

*The* TERRACES

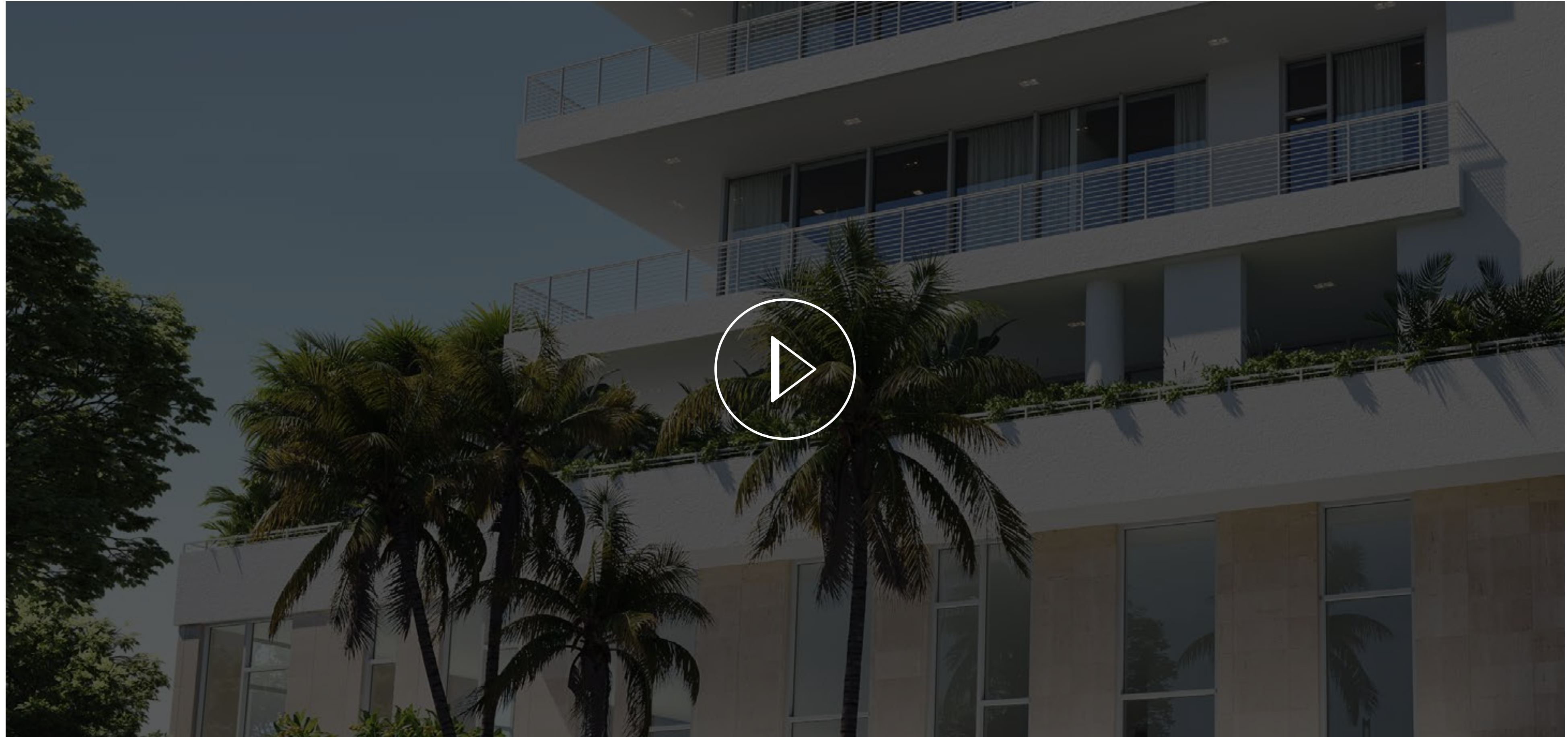
MODERN LUXURY RESIDENCES IN FORT LAUDERDALE BEACH



FTL

# STEP INTO FLORIDA LUXURY

Featuring only 18 residences in Fort Lauderdale Beach, The Terraces effortlessly blends sophisticated design and luxury living to showcase boutique beachside living at its best.



A VIEW INTO FLORIDA LUXURY

# *The* RESIDENCES

Boutique living with only 18 all-corner residences

2 to 3 bedroom + den residences ranging  
from 1780 – 2800 SF

Dual-floor penthouses

2 self parking full-size spaces per residence  
and dedicated guest parking

Private A/C storage for each residence

Thoughtfully-planned amenities





# *The* NEIGHBORHOOD

The Terraces is at the center of a thriving historic neighborhood that offers an array of places for entertaining, dining, shopping and relaxing within walking distance.



HISTORIC BONNET  
HOUSE & GARDENS

BREAKERS  
AVENUE

PARAMOUNT  
FORT LAUDERDALE

FORT LAUDERDALE  
BEACH

THE  
ATLANTIC

CONRAD  
HOTEL

FOUR SEASONS  
HOTEL AND RESIDENCES

HILTON  
HOTEL

W  
HOTEL

# *The* IDEAL LOCATION

5 Minutes to Las Olas • 5 Minutes to Brightline Train Stop

10 Minutes to Downtown Fort Lauderdale • 15 Minutes to Fort Lauderdale International Airport



*The* DINING

- 01 WHOLE FOODS MARKET 3.1 MI
- 02 STARBUCKS 1.4 MI
- 03 WEEKEND FARMER'S MARKET 1.0 MI
- 04 WINE GARDEN 0.2 MI
- 05 ARCHIBALD BAKERY 0.2 MI
- 06 BOTANIC AT THE GOODLAND 450 FT

*The* SHOPPING

- 07 THE GALLERIA 1.7 MI
- 08 LAS OLAS 2.9 MI

*The* CULTURE

- 09 BONNET HOUSE MUSEUM AND GARDEN 1.1 MI
- 10 BROWARD CENTER OF THE PERFORMING ARTS 3.9 MI
- 11 NSU ART MUSEUM FORT LAUDERDALE 3.2 MI

*The* FRESH AIR & ACTIVITY

- 12 FORT LAUDERDALE BEACH 0.1 MI
- 13 CORAL RIDGE COUNTRY CLUB 4.9 MI
- 14 HUGH TAYLOR BIRCH STATE PARK 1 MI
- 15 JIMMY EVERT TENNIS CENTER 2.9 MI
- 16 LAS OLAS MARINA 0.8 MI
- 17 CORAL RIDGE YACHT CLUB 1.9 MI
- 18 BAHAMA MAR YACHTING CENTER 1.3 MI

*The* WELLNESS

- 19 FOUR SEASONS SPA 0.2 MI
- 20 RITZ CARLTON 0.6 MI
- 21 W HOTEL 0.3 MI
- 22 THE SPA AT AUBERGE BEACH 2.3 MI

*The* ACCESS

- 23 PORT EVERGLADES 6.5 MI
- 24 FORT LAUDERDALE INTERNATIONAL AIRPORT 6.5 MI
- 25 BRIGHTLINE TRAIN STOP 3.6 MI
- 26 FORT LAUDERDALE EXECUTIVE AIRPORT 12.2 MI







## *The* FEATURES

Open indoor/outdoor floor plans

Spacious terraces with expansive views

10' foot ceilings

Floor-to-ceiling impact glass windows and doors

Modern European kitchen cabinetry

Appliance package by Subzero and Bosch

Custom finished closets

LED lighting throughout with dimmers

Smart thermostat

Whole House Five Stage Hepa air cleaner with ultraviolet light and photocatalytic filter





## *The* FINISHES

Large-format European porcelain tile

Solid wood doors with concealed hinges

Fixtures by Delta

Italian Milled Cabinetry

European Quartz Countertops

European Porcelain Tile



# *The* AMENITIES

6,000 SF of Indoor and Outdoor Amenities

Private lobby entrance

PhoneKey mobile access building entry

Relaxation deck with pool and cabanas

Fully-equipped fitness center with Peloton bikes and treadmills

Health center for yoga, pilates and meditation

Wellness treatment rooms and spa

Club room with lounge and kitchen

2 summer kitchens

2 Private office conference rooms

WiFi in all common areas

Bike stations

Pet spa

Private outdoor dog area

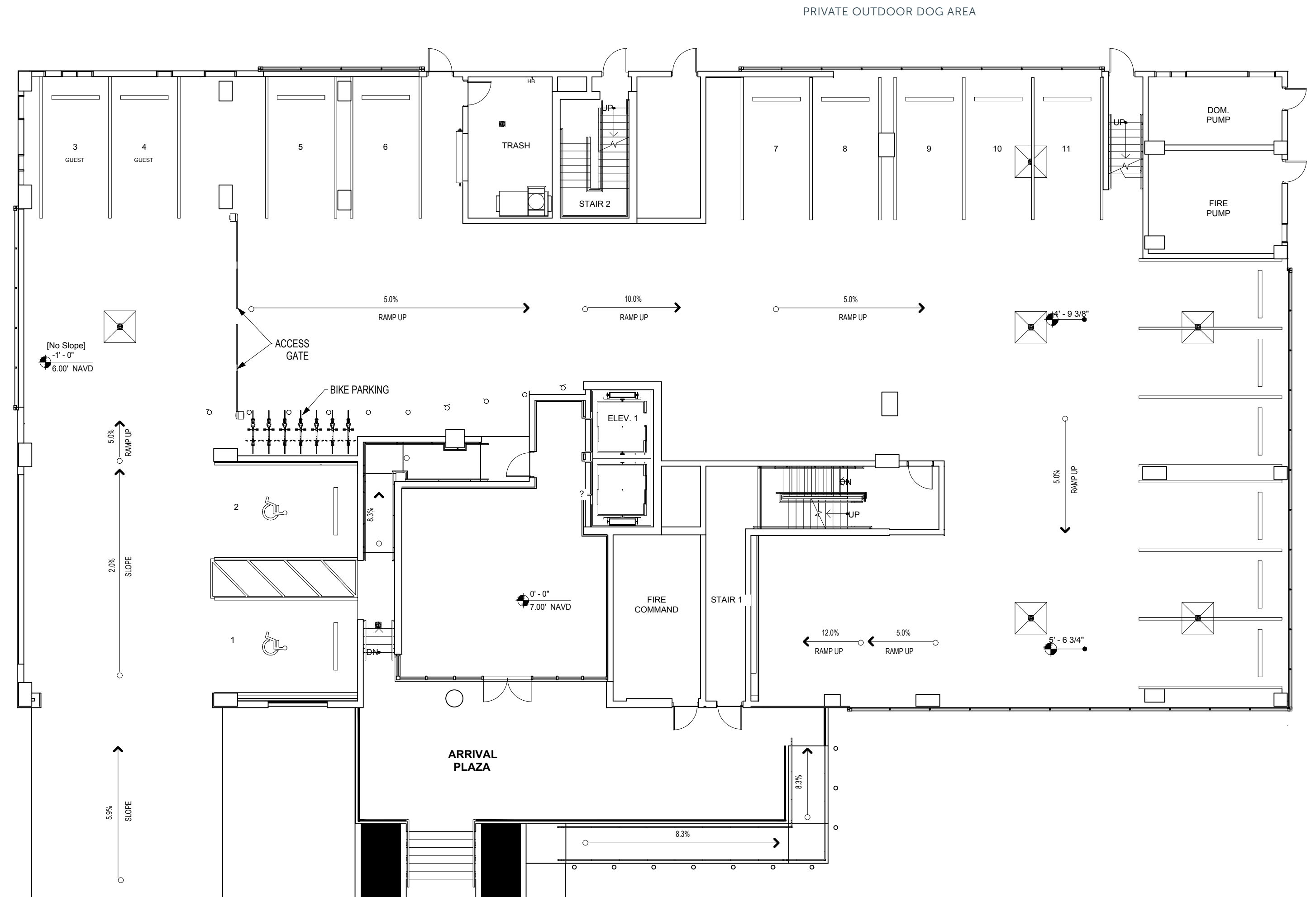
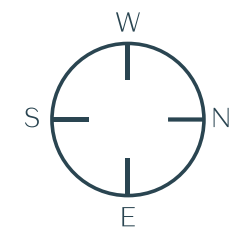


## KEY PLAN

# FIRST FLOOR

## AMENITIES

- Private lobby entrance
- PhoneKey mobile access building entry
- Two self parking full-size spaces
- WiFi in all common areas
- Dedicated guest parking
- Bike stations
- Private outdoor dog area



ORTON AVENUE

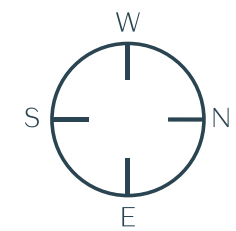
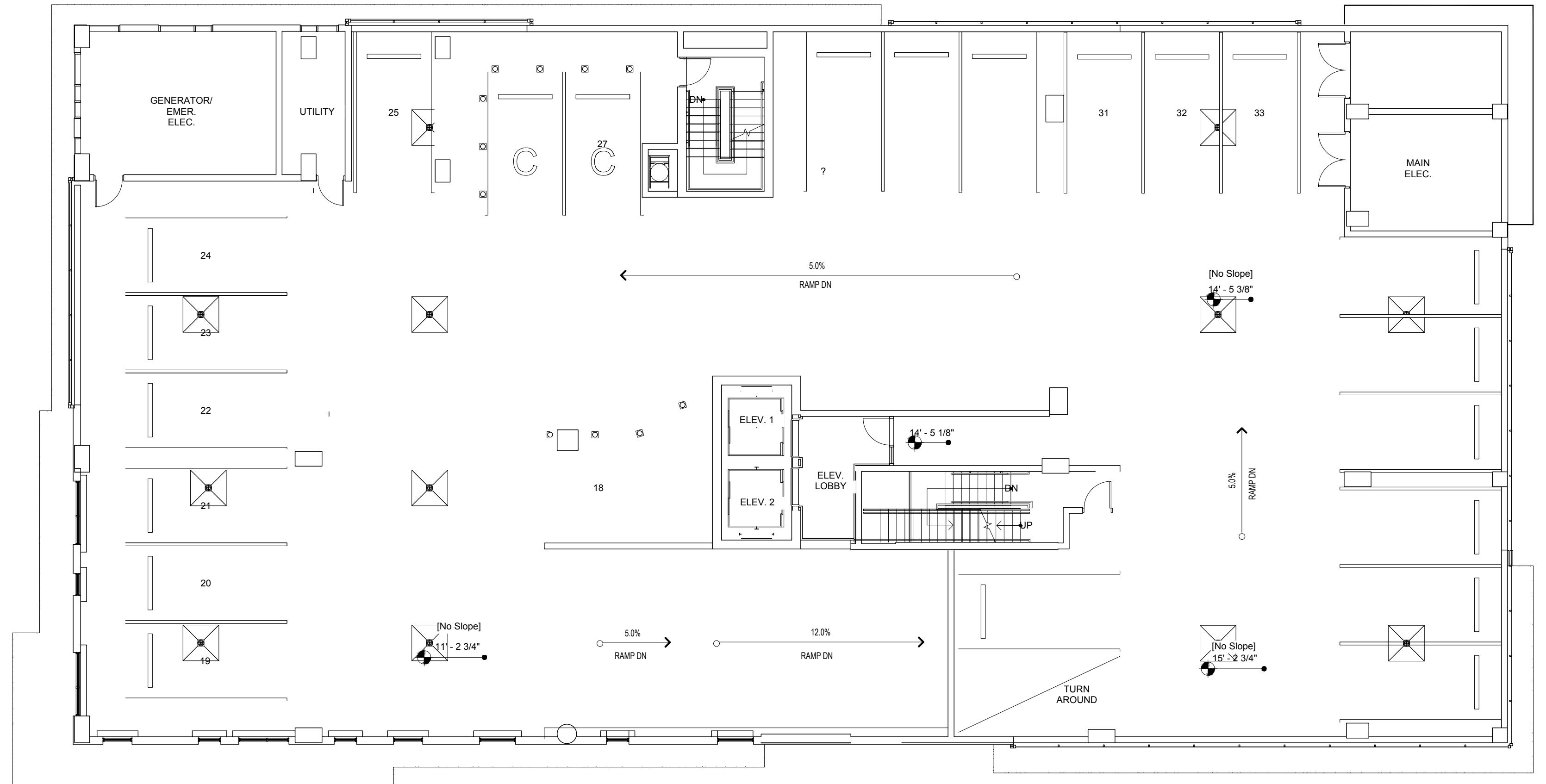
FORT LAUDERDALE BEACH

KEY PLAN

# SECOND FLOOR

## AMENITIES

- Two self parking full-size spaces
- Dedicated guest parking



ORTON AVENUE

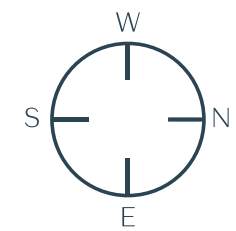
FORT LAUDERDALE BEACH ↓

# KEY PLAN

# THIRD FLOOR

## AMENITIES

- Relaxation deck with pool and cabanas
- Fully-equipped fitness center with Peloton bikes and treadmills
- Health center for yoga, Pilates and meditation
- Wellness treatment rooms and spa
- Club room with lounge and kitchen
- 2 summer kitchens
- 2 Private office conference rooms
- Pet Spa
- Private air conditioned storage
- WiFi in all common areas

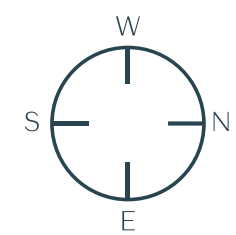


ORTON AVENUE

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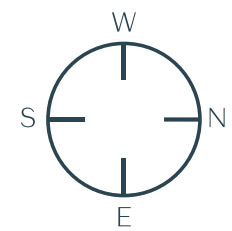
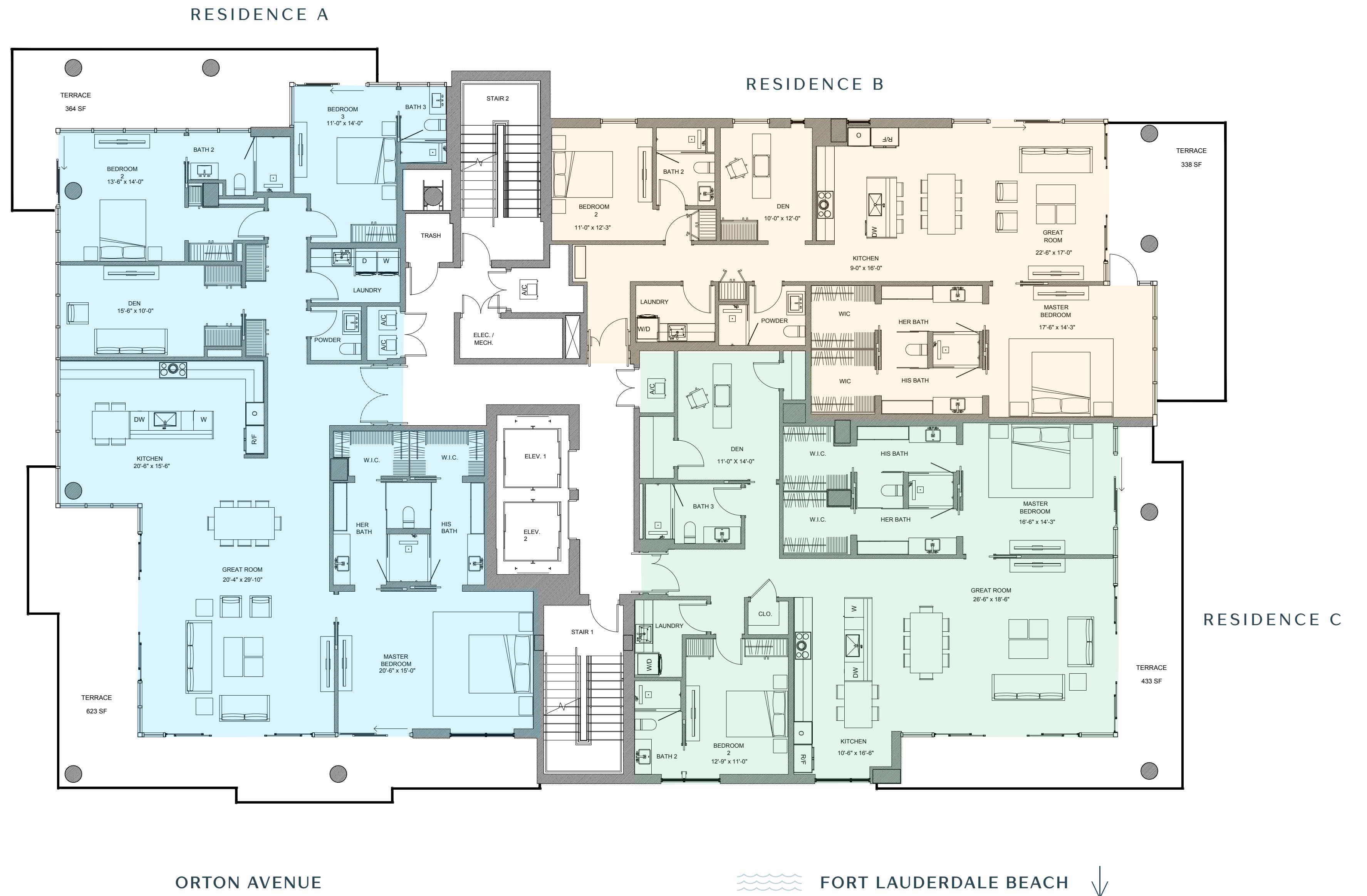
KEY PLAN

# FOURTH FLOOR





KEY PLAN  
FIFTH  
FLOOR



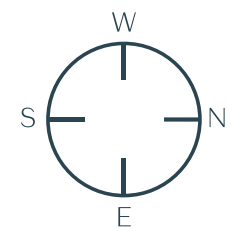
# KEY PLAN

## SIXTH FLOOR



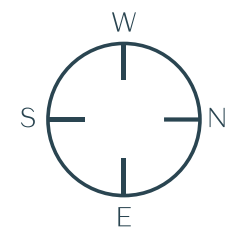
KEY PLAN

# SEVENTH FLOOR

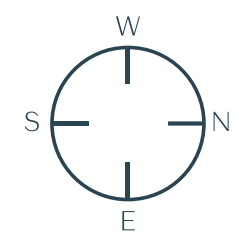


KEY PLAN

# EIGHTH FLOOR



KEY PLAN  
**NINTH  
 FLOOR**



ORTON AVENUE

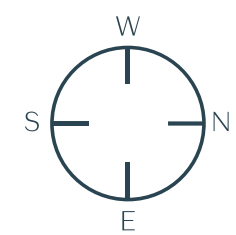
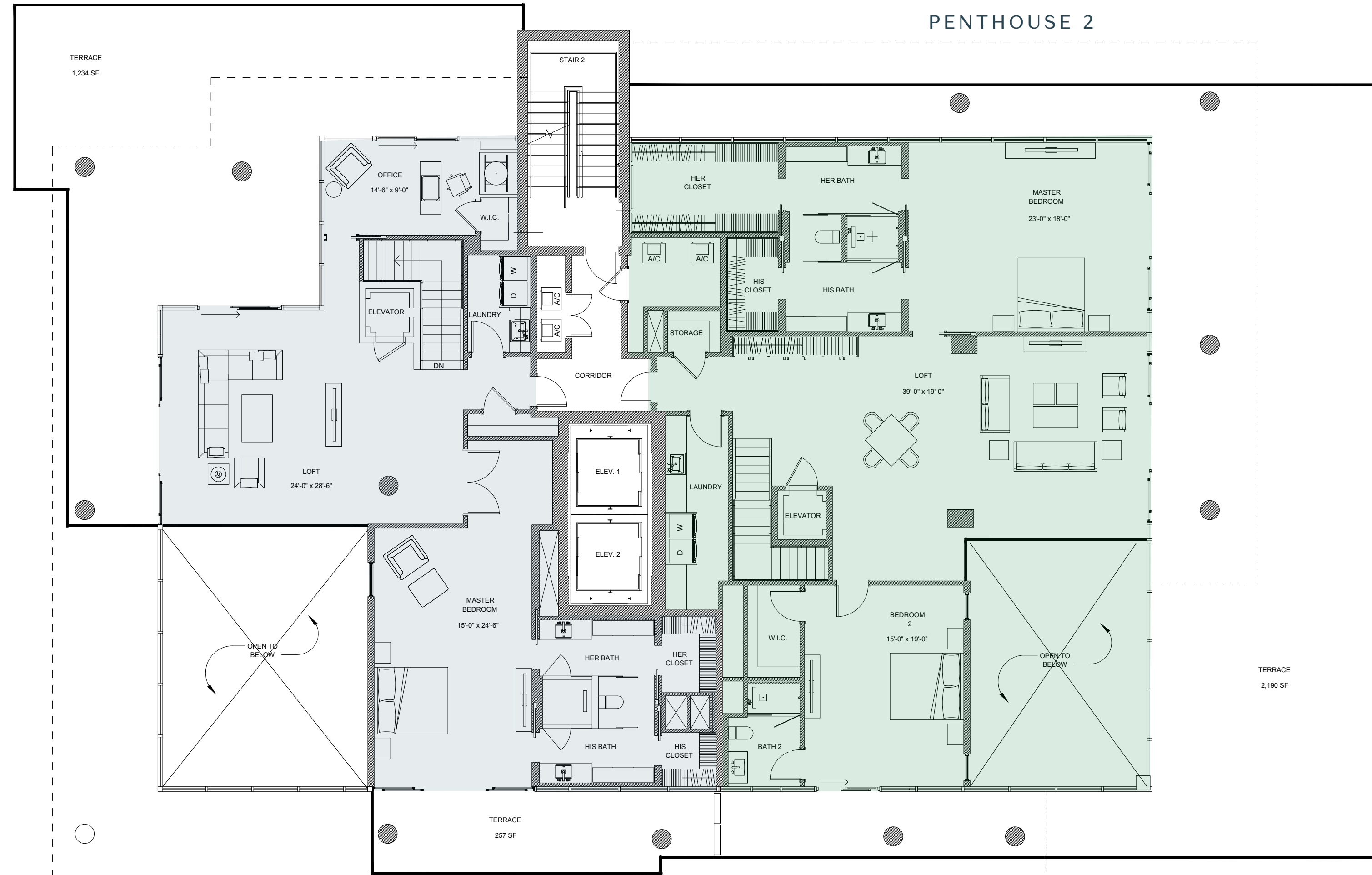
FORT LAUDERDALE BEACH ↓

KEY PLAN

# TENTH FLOOR

PENTHOUSE 1

PENTHOUSE 2



ORTON AVENUE



FORT LAUDERDALE BEACH

