

THE OCEAN

RESORT RESIDENCES

Fort Lauderdale Beach

MANAGED BY

CONRAD[®]
HOTELS & RESORTS

DIVE INTO THE OCEAN

WELCOME TO THE OCEAN

Beneath the surface of the exclusive South Florida landscape there is a new, deeper meaning of luxury... a destination designed completely around your life. Welcome to The Ocean Resort Residences.

Here on the award-winning shores of Fort Lauderdale Beach, this one-of-a-kind collection of condo-hotel homes invites you to elevate life to its fullest. Explore every desire. Indulge all your favorite pleasures. Delight in contemporary beach-front living. You are oceans away from the ordinary.




MY OWN LIFESTYLE





THE ORCHESTRA HOTEL & RESORT TEAM



“IT IS RARE TO FIND A PRISTINE PIECE OF SHORELINE WITH SUCH A STUNNING, MODERN BUILDING ALREADY IN PLACE... YET THIS IS PRECISELY WHAT HAS MADE THE OCEAN EXCEPTIONAL FROM ITS VERY BEGINNING. THIS IS MORE THAN A PRE-CONSTRUCTION PROMISE... IT IS A REWARDING LIFESTYLE THAT IS A HERE-AND-NOW REALITY.”

JOSE LUIS ZAPATA - OWNER OF THE OCEAN RESORT RESIDENCES

ARCHITECTED FOR YOUR LIFE

DESIGNED BY WORLD LEADING ARCHITECT
MICHAEL GRAVES

Founding Principal Michael Graves is well known throughout the world for design excellence. He is the 2012 Richard H. Driehaus Prize Laureate and the recipient 2001 American Institute of Architects' Gold Medal, the highest award bestowed upon an individual by this professional society. He is also the recipient of the 1999 National Medal of Arts and the 2010 AIA/ACSA Topaz Medallion honoring his commitment to architectural education. Critic Paul Goldberger wrote in *The New York Times* that "Graves is truly the most original voice American architecture has produced in some time." Michael Graves is the Robert Schirmer Professor of Architecture, Emeritus at Princeton University, where he taught for nearly 40 years.

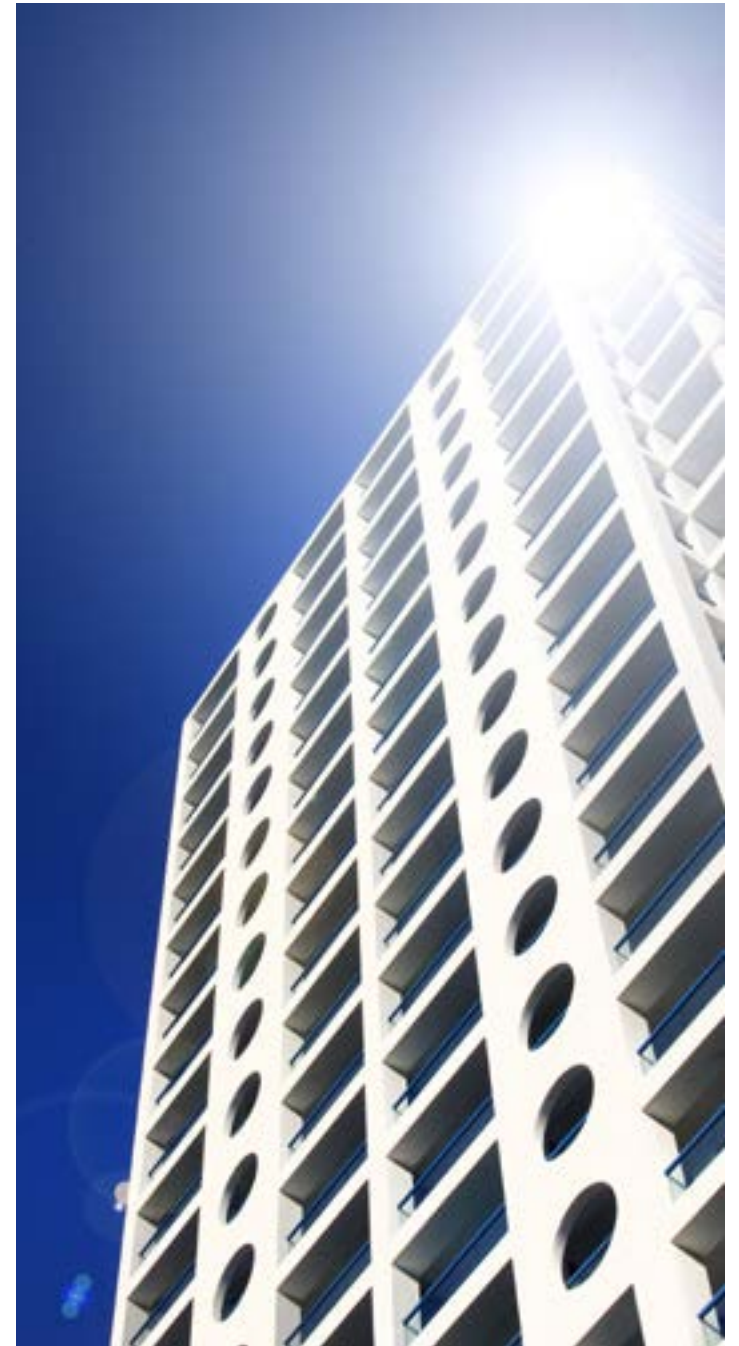




PRINCETON UNIVERSITY



ST. COLETTA OF GREATER WASHINGTON



THE OCEAN RESORT RESIDENCES



FORT LAUDERDALE STATION



CONNECTING FLORIDA

ALL ABOARD FLORIDA

Planned to be the first high-speed rail line on the eastern seaboard, All Aboard Florida will connect Fort Lauderdale, Miami, Palm Beach, and Orlando with peak speeds of 125 mph and state-of-the-art comfort. Saving travelers as much as 20% to 30% over other ground-travel methods, All Aboard Florida is expected to bring \$500 million a year to the State for the first five years, and \$150 million a year after that. It is also slated to generate thousands of jobs, particularly in station destinations like Fort Lauderdale. Groundbreaking for stations are slated to begin in the next 12 months, and bring a huge influx of business and tourism opportunities.



FORT LAUDERDALE

FLL INTERNATIONAL AIRPORT EXPANSION

The new \$719 million, 8,000-foot runway at Fort Lauderdale International Airport is the first phase of an expansion project aiming to update terminals for the 23.5 million passengers who visit the airport annually. The new runway will allow the airport to handle up to 425,000 flights annually and to better accommodate the current number of flights and prepare it for growth down the line. JetBlue plans on increasing its number of flights from 60 to 100 per day out of a total of more than 600 per day and Southwest Airlines has committed to building a concourse specifically for international flights in terminal one.

PORT EVERGLADES EXPANSION

Port Everglades is embarking on three critical expansion projects that are projected to create 7,000 new jobs regionally and support 135,000 jobs statewide over the next 15 years for a total 143,000 jobs. Currently, Port Everglades supports 11,700 direct jobs locally for a total of 201,000 jobs statewide. These key expansion projects are expected to be completed over the next six years and will add up to five berths, widen and deepen the channel to 50 feet and bring freight rail into the Port.



MYOWN VENICE

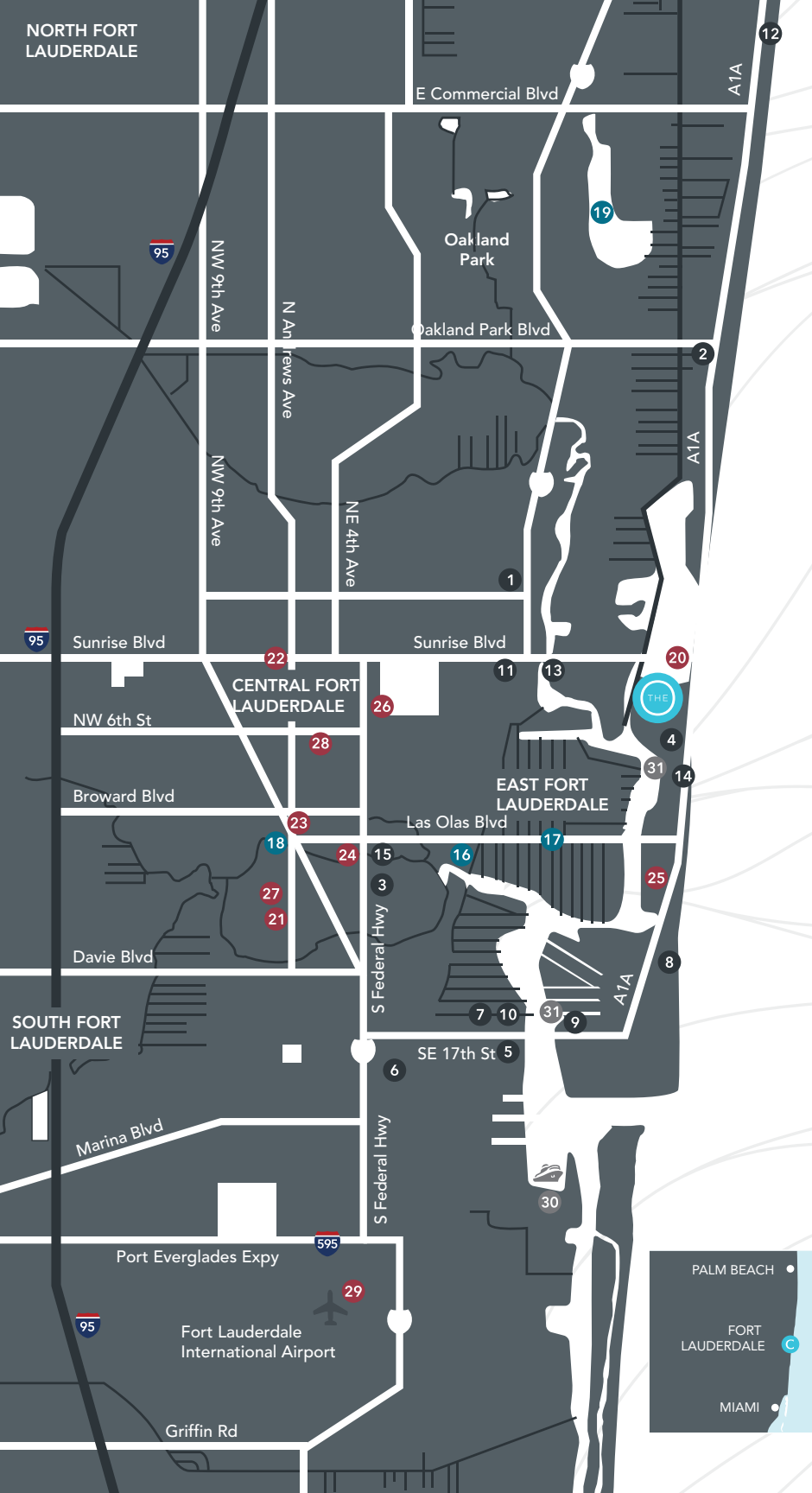




VENICE OF AMERICA

WELCOME TO FORT LAUDERDALE

Fort Lauderdale is often referred to as the “Venice of America” because of its expansive and intricate canal system. The city is the ‘Yachting Capital of the World,’ with numerous resident yachts and over 100 marinas and boatyards. The tourist industry is a mainstay to the Fort Lauderdale economy, and its hospitality institutions are abundant. Fort Lauderdale’s arts and entertainment district runs along Las Olas Boulevard, from the beach to the heart of downtown. In addition to its museums, beaches, and nightlife, the International Swimming Hall of Fame, Hugh Taylor Birch State Park, and the International Boat Show accompany the long list of things to see and do in Fort Lauderdale.



THE CENTER OF IT ALL

SOUTH FLORIDA'S MOST PRESTIGIOUS PURSUITS

RESTAURANTS

1. Casa D'angelo Ristorante
2. Thasos Greek Taverna
3. Valentino's Cucina Italiana
4. S3 Restaurant Sun-Surf-Sand
5. O-B House
6. Giuliano's Italian Restaurant
7. Coconuts
8. 3030 Ocean
9. Pier 66
10. Bimini Boatyard
11. Canyon Restaurant
12. Sea Watch
13. Seasons 52, Truluck's, Blue Martini, Capital Grille
14. Casablanca Cafe
15. Gran Forno Pronto
16. Lobster Bar

SHOPPING

17. Galleria Mall Fort Lauderdale
18. Las Olas Boulevard

ATTRACTIONS/MUSEUMS

19. Coral Ridge Golf Club
20. Bonnet House Museum & Garden
21. Broward Center for Performing Arts
22. Hugh Taylor Birch State Park
23. Fort Lauderdale Historical Society
24. Stranahan House
25. International Swimming Hall of Fame
26. Parker Playhouse
27. Museum of Discovery & Science
28. Museum of Art | Fort Lauderdale

TRANSPORTATION

29. Fort Lauderdale-Hollywood Int'l Airport
30. Port Everglades (Cruise Port)
31. Fort Lauderdale Water Taxi



RITZ CARLTON

WESTIN HOTEL

W HOTEL

THE VALUE OF PROXIMITY

FORT LAUDERDALE BEACH

HILTON HOTEL

owned, operated & developed by Orchestra Hotels

FUTURE LUXURY HOTEL

coming in 2017

INTRACOASTAL

The Venice of America

LAS OLAS SHOPPING

ALL ABOARD

DOWNTOWN FORT LAUDERDALE

THE OCEAN

OCCUPANCY 2015
owned, operated & developed by Orchestra Hotels

GALE HOTEL

coming in 2017

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

MYOWN RESORT

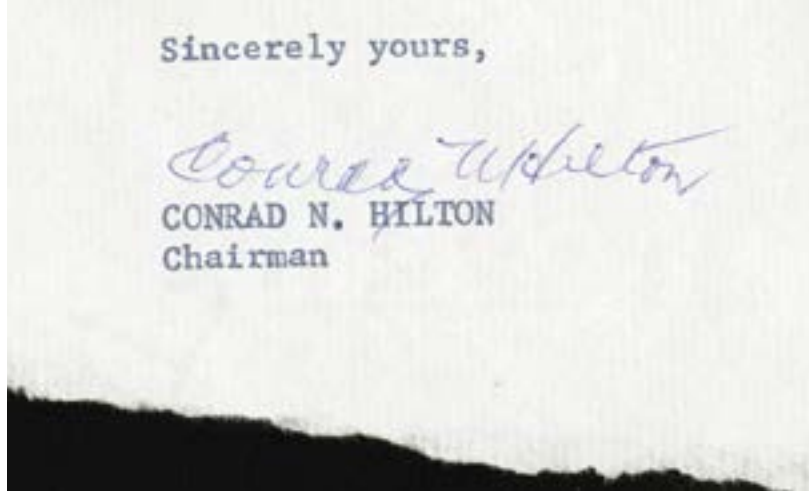




DEVELOPING A VISION

A WAVE OF COLLABORATION WITH CONRAD HOTELS AND RESORTS

No other brand is as synonymous with excellence, innovation, and intuitive service as Conrad Hotels & Resorts. They are the perfect choice for delivering on our vision of The Ocean and its fully effortless elegance.



INTRODUCING THE FIRST-EVER CONRAD RESORT RESIDENCE IN THE UNITED STATES.



CONRAD RESORTS

There's a reason why hotel and resort destinations bearing the Conrad name are often considered some of the world's finest. They are named for Conrad Hilton, the legendary American business icon who practically invented the global hotel industry single handedly. Mr. Hilton envisioned and built the Hilton Hotel empire, now 11 hotel brands, each the global leader in its own segment. The Conrad brand is the embodiment of the man and his personal mission - everything he envisioned for his company in one unique and special resort hotel.

CONRAD®

Leisure destinations around the globe.



● OPEN
● OPENING SOON

NORTH AMERICA

- 1. Conrad New York
- 2. Conrad Miami
- 3. Conrad Ft. Lauderdale
- 4. Conrad Indianapolis
- 5. Conrad Chicago

MIDDLE EAST & AFRICA

- 6. Conrad Cairo
- 7. Conrad Mecca
- 8. Conrad Dubai
- 9. Conrad Pezula

SOUTH AMERICA

- 10. Conrad Punta del Este
Casino & Resort

EUROPE

- 11. Conrad Dublin
- 12. Conrad Algarve
- 13. Conrad Istanbul

ASIA

- 14. Conrad Mumbai
- 15. Conrad Bangalore
- 16. Conrad Maldives Rangali
Island
- 17. Conrad Bangkok
- 18. Conrad Koh Samui
- 19. Conrad Centennial
Singapore
- 20. Conrad Ubud
- 21. Conrad Bali
- 22. Conrad Sanya Haitang Bay
- 23. Conrad Macao

- 24. Conrad Hong Kong
- 25. Conrad Guangzhou
- 26. Conrad Xiamen
- 27. Conrad Suzhou
- 28. Conrad Tianjin
- 29. Conrad Qingdao
- 30. Conrad Seoul
- 31. Conrad Tokyo
- 32. Conrad Beijing
- 33. Conrad Dalian
- 34. Conrad Chengdu
- 35. Conrad Hangzhou



CONRAD RESORT

CONRAD

HOTELS & RESORTS™



CONRAD SANYA HAITANG BAY



CONRAD SANYA HAITANG BAY



CONRAD MALDIVES



CONRAD ALGARVE



CONRAD RESORT

MEET THE OCEAN

MANAGED BY
CONRAD HOTEL & RESORTS

New, intelligent, luxury oceanfront residences on Fort Lauderdale Beach, architected to your life; offering innovative leaseback ownership managed by Conrad Resorts, Hilton's global luxury brand.



MYOWN RESIDENCE



MYOWN VALET





DRIIFT ON HOME

MAKE AN ENTRANCE WITH EVERY ARRIVAL

Anchored by a magnificent sculpture by Peter Stromberg, it is clear from the very first moment that The Ocean is a world unto itself. A grande porte-cochere entrance stands in welcome to the remarkable lifestyle that awaits within. Just past the 24-hour valet, a sweeping vaulted-ceiling lobby with custom furnishings, and stone and glass accents create an environment that is interesting and inviting at the same time. Local painters and sculptors as well as internationally acclaimed artists like Fernando Botero are displayed as part of a rotating gallery... making common areas anything but common.



THE OCEAN LOBBY & LOUNGE

MYOWN LOUNGE



THE OCEAN LOUNGE



RESORT RESIDENCES



RESORT SEA VIEWS

RESORT RESIDENCES

With two mid-rise towers, contemporary architecture, striking interiors, commissioned artwork, and limitless views of the Atlantic and Intracoastal, The Ocean is an eye-catching landmark.

And yet, each of the 290 exclusive waterfront resort residences offer a full host of luxuries like open layouts, floor-to-ceiling windows, state-of-the-art technologies, unique services like MyOwn Butler and MyOwn Concierge, and complete access to endless signature Conrad Hotels & Resorts amenities.

LIVING LUXURY

THE FINISHES

Each and every day at The Ocean is meant to be special. Choose from studios, 1-bedroom, 2-bedroom, 3-bedroom, and penthouse residences all appointed with oversized balconies, marble entry foyers, kitchens featuring Subzero and Wolfe appliances, bathrooms with Kohler and Water Works fixtures, and a choice of smart, stylish furnishing options. These residences are more than homes - they are seamless extensions of the local culture and the residents who live here.





MYOWN VIEW



EAST VIEW FROM THE 6TH FLOOR POOL DECK



ENDLESS OCEAN & CITY VIEWS



NORTHEAST VIEW



SOUTHEAST VIEW



WEST VIEW



WEST VIEW FROM RESIDENCE



MYOWN POOL



THE OCEAN DIFFERENCE



THE NEXT WAVE OF ENJOYMENT

Since the beginning of time, the ocean has been a source of escape. The Ocean Resort Residences carry on that tradition with amenities designed all around you. From the artistically styled fresh-water pools, to the expansive ocean-view fitness center, to the elite Conrad Wellness Spa, Sky Beach, Signature Restaurant, an elegant beach resort lifestyle with a unforgettable cosmopolitan connection awaits.



B. POOL DECK CABANAS

C. WHIRLPOOLS

D. POOL DECK

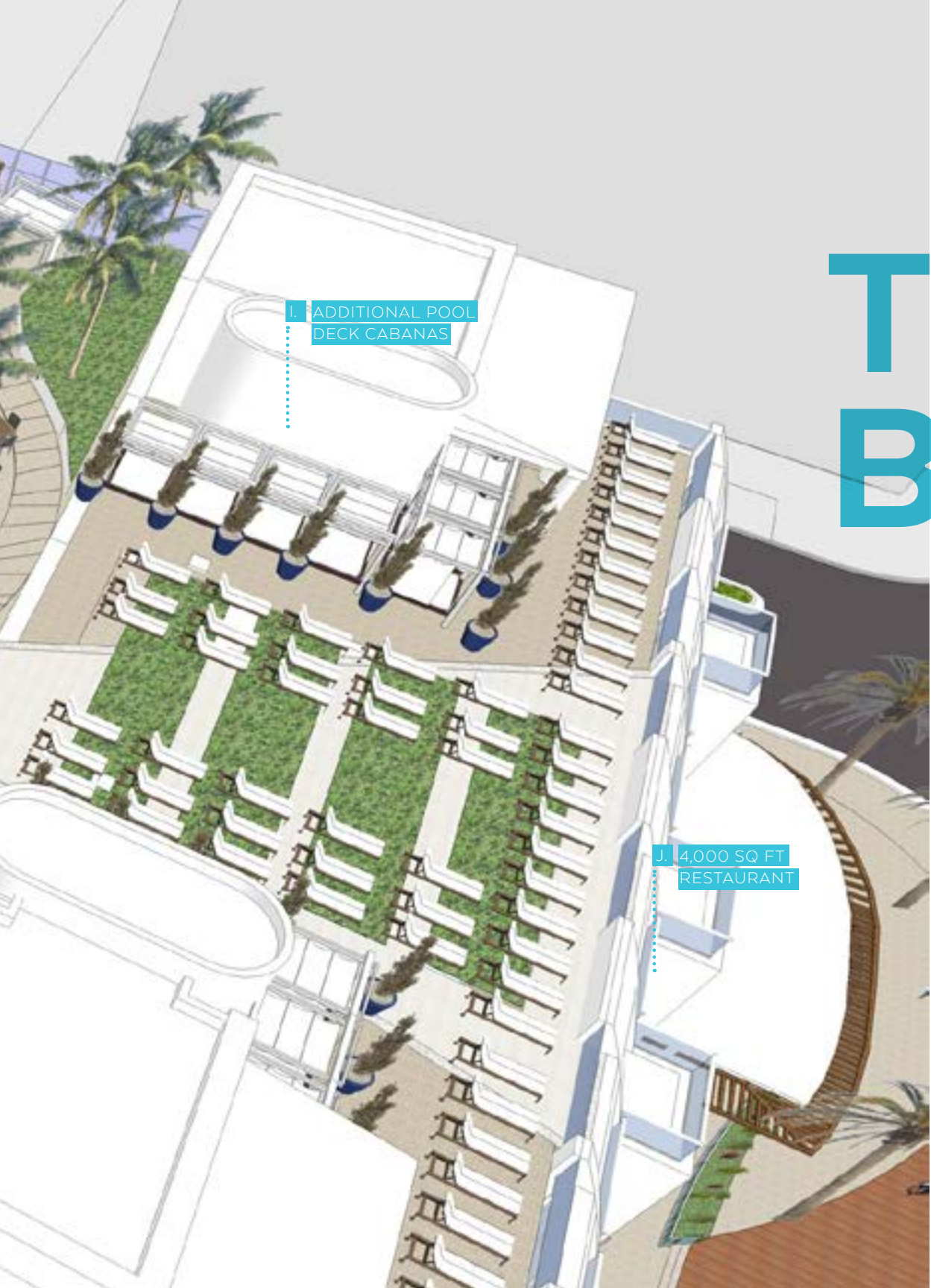
H. RESTAURANT + BAR

A. GOURMET MARKET

G. SKY BEACH + REAL SAND BEACH

E. PORTE-COCHERE

F. JEWEL BOX EVENT SPACE



I. ADDITIONAL POOL
DECK CABANAS

J. 4,000 SQ FT
RESTAURANT

THE SKY BEACH

THE OCEAN AMENITIES 20,000 SQ FT

- A Gourmet Market
- B Pool Deck Cabanas
- C Whirlpools
- D Pool Deck
- E Porte-Cochere
- F Jewel Box: Two Story Event Space
- G Sky Beach + Real Sand Beach
- H Restaurant + Bar
- I Additional Pool Deck Cabanas
- J 4,000 SQ FT Restaurant

LIVING LUXURY

SERENITY ABOVE SHORE

Kick off your shoes and step outside to a chic pool and beach retreat. Overlooking the Atlantic, the 20,000-square-foot pool deck and 2,000-foot-long heated pool are surrounded by numerous lounge spaces and pink-sand sunbathing areas. And to make sure the experience lasts from sunrise to sundown, the curved bar and grill keeps every appetite satisfied with expert cocktails and fresh cuisine.

Let your cares float away on the Atlantic breeze in the peaceful sanctuary of The Ocean's Serenity Deck. Chaise-side servers bring you cocktails, towels, a light bite, sun screen, and anything else that would make your moment in the sun complete.



MYOWN SERENITY





MYOWN GOURMET

BEACHFRONT RESTAURANT



WEST VIEW FROM RESIDENCE

OWN DIFFERENT

8% LEASEBACK PROGRAM

Elevate your ownership experience with The Ocean Fort Lauderdale Beach's 8% leaseback program. Through this one-of-a-kind offering, the developer will lease the resort residences back from the buyer for 5 years *1, allowing you to have everything you could desire from The Ocean, eliminating the hassle & cost of ownership, while maximizing the luxurious lifestyle.

^{*1} 5 year lease agreement with buyer option to cancel lease within 90 days before 1st anniversary.

^{*2} Year 1: 8% "Leaseback Plus Program" - Fixed annual lease contract amount equivalent to 8% of purchase price of resort residences available only on studios & 1 bedroom resort residences. 2 bedroom resort units qualify for Extended Leaseback Program for years 1-5, and do not qualify for Leaseback Plus Program.

^{*3} Years 2-5: 4% Extended Leaseback Program - Fixed annual lease contract amount equivalent to 4% of purchase price of unit

^{*4} The owner retains the option to use the resort residence - 90 days at \$20/day rental fee plus cleaning fee; Select days and days may not be consecutive. Additional rental fee for additional days. Based on availability.

^{*5} Years 2-5: 4% Extended Leaseback Program - Available to all units except PH & 3 bedrooms.





8% LEASEBACK PROGRAM



OWNER PRIVILEGES

ON PROPERTY

- Free membership to 6th floor Sky Beach
- Conrad E-Concierge app
- 10% off food & beverage for selected restaurants and lounges
- House Boat access
- House Car access
- Kids Activities Program
- Exclusive access to art exhibits on site
- Short courses offered to residents on a rolling basis
 - ex. *Anything from cooking to coding*
- Conrad Bike share
- Residential happy hour
- Complimentary wifi
- Complimentary laundry service
- Complimentary beach chairs
- Priority seating at signature restaurant
- Preferred rates for 1 year personal trainer/life coach
- Movie night in the owner's lounge weekly

LOCAL

- VIP access to the Museum of Discovery and Science
- Privileged membership access at a nearby golf and tennis club
- Privileged membership access at a nearby yacht club
- Preferred rates on boat slips at a nearby marina

GLOBAL

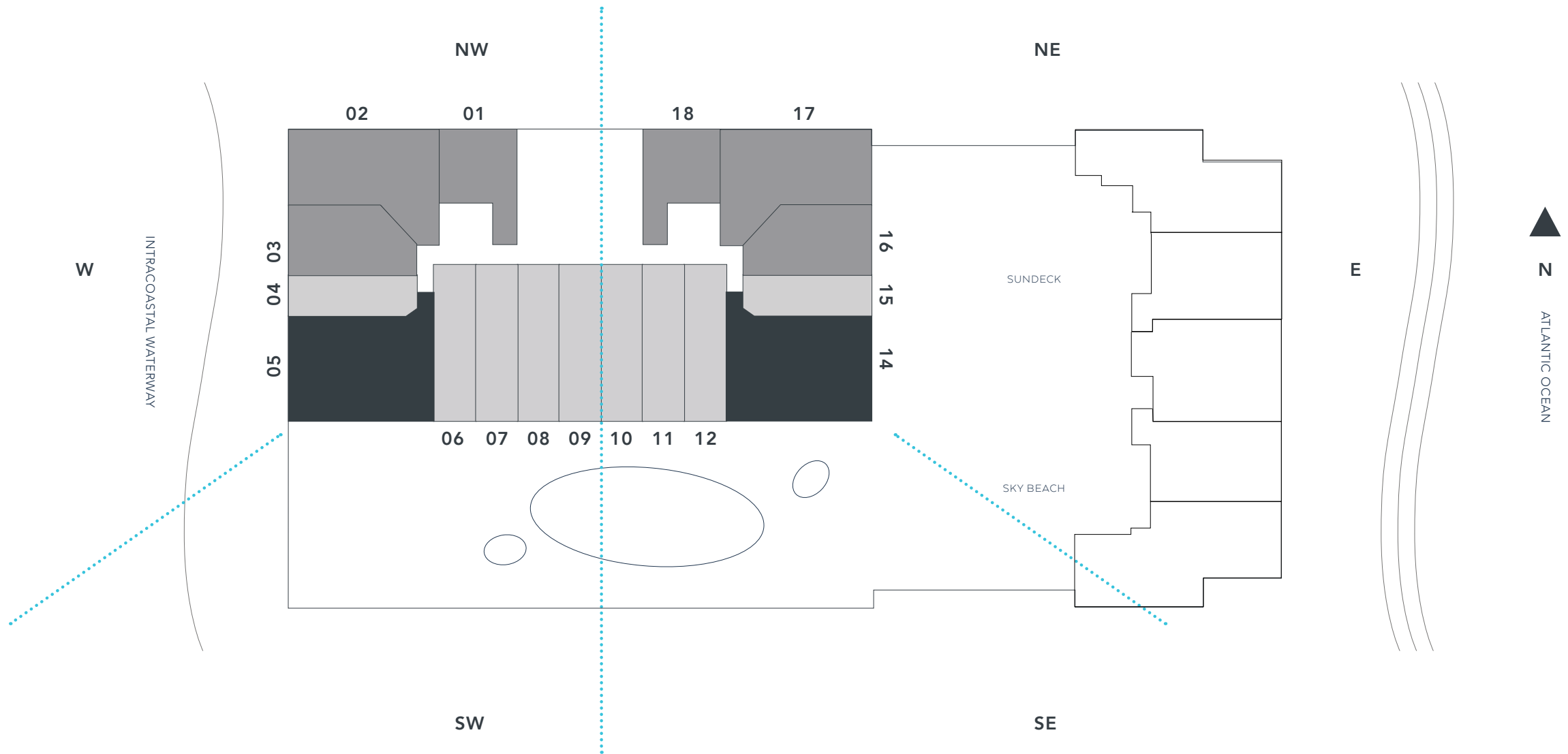
- 100,000 HHonors points with your purchase
- Diamond HHonors membership status as long as you are an Owner
- 10% off best available rate for Orchestra Managed hotels
- 50% elite status bonus – automatically receive 50% bonus on all HHonors points you earn
- 48-Hour Room Guarantee – you are guaranteed 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
- Executive floor lounge access
- Complimentary Wifi
- Complimentary Continental Breakfast
- VIP status at all Orchestra Hotels including upgrades and discounts on food & beverage

KEY PLAN

Resort Residences

FLOORS 7-17

STUDIO
1 BEDROOM
2 BEDROOM





WEST

SOUTHWEST

SOUTHEAST

EAST



ORCHESTRA HOTELS

Founded in 2013, Orchestra Hotels and Resorts is a fully-integrated owner of luxury hotel, resort, and residential properties, such as The Conrad Beach Residences Fort Lauderdale and the award-winning Hilton Fort Lauderdale Beach Resort. The Orchestra experience is a blend of sophisticated global locations, fine tastes, elegant amenities, and impeccable service – all working in concert to delight a savvy and discriminating international audience.



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 – people who know that the greatest luxury is the luxury of being yourself. 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.



MICHAEL GRAVES

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.



EDGE OF ARCHITECTURE

Based in Coral Gables, Florida, Edge of Architecture is fueled by a desire to take Architecture and Design to the edge – with design work that is not only visual, but tactile, sensorial, and inextricably emotional as well. Their non-conventional approach to interior and exterior spaces generates fluid and immersive experiences for the people that use the spaces they design.



 **MUSA REALTY[®]**
& CONCIERGE

THE OCEAN

RESORT RESIDENCES

Fort Lauderdale Beach

CONRAD®

HOTELS & RESORTS



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