

STEP INTO FLORIDA LUXURY

FTL



The TERRACES

527 ORTON AVENUE
FORT LAUDERDALE BEACH



BOUTIQUE BEACHSIDE LIVING

Featuring only 18 residences, The Terraces effortlessly blends generously defined interiors and 10,000 SF of indoor and outdoor amenities to enhance the exceptional Fort Lauderdale Beach lifestyle. These move-in ready residences bring perfect harmony to classic form and contemporary construction in a relaxed and sophisticated setting.

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Working with the finest finishes, The Terraces is a custom palette of sumptuous textures, modern style and breezy elegance. With 10,000 SF of indoor and outdoor amenities, The Terraces offers a sophisticated setting for the Fort Lauderdale beachside lifestyle.



The BUILDING

- Boutique living with only 18 all-corner residences
- 2 to 3 bedroom + den residences ranging from 2,113 to 3,768 SF
- Dual-floor penthouses
- 2 self parking full-size spaces per residence and dedicated guest parking
- Private air conditioned storage for each residence

The RESIDENCES

- Designer ready residences
- 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
- Solid wood doors with concealed hinges
- LED lighting throughout with dimmers
- Fixtures by Delta
- Smart thermostat
- Whole House Five Stage Hepa air cleaner with ultraviolet light and photocatalytic filter



The 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 room 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



Founded in 1911, Fort Lauderdale is known as the Riviera of the Americas with its seaside locale and miles of beautiful inlets. It is a place where every season anticipates the arrival of new events, fresh perspectives and many delights by land and by sea.



The LIFESTYLE

- Steps to white sands of Fort Lauderdale Beach
- Walking distance to world-class shopping and dining
- 5 minutes to Las Olas Boulevard
- 10 minutes to downtown Fort Lauderdale
- 15 minutes to Fort Lauderdale International Airport
- Close to Water Taxi and Brightline train station



With access to white sands, miles of waterways and year-round temperate weather, waterside surrounds is part of the fabric of daily life. Step into luxury living with toes in the sand in minutes. Fort Lauderdale's white sand beaches have been voted some of the best in the US.

The COMBINED EXPERTISE

GARCIA STROMBERG ARCHITECTURE

For over 30 years, Garcia Stromberg has created architecture and interior design solutions for hospitality, residential, and mixed-use buildings. From countless cities throughout Florida to expanding urban areas of Central America, the studio has been immersed in the cultural diversities of the local vernacular, using the design to take on each project with an empathetic understanding of the responsibilities for economic, political, and social criteria present in every venture.

MARCELA LOMBANA INTERIOR DESIGN

Marcela Lombana brings more than 20 years of experience working as a lifestyle interior designer with a wide-ranging background in high-profile hospitality and luxury residential projects in the South Florida and Latin American markets. Her experience includes lead positions at top firms including the Gettys Group, Kobi Karp Architecture & Design and as head of the Miami office for Meyer Davis. She runs her own practice, advising on small and large-scale projects including concept hotels, theme restaurants, large resorts and sophisticated residential developments.

GRYCON GENERAL CONTRACTOR

As a local, family-owned, we have built Grycon's reputation from scratch. What started more than 50 years ago as a small general contracting company has now become one of the most recognized names in Miami. Known as Miller & Solomon in the mid-1990s, the company was instrumental in building some of the first high-rise buildings in the area and was at the forefront of Miami's growth. Now, as Grycon, our philosophy remains the same: to create long-term, ongoing relationships by building a superior product that is delivered on time and within budget.

DOUGLAS ELLIMAN SALES & MARKETING

Dan Teixeira, Vice President of Business Development at Douglas Elliman Development Marketing is the leading consultant for luxury residential and condominiums in South Florida. A leader in the South Florida real estate market, he has sold over one billion dollars in premier waterfront properties and high rise developments. Mr. Teixeira has more than 25 years of in-depth real estate experience, is licensed in Florida as a real estate broker, has been at the helm of developing some of the most affluent residences in the area from conception to completion. Together with his team, he has represented the St. Regis Resort Fort Lauderdale, Starwood's Fort Lauderdale W Residences, Ritz Carlton Fort Lauderdale Resort Residences and most recently the Four Seasons Fort Lauderdale Private Residences.

LATITUDE GROUP DEVELOPER

Latitude Group's philosophy is a harmonious balance of natural and urban design that delivers a lifestyle unlike any other. With years of experience and a multi-million dollar portfolio, our unified and concrete-solid vision is what makes our unique projects distinct.



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WE INVITE YOU TO SCHEDULE
YOUR PRIVATE APPOINTMENT.



954.604.6188 INFO@THETERRACESFTL.COM

527 ORTON AVENUE
FORT LAUDERDALE BEACH, FL 33304

THETERRACESFTL.COM



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 **Douglas Elliman**

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