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3 0 0 0 W A T E R S I D E



**EDGEWATER ONE**

REAL ESTATE





# LIFE IS BEAUTIFUL ON THE WATER

Relax. Play. Savor each moment. Discover a new level of luxury at 3000 Waterside, Fort Lauderdale's spectacular premier condominium residences and townhomes. Perched directly on the shimmering Intracoastal Waterway, the elegant Sky Residences provide the ultimate setting to indulge in five-star pleasures.

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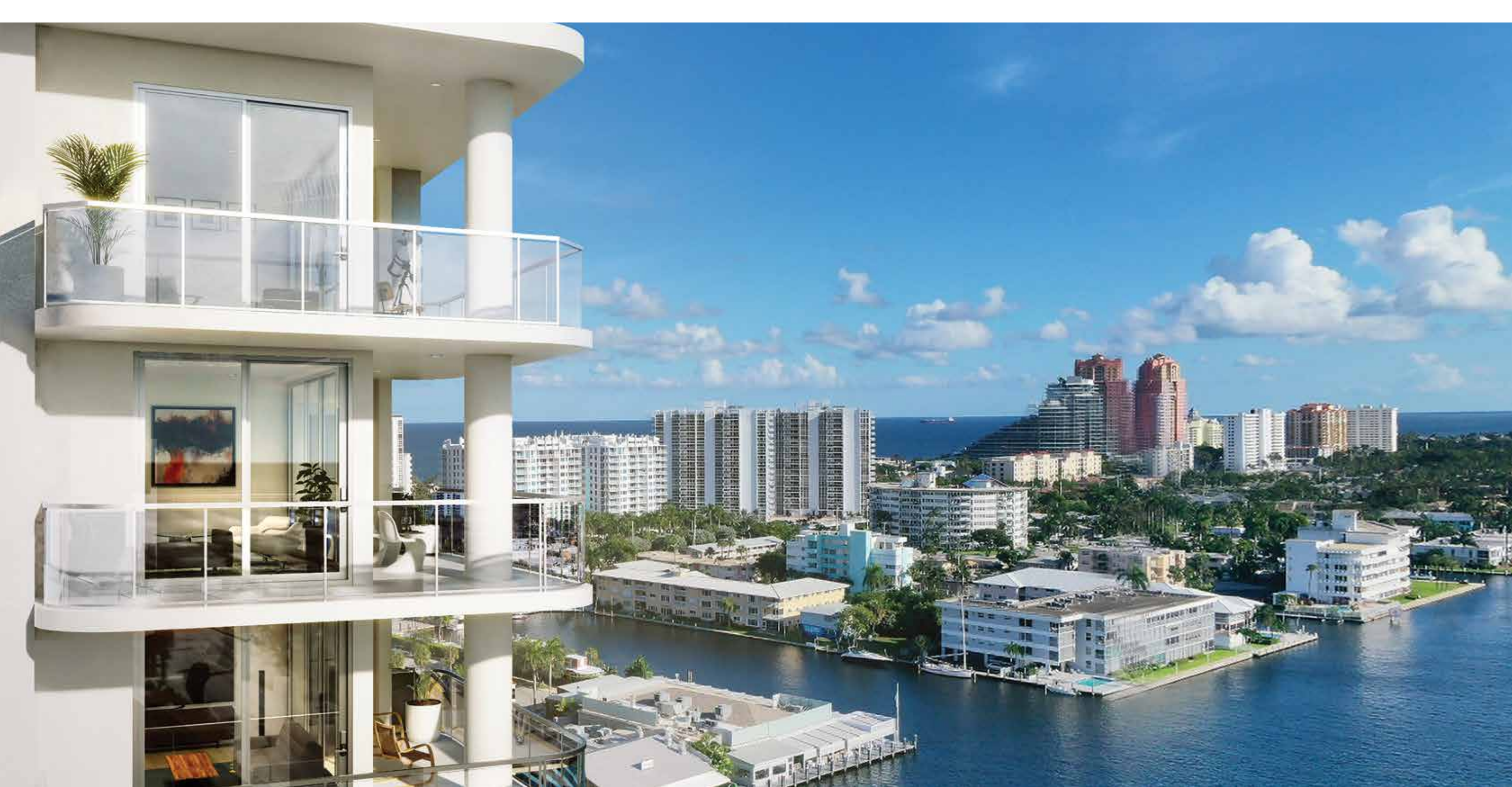




Relish the abundant natural light and sensational scenery from each residence through floor-to-ceiling windows. Embrace a resort-inspired lifestyle in an intimate waterfront community that truly has it all. With breathtaking views and stunning modern architecture, 3000 Waterside is waterfront living perfected.





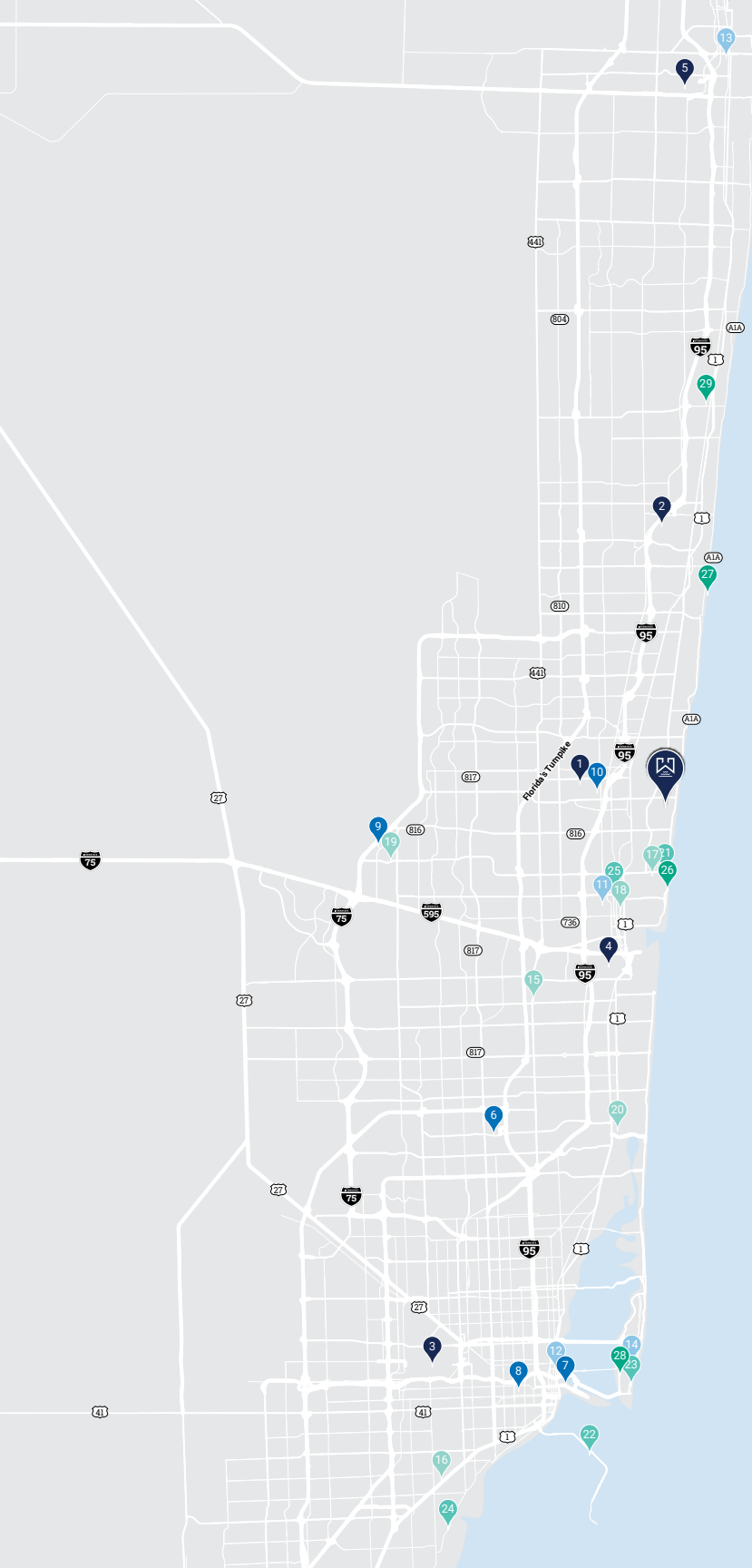


THE LOCATION

# LIVE IN A BEACH PARADISE

Embrace Fort Lauderdale's famous white sand beach every day – just moments away. This sun-dappled slice of South Florida provides a balance of laid-back beach vibes and exciting urban culture. Quaint neighborhoods nestled between the waterways, include Coral Ridge - the home of 3000 Waterside. From its prized Intracoastal location along Oakland Park Boulevard, it's just a few blocks to the beach and boat-filled marinas. Everything is at your fingertips, from world-class shopping and locavore restaurants to nightlife, golf courses and museums.





### AIRPORTS

- 1 Fort Lauderdale Executive
- 2 Boca Executive
- 3 Miami International
- 4 Fort Lauderdale International
- 5 Palm Beach International

### PROFESSIONAL SPORTS

- 6 Miami Dolphins Football | Hard Rock Stadium
- 7 Miami Heat Basketball | FTX Arena
- 8 Miami Marlins Baseball | LoanDepot Park
- 9 Florida Panthers Hockey | FLA Live Arena
- 10 Miami Strikers Soccer | Inter-Miami Soccer at DRV PNK Stadium

### THEATER

- 11 Broward Center for the Performing Arts
- 12 Adrienne Arsht Center for the Performing Arts of Miami
- 13 Kravis Center, West Palm Beach
- 14 The Fillmore Miami Beach at Jackie Gleason Theater

### ENTERTAINMENT & SHOPPING

- 15 Seminole Hard Rock Hotel & Casino, Hollywood
- 16 Bank United Center
- 17 Galleria Mall
- 18 Las Olas Riverfront
- 19 Sawgrass Mills Mall
- 20 Aventura Mall

### PARKS & ATTRACTIONS

- 21 Hugh Birch State Park
- 22 Miami Seaquarium
- 23 South Beach
- 24 Fairchild Botanical Gardens
- 25 Museum of Discovery & Science

### BEACHES

- 26 Fort Lauderdale
- 27 Boca Raton
- 28 Miami
- 29 Delray







You can catch the Brightline train and reach downtown Miami in half an hour - or head toward the horizon on a deep-sea fishing adventure. Fort Lauderdale's canals and pedestrian-friendly streets are perfect

for jogging and cycling, and the fantastic weather means you can play outdoors year-round. And with an international airport just 10 miles away, you can jet off on new adventures whenever you feel like it.





# ABSOLUTE INDULGENCE



3000 Waterside, a retreat inspired by the world's finest five-star resorts. Here, the curated amenities embrace every desire. Take a refreshing dip in the expansive resort-inspired pool, where towel service is provided throughout the day. Escape for a workout in the sleek fitness center or unwind in the opulent spa with a salt suite. Entertain friends in the sports simulator and billiards room or attend to business affairs in the designated shared office space. Sink into a luxe lounge chair and watch the yachts glide through the Intracoastal Waterway from the waterfront lobby. Dine indoors or alfresco at the restaurant downstairs. Enjoy open air dog walks on level seven and eight.





Every element of 3000 Waterside is thoughtfully designed to cultivate your ideal lifestyle. From the barbecue courtyard to the party room and kitchen for private events, 3000 Waterside provides unlimited possibilities to make the most of every day. Relax, recharge, and rediscover the true meaning of a life well-lived.



- Expansive waterfront pool deck with Intracoastal views and a resort-inspired swimming pool and spa with a full-time towel service attendant, private poolside cabanas and BBQ courtyard
- Attractive waterside restaurant with delectable gourmet cuisine and 3,500 square feet of space for both indoor and outdoor dining (plus designated parking for restaurant guests)
- State-of-the-art Fitness and Wellness Center featuring a yoga studio and spa oasis with a salt suite, treatment room, and his-and-her saunas and steam rooms
- Elite private party room with modern gourmet chef-inspired kitchen for gathering and entertaining
- Stylish private wine tasting room and lounge
- Deluxe club room with golf simulator and billiards room
- Cinema-style theater for private viewings
- Professional business center and conference room
- Open-air dog run with warm water washing station in east and west buildings
- Luxury hotel inspired lobby and spaces by Manhas Design including unique water feature
- Up to 14 boat docks available for purchase for condo owners only at developer's discretion (subject to US Army Corp of Engineers approval)



## The Q Club

HILTON FORT LAUDERDALE BEACH RESORT

**Exclusive one-year membership with oceanside amenities at The Q Club Hilton Fort Lauderdale Beach\***

– Initiation Fee Paid by Claridge Homes | \$85/mo. Dues \$75/mo. Food and Beverage Minimum

\*Additional terms apply. Membership Program details upon request.







# EFFORTLESS LUXURY, UNPARALLELED STYLE

Be inspired every day in your personal sanctuary. Designed to create a feeling of space, the sophisticated Sky Residences go beyond luxury to evoke true splendor at every turn. Views from the floor-to-ceiling windows look out onto the Intracoastal Waterway, the sparkling downtown skyline, and the Atlantic Ocean.

Each elegant kitchen is an epicurean dream, with gorgeous quartz countertops and a chic wine chiller for all your favorite vintages.

Spa-inspired baths offer sleek glass showers and lavish, free-standing tubs. Meticulous details in every room enhance the upscale ambiance, from the oversized porcelain tiles to the European cabinetry. Every moment is elevated by the exclusive waterfront setting, and each residence is intuitively designed to enhance your modern lifestyle.

3000 Waterside offers an unrivaled experience reflecting the natural beauty of the luxurious oasis.



# UNIQUELY DESIGNED RESIDENCES

- Alluring one-, two-, and three-bedroom Sky Residences ranging from 1,490 square feet to 3,550 square feet
- Floor-to-ceiling impact windows and sliding glass doors for abundant natural light
- Expansive glass-framed balconies boasting views of the Intracoastal, ocean, and city
- Chic large-format (24" x 48") porcelain tile flooring throughout
- 9' ceilings and approximately 10' ceilings in the Penthouses
- Sophisticated master suites with customizable walk-in closets
- Elegant epicurean kitchens with high-end Miele appliances and EdgeStar under-counter wine chiller
- Premium designer lighting, fixtures, and hardware
- Spa-inspired master bath retreat with a lavish, freestanding soaking tub and semi-frameless glass shower enclosure with rain showerhead and handheld showerhead
- Beautiful custom European cabinetry and polished quartz countertops
- Spacious laundry rooms with energy-efficient Electrolux washer & dryer
- 1 Storage Unit provided for all Residences
- 1 Parking Space Included with Each Unit







TOWNHOME RESIDENCES



The Townhomes at 3000 Waterside are an intimate collection of only three townhome residences featuring three-bedrooms, sumptuous interiors, state-of-the-art appliances and private patios and balconies.

- Beautifully appointed residences ranging from 2,416 square feet to 2,518 interior square feet
- Two-car garages
- Inviting den/media room included in all floor plans
- Option to utilize Tower amenities and services for a monthly fee
- Minutes from the Intracoastal Waterway and Fort Lauderdale's award-winning Las Olas Beach, trendiest restaurants, marinas and cultural destinations
- Innovative Architecture by Robert Orcutt Architect
- Lush, landscaped exteriors by Natalia Barranco, landscape architect
- Contemporary European kitchens feature custom cabinetry, quartz countertops and gourmet Miele appliances including a wine cooler
- Primary bathrooms feature lavish European cabinetry, quartz countertops, premium fixtures and hardware, a freestanding soaking tub and a glass semi-frameless shower enclosure with a rain shower head and a handheld shower head



# CONCEIVED BY VISIONARIES...

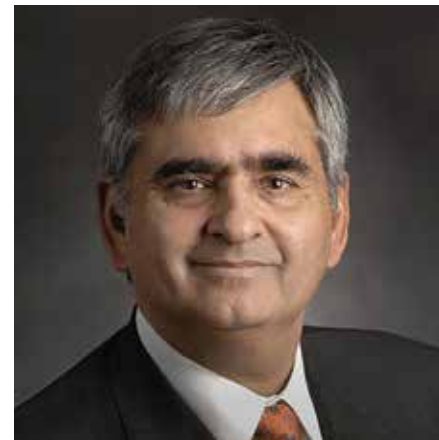
## DEVELOPER

# CLARIDGE HOMES

Claridge Homes is an award-winning international property developer. Founded in 1986, Claridge has completed nearly 100 projects ranging from boutique hotels, luxurious condo projects, housing communities and retirement communities. Nearly 12,000 families have chosen Claridge to build their dream home.

Bill Malhotra founded Claridge in Canada, and continues to build innovative developments focused on innovation and luxury in Canada and the United States. Bill has been recognized with numerous awards and honors, including being added to the Forbes World Billionaires list in 2021.

With 3000 Waterside, Claridge has returned to South Florida to bring to life its vision for luxurious condo living on the Fort Lauderdale's Intercoastal.



**BILL MALHOTRA**  
PRESIDENT & FOUNDER





# FIND YOUR PERFECT HAVEN



The square footage areas used in this brochure [labeled "ARCHITECTURAL (GROSS AREA)"] include the outer walls surrounding the Unit and half the demising wall separating Units. Please refer to the square footage shown [as "ENGINEERING (PAINT TO PAINT)"] for the actual square footage of the Units. The [Architectural] square footages used in this brochure are provided so that buyers can compare square footages being used by sellers in other communities.

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**CLARIDGE  
HOMES**

