

A woman with long hair, wearing a white dress and sunglasses, stands on the deck of a yacht, looking out at the ocean. The yacht's white sail is visible on the left side of the frame. The background is a vast, blue ocean under a clear sky.

THE OCEAN
RESORT RESIDENCES

CONRAD FORT LAUDERDALE BEACH

INNOVATION *DRIVEN*



N E X T
GENERATION
L I V I N G

ADVANCE YOUR IDEA OF HOME

On the sands of Fort Lauderdale Beach a transformation is taking place. Enjoyment has evolved to deliver leading-edge design, connected technologies, service that anticipates your needs, and experiences that enrich your life with purpose and passion.

The Ocean Resort Residences has been created uniquely for you and the way you live. Step into the sunlight of South Florida's new era.

REIMAGINE YOUR WORLD





REI M A G I N E



YOUR WORLD



A NEW WAVE RISES

RITZ CARLTON

W HOTEL

LAS OLAS
SHOPPING

WESTIN HOTEL

HILTON HOTEL

INTRACOASTAL

GALE HOTEL
coming 2018

FOUR SEASONS
coming 2020

ADDITIONAL INTEREST

RITZ CARLTON

.25 miles South of The Ocean

AUBERGE (coming 2019)

.5 miles North of The Ocean

PORT EVERGLADES

5 miles South of The Ocean

PORT OF MIAMI

31 miles South of The Ocean

FLL INTERNATIONAL AIRPORT

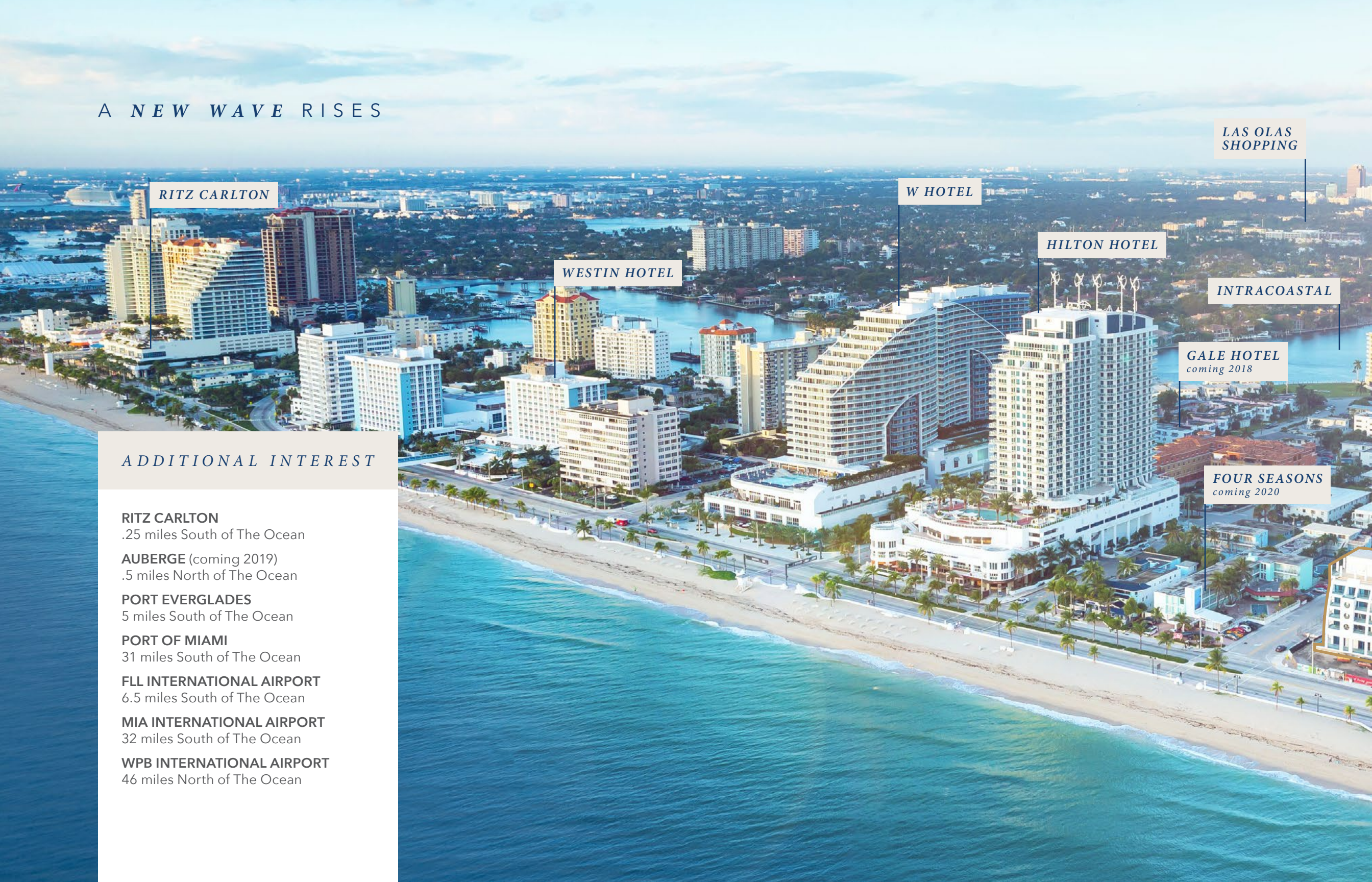
6.5 miles South of The Ocean

MIA INTERNATIONAL AIRPORT

32 miles South of The Ocean

WPB INTERNATIONAL AIRPORT

46 miles North of The Ocean





DOWNTOWN
FORT LAUDERDALE

BRIGHTLINE

AUBERGE ▶

ATLANTIC HOTEL

THE OCEAN
RESORT RESIDENCES

CONRAD FORT LAUDERDALE BEACH

T H E
O C E A N
D I F F E R E N C E

AHEAD OF THE CURRENT

At The Ocean Resort Residences, bold architecture, streamlined design, and impeccable service is just the beginning. Discover the pleasures of a resort residence, private condominiums, or a beachfront Villa, and the distinction of being the first ever Conrad Hotels & Resorts Residential property of its kind in the U.S.

- Studios, One, Two, Three-Bedroom Residences, and Penthouses
- 181 Resort Residences Professionally Designed, Fully Finished and Furnished
- 109 Condominium Residences and Beachfront Villas, Professionally Designed, Fully Finished and Furnished

ARCHITECTED
FOR
YOUR LIFE

FLUID DESIGN PRINCIPLES

Inspired by the sinuous curves and sleek dimensions of yachts and ocean liners, The Ocean Resort Residences is the vision of the acclaimed **Michael Graves**. Known internationally for his transformative, humanistic work in architecture, home furnishings, and consumer product design, Graves' worldly perspective can be seen throughout the already-constructed building.

The 24-story tower and collection of beach villas merge art deco and modern influences. Sweeping proportions flow gracefully from one space to another, indoors and out, from sand to sky. A refined Porte- Cochere drive is anchored by a breathtaking sculpture by **Peter Stromberg**. State-of-the-art technologies and dedicated personal service work together to frame every moment with a sense of sophisticated escape.





EMBARK ON THE *EXCEPTIONAL*



LIVE CUTTING EDGE





NAUTICALLY INSPIRED

STREAMLINE YOUR LIFE

Shaped by the Atlantic and Intracoastal, your residence is an entry to elevated living. Designed and fully furnished by Interiors by **Steven G**, the effect is that of sailing away to sea. Portal windows and glass balconies create the sense of a journey. Sleek stainless steel fuses seamlessly with chestnut teak. Every detail is thoughtfully planned and masterfully placed for your utmost comfort and relaxation.

Resort Residence Ownership Offers

- Floors 6-17
- Fully Furnished and Finished
- Designer Interiors by Steven G
- Gourmet Kitchens with Sub-Zero® Refrigerators and Wolf® Cooktops
- Marble Baths with Kohler® Vanities and Soaking Tubs, Water Works® Fixtures, and Walk-In Showers
- Marble Entry Foyers
- Tiled Flooring Throughout
- Balconies Overlooking the Atlantic, Intracoastal, and Downtown Fort Lauderdale











*CHOOSE
YOUR
LIFESTYLE*

CREATE A WORLD THAT IS
YOURS ALONE

The Ocean Resort Residences, a limited-edition collection of private condominiums and Beachfront Villas, are the entries to haute coastal living. The future of the modern resort residential experience has arrived.

Condominiums and Beachfront Villas Offer

- Residences on Floors 18-24
- Fully Furnished and Finished
- Gourmet Kitchens with Sub-Zero® Refrigerators and Wolf® Cooktops
- Marble Baths with Kohler® Vanities and Soaking Tubs, Water Works® Fixtures, and Walk-In Showers
- Marble Entry Foyers
- Tile Flooring Throughout
- Oversized Balconies Overlooking the Atlantic, Intracoastal, and Downtown Fort Lauderdale



NORTHEAST VIEW



SOUTHEAST VIEW



WEST VIEW







CONRAD

*ELEVATE
YOUR
ENJOYMENT*

HEIGHTENED EXPERIENCES
AWAIT

The property features endless amenities to satisfy all your needs. Push your workouts to a new level in our fitness center or with a Yoga workout on the beach. Restore balance and wellness at the **Conrad Spa**. Treat your senses to the flavors of **Terra Mare**, the on-property fine dining destination or enjoy a hand-crafted cocktail and light bites in **Atlas**, the lobby bar and lounge. For something more on-the-go, visit the on-site gourmet market, **Cornucopia**, and enjoy made-to-order sandwiches, smoothies, gelato, pastries, cappuccino, and other fresh gourmet snacks.

The property also features a **sundry store** offering sophisticated beach attire, kids toys, and other goods found in a convenience store. If your needs take you off the property, take the Ocean Resort Residences' **private car** for a scenic ride within its 3-mile radius or take the car to the Fort Lauderdale airport.



POOL DECK

HORIZONS AHEAD

VIEW THE EDGE OF THE WORLD

Never before has smart living been so sexy. Dive into a heated pool with expansive view of the Atlantic. Hover above the city and Ocean from the 10,000-square-foot **Jewel Box**: a glass-encased space on the 6th floor connecting the pool and Serenity Deck, that also houses the largest and most technologically advanced meeting facility in Ft. Lauderdale Beach. Above this captivating prism the rooftop becomes the oceanfront **Sky Deck** dotted with sunbathing areas and a poolside restaurant, creating 20,000 total square feet of amenity areas for residents to enjoy.





SKY LAWN AND ENTERTAINMENT DECK



VIEW FROM AMENITY DECK



POOL DECK



CORNUCOPIA GOURMET MARKET



SPINNAKER BAR AND GRILL



TERRA MARE

AN UNFORGETTABLE OCEANSIDE
DINING EXPERIENCE

Terra Mare provides casually sophisticated shared plate dining known for fresh, locally sourced items that bond with the surrounding. **Terra Mare** goes beyond tapas by encouraging full plate sharing rather than individual bites; truly highlighting the communal dining experience. Select table-side preparation will add a unique dining experience and promote conversation amongst diners throughout their meal. Dinner, Weekend Brunch, Lunch & Breakfast.





RELEASE YOURSELF FROM LIMITS

DESIGN YOUR OWN DESTINY

There are essentials that people need for happiness... and then there are the thoughtful extras that make life worthwhile. The Ocean Resort Residences is a captivating mix of both. Our commitment to your comfort is on the highest level - we are the only hotel residence on Fort Lauderdale Beach that offers housekeeping twice a day and daily cleaning with turn down service to owners.

On Property:

- 10% off food & beverage on selected dining venues in the property
- Access to The Ocean Resort Residences' private cars or car service
- Fun and engaging Kids Program supervised by attentive staff
- Bike along the Fort Lauderdale beachfront with Conrad's bike-share program
- Complimentary laundry service
- Complimentary beach chairs
- Complimentary housekeeping

Global:

- 50% elite status bonus - automatically receive 50% bonus on all Honors points you earn
- 48-hour room guarantee - you are guaranteed a room in any Hilton Worldwide property when you make a reservation at least 48 hours prior to your arrival
- 5th night free
- Quick reservations and check-ins based on your room preferences
- Late check out
- Express check out
- 2nd guest stays free
- Complimentary access to fitness and health clubs
- Two complimentary bottles of water per stay
- E-check in
- Complimentary in-room and lobby wi-fi access
- Upgrade to a preferred room
- 1,000 Honors bonus points per stay
- Complimentary continental breakfast for you and up to one additional guest registered to the same room each day you stay





*INTRODUCING
CONRAD FORT
LAUDERDALE
BEACH RESORT*

Inspired by the unique, bold, pioneering spirit of Conrad Hilton himself, Conrad Hotels & Resorts is the destination of a new generation of luxury traveler for whom life, business and pleasure seamlessly intersect.

Conrad Hotels & Resorts is a global brand that offers smart luxury by delivering a world of style, intuitive service and infinite connections. Offering contemporary and stylish accommodations, seamless service tailored to meet the needs of every guest, and an outstanding experience inspired by its ever-expanding global footprint, Conrad Fort Lauderdale Beach will be home to a new generation of world travelers seeking to make their own journey more inspired.

CONRAD BALI



CONRAD BORA BORA NUI



CONRAD
LOCATIONS
WORLDWIDE

NORTH AMERICAS

CONRAD NEW YORK
CONRAD MIAMI
CONRAD FORT LAUDERDALE BEACH
CONRAD INDIANAPOLIS
CONRAD CHICAGO
LONDON NYC

CENTRAL & SOUTH AMERICAS

CONRAD PUNTA DEL ESTE
CONRAD SAN LUIS POTOSI
CONRAD CARTAGENA

MIDDLE EAST/ AFRICA

CONRAD CAIRO
CONRAD MAKKAH
CONRAD DUBAI
CONRAD PEZULA

EUROPE

CONRAD DUBLIN
CONRAD ALGARVE
CONRAD ISTANBUL
CONRAD LONDON

ASIA

CONRAD BANGKOK
CONRAD KOH SAMUI
CONRAD MANILA
CONRAD BALI
CONRAD SANYA HAITAG BAY
CONRAD MACAO
CONRAD GUANGZHOU
CONRAD XIAMEN
CONRAD SEOUL
CONRAD TOKYO
CONRAD BEIJING
CONRAD DALIAN
CONRAD PUNE
CONRAD OSAKA
CONRAD SINGAPORE
CONRAD BORA BORA
CONRAD BENGALURO



THE PARTNERS

MEET THE OCEAN TEAM

East Property Management

East Property Management (EPM) is dedicated to forming luxury property partnerships that bring modern, ultra-upscale amenities to popular destinations across North America. The real estate investment company partners in various hospitality, multi-family, self-storage, and commercial properties. EPM is an entity owned by Terry and Kim Pegula, owners of the Buffalo Bills (NFL), Buffalo Sabres (NHL), and Pegula Sports and Entertainment.



ORCHESTRA
HOTELS + RESORTS

Orchestra Hotels and The Heafey Group

The Heafey Group, a privately-owned, Quebec-based real estate investment and management firm, and Orchestra Hotels, a fully-integrated owner of luxury hotel, resort, and residential properties, have partnered to operate The Ocean Resort Residences at the Conrad Fort Lauderdale Beach Resort. The ultra-upscale project features 109 fully-furnished Oceanfront Residences; and 181 Oceanfront Resort Residences, delivered fully-finished and furnished. Orchestra is a strong hotel operator that is well established in South Florida. The Heafey Group, founded in 1980, is led by attorney and businessman Pierre Heafey, who has built up, through acquisitions and development projects, an impressive portfolio valued in excess of \$1 billion.



Conrad Hotels & Resorts

Conrad Hotels & Resorts is the destination of a new generation of smart luxury travelers for whom life, business and pleasure seamlessly interact. Conrad showcases sophisticated, locally inspired surroundings, connections to people and places around the corner or halfway around the world and service that's more than personal, it's intuitive. With over 20 properties located in the world's gateway cities and most sought-after resort destinations. Conrad Hotels & Resorts is a global luxury brand of Hilton Worldwide.



MICHAEL GRAVES
ARCHITECTURE & DESIGN

Michael Graves Architecture & Design

Founded by AIA Gold Medalist, Michael Graves, and celebrating their 50th anniversary in 2014 - Michael Graves Architecture & Design (MGA&D) is recognized as one of the leading design firms in the world. Offering a full spectrum of design services, MGA&D's iconic projects span the globe and include Fortune 100 firms, international developers, educational institutions, government agencies, and non-profit organizations. With over 200 awards for design excellence, MGA&D is an integrated multidisciplinary practice that offers a unique combination of strategy and style.



Interiors by Steven G

Internationally respected and the recipient of numerous design awards, Interiors by Steven G (IBSG) brings their vision to the interior design experience at The Ocean. With a vast base of knowledge and design influences from multiple cultures and an eye towards quality, high-end materials and finishes, the firm maintains galleries in Florida and New York, with an impressive showroom in Sunny Isles Beach featuring everything from furnishings, to linens, to pots and pans.

Carlo Colombo

Carlo Colombo is an internationally regarded consultant and designer of furniture known for creating extremely refined items for gallery spaces, hospitality settings, and luxury residential environments. His honors include the 2004 "Designer of the Year" award, and he is a contributor of designs to the highest-end brands, from Cappellini and Poltrona Frau, to Alflex and Varenna. His expertise is sought internationally, and he holds lectures on his design principles around the world.



FORT LAUDERDALE: A COASTAL CAPITAL

A DESTINATION ON THE VERGE

About Fort Lauderdale:

- Fort Lauderdale is known as the “Venice of America” with over 180 miles of navigable inland waterways
- The average temperature of Fort Lauderdale is 75 degrees
- Hundreds of restaurants, shopping, services and entertainment choices
- Cultural and sporting events are held everyday in Fort Lauderdale
- Fort Lauderdale, the “Yachting Capital of the World”, hosts the Fort Lauderdale International Boat Show, one of the largest boat shows in the world
- Fort Lauderdale Air Show features exciting demonstrations and flybys from the U.S. Air Force Thunderbirds, U.S. Navy Demo team, and more

Airports:

- Fort Lauderdale has its own International Airport
- Miami International Airport is 30 miles away
- Orlando International Airport is 212 miles away

Florida Facts:

- Florida has a population of 20 million with 300,000 people moving to the Sunshine State each year
- South Florida enjoys the world’s largest cruise ship port and includes two national parks: Biscayne National Park and Everglades National Park
- The state of Florida boasts 1300 golf courses





*FORT LAUDERDALE:
VIBRANT
AND EVOLVING*

THE FUTURE IS UNDERWAY

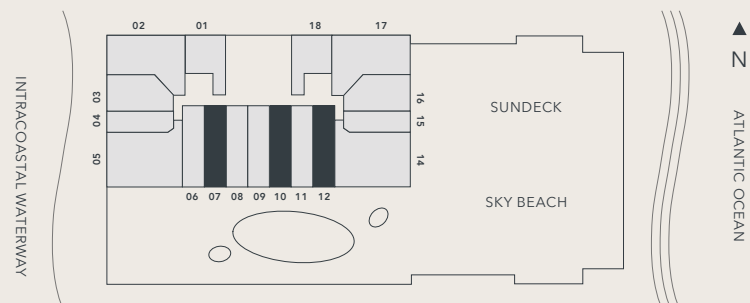
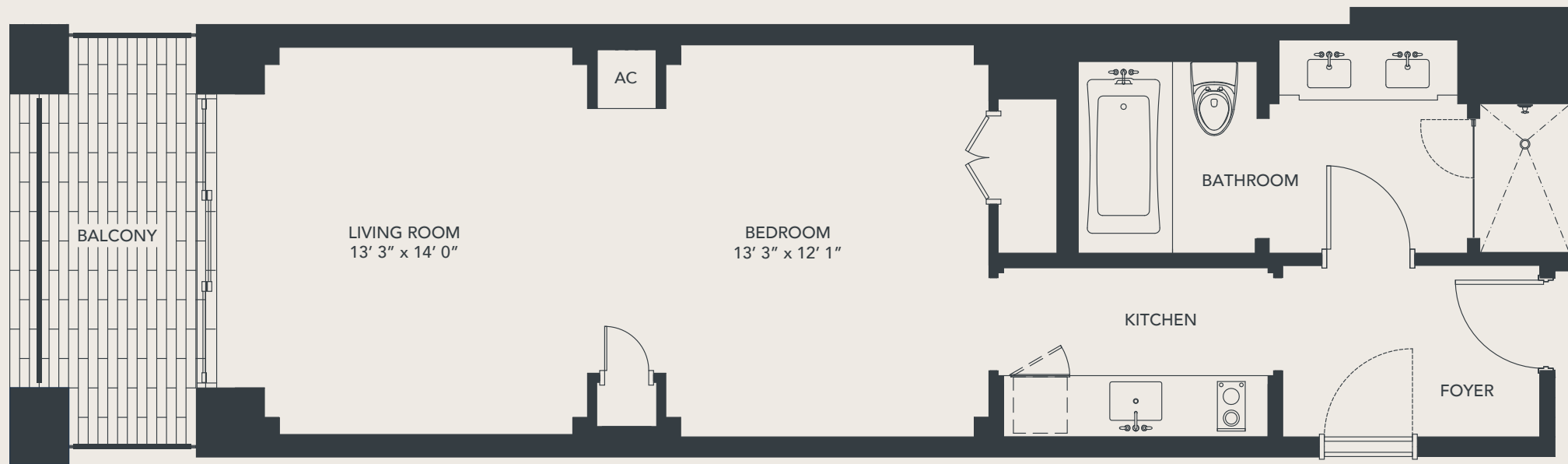
Fort Lauderdale has been undergoing a rapid transformation. Already, **Fort Lauderdale International Airport** is set to debut an additional **8,000-foot runway**, with updated terminals and services designed to handle more than **425,000 flights** that arrive here annually. The first high-speed rail line on the eastern seaboard will connect Fort Lauderdale, Miami, Palm Beach, and Orlando with peak speeds of 125 mph and an expected \$500 million a year of business, tourism, and jobs for the first five years, and \$150 million a year after that. Even **Port Everglades** is embarking on three critical expansion projects aimed at creating close to 150,000 new jobs, attracting even more cruise and cargo vessels, and connecting freight rail to the port.

Land, sea, or air - all roads are leading to Fort Lauderdale and its striking beaches.



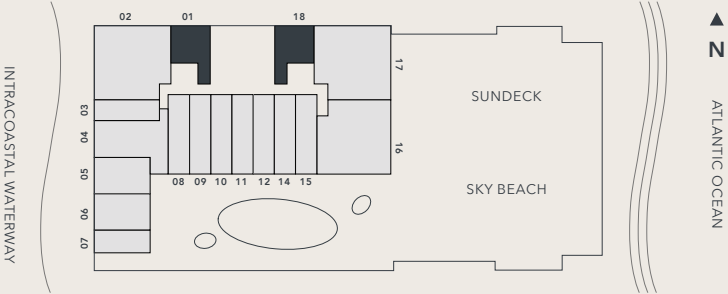
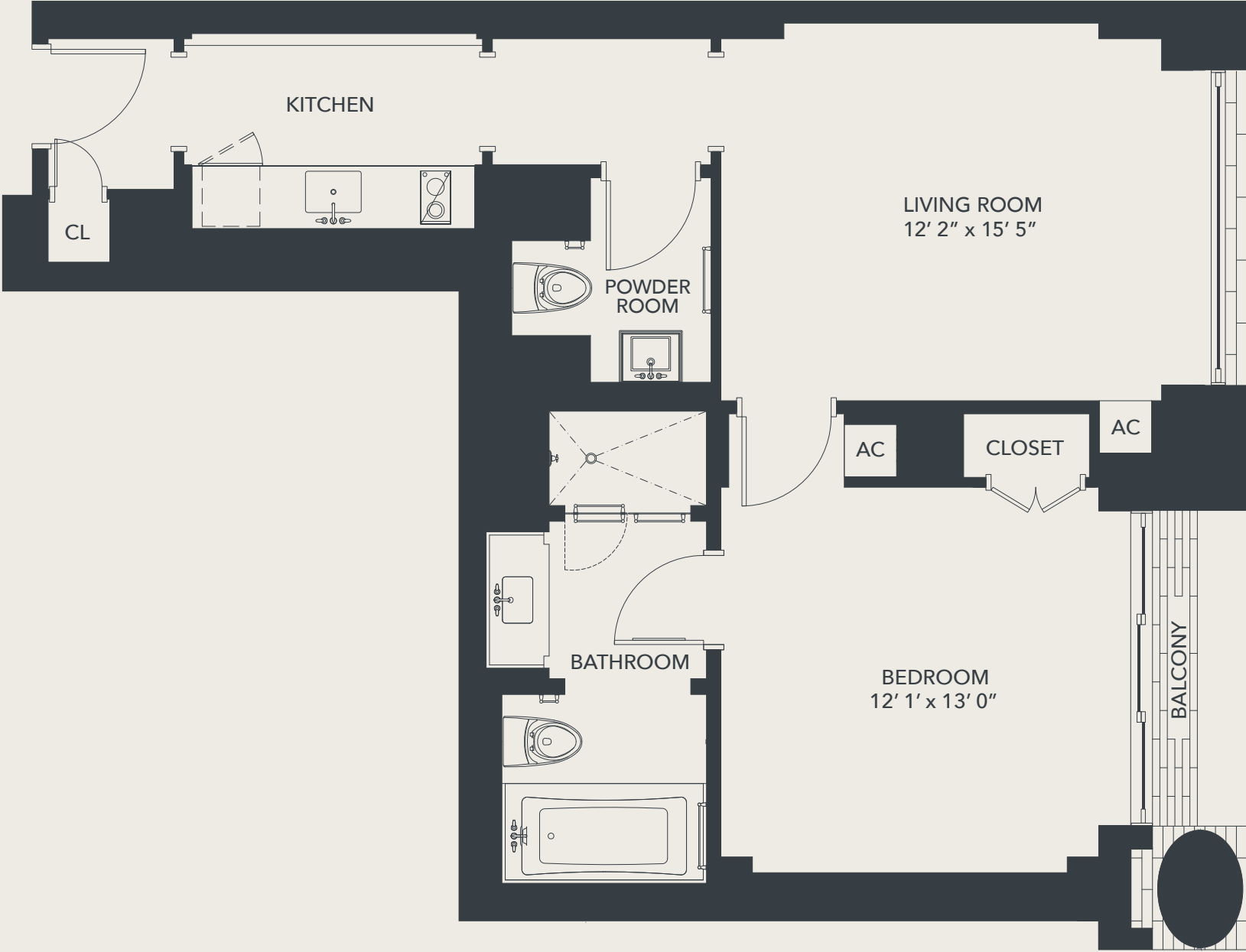
A1 STUDIO

FLOORS	6-23	
RESIDENCE	648 SQ FT	60.20 M ²
BALCONY	67 SQ FT	6.22 M ²
TOTAL	715 SQ FT	66.42 M ²



E 1 BED / 1 BATH

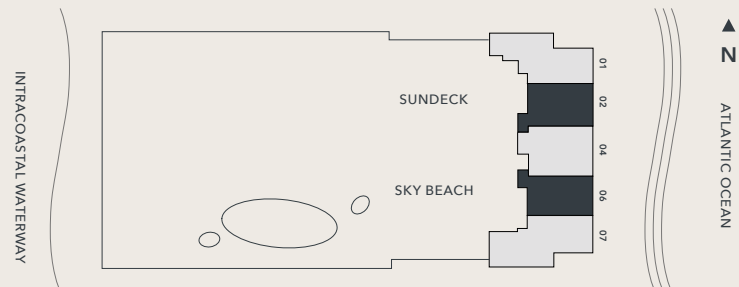
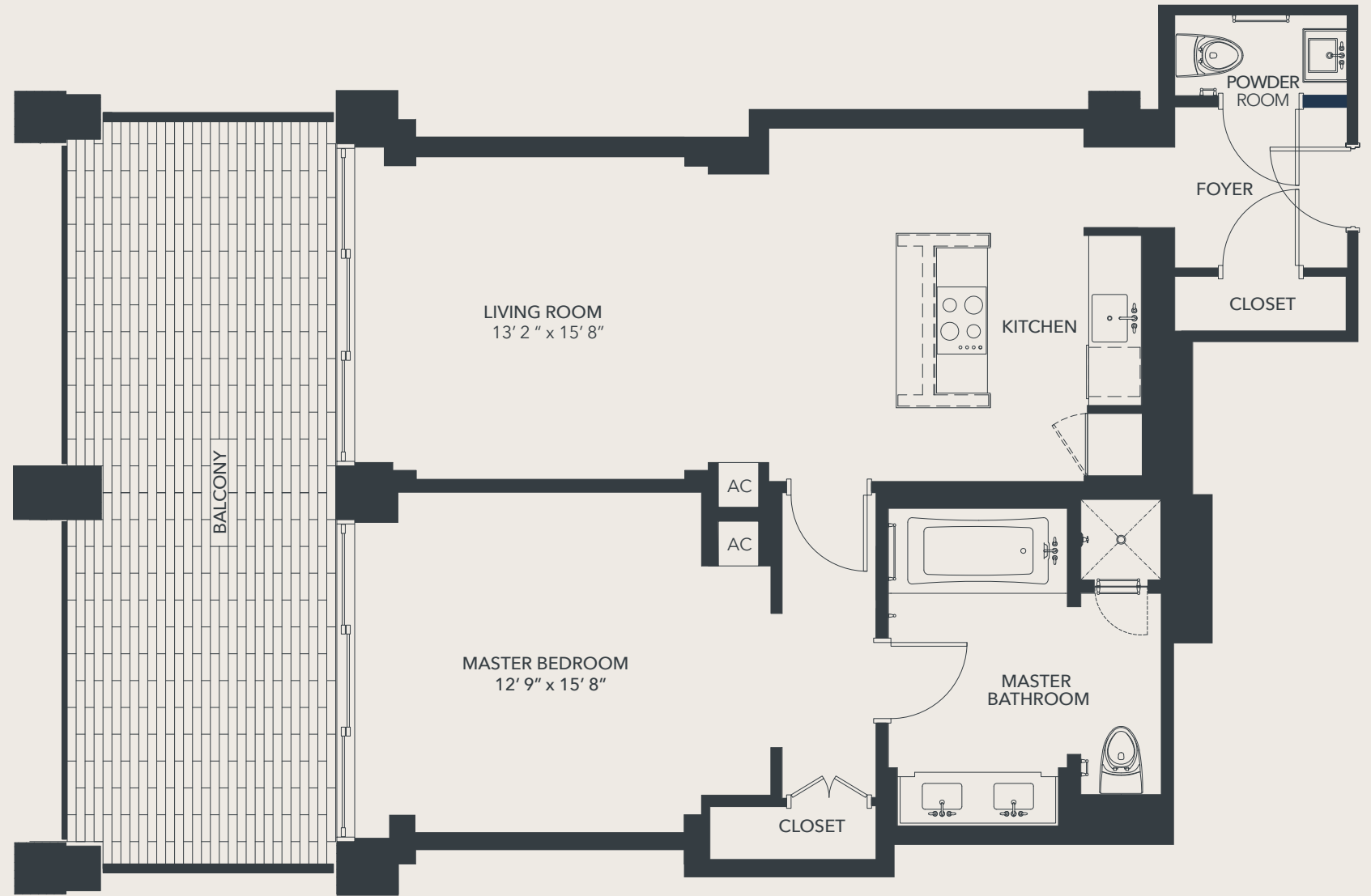
FLOORS	6-20	
RESIDENCE	767 SQ FT	71.25 M ²
BALCONY	19 SQ FT	1.76 M ²
TOTAL	786 SQ FT	73.01 M ²



▲ N
ATLANTIC OCEAN

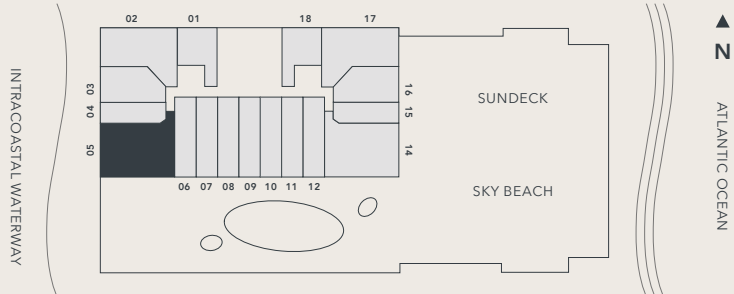
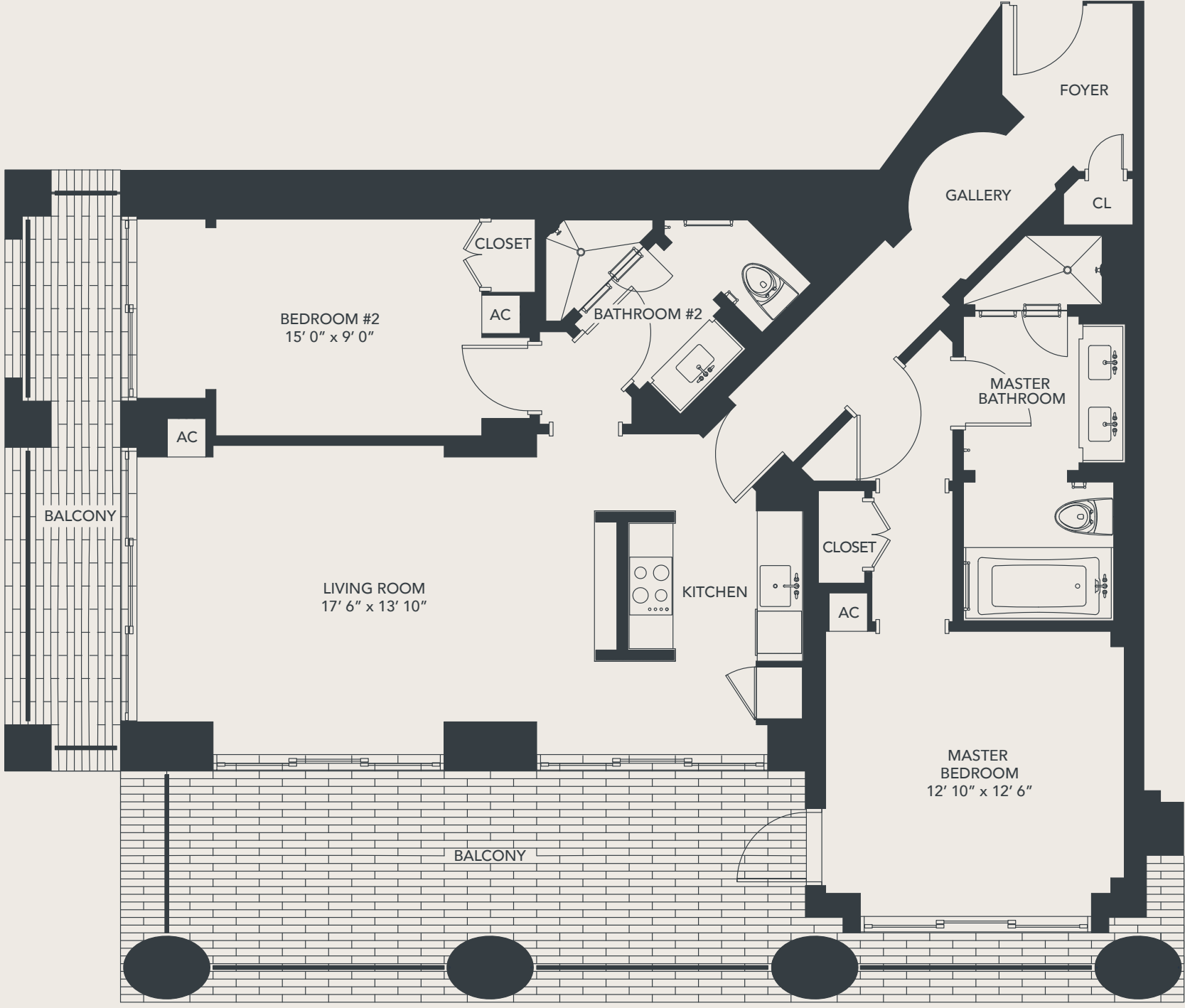
H 1 BED / 1.5 BATH

FLOORS	2-5	
RESIDENCE	944 SQ FT	88 M ²
BALCONY	272 SQ FT	25.27 M ²
TOTAL	1,216 SQ FT	113.27 M ²



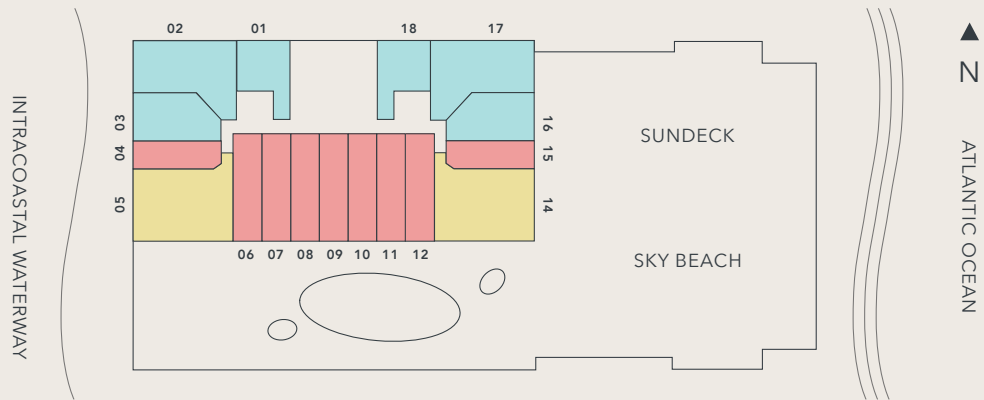
F2 2 BED / 2 BATH

FLOORS	8-23	
RESIDENCE	1,184 SQ FT	109.99 M ²
BALCONY	329 SQ FT	30.56 M ²
TOTAL	1,513 SQ FT	140.55 M ²

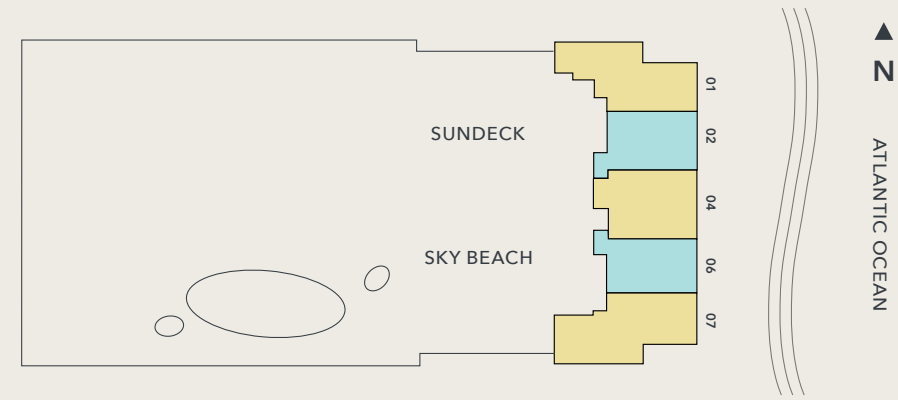


T H E
K E Y P L A T E S

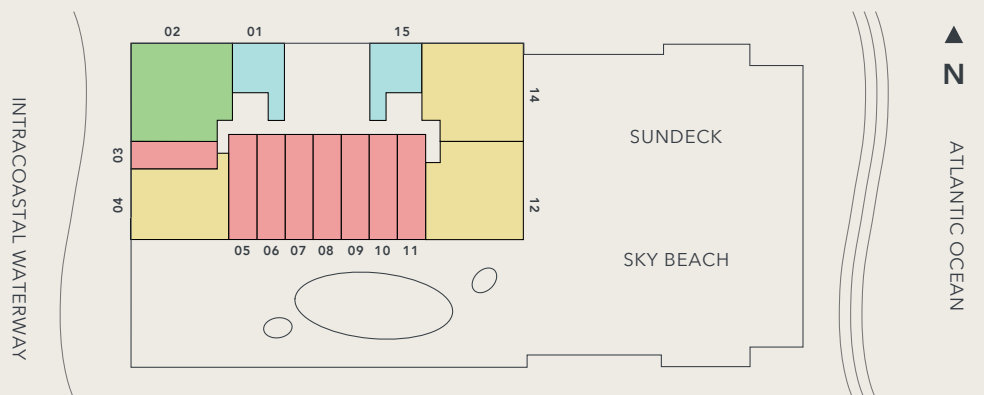
FLOOR 7-17 RESORT RESIDENCES



B E A C H V I L L A S



C O N D O M I N I U M R E S I D E N C E S (E X A M P L E 19TH FLOOR)



KEY

- S T U D I O*
- O N E B E D R O O M*
- T W O B E D R O O M*
- T H R E E B E D R O O M*

