

100

Las Olas

HOTEL | RESIDENCES | RETAIL



Artist's Conceptual Rendering

DOWNTOWN ELEVATED



PROJECT OVERVIEW

499'

FORT LAUDERDALE'S
TALLEST BUILDING

46

LEVELS

121

LUXURY RESIDENCES
Beginning at 160 ft.

8,500

SQ. FT. OF RETAIL SPACE
Interactive Street Level dining/social
experience with outdoor plaza

RESIDENTIAL

- Dedicated entry and access to residential elevators is restricted to condominium Residents and their guests
- Private, secured garage with valet service; condominium residents have the option to self-park
- Dedicated access-controlled residential entry and elevators
- 16th Level elevated Resident-only fitness center, Club Room, News Room and resort-style pool

- 24-Hour security

HOTEL

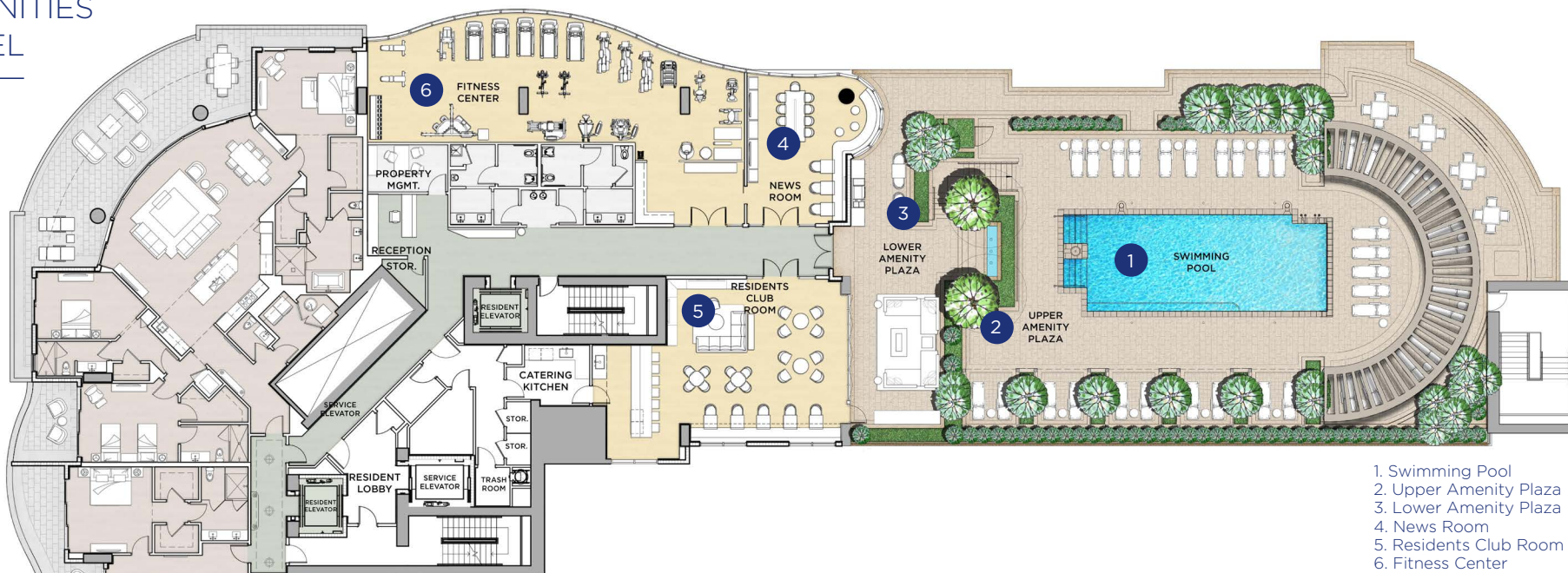
- Full Service Hyatt Centric Hotel
- Separate and distinct Hotel Guest elevators serve Hotel floors only
- Lobby Level Hotel restaurant and bar with indoor/outdoor seating
- 8th Level elevated hotel amenity and pool plaza, meeting rooms and ball room
- 24-Hour Security





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AMENITIES LEVEL



1. Swimming Pool
2. Upper Amenity Plaza
3. Lower Amenity Plaza
4. News Room
5. Residents Club Room
6. Fitness Center



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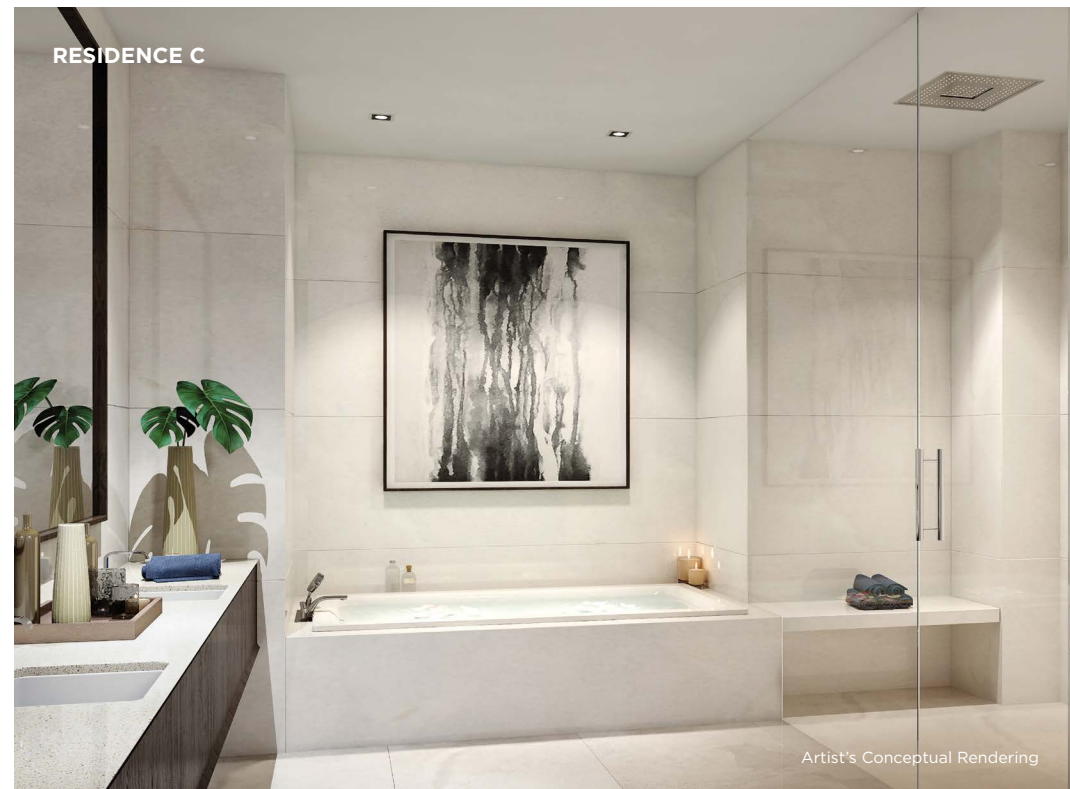
RESIDENCE FEATURES

- Four thoughtfully designed, innovative floorplans ranging from 1,501 to 2,964 sq. ft. with 2- to 3-bedroom residences with dens
- Floor-to-ceiling windows and sliding glass doors in main living areas

PREMIUM FINISHES

Choose from a selection of professional designer-coordinated kitchen and bath finish packages featuring:

- Nolte® European Cabinetry
- Handsome Quartz surfaces
- Premium large format porcelain tile in main living areas
- Jenn-Air® stainless steel Euro-style built-in appliance collection
- Grohe® and Kohler® fixtures
- Luxurious spa-like bath retreats with premium finishes and fixtures



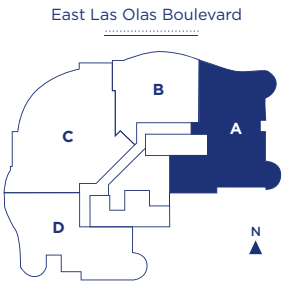
RESIDENCE C

Artist's Conceptual Rendering

RESIDENCE A

2 BEDROOMS | DEN | 2.5 BATHROOMS

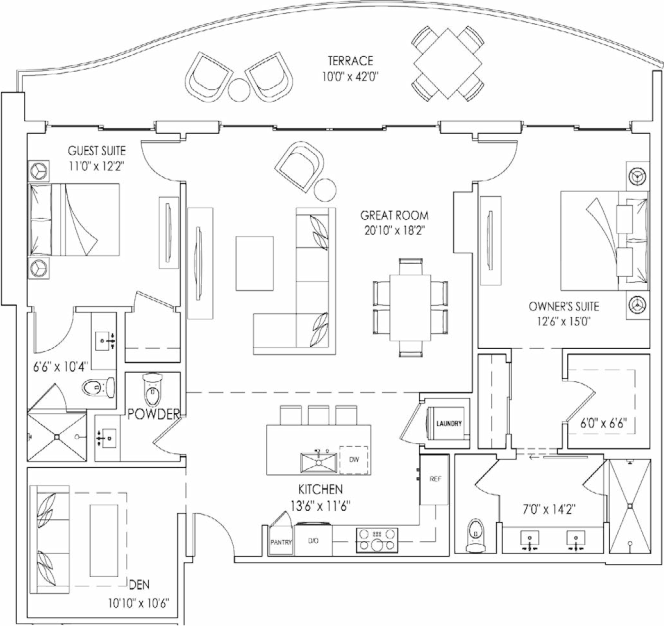
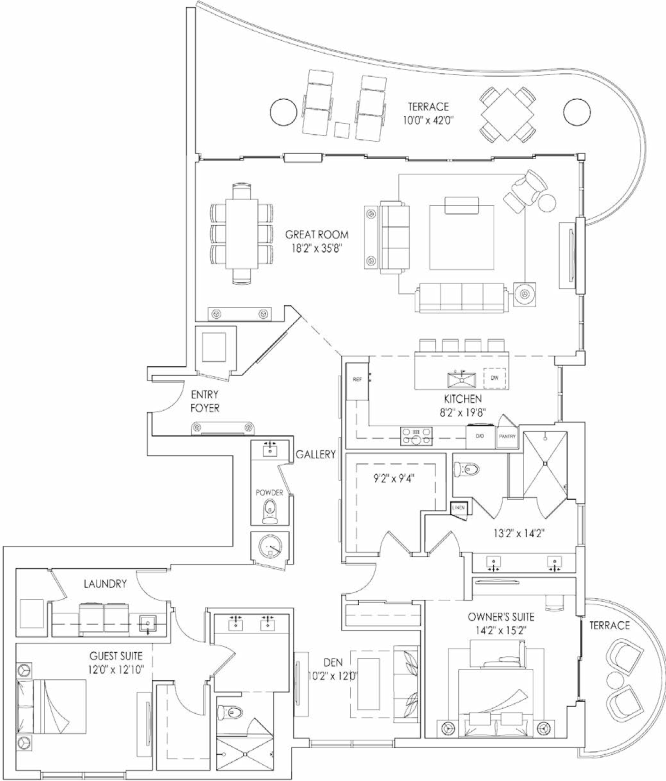
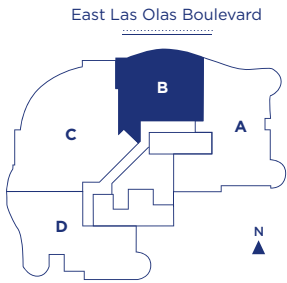
Interior	2,395 sq. ft.	222.50 m ²
Exterior	500 sq. ft.	46.45 m ²
Total	2,895 sq. ft.	268.95 m²



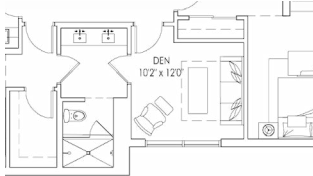
RESIDENCE B

2 BEDROOMS | DEN | 2.5 BATHROOMS

Interior	1,501 sq. ft.	139.45 m ²
Exterior	310 sq. ft.	28.80 m ²
Total	1,811 sq. ft.	168.25 m²



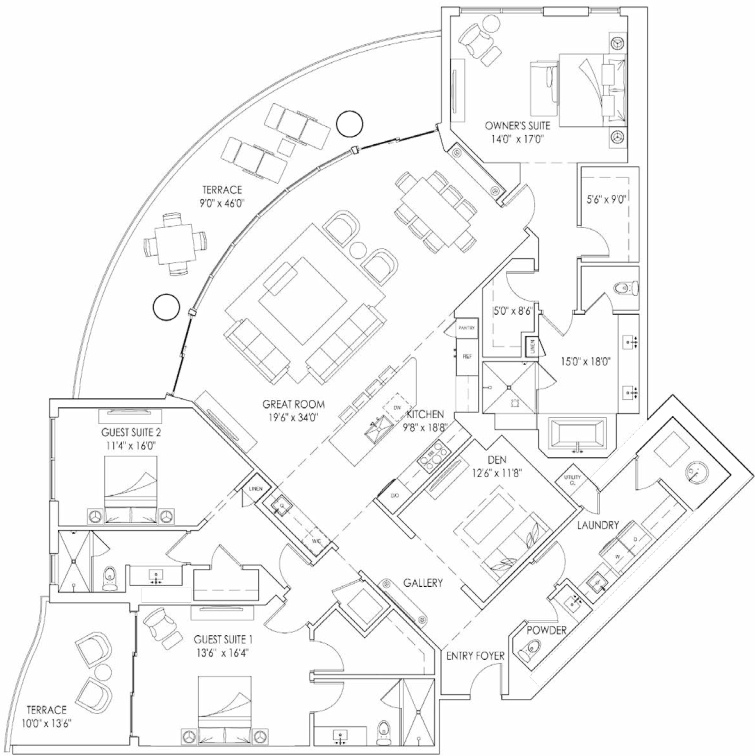
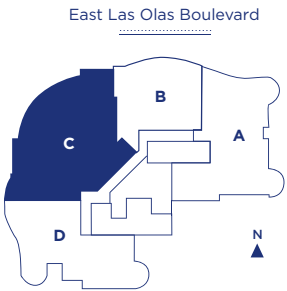
OPTION FOR ENCLOSED DEN



RESIDENCE C

3 BEDROOMS | DEN | 3.5 BATHROOMS

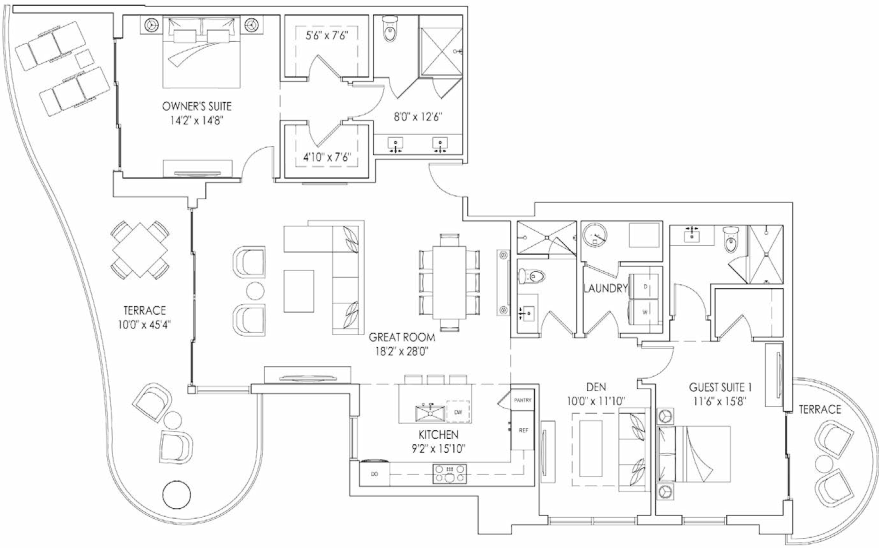
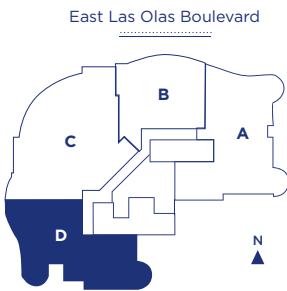
Interior	2,964 sq. ft.	275.40 m ²
Exterior	558 sq. ft.	51.80 m ²
Total	3,522 sq. ft.	327.20 m²



RESIDENCE D

2 BEDROOMS | DEN | 3 BATHROOMS

Interior	1,867 sq. ft.	173.45 m ²
Exterior	544 sq. ft.	50.50 m ²
Total	2,411 sq. ft.	223.95 m²





THE TEAM

The Kolter Group

Headquartered in Palm Beach County, Florida, Kolter has introduced a vision for luxury that is continually raising expectations for homebuyers and establishing new standards for the industry. Committed to "Creating Better Communities," The company brings over twenty years of innovative residential development to each new endeavor. The Kolter Group recognizes that with each new home sale, there is an inherent commitment to deliver not just a quality residence, but a unique, amenity-rich lifestyle. With that in mind, the company strives to deliver the most sought-after, energy-efficient designs, complete with the finest finishes and amenities. Kolter has developed over \$10 billion of residential projects (both completed and in process) including a number of exceptional condominium residences in water-front, water-view and amenity-rich walkable urban locations.

SB Architects

Over the past 50 years, SB Architects has established a worldwide reputation for excellence and leadership in the planning and design of large-scale hotels, resorts, destination resort communities, and all associated resort amenities, as well as large-scale multi-family residential and urban mixed-use projects.

A WORLD-CLASS TEAM WHO TOGETHER ELEVATE THE MEANING OF DOWNTOWN LIVING

Simeone Deary Design Group

Simeone Deary Design Group, established in 2002 by Lisa Simeone and Gina Deary, is an award-winning interior design firm with a distinct artistic perspective to create provocative spaces evoking imagination and conversation. From conceptual design and interior architecture through graphics and branding, Simeone Deary's involvement in a project goes well beyond design. Since its inception, the Chicago-based Simeone Deary Design Group has amassed a resume of well over 100 hotels and high-end projects including new construction, adaptive reuse, renovation and conversion for a variety of industries.

Bob Martin of The Decorators Unlimited

Founded in 1985 and headquartered in South Florida, The Decorators Unlimited is one of the world's premier interior design firms. Its creative staff has created beautiful luxury spaces around the globe, offering comprehensive interior design and collaborative consulting on projects both big and small. Award-winning interior design projects feature stunning details and exquisite furnishings, fabrics and finishes.

OneWorld Properties

OneWorld Properties, led by Peggy Olin Fucci, is a Florida-based full service real estate brokerage firm specializing in the sales and marketing of luxury residential condominium properties worldwide. In 2008, OneWorld Properties was formed with the goal to create a new kind of brokerage with honesty, drive and enthusiasm that would deliver fresh and innovative ideas. OneWorld provides a unique approach partnering with developers from idea to strategy development to create an integrated sales and marketing program. OneWorld was built on a foundation emphasizing a culture of teamwork and collaborative thinking among all of its agents. This approach has proven to be a successful business model.

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PRESENTED BY
KOLTER



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE SELLER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A SELLER TO A BUYER OR LESSEE. This project has been filed in the state of Florida and no other state. This is not an offer to sell or solicitation of offers to buy the condominium units in states where such offer or solicitation cannot be made. Pricing, availability, plans and features are subject to change at any time without notice. Please see the Declaration of Condominium for more information.