

## Related Group, 13th Floor and Key International to break ground on condo-hotel

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INDUSTRIES & TAGS [Commercial Real Estate](#), [Hospitality](#), [Construction](#)

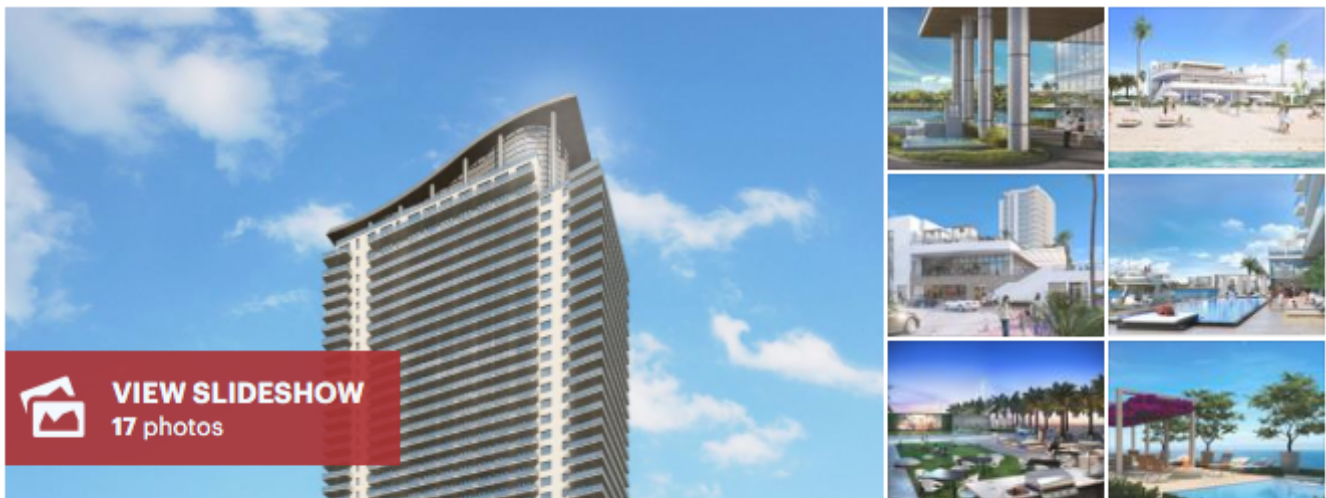
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The Hyde Beach House condo and condo-hotel project by the [Related Group](#), 13th Floor Investments and [Key International](#) is slated to break ground Sept. 6 in Hollywood.

Related Group Chairman and CEO [Jorge Pérez](#) and [Sam Nazarian](#) of sbe, the hospitality company that will manage the hotel and restaurant, will headline the event at 6 p.m. at Hyde Beach Kitchen + Cocktails, 111 S. Surf Road.



The Related Group, 13th Floor Investments and Key International will build the Hyde Beach... [more](#)

The 40-story tower at 4010 S. Ocean Drive will have 77 unfurnished condos and 265 furnished hotel condos. Units will range from 795 square feet with one bedroom to 1,495 square feet with three bedrooms. They're priced from \$690,000 to \$1.3 million.

The Related Group said 70 percent of the units have been pre-sold. Its deposit requirements call for 20 percent down at contract signing, another 10 percent at ground breaking, another 10 percent at the pouring of the amenity deck, another 10 percent at top off and the final 50 percent at closing.

The general contractor for Hyde Beach House is [John Moriarty & Associates of Florida](#). The property was designed by Cohen, Freedman, Encinosa & Associates with interior design by [Debora Aguiar](#).

The 2.4-acre site along the Intracoastal Waterway was acquired out of foreclosure in 2014.

Owners and guests in Hyde Beach House will have access to the nearby Hyde Beach Kitchen + Cocktails, featuring live music and food service by sbe. The food was curated by Chef [Danny Elmaleh](#). It will be located in the three-story Hyde Beach Club building on the ocean.

Other amenities in Hyde Beach House will include a sports club, a pool, a fitness center, an aqua club with access to water crafts on the Intracoastal waterway and a spa. The penthouses will have a private rooftop lounge with a Jacuzzi.

This is the third Hyde-branded project that Related Group has under construction in South Florida. The Miami-based developer and its partners are also building Hyde Resort & Residences Hollywood and Hyde Midtown Miami. Its SLS Hotel & Residences Brickell and SLS LUX Hotel & Residences projects in Miami will also be managed by sbe.

*Brian Bandell covers real estate, foreclosures and health care. Get the latest news with our free daily newsletter. [Click here to subscribe.](#)*