



160 MARINA BAY

FT. LAUDERDALE

FACT SHEET

SITE LOCATION: 160 Isle of Venice Drive, Ft. Lauderdale, FL 33301

DEVELOPER: Gold Krown Vista, LLC

ARCHITECT: FSMY Architects + Planners

INTERIOR DESIGN: RS3 Designs

BUILDING FEATURES & AMENITIES

- Five-story, luxury waterfront residential building with 16 striking residences
- Spacious three-bedroom finished residences with living areas ranging from 2,875 sq. ft. to 2,918 sq. ft. with waterfront terraces, from 397 sq. ft. to 551 sq. ft., featuring glass walls to maximize views of the water and allow natural light to filter into residences throughout the day
- Private marina with fourteen slips available to purchase on an exclusive basis
- Expansive terraces invite you to enjoy Fort Lauderdale's best waterway views
- Centrally located within walking distance of the Las Olas Boulevard shopping and entertainment district and minutes from Fort Lauderdale Beach
- Located seven miles from Fort Lauderdale-Hollywood International Airport
- Developed by Gold Krown Vista, LLC, an affiliate of Gold Krown Investments, a Florida-based developer with over 40 years of experience
- Architecture by FSMY Architects + Planners, a full-service architectural firm with over 40 years of experience
- Interior design by RS3 Designs, an interior design team creating a beautiful and timeless environment connecting the inside to outside
- Each private boat slip includes electrical and water connections with deep water access
- Waterfront pool deck overlooking canal with lounge chairs, cabana, and BBQ area for entertaining
- Self-service package lockers with refrigeration capability offering residents digital package notifications
- Wi-Fi accessible throughout property
- Electric vehicle charging stations available for purchase
- Pet friendly

RESIDENCE FEATURES

GENERAL

- Lofty 10' ceiling heights throughout
- Direct water views from living room and master bedroom
- Expansive waterfront terraces with glass railings in each residence are accessible from the living room and master bedroom
- Private elevator lobby to each residence with vestibule entry into foyer
- Energy-efficient impact-resistant floor-to-ceiling sliding glass doors and windows
- Corner residences feature wrap-around terraces
- Wide-plank wood floors in bedrooms
- Porcelain tile in all areas except bedrooms
- Spacious laundry room with sink, side-by-side large-capacity washer and dryer, and space for additional storage
- Hidden-hinge interior doors and casings
- Private storage closet for each residence adjacent to vestibule
- Two garage parking spaces per residence

TECHNOLOGY

- **SMART TECHNOLOGY** for controlling entry locks, lighting and thermostats remotely or by voice activation
- In-wall smart home system unites all smart home devices in one simple-to-use control system and helps them work better together
- Digital notifications of package deliveries to private self-service package locker system with refrigeration capability located in the lobby
- High Speed Wi-Fi equipment installed throughout entire residence
- **LUTRON®** whole home lighting control system
- A digital medical examination kit for facilitating remote examinations with a health care professional
- Provisions for automated window treatments

KITCHEN

- Italian cabinetry, quartz countertops, and integrated hood over cooktop in the chef-inspired kitchen
- **SUBZERO®** refrigerator/freezer with custom cabinet panels
- **WOLF®** 36" cooktop, 30" convection oven, and microwave oven
- **MIELE®** dishwasher with custom cabinet panel
- Built-in bar area in dining room includes quartz countertops, open shelving with LED lighting, under-mounted stainless sink and under-counter wine cooler by SUBZERO®

MASTER SUITE

- Direct waterfront views
- Two spacious walk-in closets in master bedrooms
- Master bedroom features wide-plank wood flooring
- Master bathrooms designed with large-format Italian porcelain tile flooring and porcelain shower walls
- Master bathrooms include **HIS AND HERS BATHROOMS** (in corner units), **DOUBLE VANITIES** (in interior units), **SOAKING TUB**, framed glass shower enclosure, quartz countertops on vanities and black matte fixtures

GUEST BEDROOMS & BATHS

- Generously sized guest bedrooms
- Spacious walk-in closets
- Bathrooms include vanity with under-mounted sink and quartz countertops, mirrors, and black matte fixtures
- Bathroom floors and wet areas finished with imported porcelain tile



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DATE: SEPTEMBER 9TH, 2021



EQUAL HOUSING
OPPORTUNITY

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