



# Sage

INTRACOASTAL RESIDENCES  
FORT LAUDERDALE

FACT SHEET

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## THE TRUE NATURE OF LIVING

We are all connected to nature, from cerulean skies with ocean breezes to turquoise waters and soft sand. Perfectly balancing these elements creates the quintessential seaside sanctuary. Sage Intracoastal Residences, located on Fort Lauderdale's Intracoastal waterways, is a 28-story haven that celebrates this harmony. Experience curated luxury living surrounded by nature's idyllic setting.

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## TEAM

### DEVELOPER

Property Markets Group (PMG)

### ARCHITECT

FSMY

### INTERIOR ARCHITECTURE & DESIGN

BAMO

### SALES AND MARKETING

PMG Residential

## BUILDING OVERVIEW

- 28-story luxury tower set on 200 linear feet of Fort Lauderdale's intracoastal waterway
- 44 waterfront residences with picturesque panoramic views
- Unobstructed intracoastal and ocean views protected by the Bonnet House Museum & Gardens
- Sage Penthouse Collection featuring private rooftops with summer kitchens and plunge pools
- Interiors designed by award-winning interior design firm BAMO, the team behind Four Seasons, Rosewood and The Peninsula select properties
- Designed by Fort Lauderdale based FSMY Architects
- Featuring the latest smart building technology
- Elegantly appointed lobby and reception foyer
- Semi-private elevators and private elevator foyers to each residence





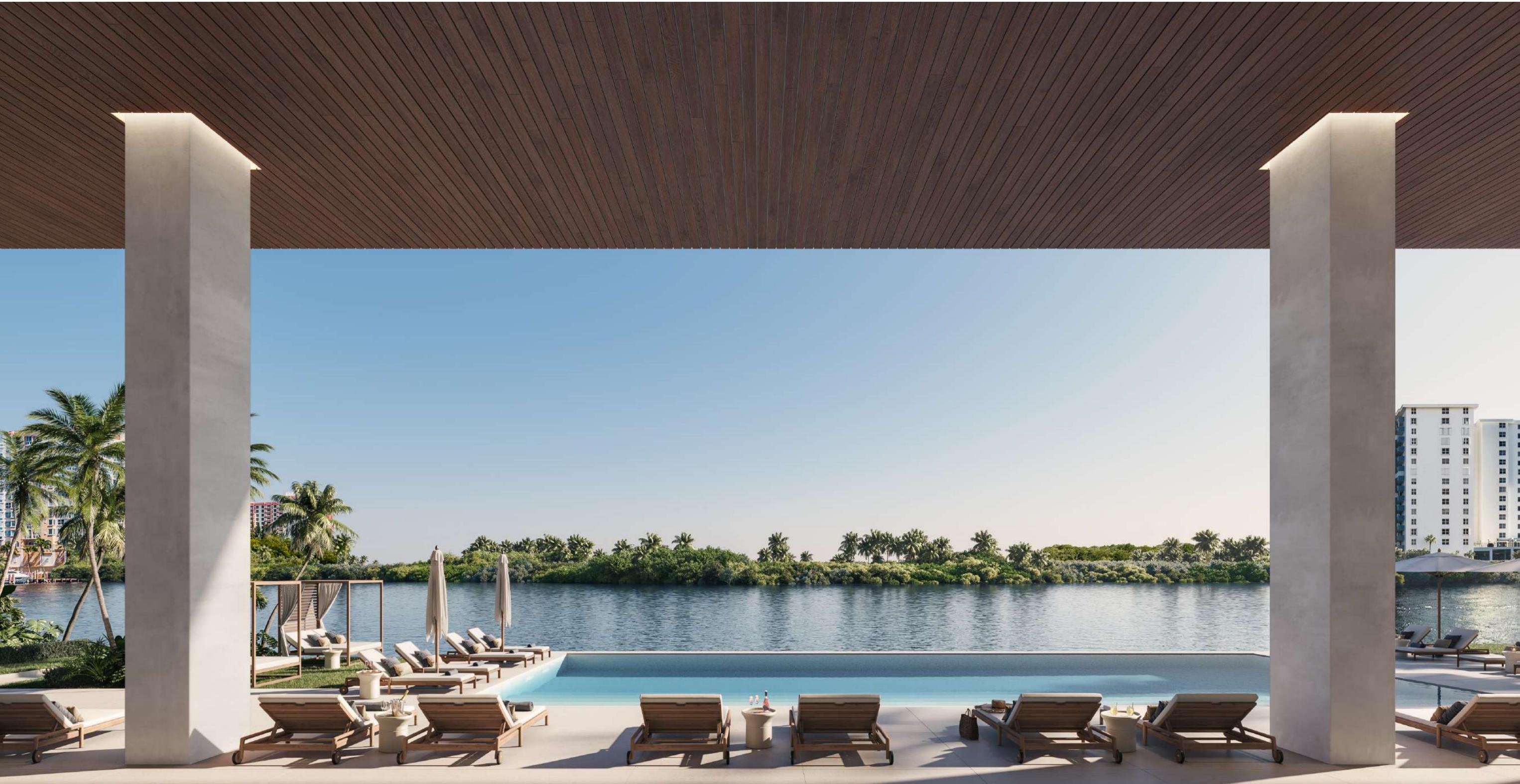
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### PRIVATE RESIDENTIAL SERVICES & AMENITIES

- Private residential porte cochère with 24-hour valet service
- 24-hour front desk concierge
- 19,000+ sq ft of indoor and outdoor amenity space
- Expansive waterfront resort-style pool with cafe and lounge area
- Private luxe cabana suites
- State-of-the-art fitness center with the latest equipment
- 24-hour security and access-controlled entry points throughout
- Sports equipment storage
- House bicycles
- Valet parking
- Dog walking services
- Dog run
- Package delivery service
- On-site property management
- Mail room with package storage space

### WELLNESS, FITNESS & ENTERTAINMENT

- Sage Wellness Spa overlooking the intracoastal and ocean
  - Steam, sauna, and cold plunge
  - Relaxation area with outdoor terraces
  - Private his and hers lockers
  - Private treatment rooms
  - Showers
- State-of-the-art fitness center
- Movement/yoga studio
- Yoga lawn
- Outdoor Jacuzzi
- Golf Simulator
- Lushly landscaped and paved outdoor deck area
- Grilling areas with dining tables
- Water view bar and lounge



Steam, Sauna, & Cold Plunge



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## RESIDENCE FEATURES

- Residential interior finishes curated by award-winning interior design firm BAMO
- Floor-to-ceiling energy-efficient/impact-resistant glass sliding doors & windows allowing for an abundance of natural light
- Expansive private terraces with summer kitchens featuring clear glass railings for unobstructed views of Intracoastal and Atlantic Ocean
- Selection of porcelain slab, marble, or wood flooring throughout main living areas
- 10' ceilings
- Fully built-out closets in the primary bedrooms featuring all shelving and drawers pre-installed for absolute convenience
- Midnight bar in primary bedrooms
- Built-in top-of-the-line washer and dryer in-unit
- Smart home technology offering seamless personalization with the touch of a button
- All residences come equipped with a contemporary lighting package, including recessed lighting, dimmers and lighting control
- Pre-wired for high-speed communications

## KITCHEN & BATHROOM

- Gourmet kitchen with custom Italian cabinetry designed by BAMO
- Fully integrated kitchens with custom countertops, backsplashes, and a contemporary under-mount sink
- Custom kitchen island with cantilevered dining counter
- Subzero® and Wolf® appliance package including induction cooktop, microwave, dishwasher, built-in convection oven, wine storage, and refrigerator
- Imported and custom high-end Italian bathroom cabinetry
- WaterWorks® bathroom fixtures
- Private water closets
- Oversized frameless glass-enclosed showers and free-standing bathtubs in primary bathrooms
- Custom countertops, finished floors, and walls in wet areas







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