



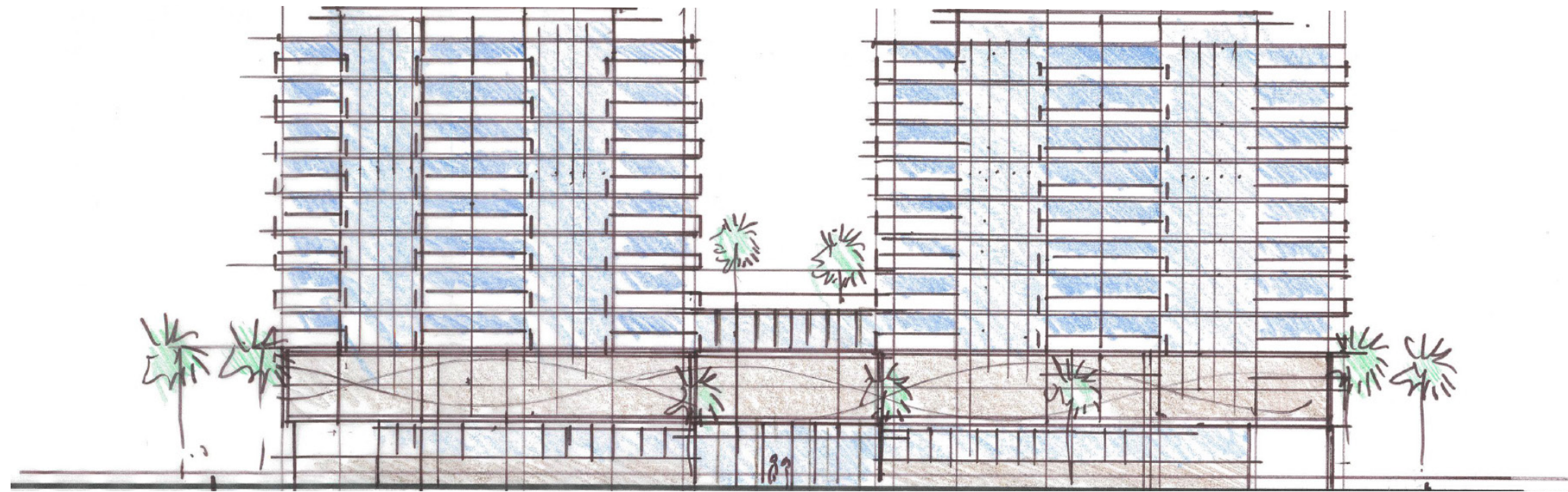
EDITION[®]

RESIDENCES
FORT LAUDERDALE

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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.

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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

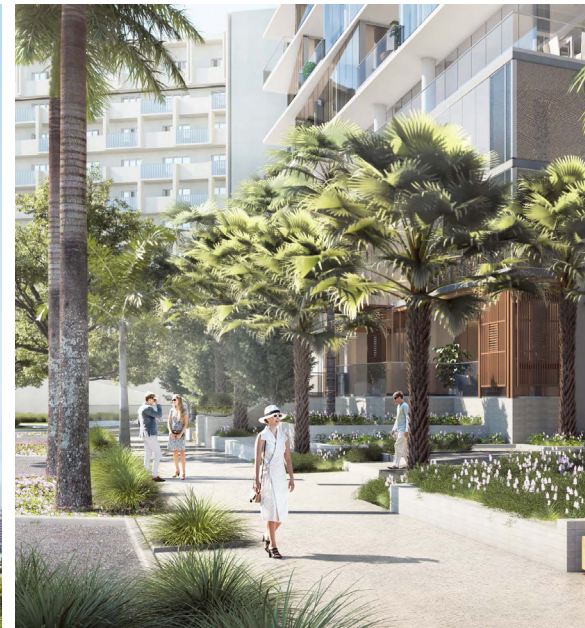
Valet, Security, and Reception within the Lobby
Library Lounge leading to waterfront garden terrace
Lounge with garden terrace and private chef kitchen
*AVAILABLE FOR PRIVATE EVENTS.
Cinema / Screening Room
Entertainment Lounge with multi-sport simulator and billiards
Executive Room with state-of-the-art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

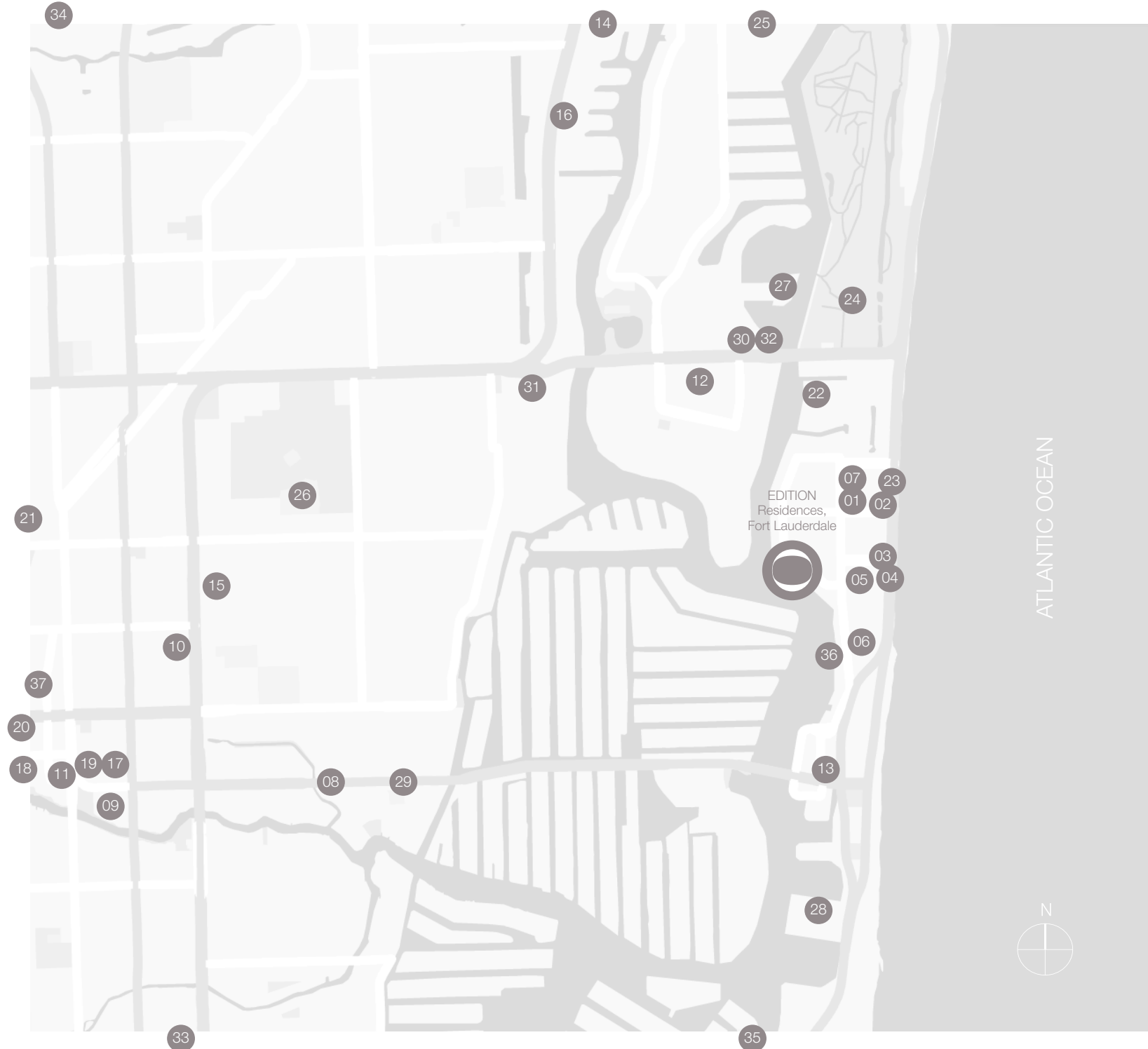
Gym featuring state-of-the-art TechnoGym™ equipment
Movement Studio for Pilates, yoga and stretching
Intracoastal pool with relaxation sunbeds and private cabanas
Waterfront resort-style pool with private cabanas
Full-service poolside lounge and bar with access to the cabana-lined waterfront pool
Private 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

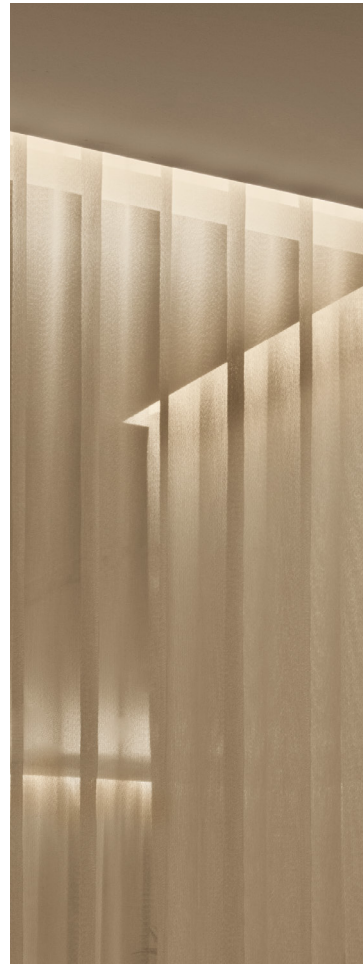
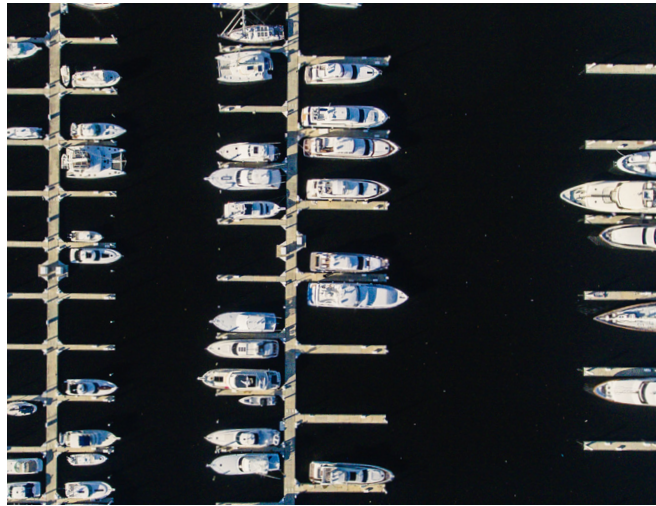
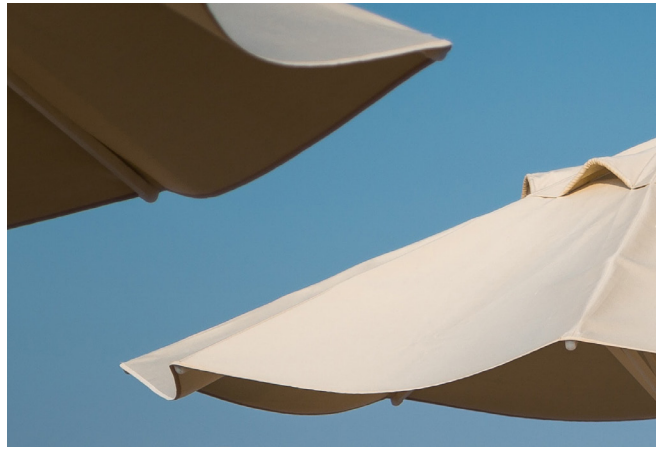
- 23 FORT LAUDERDALE BEACH
- 24 HUGH TAYLOR BIRCH STATE PARK
- 25 CORAL RIDGE COUNTRY CLUB
- 26 JIMMY EVERT TENNIS CENTER IN HOLIDAY PARK
- 27 CORAL RIDGE YACHT CLUB
- 28 BAHIA MAR YACHTING CENTER

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

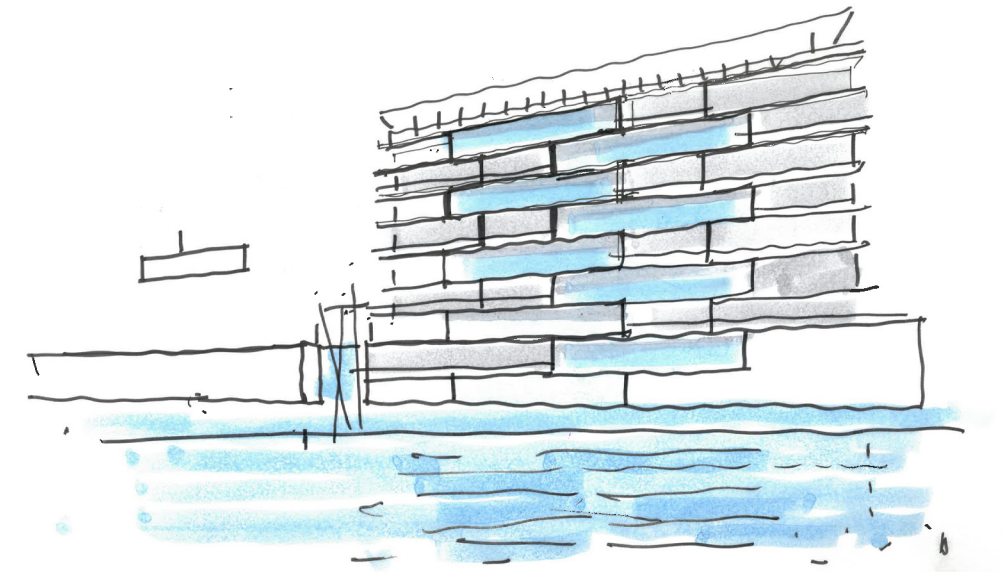
garciastromberg is a collective of architects, interior designers, graphic designers, artists and musicians. The team's empathetic approach to design considers the relationship between cultural diversity and the environment, as well as architecture's role in an ever-evolving society. Within their architecture, 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

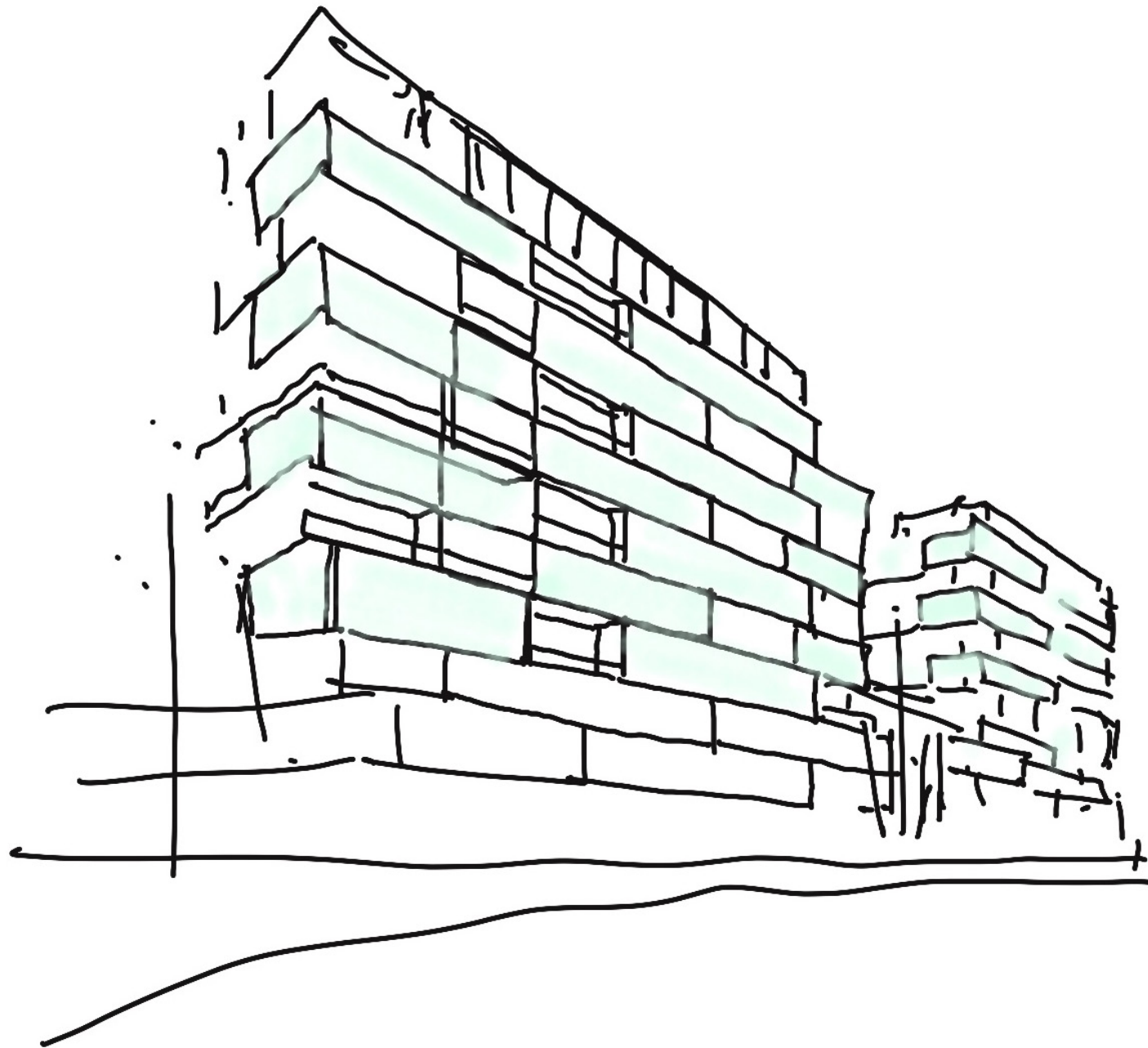
Founded in 1983, the eponymous Clodagh is a multidisciplinary design firm with a global portfolio spanning 24 countries and a range of interior design projects: hotels; spas; restaurants; residential buildings; private residences; retail stores; offices; luxury yachts; private jets. Clodagh has been 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[®]

RESIDENCES
FORT LAUDERDALE

SALES GALLERY LOCATED AT

3115 TERRAMAR STREET
FORT LAUDERDALE, FL 33304

LOCATION
VENTURES



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