



AQUABLU
FORT LAUDERDALE



EXPERIENCE

THE PRIVILEGE OF WATERFRONT LIVING



DISCOVER

AN UNPARALLELED LIFESTYLE AT AQUABLU

Experience breathtaking panoramic views of the Intracoastal Waterway, Atlantic Ocean and Downtown Fort Lauderdale skyline from AQUABLU. Ideally situated on the west side of the Intracoastal Waterway overlooking the historic Bonnet House Museum & Gardens, AQUABLU blends post-modernistic details with a cutting-edge contemporary design. Flowing architectural waves merge with fresh composition, branding AQUABLU as an unrivaled icon along the Intracoastal Waterway.

AQUABLU features 35 luxurious units spanning across 16 stories, spacious floor plans with soaring 10-foot ceilings and floor-to-ceiling impact windows and glass doors. Residences are smart technology-ready and offer deluxe culinary kitchens, large walk-in closets and oversized balconies with glass railings boasting exceptional waterway vistas. The building is a smoke-free environment (excluding balcony areas) and is pet friendly, with video surveillance 24 hours, 7 days per week and secure entries to the garage, building and elevator.

The pleasures of waterfront living await you. AQUABLU offers deep water yacht slips with ocean access and no fixed bridges. Stay active with the state-of-the-art fitness center and heated saltwater pool, or entertain friends with a barbecue beneath the Royal Palms. AQUABLU's one-of-a-kind lifestyle is within walking distance to Fort Lauderdale Beach, fine dining, shopping and day spas.

With its superior amenities and unbeatable location,
AquaBlu welcomes you home.



LOBBY ENTRANCE

AQUABLU
FORT LAUDERDALE



LOBBY INTERIOR



FRONT EXTERIOR





POOL DECK



BALCONY

BREATHTAKING

VIEWS FROM EVERY RESIDENCE
OVER THE BONNET HOUSE MUSEUM & GARDENS



OCEAN VIEW



EXPERIENCE

THE FORT LAUDERDALE LIFESTYLE

AQUABLU offers its residents the best of all worlds, from luxurious living to an active vibrant lifestyle. Walk along the world-renowned Fort Lauderdale Beach, navigate the Intracoastal Waterway and Atlantic Ocean from your private boat slip, bike through tropical trails and sandy coastlines, walk to 5-star restaurants, sidewalk cafes and major shopping venues.

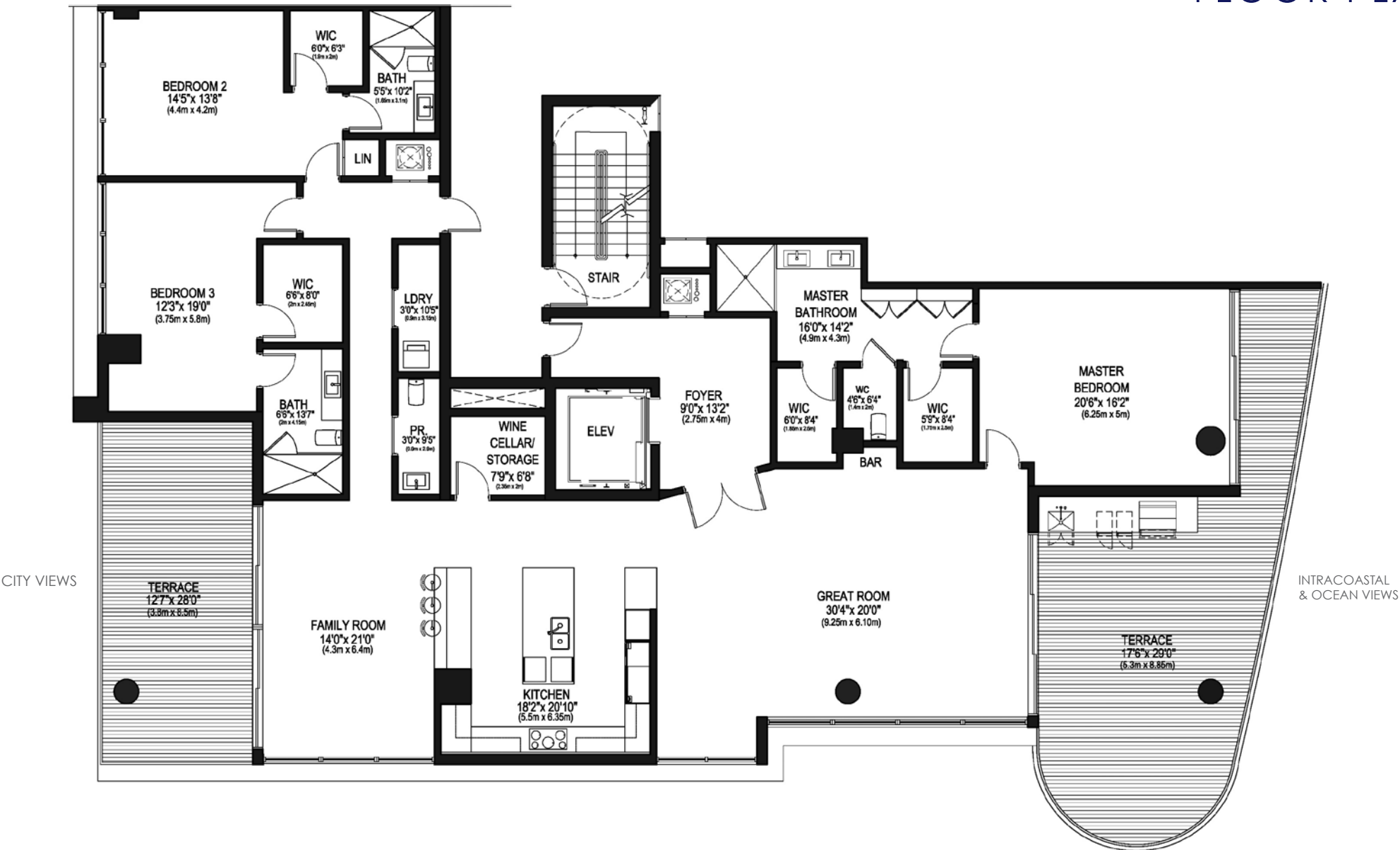
Take in a Broadway performance, ballet or opera at the Broward Center for the Performing Arts, spend a day at one of many museums, or simply pamper yourself at one of Fort Lauderdale's exclusive day spas. AQUABLU is within minutes of the fine shops, art galleries and restaurants of Las Olas Boulevard. Take advantage of the numerous parks, tennis and golf courses nearby.

Fort Lauderdale is centrally located between Miami Beach and the Palm Beaches and is conveniently located to the airports and seaports.

AQUABLU...
you've reached your destination.

AZURE

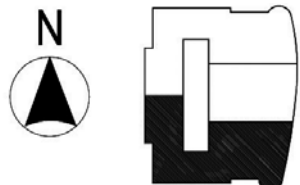
FLOOR PLAN



RESIDENCES AT A GLANCE

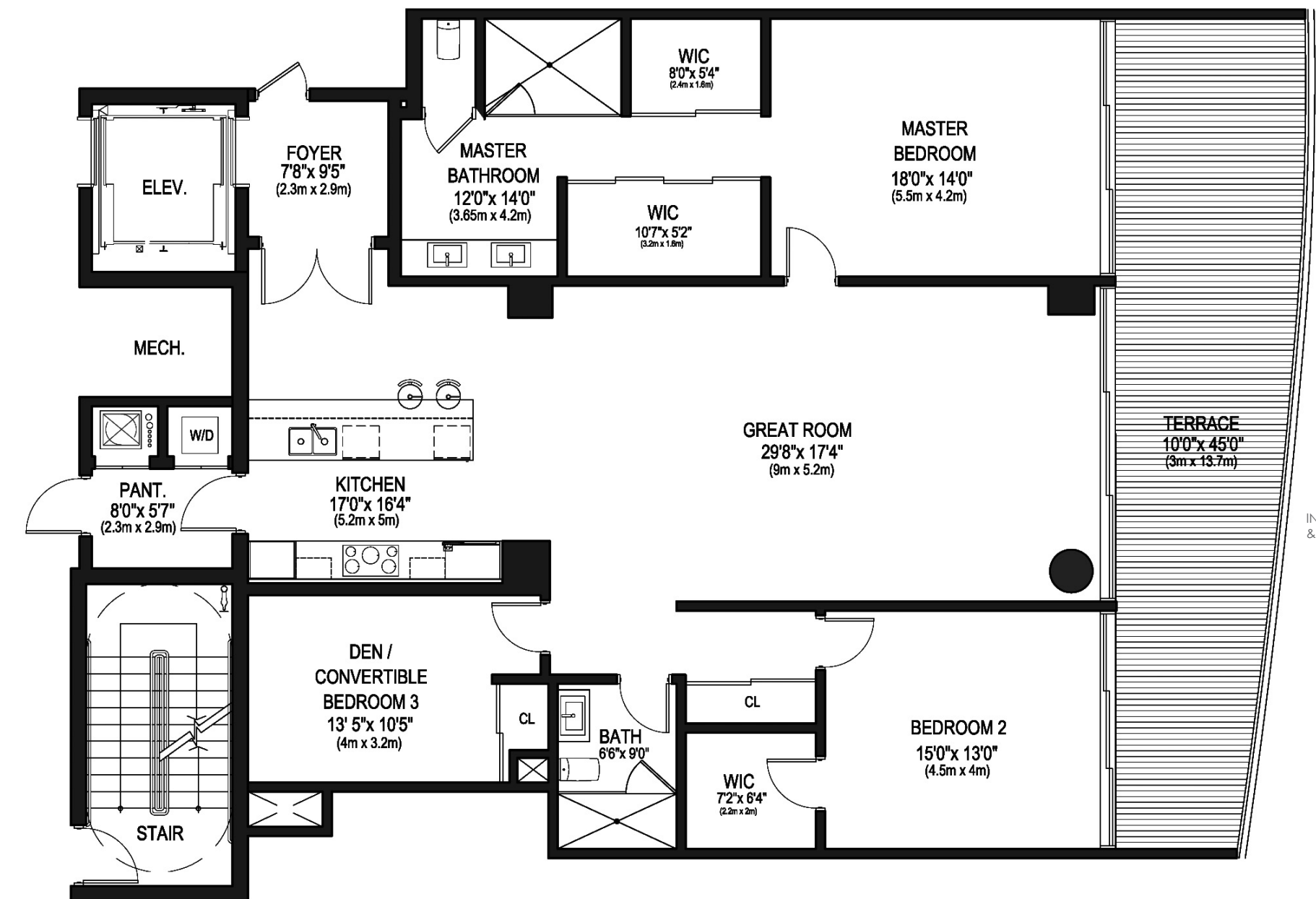
- High-end kitchen cabinetry
- Quartz countertops
- Sub-Zero and Wolf appliances, including induction cooktops by Wolf
- Optional walk-in wine cellar or pantry
- Frameless, glass-enclosed showers
- Furniture ready
- Upgrade packages available
- Two garage spaces per unit
- Electric car ready spaces available

BEDROOMS	3 Bedrooms
BATHS:	3.5 Baths
RESIDENCE AREA:	3,258 sf (302.6 m ²)
BALCONY AREA:	869.3 sf (80.7 m ²)
TOTAL AREA:	4,127.3 sf (383.4 m²)



INDIGO

FLOOR PLAN

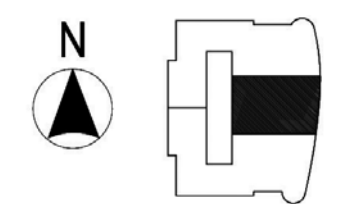


INTRACOASTAL
& OCEAN VIEWS

RESIDENCES AT A GLANCE

- High-end kitchen cabinetry
- Quartz countertops
- Sub-Zero and Wolf appliances, including induction cooktops by Wolf
- Optional walk-in wine cellar or pantry
- Frameless, glass-enclosed showers
- Furniture ready
- Upgrade packages available
- Two garage spaces per unit
- Electric car ready spaces available

BEDROOMS	2 Bedrooms + Den
BATHS:	2 Baths
RESIDENCE AREA:	2,136 sf (198.4 m2)
BALCONY AREA:	411 sf (38.2 m2)
TOTAL AREA:	2,547 sf (236.6 m2)



SAPPHIRE

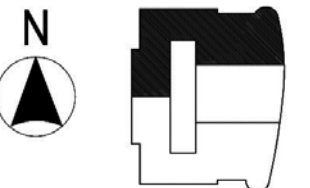
FLOOR PLAN



RESIDENCES AT A GLANCE

- High-end kitchen cabinetry
- Quartz countertops
- Sub-Zero and Wolf appliances, including induction cooktops by Wolf
- Optional walk-in wine cellar or pantry
- Frameless, glass-enclosed showers
- Furniture ready
- Upgrade packages available
- Two garage spaces per unit
- Electric car ready spaces available

BEDROOMS:	3 Bedrooms
BATHS:	3.5 Baths
RESIDENCE AREA:	3,196.4 sf (297 m ²)
BALCONY AREA:	988 sf (91.7 m ²)
TOTAL AREA:	4,184.4 sf (388.7 m²)





Founded in 1990, Ocean Land Investments acquires and thoughtfully develops prime waterfront property, providing luxury residences and improving the overall aesthetic of previously underutilized sites. Under the leadership of Jean Francois Roy and Dennis J. Eisinger, Ocean Land Investments has strategically developed numerous luxury condominium projects throughout South Florida. The company's long-term investment approach and collaboration with premier builders and sales teams have led to an enviable record of success. Ocean Land Investments' unsurpassed reputation for integrity is bolstered by its commitment to building lasting relationships with property owners, neighbors and civic leaders.

The developer's notable credits include: AquaVita Las Olas, AquaLuna Las Olas, AquaMar Las Olas, 2080 Ocean Drive in Hallandale Beach, Aquazul in Lauderdale-by-the-Sea, Trump Hollywood in Hollywood Beach, and Lake Place Condominiums in West Palm Beach, among others. Today, Ocean Land Investments is revitalizing waterfront property in the East Las Olas Isles of Fort Lauderdale with luxury, home-style condominiums.



Over the past 25 years, Borges + Associates has been recognized as a leading, world-class architectural design and consulting firm within the United States and internationally. Headquartered in Miami, Borges + Associates is best known for its luxury, multifamily residential projects and urban mixed-use developments which incorporate the context and culture of each project's surroundings. The firm has established itself as a leader in sustainable design and is actively involved with the U.S. Green Building Council.

Led by Principal and CEO Reinaldo Borges and Vice President Alice Dahbura-Borges, Borges + Associates is also part of the International Architects Alliance, a collective of top-tier architectural and engineering consulting firms from the U.S., Europe and the Middle East, that offers integrated specialized expertise in a wide range of building types.

POINTS OF INTEREST

- | | |
|---|---------------------------------------|
| 1. Broward Center for the Performing Arts | 11. Seasons 52 |
| 2. The Art Institute of Fort Lauderdale | 12. PF Changs |
| 3. Ft. Lauderdale Museum of Discovery & Science | 13. Blue Martini |
| 4. Stranahan House | 14. Lobster Bar Sea Grille Restaurant |
| 5. ISHOF - International Swimming Hall of Fame | 15. Asia Bay |
| 6. Bonnet House Museum & Gardens | 16. Beach Place |
| 7. Hugh Taylor Birch State Park | 17. Business District |
| 8. Truluck's Seafood Steak & Crab House | 18. AquaBlu Sales Center |
| 9. The Capital Grille | 19. AquaBlu Fort Lauderdale |
| 10. The Galleria Mall at Fort Lauderdale | |



AQUABLU
FORT LAUDERDALE

aquablu.com

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Sales Center



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NOTE: There are various methods for calculating the square footage of a unit and depending on the method of calculation, the quoted square footage of the unit may vary by more than a nominal amount. Additionally, as a result of in-the-field construction, other permitted changes to the unit, and settling and shifting of improvements, actual square footage of a unit may also be affected. Developer does not make any representation or warranty as to the actual size, dimensions (including ceiling heights), or square footage of any unit. Square footages shown in any advertisement were determined from the outside surface of exterior walls and the middle of interior demising walls, which walls are part of the common elements. Developer reserves the right to change or modify floor plans, materials and features without prior notice or obligation. All floor plans and renderings are artists' conceptions and all dimensions are approximate. Developers renderings are subject to change. Oral representations and/or renderings cannot be relied upon as correctly stating the representations of the developer. For correct representations, make reference to the documents required by Section 718.503, Florida Statutes, to be furnished by a developer to a buyer or lessee.