



# 100

Las Olas

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**PENTHOUSE 4603**

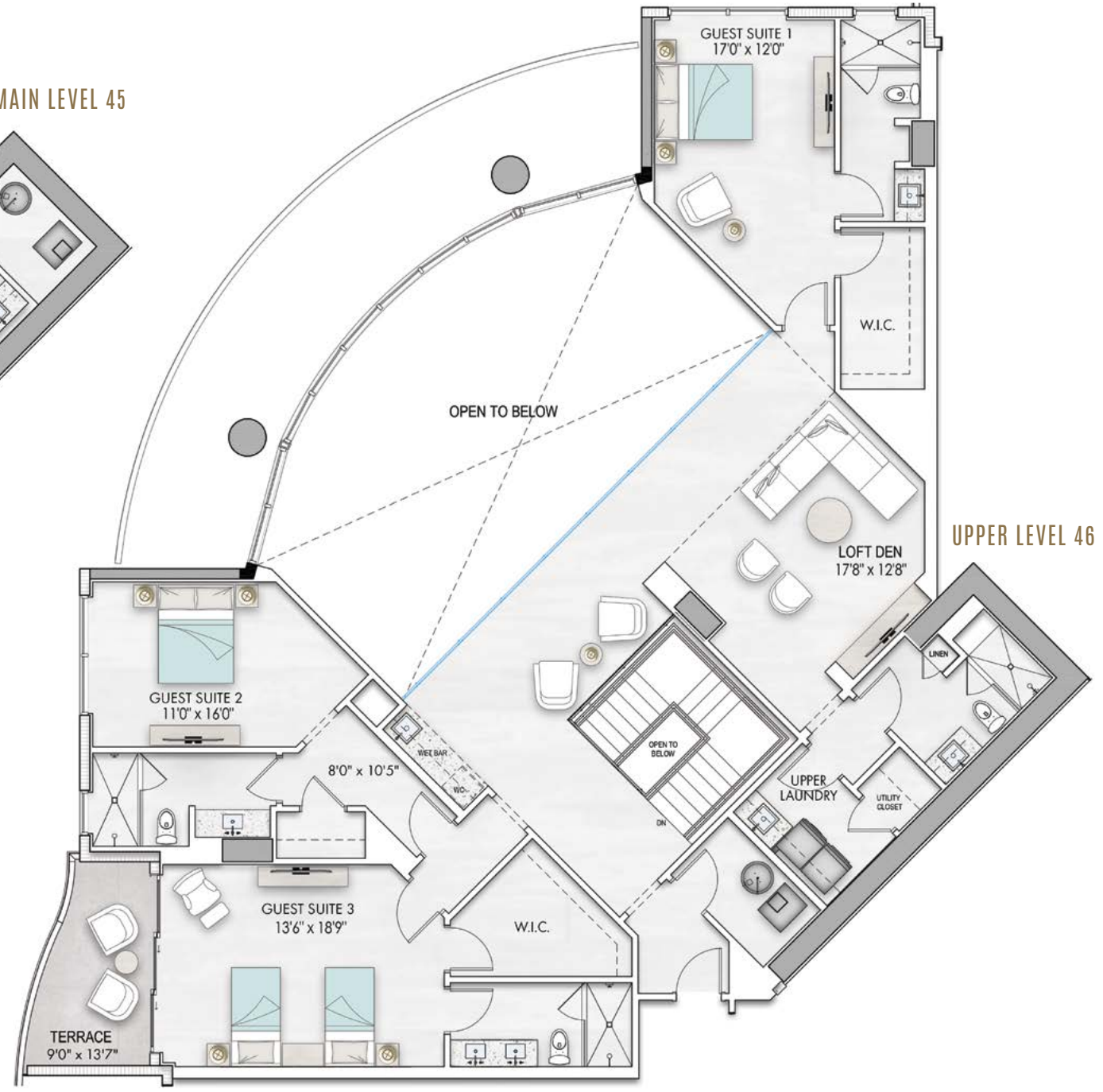
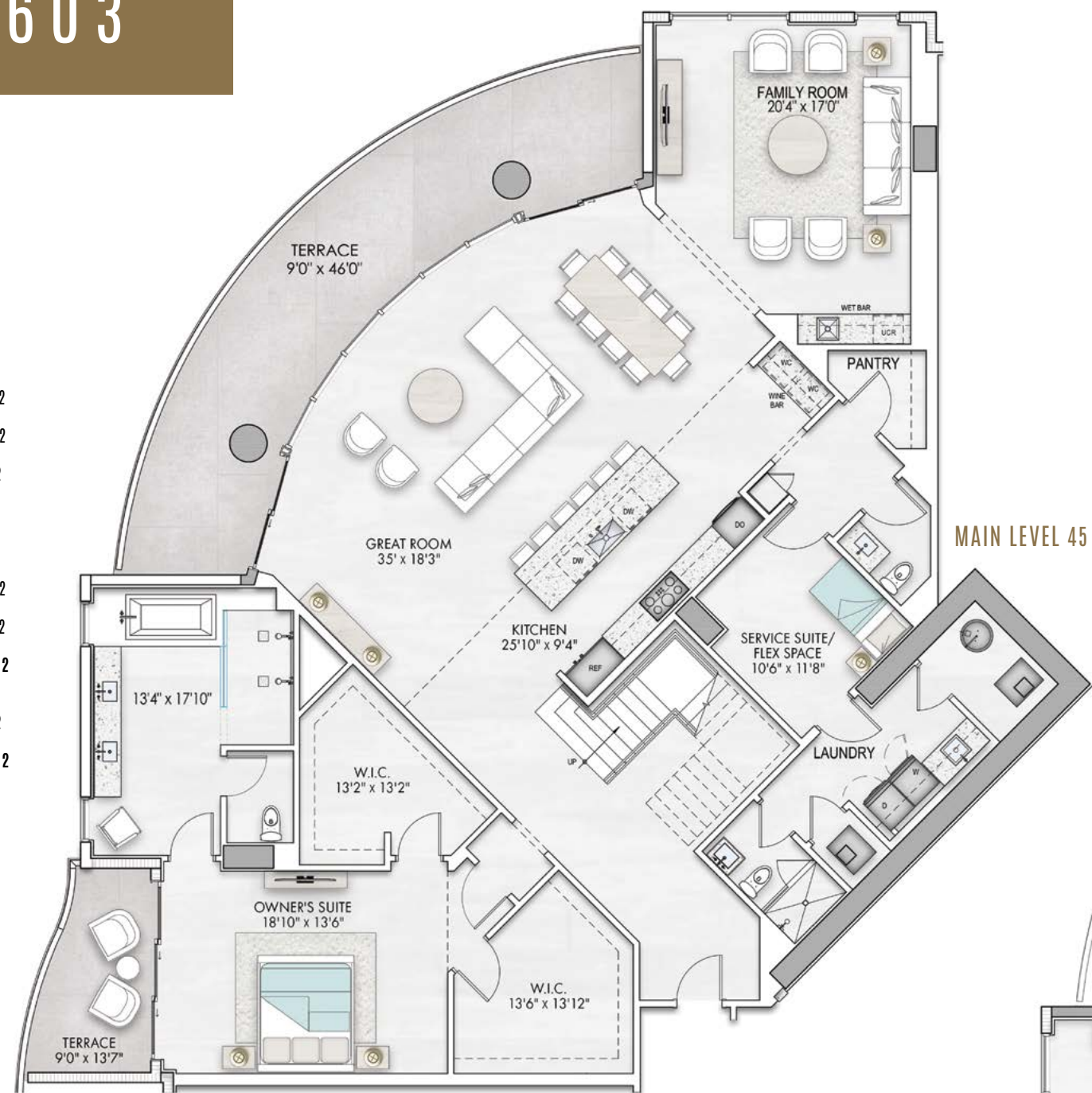
**ONE-OF-A-KIND  
2-STORY PENTHOUSE**

HYATT CENTRIC  
LAS VEGAS

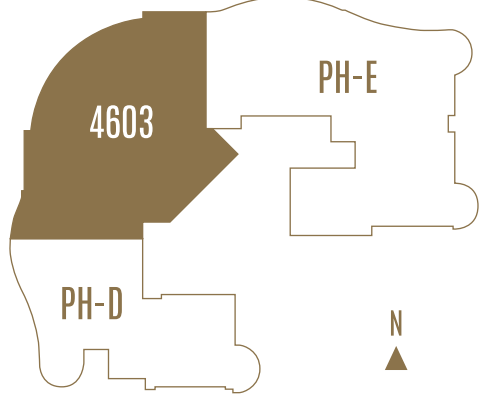
# PENTHOUSE 4603

**4 BEDROOMS | DEN**  
**6.5 BATHS**

1ST FLOOR		
Interior	2,999 sq. ft.	278.62m <sup>2</sup>
Exterior	522 sq. ft.	48.50m <sup>2</sup>
<b>Total</b>	<b>3,521 sq. ft.</b>	<b>327.11m<sup>2</sup></b>
2ND FLOOR		
Interior	2,255 sq. ft.	209.50m <sup>2</sup>
Exterior	103 sq. ft.	9.57m <sup>2</sup>
<b>Total</b>	<b>2,358 sq. ft.</b>	<b>219.07m<sup>2</sup></b>
<b>Total Interior</b>	<b>5,254 sq. ft.</b>	<b>488.11m<sup>2</sup></b>
<b>Total Exterior</b>	<b>625 sq. ft.</b>	<b>58.06m<sup>2</sup></b>



East Las Olas Boulevard  
PENTHOUSES



All dimensions are approximate. The 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 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 more than a normal amount. The total condominium square footages as shown in this brochure are based on the "Architectural Method" of measurement which measures the exterior perimeter of the condominium unit, and also includes interior columns and 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. The models shown include options and upgrades that are not a part of a base residence price.



ARTIST'S RENDERING

## PENTHOUSE 4603 FEATURES

- Access-controlled entry points at all elevators, lobbies, parking garage and resident amenities
- 4-Bedroom plus Den, 6.5-Bath residence offering 5,254 sq. ft. of interior living space and 625 sq. ft. of terrace
- 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
- Italkraft® European cabinets with quartz surfaces and full-height backsplash
- Jenn-Air® Euro-Stainless built-in appliances including induction cooktop, dual stainless dishwashers and dual built-in Thermador® wine columns at Kitchen
- Wet bar in Family Room and Loft Den each with JennAir® undercounter beverage centers
- Two Laundry Rooms, one on each floor for convenience, with full-size washers and dryers with pedestal stands
- Grohe® and Kohler® fixtures, handheld sprayer in all showers with dual rain shower heads in Master Bath
- Provision for electric window treatments

113 RESIDENCES  
(Levels 16-46)

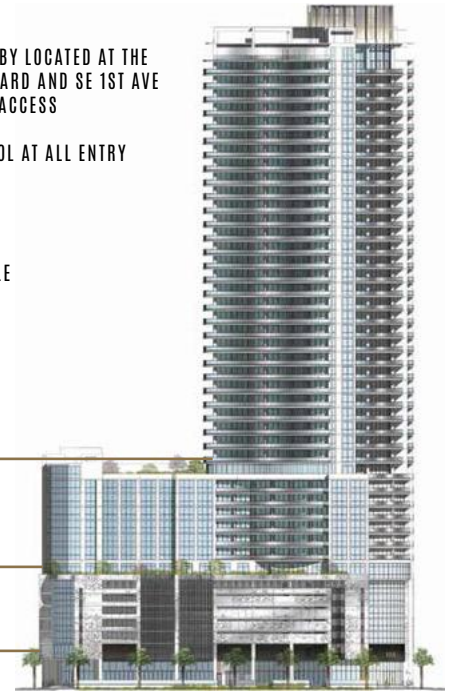
- DYNAMIC CENTRAL CORE HOTEL LOBBY LOCATED AT THE INTERSECTION OF LAS OLAS BOULEVARD AND SE 1ST AVE PROVIDES DEDICATED RESIDENTIAL ACCESS
- 24-HOUR SECURITY, ACCESS CONTROL AT ALL ENTRY AND EXIT POINTS
- 24-HOUR MANNED, SECURED LOBBY
- VALET AND SELF-PARKING AVAILABLE
- ON-SITE PROPERTY MANAGEMENT

PRIVATE RESIDENTIAL AMENITIES  
AND ELEVATED POOL PLAZA  
(Level 16)

HYATT CENTRIC® HOTEL, ELEVATED POOL  
AND ELEV8 POOL BAR/RESTAURANT  
(Levels 8-15)

GARAGE  
(Levels 2-7)

HYATT CENTRIC® HOTEL,  
LOBBY RESTAURANT HARBORWOOD URBAN KITCHEN AND BAR,  
AND EDDIE V'S PRIME SEAFOOD (Ground Level)



**100**  
Las Olas

100 E LAS OLAS BOULEVARD, FORT LAUDERDALE, FL 33301

954.800.6263 | ONEHUNDREDLASOLAS.COM

**KOLTER**

Douglas Elliman

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. Prices, terms and availability are subject to change at any time without notice. Actual improvements, including furnishings, fixtures, recreational facilities and amenities, may vary from those shown and views may not be available from all units. This is not an offer to sell or solicitation of offers to buy the condominium units in states where such offer or solicitation requires prior qualification. For New York Residents: THE COMPLETE OFFERING TERMS ARE IN A CPS-12 APPLICATION AVAILABLE FROM THE OFFEROR. FILE NO. CP20-0027: JM Las Olas, LLLP, 105 NE 1st Street, Delray Beach, FL 33444. This advertisement is a solicitation for the sale of condominium units in 100 Las Olas Condominium: NJ Registration # 20-04-0009. Exclusive Sales & Marketing by Douglas Elliman Development Marketing, September 2022.

