



160 MARINA BAY
FT. LAUDERDALE



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**16 LUXURIOUS WATERFRONT CONDOMINIUM RESIDENCES &
PRIVATE BOAT SLIPS IN THE HEART OF FORT LAUDERDALE**

Steps from Las Olas Boulevard & Minutes from the Atlantic Ocean



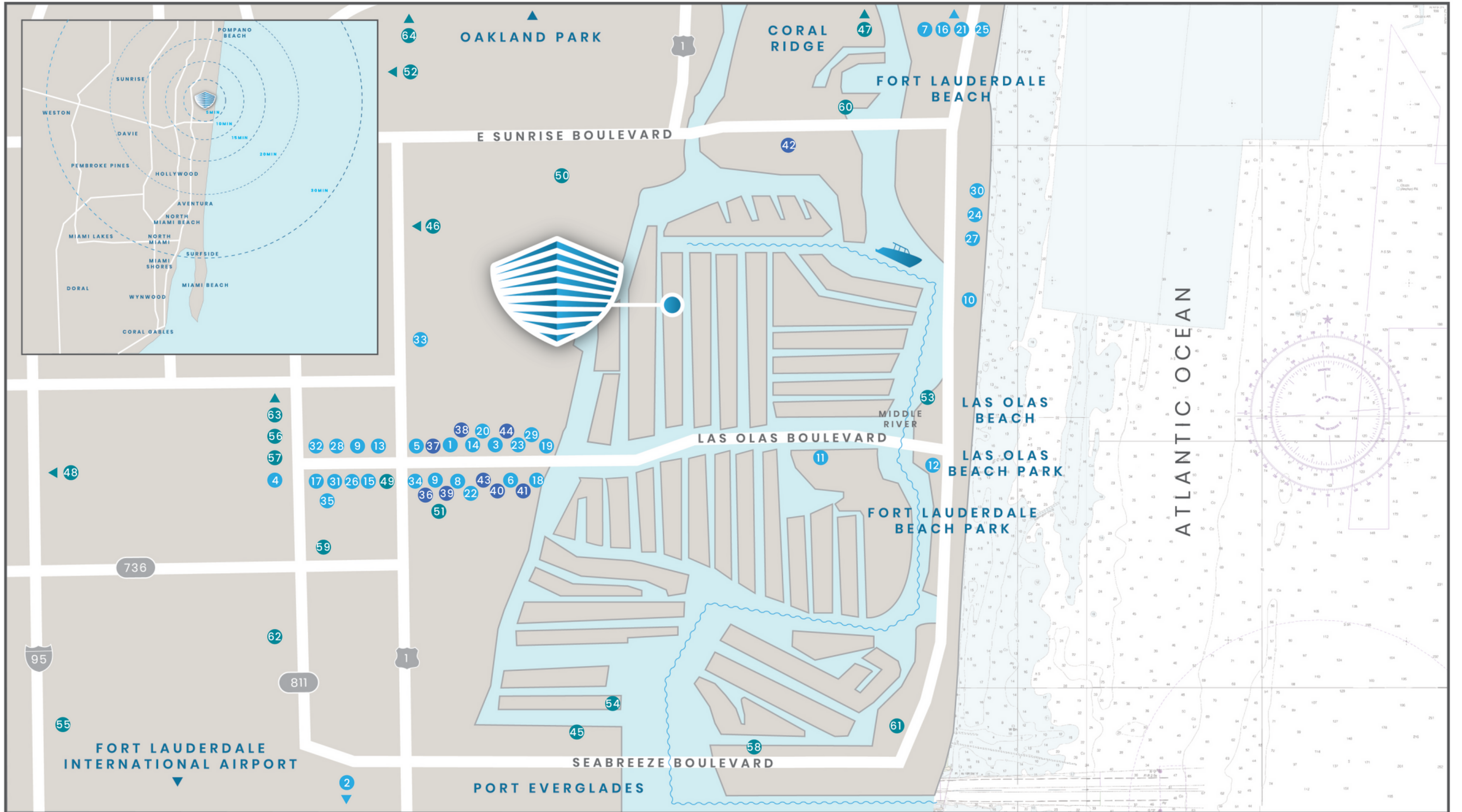
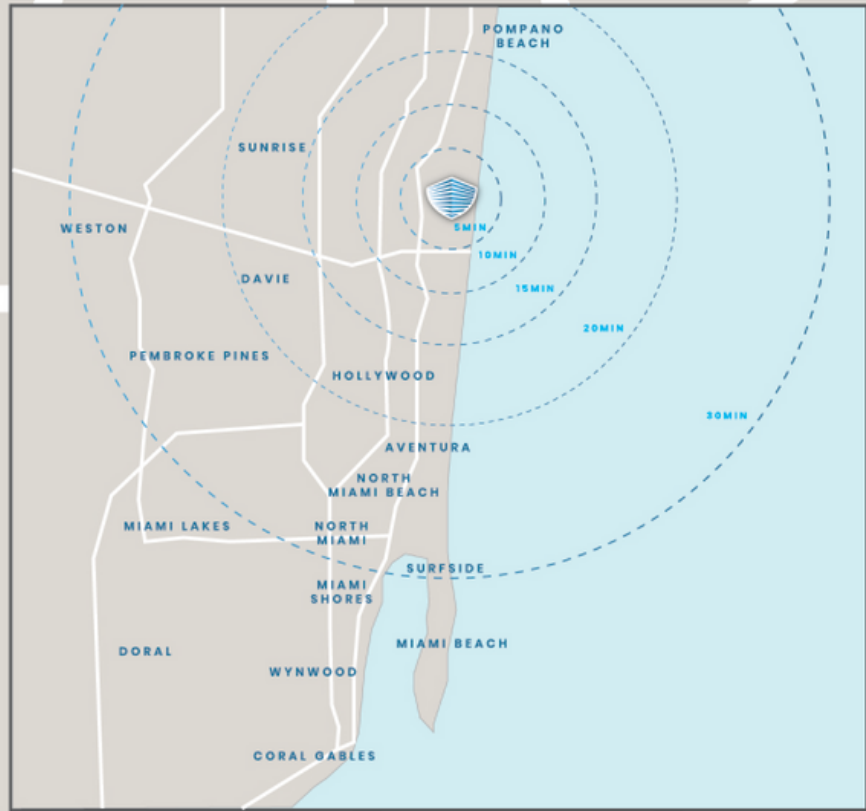






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BIMINI

ATLANTIC OCEAN

LAS OLAS BEACH

LAS OLAS BOULEVARD

CRUISE FROM
PORT EVERGLADES

MIAMI

BAL HARBOUR SHOPS

AVENTURA

MIAMI
INTERNATIONAL AIRPORT

MIAMI DOLPHINS
STADIUM

FORT LAUDERDALE
INTERNATIONAL AIRPORT

I-95

DOWNTOWN
FORT LAUDERDALE

Located at 160 Isle of Venice in the EXCLUSIVE Venice Isles neighborhood of Fort Lauderdale, 160 Marina Bay offers ULTRA-LUXURIOUS RESIDENCES and a uniquely VIBRANT AND SOPHISTICATED LIFESTYLE. Perfectly situated at the tranquil far end of the isle, this thoughtfully designed modernist-style building with only 16 flow-through homes is a short distance from Las Olas Boulevard, a short bicycle ride to famous Fort Lauderdale beaches, and just a BOAT RIDE ALONG DEEP-WATER CANALS TO THE ATLANTIC OCEAN. It is the ideal choice for those seeking the privacy of boutique-scale living along with the pleasure of unparalleled access to the best of Fort Lauderdale's SHOPPING, DINING, ENTERTAINMENT, AND WATER-SPORTING DESTINATIONS.



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FLOORS

5

UNITS

16

BEDROOMS

3 Bedroom / 3.5 Bathroom

SQ FT RANGE

Interior: 2,875 sq. ft. to 2,918 sq. ft.

Exterior: 397sq.ft. to 561 sq.ft.

DEVELOPER

Gold Krown

INTERIOR DESIGN

RS3 Designs

ARCHITECT

FSMY Architects + Planners

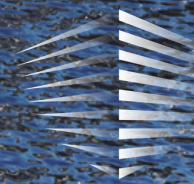
SALES & MARKETING

Fortune Development Sales





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RESIDENCE FEATURES

- LOFTY 10' CEILING heights throughout
- Direct WATER VIEWS from living room and master bedroom
- EXPANSIVE WATERFRONT TERRACES with glass railings in each residence are accessible from the living room and master bedroom
- PRIVATE ELEVATOR LOBBY to each residence with vestibule entry into secured foyer
- ENERGY-EFFICIENT IMPACT-RESISTANT floor-to-ceiling sliding glass doors and windows
- CORNER RESIDENCES feature wrap-around terraces
- Wide-plank WOOD FLOORS in bedrooms
- PORCELAIN TILE in all areas except bedrooms
- SPACIOUS LAUNDRY ROOM with sink, side-by-side large-capacity washer and dryer, and space for additional storage
- HIDDEN-HINGE interior doors and casings
- PRIVATE STORAGE CLOSET for each residence adjacent to vestibule
- TWO SECURE GARAGE PARKING spaces per residence

TECHNOLOGY

- SMART TECHNOLOGY for controlling entry locks, lighting, thermostats, and shower, remotely or by voice activation
- IN-WALL SMART HOME SYSTEM unites all smart home devices in one simple-to-use control system and helps them work better together
- Digital notifications of package deliveries to private SELF-SERVICE PACKAGE LOCKER system with refrigeration capability located in the secured lobby
- HIGH SPEED WI-FI equipment installed throughout entire residence
- LUTRON® whole home lighting control system
- A DIGITAL MEDICAL EXAMINATION KIT for facilitating remote examinations with a health care professional
- Provisions for AUTOMATED WINDOW treatments





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KITCHEN

- ITALIAN cabinetry, quartz countertops, and integrated hood over cooktop in the chef-inspired kitchen
- SUBZERO® 36" refrigerator/freezer with custom cabinet panels
- WOLF® 36" cooktop, 30" convection oven, and microwave oven
- MIELE® dishwasher with custom cabinet panel
- Built-in bar area in dining room includes quartz countertops, open shelving with LED lighting, under-mounted stainless sink and under-counter wine cooler by SUBZERO®

MASTER SUITE

- Direct WATERFRONT VIEWS
- TWO SPACIOUS WALK-IN CLOSETS in master bedrooms
- Master bedroom features WIDE-PLANK WOOD FLOORING
- Master bathrooms designed with large-format ITALIAN PORCELAIN tile flooring and porcelain shower walls
- Master bathrooms include HIS AND HERS BATHROOMS (in corner units), DOUBLE VANITIES (in interior units), SOAKING TUB, framed glass shower enclosure, SMART SHOWER, quartz countertops on vanities and black matte fixtures

GUEST BEDROOMS & BATHS

- GENEROUSLY SIZED guest bedrooms
- SPACIOUS WALK-IN CLOSETS
- Bathrooms include VANITY WITH UNDER-MOUNTED SINK and QUARTZ COUNTERTOPS, mirrors, and black matte fixtures
- Bathroom floors and wet areas finished with IMPORTED PORCELAIN TILE





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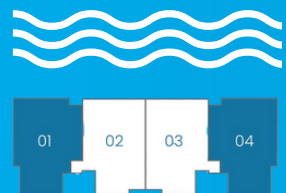


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AMALFI RESIDENCE

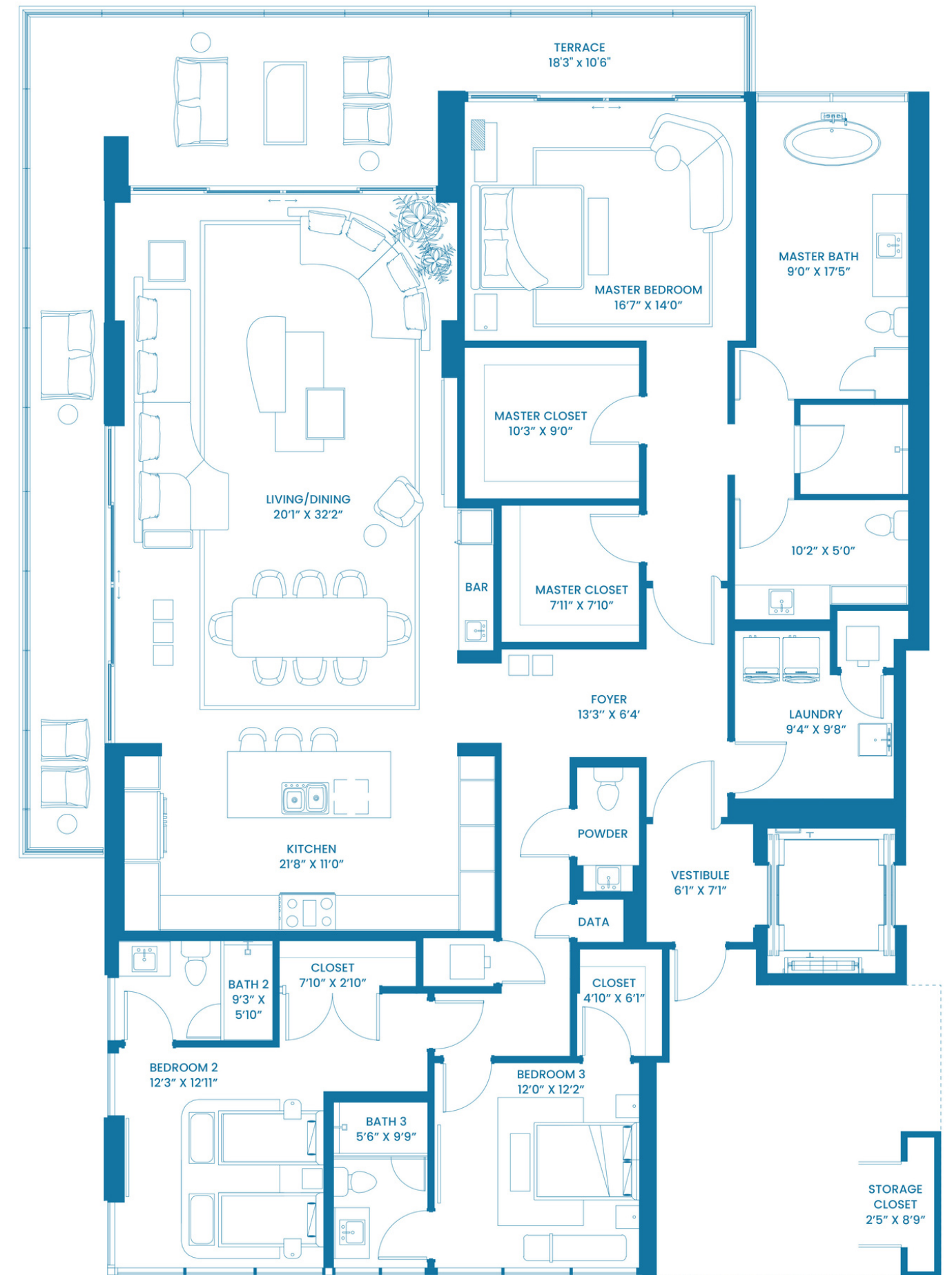
Amalfi corner residences feature an expansive wrap-around terrace that is accessible from the open-plan living and dining area as well as the master suite, which enjoys excellent privacy in its own wing.

3 BEDROOM – 3.5 BATHROOM FLOORS 2 - 5



| | | |
|-----------------|-------------------|----------------|
| INTERIOR: | 2,875 SqFt | 267 SqM |
| OUTDOOR LIVING: | 551 SqFt | 51 SqM |
| TOTAL: | 3,426 SqFt | 318 SqM |

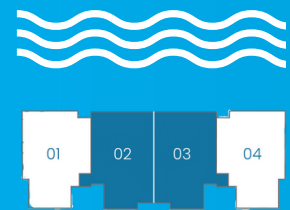
Further, purchasers are hereby advised that there are various methods for calculating the square footage of a condominium unit and depending upon the method of calculation, the quoted square footage of a condominium unit may vary by more than a nominal amount. The square footages of the Unit shown herein are based upon the "Architectural Method" of measurement and stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the Unit set forth in the Declaration, which is an exhibit to the Prospectus (which only includes the interior airspace between the perimeter walls and excludes interior structural components). Accordingly, the square footages stated herein are greater than those which would be derived by measuring only the interior area space for the Unit as the Unit is described and defined in the Declaration. Seller does not make any representation or warranty as to the actual size, dimensions or square footage of the Unit. Purchaser should refer to the description and dimensions of the Unit set forth in the Declaration and exhibits thereto. This is not an offer to sell, or solicitation of offers to buy, in states where such offer or solicitation cannot be made.



PORTOFINO RESIDENCE

Portofino center residences feature a large east-to-west flow-through floor plan with an east-facing terrace that is accessible from the living area and the master suite, which is set in its own wing, ensuring that both bedroom suites enjoy excellent privacy.

3 BEDROOM – 3.5 BATHROOM FLOORS 2 - 5



| | | |
|-----------------|-------------------|----------------|
| INTERIOR: | 2,918 SqFt | 271 SqM |
| OUTDOOR LIVING: | 397 SqFt | 37 SqM |
| TOTAL: | 3,315 SqFt | 308 SqM |

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EXCLUSIVE AMENITIES

- Five-story, LUXURY WATERFRONT residential building with 16 STRIKING RESIDENCES
- Spacious three-bedroom residences with total living areas ranging from 2,875 sq. ft. to 2,918 sq. ft. with waterfront terraces, from 397 sq. ft. to 551 sq. ft., featuring glass walls to maximize views of the water and allow natural light to filter into residences throughout the day
- CENTRALLY LOCATED within walking distance of the LAS OLAS BOULEVARD SHOPPING AND ENTERTAINMENT DISTRICT and minutes from FORT LAUDERDALE BEACH AND DOWNTOWN FORT LAUDERDALE
- Located SEVEN MILES from FORT LAUDERDALE-HOLLYWOOD INTERNATIONAL AIRPORT
- PRIVATE MARINA with FOURTEEN SLIPS available to purchase on an exclusive basis
- Each PRIVATE BOAT SLIP includes electrical and water connections with deep water access
- WATERFRONT POOL DECK overlooking canal with lounge chairs, CABANA and BBQ area for entertaining
- Secure self-service PACKAGE LOCKERS WITH REFRIGERATION capability offering residents digital package notifications
- PRIVATE WI-FI accessible throughout property
- ELECTRIC VEHICLE CHARGING STATIONS*
- PET FRIENDLY

*Available at additional cost





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HOA FEES

\$1,258.24 / Unit

(~ \$0.43 / SqFt)

\$83.77 / Boat Slip



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PRICE RANGE

| RESIDENCE | BEDROOMS | BATHROOMS | INTERIOR SQFT | PRICE RANGE |
|-----------|----------|-----------|---------------|---------------------------|
| AMALFI | 3 | 3.5 | 2,875 | \$2,357,900 – \$2,546,900 |
| PORTOFINO | 3 | 3.5 | 2,918 | \$2,205,000 – \$2,460,900 |

All information in the document is confidential and subject to change without notice



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EXCLUSIVE AMENITIES

*AVAILABLE FOR PURCHASE

\$150,000 / BOAT SLIP

Each private boat slip includes electrical and water connections with deep water access

\$5,000 / PER ELECTRIC PARKING SPACE



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PROJECT INFORMATION

ESTIMATED COMPLETION | 3rd QUARTER OF 2022



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BROKER COMMISSION STRUCTURE

6%

3% AT CONTRACT *

2% AT TOP OFF *

1% AT CLOSING

*After 15-day rescission period, receipt and clearance of required deposits



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BUYER DEPOSIT SCHEDULE

20% AT CONTRACT

20% AT TOP OFF

60% AT CLOSING



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TEAM

GOLD KROWN

For over a half century, and across the nation, Gold Krown and its partners have developed and managed distinguished residential, retail, commercial and specialty properties earning and maintaining an award-winning reputation as the quality standard bearer with each endeavor. Always seeking to satisfy the needs and meet the desire of the most discerning public, they have developed and managed quality-oriented boutique shopping properties, distinguished corporate office buildings, hotels, industrial properties, visitor attractions and a variety of residential properties, including luxurious single family homes, distinguished condominiums and innovative multiple residential communities conceived for all age groups. Gold Krown has owned and operated a number of mixed-use properties with worldwide reputations.

Gold Krown was the developer and partner in "Jungle Island," one of Miami's most famous tourist attractions, the Mayfair Hotel and Shopping Center in Coconut Grove, Florida as well as the Four Ambassador Condo-Hotel with 744 residences, restaurants and marina

RS3 DESIGNS FORTUNE DEVELOPMENT SALES

Based out of Miami, Florida RS3 Designs likes to consider themselves a multifaceted interior design and architecture studio, dedicated to creating modern and contemporary inspired designs. In an ever-evolving, artistically inspired industry, they like to feed off classic and timeless designs, whilst still identifying with new up-and-coming trends. Established in 2010 they have been able to specialize in both private residential and commercial design adjacent to working with domestic and international clientele.

Their ideology is simple: they like to work closely with their clients establishing trust and peace of mind. It is then their job to ensure they facilitate their needs and requirements while also creating, a beautiful, timeless, and functional environment.

Fortune Development Sales is the premier, exclusive on-site sales and marketing representative for third-party development projects in South Florida, having represented more than 80 of South Florida's most successful projects. Led by visionary founder Edgardo Defortuna, Fortune has 18 offices around the world, with nearly 1,000 associates and a worldwide brokerage network, reaching prospective buyers from South Florida to Buenos Aires, Hong Kong to São Paulo, and Manhattan to Paris. Fortune Development Sales is an affiliate of Fortune International Group, a recognized leader in development, sales, and marketing since 1983. The company's current development portfolio includes many of the most prominent residential properties in South Florida including Jade Signature, The Ritz-Carlton Residences, Sunny Isles, Auberge Beach Residences & Spa Fort Lauderdale, and Hyde Resort & Residences Hollywood.

FSMY ARCHITECTS + PLANNERS

FSMY is a full-service architectural firm that provides a wide variety of design services. Since 1977 they have been producing an extensive portfolio of designs that range from commercial, residential, medical, educational, financial, and industrial projects. More than 95% of their 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.

Their deep history allows their knowledge base of codes, program, and detail to provide an invaluable level of quality with fewer challenges. Their understanding of how important constant communication and the coordinated efforts of the Team is, allows them to anticipate issues and add value to any Project. FSMY's greatest satisfaction comes from providing an enjoyable and profitable experience for the entire Team and establishing lasting relationships. What differentiates them is their 3D Modeling of Designs for coordination and client use as well as their in-house renderings and walkthroughs.



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SALES GALLERY

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Fort Lauderdale, FL 33301

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160MARINABAY.COM



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