



160 MARINA BAY

FT. LAUDERDALE



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FT. LAUDERDALE



A GOLD KROWN PROJECT



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

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DISCOVER AN EXCLUSIVE TROPICAL WATERFRONT LIFESTYLE AT 160 MARINA BAY WHERE EXPANSIVE RESIDENCES FEATURE FLOW-THROUGH LAYOUTS, DEEP TERRACES, AND EXQUISITELY FINISHED INTERIORS. THIS ELEGANT LIFESTYLE IS WALKING DISTANCE FROM FORT LAUDERDALE'S ICONIC LAS OLAS BOULEVARD AND MINUTES FROM ITS WORLD-FAMOUS WHITE SANDY BEACHES.







WATERFRONT LUXURY ON ONE OF FORT LAUDERDALE'S MOST ENCHANTING ISLES

Located at 160 Isle of Venice in the **EXCLUSIVE** Venice Isles neighborhood of Fort Lauderdale, 160 Marina Bay offers **ULTRA-LUXURIOUS RESIDENCES** and a uniquely **VIBRANT AND SOPHISTICATED LIFESTYLE**. Perfectly situated at the tranquil far end of the isle, this thoughtfully designed modernist-style building with only 16 flow-through homes is a short distance from Las Olas Boulevard, a short bicycle ride to famous Fort Lauderdale beaches, and just a **BOAT RIDE ALONG DEEP-WATER CANALS TO THE ATLANTIC OCEAN**. It is the ideal choice for those seeking the privacy of boutique-scale living along with the pleasure of unparalleled access to the best of Fort Lauderdale's **SHOPPING, DINING, ENTERTAINMENT, AND WATER-SPORTING DESTINATIONS**.





TRANQUIL AND EXCLUSIVE, WALKING DISTANCE
FROM LAS OLAS BOULEVARD AND MOMENTS
FROM THE OCEAN, 160 ISLE OF VENICE DRIVE IS
THE ULTIMATE FORT LAUDERDALE ADDRESS.





SPACIOUS, EXQUISITELY DESIGNED FLOW-THROUGH RESIDENCES WITH ULTRA-PREMIUM FEATURES

Each of four private residences per floor has its own private elevator entrance that opens into a secure vestibule opening into a large east-to-west flow-through floor plan. Featuring **EXPANSIVE PRIVATE TERRACES**, 10-foot-high ceilings, and floor-to-ceiling windows, 160 Marina Bay pairs the **EXCLUSIVITY OF SOPHISTICATED LIVING** with magnificent light and space. Center residences feature east- and west-facing terraces while corner residences feature one oversized **WRAP-AROUND TERRACE**.

Interiors designed with **WOOD FLOORS** in the bedrooms, **ITALIAN PORCELAIN TILE FLOORING** throughout the rest of the residence and a **SOPHISTICATED PALETTE OF MATERIALS** are finished with sleek **ITALIAN CABINETRY**, and equipped with premium **DESIGNER APPLIANCES BY SUB-ZERO, WOLF AND MIELE**. Extensive **TOP-OF-THE-LINE HOME AUTOMATION SYSTEMS** provide app- and voice-control of a host of functions from temperature settings and lighting to audio-visual equipment and the master bathroom shower.



EVERY RESIDENCE ENJOYS BEAUTIFUL SUNRISE AND SUNSET VIEWS FROM EXPANSIVE TERRACES AND FLOOR-TO-CEILING WINDOWS. WITH A PRIVATE DOCK AT YOUR DOORSTEP, THE OPEN OCEAN IS JUST MOMENTS AWAY.





RESIDENCE FEATURES

- **LOFTY 10' CEILING** heights throughout
- **DIRECT WATER VIEWS** from living room and master bedroom
- **EXPANSIVE WATERFRONT TERRACES** with glass railings in each residence are accessible from the living room and master bedroom
- **PRIVATE ELEVATOR LOBBY** to each residence with vestibule entry into foyer
- **ENERGY-EFFICIENT IMPACT-RESISTANT** floor-to-ceiling sliding glass doors and windows
- **CORNER RESIDENCES** feature wrap-around terraces
- Wide-plank **WOOD FLOORS** in bedrooms
- **PORCELAIN TILE** in all areas except bedrooms
- **SPACIOUS LAUNDRY ROOM** with sink, side-by-side large-capacity washer and dryer, and space for additional storage
- **HIDDEN-HINGE** interior doors and casings
- **PRIVATE STORAGE CLOSET** for each residence adjacent to vestibule
- **TWO GARAGE PARKING** spaces per residence

TECHNOLOGY

- **SMART TECHNOLOGY** for controlling entry locks, lighting, thermostats, and shower, remotely or by voice activation
- **IN-WALL SMART HOME SYSTEM** unites all smart home devices in one simple-to-use control system and helps them work better together
- Digital notifications of package deliveries to private **SELF-SERVICE PACKAGE LOCKER** system with refrigeration capability located in the lobby
- **HIGH SPEED WI-FI** equipment installed throughout entire residence
- **LUTRON®** whole home lighting control system
- A **DIGITAL MEDICAL EXAMINATION KIT** for facilitating remote examinations with a health care professional
- Provisions for **AUTOMATED WINDOW** treatments



KITCHEN

- Italian cabinetry, quartz countertops, and integrated hood over cooktop in the chef-inspired kitchen
- **SUBZERO®** refrigerator/freezer with custom cabinet panels
- **WOLF®** 36" cooktop, 30" convection oven, and microwave oven
- **MIELE®** dishwasher with custom cabinet panel
- Built-in bar area in dining room includes quartz countertops, open shelving with LED lighting, under-mounted stainless sink and under-counter wine cooler by **SUBZERO®**

MASTER SUITE

- Direct **WATERFRONT VIEWS**
- **TWO SPACIOUS WALK-IN CLOSETS** in master bedrooms
- Master bedroom features **WIDE-PLANK WOOD FLOORING**
- Master bathrooms designed with large-format **ITALIAN PORCELAIN** tile flooring and porcelain shower walls
- Master bathrooms include **HIS AND HERS BATHROOMS** (in corner units), **DOUBLE VANITIES** (in interior units), **SOAKING TUB**, framed glass shower enclosure, **SMART SHOWER**, quartz countertops on vanities and black matte fixtures



GUEST BEDROOMS & BATHS

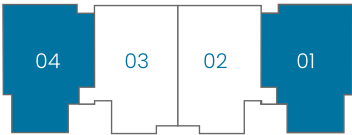
- **GENEROUSLY SIZED** guest bedrooms
- **SPACIOUS WALK-IN CLOSETS**
- Bathrooms include **VANITY WITH UNDER-MOUNTED SINK** and **QUARTZ COUNTERTOPS**, mirrors, and black matte fixtures
- Bathroom floors and wet areas finished with **IMPORTED PORCELAIN TILE**



AMALFI RESIDENCE

Amalfi corner residences feature an expansive wrap-around terrace that is accessible from the open-plan living and dining area as well as the master suite, which enjoys excellent privacy in its own wing.

3 BEDROOM – 3.5 BATHROOM FLOORS 2 - 5



INTERIOR:	2,875 SqFt	267 SqM
OUTDOOR LIVING:	551 SqFt	51 SqM
TOTAL:	3,426 SqFt	318 SqM

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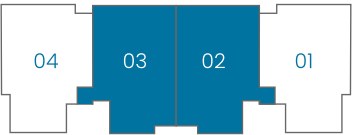
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PORTOFINO RESIDENCE

Portofino center residences feature a large east-to-west flow-through floor plan with an east-facing terrace that is accessible from the living area and the master suite, which is set in its own wing, ensuring that both bedroom suites enjoy excellent privacy.

3 BEDROOM - 3.5 BATHROOM FLOORS 2 - 5



INTERIOR:	2,918 SqFt	271 SqM
OUTDOOR LIVING:	397 SqFt	37 SqM
TOTAL:	3,315 SqFt	308 SqM

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EXCLUSIVE AMENITIES INCLUDE PRIVATE BOAT SLIPS

160 Marina Bay's amenities have been curated to provide residents with **LUXURIOUS CONVENIENCES** that enhance the uniquely **VIBRANT AND SOPHISTICATED LAS OLAS LIFESTYLE** in Venice Isles. From a **WATERFRONT CABANA** and a **BARBECUE AREA** perfect for entertaining family and friends, to a **PRIVATE BOAT SLIP AT YOUR DOORSTEP**, everyday life is **PERFECTLY ELEVATED**.

- Five-story, **LUXURY WATERFRONT** residential building with **16 STRIKING RESIDENCES**
- **SPACIOUS THREE-BEDROOM FINISHED RESIDENCES** with total living areas ranging from 2,875 sq. ft. to 2,918 sq. ft. with **WATERFRONT TERRACES**, from 397 sq. ft. to 551 sq. ft., featuring glass walls to maximize views of the water and allow **NATURAL LIGHT** to filter into residences throughout the day
- **EXPANSIVE TERRACES** invite you to enjoy **FORT LAUDERDALE'S BEST WATERWAY VIEWS**
- **CENTRALLY LOCATED** within walking distance of the **LAS OLAS BOULEVARD SHOPPING AND ENTERTAINMENT DISTRICT** and minutes from **FORT LAUDERDALE BEACH AND DOWNTOWN FORT LAUDERDALE**
- Located **SEVEN MILES** from **FORT LAUDERDALE-HOLLYWOOD INTERNATIONAL AIRPORT**
- **PRIVATE MARINA** with **FOURTEEN SLIPS** available to purchase on an exclusive basis
- Each **PRIVATE BOAT SLIP** includes electrical and water connections with deep water access
- **WATERFRONT POOL DECK** overlooking canal with lounge chairs, **CABANA** and **BBQ AREA** for entertaining
- Self-service **PACKAGE LOCKERS WITH REFRIGERATION** capability offering residents digital package notifications
- **WI-FI** accessible throughout property
- **ELECTRIC VEHICLE CHARGING STATIONS AVAILABLE** for purchase
- **PET FRIENDLY**





DISCOVER THE VERY BEST OF FORT LAUDERDALE AT YOUR FINGERTIPS

With its year-round temperate climate, over seven miles of sparkling beachfront, an **AWARD-WINNING BEACHFRONT PROMENADE**, and close proximity to world-class deep-sea fishing, Fort Lauderdale is a paradise for beach, boating, and water sporting enthusiasts. On nearby **LAS OLAS BOULEVARD – JUST AT THE END OF THE BLOCK** – an eclectic array of **SHOPPING, DINING, AND ENTERTAINMENT DESTINATIONS** creates a **VIBRANT ATMOSPHERE** at all hours of the day and evening.





LIFESTYLE DESTINATIONS

LAS OLAS BOULEVARD

Stretching from the beach past Hendricks and Venice Isles to downtown, this famous palm-lined strip offers excellent dining, bars, shopping, and art galleries.

RIVERWALK FORT LAUDERDALE

Stroll along the banks of the New River past sprawling mansions, the Stranahan House, and numerous bars and restaurants.

FORT LAUDERDALE BEACH

Designated by the Clean Beaches Council as a Blue Wave Beach and featuring the award-winning beachfront wavewall promenade.

HUGH TAYLOR BIRCH STATE PARK

Hiking trails, picnic areas, and a mile-long freshwater lagoon perfect for kayaking, canoeing, and fishing.

BUTTERFLY WORLD

Three acres of butterfly aviaries, botanical gardens, a farm and research center is home to 20,000 butterflies including up to 50 species at any given time.

TURNBERRY ISLE COUNTRY CLUB

A world-class spa, sprawling water park, multiple restaurants and bars, and two legendary championship courses – The Soffer Course and The Miller Course – a driving range, and a putting green.

SEMINOLE HARD ROCK HOTEL & CASINO HOLLYWOOD

A world-renowned entertainment, gaming and hospitality destination with a 42,000 square-foot Rock Spa® & Salon; a 13.5-acre recreational water experience, 19 dining outlets, 20 bars and lounges, an expansive gaming floor, and a 26,000 square-foot retail promenade.

GULF STREAM PARK RACING AND CASINO

In addition to thoroughbred racing, vast entertainment destination offers over 800 Vegas-style slot machines and South Florida's finest poker room with over 20 live action tables.

LAS OLAS MARINA

Located on the Intracoastal Waterway and only steps from the beach, features 60 slips accommodating all sizes of vessels and a full array of amenities, including dockside parking, gated security, vacuum sewage pumpout, water, electric, and Wi-Fi.



CULTURAL OUTINGS

NSU ART MUSEUM

Over 6,000 works by international and post-World War II avant-garde artists in a modernist building designed by renowned architect Edward Larrabee Barnes.

STRANAHAN HOUSE

Circa 1901 historic waterfront house on the New River built by one of Fort Lauderdale's founding fathers, Frank Stranahan.

BONNET HOUSE MUSEUM & GARDENS

20th century home on 35 acres of a native barrier island ecosystem is listed on the National Register of Historic Places and features an art collection .

BROWARD CENTER FOR PERFORMING ARTS

Presents more than 700 performances each year, including Broadway musicals, operas, ballets, concerts, plays, multi-cultural performances, lectures, workshops and educational events.





TOP SHOPPING

LAS OLAS BOULEVARD SHOPPING DISTRICT

One of South Florida's premier shopping destinations, featuring top fashion brands, independently owned boutiques, and art galleries, among other luxurious offerings in a charm-filled pedestrian-friendly setting.

THE GALLERIA AT FORT LAUDERDALE

One of South Florida's premier shopping destinations with more than 100 retailers including Neiman Marcus, Williams-Sonoma, and Michael Kors, as well as popular dining establishments such as The Capital Grille and P.F. Chang's.

SAWGRASS MILLS

The largest outlet and value retail shopping destination in the United States with more than 350 stores, including Nike, Tommy Hilfiger, and Ralph Lauren.

THE COLONNADE OUTLETS AT SAWGRASS MILLS

Over 70 exclusive outlets not found anywhere else in South Florida, including Burberry, Diane von Furstenberg, Gucci, and Jimmy Choo.

AVENTURA MALL

Anchored by Nordstrom and Bloomingdale's with over 300 luxury boutiques, including Cartier, Gucci, and Missoni, as well as over 50 eateries and restaurants, and 20+ museum-quality artworks.

DINING HIGHLIGHTS

OCEANFRONT

S3 AT THE HILTON

Where sun, surf, and sand uniquely fuse with steak, seafood, and sushi
s3restaurant.com
505 N Fort Lauderdale Beach Boulevard

CASABLANCA CAFÉ

Impeccably prepared flavors of American and Mediterranean specialties
casablancacafeonline.com
On Fort Lauderdale Beach at Alhambra Street

TAKATO

Japanese and Korean Fusion , for guests to enjoy an indoor outdoor and open-air bar dining experience
conradfortlauderdale.com/dine/takato/
551 N Fort Lauderdale Beach Boulevard

STEAK 954 AT THE W

Luxury boutique steakhouse also serves locally caught fish
steak954.com
401 N Fort Lauderdale Beach Boulevard

SURF

WILD SEA OYSTER BAR & GRILLE

Delicious cuisine throughout the day in the historic Riverside Hotel
wildsealasolas.com
620 E Las Olas Boulevard

LOBSTER BAR SEA GRILLE

Pristine seafood, live lobsters and prime steaks in a fresh, upscale casual atmosphere
buckheadrestaurants.com/restaurant/lobster-bar-sea-grille-ft-lauderdale
450 E Las Olas Boulevard, Suite 190

INTRACOASTAL WATERFRONT

KALUZ

Sophisticated New American cuisine, cocktails, and wine
kaluzrestaurant.com
3300 E Commercial Boulevard

COCONUTS

An upscale dining experience in a casual setting
coconutsfortlauderdale.com
429 Seabreeze Boulevard

SHOOTERS

Dockside views, fresh seafood, weekend brunch, and lively events
shooterswaterfront.com
3033 NE 32nd Avenue

MASTRO'S OCEAN CLUB

The highest quality steaks and seafood, with exceptional service
mastrosrestaurants.com
3000 NE 32nd Avenue

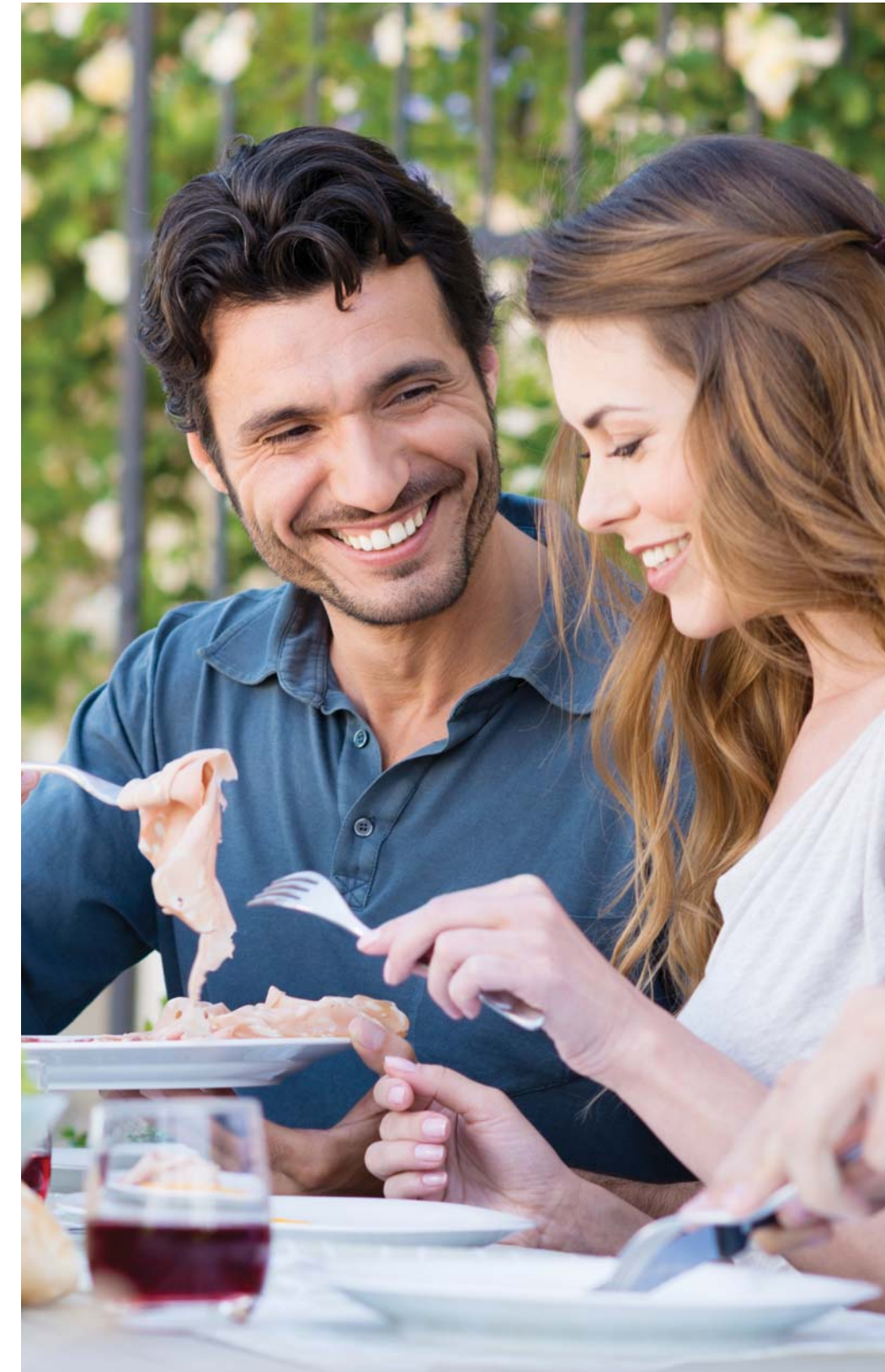
TURF

DEL FRISCO'S GRILLE

Takes the classic bar and grill to new heights
delfriscosgrille.com
501 E Las Olas Boulevard, Suite 150

CHIMA STEAKHOUSE

Traditional Brazilian rodizio and excellent service in an elegant setting
chimasteakhouse.com
2400 E Las Olas Boulevard





VEGETARIAN

VALE FOOD CO

Healthy fast casual restaurant also offering meal plan delivery and catering
valefoodco.com
 420 N Federal Hwy

ITALIAN

LOUIE BOSSI'S RISTORANTE BAR PIZZERIA

Eatery inspired by great Italian-American restaurants in New York and Chicago
louiebossi.com
 1032 E Las Olas Boulevard

CAFE MARTORANO

Italian-American dishes taken to the next level with quality ingredients and passion
cafemartorano.com
 3343 E Oakland Park Boulevard

ANTHONY'S RUNWAY 84

Italian soul food and home of Anthony's Legendary Meatballs and Martinis night
runway-84.com
 330 W State Rd 84

CAFFE EUROPA

Calabrian recipes handed down through generations
caffeeuropalasolas.com
 910 E Las Olas Boulevard

CAFE VICO RESTAURANT

Northern Italian eatery with an extensive wine list, wine bar, and outdoor seating.
cafevicorestaurant.com
 1125 N Federal Hwy

CAFÉS

ANN'S FLORIST AND COFFEE BAR

Parisian-inspired coffee shop also serving tarts, empanadas, and macaroons
annsfloristlasolas.com
 1001 E Las Olas Boulevard

PRESS AND GRIND CAFÉ

Single origin specialty coffee, organic smoothies, fresh pressed juices
pressandgrindcafe.com
 474 N Federal Hwy

NANOU FRENCH BAKERY & CAFÉ

Coffee and French-inspired breads, snacks, cakes and pastries
nanoulasolas.com
 2915 E Las Olas Boulevard

COCKTAILS

ROCCO'S TACOS & TEQUILA BAR

A diverse Mexican menu and authentic flavors with distinct attention to detail
roccostacos.com
 1313 E Las Olas Boulevard

YOLO (YOU ONLY LIVE ONCE)

An eclectic mix of Contemporary American cuisine in a vibrant atmosphere
yolorestaurant.com
 333 E Las Olas Boulevard

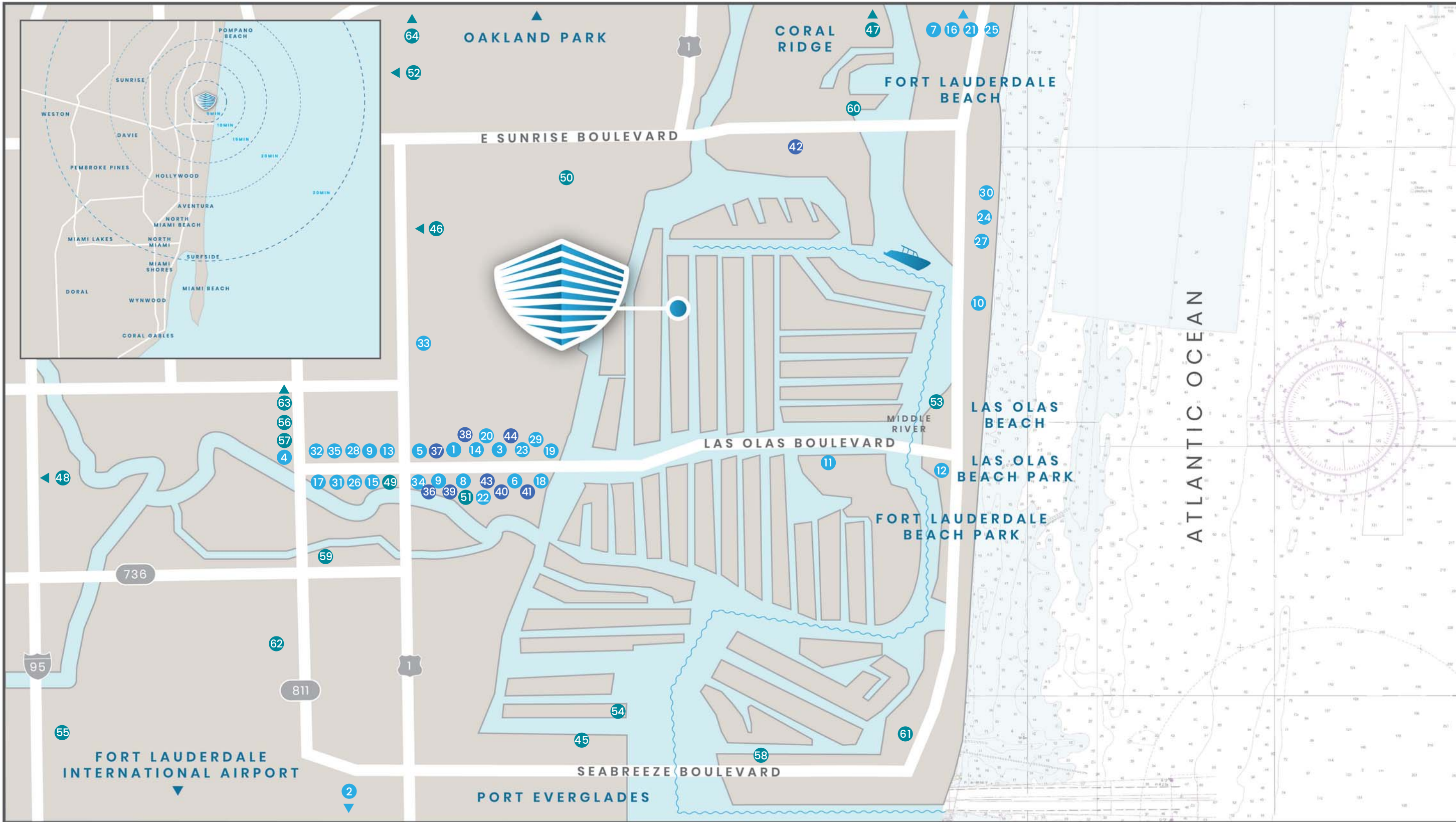
AMERICAN SOCIAL

A high-energy sports bar and music-centric restaurant and bar
americansocialbar.com
 721 E Las Olas Boulevard

ROOFTOP @ 1WLO

A garden in the sky serving hand-crafted, ingredient-focused cocktails and lite bites
rooftop1wlo.com
 1 W Las Olas Boulevard





TIME TO GET THERE

- 5 MINUTES TO DOWNTOWN FORT LAUDERDALE
- 6 MINUTES TO FORT LAUDERDALE BEACH
- 1 MINUTE DRIVE TO LAS OLAS BOULEVARD
- 3 MILES TO THE GALLERIA AT FORT LAUDERDALE
- 16 MINUTES TO THE FORT LAUDERDALE AIRPORT
- 30 MINUTES TO SAWGRASS MILLS
- 30 MINUTES TO DOWNTOWN MIAMI – MIAMI HEAT, MIAMI MARLINS AND DOLPHIN GAMES

EAT

1. American Social
2. Anthony's Runway 84
3. B Square Burgers & Booze
4. Beehive Kitchen
5. Big City Tavern
6. Boathouse at Riverside
7. Cafe Martorano
8. Caffé Europa
9. Casa Sensei
10. Casablanca Café
11. Chima Steakhouse
12. Coconuts
13. Del Frisco's Grille
14. El Camino
15. Etaru
16. Kaluz
17. Lobster Bar Sea Grille
18. Louie Bossi
19. Luigi's Coal Oven Pizza
20. Luigis Tuscan Grill
21. Mastro's Ocean Club
22. Piazza Italia
23. Rocco's Tacos
24. S3-Sun Surf Sand
25. Shooters Waterfront
26. Sky Thai Sushi
27. Steak954
28. SuViche
29. Talento
30. Terra Mare
31. Timpano Italian Chophouse
32. Tuscan Prime
33. Vale Food Company
34. Wild Sea Oyster Bar & Grille
35. YOLO (You Only Live Once)

SHOP

36. Andre Dupree Luxury Designer
37. Ann's Flowers Shop and Coffee Bar
38. Carroll's Jewelers
39. J. McLaughlin
40. Maus & Hoffman
41. Moda Mario
42. The Galleria at Fort Lauderdale
43. Unique Treasures
44. Warby Parker

ENJOY

45. Boathouse Yatch Marina
46. Central Broward Park & Broward Country Stadium
47. Coral Ridge Country Club
48. Fort Lauderdale Country Club
49. Historic Stranahan House Museum
50. Holiday Park
51. Ideal Image Med Spa
52. Iverry Country Club
53. Las Olas Marina
54. Lauderdale Marina
55. Lauderdale Marine Center
56. Museum of Discovery and Science
57. NSU Art Museum Fort Lauderdale
58. Pier Sixty-Six Marina
59. Planet Massage Urban Oasis
60. Sunrise Harbor Marina
61. Surf Club Marina
62. The Fort Lauderdale Antique Car Museum
63. Virgin Railway Florida Train & Travel
64. Woodlands Country Club





BIMINI

ATLANTIC OCEAN

LAS OLAS BEACH

LAS OLAS BOULEVARD

CRUISE FROM
PORT EVERGLADES

MIAMI

BAL HARBOUR SHOPS

AVENTURA

MIAMI
INTERNATIONAL AIRPORT

MIAMI DOLPHINS
STADIUM

FORT LAUDERDALE
INTERNATIONAL AIRPORT

I-95

DOWNTOWN
FORT LAUDERDALE







160 MARINA BAY
FT. LAUDERDALE







TEAM

GOLD KROWN



A GOLD KROWN PROJECT

For over a half century, and across the nation, Gold Krown and its partners have developed and managed distinguished residential, retail, commercial and specialty properties earning and maintaining an award-winning reputation as the quality standard bearer with each endeavor. Always seeking to satisfy the needs and meet the desire of the most discerning public, they have developed and managed quality-oriented boutique shopping properties, distinguished corporate office buildings, hotels, industrial properties, visitor attractions and a variety of residential properties, including luxurious single family homes, distinguished condominiums and innovative multiple residential communities conceived for all age groups. Gold Krown has owned and operated a number of mixed-use properties with worldwide reputations.

Gold Krown was the developer and partner in “Jungle Island,” one of Miami’s most famous tourist attractions, the Mayfair Hotel and Shopping Center in Coconut Grove, Florida as well as the Four Ambassador Condo-Hotel with 744 residences, restaurants and marina.

RS3 DESIGNS

Based out of Miami, Florida RS3 Designs likes to consider themselves a multifaceted interior design and architecture studio, dedicated to creating modern and contemporary inspired designs. In an ever-evolving, artistically inspired industry, they like to feed off classic and timeless designs, whilst still identifying with new up-and-coming trends. Established in 2010 they have been able to specialize in both private residential and commercial design adjacent to working with domestic and international clientele.

Their ideology is simple: they like to work closely with their clients establishing trust and peace of mind. It is then their job to ensure they facilitate their needs and requirements while also creating, a beautiful, timeless, and functional environment.

FSMY ARCHITECTS + PLANNERS

FSMY is a full-service architectural firm that provides a wide variety of design services. Since 1977 they have been producing an extensive portfolio of designs that range from commercial, residential, medical, educational, financial, and industrial projects. More than 95% of their work is either repeat or referral. FSMY recruits and maintains the best young talent and couples them with the vast experience of its principals to provide innovative, sustainable designs anchored in pragmatic values.

Their deep history allows their knowledge base of codes, program, and detail to provide an invaluable level of quality with fewer challenges. Their understanding of how important constant communication and the coordinated efforts of the Team is, allows them to anticipate issues and add value to any Project. FSMY’s greatest satisfaction comes from providing an enjoyable and profitable experience for the entire Team and establishing lasting relationships. What differentiates them is their 3D Modeling of Designs for coordination and client use as well as their in-house renderings and walkthroughs.

