

Opus
AT 701

THE
Opus
AT 701

A Premier Waterfront Investment Opportunity

ALL APPROVALS RECEIVED

54 LUXURY RESIDENCES

READY TO BREAK GROUND

FORT LAUDERDALE, FLORIDA · INTRACOASTAL WATERWAY

Invitation

We are pleased to present an exclusive investment opportunity in a premier waterfront development located in the heart of Fort Lauderdale's prestigious Bayshore Drive corridor.

Blending architectural elegance with modern, wellness centered coastal design, targeting a sophisticated buyer profile seeking exclusivity, privacy, and convenience, The Opus represents a rare opportunity to buy a Class A development in one of the last remaining prime waterfront parcels in the Central Beach district.

This project offers the discerning buyer a chance to build in one of the most sought-after markets in South Florida, capitalizing on the region's continued demand for luxury waterfront living.





— THE OPPORTUNITY

Offer *For Sale*

- All Approvals Including Site Plan Secured.
- Ready to Build.
- 54 Luxury Condominium Units
- 120 Parking Spaces
- Building Height: 144 FT
- Gross Lot Area: 33,998 SF
- Total Net Leasable SF: 110,858 SF
- Total Gross Square Footage: 188,595 SF

All Municipal Approvals *Secured.*

Cleared to Break Ground Immediately.

The Opus at 701 has completed the full entitlement process including zoning approvals, design review, and construction permitting. No regulatory delay. No entitlement risk.

PROJECT HIGHLIGHTS

54
**Luxury
Residences**

54 boutique units across 14+ waterfront
floors

Zero
Encumbrances

Shovel Ready. Start Building NOW.

Class A
**Waterfront
Development**

Direct Intracoastal frontage + potential
dockage


PRIME LOCATION

- Steps from Fort Lauderdale Beach
- Minutes to Las Olas Boulevard
- Direct Intracoastal Waterway frontage
- Deep-water dockage potential
- One of the last prime waterfront parcels in Central Beach
- Near Fort Lauderdale/Hollywood International Airport




*Waterfront Living,
Redefined.*

INTRACOASTAL ELEVATION



WATERFRONT POOL DECK



GRAND PORTE-COCHÈRE

Curated *Amenities*

Residence Features

- Nine-foot ceilings throughout
- Designer-ready interiors
- Floor-to-ceiling glass facades
- Spa-inspired bathrooms with 7" rain showerheads
- Walk-in showers with soft overhead lighting
- GE Café stainless premium appliance package
- Granite kitchen countertops
- 42" upper cabinetry with pendant lighting
- Full-size in-unit washer and dryer
- Generous private terraces on all units

Building Amenities

- Resort-style saltwater pool — waterfront
- Rooftop pool with panoramic Intracoastal views
- State-of-the-art fitness center
- Social club and recreation center
- Outdoor grilling areas and fire pits
- Grand porte-cochère arrival experience
- Deep-water dockage potential on-site
- Secured structured parking garage
- Professional concierge services
- Direct Intracoastal Waterway frontage

Rooftop amenity deck with unobstructed views to the Atlantic Ocean



