



Sage

INTRACOASTAL RESIDENCES
FORT LAUDERDALE

FACT SHEET

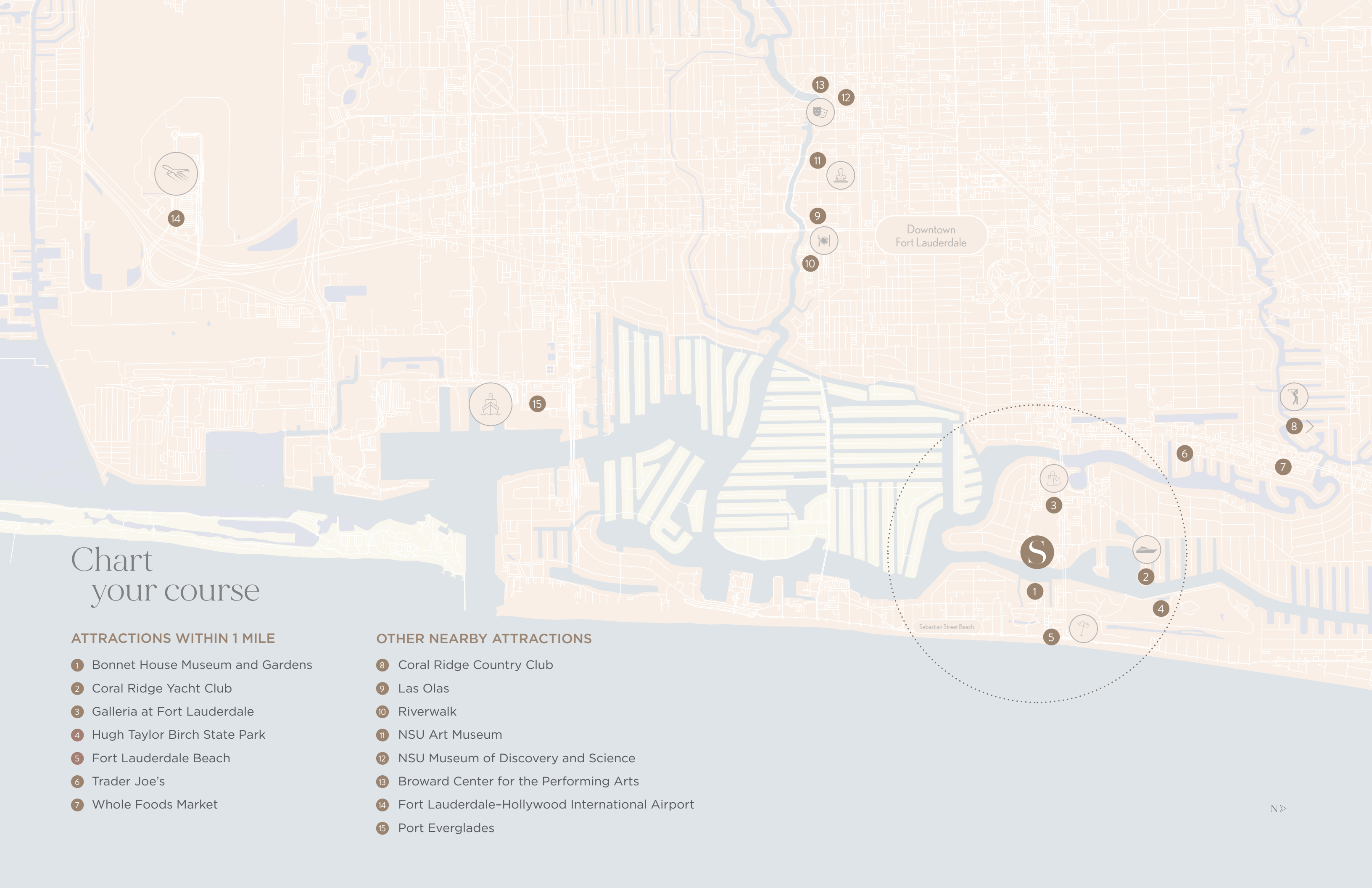
Chart your course

ATTRACTIONS WITHIN 1 MILE

- 1 Bonnet House Museum and Gardens
- 2 Coral Ridge Yacht Club
- 3 Galleria at Fort Lauderdale
- 4 Hugh Taylor Birch State Park
- 5 Fort Lauderdale Beach
- 6 Trader Joe's
- 7 Whole Foods Market

OTHER NEARBY ATTRACTIONS

- 8 Coral Ridge Country Club
- 9 Las Olas
- 10 Riverwalk
- 11 NSU Art Museum
- 12 NSU Museum of Discovery and Science
- 13 Broward Center for the Performing Arts
- 14 Fort Lauderdale-Hollywood International Airport
- 15 Port Everglades



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TEAM

DEVELOPER

Property Markets Group (PMG)

ARCHITECT

FSMY

INTERIOR ARCHITECTURE & DESIGN

BAMO

SALES AND MARKETING

PMG Residential

BUILDING OVERVIEW

- 18-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





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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
- Owner's Lounge designed for private functions and equipped with adjacent catering kitchen
- Children's playroom
- 24-hour security and access-controlled entry points throughout
- Sports equipment storage
- House bicycles
- Valet parking
- Dog walking services
- Package delivery service
- On-site property management
- Mail room with package storage space

WELLNESS & FITNESS

- Sage Wellness Spa
 - Steam, sauna, and treatment rooms
 - Cold plunge
 - Relaxation area with outdoor terraces
 - Private his and hers lockers
- State-of-the-art fitness studio
- Latest high-tech exercise equipment
- Movement studio
- Yoga lawn

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RESIDENCE FEATURES

- Fully finished two- and three-bedroom + office, flow-through private residences
- 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
- 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















North View



VIEWS MAY VARY DEPENDING ON FLOOR

West View



VIEWS MAY VARY DEPENDING ON FLOOR

South View

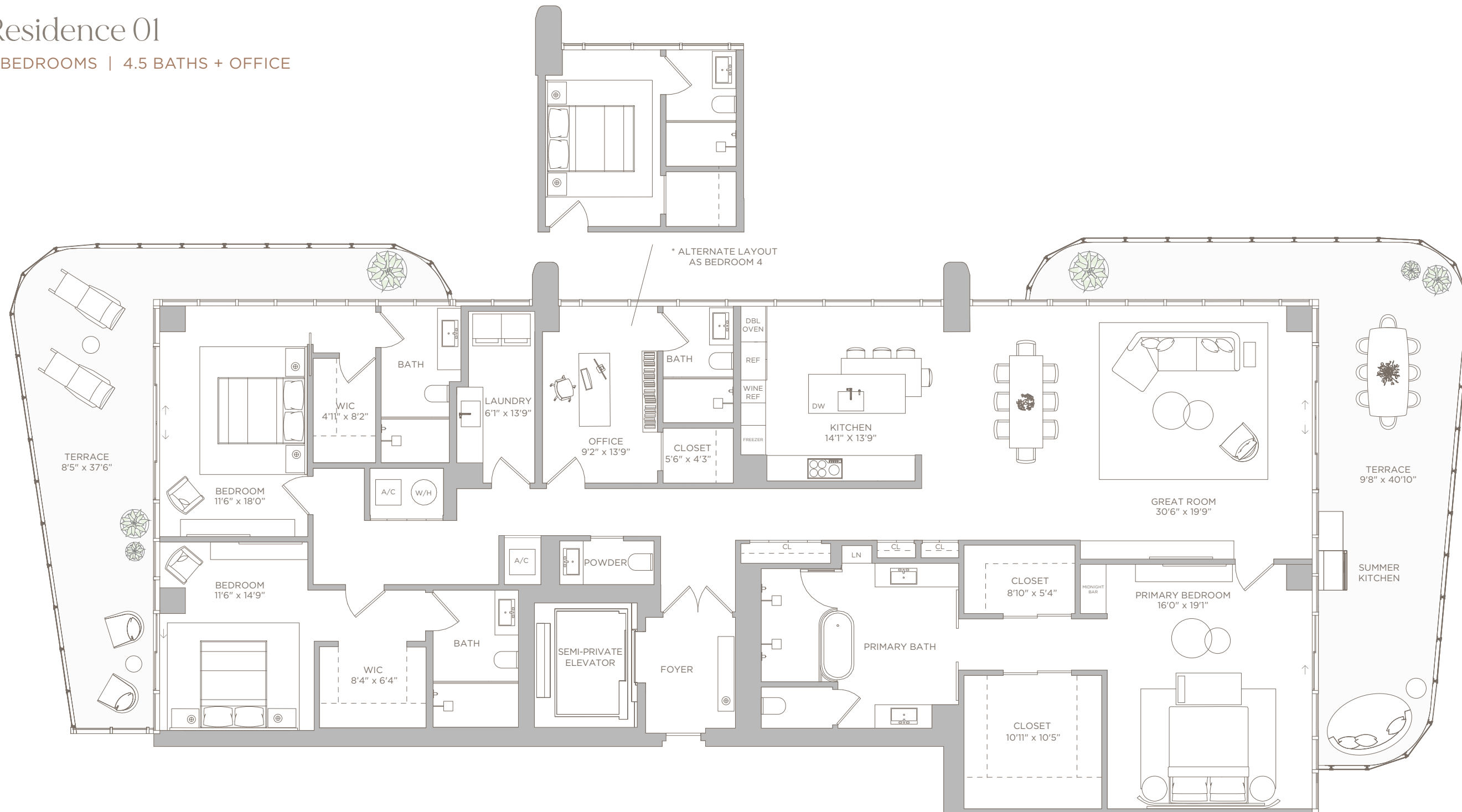
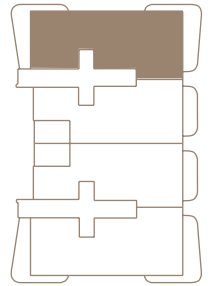


VIEWS MAY VARY DEPENDING ON FLOOR

TYPICAL FLOORPLANS

Residence 01

3 BEDROOMS | 4.5 BATHS + OFFICE



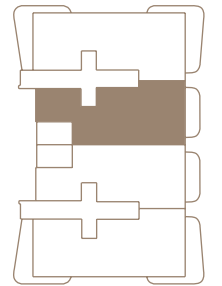
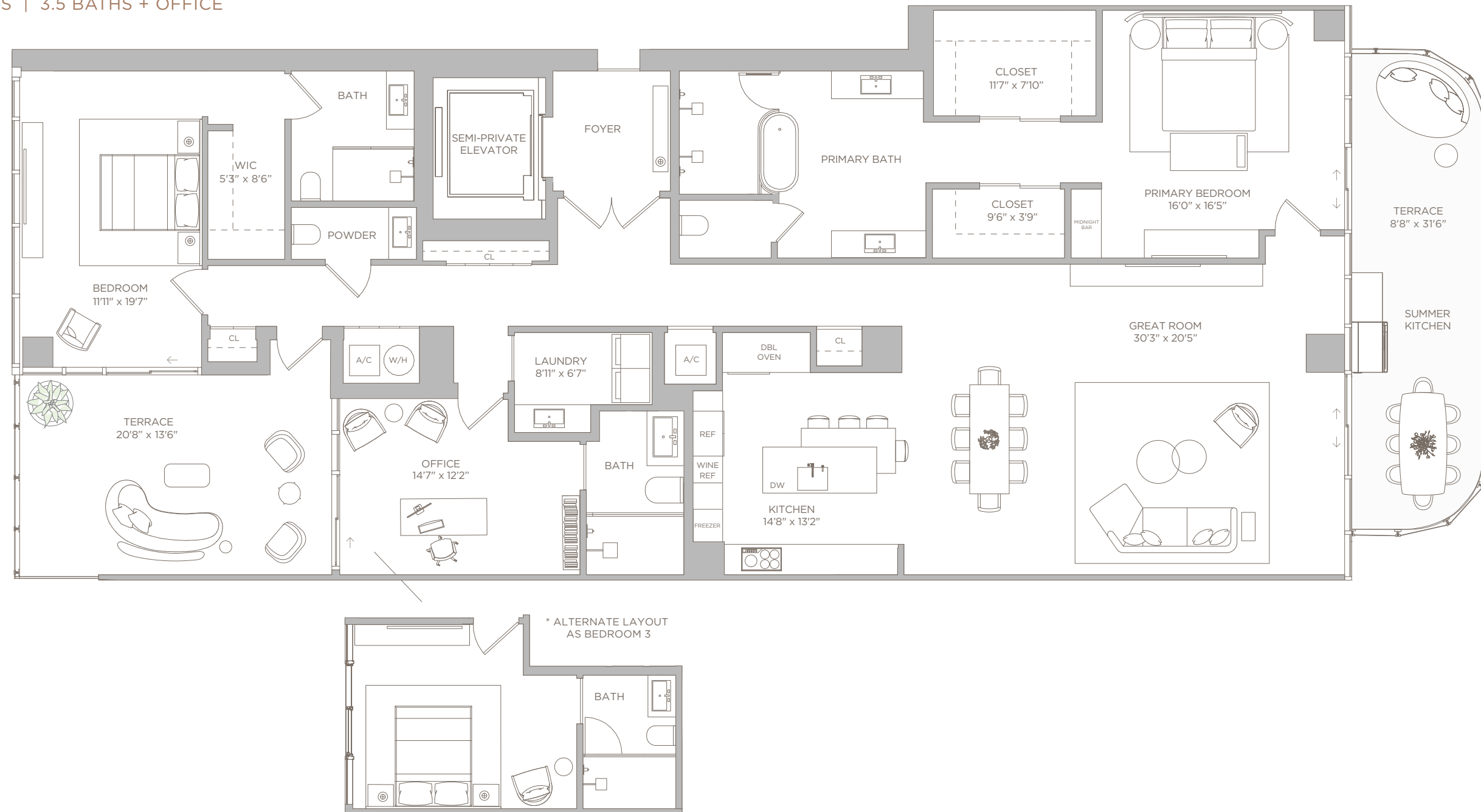
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TYPICAL FLOORPLANS

Residence 02

2 BEDROOMS | 3.5 BATHS + OFFICE



INTRACOASTAL

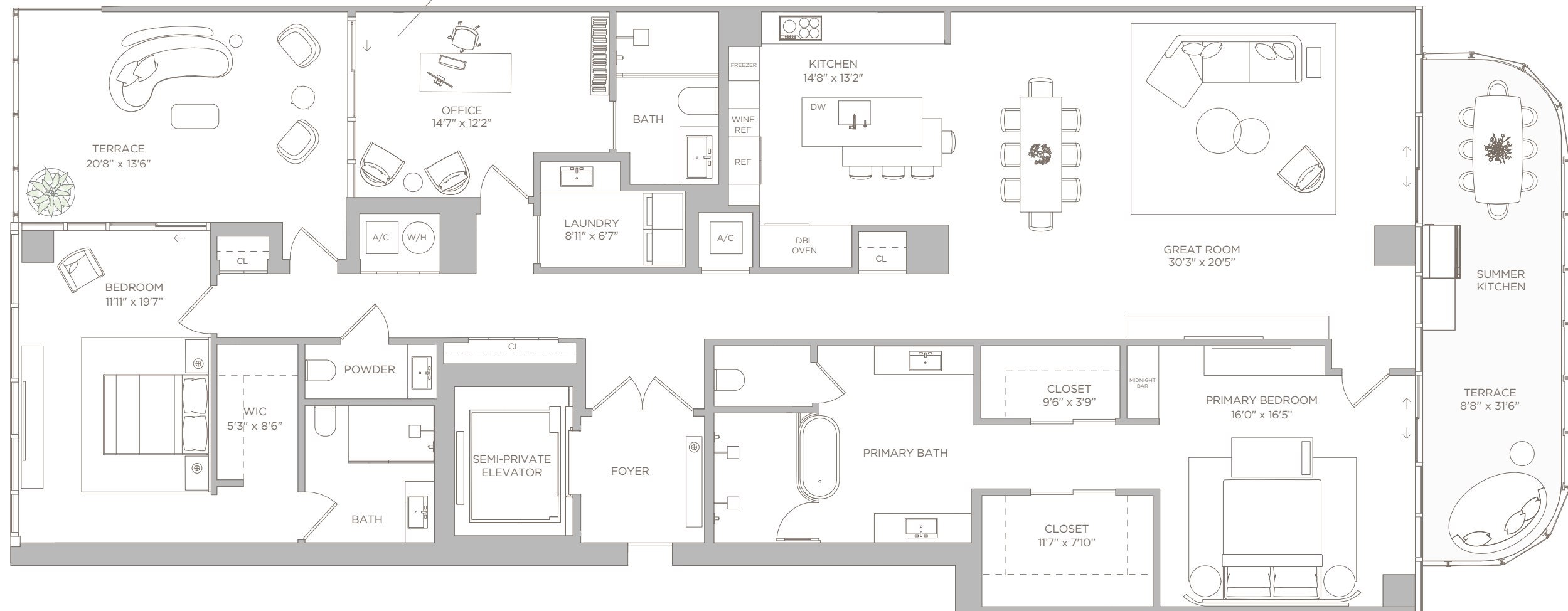
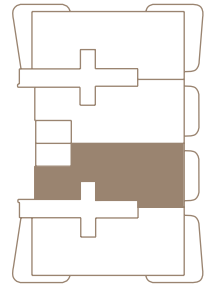
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TYPICAL FLOORPLANS

Residence 03

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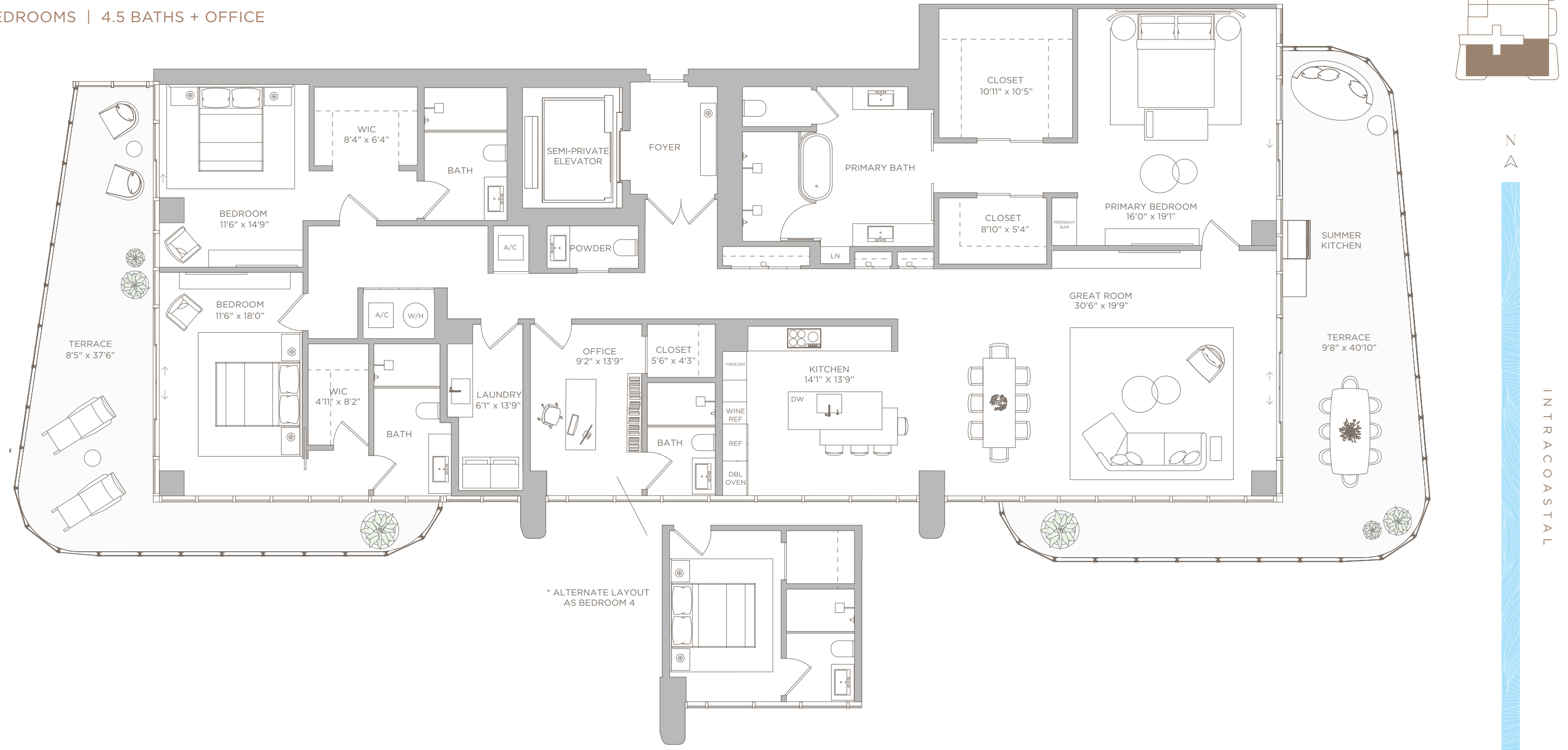
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TYPICAL FLOORPLANS

Residence 04

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COMMITTED TO EXCELLENCE
—
TEAM

DEVELOPER



Founded in 1991 by Kevin Maloney, Property Markets Group (“PMG”) has direct hands-on experience in the acquisition, renovation, financing, operation, and marketing of commercial and residential real estate.

A development firm of national scope, PMG has over 150 real estate transactions including over 80 residential buildings in Manhattan during its 25-year history. PMG has distinguished itself over the last decade for its development of new construction condominium developments in New York City, Miami and Chicago.

ARCHITECT



FSMY is a full service architectural firm that provides a wide variety of design services.

Since 1977 we have been producing an extensive portfolio of designs that range from commercial, residential, medical, educational, financial, and industrial projects.

More than 95% of our work is either repeat or referral. FSMY recruits and maintains the best young talent, and couples them with the vast experience of its principals to provide innovative, sustainable designs anchored in pragmatic values.

INTERIOR DESIGN FIRM



For thirty years, BAMO has created captivating environments that flow, function, and make people feel welcome, at ease, and inspired to live — and to dream — more fully.

A collective of designers, BAMO brings to each project a richness of experience and perspective, along with an impassioned view of life and our work.

BAMO engages clients graciously, listening for the unspoken needs beneath their stated desires. Speaking to the psyche through the senses, and building in layers of meaning, BAMO creates true havens; places apart from the everyday. Their interpretive skill is matched by the rigor, expertise, and ingenuity they bring to seeing projects through to completion. This is why hospitality, residential, and corporate clients around the world trust BAMO to bring their visions to life.

Sage

INTRACOASTAL RESIDENCES
FORT LAUDERDALE

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