

THE RESIDENCES AT 3000 WATERSIDE FACT SHEET



3000 WATERSIDE

A COVETED LOCATION

Situated directly on the Intracoastal Waterway and minutes from Fort Lauderdale's award-winning Las Olas Beach, the trendiest restaurants, marinas, and cultural destinations - 3000 Waterside has perfected the art of waterfront living. With immediate water access and views of both the Atlantic Ocean and Fort Lauderdale skyline, 3000 Waterside provides the ultimate oasis to indulge in five-star pleasures.

ALLURING ARCHITECTURE & DESIGN

Impeccably designed to elevate waterfront living, the exquisite tower residences at 3000 Waterside are the collective vision of renowned South Florida architects Kobi Karp and Berrie Architecture & Design, landscape architect Natalia Barranco, and award-winning interior design firm, Manhas Design.

UNIQUELY LUXURIOUS HOMES IN THE SKY

3000 Waterside is an exclusive collection of 103 unparalleled residences each individually tailored to reflect the contours of the building and its unrivaled waterfront location.

- 103 spectacular Sky Residences spread across a trio of 15-story towers
- 13 inviting floor plans with intuitive open design, including 7 Penthouses
- Expansive, glass-framed private terraces designed to provide a seamless indoor and outdoor living experience
- Soaring Atlantic Ocean, Intracoastal vistas and panoramic Fort Lauderdale city views
- Up to 16 boat docks available for purchase for condo owners only at developer's discretion (subject to US Army Corp of Engineers approval)
- 24/7 white-glove concierge services in east and west lobbies
- Lavish landscaping with accent lighting creating a private oasis for residents



Please refer to the declaration of condominium for the legal square footage of the 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. 718.503 Per Florida Statute 718, "Sales brochures, if any, shall be provided to each purchaser, and the following caveat in conspicuous type shall be placed on the inside front cover OR on the first page containing text material of the sales brochure, or otherwise conspicuously displayed":

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

DEVELOPED BY:
 CLARIDGE
HOMES





STUNNING SKY RESIDENCES

- Alluring one-, two-, and three-bedroom Sky Residences ranging from 1,490 square feet to 3,550 interior square feet
- Spacious den/media room included in some floor plans
- 9' high ceilings featuring Floor-to-ceiling impact windows and sliding glass doors provide abundant natural light. Penthouses feature approximately 10' ceilings
- Expansive glass balconies boasting views of the Intracoastal, Atlantic Ocean, and Fort Lauderdale skyline
- Chic large-format (24" x 48") porcelain tile flooring throughout each residence
- Spacious laundry rooms with energy-efficient Electrolux Washer and Dryer
- One storage unit provided for all Residences
- One parking space included with each residence, additional spaces and Electric Chargers available as upgrade options

KITCHEN

- Gourmet Contemporary European kitchens feature custom cabinetry, and quartz countertops and backsplash
- Gourmet **Miele appliances** including Integrated Refrigerator, Wall Oven, Electric Cooktop, Island Hood, Dishwasher, Microwave and Edge Star Wine Cooler

BATHROOM

- Sophisticated primary suites with "designer ready" walk-in closets and spa-inspired bath retreats featuring premium fixtures, freestanding soaking tubs & glass shower enclosures with rainshower heads and handheld shower heads
- Contemporary European Cabinetry and quartz countertops

EXTRAVAGANT LIFESTYLE AMENITIES

- 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

PERSONALIZED SERVICES

- On-site concierge services
- Towel service at the Pool and Spa
- 24-hour lobby attendant and security
- Self-parking and valet service options available
- Mail, Package Room and Amazon Hub Lockers in east and west buildings

THE TOWNHOMES AT 3000 WATERSIDE

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REFINED 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



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