



EDITION[®]
RESIDENCES
FORT LAUDERDALE

THE NEW
GENERATION
OF LUXURY



EDITION[®]
RESIDENCES
FORT LAUDERDALE

PLAY VIDEO

EXTRAORDINARY STYLE AND EXCEPTIONAL SERVICE

EDITION Hotels is an unexpected and refreshing collection of individualized, one-of-a-kind hotels redefining 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. 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 in a luxurious, refined, sophisticated way.





TWENTY-SEVEN CITIES AROUND THE WORLD



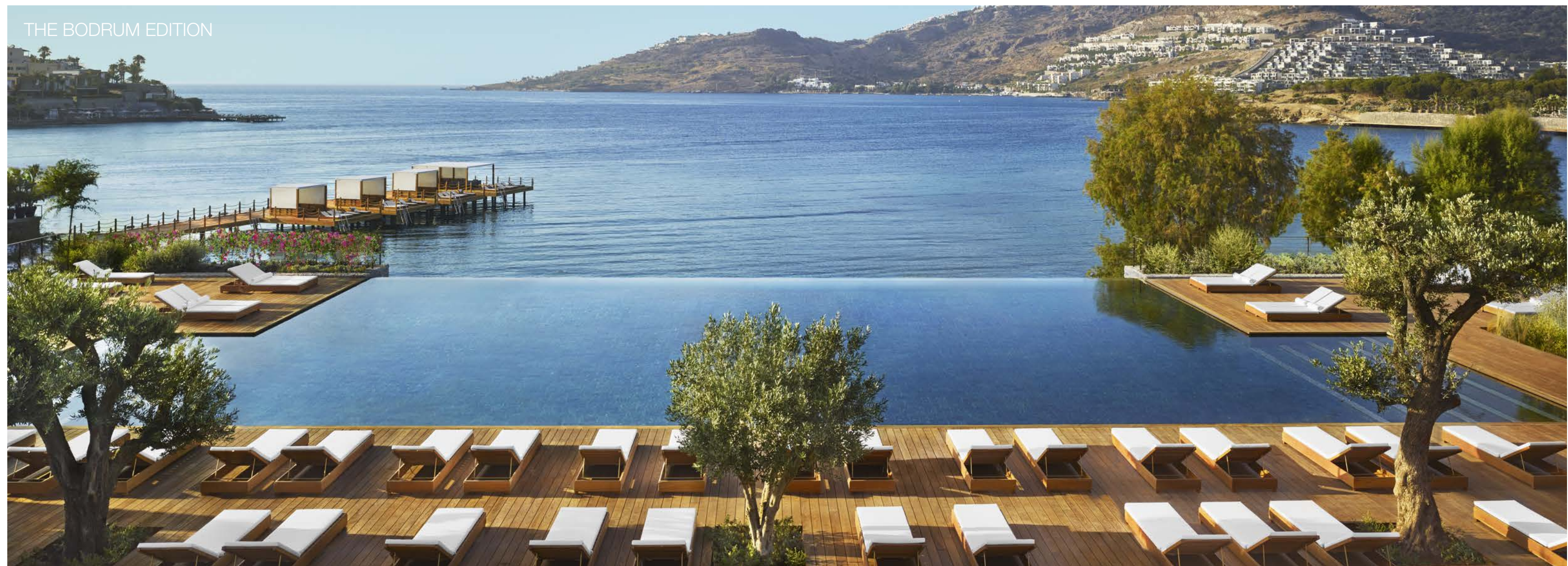
“EXPRESSELY DESIGNED FOR WORLDLY JETSETTERS”

- FORBES

THE WEST HOLLYWOOD EDITION

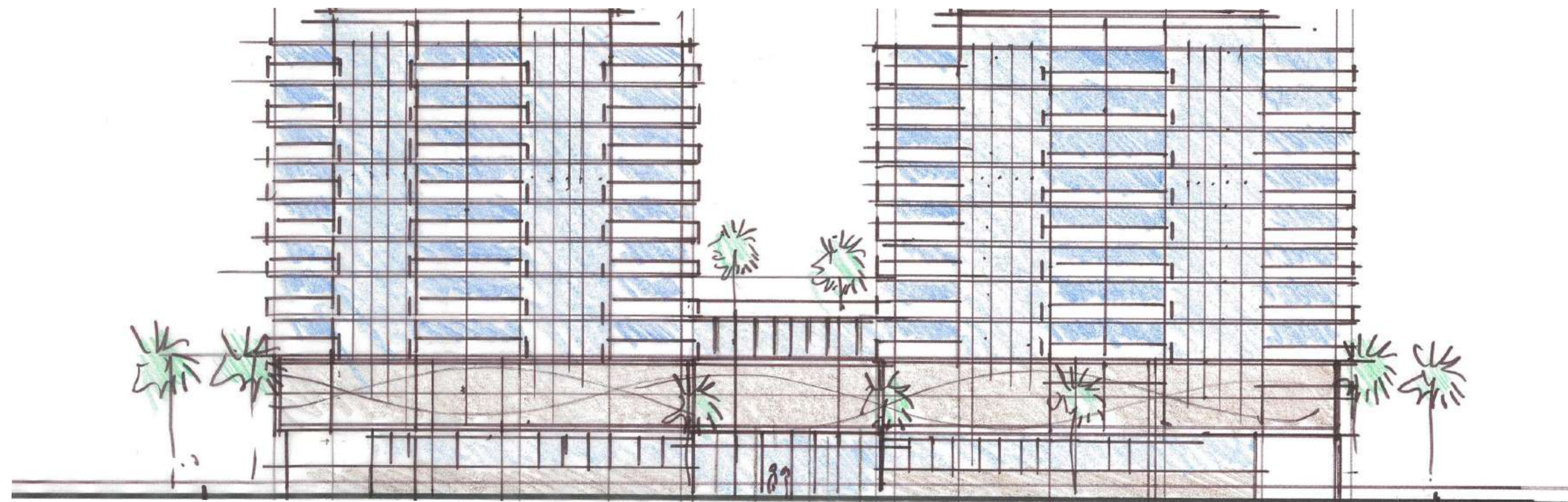


THE SANYA EDITION



THE BODRUM EDITION

THE ESSENCE OF
FORT LAUDERDALE'S
UNDERSTATED GLAMOUR
IS BROUGHT TO LIFE
THROUGH EVERY DETAIL
OF 65 RESIDENCES.





BUILDING FEATURES

EXCLUSIVE INTRACOASTAL WATERWAY ADDRESS

DOUBLE-HEIGHT RECEPTION
WITH WATERFRONT VIEWS

RESORT-STYLE CONCIERGE SERVICES
AND RESIDENCE MANAGER

DEDICATED PARKING VALET AND GUEST VALET

PARKING GARAGE WITH ELECTRIC VEHICLE
CHARGING STATIONS

MAIL AND PACKAGE ROOM





THE LIFESTYLE

Guided by EDITION's art of hospitality, The Residences offer an indulgence of resort-style amenities for everyday living.

ENTERTAINMENT & ACTIVITIES

LIBRARY LEADING TO GARDEN TERRACE

LOUNGE WITH GARDEN TERRACE AND PRIVATE CHEF'S KITCHEN
*AVAILABLE FOR PRIVATE EVENTS.

SCREENING ROOM

ENTERTAINMENT LOUNGE WITH MULTI-SPORT SIMULATOR AND BILLIARDS

EXECUTIVE ROOMS WITH STATE-OF-THE-ART AV TECHNOLOGY

RELAXATION GARDEN

ROOFTOP SUN TERRACE WITH OUTDOOR KITCHEN,
THEATER AND FIRESIDE LOUNGE

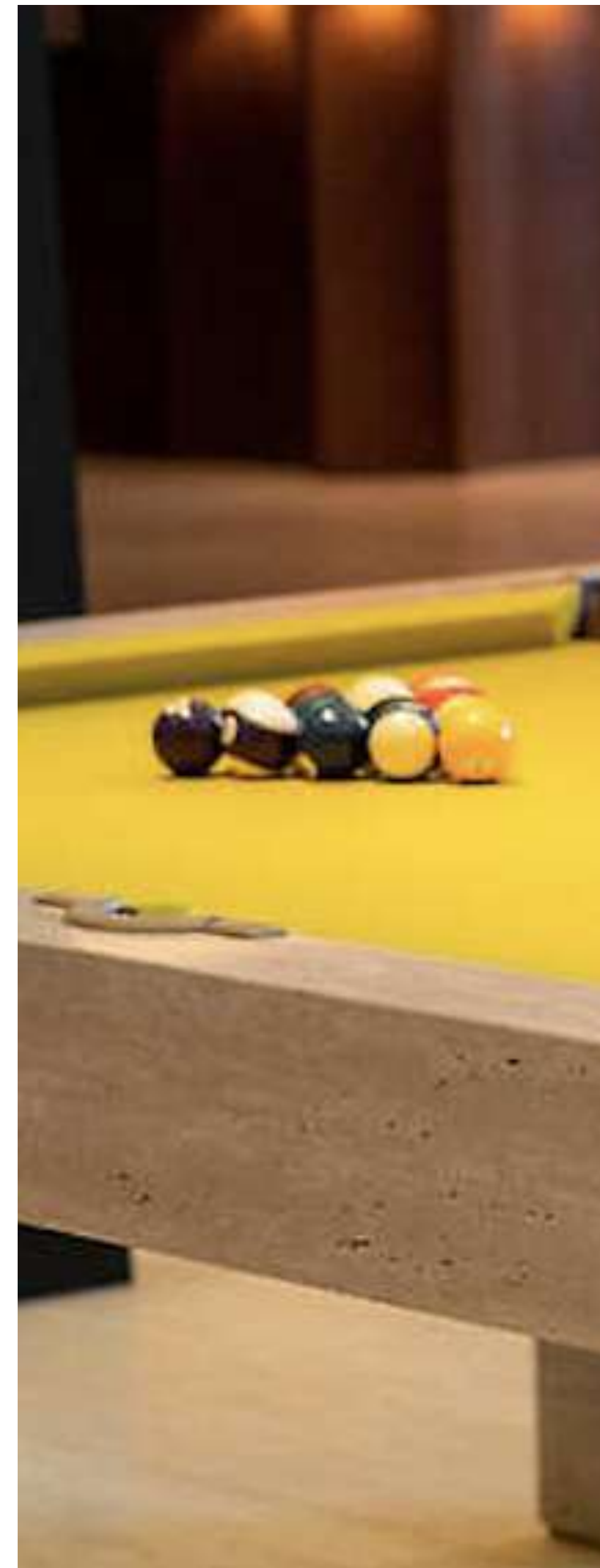
ROOFTOP MOON TERRACE WITH MEDITATION WALK

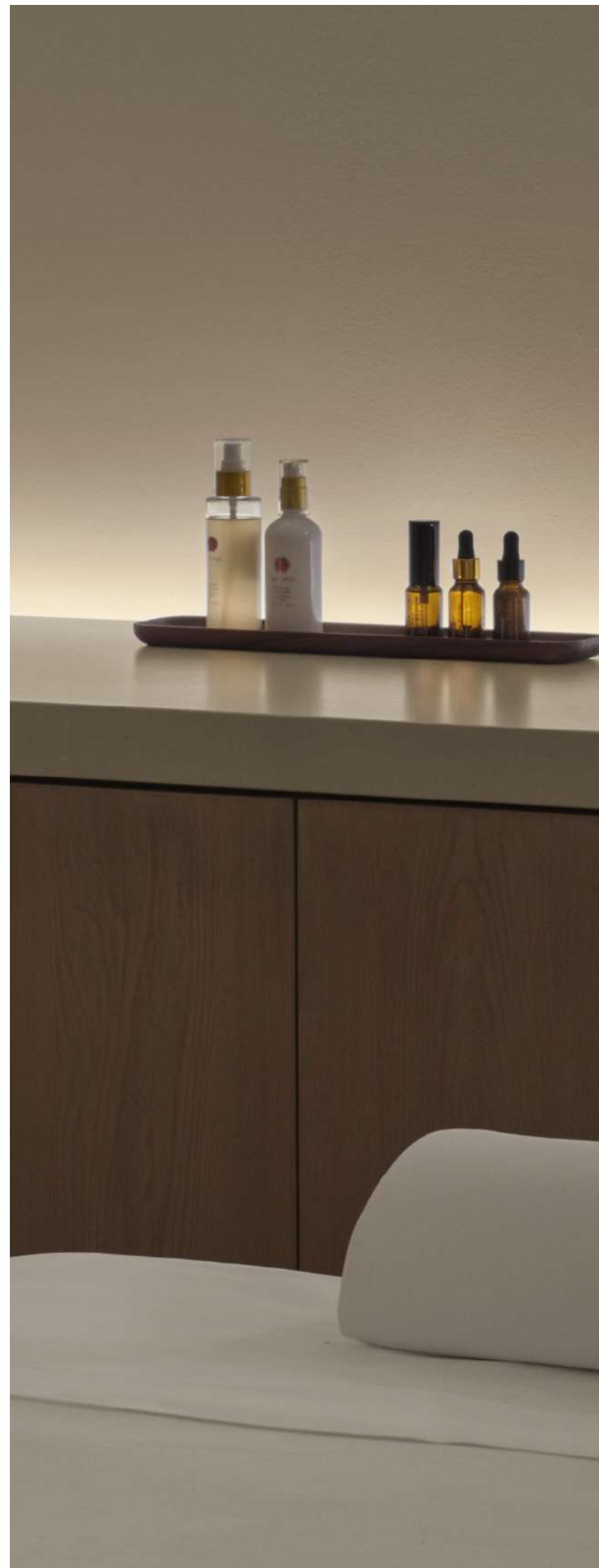
PRIVATE DOG RUN AND GROOMING STATION

SHORT-TERM YACHT DOCKAGE FOR PICK UP / DROP OFF

PRIVATE DOG RUN AND GROOMING STATION

BICYCLE, KAYAK AND PADDLEBOARD STORAGE





SPA & FITNESS

GYM FEATURING STATE-OF-THE-ART TECHNOGYM™ EQUIPMENT

MOVEMENT STUDIO FOR PILATES, YOGA AND STRETCHING

WATERFRONT POOL FEATURING LOUNGERS, PRIVATE CABANAS AND OUTDOOR BAR

SPA POOL WITH INTRACOASTAL VIEWS

OUTDOOR HOT AND COLD HYDROTHERAPY POOLS

PRIVATE SPA WITH SEPARATE DEDICATED STEAM ROOMS, SAUNA, HAMMAM, AND TREATMENT PROGRAM SERVICED BY EDITION



THE RESIDENCES

Two side-by-side 11-story waterfront towers comprising a total of just 65 Residences. Offerings include Two-, Three- and Four-Bedroom + Den Residences, in addition to four exclusive Penthouses.



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE 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.

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THE FEATURES

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

OPEN CONCEPT FLOOR PLANS WITH 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, INTRACOASTAL OR CITY VIEWS

CRESTRON / LUTRON LIGHTING SYSTEMS

EUROPEAN SOLID WOOD DOORS

CUSTOM EUROPEAN CABINETRY IN CLOSETS, BATHROOMS AND LAUNDRY ROOM

SPACIOUS WALK-IN CLOSETS

FULL-SIZE WASHER AND DRYER

PRE-WIRED FOR CUSTOM WINDOW TREATMENTS

36 X 36 EUROPEAN FLOORS

SIGNATURE RESIDENCES WITH SUMMER KITCHENS FEATURING ELECTRIC GRILL, SINK AND BEVERAGE CENTER

VILLA RESIDENCES WITH PRIVATE OUTDOOR SOAKING TUBS



MATERIAL PALETTE

HONED LIMESTONE

FLAMED LIMESTONE

SINTERED PORCELAIN SLABS



“FROM FLOORING TO WALL COVERINGS,
FABRICS, AND COLORSCHEMES, THE
RESIDENCES DEEPLY REFLECT FORT
LAUDERDALE’S NATURAL LANDSCAPE.”

- CLODAGH

THE VIEWS

Expansive views of the Atlantic,
downtown Fort Lauderdale skyline
and iconic 'Venice of America' canals.



EDITION[®]
RESIDENCES
FORT LAUDERDALE

NORTH VIEW



SOUTH VIEW



EAST VIEW



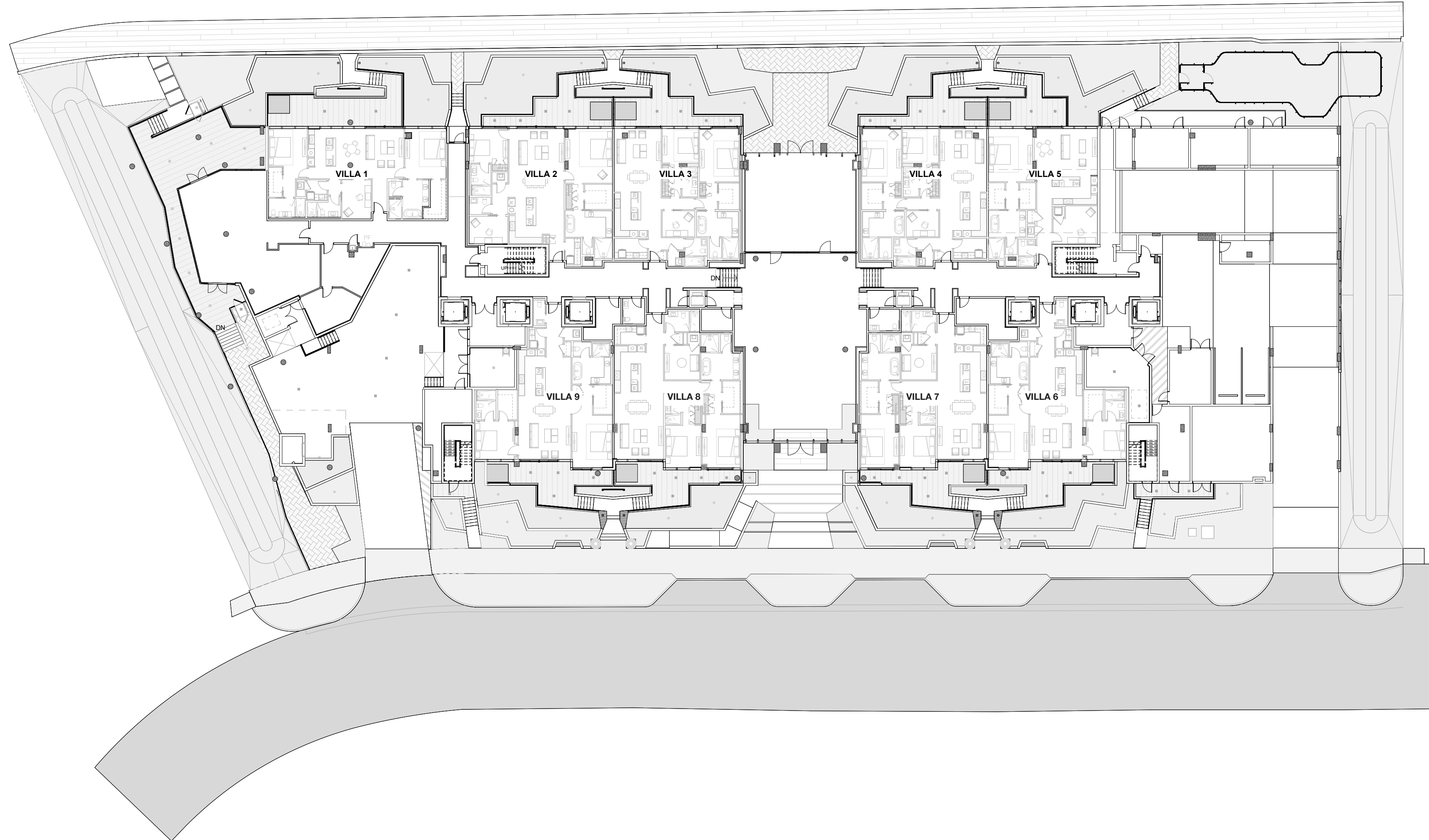
WEST VIEW





THE KEY PLANS

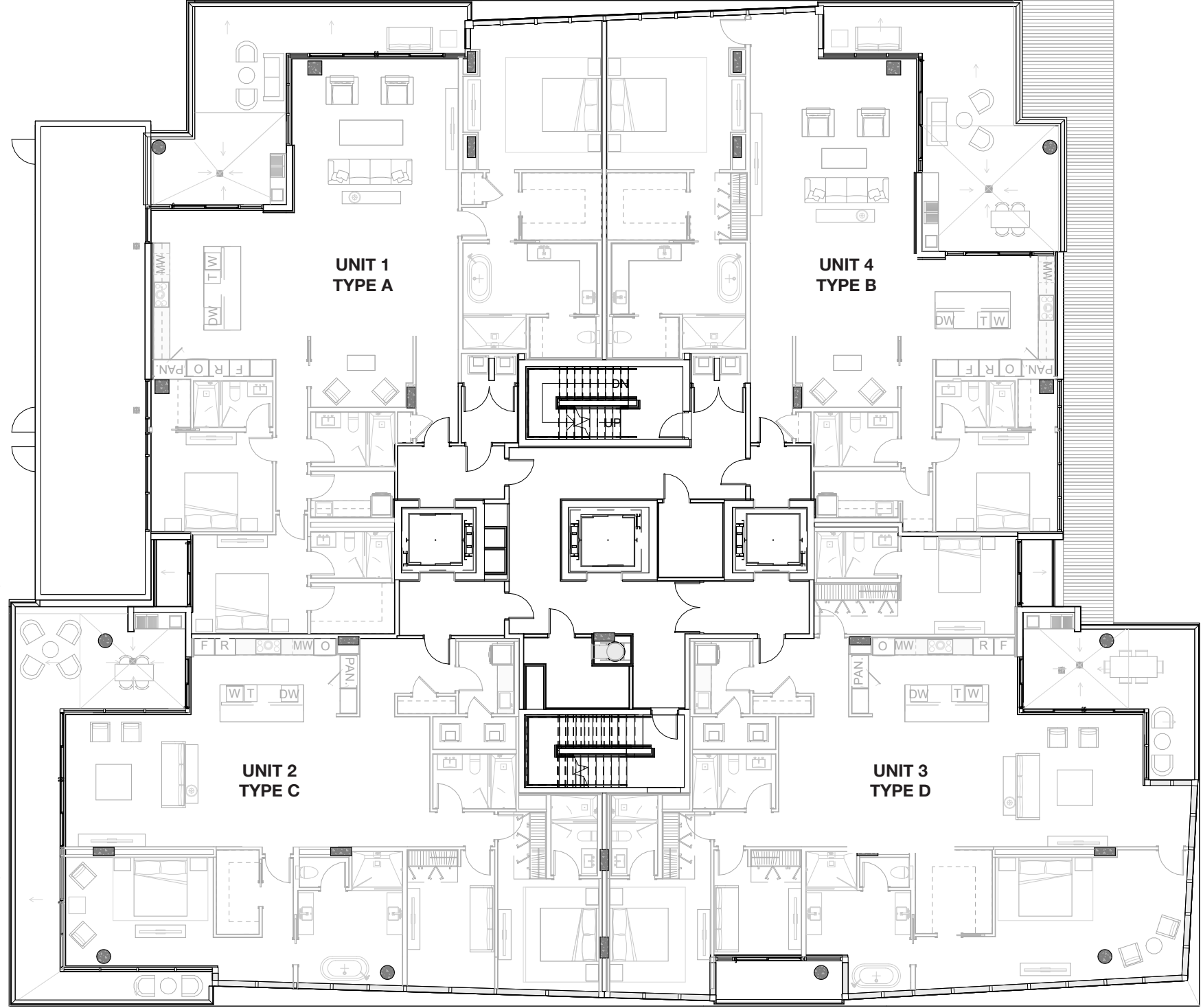
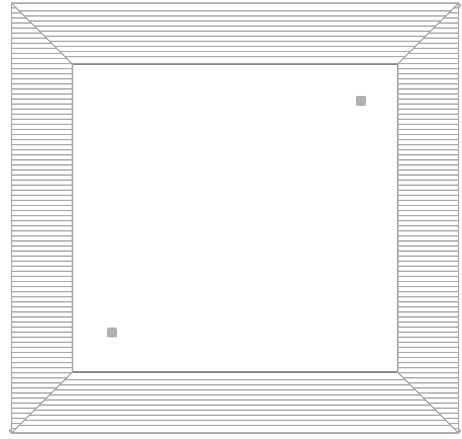
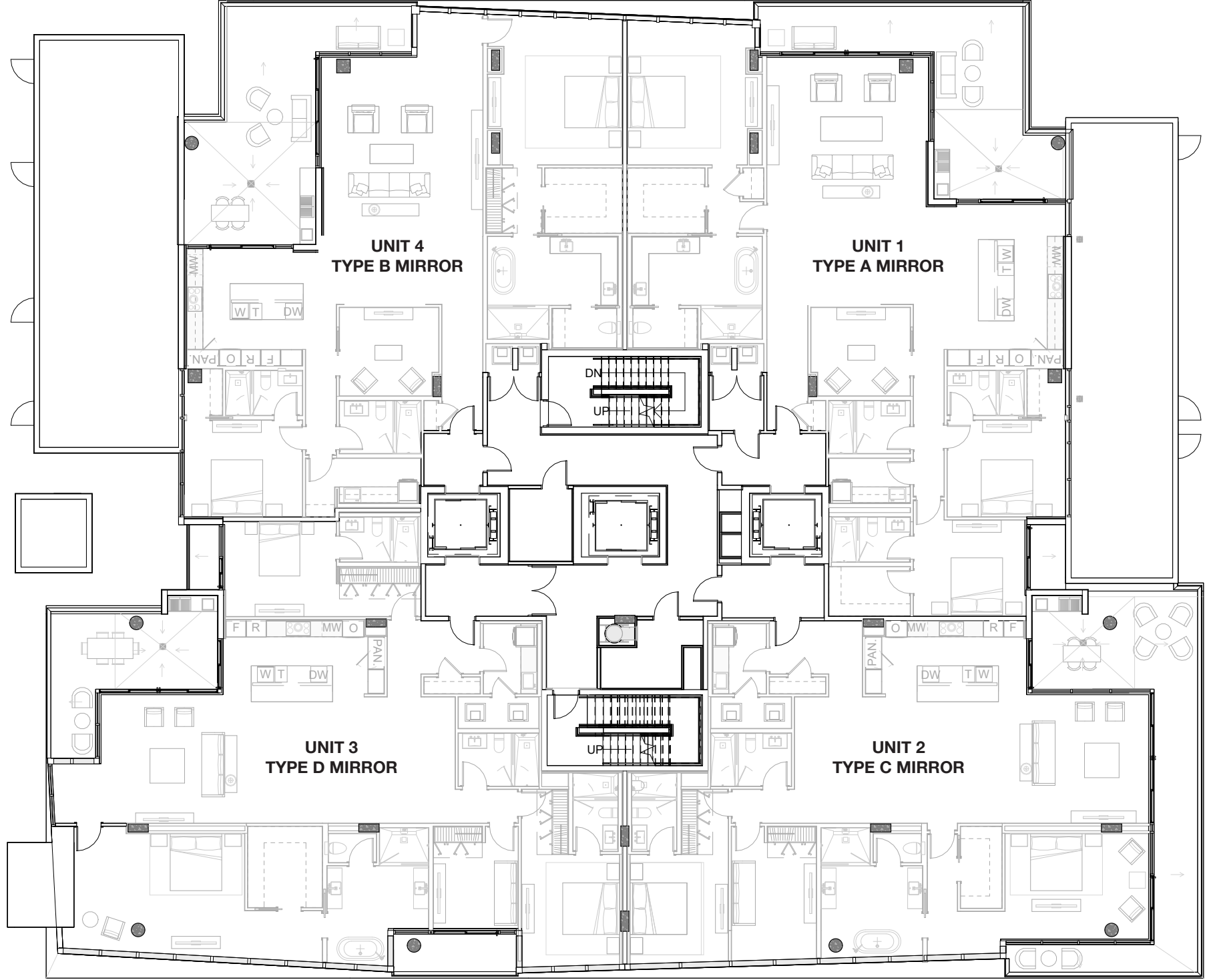
GROUND LEVEL
LOBBY AND GRAND VILLAS



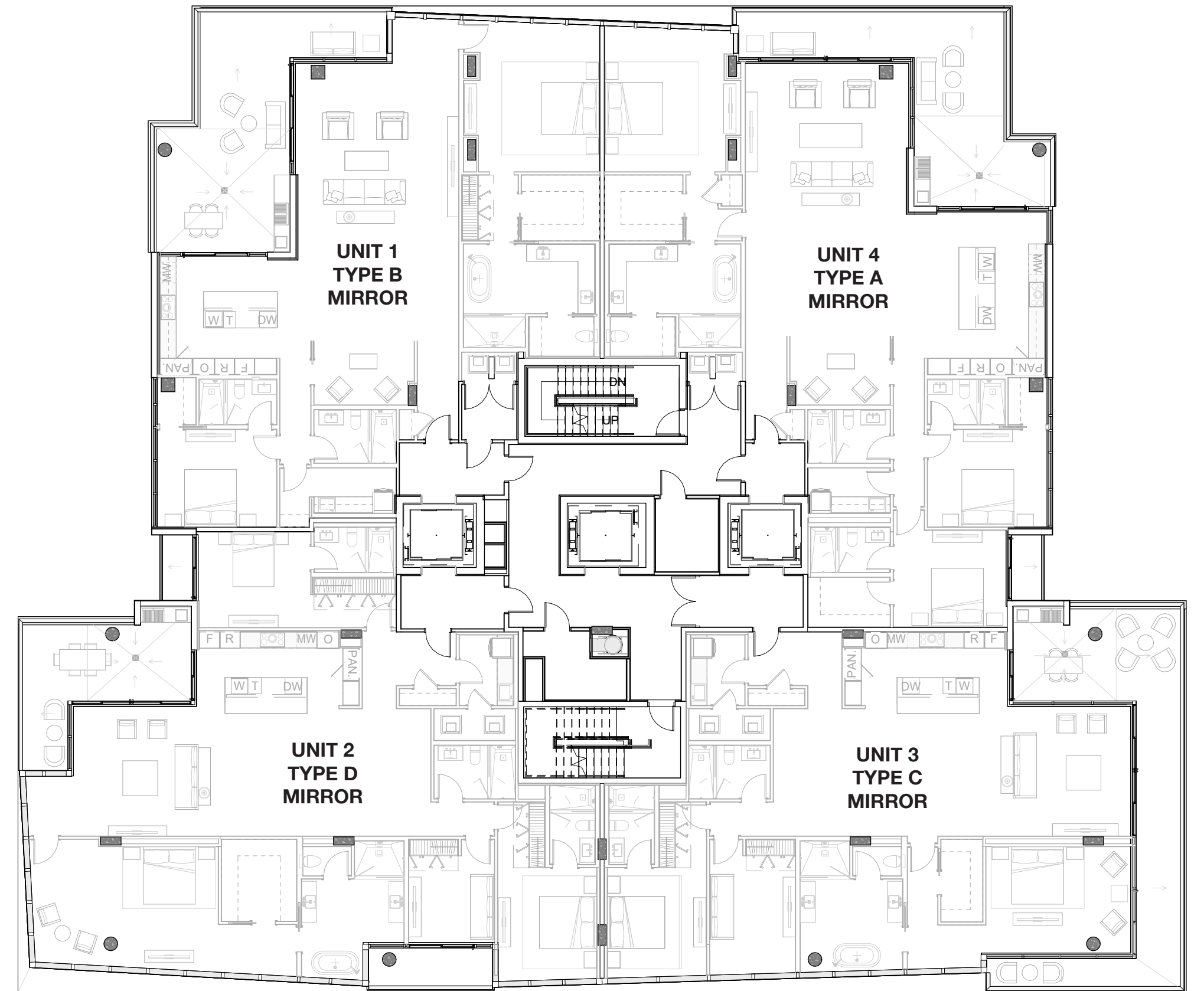
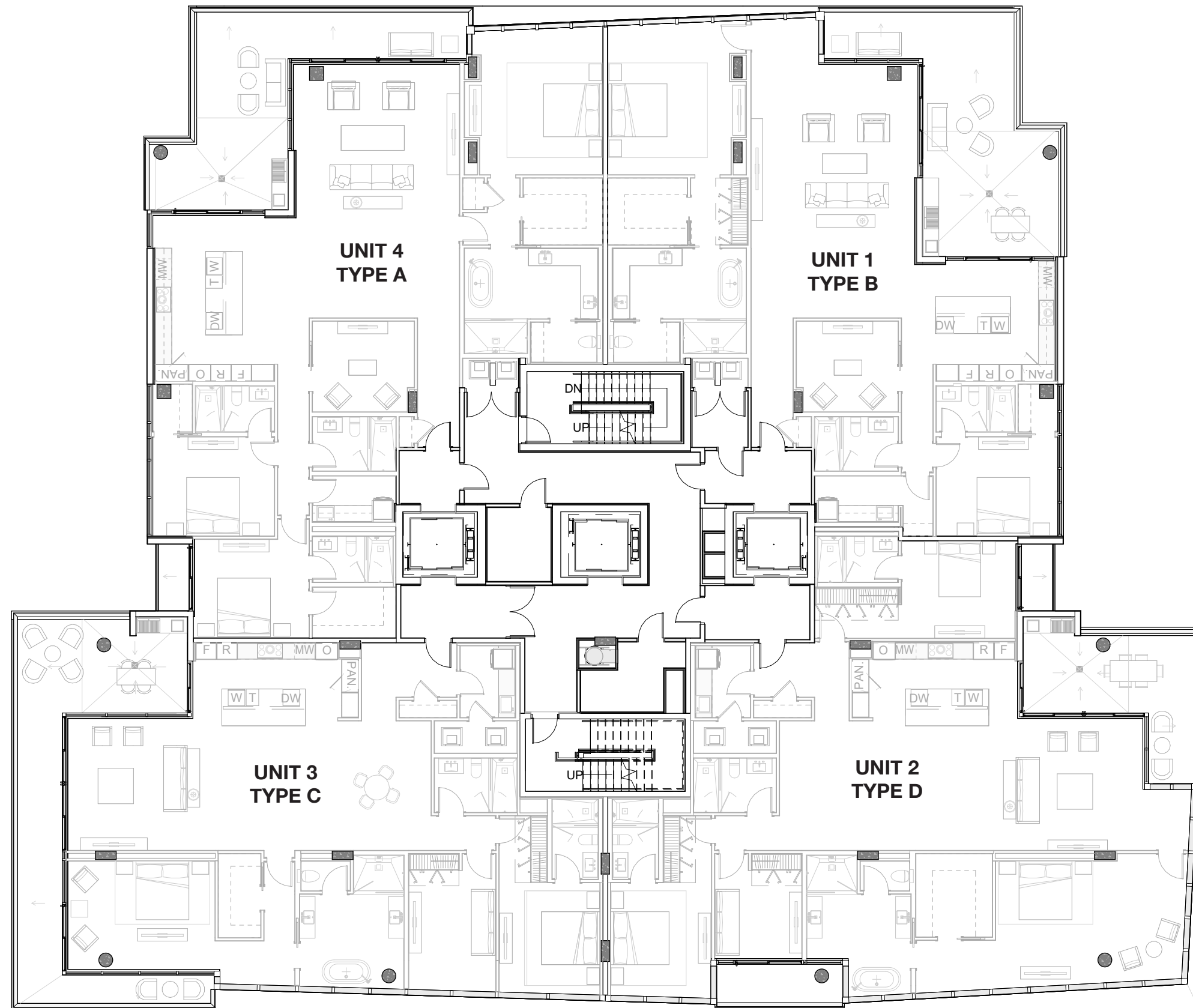
AMENITY LEVEL
FOURTH FLOOR



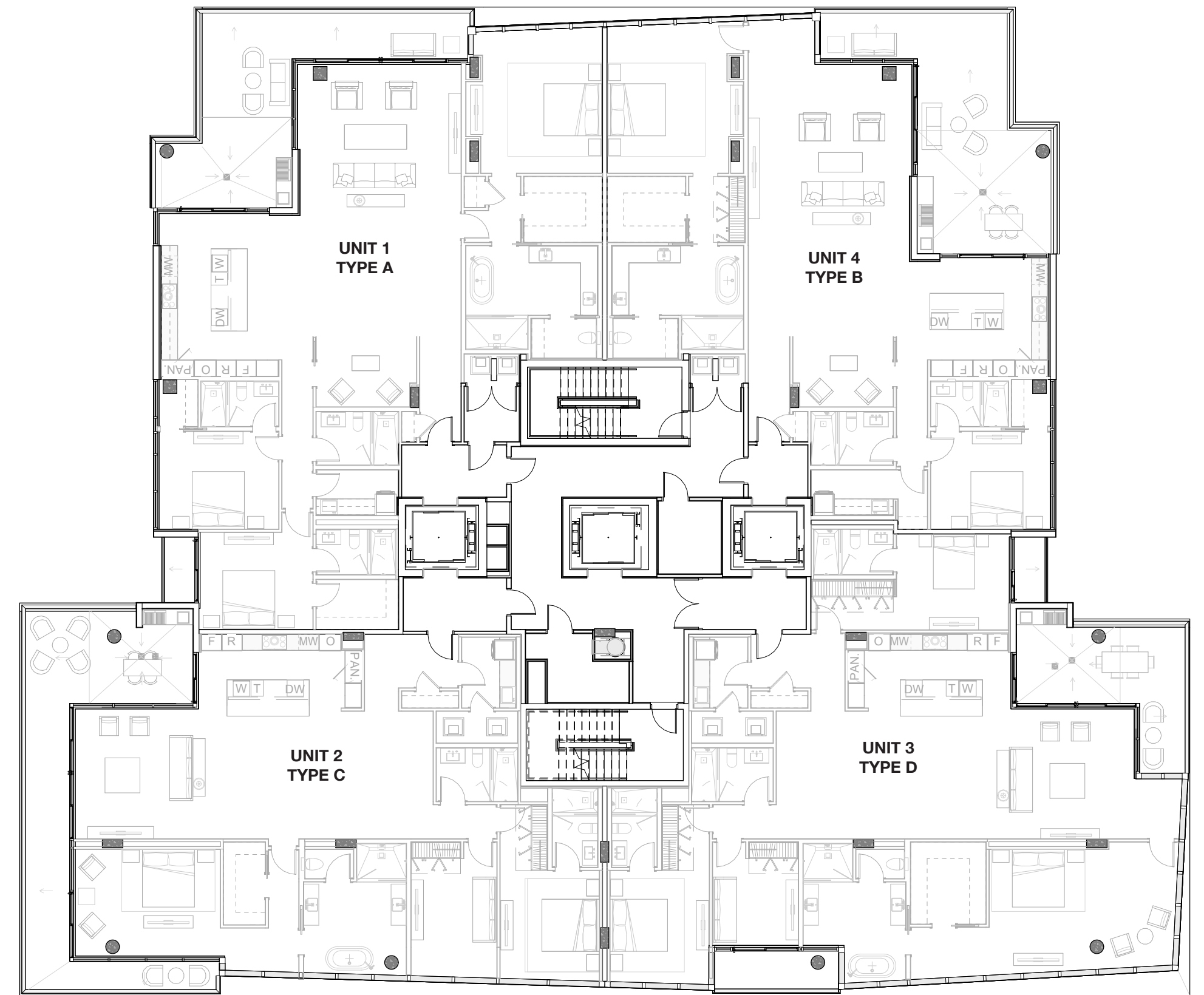
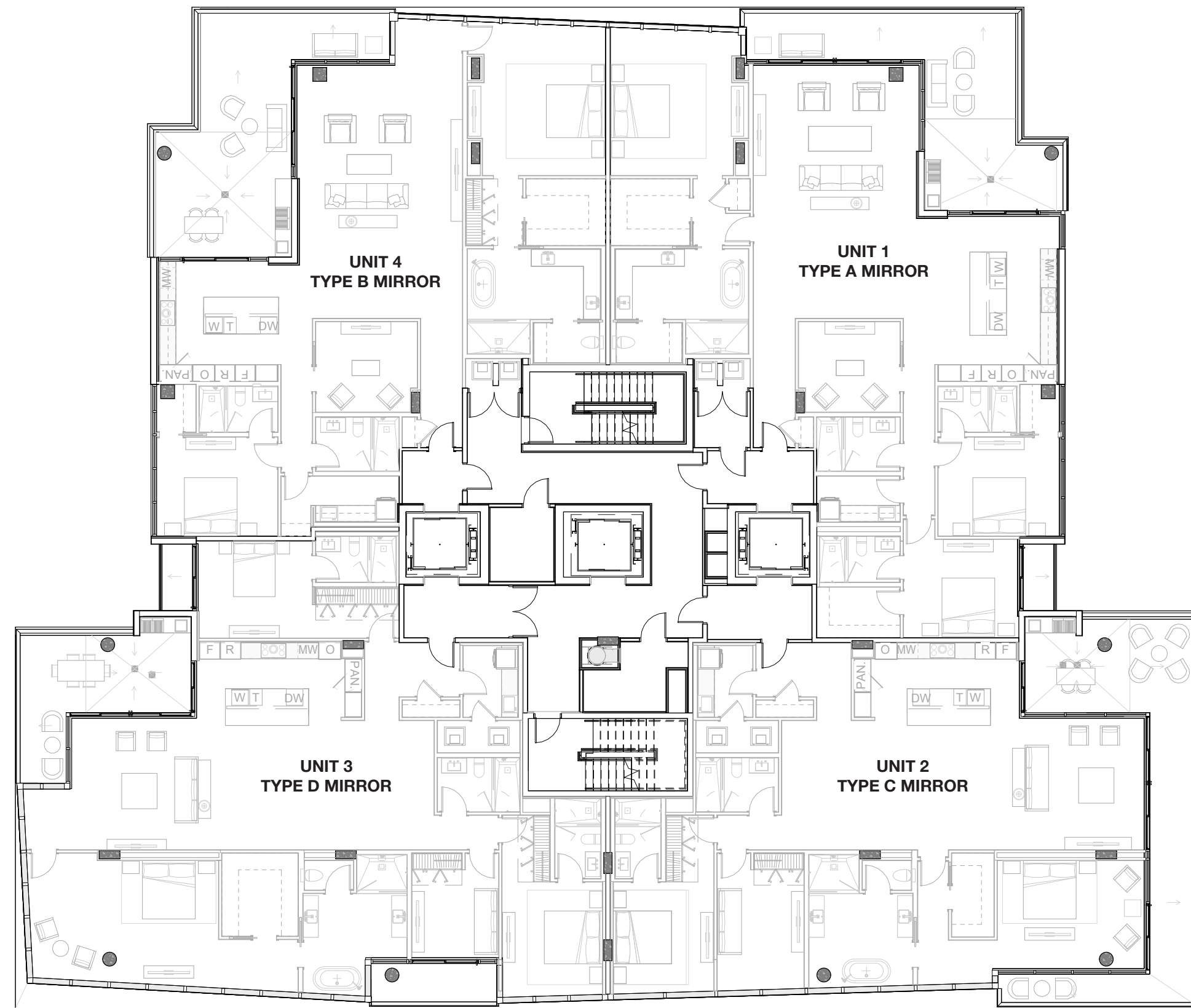
RESIDENCE LEVEL
FIFTH FLOOR



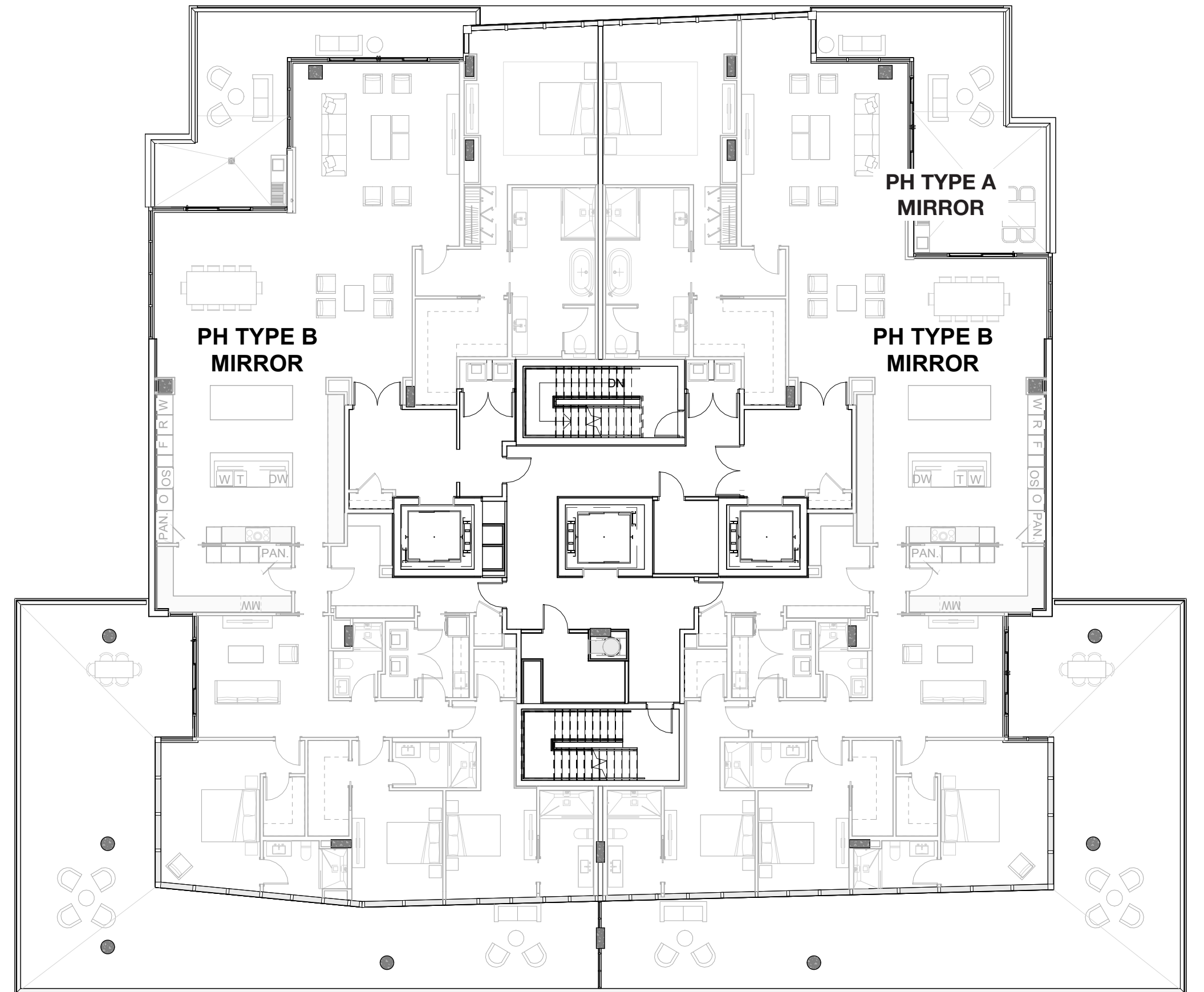
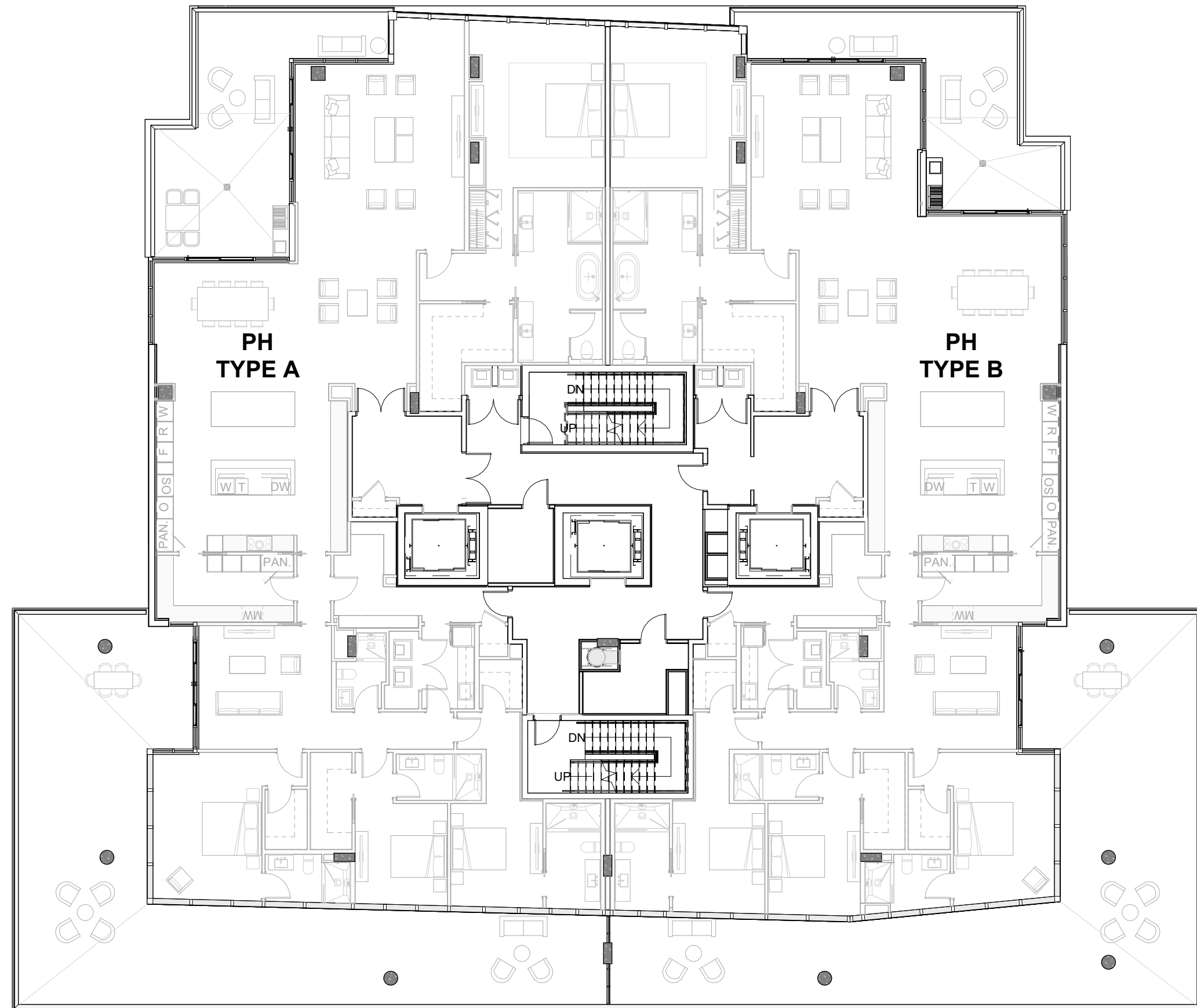
RESIDENCE LEVELS
FLOORS 6, 8, 10



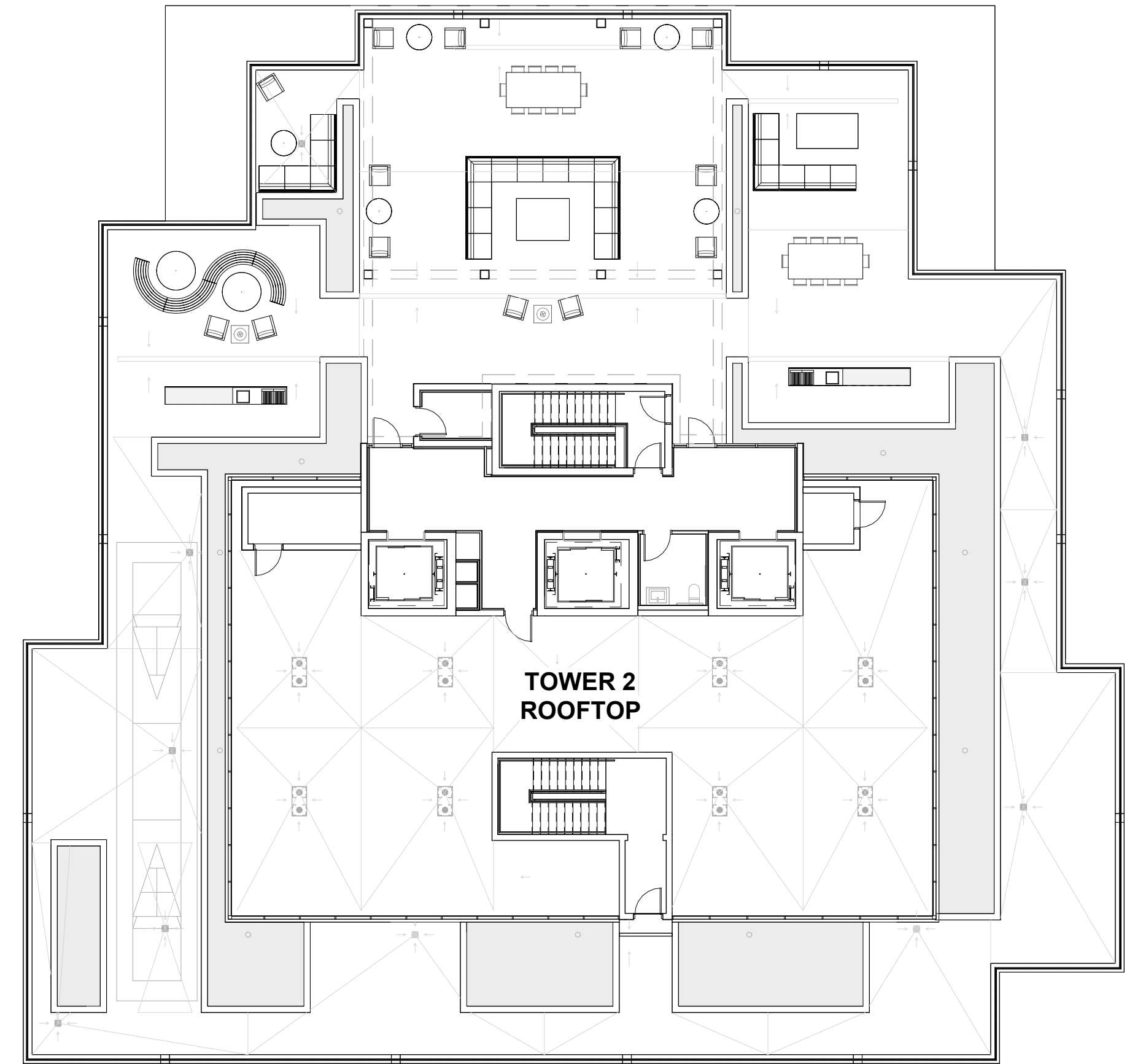
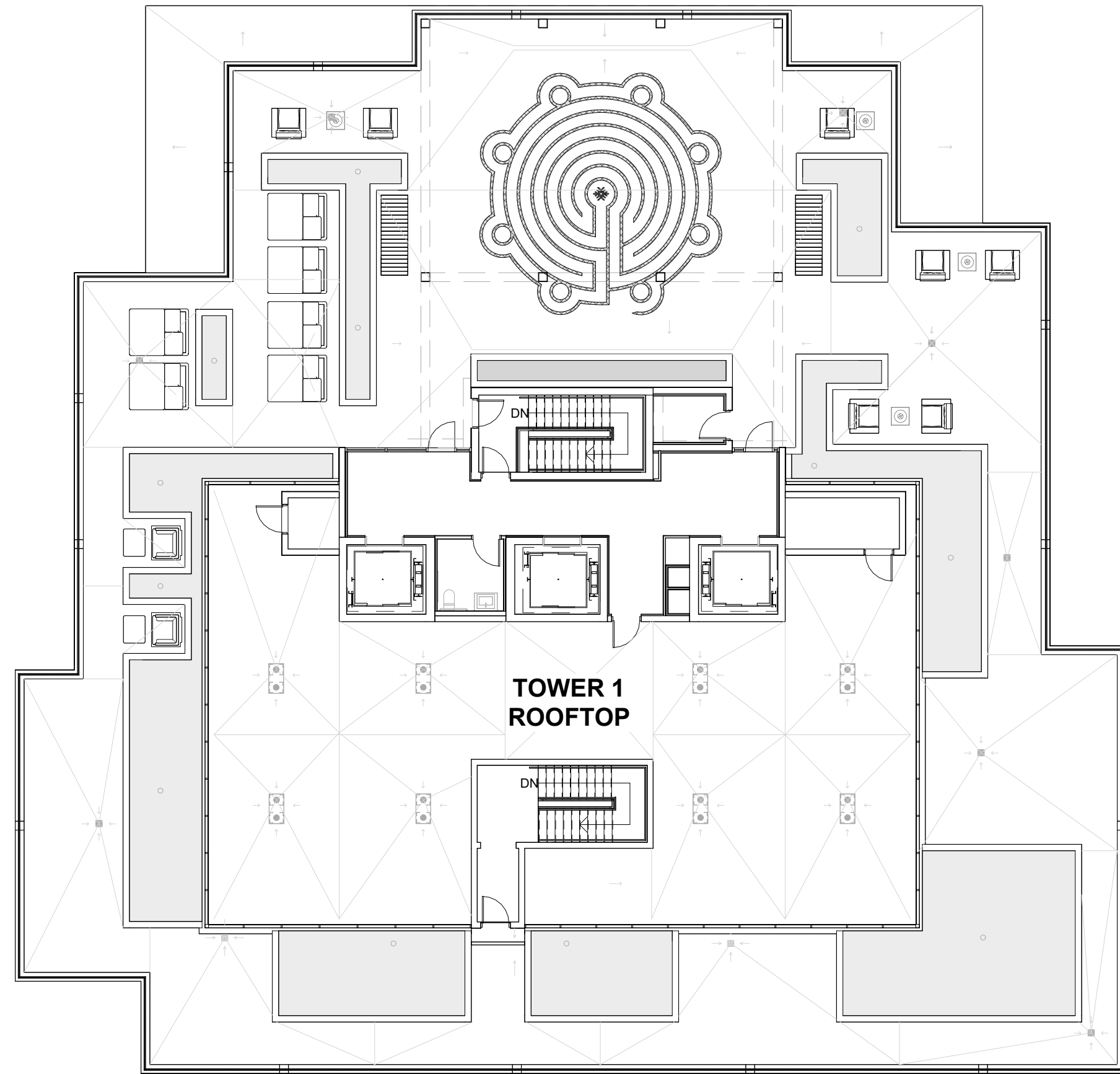
RESIDENCE LEVELS
FLOORS 7 & 9



PENTHOUSE LEVEL



ROOF TOP LEVEL





THE FLOOR PLANS

VILLA 01

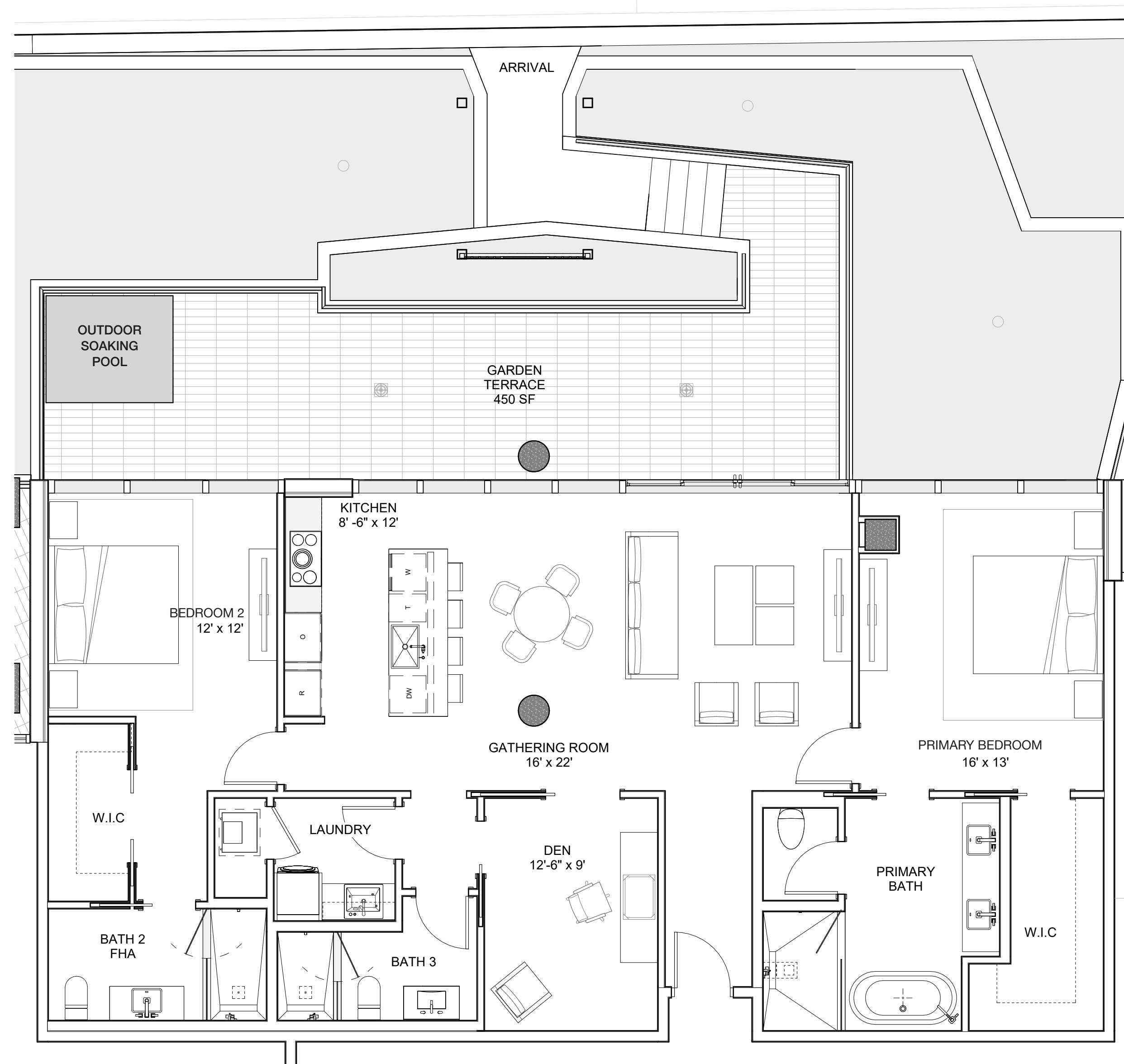
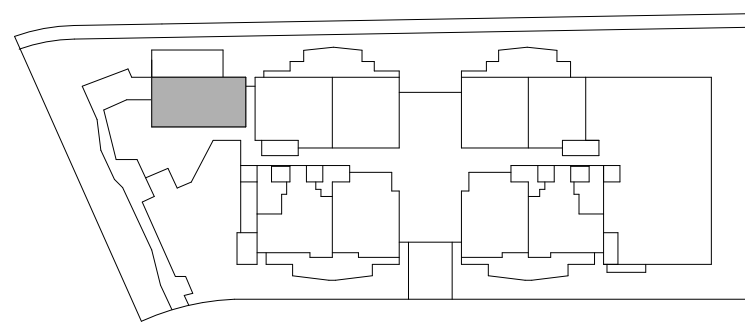
GROUND FLOOR

INTERIOR AREA: 1,705 SF

EXTERIOR AREA: 450 SF

TOTAL AREA: 2,155 SF

2 BEDROOMS + DEN / 3 BATHROOMS



VILLA 02

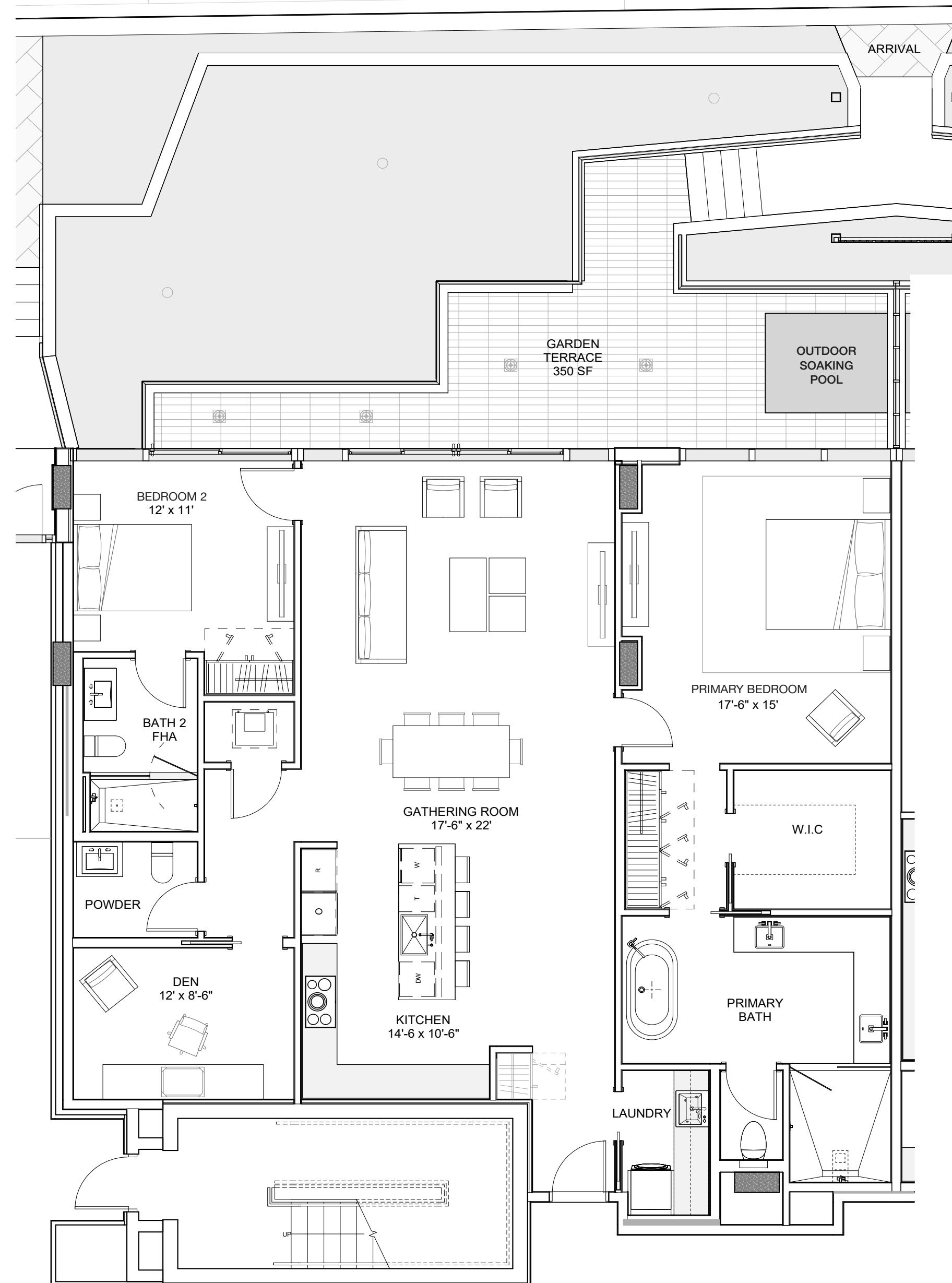
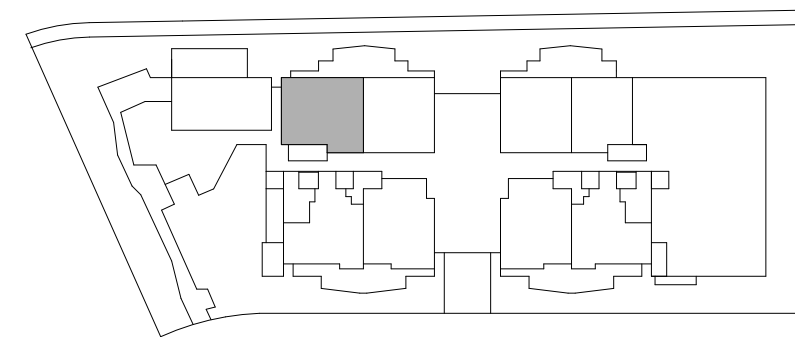
GROUND FLOOR

INTERIOR AREA: 1,905 SF

EXTERIOR AREA: 350 SF

TOTAL AREA: 2,255 SF

2 BEDROOMS + DEN / 2.5 BATHROOMS



VILLA 03

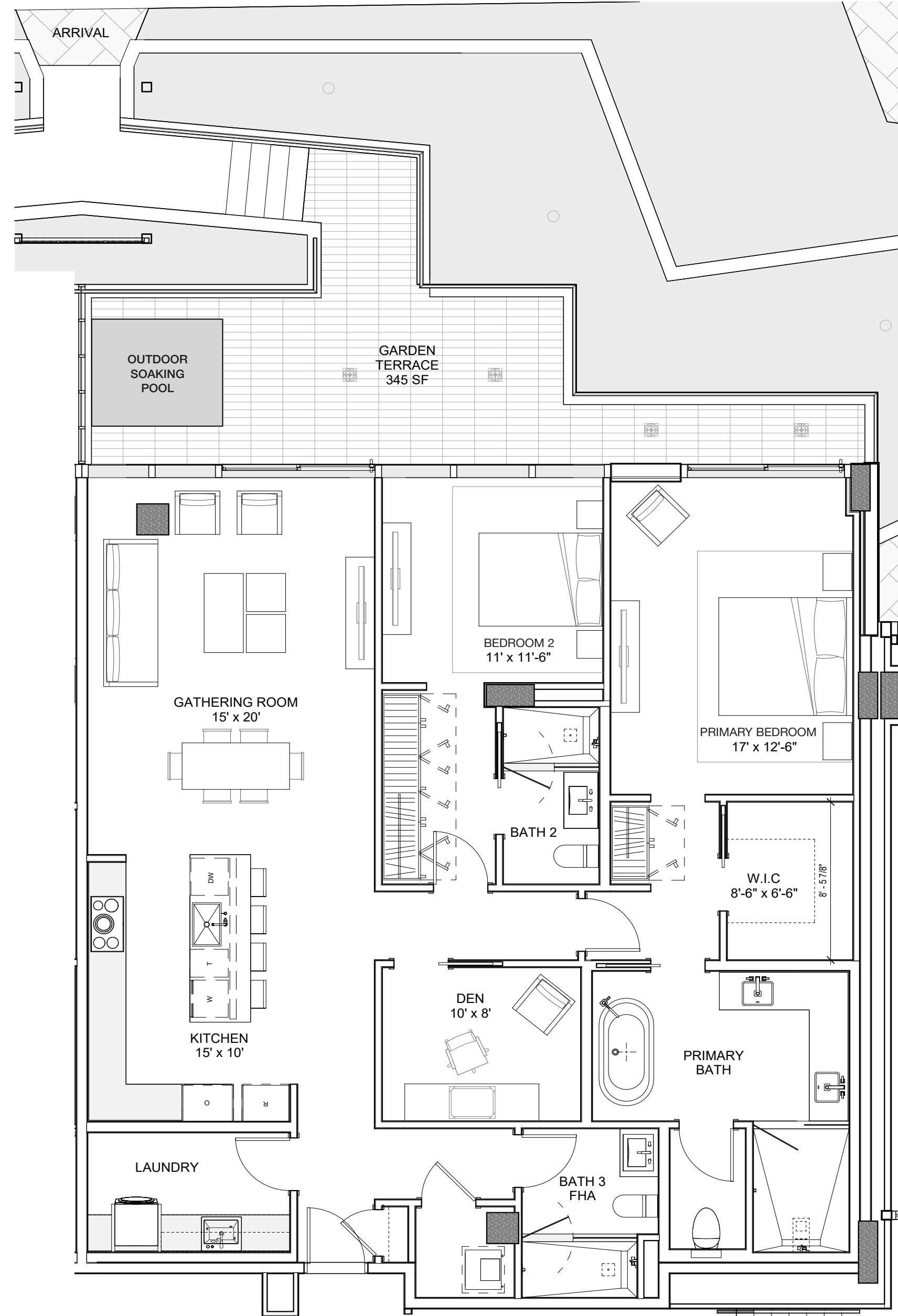
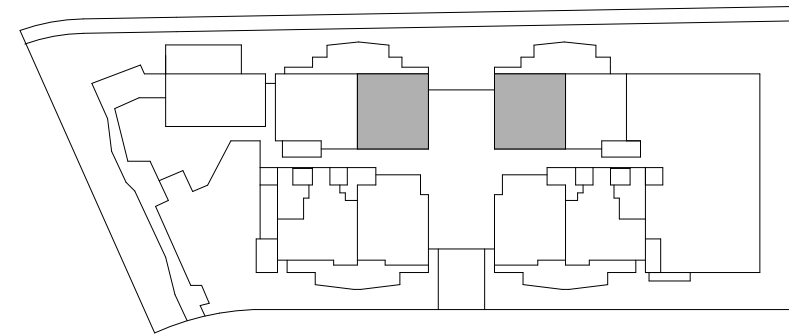
GROUND FLOOR

INTERIOR AREA: 1,770 SF

EXTERIOR AREA: 345 SF

TOTAL AREA: 2,115 SF

2 BEDROOMS + DEN / 3 BATHROOMS



VILLA 04

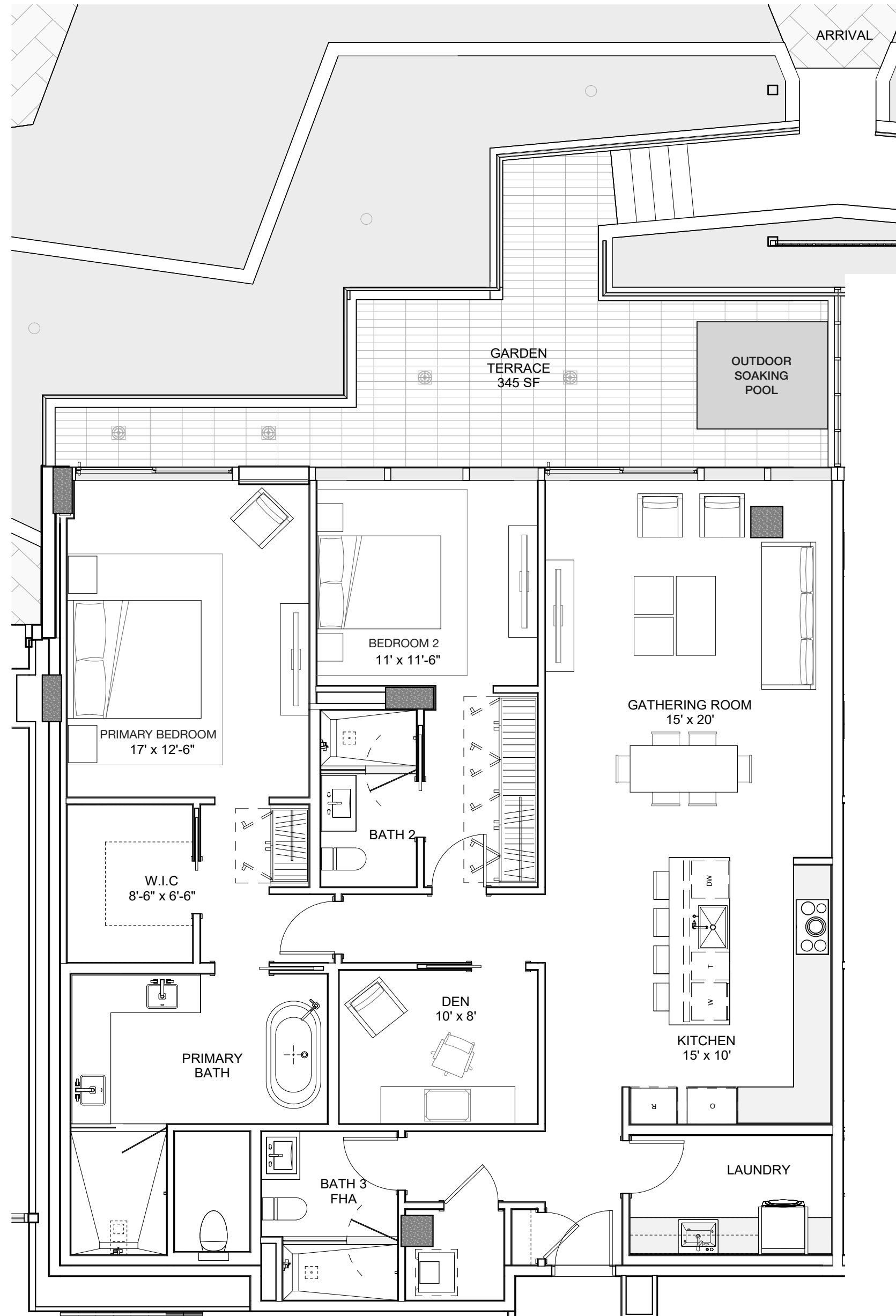
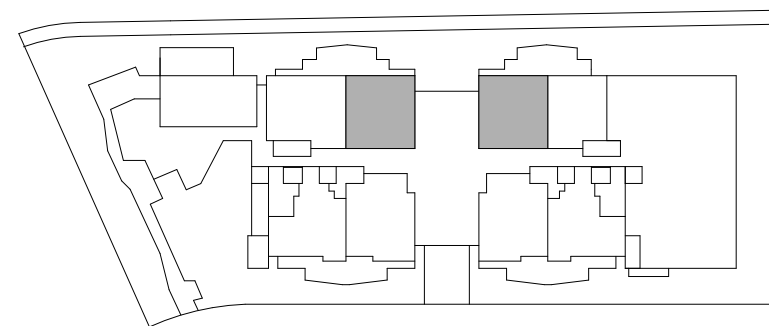
GROUND FLOOR

INTERIOR AREA: 1,770 SF

EXTERIOR AREA: 345 SF

TOTAL AREA: 2,115 SF

2 BEDROOMS + DEN / 3 BATHROOMS



VILLA 05

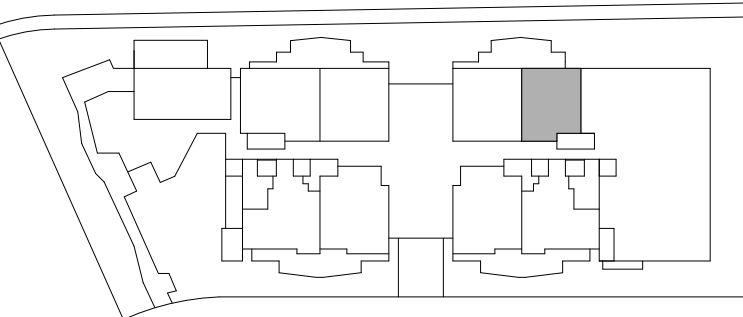
GROUND FLOOR

INTERIOR AREA: 1,480 SF

EXTERIOR AREA: 285 SF

TOTAL AREA: 1,765 SF

1 BEDROOM + DEN / 2 BATHROOMS



VILLA 06

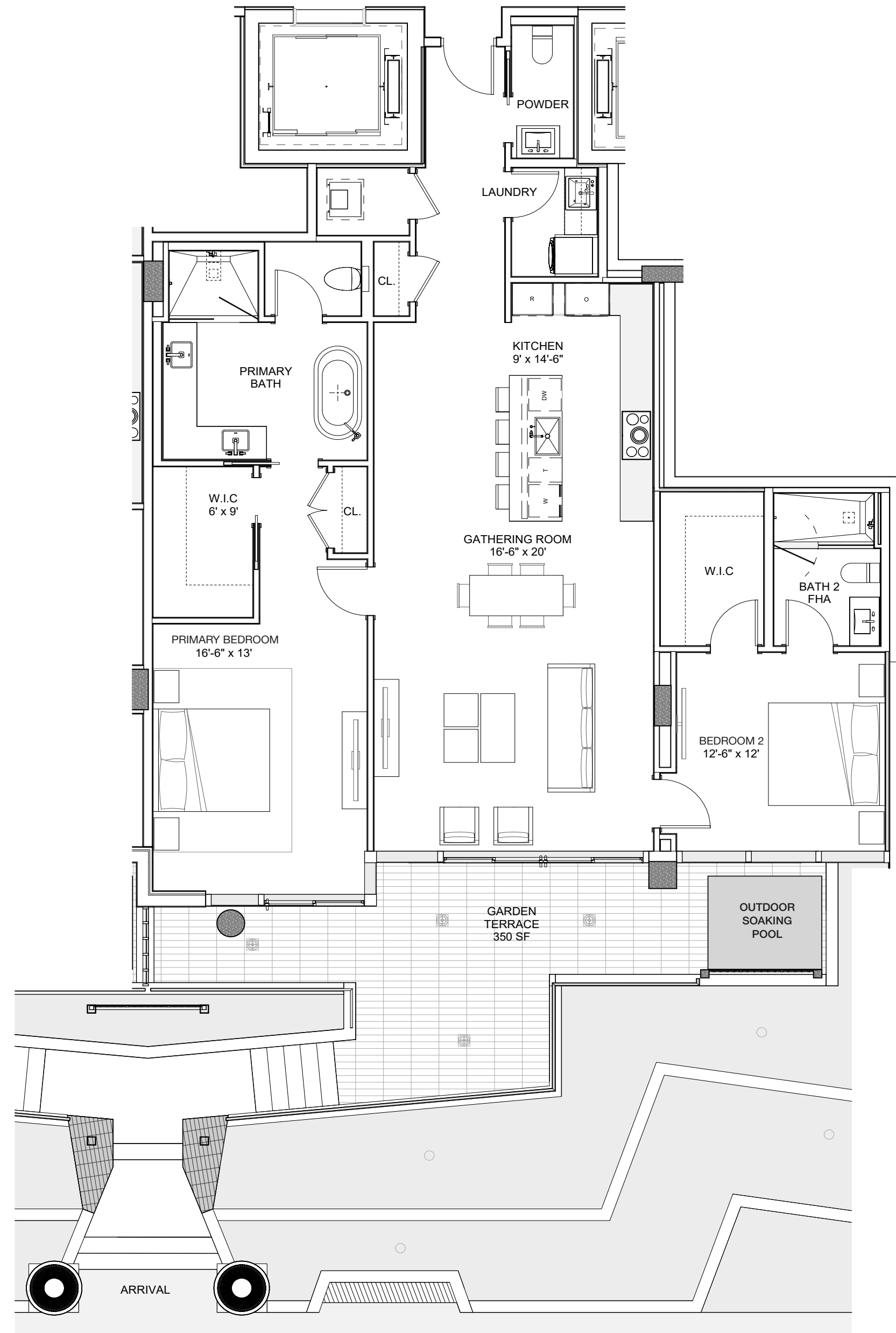
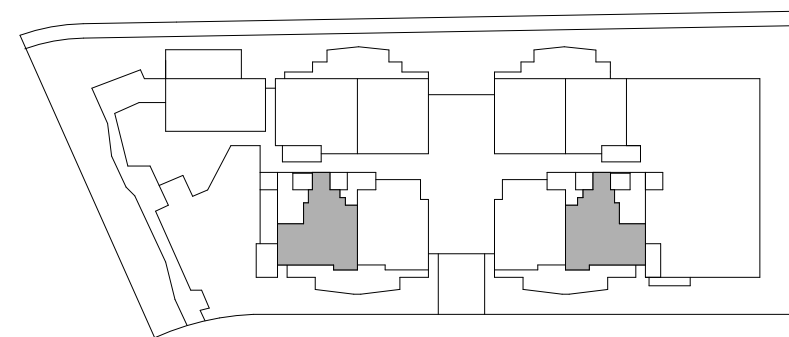
GROUND FLOOR

INTERIOR AREA: 1,710 SF

EXTERIOR AREA: 350 SF

TOTAL AREA: 2,060 SF

2 BEDROOMS / 2.5 BATHROOMS



VILLA 07

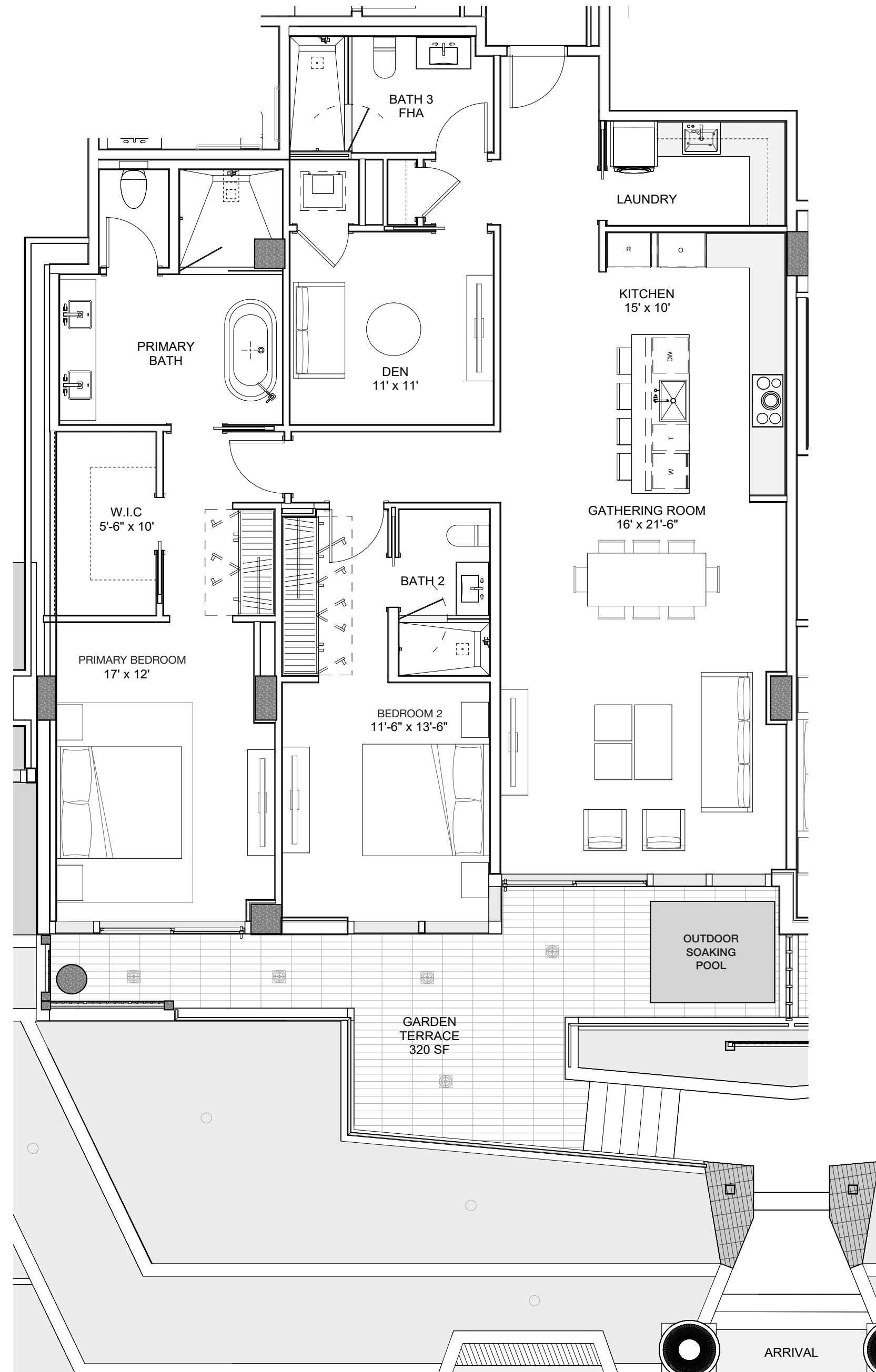
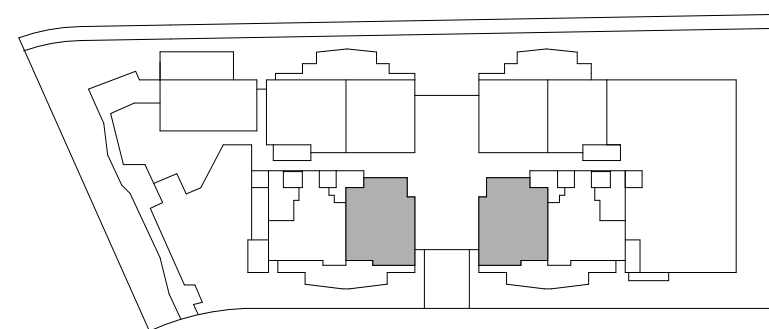
GROUND FLOOR

INTERIOR AREA: 1,895 SF

EXTERIOR AREA: 320 SF

TOTAL AREA: 2,215 SF

2 BEDROOMS + DEN / 3 BATHROOMS



VILLA 08

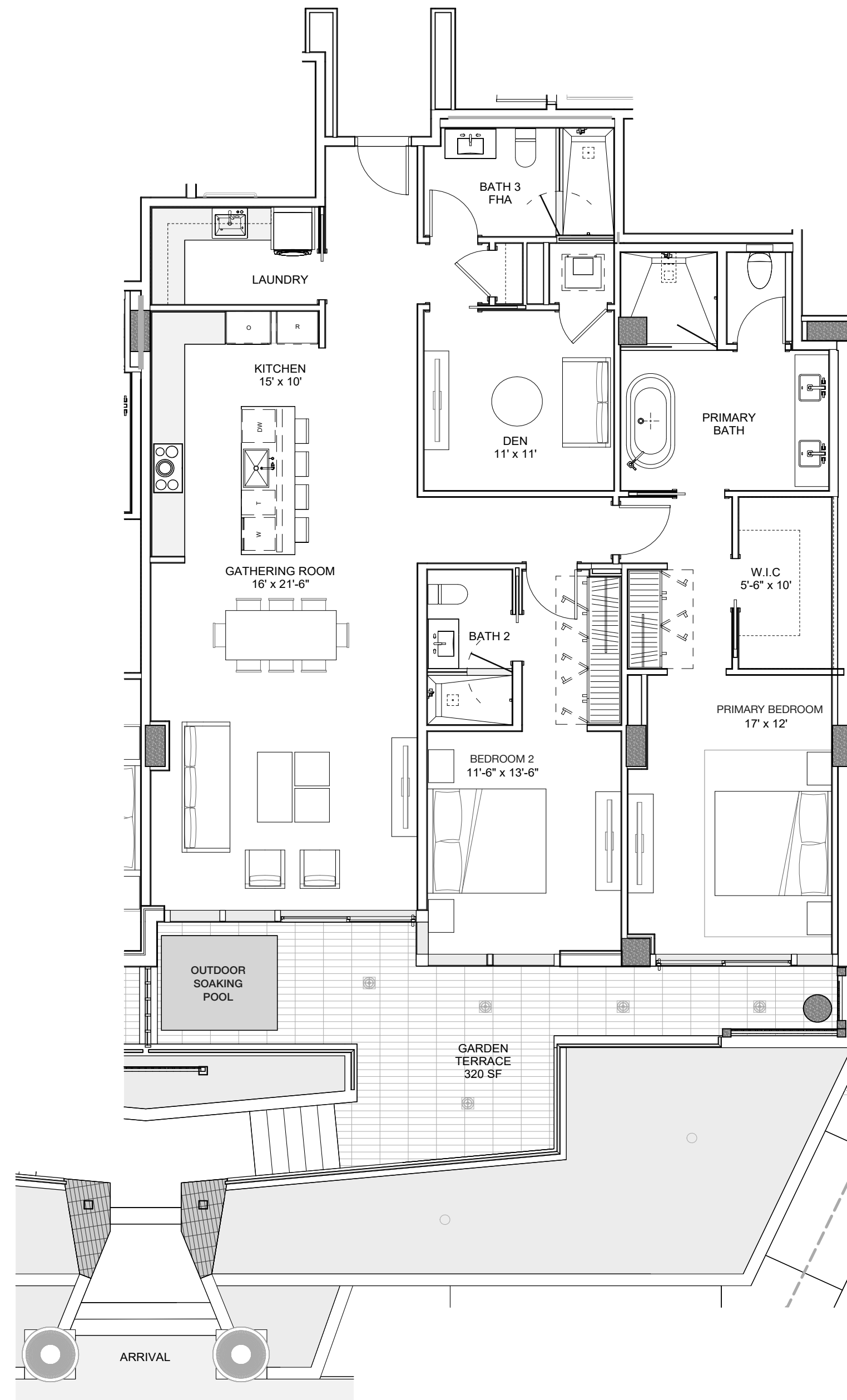
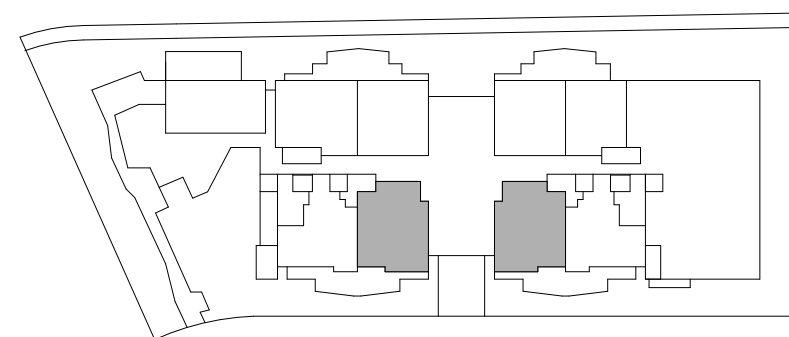
GROUND FLOOR

INTERIOR AREA: 1,895 SF

EXTERIOR AREA: 320 SF

TOTAL AREA: 2,215 SF

2 BEDROOMS + DEN / 3 BATHROOMS



FORT LAUDREDALE BEACH

VILLA 09

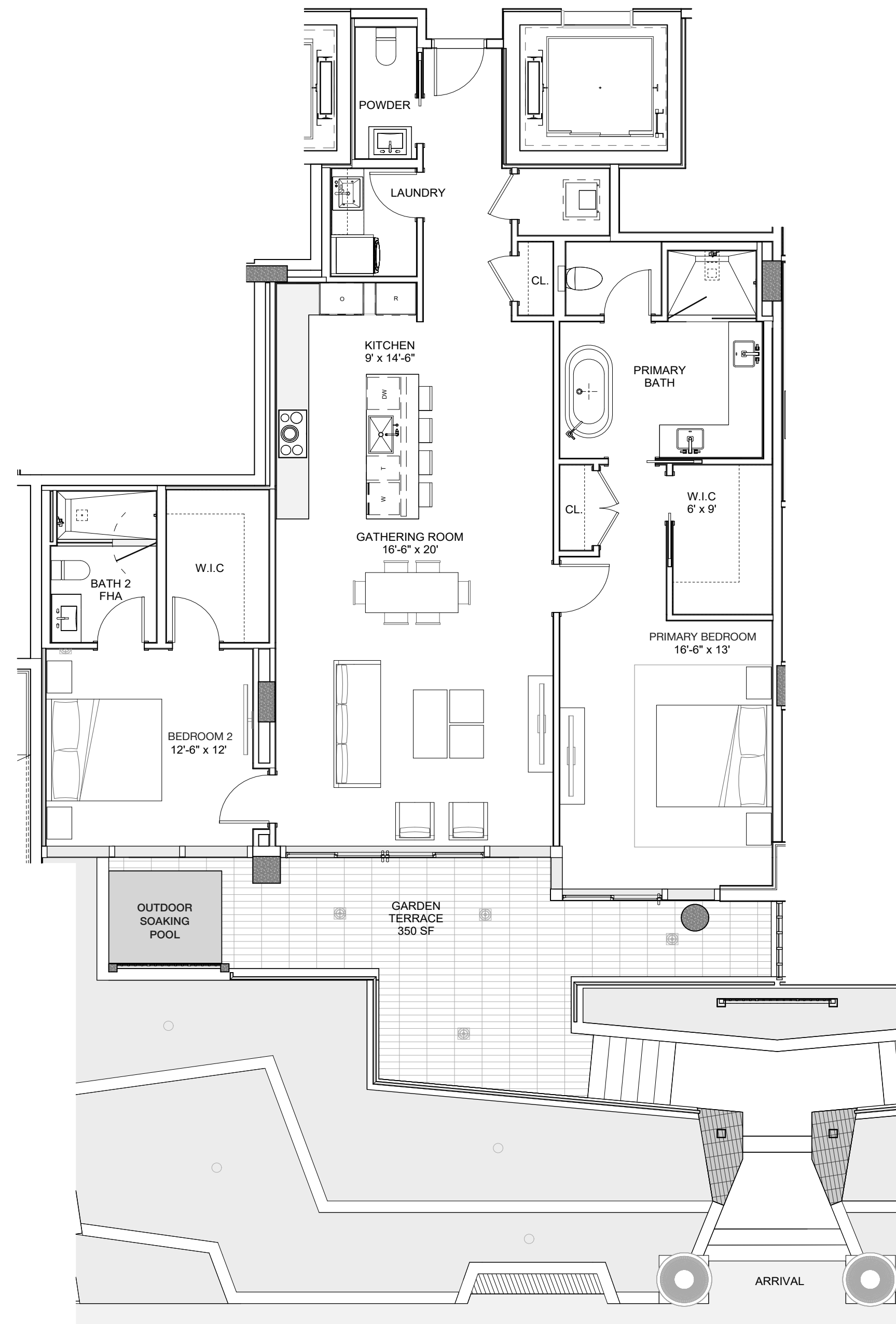
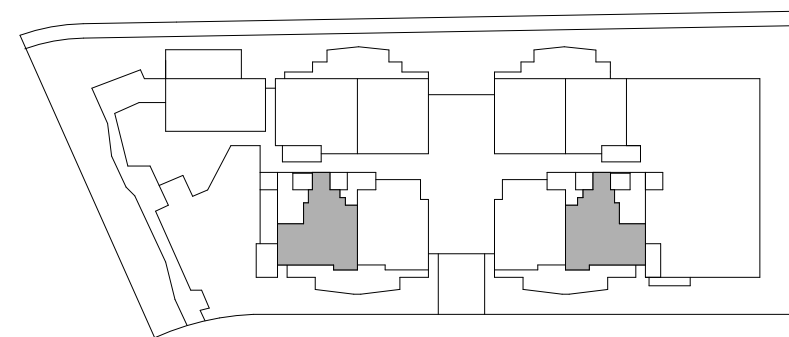
GROUND FLOOR

INTERIOR AREA: 1,710 SF

EXTERIOR AREA: 350 SF

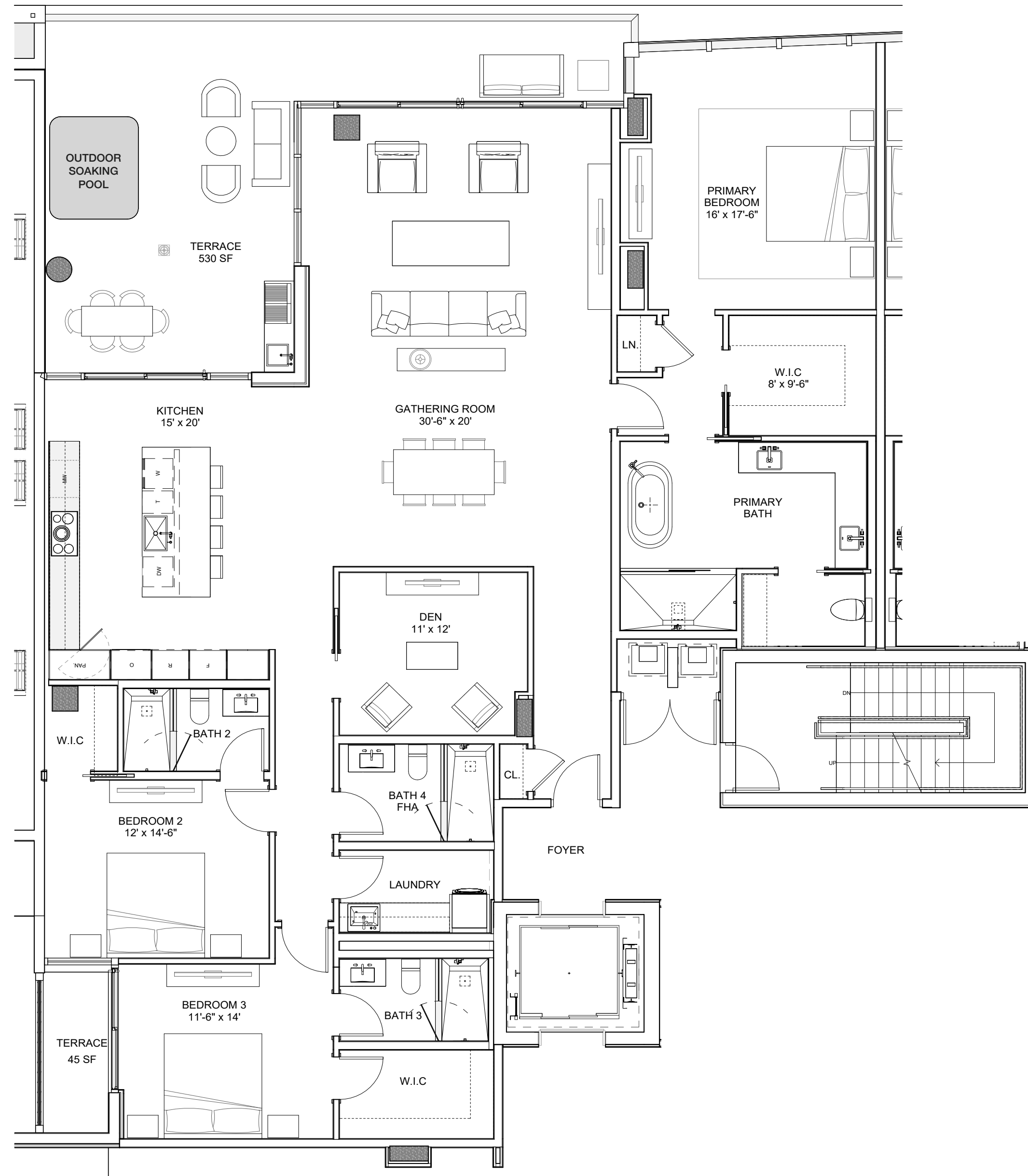
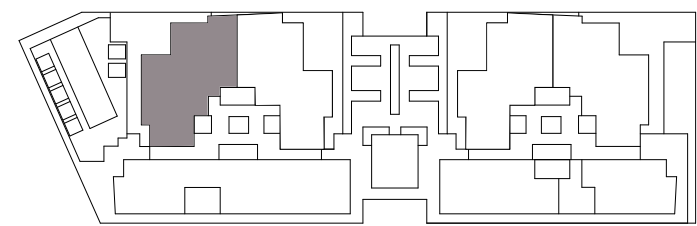
TOTAL AREA: 2,060 SF

2 BEDROOMS / 2.5 BATHROOMS



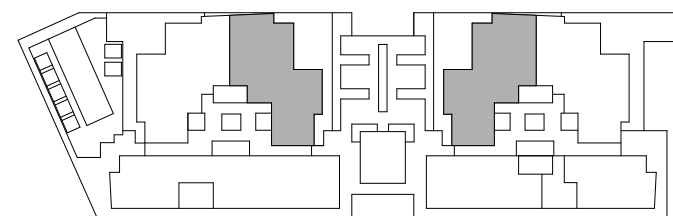
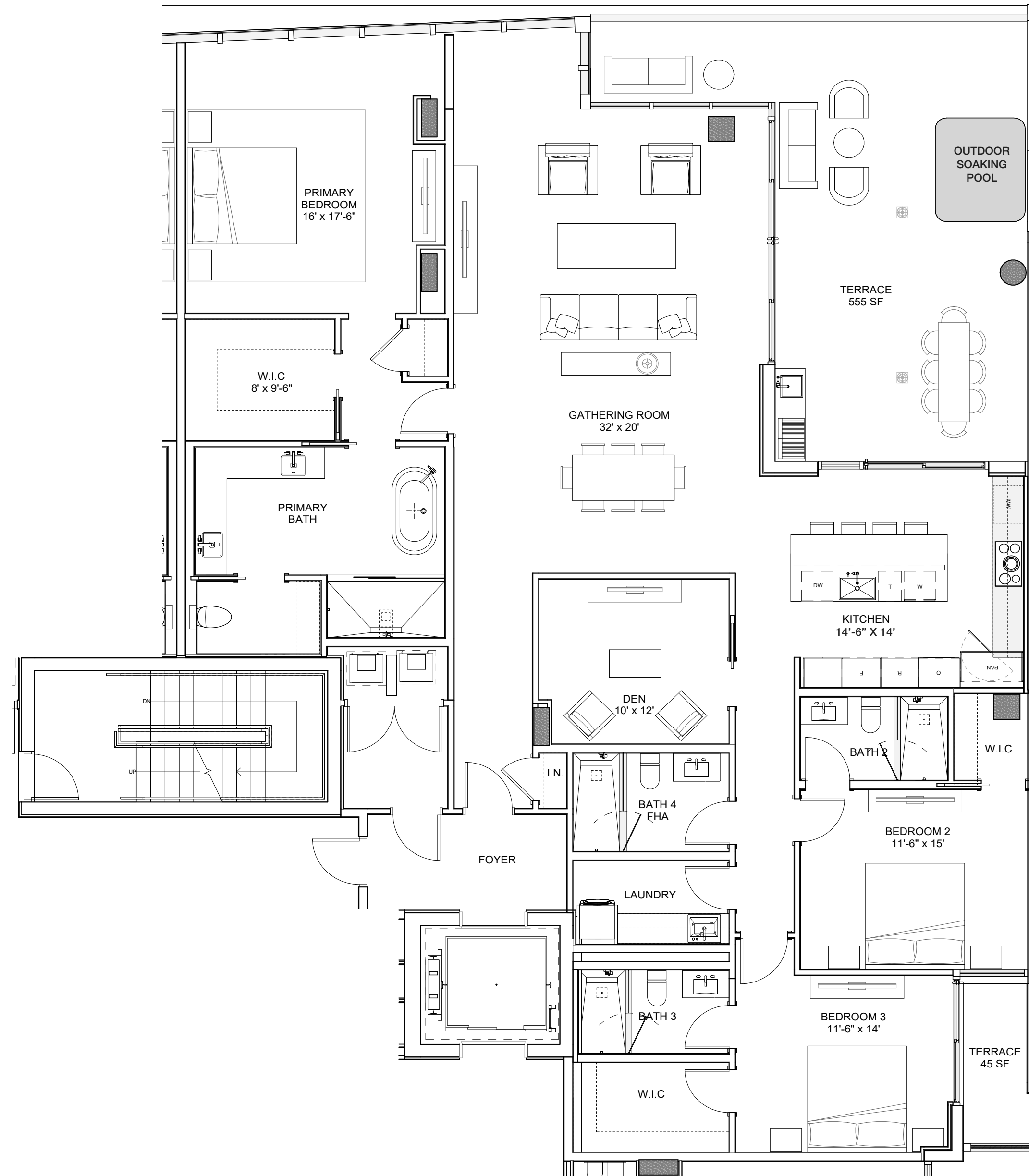
VILLA A-1

FLOOR 4
RESIDENCE 401 S
INTERIOR AREA: 2,860 SF
EXTERIOR AREA: 575 SF
TOTAL AREA: 3,435 SF
3 BEDROOMS + DEN / 4 BATHROOMS



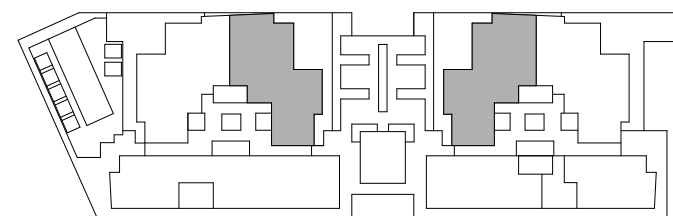
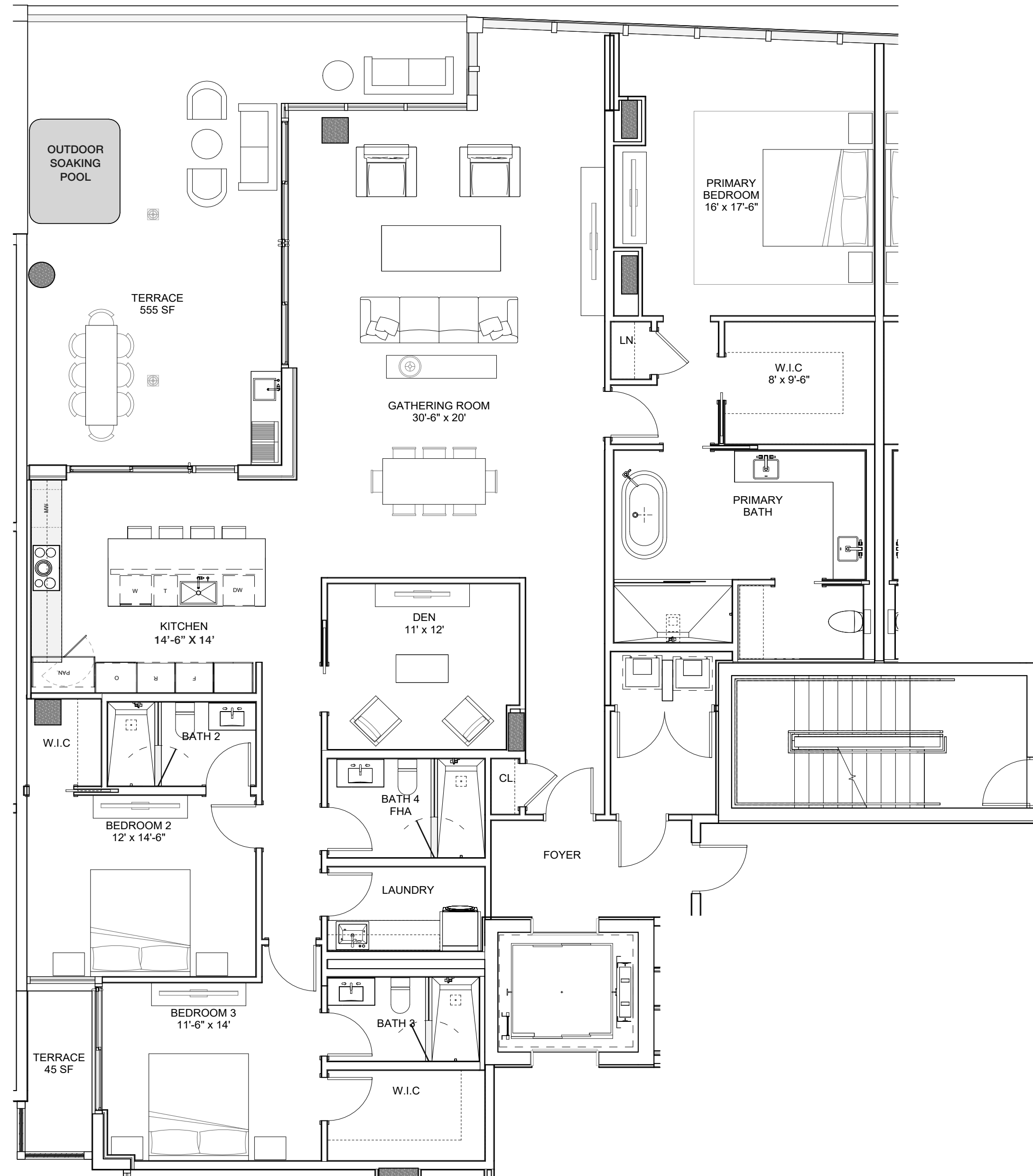
VILLA A-2

FLOOR 4
RESIDENCES 402 S
INTERIOR AREA: 2,900 SF
EXTERIOR AREA: 600 SF
TOTAL AREA: 3,500 SF
3 BEDROOMS + DEN / 4 BATHROOMS



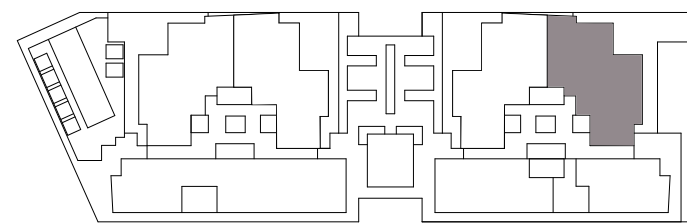
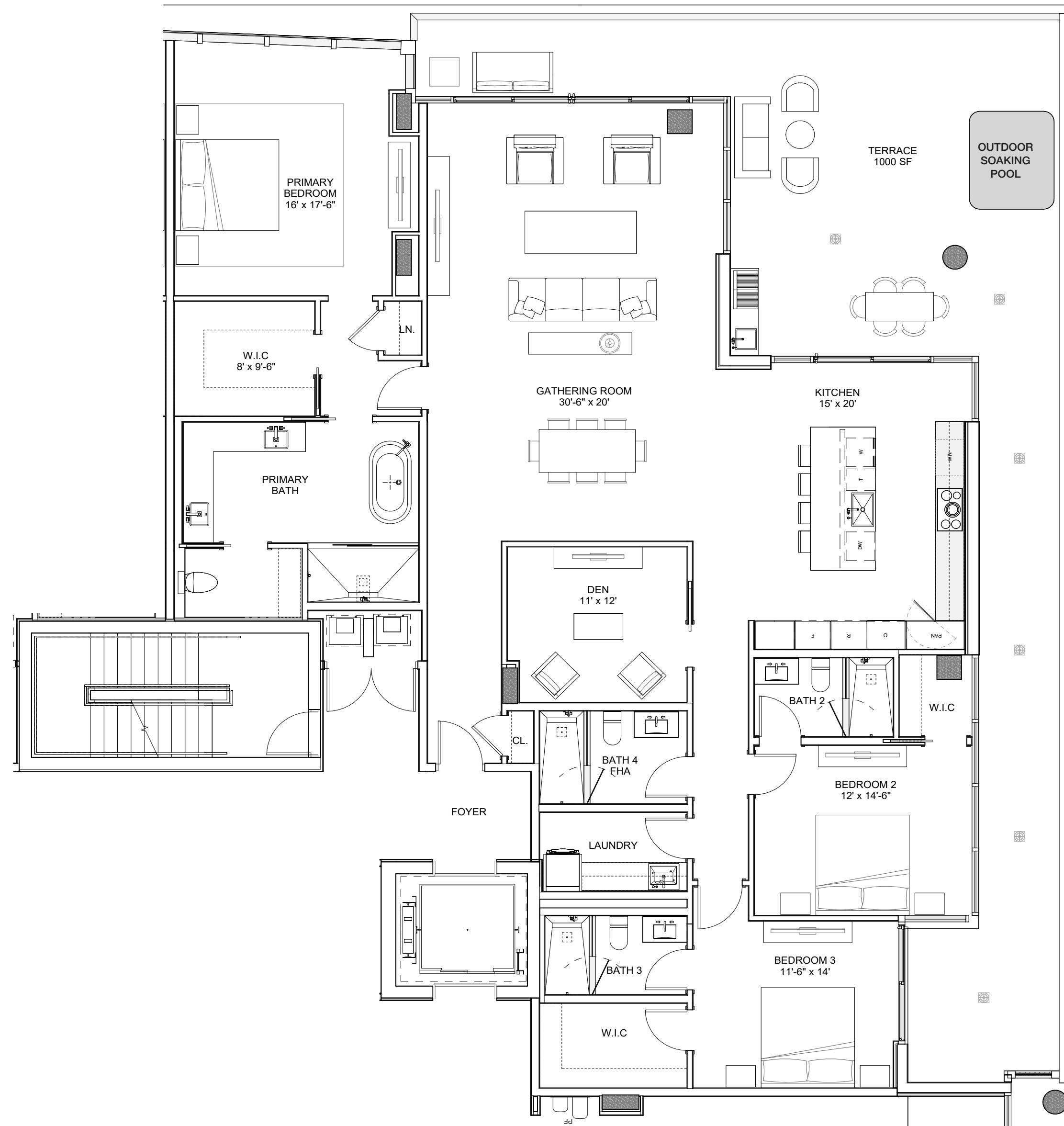
VILLA A-2^M

FLOOR 4
RESIDENCES 401 N
INTERIOR AREA: 2,900 SF
EXTERIOR AREA: 600 SF
TOTAL AREA: 3,500 SF
3 BEDROOMS + DEN / 4 BATHROOMS



VILLA A-3

FLOOR 4
RESIDENCE 402 N
INTERIOR AREA: 2,860 SF
EXTERIOR AREA: 1,000 SF
TOTAL AREA: 3,860 SF
3 BEDROOMS + DEN / 4 BATHROOMS



RESIDENCE A

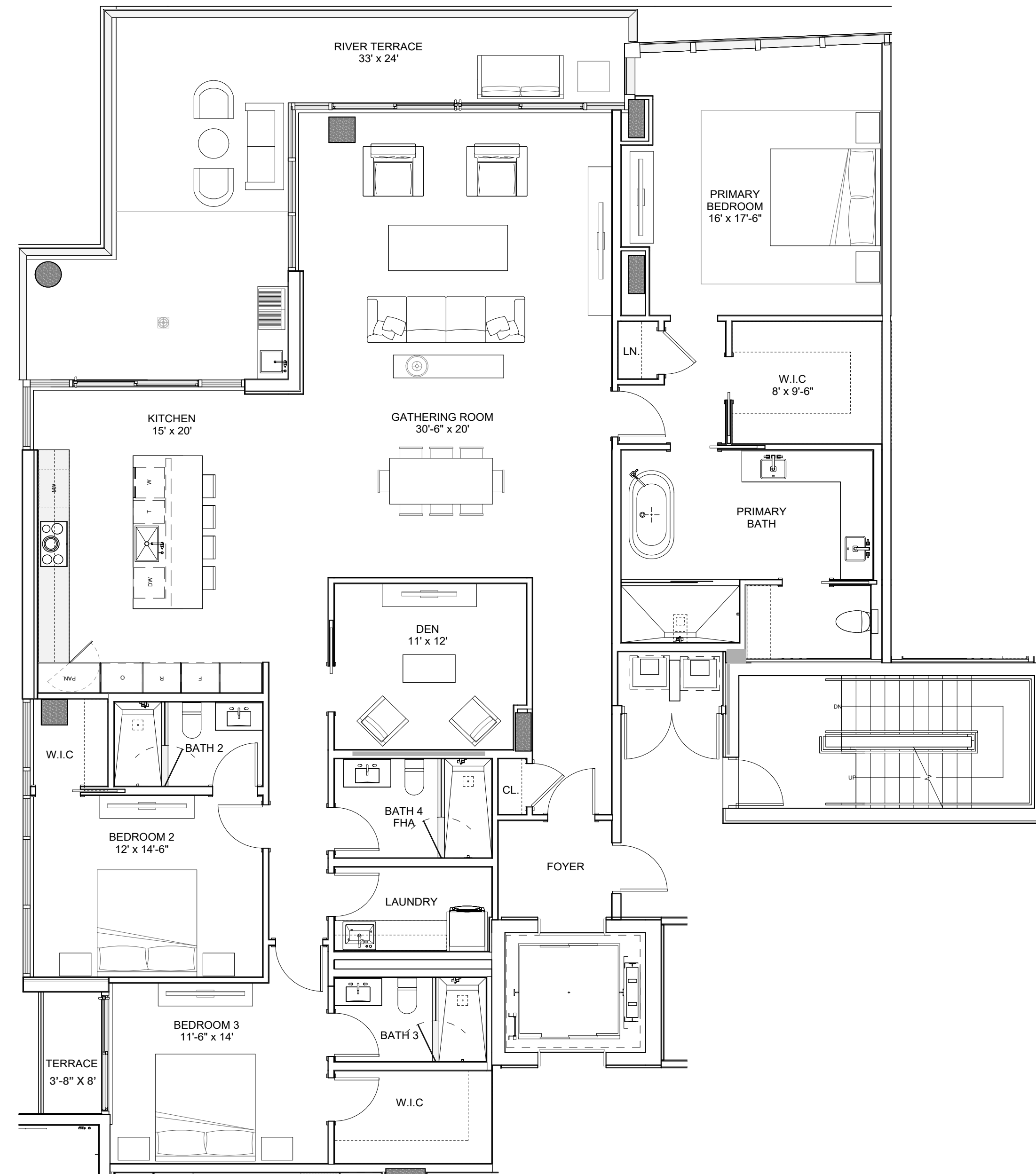
FLOORS 5 THROUGH 10

INTERIOR AREA: 2,860 SF

EXTERIOR AREA: 497 SF

TOTAL AREA: 3,357 SF

3 BEDROOMS + DEN / 4 BATHROOMS



RESIDENCE A^M

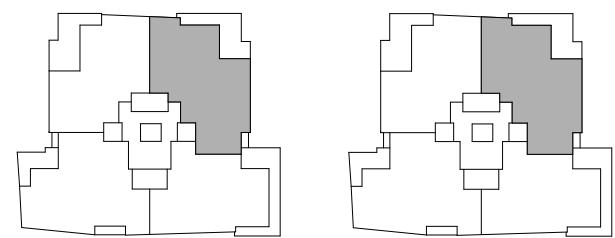
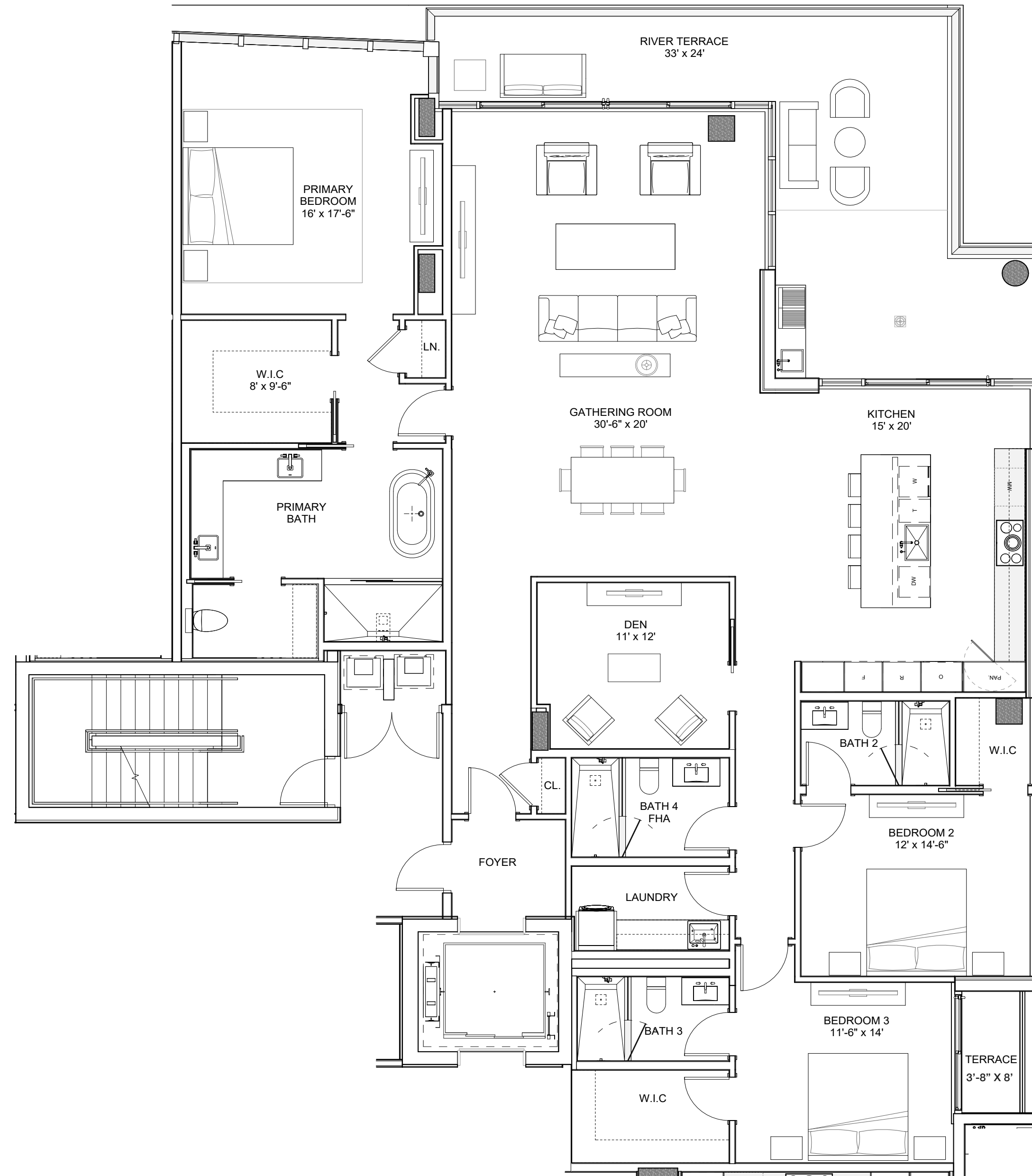
FLOORS 5 THROUGH 10

INTERIOR AREA: 2,860 SF

EXTERIOR AREA: 497 SF

TOTAL AREA: 3,357 SF

3 BEDROOMS + DEN / 4 BATHROOMS



RESIDENCE B

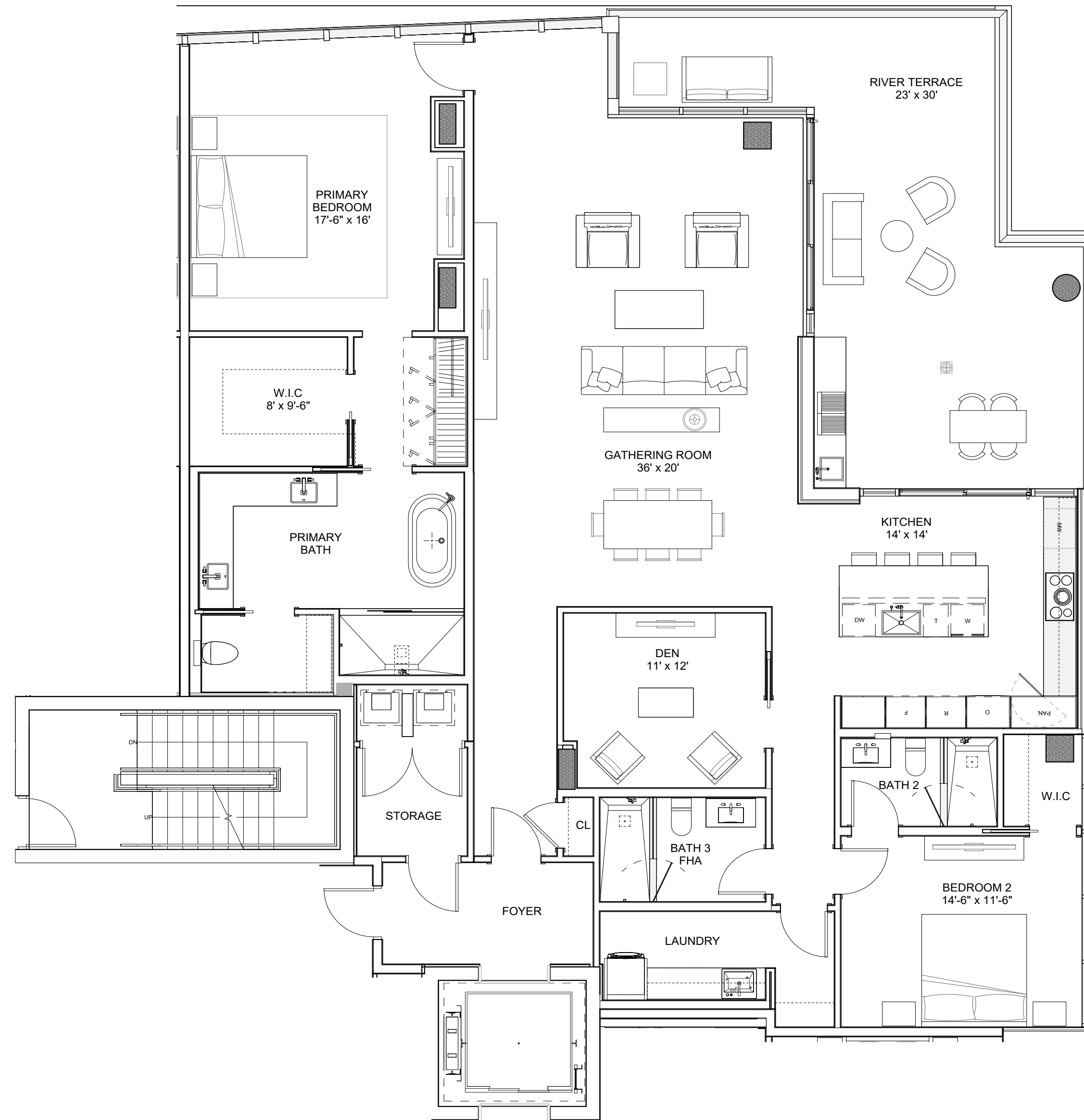
FLOORS 5 THROUGH 10

INTERIOR AREA: 2,550 SF

EXTERIOR AREA: 511 SF

TOTAL AREA: 3,061 SF

2 BEDROOMS + DEN / 3 BATHROOMS



RESIDENCE B^M

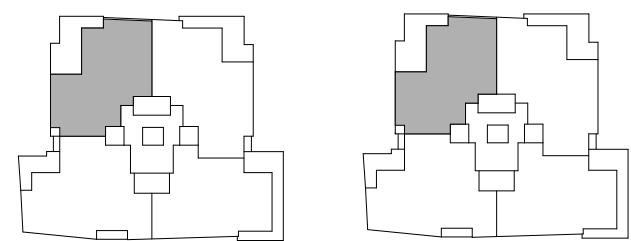
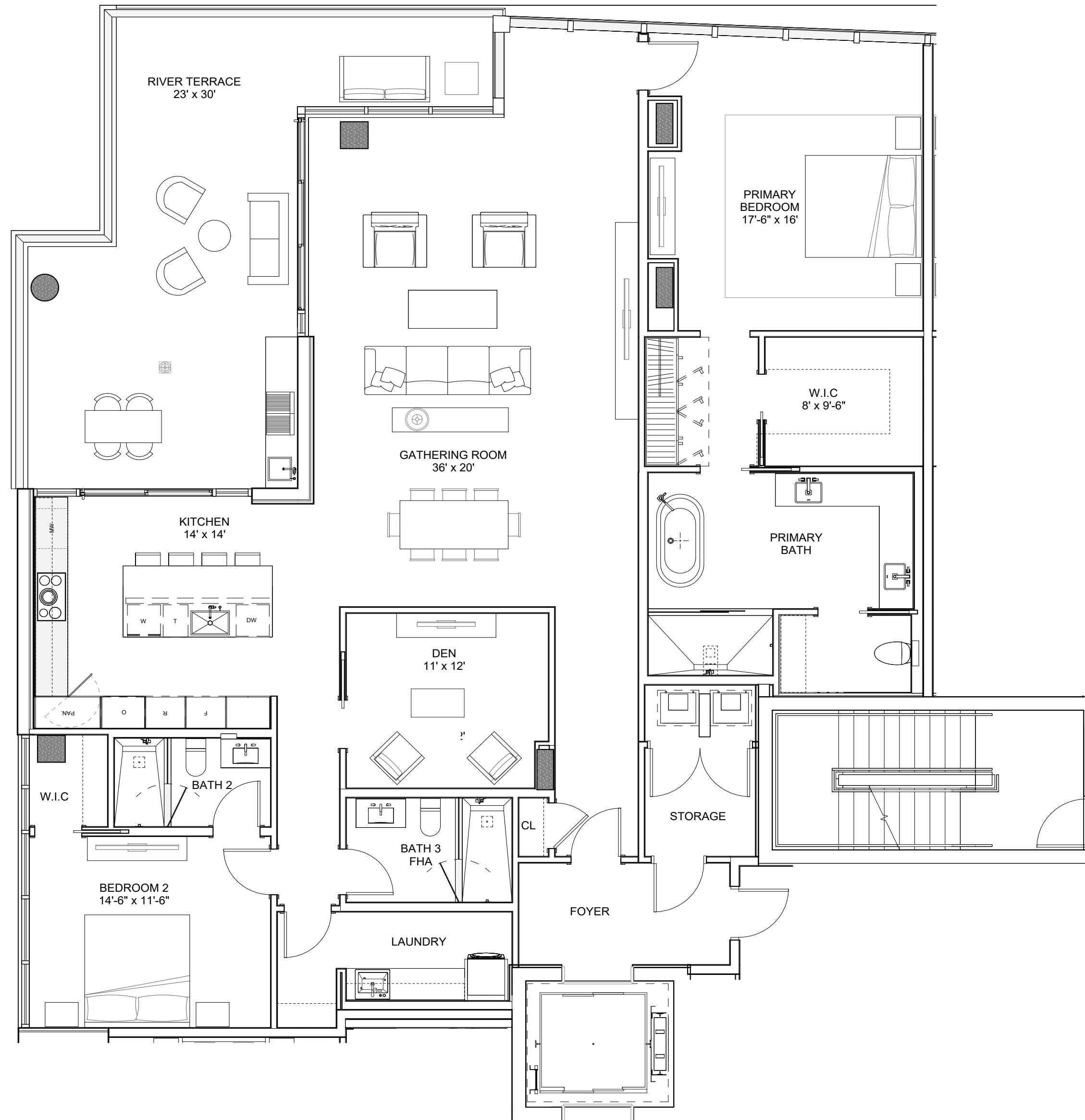
FLOORS 5 THROUGH 10

INTERIOR AREA: 2,550 SF

EXTERIOR AREA: 511 SF

TOTAL AREA: 3,061 SF

2 BEDROOMS + DEN / 3 BATHROOMS



RESIDENCE C

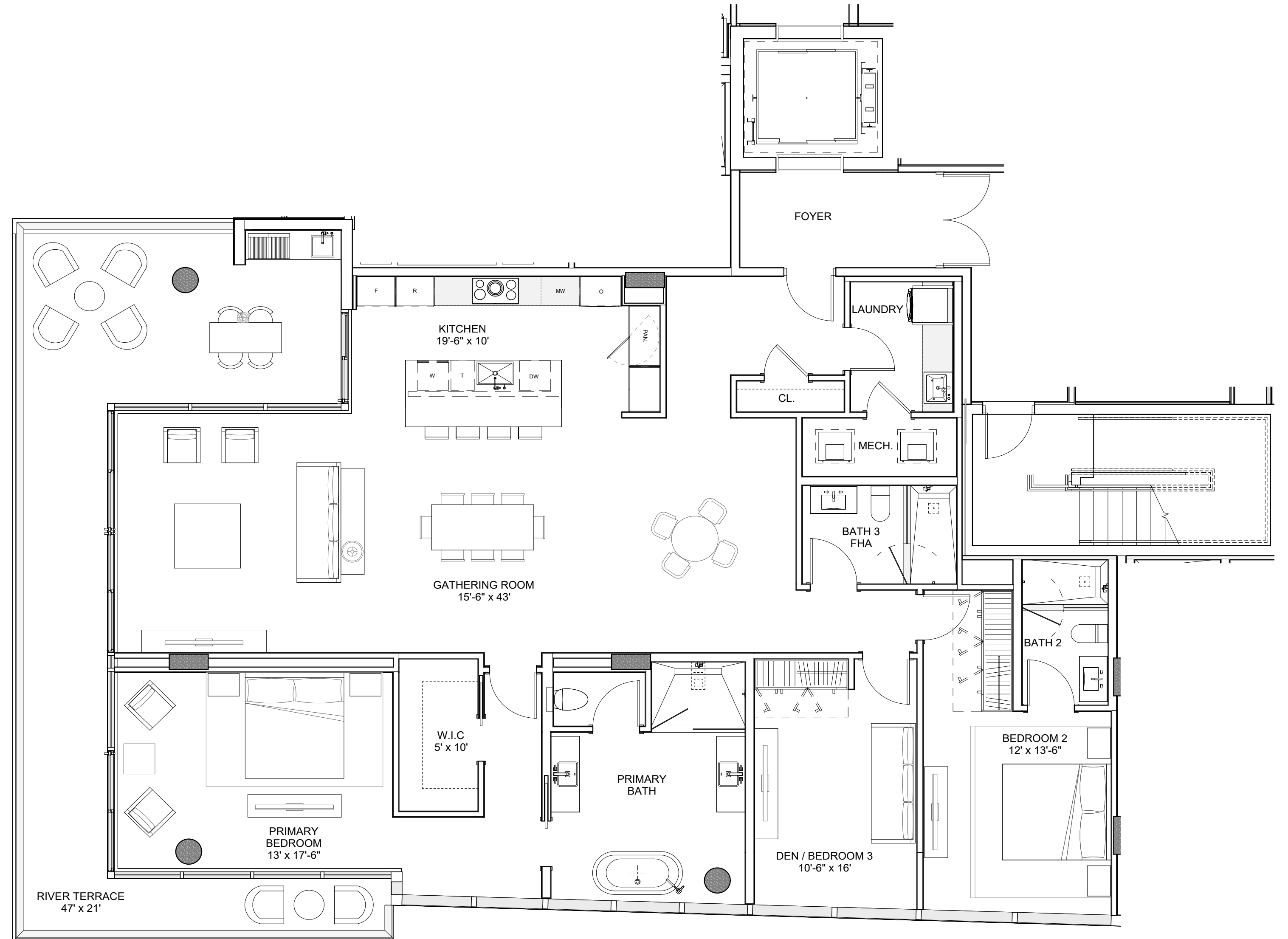
FLOORS 5 THROUGH 10

INTERIOR AREA: 2,500 SF

EXTERIOR AREA: 548 SF

TOTAL AREA: 3,048 SF

2 BEDROOMS + DEN / 3 BATHROOMS



RESIDENCE C^M

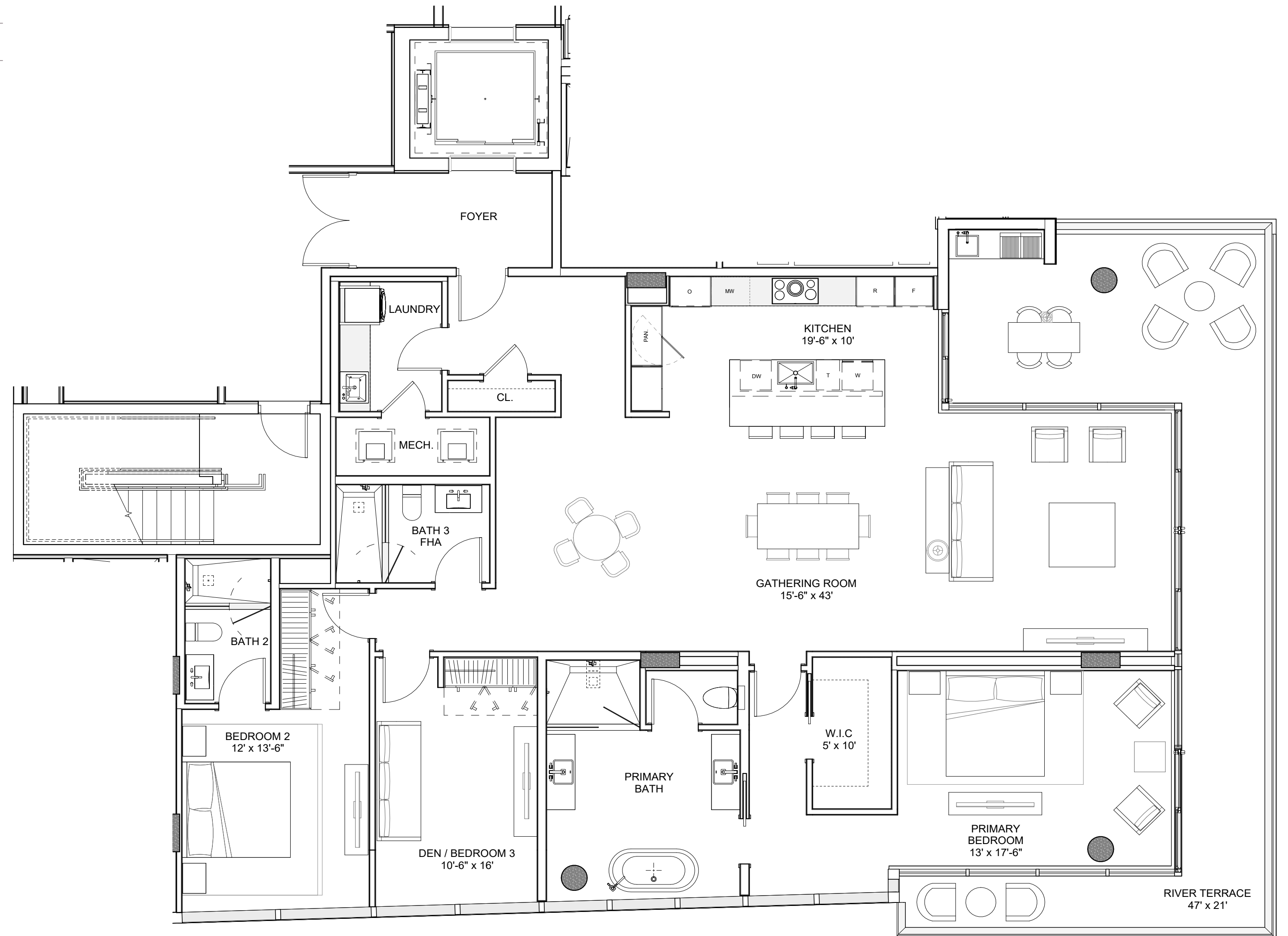
FLOORS 5 THROUGH 10

INTERIOR AREA: 2,500 SF

EXTERIOR AREA: 548 SF

TOTAL AREA: 3,048 SF

2 BEDROOMS + DEN / 3 BATHROOMS



RESIDENCE D

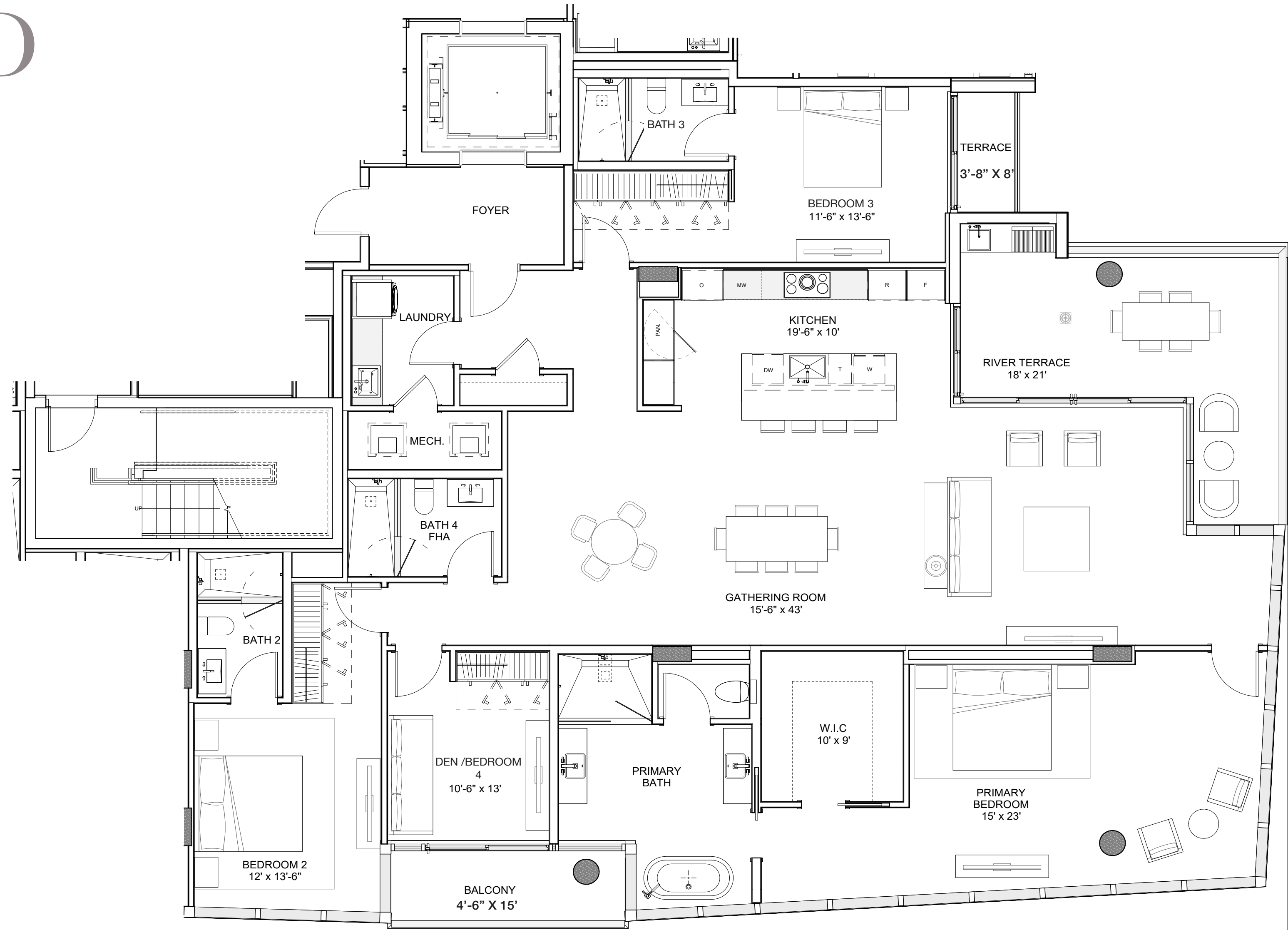
FLOORS 5 THROUGH 10

INTERIOR AREA: 2,940 SF

EXTERIOR AREA: 390 SF

TOTAL AREA: 3,330 SF

3 BEDROOMS + DEN / 4 BATHROOMS



RESIDENCE D^M

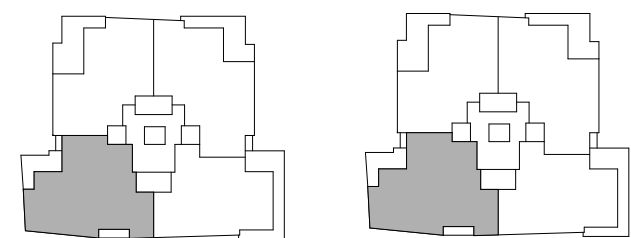
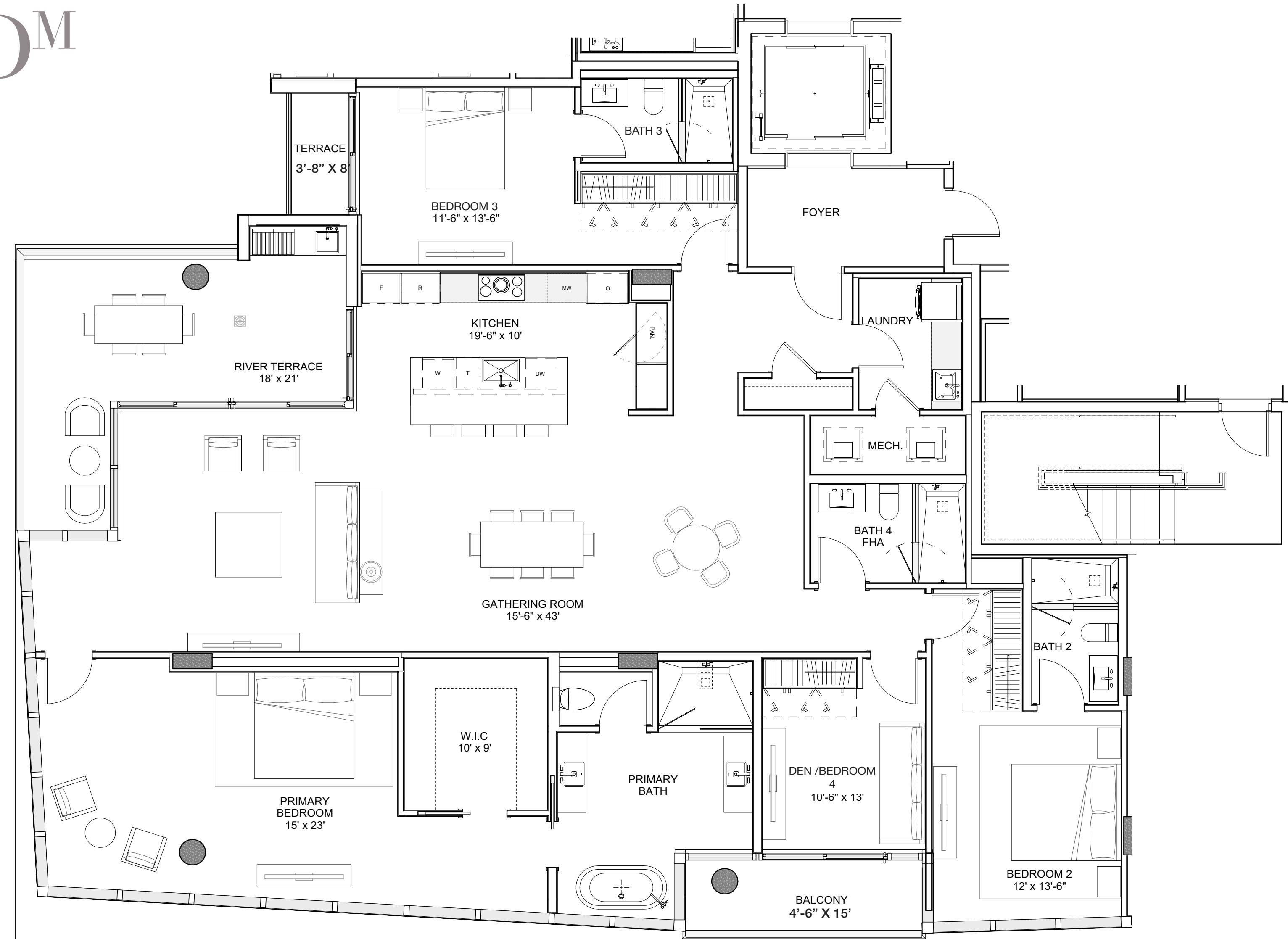
FLOORS 5 THROUGH 10

INTERIOR AREA: 2,940 SF

EXTERIOR AREA: 390 SF

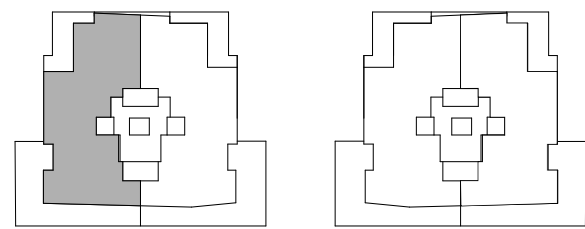
TOTAL AREA: 3,330 SF

3 BEDROOMS + DEN / 4 BATHROOMS



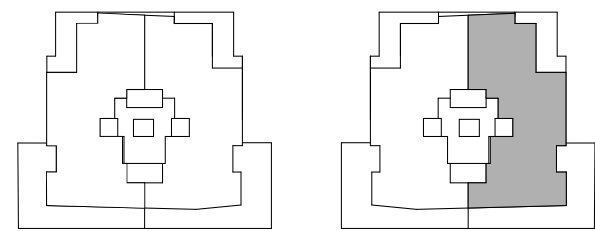
PENTHOUSE A

TOP FLOOR
SOUTH TOWER
INTERIOR AREA: 4,560 SF
EXTERIOR AREA: 2,028 SF
TOTAL AREA: 6,588 SF
4 BEDROOMS + DEN / 5 BATHROOMS



PENTHOUSE A^M

TOP FLOOR
NORTH TOWER
INTERIOR AREA: 4,560 SF
EXTERIOR AREA: 2,028 SF
TOTAL AREA: 6,588 SF
4 BEDROOMS + DEN / 5 BATHROOMS



PENTHOUSE B

TOP FLOOR

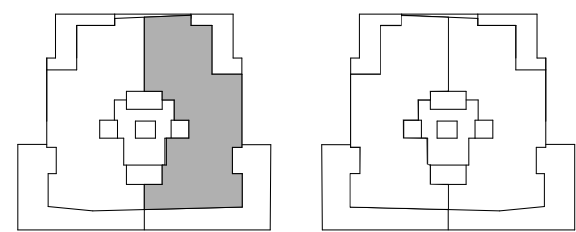
SOUTH TOWER

INTERIOR AREA: 4,660 SF

EXTERIOR AREA: 1,962 SF

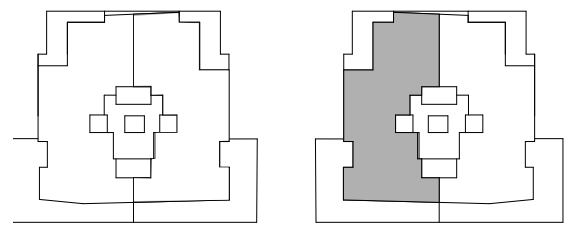
TOTAL AREA: 6,622 SF

4 BEDROOMS + DEN / 5 BATHROOMS



PENTHOUSE B^M

TOP FLOOR
NORTH TOWER
INTERIOR AREA: 4,660 SF
EXTERIOR AREA: 1,962 SF
TOTAL AREA: 6,622 SF
4 BEDROOMS + DEN / 5 BATHROOMS

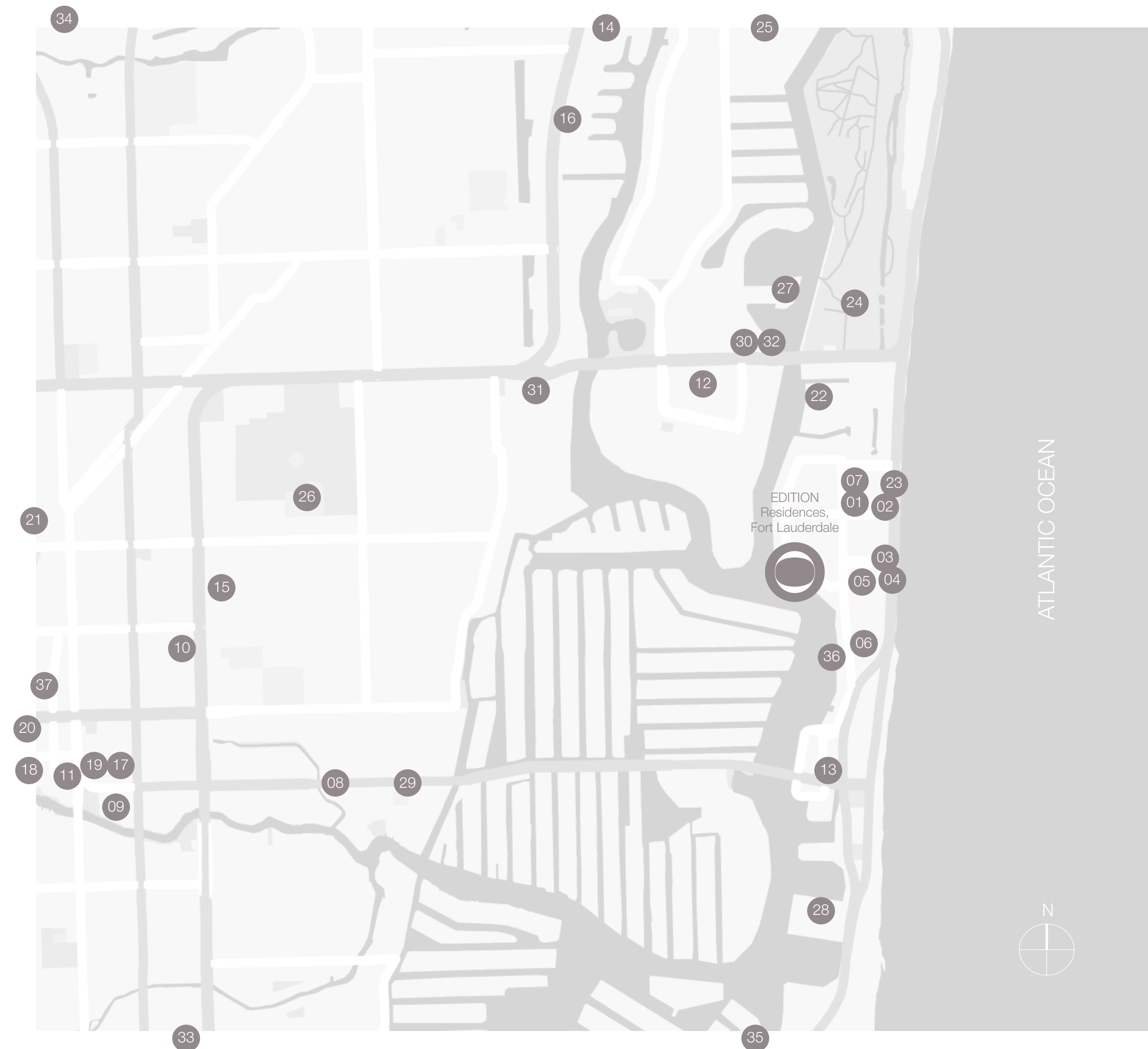


THE NEIGHBORHOOD

Lensed through EDITION's unique perspective of luxury and taste, Fort Lauderdale Beach continues to be a benchmark for local entertainment and culture with its world-class dining, boutique shopping, and flourishing art scene.



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

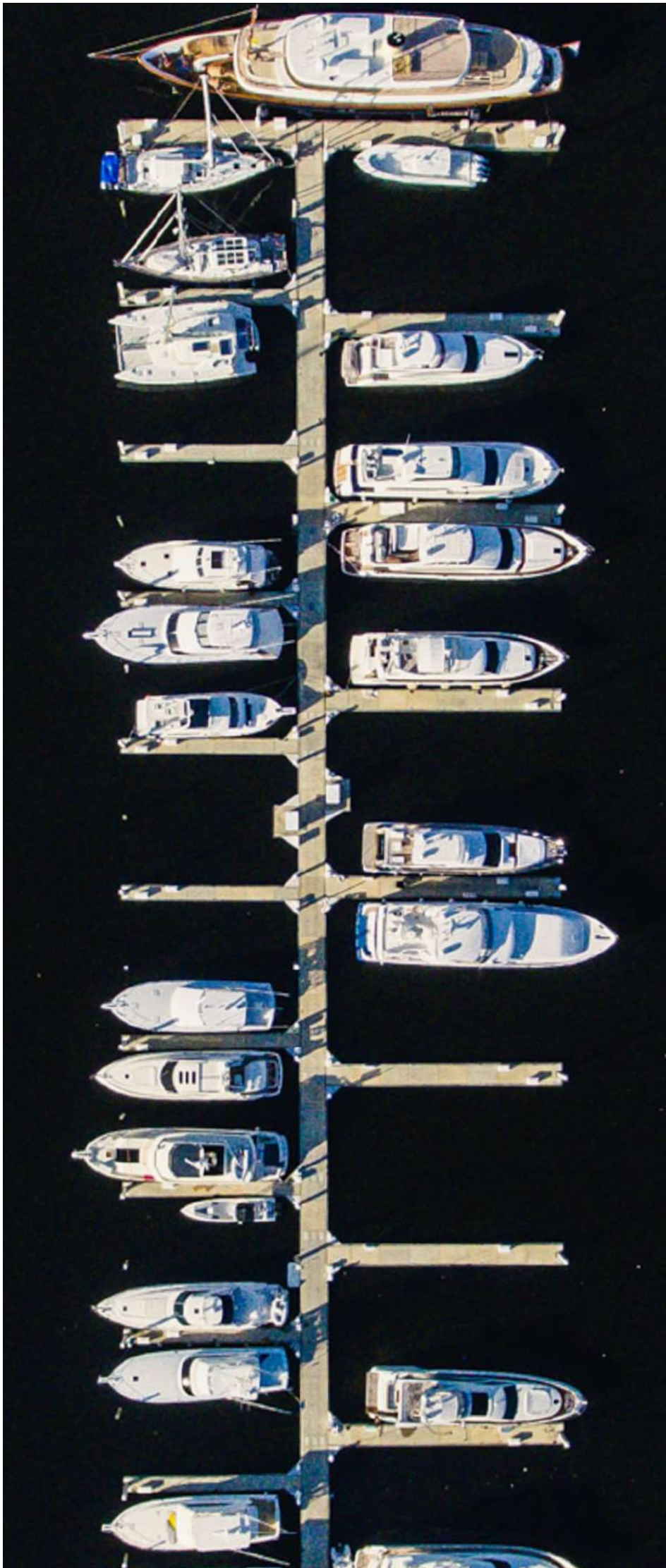
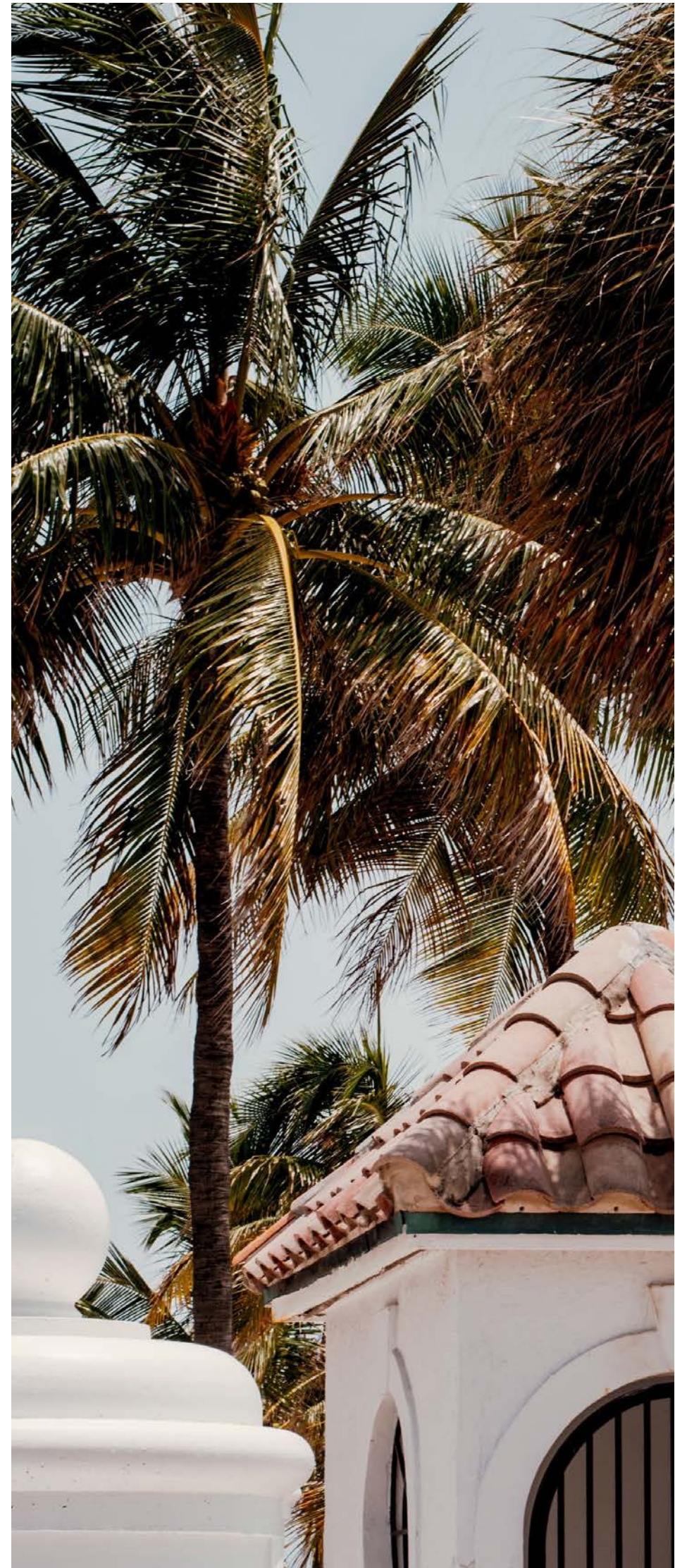
- 23 FORT LAUDERDALE BEACH
- 24 HUGH TAYLOR BIRCH STATE PARK
- 25 CORAL RIDGE COUNTRY CLUB
- 26 JIMMY EVERT TENNIS CENTER IN HOLIDAY PARK
- 27 CORAL RIDGE YACHT CLUB
- 28 BAHIA MAR YACHTING CENTER

WELLNESS

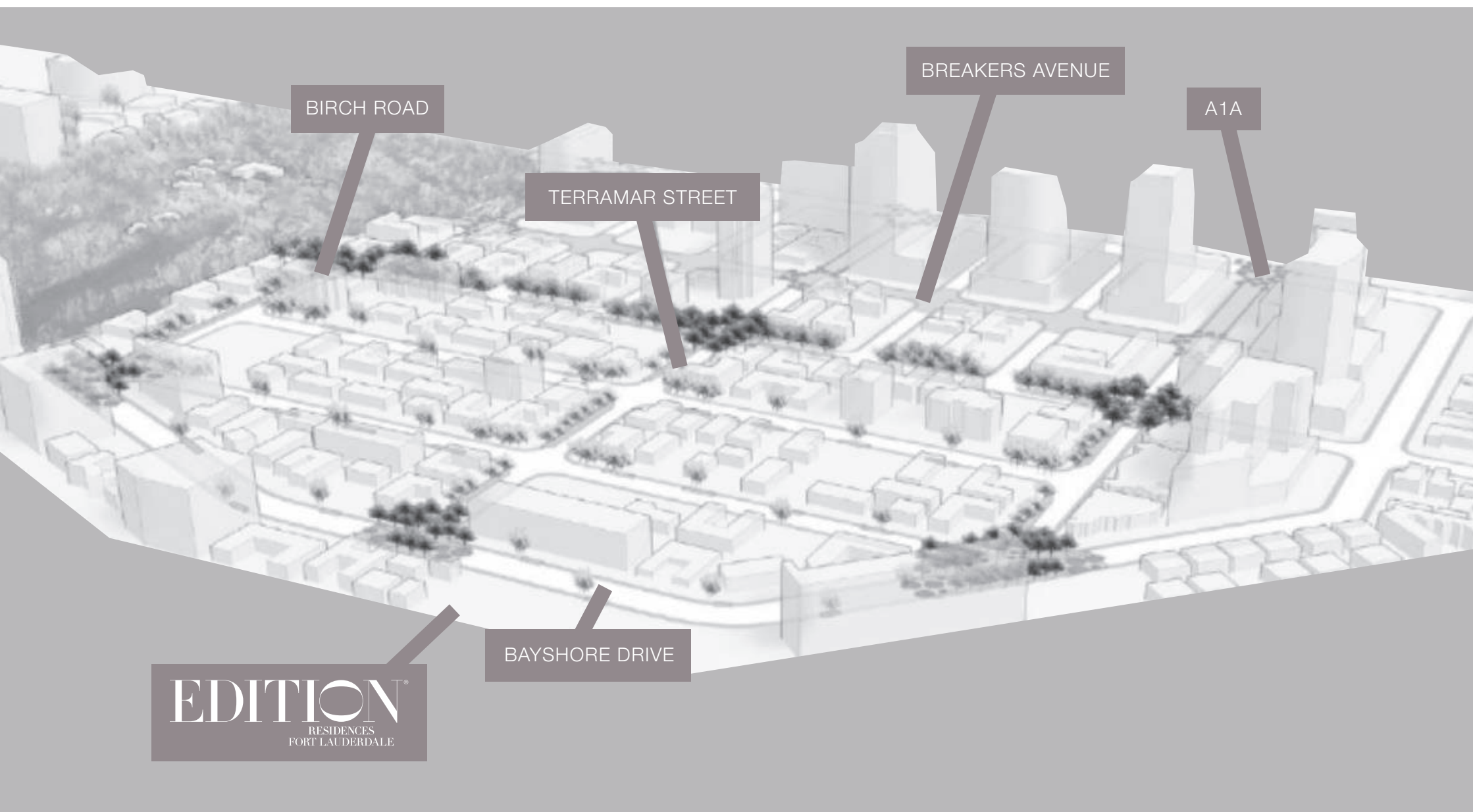
- 29 TIFFANY BEAUTY SPA
- 30 CASBAH SPA & SALON
- 31 PURFIT OM WELLNESS
- 32 HEALTHY CHOICE WELLNESS CENTER

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 FUTURE OF FORT LAUDERDALE BEACH



THE PROMENADE

This \$5 million project on Breakers Avenue will transform the public street into an energetic, community-centered promenade. The highly anticipated streetscape renovation will feature curated shopping and retail, world-class restaurants, local cafes, galleries and festivals.

COMMUNITY ENHANCEMENTS

The Las Olas Beach Park Project, a \$51 million multi-phase initiative, has recently completed the addition of two waterfront recreation parks, new public green spaces, tree-lined promenades, beautifully designed public landscaping, and a state-of-the-art parking facility in Fort Lauderdale Beach. Forthcoming investments include infrastructure enhancements to high-traffic roads, additional bike paths, wider pedestrian sidewalks and shade trees on A1A throughout the North Beach Village neighborhood.

AQUATIC DEVELOPMENTS

With a moniker as ‘the Venice of America,’ and recognition as a yachting capital, Fort Lauderdale continues its investment in community-driven aquatic activities. In partnership with Suntex, the newly outfitted Las Olas Marina will feature dockage for mega yachts up to 250 feet, two new restaurants, and a fitness center with an expected completion date of 2024. For professional swimmers and amateurs alike, the Fort Lauderdale Aquatic Center, notably home to the Swimming Hall of Fame, will receive enhancements to modernize its facilities, along with a new diving tower topping off at 89 feet, the tallest in the western hemisphere.

NOTABLE EVENTS

- JAN SEAGLASS FESTIVAL
- FEB PEGASUS CUP
- MAR MIAMI OPEN
- APR LAS OLAS WINE & FOOD FESTIVAL
- MAY FORT LAUDERDALE AIR SHOW
- MAY FORMULA 1
- NOV FORT LAUDERDALE INTERNATIONAL BOAT SHOW
- DEC ART BASEL
- DEC WINTERFEST BOAT PARADE





MAJOR LEAGUE SPORTS

MIAMI HEAT

MIAMI MARLINS

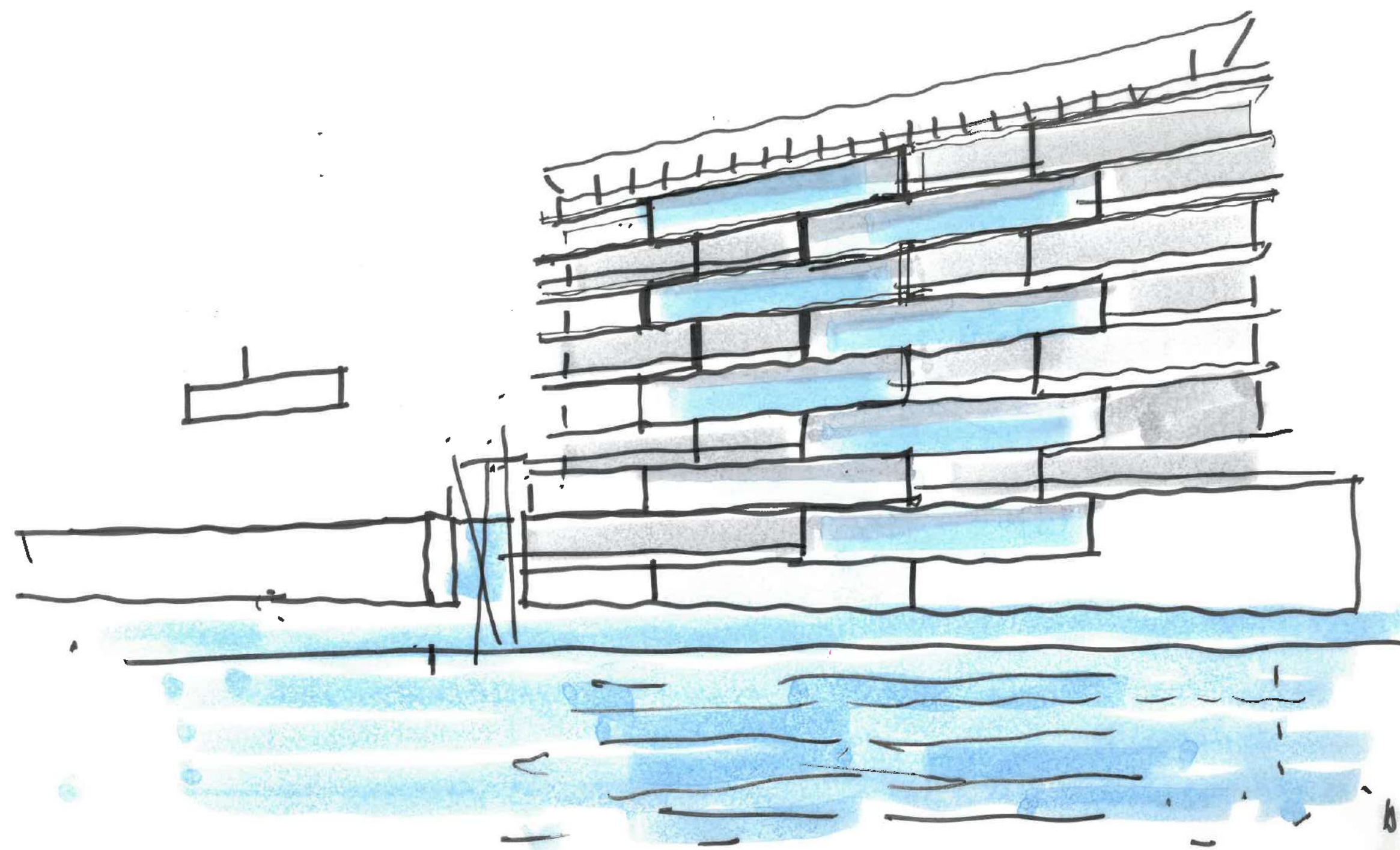
INTER MIAMI CF

MIAMI DOLPHINS

FLORIDA PANTHERS

THE VISIONARIES

The EDITION Residences, Fort Lauderdale is brought to you by a team of visionaries who are redefining luxury living in South Florida.



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.

SALES & MARKETING



Douglas Elliman Development Marketing, a division of Douglas Elliman Realty, offers unmatched expertise in sales, leasing, and marketing for new developments throughout New York City, Long Island, Westchester, New Jersey, Florida, California, Massachusetts, and Texas. The company's new development hybrid platform matches highly experienced new development experts with skilled brokerage professionals who provide unparalleled expertise and real time market intelligence to its clients. The firm is heralded for its achievements in record breaking sales throughout each of its regions. Drawing upon decades of experience and market-specific knowledge, Douglas Elliman Development Marketing offers a multidisciplinary approach that includes comprehensive in-house research, planning and design, marketing, and sales. Through a strategic global alliance with Knight Frank Residential, the world's largest privately-owned property consultancy, the company markets properties to audiences in 51 countries, representing an over \$87 billion global new development portfolio.

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.

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



“THE WORLD’S
HOTTEST
HOTEL BRAND”

- FORBES

MANAGED & OPERATED BY EDITION HOTELS

EXCLUSIVELY
FROM US TO YOU

EDITION®
RESIDENCES
FORT LAUDERDALE



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE 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.

LOCATION
VENTURES

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