

# CASA MURANO

ISLE OF VENICE - FORT LAUDERDALE

**SITE LOCATION:**

141 ISLE OF VENICE DRIVE, FT. LAUDERDALE, FL 33301

**DEVELOPER:** CASA MURANO, LLC, A FLORIDA LIMITED LIABILITY COMPANY

**ARCHITECT:** ADACHE GROUP ARCHITECTS

**INTERIOR DESIGN:** STUDIO IDC

**SITE AREA:** 14,400 SQFT.

**CANAL FRONTAGE:** 120 FT.

**DOCK SLIPS:** 8

**NUMBER OF STORIES:** 5

**NUMBER OF UNITS:** 8

**UNIT SIZES:** SOUTH 3,108 SQFT. / NORTH 3,131 SQFT.

**PRICES:** RANGING FROM \$2.2M-\$2.7M

**MAINTENANCE:** 49 CENTS PER SQ.FT.

**DEPOSIT STRUCTURE:**

20% AT CONTRACT (TODAY)

20% AT TOP OFF: 1ST QUARTER 2022

60% AT CLOSING: FALL 2022

**COMPLETION TO BE FALL 2022**



## PROPERTY DETAILS

Rising above the Fort Lauderdale's picturesque waterways less than two miles east of Fort Lauderdale Beach, Casa Murano is an exclusive, five-story residence consisting of eight expansive, luxury condos. Highlighted by modern architecture, beautifully curated interiors, and contemporary floor plans, each residence features state-of-the-art amenities, stunning floor-to-ceiling windows showcasing waterway views, and oversized private rooftop terraces equipped with a hot tub and summer kitchen, ensuring residents can enjoy a spectacular union of indoor-outdoor coastal living.

Casa Murano's private marina with eight boat slips offer residents the opportunity to explore Fort Lauderdale's numerous canals and access the Atlantic Ocean.

Located within walking distance of pristine beaches and trendy Las Olas, just seven miles from the Fort Lauderdale-Hollywood International Airport, Casa Murano residents can enjoy everything that positions Fort Lauderdale among the country's most sought-after luxury real estate markets.



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SCAN ME

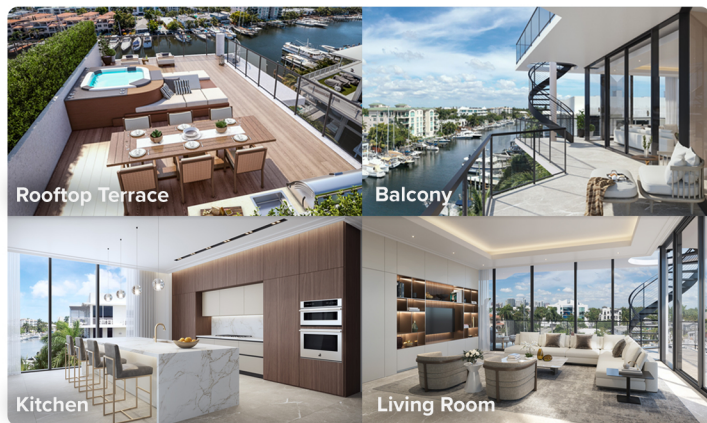
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## RESIDENCE FEATURES

### Property & Building

- Pet-friendly
- Two residences per floor starting at 3,108 square feet overlooking the Rio Grande Waterway
- Picturesque, waterfront location directly overlooking Fort Lauderdale's glimmering waterways
- Private, onsite marina with eight boat slips (one for each unit)
- Iconic architecture by Adache Architects
- Elegant and beautifully curated interior designs by IDC Studio
- Contemporary shared spaces include a waterfront swimming pool, an expansive deck with lounge chairs, and a grill
- Shared open green space featuring a cozy fire pit for memorable gatherings or a relaxing respite
- Private rooftop terraces equipped with Mia Cucina summer kitchens, featuring a Wolf 36" grill, and hot tubs to accommodate your closest friends
- Enclosed double volume garage and electric vehicle charging options for each parking space
- Advanced security system
- Wi-Fi access throughout the building
- Walking distance to Las Olas dining, shopping and recreational activities
- Approximately 1.5 miles east of Fort Lauderdale Beach and 7 miles to the Fort Lauderdale-Hollywood International Airport



### Residence Design & Finish

- Each residence is comprised of 3 bedrooms, 4.5 bathrooms, and a den
- Contemporary flow-through floor plans feature floor-to-ceiling windows with stunning, views
- Private elevator access and elegant entry foyers in all residences
- Expansive wrap-around balcony terraces with continuous glass railings that allow for optimal eastern and western sunrise/sunset views
- Laundry room with a full-size washer and dryer, plus a sink for added convenience
- Porcelain tile floors throughout
- Approximately ten-foot coffered ceilings that make the residence appear larger
- Optional pre-wired smart home available for purchase
- Optional lighting system available for purchase
- Penthouse units offer approximately 11-foot coffered ceilings and direct access to their private rooftop terrace from the convenience of their balcony
- Second floor units offer private direct access from their balcony to the marina and pool deck

### Luxurious Bedroom Design

- Spacious master bedroom retreats with floor-to-ceiling windows showcasing waterfront views of the Rio Grande Waterway, and direct access to the balcony terrace
- Master Bedroom has a generous walk-in closet
- Luxurious master bathroom suite includes a contemporary vanity, deep soaking tub, and relaxing rainfall shower
- Spacious guest rooms has en-suite bathrooms and designer Italian closets

### Kitchen and Living Room Design

- Chef-caliber gourmet kitchens featuring a hidden walk-in pantry
- Exquisite quartz or porcelain countertops, and Mia Cucina cabinetry
- Kitchen is equipped with Wolf and Sub-Zero appliances, including but not limited to a 30" wall oven, and 36" gas range cooktop.
- Wet bar featuring a full-height wine cooler and sink for entertaining

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