



Live on Vacation

||| 236 |||
FIFTH AVENUE
DELRAY BEACH



Chic & Sophisticated

TIMELESS ELEGANCE, CONTEMPORARY LUXURY AND MODERN CONVENIENCE.

LOOKING TO LIVE ON VACATION?

Every detail of 236 Fifth Avenue has been thoughtfully tailored to strike a balance of contemporary comfort, premiere service in a relaxed environment.

RECEIVING GUESTS FOR A WEEKEND VISIT?

Ring downstairs for the housekeeping essentials to be effortlessly prepared.



Florida's Most Desired Downtown Location



Upscale meets downtown at the most exclusive address in the nation's most sought-after seaside paradise, Delray Beach, Florida. Moments from fashionable Atlantic Avenue, and a short walk from the ocean, lives a collection of only 35 amenity-rich residences reserved for the fortunate few.

THE NEW STANDARD FOR SERVICE AND LUXURY IS READY FOR SEASON

Set in the heart of the desirable SofA (South of Atlantic) district, 236 Fifth Avenue immerses you in the soul of the art, shoppes, entertainment and culture that defines Delray Beach.



Urban Meets Seaside



This enviable address seduces and surprises with one, two and three bedroom residences with spacious, open interiors and the finest features and finishes to suit your discerning taste.

LIVE WHERE URBAN AND COASTAL COINCIDE

Balmy ocean breezes with the scent of sea and sand happily remind you that a world-renowned beachfront is just beyond your door.





An Ocean of Possibilities

CONNECTING TO NATURE HAPPENS THE MOMENT YOU DECIDE TO DISCONNECT

SUNRISE PADDLE BOARDING?

Take a stroll along the Ave due East to the tranquil Atlantic Ocean.

LOOKING FOR INTIMATE IN-CITY LIVING?

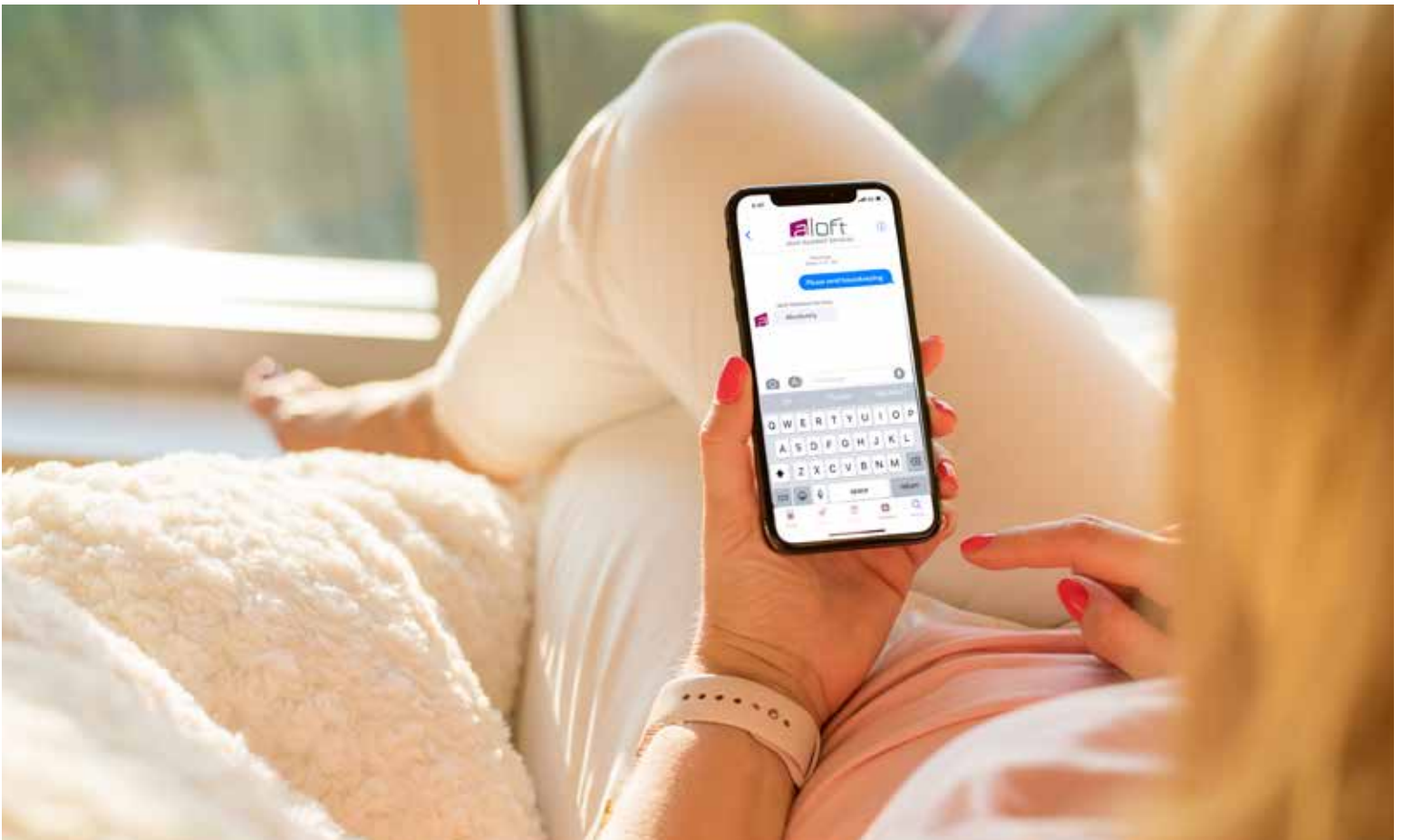
Only 35 residents will enjoy personal service and privacy within this luxury, boutique condominium.



Amenities and Service at Your Fingertips

236 Fifth Avenue transcends living “needs” and supplies your most luxurious “wants.”

The 24/7 Concierge service provides you with all of the conveniences you deserve in the ultimate urban coastal location.





- Private "Platinum" House Account
- 24/7 Concierge & Room Service
- Poolside Towel & Cocktail Service
- Housekeeping Service
- Dry Cleaning Service
- Grocery Bag Delivery Assistance

The Difference is in the Details

STEP INSIDE YOUR OWN PRIVATE OASIS





FEATURES & AMENITIES

IMMEDIATE OCCUPANCY

LUXURY INTERIORS

- Spacious interior floor plans with elegant smooth-finish ceilings
- Expansive balconies & volume ceilings
- Hurricane impact windows
- Recessed high-efficiency lighting in select corridors & bathrooms
- Intelligent climate controls with digital thermostats & WIFI controlled thermostat
- Smart home capable
- Stacked washer & dryer

KITCHENS

- Premium KitchenAid stainless steel appliance package
- Quartz countertops
- Large dimension premium porcelain tile flooring
- Dimensional premium porcelain subway tile backsplash
- Selection of wood cabinetry
- Undermount stainless steel commercial grade sink
- Upgrades and customization available

SMART HOME

- Assa Abloy VingCard Essence Residence Door Lock
- Ring security system
- Google smart home enabled
- Wi-Fi Programmable Thermostat
- ButterflyMX Smartphone Front Door Video Intercom
- Compatibility with Amazon Alexa, Google Assistant, & Sonos Home Sound

ELEGANT BATHROOMS

- Wood cabinets
- Quartz countertops
- TOTO sink, bathtub and toilet
- Grohe fixtures

BUILDING FEATURES

- One assigned parking space in garage
- Ample self & guest parking in garage
- One assigned owner's storage
- Bicycle storage room
- Preferred Builder's Warranty
- Manufacturer's warranties on all appliances passed on to you
- Steel reinforced monolithic concrete building foundation with concrete block construction, steel reinforced & poured tie beam construction

RESIDENCE AMENITIES

- Private, resident-only clubroom
- Second floor, resident-only clubroom terrace
- Resident-only outdoor BBQ
- State-of-the-art fitness center
- Infinity-edge swimming pool
- Lounge, bar & cafe
- 24-hour concierge
- 24-hour manned security
- Room service
- Housekeeping services
- Grocery bag delivery assistance to residence
- High-end boutique retail

SECURITY IS A PRIORITY BOTH WITHIN AND BEYOND YOUR HOME.

Your front door can easily be accessed via your smart phone, while 24-hour security gives you peace of mind. Your reserved storage locker and a bicycle storage room ensure that your personal belongings remain fully protected.



Aloft
DELRAY BEACH

Explore Nextdoor

The privileges of residency include top-tier amenities provided by the adjacent Aloft Hotel. Enjoy the Aloft signature Splash pool and sun deck and be a VIP at the energetic W XYZ Bar. You can order room service from Re:Fuel cafe. And when family comes to visit, the best hotel in town is right outside your door.



**The Aloft Hotel Delray Beach will operate as it's own independent entity and in no way is affiliated with the condominium 236 Fifth Avenue, Delray Beach.*



236 FIFTH AVENUE

DELRAY BEACH

DINING

- | | |
|------------------------------|--------------------------------|
| 1 Anthony's Coal Fired Pizza | 12 Honey |
| 2 Boston's on the Beach | 13 il Bacio |
| 3 Bru's Room Sports Grill | 14 Johnnie Brown's |
| 4 BurgerFi | 15 Mellow Mushroom |
| 5 Caffe Luna Rosa | 16 Mussel Beach |
| 6 City Oyster | 17 Rocco's Tacos & Tequila Bar |
| 7 Cut 432 | 18 Colombian Coffee House |
| 8 Deck 84 | 19 Sundy House |
| 9 Doc's All American | 20 The Office |
| 10 Osteria Bossi | 21 Tramonti |
| 11 Dunkin' Donuts | 22 Vic & Angelos |
| | 23 La Cigale |

ART & GOV.

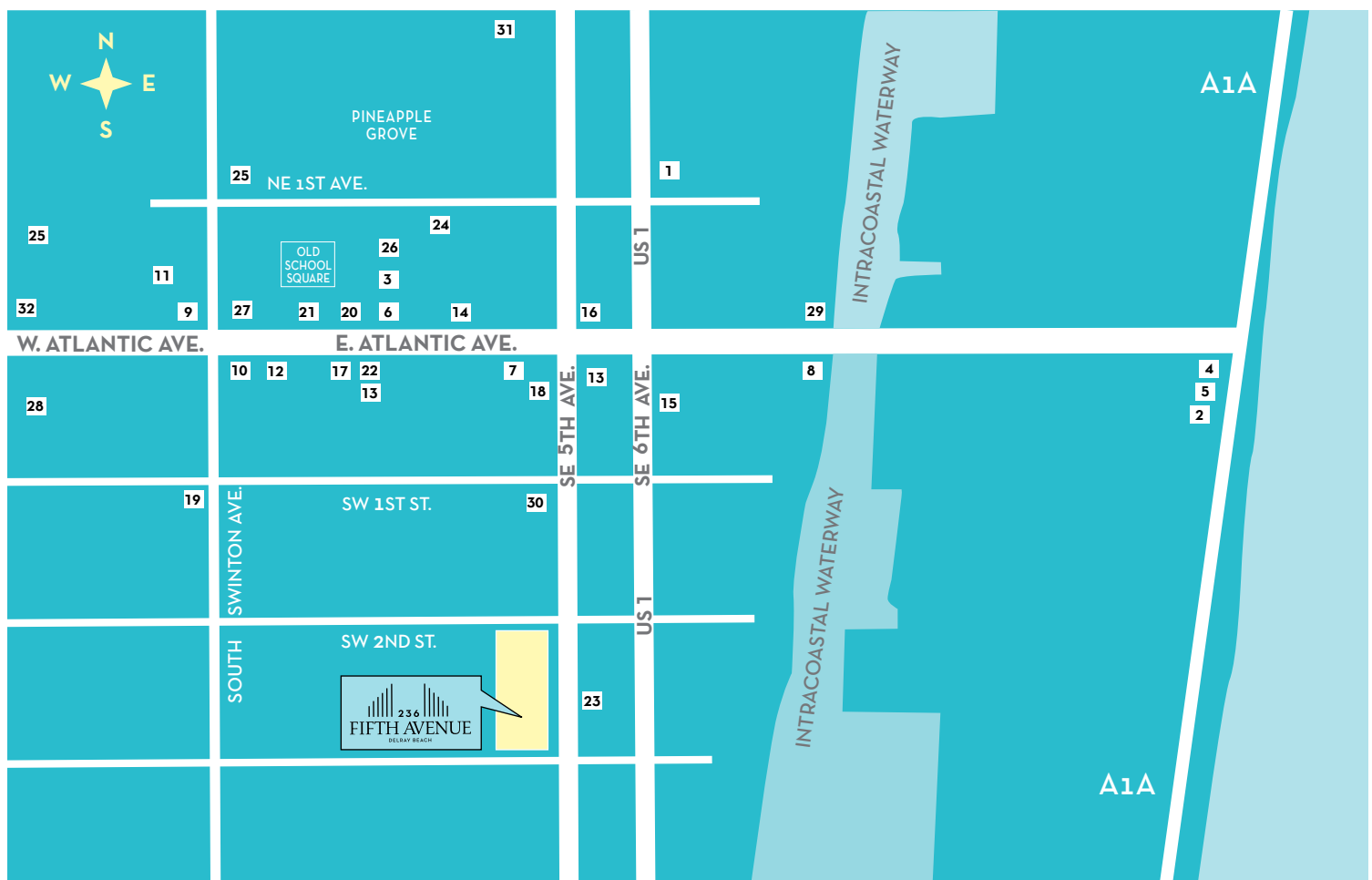
- 24 Arts Garage
- 25 Delray Beach Tennis Center
- 26 Cason Cottage House Museum
- 27 Cornell Art Museum
- 28 South Palm Beach County Courthouse
- 29 Veterans Park
- 30 iPic Movie Theater

GROCERIES

- 31 Bedner's Farm Fresh Market
- 32 Tony's Deli & Meat

A SHORT WALK TO

CVS, Publix, Michaels, The Fresh Market, Trader Joe's, Walgreens, Harvest, Pet Supermarket, US Post Office, Office Depot, High-end Fashion Boutiques and Jewelry Stores.



25 Minutes NORTH to Downtown Palm Beach
26 Minutes NORTH to Palm Beach International Airport (PBI)

17 Minutes SOUTH to Mizner Park
17 Minutes SOUTH to Boca Raton International Airport (BCT)




236
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