

100

Las Olas

HOTEL | RESIDENCES | RETAIL



Artist conceptual rendering. Developer may change without notice.

PROJECT OVERVIEW

- Fort Lauderdale's tallest building at 499 ft., 46 levels
- 121 Luxurious Residences
- Residential lobby provides private, access-controlled entry points at all elevators
- Nationally branded Hyatt Centric full service lifestyle hotel, featuring 238 guest rooms, meeting rooms and lobby level restaurant and bar with indoor and outdoor seating
- 8,500 sq. ft. of retail space with patio area for third-party restaurant operations
- Designed by the illustrious SB Architects with offices in Miami, San Francisco and Shenzhen
- Amenity and common areas designed by world-renowned interior design firm, Simeone Deary
- Residential design and luxury finish program by Bob Martin, celebrated Palm Beach Interior Designer
- Developed by The Kolter Group
- Expected delivery Fall 2019

PRIVATE RESIDENT AMENITIES

- 1,900 sq. ft. fitness/ activities center
- Elevated resort-style private pool
- Day cabanas
- Comfortable lounging and seating areas
- Casual news room provides the day's current world and financial news and papers in a salon style atmosphere with comfortable seating and daily coffee/beverage service
- Private Residents' Club Room, with catering kitchen, bar, formal seating areas, custom audio system and expansive outdoor plaza

100

Las Olas

HOTEL | RESIDENCES | RETAIL



RESIDENCE FEATURES

- Access-controlled entry points at all elevators, lobbies, parking garage and resident amenities
- Floorplans ranging from 1,501 to 2,964 sq. ft., featuring 2- to 3-bedroom residences with dens
- Floor-to-ceiling windows and sliding glass doors in main living areas
- Expansive, private terraces with glass balconies designed to provide unobstructed city views
- Residences finished with owner's choice of design packages
- State-of-the-art, energy efficient living
- Nolte® European Cabinets with Quartz countertops
- Jenn Air Euro-Stainless appliances
- Grohe and Kohler plumbing fixtures

BUILDING FEATURES

- Dynamic central core hotel lobby located at the intersection of Las Olas Boulevard and SE 1st Ave provides dedicated residential access
- 24-hour security, access control at all entry and exit points
- 24-hour manned, secured lobby
- Valet and self-parking available
- On-site property management

DEPOSIT SCHEDULE

- \$50,000.00 at Reservation
- 20% of Purchase Price at Contract (Net of Reservation Deposit)
- 10% December 2017

Estimated Condominium Association Fees: \$.60 per sq. ft.

PRICES STARTING FROM THE \$800,000's

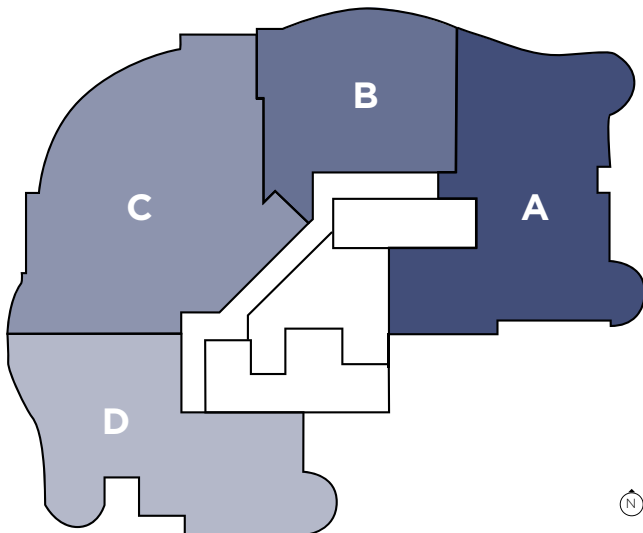
100

Las Olas


HOTEL | RESIDENCES | RETAIL



East Las Olas Boulevard



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. Prices and availability are subject to change at any time without notice. All dimensions are approximate. All floorplans are subject to change without notice. The seller reserves the absolute right, in its sole judgment and discretion, to substitute appliances, materials, fixtures and equipment of equal or greater quality or value for those specified. Please see the Declaration of Condominium for more information.

VERSION 2 | JANUARY 2017