

# STEP INTO FLORIDA LUXURY

Featuring only 22 residences, The Terraces effortlessly blends sophisticated architecture, design and luxury living to showcase boutique beachside living at its finest in Fort Lauderdale Beach.

## *The* TERRACES

527 ORTON AVENUE  
FORT LAUDERDALE BEACH, FL 33304

### BUILDING FEATURES

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

### RESIDENCE FEATURES

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

### 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

### LIFESTYLE

Steps to White Sands of Fort Lauderdale Beach  
Nestled in the Heart of North Beach Village  
Walking Distance to World-Class Shopping and Dining  
Minutes to Historic Bonnet House Museum & Gardens  
Short Drive to Local Conveniences  
5 Minutes to Las Olas  
10 Minutes to Downtown Fort Lauderdale  
15 Minutes to Fort Lauderdale International Airport



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