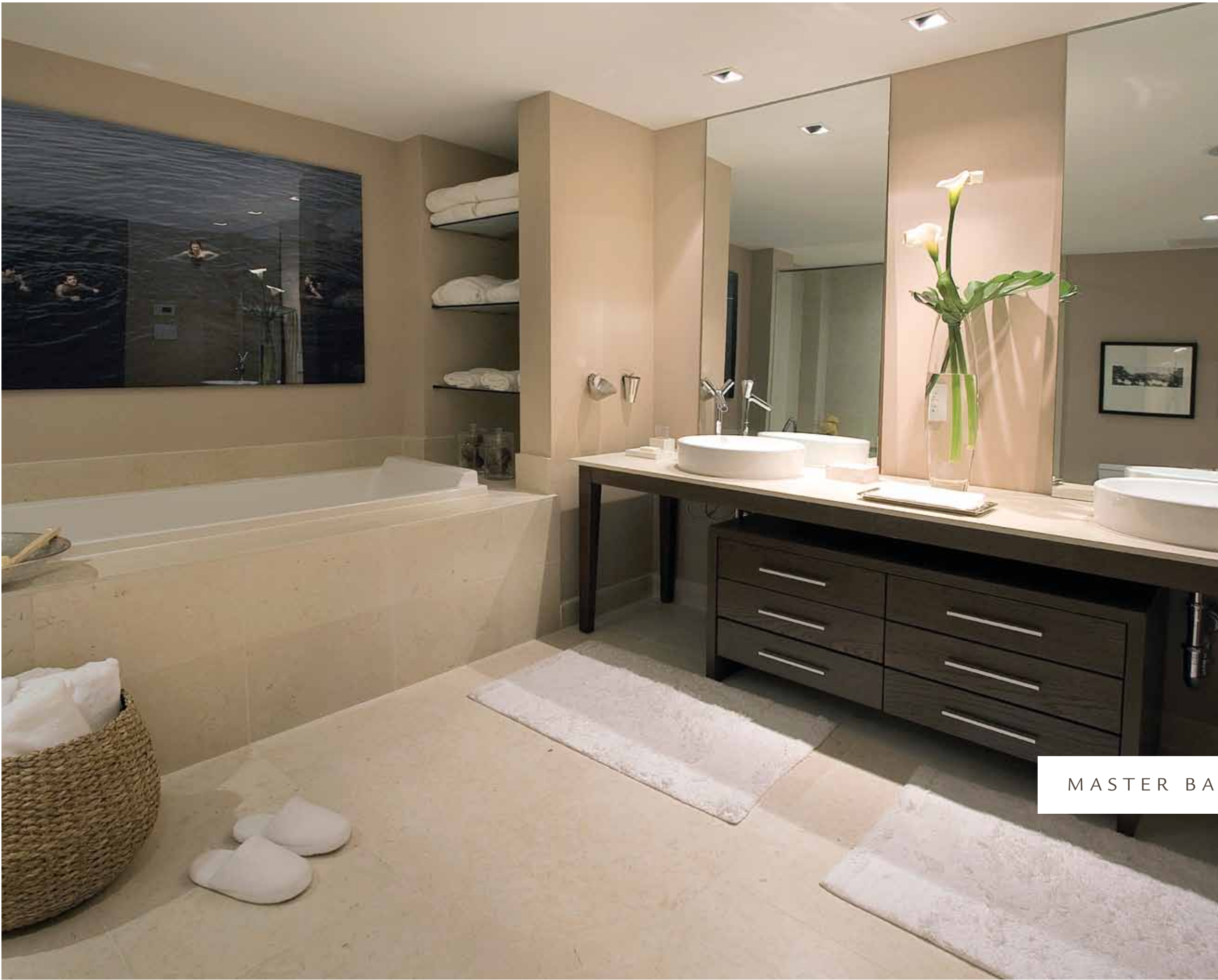


LIVING ROOM

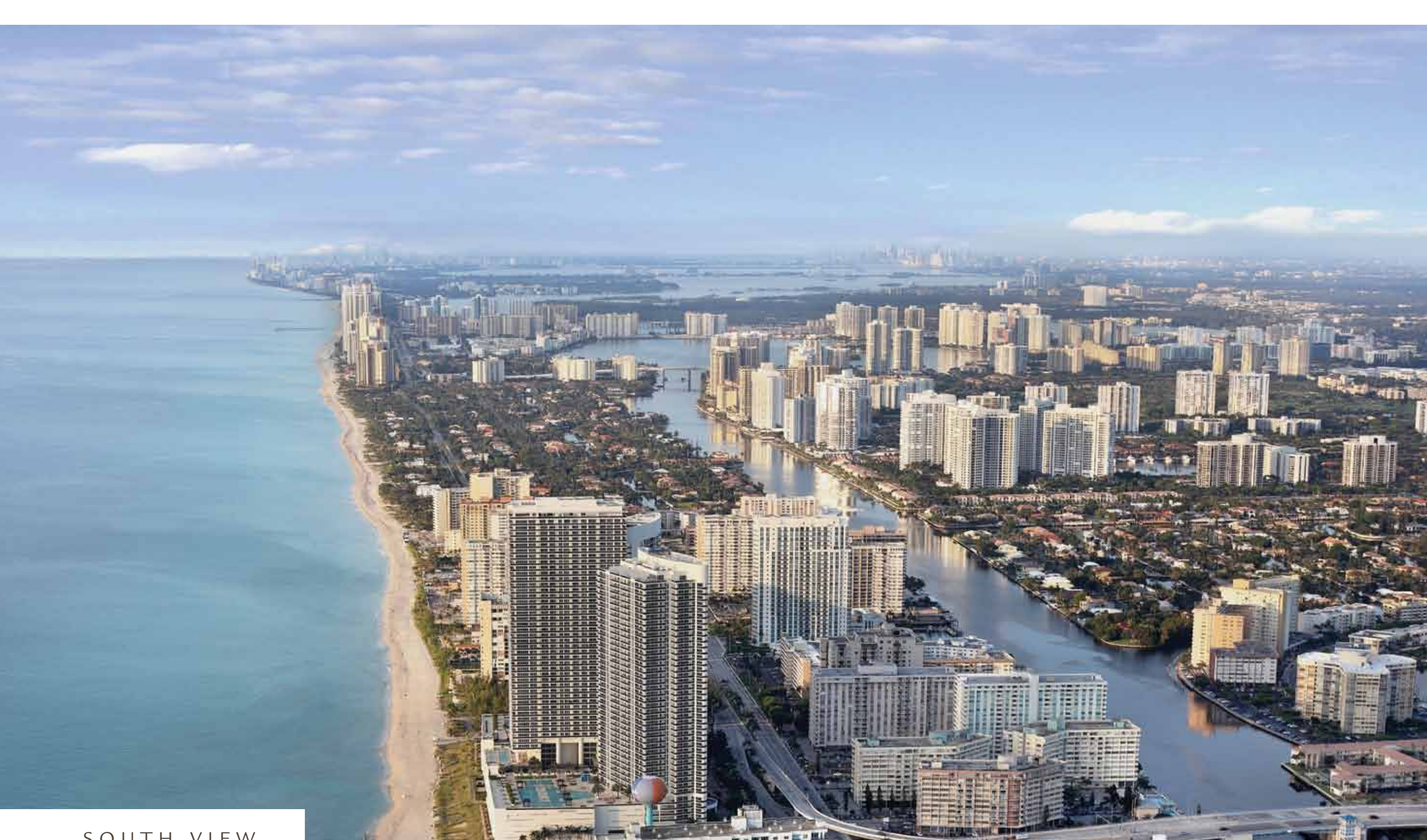
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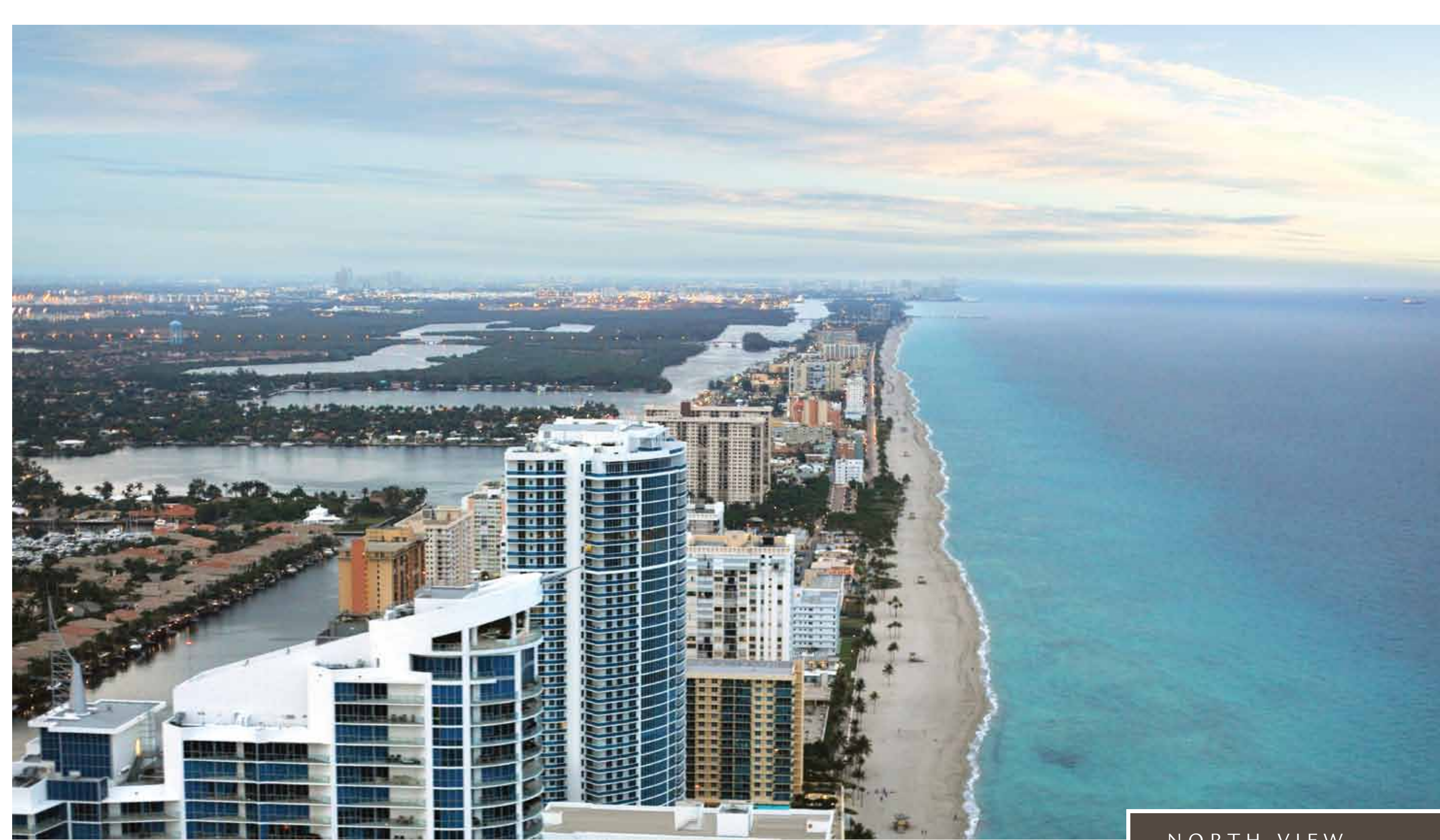
GOURMET KITCHEN



MASTER BATHROOM



SOUTH VIEW



NORTH VIEW





## RESIDENCE A

3 BEDROOMS PLUS DEN / 3.5 BATHS

AC area: 2,356 ft<sup>2</sup> / 218.88 m<sup>2</sup>

Balcony area: 349 ft<sup>2</sup> / 32.42 m<sup>2</sup>

TOTAL: 2,705 ft<sup>2</sup> / 251.30 m<sup>2</sup>



## RESIDENCE B

2 BEDROOMS PLUS DEN / 3 BATHS

AC area: 1,691 ft<sup>2</sup> / 157.10 m<sup>2</sup>

Balcony area: 379 ft<sup>2</sup> / 35.21 m<sup>2</sup>

TOTAL: 2,070 ft<sup>2</sup> / 192.31 m<sup>2</sup>



## RESIDENCE A-Reversed

3 BEDROOMS PLUS DEN / 3.5 BATHS

AC area: 2,356 ft<sup>2</sup> / 218.88 m<sup>2</sup>

Balcony area: 349 ft<sup>2</sup> / 32.42 m<sup>2</sup>

TOTAL: 2,705 ft<sup>2</sup> / 251.30 m<sup>2</sup>



## RESIDENCE C

4 BEDROOMS PLUS DEN / 4.5 BATHS

AC area: 3,163 ft<sup>2</sup> / 293.85 m<sup>2</sup>

Balcony area: 541 ft<sup>2</sup> / 50.26 m<sup>2</sup>

TOTAL: 3,704 ft<sup>2</sup> / 344.11 m<sup>2</sup>



## RESIDENCE D

4 BEDROOMS PLUS DEN / 4.5 BATHS

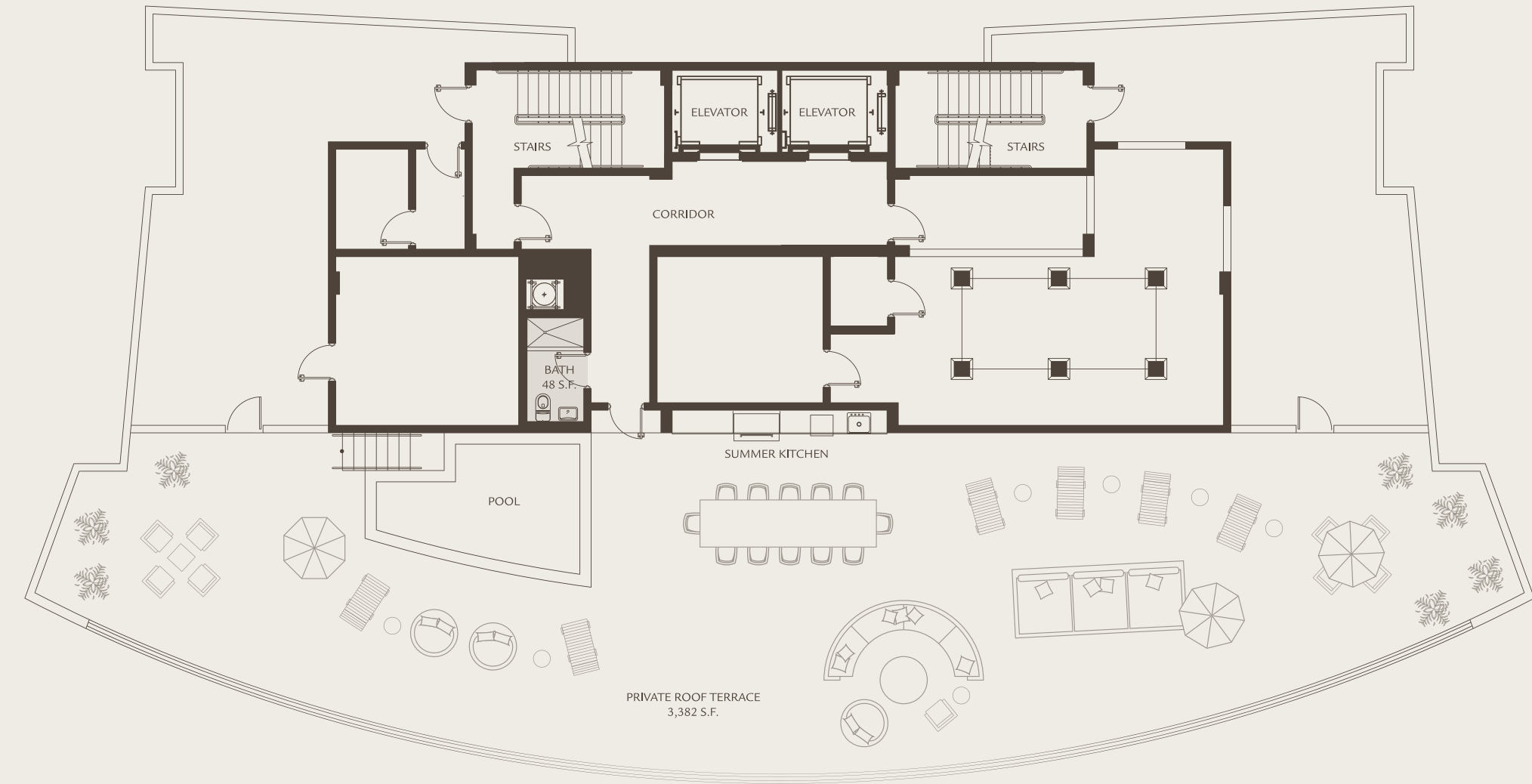
AC area: 3,240 ft<sup>2</sup> / 301.01 m<sup>2</sup>

Balcony area: 540 ft<sup>2</sup> / 50.17 m<sup>2</sup>

TOTAL: 3,780 ft<sup>2</sup> / 351.17 m<sup>2</sup>

ALL FIXTURES AND ITEMS OF FINISH AND DECORATION ARE FOR DISPLAY ONLY AND ARE NOT TO BE INCLUDED WITH THE UNIT. CONSULT THE PROSPECTUS FOR A DESCRIPTION OF THOSE FEATURES WHICH ARE TO BE INCLUDED IN THE UNIT. THESE DRAWINGS ARE CONCEPTUAL ONLY AND ARE FOR THE CONVENIENCE OF REFERENCE. THEY SHOULD NOT BE RELIED UPON AS REPRESENTATIONS, EXPRESS OR IMPLIED, OF THE FINAL DETAIL OF THE RESIDENCE. THE DEVELOPER EXPRESSLY RESERVES THE RIGHT TO MAKE MODIFICATIONS, REVISIONS, AND CHANGES IT DEEMS DESIRABLE IN ITS SOLE AND ABSOLUTE DISCRETION. ALL DEPICTIONS OF APPLIANCES, COUNTERS, SOFFITS, FLOOR COVERINGS AND OTHER MATTERS OF DETAIL ARE CONCEPTUAL ONLY AND ARE NOT NECESSARILY INCLUDED IN EACH UNIT. CONSULT YOUR AGREEMENT AND THE PROSPECTUS FOR THE ITEMS INCLUDED WITH THE UNIT. THE UNIT BOUNDARIES, AS DESCRIBED IN SUCH A MANNER SO THAT ALL COMPONENTS OF THE BUILDING WHICH ARE (OR ARE POTENTIALLY) UTILIZED EITHER BY OTHER UNITS OR THE COMMON ELEMENTS ARE EXCLUDED FROM THE UNIT. FOR YOUR REFERENCE, THE AREA OF THE UNIT, DETERMINED IN ACCORDANCE WITH THOSE DEFINED UNIT BOUNDARIES, IS 2,114 SQ. FT. FOR UNITS A & A-REVERSE AND 1,540 SQ. FT. FOR UNIT B. NOTE THAT THE UNIQUE WAY OF DEFINING THE BOUNDARIES ACTUALLY MAKES THE UNIT APPEAR TO BE SMALLER THAN IT ACTUALLY WOULD BE IF STANDARD ARCHITECTURAL MEASURING TECHNIQUES WERE USED. TYPICALLY, APARTMENTS ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND TO THE CENTERLINE OF INTERIOR DEMISING WALLS, WITHOUT EXCLUDING AREAS THAT MAY BE OCCUPIED BY COLUMNS OR OTHER STRUCTURAL COMPONENTS. ADDITIONALLY, MEASUREMENTS OF ROOMS SET FORTH ON ANY FLOOR PLAN 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. THE AREA, IF CALCULATED BASED UPON STANDARD ARCHITECTURAL MEASURING TECHNIQUES, IS SET FORTH AS THE "AC AREA" AT THE TOP OF THIS FLOOR PLAN. ALL DIMENSIONS ARE APPROXIMATE, AND MAY VARY WITH ACTUAL CONSTRUCTION AND ALL FLOOR PLANS AND DEVELOPMENT PLANS ARE SUBJECT TO CHANGE.

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Private Roof Terrace: 3,430 ft<sup>2</sup> / 318.66 m<sup>2</sup>    TOTAL: 11,358 ft<sup>2</sup> / 1,055.19 m<sup>2</sup>

ALL FIXTURES AND ITEMS OF FINISH AND DECORATION ARE FOR INFORMATION ONLY AND ARE NOT TO BE INCLUDED WITH THE UNIT. CONSULT THE PROSPECTUS FOR A DESCRIPTION OF THOSE FEATURES WHICH ARE TO BE INCLUDED IN THE UNIT. THESE DRAWINGS ARE CONCEPTUAL ONLY AND ARE FOR THE CONVENIENCE OF REFERENCE. THEY SHOULD NOT BE RELIED UPON AS REPRESENTATIONS, EXPRESS OR IMPLIED, OF THE FINAL DETAIL OF THE RESIDENCE. THE DEVELOPER EXPRESSLY RESERVES THE RIGHT TO MAKE MODIFICATIONS, REVISIONS, AND CHANGES IT DEEMS DESIRABLE IN ITS SOLE AND ABSOLUTE DISCRETION. ALL SPECIFICATIONS OF APPLIANCES, COUNTERS, SINKS, FLOOR COVERINGS AND OTHER MATTERS OF DETAIL ARE CONCEPTUAL ONLY AND ARE NOT NECESSARILY BINDING. THE UNIT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS AND DIMENSIONS SHOWN ON THESE DRAWINGS. THE UNIT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS AND DIMENSIONS SHOWN ON THESE DRAWINGS, WHICH ARE (OR ARE POTENTIALLY UTILIZED EITHER BY OTHER UNITS OR THE COMMON ELEMENTS ARE EXCLUDED FROM THE UNIT. FOR YOUR REFERENCE, THE AREA OF THE UNIT, DETERMINED IN ACCORDANCE WITH THOSE DEFINED UNIT BOUNDARIES, IS 4,845 SQ. FT. NOTE THAT THE UNIQUE WAY OF DEFINING THE BOUNDARIES ACTUALLY MAKES THE UNIT APPEAR TO BE SMALLER THAN IT ACTUALLY WOULD BE IF STANDARD ARCHITECTURAL MEASURING TECHNIQUES WERE USED. TYPICALLY, APARTMENTS ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND TO THE CENTERLINE OF INTERIOR DEMISING WALLS, WITHOUT EXCLUDING AREAS THAT MAY BE OCCUPIED BY COLUMNS OR OTHER STRUCTURAL COMPONENTS. ADDITIONALLY, MEASUREMENTS OF ROOMS SET BACK FROM THE FRONT OF A BUILDING ARE GENERALLY TAKEN AT THE GREATEST POINTS OF EACH GIVEN ROOM, WITH THE ROOM BEING 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 LENGTH OF THE ROOM BY THE WIDTH OF THE ROOM. THE MEASUREMENTS OF THE UNIT ARE BASED ON THE MEASUREMENTS OF THE UNIT, WHICH ARE APPROXIMATE, AND MAY VARY WITH ACTUAL CONSTRUCTION AND ALL FLOOR PLANS AND DEVELOPMENT PLANS ARE SUBJECT TO CHANGE.



## Jorge M. Pérez

### Chairman and CEO of The Related Group

Jorge M. Pérez is Chairman, Chief Executive Officer and Founder of The Related Group. In August of 2005, TIME Magazine named Mr. Pérez one of top 25 most influential Hispanics in the United States. Under his direction, The Related Group has redefined the South Florida landscape. Since its inception, more than 30 years ago, the firm has built and/or managed more than 80,000 apartments and condominium residences. The Related Group is the largest Hispanic-owned business in the United States with a development portfolio of projects worth in excess of \$10 billion and for several years the company was the number one multi-family developer in the nation.

J O R G E P E R E Z

## Carlos A. Ott

Mr Ott has forty years of outstanding experience in the design of construction projects. Recognized internationally as one of the leading design Architects, Carlos Ott has been awarded several international prizes and awards of merit. The unique style of his architecture is being recognized globally through prestigious awards. Projects with Carlos Ott's nonpareil architectural signature have recently been completed or are under construction in France, Germany, Canada, the United Arab Emirates, Saudi Arabia, China, Singapore, Malaysia, India, Sri Lanka, Mexico, Panama, Puerto Rico, Dominican Republic, Argentina, USA and Uruguay. His work has inspired the clean modern lines of Apogee Beach which local architects Cohen Freedman Encinosa have incorporated into the building design.

C A R L O S O T T

## David Rockwell

### Founder and CEO of Rockwell Group

Is internationally known as an award winning, cross-disciplinary architecture and design practice. Based in New York City with a satellite office in Madrid, the firm focuses on a diverse array of projects that range from hotels to hospitals, restaurants to airport terminals and Broadway set designs to consumer products. David Rockwell's achievements include the 2009 Pratt Legends Award, the 2008 National Design Award by Smithsonian's Cooper-Hewitt for outstanding achievement in Interior Design, a lifetime achievement award from Interiors magazine, an induction in Interior Design magazine's Hall of Fame and the Presidential Design Award for his work for the Grand Central Terminal renovation. Rockwell serves as Chairman of the Board of the Design Industries Foundation Fighting AIDS (DIFFA), and as a board member of the Cooper Hewitt National Design Museum and Citymeals-on-Wheels.

D A V I D R O C K W E L L

## Raymond Jungles, FASLA

Raymond Jungles leads his Miami-based landscape architecture firm in the design of private residential gardens, community landscapes, boutique hotels, and botanical gardens. The firm has collaborated with Herzog & de Meuron on the 1111 Lincoln Road project and with Frank Gehry and Partners on the New World Symphony's Campus Expansion, both in Miami Beach, FL. Mr. Jungles has received 34 Design Awards from the Florida Chapter of the ASLA. In 2003, he was honored as the Miami Chapter of the AIA Landscape Architect of the Year. His projects, which focus on native horticulture, have been featured in more than 30 books, including his two monographs, titled Ten Landscapes and The Colors of Nature: Subtropical Gardens by Raymond Jungles. He has been profiled in The New York Times' Art and Design section, and his work has appeared in over 100 national and international publications. Please visit [www.raymondjungles.com](http://www.raymondjungles.com) for more information.

R A Y M O N D J U N G L E S



1. Apogee South Beach - Photo Credit: ©Keith Douglas 2008



2. St Regis



3. Icon - South Beach Lobby



34. Icon Vallarta



5. Icon Brickell - Photo Credit: Robin Hill



6. Trump Hollywood



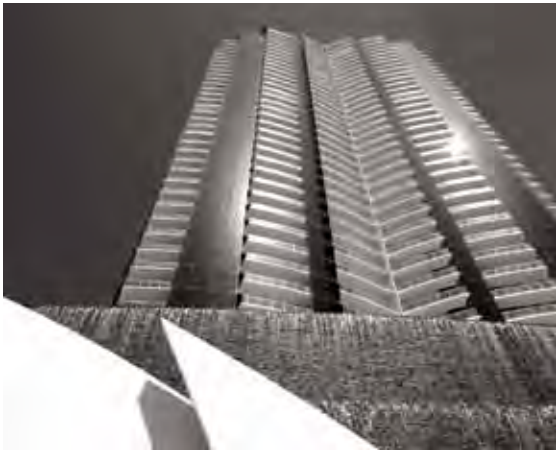
1. The Solitaire Condominium



2. One Shenton



3. Jade Beach



4. Jade Ocean



5. Artech Condominium - Photo Credit: Mike Butler Inc.



1. The Ames Hotel - Photo Courtesy of Morgan's Hotel Group



2. Andaz Wall Street - Photo Credit: Nikolas Koenig



3. The Oscars 2009 - Photo Credit: © AMPAS ®



4. Nobu Fifty Seven - Photo Credit: Scott Frances



5. W Union Square - Photo Credit: Paul Warchol



1. 1111 Lincoln Road - Photo Credit: Steven Brooke



1. 1111 Lincoln Road - Photo Credit: Steven Brooke



3. Soho Beach House - Photo Credit: Robin Hill



2. New World Symphony - Photo Credit: Claudia Uribe



3. Soho Beach House - Photo Credit: Robin Hill

JORGE PEREZ | *The Related Group*

1. APOGEE SOUTH BEACH
2. ST REGIS HOTEL & CONDOMINIUM
3. ICON SOUTH BEACH
4. ICON VALLARTA
5. ICON BRICKELL
6. TRUMP HOLLYWOOD

CARLOS OTT | *Carlos A.Ott architects*

1. THE SOLITAIRE CONDOMINIUM
2. ONE SHENTON
3. JADE BEACH
4. JADE OCEAN
5. ARTECH CONDOMINIUM

DAVID ROCKWELL | *Rockwell Group*

1. THE AMES HOTEL
2. ANDAZ WALL STREET
3. THE OSCARS 2009
4. NOBU FIFTY SEVEN
5. W UNION SQUARE

RAYMOND JUNGLES | *Raymond Jungles, Inc.*

1. 1111 LINCOLN ROAD
2. NEW WORLD SYMPHONY
3. SOHO BEACH HOUSE



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