

A Glimpse of the Future: Marina Landings' Groundbreaking Transformation

By Cory Arnowitz



In the heart of South Florida, Fort Lauderdale's prestigious real estate landscape is undergoing a transformative evolution spearheaded by the renowned homebuilding division, 13th Floor Homes, a subsidiary of 13th Floor Investments. As the shovels dig into the earth at 2300 SW 15th Avenue, the prestigious Marina Landings emerges, casting a fresh vision for exclusive, gated luxury living in the coveted East Fort Lauderdale area. This intimate community, comprising just 34 meticulously crafted single-family homes, has already achieved remarkable acclaim, with a remarkable 20% of its properties pre-sold during a September preview release. Now, with development in full swing, anticipation mounts for the delivery of the inaugural homes slated for 2024.

On October 18, 2023, a special groundbreaking ceremony took place, attended by important figures from Broward County, Fort Lauderdale's city officials, the 13th Floor Homes development team, Compass sales teams, and eager homebuyers. This event not only celebrated the project's progress but also highlighted the strong housing market in Fort Lauderdale.

Mike Nunziata, the Division President of 13th Floor Homes, spoke about the occasion, saying, "In South Florida, the demand for single-family homes is consistently higher than the supply. We are among the few developers constructing homes in the region, and we are thrilled to break ground on Marina Landings in East Fort Lauderdale. This is an excellent opportunity for young families and established homebuyers

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seeking a gated community with privacy, security, and beautifully designed homes near the city's attractions. We've seen great momentum since we started sales last month and are eagerly anticipating the delivery of the community's first homes next year."

Marina Landings transcends the ordinary with its meticulously crafted design, offering an exceptional lifestyle tailored to the preferences of discerning homebuyers. Boasting an attractive starting price point in the low \$1-million range, these two-story homes provide a choice of four intelligently designed floorplans, averaging around 2,800 square feet in size. Prospective buyers have the privilege of selecting from customizable Contemporary, Coastal, and Mediterranean architectural styles, complete with carefully curated designer finish packages. Every residence within this esteemed community features four bedrooms, either three or three-and-a-half bathrooms, and two-car garages, complemented by modern open-concept living spaces, gourmet kitchens, top-of-the-line appliances, high-end finishes, grand master suites, and private backyards with outdoor terraces.

