



THE OCEAN

RESORT RESIDENCES

CONRAD *Fort Lauderdale Beach*

INNOVATION *DRIVEN*







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# NEXT GENERATION LIVING

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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



01  
THE OCEAN





U N E X P E C T E D   *E S C A P E S*







ENTICING *SIMPLICITY*



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# ARCHITECTED *FOR YOUR LIFE*

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## 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





A NEW WAVE RISES



FEATURED:

*Conrad Fort Lauderdale Beach*





## THE OCEAN DIFFERENCE

### AHEAD OF THE CURRENT

At The Ocean Resort Residences, bold architecture, streamlined design, and impeccable service are just the beginning. Discover the pleasures of a resort residence, private condominiums, or a beachfront villa residence that grants you access to fine dining, spa treatments, yachting memberships, golf clubs, courtesy drivers, personal shoppers, 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 Furnished, and Included in the Resort's Unique Leaseback Program
- 109 Condominium Residences and Beachfront Villas with Custom Design and Furnishing Options for Year-Round Living







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. Multi-functional spaces echo life aboard a magnificent yacht. Living spaces transform effortlessly to elegant dining rooms or a private study. With just the touch of a button, your own personal movie theatre appears from an 100-inch screen that lowers in front of your windows. 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:

- Residences on Floors 6-17
- Remote Control Smart Home Features Throughout
- Designer Interiors by Steven G
- Gourmet Kitchens with Sub-Zero® Refrigerators and Wolf® Cooktops
- Marble Baths with Double Kohler® Vanities and Soaking Tubs, Water Works® Fixtures, and Walk-In Showers
- Flat Screen Television With State-of-the-Art Connectivity and Programming
- 100" IMAX® projectors
- Marble Entry Foyers
- Option to Participate in the "Own Different" Leaseback Program
- Balconies Overlooking the Atlantic, Intracoastal, and Downtown Fort Lauderdale















DEFINED *BY* FINESSE





# CHOOSE *YOUR* LIFESTYLE

CREATE A WORLD THAT IS YOURS ALONE

For those in search of the most exclusive offering of 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
- Remote Control Smart Home Features Throughout
- Gourmet Kitchens with Sub-Zero® Refrigerators and Wolf® Cooktops
- Marble Baths with Double Kohler® Vanities and Soaking Tubs, Water Works® Fixtures, and Walk-In Showers
- Marble Entry Foyers
- Oversized Balconies Overlooking the Atlantic, Intracoastal, and Downtown Fort Lauderdale
- Delivered with Finished Flooring, Painted Walls, and Installed Lighting
- Additional Furnishing Options by Artefacto & Interiors by Steven G





NORTHEAST VIEW









WEST VIEW































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## ELEVATE YOUR ENJOYMENT

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HEIGHTENED EXPERIENCES AWAIT

Never before has smart living been so sexy. Dive into a fresh-water heated pool with views of the Atlantic. Hover above the city and ocean from the 10,000-square foot Jewel Box – a glass encased space on the sixth floor connecting the pool and Serenity Deck, and that also houses the largest and most technologically advanced meeting facility in Fort Lauderdale Beach. Above this captivating prism, the rooftop becomes the oceanfront Sky Beach dotted with pink-sand sunbathing areas and a poolside restaurant – creating 20,000 total square feet of amenity areas for residents to enjoy. Take your workouts to the next level at the expansive fitness center. Restore balance and wellness at the Conrad Spa. Explore the flavors of the Northern Mediterranean at the on-property fine dining destination, or relax with a cocktail at the adjacent lobby bar and lounge... Take one of The Ocean Resort Residences' private cars for a drive up scenic A1A or to nearby Miami. Sail or snorkel offshore waters with one of The Ocean Resort Residences' private yachts. Disconnecting is effortless here.













ARRIVAL AND DEPARTURE

















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# RELEASE YOURSELF FROM LIMITS

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## DESIGN YOUR OWN DESTINY

### ON PROPERTY:

- Free membership to the private 6th floor Sky Beach
- Conrad E-Concierge
- 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 trained staff
- Exclusive access to art exhibits located throughout the property
- Rotating schedule of Life Enrichment Courses for residents – activities include cooking, art, wine, travel, computers, programming, and more
- Bike along the Fort Lauderdale beachfront with Conrad's bike-share program
- Upscale happy hour for residents and guests only
- Movie night in the owner's lounge weekly
- Complimentary wi-fi internet in all common areas
- Complimentary laundry service
- Complimentary beach chairs
- Priority seating at signature restaurant
- Access to personal trainer/life coach

*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.*

### LOCAL:

- VIP access to the Museum of Discovery and Science
- Access to private golf course
- Preferred rates on boat slips at a nearby marina

### GLOBAL:

- 100,000 HHonors points with your purchase
- Diamond HHonors membership status
  - 50% elite status bonus – automatically receive 50% bonus on all HHonors 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 HHonors bonus points per stay
  - Complimentary continental breakfast for you and up to one additional guest registered to the same room each day you stay
  - Executive floor lounge access
  - Complimentary wi-fi
- VIP status at all Orchestra Hotels + Resorts including upgrades and discounts on food & beverage
- 10% off best available rate for Orchestra Managed hotels





FEATURED:  
*Conrad*  
*Concierge App*

EXPLORE A PRIVILEGED EXISTENCE





CONRAD ALGARVE



CONRAD BALI

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*INTRODUCING*  
**CONRAD**  
**FORT LAUDERDALE**  
**BEACH RESORT**

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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**<sup>®</sup>  
HOTELS & RESORTS





CONRAD KOH SAMUI



CONRAD MALDIVES

## AMERICAS

CONRAD *NEW YORK*  
CONRAD *MIAMI*  
CONRAD *FORT LAUDERDALE BEACH*  
CONRAD *INDIANAPOLIS*  
CONRAD *CHICAGO*  
CONRAD *PUNTA DEL ESTE*  
CONRAD *SAN LUIS POTOSI*  
CONRAD *CARTAGENA*  
CONRAD *WASHINGTON DC*

## MIDDLE EAST / AFRICA

CONRAD *CAIRO*  
CONRAD *MAKKAH*  
CONRAD *DUBAI*  
CONRAD *PEZULA*

## EUROPE

CONRAD *DUBLIN*  
CONRAD *ALGARVE*  
CONRAD *ISTANBUL*

## ASIA

CONRAD *MUMBAI*  
CONRAD *JAKARTA*  
CONRAD *CHANGSHA*  
CONRAD *BANGALORE*  
CONRAD *MALDIVES RANGALI ISLAND*  
CONRAD *BANGKOK*  
CONRAD *KOH SAMUI*  
CONRAD *CENTENNIAL SINGAPORE*  
CONRAD *MANILA*  
CONRAD *BALI*  
CONRAD *SANTA HAITAG BAY*  
CONRAD *MACAO*  
CONRAD *HONG KONG*  
CONRAD *GUANGZHOU*  
CONRAD *XIAMEN*  
CONRAD *SUZHOU*  
CONRAD *TIANJIN*  
CONRAD *QINGDAO*  
CONRAD *SEOUL*  
CONRAD *TOKYO*  
CONRAD *BEIJING*  
CONRAD *DALIAN*  
CONRAD *CHENGDU*  
CONRAD *HANGZHOU*





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## DEVELOPING A VISION

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THE POWER OF EXPERIENCE  
AND COMMITMENT

It is rare to find such a pristine piece of shoreline in such a connected city. It is even more remarkable that this special piece of land and property be owned and developed by a group whose passion is service.

Orchestra Hotels + Resorts are more than just developers – they are experienced hoteliers with a track record for performance, and a commitment that will keep them involved with The Ocean Resort Residences long after its grand opening – ensuring that life here fulfills its promise and potential each and every day. Unlike properties that have come before it, The Ocean Resort Residences sets a standard for luxury that is uniquely its own. This is a destination that transcends its surroundings, its design, and even its atmosphere to become an iconic example of fully effortless elegance.



“BEHIND *EVERY* LANDMARK PROPERTY WE’VE *EVER*  
CREATED *IS A* COMMITMENT TO *HANDS-ON* INVOLVEMENT  
AND PERSONAL ACCOUNTABILITY, *BACKED BY* DECADES  
OF EXPERTISE SERVING *THE WORLD’S MOST SELECTIVE*  
CLIENTELE. *THE DEPTH OF OUR DEDICATION TO THE OCEAN*  
IS RIVALED BY OUR *DESIRE TO DELIGHT ITS OWNERS.*”

CHAIRMAN, ORCHESTRA HOTELS + RESORTS

CHALLENGING CONVENTION



RITZ CARLTON

WESTIN HOTEL

W HOTEL

HILTON HOTEL

owned, operated & developed by  
Orchestra Hotels + Resorts

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ACCESS IS  
YOUR  
ADVANTAGE

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GALE HOTEL

coming in 2017

FOUR SEASONS

coming in 2017

INTRACOASTAL

The Venice of America

LAS OLAS  
SHOPPING

DOWNTOWN

FORT LAUDERDALE

ALL ABOARD

CONRAD  
FORT LAUDERDALE  
BEACH

OCCUPANCY 2016  
owned, operated & developed by  
Orchestra Hotels + Resorts

ATLANTIC HOTEL

AUBERGE ►

#### ADDITIONAL INTEREST

RITZ CARLTON  
.25 miles South of The Ocean

► AUBERGE | coming 2017  
.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





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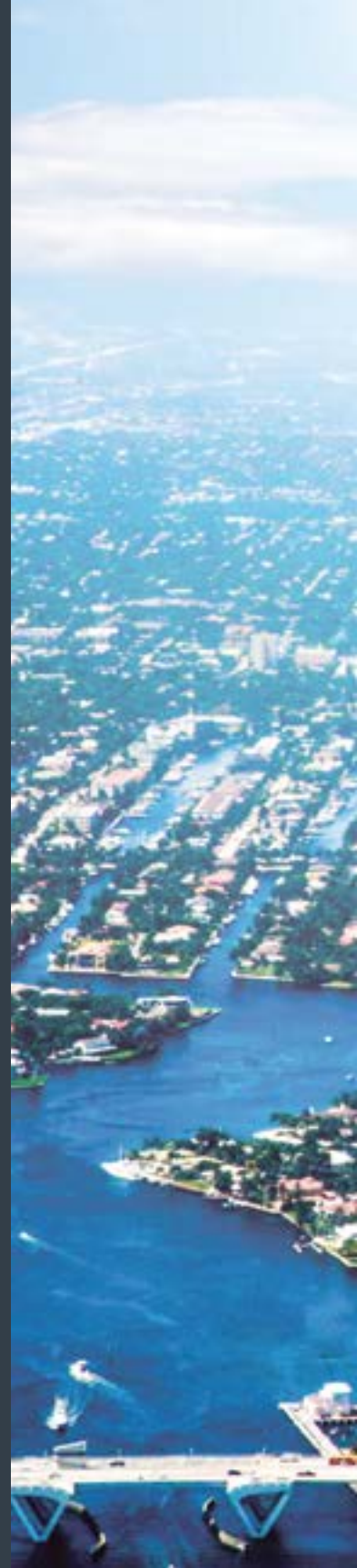
# F O R T L A U D E R D A L E *A C O A S T A L C A P I T A L*

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## A D E S T I N A T I O N O N T H E V E R G E

Known for its winding waterways and elegant yachting heritage, the allure of Fort Lauderdale Beach as “The Venice of the Americas” is timeless. However, the future is an exciting time that is about to give way to a new horizon of sophisticated urban, oceanfront experiences.

Culinary artistry, vibrant live music, exciting cultural celebrations, technological development, new perspectives in art and theatre, fashion and design, are growing and thriving here like nowhere else... with a future of limitless potential.





ALIVE *WITH* POSSIBILITIES

39  
THE OCEAN





IN FRONT *OF* THE CURVE





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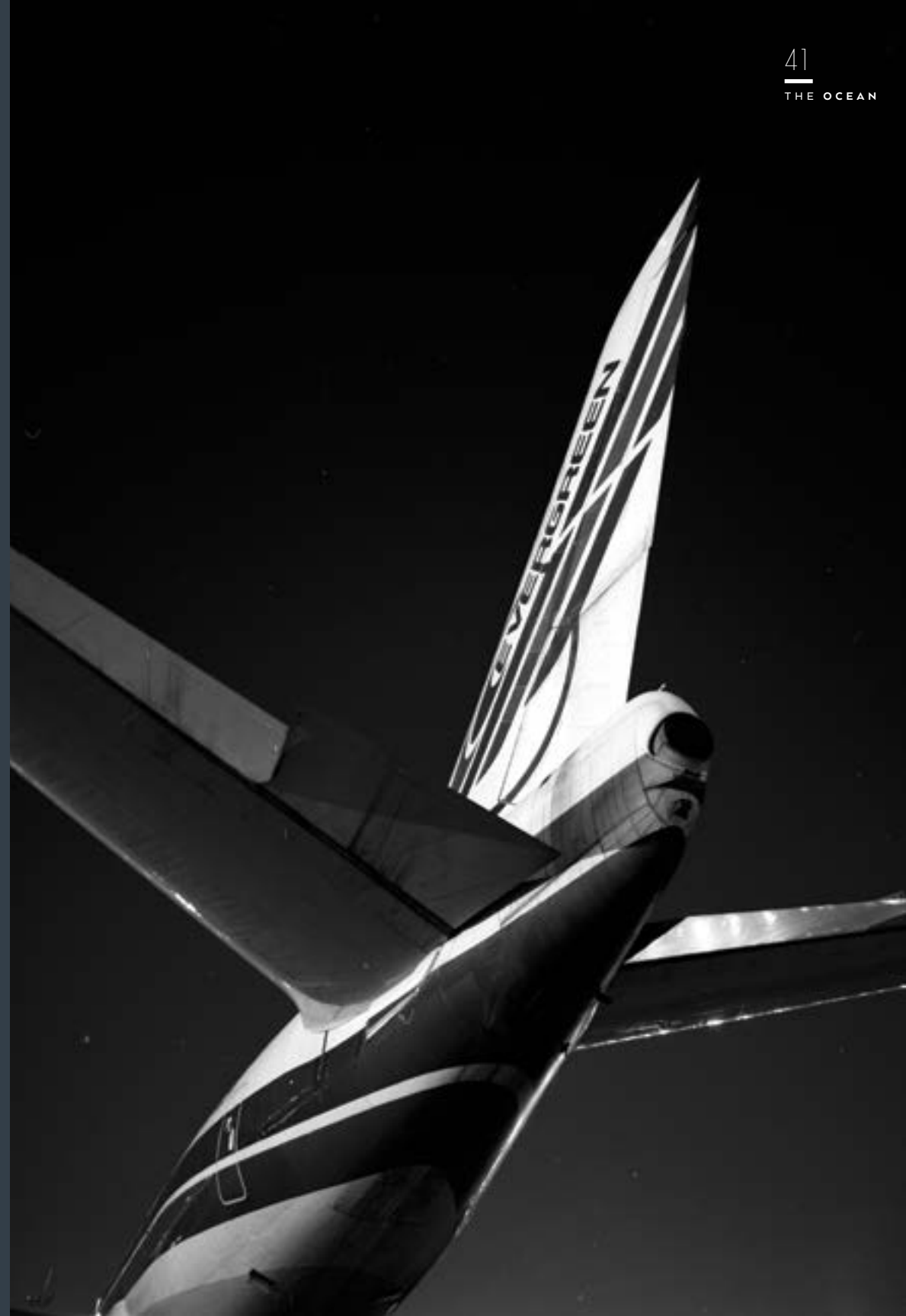
EXPANDING.  
EVOLVING.  
EVERYDAY.

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THE FUTURE HAS ALREADY BEGUN

The Fort Lauderdale most people know is rapidly entering a new generation. Already, the Fort Lauderdale International Airport is set to debut an additional 8,000-foot runway, with updated terminals and services designed for more than 425,000 flights that arrive here annually. All Aboard Florida, 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 beaches... Now and in the decades to come.





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# THE PARTNERS

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## INSIGHTFUL COLLABORATION

*Created from vision, the flawless execution of this first-of-its-kind Conrad Residences project in the United States is the result of an expert collaboration involving the most creative and experienced minds in real estate, architecture, design, and guest experience.*

## 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 offers guests personalized experiences with 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 across five continents, Conrad Hotels & Resorts are located in the world's gateway cities and most sought-after resort destinations. Conrad Hotels & Resorts is a global luxury brand of Hilton Worldwide.



## ORCHESTRA

HOTELS + RESORTS

Founded in 2013, Orchestra Hotels + Resorts is a fully-integrated owner of luxury hotel, resort, and residential properties, such as The Ocean Resort Residences Fort Lauderdale Beach, The Pink Sands Resort in the Bahamas, and the award-winning Hilton Fort Lauderdale Beach Resort, which has held the highest occupancy rate of any hotel in Fort Lauderdale. The same team behind this elite property will remain connected to The Ocean throughout its lifetime. Led by Andreas Ioannou, a respected hotelier with more than 25 years of expertise with Hilton Hotels; and Jose Luis Zapata, a proven developer with more than a decade of delivering such high-end properties as The Grand Venetian on Miami Beach, the Harbour Center in Aventura, and more. Together, the leadership and understanding of this powerful partnership makes The Orchestra experience one of sophisticated global locations, fine tastes, elegant amenities, and impeccable service – all working in concert to delight a savvy and discriminating international audience.



## MICHAEL GRAVES 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 a integrated multidisciplinary practice that offers a unique combination of strategy and style.

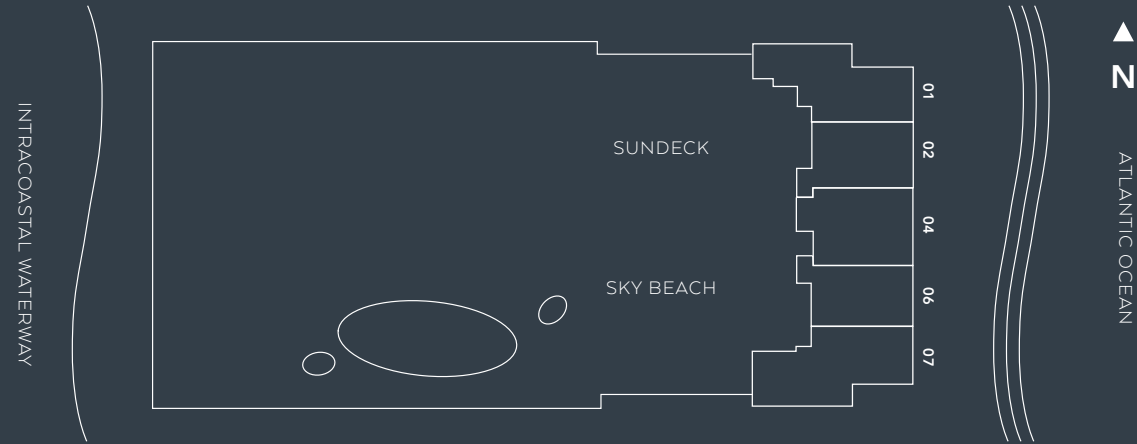
*Interiors* by STEVEN G. INC.  
Interior Design

Internationally respected and the recipient of numerous design awards, Interiors by Steven G (IBSG) brings their vision to the interior design experience at Intown. 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.

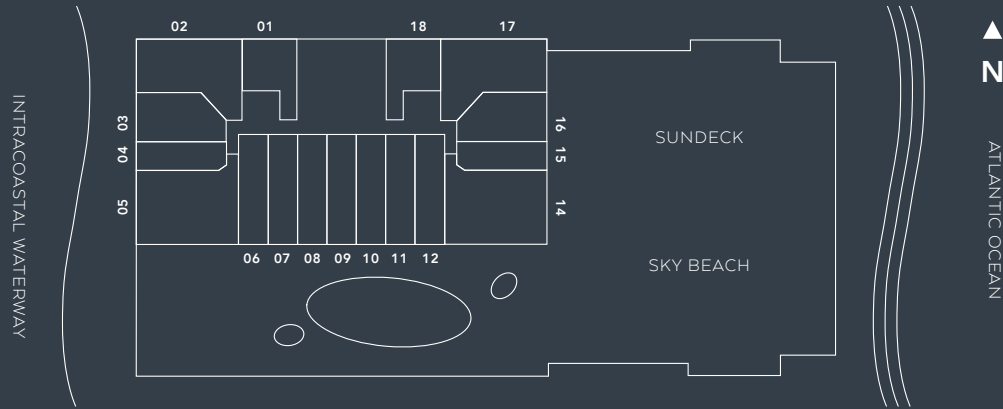


THE  
KEYPLATES

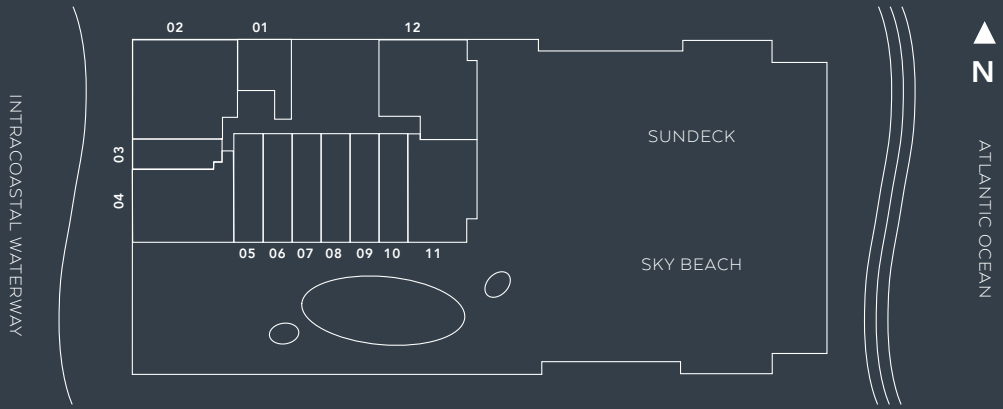
BEACH VILLA



7-17 RESORT RESIDENCE



CONDOMINIUM RESIDENCES FLOORS 18-23





THE OCEAN  
RESORT RESIDENCES

CONRAD *Fort Lauderdale Beach*



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