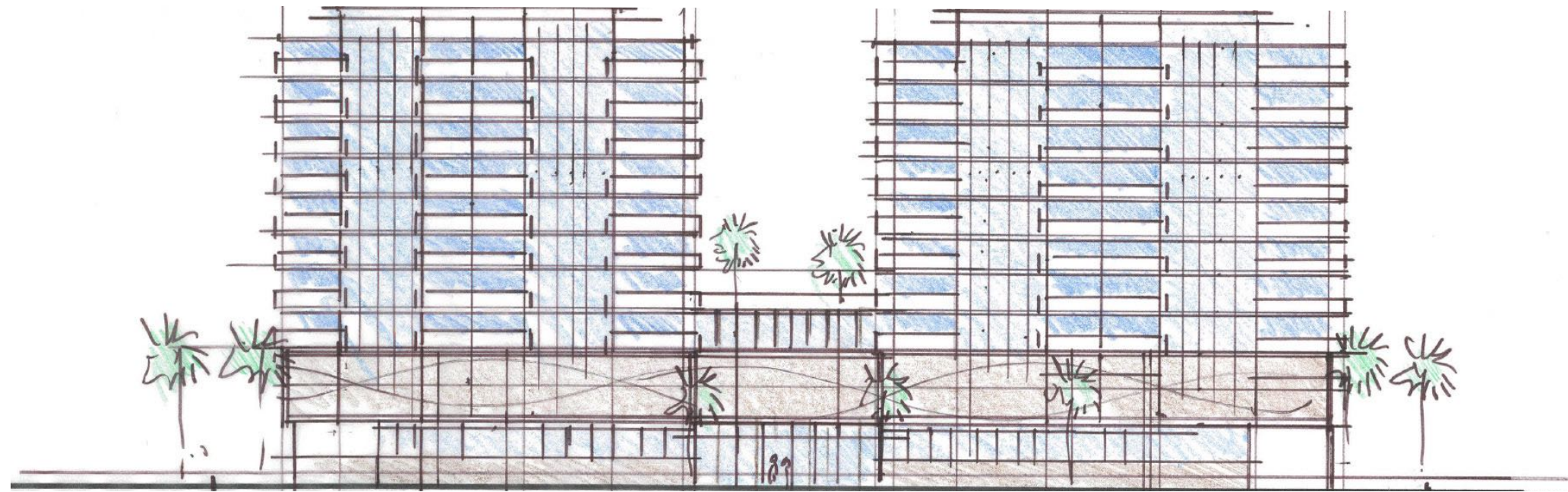




EDITION<sup>®</sup>  
RESIDENCES  
FORT LAUDERDALE



Overlooking the Intracoastal Waterway and just moments to pristine white sand beaches, EDITION Residences, Fort Lauderdale brings to life a unique, culturally-driven lifestyle for the ultimate in contemporary living.

**EDITION**<sup>®</sup>  
RESIDENCES  
FORT LAUDERDALE

# THE BUILDING

Exclusive Intracoastal Waterway address

Contemporary architecture and design  
by garciastromberg

Integrated native-inspired landscaping  
and gardens by Cadence

Grand Lobby with floor-to-ceiling glass entry,  
vaulted ceilings, living walls, water features,  
and Intracoastal waterway views

Resort-style Concierge and Residence Manager

Dedicated Parking with Valet and Guest Valet

Dedicated high-speed elevators

Parking Garage with electric vehicle  
charging stations

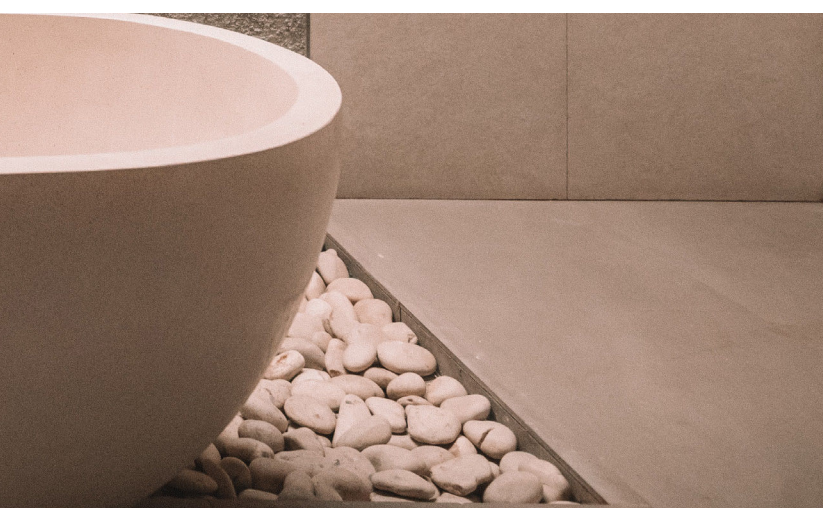
Mail and Package Room



# THE RESIDENCES

- Two, Three and Four-Bedroom + Den  
Residences from 1,710 to 4,660 SF
- Panoramic views with all corner residences
- Private residential foyer with semi-private elevators
- Spacious floor plans featuring central Den
- Ceiling heights up to 10' feet
- Floor-to-ceiling glass windows and  
sliding glass terrace doors
- Expansive private terraces with glass  
railings highlighting ocean or city views
- Crestron / Lutron lighting systems
- European solid wood doors
- European custom cabinetry in closets,  
bathrooms and laundry room
- Spacious walk-in closets
- Full-size laundry room with washer and dryer
- Pre-wired for custom window treatments
- Finished residences include European stone floors





# THE EXPERIENCE

Valet, Security, and Reception within the Lobby  
Library Lounge leading to waterfront garden terrace  
Lounge with garden terrace and private chef kitchen  
\*AVAILABLE FOR PRIVATE EVENTS.  
Cinema / Screening Room  
Entertainment Lounge with multi-sport simulator and billiards  
Executive Room with state-of-the-art A/V technology  
Sculpture Garden

Outdoor Meditation Walk with meditation bowls  
Rooftop Sun Terrace with outdoor kitchen, theater and fireside lounge  
Rooftop Moon Terrace with relaxation zone and lounge  
Edible herb and flora garden  
Private Intracoastal Waterway promenade  
Temporary yacht dockage for pick up / drop off  
Private dog run and grooming station  
Bicycle, kayak and paddleboard storage

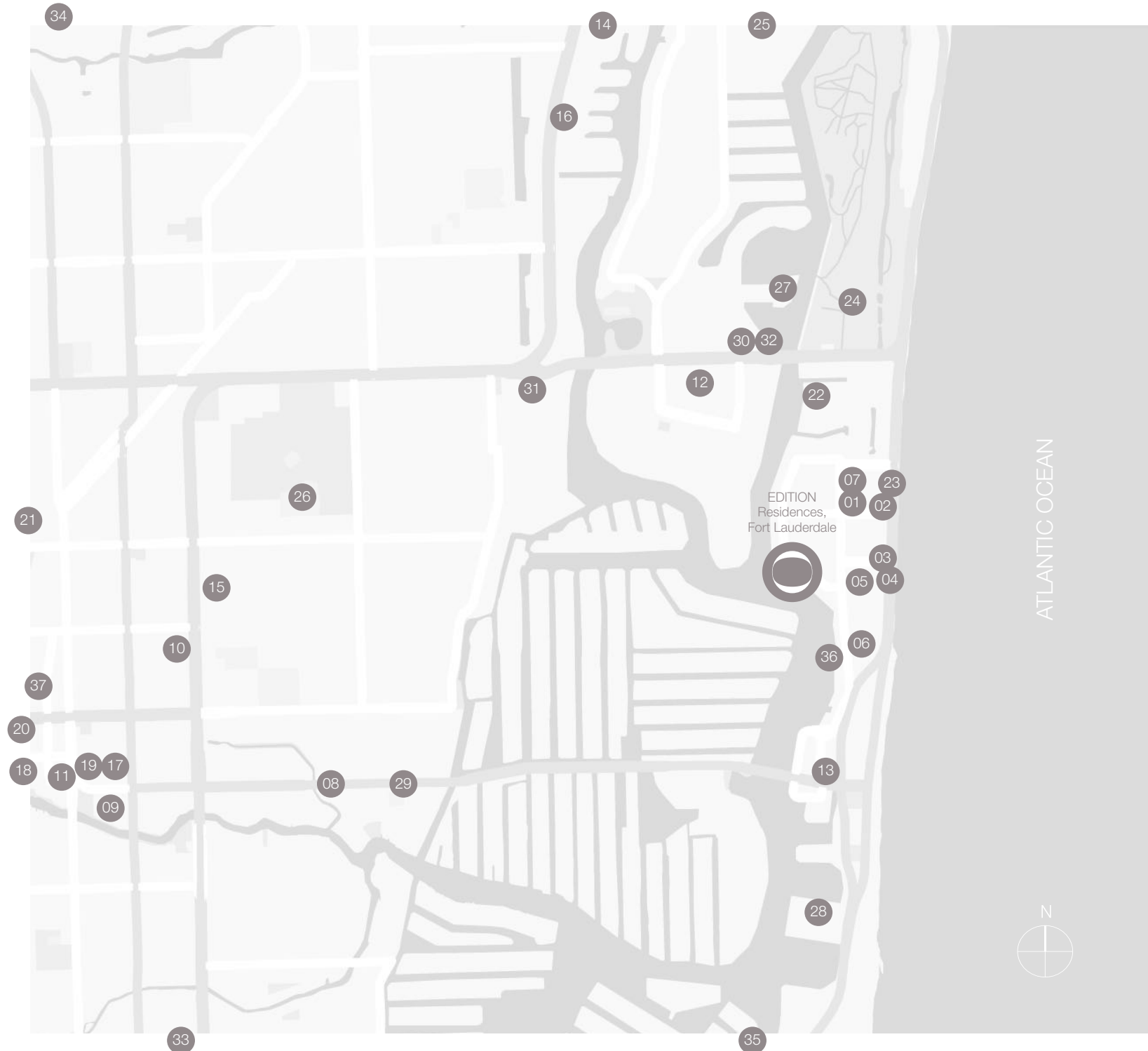
Gym featuring state-of-the-art TechnoGym™ equipment  
Movement Studio for Pilates, yoga and stretching  
Intracoastal pool with relaxation sunbeds and private cabanas  
Waterfront resort-style pool with private cabanas  
Full-service poolside lounge and bar with access to the cabana-lined waterfront pool  
Private Spa with separate dedicated steam rooms, sauna, Hammam, and treatment program serviced by EDITION

# THE NEIGHBORHOOD

At EDITION Residences, Fort Lauderdale, experience a sense of secluded privacy within a waterfront retreat while also enjoying convenient access to the diverse Fort Lauderdale Beach. Exquisite cuisine, world-class shopping boutiques, vibrant nightlife, and an abundance of public parks creates an outside paradise just moments from one's doorstep.



# THE MAP



## DINING & NIGHTLIFE

- 01 WINE GARDEN
- 02 TAKATO
- 03 EL VEZ
- 04 STEAK 954
- 05 TINTA
- 06 CASABLANCA CAFÉ
- 07 ARCHIBALD BAKERY
- 08 PLANTA QUEEN
- 09 PURA VIDA
- 10 SPARROW AT DALMAR
- 11 ROOFTOP @1WLO

## SHOPPING

- 12 THE GALLERIA
- 13 LAS OLAS BOULEVARD SHOPS
- 14 WHOLE FOODS MARKET
- 15 THE FRESH MARKET
- 16 TRADER JOE'S
- 17 GREENWISE

## CULTURE

- 18 BROWARD CENTER FOR THE PERFORMING ARTS
- 19 NSU ART MUSEUM OF FORT LAUDERDALE
- 20 MUSEUM OF DISCOVERY & SCIENCE
- 21 FLAGLER ARTS DISTRICT
- 22 BONNET HOUSE MUSEUM & GARDENS

## OUTDOORS

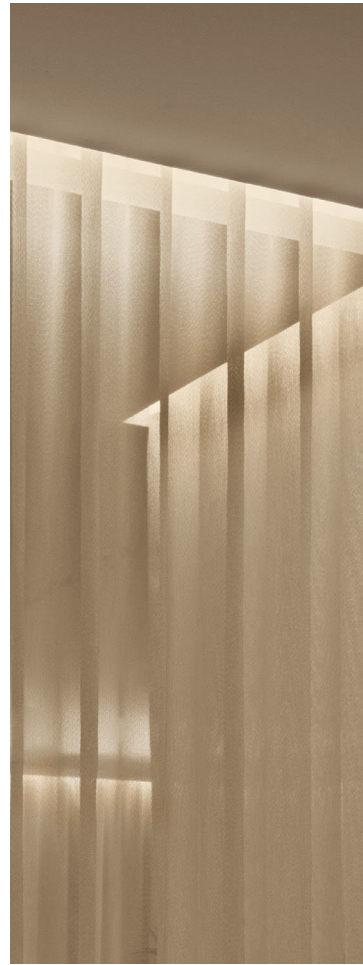
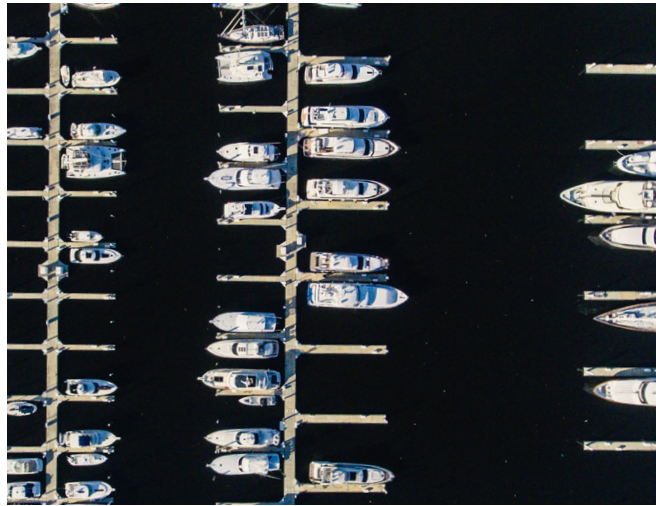
- 23 FORT LAUDERDALE BEACH
- 24 HUGH TAYLOR BIRCH STATE PARK
- 25 CORAL RIDGE COUNTRY CLUB
- 26 JIMMY EVERT TENNIS CENTER IN HOLIDAY PARK
- 27 CORAL RIDGE YACHT CLUB
- 28 BAHIA MAR YACHTING CENTER

## WELLNESS

- 29 TIFFANY BEAUTY SPA
- 30 CASBAH SPA & SALON
- 31 PURFIT OM WELLNESS
- 32 HEALTHY CHOICE WELLNESS CENTER

## ACCESS

- 33 FORT LAUDERDALE HOLLYWOOD INTERNATIONAL AIRPORT
- 34 FORT LAUDERDALE EXECUTIVE AIRPORT
- 35 PORT EVERGLADES CRUISE TERMINAL
- 36 WATER TAXI
- 37 BRIGHTLINE RAILWAY SERVICES





# THE TEAM

## ARCHITECTURE garciastromberg

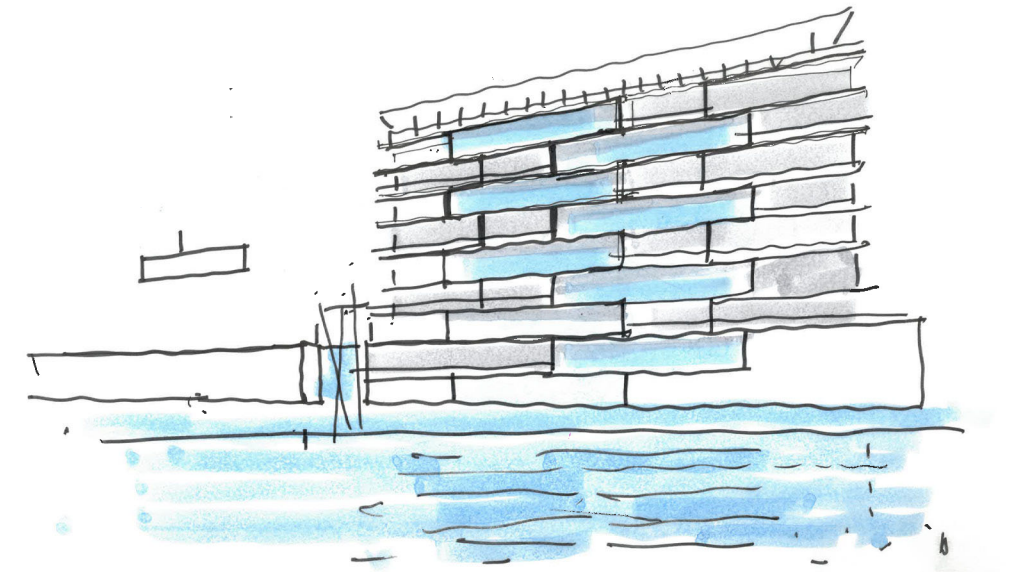
garciastromberg is a collective of architects, interior designers, graphic designers, artists and musicians. The team's empathetic approach to design considers the relationship between cultural diversity and the environment, as well as architecture's role in an ever-evolving society. Within their architecture, animation, and recording studios, collaboration is a core belief and guiding principle. As a result, the studio achieves total participation of clients and consultants, ensuring a team of 'one' that together creates, inspires and delivers from inception to completion.

## LANDSCAPE CADENCE

Cadence is a Landscape Architecture practice focused on connecting physical and social landscapes. Their projects span the realms of design, science, art and community, and follow a shared motivation to bring forward-thinking design to each project. With the outdoors as their canvas, Cadence crafts spaces and orchestrates experiences with a conscious regard for nature and community.

## INTERIORS CLODAGH

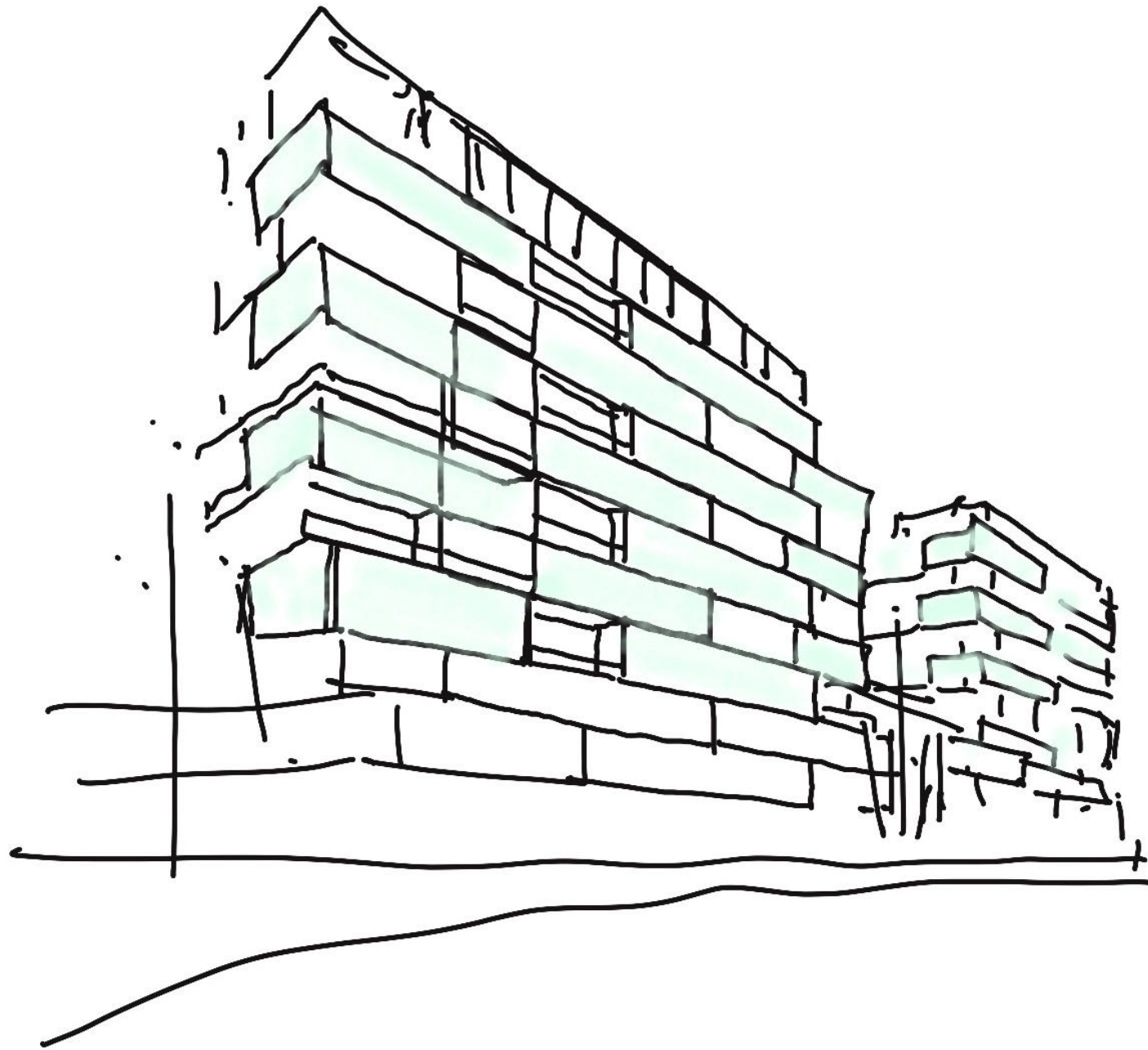
Founded in 1983, the eponymous Clodagh is a multidisciplinary design firm with a global portfolio spanning 24 countries and a range of interior design projects: hotels; spas; restaurants; residential buildings; private residences; retail stores; offices; luxury yachts; private jets. Clodagh has been recognized with numerous awards including Architectural Digest 'AD100,' Interior Design 'Hall of Fame,' Interior Design 'Top 100 Giants,' Robb Report 'Top 10 Interior Designers in the World,' and Interior Design 'Best Of Year' awards in both product and project categories.



## VISIONARY LOCATION VENTURES

Location Ventures is an integrated real estate firm that provides comprehensive investment, development, management, marketing, and sales for residential and mixed-use properties in the South Florida market and beyond. The company invests in one-of-a-kind living opportunities that present the highest and best use of unique development locations. Location Ventures' philosophy is to create an exceptional experience through real estate, centered around four pillars: design, nature, technology, and wellness. Its \$3B+ portfolio contains a diverse mix of ultra-luxury single-family homes, multifamily residences, boutique condominiums, and a soon-to-be hip urban-centered mixed-use brand project where young professionals live and work at one address. Simply put, Location Ventures is building the home of tomorrow, today.

## MANAGED & OPERATED BY EDITION HOTELS



# EDITION<sup>®</sup>

RESIDENCES  
FORT LAUDERDALE

LOCATION  
VENTURES



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RESIDENCES  
FORT LAUDERDALE

FACTS & FEATURES

Designed with EDITION's signature fusion of modern sophistication and culturally-inspired creativity, EDITION Residences, Fort Lauderdale offers a new generation of luxury.

Architecture	garciastromberg
Landscape	Cadence
Interiors	Clodagh

## LOCATION

Overlooking the Intracoastal Waterway and just moments to pristine white sand beaches, experience a sense of secluded privacy while enjoying convenient access to the world-class dining, boutique shopping, and vibrant nightlife of Fort Lauderdale Beach and North Beach Village.

551 Bayshore Drive, Fort Lauderdale Beach  
in North Beach Village

Two Towers, 11 Stories

65 Residences inclusive of 9 Villas and 4 Penthouses

400' Linear Feet of Intracoastal Waterfront

360° Views of Ocean and Intracoastal Waterway

Located on the Intracoastal Waterway and  
Fort Lauderdale's 'Venice of America' canals

5-10 minutes to Fort Lauderdale Beach, Las Olas,  
Downtown Fort Lauderdale and the Galleria Mall

15 minutes to Fort Lauderdale International Airport

15 minutes to Brightline Station and the Seaport

45 minutes (South) to Greater City of Miami

45 minutes (North) to Palm Beach

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# BUILDING FEATURES

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Resort-style Concierge and Residence Manager  
Dedicated Parking with Valet and Guest Valet  
Dedicated high-speed elevators  
Parking Garage with electric vehicle charging stations  
Mail and Package Room

## BUILDING AMENITIES

Valet, Security, and Reception within the Lobby  
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Lounge with garden terrace and private chef kitchen  
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Outdoor Meditation Walk with meditation bowls  
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Bicycle, kayak and paddleboard storage

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Gym featuring state-of-the-art TechnoGym™ equipment  
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Spacious floor plans featuring central Den  
Ceiling heights up to 10' feet  
Floor-to-ceiling glass windows and  
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Expansive private terraces with glass  
railings highlighting ocean or city views  
Crestron / Lutron lighting systems  
European solid wood doors  
European custom cabinetry in closets,  
bathrooms and laundry room  
Spacious walk-in closets  
Full-size laundry room with washer and dryer  
Pre-wired for custom window treatments  
Finished residences include European stone floors

## KITCHEN

Gourmet designer-kitchens with designer quartz countertops  
Select residences with summer kitchens  
featuring electric grill and beverage center

## APPLIANCE PACKAGE

Stainless Sub-Zero and Wolf appliances including:  
steam oven, induction cooktop, dishwasher,  
ventilation range hood, paneled refrigerator and freezer,  
and under-counter wine cooler

## BATHROOM

Luxurious primary bath with double vanity and stone finishes  
Spacious shower and modern freestanding bathtub

## ADDITIONS

Private enclosed 2-car garage  
Private cabana located on the pool deck level  
Private storage space

# OWNER BENEFITS WITH MARRIOTT INTERNATIONAL

Residence owners enjoy exclusive privileges and access to all Marriott International Hotels and resorts around the globe, including EDITION, The Ritz-Carlton, St. Regis, W Hotels, The Luxury Collection, and JW Marriott properties.

VIP status with Hotel Guest Relations

Breakfast for two daily

Welcome amenity and note from General Manager

Special hotel amenity (varies by brand and property)

Room upgrade at check-in\*

\*BASED UPON AVAILABILITY.

Extended 4 PM checkout\*

\*BASED UPON AVAILABILITY.

10% off Regular Room Rate\*\* at participating Marriott Hotels including EDITION, JW Marriott, The Ritz-Carlton

\*\*WHEN HOTEL IS NOT SOLD OUT; EXCLUDES TIME PERIODS DEFINED AS "SPECIAL EVENTS" (E.G. SUPER BOWL, MARDI GRAS, ETC.).

Complimentary standard high-speed wireless Internet access

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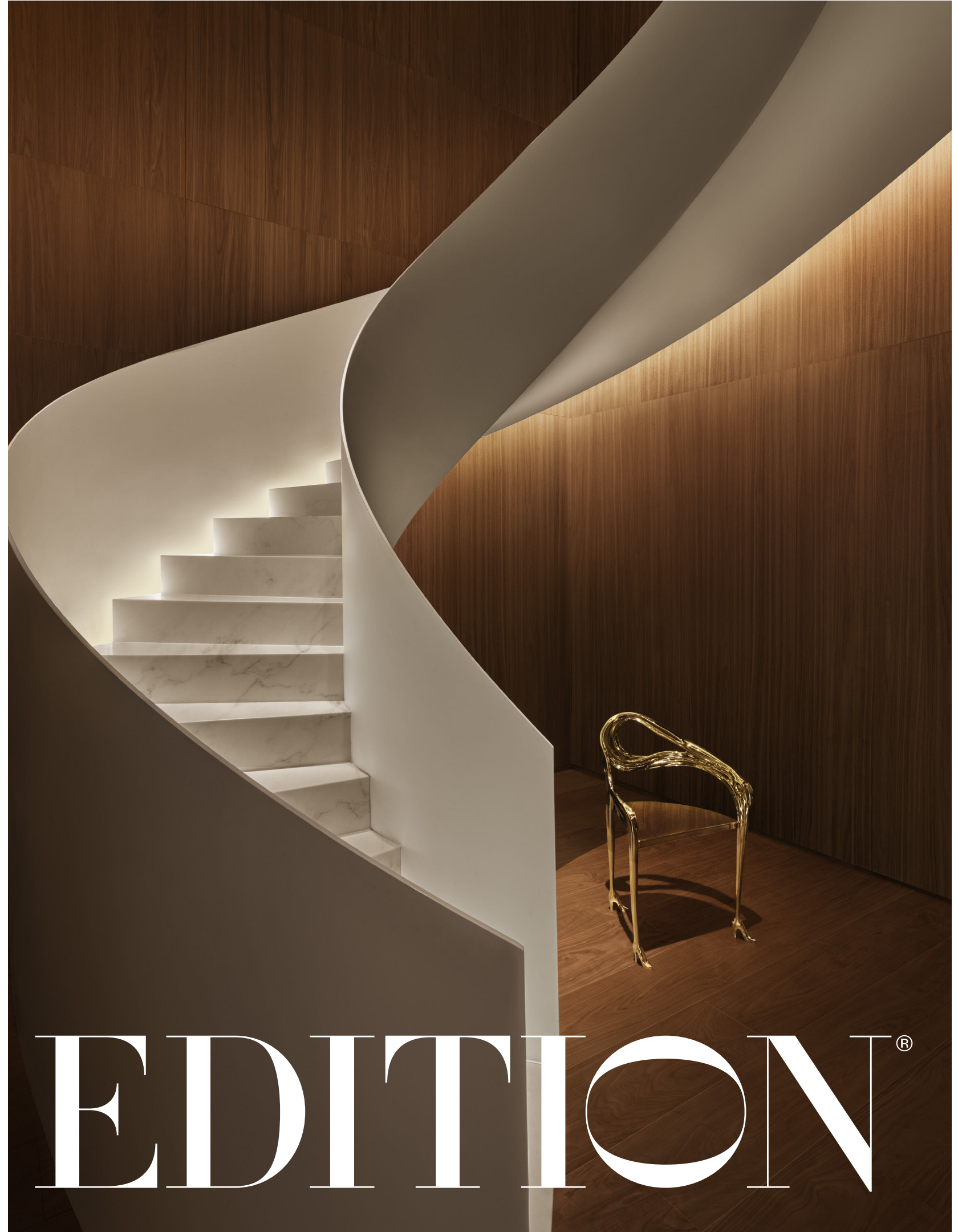
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EDITION<sup>®</sup>

# THE NEW GENERATION OF LUXURY

EDITION Hotels is an unexpected and refreshing collection of individualized, one-of-a-kind hotels which redefines the codes of traditional luxury. Displaying the best of dining and entertainment, services and amenities “all under one roof,” each EDITION property is completely unique, reflecting the best of the cultural and social milieu of its location and of the time. Conceived by Ian Schrager in a partnership with Marriott International, EDITION combines both the personal and intimate experience that Ian Schrager is known for, with the global reach, operational expertise and scale of Marriott. From garden to rooftop, EDITION caters to the simplest and most universal pleasures – nightlife, dining, fun, business, culture, relaxing, and socializing with style that elevates the spirits. It is authentic, served up with a twist and a light touch in a luxurious, refined, sophisticated way.



THE WEST HOLLYWOOD EDITION

EDITION®

# EXTRAORDINARY STYLE AND EXCEPTIONAL SERVICE



EDITION®



THE MADRID EDITION

Guided by EDITION's art of hospitality, EDITION Residences offer an indulgence of resort-style amenities for everyday living. Here, sight, scent, touch, taste and sound are holistically considered for an intuitive multi-sensory experience.

With its authentic, inspired design, personalized service, and modern sophistication in every touch point, EDITION Residences offer the privacy and individuality of a signature home with the benefit of ownership.

EDITION®



# TWENTY-SEVEN CITIES AROUND THE WORLD



EDITION®



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