



Artist Conceptual Rendering



3000 WATERSIDE

FACT SHEET



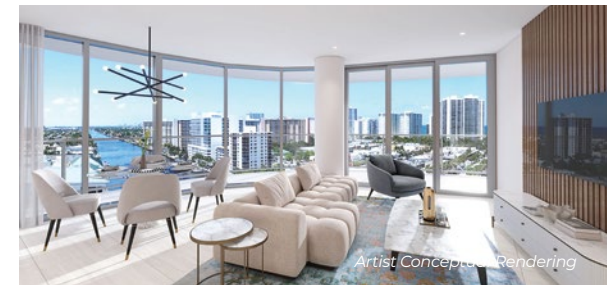
UNIQUELY LUXURIOUS HOMES IN THE SKY

3000 Waterside is an exclusive collection of 129 unparalleled residences each individually tailored to reflect the contours of the building and its unrivaled waterfront location.

- 129 spectacular Sky residences in an 18-story tower with large balconies and terraces in certain penthouse levels
- 14 inviting floor plans with intuitive open design, including 6 designs of penthouses on the top 4 floors
- Expansive, glass-framed private balconies and terraces designed to provide a seamless indoor and outdoor living experience
- Soaring Atlantic Ocean, Intracoastal vistas and panoramic Fort Lauderdale city views
- Up to 13 boat docks available for purchase for condo owners only at developer's discretion, 1 dock available for restaurant pick up and drop off of customers
- 24/7 white-glove concierge services in the lobby
- Lavish landscaping with accent lighting creating a private oasis for residents
- 54 bicycle storage spaces located on the main floor

STUNNING SKY RESIDENCES

- Alluring two, three and four bedroom Sky residences with two, three or three and a half bathrooms. Sky residences ranging from 1,118 square feet to 2,660 interior square feet
- Many floor plans include a spacious den/media room featuring floor-to-ceiling impact windows and sliding glass doors designed to maximize natural light
- Expansive glass balconies and terraces boasting views of the Intracoastal, Atlantic Ocean, and Fort Lauderdale skyline
- Chic large-format (24" x 48") porcelain tile flooring throughout the inside of each residence
- Spacious laundry rooms and closets, with energy-efficient Electrolux Washer and Dryer
- One storage unit provided for each residence
- One parking space included with each residence, additional spaces available for a fee. Electric charger wiring available as an upgrade option. Two parking spaces included in penthouse units over 1,693 square feet





KITCHEN

- Gourmet Contemporary European kitchens feature custom cabinetry, and quartz countertops and backsplash
- Gourmet Miele appliances including Integrated Refrigerator, Wall Oven, Electric Cooktop, Island Hood, Dishwasher, Microwave and Edge Star Wine Cooler. Consult the sales center for sizes. Penthouse units, except units 5 and 6 on levels 15 to 17, will feature a Speed Oven in place of the Microwave

BATHROOM

- Sophisticated primary suites with designer-ready walk-in closets and spa-inspired bath retreats featuring premium fixtures, bathtubs and/or walk-in showers, where applicable as shown on the plan.
- Free standing soaking tub, hand held showers in the primary bedroom of Penthouses and where applicable as shown on the plan.
- Contemporary European vanities and quartz countertops

EXTRAVAGANT LIFESTYLE AMENITIES

- Expansive waterfront pool deck with Intracoastal views and a resort-inspired swimming pool and spa, and barbecue courtyard
- 19th floor roof deck spanning approximately 8,500 square feet offers stunning views along with professional landscaping, hot tub, outdoor bar and two barbecues, and two fire pits
- Attractive waterside restaurant with delectable gourmet cuisine with 4,600 square feet of space for both indoor and outdoor dining. Valet parking for guests
- Luxury resort-inspired double height lobby and fully furnished spaces overlooking the intracoastal waterway by Manhas Design
- State-of-the-art Fitness Center featuring a yoga studio on the main level
- SPA: Spa lobby, treatment room, sauna, steam room, and lounge area as part of the amenities on the fourth floor
- Elite private party room with a bar overlooking the pool and a warming kitchen for gathering and entertaining on the main level
- Deluxe billiards room on the main level
- Two guest suites available for rent by condo owners for a daily fee

- On-site 24 hour lobby concierge and security services
- Mail and Package room
- Professional management on-site

A COVETED LOCATION

This prime location offers 300 feet of stunning Intracoastal waterfront, a boater's paradise with direct ocean access and just minutes from the vibrant Fort Lauderdale beach and the charming coastal community of Lauderdale-by-the-Sea. Enjoy easy access to the lively atmosphere of Las Olas Boulevard, known for its trendy restaurants, boutiques, and nightlife. With its picturesque views and proximity to popular attractions, 3000 Waterside is perfect for those seeking a dynamic coastal lifestyle while enjoying five-star luxury living.

ALLURING ARCHITECTURE & DESIGN

Impeccably designed to elevate waterfront living, the exquisite tower residences at 3000 Waterside are the collective vision of renowned South Florida firm FSMY Architects, landscape architect Natalia Barranco, and award-winning interior design firm, Manhas Design.



3 0 0 0 W A T E R S I D E

SALES GALLERY

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SITE ADDRESS

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3000waterside.com

sales@3000waterside.com

DEVELOPED BY:



MARKETING + SALES:



ARCHITECT:



INTERIOR:

MANHAS DESIGN

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

SKETCHES AND ILLUSTRATIONS ARE ARTIST'S RENDERINGS. DETAILS AND FIELD VARIATIONS ARE SUBJECT TO CHANGE. ALL DIMENSIONS ARE APPROXIMATE, AND ALL FLOOR PLANS AND DEVELOPMENT PLANS ARE SUBJECT TO CHANGE.

THERE ARE VARIOUS METHODS FOR CALCULATING THE TOTAL SQUARE FOOTAGE OF A CONDOMINIUM UNIT, AND DEPENDING ON THE METHOD OF CALCULATION, THE QUOTED SQUARE FOOTAGE OF A CONDOMINIUM UNIT MAY VARY BY MORE THAN A NOMINAL AMOUNT. THE DIMENSIONS STATED IN THIS BROCHURE ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND, IN FACT, ARE LARGER THAN THE DIMENSIONS OF THE "UNIT" AS DEFINED IN THE DECLARATION OF CONDOMINIUM FOR 3000 WATERSIDE CONDOMINIUM, WHICH IS MEASURED USING INTERIOR MEASUREMENTS.

