



Azure
OCEANFRONT RESIDENCES
JACKSONVILLE BEACH

Fact Sheet

An exclusive residential oasis right on the sand.

A boutique residential property in a premier location right on the sand in iconic Jacksonville Beach. Azure features 26 exclusive oceanfront residences, each with expansive, modern open layouts and floor-to-ceiling windows to take in the breathtaking views. Elegant fixtures, exquisite details, state-of-the-art conveniences, and wellness amenities define a new paradigm in magnificent waterfront living. The first oceanfront community to be developed on Jacksonville Beach since 2005, Azure is unlike anything that can be found, setting an unmatched

standard for waterfront living with its visionary design and unrivaled panoramic views of the Atlantic Ocean.

Not only is Azure the first of its kind, it's also the very last oceanfront development of this scale that will be built on Jacksonville Beach. This is the first, last, and best opportunity to purchase a home at a whole new level of luxury.

Azure

Site Details

Site area

1.47-acre site overlooking the Atlantic Ocean along a pristine stretch of Jacksonville Beach

Deposit structure

10% at contract signing, 10% 90 days later, 10% at top-off

Residences

26 residences with soaring 10-foot ceilings and floor-to-ceiling windows offering breathtaking, unobstructed ocean views from every residence and thoughtful, flow-through layouts

Residence sizes

2- to 5-bedroom residences ranging from 2,400 to 6,500 square feet

Height

9 stories (1 story lobby and amenities, 8 stories residential)

Prices

Ranging from \$1.8 to \$6.6 million
*Subject to change without notice

Building Features

- Contemporary and innovative architecture by Arquitectonica, featuring a distinctive facade inspired by the iconic grid paintings of artist Piet Mondrian
- Lush private green spaces for gathering
- Large oceanfront pool and landscaped pool deck just steps from the sand in a spectacular setting for relaxation, socializing, or family time under the sun or the stars
- Curated collection of museum-quality art selected to complement the indoor and outdoor spaces throughout the community
- Steam room, sauna, and massage room
- State-of-the-art fitness center designed to accommodate a range of activities, from yoga to personal training, in an open, airy, and light-filled environment
- Multiple indoor and outdoor private lounge areas for residents only
- Outdoor bar and fire pit
- A dedicated game room for residents to enjoy
- Five-star concierge services
- On-site parking garage
- 24-hour doorman

Residence Features

- Open flow-through floor plans featuring floor-to-ceiling windows with breathtaking views of the beach and ocean
- Private elevator access and elevator entry foyers in all residences
- Oversized, 10-foot-deep private balconies facing the ocean
- Elegant, light-filled chef's kitchens boast Sub-Zero Wolf appliances, gas cooking, bespoke quartz countertops, and custom-designed Italian cabinetry by Italkraft
- Custom Italian flooring and handmade tile integrated throughout the interiors combine to create a serene palette
- Spacious walk-in closets
- Premium Kohler bathroom fixtures
- Full-size, top-of-the-line Electrolux washer and dryer sets
- Equipped with Delos wellness smart home systems, which are designed to enhance energy, sleep, and overall well-being by reducing indoor contaminants

Azure is created by an award-winning team of developers, architects, and designers who are leaders in their fields.

The Related Group

Established in 1979, The Related Group is Florida's leading developer of sophisticated metropolitan living and one of the country's largest real estate conglomerates. Since its inception, the privately held company has built, rehabilitated, and managed over 100,000 condominium, rental, and commercial units. The firm is one of the largest Hispanic-owned businesses in the United States with a development portfolio in excess of \$40 billion in 40 years.

The Related Group has earned international status for its visionary designs and development of luxury condominiums, market-rate rentals, mixed-use centers and affordable properties – often in emerging neighborhoods – that impact the lives of all demographics. The Related Group has redefined real estate by diversifying both its products and its buyers, expanding internationally while also sponsoring public art installations that enhance cities' global culture and streetscapes.

TIME Magazine named Founder, Chairman, and CEO of The Related Group, Jorge Pérez, one of the 25 most influential Hispanics in the United States. Currently, The Related Group has over 70 projects in varying phases of development.

Arquitectonica

Bernardo Fort-Brescia, FAIA, Principal, Arquitectonica

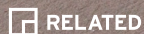
Arquitectonica is an international architecture, landscape architecture, interior design, and urban planning corporation headquartered in Miami's Coconut Grove neighborhood. Arquitectonica began in 1977 as an experimental studio founded by Peruvian architect Bernardo Fort-Brescia, Laurinda Hope Spear, Andrés Duany, Elizabeth Plater-Zyberk, and Hervin Romney. Today, the firm is still led by Bernardo Fort-Brescia and Laurinda Hope Spear, and has designed such famous buildings as the Banco de Crédito Headquarters, in Lima, Peru; Atlantis Condominium in Miami; The Pink House in Miami; the American Airlines Arena in Miami; and the Westin Hotel and entertainment complex in New York, among many others.

CallisonRTKL

CallisonRTKL, a global architecture, planning, and design practice, began over seven decades ago and has evolved into a cultural agency to advance positive outcomes in its communities. Its team addresses the imperatives of resiliency, well-being, and technology, and their influence in the built environment through a human-centric design approach.



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