

CITY  
PALMS

# CITY PALMS

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. 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.



## Building Amenities

Signature Florida Key West architecture with metal roofs

Street level Pedestrian Plaza with Landmark Clock Tower, cascading water wall, park benches and decorative fountain

Retail colonnade featuring proposed on-site boutiques, shops and restaurant

Luxuriously appointed double-height lobby with imported marble and stone floors, coffered ceilings, crown moldings and elegant wood trim

Library and Business Center featuring national and international daily newspapers and magazines, flat screen TV, high speed internet access, Wi-Fi wireless node and self-serve café

Elegantly appointed Club Room with 12-foot ceilings, fully equipped catering kitchen and flat screen plasma TV

6th floor lushly landscaped Palm Court recreational deck featuring 70-foot lap and recreational pool, raised spa with whirlpool and pool-side Wi-Fi wireless node

6th floor Veranda pavilion designed in signature Florida Key West style featuring outdoor lounge and state of the art Fitness Center with cardio and weight training equipment and men's and women's women locker rooms with sauna. Front desk/concierge staff

Mail and package receiving desk

24-hour controlled access

Valet parking

Covered and secured parking garage

Bicycle rack storage

4 high-speed elevators

Fully sprinklered with the latest fire and security systems

Impact resistant laminated glass windows

Air conditioned storage spaces available





# West Palm Beach



ROYAL PONCIANA WAY

Flagler Memorial Bridge

Royal Poinciana House

Atlantic Ocean

Court House

The Breakers

Community Plaza & Fountain

Flagler Museum

Meyer Amphitheatre

Lake Worth

CITY PALMS SALES OFFICE

Palm Beach

Kravis Center

City Place

Society of the Four Arts

IRIS ST LAKEVIEW AVE

OKEECHOBEE BLVD

OKEECHOBEE BLVD

ROYAL PALM WAY

Royal Park Bridge

Palm Beach Atlantic University

WORTH AVE

Convention Center

S OLIVE AVE

Howard Park

Norton Museum

Lake Worth

Armory Art Center

ALABAMA AVE

ROSEMARY AVE



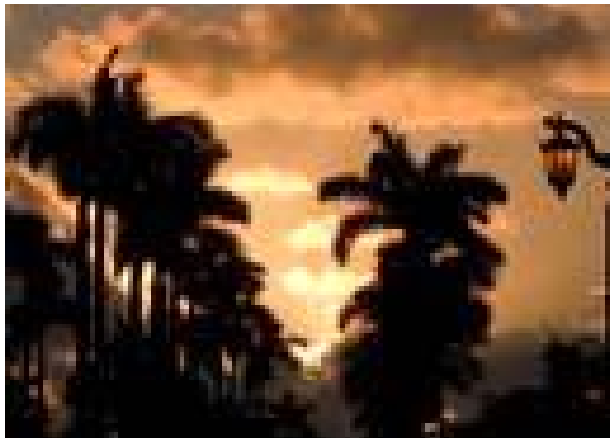
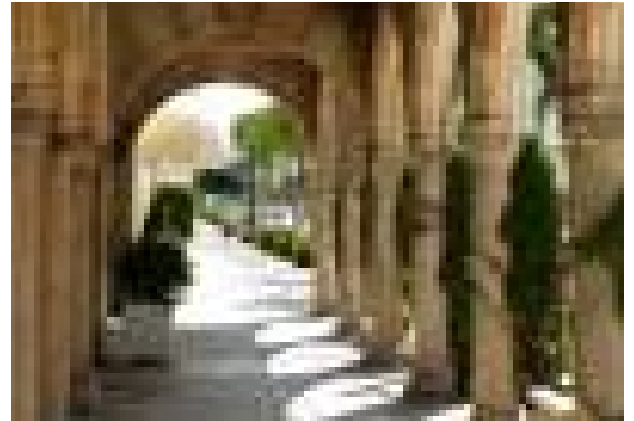


## West Palm Beach *City Street, City Life, City Place.*

City Palms, our residential enclave in the heart of West Palm Beach, tastefully crafts an atmosphere of sophistication and style for the true urbanite. This 10-story building gives way to lavish residences designed to reflect the prestige of the Palm Beaches.

Our exclusive address offers luxury living within a tranquil urban oasis. Live within just steps of City Place and Clematis Street, brimming with daytime activity and a vibrant nightlife. Catch a show at the Kravis Center, visit the Norton Museum, play a round at Palm Beach's world famous golf courses or soak in the sun on miles of golden beaches.

When you reside at City Place, whatever your whim, fine dining, entertainment or shopping, nothing is ever out of reach.



## THE RESIDENCES

Finished units with imported porcelain tile floors in kitchens.

Smart Building Technology

Energy-efficient AC and heating systems

Full size washer and dryers

Large walk-in closets

Den/Study in select units

Powder rooms in select units

Floor to ceiling impact resistant sliding glass doors

Pre-wired for multiple telephone lines, cable TV and high-speed Internet

Balconies and lanais featuring detailed metal railings

## THE KITCHEN

Stainless steel side-by-side refrigerator/freezer with ice and water dispenser

30" radiant glass cook top, stainless steel self-clean oven and stainless steel microwave/hood

Multi-cycle, stainless steel energy-efficient dish washer

Imported Italian cabinetry with frosted glass accent doors

Imported Quartz counter tops and backsplash

Double-bowl stainless steel under mount sink with pull-out faucet

## MASTER BATHS

Imported Italian cabinetry

Imported Quartz vanity tops and backsplash

Porcelain under-mount rectangular vanity sink, with double bowls in most units

Imported marble on floors and wet walls

Soaking tubs

Separate bath and showers in select units

Frameless glass shower enclosures

One piece water closet

Designer fixtures and accessories

Recessed lighting

## SECONDARY BATHS

Imported Italian cabinetry

Imported Quartz vanity top and backsplash

Porcelain under-mount rectangular vanity sink

Imported porcelain tile on floors and wet walls

Designer fixtures and accessories

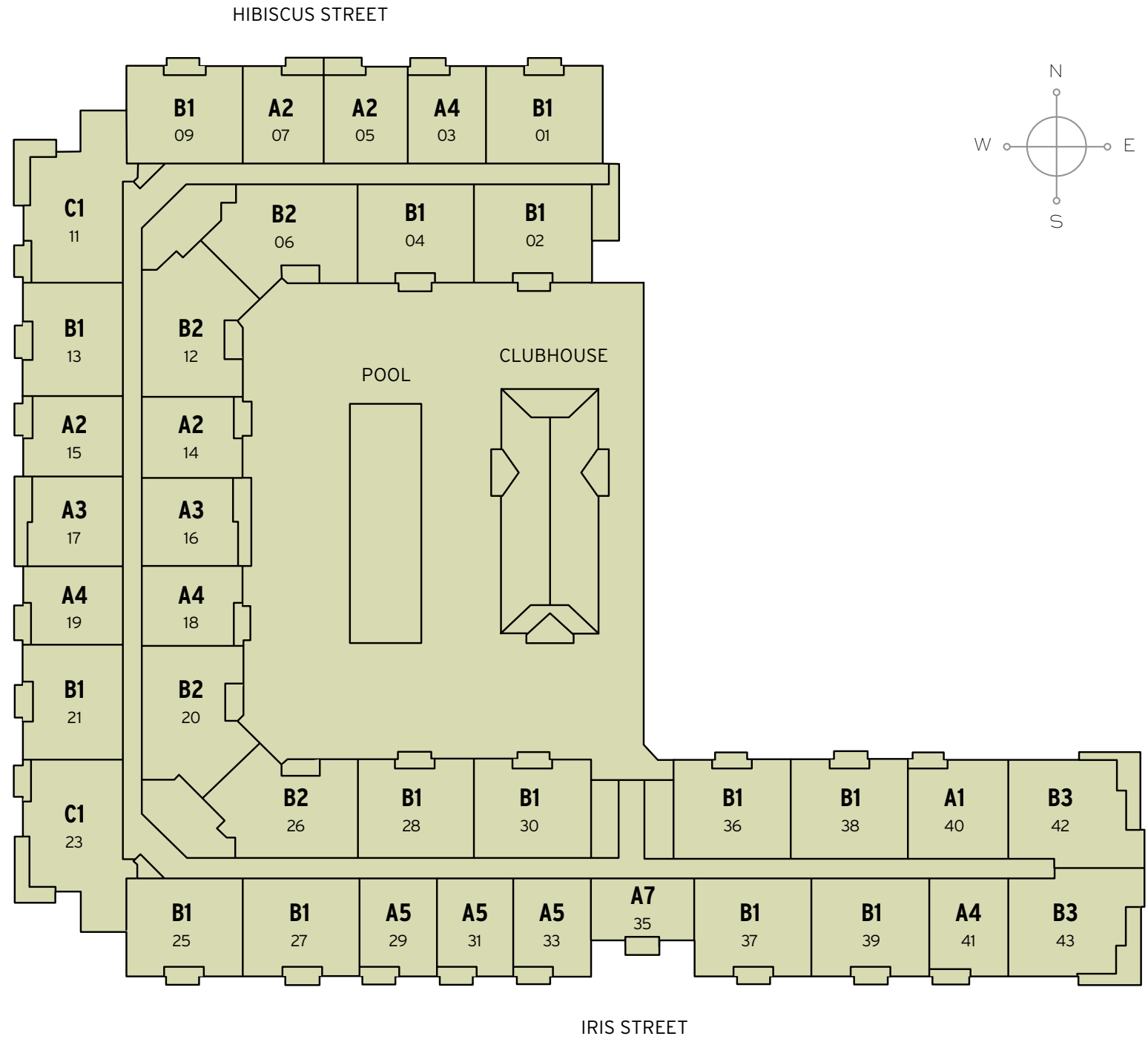
Recessed lighting

Residence Amenities



Keyplan

SOUTH QUADRILLE BLVD.



SOUTH DIXIE

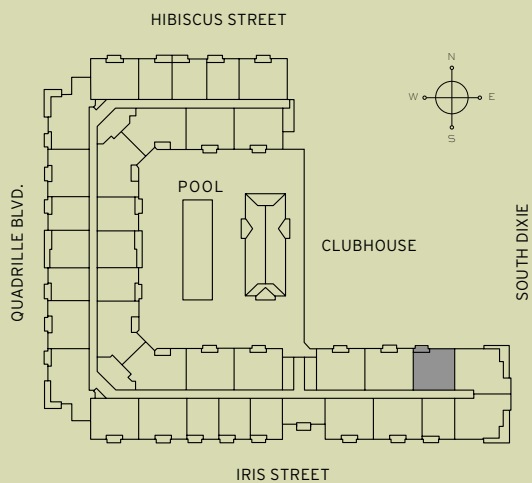
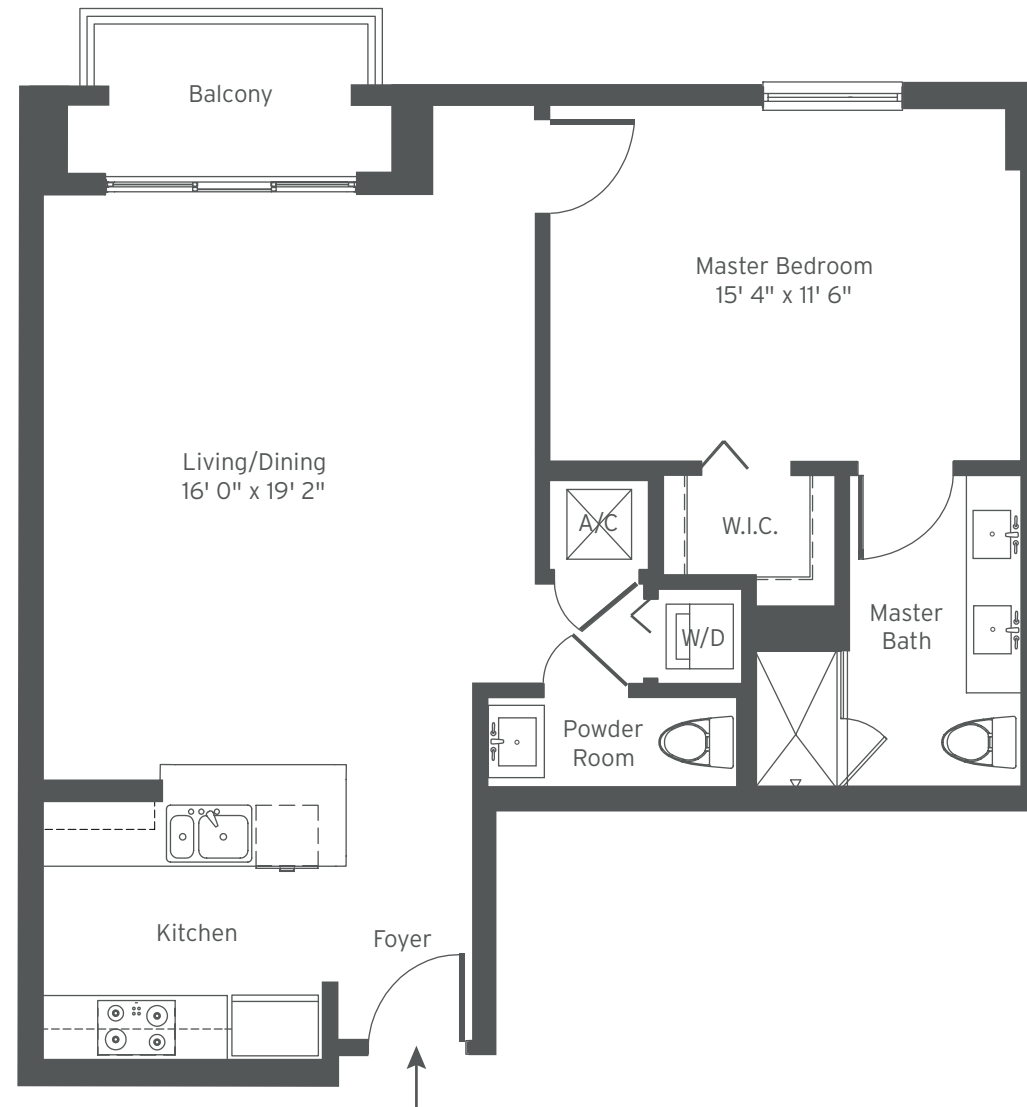
IRIS STREET

HIBISCUS STREET

## UNIT TYPE A1

1 bedroom / 1<sup>1/2</sup> bath

A/C	825 sq.ft.
Balcony	57 sq.ft.
Total	882 sq.ft.



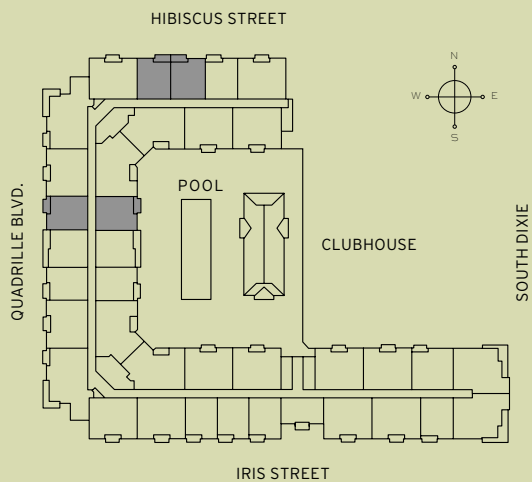
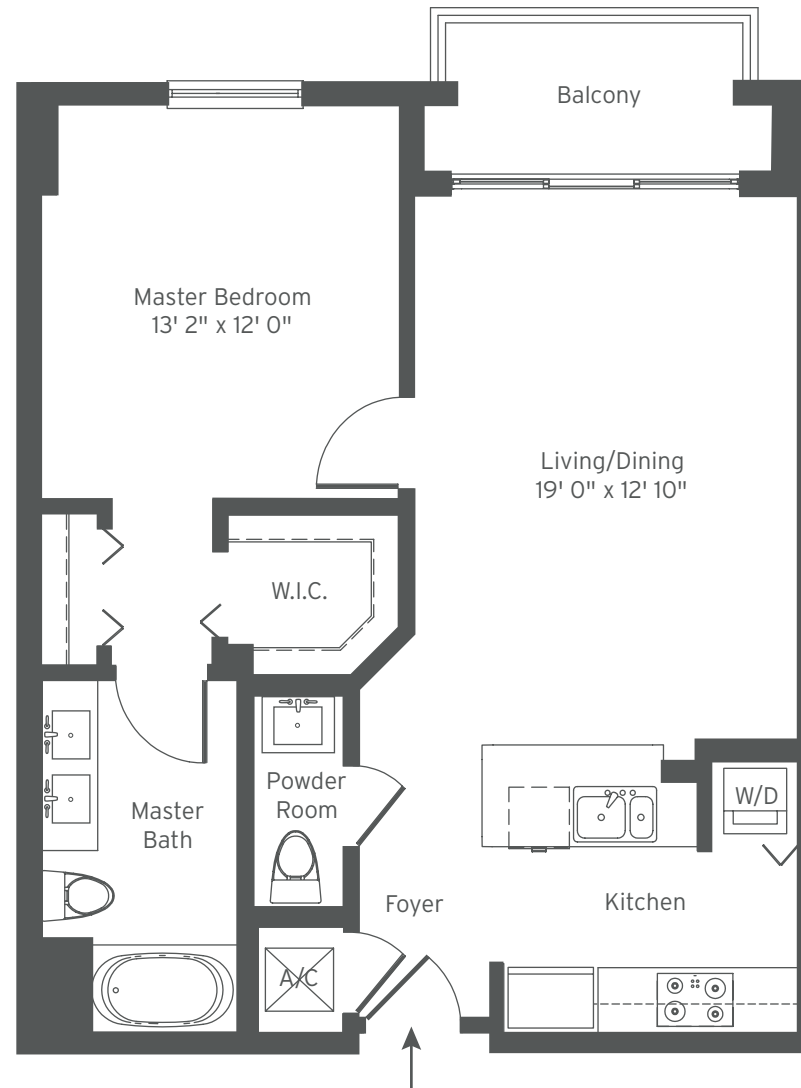
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## UNIT TYPE A2

1 bedroom / 1<sup>1/2</sup> bath

A/C	769 - 770 sq.ft.
Balcony	60 - 67 sq.ft.
Total	829 - 837 sq.ft.



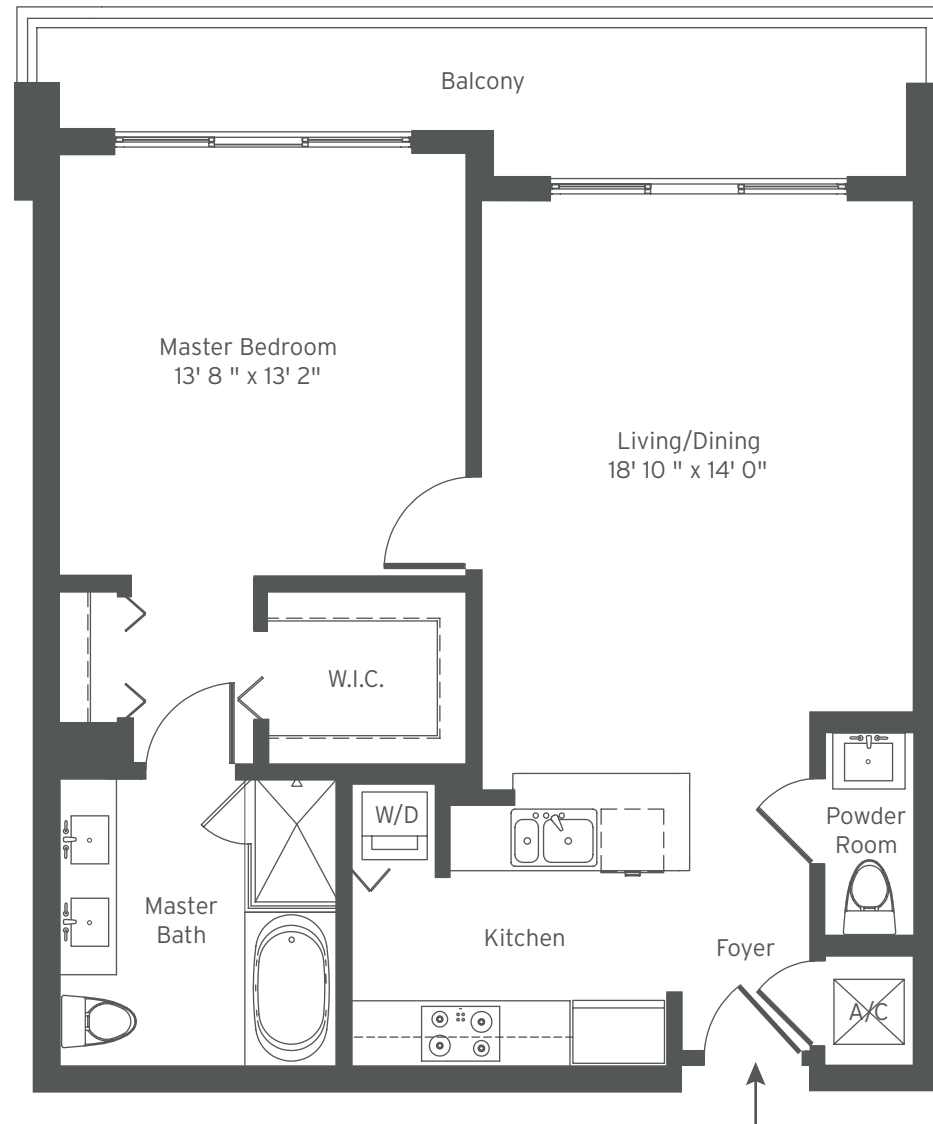
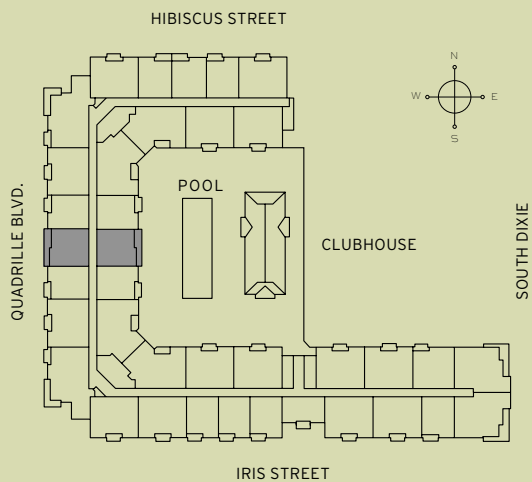
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## UNIT TYPE A3

1 bedroom / 1<sup>1/2</sup> bath

A/C	824 sq.ft.
Balcony	136 sq.ft.
Total	960 sq.ft.



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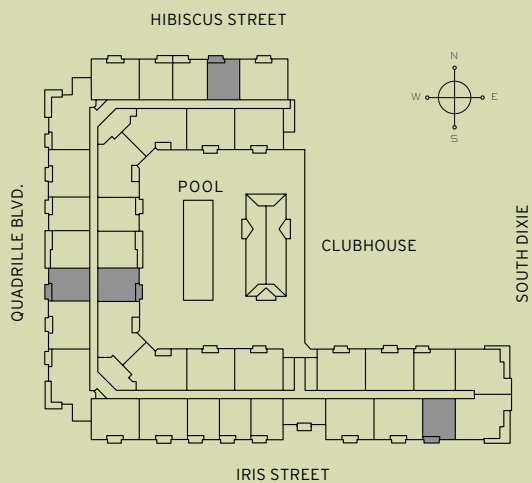
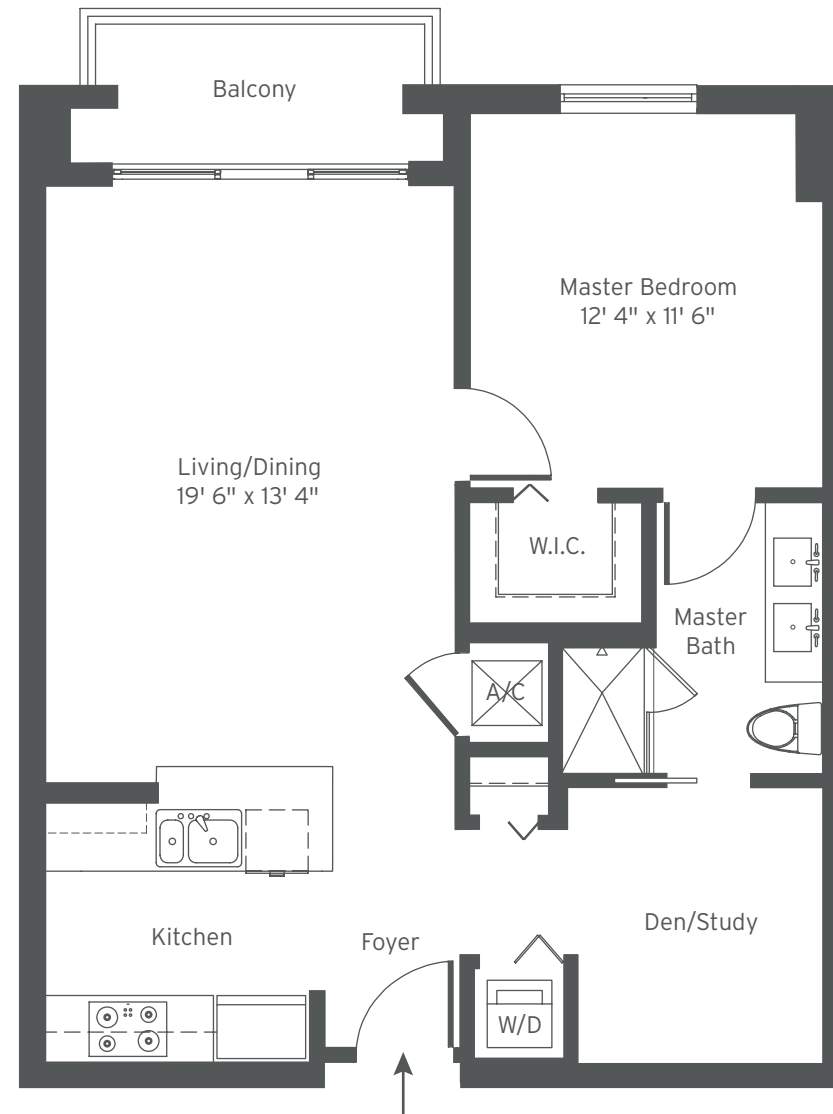
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## UNIT TYPE A4

1 bedroom + den / 1 bath

A/C	772 - 779 sq.ft.
Balcony	57 - 59 sq.ft.
Total	831 - 836 sq.ft.



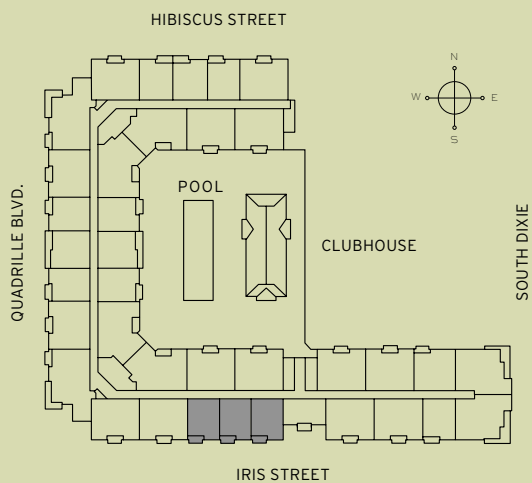
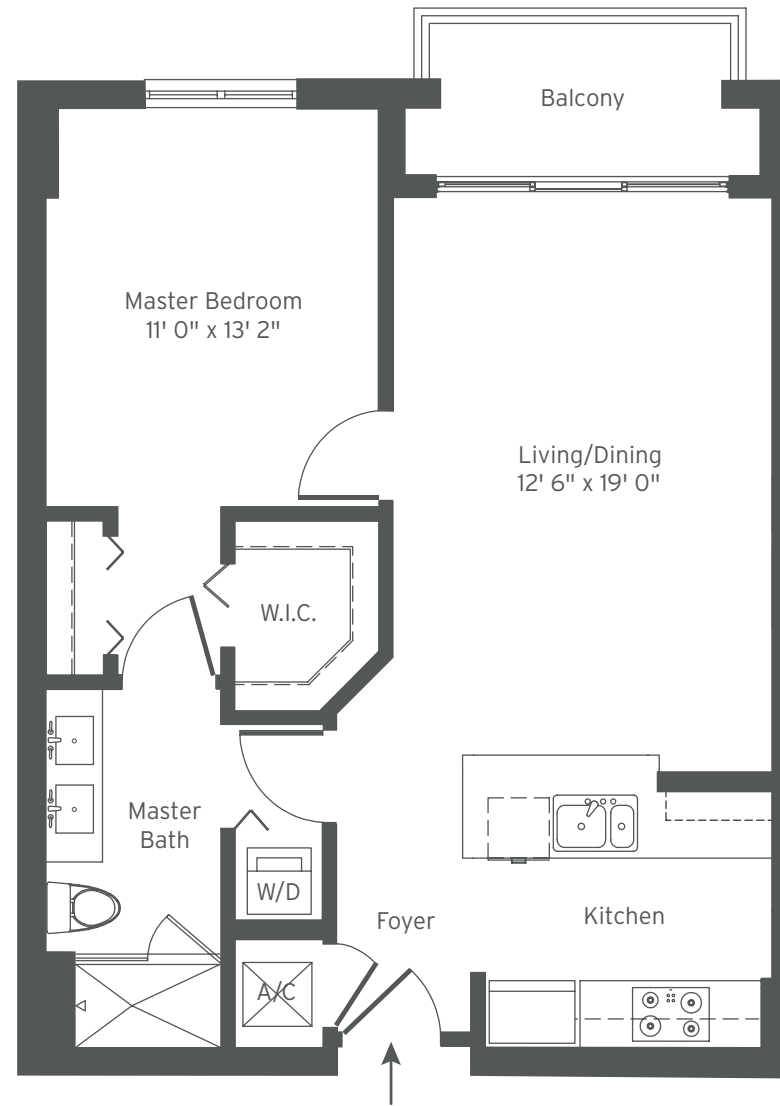
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## UNIT TYPE A5

1 bedroom / 1 bath

A/C	730 - 748 sq.ft.
Balcony	60 sq.ft.
Total	790 - 808 sq.ft.



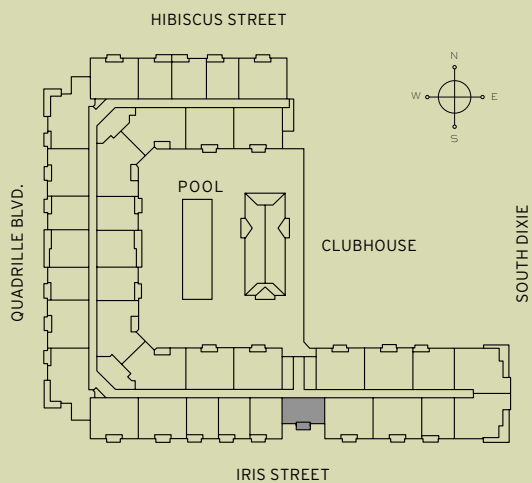
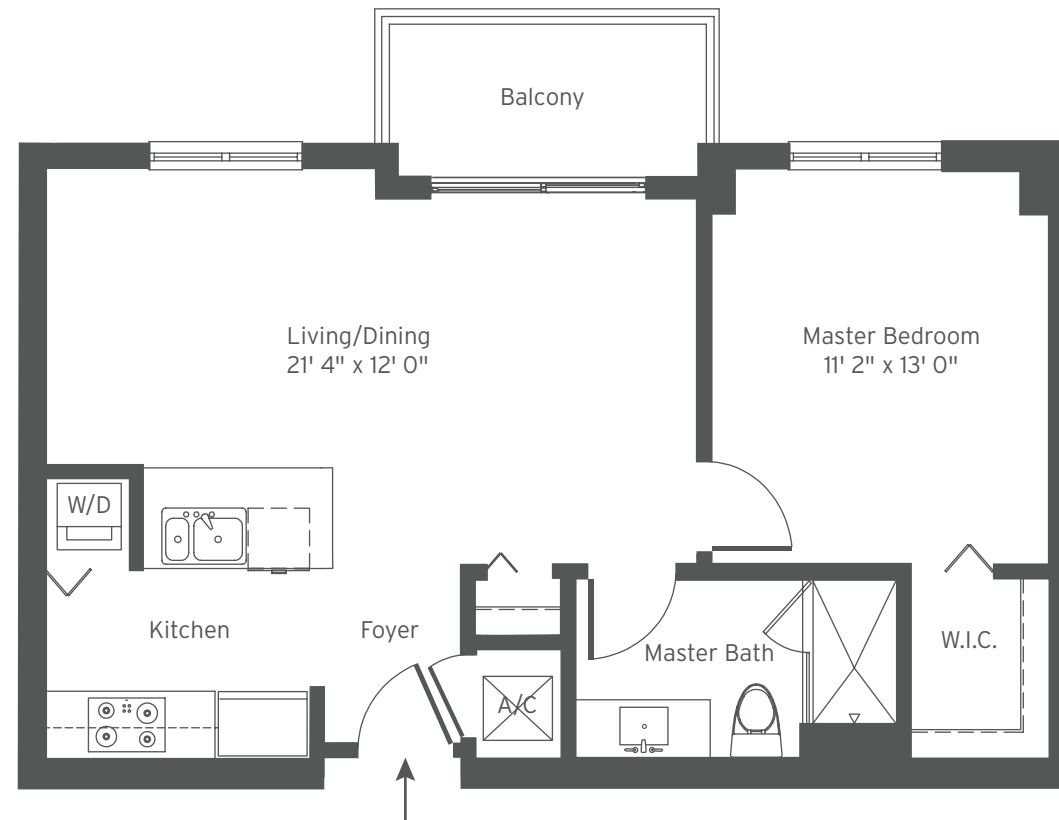
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## UNIT TYPE A7

1 bedroom / 1 bath

A/C	650 sq.ft.
Balcony	60 sq.ft.
Total	710 sq.ft.



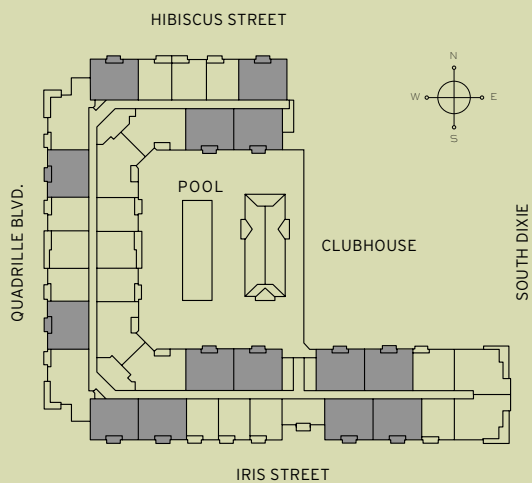
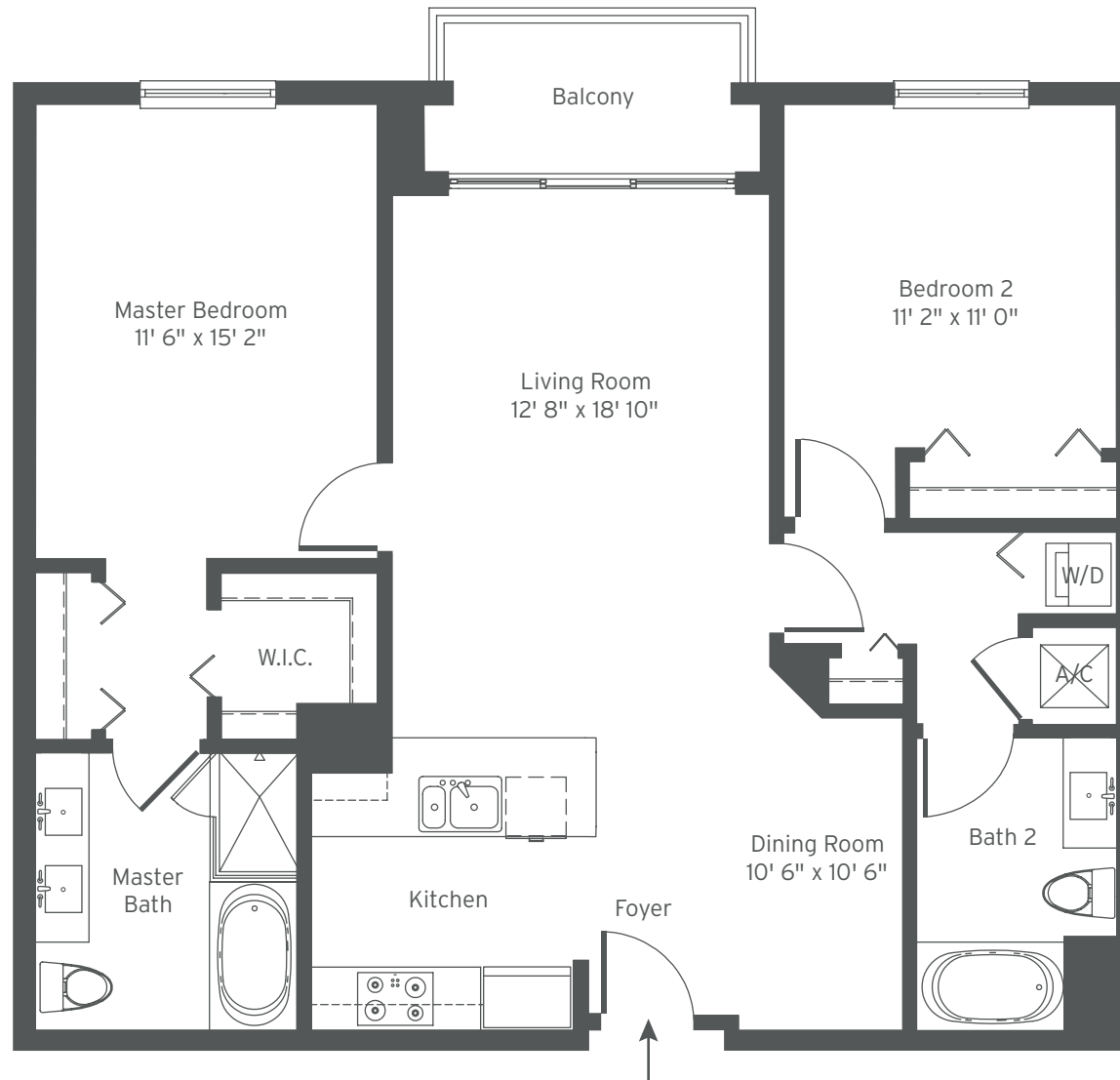
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## UNIT TYPE B1

2 bedroom / 2 bath

A/C	1,116 - 1,134 sq.ft.
Balcony	59 - 252 sq.ft.
Total	1,176 - 1,368 sq.ft.



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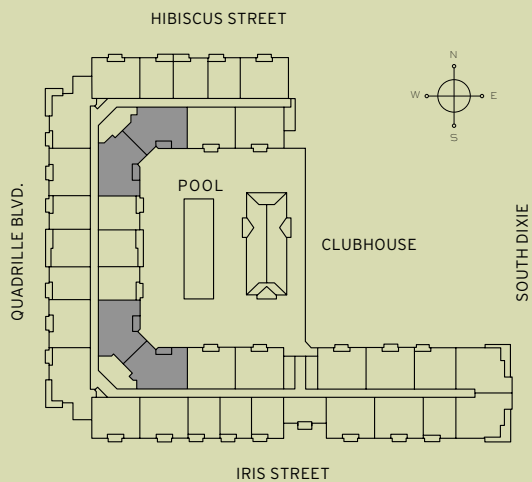
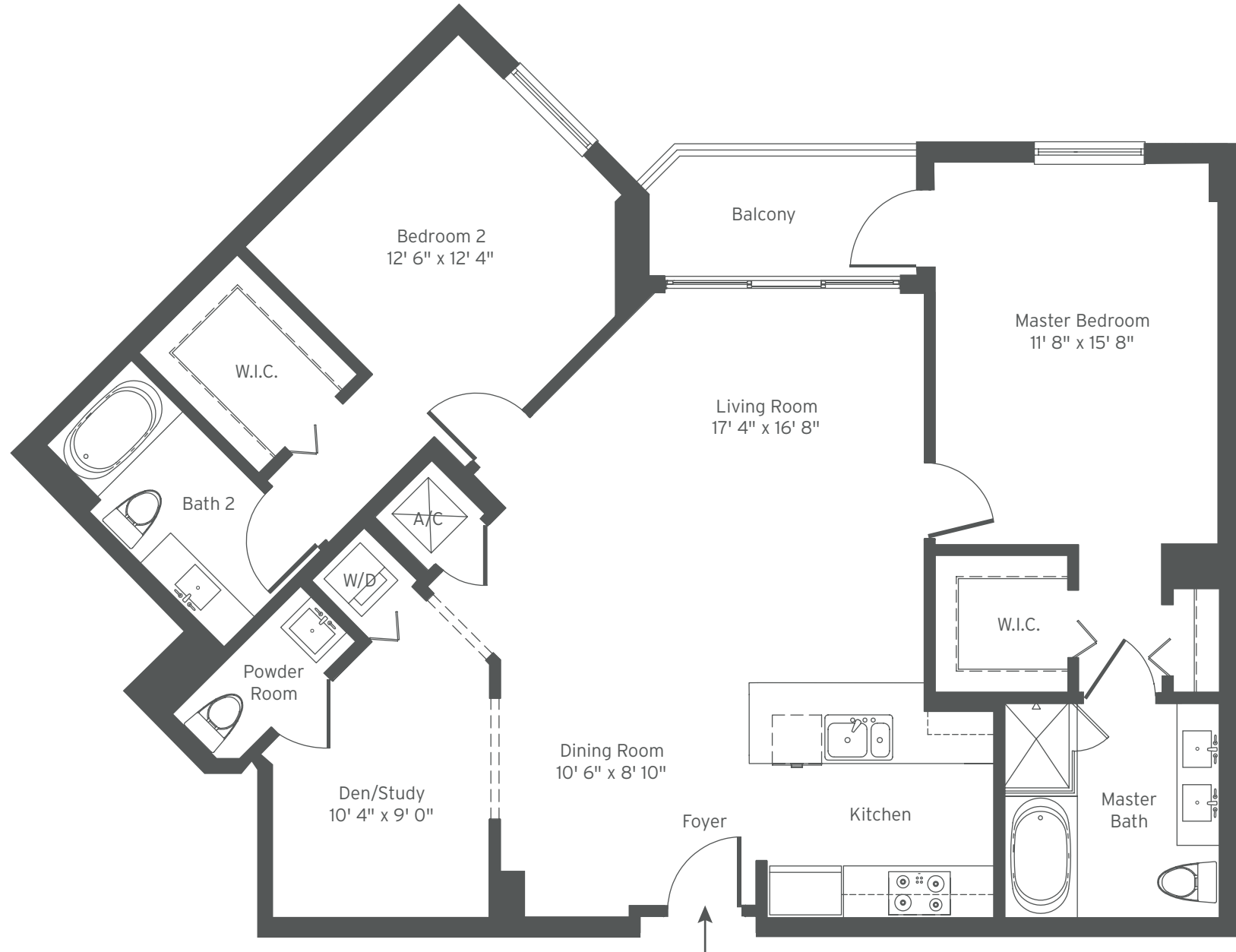
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## UNIT TYPE B2

2 bedroom + den / 2<sup>1/2</sup> baths

A/C	1,307 sq.ft.
Balcony	214 sq.ft.
<b>Total</b>	<b>1,365 sq.ft.</b>



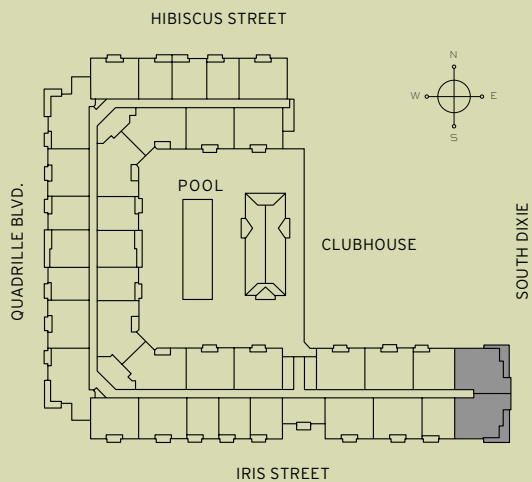
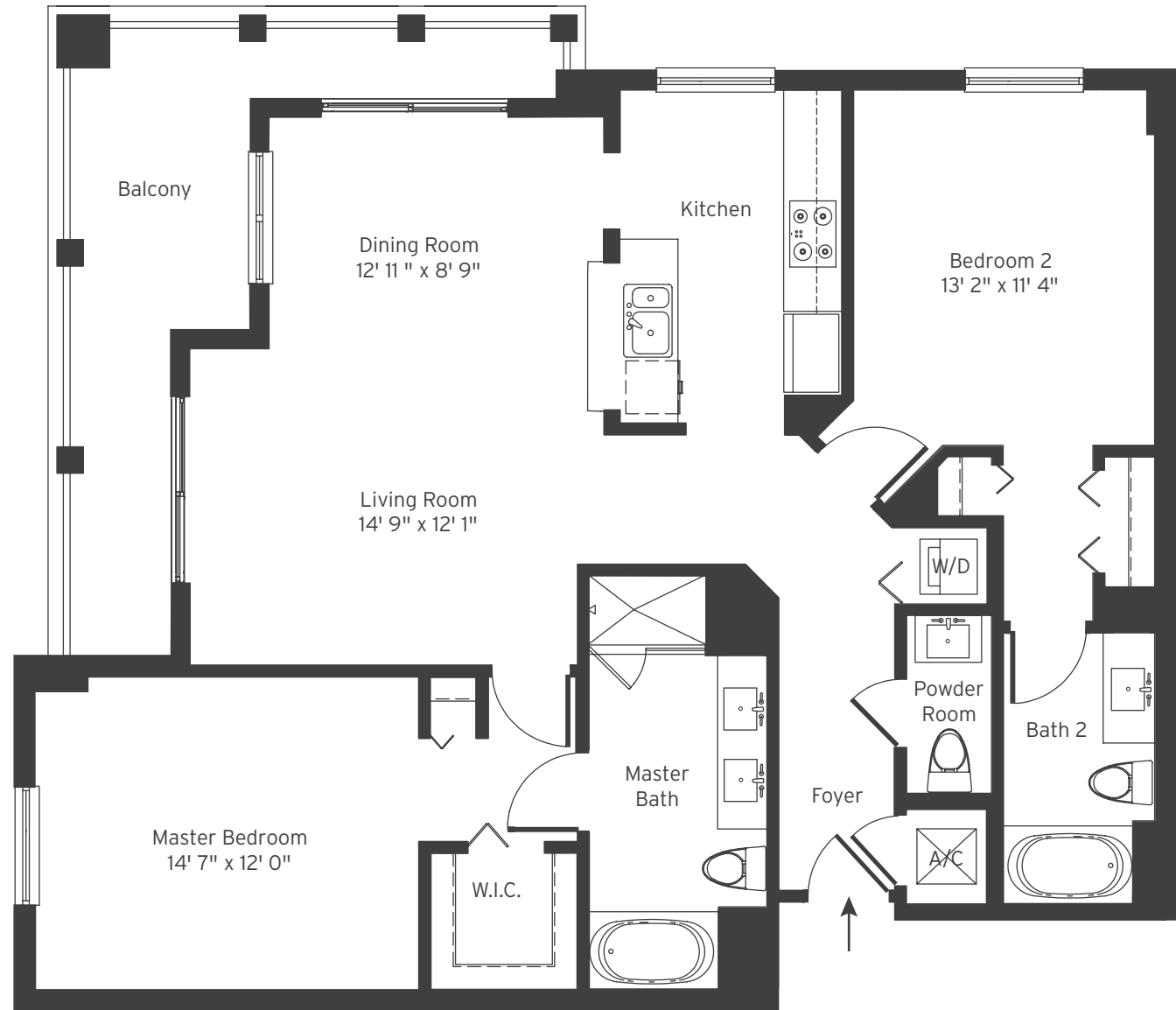
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## UNIT TYPE B3

2 bedroom / 2<sup>1/2</sup> baths

A/C	1,288 sq.ft.
Balcony	189 sq.ft.
Total	1,477sq.ft.



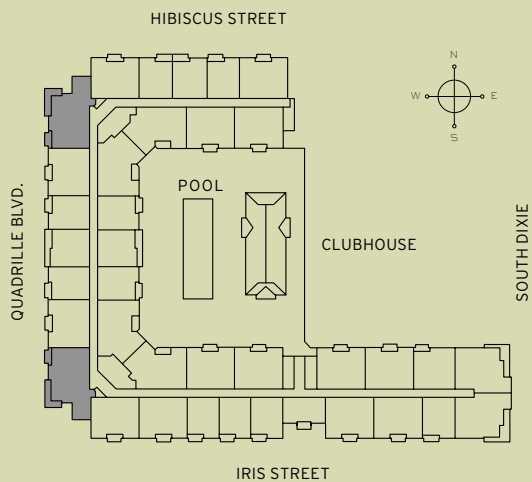
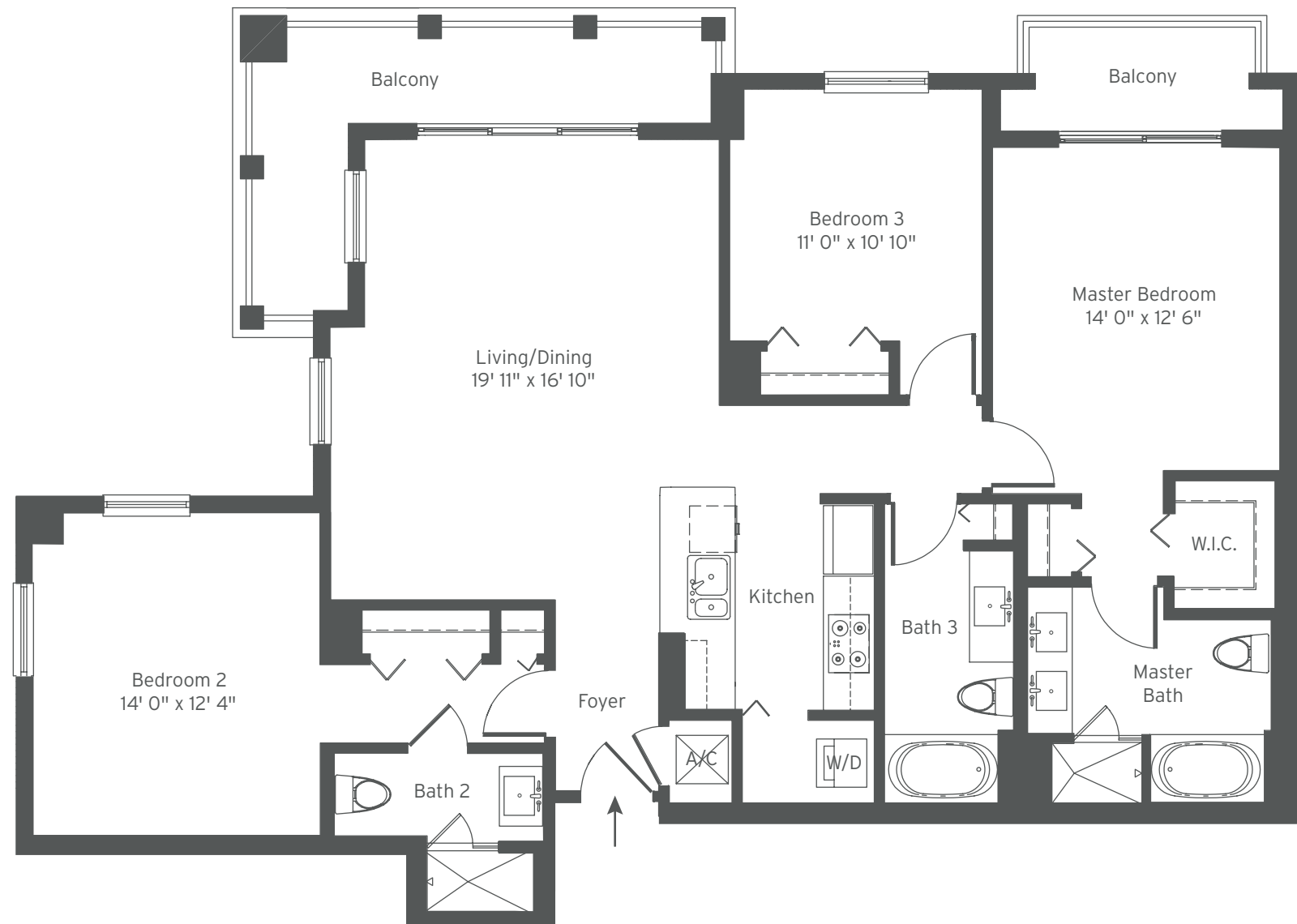
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## UNIT TYPE C1

3 bedroom / 3 baths

A/C	1,469 sq.ft.
Balcony	196 sq.ft.
Total	1,665 sq.ft.



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H&H Development is a multi-disciplinary development firm whose principals have been actively involved in South Florida's multifamily real estate market for more than a decade. Founded by Harvey Hernandez, H&H is comprised of a highly skilled team of professionals who bring more than 50 years of combined experience to the development, design and construction arena.

H&H consistently secures prime building sites in South Florida's thriving urban centers for its projects. The company also selects talented architects to design uncommonly functional floor plans and architecturally stunning buildings. Additionally, H&H knows what the buyer expects in terms of features and amenities. The professionalism and hands-on involvement with every phase of development and construction ensures enduring quality, value and timely delivery.

With eight projects currently active, H&H has over 2100 units in various stages of planning, development and completion, representing over half a billion dollars in value. It's newest projects include City Palms, Solaris in Brickell, Central Parc in Dadeland and Mondrian in the Miami Arts District.

[www.hhdevelop.com](http://www.hhdevelop.com)



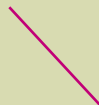
## THE CARLYLE GROUP

The Carlyle Group is a global private equity firm with more than \$30 billion under management. Carlyle invests in buyouts, venture capital, real estate and leveraged finance in North America, Europe and Asia, focusing on aerospace & defense, automotive & transportation, consumer & retail, energy & power, healthcare, industrial, technology & business services and telecommunications & media. Since 1987, the firm has invested \$14.3 billion of equity in 414 transactions. The Carlyle Group employs more than 610 people in 13 countries. In the aggregate, Carlyle portfolio companies have more than \$30 billion in revenue and employ more than 131,000 people around the world.

Since its inception in 1997, Carlyle Realty Partners ("CRP") has invested in 105 transactions representing approximately \$1.5 billion of equity in real estate assets with a total capitalization of \$6.3 billion.

[www.carlyle.com](http://www.carlyle.com)

## The Developers





# CITY PALMS

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