



Sage

INTRACOASTAL RESIDENCES
FORT LAUDERDALE



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THE
TRUE NATURE
OF LIVING

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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 an 28-story haven that celebrates this harmony. Experience curated luxury living surrounded by nature's idyllic setting.

AN
ELEMENTAL
SETTING



A life you design

Unveil a world where inspiration surrounds you at every step. Where nautically-inspired luxury meets boutique-style modern residences, with all you love within reach. From the serene embrace of the glimmering sea to the sparkling city lights, lose yourself in this modern sanctuary of natural living.





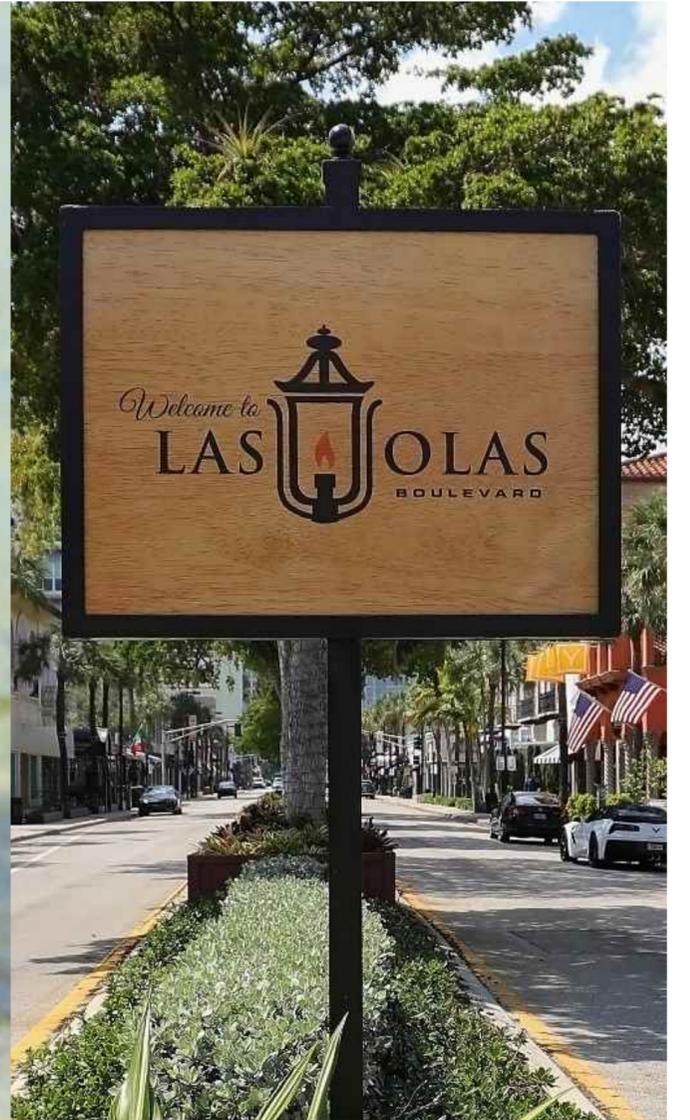






Chart your course

Enjoy one of the nation's most coveted waterfront cities, where the white-sand beaches of the Fort Lauderdale coast are just as close as some of the most exciting attractions in South Florida. Explore globally inspired eateries and arts venues on Las Olas Boulevard, premier shopping at Galleria Mall, refined social life at the Coral Ridge Yacht Club, and the beauty of natural wonders like Bonnet House Museum & Gardens and Hugh Taylor Birch State Park, all within a close distance to home.

ATTRACTIONS WITHIN 1 MILE

- 1 Bonnet House Museum and Gardens
- 2 Coral Ridge Yacht Club
- 3 Galleria at Fort Lauderdale
- 4 Hugh Taylor Birch State Park
- 5 Fort Lauderdale Beach
- 6 Whole Foods Market

OTHER NEARBY ATTRACTIONS

- 7 Coral Ridge Country Club
- 8 Las Olas Boulevard
- 9 Riverwalk
- 10 NSU Art Museum
- 11 NSU Museum of Discovery and Science
- 12 Broward Center for the Performing Arts
- 13 Fort Lauderdale-Hollywood International Airport
- 14 Port Everglades

THE
ESSENCE OF
LIVING

A reflection of you

A striking, reflective glass facade adorns the structure, designed by Fort Lauderdale-based FSMY Architects. With interiors by renowned interior design firm BAMO, each residence seamlessly blends modern design with timeless natural elements. The waterfront residences feature ocean, garden, and intracoastal views protected by the Bonnet House Museum & Gardens. Every detail has been purposefully crafted, from the elegantly appointed lobby to the semi-private elevator access with keyless entry. The Sage Penthouse Collection features expansive private rooftops adorned with summer kitchens and plunge pools.

BUILDING FEATURES

- 28-story luxury tower set on 200 linear feet of Fort Lauderdale's intracoastal waterway
- Designed by Fort Lauderdale based FSMY Architects
- Interiors designed by award-winning interior design firm BAMO
- 44 waterfront residences with picturesque ocean and intracoastal panoramic views
- The Sage Penthouse Collection features featuring private rooftops with summer kitchens and plunge pools
- Unobstructed intracoastal and ocean views protected by the Bonnet House Museum & Gardens
- Features the latest smart building technology
- Elegantly appointed lobby and reception foyer
- Semi-private elevators and private elevator foyers to each residence
- 19,000+ SF of wellness-inspired amenities



FOUR SEASONS HOTEL MADRID



BAMO Elite by design

Experience the epitome of luxury living with Sage Fort Lauderdale, where effortless style meets unparalleled sophistication.

Designed by the acclaimed interior design firm BAMO, whose remarkable portfolio includes the world-renowned Four Seasons Madrid, Capella Bangkok, and Passalacqua, each space within Sage Fort Lauderdale is a testament to their expertise.

“The effortless style of Sage Fort Lauderdale exudes confidence and charisma, epitomizing the relaxed luxury of waterfront living in an intimate, private enclave”

Anne Wilkinson
PRINCIPAL, BAMO

Drawing inspiration from the coastal locale, BAMO has masterfully crafted interiors that embody understated luxury and serenity. Interiors are meticulously curated with clean lines and tailored details, infused with hints of retro-inspired glamour, resulting in an ambiance of cool, classic elegance, refined comfort, and timeless sophistication.



THE CAPELLA HOTEL BANGKOK









MOMENTS
YOU
DEFINE



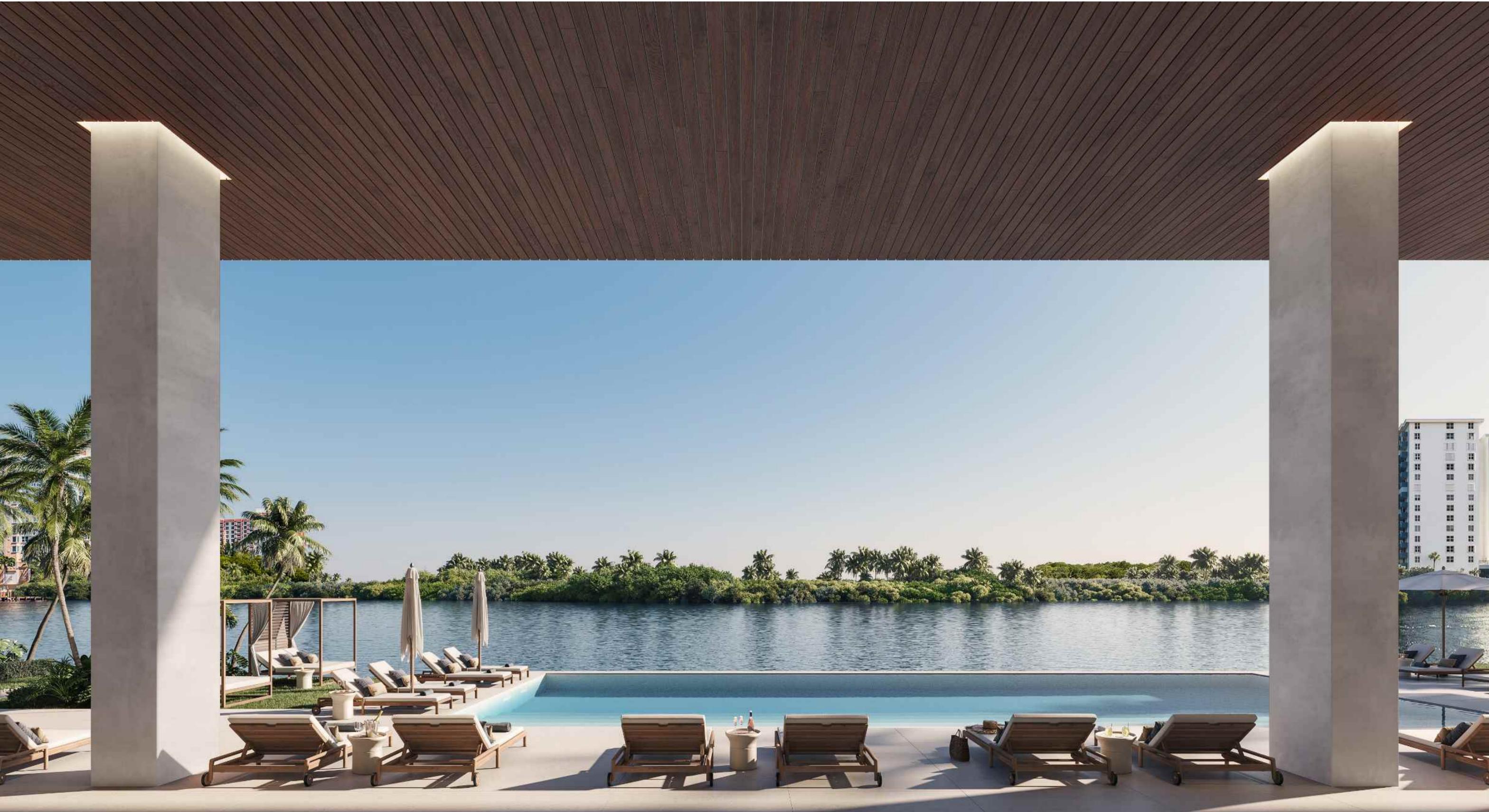
Perfectly balanced

At Sage Intracoastal Residences, every last detail has been meticulously considered. Curated by interior and architectural firm BAMO, the building's amenities harmoniously combine nature and design. From five-star services to the exceptional amenities collection, discover an endless suite of inspired luxuries curated thoughtfully for comfort and wellbeing.





Natural elegance
upon arrival





A journey in wellness

Discover a convergence of natural living and unparalleled wellness experiences. Sage Intracoastal Residences contributes to a health-focused lifestyle with a building that caters to both body and soul, featuring state-of-the-art fitness facilities, rejuvenating spa experiences, and lush green spaces. Here, every day is a journey toward balance and vitality.

- Sage Wellness Spa
 - Steam, sauna, cold plunge, and treatment rooms
 - Relaxation area with outdoor terraces
 - Private his and hers lockers
- State-of-the-Art Fitness Studio
- Latest High-Tech Exercise Equipment
- Movement Studio
- Yoga Lawn





THE
HARMONY
OF HOME



A natural retreat

Discover a haven crafted to reflect the timelessness of classic seaside tranquility. Here, you can immerse yourself in curated luxury living, where every detail is thoughtfully designed to enhance the connection with nature's idyllic setting. Designed to bring the outside in, floor-to-ceiling glass windows and doors flow generous natural light into every home.

RESIDENCE FEATURES

- Fully finished three- and four-bedroom, flow-through private residences
- All residential interior finishes are curated by award-winning interior design firm BAMO
- Floor-to-ceiling energy-efficient/impact-resistant glass sliding doors and windows for an abundance of natural light
- Expansive private terraces with summer kitchens featuring clear glass railings with unobstructed Intracoastal and Atlantic Ocean views
- Selection of porcelain slab, marble, or wood flooring throughout main living areas
- Custom Italian entry and interior doors
- 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 in-unit washer and dryer
- Smart home technology offers seamless personalization with the touch of a button
- All residences come equipped with a contemporary lighting package, including recessed lighting, dimmers and lighting control



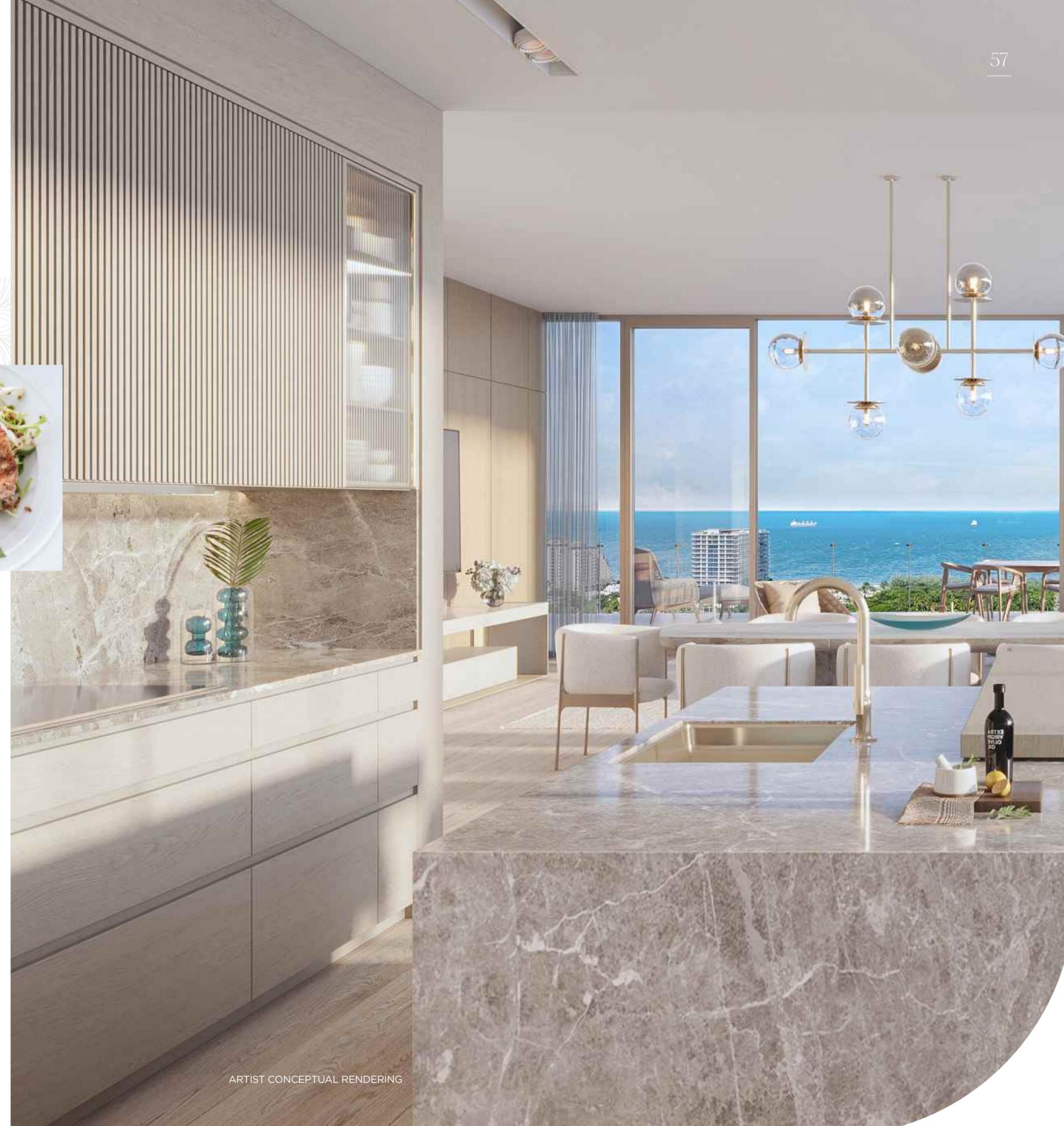


Savor every moment

Unearth kitchens where the essence of natural living is a philosophy and a way of life. The wide-open summer kitchens here invite you to nourish your body and soul, offering an al-fresco dining experience with panoramic views of the bay and the skyline.

Gourmet kitchen with custom Italian cabinetry designed to inspire

- 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 includes induction cooktop, microwave, dishwasher, built-in convection oven, wine storage and refrigerator









Refresh and restore

Retreat to a spa-like en-suite bathroom where you can refresh, replenish, and recharge in an oasis of luxury, with each detail designed to elevate your sense of well-being. Redefine your routines with a lifestyle embodying nourishment, and relaxation.

- 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







DEVELOPER



Founded in 1991 by Kevin Maloney, Property Markets Group (“PMG”) has direct hands-on experience in the acquisition, renovation, financing, operation, and marketing of commercial and residential real estate.

A development firm of national scope, PMG has over 150 real estate transactions including over 80 residential buildings in Manhattan during its 25-year history. PMG has distinguished itself over the last decade for its development of new construction condominium developments in New York City, Miami and Chicago.

III WEST 57TH STREET • NEW YORK



ARTIST CONCEPTUAL RENDERING

WALDORF ASTORIA RESIDENCES MIAMI • FLORIDA

ARCHITECT



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.

FSMY's deep history allows their knowledge base of codes, program, and detail to provide an invaluable level of quality with fewer challenges. FSMY's 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. Their greatest satisfaction comes from providing an enjoyable and profitable experience for profitable 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.



201 WEST BROWARD • FORT LAUDERDALE, FL

THE CAPELLA HOTEL • BANGKOK



INTERIOR DESIGN FIRM



For thirty years, BAMO has created captivating environments that flow, function, and make people feel welcome, at ease, and inspired to live — and to dream — more fully.

A collective of designers, BAMO brings to each project a richness of experience and perspective, along with an impassioned view of life and our work.

BAMO engage clients graciously, listening for the unspoken needs beneath their stated desires. Speaking to the psyche through the senses, and building in layers of meaning, BAMO creates true havens: places apart from the everyday. Their interpretive skill is matched by the rigor, expertise, and ingenuity they bring to seeing projects through to completion. This is why hospitality, residential, and corporate clients around the world trust BAMO to bring their visions to life.

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ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE SELLER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A SELLER TO A BUYER OR LESSEE.

This project has been filed in the State of Florida and no other state. This is not an offer to sell or solicitation of offers to buy the condominium units in states where such offer or solicitation cannot be made. Prices, square footage and availability are subject to change at any time without notice. This is a limited time offer. Developer may withdraw offering at any time. Equal Housing Opportunity. NO FEDERAL AGENCY HAS JUDGED THE MERITS OR VALUE, IF ANY, OF THIS PROPERTY. THIS IS NOT AN OFFER TO SELL, OR SOLICITATION OF OFFERS TO BUY, THE CONDOMINIUM UNITS IN STATES WHERE SUCH OFFER OR SOLICITATION CANNOT BE MADE. THESE DRAWINGS ARE CONCEPTUAL ONLY AND ARE FOR THE CONVENIENCE OF REFERENCE. THEY SHOULD NOT BE RELIED UPON AS REPRESENTATIONS, EXPRESS OR IMPLIED, OF THE FINAL DETAIL OF THE RESIDENCES. UNITS SHOWN ARE EXAMPLES OF UNIT TYPES AND MAY NOT DEPICT ACTUAL UNITS. STATED SQUARE FOOTAGES ARE RANGES FOR A PARTICULAR UNIT TYPE AND ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND IN FACT ARE LARGER THAN THE AREA THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION OF CONDOMINIUM (WHICH GENERALLY ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES INTERIOR STRUCTURAL COMPONENTS). THE AREA OF THE UNIT AS DEFINED IN THE DECLARATION IS LESS THAN THE SQUARE FOOTAGE REFLECTED HERE. ALL DEPICTIONS OF APPLIANCES, PLUMBING FIXTURES, EQUIPMENT, COUNTERS, SOFFITS, FLOOR COVERINGS AND OTHER MATTERS OF DETAIL ARE CONCEPTUAL ONLY AND ARE NOT NECESSARILY INCLUDED IN EACH UNIT. THE FURNISHINGS AND DÉCOR ILLUSTRATED OR DEPICTED ARE NOT INCLUDED WITH THE PURCHASE OF THE UNIT. CONSULT YOUR PURCHASE AGREEMENT AND ANY ADDENDA THERETO FOR THE ITEMS INCLUDED WITH THE UNIT. DIMENSIONS AND SQUARE FOOTAGE ARE APPROXIMATE, WILL VARY WITH SPECIFIC UNIT TYPE AND MAY VARY WITH ACTUAL CONSTRUCTION. ADDITIONALLY, MEASUREMENTS OF ROOMS SET FORTH ON ANY FLOOR PLAN ARE NOMINAL AND GENERALLY TAKEN AT THE GREATEST POINTS OF EACH GIVEN ROOM (AS IF THE ROOM WERE A PERFECT RECTANGLE), WITHOUT REGARD FOR ANY CUTOUTS. UNIT ORIENTATION AND WINDOWS (INCLUDING NUMBER, SIZE, ORIENTATION AND AWNINGS), BALCONY/LANAI (INCLUDING CONFIGURATION, SIZE AND RAILING/BALUSTRADE), STRUCTURE AND MECHANICAL CHASES MAY VARY. THE DEVELOPER EXPRESSLY RESERVES THE RIGHT TO MAKE MODIFICATIONS, REVISIONS AND CHANGES IT DEEMS DESIRABLE IN ITS SOLE AND ABSOLUTE DISCRETION AND WITHOUT NOTICE. ALL DRAWINGS ARE CONCEPTUAL RENDERINGS AND THE DEVELOPER EXPRESSLY RESERVES THE RIGHT TO MAKE MODIFICATIONS. ACTUAL VIEWS MAY VARY AND CANNOT BE GUARANTEED. VIEWS SHOWN CANNOT BE RELIED UPON AS THE ACTUAL VIEW FROM ANY PARTICULAR UNIT WITHIN THE CONDOMINIUM. IMPROVEMENTS, LANDSCAPING AND AMENITIES DEPICTED MAY NOT EXIST. PRICES, PLANS, ARCHITECTURAL INTERPRETATIONS AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. THE INFORMATION PRESENTED WITHIN THIS DOCUMENT IS CONCEPTUAL. THE IMAGES AND FEATURES CONTAINED HEREIN ARE NOT TO BE RELIED UPON OR USED AS A REFERENCE FOR SPECIFICATIONS. THE FOREGOING MATTERS ARE FURTHER ADDRESSED IN THE PURCHASE AGREEMENT AND ANY ADDENDA THERETO AND THE CONDOMINIUM DOCUMENTS.



