

# STEP INTO FLORIDA LUXURY

527  
ORTON  
AVENUE

FORT  
LAUDERDALE  
BEACH



# *The* TERRACES



# BEACHSIDE LIVING AT ITS BEST

Featuring only 18 residences, The Terraces effortlessly blends boutique design and modern luxury to showcase beachside living at its best. Nestled in the heart of historic North Beach Village, the move-in ready residences bring perfect harmony to classic form and modern construction in a relaxed and sophisticated setting.

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Working with the finest finishes, The Terraces residential design is a custom palette of sumptuous textures, modern style and breezy elegance. With 6,000 SF of indoor and outdoor amenities, The Terraces offers a sophisticated setting to the Fort Lauderdale beachside lifestyle.



## *The* BUILDING

- 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 air conditioned storage for each residence



## *The* RESIDENCES

- 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
- Large-format European porcelain tile floors
- Solid wood doors with concealed hinges
- LED lighting throughout with dimmers
- Fixtures by Delta
- Smart thermostat
- Whole House Five Stage Hepa air cleaner with ultraviolet light and photocatalytic filter





## *The* AMENITIES

- Private lobby entrance
- 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

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

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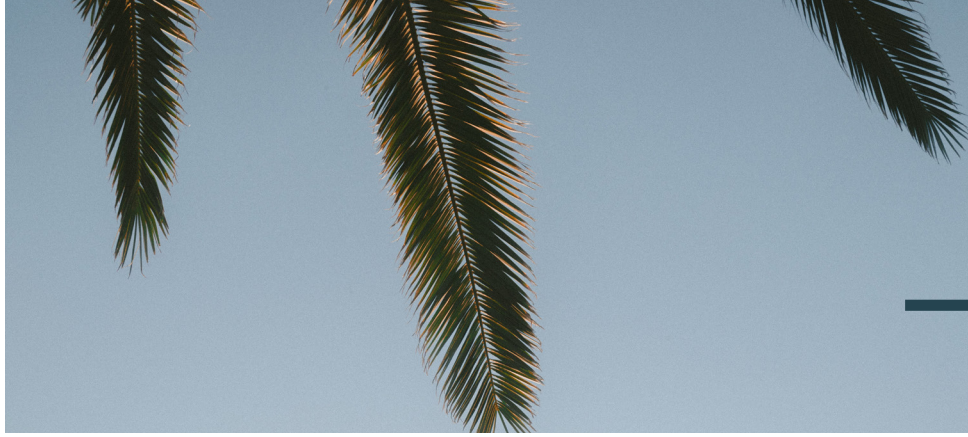


## *The* LIFESTYLE

- Steps to white sands of Fort Lauderdale Beach
- Nestled in the heart of North Beach Village
- Walking distance to world-class shopping and dining
- 5 minutes to Las Olas Boulevard
- 10 minutes to downtown Fort Lauderdale
- 15 minutes to Fort Lauderdale International Airport
- Close to Water Taxi and Brightline train station



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.



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## WE INVITE YOU TO SCHEDULE YOUR PRIVATE APPOINTMENT

527 ORTON AVENUE  
FORT LAUDERDALE BEACH, FL 33304

[THE TERRACESFTL.COM](http://THE TERRACESFTL.COM)



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