

321

AT WATER'S EDGE

explore

3 2 1 AT WATER'S EDGE

321

AT WATER'S EDGE



A NEW
Perspective
ON THE *Barrier*
Island



Stand at the top
of the world.
Overlook an
island of untold
luxuries. Close
your eyes as the
sun washes over
you. Inhale deep
as the brisk ocean
breezes take you
away to a land of
possibilities.
This is the life
you deserve to
live. This is the
world of 321 Fort
Lauderdale Beach.





P R E M I E R E L O C A T I O N

Live between
the sea and
the scene.

Live along the
Intracoastal on
Fort Lauderdale's
Barrier Island.

From tranquil
days on white
sand beaches
to exhilarating
nights in
the vibrant
city, endless
adventure waits
for you around
every corner.







321
AT WATER'S EDGE



A tropical landscape featuring a dense line of palm trees and lush greenery in the foreground. A white pillar stands in the center of the foliage. The background is a clear blue sky with a few birds flying. The text '321 AT' is positioned above the word 'waters' in a white, sans-serif font. The word 'waters' is written in a large, white, cursive script. Below it, the word 'EDGE' is written in a white, sans-serif font. The entire text is centered horizontally.

321 AT
waters!
EDGE





LUXURIOUS LOBBY

The moment you enter the building, unparalleled extravagance overcomes you. Imported marble adorns the walls.

Sumptuous porcelain ornaments adorn the floors. The lobby spaces set the tone for sophistication that flows throughout each inch of this ultra-luxury waterfront condominium.



PRIVATE



wine

CLUB



Revel in your personal oasis of lounge and amenity spaces reserved just for you and your fellow 321 at Water's Edge residents. Expansive windows and sumptuous seating areas blend indoor and outdoor spaces, creating an endless playground of indulgence and relaxation.

wondrous

A M E N I T I E S





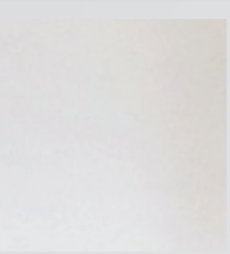
W A T E R F R O N T P O O L

Bask in the warm South Florida sun. Luxuriate in the waterfront pool. Delight in your private cabana or at the indoor/outdoor bar, overlooking the yacht-sized boat slips and translucent waters of the Intracoastal.









PALATIAL CONDOMINIUMS

Each residence is designed to be marveled at as much as it is to be lived in. Floor-to-ceiling glass showcases Intracoastal, ocean, and city views, while bathing each room in natural light.

CONTEMPORARY KITCHENS

Savor Michelin Star quality cuisine prepared in your condominium's kitchen. With custom Italian cabinetry, Hansgrohe fixtures, quartz countertops and Gaggenau® appliances, your personal chef will feel right at home, whether prepping for a dinner party or an intimate evening for two.







S P R A W L I N G B A T H R O O M S

Each 321 at Water's Edge condominium features sprawling en suite or his and her bathrooms with over 250 square feet of opulent features and finishes. From the decadent white quartz countertops to the porcelain wall panels, elegance is evident in every detail.



make

IT YOUR

own

You've had a glimpse of the luxuries. You've peeked at the possibilities. You've seen the life of a 321 at Water's Edge resident, and now it's time to make it your own.









vibrant
NIGHTLIFE

cultural
ATTRACTIONS

EXPLORE

South

FLORIDA

AIR & SEA PORTS

1. Fort Lauderdale International Airport (FLL)
2. Fort Lauderdale Executive
3. Boca Raton Executive Airport
4. Miami International Airport (MIA)
5. West Palm Beach International Airport
6. Port Everglades
7. Port Miami

MUSEUMS

8. Bonnet House Museum & Gardens
9. Art Museum of Fort Lauderdale
10. Museum of Discovery & Science
11. Boca Raton Museum of Art

ZOOS

12. Zoo Miami
13. Palm Beach Zoo
14. Miami Seaquarium

PROFESSIONAL SPORTS

15. Miami Dolphins Football - *Sun Life Stadium*
16. Miami Heat Basketball - *American Airlines Arena*
17. Miami Marlins Baseball - *Marlins Park*
18. Florida Panthers Hockey - *BB&T Center*

ENTERTAINMENT

19. Broward Center for the Performing Arts
20. Adrienne Arsht Center for the Performing Arts of Miami
21. Kravis Center, West Palm Beach
22. The Fillmore Miami Beach at Jackie Gleason Theater
23. Seminole Hard Rock Hotel & Casino
24. BBT Center
25. Imax Theater
26. Perfect Vodka Amphitheater
27. Pillars Restaurant

SHOPPING

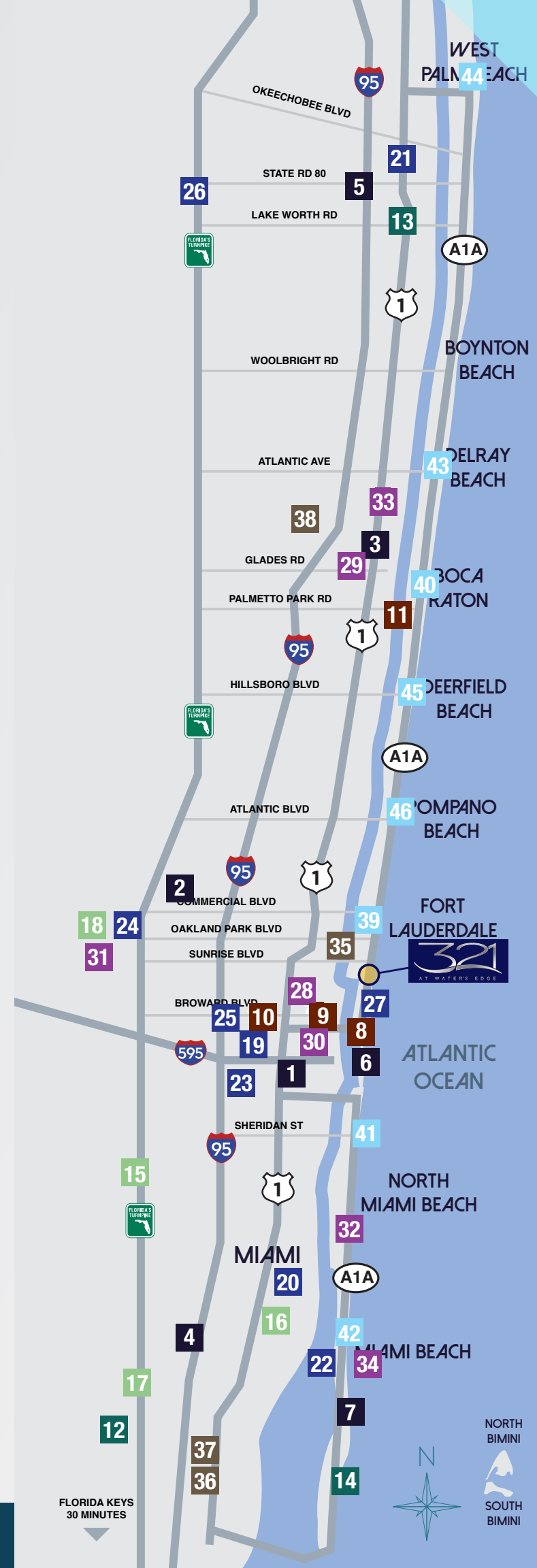
28. Galleria Mall
29. Boca Town Center Mall
30. The Shops on Las Olas
31. Sawgrass Mills Mall
32. Aventura Mall
33. Downtown Delray Beach
34. Lincoln Road Mall (Miami Beach)

PARKS

35. Hugh Birch State Park
36. Fairchild Botanical Gardens
37. Vizcaya Museum & Gardens
38. Morikami Museum and Japanese Gardens

BEACHES

39. Fort Lauderdale
40. Boca Raton
41. Hollywood
42. South Beach (Miami Beach)
43. Delray
44. Palm Beach
45. Deerfield Beach
46. Pompano Beach





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ANY STATED SQUARE FOOTAGES, DIMENSIONS AND OTHER MEASUREMENTS OF UNITS ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMISING WALLS BETWEEN UNITS AND WILL VARY FROM THE DIMENSIONS OF THE UNIT THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE "UNIT" AS SET FORTH IN THE DECLARATION OF CONDOMINIUM (THE "DECLARATION") FOR THE CONDOMINIUM (WHICH GENERALLY ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES ALL INTERIOR STRUCTURAL COMPONENTS AND OTHER COMMON ELEMENTS). THIS METHOD OF MEASUREMENT IS GENERALLY USED IN SALES MATERIALS AND IS PROVIDED TO ALLOW A PROSPECTIVE PURCHASER TO COMPARE THE UNITS IN THE CONDOMINIUM WITH UNITS IN OTHER CONDOMINIUM PROJECTS THAT UTILIZE THE SAME METHOD. TERRACES, PATIOS, BALCONIES, ROOFTOP TERRACES AND CABANAS ARE NOT PART OF THE "UNIT" AS SET FORTH IN THE DECLARATION. MEASUREMENTS AND DIMENSIONS OF ROOMS ARE GENERALLY TAKEN AT THE FARTHEST POINTS OF EACH GIVEN ROOM (AS IF THE ROOM WERE A PERFECT RECTANGLE), WITHOUT REGARD FOR ANY CUTOUTS, SOFFITS OR OTHER VARIATIONS. ACCORDINGLY, THE SQUARE FOOTAGE OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY MULTIPLYING THE STATED LENGTH AND WIDTH. FOR THE SQUARE FOOTAGE OF THE UNITS BASED ON THE DEFINITION OF "UNIT" IN THE DECLARATION, REFER TO EXHIBIT "2" TO THE DECLARATION INCLUDED IN THE CONDOMINIUM DOCUMENTS. ALL DEPICTIONS OR DESCRIPTIONS OF FURNITURE, APPLIANCES, FIXTURES, COUNTERS, FLOOR COVERINGS AND OTHER MATTERS OF DETAIL, INCLUDING, WITHOUT LIMITATION, ITEMS OF FINISH AND DECORATION, ARE CONCEPTUAL ONLY AND ARE NOT INCLUDED IN THE UNIT UNLESS EXPRESSLY INDICATED IN A BUYER'S PURCHASE AGREEMENT. INTERIOR PHOTOS SHOWN MAY DEPICT OPTIONS AND UPGRADES AND ARE NOT REPRESENTATIVE OF STANDARD FEATURES AND MAY NOT BE AVAILABLE FOR ALL MODEL TYPES. THE DEVELOPER RESERVES THE RIGHT, WITHOUT NOTICE TO OR APPROVAL BY THE BUYERS, TO MAKE CHANGES OR SUBSTITUTIONS OF EQUAL OR BETTER QUALITY FOR ANY FIXTURES, APPLIANCES, FURNITURE AND OTHER ITEMS OF FINISH AND DECORATION WHICH ARE INCLUDED WITH THE UNIT. ALL PRICES ARE SUBJECT TO CHANGE, AND PRICE CHANGES MAY OCCUR THAT ARE NOT YET REFLECTED HEREIN. BUYERS SHOULD CHECK WITH THE SALES CENTER FOR THE MOST CURRENT PRICING. RENDERINGS DEPICT PROPOSED VIEWS, WHICH ARE NOT IDENTICAL FROM EACH UNIT. ANY VIEW FROM A UNIT OR FROM OTHER PORTIONS OF THE CONDOMINIUM MAY IN THE FUTURE BE LIMITED OR ELIMINATED BY FUTURE DEVELOPMENT OR FORCES OF NATURE. NO GUARANTEES OR REPRESENTATIONS WHATSOEVER ARE MADE THAT EXISTING OR FUTURE VIEWS OF THE CONDOMINIUM AND SURROUNDING AREAS DEPICTED BY ARTIST'S CONCEPTUAL RENDERINGS OR OTHERWISE DESCRIBED HEREIN, WILL BE PROVIDED OR, IF PROVIDED, WILL BE AS DEPICTED OR DESCRIBED HEREIN. 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