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South Florida-Based 13th Floor Homes Breaks Ground on Marina Landings Luxury Single-Family Community in Fort Lauderdale

20% of the gated community has already been pre-sold in just a few weeks since launching sales, with its first homes slated for delivery in 2024.



South Florida-based 13th Floor Homes, the homebuilding division of 13th Floor Investments, has broken ground on Marina Landings, Fort Lauderdale's newest gated luxury housing community. Located at 2300 SW 15th Avenue, the intimate community will include a carefully curated collection of just 34 single-family homes. It is the only private community of its type underway in the highly-desirable East Fort Lauderdale area. Approximately 20% of the community has already been pre-sold since its preview release in late September. With development now underway, Marina Landings' first homes are slated for delivery in 2024.

A special groundbreaking ceremony was held on October 18, 2023 to mark the occasion, with Broward County Commissioner Michael Udine, City of Fort Lauderdale government officials, members of the 13th Floor Homes development and Compass sales teams, and homebuyers in attendance. The event not only celebrated the progression of the project, but also served as a testament to the strength of Fort Lauderdale's housing market.

"When it comes to South Florida's single-family housing market, we're seeing demand continue to outpace supply. As one of the region's few developers currently building homes, we're exciting to be breaking ground on Marina Landings in the sought-after community of East Fort Lauderdale," said Mike Nunziata, Division President of 13th Floor Homes. "This is a great opportunity for young families and established homebuyers that are looking for a gated community with privacy, security, and design-driven homes in a central location



close to the city's best attractions. We've had great momentum since launching sales last month and we look forward to delivering the community's first homes next year."

With an enviable location, exquisite design, and unparalleled craftsmanship, Marina Landings offers an exceptional lifestyle for discerning homebuyers. Priced from the low \$1-millions, two-story homes include four different thoughtfully designed floorplans averaging approximately 2,800 square feet in size with customizable Contemporary, Coastal, and Mediterranean architectural elevations, each adorned with meticulously selected designer finish packages. All homes feature 4 bedrooms, 3 or 3.5 bathrooms, and two-car garages, along with modern open-concept living spaces, gourmet kitchens, top-of-the-line appliances, high-end finishes and fixtures, grand master suites, and private backyards and outdoor terraces.

DOTOLI Group at COMPASS is spearheading the sales and marketing efforts for Marina Landings.

"You rarely find new construction homes in South Florida with great design and luxurious amenities that still offer exceptional value. We are setting the standard for upscale living in East Fort Lauderdale," said Josh Dotoli, Principal of the DOTOLI Group. "The majority of our homebuyers are local, with deep roots here in Fort Lauderdale, which serves as a testament for the demand for quality-built single-family homes in the area."

With its prime centralized location, Marina Landings is surrounded by some of South Florida's most popular destinations, including Miami, Boca Raton, and West Palm Beach. Hundreds of Fort Lauderdale's top shopping, dining, entertainment and arts and cultural experiences are within close proximity, along with access to the area's pristine beaches and the intracoastal waterway. Additionally, Brightline's Fort Lauderdale Station is just minutes away, providing high-speed rail access to and from Miami, Aventura, Boca Raton, West Palm Beach, and eventually Orlando.

Marina Landings joins 13th Floor Homes' distinguished portfolio as the firm's newest South Florida community. With over 1,100 homes and 3,500 homesites developed across the region in the last decade, 13th Floor Homes currently has four active communities under development, encompassing over 500 homes.

For more information about Marina Landings, including pre-construction sales opportunities, please contact the DOTOLI Group at 954-280-0934 or info@dotoligroup.com, or visit the project's sales office at 1200 East Las Olas Blvd., Fort Lauderdale, FL 33301. Learn more at www.marina-landings.com.