

ANDARE RESIDENCES

DESIGN BY *pininfarina*



A new way of life on Las Olas.



ARTIST'S CONCEPTUAL RENDERING

Timeless Italian design. Panoramic views. Vibrant city energy. Beaches for miles. Welcome to the best of all worlds, designed and balanced to perfection.





Andare Residences, standing at the center of Las Olas Boulevard and designed by globally renowned Pininfarina, blend the iconic brand's innovative expertise, impeccable taste and timeless design, now celebrated for over 90 years.

Set at the heart of Las Olas Boulevard, surrounded by downtown energy, art, culture, and boutique shopping—and just minutes from Fort Lauderdale's magnificent shoreline, miles of pristine beach and outdoor life.

LAS OLAS, FORT LAUDERDALE

*A Stunning
Setting*



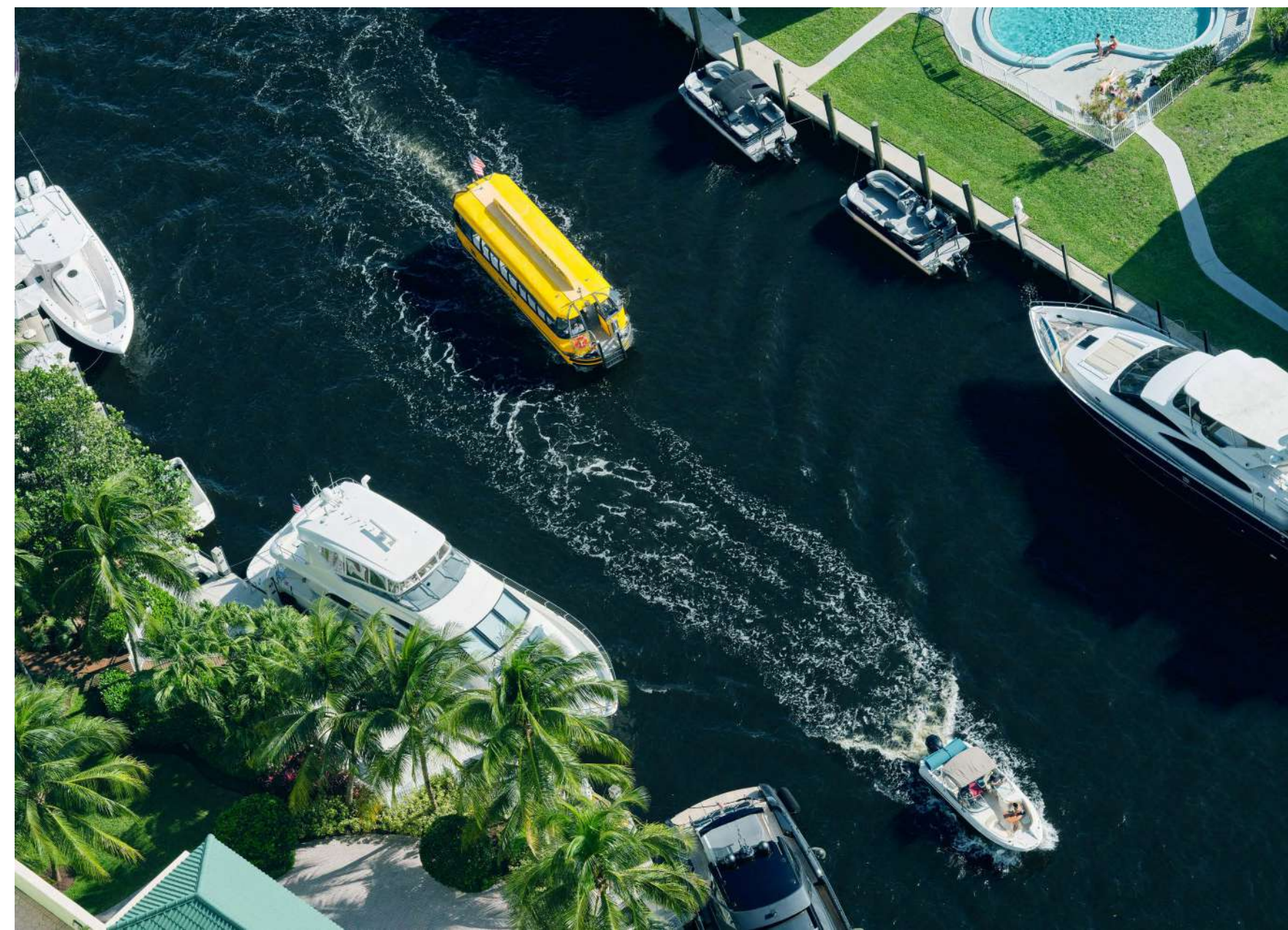
Las Olas Boulevard is alive with people, restaurants, outdoor cafés, art galleries, boutiques, luxury brands, and charmed local spots whose owners represent generations. A metropolitan mix of culture and camaraderie, discreet luxury and sparkling beaches, city life and ocean views.



Overlooking the New River stands *Broward Center for the Performing Arts*—among the ten most-visited theaters in the world. The Center hosts Broadway musicals, operas, ballets, concerts, plays, lectures, workshops, and events, with one of the largest arts-in-education programs in the United States.

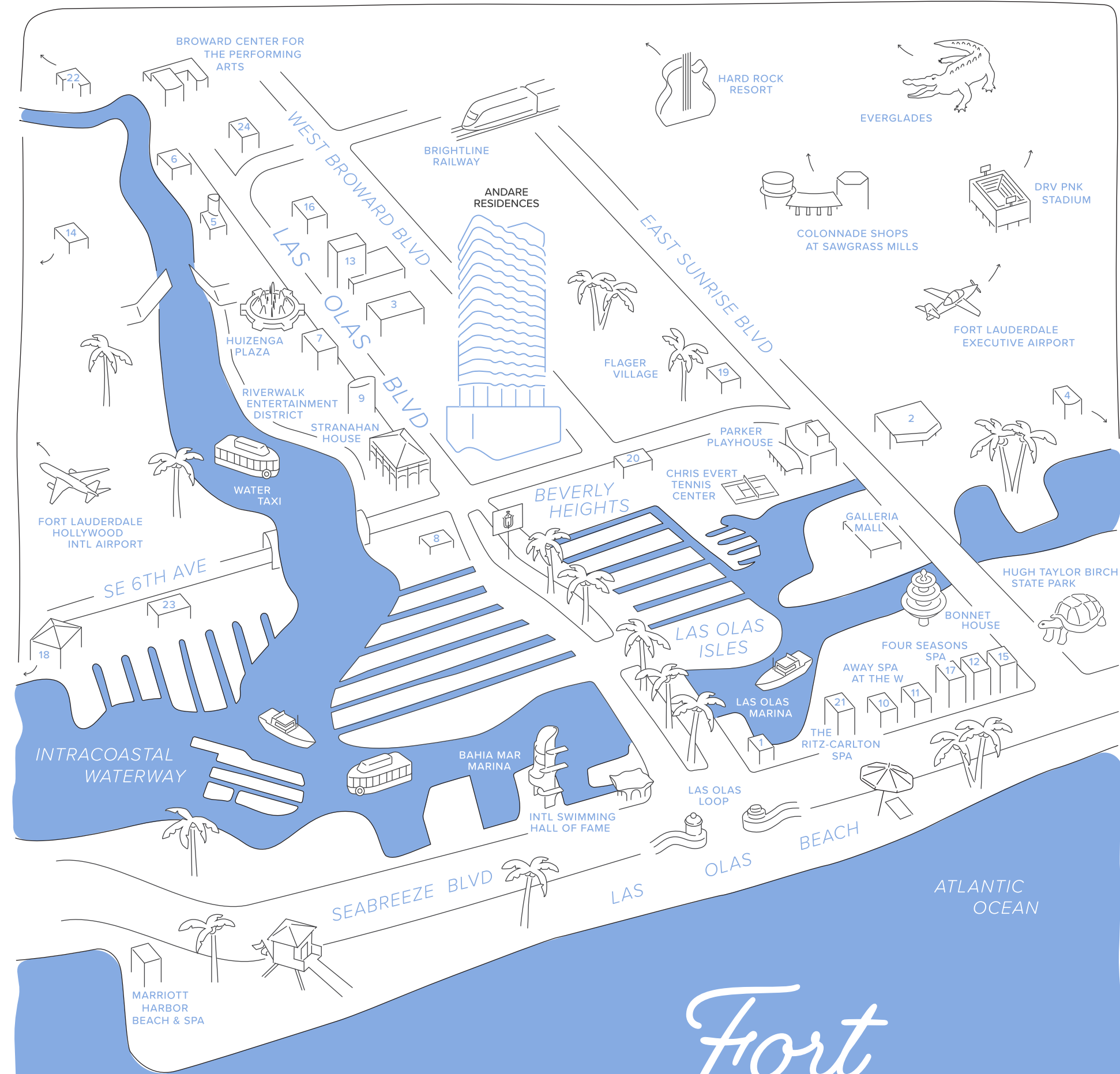
Also right nearby, the renowned *Museum of Discovery and Science*, as well as the celebrated *NSU Museum of Art*, an integral part of South Florida's art scene for over 60 years, housing thousands of contemporary works from artists including William Glackens, Picasso, and Cecily Brown.





Walk *Flager Village* for best- kept secret places to eat, gather, and explore; wander the *Riverwalk* and catch a *Water Taxi* to the beach; work from home, oceanside; or easily commute to Miami.

Known as the yachting capital of the world, with its quiet shifting of boats in their slips, Las Olas is not only a yachter's dream, it's all the reasons to love a city— from arts, culture, music and cuisine to a lively beachfront scene and a host of private marinas.



FORT LAUDERDALE EATS!

- | | |
|------------------------------|----------------------|
| 1. CASABLANCA CAFÉ | 13. FLEMINGS |
| 2. CASA D'ANGELO | 14. RUNWAY 84 |
| 3. DEL FRISCO'S GRILLE | 15. WINE GARDEN |
| 4. DUNE BY LAURENT TOUROPDEL | 16. YOLO |
| 5. EDDIE V'S | 17. EVELYN'S |
| 6. RIVERTAIL/THE WHARF | 18. BOATYARD |
| 7. LOBSTER BAR SEA GRILLE | 19. HERITAGE |
| 8. LOUIE BOSSI | 20. THE KATHERINE |
| 9. SALT7 | 21. BURLOCK COAST |
| 10. STEAK 954 | 22. YOT |
| 11. S3 | 23. CANYON |
| 12. TAKATO | 24. ROOFTOP AT 1WLOV |

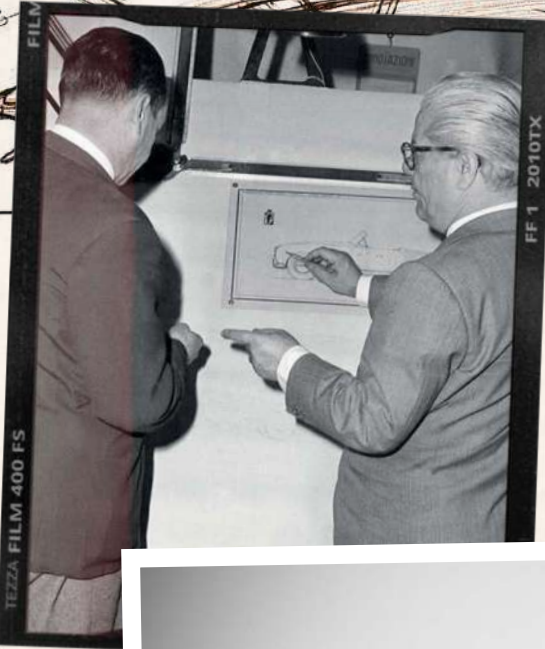
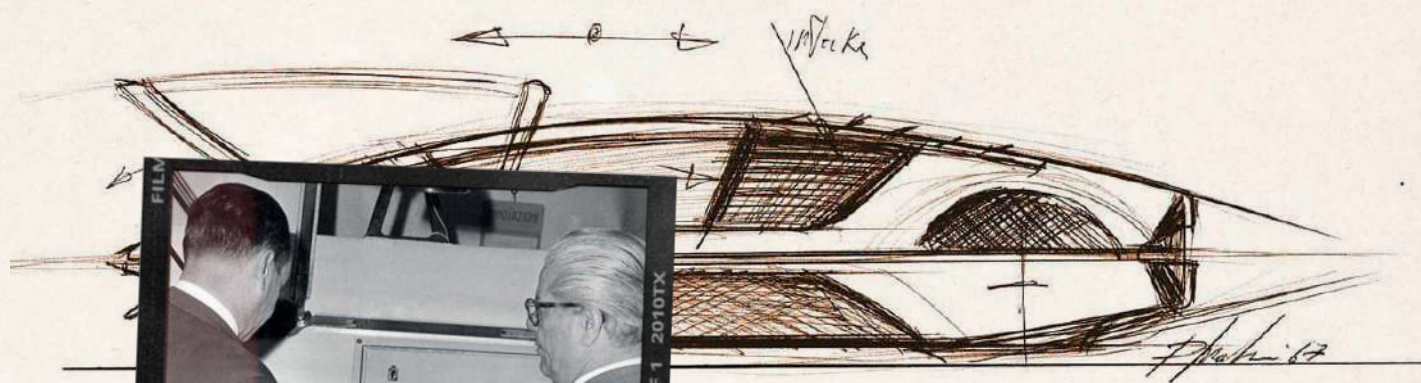
Fort Lauderdale Explorer



PININFARINA

*Icons of
Italian Style*





Globally revered design house Pininfarina has created exceptional works for over 90 years. Pininfarina translates impeccable design taste, at *Andare Residences*, into fluent, balanced homes inspired by soft waves, easy transitions between city and sea, and a tranquil, understated rhythm. Informed by timeless style and inspired innovation, with precise attention to every element.

While Pininfarina is best known for its pioneering design in the automotive sector, working with iconic brands such as Ferrari, Alfa Romeo, Maserati, and many more, the company has since translated its exceptional taste and decades of know-how into some of today's most exciting residential experiences—founded in elegance, purity of design, and visionary creativity.



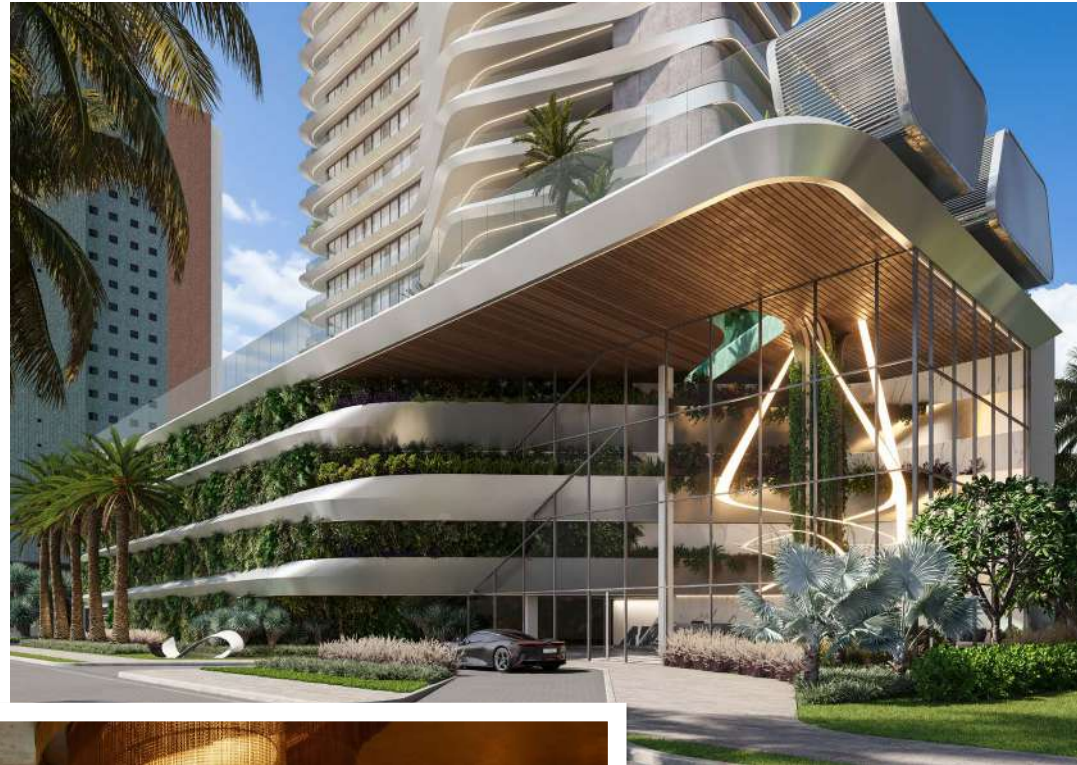
AIR TRAFFIC CONTROL TOWER
ISTANBUL AIRPORT BY PININFARINA



IMPULSO BY PININFARINA



DIAGONAL BY PININFARINA



RISERVA GOLF BY PININFARINA



CYRELA BY PININFARINA

Pininfarina's unique and unmistakable style brings iconic Italian design and innovation to the residential environment, instilling its core design values into each and every residential design project to shape buildings and interior spaces defined by natural beauty and sophistication.

Exteriors and interiors are shaped to highlight natural beauty and quiet sophistication, with exacting attention to detail—lighting, air purification, sound, and temperature to optimal layouts and masterful landscaping.

THE RESIDENCES

*A Visionary
Balance*



Rising above the Atlantic Ocean, *Andare's* 163 spacious residences feature floor-to-ceiling windows with panoramic views and open, airy, flow-through layouts. Stunning interiors highlight a balance of nature and contemporary design, each detail curated to blend seamlessly with the natural setting.

Overview

- 163 residences rising above the Atlantic, with panoramic ocean views
- Two- to four-bedroom residences ranging from 1,812 to over 4,320 square feet
- Approximately 35,000 square feet of interior and exterior amenity space
- Signature lobby informed by striking, streamlined aesthetic
- Private elevator access and entry foyer in all residences
- 24-hour valet parking and security
- Ideally located on Las Olas Boulevard, Fort Lauderdale's highly walkable and vibrant shopping district
- Museum-quality artwork throughout common spaces

The Residences

- Spacious layouts with 10-foot ceilings in living areas, floor-to-ceiling windows with dazzling views of the Atlantic Ocean from every residence
- Private terraces in all residences with stunning views from every angle
- Imported Italian cabinetry and countertops designed by Pininfarina
- Sub-Zero/Wolf kitchen appliances
- Designer primary bath fixtures by Hansgrohe, with walk-in showers and soaking tubs
- Custom flooring throughout
- Oversized walk-in closets in all residences
- Integrated smart home technology
- Top-tier, in-residence washer and dryer









*An Elevated
New Precedent*



Exhale, taste the ocean in the air,
feel the sun, and experience the
best of the good life on Las Olas,
created by Italy's most celebrated
leaders in design.



35,000+ square feet of amenities across three full levels, starting from the top.

An Exclusive Rooftop Resort with Stunning Water Views

- Two swimming pools, private cabanas, an expansive sun deck, hot tub, and food and beverage service
- Spacious indoor game room complete with a bar, billiards, foosball, and flat screen TVs

11th Floor Gather, Work, and Play the Day and Night Away

- Private dining room perfect for hosting events, complete with catering kitchen
- Sports lounge featuring communal bar, gaming tables and large TVs
- Private conference rooms ideal for executive meetings and working from home
- Children's playroom
- Resident's lounge with outdoor terrace and bar

10th Floor Fitness, Wellness, and Tropical Entertainment

- World-class spa with dedicated salt, sauna, steam, massage treatment rooms, and hot and cold plunge pools
- State-of-the-art fitness center with dedicated Pilates and yoga studios
- Swimming pool with private cabanas and hot tub
- Pickleball court set within lush gardens
- Zen garden and meditation space
- Outdoor oasis with cinema, summer kitchens and sleek fire pits
- Sundry shop with all of life's conveniences

... And All the Essentials

- 24-hour valet parking in secured garage
- Signature lobby-level restaurant
- Dedicated package room with on-site attendant
- Bicycle storage



Rooftop pool deck with sweeping views of city and sea







FASHION



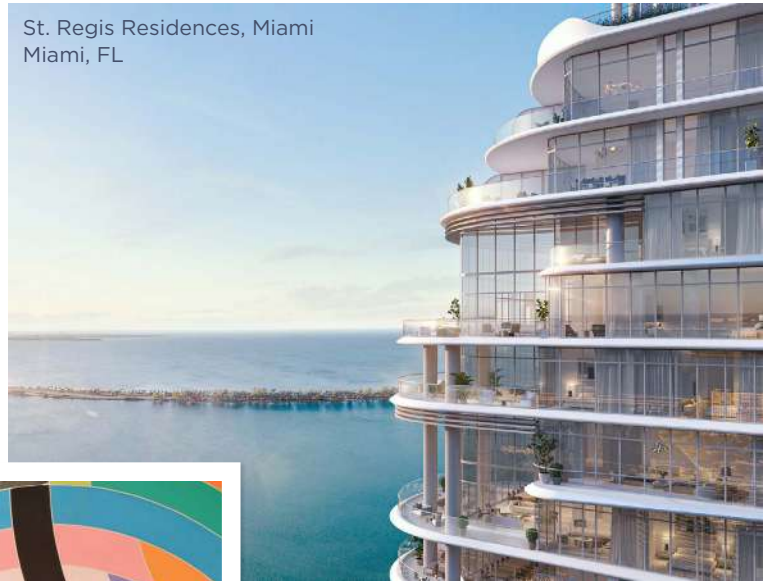






*A Visionary
Team*





St. Regis Residences, Miami
Miami, FL



Jon Paul, Nicholas, and Jorge M. Pérez: President;
President, Condominium Division; and CEO

DEVELOPER

Related Group

Since 1979, Related Group has enhanced skylines with iconic developments characterized by innovative design, enduring quality and inclusive living. Through groundbreaking partnerships with world-renowned architects, designers and artists, Related has redefined urban environments on a global scale, fostering distinctive, dynamic communities and symbolic landmarks that have become sources of local pride. To date, Related has built and managed more than 100,000 condominium and apartment residences that are meticulously designed with finishes and amenities that transform buildings into vibrant residential environments. Related doesn't just create neighborhoods... it builds legacies.



Light Towers, Mérida



Paolo Pininfarina, President of Pininfarina

BRAND

Pininfarina

Global icon of Italian style, with offices in Italy, the United States, China and Germany, Pininfarina is recognized for its unparalleled ability to create timeless beauty through its values of elegance, purity, and innovation. Founded in 1930, Pininfarina has evolved from an artisan concern to an international service Group, developing an expansive multidisciplinary design portfolio of more than 1,300 projects across automotive, industrial and experience design, architecture, nautical and mobility. Pininfarina is also counted worldwide among the Top Architectural Studios for its branded residences and has been recognized with multiple prestigious awards for projects across the globe.



ARCHITECTURE

CFE Architects

For over four decades, CFE Architects has been providing creative, unique, and original design solutions for clients, with mixed-use residential and commercial projects at the core of their practice. Located in Miami Lakes, and led by principals Sandy Peaceman and Art Robinson, CFE focuses on adding unique and meaningful architecture to the South Florida skyline and enhancing its pedestrian environment. The firm has earned local and national recognition for its high-rise residential and mixed-use work, and is committed to building long-term relationships with their clients, providing the highest levels of service in the most effective ways.



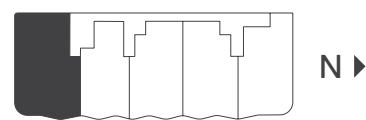
LANDSCAPING

Architectural Alliance Landscape

Formed in 1991, Architectural Alliance Landscape is a Fort Lauderdale-based landscape architecture and land planning design firm focused on municipal, commercial, mixed-use projects, multi-family and institutional design. With offices located south of downtown's New River, the firm's partners and staff are local homeowners with a keen interest in the community and the future of the South Florida region. Led by Hugh Johnson, a LEED AP since 2006, Architectural Alliance Landscape works closely with each client to achieve superior results, on time and within budget.

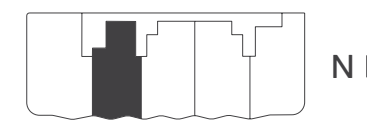
*Streamlined,
Versatile Layouts*





UNIT 01A

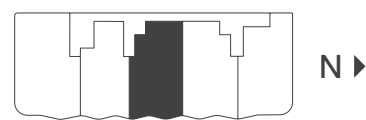
4 Bed | 4 Bath
2,502 SF



UNIT 02A

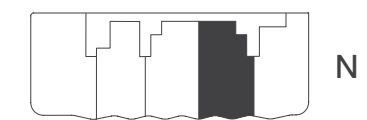
2 Bed | 2.5 Bath
1,816 SF





UNIT 03A

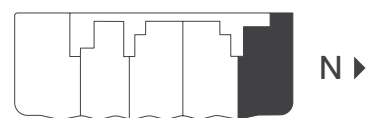
3 Bed | 3.5 Bath
2,138 SF



UNIT 04A

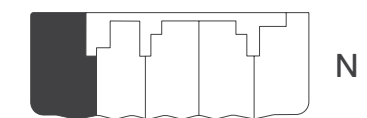
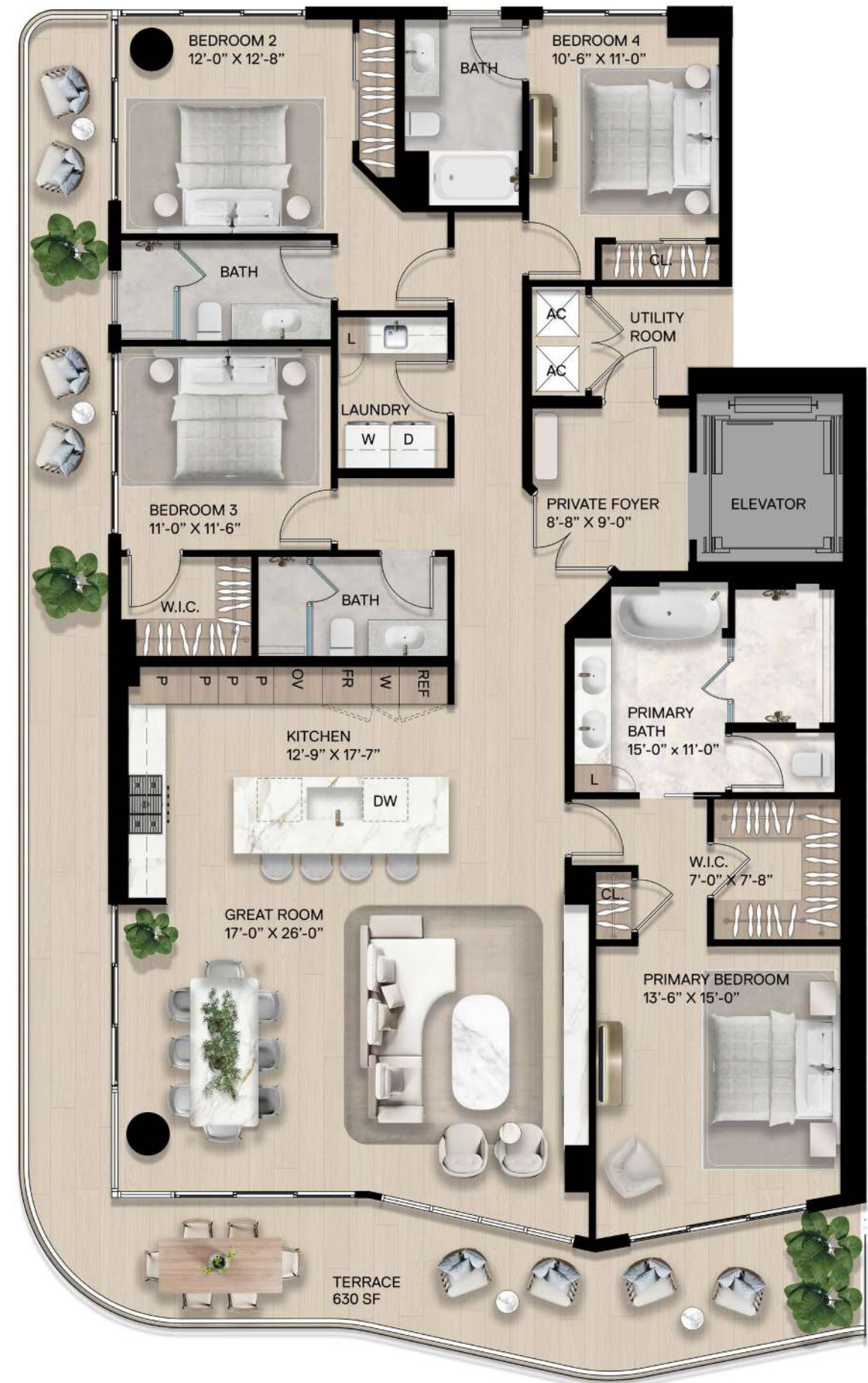
3 Bed | 3.5 Bath
2,182 SF





UNIT 05A

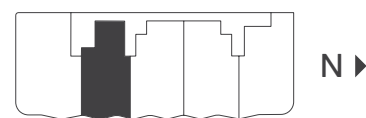
3 Bed | 3.5 Bath
2,220 SF



UNIT 01B

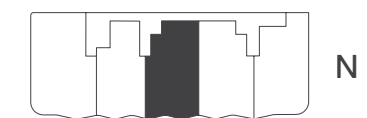
4 Bed | 4 Bath
2,516 SF





UNIT 02B

2 Bed | 2.5 Bath
1,812 SF



UNIT 03B

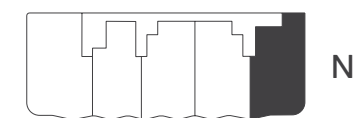
3 Bed | 3.5 Bath
2,138 SF





UNIT 04B

3 Bed | 3.5 Bath
2,184 SF



UNIT 05B

3 Bed | 3.5 Bath
2,190 SF





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All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same which may require the Developer to alter designs, floor plans, and/or layouts depicted or planned. The lifestyle, amenities, food services, club services, finishes, designs, materials, furnishings, fixtures, appliances, cabinetry, soffits, lighting, countertops, floor plans, specifications, or art contained in this brochure are proposed only, and the Developer reserves the right to modify, revise, or withdraw any or all of the same in its sole discretion and without prior notice. No specific view is guaranteed; views from Units vary depending upon the Unit selected. Dimensions and square footage are approximate and may vary depending on how measured and based upon actual construction. Art depicted is not included with a Unit purchase. Art is planned for installation within the common areas of the Condominium; all such art will be selected by the Developer at the Developer's sole discretion and any art may be substituted by the Developer from time to time or removed. No art installed is owned by the Condominium Association unless the installation is specifically gifted or sold to the Association by written agreement between the Developer and the Condominium Association. Art installed by the Developer, but not gifted or sold to the Condominium Association by written agreement shall be deemed to be on loan to the Condominium Association and removable by Developer at Developer's election. The Prospectus is not a securities or investment offering. No statements or representations have been made by Developer, or any of its agents, employees, or representatives with respect to any potential for future profit, future appreciation in value, investment opportunity potential, rental income potential, or other benefits to be derived from ownership of one or more Units, but if made such statements should not be relied upon in your Unit purchase decision. The Developer, its agents, employees, and representatives are also not tax advisors and statement(s) made with respect to tax benefits of ownership should not be relied upon in your Unit purchase decision. Certain nearby attractions, shopping venues, restaurants, and activities referenced or identified in this publication are off-site and are not controlled by the Developer. 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