



# Oceanfront Estate Site

Fort Lauderdale, Florida

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Superbly located directly on Fort Lauderdale Beach with approximately 70 feet of ocean frontage, this is one of only 49 residences enjoying unobstructed oceanfront views. This is a unique opportunity to purchase either the existing property and land or acquire a "Brand New" oceanfront estate with construction due to commence January 2007.

The quiet and private oceanside community of Fort Lauderdale Beach consists of approximately 380 residences, minutes from the fine dining and shopping of renowned Las Olas Boulevard and downtown Fort Lauderdale. As the community is the subject of major redevelopment, opportunities to purchase in the area are becoming rare.

The "Brand New" Mediterranean-inspired oceanfront estate comprises a three story residence, enjoying expansive views from extensive terraces on each level and designed for a sophisticated beach lifestyle. The floor plan unfolds from the loggia to include an open gourmet kitchen and living areas, elegant formal living room and dining room, library and covered terraces. A guest bedroom suite enjoys privacy set apart from the other bedrooms.

To capture the magnificence of the views, the third level showcases a most luxurious ocean facing master suite, complete with an Italian spa bathroom, private sitting room and dual terraces. Two extremely well-appointed bedroom suites are also located on this level. Access is provided to the rooftop observation deck to enjoy the panoramic vistas.

An oceanside terrace, pool, and three-bay garage complete the lower level amenities.

For the buyer considering the existing property and land, additional value is achieved through the plans and permits that are already in place for the new beachfront construction, allowing for construction to commence immediately after closing instead of working through the long planning and approval process.

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Old Fort Lauderdale Office  
 2424 East Las Olas Boulevard  
 Fort Lauderdale, Florida 33301

**Julie Jones**  
 Broker Associate

**954.525.0018**

[premierestateproperties.com](http://premierestateproperties.com)  
 web reference #F757237 & F757259

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