



MONDRIAN

HALLANDALE BEACH RESIDENCES



A WINDOW

WONDER

INTO A

WORLD OF

WELCOME TO THE WORLD OF MONDRIAN



MONDRIAN
HALLANDALE BEACH RESIDENCES

CHANGE

AN



OF

AGENT

CREATED BY VISIONARIES

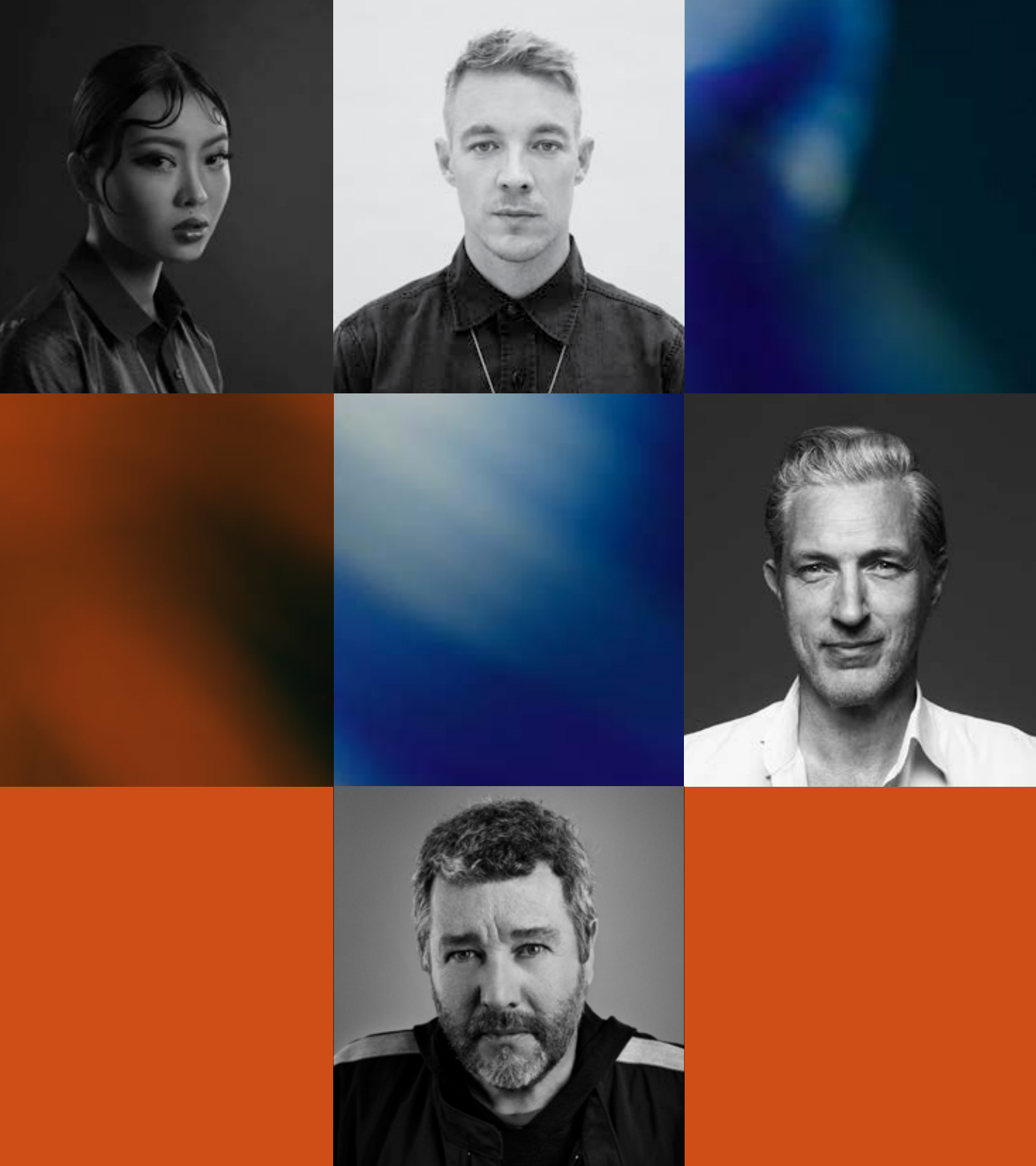


MONDRIAN, A RETROSPECTIVE

The Mondrian brand was built by some of the world's most iconic dreamers and creative minds. Since 1996, a roster of visionary designers have created a cultural institution where the fantastical meets the future.

From its origins of inspiration in Piet Mondrian's abstract work to Ian Schrager's famed experiences and the signature styles of Phillipe Starck and Marcel Wanders, Mondrian has always been connected to the world's of modern design, art and the cultures surrounding them.

RECOGNISED



PHILIPPE STARCK

Brought his inimitable style to the original Mondrian LA, Mondrian Bordeaux Les Carmes, and developed interiors for Mondrian Park Avenue.

MARCEL WANDERS

Marcel had a leading product and interior design studio in Amsterdam. He brought his fantasy and romance of different ages to life in a contemporary moment at Mondrian South Beach and Mondrian Doha.

GRACE LING

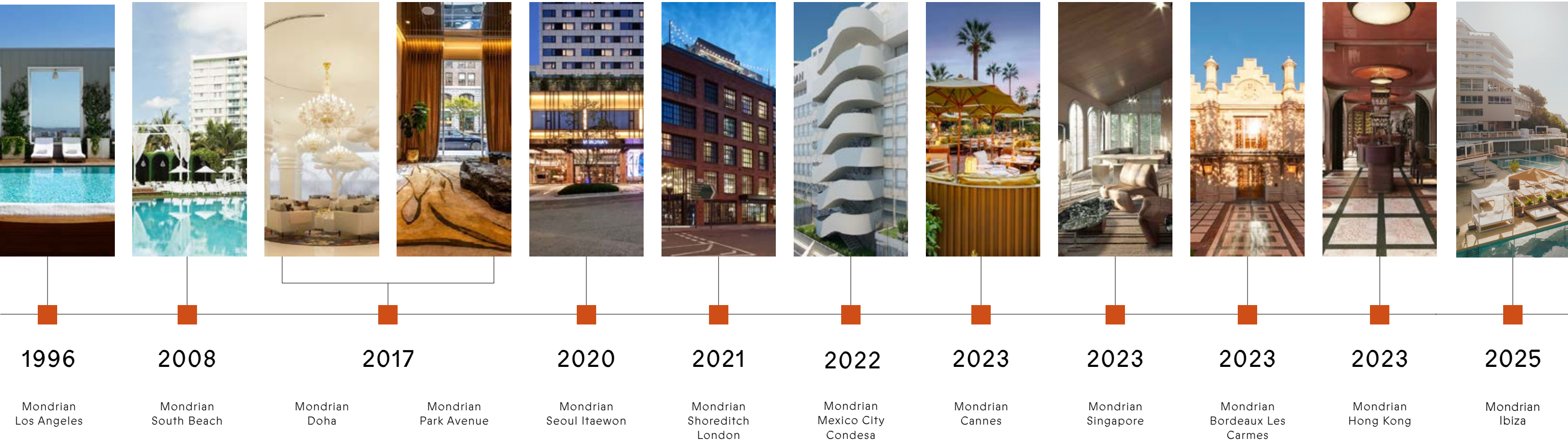
A new name to know in fashion, Grace Ling is collaborating with Mondrian Singapore to showcase her collection to an influential audience.

DIPLO

Diplo headlined the launch of Mondrian Live at Mondrian Los Angeles in October of 2022. A DJ, music producer and co-creator of music project Major Lazer, he has worked with some of the biggest and most pioneering music artists in the world

MONDRIAN OVER THE YEARS...

A global brand with a footprint across North America,
Central America, Europe, Midde East & Asia



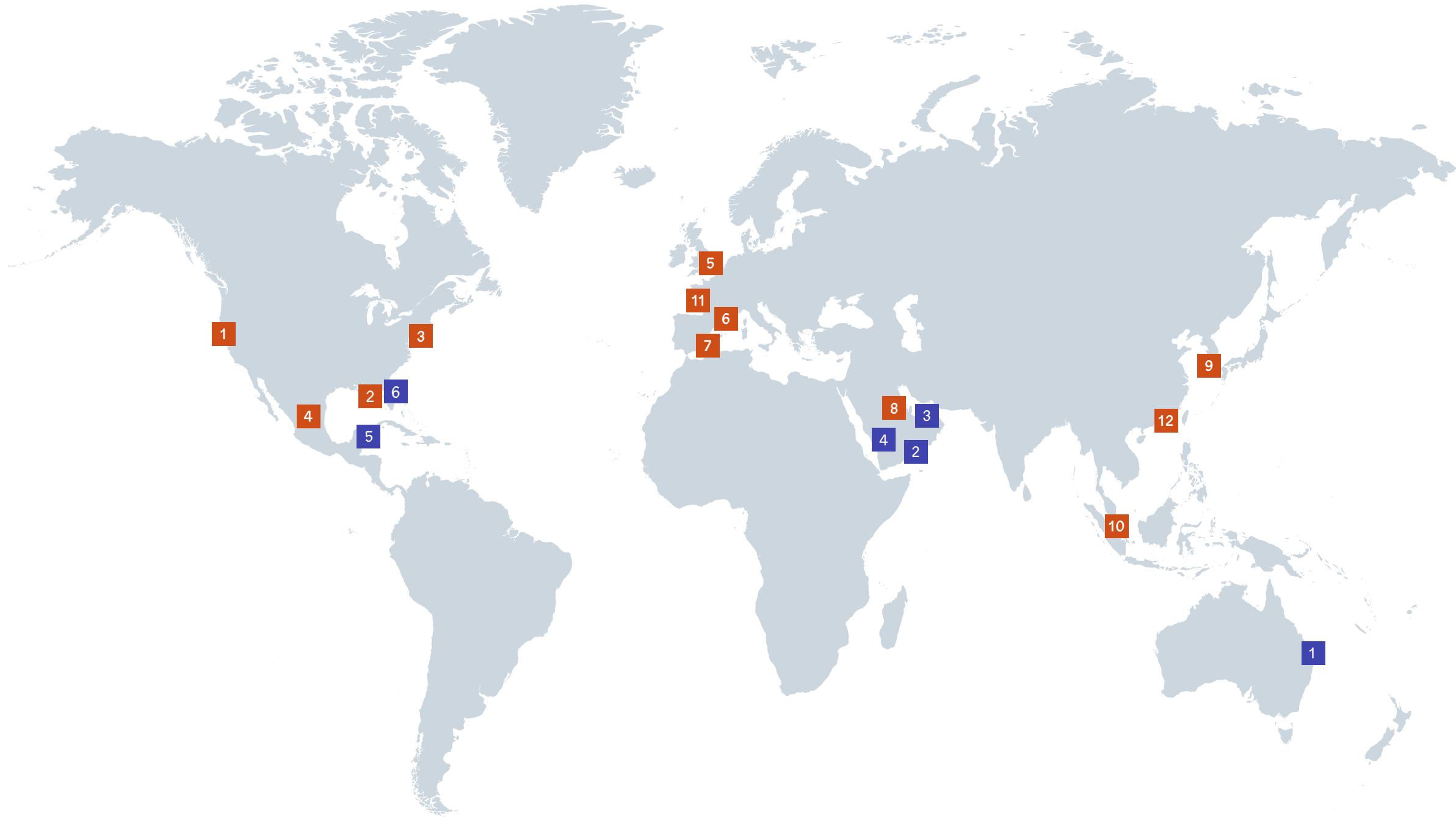
MONDRIAN LOCATIONS

 CURRENT

- 1. Los Angeles
- 2. South Beach
- 3. Park Avenue
- 4. Mexico City Condesa
- 5. Shoreditch London
- 6. Cannes
- 7. Ibiza
- 8. Doha
- 9. Seoul Itaewon
- 10. Singapore Duxton
- 11. Bordeaux Les Carmes
- 12. Hong Kong

 PIPELINE

- 1. Gold Coast
- 2. Abu Dhabi
- 3. Business Bay Dubai
- 4. Riyadh
- 5. Tulum Hotel & Residences
- 6. Hallandale Beach Residences



ACCOLADES

CONDÉ NAST TRAVELER
READER'S CHOICE
AWARDS, 2023

Mondrian Los Angeles
Mondrian Doha



FORBES TRAVEL GUIDE
2024 STAR AWARD

Mondrian Doha



VOGUE: THE 7 BEST
LUXURY HOTELS IN SEOUL

Mondrian Seoul Itaewon



WORLD YOUNG CHEF
YOUNG WAITER AWARDS
2023

World Young Chef – Ian Tan,
Bottega di Carna, Mondrian
Singapore Duxton



AFAR BEST NEW HOTELS
2024

Mondrian Singapore Duxton

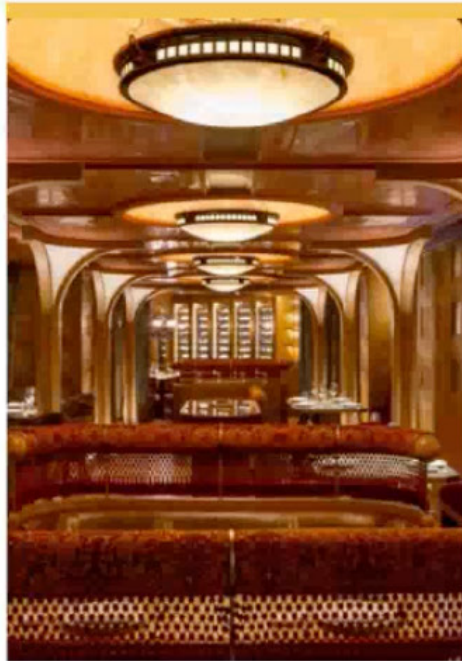


AHEAD AWARDS ASIA
2024

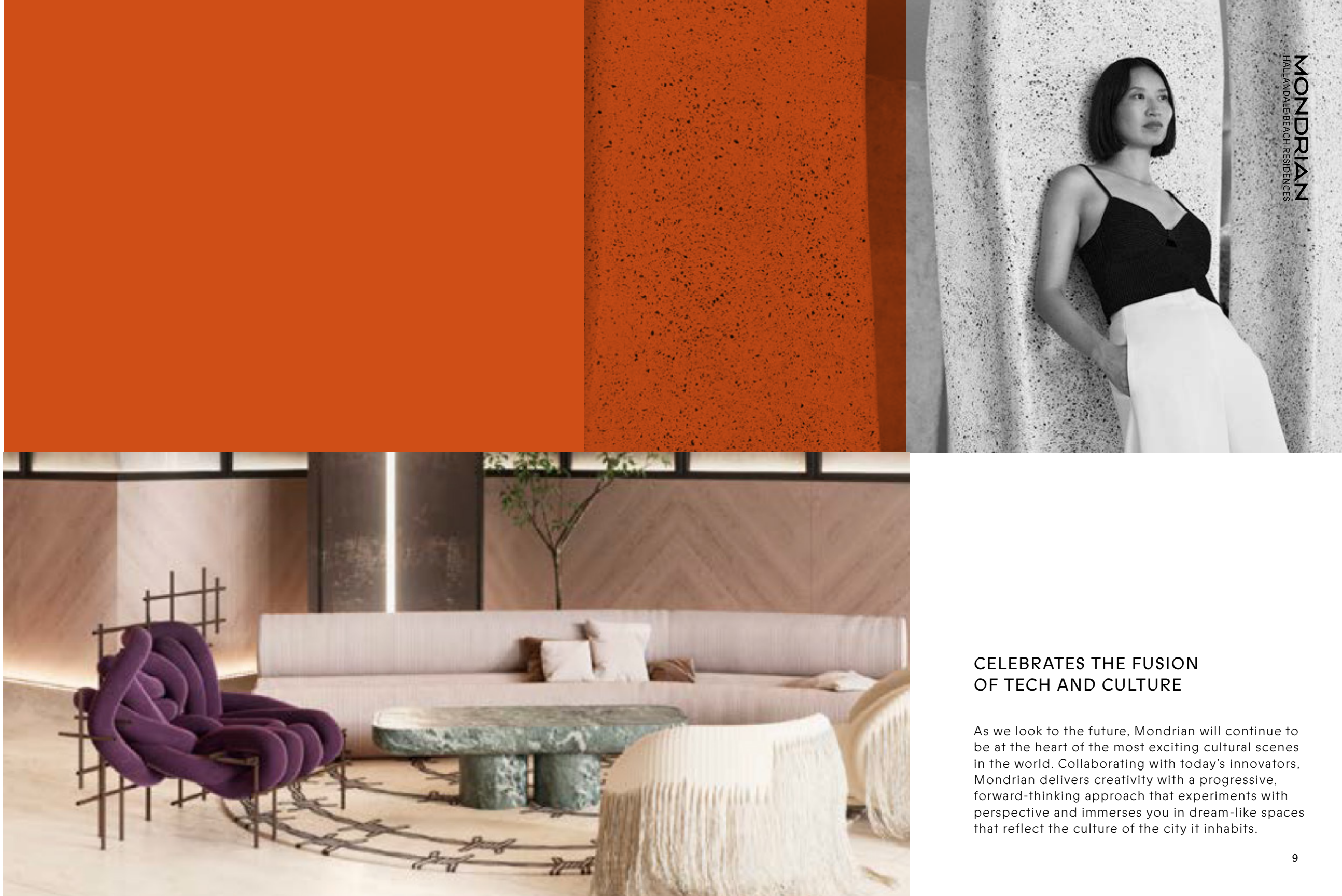
– BEST HOTEL RENOVATION
Mondrian Hong Kong

– BEST RESTAURANT
Carna by Dario Cecchini,
Mondrian Hong Kong

– BEST SUITE SHOPHOUSE
Suite, Mondrian Singapore



MONDRIAN TODAY



MONDRIAN
HALANDALE BEACH RESIDENCES

CELEBRATES THE FUSION OF TECH AND CULTURE

As we look to the future, Mondrian will continue to be at the heart of the most exciting cultural scenes in the world. Collaborating with today's innovators, Mondrian delivers creativity with a progressive, forward-thinking approach that experiments with perspective and immerses you in dream-like spaces that reflect the culture of the city it inhabits.

ACCOR OWNERSHIP BENEFITS PROGRAM

A GLOBAL OPPORTUNITY

110+ COUNTRIES

5,600 PROPERTIES

45+ HOTEL BRANDS



Mondrian Los Angeles



Mondrian Doha



Mondrian Ibiza



Mondrian Hong Kong



Recognized as leader in global hospitality management, Accor oversees more than 5,600 properties across 45+ hotel brands throughout 110 countries. Continuously re-imagining and transforming exceptional hospitality experiences, Accor reaches far beyond the traditional hotel model with a crafted-with-care approach for the residential realm.

ACCOR LIVE LIMITLESS
SELECT HOTEL BRANDS



RAFFLES

BANYAN TREE

FAENA

Fairmont

SLS

DELANO



Raffles, Singapore



Banyan Tree Cabo Marques,
Cabo, Mexico



Faena, Miami Beach, FL



Fairmont Banff Springs, Canada



SLS Hotel and Residences,
Dubai, UAE



Delano, Miami, FL

Raffles London at the OWO,
London, UK

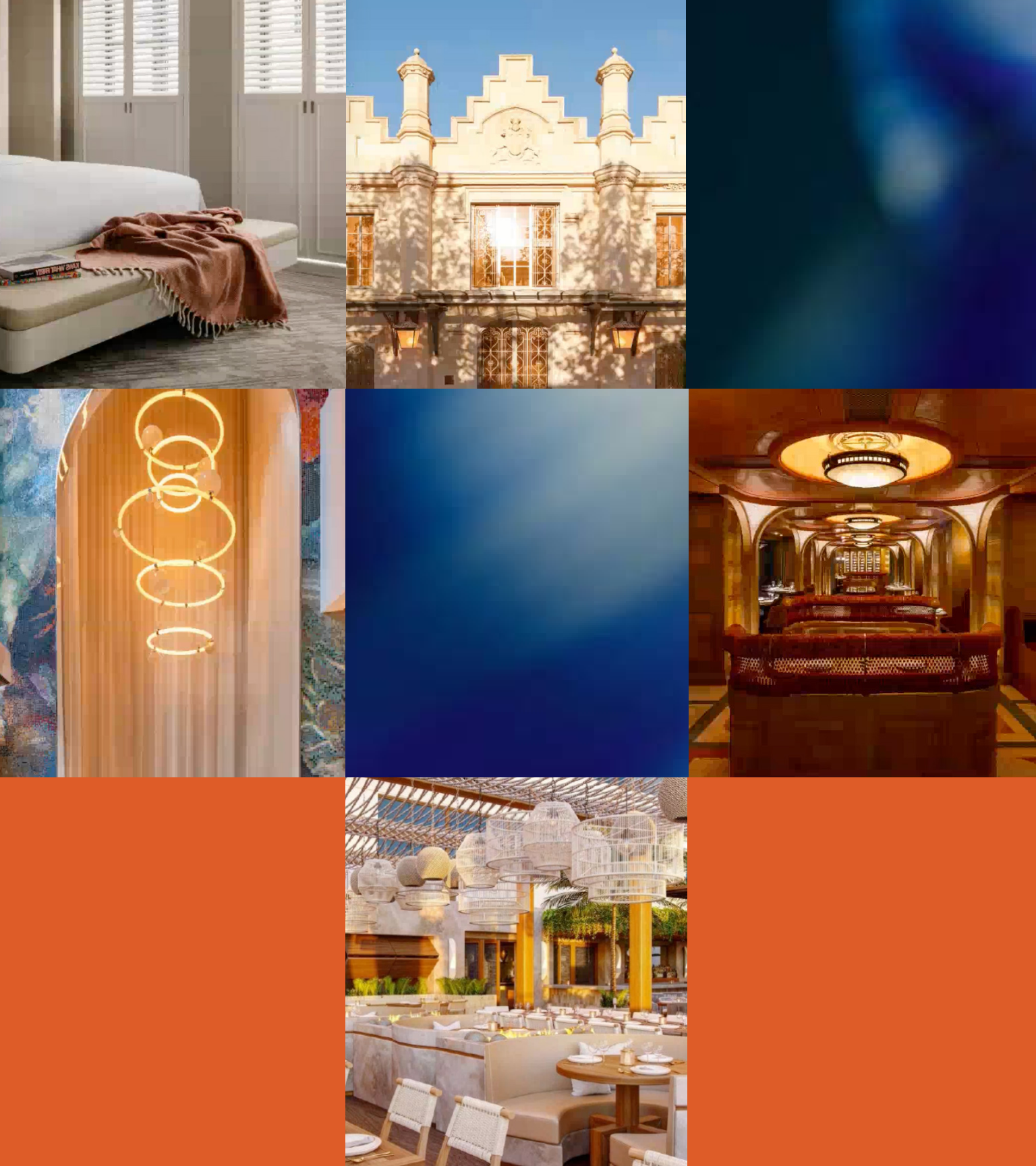


A KEY TO YOUR RESIDENCE
AT MONDRIAN HALLANDALE
BEACH IS A KEY TO LIMITLESS
ADVENTURE. RESIDENCE OWNERS
ARE IMMEDIATELY BROUGHT INTO
THE RAREFIED WORLD CREATED
BY ACCOR, ONE OF THE WORLD'S
PREMIER HOSPITALITY OPERATORS
WITH THOUSANDS OF SOUGHT-
AFTER PROPERTIES GLOBALLY.

GLOBAL OWNERSHIP
PROGRAM BENEFITS INCLUDE:

- Platinum status in Accor Live Limitless (ALL) program including guaranteed room availability, complimentary breakfast and welcome amenity
- VIP reservation desk to support travel planning across Accor's global network of hotels and resorts
- 20% off daily rate at 45 brands and 5,600 hotels and resorts worldwide*
- 30% off preferred owner pricing online at Accor branded retail stores
- Enhanced guest recognition across 5,600 hotels and resorts worldwide
- Local benefits to include on-property activations featuring curated social hours where residents can mingle over morning coffee or evening happy hours, family movie nights and outdoor social wellness programming hosted by local fitness partners

WHY BRANDED RESIDENCES?



ACCOR IS THE NUMBER TWO OPERATOR OF BRANDED RESIDENCES AFTER MARRIOTT WITH THE MOST CURRENT AND FUTURE PROPERTIES IN THEIR PIPELINE.

Operating 50 current projects with more than 110 projects in the pipeline, Accor has an aggressive growth trajectory with a target of tripling its branded residences to more than 150 by 2027.

BRAND RECOGNITION

Provides prestige and recognition, quality, and reliability

SUPERIOR SERVICES + AMENITIES

Buyers can rely on a high standard across the brand. Hospitality brands are known for higher level of service and offering a curated amenities that reflect a lifestyle residents desire.

GLOBAL LOYALTY + PERKS

Enjoy Accor benefits with global travel perks and status upgrades.

RESALE PERFORMANCE

Successful brands sustain and grow their resale values over time. Notable top tier brands have shown up to 20-25% appreciation.

HIGHER RENTAL INCOME

Brand recognition helps gain exposure to more renters and have seen increased demand based on brand recognition and standards renters can expect.

SPEED OF RESALE

Branded properties often sell faster than non-branded properties.

DESIGN APPROACH



1. FANTASTICAL DESIGN

With statement staircases to dream upon, giant bells and oversized doors welcome residents and guests into inventive, surreal spaces. Every Mondrian is a fairytale of design.

2. WILD EXPERIMENTS

Wild and wonderful. Collaborating with today's innovators, Mondrian delivers creativity with a progressive, forward-thinking approach that experiments with perspective and immerses you in dream-like spaces that reflect the culture of the city it inhabits.



3. A GALLERY VIBE

The digital and physical resident experience takes its cues from a modern art gallery. Black and white space meets pops of bold, fresh colour. And we play with your perspective - you might not know what is a piece of art and what is a piece of furniture.



AN

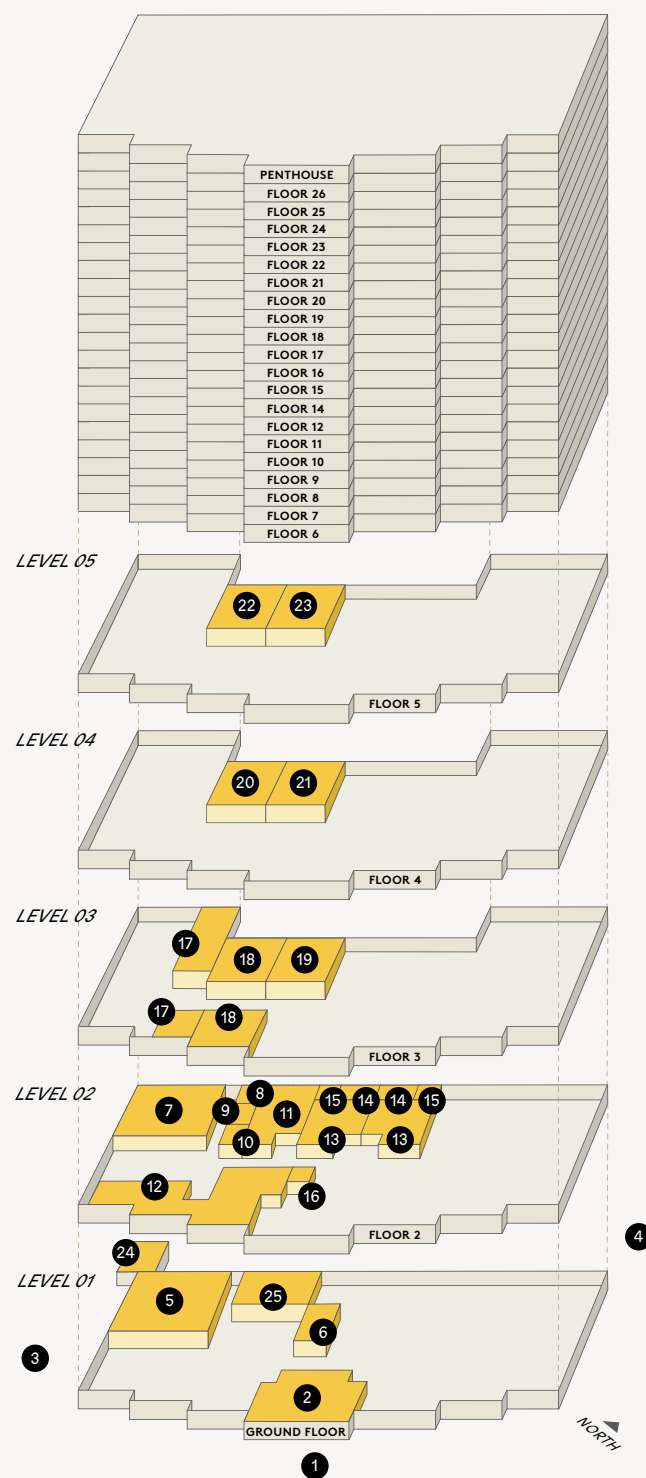
OVERSIZED

IMAGINATION

MONDRIAN HALLANDALE
BEACH RESIDENCES HAVE BEEN
THOUGHTFULLY DESIGNED
TO DELIVER AN ELEVATED,
UNFORGETTABLE OWNERSHIP
EXPERIENCE THAT SETS THE
PROPERTY APART. EVERY
TOUCHPOINT HAS BEEN
CONSIDERED TO DELIGHT
RESIDENTS WITH ATTENTION
TO QUALITY, DETAIL AND
ARTISTRY.



MONDRIAN HALLANDALE BEACH: A RE-IMAGINING



ABOVE AND BEYOND AMENITIES

1. Valet parking
2. Grand lobby entrance
3. Resort-style pool deck and cabanas
4. Two open-air tennis courts including set up for pickleball and basketball
5. Game lounge + event room
6. Mail room
7. State-of-the-art fitness center
8. Pilates studio
9. Yoga studio
10. Boxing studio
11. TRX studio
12. Cycle + cardio studio
13. Men's and women's locker rooms
14. Saunas
15. Private massage suites
16. Podcast studio
17. Business center
18. Private conference rooms
19. Wine cellar with social lounge
20. Movie screening room
21. Simulator room
22. Game room
23. Children's playroom
24. Pet grooming kiosk
25. Indoor bicycle storage

DEFINED BY IMAGINATION,
CREATIVITY AND THE
INTENTION IN THEIR MAKING,
MORE THAN 30,000 SQUARE
FEET OF MASTERFULLY-
CHOREOGRAPHED AMENITIES
COME TOGETHER TO WRITE A
DISTINCTIVE NEW BLUEPRINT
FOR APPOINTED LIVING.



ARRIVAL
CONCEPTUAL DESIGN





LOBBY
CONCEPTUAL DESIGN





LOBBY
CONCEPTUAL DESIGN



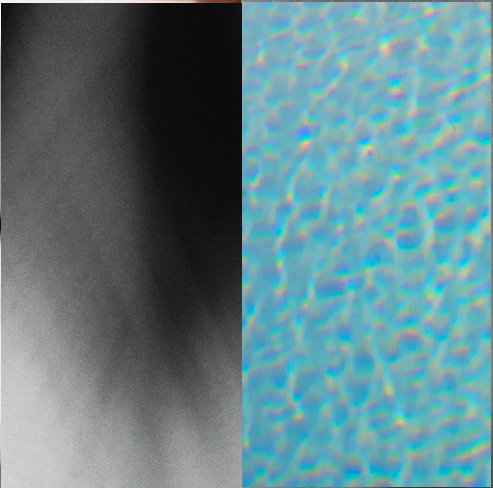
RESORT-STYLE POOL
CONCEPTUAL DESIGN



LANDSCAPED LOUNGE AREAS
CONCEPTUAL DESIGN



POOLSIDE CABANAS + SHADED LOUNGERS
CONCEPTUAL DESIGN





THREE OPEN-AIR
PICKLEBALL COURTS

LOVE

AIR



IS IN

THE

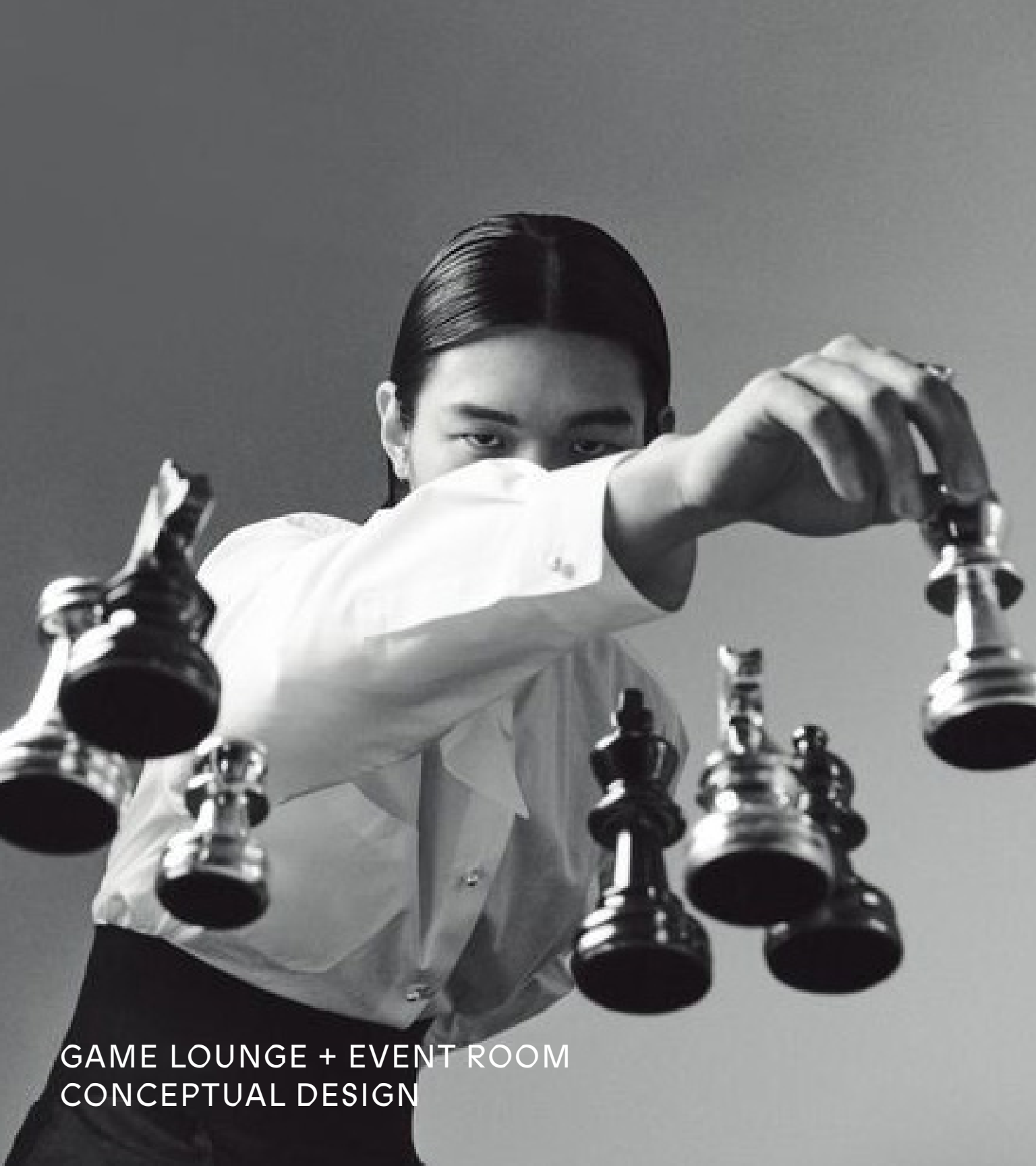


TWO FULL-SIZE
TENNIS COURTS



PODCAST STUDIO
CONCEPTUAL DESIGN





GAME LOUNGE + EVENT ROOM
CONCEPTUAL DESIGN

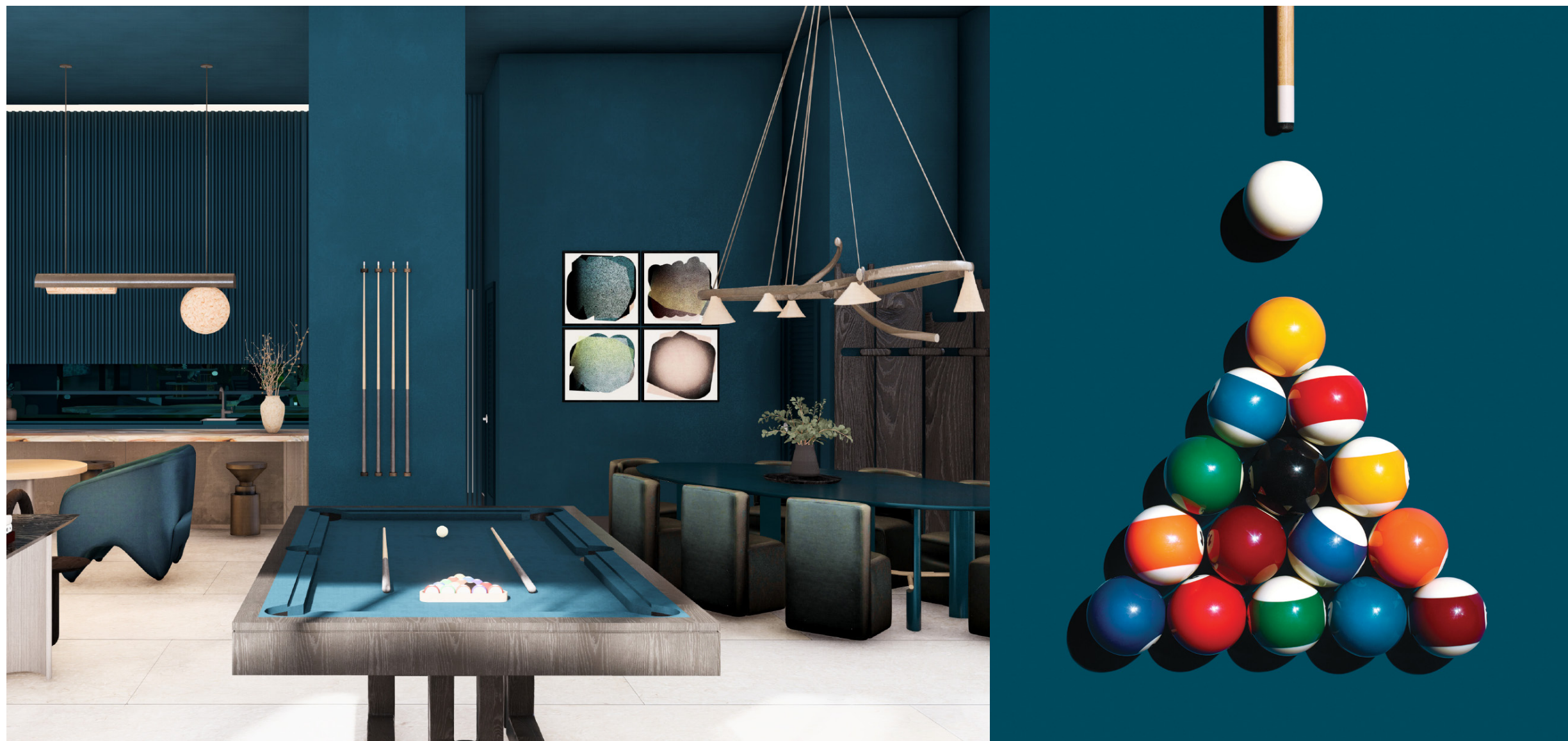
GAME ROOMS

FOR



CHANGERS

GAME



GAME LOUNGE + EVENT ROOM
CONCEPTUAL DESIGN



STATE-OF-THE-ART FITNESS CENTER
CONCEPTUAL DESIGN

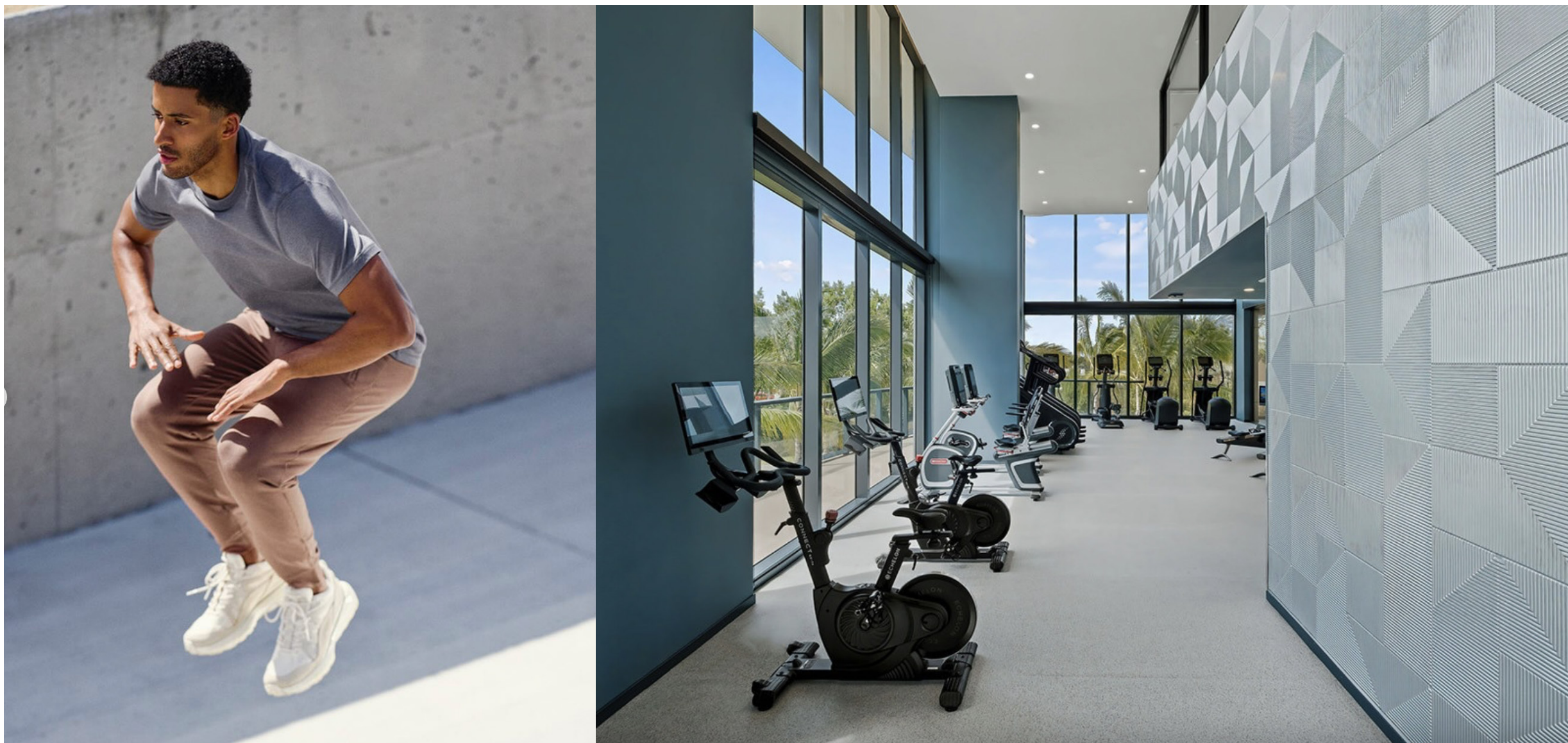
ALWAYS

THE



IT

PERFECT



STATE-OF-THE-ART FITNESS CENTER
CONCEPTUAL DESIGN



DEDICATED PILATES + YOGA STUDIOS
CONCEPTUAL DESIGN



SCREENING ROOM
CONCEPTUAL DESIGN



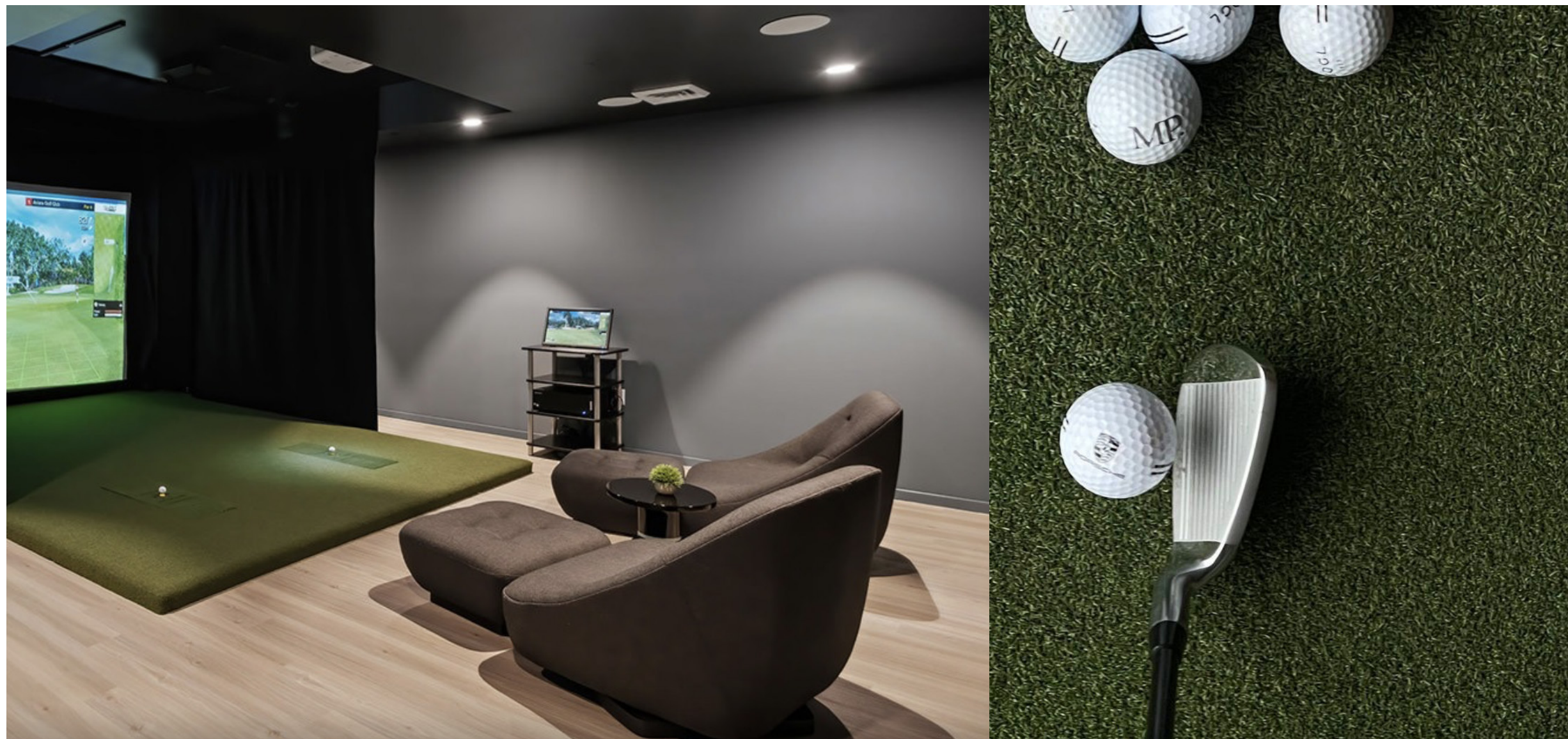
CHILDREN'S PLAYROOM
CONCEPTUAL DESIGN

SPACES TO

DREAM



DISCOVER



SIMULATOR ROOM
CONCEPTUAL DESIGN



PRIVATE CONFERENCE ROOMS + BUSINESS CENTER
CONCEPTUAL DESIGN

MONDRIAN HALLANDALE BEACH RESIDENCES BEAR ALL THE INIMITABLE HALLMARKS OF THE MONDRIAN EXPERIENCE—BOLD DESIGN, INNOVATIVE FEATURES, COMMANDING VIEWS AND LUXURIOUS FINISHES. MORE THAN COMMON DESIGN DETAILS, THESE OUT-OF-THE ORDINARY RESIDENCES BELONG TO A SHARED, GLOBAL MINDSET—A SENSE OF PLACE THAT UNITES THE CULTURALLY CURIOUS AND INNATELY ADVENTUROUS.

A FRESH PERSPECTIVE FOR HALLANDALE BEACH



HALLANDALE BEACH — HERE AND NOWHERE ELSE

ACCESIBLE AND WALKABLE, HALLANDALE BEACH’S BEST IN BEACH, DINING, TRAVEL AND LIFESTYLE ESSENTIALS ARE JUST AROUND THE CORNER.

A SHORT STROLL

MARKETS + ESSENTIALS
CVS Pharmacy (3 MIN)
Publix (5 MIN)
Walmart (5 MIN)

LIFESTYLE
Shell Bay Club (5 MIN)
Marina (7 MIN)
Hallandale Beach (10 MIN)
Gulfstream Park (10 MIN)

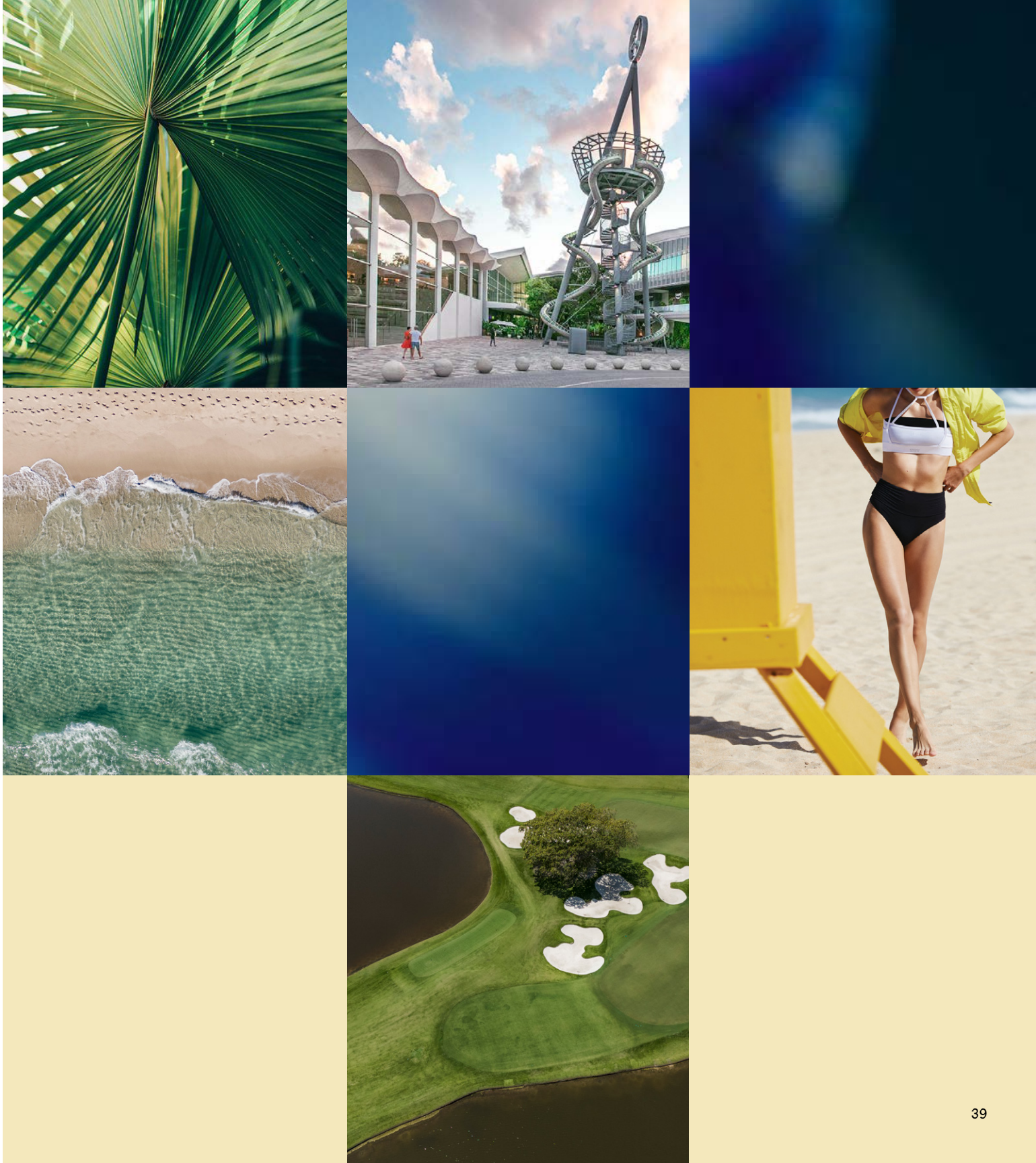
CAFÉS + DINING
Starbucks (5 MIN)
Etaru Restaurant (10 MIN)
Michelin-star restaurant
(coming soon) (5 MIN)

A SHORT DRIVE

MARKETS + ESSENTIALS
KC Market (3 MIN)
Wholefoods (6 MIN)

LIFESTYLE
Aventura Mall (8 MIN)
Hollywood Beach (9 MIN)
Golden Beach (9 MIN)
Sunny Isles Beach (13 MIN)
Seminole Hard Rock Casino (22 MIN)
Las Olas (24 MIN)

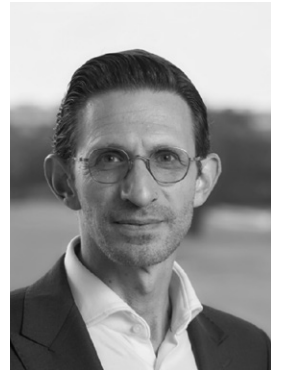
TRAVEL
Fort Lauderdale Int’l Airport (21 MIN)
Miami Int’l Airport (35 MIN)



A CREATIVE COLLABORATION



FOUNDED AND LED BY INDUSTRY VETERAN, ARI PEARL, PPG IS A LEADER IN SOUTH FLORIDA REAL ESTATE DEVELOPMENT WITH MORE THAN TWENTY YEARS EXPERIENCE. THE COMPANY'S VISIONARY APPROACH EXTENDS ACROSS HIGH-END RESIDENTIAL AND HOSPITALITY PROPERTIES WITH A SPECIALIZED FOCUS ON RESORT AND GOLF COURSE DEVELOPMENT.



Ari Pearl
Founder + CEO



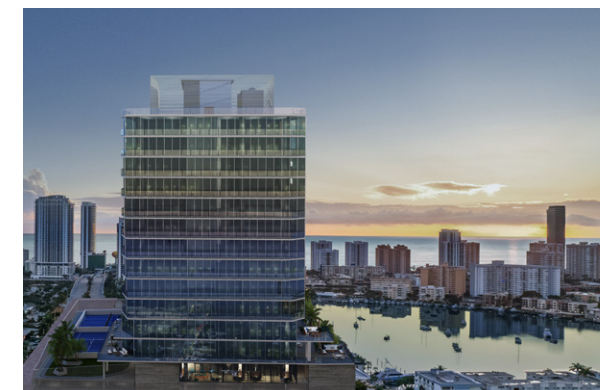
BAY HARBOR TOWERS, BAY HARBOR ISLANDS, FL



SHELL BAY RESIDENCES, HALLANDALE BEACH, FL



THE CLUB AT ORANGEBROOK, HOLLYWOOD, FL



THE LAYNE, HALLANDALE BEACH, FL



PALM AIRE,
NORTH MIAMI BEACH, FL



WITH OFFICES IN SOUTH FLORIDA, NEW YORK CITY AND DENVER, BH3 IS A NATIONAL REAL ESTATE INVESTMENT AND DEVELOPMENT FIRM LED BY CO-FOUNDERS DANIEL LEBENSOHN AND GREGORY FREEDMAN AND EXECUTIVE CHAIRMAN ERIC EDIDIN.



Daniel Levenson
Co-Founder, Co-CEO



Gregory Freedman
Co-Founder, Co-CEO



Eric Edidin
Executive Chairman



PRIVÉ, AVENTURA, FL



VICEROY RESIDENCES, CLEARWATER, FL



WATSON HARBOUR, MIAMI, FL



PRIVÉ MALIBU, MALIBU, CA



BLOOM ON 45TH, NEW YORK, NY

ROW 01

CO-FOUNDED BY MIAMI DEVELOPMENT DESIGN INDUSTRY VETERANS VIANNY SANGUILY AND RUBY RAMIREZ, WITH OFFICES IN MIAMI AND NEW YORK, ROW 01 IS DEDICATED TO PUSHING THE BOUNDARIES OF CREATIVITY AND INNOVATION IN HOSPITALITY DESIGN.



Vianny Sanguily
Co-Founder



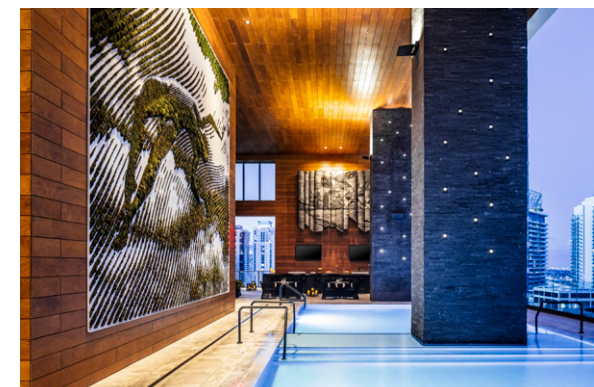
Ruby Ramirez
Co-Founder



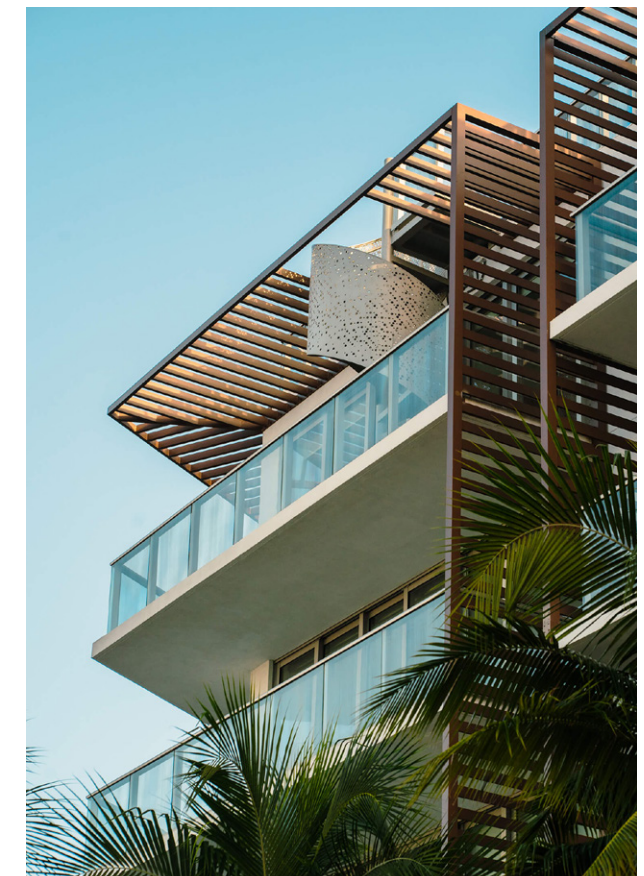
PALAZZO DEL SOL, FISHER ISLAND, FL



NAUTILUS, PANAMA CITY, PANAMA



ECHO BRICKELL, MIAMI, FL



BELLA ISLA, MIAMI, FL

NIEVERA WILLIAMS

DESIGN

LED BY CO-FOUNDERS MARIO NIEVERA AND KEITH WILLIAMS, PALM BEACH-BASED NIEVERA WILLIAMS’ LANDSCAPE ARCHITECTURE EXPERTISE EXTENDS ACROSS A GLOBAL PORTFOLIO OF THE FINEST RESIDENTIAL ESTATES, CIVIC AND COMMUNITY PARKS, RESORTS AND HOTELS IN THE WORLD.



Mario Nievera
Co-Founder



Keith Williams
Co-Founder



PRIVATE RESIDENCE, PALM BEACH, FL



PRIVATE RESIDENCE, PALM BEACH, FL



ROYAL POINCIANA CHAPEL, PALM BEACH, FL



PRIVATE RESIDENCE, PALM BEACH, FL

DEPOSIT STRUCTURE

DEPOSIT STRUCTURE

EXCLUSIVE OWNERSHIP OPPORTUNITY

10% at contract

10% 90 days after contract

80% at closing

ASK YOUR SALES AGENT
ABOUT AVAILABLE FINANCING
OPTIONS UP TO 75%.





THANK
YOU

A Development by
Maltese Diplomat Owner 100 LLC

Exclusive Sales and Marketing
Fortune Development Sales

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MONDRIAN

HALLANDALE BEACH RESIDENCES