

H3
HOLLYWOOD



HOT. HAPPENING.
HOLLYWOOD.

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247 RESIDENCES RANGING FROM 594 TO 1579 SQFT. COMPLETION WINTER 2015

ARTIST CONCEPTUAL RENDERING SEE LEGAL DISCLAIMER ON LAST PAGE

A Vibrant Community

The new center of gravity in Hollywood, Florida. A residential nexus where work and play interact and life is more in balance. Here, the mix is the message, with the high-energy boutiques, restaurants, wine bars and clubs around Young Circle mingling effortlessly with a laid-back beach lifestyle.

It's the best of both worlds in the heart of the city.



MOMENTS FROM HISTORIC YOUNG CIRCLE



UNBEATABLE PROXIMITY TO MIAMI, FT. LAUDERDALE, AND THE BEACHES



HOME TO AN AMAZING UNDERSEA ENVIRONMENT



GORGEOUS ATLANTIC VISTAS DAILY



AN ENERGETIC AND ATHLETIC SCENE



THRILLING CASINO, RACING, AND OTHER ENTERTAINMENT OPTIONS



DOZENS OF CHIC RESTAURANTS, BISTROS, AND BARS



PEACEFUL PARKS AND NATURE PRESERVES



HOME TO SOME OF THE COUNTRY'S TOP-RATED BEACHES



As a modern fusion of city and beach life, H3 Hollywood puts you in a new social mix, where you move easily between corporate and casual worlds. Invigorating by day, magical by night. Just minutes away from award winning beaches and ten minutes south of Ft. Lauderdale Hollywood International Airport.

● ARTS & CULTURE

- 1 Arts Park at Young Circle
- 2 Hollywood Central Performing Arts Center
- 3 Art and Culture Center of Hollywood
- 4 Hollywood Beach Theatre

● PARKS & GOLF

- 1 Charnow Park
- 2 Holland Park
- 3 Dowdy Field
- 4 Lincoln Park

- 5 Eppelman Park
- 6 Anniversary Park
- 7 Jefferson Park
- 8 The Hollywood Beach Country Club

● BEACHES

- 1 Sailors Point
- 2 Hollywood Marina



TOUR HOLLYWOOD'S SEASIDE BOARDWALK FOR CAREFREE OUTDOOR FUN



ENJOY SOUTH FLORIDA'S FAMILY-FRIENDLY CULTURAL AND NATURE DIVERSIONS



ENJOY TROPICAL BREEZES AND EFFORTLESS TIME WITH FRIENDS

A SCENE
THAT EXTENDS
WELL BEYOND
THE SEASIDE



LOBBY

Welcome to H3 Hollywood

A modern and artful residential tower with 247 luxury residences which are a reflection of the vibrant surroundings within the neighborhood. The 15 floors of studios, one, two and three bedroom residences are just minutes away from award winning beaches, You have arrived.

MODERN LUXURY MEETS
TROPICAL URBANISM



POOL TERRACE



Building Amenities

- Landscaped pool area
- High speed controlled access elevators
- State of the art fitness center
- Security system
- Business center
- Conference/event room
- Covered parking
- Granite counter tops in the kitchen
- European style cabinetry
- Stainless steel appliances
- Air condition storage
- Porcelain tile floors
- Vanities in bathrooms
- Glass shower enclosures
- Soaking tub
- Washer and dryer
- 24 hour concierge

Residence Features

KITCHEN

- European style cabinetry
- Granite counter tops
- Stainless steel appliances including:
Side-by-side refrigerator/freezer
Self-cleaning range, dishwasher

BATH

- Marble counter top and back splash
- Porcelain tile floors
- Glass shower enclosures
- Soaking tub
- Designer vanity mirrors

SOPHISTICATED DESIGN
WITH EXTRAORDINARY AMENITIES



STATE OF THE ART FITNESS CENTER



A LOFTY CONCEPT
IN STYLISH
CITY RESIDENCES

LOFT

CONTEMPORARY AND COMPELLING LAYOUTS



STUDIO

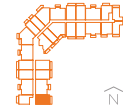
UNIT A1

1 BEDROOM / 2 BATH +DEN

AC 908 SF/ 84.40 M²

OUTDOOR 100 SF/ 9.30 M²

TOTAL 1008 SF/ 93.70 M²



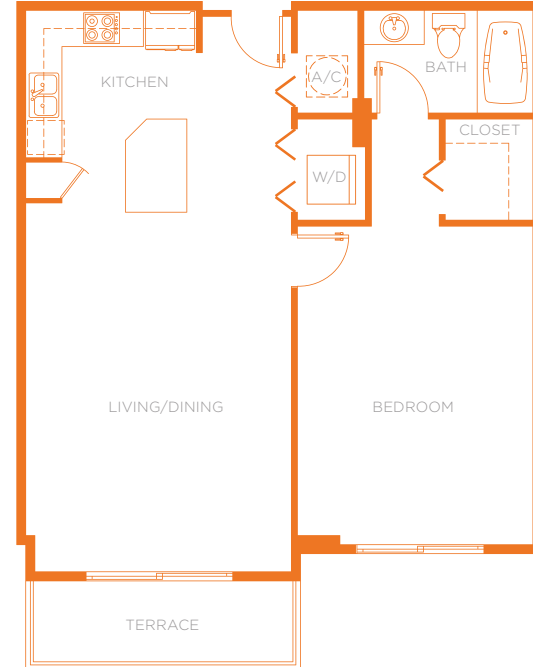
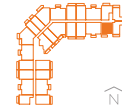
UNIT A3

1 BEDROOM / 1 BATH

AC 903 SF/ 83.90 M²

OUTDOOR 78 SF/ 7.25 M²

TOTAL 981 SF/ 91.15 M²



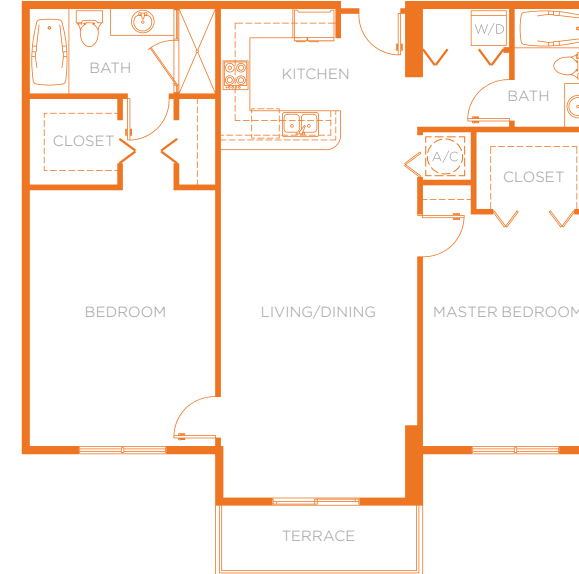
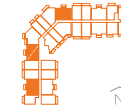
UNIT B

2 BEDROOM / 2 BATHS

AC 1247 SF/ 115.85 M²

OUTDOOR 71 SF/ 6.60 M²

TOTAL 1318 SF/ 122.45 M²



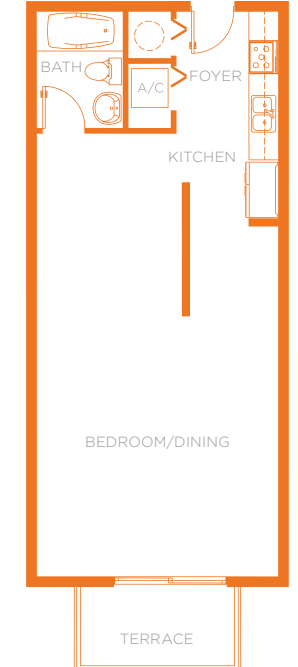
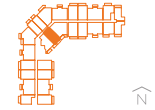
STUDIO C

STUDIO / 1 BATH

AC 695 SF/ 64.60 M²

OUTDOOR 57 SF/ 5.30 M²

TOTAL 752 SF/ 69.90 M²



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BEACH LIFE
HAS NEVER BEEN
SO ACCESSIBLE

Team

DEVELOPER

Team Real Estate Development is managed by principals with more than 35 years of experience in the real estate industry, having built, sold and designed commercial and residential buildings throughout Florida, as well as Argentina.

MARKETING & SALES

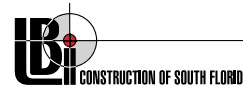
Fortune International Realty and **Finka Realty Group** have partnered to present the vision of H3 Hollywood Condominium to the South Florida Community. Fortune International Realty is led by Walter de Fortuna, CEO/Chairman and features a team of 800 experienced realtors and brokers handling residential and commercial real estate throughout South Florida. Finka Realty Group was established in the late 1990's. As leaders in residential and commercial real estate both companies deliver personalized realty services to the South Florida market.

ARCHITECT

Kobi Karp Architecture and Interior Design has been headquartered in Miami for more than two decades. Kobi Karp, principal of the firm is a recognized member of the American Institute of Architects, honored for his award winning designs and buildings. Kobi Karp has garnered international acclaim and has been selected to spearhead numerous projects around the world. The firm has participated in the completion of more than \$10 billion in commercial, residential, and mixed use properties.

GENERAL CONTRACTOR

LB Construction of South Florida, Inc. has an established reputation within the Development and Construction industry as a full service turn-key company, and through its successful track record it has demonstrated its ability to perform and execute projects beyond client's expectations. LBCSF has completed a broad range of product types, not limited to; Multi-Unit High Rise Residential, Commercial and large scale mixed use developments. Company principal, Lorris Boulanger prides its firm's accomplishments through team work and commitment to pave the way for a continued working relationship with all our clients.



H3

HOLLYWOOD

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Learn more about H3 Hollywood at our Sales Center

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