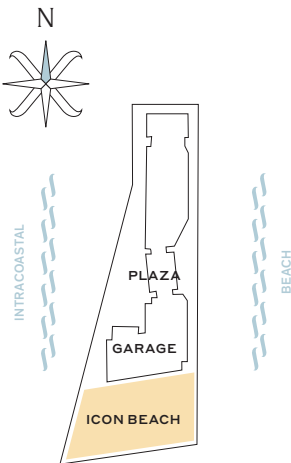
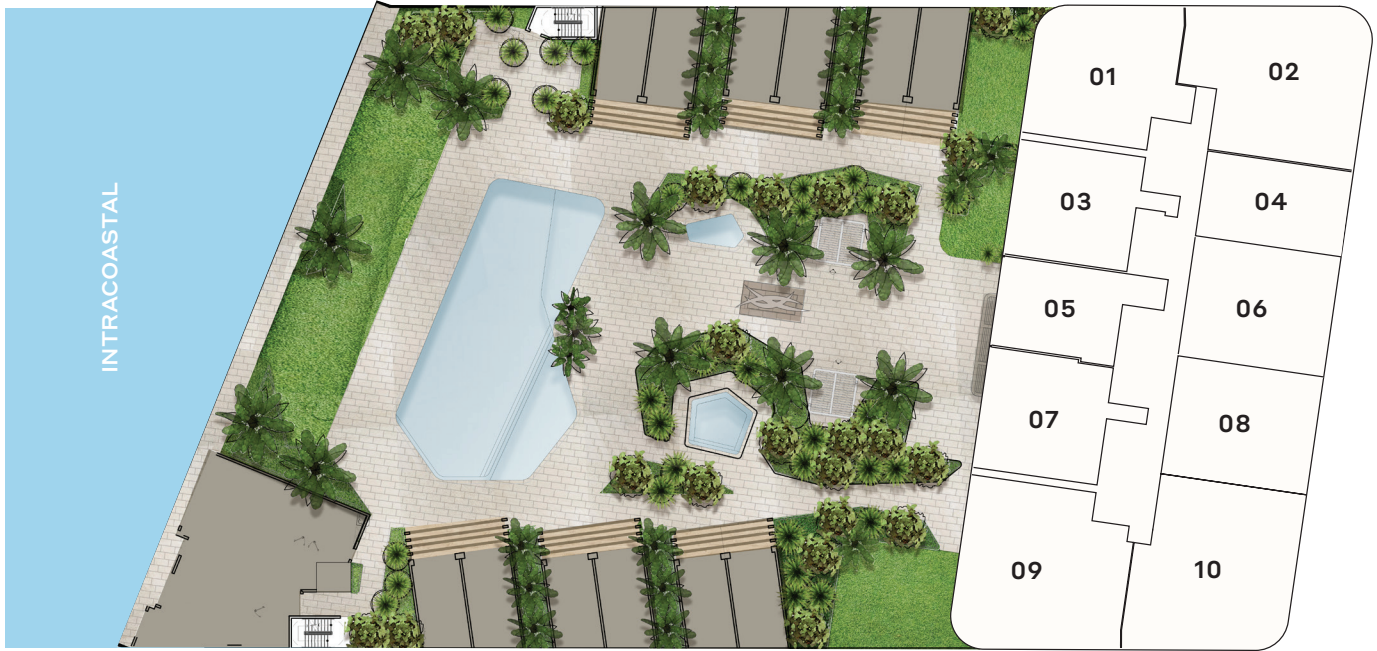


ICON BEACH

WATERFRONT RESIDENCES

An Ideal Location



01	2 Bedrooms, 2 Bathrooms	1,295 SF
02	3 Bedrooms, 2.5 Bathrooms	1,695 SF
03	2 Bedrooms, 2 Bathrooms	1,152 SF
04	1 Bedroom, 1 Bathroom	945 SF
05	1 Bedroom, 1 Bathroom	948 SF
06	2 Bedrooms, 2 Bathrooms	1,310 SF
07	2 Bedrooms, 2 Bathrooms	1,145 SF
08	2 Bedrooms, 2 Bathrooms	1,310 SF
09	3 Bedrooms, 2.5 Bathrooms	1,725 SF
10	3 Bedrooms, 3.5 Bathrooms	1,738 SF

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING 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.

3724 S Ocean Drive Condominium, a Condominium within a portion of a building or within a multiple parcel building (the "Condominium") is developed by Diplomat Landings Phase 1 Owner, LLC ("Developer"). These renderings and depictions are conceptual only and are for the convenience of reference and including artists renderings. They should not be relied upon as representations, express or implied, of the final detail of the residences or the Condominium. The developer expressly reserves the right to make modifications, revisions, and changes it deems desirable in its sole and absolute discretion. All residence features and building amenities are subject to change, including, without limitation, changes in manufacturers, brands, amenities, services and/or the design team. The Condominium views will vary depending on the Unit purchased. No view is guaranteed. This offering is made only by the Developer's Prospectus for the Condominium. Consult the Developer's Prospectus for the proposed budget, terms, conditions, specifications, fees, and Unit dimensions. Sketches, renderings, or photographs depicting use of space, design, furnishings, lifestyle, amenities, food services, club services, rental services, hosting services, finishes, materials, fixtures, appliances, cabinetry, soffits, lighting, countertops, floor plans, or art are proposed only, and the Developer reserves the right to modify or withdraw the same in its sole discretion. No specific view is guaranteed. No specific use of space is guaranteed. Unit owners will members of the condominium association and a master association requiring assessment payments to each. Beach Club use requires payment not included in association assessments. Pursuant to license agreements, Developer has a right to use the trade names, marks, and logos of: (1) The Related Group; and (2) BH Group, each of which is a licensor. This is not intended to be an offer to sell, or solicitation of an offer to buy, condominium units to residents of any jurisdiction were prohibited by law. 2024 © Diplomat Landings Phase 1 Owner, LLC, with all rights reserved.

ICON BEACH

WATERFRONT RESIDENCES

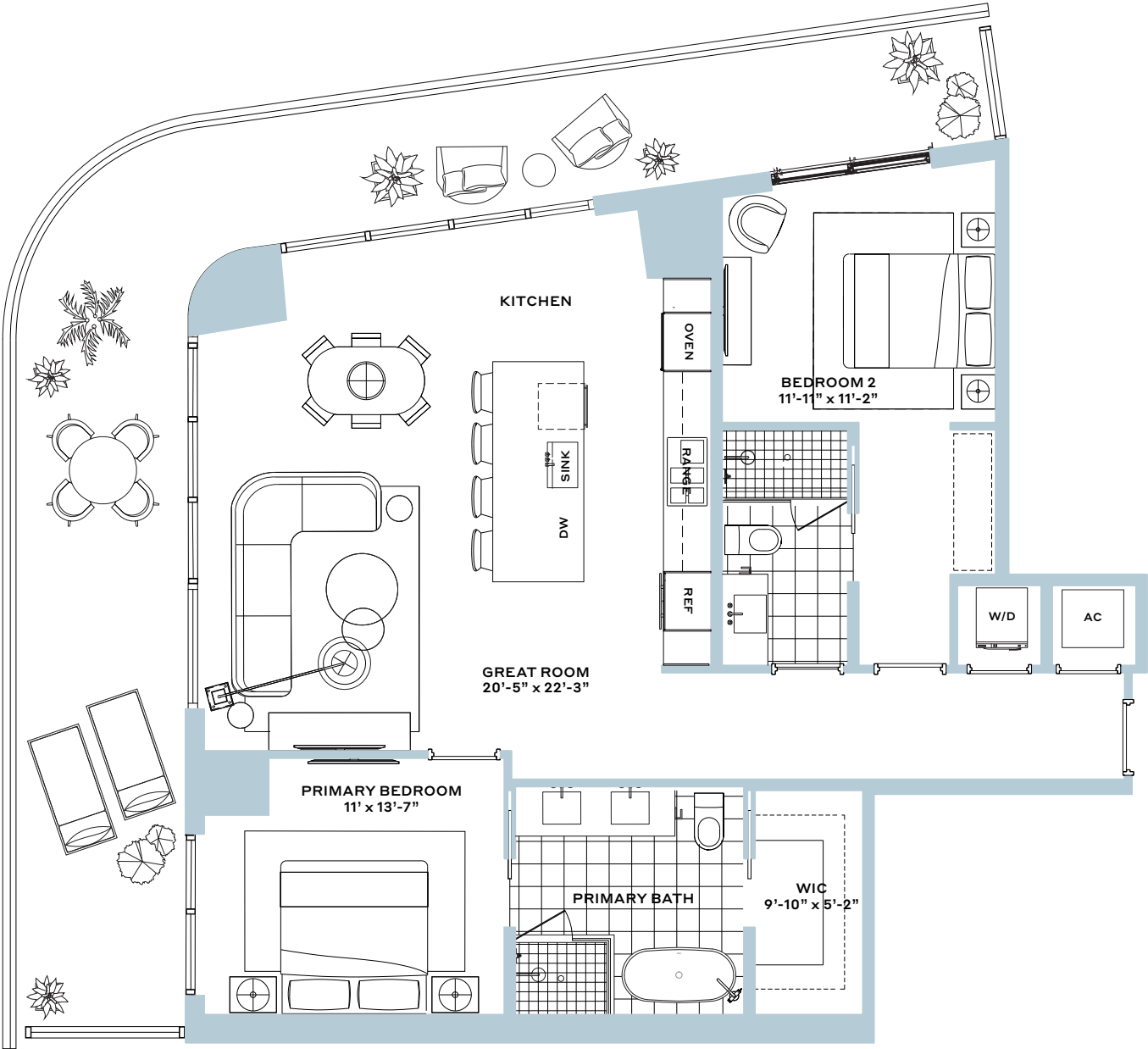
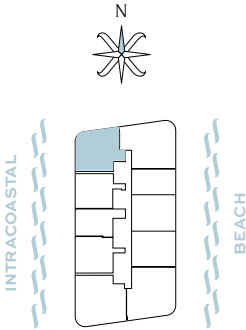
Residence 01

2 Bedroom, 2 Bathroom

Interior: 1,295 SF

Balcony: 522 SF

Total: 1,817 SF



ICON BEACH

WATERFRONT RESIDENCES

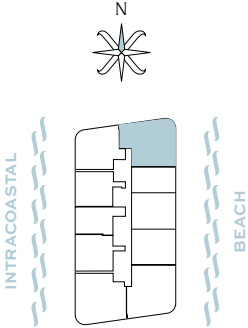
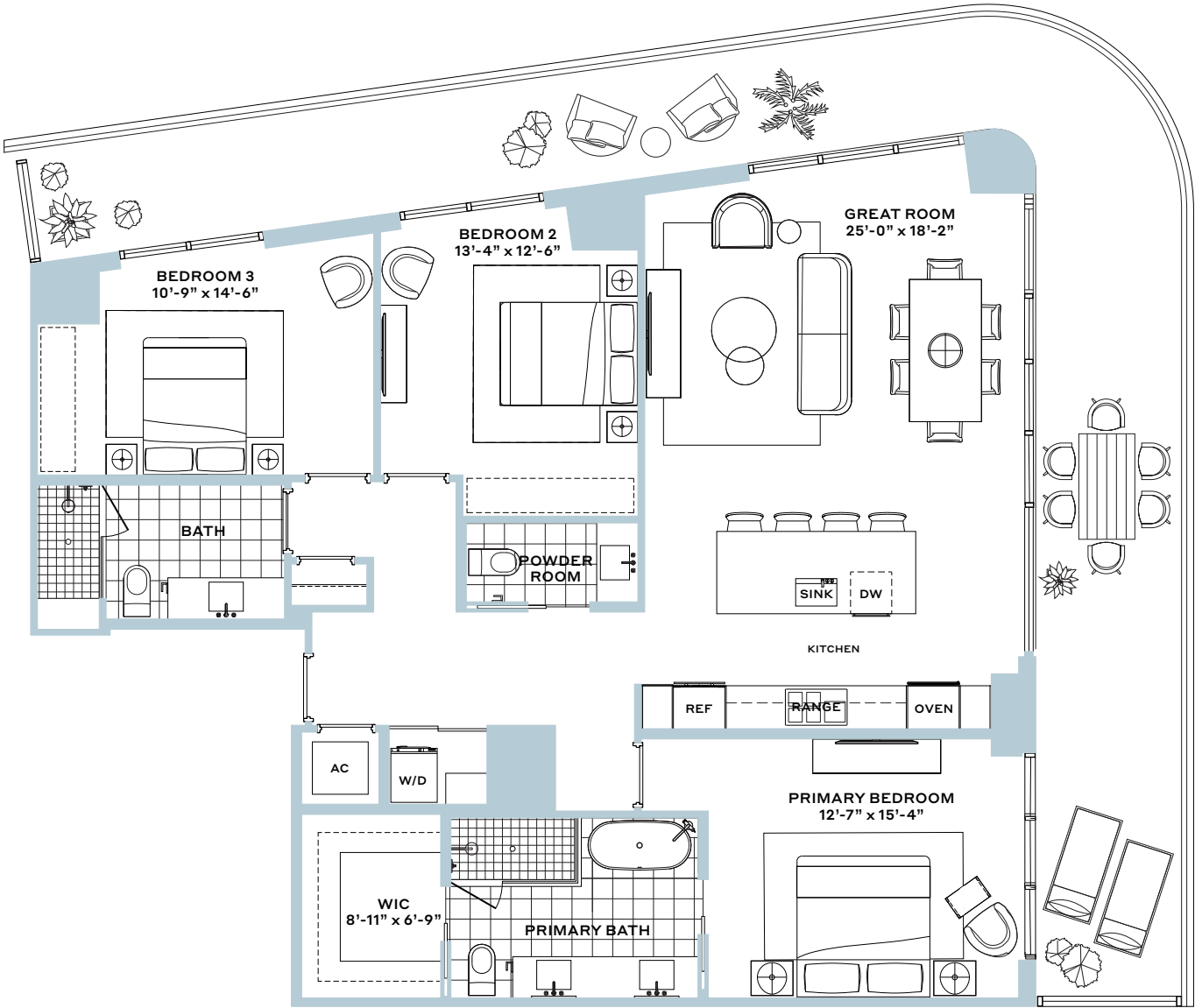
Residence 02

3 Bedroom, 2.5 Bathroom

Interior: 1,695 SF

Balcony: 670 SF

Total: 2,365 SF



The dimensions stated for this floor plan are approximate because there are various recognized methods for calculating the square footage of a unit. The square footage stated here is calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls without deductions for cutouts, curves, or architectural features. This method typically results in quoted dimensions greater than the dimensions that would be determined by using other accepted methods. The definition of "Unit" and the calculation method to be relied upon is set forth by the Developer in Developer's prospectus which method may result in a square footage calculation less than the result of the calculation method used here. Consult the Developer's prospectus to learn what is included with Unit purchase and to understand Unit dimensions. 2024 © Diplomat Landings Phase 1 Owner, LLC, with all rights reserved.

ICON BEACH

WATERFRONT RESIDENCES

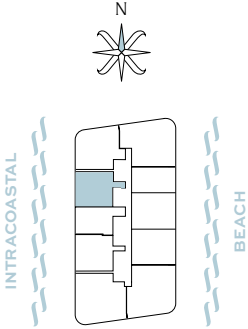
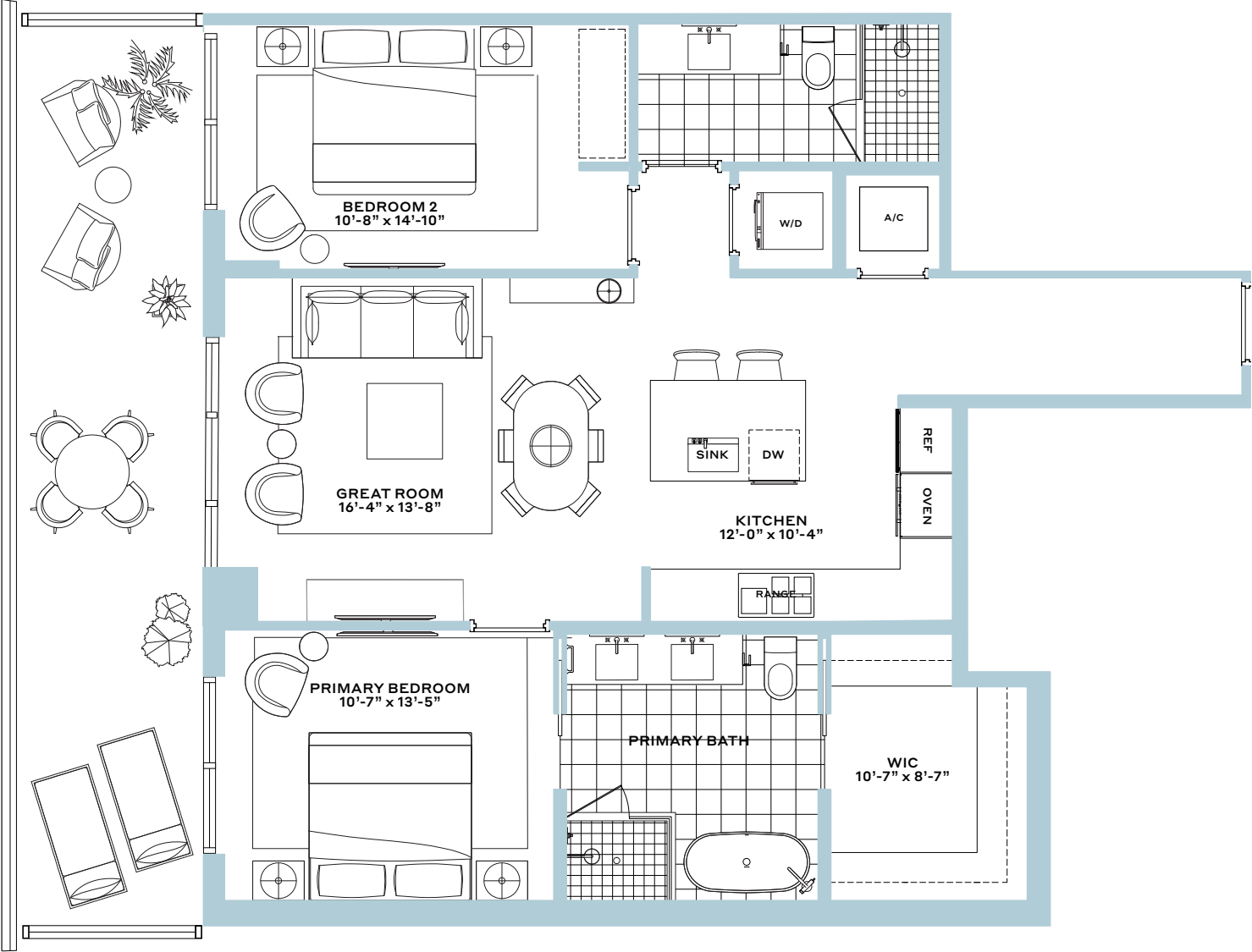
Residence 03

2 Bedroom, 2 Bathroom

Interior: 1,152 SF

Balcony: 292 SF

Total: 1,444 SF



The dimensions stated for this floor plan are approximate because there are various recognized methods for calculating the square footage of a unit. The square footage stated here is calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls without deductions for cutouts, curves, or architectural features. This method typically results in quoted dimensions greater than the dimensions that would be determined by using other accepted methods. The definition of "Unit" and the calculation method to be relied upon is set forth by the Developer in Developer's prospectus which method may result in a square footage calculation less than the result of the calculation method used here. Consult the Developer's prospectus to learn what is included with Unit purchase and to understand Unit dimensions. 2024 © Diplomat Landings Phase 1 Owner, LLC, with all rights reserved.

ICON BEACH

WATERFRONT RESIDENCES

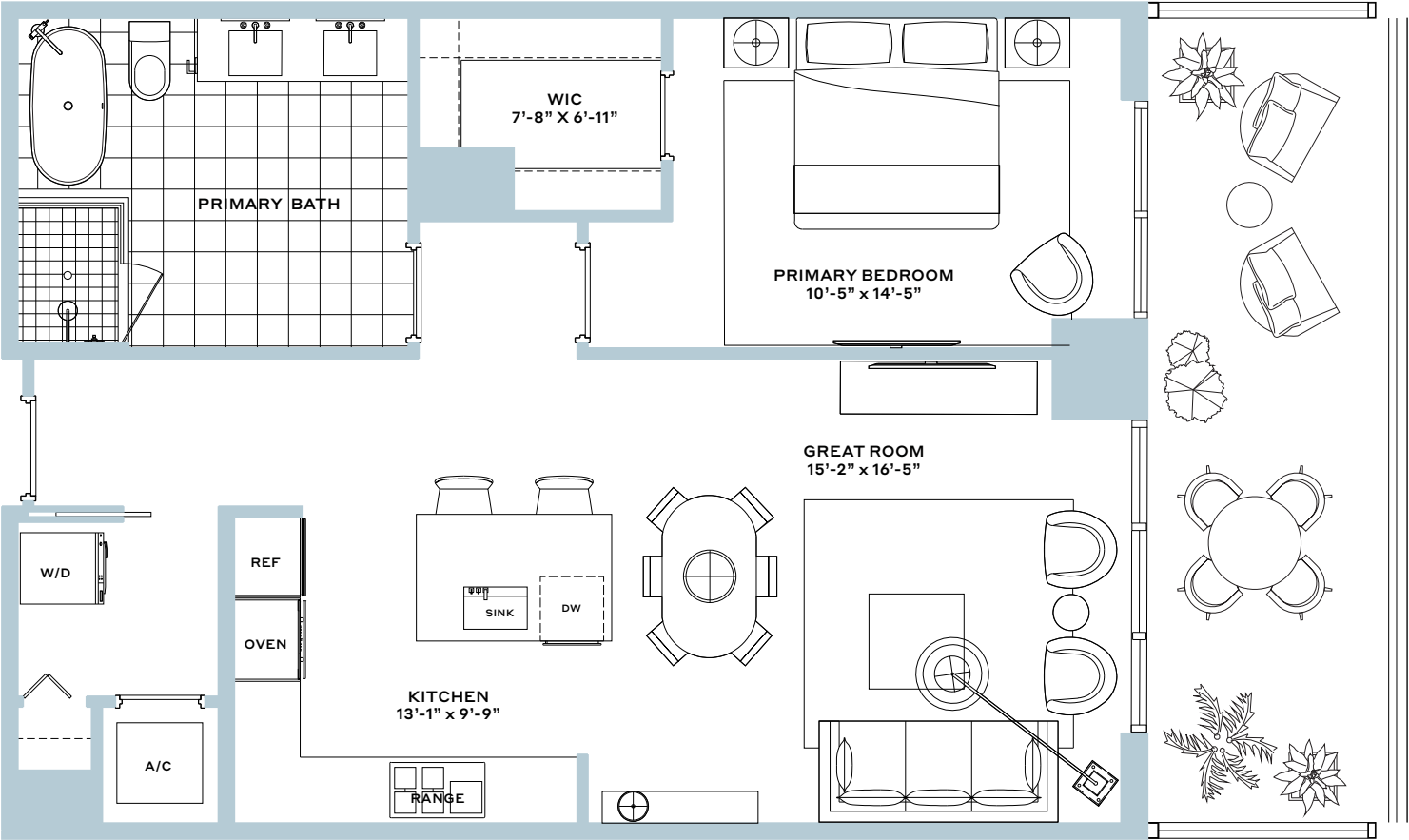
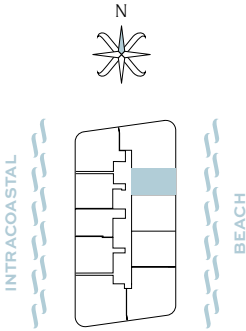
Residence 04

1 Bedroom, 1 Bathroom

Interior: 945 SF

Balcony: 211 SF

Total: 1,156 SF



ICON BEACH

WATERFRONT RESIDENCES

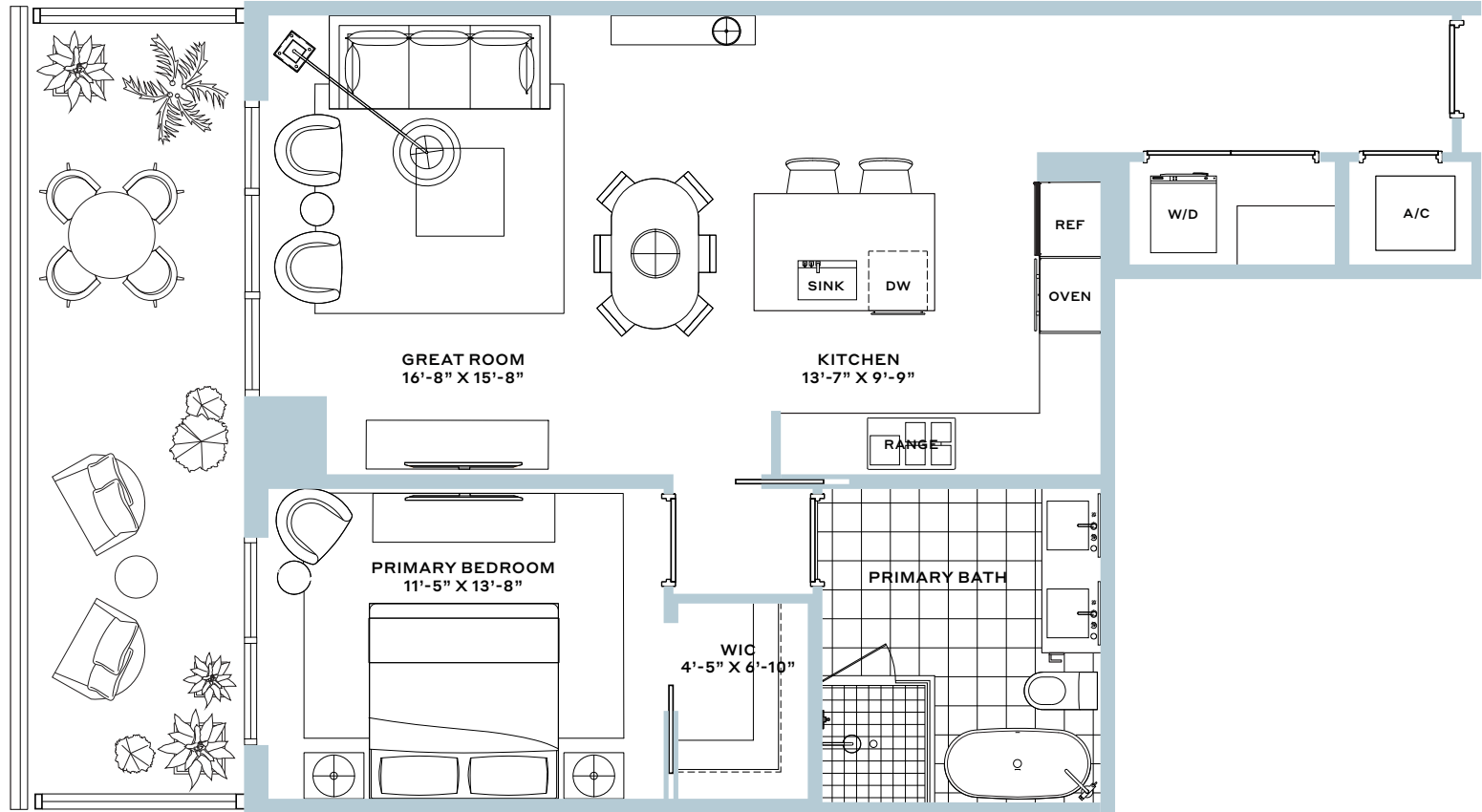
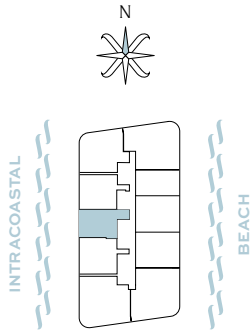
Residence 05

1 Bedroom, 1 Bathroom

Interior: 948 SF

Balcony: 233 SF

Total: 1,181 SF



Sales Gallery
 Miami Residence Realty | 305-751-1000 | www.MiamiResidence.com
 3660 S Ocean Drive, Hollywood, Florida 33019
 954-212-9145
IconBeachResidences.com



The dimensions stated for this floor plan are approximate because there are various recognized methods for calculating the square footage of a unit. The square footage stated here is calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls without deductions for cutouts, curves, or architectural features. This method typically results in quoted dimensions greater than the dimensions that would be determined by using other accepted methods. The definition of "Unit" and the calculation method to be relied upon is set forth by the Developer in Developer's prospectus which method may result in a square footage calculation less than the result of the calculation method used here. Consult the Developer's prospectus to learn what is included with Unit purchase and to understand Unit dimensions. 2024 © Diplomat Landings Phase 1 Owner, LLC, with all rights reserved.

ICON BEACH

WATERFRONT RESIDENCES

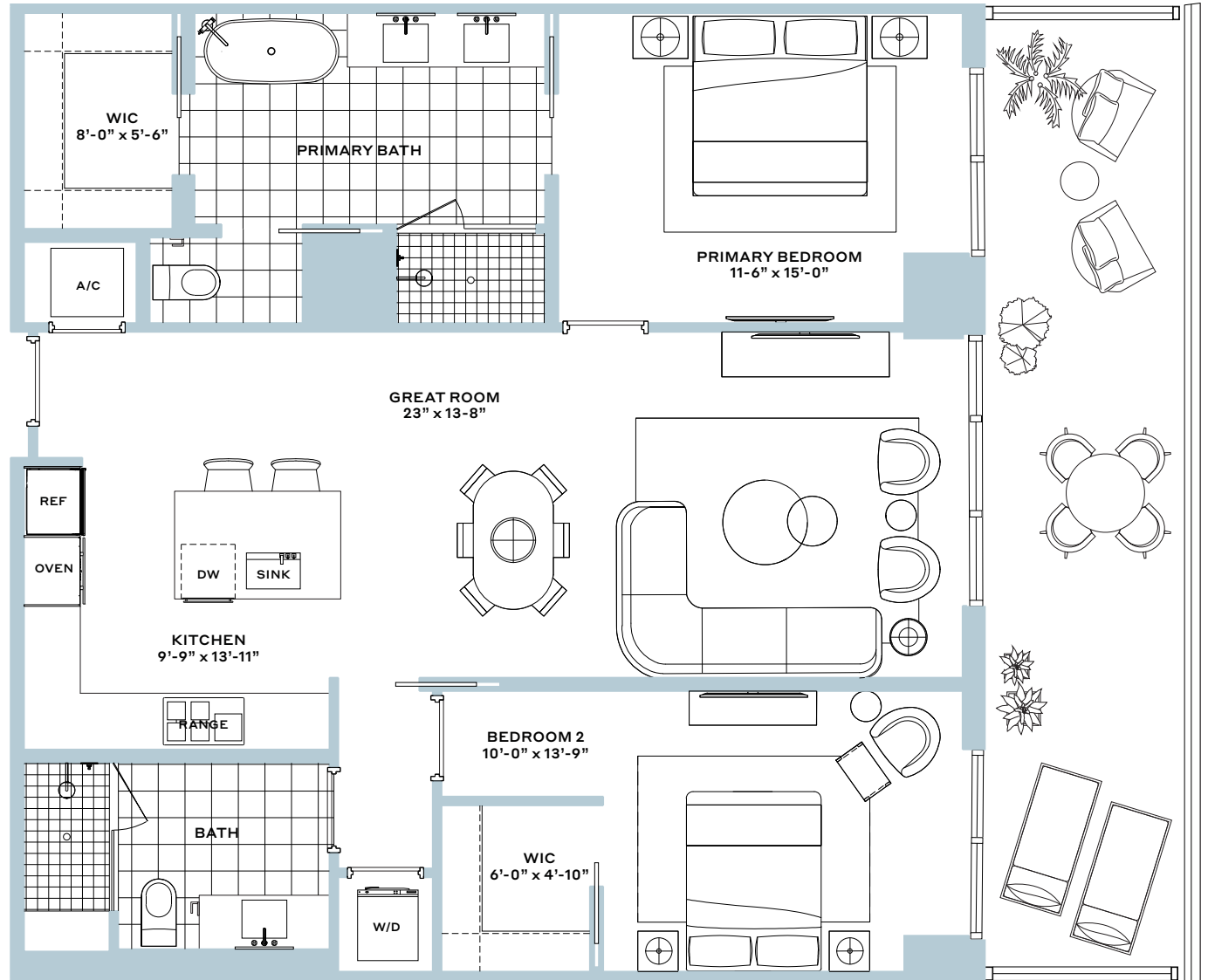
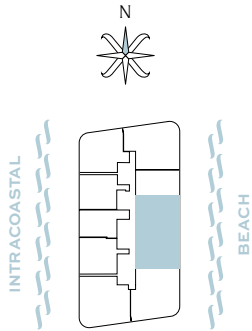
Residence 06 & 08

1 Bedroom, 1 Bathroom

Interior: 1310 SF

Balcony: 293 SF

Total: 1,603 SF



Miami Residence Realty | 305 751-1000 | www.MiamiResidence.com



The dimensions stated for this floor plan are approximate because there are various recognized methods for calculating the square footage of a unit. The square footage stated here is calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls without deductions for cutouts, curves, or architectural features. This method typically results in quoted dimensions greater than the dimensions that would be determined by using other accepted methods. The definition of "Unit" and the calculation method to be relied upon is set forth by the Developer in Developer's prospectus which method may result in a square footage calculation less than the result of the calculation method used here. Consult the Developer's prospectus to learn what is included with Unit purchase and to understand Unit dimensions. 2024 © Diplomat Landings Phase 1 Owner, LLC, with all rights reserved.

ICON BEACH

WATERFRONT RESIDENCES

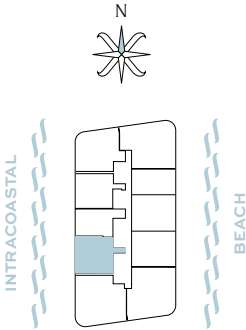
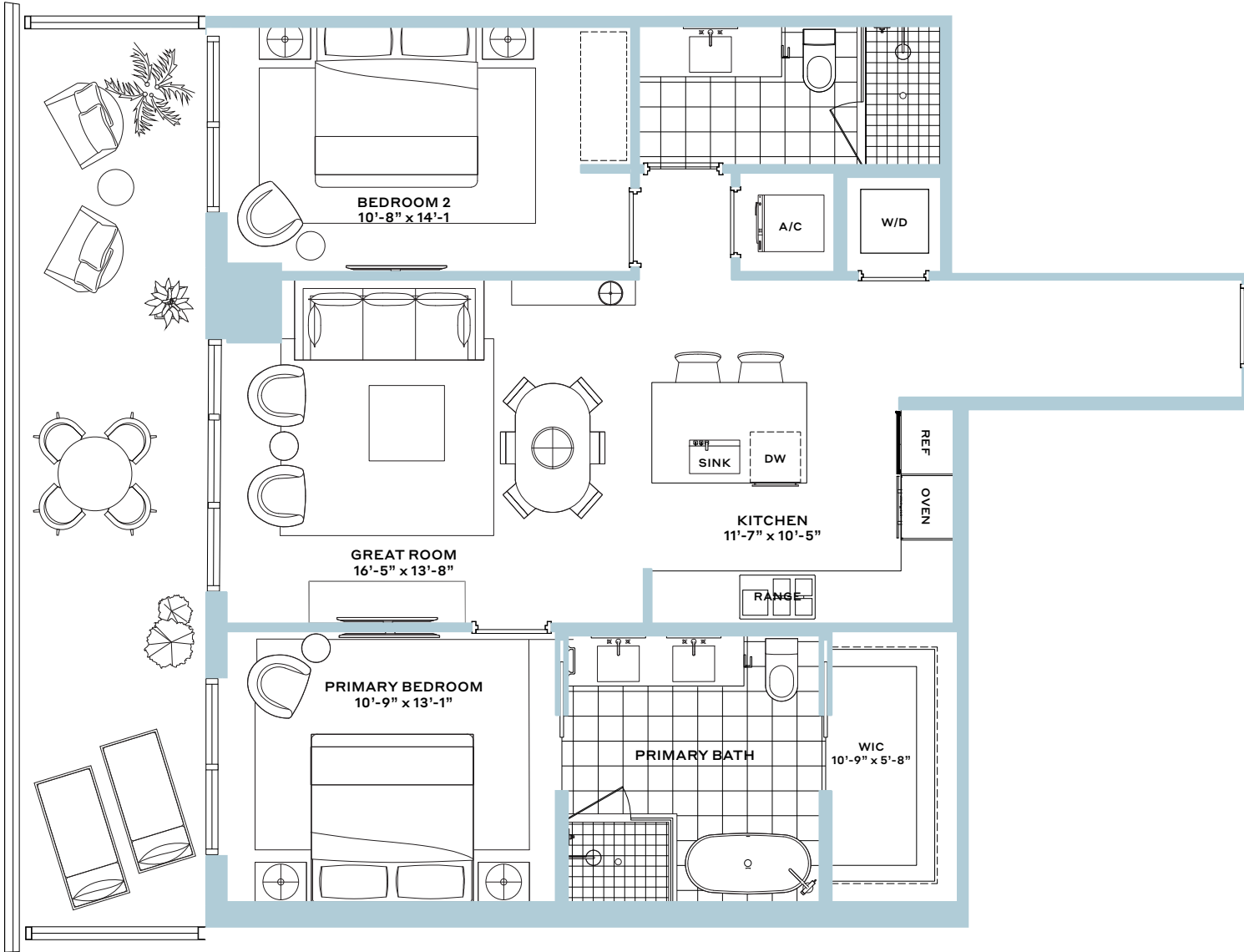
Residence 07

2 Bedroom, 2 Bathroom

Interior: 1,145 SF

Balcony: 303 SF

Total: 1,448 SF



ICON BEACH

WATERFRONT RESIDENCES

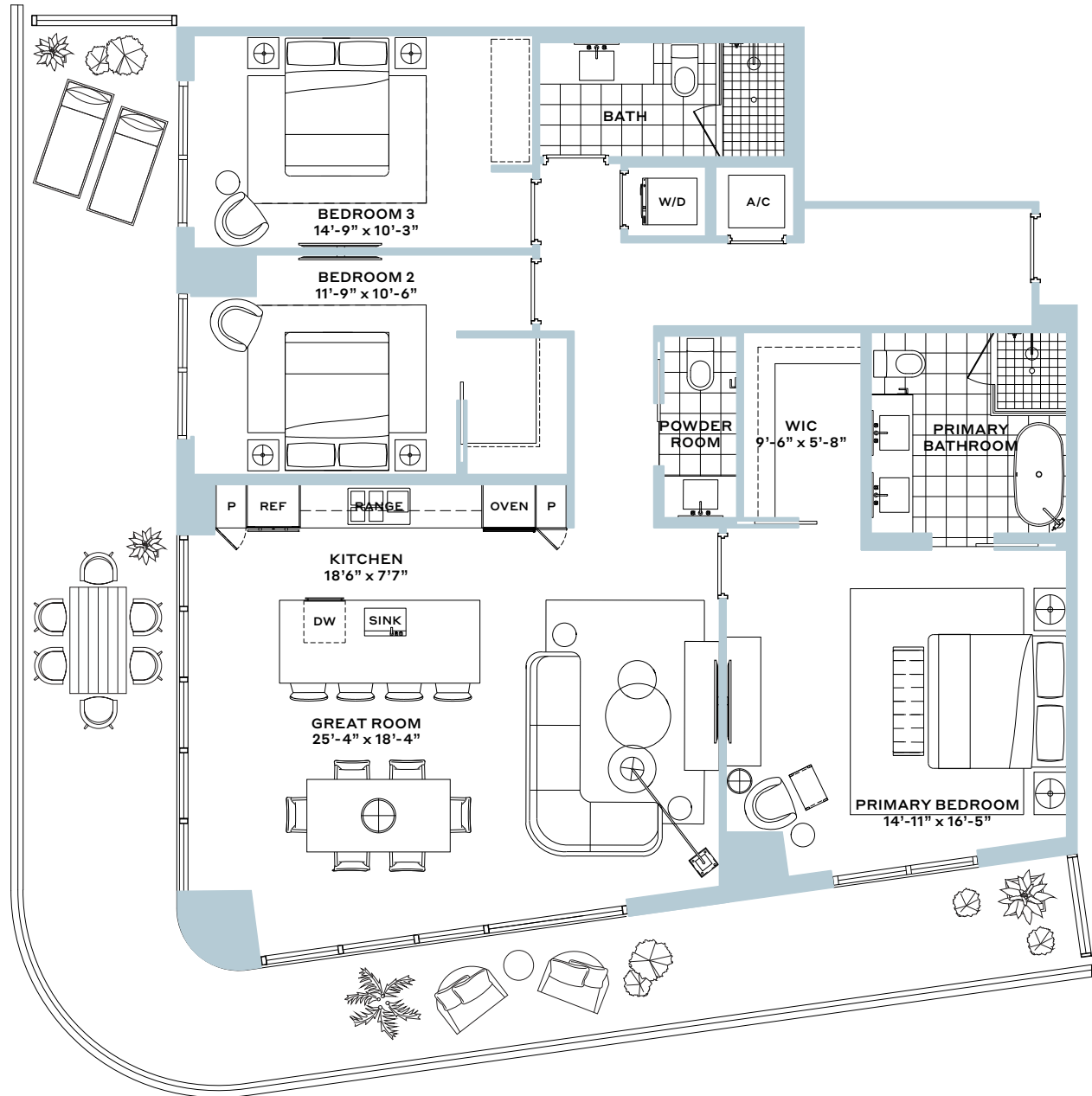
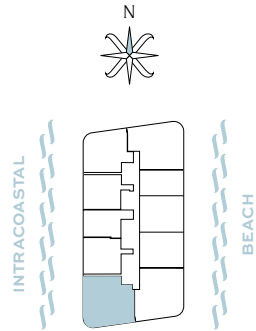
Residence 09

3 Bedroom, 2.5 Bathroom

Interior: 1,725 SF

Balcony: 665 SF

Total: 2,390 SF



ICON BEACH

WATERFRONT RESIDENCES

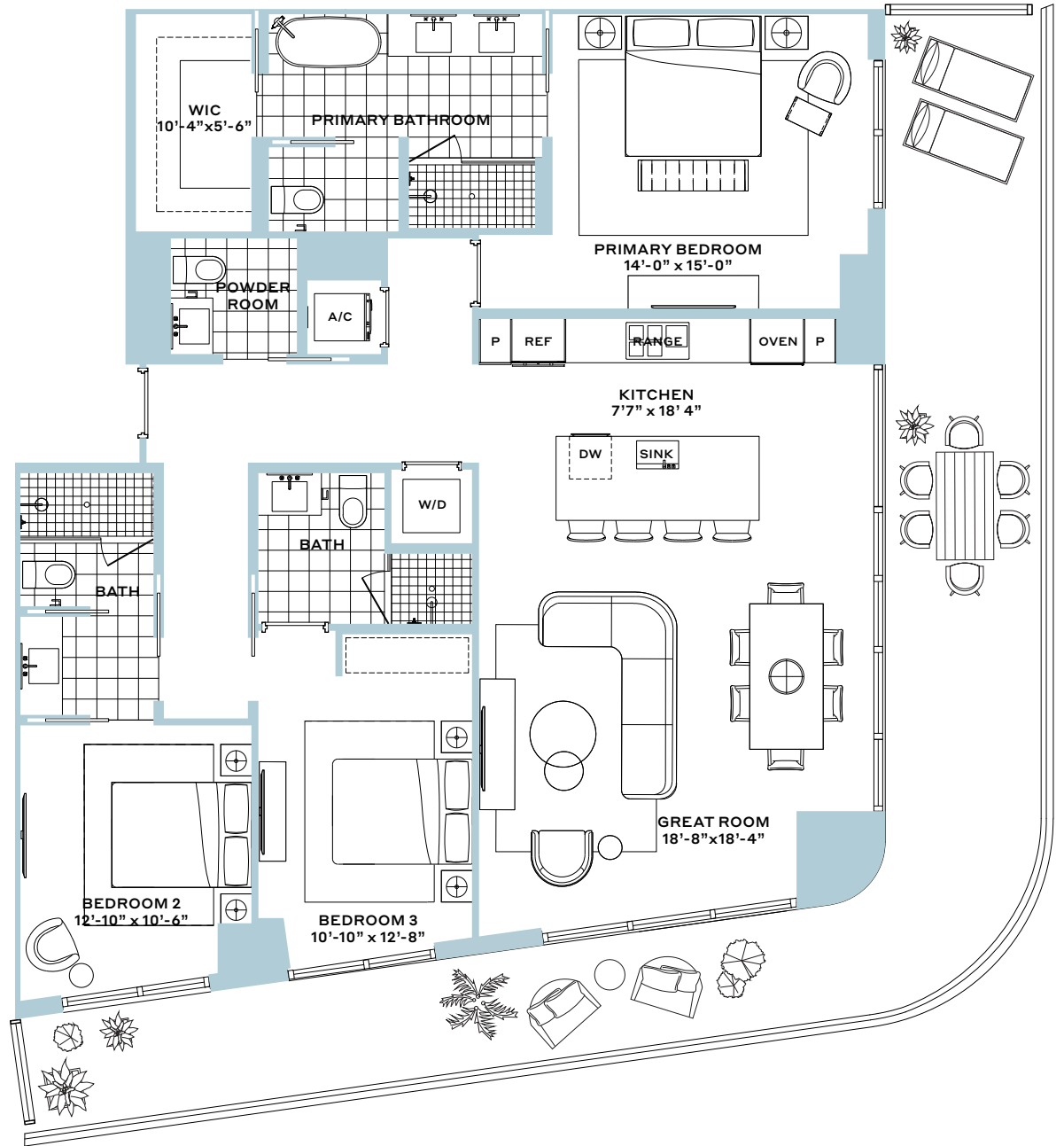
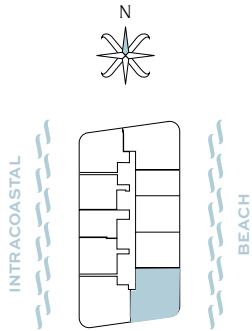
Residence 10

3 Bedroom, 3.5 Bathroom

Interior: 1738 SF

Balcony: 617 SF

Total: 2,355 SF



Miami Residence Realty | 305 751-1000 | www.MiamiResidence.com



The dimensions stated for this floor plan are approximate because there are various recognized methods for calculating the square footage of a unit. The square footage stated here is calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls without deductions for cutouts, curves, or architectural features. This method typically results in quoted dimensions greater than the dimensions that would be determined by using other accepted methods. The definition of "Unit" and the calculation method to be relied upon is set forth by the Developer in Developer's prospectus which method may result in a square footage calculation less than the result of the calculation method used here. Consult the Developer's prospectus to learn what is included with Unit purchase and to understand Unit dimensions. 2024 © Diplomat Landings Phase 1 Owner, LLC, with all rights reserved.