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Las Olas

PENTHOUSE 4504/4604



BUILDING FEATURES

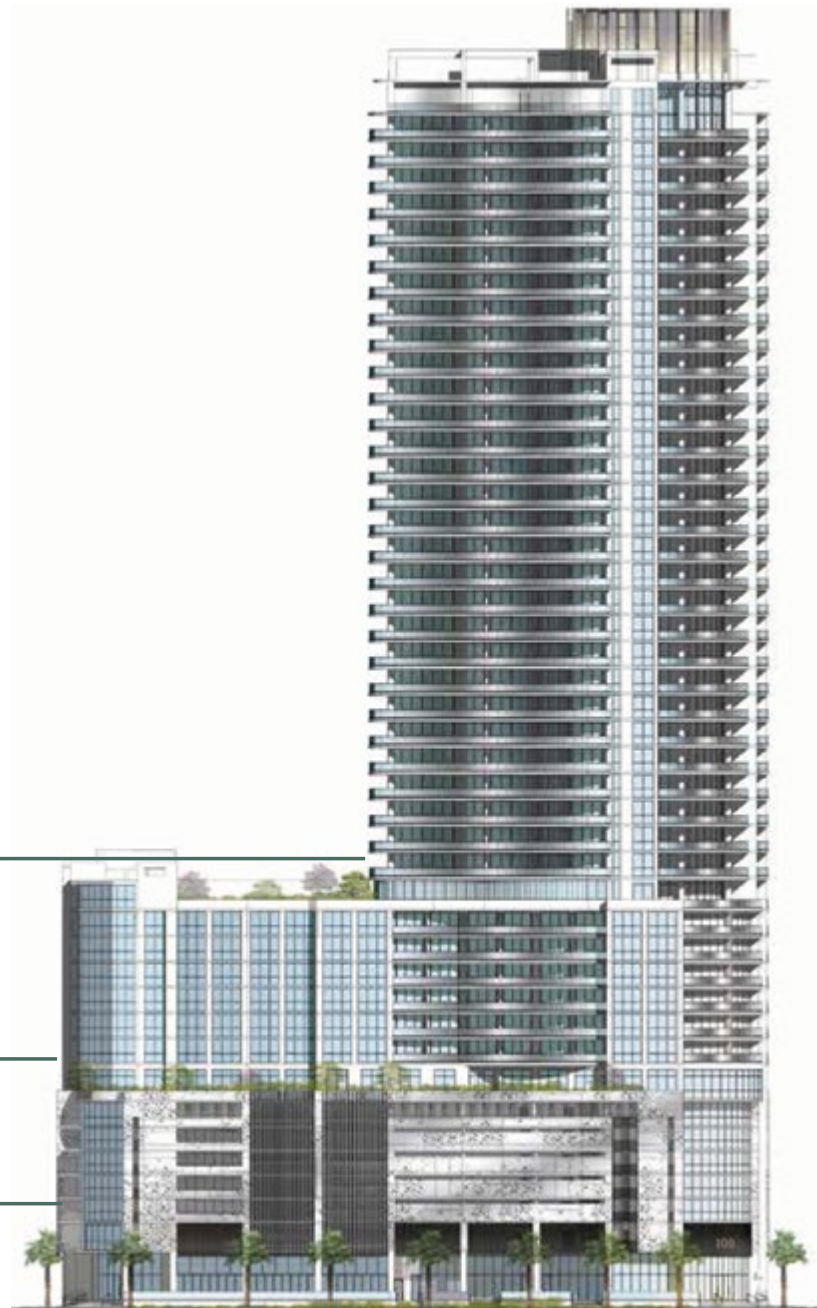
113 RESIDENCES
(Levels 16-46)

**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)



PENTHOUSE FEATURES

- Access-controlled entry points at all elevators, lobbies, parking garage and resident amenities
- 2-Bedroom plus Den, 3-Bath residence offering 1,867 sq. ft. of interior living space and 2,411 sq. ft. of terraces
- 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
- Jenn-Air® Euro-Stainless built-in appliances including induction cooktop
- Stacked washer/dryer with convenient utility sink
- Grohe® and Kohler® fixtures, handheld sprayer in all showers
- Provision for electric window treatments
- Decorator-ready interior available — ask your Sales Executive for details

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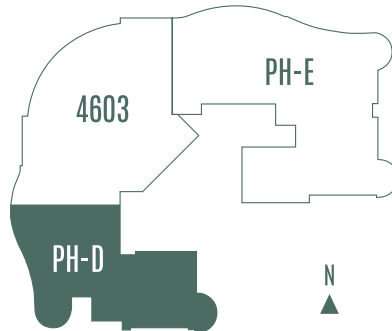
2 BEDROOMS | DEN | 3 BATHS

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



East Las Olas Boulevard

PENTHOUSES



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

200 E LAS OLAS BOULEVARD, SUITE 150
FORT LAUDERDALE, FL 33301

T. 954.800.6263

WWW.ONEHUNDREDLASOLAS.COM



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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