

The TERRACES

MODERN LUXURY RESIDENCES IN FORT LAUDERDALE BEACH



FTL

STEP INTO FLORIDA LUXURY

Featuring only 18 residences in Fort Lauderdale Beach, The Terraces effortlessly blends sophisticated design and luxury living to showcase boutique beachside living at its best.

The RESIDENCES

Boutique living with only 18 all-corner residences

2 to 3 bedroom + den residences ranging
from 1780 – 2800 SF

Dual-floor penthouses

2 self parking full-size spaces per residence
and dedicated guest parking

Private A/C storage for each residence

Thoughtfully-planned amenities





The NEIGHBORHOOD

The Terraces is at the center of a thriving historic neighborhood that offers an array of places for entertaining, dining, shopping and relaxing within walking distance.



HISTORIC BONNET
HOUSE & GARDENS

BREAKERS
AVENUE

PARAMOUNT
FORT LAUDERDALE

FORT LAUDERDALE
BEACH

THE
ATLANTIC

CONRAD
HOTEL

FOUR SEASONS
HOTEL AND RESIDENCES

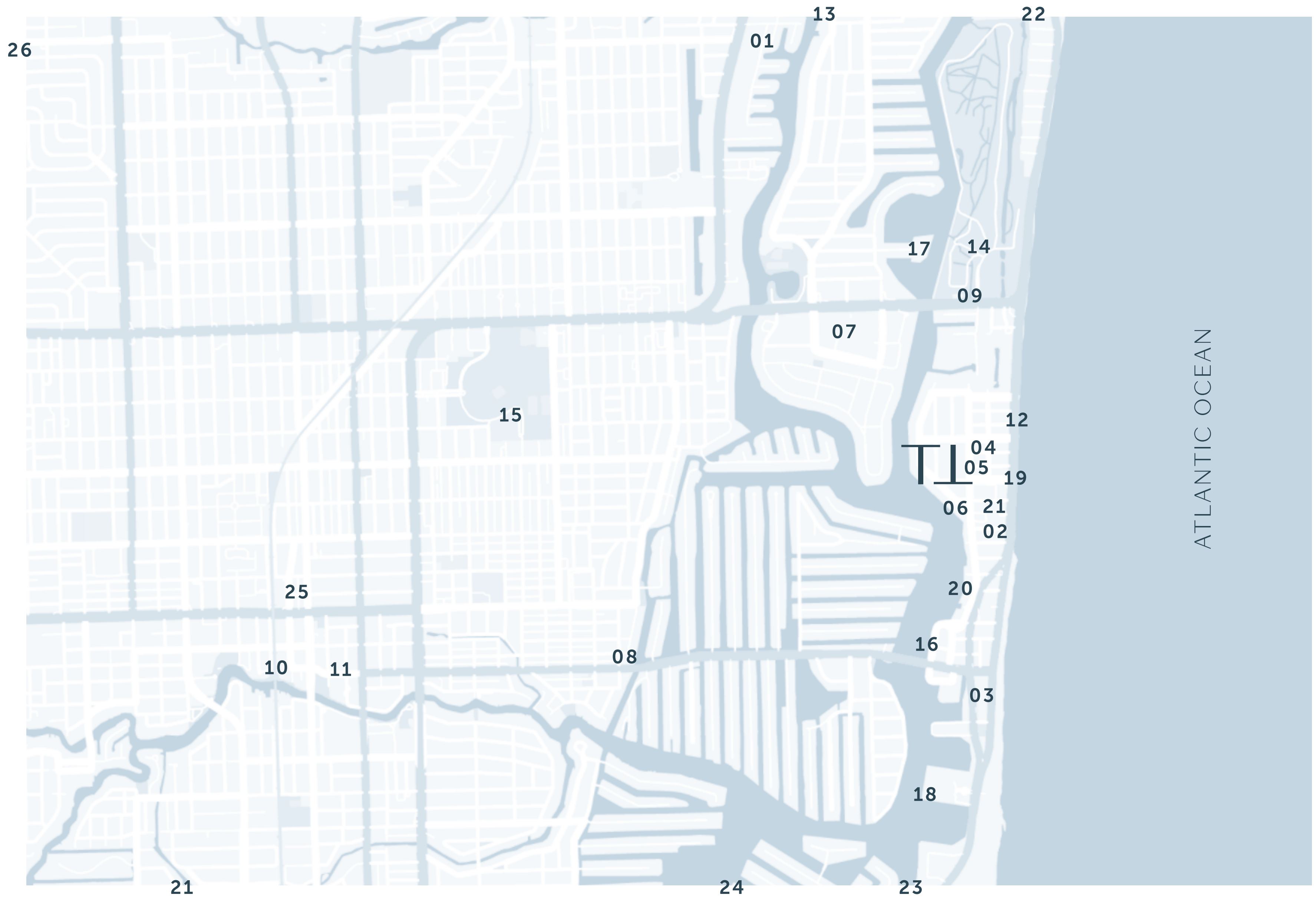
HILTON
HOTEL

W
HOTEL

The IDEAL LOCATION

5 Minutes to Las Olas • 5 Minutes to Brightline Train Stop

10 Minutes to Downtown Fort Lauderdale • 15 Minutes to Fort Lauderdale International Airport



The DINING

- 01 WHOLE FOODS MARKET 3.1 MI
- 02 STARBUCKS 1.4 MI
- 03 WEEKEND FARMER'S MARKET 1.0 MI
- 04 WINE GARDEN 0.2 MI
- 05 ARCHIBALD BAKERY 0.2 MI
- 06 BOTANIC AT THE GOODLAND 450 FT

The SHOPPING

- 07 THE GALLERIA 1.7 MI
- 08 LAS OLAS 2.9 MI

The CULTURE

- 09 BONNET HOUSE MUSEUM AND GARDEN 1.1 MI
- 10 BROWARD CENTER OF THE PERFORMING ARTS 3.9 MI
- 11 NSU ART MUSEUM FORT LAUDERDALE 3.2 MI

The FRESH AIR & ACTIVITY

- 12 FORT LAUDERDALE BEACH 0.1 MI
- 13 CORAL RIDGE COUNTRY CLUB 4.9 MI
- 14 HUGH TAYLOR BIRCH STATE PARK 1 MI
- 15 JIMMY EVERT TENNIS CENTER 2.9 MI
- 16 LAS OLAS MARINA 0.8 MI
- 17 CORAL RIDGE YACHT CLUB 1.9 MI
- 18 BAHAMA MAR YACHTING CENTER 1.3 MI

The WELLNESS

- 19 FOUR SEASONS SPA 0.2 MI
- 20 RITZ CARLTON 0.6 MI
- 21 W HOTEL 0.3 MI
- 22 THE SPA AT AUBERGE BEACH 2.3 MI

The ACCESS

- 23 PORT EVERGLADES 6.5 MI
- 24 FORT LAUDERDALE INTERNATIONAL AIRPORT 6.5 MI
- 25 BRIGHTLINE TRAIN STOP 3.6 MI
- 26 FORT LAUDERDALE EXECUTIVE AIRPORT 12.2 MI





The FEATURES

Open indoor/outdoor floor plans

Spacious terraces with expansive views

10' foot ceilings

Floor-to-ceiling impact glass windows and doors

Modern European kitchen cabinetry

Appliance package by Subzero and Bosch

Custom finished closets

LED lighting throughout with dimmers

Smart thermostat

Whole House Five Stage Hepa air cleaner with ultraviolet light and photocatalytic filter





The FINISHES

Large-format European porcelain tile

Solid wood doors with concealed hinges

Fixtures by Delta

Italian Milled Cabinetry

European Quartz Countertops

European Porcelain Tile



The AMENITIES

6,000 SF of Indoor and Outdoor Amenities

Private lobby entrance

PhoneKey mobile access building entry

Relaxation deck with pool and cabanas

Fully-equipped fitness center with Peloton bikes and treadmills

Health center for yoga, pilates and meditation

Wellness treatment rooms and spa

Club room with lounge and kitchen

2 summer kitchens

2 Private office conference rooms

WiFi in all common areas

Bike stations

Pet spa

Private outdoor dog area

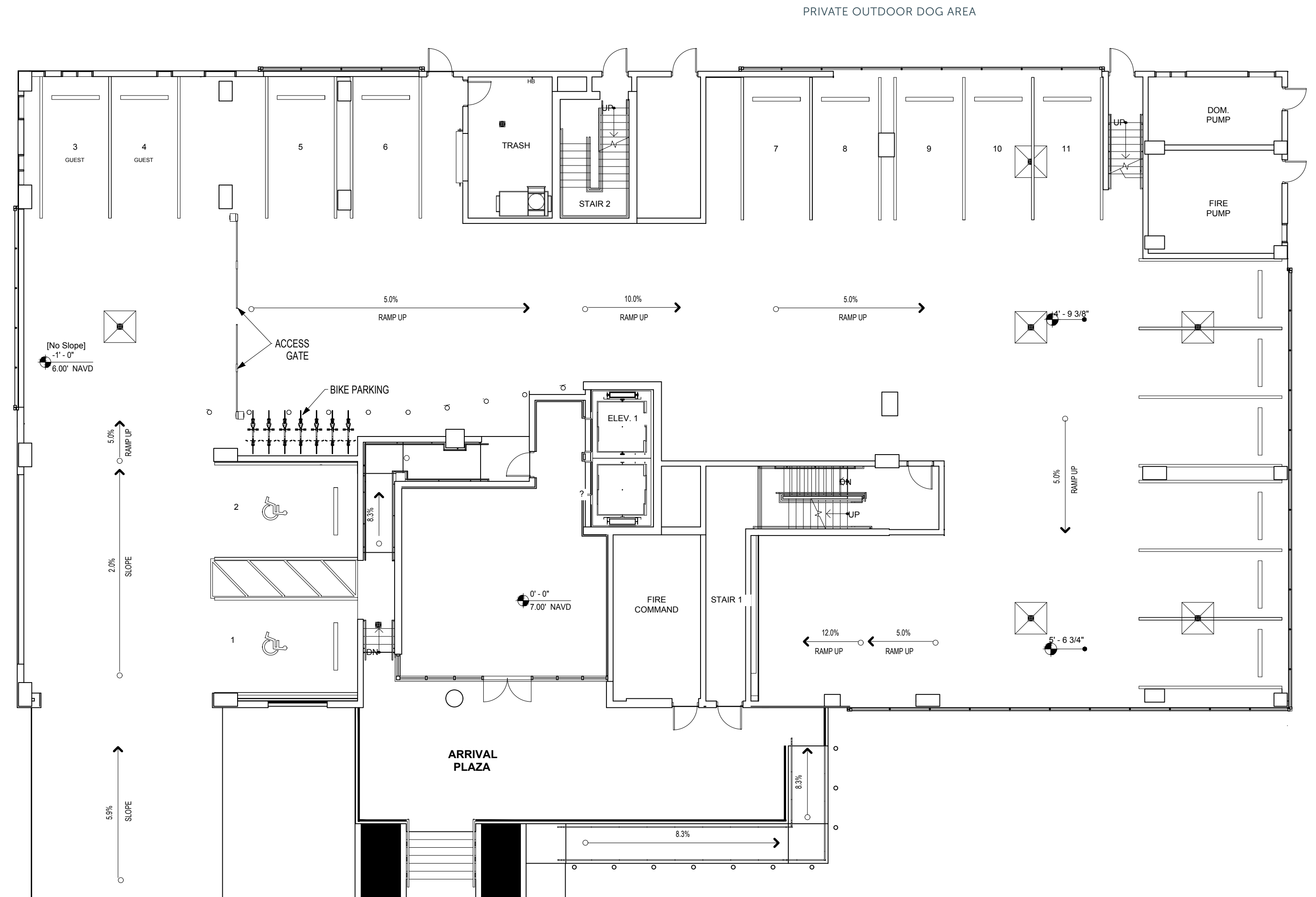
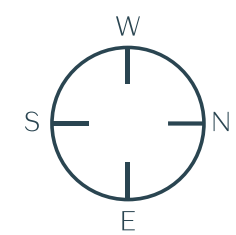


KEY PLAN

FIRST FLOOR

AMENITIES

- Private lobby entrance
- PhoneKey mobile access building entry
- Two self parking full-size spaces
- WiFi in all common areas
- Dedicated guest parking
- Bike stations
- Private outdoor dog area



ORTON AVENUE

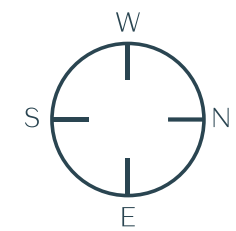
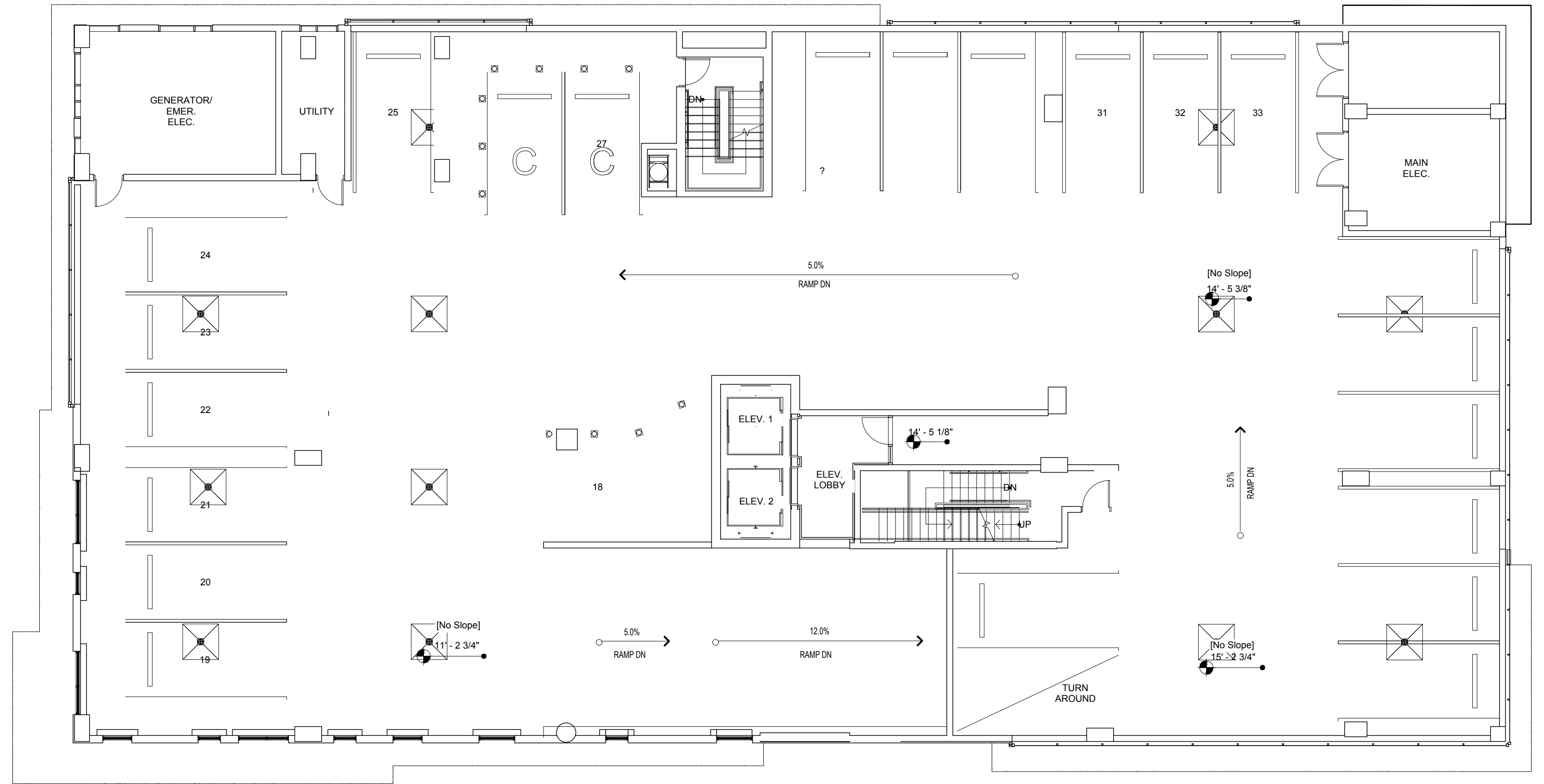
FORT LAUDERDALE BEACH ↓

KEY PLAN

SECOND FLOOR

AMENITIES

- Two self parking full-size spaces
- Dedicated guest parking



ORTON AVENUE



FORT LAUDERDALE BEACH

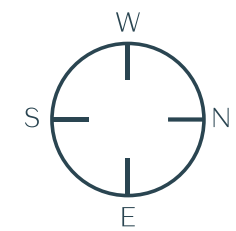
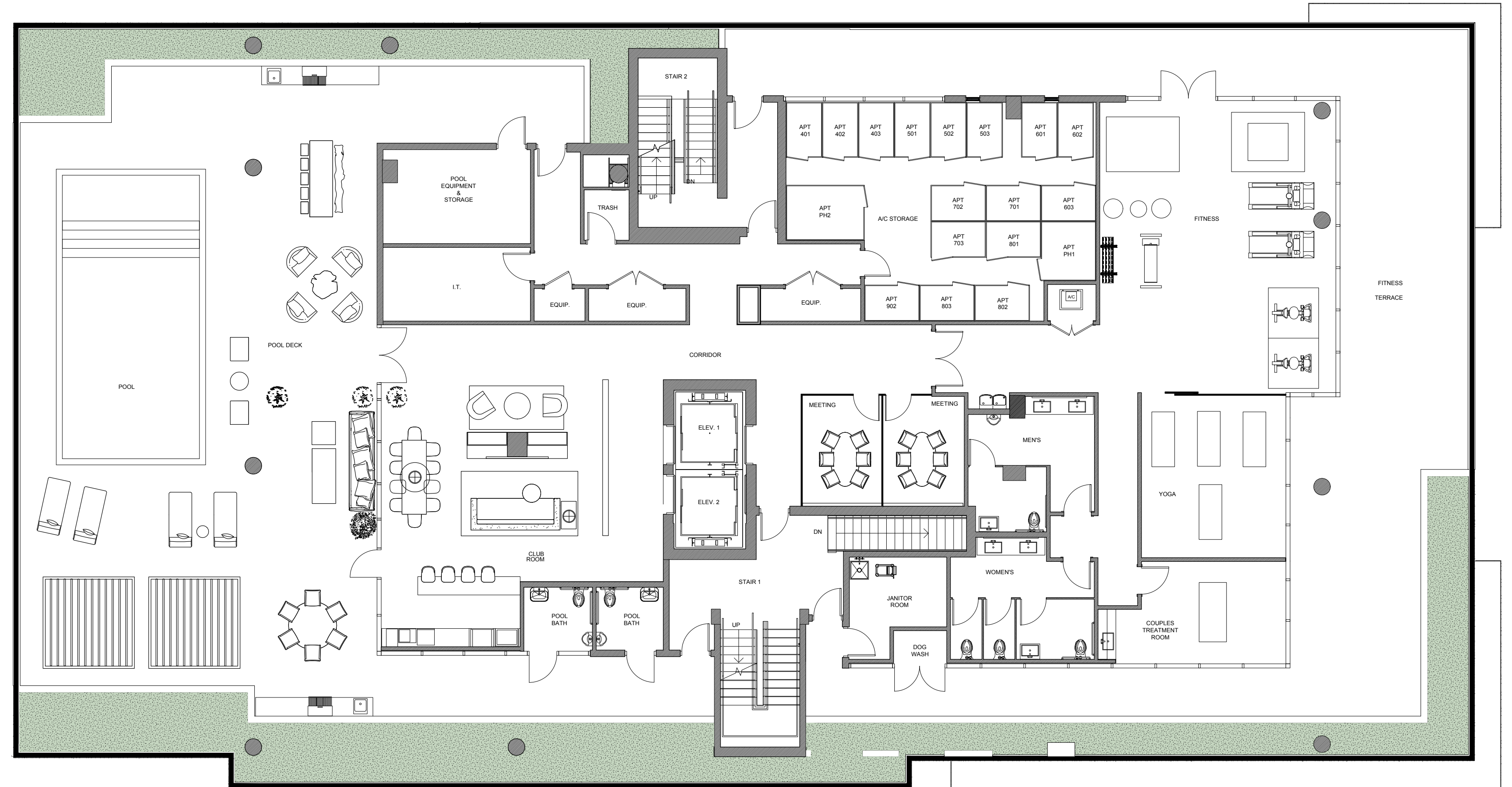


KEY PLAN

THIRD FLOOR

AMENITIES

- Relaxation deck with pool and cabanas
- Fully-equipped fitness center with Peloton bikes and treadmills
- Health center for yoga, Pilates and meditation
- Wellness treatment rooms and spa
- Club room with lounge and kitchen
- 2 summer kitchens
- 2 Private office conference rooms
- Pet Spa
- Private air conditioned storage
- WiFi in all common areas



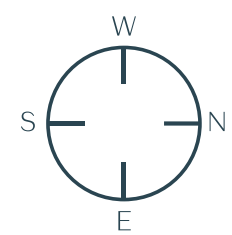
ORTON AVENUE

FORT LAUDERDALE BEACH ↓

KEY PLAN
FIFTH
FLOOR

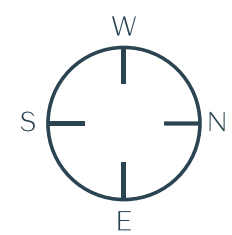


KEY PLAN SIXTH FLOOR



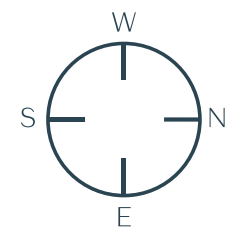
KEY PLAN

SEVENTH FLOOR

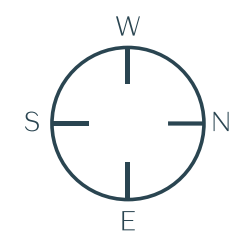


KEY PLAN

EIGHTH FLOOR



KEY PLAN
NINTH
FLOOR



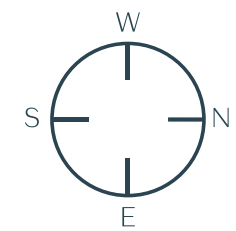
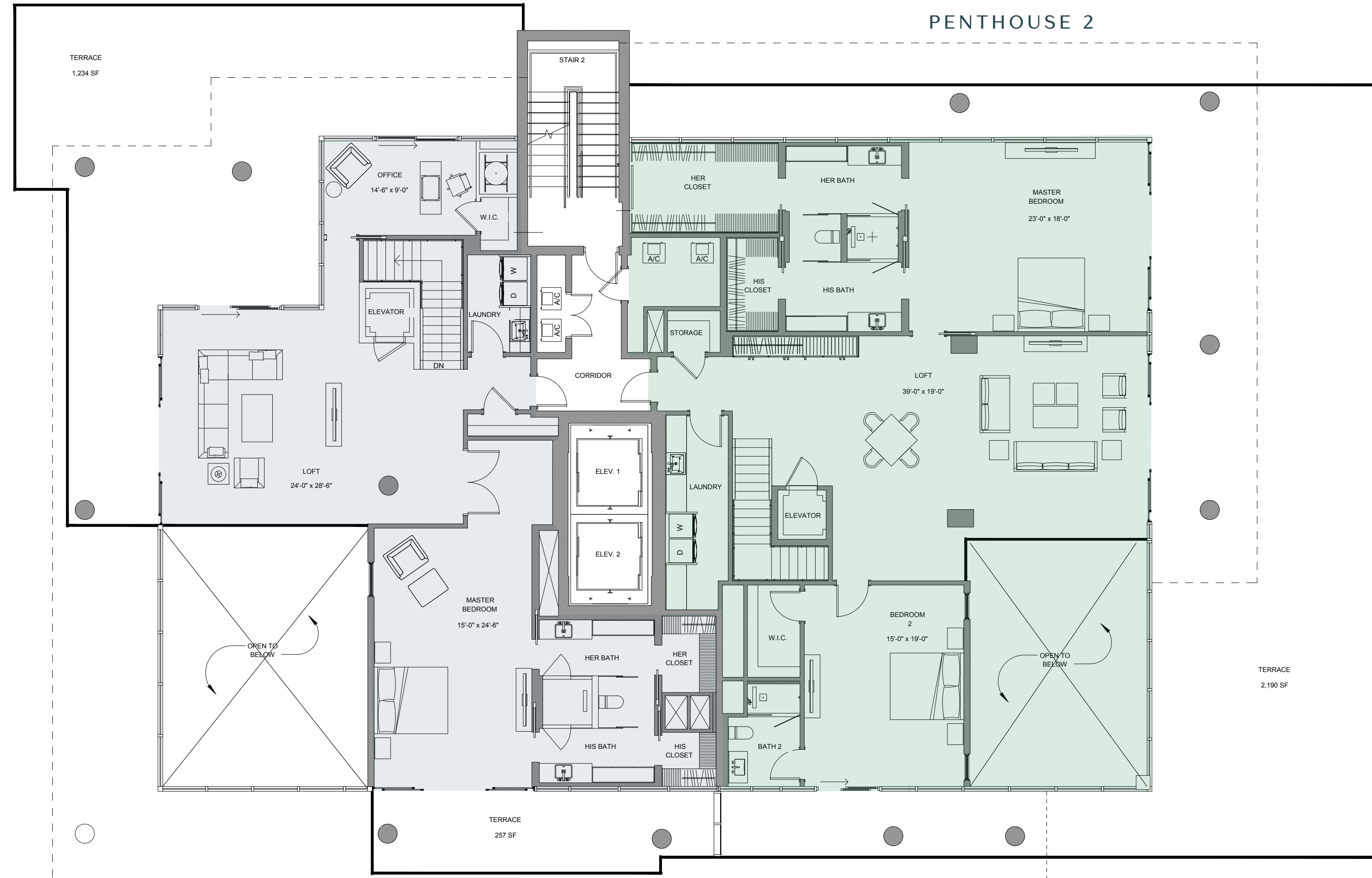
ORTON AVENUE

FORT LAUDERDALE BEACH ↓

KEY PLAN
TENTH
FLOOR

PENTHOUSE 1

PENTHOUSE 2



ORTON AVENUE



FORT LAUDERDALE BEACH



CONNECT WITH *The* TERRACES

305.494.1767

527 ORTON AVENUE

FORT LAUDERDALE BEACH, FL 33304



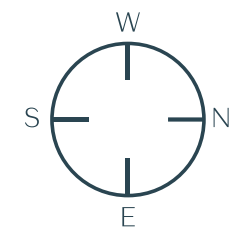
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DEVELOPED BY
LATITUDE GROUP

KEY PLAN

FOURTH FLOOR



ORTON AVENUE

FORT LAUDERDALE BEACH ↓