



Sage

INTRACOASTAL RESIDENCES
FORT LAUDERDALE

FACT SHEET

S

THE TRUE NATURE OF LIVING

We are all connected to nature, from cerulean skies with ocean breezes to turquoise waters and soft sand. Perfectly balancing these elements creates the quintessential seaside sanctuary. Sage Intracoastal Residences, located on Fort Lauderdale's Intracoastal waterways, is a 28-story haven that celebrates this harmony. Experience curated luxury living surrounded by nature's idyllic setting.

S

TEAM

DEVELOPER

Property Markets Group (PMG)

ARCHITECT

FSMY

INTERIOR ARCHITECTURE & DESIGN

BAMO

BUILDING OVERVIEW

- 28-story luxury tower set on 200 linear feet of Fort Lauderdale's intracoastal waterway
- 44 waterfront residences with picturesque panoramic views
- Unobstructed intracoastal and ocean views protected by the Bonnet House Museum & Gardens
- Sage Penthouse Collection featuring private rooftops with summer kitchens and plunge pools
- Interiors designed by award-winning interior design firm BAMO, the team behind Four Seasons, Rosewood and The Peninsula select properties
- Designed by Fort Lauderdale based FSMY Architects
- Featuring the latest smart building technology
- Elegantly appointed lobby and reception foyer
- Semi-private elevators and private elevator foyers to each residence





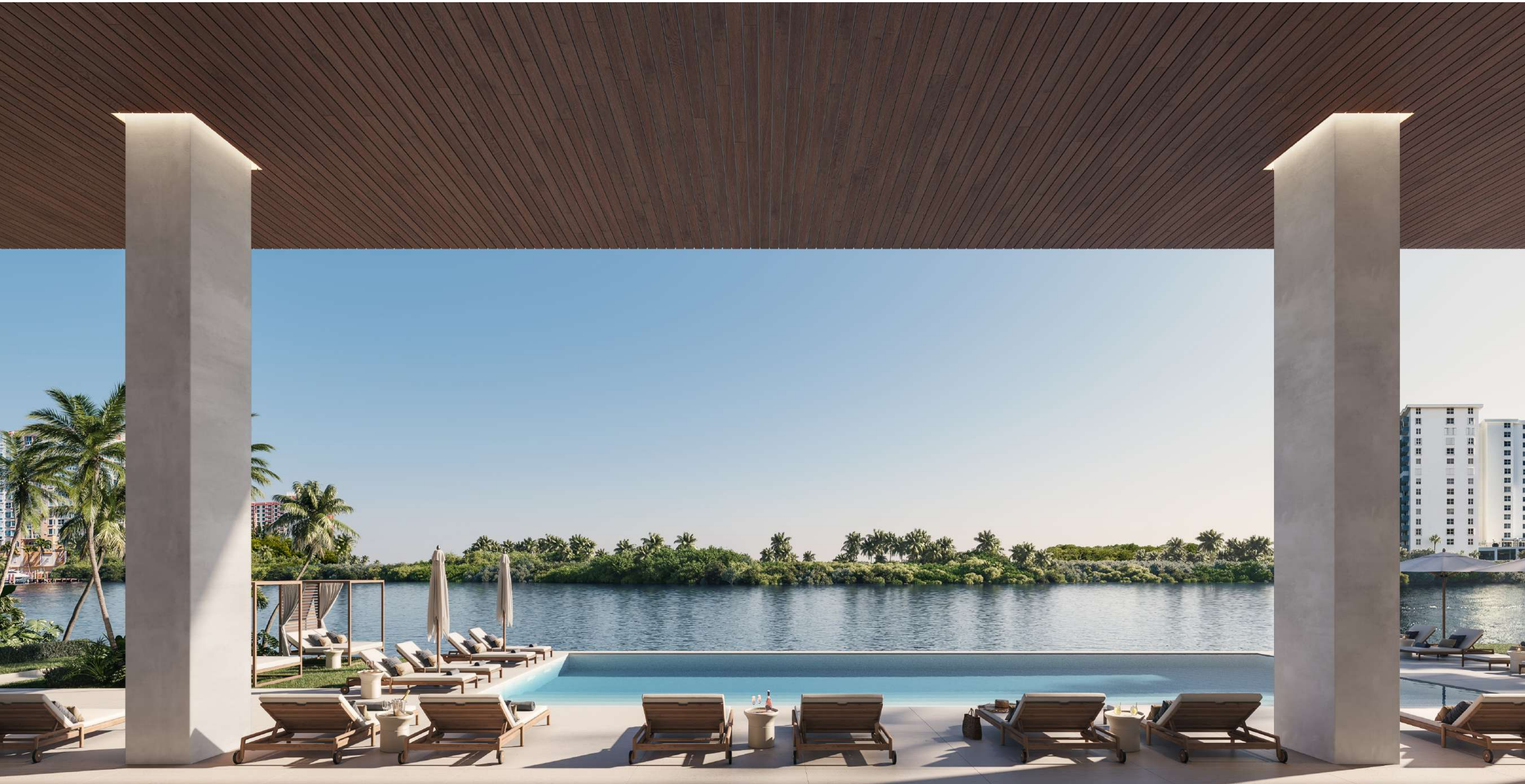
S

PRIVATE RESIDENTIAL SERVICES & AMENITIES

- Private residential porte cochère with 24-hour valet service
- 24-hour front desk concierge
- 19,000+ sq ft of indoor and outdoor amenity space
- Expansive waterfront resort-style pool with cafe and lounge area
- Private luxe cabana suites
- State-of-the-art fitness center with the latest equipment
- 24-hour security and access-controlled entry points throughout
- Sports equipment storage
- House bicycles
- Valet parking
- Dog walking services
- Dog run
- Package delivery service
- On-site property management
- Mail room with package storage space

WELLNESS, FITNESS & ENTERTAINMENT

- Sage Wellness Spa overlooking the intracoastal and ocean
 - Steam, sauna, and cold plunge
 - Relaxation area with outdoor terraces
 - Private his and hers lockers
 - Private treatment rooms
 - Showers
- State-of-the-art fitness center
- Movement/yoga studio
- Yoga lawn
- Outdoor Jacuzzi
- Golf Simulator
- Lushly landscaped and paved outdoor deck area
- Grilling areas with dining tables
- Water view bar and lounge



Steam, Sauna, & Cold Plunge



S

RESIDENCE FEATURES

- Residential interior finishes curated by award-winning interior design firm BAMO
- Floor-to-ceiling energy-efficient/impact-resistant glass sliding doors & windows allowing for an abundance of natural light
- Expansive private terraces with summer kitchens featuring clear glass railings for unobstructed views of Intracoastal and Atlantic Ocean
- Selection of porcelain slab, marble, or wood flooring throughout main living areas
- 10' ceilings
- Fully built-out closets in the primary bedrooms featuring all shelving and drawers pre-installed for absolute convenience
- Midnight bar in primary bedrooms
- Built-in top-of-the-line washer and dryer in-unit
- Smart home technology offering seamless personalization with the touch of a button
- All residences come equipped with a contemporary lighting package, including recessed lighting, dimmers and lighting control
- Pre-wired for high-speed communications

KITCHEN & BATHROOM

- Gourmet kitchen with custom Italian cabinetry designed by BAMO
- Fully integrated kitchens with custom countertops, backsplashes, and a contemporary under-mount sink
- Custom kitchen island with cantilevered dining counter
- Subzero® and Wolf® appliance package including induction cooktop, microwave, dishwasher, built-in convection oven, wine storage, and refrigerator
- Imported and custom high-end Italian bathroom cabinetry
- WaterWorks® bathroom fixtures
- Private water closets
- Oversized frameless glass-enclosed showers and free-standing bathtubs in primary bathrooms
- Custom countertops, finished floors, and walls in wet areas







Sage

INTRACOASTAL RESIDENCES

FORT LAUDERDALE

 **ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE SELLER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A SELLER TO A BUYER OR LESSEE.**

This project has been filed in the State of Florida and no other state. This is not an offer to sell or solicitation of offers to buy the condominium units in states where such offer or solicitation cannot be made. Prices, square footage and availability are subject to change at any time without notice. This is a limited time offer. Developer may withdraw offering at any time. Equal Housing Opportunity. NO FEDERAL AGENCY HAS JUDGED THE MERITS OR VALUE, IF ANY, OF THIS PROPERTY. THIS IS NOT AN OFFER TO SELL, OR SOLICITATION OF OFFERS TO BUY, THE CONDOMINIUM UNITS IN STATES WHERE SUCH OFFER OR SOLICITATION CANNOT BE MADE. THESE DRAWINGS ARE CONCEPTUAL ONLY AND ARE FOR THE CONVENIENCE OF REFERENCE. THEY SHOULD NOT BE RELIED UPON AS REPRESENTATIONS, EXPRESS OR IMPLIED, OF THE FINAL DETAIL OF THE RESIDENCES. UNITS SHOWN ARE EXAMPLES OF UNIT TYPES AND MAY NOT DEPICT ACTUAL UNITS. STATED SQUARE FOOTAGES ARE RANGES FOR A PARTICULAR UNIT TYPE AND ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND IN FACT ARE LARGER THAN THE AREA THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION OF CONDOMINIUM (WHICH GENERALLY ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES INTERIOR STRUCTURAL COMPONENTS). THE AREA OF THE UNIT AS DEFINED IN THE DECLARATION IS LESS THAN THE SQUARE FOOTAGE REFLECTED HERE. ALL DEPICTIONS OF APPLIANCES, PLUMBING FIXTURES, EQUIPMENT, COUNTERS, SOFFITS, FLOOR COVERINGS AND OTHER MATTERS OF DETAIL ARE CONCEPTUAL ONLY AND ARE NOT NECESSARILY INCLUDED IN EACH UNIT. THE FURNISHINGS AND DÉCOR ILLUSTRATED OR DEPICTED ARE NOT INCLUDED WITH THE PURCHASE OF THE UNIT. CONSULT YOUR PURCHASE AGREEMENT AND ANY ADDENDA THERETO FOR THE ITEMS INCLUDED WITH THE UNIT. DIMENSIONS AND SQUARE FOOTAGE ARE APPROXIMATE, WILL VARY WITH SPECIFIC UNIT TYPE AND MAY VARY WITH ACTUAL CONSTRUCTION. ADDITIONALLY, MEASUREMENTS OF ROOMS SET FORTH ON ANY FLOOR PLAN ARE NOMINAL AND GENERALLY TAKEN AT THE GREATEST POINTS OF EACH GIVEN ROOM (AS IF THE ROOM WERE A PERFECT RECTANGLE), WITHOUT REGARD FOR ANY CUTOUTS, UNIT ORIENTATION AND WINDOWS (INCLUDING NUMBER, SIZE, ORIENTATION AND AWNINGS), BALCONY/LANAI (INCLUDING CONFIGURATION, SIZE AND RAILING/BALUSTRADE), STRUCTURE AND MECHANICAL CHASES MAY VARY. THE DEVELOPER EXPRESSLY RESERVES THE RIGHT TO MAKE MODIFICATIONS, REVISIONS AND CHANGES IT DEEMS DESIRABLE IN ITS SOLE AND ABSOLUTE DISCRETION AND WITHOUT NOTICE. ALL DRAWINGS ARE CONCEPTUAL RENDERINGS AND THE DEVELOPER EXPRESSLY RESERVES THE RIGHT TO MAKE MODIFICATIONS. ACTUAL VIEWS MAY VARY AND CANNOT BE GUARANTEED. VIEWS SHOWN CANNOT BE RELIED UPON AS THE ACTUAL VIEW FROM ANY PARTICULAR UNIT WITHIN THE CONDOMINIUM. IMPROVEMENTS, LANDSCAPING AND AMENITIES DEPICTED MAY NOT EXIST. PRICES, PLANS, ARCHITECTURAL INTERPRETATIONS AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. THE INFORMATION PRESENTED WITHIN THIS DOCUMENT IS CONCEPTUAL. THE IMAGES AND FEATURES CONTAINED HEREIN ARE NOT TO BE RELIED UPON OR USED AS A REFERENCE FOR SPECIFICATIONS. THE FOREGOING MATTERS ARE FURTHER ADDRESSED IN THE PURCHASE AGREEMENT AND ANY ADDENDA THERETO AND THE CONDOMINIUM DOCUMENTS.

