



LIVE BETWEEN THE SEA AND SCENE.

||| 236 |||  
FIFTH AVENUE  
DELRAY BEACH

*Winter 2017 Volume 1*



## A DOWNTOWN LIFESTYLE THAT'S JUST YOUR STYLE.

*It's the place to be. It's the place to live. It's 236 Fifth Avenue.*

Upscale meets downtown at the most exclusive address in the nation's most sought-after seaside paradise, Delray Beach. Moments from fashionable Atlantic Avenue and a short walk from the ocean and sand resides the finest expression of fresh, modern luxury in a boutique condominium residence. Thoughtfully secluded on the second through fourth floors lives a collection of 35 residences reserved for the fortunate few.

Set in the heart of the thriving SofA (South of Atlantic) district, 236 Fifth Avenue immerses you in the soul of the art, entertainment and culture that defines Delray Beach. A sense of excitement fills the air as you stroll through the lively streets lined with

eclectic art galleries, dining from fine to fun, trendy bars and clubs, shopping at designer boutiques and relaxing outdoor cafés just waiting to be enjoyed. All the while, balmy ocean breezes and the scent of sea and sand happily remind you that a world-renowned beach-front is just beyond your door.

This enviable address seduces and surprises with one, two and three bedrooms with spacious, open interiors and the finest features and finishes to suit your discerning taste. Each residence is well-equipped with the latest smart-home technology for maximum ease and security, while expansive private balconies play host to friendly gatherings, an evening glass of rosé, and moments of relaxation.





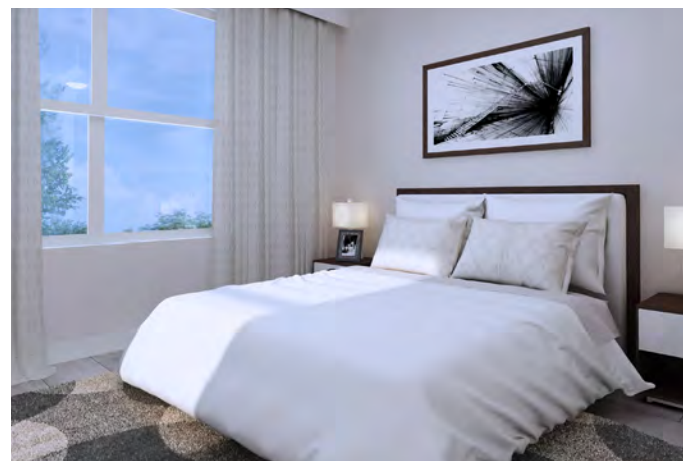
# A FUSION OF ART, ARCHITECTURE AND DESIGN IN SOUTH FLORIDA'S MOST DESIRED DOWNTOWN LOCATION.

*Live where urban and coastal coincide.*





**FINISHES  
THAT EXCITE  
THE SENSES.**



# BRANDS THAT DELIVER TECHNOLOGY AND COMFORT FOR TODAY'S DISCERNING BUYER.

## FEATURES & AMENITIES LUXURY INTERIORS

- Spacious interior floor plans with elegant smooth-finish ceilings
- Expansive balconies
- Large dimension premium porcelain tile floor
- Vaulted ceilings
- Recessed high-efficiency lighting in select corridors and bathrooms
- Brushed nickel fans
- Intelligent climate controls with digital WiFi thermostats
- Wink smart home capable
- Stacked washer and dryer

## KITCHENS

- Quartz counter tops
- Dimensional premium porcelain subway tile backsplash
- European-style kitchen cabinetry
- Premium KitchenAid® stainless steel appliance package
- Under-mount stainless steel commercial grade sink
- Premium track lighting
- Upgrades and customization available

## ELEGANT BATHROOMS

- Mosaic White Glazed Tile Shower Floor
- Glazed Tile Shower & Tub Surround
- European-style cabinetry
- TOTO® Atherton bathroom sink

- Satin nickel finishes
- TOTO® Eco UltraMax SanaGloss ceramic glaze toilet
- TOTO® enameled cast iron bathtub-Select units

## BUILDING FEATURES

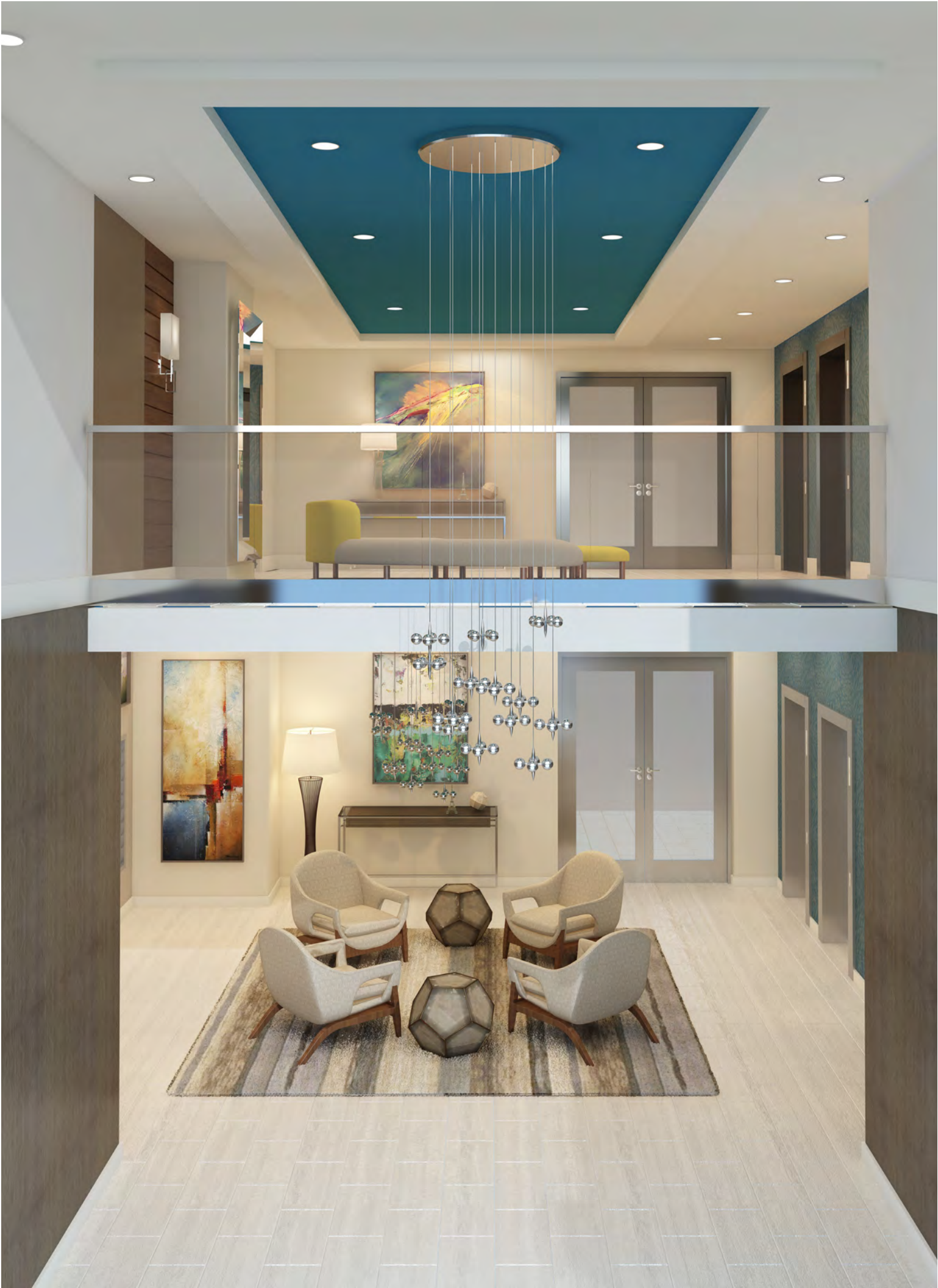
- One assigned parking in garage
- Ample additional and self parking
- Bicycle storage room
- One assigned storage container
- Manufacturer's warranties passed on to you on all appliances
- Steel reinforced monolithic concrete building foundation with concrete block construction, steel reinforced and poured tie beam construction

## RESIDENCE AMENITIES

- Private, residence-only club room with spacious private terrace
- Outdoor barbecue
- State-of-the-art fitness center
- Infinity-edge swimming pool
- Aloft W XYZ® Bar and Café
- 24-hour concierge
- 24-hour security
- 24-hour food service delivered
- Housekeeping services
- Pet friendly









# ALL OF THE BEST WHEN ONLY THE BEST WILL DO.

*Very private. Very Sophisticated. Very you.*

Be a VIP 24/7 at the exclusive residents-only club where clubbing takes on a whole new meaning at 236 Fifth Avenue. The sleek, stylish lounge is the ultimate retreat for indoor and outdoor entertaining, catching up with friends and moments of escape. Watch the

big game in plush, cozy comfort. Bask in the ocean breeze or host an impromptu barbecue on the shaded club terrace. Or simply relax from a long day with a single-malt Scotch or vintage bottle of wine from your reserved locker within.



*The privileges of residency include special access to the hotel's top-tier amenities and signature hospitality which make each day feel like a getaway. For hotel-inspired living in a dynamic cultural mecca with the charm of a seaside town, have it all in the heart of it all at 236 Fifth.*







## EXPLORE NEXT DOOR.

That sense of escape and indulgence that comes from a vacation is a part of your every day at 236 Fifth Avenue. The privileges of residency include top-tier amenities and access to the gracious hospitality from Aloft Delray Beach.



Go for a swim or get some sun at the west-facing infinity edge pool. Work in a quick workout at the state-of-the-art fitness center. Grab a latte or late-night bite at the bar and café. When you come home to hospitality, every wish is granted. Give room service a ring for a late-night BLT any day of the week. Come home to a freshly-made bed with a quick text for housekeeping. Or make entertaining effortless with a gourmet dinner arranged by the 24-hour concierge. Parking is never a problem with your assigned parking space and ample spaces in the vast garage. And when family comes to visit, the best hotel in town is right outside your door. Your guests will love the comfort, while they earn rewards with the Starwood Preferred Guest program as Aloft Delray Beach is an SPG Hotel.



Security is a priority both within and beyond your home. Your front door can easily be accessed via your smart phone, while 24-hour security gives you peace of mind. Your reserved storage locker and a bicycle storage room ensure that your personal belongings remain fully protected.



*The Aloft Hotel Delray Beach will operate as it's own independent entity and in no way is affiliated with the condominium 236 Fifth Avenue, Delray Beach.*

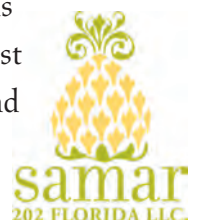


# SUNBATHING, SUNSETS, AND SERENITY AT YOUR SERVICE.



*Make a Splash...* Soak up the sun and dive in to your own private paradise. The spectacular rooftop mosaic infinity edge pool puts the world at your feet. The lush, tropical scene is a warm, welcoming haven for sunbathing, swimming and watching the sun go down as downtown Delray heats up. Lounge the day away with a cooling cocktail or light snack promptly delivered by the pool. Make neighbors into friends or simply gaze at the stunning water views. The beach may be in reach, but there's nothing like the pleasure of your personal place in the sun.

This tropical tranquility and the luxury that lies beneath is graciously presented by Samar Hospitality. The premier developer has earned a solid reputation for offering exceptional accommodations, top-tier amenities, and services for more than 40 years. Providing highly-personalized service has been the hallmark of their philosophy and has established Samar Hospitality among the most trusted and recognized leaders in the hotel and hospitality industry.







WALK TO  
EVERYTHING  
YOU LOVE.





## DINING

- |                              |                                |
|------------------------------|--------------------------------|
| 1 Anthony's Coal Fired Pizza | 12 Honey                       |
| 2 Boston's on the Beach      | 13 il Bacio                    |
| 3 Bru's Room Sports Grill    | 14 Johnnie Brown's             |
| 4 BurgerFi                   | 15 Mellow Mushroom             |
| 5 Caffe Luna Rosa            | 16 Mussel Beach                |
| 6 City Oyster                | 17 Rocco's Tacos & Tequila Bar |
| 7 Cut 432                    | 18 Starbucks                   |
| 8 Deck 84                    | 19 Sundry House                |
| 9 Doc's All American         | 20 The Office                  |
| 10 32 East                   | 21 Tramonti                    |
| 11 Dunkin' Donuts            | 22 Vic & Angelos               |
|                              | 23 La Cigale                   |

## ART & GOV.

- 24 Arts Garage
- 25 Delray Beach Tennis Center
- 26 Cason Cottage House Museum
- 27 Cornell Art Museum
- 28 South Palm Beach County Courthouse
- 29 Veterans Park
- 30 iPic Movie Theater

## A SHORT DISTANCE TO

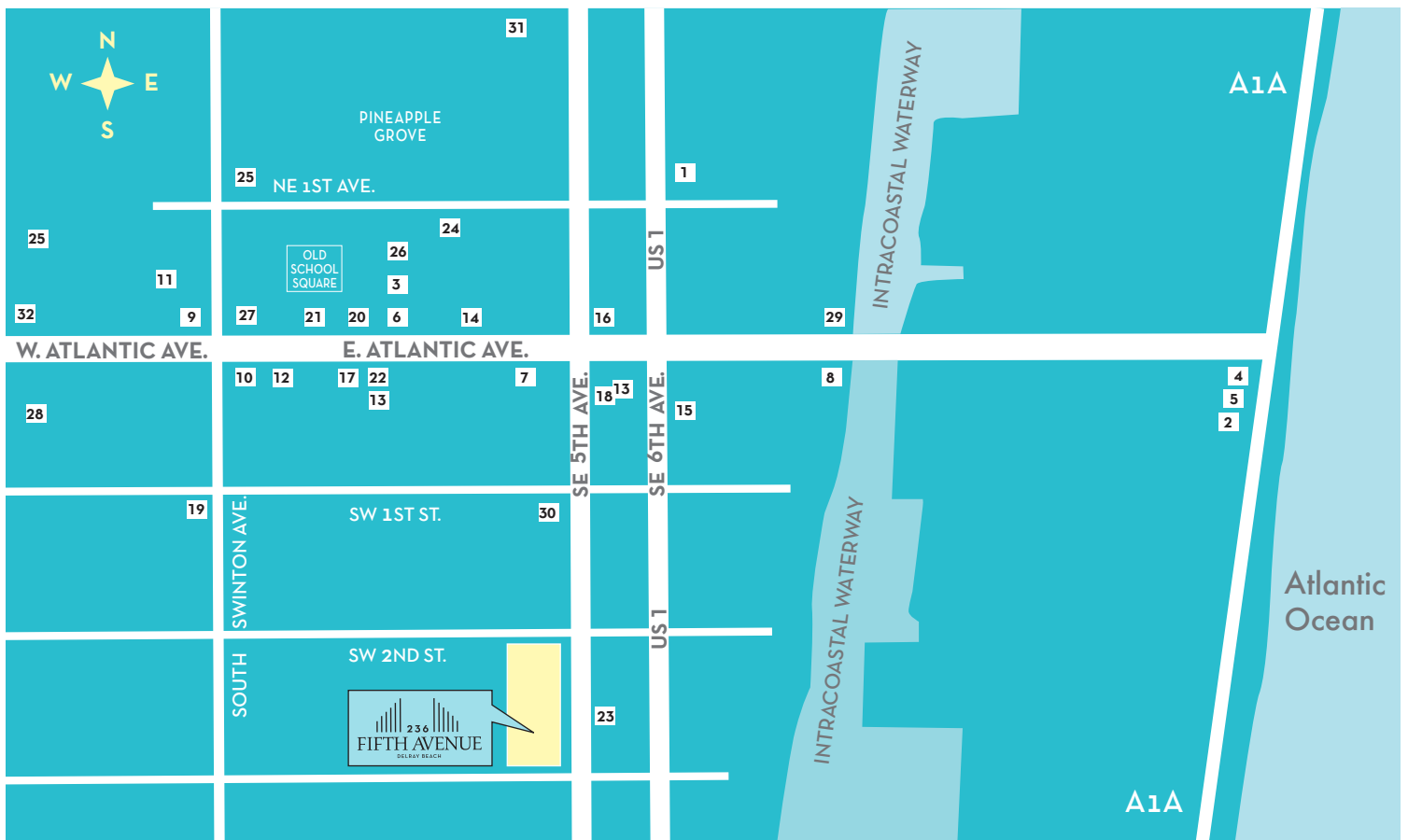
CVS, Publix, Michaels, The Fresh Market, Trader Joe's, Walgreens, Harvest, Pet Supermarket, US Post Office, Office Depot, High-end Fashion Boutiques and Jewelry Stores.

## GROCERIES

- 31 Bedner's Farm Fresh Market
- 32 Tony's Deli & Meat

25 Minutes NORTH to Downtown Palm Beach  
26 Minutes NORTH to Palm Beach International Airport (PBI)

15 Minutes SOUTH to Mizner Park  
17 Minutes SOUTH to Boca Raton International Airport (BCT)







*236 Fifth is just 25 minutes from West Palm Beach, 30 minutes from Fort Lauderdale, and 1 hour from Miami. Just 15 minutes away is Mizner Park, and you can walk to Atlantic Avenue and the beach.*

236  
FIFTH AVENUE  
DELRAY BEACH

SALES CENTER: 901 GEORGE BUSH BOULEVARD, DELRAY BEACH, FL 33483

SITE LOCATED AT: 236 5TH AVENUE, DELRAY BEACH, FL 33483

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