ANDARE RESIDENCES

DESIGN BY pininfarina

Purchaser's Guide

Timeless Italian design.
Panoramic views.
A new way of life in
Fort Lauderdale.

ARTIST'S CONCEPTUAL RENDERING

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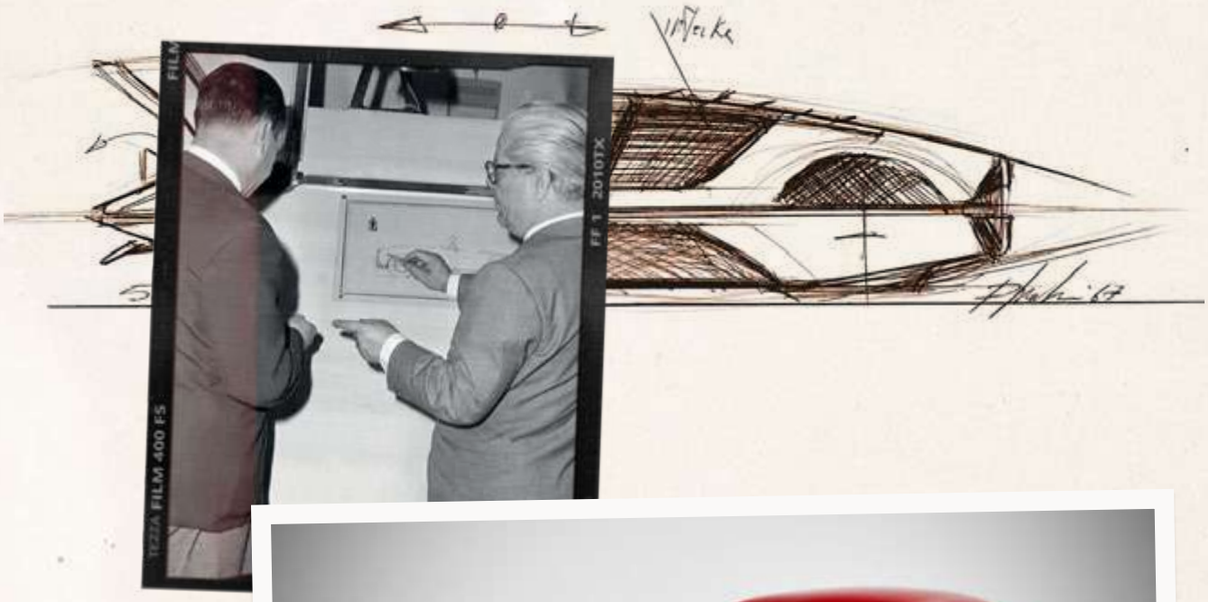
Rooftop pool deck with sweeping views of city and sea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Unmistakable style, founded on 90+ years of experience developing visionary design and timeless beauty. Pininfarina is best known for creating some of the most iconic sports cars and luxury automobiles in history, including the original Ferrari, Maserati, Rolls-Royce, and many others.

Icons of Italian Style

At Andare Residences, *Pininfarina* translates their thoughtful expertise and impeccable taste to life in Las Olas—fluent, balanced residences inspired by soft waves, seamless transitions between city and sea, and an easy, understated rhythm.

Pininfarina is founded on timeless style and inspired innovation, the principles that define its celebrated automotive design instilled in each residence.

Exteriors and interiors are shaped to highlight natural beauty and quiet sophistication, with exacting attention to detail—lighting, air purification, sound, and temperature to optimal layouts and masterful landscaping. The result: environments intended to enrich the well-being of every resident—with an elevated aesthetic and easygoing energy that reflect what it means to live in Las Olas.

The best views, iconic interiors, stunning beaches nearby—a visionary balance of city and ocean life.

Overview

- 163 residences rising above the Atlantic, with panoramic ocean views
- Two to four-bedroom residences ranging from 1,812 to over 4,320 square feet
- Approximately 35,000 square feet of interior and exterior amenity space
- Signature lobby informed by striking, streamlined aesthetic
- Private elevator access and entry foyer in all residences
- 24-hour valet parking and security
- Ideally located on Las Olas, Fort Lauderdale's highly walkable and vibrant downtown
- Museum-quality artwork throughout common spaces

The Residences

- Spacious layouts with 10-foot ceilings in living areas, floor-to-ceiling windows with dazzling views of the Atlantic Ocean from every residence
- Private terraces in all residences with stunning views from every angle
- Imported Italian cabinetry and countertops designed by Pininfarina
- Sub-Zero/Wolf kitchen appliances
- Designer primary bath fixtures by Hansgrohe, with walk-in showers and soaking tubs
- Custom flooring throughout
- Oversized walk-in closets in all residences
- Integrated smart home technology
- Top-tier, in-residence washer and dryer

ARTIST'S CONCEPTUAL RENDERING

Sleek, designer kitchens ideal for gathering

ARTIST'S CONCEPTUAL RENDERING

Refined, tranquil bedrooms

ARTIST'S CONCEPTUAL RENDERING

Expansive living space with floor-to-ceiling windows and extraordinary views

35,000+ square feet of amenities across three full levels, starting from the top.

An Exclusive Rooftop Resort with Stunning Water Views

- Two swimming pools, private cabanas, an expansive sun deck, hot tub, and food and beverage service
- Spacious indoor game room complete with a bar, billiards, foosball, and flat screen TVs

11th Floor Gather, Work, and Play the Day and Night Away

- Private dining room perfect for hosting events, complete with catering kitchen
- Sports lounge featuring communal bar, gaming tables and large TVs
- Private conference rooms ideal for executive meetings and working from home
- Children's playroom
- Resident's lounge with outdoor terrace and bar

10th Floor Fitness, Wellness, and Tropical Entertainment

- World-class spa with dedicated salt, sauna, steam, massage treatment rooms, and hot and cold plunge pools
- State-of-the-art fitness center with dedicated Pilates and yoga studios
- Swimming pool with private cabanas and hot tub
- Pickleball court set within lush gardens
- Zen garden and meditation space
- Outdoor oasis with cinema, summer kitchens and sleek fire pits
- Sundry shop with all of life's conveniences

. . . And All the Essentials

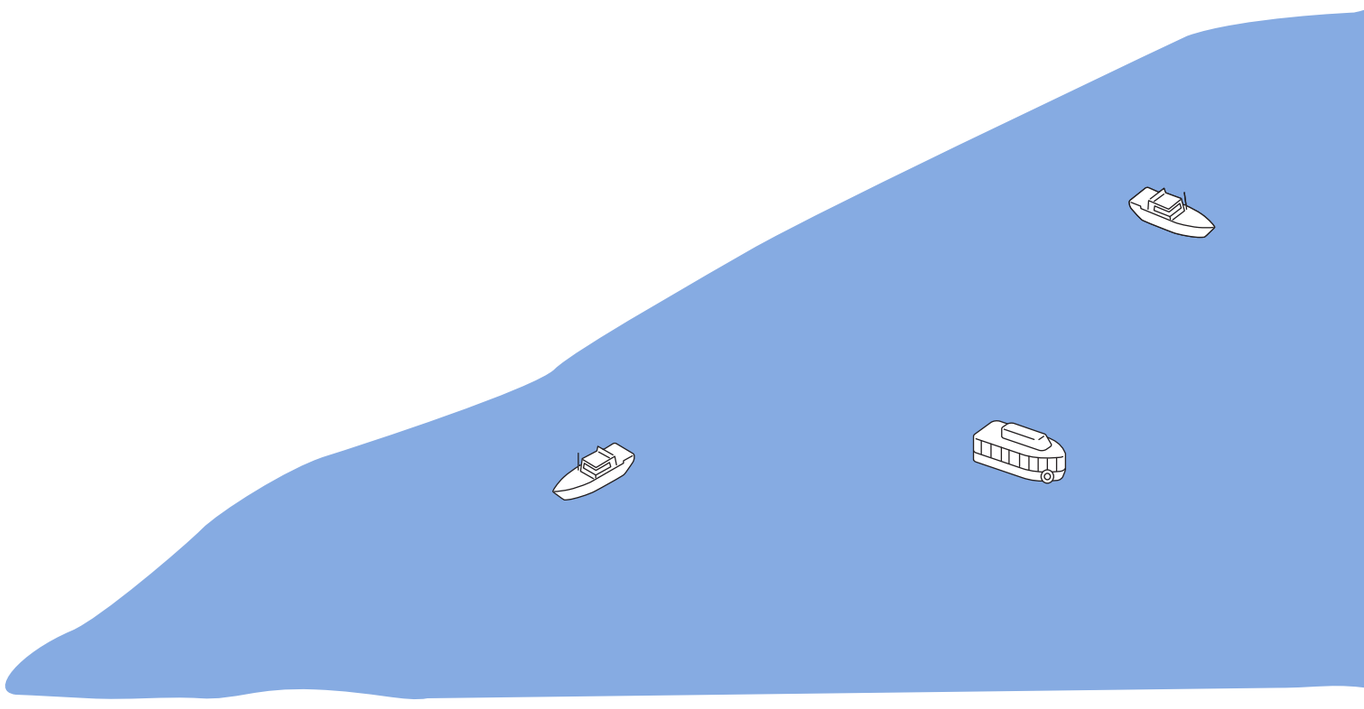
- 24-hour valet parking in secured garage
- Signature lobby-level restaurant
- Dedicated package room with on-site attendant
- Bicycle storage

Rooftop pool deck with sweeping views of city and sea

Rich Atlantic views wherever you turn, pristine beaches, renowned arts and culture, and incredible cuisine, all minutes from home.

A Stunning Setting

Set at the vibrant center of Las Olas Boulevard, a dynamic downtown lined with luxury boutiques, art galleries, restaurants, cafés, and bars. Steps away from Andare Residences, Riverwalk Linear Park runs along both sides of the New River and offers expansive green space for running, cycling, picnicking, taking your dog for a stroll, or river-gazing from palm tree-shaded beaches. Overlooking the New River stands Fort Lauderdale's Broward Center for the Performing Arts, and closeby, the celebrated NSU Museum of Art, housing 7000+ contemporary works. Behind it all, endless ocean views, stunning shoreline, and golden hour all year long.



Fort Lauderdale Explorer

FORT LAUDERDALE EATS!

1. CASABLANCA CAFÉ
2. CASA D'ANGELO
3. DEL FRISCO'S GRILLE
4. DUNE BY LAURENT TOURONDEL
5. EDDIE V'S
6. RIVERTAIL/THE WHARF
7. LOBSTER BAR SEA GRILLE
8. LOUIE BOSSI
9. SALT7
10. STEAK 954
11. S3
12. TAKATO
13. FLEMING'S
14. ANTHONY'S RUNWAY 84
15. WINE GARDEN
16. YOLO
17. EVELYN'S
18. BOATYARD
19. HERITAGE
20. THE KATHERINE
21. BURLOCK COAST
22. YOT BAR & KITCHEN
23. CANYON
24. ROOFTOP @1WLO

ARTIST'S CONCEPTUAL RENDERING

Cocktail hour elevated with contemporary Italian style

ARTIST'S CONCEPTUAL RENDERING

Sports Lounge with five-star entertainment, perfect for hosting game nights

The Team

DEVELOPER
RELATED GROUP

Since 1979, *Related Group* has enhanced skylines with iconic developments characterized by innovative design, enduring quality and inclusive living. Through groundbreaking partnerships with world-renowned architects, designers and artists, *Related* has redefined urban environments on a global scale, fostering distinctive, dynamic communities and symbolic landmarks that have become sources of local pride. To date, *Related* has built and managed more than 100,000 condominium and apartment residences that are meticulously designed with finishes and amenities that transform buildings into vibrant residential environments. *Related* doesn't just create neighborhoods… it builds legacies.

ARCHITECTURAL DESIGN & BRAND
PININFARINA

Global icon of Italian design and lifestyle, with offices in Italy, United States, China and Germany, *Pininfarina* is recognized for its unparalleled ability to create timeless beauty through elegance, purity, and innovation. Founded in 1930 as a luxury sports car designer, over the course of nine decades *Pininfarina* has designed more than 1,300 automotive and mobility projects, and over 650 product and architecture projects. In the last decade alone, the company has been honored with more than 70 international design awards.

ARCHITECTURE
CFE ARCHITECTS

For over four decades, *CFE Architects* has been providing creative, unique, and original design solutions for clients, with mixed-use residential and commercial projects at the core of their practice. Located in Miami Lakes, and led by principals Sandy Peaceman and Art Robinson, *CFE* focuses on adding unique and meaningful architecture to the South Florida skyline and enhancing its pedestrian environment. The firm has earned local and national recognition for its high-rise residential and mixed-use work, and is committed to building long-term relationships with their clients, providing the highest levels of service in the most effective ways.

LANDSCAPING
ARCHITECTURAL ALLIANCE LANDSCAPE

Formed in 1991, *Architectural Alliance Landscape* is a Fort Lauderdale-based landscape architecture and land planning design firm focused on municipal, commercial, mixed-use projects, multi-family and institutional design. With offices located south of downtown's New River, the firm's partners and staff are local homeowners with a keen interest in the community and the future of the South Florida region. Led by Hugh Johnson, a LEED AP since 2006, *Architectural Alliance Landscape* works closely with each client to achieve superior results, on time and within budget.

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This condominium, marketed as Andare by Pininfarina (the "Condominium") is developed by RD 3B, LLC ("Developer") and this offering is made only by the Developer's Prospectus for the Condominium. No statement should be relied upon if not made in the Developer's Prospectus. Developer, pursuant to a license agreement has a right to use the trade names, marks, and logos of The Related Group and Pininfarina of America Corp. The use of the names and marks of Pininfarina shall only continue for so long as the license agreement with Pininfarina of America Corp. is in effect. The Developer is not incorporated in, located in, nor a resident of, New York. This is not intended to be an offer to sell, or solicitation of an offer to buy, condominium units in New York or to residents of New York, or any other jurisdiction where prohibited by law unless the condominium is registered if required or exempt. Consult the Developer's Prospectus for the proposed budget, all terms, conditions, specifications, Unit dimensions and to learn what is included with your Unit purchase. Reproduction for private or commercial use is not authorized. 2023 © RD 3B, LLC with all rights reserved.

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521 E Las Olas Blvd
Fort Lauderdale, FL 33301
954 282 7194
AndareResidences.com

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