

A  G

ADAGIO  
FORT LAUDERDALE BEACH

WATERFRONT  
LUXURY RESIDENCES





THE  
ADAGIO GROUP  
A  G

Ad-agio  
Italian, for 'at ease.'

435 Bayshore Drive  
Ft. Lauderdale, FL 33304

# WELCOME TO ADAGIO

Waterfront Luxury Residences

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



Exclusivity and serenity.  
Breathtaking views of the  
Intracoastal Waterway and just  
a short walk away from the  
white sandy beach.

Adagio combines exclusive  
waterfront living with coastal  
modern design.  
31 residences deliver an  
elegant boutique lifestyle at  
Fort Lauderdale's North  
Beach Village.

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# WATERFRONT LIFESTYLE





# LIVE THE ADAGIO LIFESTYLE



*It's only you and light.  
Breathe in and experience  
the promise of ease*

Warm summer light brightens the heart of prestigious North Beach Village in Fort Lauderdale throughout the year. A yachtsman paradise of first class fishing, sandy beaches and mesmerizing waterways in all shades of blue.





Waterfront Lifestyle

# FORT LAUDERDALE BEACH

*Listen to the blue waters calling. The promise of endless possibilities. Splendid life under the sun.*

North Beach Village's privileged location combines the luxury ocean life with fine dining, upscale shopping and premier golfing. Idiosyncratically mod architecture and exquisite examples of 1950s charm stand next to new modern luxury low-rise condominiums and five star hotels, in an exclusive 18-block village that Conde Nast Traveller describes as "ultra low key and easy". A unique location adorned with "...plenty of eye candy: sprawling villas with sleek yachts docked out front... Fort Lauderdale's chicest street, with outdoor cafés and boutiques".

Trendy Las Olas Boulevard features one-of-a-kind shops, galleries, gourmet restaurants, and exclusive nightclubs with a quaint Mediterranean flavor. The Galleria at Fort Lauderdale is the place to find high-end fashion and premier shopping selections.



Condé Nast Traveler, February 04, 2015  
Condé Nast Traveler Picks, Best of Fort Lauderdale / Expedia.com



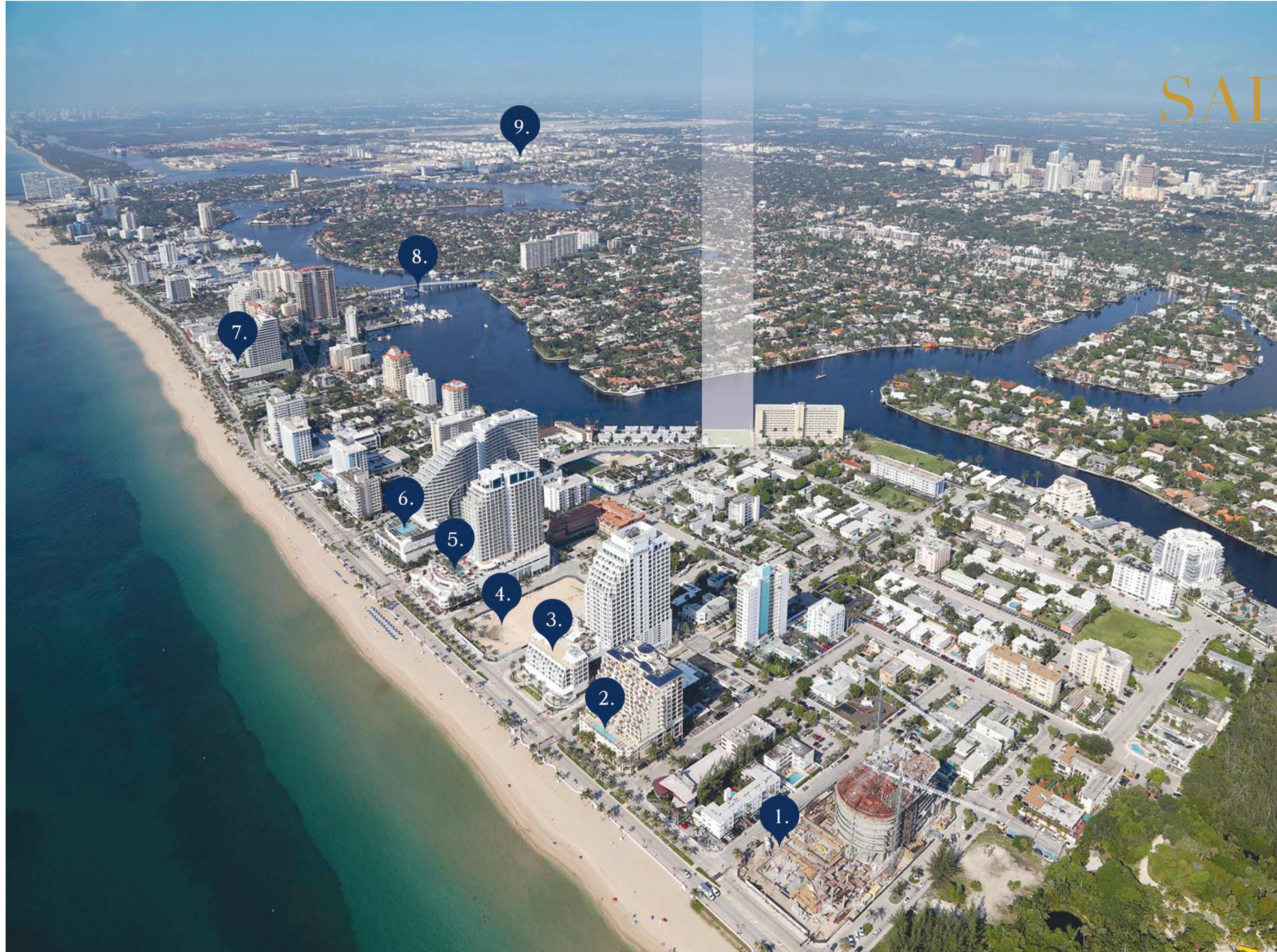
# YOUR DREAM LOCATION











# SAIL, CRUISE, WALK, OR RIDE A BIKE

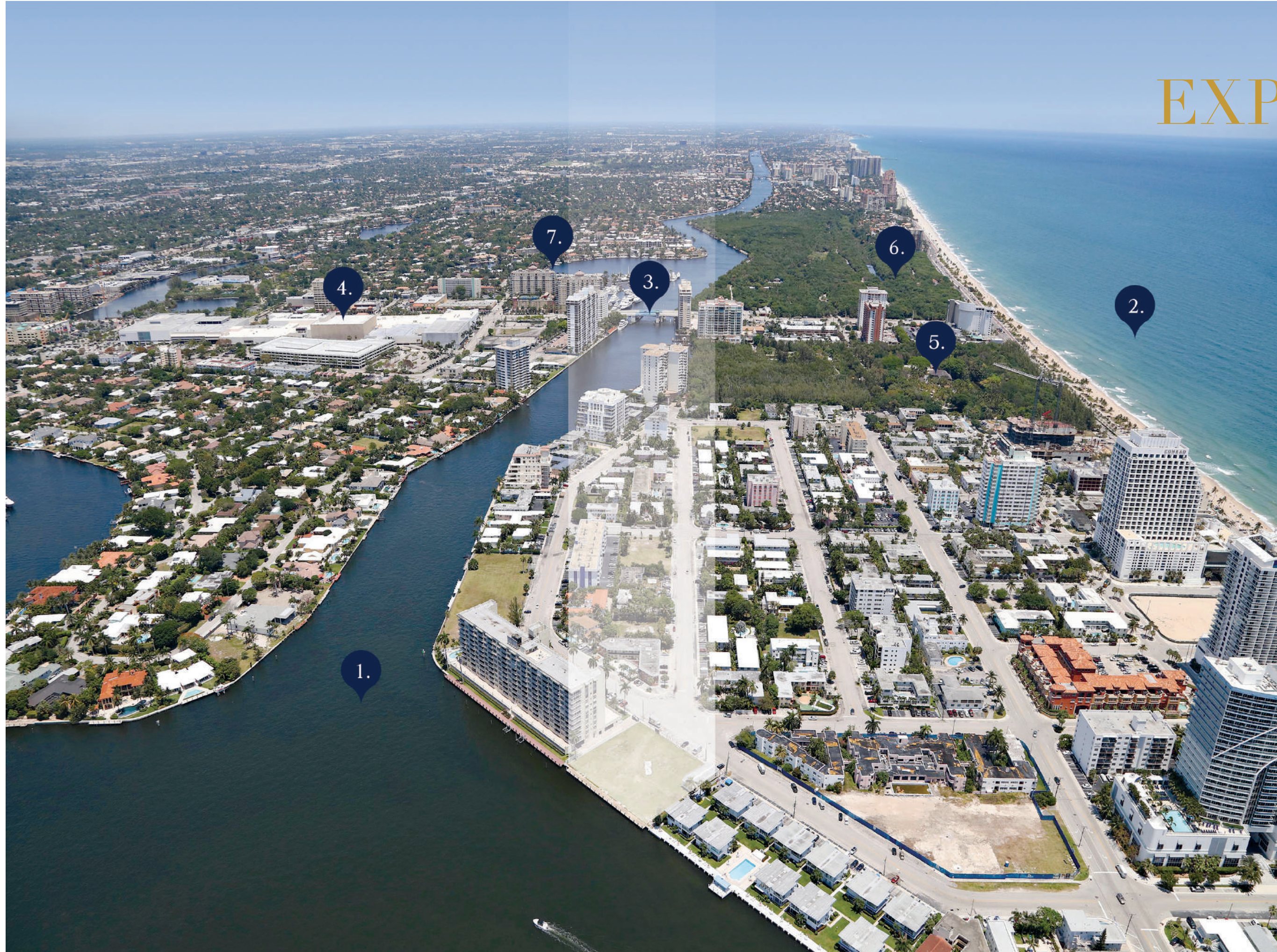
## *Fort Lauderdale Beach*

A few steps from the white sandy beach, positioned on the Intracoastal Waterway and secluded in one of the town's most beautiful streets, there is Adagio.

Adagio

- 1. Paramount
- 2. Atlantic Hotel
- 3. Conrad Hotel/Ocean Residences
- 4. Four Seasons Hotel & Private Residences (coming soon)
- 5. Hilton Hotel
- 6. W Hotel
- 7. Ritz Carlton
- 8. Las Olas Boulevard
- 9. Fort Lauderdale International Airport





# EXPLORE SOUTH FLORIDA

- 1. Intercoastal Waterways
- 2. Fort Lauderdale Beach
- 3. Sunrise Boulevard
- 4. Galleria Mall
- 5. Bonnet House Museum & Gardens
- 6. Birch State Park
- 7. Adagio On The Bay

## OTHER NEARBY LOCATIONS

- Broward Center for the Performing Arts
- MOA Museum of Art, Fort Lauderdale
- Museum of Discovery and Science
- Luxury Resorts & Fine Dining
- Stranahan House
- Aventura Mall
- Miami Intl. Airport 40 minutes away
- I-95 15 minutes away



# LIFE AT ADAGIO





Sophisticated, Clean & Modern

# LUXURY RESIDENCES

*Adagio was inspired by  
outdoor living*

Residences have no apparent walls. Floor to ceiling windows create spectacular views. Life at Adagio is centered around deep terraces with summer kitchens, spacious floor plans and splendid well designed spaces.

Interior design by Steven G. embodies luxury and transforms personal visions into perfect spaces.

A balanced combination of clean, modern materials invite the light to flow through Adagio. In turn creating sophisticated open spaces that frame the surrounding intracoastal and clear blue skies to turn them into breathtaking panoramas.













Life at Adagio

# ARCHI- TECTURE

*Sophisticated, clean  
and modern*

Sit back and relax.  
Enjoy unique spectacular views.

Discover why Fort Lauderdale sunsets  
are legendary.

Invite friends and family. Celebrate.

This is Waterfront luxury at its best.













# ADAGIO FEATURES



## Serene & Joyous Moments

Morning walks on the beach. A bicycle ride to discover the Village's hidden treasures.

The perfect mojito at the pool.

Adagio is all about details. Everything is designed to create unique moments of self-indulgence and joy.



Rooftop Pool



Unparalleled panoramic views of the Intracoastal Waterway

Spectacular coastal modern design by Garcia Stromberg

Rooftop Pool and sun lounge

Waterfront Sunset Pool

Two assigned side-by-side covered parking spaces, electric car ready

Steps from the sands of Fort Lauderdale Beach

Luxury and contemporary interior design by Steven G.

Pet friendly with grooming room

Private marina with no fixed bridge to the ocean

Elegant flow-through entrance lobby.

State of the art fitness center with cardio and yoga studio

Private and secure storage for each residence

Media lounge and clubroom with coffee bar

Video surveillance and key fob-entry. 24 hour lobby service/attendant

Shared bicycles and paddle boards.



# RESIDENCE FEATURES



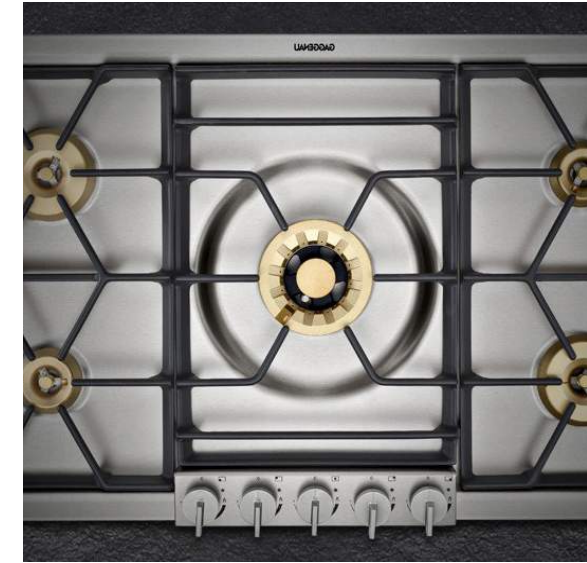
## *The Promise of Ease*

There is no sound.

No rush, no need, no urge.

Stand in the light.

Let the sun touch you



Intracoastal Waterway, downtown, and ocean views flow through residences

Floor to ceiling impact windows and glass doors

Frameless glasshower enclosures

Large walk-in closets

Outdoors living rooms/terraces with summer kitchens

Gaggenau appliances package with wine coolers

Soaking tubs in master bathroom

Large utility room with full size washer/dryer and laundry sink

High ceilings

Italian kitchens and bath vanities with quartz countertops.

Designer fixtures and faucets

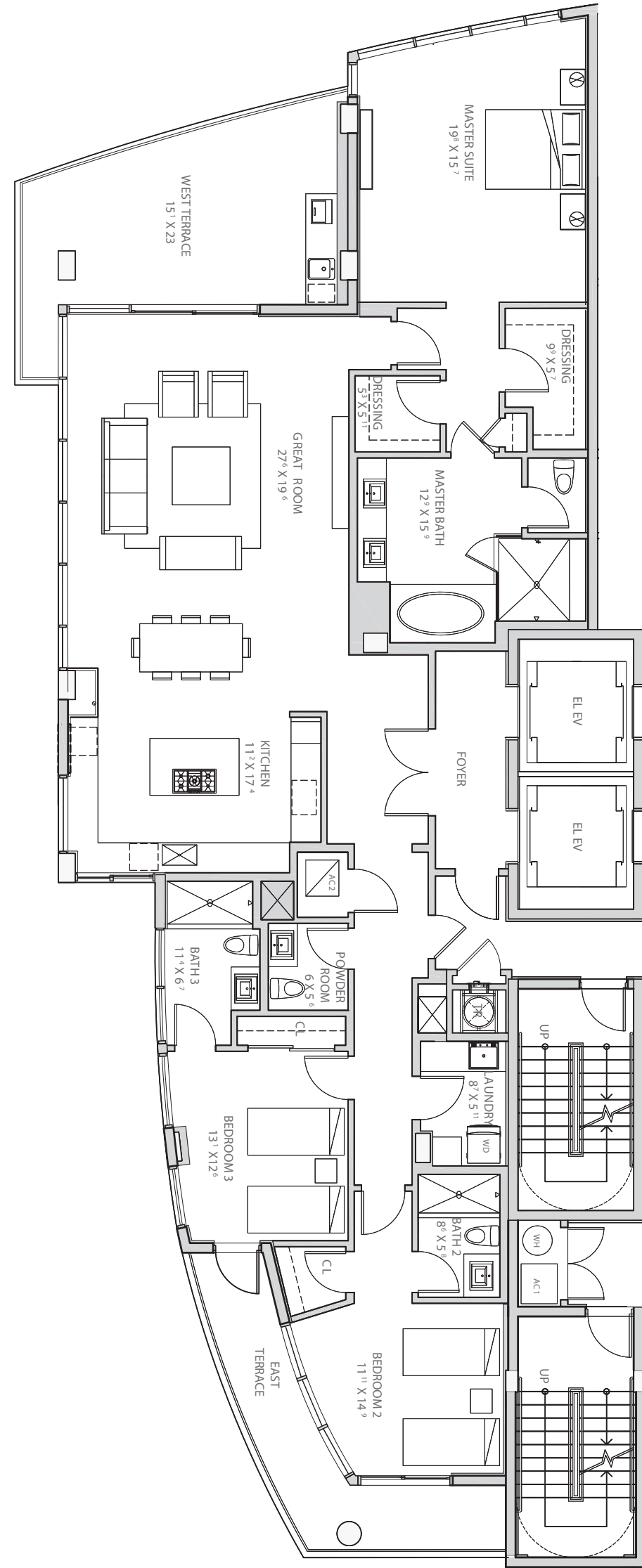
Automated home technology for lighting, audio and video

Summer Kitchen

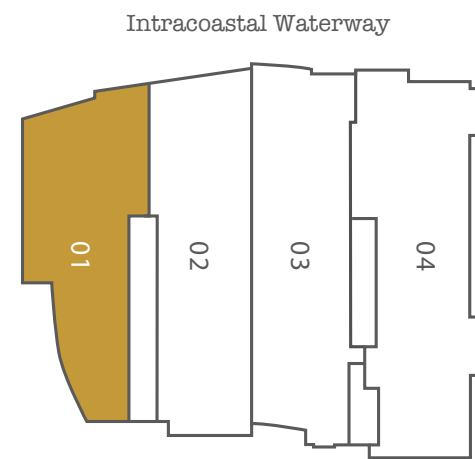




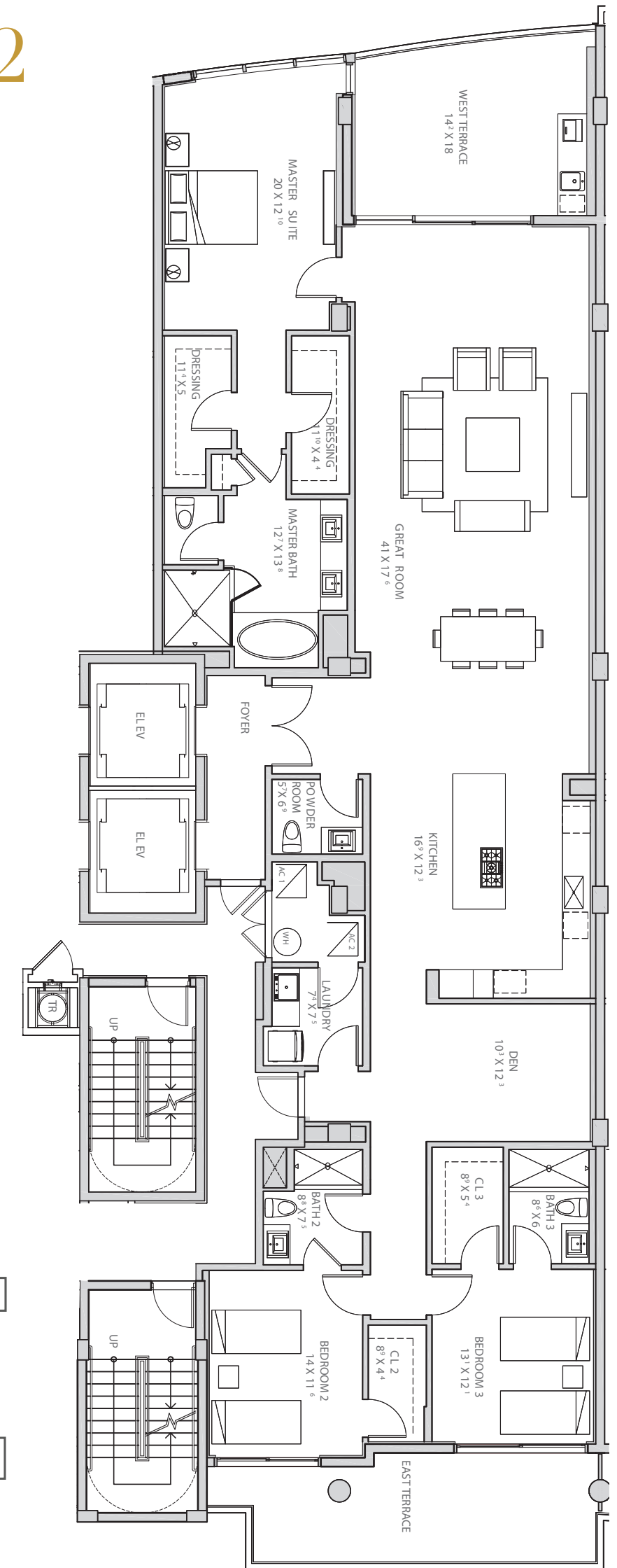
# ADAGIO RESIDENCE 01



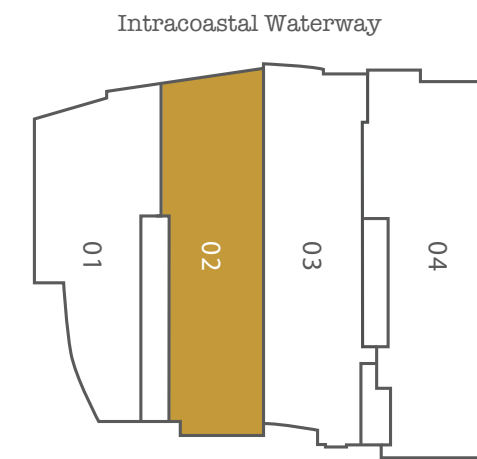
- Details
- 2,383 sq ft A/C
  - 436 sq ft Terrace
  - 2,819 sq ft Total
  - 3 Bedrooms
  - 3.5 Bathrooms
  - 2 Elevators + Foyer



# ADAGIO RESIDENCE 02



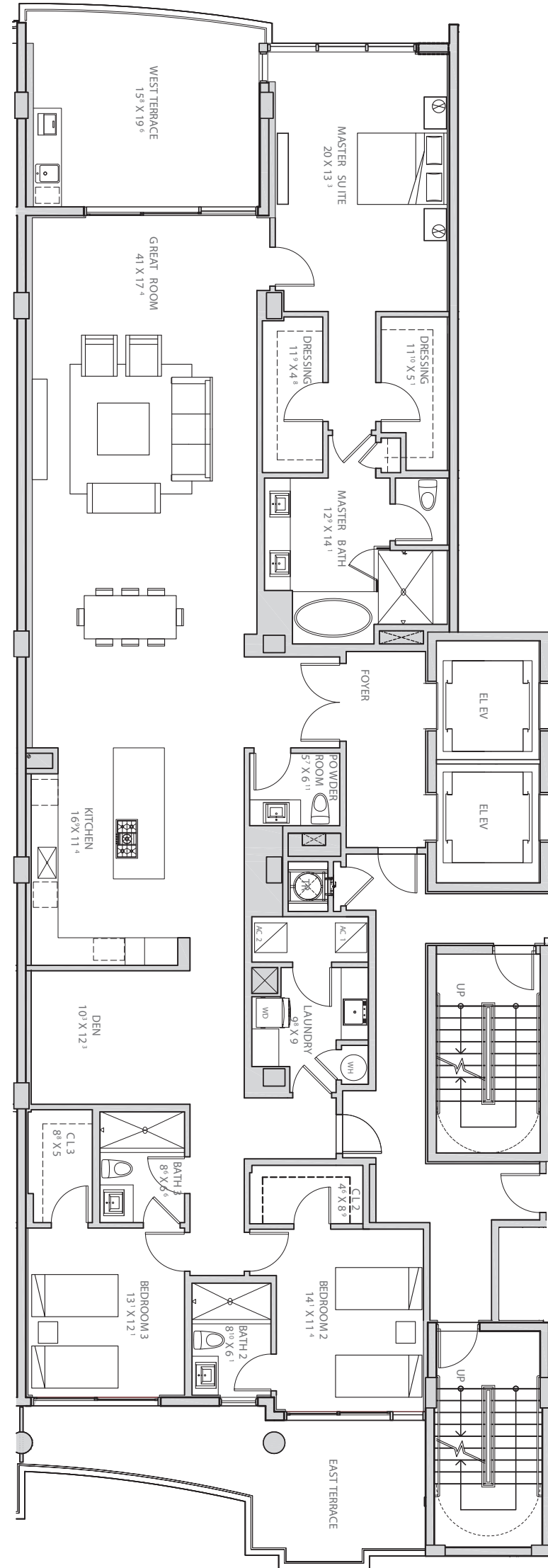
- Details
- 2,746 sq ft A/C
  - 464 sq ft Terrace
  - 3,210 sq ft Total
  - 3 Bedrooms
  - 3.5 Bathrooms
  - Den / Family Room
  - 2 Elevators + Foyer



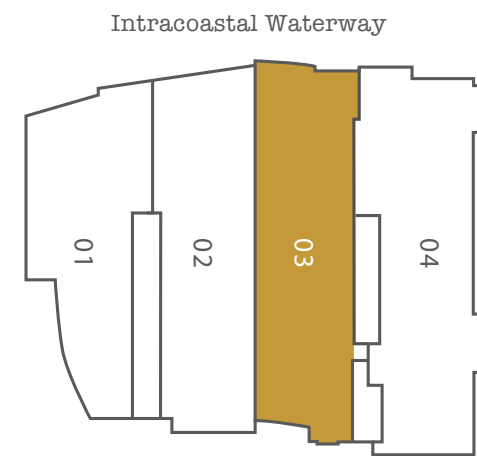
The square footage areas used in this brochure include the outer walls surrounding the unit and half the demising wall separating units and areas under roof but not within the walls inside of the unit. Please refer to the survey included as an exhibit to the prospectus for the actual square footage of the units. The square footages are provided so that buyers can compare square footages being used by sellers in other communities. Prices, rendering details, and availability are subject to change without notice. Void where prohibited by law.



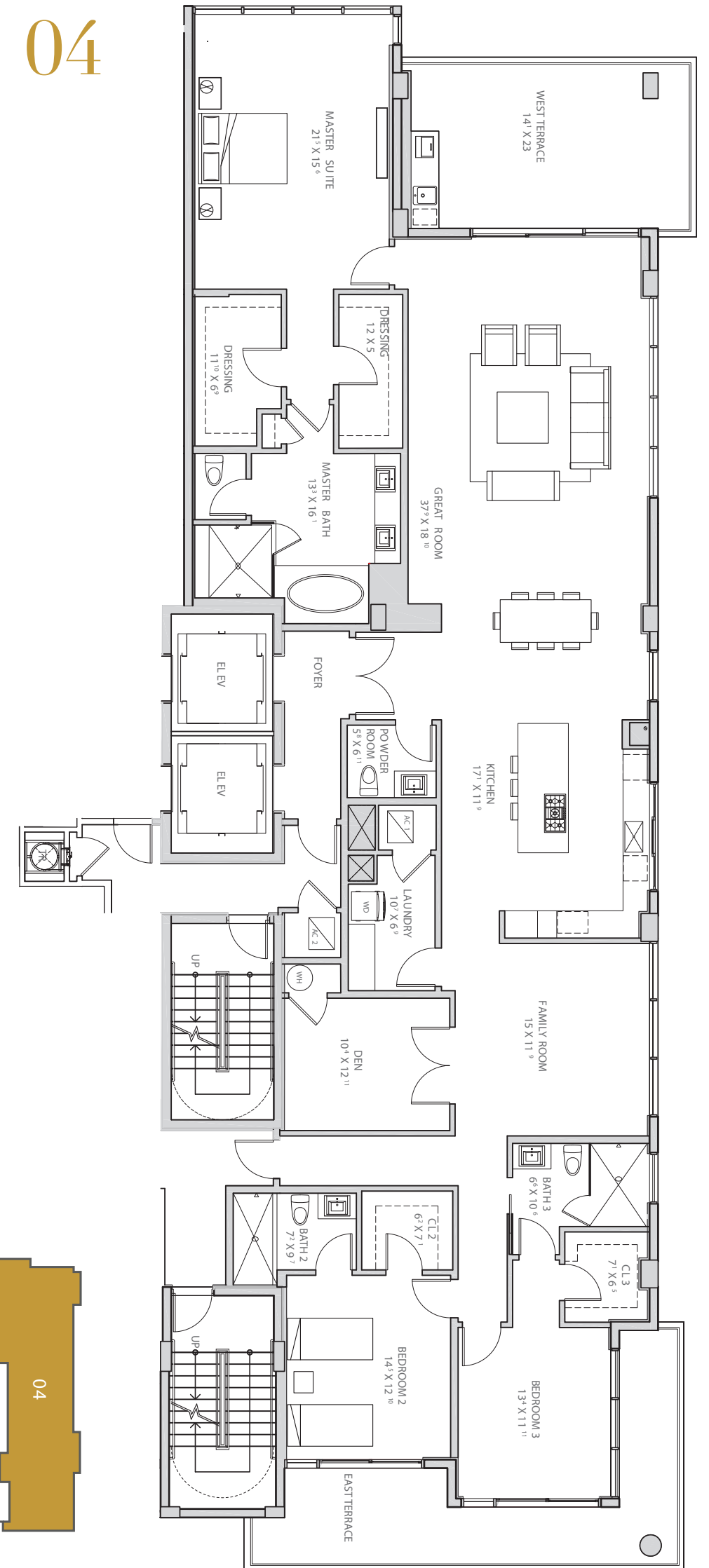
# ADAGIO RESIDENCE 03



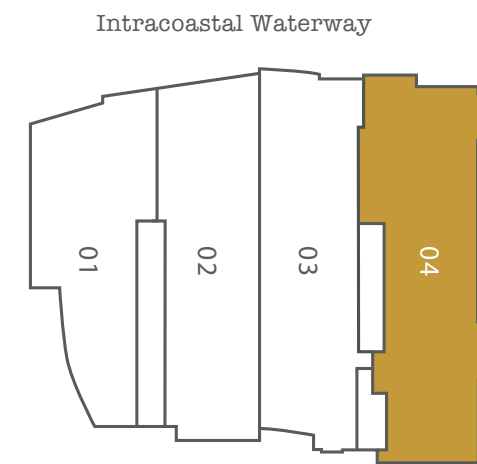
- Details
- 2,850 sq ft A/C
  - 526 sq ft Terrace
  - 3,376 sq ft Total
  - 3 Bedrooms
  - 3.5 Bathrooms
  - Den / Family Room
  - 2 Elevators + Foyer



# ADAGIO RESIDENCE 04



- Details
- 3,211 sq ft A/C
  - 586 sq ft Terrace
  - 3,797 sq ft Total
  - 3 Bedrooms
  - 3.5 Bathrooms
  - Den / Family Room
  - 2 Elevators + Foyer
  - Office



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Sophisticated, clean and modern

# KNOWLEDGE, EXPERIENCE & DEDICATION

*Feel at ease.  
Meet the Team*



THE  
ADAGIO GROUP  
A  G

Adagio Group has an impressive presentation card nested in Fort Lauderdale Beach: Adagio On The Bay; an exclusive four story boutique condo overlooking the waters of Coral Bay that was completed in 2015. With this new project, Adagio Group continues it's path to becoming one of the most important developers in the luxury residential segment.

 **ALCO**  
INTERNATIONAL GROUP

A real state group with ample experience backed by numerous projects built in different countries around the world. Following the mission of promoting and building life spaces which generate value and enthusiasm, the group has always been a reflection of its values - entrepreneurship, trust, honesty and quality.

 GS

For over 25 years Garcia Stromberg has performed a multitude of services including architecture, planning, interior design, graphic design, web design and marketing strategies for diverse projects in Florida and around the world. With a thorough understanding of each project's unique constrains and demands, the firm nevertheless remains focused on design, experimentation and the complete integration of all facets of the spatial experience.

*Interiors* by *STEVEN G. INC.*  
Interior Design

A Miami interior design firm that embodies luxury around the world. Their high end interior designers especialize in turning the client's personal vision of a perfect space into concrete reality. To those in the know, Interiors by Steven G. symbolizes interior design in Miami. For 30 years, the firm has helped the city grow into the stunning metropolis it has become by providing luxurious, South Florida interior design to some of the most prominent homes, condominiums, and five-star hotels in Miami and its surrounding areas.





## Perfect Saturday

Picnic at Bonnet House  
Museum & Gardens.

The sun kissing my face

Drinking a Hemingway  
Daiquiri:

2 oz White Rum

3/4 oz Grapefruit  
Juice

1/2 oz Fresh Lime  
Juice

1 tsp Maraschino

1 tsp Sugar or  
1/4 oz Simple Syrup

Grapefruit twist

Shake all ingredients except  
the garnish and strain into  
a chilled cocktail glass.  
Garnish with a grapefruit  
twist.



