

AQUAZUL



A 25-story contemporary glass landmark on the beach in Lauderdale-by-the-Sea, Aquazul is a luxurious home to just 80 condominium owners, four per floor, all served by private elevators. Residents and guests are welcomed into a porte-cochere entry leading to a grand two story lobby, a seaside pool and spa pavilion and cabanas, fitness center, and clubroom as well as 24-hour security and concierge/valet services and more.

Aquazul distinguishes itself with a contemporary, European-inspired theme and features floorplans that range from 2,572 to 3,029 square feet, plus a generous 400 square feet (or more) of terrace. Penthouses offer 5,400 square feet of air-conditioned living space plus nearly 1,000 square feet of terrace.

Building Features & Amenities

- Direct oceanfront location on over 200 feet of Lauderdale-By-The-Sea's secluded pristine beaches
- 3.049 acre site
- Exclusive 23-story tower with 80 flow-through residences
- Elegant porte-cochere entrance
- Exquisitely appointed two-story entrance lobby
- Self-parking on two levels covered and secured parking garage
- 24-hour complimentary valet parking
- Concierge staff and services
- Mail and package receiving desk
- 24-hour attended security services
- Clubroom with multimedia facilities
- Billiards & game room
- State-of-the-art fitness center
- Dramatic heated swimming pool and outdoor spa overlooking the Atlantic Ocean
- Convenient private pool-side cabanas
- Lighted tennis court
- Lushly landscaped park
- Conveniently located near fine dining and shopping at Las Olas Boulevard, shows and concerts at the Broward Center for The Performing Arts, sports events at Pro Player Stadium, and travel connections at the Fort Lauderdale International Airport

Smart Building Technological Features

- Residential structure wiring throughout all residences for high-speed communication, multiple telephone lines capability, cable, satellite, video, audio and Internet services
- Touch screen monitor interfaced to building services such as concierge, valet and security. Optional custom packages available to integrate other services such as audio, video, lighting, Internet and satellite
- Security system with digital alarm keypad monitored by on site personnel

Interior Appointments

- Key operated elevators to individual private elevator foyers
- Flow-through plans with panoramic views of Ocean and City and wrap around views from select residences
- Floor-to-ceiling walls of tinted glass in living room, family room, breakfast room and bedrooms
- Oversized sunrise/sunset terraces with glass & aluminum railings
- Elegant double entry doors leading to spacious foyer with coffered ceilings
- Separate service entrance for each residence through service corridor
- Floor to ceiling sliding glass doors to terraces
- Nine-foot high smooth-finish ceilings in living spaces, rising to eleven feet in Upper Penthouse Residences

- High-efficiency central air conditioning and heating systems
- Spacious walk-in closets

Kitchen

- Spacious design featuring spectacular views with direct terrace access in select residences
- Breakfast area with center island in select residences
- European custom cabinetry with a selection of finishes
- Choice of granite counter tops with full backsplashes
- Stainless steel, under mount double-sink with spray
- Sub-Zero built-in refrigerator-freezer with cabinetry matching front panels
- Touch-control ceramic radiant cook top
- Variable speed range hood
- Built-in full-size wall oven and microwave
- Sound-insulated dishwasher with cabinetry matching front panel
- Wine cooler
- Touch Screen monitor
- Optional built in Cappuccino Machine, double oven and warming drawer

Master Bath

- His & Hers Master Baths in all residences
- Imported marble flooring
- Imported marble slab vanity top with under mount porcelain lavatory
- Fine European cabinetry
- Designer faucets and trim accessories
- Full-width mirror over vanity counter
- Elongated water closet
- European-style bidet in Hers Bath
- Spacious whirlpool tub
- Custom seamless enclosed glass shower with marble flooring & wet wall

Guest Baths

- Imported marble flooring, base and walls in wet areas
- Imported marble slab vanity top with under mount porcelain lavatory
- Fine European cabinetry
- Elongated water closet
- Shower and/or tub/shower
- Designer faucets and trim accessories

Powder Room

- Pedestal lavatory with designer faucets
- Elongated water closet

Laundry and Utility Room

- Large capacity washer and dryer
- Utility sink and storage cabinetry
- Direct access to the service corridor

Site Plan



Location



www.CondoAge.com

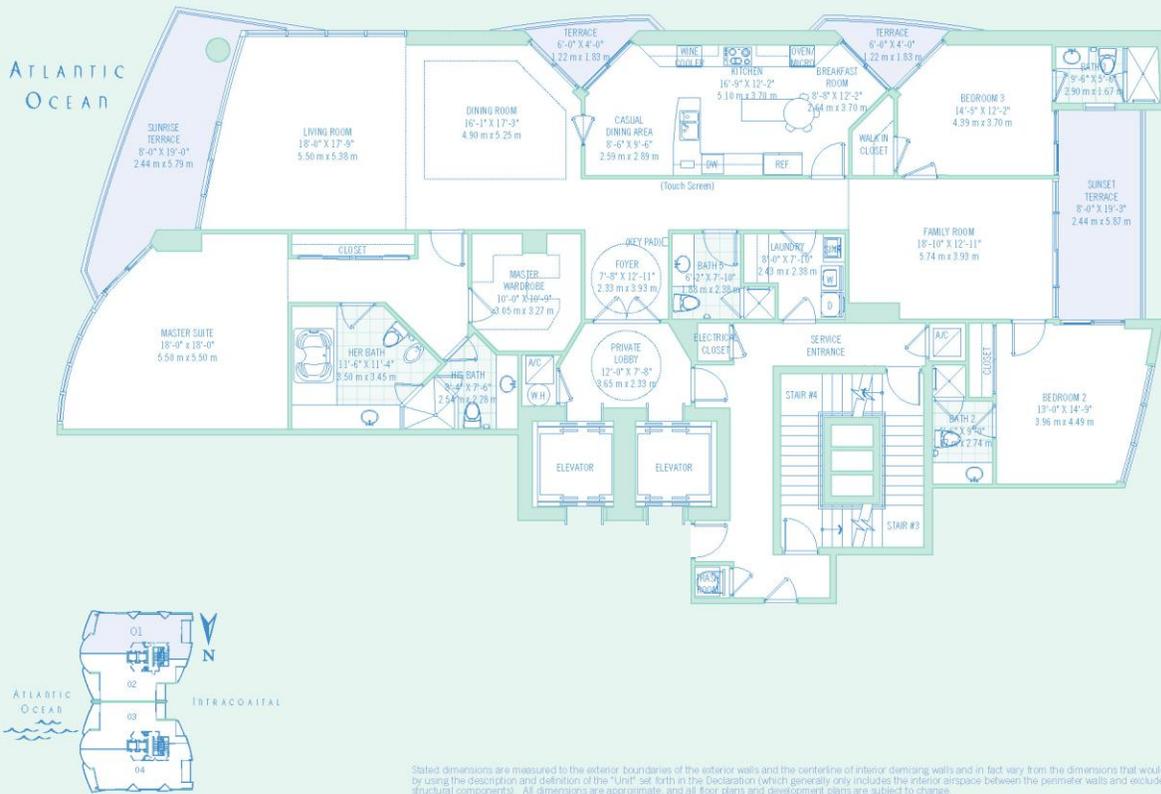
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Sample Floor Plans

RESIDENCE 01

3 BEDROOMS, FAMILY ROOM, 5 BATHS

INTERIOR	3,029 sq. ft.	281.40 m ²
TERRACE	433 sq. ft.	40.22 m ²
TOTAL	3,462 sq. ft.	321.62 m ²



Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components). All dimensions are approximate, and all floor plans and development plans are subject to change.

