

ANDARE RESIDENCES

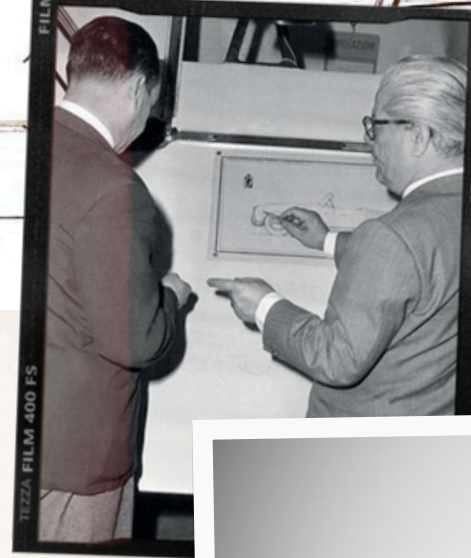
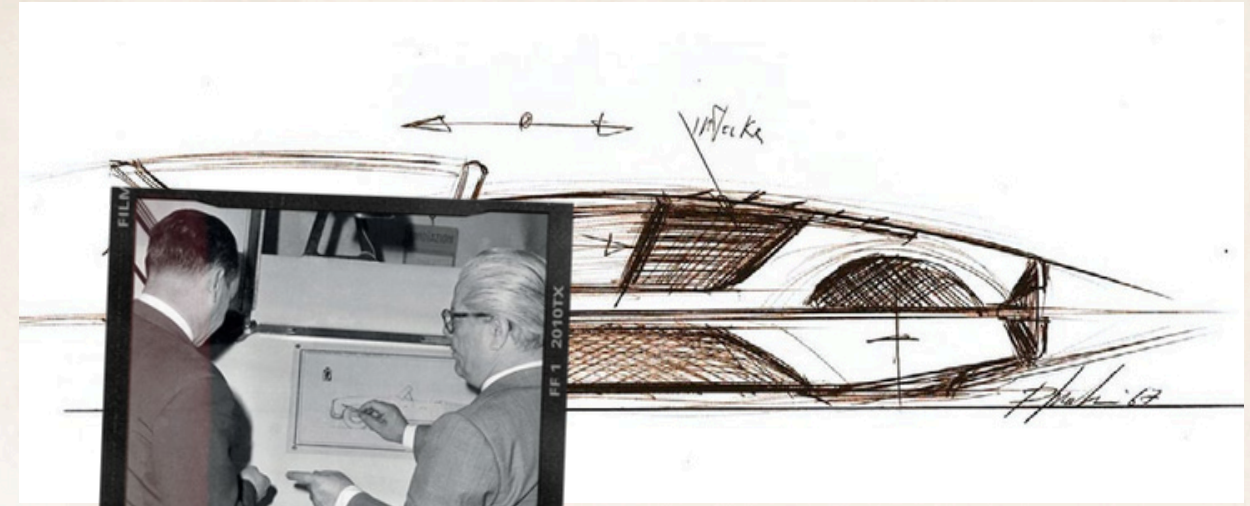
DESIGN BY *pininfarina*

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

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.





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

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.



RISERVA GOLF BY PININFARINA



IMPULSO BY PININFARINA



CYRELA BY PININFARINA



DIAGONAL BY PININFARINA



“In its genes, Pininfarina today is the same as it was in the Thirties: the central role of design, aesthetic sensitivity capable of creating timeless beauty, constant striving for innovation, the strength of a tradition that brings together industry, technology and stylistic research, the capacity to interpret the client’s requirements thus maintaining its brand identity, and a propensity for long-term collaborations. These values, together with the commitment of the entire Group, will enable us to build a bridge towards the future.”

PAOLO PININFARINA
CEO

Rising above the Atlantic Ocean, Andare's 163 spacious residences feature floor-to-ceiling windows with panoramic views and open, airy, flow-through layouts.





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 Vegas.



Expansive living space with extraordinary views



Sleek, designer kitchens with space to gather



Refined, tranquil Primary Bedrooms



Primary Bathroom



Terrace

15% at Contract

15% at Groundbreaking

10% at Top Off

60% at Closing





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

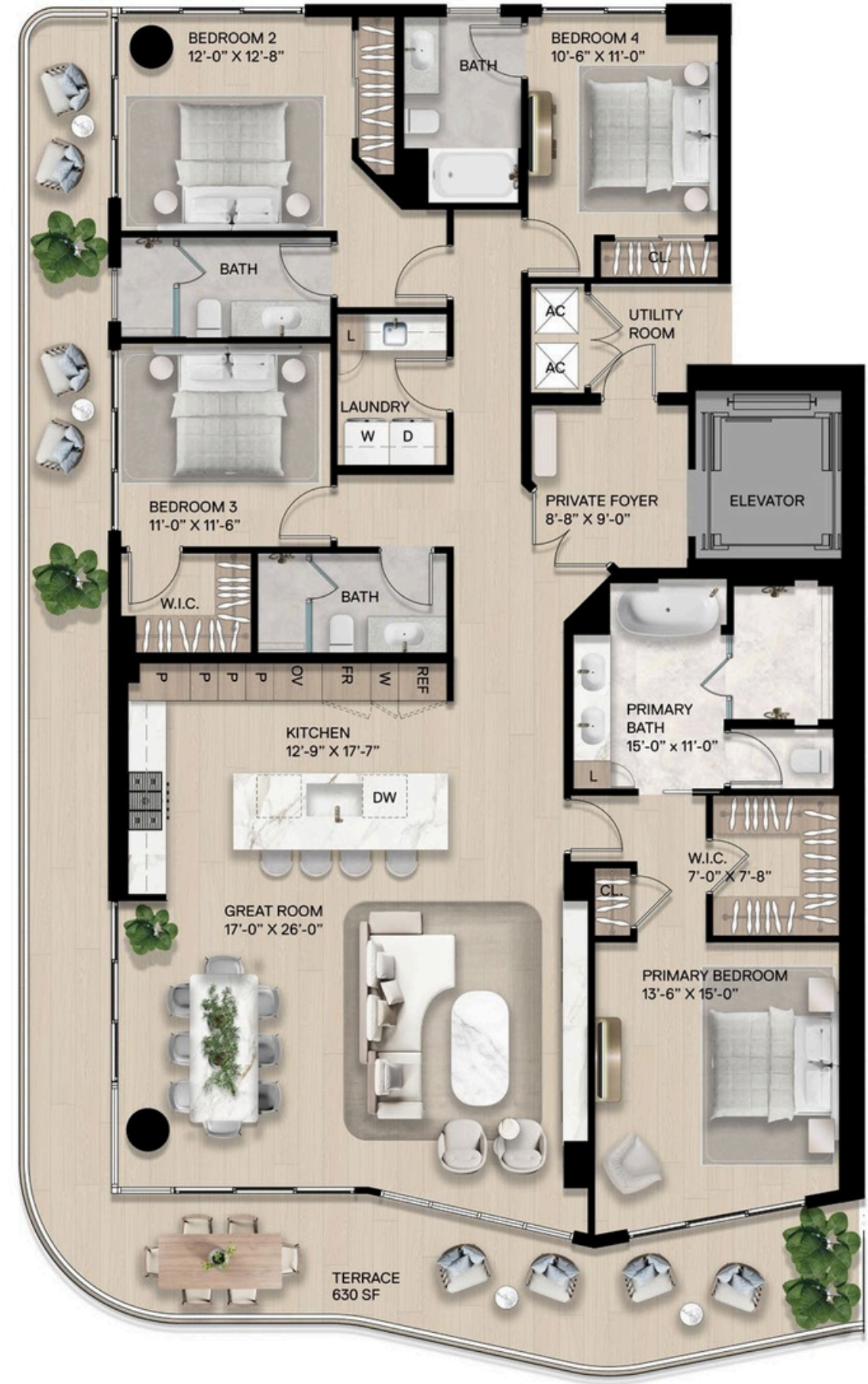
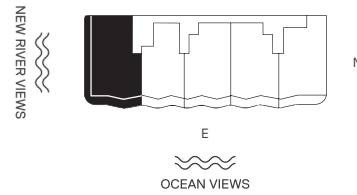
- Spacious layouts with 10-foot ceilings in living areas, floor-to-ceiling windows with dazzling views of the Atlantic Ocean from every residence
- Private terraces in all residences with stunning views from every angle
- Imported Italian cabinetry and countertops designed by Pininfarina
- Sub-Zero/Wolf 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



RESIDENCE 01A

4 Bedrooms | 4 Bathrooms

Interior: 2,516 SF | Terrace: 630 SF



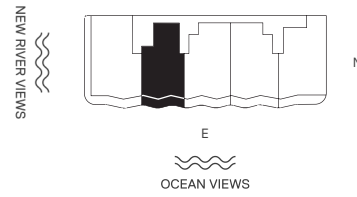
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RESIDENCE 02A

2 Bedrooms | 2.5 Bathrooms

Interior: 1,812 SF | Terrace: 247 SF



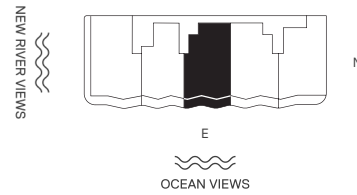
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RESIDENCE 03A

3 Bedrooms | 3.5 Bathrooms

Interior: 2,144 SF | Terrace: 265 SF



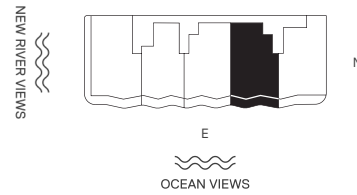
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RESIDENCE 04A

3 Bedrooms | 3.5 Bathrooms

Interior: 2,184 SF | Terrace: 274 SF



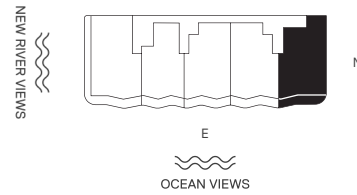
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RESIDENCE 05A

3 Bedrooms | 3.5 Bathrooms

Interior: 2,190 SF | Terrace: 252 SF



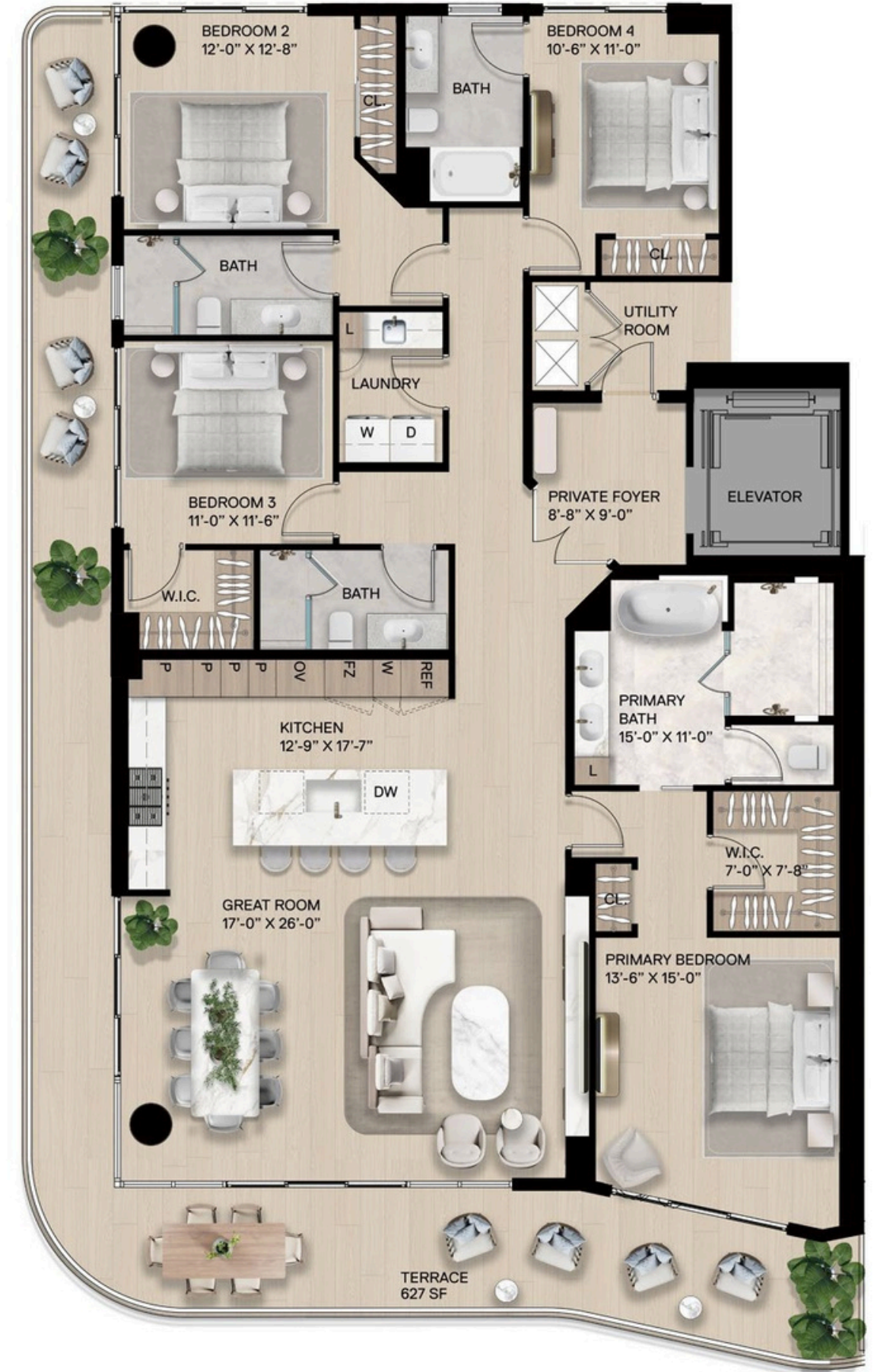
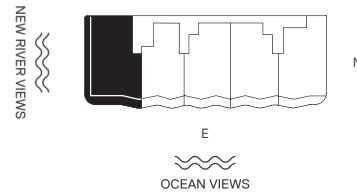
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RESIDENCE 01B

4 Bedrooms | 4 Bathrooms

Interior: 2,502 SF | Terrace: 627 SF



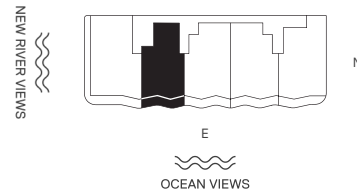
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RESIDENCE 02B

2 Bedrooms | 2.5 Bathrooms

Interior: 1,816 SF | Terrace: 247 SF



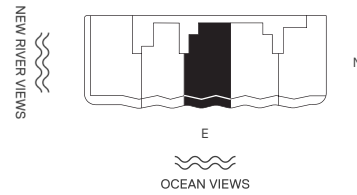
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RESIDENCE 03B

3 Bedrooms | 3.5 Bathrooms

Interior: 2,138 SF | Terrace: 267 SF



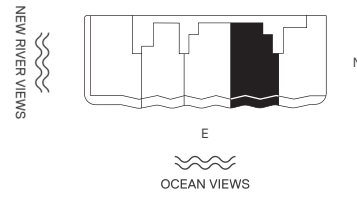
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RESIDENCE 04B

3 Bedrooms | 3.5 Bathrooms

Interior: 2,182 SF | Terrace: 272 SF



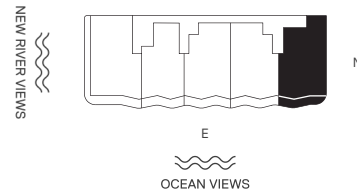
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RESIDENCE 05B

3 Bedrooms | 3.5 Bathrooms

Interior: 2,220 SF | Terrace: 245 SF



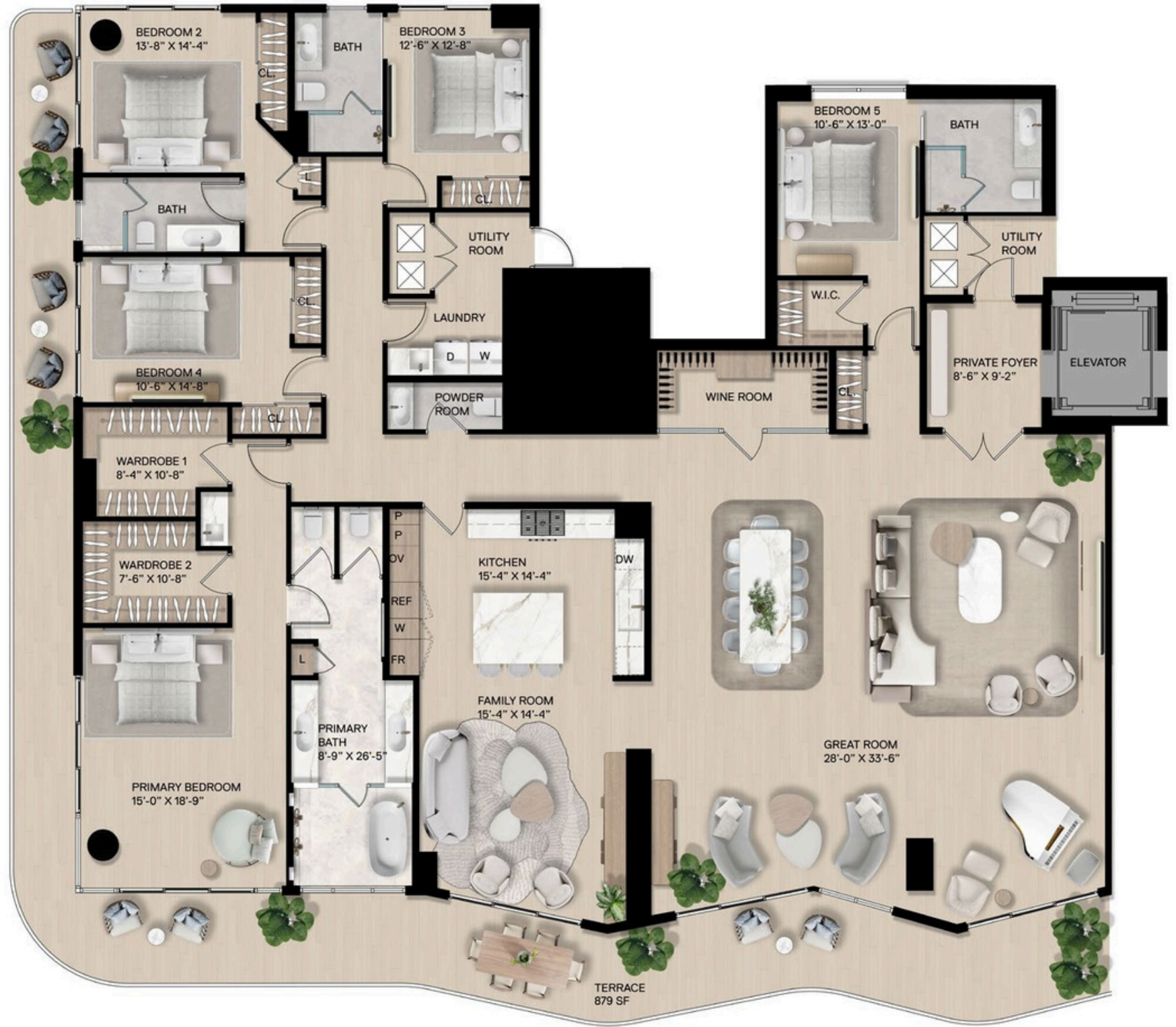
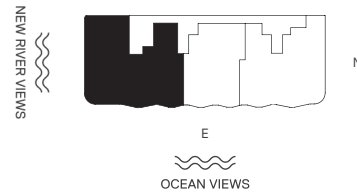
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RESIDENCE PH1

5 Bedrooms | 4.5 Bathrooms

Interior: 4,320 SF | Terrace: 879 SF



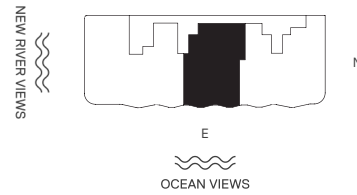
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RESIDENCE PH2

3 Bedrooms | 3.5 Bathrooms

Interior: 2,730 SF | Terrace: 325 SF



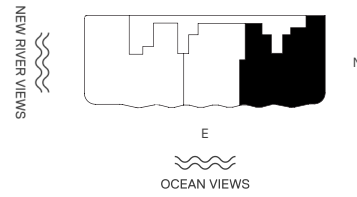
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RESIDENCE PH3

4 Bedrooms | 3.5 Bathrooms

Interior: 3,505 SF | Terrace: 468 SF



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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

Rooftop pool

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



Cocktail hour elevated with contemporary Italian style



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

A world-class spa with stunning views and a serene, transformative setting

... And All the Essentials

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



A grand, sculptural entrance



Bar Lounge



A private lounge above it all



Inspired, curated spaces for meetings and events



Fitness Center



Sports Lounge with five-star entertainment

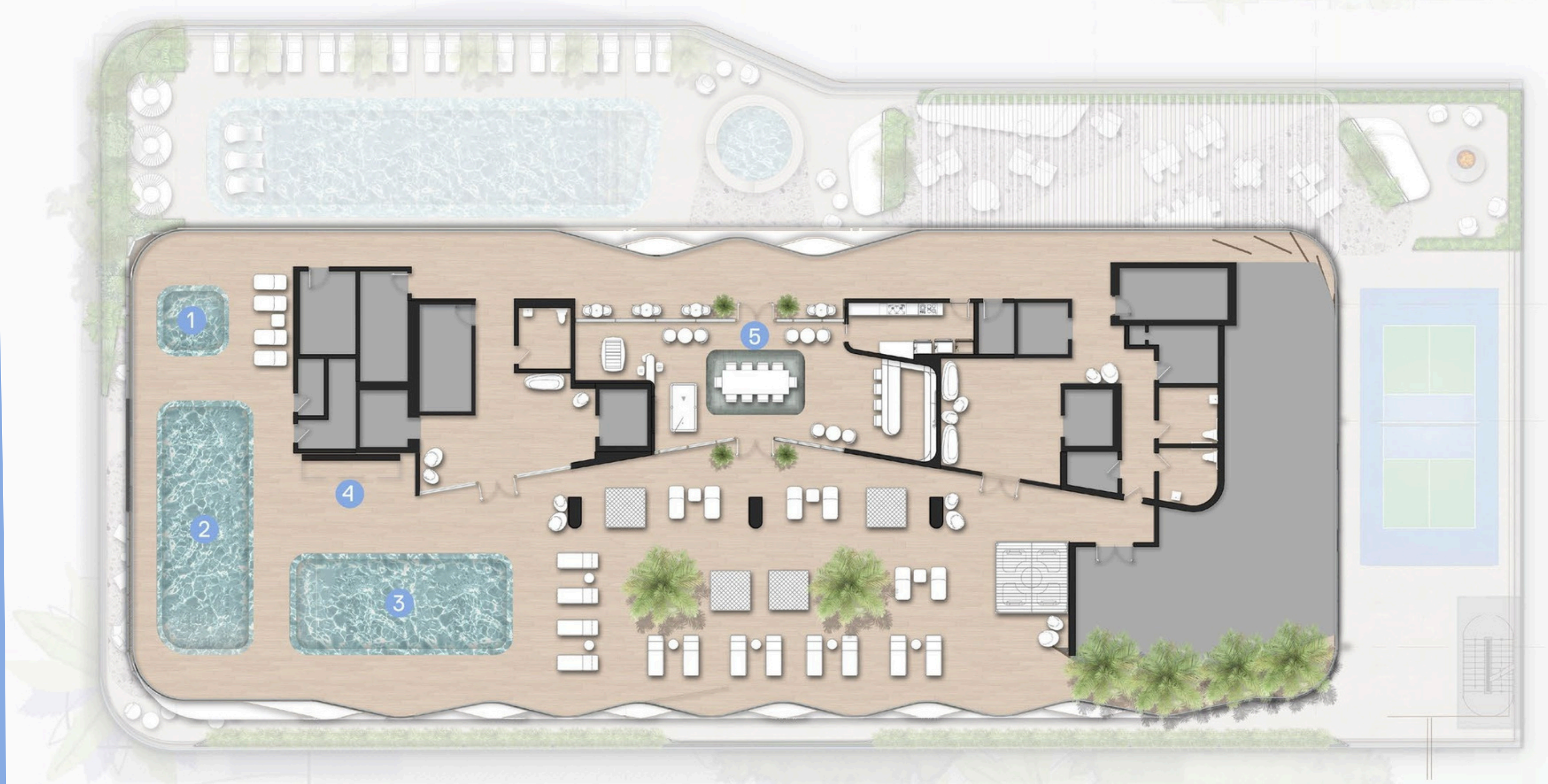


A rooftop sun deck with sweeping views of city and sea

Rooftop Amenities

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ANDARE CRTEISOIDNE TNICTELES



- 1. Jacuzzi
- 2. Pool
- 3. Sun Lounge Pool
- 4. Outdoor Showers
- 5. Pool Bar and Grill

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Eleventh Floor Amenities

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1. Private Dining Room
2. Club Lounge
3. Bar Lounge
4. Terrace
5. Game Lounge
6. Executive Lounge
7. Children's Play Room
8. Catering Kitchen

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Tenth Floor Amenities



1. Pool
2. Hot Tub
3. Bar
4. Wellness Spa
5. Salt Therapy Room
6. Hot/Cold Plunge Pools
7. Steam Room
8. Private Treatment Room 1
9. Private Treatment Room 2
10. Sauna
11. Outdoor Zen Meditation Area
12. Yoga Studio
13. Fitness Center
14. Pickleball Court
15. Outdoor Summer Kitchen
16. Outdoor Cinema
17. Sundry Shop

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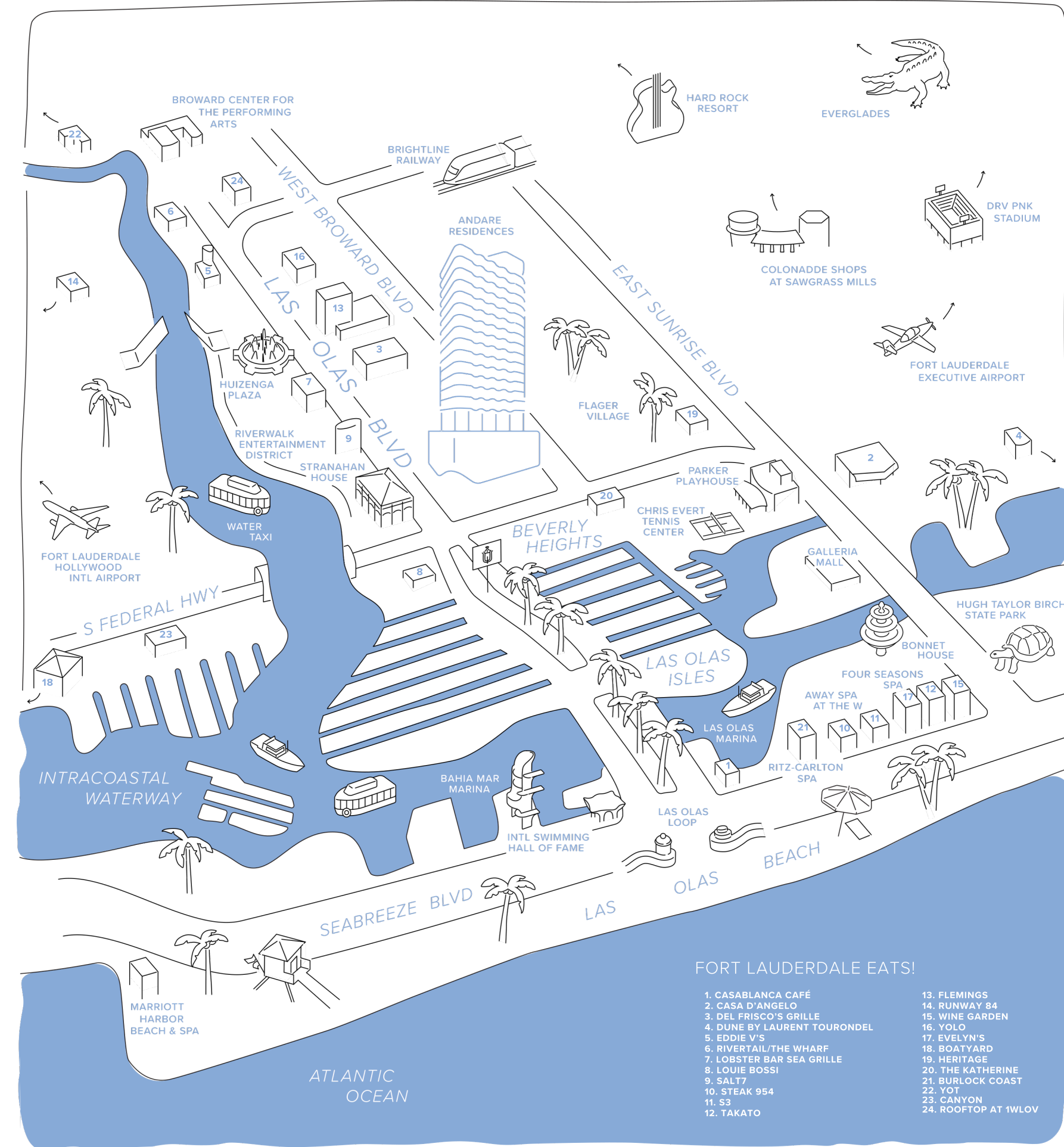


Rich Atlantic views wherever you turn, pristine beaches, renowned arts and culture, and incredible cuisine, all minutes from home.

LOCATION

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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.

Walk North Beach Village for best-kept secret places to eat, gather, and shop; wander downtown to a new bistro, pick up sushi to go, people watch for hours; work from home, oceanside; or easily commute to Miami.





Known as the yachting capital of the world, with its quiet shifting of boats in their slips, Las Olas is not only a yachter's dream, it's all the reasons to love a city—from arts, culture, music and cuisine to a lively beachfront scene and a host of private marinas.

*Andare Residences by
Pininfarina offers residents
curated experiences with
exclusive access to a fleet of
world-class yachts.*





Explore the bay and beyond with family, friends, and business partners on cruises that are custom-designed to your desires and destinations.

Membership Benefits Include Full Access to:

- Best-in-Class Yachts Ranging From 51' to 105'
- Licensed Captain and Crew
- Concierge Trip and Event Planner
- Roundtrip Ground Transportation
- Multiple Miami Area Boarding Locations
- Five-Star Food and Beverage Catering
- Cruising, Fishing, and Events
- Throughout South Florida and the Bahamas
- Four-Hour Trips to Multiday Cruises
- Unlimited Towel Service
- Curated Excursions Customized to Your Wishes

Arrangements may require up to 72 hours and are subject to availability. Please contact (786) 625-7502 for pricing and to schedule your excursion.



RELATED GROUP DEVELOPER

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.



PININFARINA ARCHITECTURAL DESIGN & BRAND

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.



CFE ARCHITECTS ARCHITECTURE

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.



ARCHITECTURAL ALLIANCE LANDSCAPE LANDSCAPING

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.