

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



— 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

18 mo

**Construction
Timeline**

Efficient build with experienced team

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



Path to *Completion*



The entitlement phase is complete. Your capital goes to work from day one.

No permitting delays. No approval risk. No waiting. Construction-ready today.

INVESTMENT STRUCTURE

Asset Class: Ground-Up Class A Luxury Condominium

Units: 54 Boutique Luxury Residences

Location: 623 & 701 Bayshore Drive, Fort Lauderdale, FL

Status: Fully entitled — all municipal approvals secured

Construction: 18-month timeline — immediate groundbreaking available

Delivery: Late 2028

