

# 100

## Las Olas

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HOTEL | RESIDENCES | RETAIL

WELCOME TO

# 100

## Las Olas

HOTEL | RESIDENCES | RETAIL

Soaring above vibrant downtown Fort Lauderdale, 100 Las Olas will be the city's tallest building: 46 levels, 121 luxury residences, 238 hotel guest rooms, fine dining and select retail space. Iconic architecture, designed with a contemporary aesthetic, incorporates curved geometric shapes clad in steel and glass creating the feeling of complete transparency and light transmission.

WELCOME TO 100 LAS OLAS. WELCOME HOME.



Artist's Conceptual Rendering



# 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





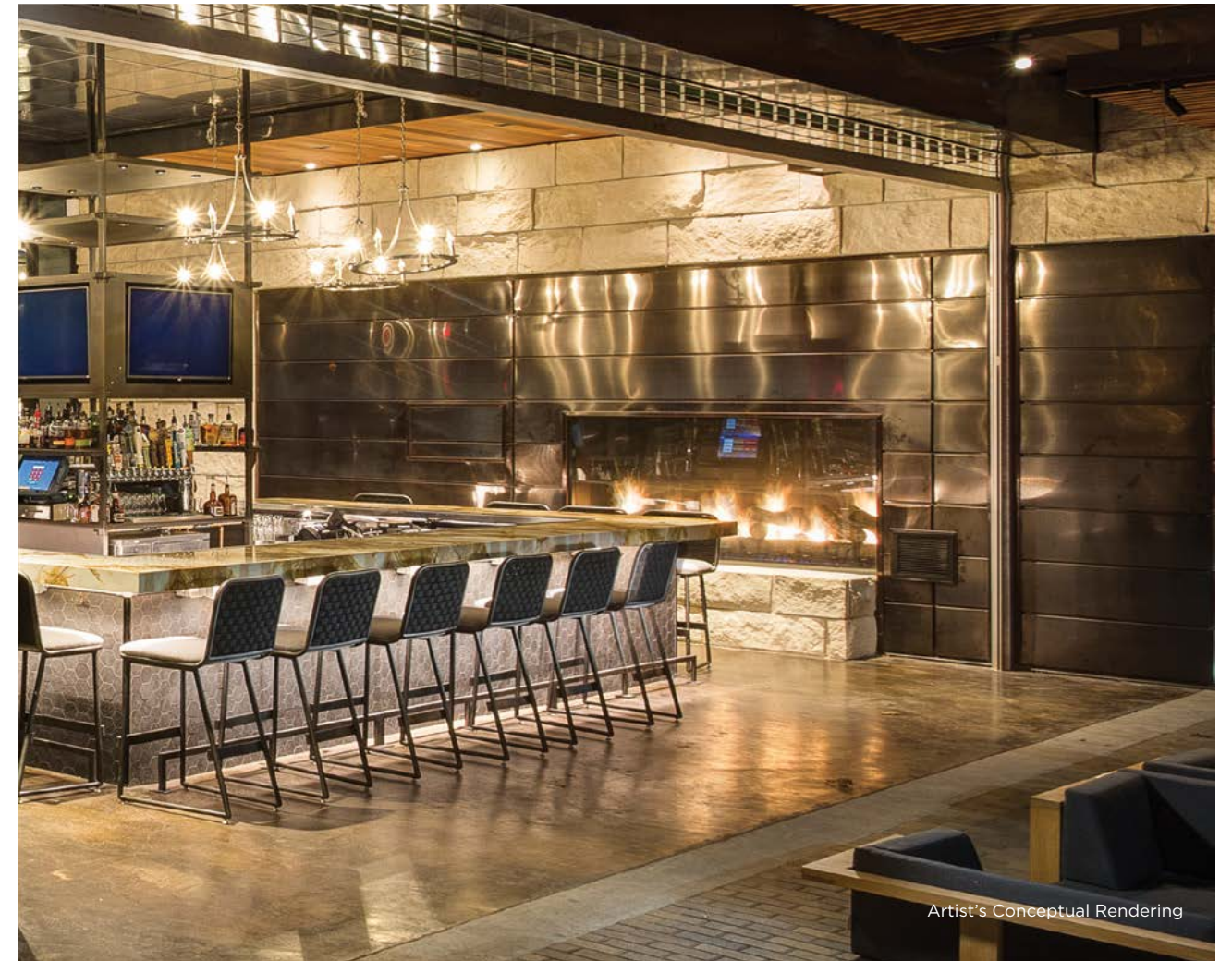




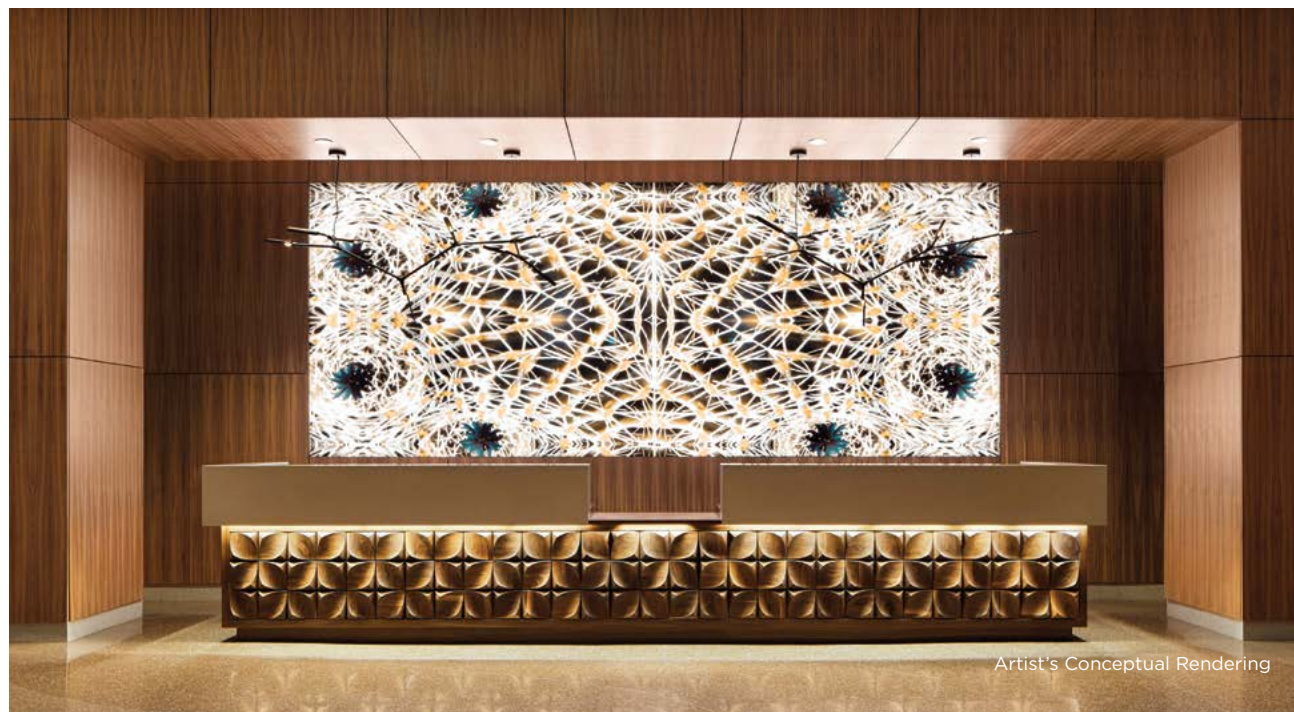
# BOUNDLESS POSSIBILITIES

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Chicago based Simeone Deary Design Group have masterfully crafted a vision for both the Hyatt Hotel and the residential common areas. 100 Las Olas offers an array of possibilities for residents and hotel guests alike, including hotel amenities, a fine dining restaurant and bar, as well as the ballroom and meeting rooms. Residents will have exclusive access to residential areas and amenities, also designed under the creative eye of Simeone Deary. Welcome to the perfect backdrop where memorable moments promise to last a lifetime.



Artist's Conceptual Rendering



Artist's Conceptual Rendering



Artist's Conceptual Rendering



# RAISING THE BAR ON RELAXATION

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Achieving the perfect balance between luxury and supreme comfort, 100 Las Olas is an urban escape with the most alluring amenities.

## PRIVATE RESIDENT AMENITIES

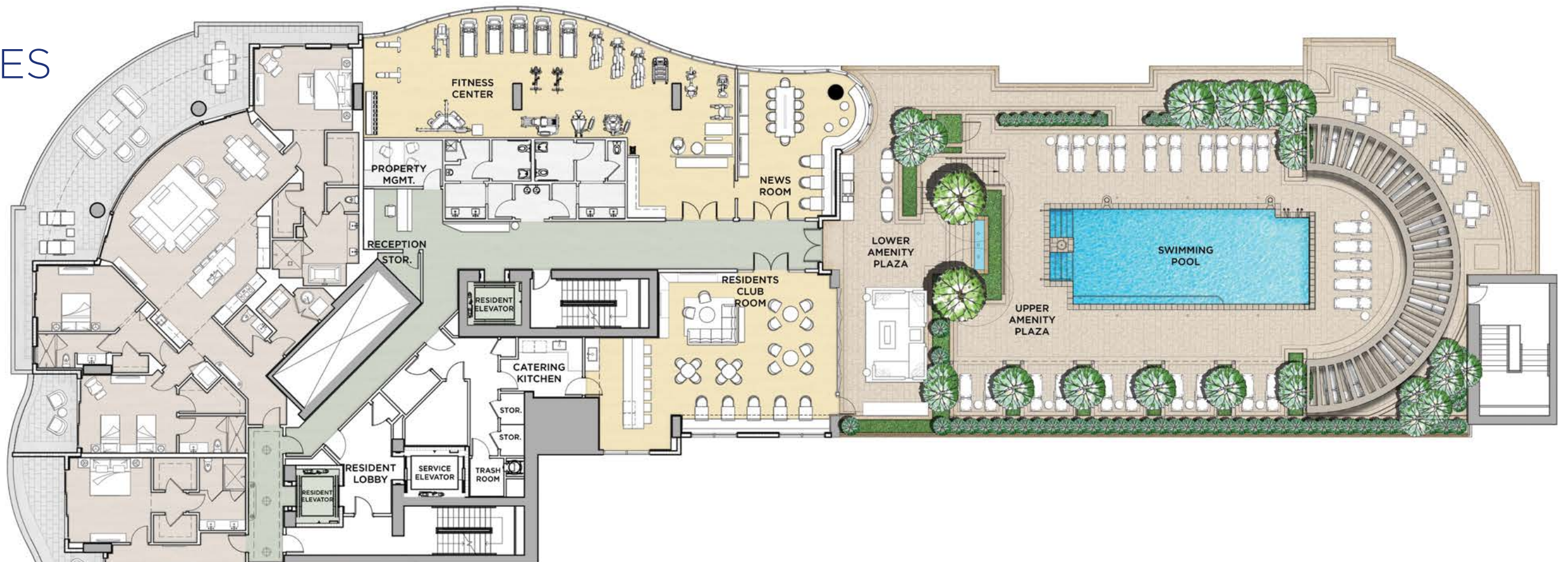
### LEVEL 16

- Elevated resort-style pool
- Day cabanas provide shade and privacy
- Open and inviting entertainment areas, fire pit with lounge seating and outdoor cooking
- Residents' Club Room with expansive outdoor plaza, featuring a catering kitchen and club bar, abundant seating and a custom audio system
- Casual News Room designed to provide the day's current world and financial news in a relaxing atmosphere with comfortable seating areas and a daily coffee/beverage station
- High-tech fitness center
- Individual private storage areas





## AMENITIES LEVEL





# DESIGN TAKEN TO GREAT HEIGHTS

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Designed for modern luxury living by Bob Martin of The Decorators Unlimited, the residences at 100 Las Olas feature contemporary open great room plans, gourmet kitchens ideal for entertaining, and expansive terraces with glass railings designed to provide unobstructed long-range views of the Fort Lauderdale skyline. Come home and unwind at the height of elegance; a unique address planned for the way sophistication is meant to be lived.





# 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 D



Artist's Conceptual Rendering



# EXPLORE DOWNTOWN FORT LAUDERDALE

Fort Lauderdale opens the door to a world of limitless possibilities as the coveted South Florida mecca for the arts, entertainment, cuisine and recreation. Ready. Set. Explore.





# LIFE ELEVATED

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THE TEAM



ONE ST. PETERSBURG



THE MARK SARASOTA



**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



LOBBY AT WATER CLUB  
NORTH PALM BEACH



**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.



# DOWNTOWN ELEVATED

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**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.