



CONRAD *Fort Lauderdale Beach*

ADDRESS

551 NORTH FORT LAUDERDALE BEACH BLVD., FORT LAUDERDALE, FL 33304
ON-SITE SALES GALLERY ON THE 24TH FLOOR, PENTHOUSE

FLOORS

24

RESIDENCES

109

RESORT RESIDENCES

181

TYPES

STUDIOS, ONE-, TWO-, THREE-BEDROOM UNITS, AND PENTHOUSES

PRICING

STARTING IN THE \$400,000s

BUILDING OVERVIEW

- Waterfront address on the sands of the Atlantic Ocean
- Contemporary mid-rise tower limited to 24 floors
- 109 decorator-ready fully-serviced Oceanfront Residences with multiple finish and furnish options
- 181 Oceanfront Resort Residences delivered fully finished and furnished
- Located in the luxurious Conrad Fort Lauderdale Beach, Conrad Hotels & Resorts first resort property in North America
- Developed by Orchestra Hotels & Resorts
- Designed by world leading architect Michael Graves



EXCLUSIVE SALES & MARKETING BY



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PRIVILEGE PROGRAM

ON PROPERTY

- Free membership to 6th floor sky beach
- Conrad E-Concierge
- 10% off food & beverage on selected dining venues in the property
- Access to The Ocean Resort Residences' private cars or car service
- Fun and engaging Kids Program supervised by trained professionals
- Exclusive access to art exhibits located throughout the property
- Rotating schedule of Life Enrichment Courses for residents – activities such as cooking, cultural enrichment courses, wine tasting, guest speaker series, and more
- Bike along the Fort Lauderdale beachfront with Conrad's bike-share program
- Upscale happy hour for residents and guests only
- Weekly movie night in the owner's lounge
- Complimentary wi-fi internet in all common areas
- Complimentary laundry service
- Complimentary beach chairs
- Priority seating at signature restaurant
- Access to personal trainer/life coach

LOCAL

- VIP access to the Museum of Discovery and Science
- Access to private golf course
- Preferred rates on boat slips at a nearby marina

GLOBAL

- 100,000 HHonors points with your purchase
- Diamond HHonors membership status
 - 50% elite status bonus – automatically receive 50% bonus on all HHonors points you earn
 - 48-Hour Room Guarantee – you are guaranteed a room in any Hilton Worldwide property when you make a reservation at least 48 hours prior to your arrival
 - 5th Night Free
 - Quick Reservations and check-ins based on your room preferences
 - Late Check out
 - Express Check out
 - 2nd guest stays free
 - Complimentary access to fitness and health clubs
 - Two complimentary bottles of water per stay
 - E-check in
 - Upgrade to a preferred room
 - 1,000 HHonors bonus points per stay
 - Complimentary continental breakfast for you and up to one additional guest registered to the same room each day you stay
 - Executive floor lounge access
- VIP status at all Orchestra Hotels & Resorts including upgrades and discounts on food & beverage
- 10% off best available rate for Orchestra Managed hotels



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BUILDING AMENITIES

- Private Beach Club with Caribbean pink sand in the pool deck area – the only private beach club in Fort Lauderdale
- 20,000-square-foot pool deck with a private beach club, a heated fresh water pool, two whirlpools, areas for sunbathing, priority owners cabanas, and a poolside restaurant and bar
- Food and beverage service with dedicated attendants on the pool deck
- Private beach concierge services and complimentary chaise lounges on Fort Lauderdale Beach
- Private owner lounge in the Beach Villa Tower
- Signature restaurant & lounge overlooking the Atlantic Ocean
- Conrad E-Concierge: mobile app for seamless, instant service. Keyless smart phone access: order room service, arrange valet pick-up, coordinate dining reservations, manage housekeeping, and more from any mobile device. For Hotel Residences, you can select and reserve your room from your smart phone.
- 4,000-square-foot fitness center with ocean views, state-of-the-art cardio machines, weight training equipment, studio space and personal training
- Conrad Branded spa featuring massages, skin and beauty treatments, lifestyle coaching and more
- On-site upscale gourmet market with wine, coffee, patisserie, and other sundries
- Resort Retail Store
- Grand porte-cochère entrance with 24-hour valet, featuring a dramatic arrival sculpture.
- Expansive reception lobby and intimate lounge & mixology bar with seating areas
- 20,000-square-feet of meeting space designed to host memorable social and corporate events
- High-speed wireless encrypted internet throughout the building with access on the beach
- Commissioned artwork exhibits
- Five high-speed elevators

**RESORT RESIDENCES:
FLOORS 6-17**

- Marble Entry Foyer
- Gourmet Kitchens with Subzero Refrigerators and Wolf Cooktops
- Bathrooms with Walk-In-Showers, Marble Kohler Double Vanities with Water Works Faucets, and Showers with Kohler Separate Soaking Tubs
- Remote Control Smart Home Features Throughout
- Home IMAX 100” Projection Theatre Available
- Flat Screen Television With State-of-the-Art Connectivity and Programming
- Designer Interiors by Steven G
- Balconies Overlooking the Atlantic, Intracoastal, and Downtown Fort Lauderdale
- Twice Daily Housekeeping and Laundry Service

**RESIDENCE FLOORS
18-24 + BEACHFRONT
VILLA RESIDENCES**

- Spacious Residences with Oversized Balconies & Limitless Views of the Atlantic Ocean, the Intracoastal Waterways, and the City of Fort Lauderdale
- Marble Entry Foyer
- Gourmet Kitchens with Subzero Refrigerators and Wolf Cooktops
- Bathrooms with Walk-In-Showers, Marble Kohler Double Vanities with Water Works Faucets, and Showers with Kohler Separate Soaking Tubs
- All Residences are Delivered with Finished Flooring, Painted Walls, and Lighting Installed
- Additional Finish Options & Furniture Packages by Artefacto and Interiors by Steven G
- Remote Control Smart Home Features Throughout
- Top-Quality Choice of Year-Round Living



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ABOUT FORT LAUDERDALE BEACH

As the world’s attention continues to focus in on South Florida, today’s Fort Lauderdale Beach is poised to become a new international capital of business, luxury, culture, and opportunity. Fueled by massive investment and development, the city is more than a carefree beach town with award-winning shorelines... it is the next major destination the world will be watching.

Already, more than \$719 million is building the future of the nearby Fort Lauderdale International Airport. When complete, the new FLL will serve nearly 500,000 international flights per year with a new runway, expanded facilities, and more global routes. Similarly, Port Everglades is growing to accommodate even more cruise ship traffic as well as major cargo routes.

The three in-progress expansions have already contributed to thousands of new local jobs and will continue to support as many as 200,000 jobs throughout the State. Also on the horizon is All Aboard Florida – the new high-speed rail line that will connect Fort Lauderdale, Miami, Palm Beach, and Orlando with “minutes-away” convenience like never before. Groundbreaking for stations have begun, and will bring billions of dollars of business and tourism opportunities to all cities included as stations.

Everything planned for Fort Lauderdale Beach is a powerful statement for what the future holds for The Ocean Resort Residences as a landmark in connected living. The Fort Lauderdale International Airport and Port Everglades Cruise Terminals are both less than 20 minutes away. Hop on nearby I-95 or the Florida Turnpike, and Miami and Palm Beach are only 30 minutes away. By boat, the islands of the Bahamas are a short cruise away, as are other coastal cities along the Florida East Coast. Locally, the area’s many winding canals, rivers, and waterways are ideal for sailing, boating, and yachting community. The city itself offers a smart mix of vintage architecture, contemporary culture, and leading-edge dining, live music and entertainment... from historic Las Olas Boulevard, to legendary A1A, to the oceanfront itself. The thriving Downtown Arts District includes The Broward Center for the Performing Arts, The Museum of Art Fort Lauderdale, FAT Village Arts District, the Museum of Discovery and Science, the Mark K. Wheeler Gallery, several live music venues, and relaxing waterfront parks. As well, many of the nation’s top shopping destinations such as Sawgrass Mills Mall, The Galleria Mall, Aventura Mall, and The Bal Harbour Shops are just moments away.

The Ocean Resort Residences places all of this and much more right at your fingertips.



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