

# 100

## Las Olas

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ESTATE PENTHOUSE

AVAILABLE ON LEVELS 39-44  
PENTHOUSE LEVELS 45-46





ARTIST'S RENDERING



# BUILDING FEATURES

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## 113 RESIDENCES (Levels 16-46)

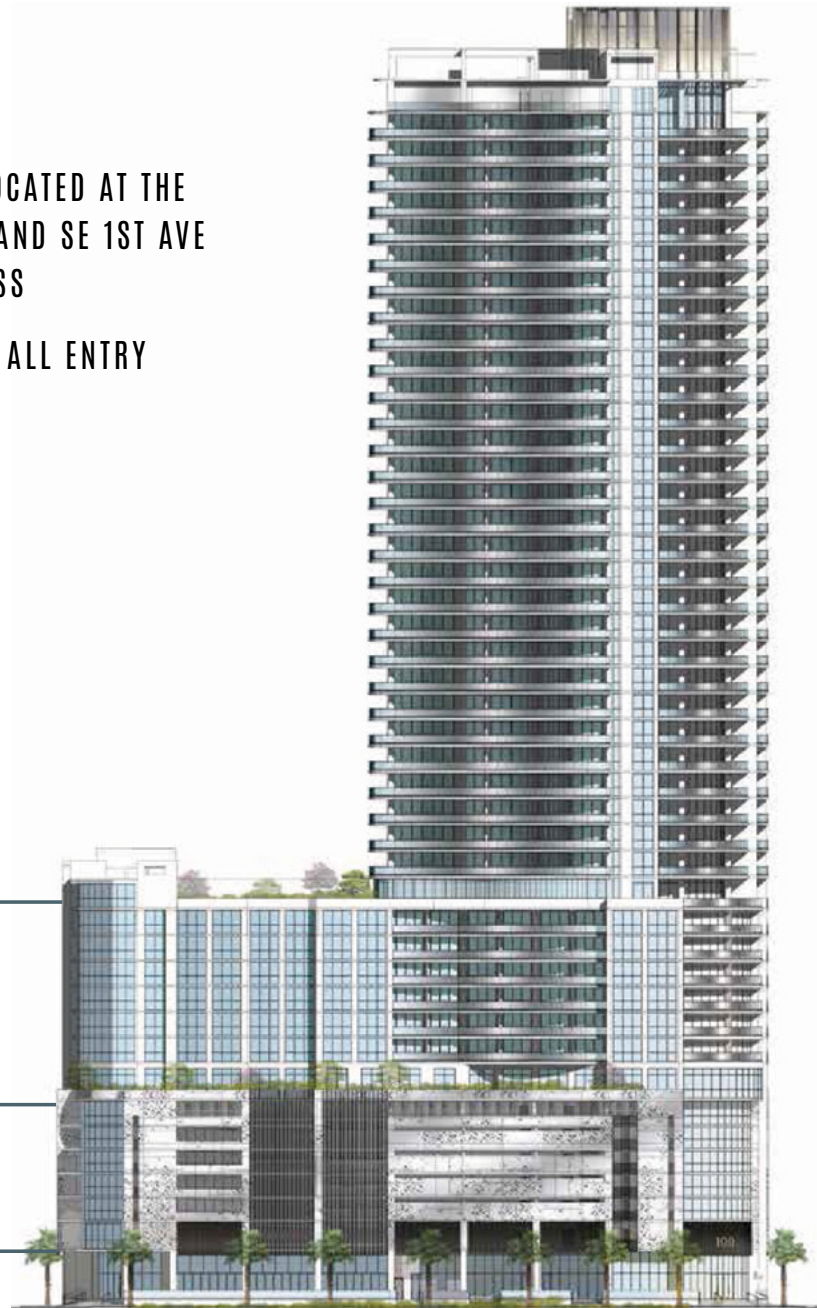
- DYNAMIC CENTRAL CORE HOTEL LOBBY LOCATED AT THE INTERSECTION OF LAS OLAS BOULEVARD AND SE 1ST AVE PROVIDES DEDICATED RESIDENTIAL ACCESS
- 24-HOUR SECURITY, ACCESS CONTROL AT ALL ENTRY AND EXIT POINTS
- 24-HOUR MANNED, SECURED LOBBY
- VALET AND SELF-PARKING AVAILABLE
- ON-SITE PROPERTY MANAGEMENT

## PRIVATE RESIDENTIAL AMENITIES AND ELEVATED POOL PLAZA (Level 16)

## 238 HOTEL GUEST ROOMS, FITNESS CENTER, MEETING SPACE AND ELEVATED POOL (Levels 8-15)

## GARAGE (Levels 2-7)

## GRAND LOBBY, HOTEL, RESTAURANT/BAR, RETAIL (Ground Level)



# ESTATE FEATURES

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- Access-controlled entry points at all elevators, lobbies, parking garage and resident amenities
- Flexible 3-Bedrooms plus Office, 4.5-Bath Residence offering 3,896 sq. ft. of interior living space and 810 sq. ft. of terraces
- Three Penthouse floorplans ranging from 2,411 to 5,406 sq. ft. with options of 2- to 4-Bedroom plans
- Floor-to-ceiling windows and sliding glass doors in main living areas
- Premium 24" x 48" porcelain flooring throughout
- Expansive, private terraces with glass railings on terraces designed to provide unobstructed city views
- Nolte® European Cabinets with Quartz surfaces and full-height backsplash
- Decorator ready interior available — ask your Sales Executive for details

# ESTATE PENTHOUSE FEATURES

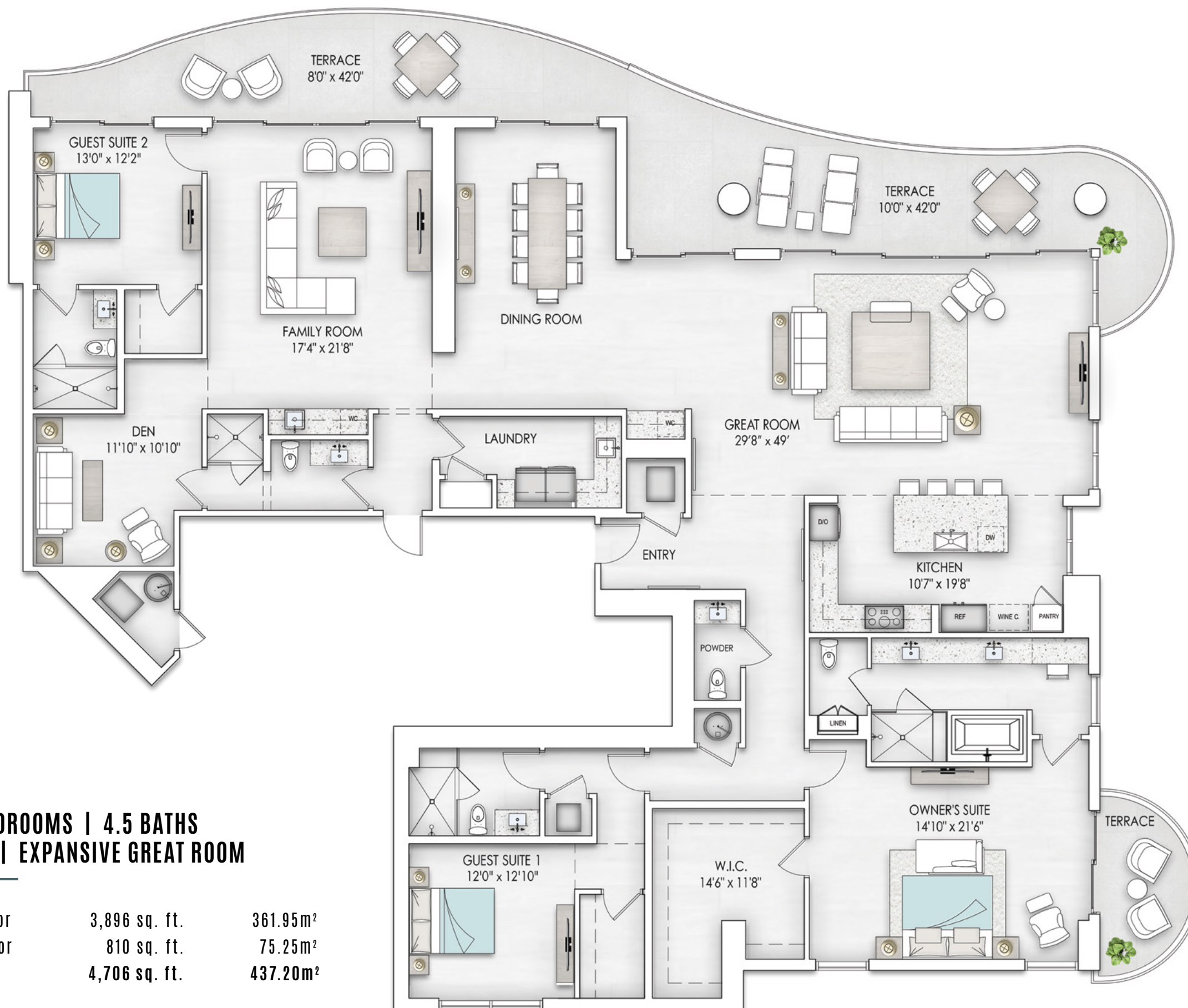
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- Jenn-Air® Euro-Stainless built-in appliances including induction cooktop
- Laundry Room with full-size washer and dryer with pedestal stands
- Grohe® and Kohler® fixtures, handheld sprayer in all showers
- Provision for electric window treatments

# ESTATE PLAN 1

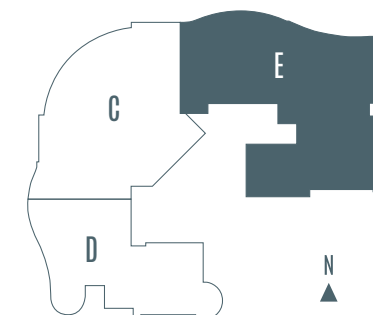
## 3 BEDROOMS | 4.5 BATHS DEN | EXPANSIVE GREAT ROOM

Interior	3,896 sq. ft.	361.95m <sup>2</sup>
Exterior	810 sq. ft.	75.25m <sup>2</sup>
Total	4,706 sq. ft.	437.20m <sup>2</sup>



East Las Olas Boulevard

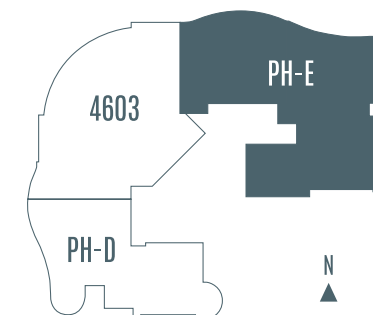
RESIDENCES



OFFERED ON RESIDENCE LEVELS 39-44

East Las Olas Boulevard

PENTHOUSES



OFFERED ON PENTHOUSE LEVELS 45-46

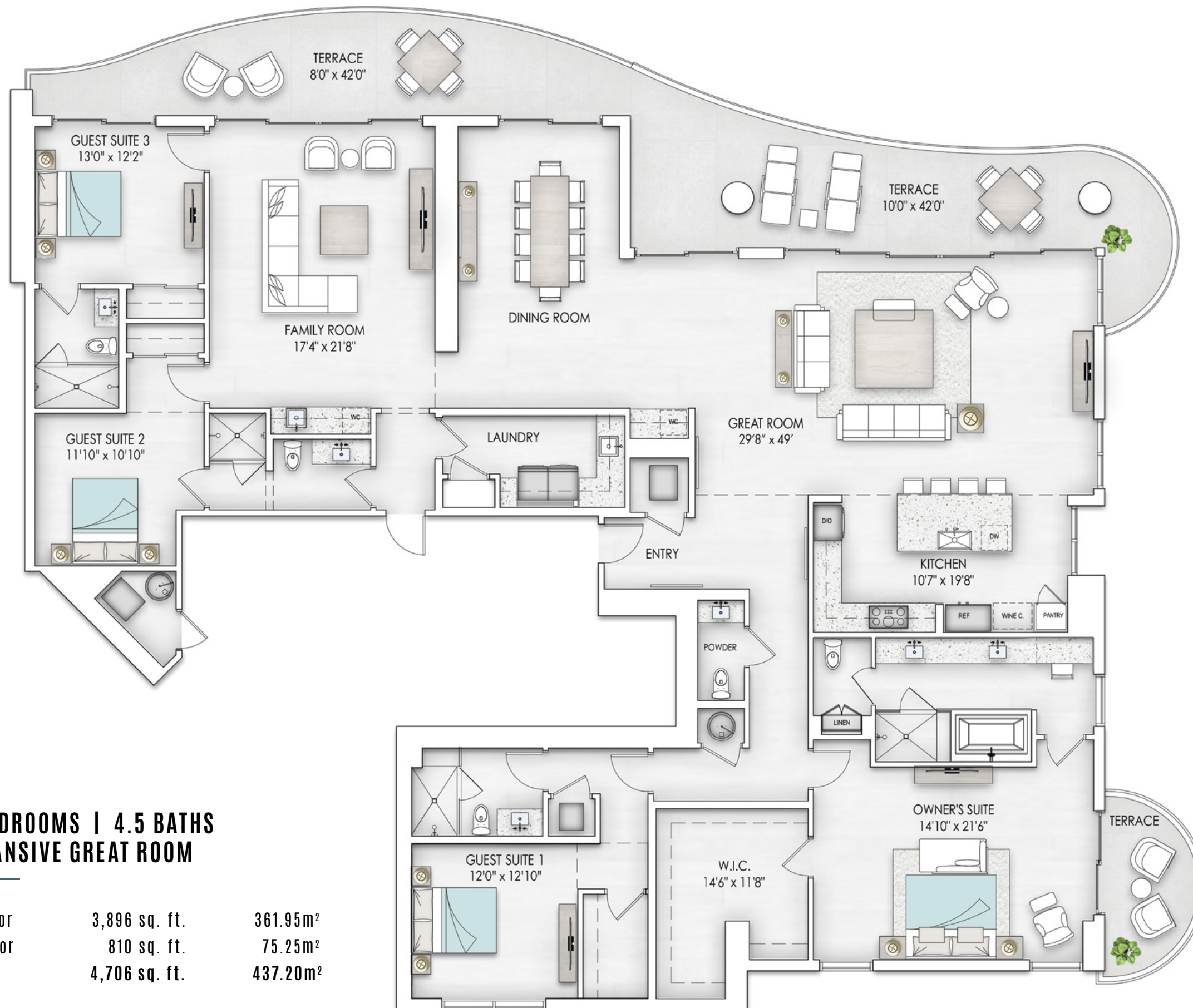
All dimensions are approximate. This floorplan is subject to change without notice. The seller reserves the absolute right, in its sole judgment and discretion, to substitute appliances, materials, fixtures and equipment of equal or greater quality or value for those specified. There are various methods of calculating the total square footage of a condominium unit, and depending on the method of calculation, the quoted square footage of a condominium unit may vary by more than a normal amount. The total condominium square footages as shown in this brochure are based on the "Architectural Method" of measurement and the exterior perimeter measurements of the condominium unit, which include exterior walls, interior columns, fifty percent of demising walls. The method for calculating residential square footage used in marketing materials is different than the method used for calculating residential square footage in the condominium documents. Please see the Declaration of Condominium for more information.



# ESTATE PLAN 2

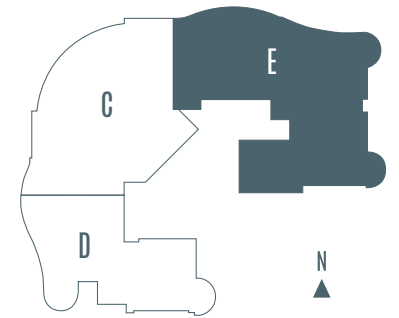
## 4 BEDROOMS | 4.5 BATHS EXPANSIVE GREAT ROOM

Interior	3,896 sq. ft.	361.95m <sup>2</sup>
Exterior	810 sq. ft.	75.25m <sup>2</sup>
Total	4,706 sq. ft.	437.20m <sup>2</sup>



East Las Olas Boulevard

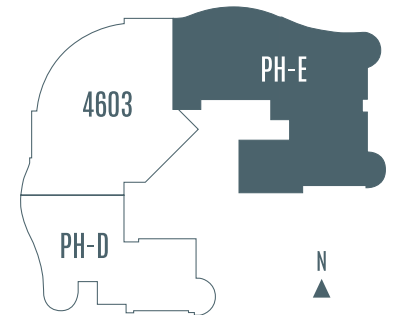
RESIDENCES



OFFERED ON RESIDENCE LEVELS 39-44

East Las Olas Boulevard

PENTHOUSES



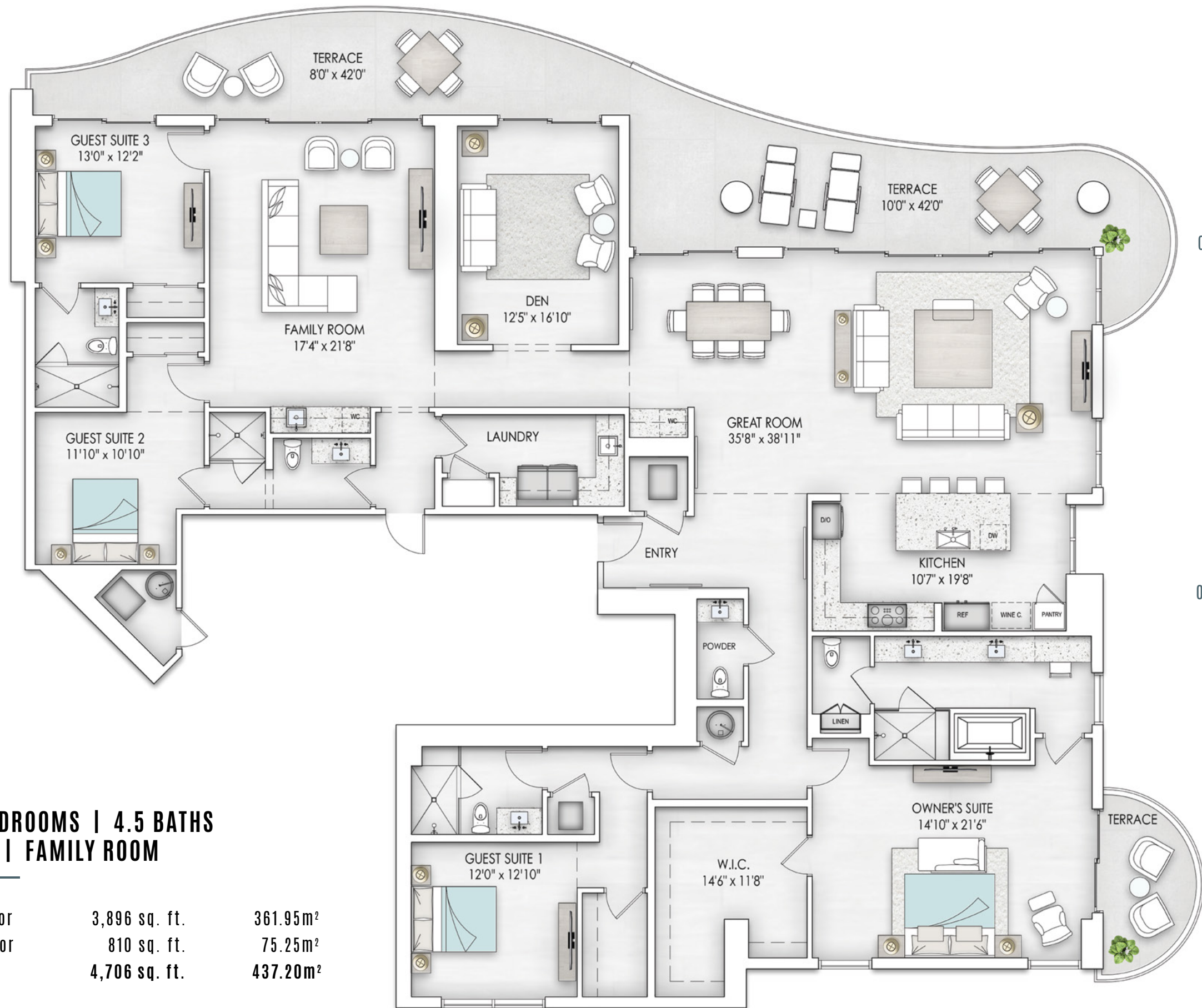
OFFERED ON PENTHOUSE LEVELS 45-46

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# ESTATE PLAN 3

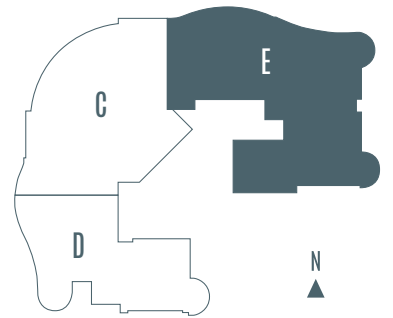
## 4 BEDROOMS | 4.5 BATHS DEN | FAMILY ROOM

Interior	3,896 sq. ft.	361.95m <sup>2</sup>
Exterior	810 sq. ft.	75.25m <sup>2</sup>
Total	4,706 sq. ft.	437.20m <sup>2</sup>



East Las Olas Boulevard

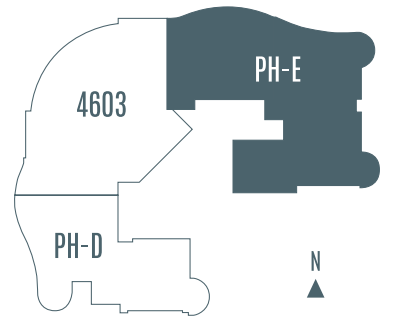
RESIDENCES



OFFERED ON RESIDENCE LEVELS 39-44

East Las Olas Boulevard

PENTHOUSES



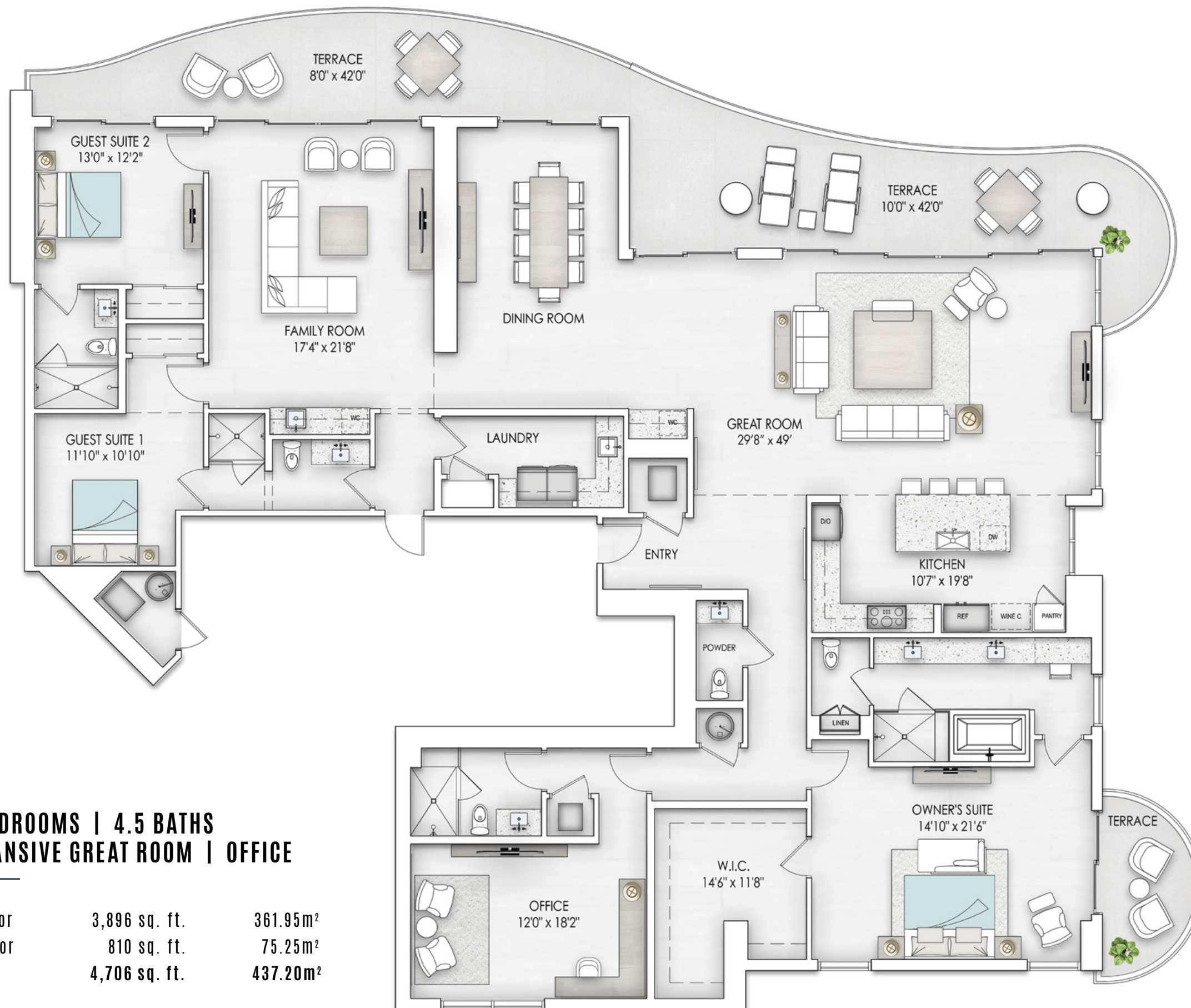
OFFERED ON PENTHOUSE LEVELS 45-46



# ESTATE PLAN 4

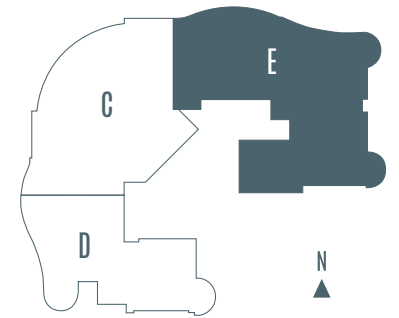
**3 BEDROOMS | 4.5 BATHS  
EXPANSIVE GREAT ROOM | OFFICE**

Interior	3,896 sq. ft.	361.95m <sup>2</sup>
Exterior	810 sq. ft.	75.25m <sup>2</sup>
Total	4,706 sq. ft.	437.20m <sup>2</sup>



East Las Olas Boulevard

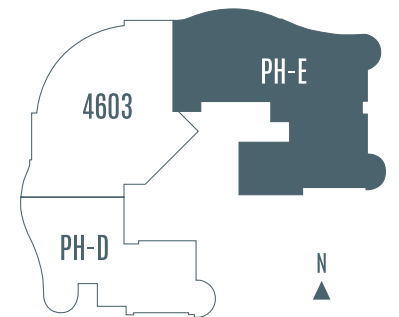
RESIDENCES



OFFERED ON RESIDENCE LEVELS 39-44

East Las Olas Boulevard

PENTHOUSES



OFFERED ON PENTHOUSE LEVELS 45-46

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## BUILDING FEATURES

- Dynamic central core hotel lobby located at the intersection of Las Olas Boulevard and SE 1st Avenue 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

## PRIVATE RESIDENT AMENITIES

- Elevated resort-style private pool with aqua massage jets
- Day cabanas
- Comfortable lounging and seating areas
- Spa/Treatment Room
- State-of-the-art Fitness Center with group exercise area
- 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

Steve Samuels

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Oceanfront Realty



KOLTER

ONEWORLD  
PROPERTIES

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE SELLER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE 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. This is a limited time offer. Developer may withdraw offering at any time. All dimensions are approximate. This floorplan is 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. There are various methods of calculating the total square footage of a condominium unit, and depending on the method of calculation, the quoted square footage of a condominium unit may vary by more than a normal amount. The total condominium square footages as shown in this brochure are based on the "Architectural Method" of measurement and the exterior perimeter measurements of the condominium unit, which include exterior walls, interior columns, fifty percent of demising walls. The method for calculating residential square footage used in marketing materials is different than the method used for calculating residential square footage in the condominium documents. Please see the Declaration of Condominium for more information.

ARTIST'S RENDERING

