

CASA MURANO



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ANCHOR DOWN IN THE YACHTING CAPITAL OF THE WORLD

SAIL DOWN THE INTRACOASTAL WATERWAY AND DOCK STRAIGHT INTO LUXURY LIVING. WITH 8 CONVENIENT BOAT SLIPS AND A PRIVATE ONSITE MARINA, CASA MURANO GIVES YOU DIRECT ACCESS TO 300 MILES OF FORT LAUDERDALE'S GLIMMERING INLAND WATERWAYS.

IMPECCABLY DESIGNED LIVING SPACES CRAFTED WITH YOU IN MIND

EXCLUSIVITY IS AT THE ROOT OF CASA MURANO'S INTERIOR DESIGN. FROM THE MOMENT YOU STEP OFF THE PRIVATE ELEVATOR, YOU'RE IMMERSSED IN APPROXIMATELY 10-FOOT-COFFERED CEILINGS, FLOOR-TO-CEILING WINDOWS, EXPANSIVE BALCONIES AND THE LATEST TECHNOLOGY FOR SIMPLIFIED LIVING.

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IMMERSE YOURSELF IN SOPHISTICATION

HIGHLIGHTED BY MODERN ARCHITECTURE, BEAUTIFULLY CURATED INTERIORS, AND CONTEMPORARY FLOOR PLANS, EACH RESIDENCE FEATURES STATE-OF-THE-ART AMENITIES TO GIVE RESIDENTS A SPECTACULAR UNION OF INDOOR-OUTDOOR COASTAL LIVING.

BUILDING FEATURES:

- FIVE-STORY, LUXURY WATERFRONT BOUTIQUE BUILDING WITH ONLY 8 RESIDENCES.
- TWO RESIDENCES PER FLOOR STARTING AT APPROXIMATELY 3,108 SQUARE FEET OVERLOOKING THE RIO GRANDE WATERWAY.
- ICONIC ARCHITECTURE BY ADACHE ARCHITECTS AND BEAUTIFULLY CURATED INTERIOR DESIGNS BY IDC STUDIO.
- PRIVATE ROOFTOP TERRACES EQUIPPED WITH MIA CUCINA SUMMER KITCHEN, FEATURING A WOLF 36" GRILL, AND HOT TUBS.
- SHARED OPEN GREEN SPACES FEATURING A COZY FIRE PIT FOR MEMORABLE GATHERINGS OR A RELAXING RESPITE.
- WALKING DISTANCE TO LAS OLAS DINING, SHOPPING, AND RECREATIONAL ACTIVITIES.



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WITH A VAST AMOUNT OF LUXURY FEATURES, EACH RESIDENCE AT CASA MURANO SEAMLESSLY BLENDS LUXURY DESIGN WITH FUNCTIONALITY.

RESIDENCE FEATURES:

- PRIVATE ELEVATOR ACCESS AND ELEGANT ENTRY FOYERS IN ALL RESIDENCES.
- SPACIOUS MASTER BEDROOM RETREATS WITH FLOOR-TO-CEILING WINDOWS AND DIRECT BALCONY ACCESS.
 - LAUNDRY ROOM WITH A FULL-SIZE WASHER, DRYER AND SINK.
 - EXPANSIVE WRAP-AROUND BALCONY TERRACES FOR OPTIMAL SUNRISE AND SUNSET VIEWS.
- LUXURIOUS MASTER BATHROOM SUITE INCLUDING A SOAKING TUB, A SPACIOUS WALK-IN CLOSET, CONTEMPORARY VANITY AND RELAXING RAINFALL SHOWER.
- CHEF-CALIBER GOURMET KITCHENS FEATURING A HIDDEN WALK-IN PANTRY, EXQUISITE STONE COUNTERTOPS, MIA CUCINA CABINETRY, AND WOLF AND SUBZERO APPLIANCES, 30" WALL OVEN, AND A 36" GAS RANGE COOKTOP.
 - SPACIOUS GUEST ROOMS HAVE EN-SUITE BATHROOMS AND MIA CUCINA DESIGNED CLOSETS.
- LIVING ROOM INCLUDES A WET BAR FEATURING A FULL HEIGHT WINE COOLER.

FLOOR PLAN

TYPICAL RESIDENCE FLOOR PLAN

3 BEDROOMS + DEN | 4.5 BATHROOMS

INTERIOR LIVING AREA: 3,108 TO 3,131 SQ. FT. *see disclaimers.*

EXTERIOR LIVING AREA: 692 SQ. FT. + ROOFTOP *see disclaimers.*



Stated "AC Living Area" is measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact varies from the square footage and dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes all interior structural components and other common elements). This method is generally used in sales materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the same method. The AC Living Area of each Unit type, calculated in accordance with the definition set forth in the Condominium Declaration, would be: 3,131 sq. ft. as to Unit 2 North, 3,108 sq. ft. as to Unit 2 South, 3,131 sq. ft. as to Unit 3 North, 3,108 sq. ft. as to Unit 3 South, 3,131 sq. ft. as to Unit 4 North, 3,108 sq. ft. as to Unit 4 South, 3,131 sq. ft. as to Unit PH North, and 3,108 sq. ft. as to Unit PH South. All dimensions are estimates which will vary with actual construction, and all floor plans, specifications and other development plans are subject to change and will not necessarily accurately reflect the final plans and specifications for the development. All depictions of furniture, appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit. Said items are only included if and to the extent provided in your purchase agreement. Please note that the areas listed above include the proposed square footage of terraces and roof decks. Note that those components are not part of the Unit, but rather are appurtenances as to which purchasers may be assigned exclusive use. The balcony dimensions vary and the area stated relates to the largest balcony and/or the combination of one (1) or more balconies adjacent to a Unit. The actual balcony(ies) may be smaller. See the declaration for the specific dimensions of any terrace appurtenant to a particular unit. Dimensions of terraces and roof decks may not be as stated. See additional legal disclaimers on final page.



CASA MURANO, LLC



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