

HYDE™

RESORT & RESIDENCES
HOLLYWOOD FLORIDA



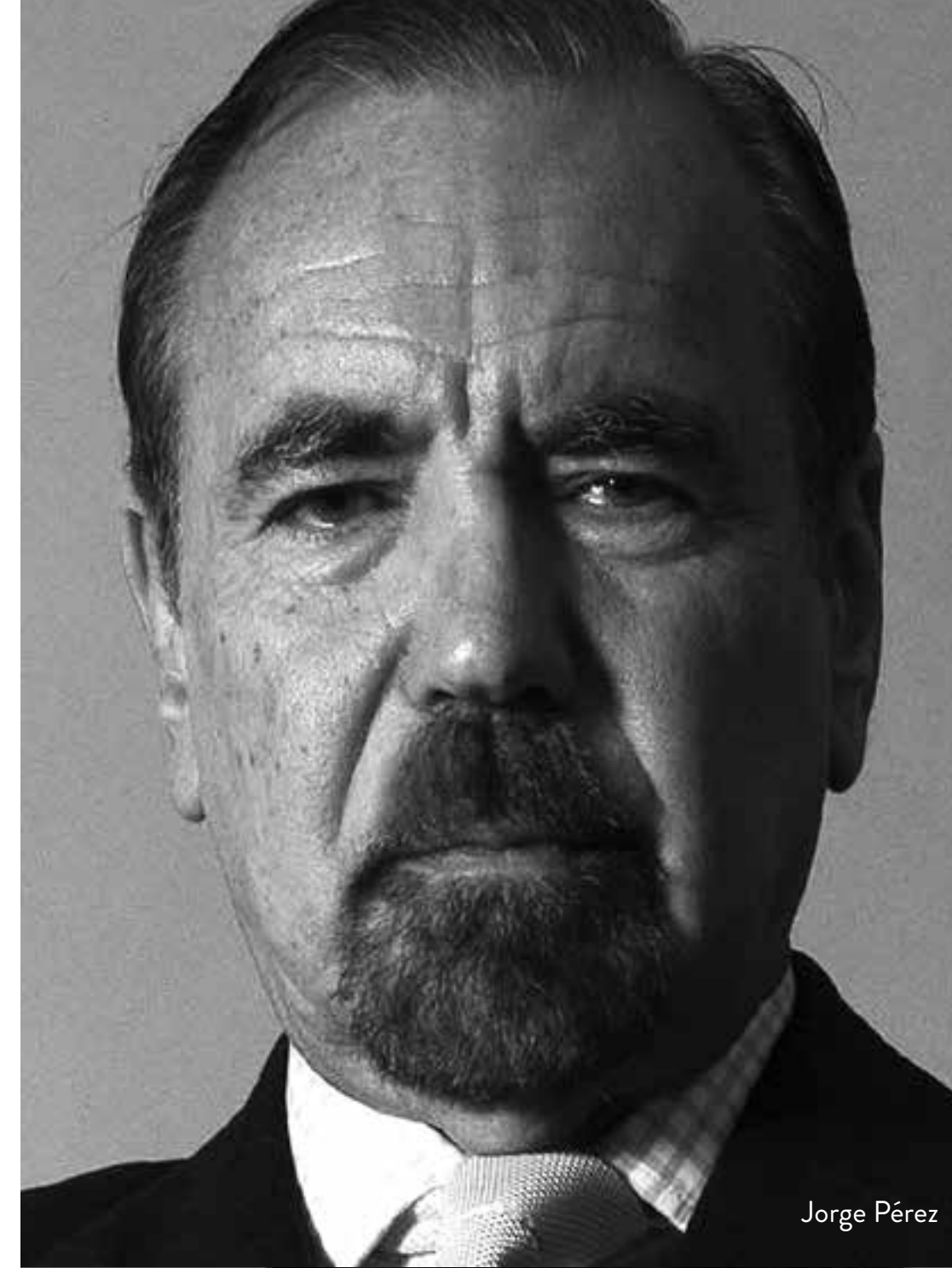
OBTAIN THE PROPERTY REPORT REQUIRED BY THE FEDERAL LAW AND READ IT BEFORE SIGNING ANYTHING. NO FEDERAL AGENCY HAS JUDGED THE MERITS OR VALUE, IF ANY, OF THIS PROPERTY.

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.

SEE LEGAL DISCLAIMERS ON BACK COVER

ARTIST CONCEPTUAL RENDERING

THE HYDE RESORT & RESIDENCES TEAM



Jorge Pérez



Edgardo Defortuna



Sam Nazarian



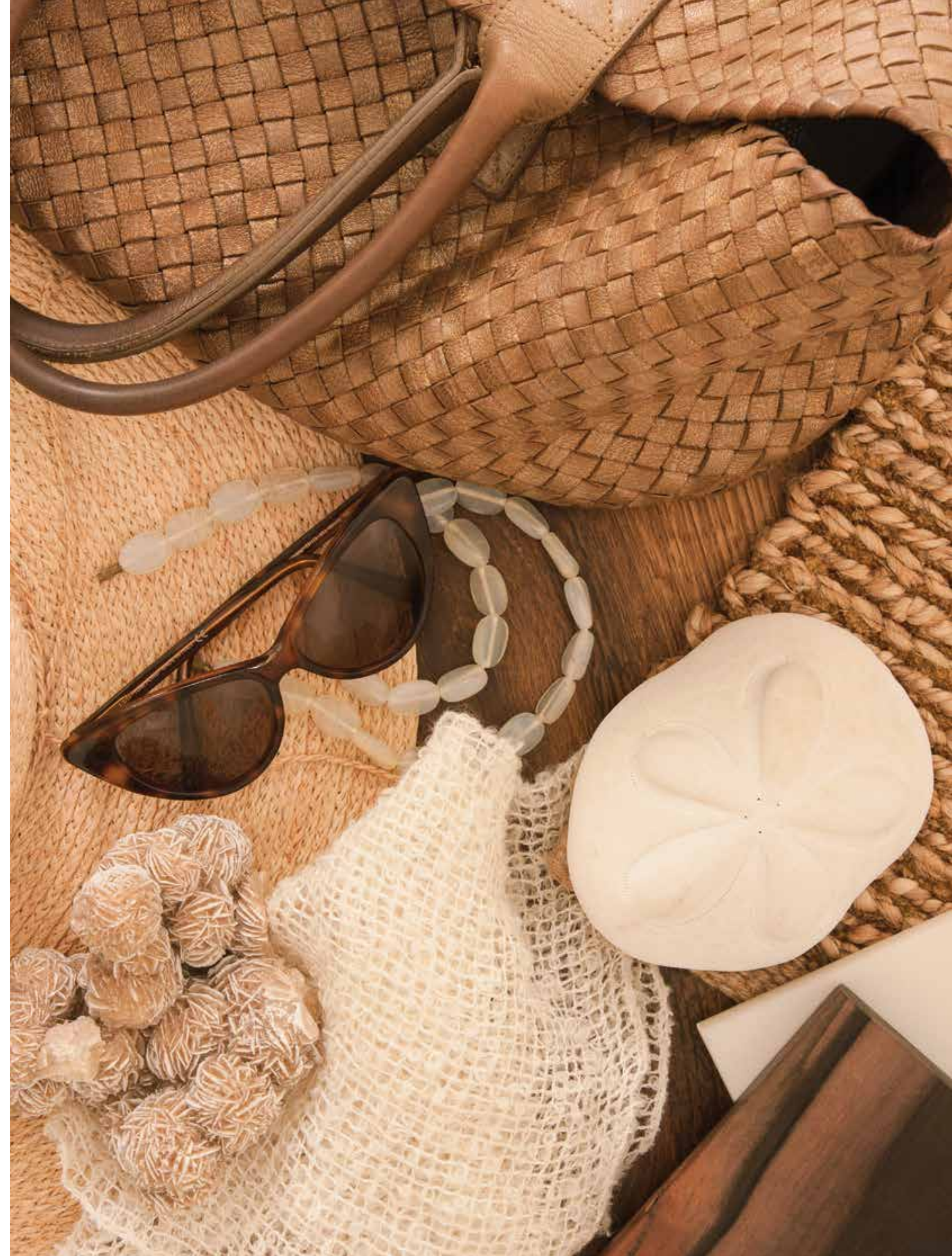
Debora Aguiar

Hyde Resort & Residences, South Florida's most anticipated beach resort, has been brought to life by a collaboration among regional and international leaders in chic real estate destinations. Visionary co-developers Jorge Pérez, Chairman and CEO of The Related Group and Edgardo Defortuna, President and CEO of Fortune International Group are joined by lifestyle impresario Sam Nazarian, Founder, Chairman and CEO of sbe and Brazilian designer Debora Aguiar, Principal of Debora Aguiar Architects.

“HYDE RESORT
& RESIDENCES BRINGS
A COOL URBAN EDGE
TO BEACH LIVING.
IT’S A UNIQUE FUSION
OF NATURAL ESCAPE
AND VIBRANT
SOCIAL SCENE.”

DEBORA AGUIAR

Brazilian architect Debora Aguiar brings sensuality and sophistication throughout Hyde Resort & Residences’ dramatic indoor and outdoor amenity spaces. Inspired by its spectacular location on the pristine Atlantic Ocean beach, the design for Hyde Resort & Residences incorporates organic materials, natural wood and stone, and atmospheric lighting. It is the perfect fusion of sleek design and casual comfort.



RELAXED

BY LOCATION

BY DESIGN

BY NATURE

BY MUSIC

HYDE STYLE COMES TO HOLLYWOOD

Hyde Resort & Residences brings Hyde style into a residential resort escape right at the edge of the Atlantic Ocean for the first time. Legendary for its creation of exclusive nightlife destinations in Los Angeles, Las Vegas, and Miami Beach, Hyde defines the A-list social scene with the hottest music, coolest lounges, and the most enticing array of cocktails and culinary expertise.

ARTIST CONCEPTUAL RENDERING

SEE LEGAL DISCLAIMERS ON BACK COVER

ARTIST CONCEPTUAL RENDERING

2 ARTIST CONCEPTUAL RENDERING

ARTIST CONCEPTUAL RENDERING



HOLLYWOOD

HALLANDALE

AVENTURA

SUNNY ISLES

BAL HARBOUR



“HYDE RESORT &
RESIDENCES BRINGS
ART, FASHION, AND
MUSIC TO THE MOST
SPECTACULAR
OCEANFRONT
SETTING”

JORGE PÉREZ

RESTAURANTS

From seaside dining with a view and celebrity chef restaurants to nationally renowned restaurant brands, residents of Hyde Resort & Residences have an eclectic array of culinary delights just minutes away in every direction. South Florida’s exceptional array of locally sourced produce and fresh seafood are the inspiration behind menus to please every palate.



SHOPS

Just minutes away, The Shops at Bal Harbour offers the world’s finest luxury fashion, fine jewelry, and designer home boutiques in a truly elegant atmosphere. More than simply a shopping destination, The Shops at Bal Harbor also features formal and casual dining restaurants. Also nearby, the Aventura Mall offers dozens of national and international brands for an extraordinary shopping experience.



GOLF

With year-round temperate weather and stunning scenery, South Florida is a golfer’s paradise for everyone from occasional players to world famous pros. Elite courses, including the top-ranked Doral, Turnberry Isle, and The Breakers are among must-play destinations within easy distance of Hyde Resort & Residences .



SPORTS

Outdoor sporting enthusiasts have access to an exceptional variety of recreational pursuits from beach volleyball and tennis to jet skiing and windsurfing. Indulge in your favorite pastimes with friends



MARINA

Yachting, sailing, and sport fishing aficionados will find a wide array of marinas all along the coast. Whether you are seeking a permanent slip for a personal vessel, or access to top-of-the-line sail and speedboats for an afternoon adventure, the region around Hyde Resort & Residences caters to those who want to make the most of the seaside life.



ART

Hyde Resort & Residences is just a short drive from the internationally renowned art scene in Miami. The annual Art Basel fair attracts artists, collectors, and dealers from around the world for a week-long celebration of the best contemporary artwork. Throughout the year, top museums and performing arts institutions offer endless opportunities to enjoy cultural riches from a variety of disciplines and media.



NIGHTLIFE

South Florida’s legendary clubs and lounges offer a dynamic social scene every night of the week, all year round. From well known names like the Hard Rock Café to independent nightclubs you’ll only find here, there’s a style for every taste. Internationally renowned DJs keep the tunes going and the energy high.



NATURE

A true tropical paradise, South Florida offers parks and preserves where the tranquil surroundings of flora and fauna take the place of the demands of modern life. Spend a few hours on a hike, explore walking trails, canoe through winding waterways, or have a picnic under the shade of a tree – this is Florida at its most relaxing.





FULL-TIME RESIDENCE

Hyde Resort & Residences' decorator-ready two- and three-bedroom residences with wrap-around terraces and breathtaking Atlantic Ocean views let you design the perfect full-time home in the most captivating location. Comprehensive services from Hyde's personal concierge to room service on-demand make every day a resort-style experience. With a state-of-the-art fitness center and the pampering attention of Hyde's beautifully appointed spa, health and wellness are always at your fingertips.



FREQUENT ESCAPE

Hyde Resort & Residences' collection of use-restricted residences is ideal for those seeking an exciting escape destination for up to 150 days every year. Every residence in the collection is fully finished, stylishly furnished, and appointed with tech-savvy features, including LED "smart" televisions, high-speed Internet access, and multiple phone extensions with voicemail. With full access to every service and amenity at Hyde Resort & Residences, you enjoy the privileges of ownership and the freedom of a resort.

ALWAYS EFFORTLESS

Hyde Resort & Residences' professional property managers take care of every detail related to the rental of use-restricted residences. With marketing, leasing, care and maintenance all handled by the experts, owners get to enjoy every minute of their vacation time lounging, playing, shopping, dining, and taking a break from everyday cares.

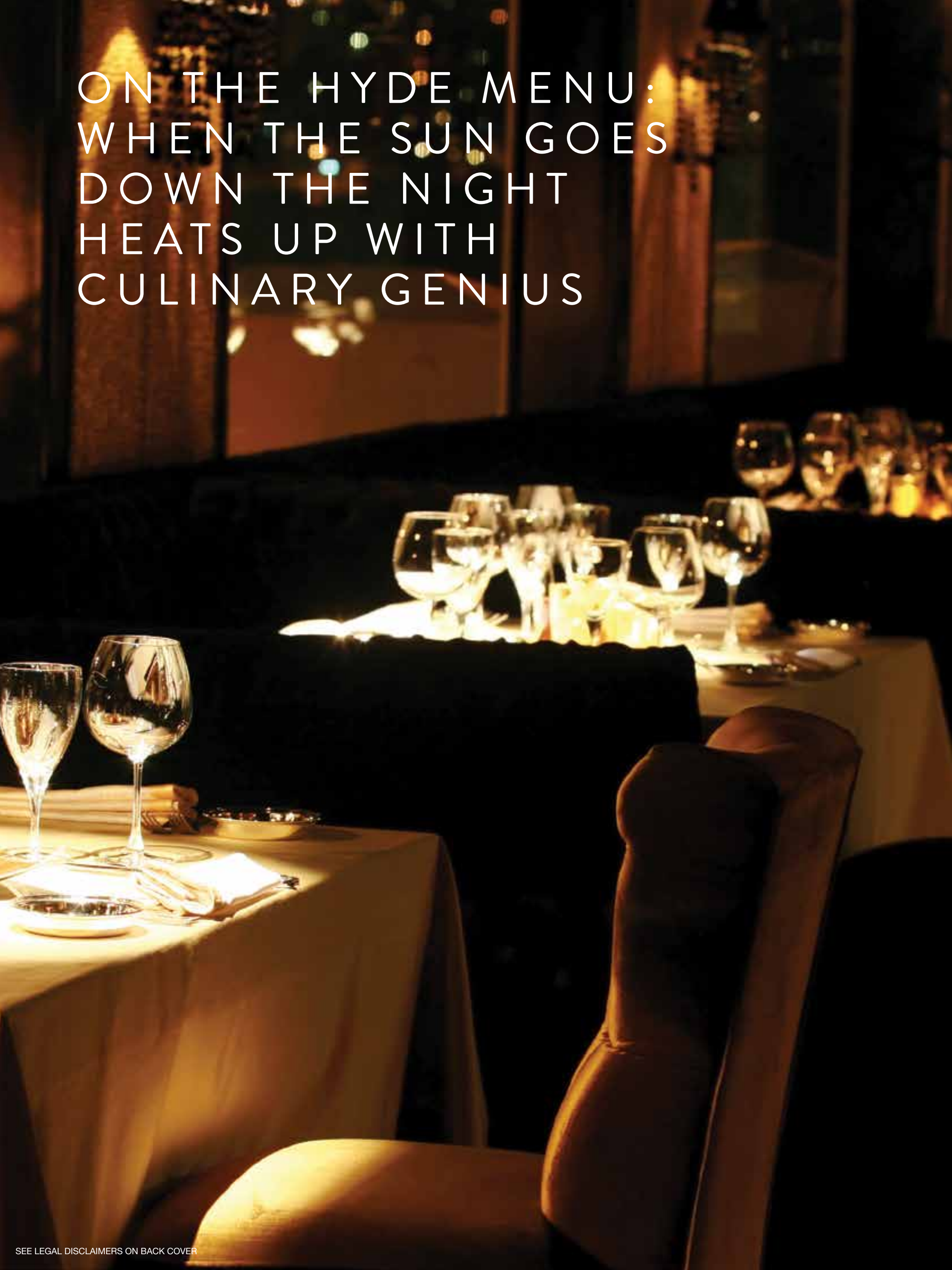






ENJOY

ON THE HYDE MENU:
WHEN THE SUN GOES
DOWN THE NIGHT
HEATS UP WITH
CULINARY GENIUS





ENGAGED

BY MUSIC

BY DANCE

BY ART

BY DESIGN



DESIRE ORDER ENJOY

The Hyde style take on the perfect lifestyle is on-demand service tailored to your desires. Everything from champagne at midnight to breakfast in bed is one touch away with digital access to 24/7 room service. Everyday details like housekeeping and laundry can be handled with ease by our attentive staff.



IT'S YOUR
HYDEAWAY

SERVICE
ON DEMAND







STYLISH ARRIVALS

Make a chic beach landing with every arrival. Hyde Resort & Residences' cool contemporary architecture sets the tone for an entirely new take on oceanfront living with an urban edge.

Created by the internationally renowned Brazilian interior designer Debora Aguiar, the elegant double-volume lobby makes the most of Hyde's dazzling oceanfront location with sheer floor-to-ceiling glass walls, sophisticated designer furnishings, unique lighting, and sleek finishes. Glide into the porte-cochere and let Hyde take it from there with valet parking and a personal concierge ready to assist you with every desire.

ARTIST CONCEPTUAL RENDERING

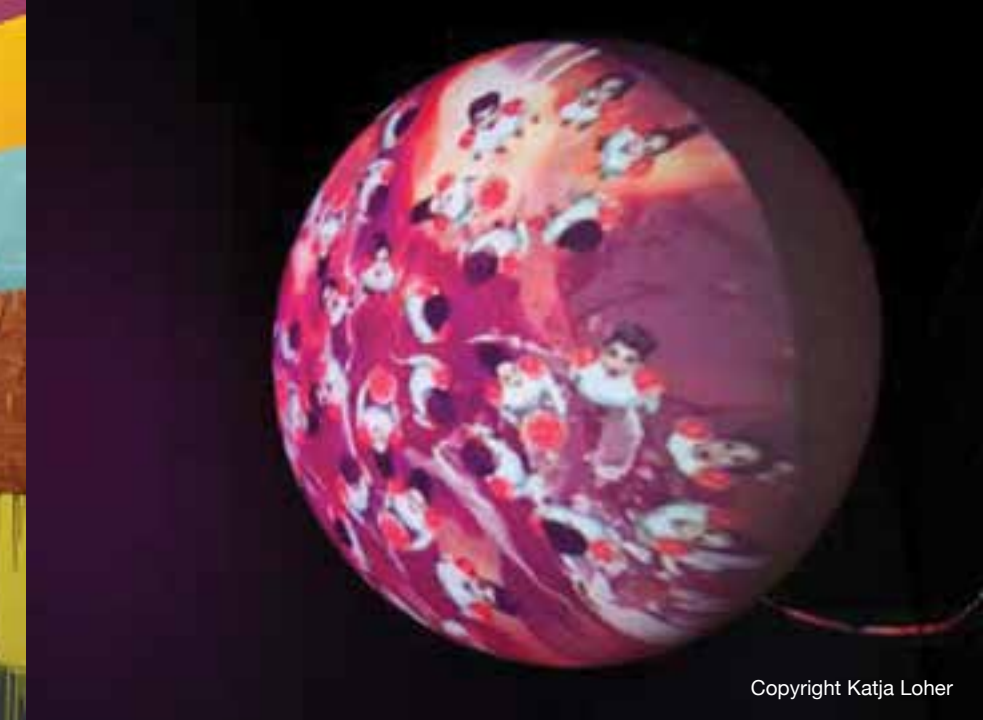
ARTIST CONCEPTUAL RENDERING

ALWAYS UNIQUE, ALWAYS
INSPIRED – ORIGINAL
WORKS OF ART SET HYDE
RESORT & RESIDENCES
APART AS A CULTURE-
DRIVEN DESTINATION

As a part of its visionary approach, the developer commissioned artists to create original works across a wide variety of media. Pieces ranging from sculpture and murals to monumental installations celebrate South Florida's identity as a meeting place for internationally renowned art and artis.



Copyright Markus Linnenbrink



Copyright Katja Loher



Copyright Riccardo de Marchi



Copyright Jose Bedia



Copyright Riccardo de Marchi



Copyright Markus Linnenbrink



Copyright Matias Duville



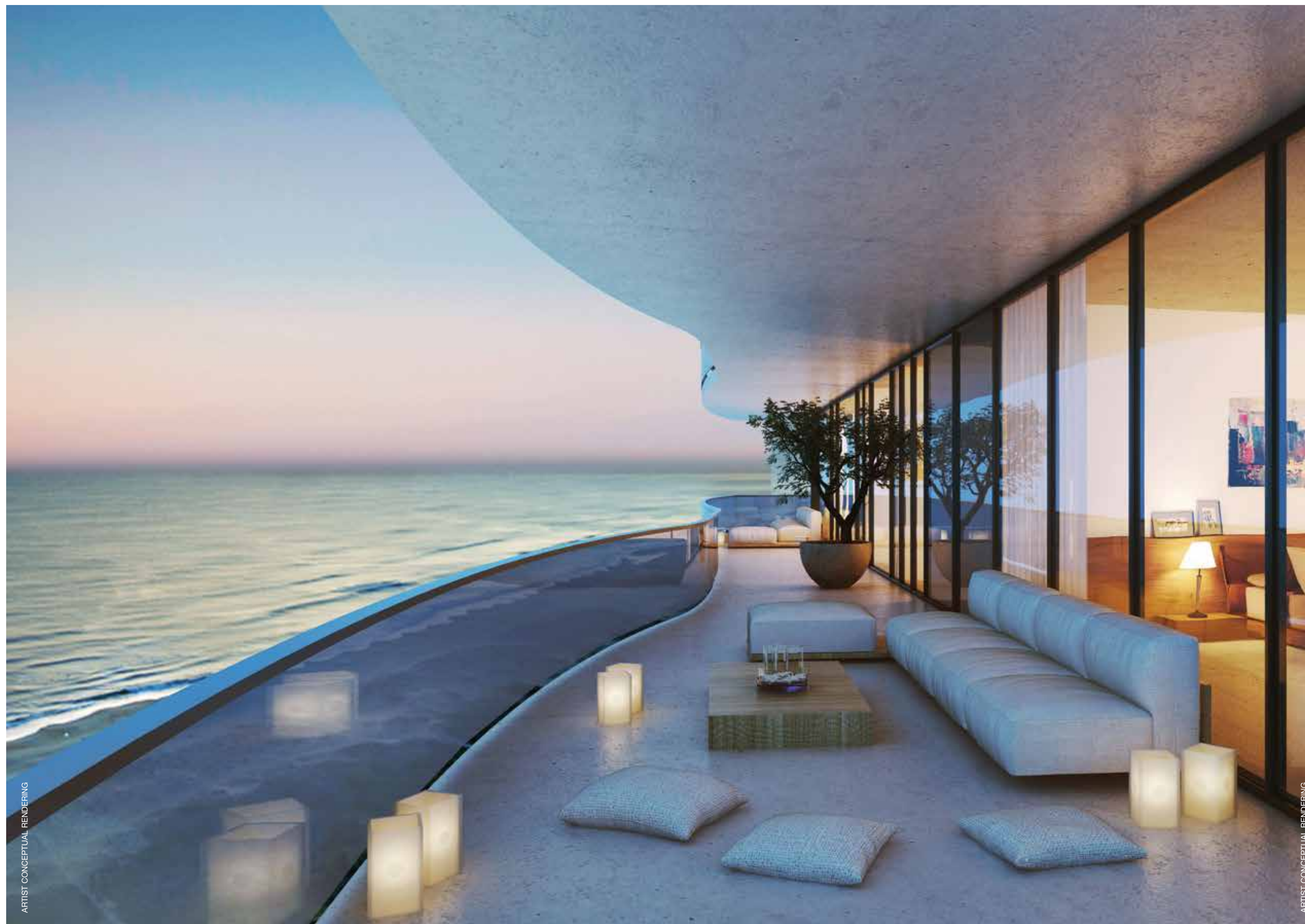
BEACH INSPIRED RESIDENCES

Dissolve the boundaries. Every luxurious residence at Hyde Resort & Residences is surrounded with endless views of the sun, sand, and surf. Floor-to-ceiling windows and open-concept contemporary floor plans bring a sophisticated edge to casual living.

All residences are designed for ultimate comfort with gourmet kitchens, elegantly appointed bathrooms, and spacious closets. Tech-savvy features include fiber-optic wiring, high-speed Internet access, and multiple phone extensions with voicemail.

ARTIST CONCEPTUAL RENDERING

ARTIST CONCEPTUAL RENDERING



ARTIST CONCEPTUAL RENDERING

ARTIST CONCEPTUAL RENDERING

SLEEK PRIVATE TERRACES

Take the party outside on your private terrace. Relax all day, play all night... it's the ultimate outdoor lounge where you make all the rules.

Generously wide with transparent glass rails, every wraparound terrace boasts mesmerizing Atlantic Ocean views. With seamless access via sliding glass doors, indoor and outdoor living spaces come together to create the ideal beachside escape.

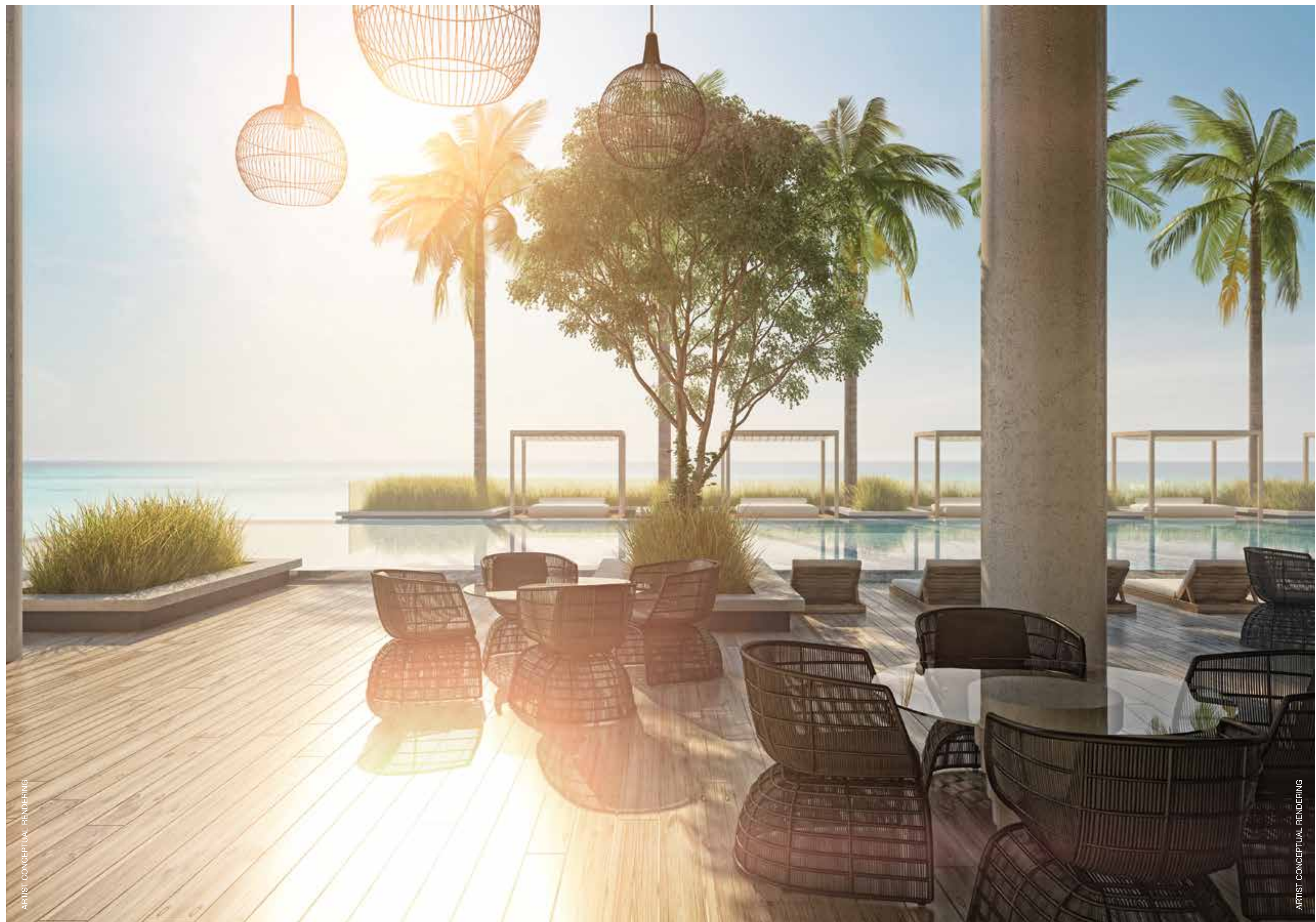
A woman with reddish-brown hair, wearing a black one-piece swimsuit, is captured in a dynamic pose as she splashes water in a swimming pool. She is looking down with her eyes closed, and her hands are near her head. The background shows a clear blue sky and a tiled pool edge. The overall mood is serene and refreshing.

SPLASH DREAM RELAX

At Hyde Resort & Residences , every day is an invitation to revel in the beauty of sun, sand, and total relaxation. Pristine beaches are steps away, and Hyde's infinity pool terrace is even closer. And service satisfies every whim with a single digital touch.



DIVE INTO THE
ENDLESS BEAUTY
OF THE INFINITY POOL



ARTIST CONCEPTUAL RENDERING


ARTIST CONCEPTUAL RENDERING

COCKTAIL CULTURE

Relax, get social, and be served around a table, under the shade of a cabana, or at the edge of the pool. Beautifully designed by Debora Aguiar, Hyde's lounge terrace is the perfect fusion of urban edge and tropical ease.

Artfully crafted cocktails and a delicious menu of light bites are inspired by the unique mix of culture and art that make South Florida an internationally renowned destination for all-day all-night excitement.

RELAX

A flock of birds, likely seagulls, is captured in flight against a soft, pastel sky. The birds are arranged in a loose V-formation, with some leading and others following. The sky transitions from a light blue at the top to a warm, peachy orange at the bottom, suggesting a sunrise or sunset. The overall mood is peaceful and serene.



FOR YOUR BODY FOR YOUR SOUL THE HYDE SPA

Hyde style pampering of body and soul is at your fingertips in the Hyde Spa. From beauty treatments that keep you looking your best for the nightclub scene to luxuriously long massages that take you to a sublime level of relaxation, every indulgence awaits you.

Every visit invites tranquility as you step out of the everyday into a beach-inspired space designed by Debora Aguiar with soft colors, sensual textures, and soothing background music.



Start every day with a gentle stretch in Hyde Resort & Residences' dedicated Yoga and Pilates studio or make the experience even more unique by taking your practice to the beach.



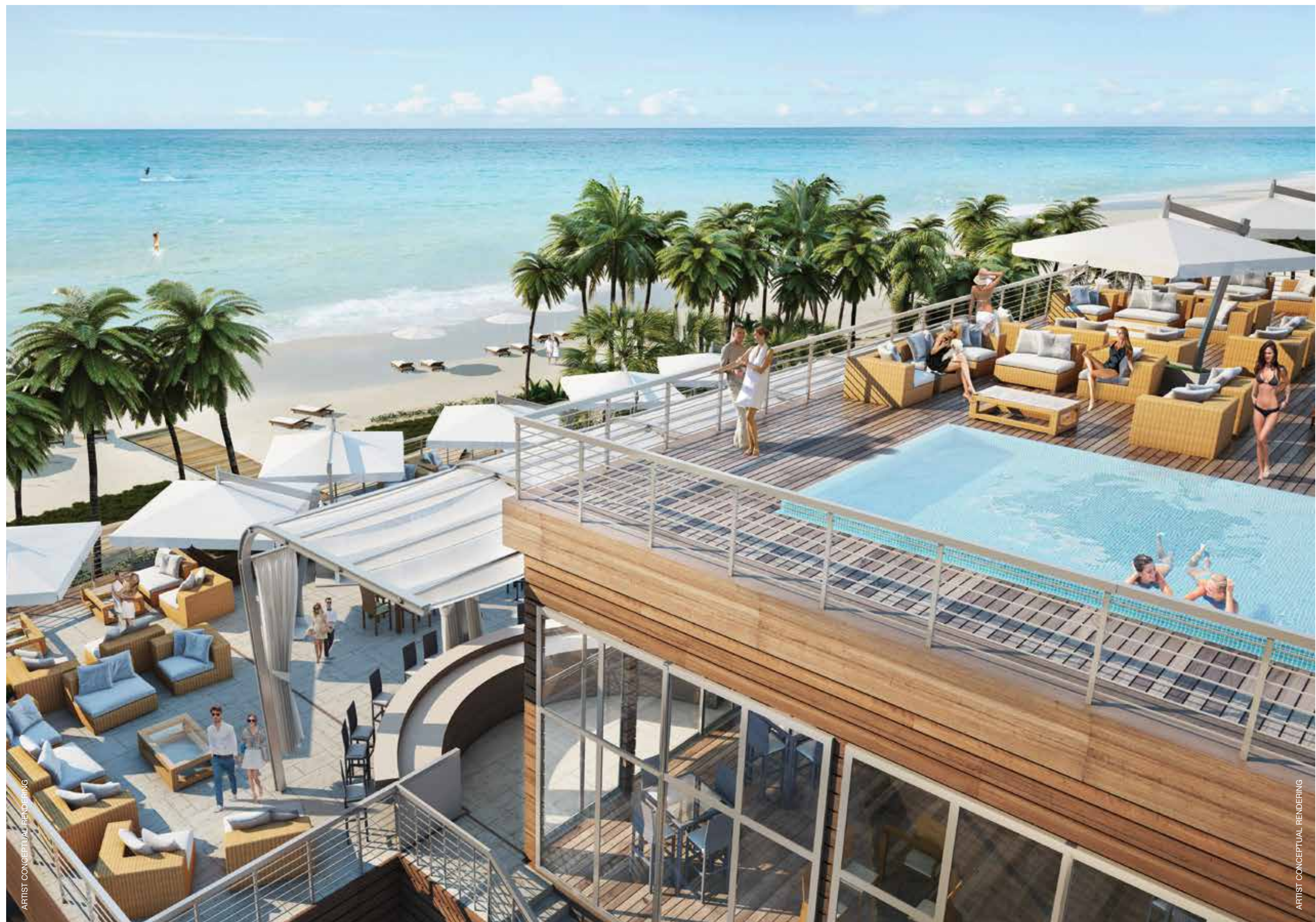
Hyde's state-of-the-art fitness center overlooking the infinity pool deck and the Atlantic Ocean inspires you to achieve even greater levels of health and wellness. Private trainers are available to design workout regimes customized to your personal goals.



ESCAPE TO
THE BEACH

SERVICE ON
THE SAND





BEACH CLUB HYDEAWAY

With Hollywood's hottest beach club at your front door, every day is an invitation to relax, swim, sunbathe, have a light bite with friends, and listen to music at the ocean's edge until the stars come out.

Hyde Beach Club offers casual seating areas, cool cabanas, a vibrant bar scene, and canopied dining tables. It's the perfect barefoot-chic tropical getaway.

ARTIST CONCEPTUAL RENDERING

ARTIST CONCEPTUAL RENDERING



BAREFOOT CHIC AT THE HYDE BEACH CLUB

ARTIST CONCEPTUAL RENDERING

SEE LEGAL DISCLAIMERS ON BACK COVER

ARTIST CONCEPTUAL RENDERING

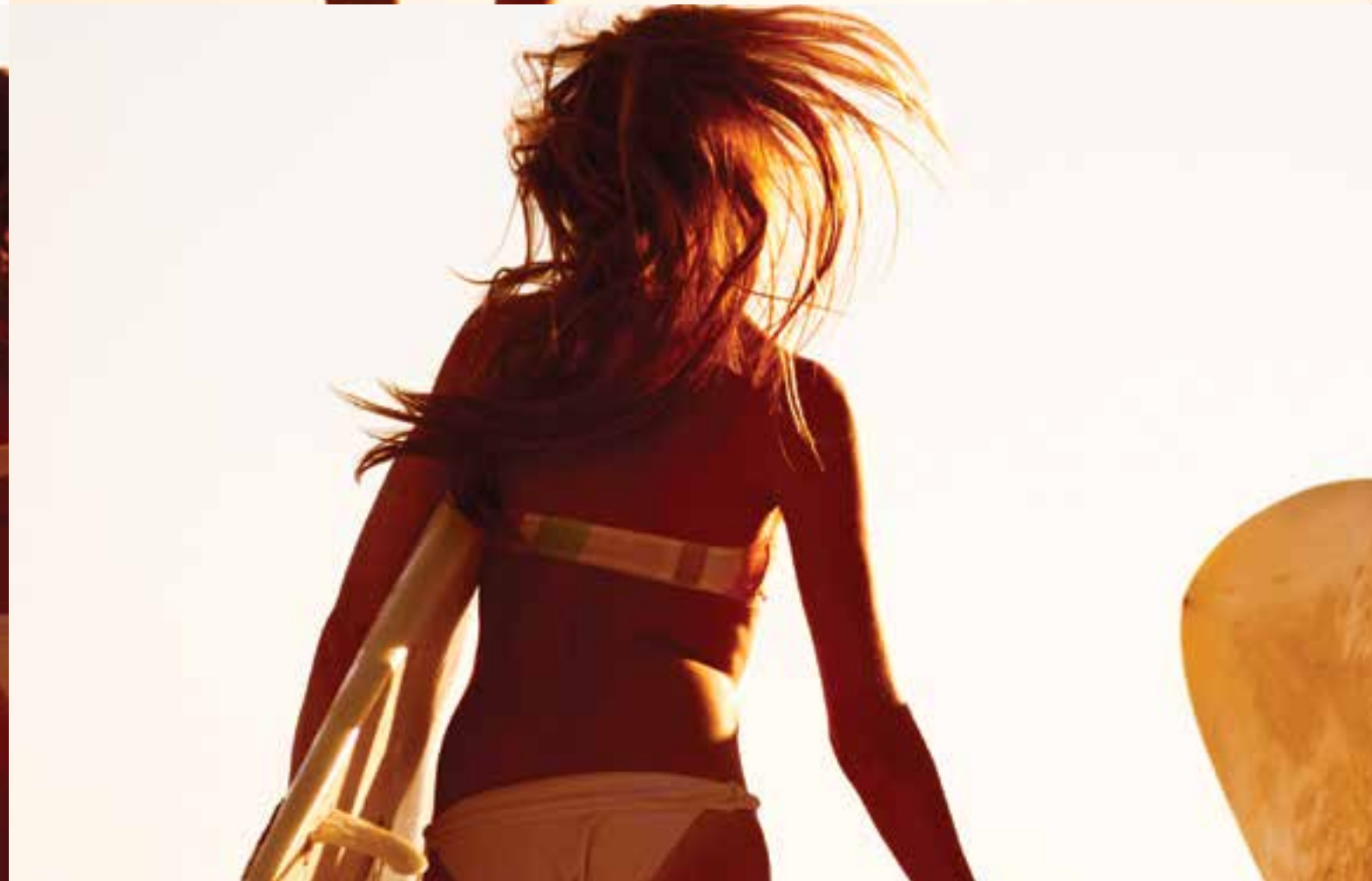
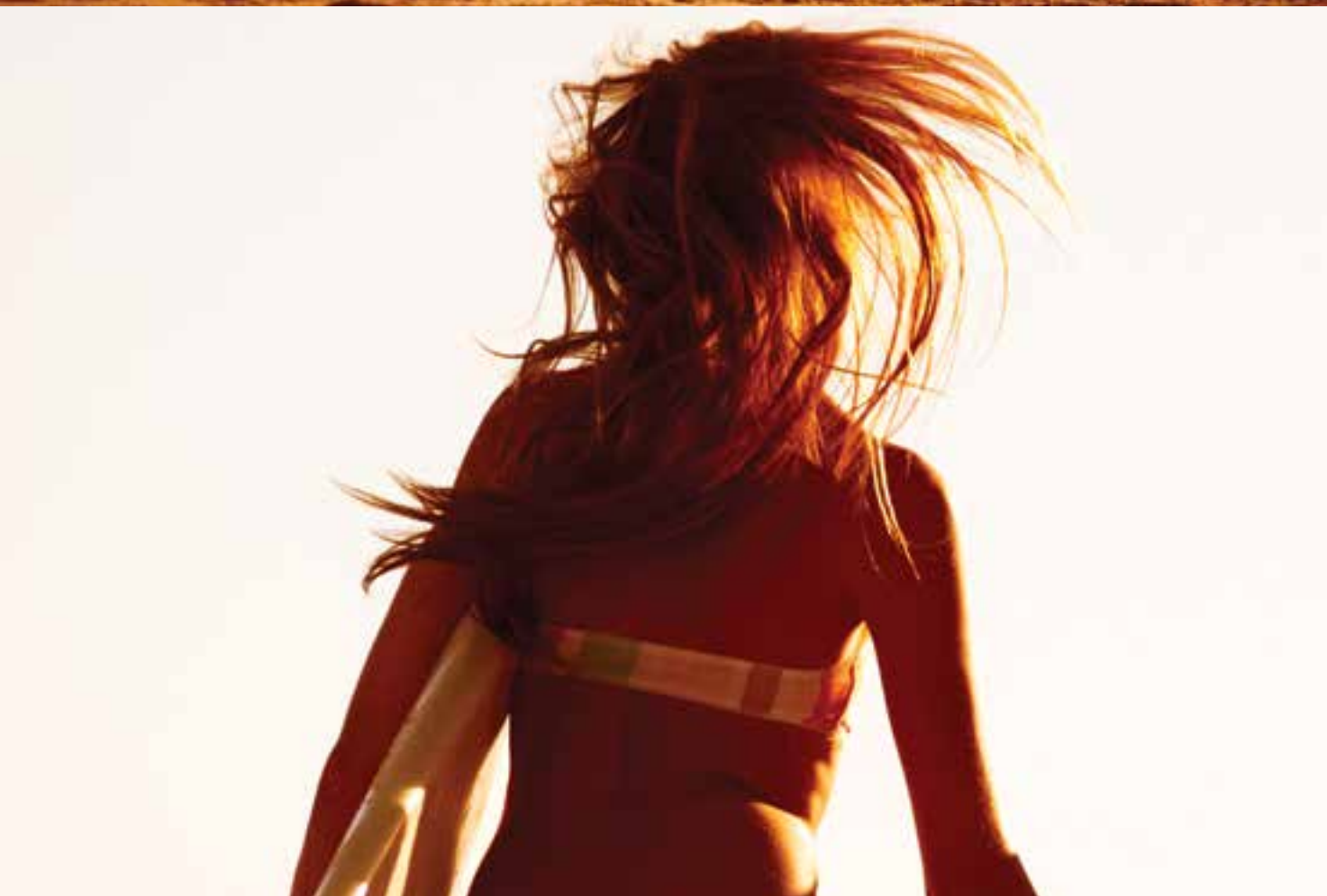




Leave your cares behind and float away on the supple waves of the Atlantic Ocean.
Spend precious time enjoying a whole new perspective on beachfront living.



Your days in the sun are fully served. Drink and dine at water's edge with
barefoot butler service that brings Hyde style right to your chaise lounge.





SURF SAIL SWIM

With the Atlantic Ocean at your front door, a whole new world of sport opens up. From windsurfing and jet skiing to refreshing swims in the waves, there are endless opportunities to play the days away. Hyde Resort & Residences' personal concierge can arrange for even more exciting adventures, including yacht charters and deep sea fishing expeditions.



FEATURES & AMENITIES

Located in Hollywood Beach in the heart of South Florida, Hyde Resort & Residences is set along pristine Atlantic Ocean beaches just minutes from the Aventura Mall and the Shops at Bal Harbour.

SEASIDE RESORT

Sophisticated amenity spaces designed by Debora Aguiar

Hyde Beach Club designed by famed Italian firm Pininfarina

Elegant double-volume lobby exquisitely appointed with sleek designer furniture and finishes

Infinity-edge ocean view pool and sundeck

State-of-the-art, fully equipped fitness center with cardio theatre overlooking the pool deck and the Atlantic Ocean. Personal trainers available to create customized health and wellness regimes

Dedicated yoga and Pilates studio

Luxurious beach-inspired spa offers massage and beauty treatments

IMPECCABLE SERVICES

Personal concierge available 24/7/365, giving access to the finest South Florida has to offer, including:

- Ticket reservations for sporting and theater events
- Restaurant, spa and nightclub reservations
- Charter yacht services
- Travel planning

Barefoot Butler service for snacks and beverages on the beach

Chaise lounges with towel and umbrella service on the beach

Room service available in all residences

Housekeeping and laundry services available for all residences

24-hour complimentary valet parking and secured parking garage

24-hour attended security services and controlled access

High-speed Internet access in all amenity areas

BEACH FRONT RESIDENCES

20 two-bedroom and 20 three-bedroom, decorator-ready condominiums with open-concept contemporary floor plans with unrestricted use rights (flooring is included)

367 beautifully finished and furnished condominiums with a use restriction not to exceed 150 days annually

- Fully finished interiors with contemporary designer furniture
- Living rooms appointed with LED “smart” televisions
- In-suite technology, including high-speed Internet access, and multiple phone extensions with voicemail
- Security features including in-room safes

Dazzling Atlantic Ocean views from every residence

Three-bedroom residences feature direct ocean views and semi-private elevators

Wide private terraces with glass railings and unobstructed views, accessible from the living and bedroom areas

Floor-to-ceiling sliding glass doors and windows fabricated from energy-efficient, tinted, impact-resistant glass

Spacious walk-in closets and owner closets in most residences

Individually controlled, energy efficient central air conditioning and heating systems

Advanced technology “Smart Building” pre-wired with fiber optic for high-speed Internet, data/voice cable TV access

GOURMET KITCHENS

A premium selection of contemporary European cabinetry

Imported stone countertops with convenient breakfast bar in most residences

Double stainless steel under-mount sink with single-lever European-style pullout faucet sprayer

Imported designer porcelain tile floors

Stainless steel appliance package with refrigerator/freezer, glass cooktop stove, built-in oven, multi-cycle whisper-quiet dishwasher, built-in microwave with integrated vent hood, and stackable washer and dryer

RELAXING BATHROOMS

European style cabinetry with exceptional detailing

Imported stone countertops

Full-size vanity mirrors with designer lighting

Floors and wet walls clad in imported designer porcelain tile

Designer bathroom fixtures and accessories

Spacious soaking tub and glass-enclosed shower





Hudson Yards, New York



Trump Hollywood, Hollywood



500 Brickell, Miami



Icon Brickell, Miami



Icon Vallarta, Mexico



Parque Global, São Paulo

JORGE M. PÉREZ

THE RELATED GROUP

Jorge M. Pérez is the founder, Chairman, and CEO of The Related Group, the nation’s leading developer of multi-family residences. In August 2005, TIME Magazine named Mr. Pérez one of the top 25 most influential Hispanic people in the United States.

Under his direction, The Related Group and its affiliates have redefined the South Florida landscape. Since its inception more than a quarter of a century ago, the firm has developed and/or managed more than 80,000 apartments and condominium residences. The Related Group is one of the largest Hispanic-owned businesses in the United States. In 2006, the company reported sales of more than \$1.4 billion. Its premier portfolio of properties in South Florida includes One Ocean and Marea South of Fifth in South Beach and SLS Hotel & Residences and Brickell Heights in Brickell.

Mr. Pérez serves on the Board of Directors of the Miami Art Museum, and is spearheading the capital campaign for its new location in Miami’s Museum Park. He chairs the Miami-Dade Cultural Affairs Council and is a member of the University of Miami’s Board of Trustees. Mr. Pérez has received numerous awards for his professional and philanthropic achievements, including Builder of the Year, from Multifamily Executive; Ernst & Young’s Entrepreneur of the Year; and the “Sand In My Shoes” award from the Greater Miami Chamber of Commerce. The Developers and Builders Alliance honored him with its most exalted award, the 2006 Community Advancement Award. In Cannes, France, Mr. Pérez received the “Icon in Real Estate Award of Excellence” at MIPIM. Most recently, he was the recipient of the Urban Land Institute’s “Southeast Florida Lifetime Achievement Award” and the National Building Museum’s “Annual Honor Award” for his contribution to architecture and design.



Jade Ocean, Sunny Isles Beach



Jade Signature, Sunny Isles Beach



Jade Residences at Brickell Bay, Miami



Artech, Aventura



Jade Beach, Sunny Isles Beach

EDGARDO DEFORTUNA

FORTUNE INTERNATIONAL GROUP

Founded by Edgardo Defortuna, Fortune International Group has raised the bar in high -end real estate throughout South Florida since 1983. The company's activities include brokerage, property management, financing, new development sales and proprietary developments. Throughout the years, Fortune International Group has been successful and effective in offering personalized and pristine service that has made it one of South Florida's largest independently owned real estate companies. Fortune International Group is at the forefront of Miami's exciting real estate story, bringing dynamic, innovative and luxurious buildings that offer immensely desirable lifestyles to buyers from around the world.

With a focus on waterfront properties, the development portfolio includes Jade Residences at Brickell Bay, Artech,1200 Brickell, Le Meridian Sunny Isles Beach, Jade Beach, Jade Ocean, Jade Signature and most recently Hyde Resort & Residences in Hollywood. Fortune International Group is also the exclusive sales firm for some of the most prominent projects in South Florida today, such as Midtown Miami, 1 Hotel & Homes South Beach, NINE at Mary Brickell Village, Marea, and Paraiso Bay, among numerous others. Fortune International Group has 12 offices around the world, with nearly 1,000 associates. Its international broker network reaches legions of prospective buyers from South Florida to Buenos Aires, Hong Kong to Sao Paolo, Manhattan to Paris.



SLS South Beach, Miami Beach



SLS South Beach, Miami Beach



SLS Hotel & Residences, Brickell

SAM NAZARIAN

SBE

With an uncompromising entrepreneurial instinct and personal style, sbe Founder, Chairman and CEO Sam Nazarian has been a transformative force in revolutionizing contemporary hospitality. In only a decade, Nazarian has defined “the scene” in Los Angeles and beyond, driving sbe to become the creative wellspring for some of the world’s most sought-after luxury lifestyle brands in North America, including SLS Hotels, Katsuya by Starck, The Bazaar by José Andrés and Hyde Lounge. Nazarian’s career began in the tech industry with a wireless company he co-founded and later sold after leading its rapid growth and record sales. In 2001, Nazarian began to hone his expertise in development and hospitality by successfully diversifying his family’s assets into real estate holdings across virtually all sectors of the market. It was during this phase of his career that Nazarian began to see a demand for a different approach to hospitality — one that would fundamentally change the industry moving forward.

From the launch of sbe’s first nightclub in 2003, Nazarian has evolved the privately-held sbe into the definitive name in luxury with a collection that includes some of the most exclusive and high-profile hospitality and lifestyle destinations in the world. To create sbe’s award-winning portfolio, Nazarian has aligned with internationally acclaimed design and culinary talents such as Philippe Starck and Matthew Rolston and chefs José Andrés and Katsuya Uechi. The youngest executive to be named one of the “Top 100 Most Powerful People in Southern California” by West, the Los Angeles Times’ magazine, Nazarian was also named among “The Influentials” in Los Angeles Magazine, honored with the Mondavi Wine & Food award, and named the “Hotelier of the Year” for two consecutive years by HotelChatter.com. He is an active member of the Southern California Institute of Architecture’s Board of Directors and a generous supporter of the Beverly Hills Education Foundation. In July 2009, Los Angeles Mayor Antonio Villaraigosa appointed Nazarian to the Board of Airport Commissioners of Los Angeles World Airports.



Casa Cor Exhibition 2008



Casa Cor Exhibition 2012



Casa Cor Exhibition 2009



Samantha Muller Residence



Fernanda Robotton Residence



Samantha Muller Residence

DEBORA AGUIAR

DEBORA AGUIAR ARCHITECTS

Founded by Debora Aguiar in 1990 with headquarters in São Paulo, Brazil, Debora Aguiar Architects is one of the most important architectural and interior design offices in the country today. Its team of over 100 professionals, including architects, interior designers, and consultants works across several areas of the industry for domestic and international clients. Debora Aguiar Architects' clients include over 200 of the leading construction companies in Brazil. The firm values its long - term relationships with clients and the office is constantly pursuing challenging opportunities to transform creative and innovative ideas into well - executed projects, bringing beauty and sophistication together with comfort, security, dynamism and assertiveness.

Projects are developed with total responsibility and availability in regard to client services and management, whereas production is structured by a planning strategy based on clients' needs and working methodologies with strict observation to turnaround timings, budget limits and deadlines. Also a calculated financial control is mandatory to guarantee the best cost - benefit of the final product, as well as the state - of - the - art quality of the services offered. Firm Principal Debora Aguiar earned a B.A. in Architecture and Urban Sciences from FAU Mackenzie University in Spain in 1989. In addition to leading Debora Aguiar Architects as an architect and interior designer for 24 years, Debora also has experience as a product designer. Working from initial concept through development, she has designed her own collections of furniture, including tables, consoles, benches, and stools, as well as lighting fixtures. Her product design clients include some of the most renowned companies in the interior design industry in Brazil and around the world.

