

GLASS HOUSE BOCA RATON



Introduction

**Privacy is the
Ultimate Luxury**

Amenities & Services

**An Unparalleled
City Lifestyle**

Architecture

**A Bold First for
Downtown Boca Raton**

Location

**The Best of
Boca Raton is Here**

Residences

**New-Age
Minimalism**

The Team

**A Visionary
Collaboration**

Introduction

Privacy is the Ultimate Luxury



Introducing Downtown Boca Raton's First Modern Glass Building, Nestled Between City and Ocean

A limited collection of 28 residences,
featuring a thoughtful suite of
amenities perfectly suited to a
city lifestyle.



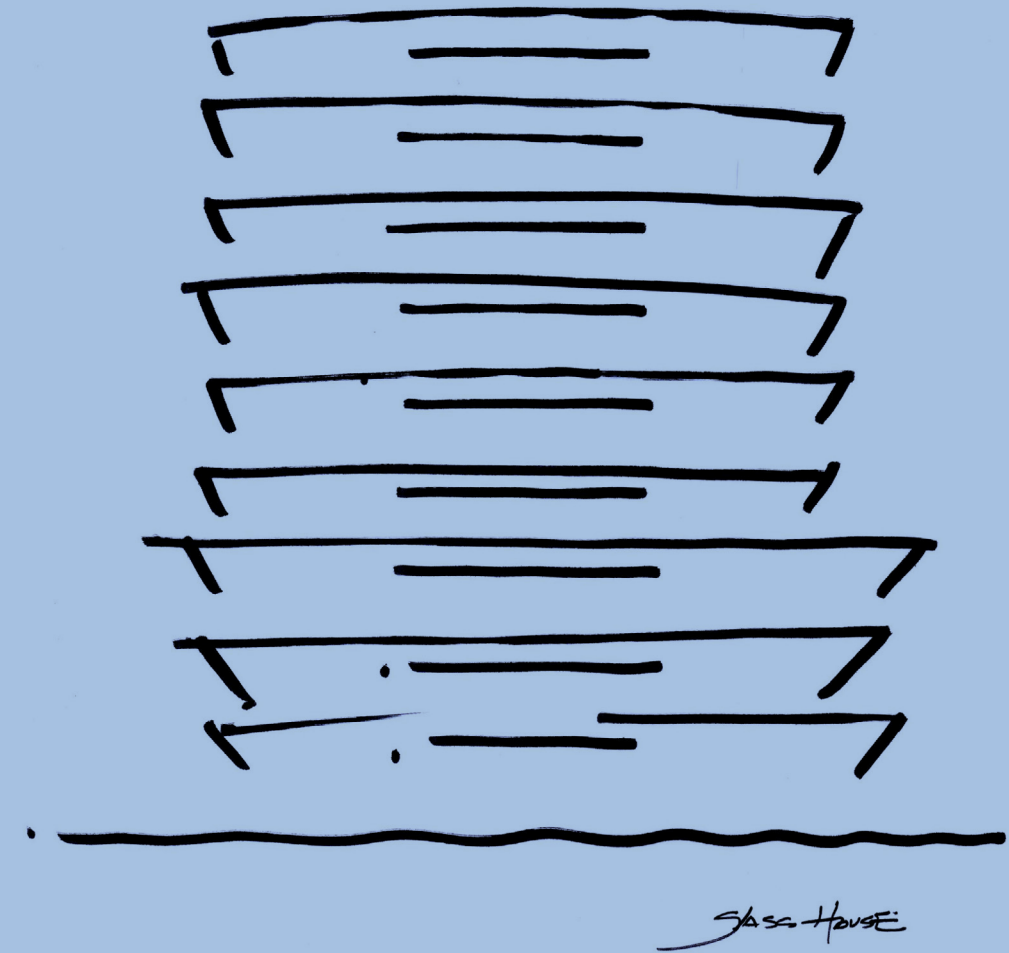


A building like no other shifts downtown Boca Raton firmly into the future. This is coastal city living at its most refined. Glass House residences combine hypermodern architecture with boutique services.

Come home to a dedicated concierge team, indoor and outdoor amenities, and one-of-a-kind services in the heart of downtown Boca Raton.

Architecture

A Bold First for Downtown Boca Raton



Award-winning Architecture by garciastromberg Envisions a Design That Breaks the Mold

A glass building rising 9 stories tall with a sense of movement and unexpected elegance.

A layered, light-soaked residence that blends into its natural surroundings.





Architectural Highlights

Rising 9 stories with rooftop amenities on the 10th floor.

28 expansive and exceptionally designed two-to four-bedroom residences.

Lushly landscaped rooftop pool deck oasis with stunning water and golf course views.

The Palmetto Lounge, an exclusive residents-only lounge.

Fully equipped fitness center with outdoor turf lanes, sauna, steam room and plunge pool.

Easy-access resident's bicycle parking, and EV charger ready.

Underground parking with two parking spaces for every residence, air-conditioned storage, and a limited number of private two-car garages.

Residences

New-Age Minimalism





Expansive Interiors Create a Sense of Refined Minimalism

Open-concept layouts with generous living, dining, and entertaining areas.

Deep terraces and sliding glass doors invite the breeze in for seamless indoor-outdoor living.

Tall ceilings and full-height, energy-efficient windows create a light-filled living space year round.

Buyers make a selections from curated finish packages and flooring options.

Open-concept living spaces are designed to make the most of Boca Raton's ample light



Expansive Kitchens, Awash in Light and Views

Gourmet kitchens feature European cabinetry complemented by man-made stone countertops, backsplash, and island.

Perfect for those who love to cook and entertain, the kitchen is outfitted with a state-of-the-art appliance package, including an induction cooktop.





Every Space Carefully Calibrated for Sophistication

Curated minimalism continues into the bedrooms where floor to ceiling windows and sweeping views take center stage. All units are Smart Home ready.

In each primary bedroom, indulgent walk-in closets are the norm, not the exception.

Spa-inspired bathrooms feature sculptural soaking tubs, custom double vanities, and oversized dual showers.



Amenities & Services

An Unparalleled City Lifestyle



Impeccable Service and Bespoke Amenities for a Life that Flows as Effortlessly as the Tide

A French Riviera-inspired rooftop pool, a stunning spa, exclusive wellness services, exclusive membership opportunities and a private lounge set the standard for elegant and effortless living.





A Curated Suite of Amenities, Crowned by Boca Raton's Only Rooftop Oasis

Plunge, graze or gaze from 10 stories up. The beautifully landscaped rooftop oasis is the only of its kind in Boca Raton, with a pool, jacuzzi, private cabanas, outdoor catering kitchen, BBQ, lounge with fire pit, and stunning views of the water and The Boca Raton Club golf course.

A Peaceful Refuge and a Place for Gathering

The Palmetto Lounge is a residents-only lounge and landscaped patio for private gatherings.





The fitness center features spaces for both restorative and high-energy workouts

Prioritizing Wellness & Living Vibrantly

Designed to depart from a commercial gym, the fitness center is a space that welcomes—wrapped in slatted wood walls, with warm recessed lighting and landscaped greenery.

The fitness center features an array of state-of-the-art equipment for a variety of workouts, as well as outdoor turf lanes.

A stone-surfaced spa features a sauna, steam room, and plunge pool to round out the wellness offerings.





Indulge in a post-workout steam, sauna or plunge in the residents' spa



Membership Opportunities

The Boca Raton

Just minutes away from Glass House, The Boca Raton is an exclusive club and resort boasting the city's championship golf course, fine dining, private beaches and a vibrant community. Preferred membership opportunities are available for Glass House residents, subject to availability. (Golf not included.)

Sollis Health

Sollis Health provides premier concierge medical services, delivering personalized healthcare with a focus on convenience, comfort, and exceptional patient care.

Preferred membership opportunities are available for Glass House residents, subject to availability.

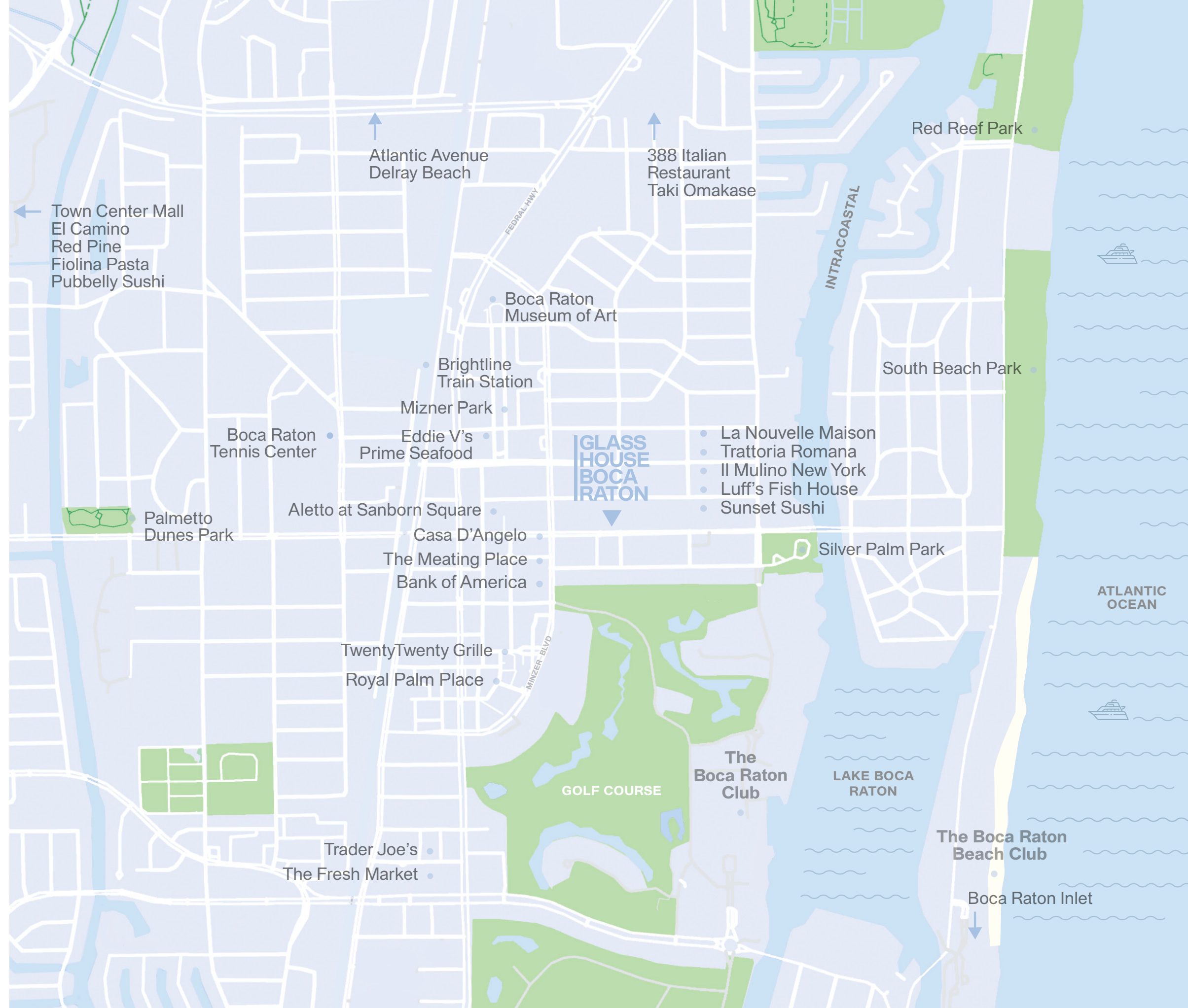
Location

The Best of Boca Raton at Your Door



Elegant Coastal Living in the Heart of Boca Raton

Situated in the center of downtown Boca Raton, less than a mile from the beach, the area boasts countless restaurants, lush public parks, and plenty of options to explore the city.





El Camino



Rosenbaum Contemporary



Alleycat

Culture on Every Corner

Situated on E Palmetto Park Rd, residents are within walking distance of the city's best fine dining, local seafood and sushi, coffee shops, gourmet markets, and more.

Explore the eclectic collections behind the pink facade of the Boca Raton Museum of Art, dive into the memorabilia at Sports Immortals, or wander the Japanese Gardens at the nearby Morikami Museum.

Saltwater, Sunshine, and Sport – an Outdoor Paradise

Less than a mile away, Boca Raton's beaches boast pristine sands and crystal-clear waters, for a perfect blend of natural beauty and tranquility.

Renowned golf courses, nature preserves, country clubs, tennis courts—the list of outdoor recreation in Boca is as long as the oceanfront, and often right alongside it.



The Boca Raton Raquet Club

Team

A Visionary Collaboration





Developer
**280 E Palmetto
Park Road, LLC**

RED-C Group, Noam Ziv

With more than 30 years of construction and development experience garnered in both executive and field positions, Noam Ziv serves as principal of RED-C Group, and partner and CEO of 280 E Palmetto Park Road, LLC. Based in Boca Raton, Florida, Ziv has extensive experience in construction management, design, entitlement, permits and asset management of large projects across many markets in Israel and the U.S. He has successfully led the development and operation of large-scale projects, which

encompass residential, hospitality, retail, and office spaces. These projects collectively exceed \$2.5 billion in value and span over 4 million square feet. Ziv was previously CEO of El-Ad National Properties, where he spearheaded the development of the award-winning ALINA Residences Boca Raton and the pre-development of The District in Davie, and served as CEO of IDB Group USA prior to his time with El-Ad where he developed luxury condominiums in Las Vegas.



ASG Development, Adam Gottbetter

Adam Gottbetter, VP of Finance & Development of 280 E Palmetto Park Road, LLC, has over 30 years of experience in business services including developing, building, and managing real estate projects and select service hotels, most recently The Marriott Aloft Hotel in Fort Lauderdale, Florida, a finalist for the 2024 Structures Awards: Best Hospitality Project. Based in Boca Raton, he created Glass House and is currently developing it as Boca Raton's first modern glass building.



Exuma Capital Partners, Anthony Perera

Anthony Perera is founder and managing partner of Exuma Capital Partners of Hollywood, Florida. Perera is a South Florida businessperson and serial entrepreneur with a 20-year history of highly profitable and diverse business ventures. In addition to investing capital, he shares his expertise and resources. Exuma Capital Partners has made various investments across construction organizations including Air Pros USA, Peak Roofing Partners and Inspected.com.



Architecture **garciastromberg**

garciastromberg, a renowned architecture and design firm in West Palm Beach, Florida, brings over 30 years of expertise in creating hospitality, residential, and mixed-use spaces that harmonize with their environments. Known for high-profile luxury projects across Florida—including Pier Sixty-Six, Alina Residences, One Thousand Ocean, and The Boca Raton—the firm prioritizes design excellence, crafting spaces that reflect each location’s unique character and needs.

Interior Design **GS4, Wade Allyn Hallock of Hallock Design Group**

Wade Hallock is a sought-after interior designer based in Miami, Florida with a timeless, evolving aesthetic that finds a harmonious balance between interiors and their surroundings. Hallock’s work has been featured in national publications, drawing an extensive list of celebrity clientele.




Sales & Marketing Douglas Elliman Development Marketing

Douglas Elliman Development Marketing based in Fort Lauderdale, Florida, a division of Douglas Elliman Realty, offers unmatched expertise in sales, leasing, and marketing for new developments throughout New York, New Jersey, Florida, California, Massachusetts, and Texas. The firm is heralded for its achievements in record-breaking sales throughout each of its regions. Drawing upon decades of experience and market-specific knowledge, Douglas Elliman Development Marketing offers a multidisciplinary approach that includes comprehensive in-house research, planning and design, marketing, and sales.

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