



# Auberge

BEACH RESIDENCES & SPA  
FORT LAUDERDALE

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AUBERGE RESORTS COLLECTION



DISCOVER A LIFETIME OF  
*memories*

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BASK IN THE ELEGANCE  
*of true beachfront living*

Auberge Beach Residences & Spa brings the ultimate in luxury living to Fort Lauderdale's most extraordinary oceanfront property. Exquisitely designed residences, a rich array of indoor and outdoor amenities, a tempting selection of restaurants, and a world-class spa are perfectly located directly on 450 linear feet of pristine Atlantic Ocean beachfront. Throughout Auberge Beach Residences & Spa, a curated collection of contemporary art creates an atmosphere of true sophistication and an unprecedented level of personal service ensures that your every need is catered to with ease.

# THE AUTHENTIC LUXURY OF AUBERGE

*"We have created residences of unique beauty in a truly spectacular location on the Atlantic Ocean in Fort Lauderdale."*

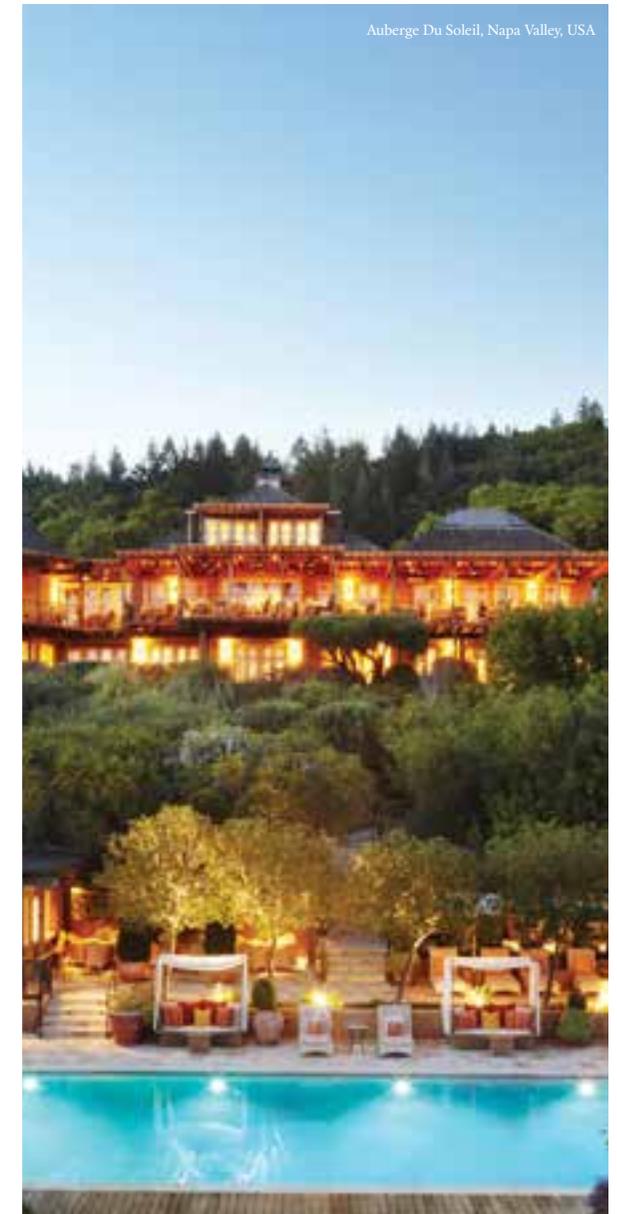
Mark Harmon, Managing Partner, Auberge Resorts

Auberge Beach Residences & Spa Fort Lauderdale joins an international portfolio of award-winning properties that have been consistently recognized with top distinctions from leading publications, including Travel+Leisure, Condé Nast Traveler, and Forbes Travel Guide. Distinguished by iconic architecture, exquisite residences, and an extraordinary array of lifestyle amenities, it will introduce truly luxurious on-the-sand living to Fort Lauderdale for the first time.

From blissful beachfront escapes to tranquil mountaintop retreats, each Auberge property is unique and authentic to its location. Carefully curated activities highlight the most desirable aspects of the surrounding region and culinary destinations bring the talents of highly skilled chefs together with the freshest ingredients to offer innovative dining in inspired surroundings. Auberge's renowned spas call on the deep healing power of the environment to provide a variety of paths to relaxation and well-being, and throughout every property residents and guests enjoy service that is delivered with genuine care in an environment dedicated to the enjoyment of every moment.



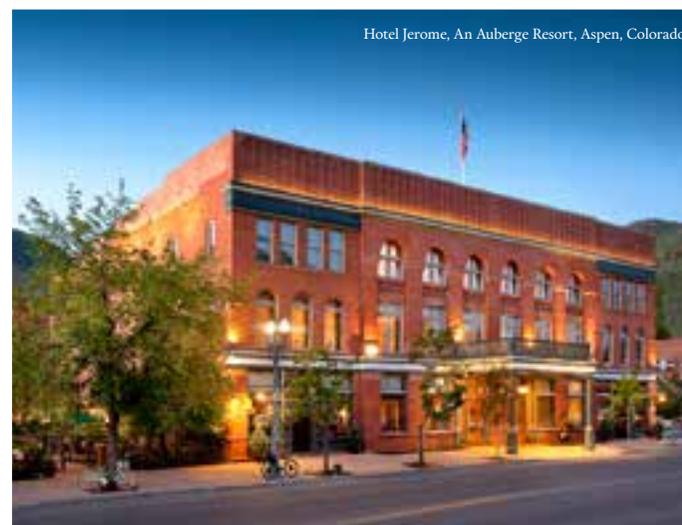
Esperanza Auberge Resort, Cabo San Lucas, Mexico



Auberge Du Soleil, Napa Valley, USA



Auberge Du Soleil, Napa Valley, USA



Hotel Jerome, An Auberge Resort, Aspen, Colorado



Malliouhana, An Auberge Resort, Anguilla, BWI

IDEALLY SITUATED DIRECTLY ON THE BEACH, AUBERGE BEACH RESIDENCES & SPA IS THE ONLY ON-THE-SAND LUXURY RESIDENTIAL OFFERING IN FORT LAUDERDALE



ARTIST'S CONCEPTUAL RENDERING

SEE LEGAL DISCLAIMERS ON BACK COVER

ARTIST'S CONCEPTUAL RENDERING

BREATHTAKING ATLANTIC OCEAN  
AND INTRACOASTAL VIEWS



ARTIST'S CONCEPTUAL RENDERING

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SPACIOUS, BEAUTIFULLY  
APPOINTED RESIDENCES



ARTIST'S CONCEPTUAL RENDERING

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PRIVATE POOL TERRACES  
WITH PANORAMIC ATLANTIC  
OCEAN VIEWS\*



ARTIST'S CONCEPTUAL RENDERING

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IN SELECT UNITS\*

A SAVORY ARRAY  
OF CULINARY DELIGHTS



ARTIST'S CONCEPTUAL RENDERING

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SUNNY DAYS,  
EXCITING NIGHTS,  
ENDLESS ENTERTAINMENT

Internationally renowned as a premier yachting destination and home to one of the three largest in-water boat shows in the world, Fort Lauderdale also offers an exciting variety of luxury shopping, fine dining, and inspired culture. Downtown's most architecturally distinctive district, Las Olas Boulevard, is the ideal setting for weekend brunch at one of dozens of outdoor cafés followed by delightful strolls through boutiques and art galleries. Also found in this charming neighborhood is the Museum of Art Fort Lauderdale, where a permanent collection of 6,000 works of European, American, and Latin American art is on display in a distinctive modernist building by renowned architect Edward Larrabee Barnes. All year round, Fort Lauderdale's Riverwalk Arts & Entertainment Center offers world-class concerts, plays, and musicals in addition to other cultural activities.



# LIVE LIFE FULLY IN FORT LAUDERDALE'S MOST EXTRAORDINARY BEACHFRONT RESIDENCE

## Property & Building

- Exquisite location directly on 450 linear feet of pristine beachfront in Fort Lauderdale
- Iconic architecture by Nichols Brosch Wurst Wolfe & Associates
- Lush landscaping throughout the property
- Grand porte cochère with stunning water features
- Exquisitely appointed public spaces designed by the award-winning firm Meyer Davis Studio
- Curated collection of contemporary art selected to complement resident amenity spaces throughout the property
- Minutes from Fort Lauderdale Airport, luxury shopping, marinas, and more

## Residences

- Flow-through floor plans with 9'6" ceiling heights and floor-to-ceiling windows with breathtaking views of the city, Atlantic Ocean, and the Intracoastal Waterway
- Unobstructed northern views from all residences above the 2nd floor
- Oversized terraces with private pools in select residences
- Private elevator access to the residences
- Separate service entrance in select residences
- Kitchens designed with Italian cabinetry, stone countertops, Sub-Zero and Wolf appliances, and an integrated espresso / cappuccino maker
- Master bathrooms feature a deep soaking tub
- Walk-in closets in master bedrooms
- Laundry room with full size washer and dryer
- Smart-home technology
- Pre-wired for high-speed Internet access and Wi-Fi

## Services & Amenities

- Personalized concierge services to assist residents in accessing the most desirable social, entertainment, and lifestyle experiences in Fort Lauderdale and beyond
- 24/7 valet parking and security
- Multiple swimming pools overlooking the Atlantic Ocean
- Multiple world-class restaurants
- Private pool and beach club services and amenities including cabanas and food and beverage service
- World-class Spa by Auberge offering all-natural beauty and relaxation treatments inspired by the local environment within a tranquil and soothing atmosphere
- State-of-the-art Fitness Center overlooking the pool deck and Atlantic Ocean with dedicated studios for yoga and meditation
- Club Room with multimedia facilities, billiards, and gaming tables
- Children's Playroom
- Library
- Business Center





Andy Mitchell-The Fairwinds Group, Jorge M. Pérez-The Related Group, Edgardo Defortuna-Fortune International Group, Mark Harmon, Auberge Resorts

## A DISTINGUISHED DEVELOPMENT TEAM

Founded in 1979 by Jorge M. Pérez, The Related Group is the nation's leading developer of multifamily residences. Under his direction, as well as the leadership of Carlos Rosso, President of the Condominium Development Division, The Related Group and its affiliates have redefined the South Florida landscape. The Related Group's developments are often distinguished by groundbreaking partnerships with world-renowned architects, designers, and artists, resulting in residential properties that are recognized as urban landmarks. Its many distinctive properties in South Florida include Icon Brickell, The Plaza, One Miami, Murano, Apogee, Ocean IV, Trump Hollywood, and Las Olas Beach Club. Properties currently in development include One Ocean, Marea, Millecento, IconBay, Beachwalk, Hyde Resort and Residences Hollywood, SLS Hotel & Residences Brickell, and SLS LUX.

Fortune International Group President and CEO Edgardo Defortuna has set new industry standards ever since founding the company in 1983. Today, the name Fortune International Group is synonymous with excellence and an unwavering commitment to quality and customer service in the world of luxury real estate. Fortune is a recognized leader in both the development and sales and marketing of South Florida luxury real estate. The company's developments include Jade Residences at Brickell Bay; 1200 Brickell; Artech; Le Meridian Sunny Isles Beach; Jade Beach and Jade Ocean. In collaboration with The Related Group, Fortune International

Group is developing Hyde Resort & Residences Hollywood Beach. Fortune is also the exclusive sales firm for some of the most prominent projects in South Florida today. It has 13 offices around the world, with nearly 1,000 associates. Its international broker network reaches legions of prospective buyers from South Florida to Buenos Aires, Hong Kong to Sao Paulo, Manhattan to Paris.

Andy Mitchell is the President and CEO of The Fairwinds Group, a real estate acquisition, development, and management company based in Fort Lauderdale. Fairwinds acquired the original Ireland's Inn site and procured a number of adjacent properties consolidating the site to 4.6 acres, upon which Auberge Beach Residences & Spa Fort Lauderdale is now being developed. Over the past 40 years, members of the Fairwinds management team have spent significant time in the hospitality and consumer products manufacturing areas.

Mark Harmon is the Managing Partner of Auberge Resorts, a privately held boutique luxury hospitality company with expertise in envisioning, conceptualizing, positioning, and managing prestigious hotels, resorts, residence clubs, and branded residences. The company's award-winning portfolio of properties in North America and the Caribbean includes Auberge Du Soleil and Calistoga Ranch in California's Napa Valley, Hotel Jerome in Aspen, Colorado and Esperanza in Cabo San Lucas, Mexico.

## INTERIOR DESIGN BY MEYER DAVIS STUDIO

Meyer Davis Studio Inc. is an award-winning New York City-based design boutique specializing in residential, hospitality, retail, and workplace environments. Meyer Davis has worked its charm on such prestigious hotels as Paramount in New York City, with current commissions including 1 Hotel & Homes South Beach in Miami, W Hotel Mexico City, and Capri Hotel Southampton.

The designers consider each new project an opportunity to bring a unique and powerful story to life. Playing with space, form, texture, and light, they develop a visual experience that seeks to compel and inspire. Meyer Davis believes that great design works on multiple levels, weaving together bold design moves and striking details to ensure that each project makes an immediate and lasting impact.



Bill Meyer and Gray Davis

## ARCHITECTURE NICHOLS BROSCH WURST WOLFE & ASSOCIATES

Over the past 40 years, Nichols Brosch Wurst Wolfe & Associates (NBWW) and its consultants have become internationally recognized in the planning and architectural design of mixed-use centers and world-class hotels and resorts, as well as high-end residential, commercial, and retail. NBWW's impressive portfolio of projects is located throughout the United States, the Caribbean and Bahamas, Central America, South America, and Mexico.

Clients include hospitality and development giants such as Hyatt, Ritz-Carlton, Mandarin Oriental, Waldorf Astoria, Starwood, St. Regis, W Hotels, Rosewood, Fairmont, Hilton, Inter Continental, Grand Bay Hotels, Diplomat Hotels, Boca Resorts Inc., Fortune International Group, The Related Companies, and Turnberry Associates.



John Nichols and Don Wolfe



## **Jim Esposito Intercoastal Realty**

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This is not intended to be an offer to sell, or solicitation of an offer to buy, condominium units to residents of CT, ID, NY, NJ and OR, unless registered or exemptions are available, or in any other jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. The Developer (as is defined herein below) reserves the right to revise or modify, in its sole and absolute discretion, any or all improvements, designs and construction specifications depicted and all terms, conditions and statements made. These drawings, rendering, and photographs are conceptual only and these drawings, renderings, and photographs should not be relied upon as representations, express or implied, of the final detail of the residences. All depictions of appliances, fixtures, counters, soffits, wall coverings, floor coverings, furnishings, closets, and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily the final finishes and details included with the purchase of a Unit. Consult your Purchase Agreement and the Prospectus for more information. Select residences have unobstructed views of the Atlantic Ocean. Consult the Prospectus for the site plan and the location of the Unit you desire. The photographs contained in this brochure may be stock photography or may have been taken off-site. No statements or representations have been made by Seller, or any of its agents, employees or representatives with respect to any potential for future profit, any future appreciation in value, investment opportunity potential, any rental income potential, the ability or willingness of Developer, or its affiliates, to assist any buyer in financing, renting (other than the existence of a voluntary rental program) or selling the Unit (except only in response to a direct inquiry from buyer), the economic or tax benefits to be derived, or the economic or tax benefits to be derived from ownership of the Unit. The Developer, its agents, employees, and representatives are neither investment advisors nor tax advisors. Certain nearby attractions referenced or identified in this publication are off-site and not controlled by the Developer. The references to nearby attractions are based upon public information sources and are believed to be accurate as of the date of this publication. The managing entities, operators, hotel operators, amenities, resort managers, spas, restaurants, and other features that may be referred to are accurate as of the date of this publication; however, there is no guarantee that these may not change. The Developer reserves the right to change any and all such managing entities, operators, hotel operators, amenities, resort managers, spas, restaurants, and other features that may be referred to as the Developer deems best for the Condominium in the Developer's sole and absolute discretion. Dimensions and square footage of the Units are approximate and may vary with actual construction. This Condominium is being developed by PRH Fairwinds, LLC ("Developer"), which has a limited right to use the trademarked names and logos used herein pursuant to a license and marketing agreement. The Related Group, Fortune International Group, and The Fairwinds Group are not, singularly nor jointly, the developer. No real estate broker is authorized to make any representations or other statements regarding the project, and no agreements with, deposits paid to or other arrangements made with any real estate broker are or shall be binding on the Developer. All prices are subject to change at any time and without notice. The beach club facility will include certain areas and services available only for use of by payment of fees. The Unit owner's beach club memberships are included in the Association common expenses. Additional payment will be required for food, beverages, and certain privileges. Concierge and resort services that may be described are available to Unit owners who pay additional fees. Services and products offered by any spa or restaurant are offered for a fee © 2014, PRH Fairwinds, LLC. All rights reserved. Unless otherwise noted, the content is owned by Developer and the unauthorized reproduction, display or other dissemination of such materials is strictly prohibited and constitutes copyright infringement.



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