

GLASS HOUSE BOCA RATON

Developer
280 E Palmetto Park Road, LLC

Architect + Interior Design
garciastromberg

General Contractor
Kaufman Lynn Construction

Exclusive Sales & Marketing
Douglas Elliman
Development Marketing

Residential Overview

- Downtown Boca Raton's first modern glass building, engineered to precision, featuring a rooftop pool oasis with stunning ocean, Intracoastal, and golf course views.
- 9 stories with rooftop amenities on the 10th floor, featuring a collection of 28 expansive two-to four-bedroom residences.
- Prime location on E Palmetto Park Road near top dining and shopping, less than a mile from the beach; discreet entry on East Royal Palm Way.
- Preferred membership opportunities at The Boca Raton and Sollis Health for residents. The Boca Raton membership is available with select residences.
- An exclusive one-year membership to the esteemed Director Circle at the Boca Raton Museum of Art, offering access to curated events and experiences, and opportunities to engage more fully with arts and culture in Boca Raton.

Bespoke Residences

- Elegant, airy 2,504-3,865 SF residences.
- 9'1" ceilings* and full-height impact windows and sliding glass doors.
- Open-concept layouts with generous living, dining, and entertaining areas.
- Smart Home ready.
- Solid core wood doors to entry with a smart locking system.
- Laundry room with full-size washer & dryer in every residence.
- Gourmet kitchens feature European cabinetry, stone countertops, backsplash, and island, and state-of-the-art appliance package, including an induction cooktop, speed oven, vacuum seal drawer, and a wine cooler.
- Spacious walk-in closets in primary bedroom.
- Spa-inspired primary bathroom with dual-sink vanities, medicine cabinets, and water closets.
- Private 8-12' deep terraces with glass railings.
- Curated selection of flooring options.

Amenities and Personalized Services

- Lushly landscaped rooftop pool deck with stunning water and golf course views.
- Roof deck features a pool, jacuzzi, private cabanas, outdoor catering kitchen, BBQ, and lounge with a fire pit.
- Easy-access resident's bicycle parking, and EV charger ready.
- Access monitored entry.
- Generator for fire life safety and elevator service.
- State-of-the-art fitness center with outdoor turf lanes, and recovery/stretching room.
- Spa with sauna, steam room, and experience shower.
- Underground parking with two parking spaces for every residence, air-conditioned storage, and a limited number of private two-car garages.
- The Palmetto Lounge, an exclusive residents-only lounge.



Sales Gallery: 221 E Palmetto Park Rd
Site: 280 E Palmetto Park Rd
Boca Raton, FL 33432

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280 E
PALMETTO
PARK ROAD, LLC



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ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

This offering is made only by the Prospectus for the Condominium and no statement should be relied upon if not made in the Prospectus. This is not intended to be an offer to sell nor a solicitation of offers to buy in any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. All features, specifications, brands, matters of detail are conceptual only and should not be relied upon as representations, express or implied, of the final detail of the residences or condominium. 280 E PALMETTO PARK ROAD LLC, a Florida limited liability company ("Developer") expressly reserves the right to make modifications, revisions, omissions, and changes without notice. Certain features may not be included with all units. Square footages, ceiling heights, door sizes and terrace dimensions are approximate, subject to change and may vary with actual construction. Ceiling heights are measured from top of slab to top of slab. As a result, actual clearance between the top of the finished floor coverings and the underside of the finished ceiling, drop ceiling or soffits will be less. Developer makes no representations regarding views from any particular unit. Your purchase agreement will detail items included with the Unit. Storage and private garages are limited and not included with all units. Developer reserves the right to select, retain, remove and/or change any particular design or construction professional (e.g., architect, contractor, interior designer) involved in the development or design of the Condominium. The Boca Raton ("Club") is owned and operated by a third party who is not, nor is it affiliated with, the Developer of the Condominium. Club membership is granted at the discretion of the Club. There is no assurance that unit owners will receive a Club membership, and if they do, what that Club membership will provide. The Developer has made efforts to reserve memberships for those that elect to join the Club and qualify, however, all membership decisions are made at the discretion of the Club. No purchaser should rely on obtaining any such memberships. Sollis Health is an independent third party health care provider. The Developer has no interest in, or affiliation with, Sollis Health and has no control in the operations of Sollis Health. Membership to Sollis Health's services shall be subject to such terms and conditions as may be established by Sollis Health from time to time. Developer makes no statement, assurance and/or recommendation regarding, and does not assure the quality of services provided by, Sollis Health or the availability (or continuing availability) of its services. Buyer must make its own independent determination as to the suitability of Sollis Health and its capabilities. Buyer releases Developer from, and agrees to look solely to Sollis Health for, any damages, liabilities, costs or expenses incurred as a result of acceptance of Member in Sollis Health and/or the provisions of services by Sollis Health. The Boca Raton Museum of Art ("Museum") is owned and operated by a third party who is not, nor is it affiliated with, the Developer of the Condominium. Membership to the Museum is subject to the terms, conditions rules, regulations, availability, and limitations established by the Museum from time to time. The offering of memberships and the terms and benefits of such membership are established solely by the Museum. Developer makes no assurance as to the terms and/or benefits from time to time and/or regarding the continuation of the Museum or membership privileges. No purchaser should rely on obtaining any such membership and buyer understands and agrees that the purchase of the unit is not conditioned upon buyer being able to obtain a membership in the Museum. Warning: The California Department of Real Estate has not inspected, examined, or qualified this offering. The complete offering terms are in a CPS-12 Application available from the offeror. File No. CP24-0033. This condominium has been registered with the Massachusetts board of registration of real estate brokers and salespersons F-1292-01-01. *11" ceilings in PH93. Artist's Rendering Images.