THE ELLIOTT

FORT LAUDERDALE BEACH

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Attainable Coastal Living with Luxury Amenities, Ocean Views, and Effortless Comfort.

Located directly on the sands of the Fort Lauderdale Beach, within Conrad Beach Resort, The Elliott marries refined architecture and curated interiors with an inviting coastal atmosphere.

Spanning 24 stories, The Elliott is a retreat, designed for those who seek both elegance and ease in equal measure. Every level offers a seamless blend of private comfort and resort indulgence, from tranquil beachfront villas to sweeping penthouse views. Here, the day unfolds effortlessly: mornings by the ocean, afternoons on the rooftop pool deck, evenings with world-class dining just steps from home.

Inspired by the sea, The Elliott features nautical design elements like portal-style windows and sleek glass balconies that evoke the feeling of a luxury yacht in motion. Its architecture is simple, intentional, and seamlessly blends indoor and outdoor living. With a variety of thoughtfully curated amenities and convenient onsite offerings, life at The Elliott is designed to be effortlessly enjoyable.

GROUND FLOOR

Retail and Dining

Curated retail and dining by Heafey Hospitality Group, featuring two signature fine-dining restaurants, vibrant all-day café, and Conrad boutique.

FLOORS 6-17

Condo-Hotels

181 fully finished resort residences with multiple layouts, gourmet kitchens, and highend finishings.

FLOOR 6

Pool, Fitness, and Spa

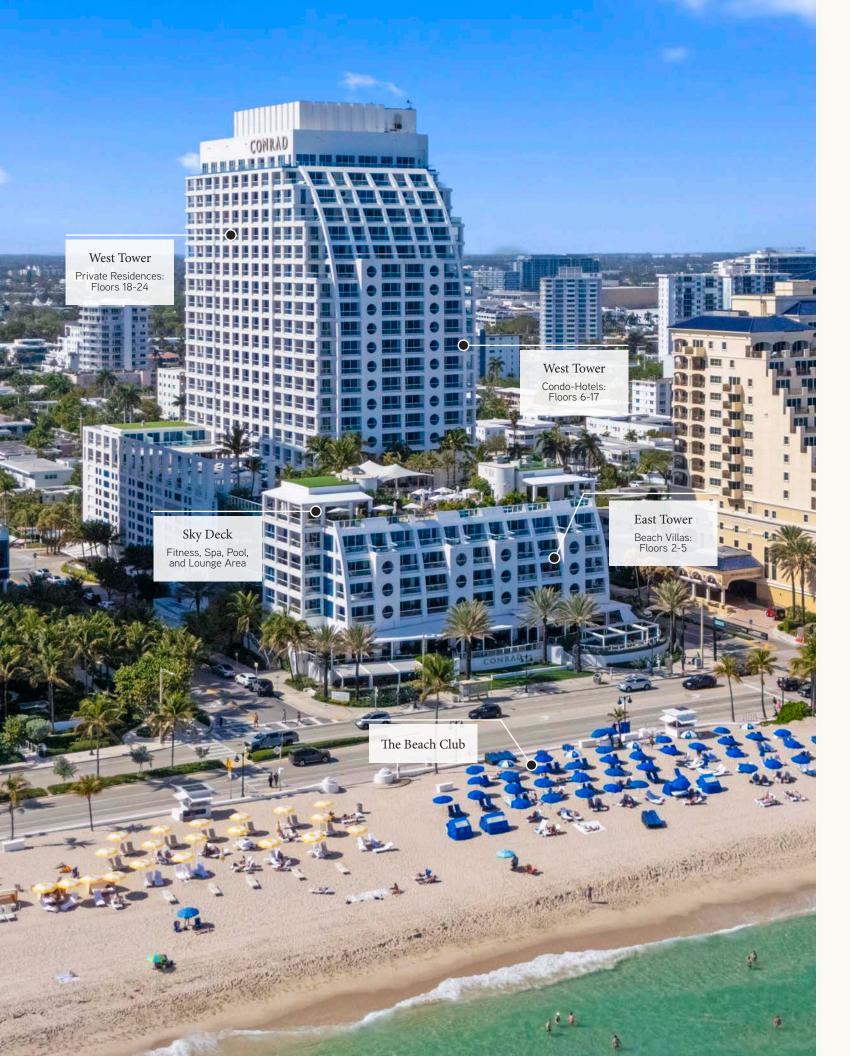
Heated resort-style pool with ample lounging, private cabanas and poolside restaurant. Indoor fitness center and full-service spa.

FLOORS 18-24

Private Residences & Beachfront Villas

109 condominium residences and beachfront villas with multiple layouts, gourmet kitchens, and highend finishings.

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Property Amenities

For added convenience, The Elliott offers 24-hour concierge, in-room dining, housekeeping, and valet services are all at hand—delivered with the discretion and polish of a luxury hotel. Residents also enjoy access to The Fort Lauderdale Beach Club, where sunbeds, umbrellas, and service on the sand make every beach day effortless.

Sky Deck

10,000-square-foot open-air space located on the 6th floor. Houses the pool area, Spinnaker Bar & Grill, and multiple deck/lounging areas.

Conrad Spa

Five-star-rated spa, providing luxurious treatments and personalized care for the ultimate in relaxation and rejuvenation with expertly curated treatments.

Valet and Concierge

On-call service designed to match your lifestyle handled with efficiency and care.

Fitness Center

Push your workouts to a new level in our well-equipped fitness center or with a Yoga workout on the beach.

The Beach Club

Full-serviced oceanfront. Enjoy lounge chairs and umbrellas, with food and drinks delivered from Takato.

BEACHFRONT RESIDENCES 13

EDITORIAL

A CITY IN IT'S PRIME. LIFE IN FORT LAUDERDALE.

Perched on the southeastern coast of Florida, Fort Lauderdale has long lived in the shadow of flashier destinations—but that has become its strength. In recent years, the city has evolved into a world-class destination in its own right, a place where international sensibility meets effortless coastal living. This is not the Florida of postcards and clichés. This is a vibrant, cultured city that happens to have one of the most beautiful shorelines in the United States.

At the heart of this transformation is a renewed commitment to thoughtful growth—seen in everything from revitalized neighborhoods and elevated dining, to a flourishing arts scene and a modern approach to lifestyle real estate.

Fort Lauderdale today is a place of intention. And for those seeking to live with equal parts access, sophistication, and tranquility, it offers an appealing balance.

The city's signature stretch of coastline offers golden sand, calm blue waters, and an energy that is both refined and relaxed. Unlike more crowded coastal cities, here the beach feels integrated into the rhythm of the community. Morning joggers share the promenade with café-goers and dog walkers, while the water remains warm and swimmable well into the winter months.



Living with Global Access and Local Charm

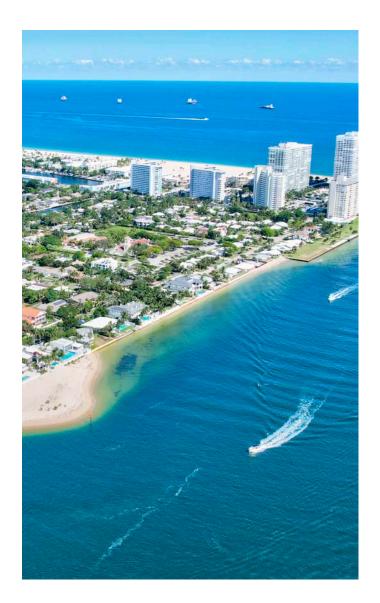
One of Fort Lauderdale's greatest advantages is its unique geography. The city is easily accessible, with Fort Lauderdale-Hollywood International Airport offering nonstop flights to key domestic and international destinations. It's this seamless connectivity that draws a global audience of second-home owners, entrepreneurs, and full-time residents who seek the coastal lifestyle without compromise.

Despite its international appeal, Fort Lauderdale maintains a strong sense of community, with tree-lined streets and walkable communities anchored by cultural venues and green spaces. The pace is intentional, the style is unfussy, and the lifestyle—whether lived seasonally or year-round—feels effortlessly elevated.

Fort Lauderdale has found its footing—not by reinventing itself, but by refining what makes it unique. It's a city where luxury is defined not by excess, but by quality: the quality of the light, the air, the architecture, and the experiences. The Elliott is a testament to this vision, offering residents a rare opportunity to live not just near the beach, but in a city that understands how to make the most of it.

For those seeking a place where modern living meets timeless natural beauty, Fort Lauderdale is no longer a best-kept secret. It is, quietly and confidently, one of the most compelling destinations on the Atlantic coast.

THE ELLIOTT FORT LAUDERDALE BEACHFRONT RESIDENCES 1



1. Lifestyle and Leisure

Fort Lauderdale's vibrant lifestyle extends well beyond its sandy shores. As the sun sets, the city comes alive with a dynamic nightlife scene—from sophisticated cocktail lounges on Las Olas Boulevard to live music venues and late-night hotspots scattered throughout downtown. Culturally rich and ever-evolving, the city is home to institutions like the NSU Art Museum and the Broward Center for the Performing Arts, offering a diverse mix of exhibitions, theater, and music. Creative energy pulses through the FATVillage Arts District, where monthly art walks showcase local talent. Fort Lauderdale also hosts standout events like the Tortuga Music Festival and the International Boat Show, drawing visitors from around the world and reinforcing its reputation as a lively, cosmopolitan destination.

2. Transportation and Connectivity

Fort Lauderdale is well-connected, offering a range of travel options that make getting in and out of the city efficient and convenient. The Fort Lauderdale-Hollywood International Airport (FLL) serves as a key gateway, with a wide array of flights to domestic and international destinations. For private and business travelers, the Fort Lauderdale Executive Airport (FXE) provides a more personalized experience, complete with U.S. Customs services and 24/7 operations.

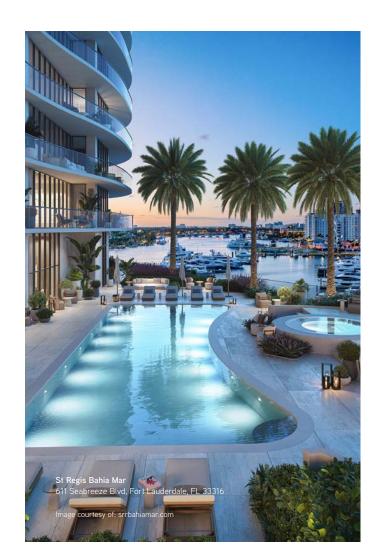
On the ground, Brightline's high-speed rail service adds a modern layer of connectivity, linking Fort Lauderdale with other major Florida cities including Miami, West Palm Beach, and Orlando. The Fort Lauderdale Station is centrally located in fifteen minutes from The Elliott in the downtown.

For a more scenic and leisurely mode of transportation, the Fort Lauderdale Water Taxi offers access to over a dozen stops along the city's waterways. It's both a practical way to get around and a memorable way to experience the "Venice of America."



Fort Lauderdale Bightline Station 101 NW 2nd Ave, Fort Lauderdale, FL

Image courtesy of: gobrightline.com



4. Health and Wellness

Fort Lauderdale fosters a lifestyle deeply rooted in health, balance, and well-being. The city offers access to top-tier healthcare institutions, and residents embrace a wellness-oriented way of life, with outdoor fitness classes, miles of scenic running and cycling paths, and abundant yoga studios and boutique fitness gyms. Day spas and luxury wellness centers, like the Conrad Spa, provide rejuvenating experiences year-round.

FORT LAUDERDALE OFFERS A RARE COMBINATION OF COASTAL CHARM AND TIMELESS LUXURY WITHOUT LEAVING THE U.S.

Megan Probst Principal, The Probst Group at Compass

3. Real Estate and Development

Fort Lauderdale's real estate landscape is undergoing a remarkable transformation, driven by increasing demand for luxury living and lifestyle-focused development. High-rise condos with ocean and Intracoastal views, mixed-use communities, and revitalized urban districts are reshaping the skyline. Fort Lauderdale Beach has become one of the most sought-after real estate markets in South Florida. Blending sun-soaked luxury with sophisticated design, the area is experiencing a wave of upscale development, with new oceanfront condominiums, boutique hotels, and mixed-use residences. With limited waterfront inventory and rising demand, Fort Lauderdale Beach continues to attract savvy investors, seasonal residents, and full-time homeowners looking for an elevated experience.

5. Culinary Experiences

Once known primarily for its sun-soaked beaches and spring break revelry, Fort Lauderdale has undergone a remarkable transformation—not just in skyline, but in taste. Over the past decade, the city has emerged as one of South Florida's most compelling culinary destinations, trading its once-casual fare for a vibrant mosaic of globally inspired cuisine, helmed by visionary chefs and bolstered by a sophisticated, worldly clientele. It's a food scene that doesn't shout; it simmers, infused with coastal elegance and cosmopolitan polish.



A Taste of Fort Lauderdale: Where Coastal Flavor Meets Culinary Craft.

A list of our favorite eateries in Central Fort Lauderdale.

Takato brings unparalleled Japanese

and Korean fusion, delivering authentic

Asian flavors and extraordinary culinary

techniques. Located onsite at The Elliott.

1. Takato



MICHELIN-accoladed contemporary American restaurant that embraces the open-fire hearth.

2. Vitolo



Vitolo offers three distinct dining experiences in the where you'll enjoy Italian specialties and handcrafted pizzas. Located onsite at The Elliott.

3. Evelyn's



Upscale Mediterranean restaurant at the Four Seasons Hotel featuring brunch and a kids' menu.

4. Maass



5. S3 - Sun Surf Sand Upscale eatery serving locally sourced New

American and coastal cuisine, along with

6. Steak 954

sushi and drinks.



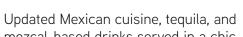
Contemporary steakhouse at featuring exotic decor, creative dishes and ocean views.

7. Burlock Coast



Oceanfront eatery specializing in fresh seafood, seasonal vegetables and rumcentric cocktails.

8. Lona Cocina & Tequileria ★★★★☆



mezcal-based drinks served in a chic. oceanfront setting.

9. Calusso



Upscale menu inspired by the French and Italian Rivieras. Reservations required.

10. SotoGrande



Upscale dining inspired by the vibrant flavors of Southern Spain and the Mediterranean. Reservations required.

11. Coconuts



Chill, beachy hangout on the Intracoastal dishing seafood and Sunday brunch while yachts cruise by.

12. Trulucks



Upscale dining featuring fresh, never-frozen Florida Stone Crab, prime steaks, and globally sourced seafood.

13. Capital Grille



Outpost of the upscale steakhouse chain offers classic American fare and a clubby. refined setting.

14. Mykonos



Waterfront Mediterranean restaurant along the Riverwalk, offering an elegant dining experience with bold Greek flavors, grilled seafood, and handcrafted cocktails in a relaxed, coastal setting.

15. Sixty Vines



Casual American kitchen and wine bar offering bites and wines on tap in spacious, modern setting.

16. Louis Bossi's Ristorante



Bar and Pizzeria on Las Olas Boulevard featuring house-made pastas, wood-fired Neapolitan pizzas and signature salumi in a vibrant lively setting.

17. Earl Kitchen & Bar



Sleek, upscale restaurant serving gourmet global comfort food and cocktails.

18. Ocean Prime



Redefining waterfront dining located on the Intracoastal by the Las Olas Bridge.

19. Nubé Rooftop 🦃





Lounge on the 26th floor of the Hilton Fort Lauderdale Beach Resort with shareable plates, cocktails, and wraparound ocean views. Reservations recommended.

20. Pier Top





Revolving rooftop bar offering 360-degree views of the Fort Lauderdale's skyline, Intracoastal Waterway, and Atlantic.

21. Swizzle





Swizzle offers an intimate, speakeasyinspired setting with over 150 rums and a menu of inventive, globally influenced cocktails.

Restaurant ratings and reviews referenced in this guide are based on Google Reviews as of May 2025 and are subject to change. We recommend checking current ratings and hours of operation before visiting.

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Hotel Condos

A New Era of Ownership

As the lines between hospitality and real estate continue to overlap, a compelling new model of property ownership has emerged—hotel condos. For decades, second homes and vacation properties came with a set of compromises: limited use, burdensome upkeep, and uncertain rental income. Hotel condos present an elegant solution, where buyers purchase a fully furnished, professionally managed unit within a branded resort. It's not just a place to stay—it's a lifestyle investment.

The Elliott embodies the spirit of this new era. Nestled on a pristine stretch of coastline, it offers the charm of a private beachfront home with the services and amenities of a five-star hotel. Owners enjoy access to a full suite of resort luxuries: infinity pool, onsite dining, concierge services, spa treatments, fitness centers, and more. But what sets The Elliott apart is its flexible ownership model, owners can choose when to enjoy their residence and when to place it into the hotel's rental program—generating income while they're away.

Hotel condos also reflect a broader shift in the market. Post-pandemic travel trends show an increased demand for privacy, personalization, and premium experiences. The Elliott meets this demand head-on, blending exclusivity with community, investment with enjoyment. It's where discerning buyers can diversify their portfolio—without sacrificing the pleasures of beachfront living.

Scan the QR code to browse our current offering of hotel-condo collection of private condominiums and beachfront villas.



The Elliott offers a rare opportunity to own a fully furnished, hotel-managed residence with the flexibility to stay up to 90 days per year. When you're not here, professional management handles everything—making it a smart, convenient way to own in Fort Lauderdale.

- Stay up to 90 days annually. Restrictions and blackout date apply.
- West Tower, Floors 6-17
- Fully Furnished and Finished
- Gourmet Kitchens with premium appliances
- Units feature marble countertops with Kohler finishings.
- Marble Entry Foyers
- Tile Flooring Throughout
- Select units feature oversized balconies overlooking the Atlantic, Intracoastal, and Downtown Fort Lauderdale



THE ELLIOTT FORT LAUDERDALE





In a city where so much is seasonal, The Elliott stands apart as a year-round sanctuary.

Pierre HeafeyPrincipal, Heafey Group

Full Time Residences

Life Elevated: Full-Time Living at The Elliott

To live at The Elliott full-time is to experience Fort Lauderdale in the most effortless way. While many are drawn to the city for its palm-lined beaches and laid-back coastal rhythm, The Elliott offers a rarer proposition: the opportunity to call this lifestyle home, permanently. With a limited collection of full time private residences, it's a place where exclusivity is balanced with comfort—and where every day feels both serene and beautifully orchestrated.

Full-time residents of The Elliott enjoy far more than just prime real estate steps from the beach. They have access to an amenity-rich environment curated for ease and enjoyment, from a resort-style pool and state-of-the-art fitness center to private lounges and dedicated concierge services. Need dinner reservations, last-minute dry cleaning, or in-residence spa appointments? It's all seamlessly arranged. The staff knows your name—and your preferences—bringing a level of hospitality that rivals top-tier resorts, yet remains grounded in the comforts of home.

Another distinct advantage: these full-time residences are homestead-eligible, offering primary residents the opportunity to benefit from Florida's favorable tax environment. It's a compelling blend of financial savvy and lifestyle reward.

Scan the QR code to browse our current offering of private residences.



Wake to ocean views, take a morning walk along the sand, and end the day on your private balcony with a sunset over the Intracoastal. There's no commute to paradise—because you already live here.

- Beach Villa, Floors 2-5
- West Tower, Floors 18-24
- Fully Furnished and Finished
- Gourmet Kitchens with premium appliances
- Units feature marble countertops with Kohler finishings.
- Marble Entry Foyers
- Tile Flooring Throughout
- Select units feature oversized balconies overlooking the Atlantic, Intracoastal, and Downtown Fort Lauderdale



THE ELLIOTT FORT LAUDERDALE



Extended Summer Stay

Make yourself at home with an extended stay at Conrad Fort Lauderdale Beach. With spacious residence suites, ocean views, and resort-style living, this is your elevated coastal escape.



Book Your Escape at conradfortlauderdale.com

CONRAD[®]
FORT LAUDERDALE BEACH

SALES TEAM

Exclusive Sales and Marketing by: The Probst Group at Compass

Led by industry veteran Megan Probst, The Probst Group is a powerhouse real estate team. With deep market knowledge, a nationwide network, and the tools of Compass behind them, they go beyond the transaction—advising, connecting, and delivering a highly personalized experience.

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BEACHFRONT RESIDENCES FOR SALE Stay at the Conrad," Live at THE ELLIOTT One property. One experience. Your choice. Exclusive Fort Lauderdale Beach residences designed for seamless living.

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