

FACT SHEET

321 AT WATER'S EDGE is an exclusive collection of just 23 waterfront condominium estates, located just 770 feet from Fort Lauderdale Beach. This boutique oasis was designed to provide the highest level of luxury, comfort, and service for those fortunate enough to call it home. Each residence spans the width of the building, featuring expansive balconies, showcasing stunning east views of the Atlantic Ocean and west views of the Fort Lauderdale Skyline and Intracoastal Waterway.

DEVELOPER

SobelCo

ARCHITECT

Adache Group

SALES AND MARKETING

Douglas Elliman Real Estate

INTERIOR DESIGN

Interiors by Steven G.

NUMBER OF FLOORS

11 Floors

RESIDENCES

23 Units

3,107 - 6,159 total square feet

DEPOSIT STRUCTURE

30% at Contract

Balance Due at Closing

RESIDENCE INTERIORS

- Fully-finished units with designer touches
- Flow-through residences with floor-to-ceiling windows
- Intracoastal, ocean, and city views
- Expansive terraces and balconies with outdoor living spaces
- Open living room layouts and spacious bedrooms
- Designer kitchen with Italian cabinetry
- Hansgrohe fixtures, quartz countertops and Gaggenau appliances
- Large laundry rooms with full-size front load Electrolux washer/dryer
- Pre-wired for modern technologies

BUILDING FEATURES AND AMENITIES

- Four private elevators and vestibules to each residence
- Private marina with four 70' boat slips
- Over 6,000 square feet of chic lobby spaces
- Private wine club and lounge with personal wine lockers
- Galley kitchen for catered events
- Community skyview terrace with lounge areas and summer kitchen
- Indoor/outdoor poolside lounge with cocktail bar, alfresco dining & grilling areas
- Private poolside cabanas with Intracoastal views
- 2,400 square foot ocean view fitness center
- His and her saunas
- 24-hour valet attendant and two assigned parking spaces
- Electric car charging stations
- Private onsite dog park

PRICES FROM \$2M