

NEW CONSTRUCTION

SOUTH FLAGLER HOUSE

New residences on South Flagler Drive, on the water

1355 SOUTH FLAGLER DRIVE, WEST PALM BEACH

OVERVIEW

LIFE AT SOUTH FLAGLER HOUSE

Two limestone towers rise twenty-eight stories over South Flagler Drive, joined by a base wrapped in stepped gardens. Designed by Robert A.M. Stern Architects in the spirit of the great Palm Beach houses, South Flagler House looks straight across the water to Worth Avenue, with the Intracoastal, the island and the ocean beyond.

There are 105 residences, from two to five bedrooms, with full-floor and duplex penthouses at the top, and about 50,000 square feet of club amenities below: a lakefront pool, separate spas, a residents' restaurant and a staff that takes care of the rest.

PRICE RANGE

$8M – $70M

ADDRESS

1355 South Flagler Drive





THE TOWERS ON THE INTRACOASTAL



THE MOTOR COURT



THE GARDEN ENTRANCE



THE POOL GARDEN



THE LAKEFRONT POOL



CABANAS BY THE POOL



A PENTHOUSE TERRACE



LIMESTONE AND BALCONIES OVER THE INTRACOASTAL



PENTHOUSE LIVING ROOM



LIVING ROOM



LIVING ROOM FACING NORTH



RECEPTION ROOM



OPEN LIVING AND KITCHEN



THE LOGGIA



KITCHEN



KITCHEN AND DINING



PRIMARY BEDROOM



PENTHOUSE PRIMARY BEDROOM



PRIMARY BATH



PRIMARY BATH IN MARBLE, AT SUNSET

THE BUILDING

AMENITIES & SERVICES

ARRIVAL

- A 360-foot private drive under an allée of trees
- A circular motor court with a fountain
- Valet and a doorman, 24 hours
- Secure keyed elevators to every residence
- Garage parking with electric car charging

AMENITIES

- A residents' restaurant, indoors and out, with a private bar
- Private dining rooms and an outdoor dining patio
- Wine tasting room with private wine lockers
- Entertainment lounge and party room with catering kitchens
- Parlor with library and card tables, games room and theater
- Pickleball court and lounge, sports simulator and indoor putting green
- Business center, private offices and conference rooms
- Children's playroom, STEM lounge, craft room and butterfly garden
- Guest suites

WELLNESS

- 25-meter lap pool with a sun shelf, hot tub and cabanas over the lake
- Separate men's and women's spas, each with a vitality pool, cold plunge, steam and sauna
- Spa treatment rooms and a salon
- Fitness center, Pilates and yoga studios, and a private training studio
- Outdoor recreation lawn

SERVICES · EVERY DAY

- Concierge, lobby attendant, valet and staff, 24 hours
- A house car
- Resident events and programming through Related Life
- Package room with cold storage
- Dedicated service elevators
- A full-building emergency generator

SERVICES · HOME CARE

- Artisan Home membership: one dedicated contact for your residence
- Walkthroughs every six months, with touch-ups arranged
- Warranties and maintenance tracked, and the home readied before you arrive
- Help with alterations, permits and association approvals
- Custom homes built turnkey by Rogers General Contracting, for a select few

FINISHES & FEATURES

KITCHEN

- Open kitchens designed by Pembrooke & Ives

BATHS

- Freestanding tubs and multiple vanities in the primary bath

THROUGHOUT

- Interiors by Pembrooke & Ives
- Floor-to-ceiling windows
- Gracious ceiling heights
- Private elevator access in select residences
- Fresh, filtered air from an enhanced ventilation system
- Air-conditioned owners' storage

TERRACES

- Loggias up to 23 feet deep on floors 10 to 20, many 31 feet wide
- Standard loggias of 12 by 31½ feet on floors 21 to 24
- Fifth-floor loggias at least 31 feet wide, facing east
- A 10 by 30 foot west terrace in select upper residences

RESIDENCES & PRICING

Residences run from two to five bedrooms, with interiors by Pembrooke & Ives: floor-to-ceiling windows, open kitchens, baths with freestanding tubs and gracious ceiling heights. Loggias are the heart of the plans, many 31 feet wide and up to 23 feet deep. Higher floors add private dining rooms and, in some homes, a west terrace or an attached or detached guest suite. Four full-floor penthouses and a duplex crown the towers, and a small number of one-bedroom guest suites are offered only to owners.

RESIDENCE	INTERIOR	FROM
Floors 10–18, 2 to 4 bedrooms	2,592–5,173 sq ft	$7,980,000
Floors 19–24, 3 to 4 bedrooms	4,864–5,946 sq ft	$21,250,000
Penthouses, 4 to 5 bedrooms	9,743–14,053 sq ft	$49,500,000

THE SETTING

South Flagler House sits on 3.4 acres on the Intracoastal, beside the historic El Cid neighborhood and directly across the water from Worth Avenue. The Norton Museum and its sculpture garden are next door, and the waterfront path along Flagler Drive runs past the gate.

It is one of the most established stretches of the city: tree-lined, close to the bridges to Palm Beach, and a short drive from downtown, the Royal Poinciana Plaza and the Kravis Center.

Palm Beach International is about ten minutes away, the marinas are close at hand, and the island's beaches and clubs are just across the bridge.

THE DESIGN TEAM

DEVELOPER

Related Ross

ARCHITECTURE

Robert A.M. Stern Architects

INTERIORS

Pembrooke & Ives

LANDSCAPE

SMI Landscape Architecture



A PRIVATE CONVERSATION

BEGIN A PRIVATE CONVERSATION

At South Flagler House the floor decides the loggia, and the loggia decides how a home lives. As part of the South Flagler House sales team, Lisa knows each tier and line first-hand, from the 31-foot loggias to the homes with a guest suite, and she can show you what the plans do not. Begin a private conversation.

LISA DONO

SOUTH FLAGLER HOUSE SALES TEAM

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Lisa Dono, Licensed Real Estate Sales Associate, FL SL3187386, Corcoran. Palm Beach, Florida. Equal Housing Opportunity.