

STEP INTO FLORIDA LUXURY

FTL



The TERRACES

527 ORTON AVENUE
FORT LAUDERDALE BEACH



BOUTIQUE BEACHSIDE LIVING

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.

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Working with the finest finishes, The Terraces is a custom palette of sumptuous textures, modern style and breezy elegance. With a blend of indoor and outdoor amenities, The Terraces offers a sophisticated setting for the Fort Lauderdale beachside lifestyle.



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



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 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



Founded in 1911, Fort Lauderdale is known as the Riviera of the Americas with its seaside locale and miles of beautiful inlets. It is a place where every season anticipates the arrival of new events, fresh perspectives and many delights by land and by sea.

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The 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 the 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



With access to white sands, miles of waterways and year-round temperate weather, waterside surrounds is part of the fabric of daily life. Step into luxury living with toes in the sand in minutes. Fort Lauderdale's white sand beaches have been voted some of the best in the US.

The COMBINED EXPERTISE

GARCIA STROMBERG ARCHITECTURE

For over 30 years, Garcia Stromberg has created architecture and interior design solutions for hospitality, residential, and mixed-use buildings. From countless cities throughout Florida to expanding urban areas of Central America, the studio has been immersed in the cultural diversities of the local vernacular, using the design to take on each project with an empathetic understanding of the responsibilities for economic, political, and social criteria present in every venture.

MARCELA LOMBANA INTERIOR DESIGN

Marcela Lombana brings more than 20 years of experience working as a lifestyle interior designer with a wide-ranging background in high-profile hospitality and luxury residential projects in the South Florida and Latin American markets. Her experience includes lead positions at top firms including the Gettys Group, Kobi Karp Architecture & Design and as head of the Miami office for Meyer Davis. She runs her own practice, advising on small and large-scale projects including concept hotels, theme restaurants, large resorts and sophisticated residential developments.

GRYCON GENERAL CONTRACTOR

As a local, family-owned, we have built Grycon's reputation from scratch. What started more than 50 years ago as a small general contracting company has now become one of the most recognized names in Miami. Known as Miller & Solomon in the mid-1990s, the company was instrumental in building some of the first high-rise buildings in the area and was at the forefront of Miami's growth. Now, as Grycon, our philosophy remains the same: to create long-term, ongoing relationships by building a superior product that is delivered on time and within budget.

LATITUDE GROUP DEVELOPER

Latitude Group's philosophy is a harmonious balance of natural and urban design that delivers a lifestyle unlike any other. With years of experience and a multi-million dollar portfolio, our unified and concrete-solid vision is what makes our unique projects distinct.



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WE INVITE YOU TO SCHEDULE YOUR PRIVATE APPOINTMENT.

527 ORTON AVENUE, FORT LAUDERDALE BEACH, FL 33304

DEVELOPED BY **LATITUDE GROUP**



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