

The TERRACES

MODERN LUXURY RESIDENCES IN FORT LAUDERDALE BEACH

FTL

STEP INTO FLORIDA LUXURY

Featuring a boutique collection of residences, The Terraces effortlessly blends generously defined interiors with indoor and outdoor amenities to enhance the exceptional Fort Lauderdale Beach lifestyle. These designer ready residences bring perfect harmony to classic form and contemporary construction in a relaxed and sophisticated setting.





The BUILDING

Boutique Living with only 22 All-Corner Residences

2 Top Floor Penthouses

2 Bedroom - 3 Bedroom + Den Residences
ranging from 1780 SF - 2800 SF

Designated Parking

TL





The RESIDENCES

Open Indoor/Outdoor Floor Plans

Terraces on Every Living Level

11' Foot Ceilings

Impact Glass Full Height Windows and Doors

Modern European Kitchen Cabinetry

Appliance Package by Thermador and Bosch

Solid Wood Doors with Concealed Hinges

LED Lighting throughout with Dimmers

Fixtures by Brizo and Delta

Smart Thermostat

Whole House Five Stage Hepa Air Cleaner
with Ultraviolet Light and Photocatalytic Filter





The FINISHES

Italian-Milled Wood Cabinetry

European Quartz Countertops

Large Format Porcelain Tile





The AMENITIES

Discrete Lobby Entrance

Relaxation Deck with Pool and Sunbeds

Fully-Equipped Gym with Lounge Space

Outdoor Fitness & Yoga Terrace

2 Summer Kitchens

WiFi in All Common Areas

Dedicated Guest Parking

Bike Station

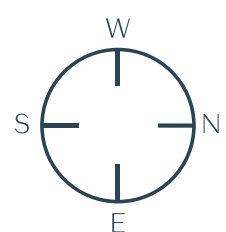
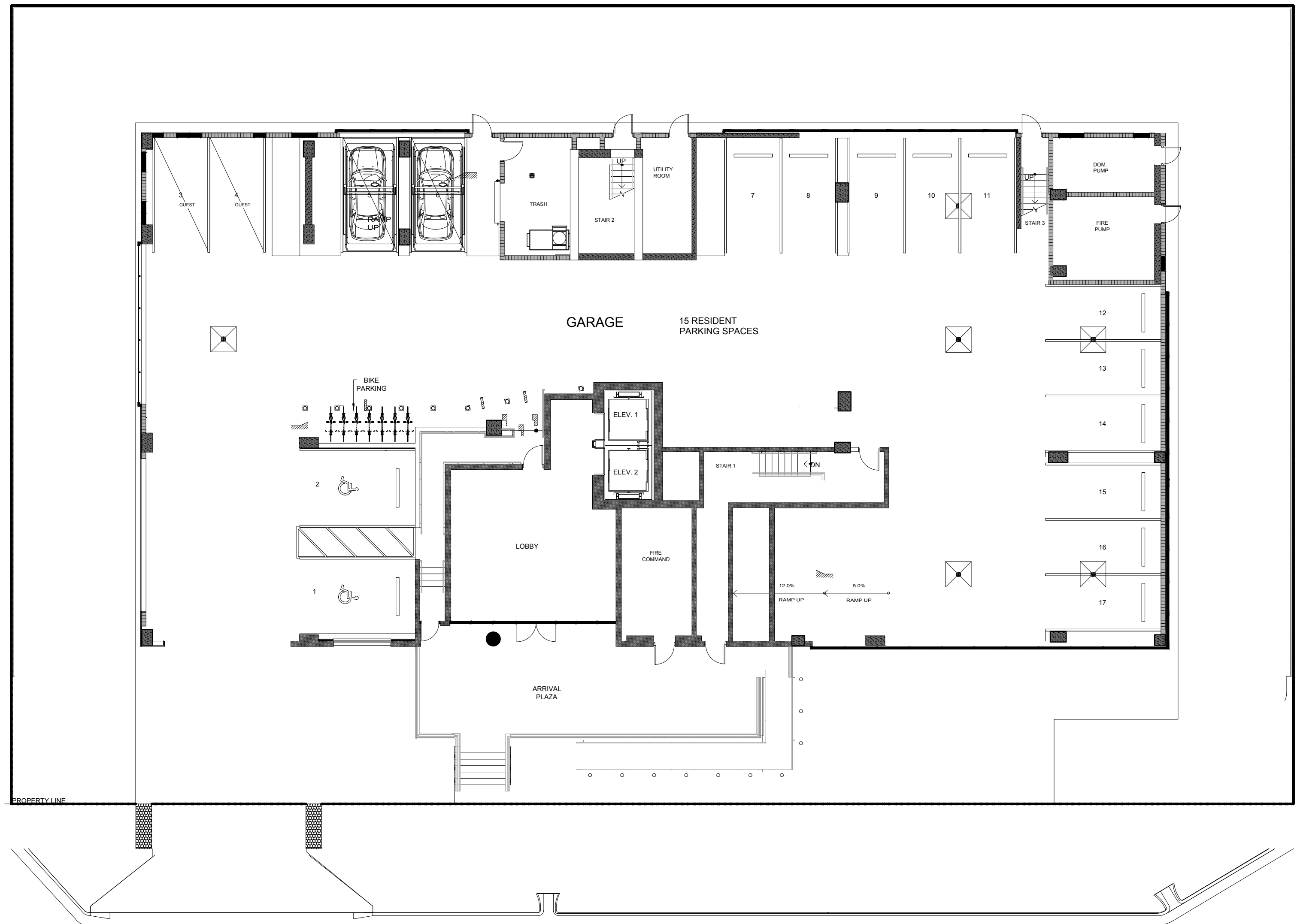
Pet Spa Station



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KEY PLAN

FIRST FLOOR



ORTON AVENUE



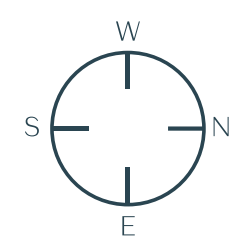
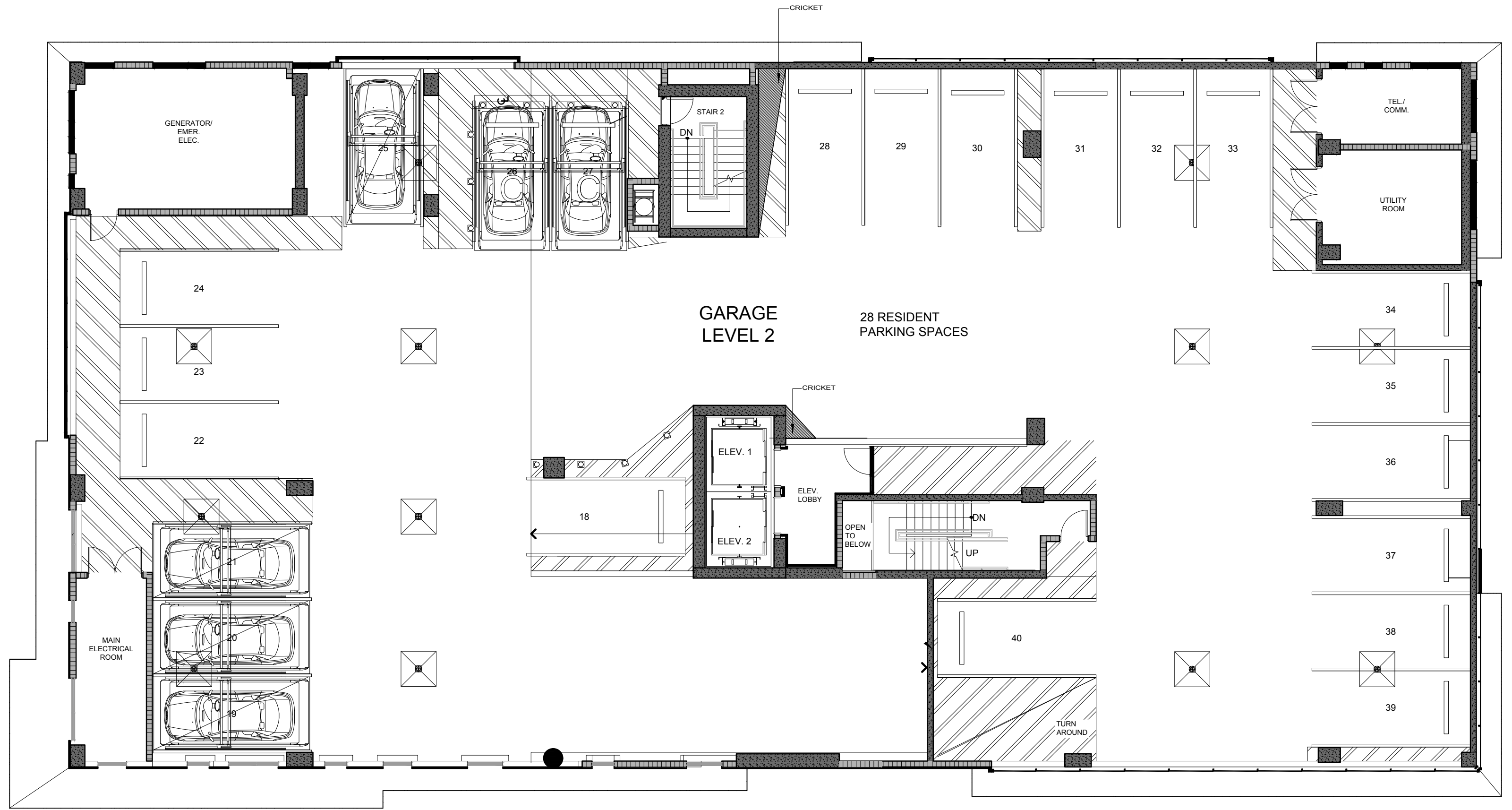
FORT LAUDERDALE BEACH



KEY PLAN

SECOND FLOOR

Two self parking full-size spaces
Dedicated guest parking



ORTON AVENUE

 FORT LAUDERDALE BEACH ↓



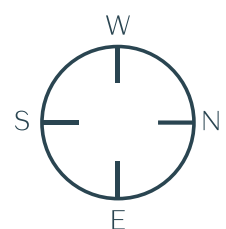
KEY PLAN

THIRD FLOOR

RESIDENCE B



RESIDENCE C



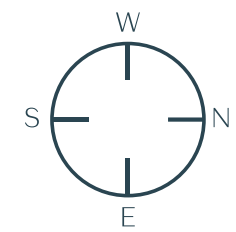
ORTON AVENUE

Fort Lauderdale Beach



KEY PLAN

FOURTH FLOOR



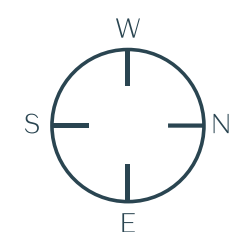
ORTON AVENUE

Fort Lauderdale Beach ↓

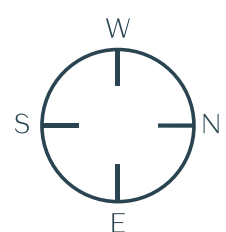


KEY PLAN

FIFTH FLOOR



KEY PLAN SIXTH FLOOR



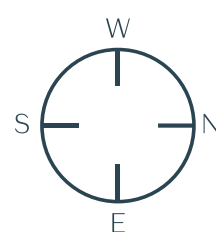
ORTON AVENUE


 FORT LAUDERDALE BEACH
 



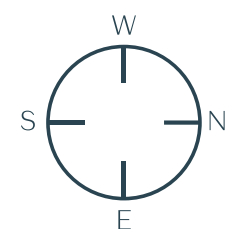
KEY PLAN

SEVENTH FLOOR



KEY PLAN

NINTH FLOOR

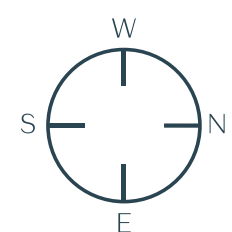
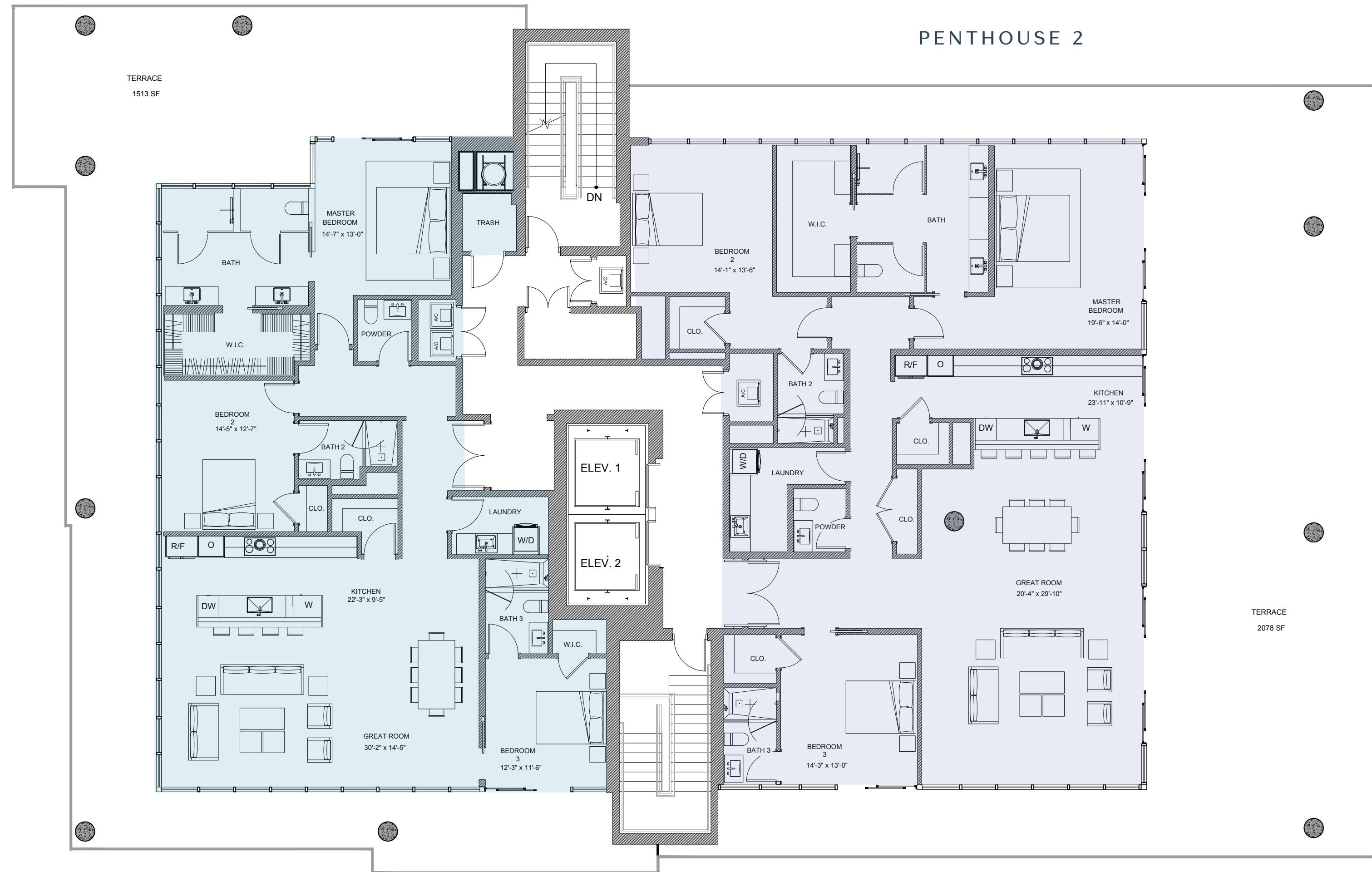


KEY PLAN

TENTH FLOOR

PENTHOUSE 1

PENTHOUSE 2



ORTON AVENUE



FORT LAUDERDALE BEACH





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.

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HISTORIC BONNET
HOUSE & GARDENS

BREAKERS
AVENUE

PARAMOUNT
FORT LAUDERDALE

FORT LAUDERDALE
BEACH

THE
ATLANTIC

CONRAD
HOTEL

FOUR SEASONS
HOTEL AND RESIDENCES

HILTON
HOTEL

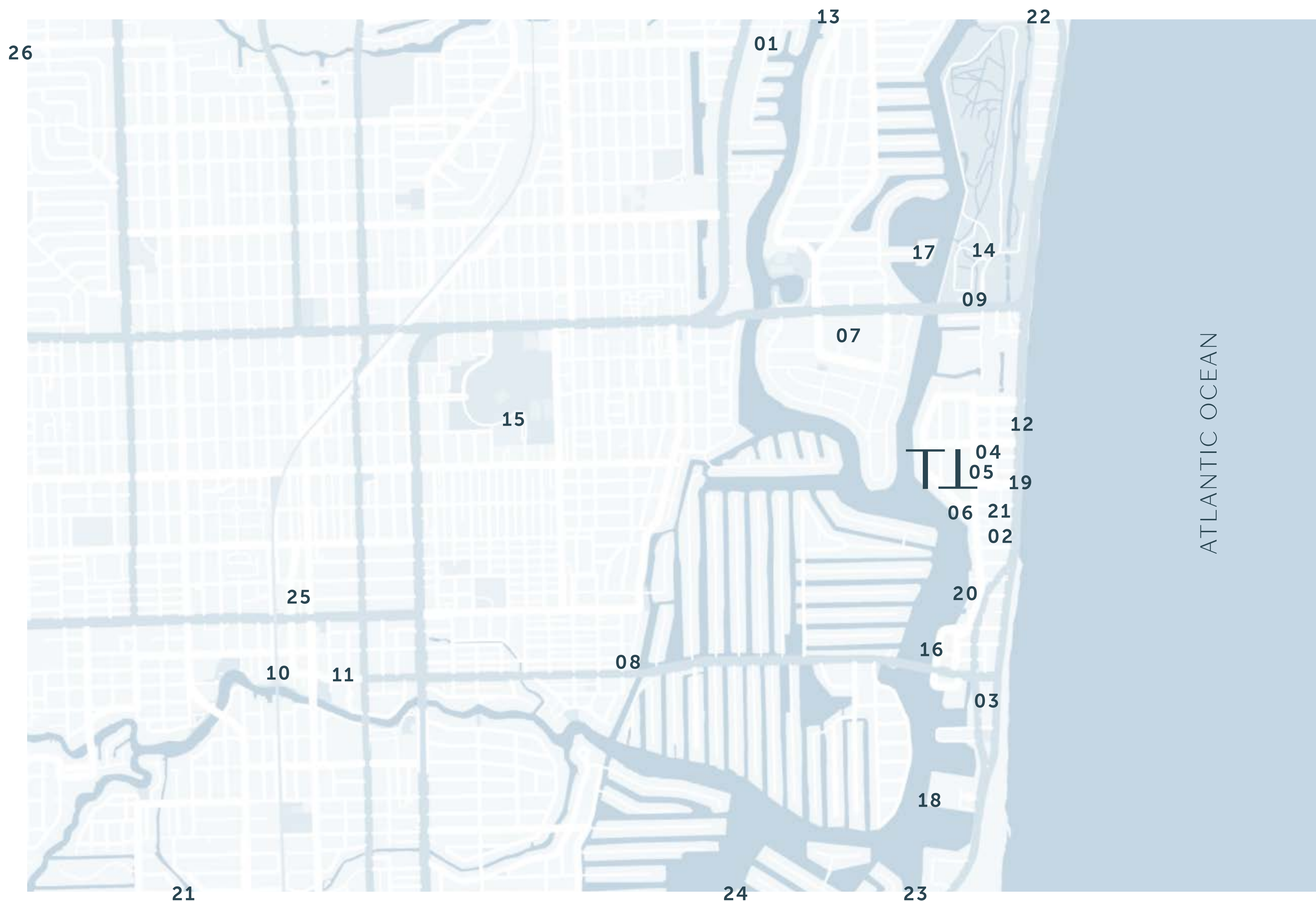
W
HOTEL

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



COMBINED EXPERTISE

Developed by South Florida based Latitude Group, The Terraces is the sum of greater parts – collaborating with the best in the business to bring modern living to Fort Lauderdale Beach.

garcia stromberg



LATITUDE GROUP



A VIEW INTO THE TEAM

TL

WE INVITE YOU TO SCHEDULE
YOUR PRIVATE APPOINTMENT.

527 ORTON AVENUE
FORT LAUDERDALE BEACH, FL 33304

The TERRACES



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