

# Selene

OCEANFRONT RESIDENCES  
FORT LAUDERDALE



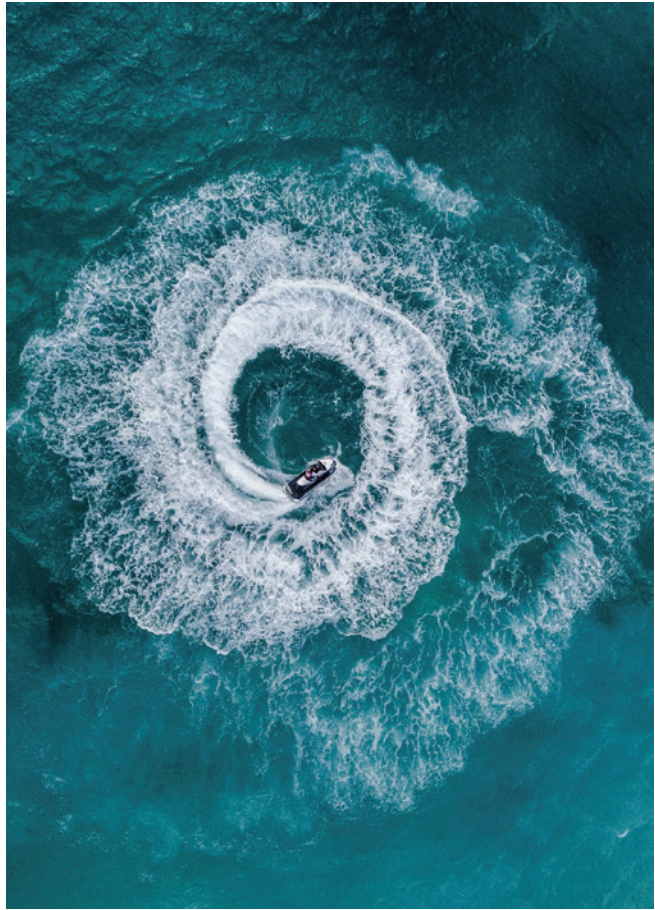
Fort Lauderdale's most thoughtfully designed new oceanfront condominium brings contemporary architecture together with a host of indoor and outdoor amenities, including two elevated pool terraces. Selene's two slender towers rise from a three-story podium and soar above neighboring buildings, offering expansive homes in the sky with spectacular Atlantic Ocean or dynamic city skyline views. At street level, lushly landscaped grounds and elegant plazas at each corner create a seamless transition to the surrounding neighborhood and provide direct access to the beachfront. Just minutes away from this enchanting oasis, Las Olas Boulevard awaits with a vibrant array of cafés, restaurants, shops, and historic sights.

Fort Lauderdale  
Florida

Selene  
Oceanfront Residences



COASTAL  
BRILLIANCE



Fort Lauderdale  
Florida



A premier Fort Lauderdale location—shopping, dining, sports & culture at your fingertips.

Selene  
Oceanfront Residences





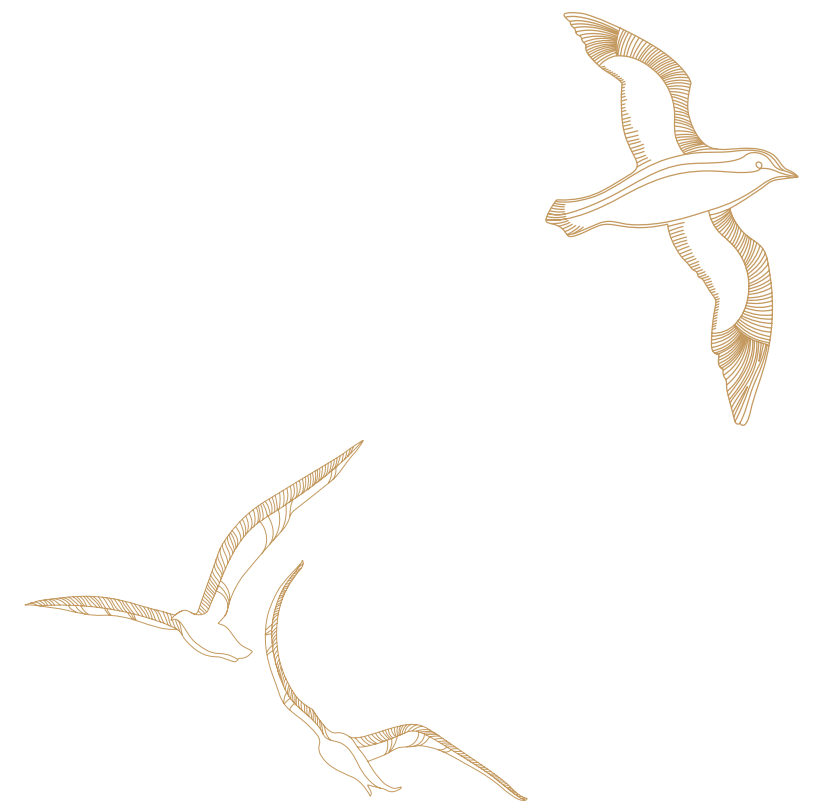
Artist's Conceptual Renderings

“Our vision for Selene was to create ‘Homes in the Sky.’ Residences offering the space and comforts one associates with a traditional home along with the luxury and sophistication of high-rise oceanfront living.”

— Bobby Julien,  
CEO, The Kolter Group

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Tall and slender, the East and South towers both showcase panoramic ocean views.

Selene’s exceptionally spacious two- and three-bedroom residences and limited collection of penthouses have been designed to the highest standards of quality and craftsmanship. Flowing contemporary floor plans with floor-to-ceiling windows showcase exceptional direct Atlantic Ocean or dynamic city skyline views from most residences. Selene residences are delivered ready for your own customization upon ownership; or luxurious designer finish packages are also available. Gourmet kitchens with premium appliances would be ideal for serving quick casual meals as they are for preparing elaborate holiday feasts to be enjoyed with family and friends, and spa-inspired bathrooms are finished in a refined neutral palette. Abundant closet space ensures plenty of room for tropical wear and sporting gear.



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Artfully landscaped grounds bring the tranquil qualities of nature into everyday life—with lively plazas, a dramatic porte cochere, and slender sculptural towers, Selene reflects the relaxed luxury of Fort Lauderdale.

Selene places residents near the very best of Fort Lauderdale's shopping, dining, entertainment, and water-sporting destinations. From independent boutiques and art galleries along Las Olas Boulevard to luxury retailers at The Galleria at Fort Lauderdale, top shopping is less than 10 minutes away. Private marinas and deep-sea fishing charters are nearby, as are miles of hiking trails and freshwater kayaking at the Hugh Taylor Birch State Park. Culture mavens will enjoy visits to NSU Art Museum and Broward Center for Performing Arts, while gourmards will discover a wide selection of dining destinations, including atmospheric waterfront restaurants serving fresh-caught seafood.



Artist's Conceptual Rendering



Artist's Rendering Showing Actual Photography From Project

#### SPACES FOR FITNESS, WELLNESS & PURE RELAXATION

Selene creates resort-style living with a carefully curated collection of indoor and outdoor amenities that cater to residents of all ages and stages of life. From board room to game room, dog park to poolside cabanas, there are places to work, play, relax, and enjoy conversation in the most welcoming surroundings.

#### TWO ELEVATED POOL TERRACES OVERLOOKING THE BEACH

Selene's resort-style pool terraces are poised at the fourth floor, where sweet ocean breezes and inspiring views provide residents with a unique perspective on living well in Fort Lauderdale. One of the pools, floating above the lush entry plaza on a cantilevered terrace, is dedicated to lively activities and the other is ideal for swimming laps. With fire pits, poolside cabanas, lounge chairs and dining tables, and a bar, there's always the perfect place to enjoy time outside. Four-legged furry friends also have a dedicated space to play in the dog park overlooking Selene's tropical gardens.

#### ELEGANT AMENITIES

Beautifully designed and furnished indoor amenity spaces include The Hub for business meetings and work-from-home, Seasons for special events, The Wave for entertainment, lounges for quiet conversation, and a theater for private screenings. A double-height state-of-the-art fitness center enjoys abundant light and lush views over Selene's lush landscaping.

#### A HOST OF SERVICES FROM PORTE COCHERE TO POOLSIDE

Oceanfront living is even more relaxing with personalized attention from Selene's full complement of 24/7 staff. Assistance with packages when you arrive home, fresh towels by the pool, and reservations at Fort Lauderdale's top dining establishments are among the many ways staff bring touches of luxury to every moment.

Beautifully designed inside and out.

#### PROPERTY & TOWERS

- Contemporary architecture by Kobi Karp Architects
- Interior amenity spaces by ID & Design International
- Tropical gardens
- Two 300-foot-tall towers
- In-building parking

#### RESIDENCES

- 204 expansive residences, many with 10-foot-deep terraces, most with direct ocean and dynamic city skyline views, all with at least partial ocean views
- Two- and three-bedroom residences from 1,400 to 3,200 square feet
- Penthouse plans available

#### OUTDOOR AMENITIES

- Elevated resort-style amenity deck with two outdoor pools and a spa offers sweeping Atlantic Ocean views
- Dog park with washing station
- Poolside bar
- Poolside cabanas, hammock lounge, lounge seating, and fire pits

#### INDOOR AMENITIES

- Double-height state-of-the-art fitness center with dedicated movement studio overlooking the landscaped grounds
- The Wave, featuring welcoming conversation areas, TVs, a fireplace, a bar, a billiards table, a card table, and video equipment for simulation games
- Theater with plush reclining lounge chair seating for private viewings
- Seasons, featuring ample comfortable seating areas, a library wall, a bar with a wine wall, a catering kitchen, a large communal dining table, and an Event Terrace that can be reserved for private gatherings such as parties, private chef demonstrations, and celebrating life's most cherished moments
- The Hub, a shared area for work-from-home activities, features communal space as well as private and semi-private glass cubicles and a conference room

Spacious contemporary residences—light-filled interiors with elegant finishes.

1. The Ritz-Carlton Residences, Sarasota
2. Saltaire St. Petersburg
3. Graydon Buckhead, Atlanta
4. Bayso Sarasota
5. Hyde Park House Bayshore, Tampa Bay
6. 5000 North Ocean, Singer Island
7. ONE St. Petersburg
8. Water Club North Palm Beach
9. 100 Las Olas, Fort Lauderdale
10. Mark Sarasota



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 approximately 20 years of innovative residential development to each new endeavor.

Kolter 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. Currently, Kolter, through its affiliates, is developing exceptional residential lifestyle communities in over 40 locations throughout the southeastern United States.

# DESIGN AND DEVELOPMENT TEAM

## KOLTER

Headquartered in Palm Beach County, Florida, and winner of numerous industry awards, Kolter Urban has introduced a vision for luxury that is continually raising expectations for homebuyers and establishing new standards for the industry. Kolter Urban has completed and is in the process of developing in excess of \$3 billion in residential projects, including over 2,800 waterfront, water view, and amenity-rich urban condominium and townhome residences. These exceptional residences are located in some of the most desirable locations in Florida and the Southeast, including the Palm Beaches, Fort Lauderdale, Sarasota, St. Petersburg, Tampa, and Atlanta.



For over two decades, Kobi Karp Architecture and Interior Design has been providing unique, creative, and innovative design solutions to renowned clients internationally and domestically in Hospitality, Retail and high-rise Residential developments. To date, Kobi Karp Architecture and Interior Design has designed over \$36 billion in mixed-use Commercial, Residential and Multifamily properties worldwide from the Caribbean, to the Far East, to the Black Sea region, throughout the Gulf and the Middle East. Kobi Karp, the firm's founding principal, is an award-winning member of the American Institute of Architects and The American Society of Interior Design. Kobi Karp Architecture and Interior Design is an award-winning company and member of the American Institute of Architects (AIA) and the American Society of Interior Designs (ASID).



ID & Design International is an award-winning design and branding firm with a diversified team of designers and branding experts specializing in multifamily, commercial mixed-use, retail, hospitality, entertainment, and cruise ship projects. With vast international experience and exposure to some of the world's leading businesses, retailers, real estate developers, and investors, they have built a team of innovative designers that are strategists, problem solvers, and out-of-the-box thinkers. IDDI designs experiences, not just spaces. They combine passion for iconic design with a unique business approach to deliver multi-sensorial design solutions. The IDDI team collaboratively leads the design process by actively engaging with clients, sincerely listening to their needs, and facilitating the vision from conception to completion.

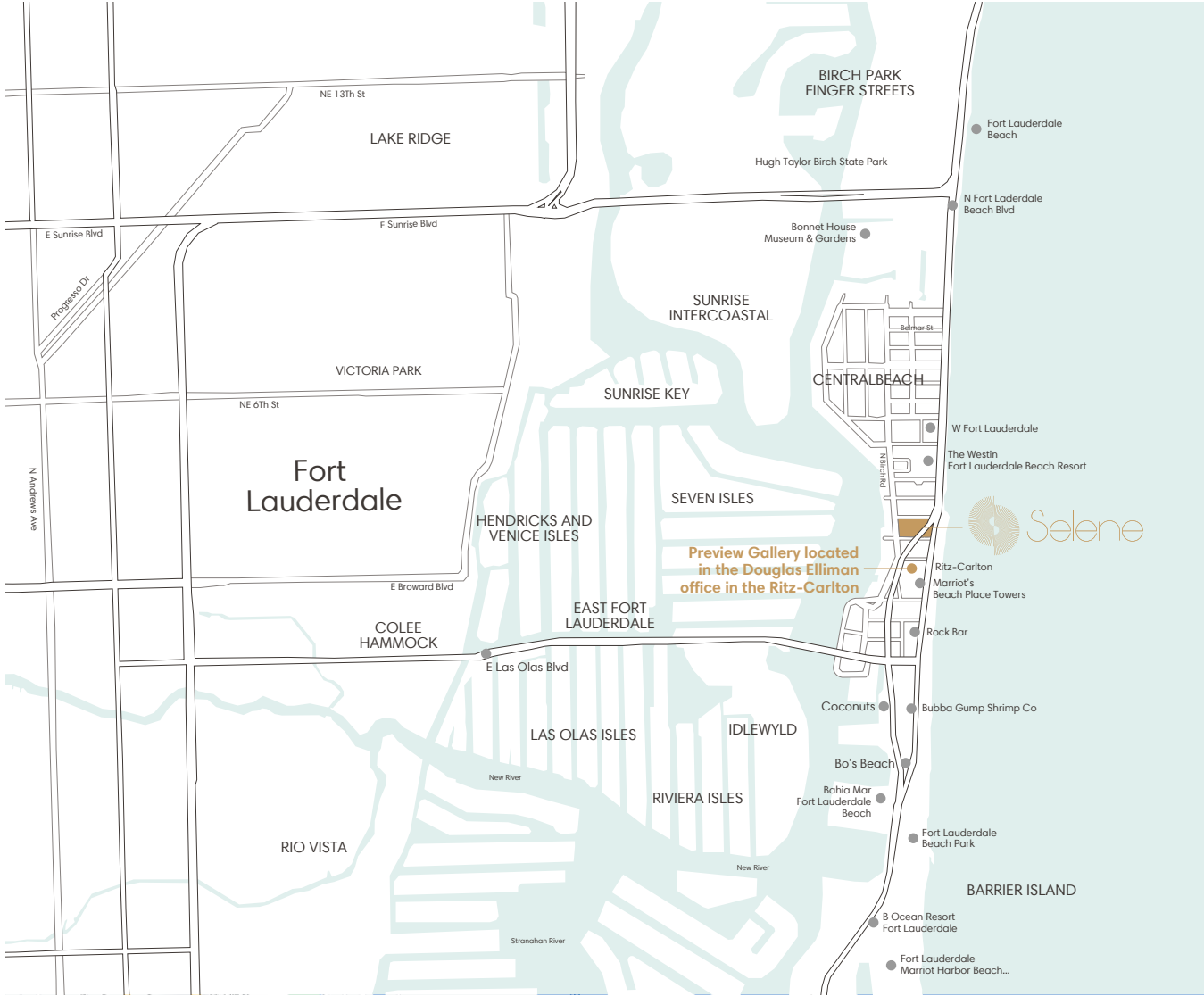
## Douglas Elliman

Established in 1911, Douglas Elliman Real Estate is the largest brokerage in the New York Metropolitan area and one of the largest independent residential real estate brokerages in the United States. With more than 7,000 agents, the company operates approximately 105 offices in New York City, Long Island, The Hamptons, Westchester, Connecticut, New Jersey, Florida, California, Colorado, Massachusetts and Texas. Moreover, Douglas Elliman has a strategic global alliance with London-based Knight Frank Residential for business in the worldwide luxury markets spanning 61 countries and six continents. The company also controls a portfolio of real estate services including Douglas Elliman Development Marketing, Douglas Elliman Property Management and Douglas Elliman Commercial.

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# Your Oceanfront Home in the Fort Lauderdale Skyline Awaits



Preview Gallery located in the Douglas Elliman office in the Ritz-Carlton  
1 N. Fort Lauderdale Beach Blvd., Fort Lauderdale, FL 33304



SeleneFTL.com

PRESENTED BY  
**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. 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. Map not to scale.





