

# MONDRIAN

## HALLANDALE BEACH RESIDENCES

A LIMITED COLLECTION OF  
250 INDIVIDUAL, IMAGINATIVE RESIDENCES  
1-, 2-, 3- AND 4-BEDROOMS

ON-SITE SALES GALLERY  
101 DIPLOMAT PARKWAY  
HALLANDALE BEACH, FL 33009

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MONDRIANHB.COM

POISED BETWEEN THE BUZZ OF MIAMI'S CULTURAL CORE AND DOWNTOWN FORT LAUDERDALE'S TROPICAL ALLURE, EACH OF THE MONDRIAN HALLANDALE BEACH'S 250 MODERN RESIDENCES ARE INFUSED WITH ALL THE ESSENTIAL ELEMENTS OF DESIGN-DRIVEN, HIGH STYLE.

FASHIONED ACROSS FIVE ACRES OF TROPICAL, NATURAL WONDER AND COMPLEMENTED BY MORE THAN 30,000 SQUARE FEET OF IMPECCABLY CHOREOGRAPHED AMENITIES, NO DETAIL HAS BEEN OVERLOOKED IN THE CURATION OF A MORE INDIVIDUAL, IMAGINATIVE LIVING EXPERIENCE.

### BUILDING AMENITIES

- 250 residences across 27 stories
- Grand lobby entrance
- Valet parking with reserved self-parking available
- Resort-style pool deck
- Sun deck with private cabanas
- Summer kitchen with outdoor grill
- Two open-air tennis courts including set up for pickleball and basketball
- Beach Club access including chaise lounge, umbrella and towel service on the beach
- Dedicated 24/7 concierge to attend resident requests
- State-of-the-art fitness center with:
  - Dedicated yoga, Pilates and TRX studios
  - Dedicated boxing studio
- Cycle + cardio studio
- Spa with locker rooms, sauna and private massage suites
- Business center with two private conference rooms
- Podcast studio
- Wine cellar with social lounge
- Movie screening room
- Game room
- Children's playroom
- Simulator room
- Dedicated residential storage lockers
- Pet grooming kiosk
- EV charging stations
- Indoor bicycle parking

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### SERVICES

#### CONCIERGE SERVICES

- Golf tee time reservations
- Delivery of incoming packages to the residence
- Pick-up and delivery of laundry and dry cleaning
- Restaurant information and reservations
- Spa and salon reservations
- Theater and entertainment reservations
- Tour information and reservations
- Travel and vacation planning
- Hotel reservations
- Airline / Private air reservations
- Airport / ground transportation arrangements
- Car rental reservations
- Notary public services
- Activity arrangements

#### À LA CARTE SERVICES

- On-site car washing + detailing
- Translation services
- Function & event planning
- Delivery of groceries to residence and unpacking
- In-residence dining & catering
- Personal training + tennis coaching
- In-home spa treatments services
- Nanny / child care services
- Pet care and grooming
- Dog walking
- Plant care maintenance
- Fresh flower service

#### À LA CARTE MOVE-IN SERVICES

- Coordination and customization of welcome home and arrival for residence
- Coordination of utility set-up
- Management of third-party vendors to residence in owner's absence

#### À LA CARTE ENGINEERING SERVICES

- Light bulb replacement
- HVAC filter change
- Vendor and scheduled maintenance coordination
- Furniture assembly / repair
- Touch-up painting
- Electronics hook-up
- Picture hanging

#### À LA CARTE HOUSEKEEPING SERVICES

- Vacuum and mop floors
- Window and mirror cleaning
- Strip beds and change sheets
- Refrigerator cleaning
- Bathroom cleaning
- Wash dishes

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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 SOUGH-AFTER PROPERTIES GLOBALLY.

ACCOR'S EXCLUSIVE OWNERSHIP BENEFITS PROGRAM OFFERS RESIDENCE OWNERS VIP RECOGNITION, HIGHLY PERSONALIZED SERVICE AND HOMEOWNER PRIVILEGES ON A GLOBAL BASIS.

### ACCOR OWNERSHIP BENEFITS PROGRAM

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

\*At participating Accor brands and properties

Eligibility continues for as long as the purchaser owns Accor branded real estate, subject to the annual Residence Ownership Benefits Fee being included in the property service charge assessed to all residence owners.

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## HALLANDALE BEACH RESIDENCES

### RESIDENTIAL FEATURES

- Panoramic sunrise and sunset views
- Floor-to-ceiling, hurricane impact-resistant windows
- Generously proportioned floorplans with 10' ceiling heights
- Penthouse residences feature 14' ceiling heights
- Smart door locks
- Smart home features include energy-efficient thermostat, lighting controls and motorized window shades\*
- Kitchens feature quartz counter tops with waterfall edges
- Kitchen islands
- Full suite of smart appliances
- Sleek, modern cabinetry throughout kitchen and baths
- Walk-in closets\*
- Full-size washer and dryers
- Frameless glass showers
- Dual bathroom vanities\*
- Soaking tubs\*

\*In most residences

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