



Sage

INTRACOASTAL RESIDENCES

FORT LAUDERDALE

A woman with short blonde hair and sunglasses is sitting on a yacht, leaning against a metal railing. She is wearing a black long-sleeved top with a small gold 'S' logo on the sleeve and striped shorts. The background shows a clear blue sky and a body of water.

S

THE TRUE NATURE
OF LIVING

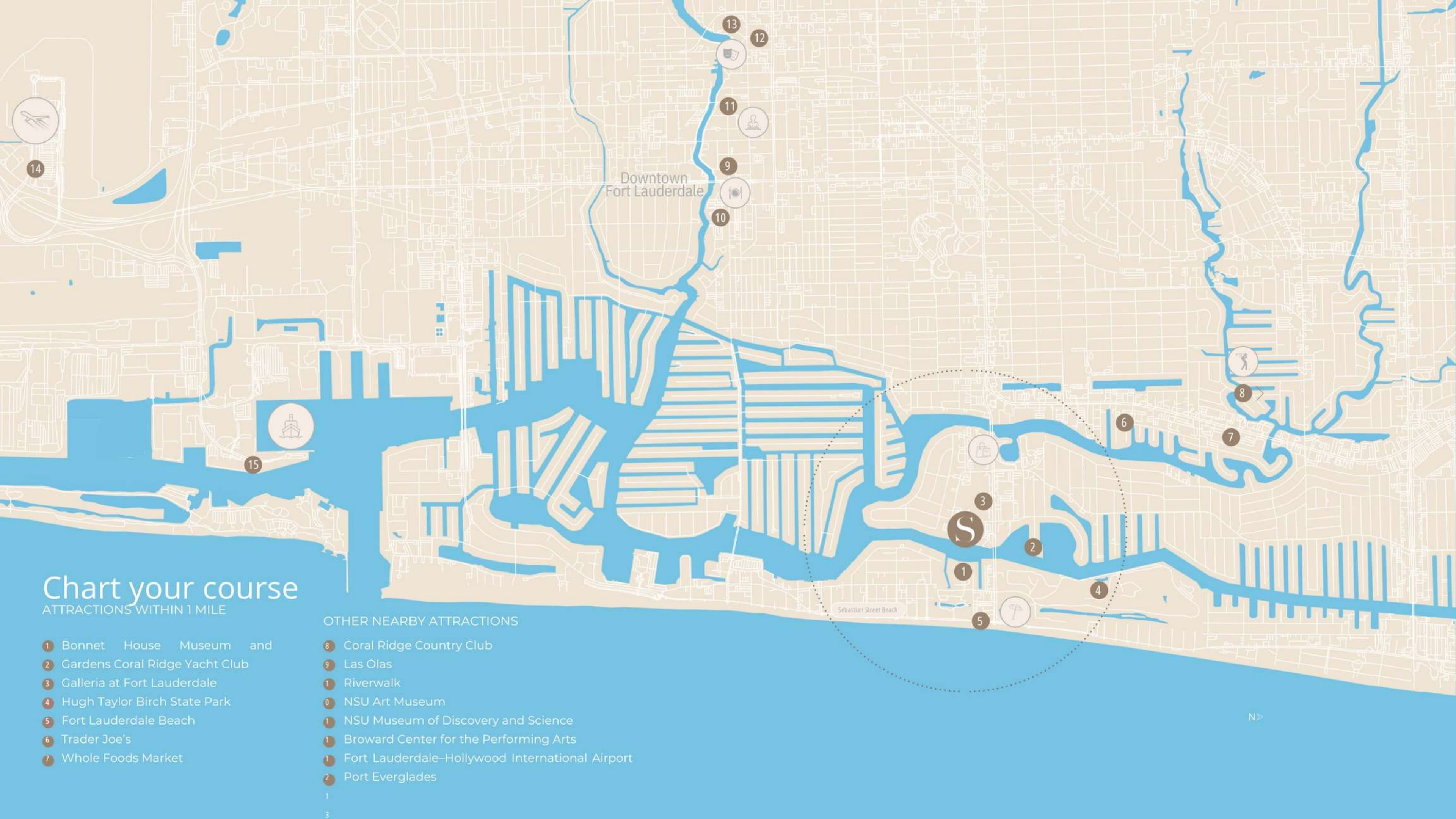


Chart your course

ATTRACTIONS WITHIN 1 MILE

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

OTHER NEARBY ATTRACTIONS

- 8 Coral Ridge Country Club
- 9 Las Olas
- 1 Riverwalk
- 0 NSU Art Museum
- 1 NSU Museum of Discovery and Science
- 1 Broward Center for the Performing Arts
- 1 Fort Lauderdale-Hollywood International Airport
- 2 Port Everglades





TEAM

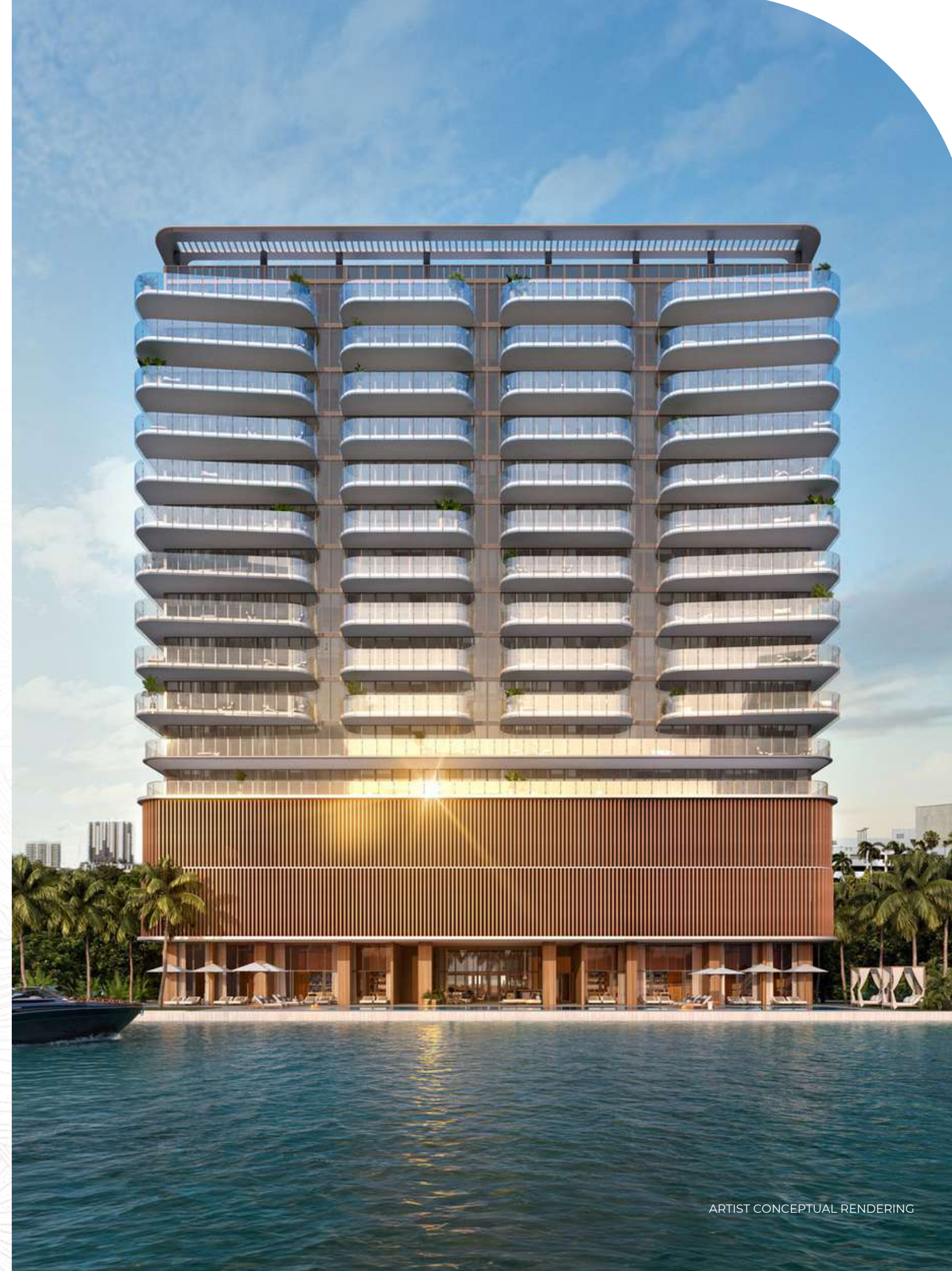
DEVELOPER
Property Markets Group (PMG)

ARCHITECT
FSMY
INTERIOR ARCHITECTURE & DESIGN
BAMO
SALES AND MARKETING
PMG Residential

BUILDING OVERVIEW

- 18-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

See Legal Disclosures On Back Page

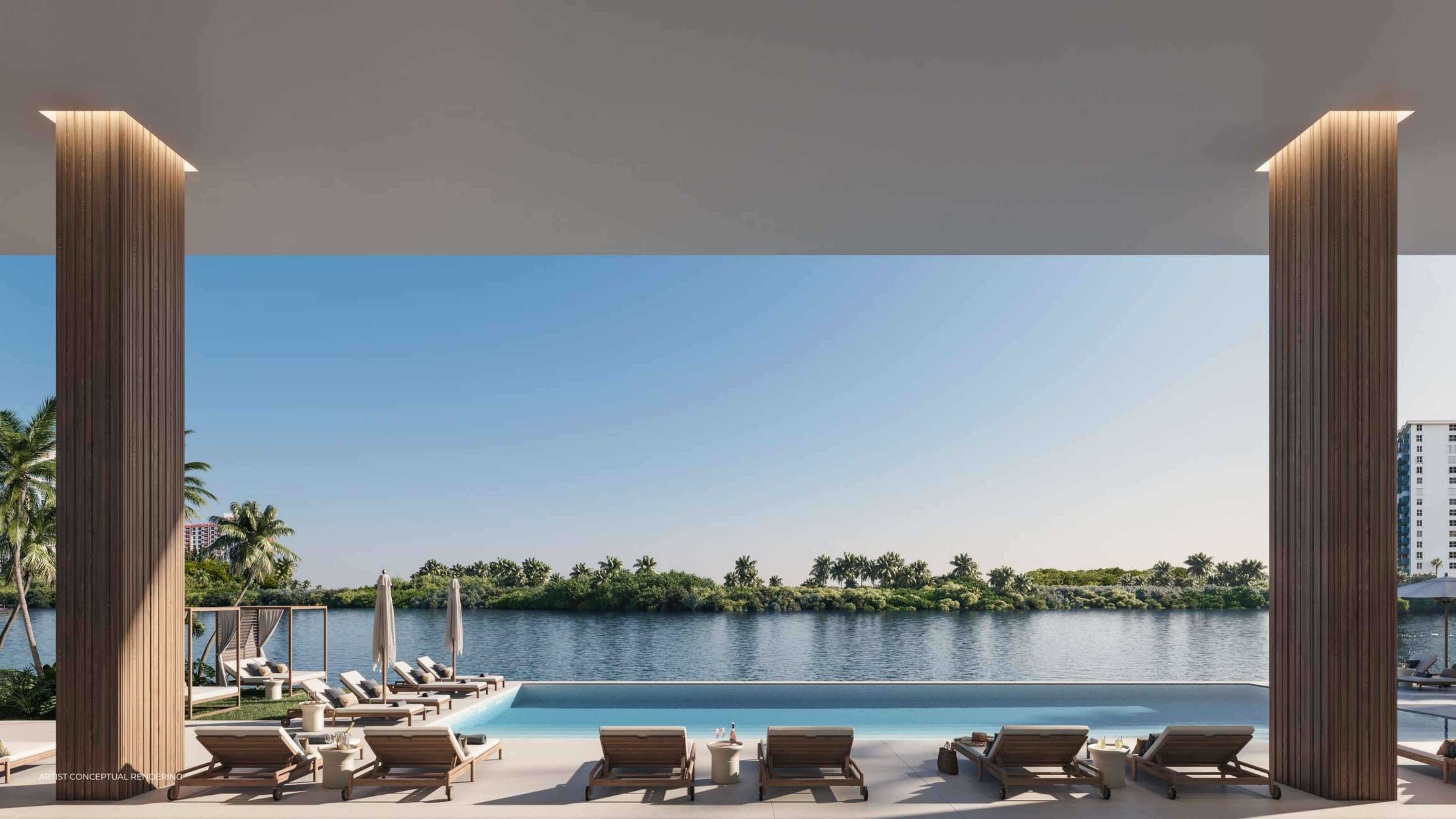


ARTIST CONCEPTUAL RENDERING



Natural elegance
upon arrival





ARTIST CONCEPTUAL RENDERING

PRIVATE RESIDENTIAL SERVICES & AMENITIES

- Private residential porte cochère with 24-hour valet service
- 24-hour front desk concierge
- Over 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
- Owner's Lounge designed for private functions and equipped with adjacent catering kitchen
- Children's playroom
- 24-hour security and access-controlled entry points throughout
- Sports equipment storage
- House bicycles
- Valet parking
- Dog walking services
- Package delivery service
- On-site property management
- Mail room with package storage space





ARTIST CONCEPTUAL RENDERING

WELLNESS & FITNESS

- Sage Wellness Spa
 - Steam, sauna, and treatment rooms
 - Cold plunge
 - 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

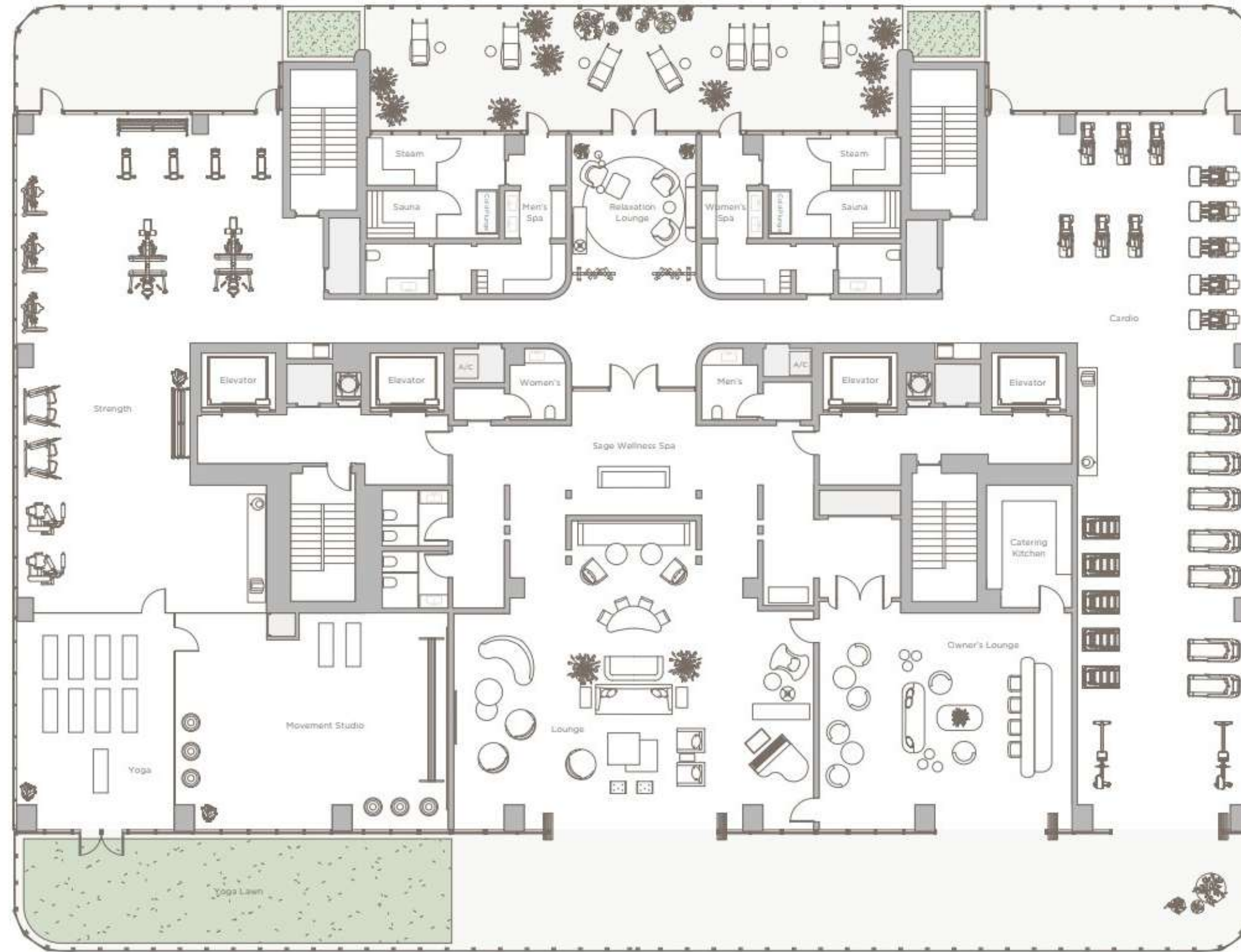


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INTRACOASTAL RESIDENCE
FORT LAUDERDALE

AMENITY LEVEL

LEVEL 5



INTRACOASTAL

THE TRUE NATURE OF LIVING

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RESIDENCE FEATURES

- Fully finished two- and three-bedroom + office, flow-through private residences
- 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
- 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



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INTRACOASTAL RESIDENCES
FORT LAUDERDALE

ARTIST CONCEPTUAL RENDERING





ARTIST CONCEPTUAL RENDERING



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 includes 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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INTRACOASTAL RESIDENCES
FORT LAUDERDALE

ARTIST CONCEPTUAL RENDERING



Beauty without bounds

Nestled along the Intracoastal Waterway, each residence offers panoramic, unobstructed views—seamlessly blending the city's dynamic skyline with the boundless beauty of the ocean, all while protected on the land side by the tropical Bonnet House Museum & Gardens.

East View



South View



VIEWS MAY VARY DEPENDING ON FLOOR

West View



VIEWS MAY VARY DEPENDING ON FLOOR

North View



VIEWS MAY VARY DEPENDING ON FLOOR



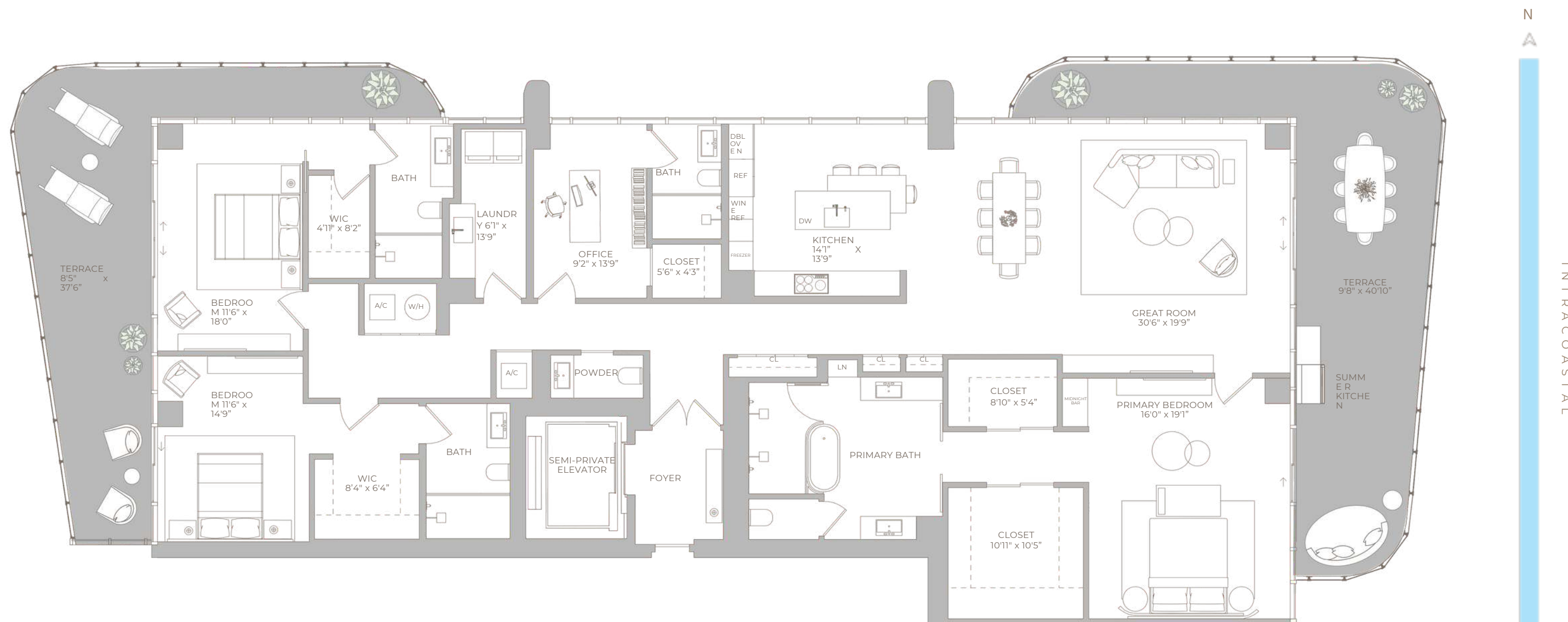
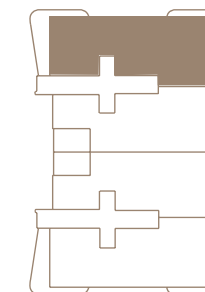
FLOORPLANS



LEVELS 7-16

3 BEDROOMS + OFFICE | 4.5 BATHS

LIVING AREA: 3,185 SQ FT	296 M2
BALCONY:881 SQ FT	81.85 M2
<hr/>	
TOTAL:4,066 SQ FT	377.74 M2



THE TRUE NATURE OF LIVING

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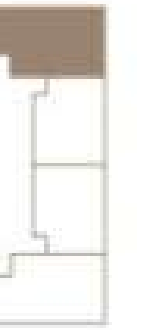
Sage

INTRACOASTAL RESIDENCES
FORT LAUDERDALE

PENTHOUSE 01

ROOFTOP

ROOFTOP: 1,848 SQ FT 171.68 M²



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INTRACOASTAL



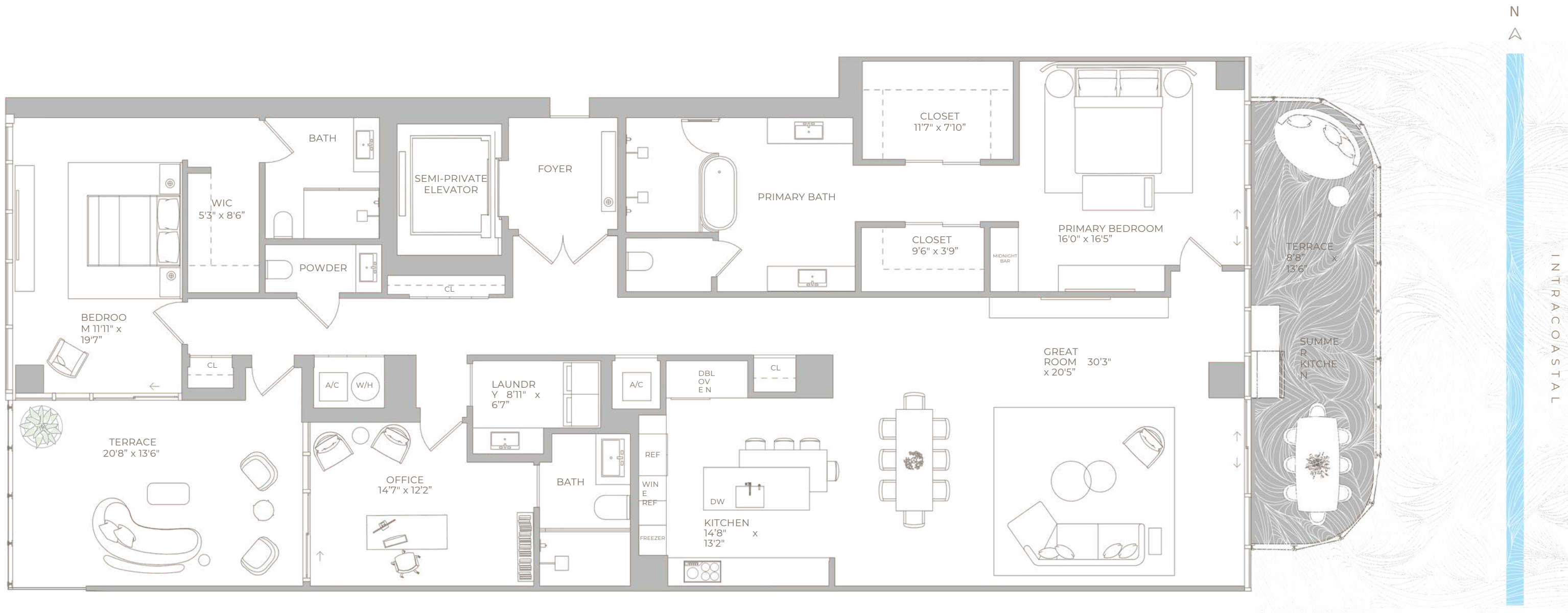
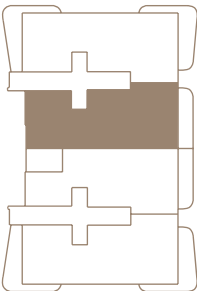
INTRACOASTAL RESIDENCES
FORT LAUDERDALE

RESIDENCE 02

LEVELS 7-16

2 BEDROOMS + OFFICE | 3.5 BATHS

LIVING AREA:	2,754 SQ FT256 M2
BALCONY:	551 SQ FT51.19 M2
<hr/>	
TOTAL:	3,305 SQ FT307.04 M2



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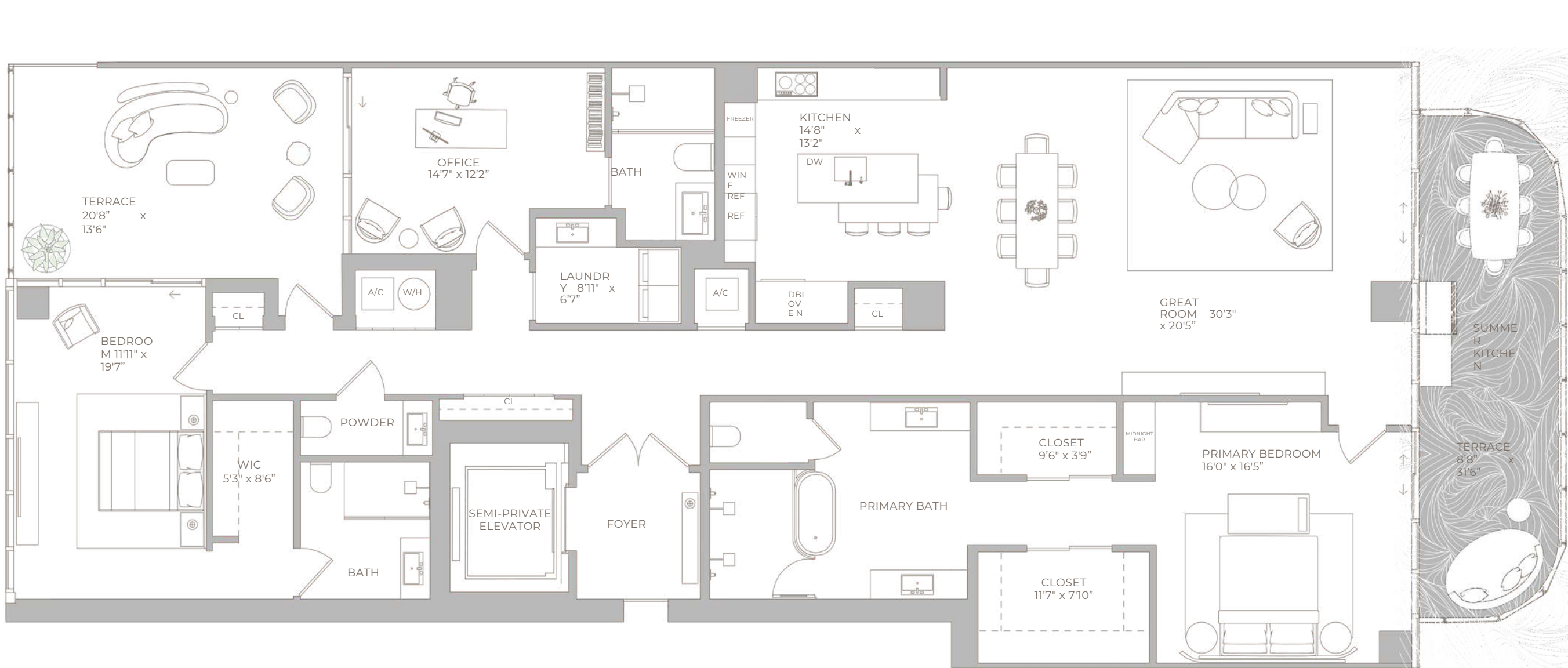
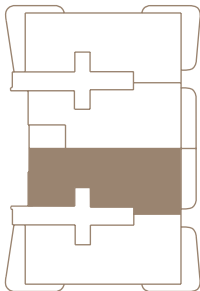
INTRACOASTAL RESIDENCES
FORT LAUDERDALE

RESIDENCE 03

LEVELS 7-16

2 BEDROOMS + OFFICE | 3.5 BATHS

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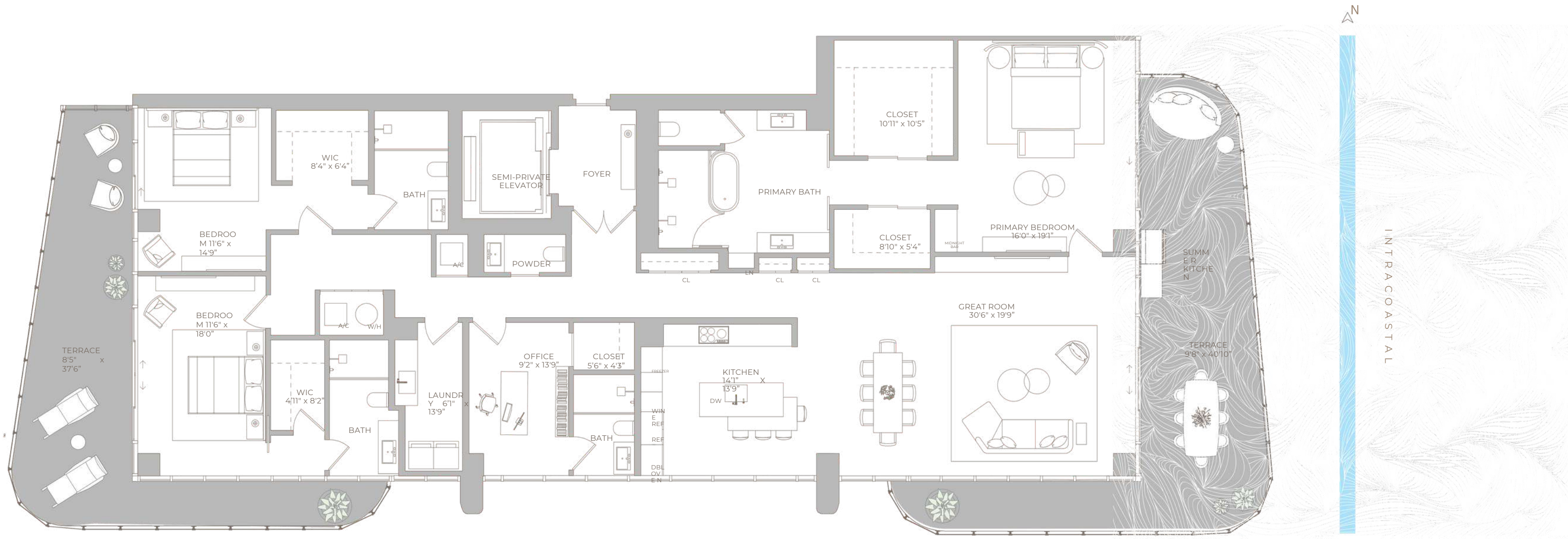
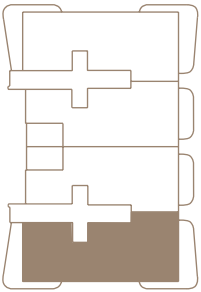
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RESIDENCE 04

LEVELS 7-16

3 BEDROOMS + OFFICE | 4.5 BATHS

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Completion Date: Second Quarter of 2027

Rental restrictions: Minimum 6 month, can rent right away

HOA Fees: 1.60/ SQFT including reserves

Buyers Down Payment is 30%

10% Due at Contract Signing

10% Due 6- months After contract

10% Due at Foundation Pour

1st Release Pricing

	<i>Marketing Level</i>	Unit Type	Unit #	<i>SF (Interior)</i>	<i>Exterior - East Bal</i>	<i>Exterior - West Bal</i>	<i>Views</i>	Bed	Bath	Office		
1	6	Lanai A	L 01	3,185	366	298	E,N,W	3	4.5	1	\$3,550,000.00	\$1,114.60
1	9	A	901	3,185	471	410	E,N,W	3	4.5	1	\$3,850,000.00	\$1,208.79
1	12	A	1201	3,185	471	410	E,N,W	3	4.5	1	\$4,150,000.00	\$1,302.98
1	7	B	702	2,754	262	289	E,W	2	3.5	1	\$2,950,000.00	\$1,071.17
1	10	B	1002	2,754	262	289	E,W	2	3.5	1	\$3,250,000.00	\$1,180.10
1	16	B	1602	2,754	262	289	E,W	2	3.5	1	\$3,750,000.00	\$1,361.66
1	6	Lanai C	L 03	2,754	335	289	E,W	2	3.5	1	\$2,850,000.00	\$1,034.86
1	9	C	903	2,754	262	289	E,W	2	3.5	1	\$3,150,000.00	\$1,143.79
1	12	C	1203	2,754	262	289	E,W	2	3.5	1	\$3,450,000.00	\$1,252.72
1	8	D	804	3,185	471	410	E,S,W	3	4.5	1	\$4,100,000.00	\$1,287.28
1	10	D	1004	3,185	471	410	E,S,W	3	4.5	1	\$4,300,000.00	\$1,350.08
1	14	D	1404	3,185	471	410	E,S,W	3	4.5	1	\$4,600,000.00	\$1,444.27

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.

ARCHITECT



FSMY is a full service architectural firm that provides a wide variety of design services. Since 1977 we have been producing an extensive portfolio of designs that range from commercial, residential, medical, educational, financial, and industrial projects. More than 95% of our work is either repeat or referral. FSMY recruits and maintains the best young talent, and couples them with the vast experience of its principals to provide innovative, sustainable designs anchored in pragmatic values.

Our deep history allows our knowledge base of codes, program, and detail to provide an invaluable level of quality with fewer challenges. Our understanding of how important constant communication and the coordinated efforts of the Team is, allows us to anticipate issues and add value to any Project. FSMY’s greatest satisfaction comes from providing an enjoyable and profitable experience for the entire Team and establishing lasting relationships. What differentiates us is our 3D Modeling of Designs for coordination and client use as well as our In-house Renderings and Walkthroughs.

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 a true havens; places apart from the everyday. Their interpretive skill is matched by the rigor, expertise, and ingenuity we 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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TO
EXCELLENCE



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INTRACOASTAL RESIDENCES

FORT LAUDERDALE