

EDITION®  
RESIDENCES  
FORT LAUDERDALE

FACTS & FEATURES

Designed with EDITION's signature fusion of modern sophistication and culturally inspired creativity, EDITION Residences, Fort Lauderdale offers a new generation of luxury.

Architecture      garciastromberg  
Landscape        Cadence  
Interiors          Clodagh

## LOCATION

Overlooking the Intracoastal Waterway and just moments to pristine white sand beaches, experience a sense of secluded privacy while enjoying convenient access to the world-class dining, boutique shopping, and vibrant nightlife of Fort Lauderdale Beach and North Beach Village.

551 Bayshore Drive, Fort Lauderdale Beach  
in North Beach Village

Two Towers, 11 Stories

65 Residences inclusive of 9 Villas and 4 Penthouses

400' Linear Feet of Intracoastal Waterfront

360° Views of Ocean and Intracoastal Waterway

Located on the Intracoastal Waterway and  
Fort Lauderdale's 'Venice of America' canals

5-10 minutes to Fort Lauderdale Beach, Las Olas,  
Downtown Fort Lauderdale and the Galleria Mall

15 minutes to Fort Lauderdale International Airport

15 minutes to Brightline Station and the Seaport

45 minutes (South) to Greater City of Miami

45 minutes (North) to Palm Beach

# THE AMENITIES

## BUILDING FEATURES

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  
Security and Reception within the Lobby  
Dedicated Parking with Valet and Guest Valet  
Dedicated high-speed elevators  
Parking Garage with electric vehicle charging stations  
Mail and Package Room

## ENTERTAINMENT & ACTIVITIES

Library leading to waterfront 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 A/V technology  
Relaxation Garden  
Rooftop Sun Terrace with outdoor kitchen, theater and fireside lounge  
Rooftop Moon Terrace with Meditation Walk  
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  
Waterway 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, saunas, Hammam, and treatment program serviced by EDITION

# VILLA RESIDENCES

## RESIDENCE FEATURES

Two-Bedroom and Two-Bedroom + Den  
Residences from 1,710 to 1,905 SF

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 Intracoastal or city views

Crestron / Lutron lighting systems

European solid wood doors

Custom European cabinetry in closets and bathrooms

Spacious walk-in closets

Full-size washer and dryer

Pre-wired for custom window treatments

36x36 European floors

Private outdoor soaking pools

## KITCHEN

Gourmet Italkraft kitchens with custom  
European cabinetry and quartz countertops

Sub-Zero and Wolf appliances including dual ovens (one  
steam), induction cooktop, dishwasher, ventilation range  
hood, paneled refrigerator and freezer and wine cooler

## BATHROOM

Luxurious primary bath with double vanity and stone finishes

Spacious shower and modern freestanding bathtub

## ADDITIONS

Private enclosed 2-car garage

Private cabana located on the pool deck level

Private storage space

# SIGNATURE RESIDENCES

## RESIDENCE FEATURES

Two- and Three-Bedroom + Den  
Residences from 2,500 to 2,940 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 laundry room with washer and dryer  
Pre-wired for custom window treatments  
36x36 European floors  
Summer kitchens featuring electric grill, sink  
and beverage center

## KITCHEN

Gourmet Italkraft kitchens with custom  
European cabinetry and quartz countertops

Sub-Zero and Wolf appliances including dual ovens (one  
steam), induction cooktop, dishwasher, ventilation range  
hood, paneled refrigerator and freezer, integrated coffee  
system and full size dual zone wine cooler

## BATHROOM

Luxurious primary bath with double vanity and stone finishes  
Spacious shower and modern freestanding bathtub

## ADDITIONS

Private enclosed 2-car garage  
Private cabana located on the pool deck level  
Private storage space

# PENTHOUSE RESIDENCES

## RESIDENCE FEATURES

Four-Bedroom + Den Residences from 4,560 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 laundry room with washer and dryer  
Pre-wired for custom window treatments  
36x36 European floors  
Summer kitchens featuring electric grill, sink and beverage center

## KITCHEN

Gourmet Italkraft kitchens with custom European cabinetry and quartz countertops

Sub-Zero and Wolf appliances including dual ovens (one steam), induction cooktop, dishwasher, ventilation range hood, paneled refrigerator and freezer, integrated coffee system and full size dual zone wine cooler

## BATHROOM

Luxurious primary bath with double vanity and stone finishes  
Spacious shower and modern freestanding bathtub

## ADDITIONS

Private enclosed 2-car garage  
Private cabana located on the pool deck level  
Private storage space

# 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\*

Extended 4 PM checkout\*

10% off Regular Room Rate\*\* at participating Marriott Hotels including EDITION, JW Marriott, The Ritz-Carlton

Complimentary standard high-speed wireless Internet access

\*BASED UPON AVAILABILITY.

\*\*WHEN HOTEL IS NOT SOLD OUT; EXCLUDES TIME PERIODS DEFINED AS "SPECIAL EVENTS" (E.G. SUPER BOWL, MARDI GRAS, ETC.).

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These materials are not intended to be an offer to sell, or solicitation to buy a unit in the condominium to be known, while the applicable license remains in effect, as Edition Residences Fort Lauderdale. Such an offering shall only be made pursuant to the prospectus (offering circular) for the condominium and no statements should be relied upon unless made in the prospectus or in the applicable purchase agreement. In no event shall any solicitation, offer or sale of a unit in the condominium be made in or to residents of, any state or country in which such activity would be unlawful. All images, designs and views depicted herein are artists' conceptual renderings based upon preliminary development plans and concepts, and are subject to change without notice. All such materials are not to scale and are shown solely for illustrative purposes. Developer makes no representation that such improvements will be built or will be built as depicted. The project graphics, renderings and text provided herein are copyrighted works owned by Developer. All rights reserved. Unauthorized reproduction, display or other dissemination of such materials is strictly prohibited and constitutes copyright infringement. The photographs depicted may be stock photography or have been taken off-site, are not part of the proposed condominium, and are used to depict the spirit of the lifestyle to be achieved rather than any that may exist or that may be proposed, and are merely intended as illustration of the activities and concepts depicted therein. Models do not reflect racial or gender preferences. The project is being developed by LV Bayshore SPE, LLC ("Developer"), which has a limited right to use the "Edition" trademarked names and logos. All statements, disclosures and/or representations herein are made by Developer and not by the licensor or Location Ventures and/or any of their affiliates, and you agree to look solely to Developer (and not to the licensor or Location Ventures and/or any of their affiliates) with respect to any and all matters relating to the marketing and/or development of the project and with respect to the sales of units in the condominium. No real estate broker is authorized to make any representations or other statements regarding the project and no agreements with, deposits paid to or other arrangements made with any real estate broker are or shall be binding on Developer.





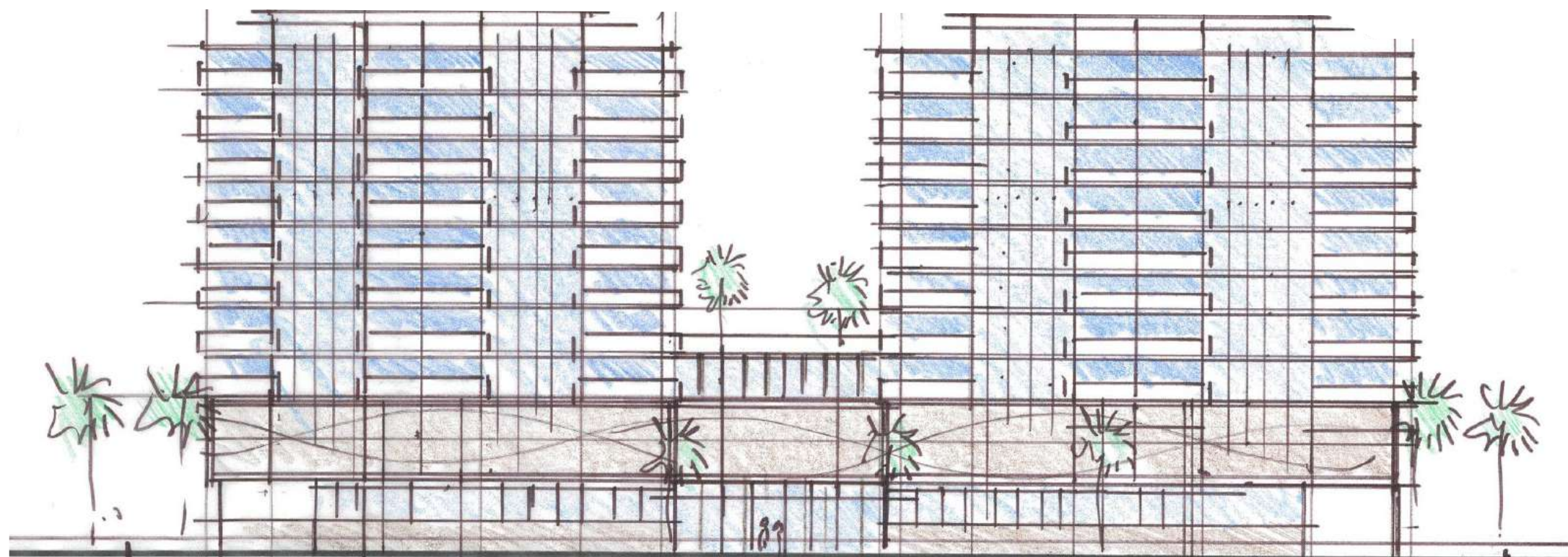
# EDITION<sup>®</sup>

RESIDENCES  
FORT LAUDERDALE

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# THE NEW GENERATION OF LUXURY

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.



# 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

Security and Reception within the Lobby

Dedicated Parking with Valet and Guest Valet

Dedicated high-speed elevators

Parking Garage with electric vehicle charging stations

Mail and Package Room





# THE RESIDENCES

## RESIDENCE 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

36x36 European floors

Signature Residences with summer kitchens featuring  
electric grill, sink and beverage center

Villa Residences with private outdoor soaking tubs

## KITCHEN

Gourmet Italkraft kitchens with custom  
European cabinetry and quartz countertops

Sub-zero and Wolf appliances including  
dual ovens (one steam), induction cooktop,  
dishwasher, ventilation range hood, paneled  
refrigerator and freezer, integrated coffee system  
(in select residences) and dual zone wine cooler

## BATHROOM

Luxurious primary bath with double vanity and  
stone finishes

Spacious shower and modern freestanding bathtub

## ADDITIONS

Private enclosed 2-car garage

Private cabana located on the pool deck level

Private storage space

FEATURES SUBJECT TO SPECIFIC RESIDENCE TYPE AND FLOOR PLAN



# THE EXPERIENCE

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

Short-term 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

Waterfront Pool featuring loungers, private cabanas and outdoor bar

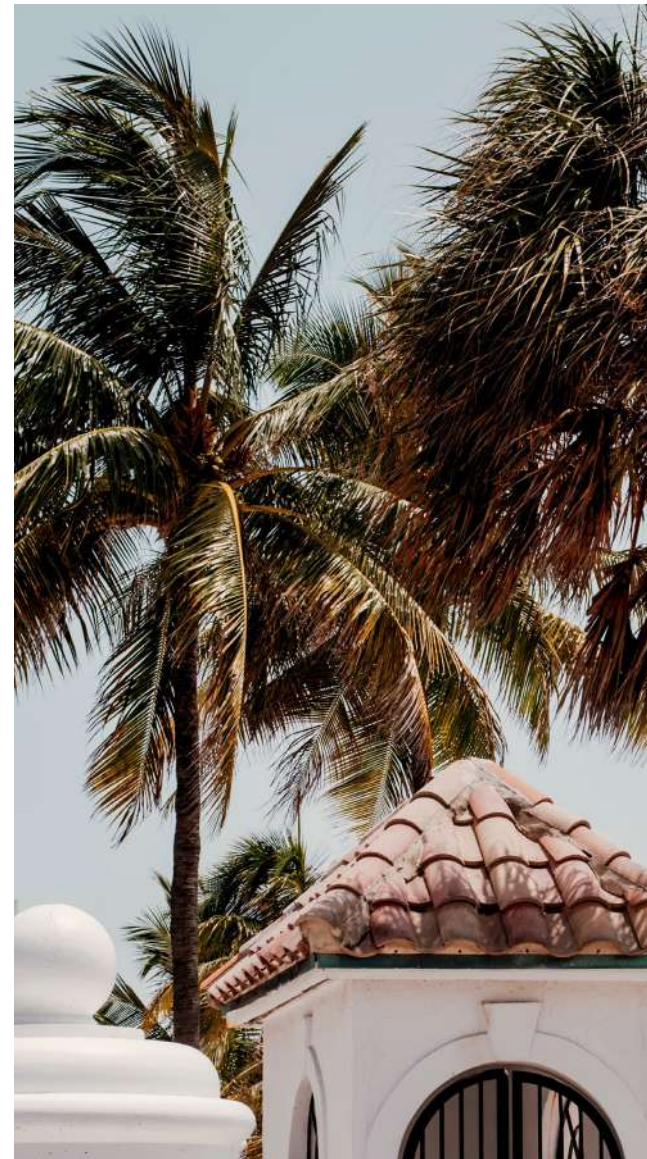
Spa Pool with intracoastal views

Outdoor hot and cold hydrotherapy pools

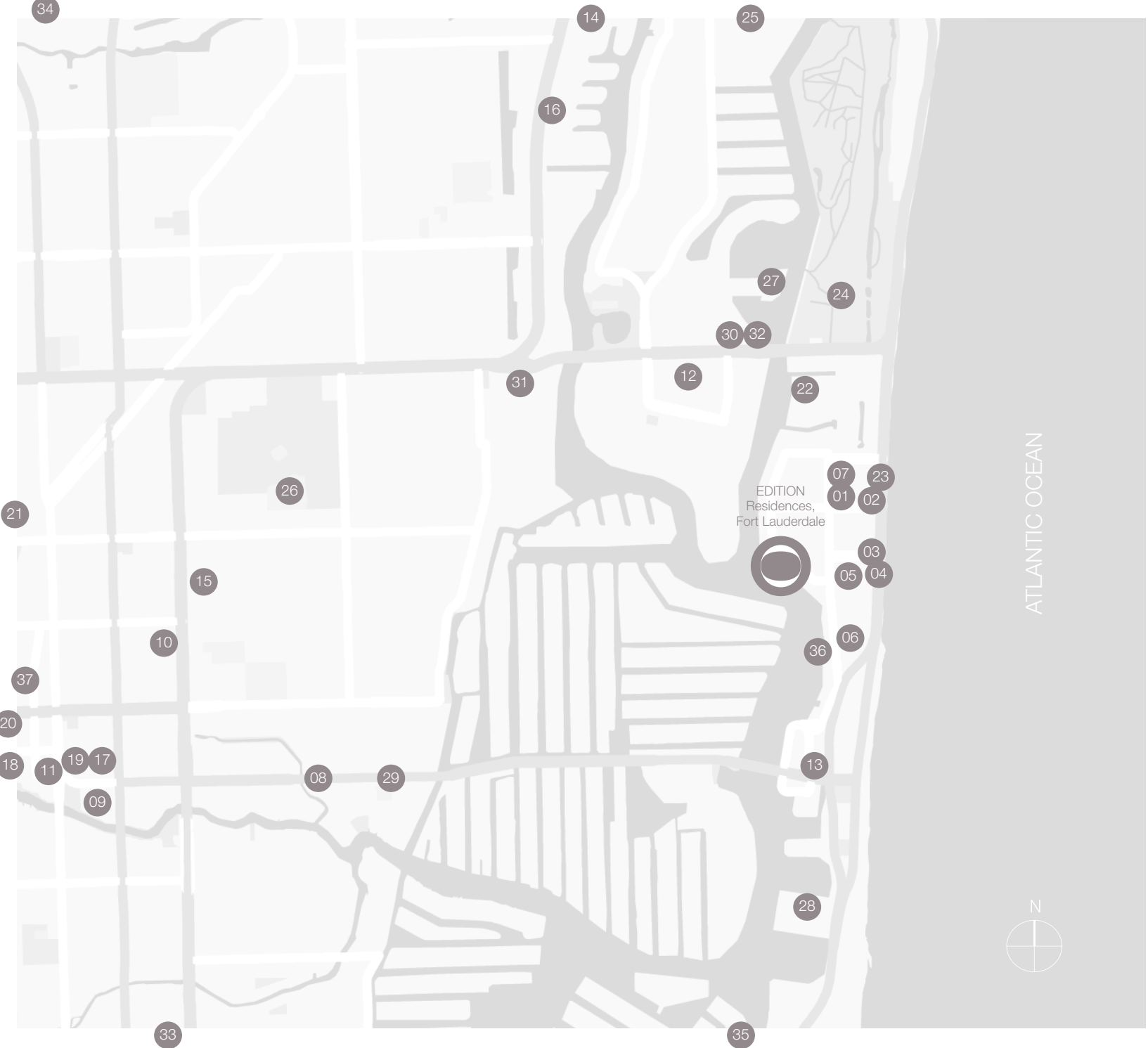
Private Spa with separate dedicated steam rooms, sauna, Hammam, and treatment program serviced by EDITION

# THE 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

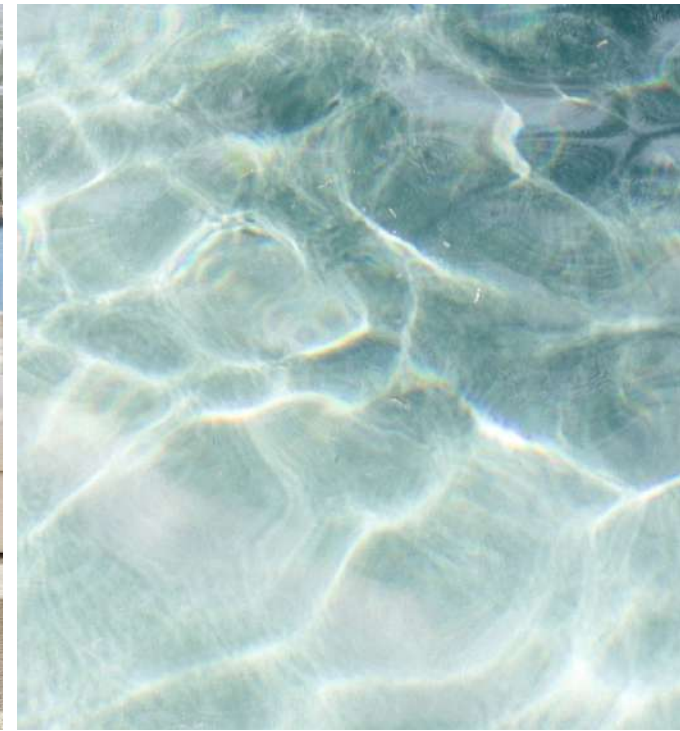
- 29 TIFFANY BEAUTY SPA
- 30 CASBAH SPA & SALON
- 31 PURFIT OM WELLNESS
- 32 HEALTHY CHOICE WELLNESS CENTER

## ACCESS

- 33 FORT LAUDERDALE HOLLYWOOD INTERNATIONAL AIRPORT
- 34 FORT LAUDERDALE EXECUTIVE AIRPORT
- 35 PORT EVERGLADES CRUISE TERMINAL
- 36 WATER TAXI
- 37 BRIGHTLINE RAILWAY SERVICES

SCALE 1,000 FT 1 INCH

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# 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.

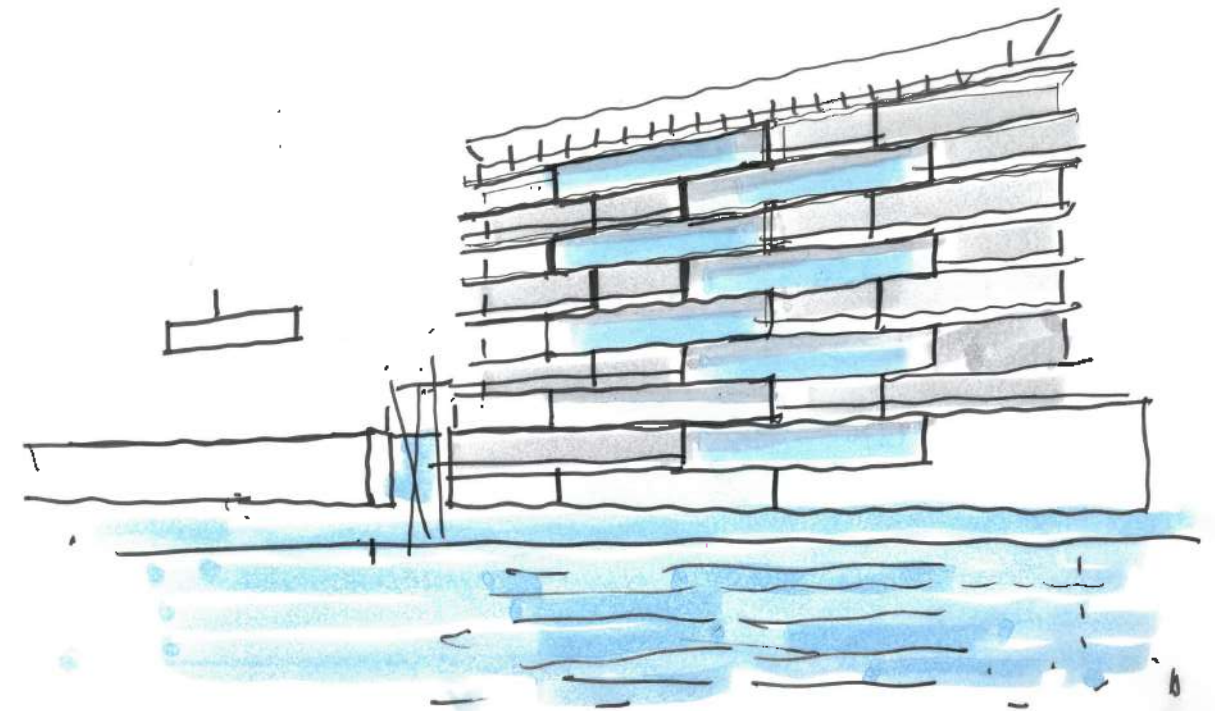
## LANDSCAPE CADENCE

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.

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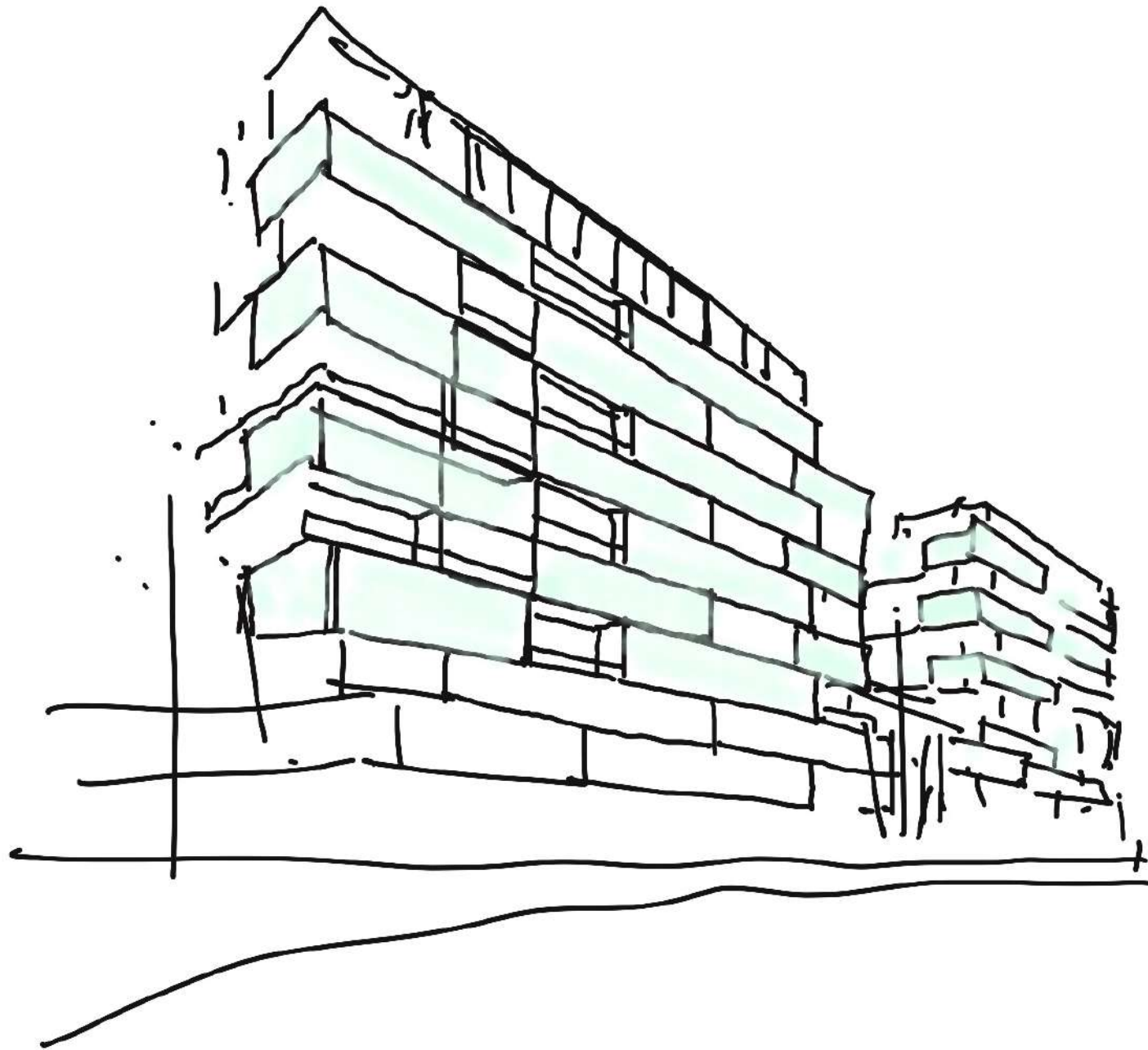
## SALES & MARKETING



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.



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 Douglas Elliman  
Development Marketing

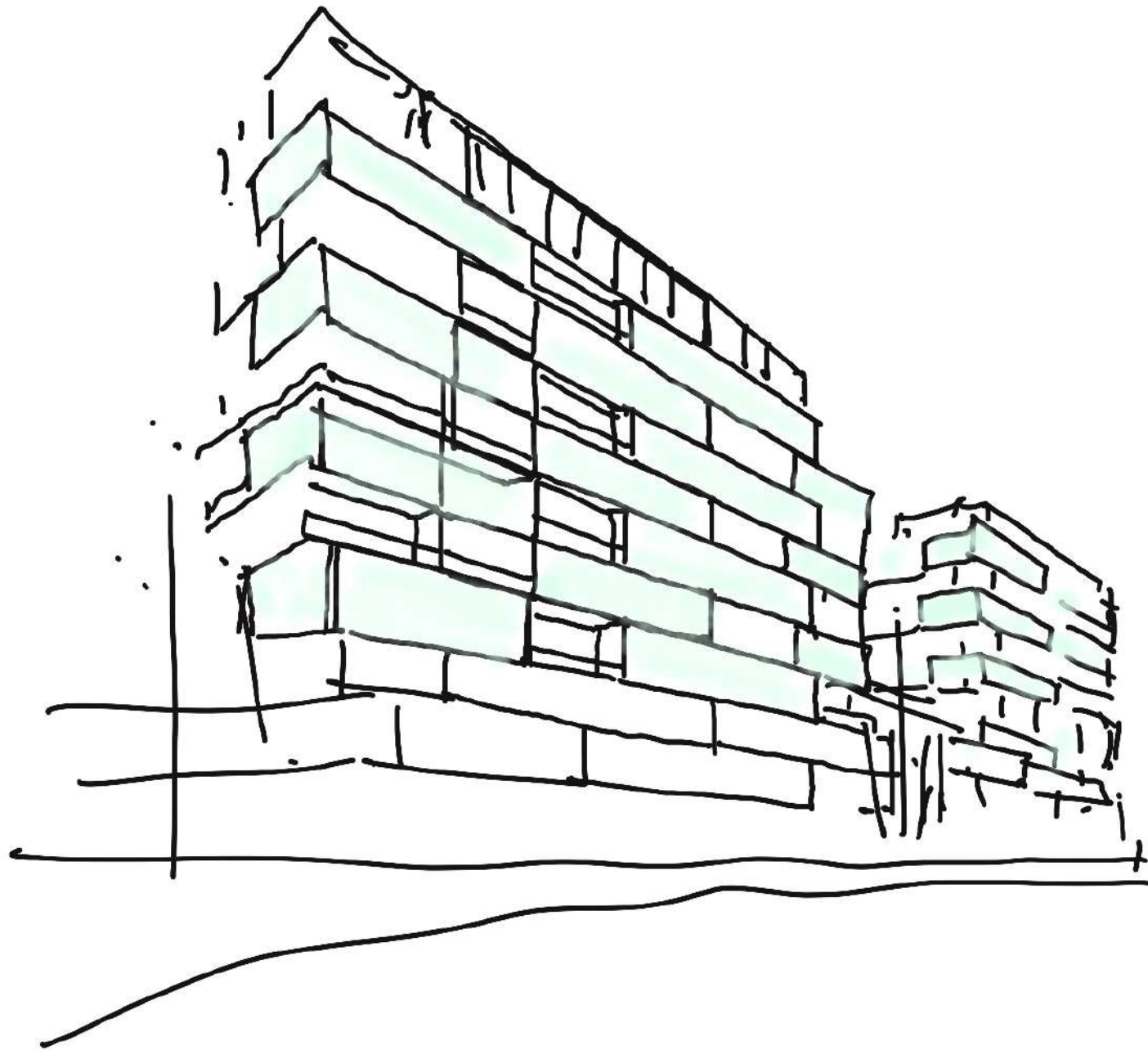
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SCHEDULE YOUR PRIVATE APPOINTMENT

SALES GALLERY LOCATED AT  
3115 TERRAMAR STREET, FORT LAUDERDALE, FL 33304

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