

THE
DILLON
BUCKHEAD

LUXURY RESIDENCES



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A modern take on Buckhead's tradition of gracious living, The Dillon brings refined neoclassical lines together with industrial-chic accents, creating a sophisticated addition to Peachtree Road. Poised atop a natural elevation in the land and soaring 18 stories into the sky, the tower surrounds residents with breathtaking views and bathes interiors in extravagant natural light through floor-to-ceiling windows.



The Dillon's façade is at once modern and timeless. Floor-to-ceiling, wall-to-wall windows showcase dramatic views from every residential level.

18-story tower, exclusively residential for optimal privacy, featuring one- to three-bedroom residences and a limited collection of Penthouses and Estate Residences, all with spacious, private terraces

Building Features

Striking transitional architecture reflecting "The New Buckhead"

Dramatic, covered motor court arrival plaza for residents and guests, located on ground level, directly off Peachtree Road

The Dillon will enjoy an elevated, prominent sitting position at a signalized intersection. The location will provide dramatic, long-range views

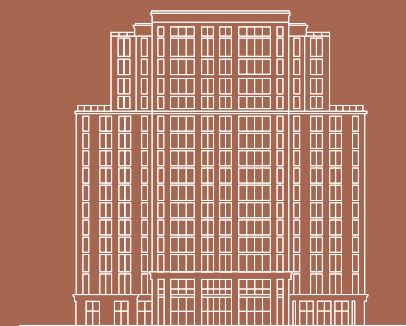
Secured, integrated garage parking, with parking spaces available for each residence

Separate service areas for convenient deliveries and staff access

Residents will enjoy direct vehicular and pedestrian access to Publix and Peachtree Battle Shopping Center

A Location Beyond Compare

Vibrant, elegant, and rich in history, it is easy to see why Buckhead has long been considered by those in the know as one of Atlanta's most prestigious and desirable neighborhoods. Part of the "city in a forest," its lush tree-lined streets offer tranquility that attracts celebrities, CEOs, and entrepreneurs seeking an oasis of calm and privacy just moments from downtown Atlanta. Even better, with a wide array of upscale and luxury retail and dining, you can easily find everything you could desire right in Buckhead itself.



LOCATION







NEIGHBORHOOD

Located in the heart of Buckhead on Peachtree Road, The Dillon offers a tranquil suburban lifestyle within easy reach of downtown Atlanta. Immediately next door at Peachtree Battle Shopping Center, over four dozen shops include everything from groceries and hardware to casual dining and home décor. Moments away, the Buckhead Atlanta shopping district and The Shops of Buckhead Atlanta feature the world's finest luxury retail and fashion brands in the most appealing pedestrian-friendly shopping environment.



DINING

Known among gourmands and foodies as a top dining destination, Buckhead offers an extraordinary array of restaurants, cafés, bakeries, and eateries. From Michelin-starred culinary experiences to celebrate life's most important moments to classic steakhouses and a marvelously eclectic variety of international cuisine, there is the perfect choice for every mood, taste, and occasion.



SPORTS & RECREATION

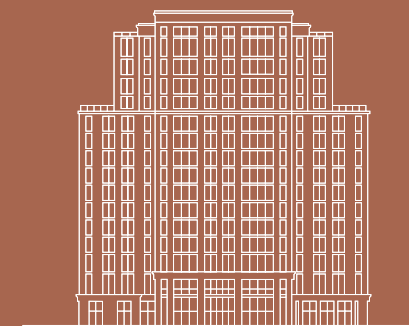
Parks of all sizes, from the charming 7.5-acre Duck Pond Park to the 200-acre Atlanta Memorial Park and Chastain Park, offer miles of trails and lush landscapes along with special events during spring and summer. In addition, seamless access to the Northwest BeltLine and a 33-mile network of multi-use trails can be found steps from The Dillon's front door. Outdoor sports and recreational opportunities also include hitting the links at the Bobby Jones Golf Course, where the Grand Slam Golf Academy can help hone your skills in a stunning natural setting.





An Elevated Lifestyle, Indoors and Out

Just above treetop level, The Dillon's amenity terrace offers a sweeping panorama of southeast to southwest views over Buckhead and the downtown Atlanta skyline. From sunup to sundown, this is the place to take the dog for a run, relax in the sun, or fire up the grill. The grand event lawn is also the ideal setting for private events such as afternoon birthday parties or cocktails under the night sky.



AMENITIES

Indoor Amenities

- Lavishly appointed social room that features conversation areas, card table, multiple TVs, billiards table, and bar for private resident events
- Theater room with popcorn bar and plush, reclining lounge-chair seating for private viewing
- Exclusive, residents-only speakeasy lounge, The Library, with planned weekly events
- Game room equipped with an exciting game simulator
- Decorator-furnished guest suites available for private resident use, ideal for accommodating friends and family

Outdoor Amenities

- A spectacular elevated amenity terrace showcases skyline views
- Resort-style pool with sunbathing ledge, spa, and contemporary poolside cabanas
- Pickleball court allows residents to experience America's fastest growing sport, with breathtaking panoramic views as a backdrop
- Open gathering spaces, intimate conversation areas, an outdoor kitchen, and a cozy fire pit area
- Grand event lawn and outdoor seating area, with views of Atlanta
- Convenient dog park to allow residents' furry friends to stretch their paws in a spacious, private setting. Dog wash located on ground level

Fitness Center

- State-of-the-art fitness center on the 4th level with high-tech cardio and strength training equipment and outdoor yoga lawn
- Glass-enclosed personal training and movement studio located on the mezzanine level

Business Amenities

- The Hub, a versatile work-from-home lounge featuring private, reservable rooms for work and study, connected to communal meeting spaces where residents can both host team meetings and socialize
- Business lounge with comfortable seating clusters opens to outdoor terrace with ample conversation areas, communal work desk, and fire pit area
- Private conferencing rooms with desks and guest seating
- Private phone booths with built-in note-taking desks
- Board room with audio-visual equipment and conference table
- Beverage bar with coffee and tea machines

Advanced Systems & Features

- 24/7 security and access-controlled entry points to all elevators, lobby, garage, and amenity spaces
- Individual, lockable storage areas and secured community bike storage provided
- Emergency generator to support life safety systems in the event of a power outage
- Secured Wi-Fi throughout amenity areas

01



02



01 Covered Motor Court

02 Residential Lobby





02



03



02 Elevated Rooftop Amenity Terrace

03 Resort-style Pool with Sunbathing Ledge



04



06



05



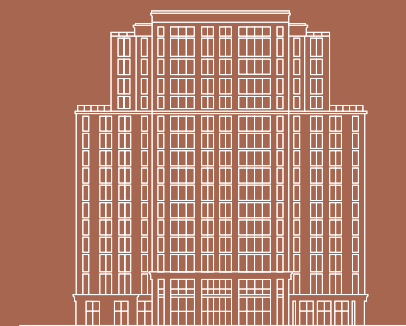
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- 04 Theater Room
- 05 The Library (Speakeasy)
- 06 Fitness Center and Outdoor Yoga Lawn
- 07 The Hub Co-working Space



Timeless Elegance Touched by Modern Flair

Tradition and history are the foundation of The Dillon's distinctive approach to gracious living. Cherished elements of the past are reimagined as part of a luxurious modern lifestyle. It is a special private community that reflects the unique character of Buckhead and the people who call it home.



THE RESIDENCES



Residential Overview

Contemporary design and space planning in all 144 luxurious residences

Innovative 1-, 2-, and 3-bedroom, plus den (per plan), designs ranging from 1,400 to 2,500 sq. ft.

Three floors of luxurious estate designs and one penthouse level, with residences ranging from 2,500 to just under 3,800 sq. ft.

Expansive, private terraces, measuring up to 12' deep

Soaring ceilings up to 10' on typical levels. Estate ceilings and penthouse level ceilings up to 12'

Buyers will have a choice of designer-coordinated kitchens featuring Italian-made cabinetry, quartz countertops, large kitchen islands with waterfall edge, premium Thermador® stainless steel appliances, and wide-plank engineered hardwood flooring

Owners' suites include luxurious spa-like bath retreats and large walk-in closets, ready for each buyer's personalized touches

Bathrooms include Italian-made cabinetry, quartz countertops, porcelain tile flooring, lavish soaking tubs (per plan), Grohe® toilet and fixtures, and semi-frameless shower enclosure (per plan)

Spacious laundry room with front-load washer, dryer, and laundry sink



LANDMARK 6 - GREAT ROOM

Artist's Conceptual Rendering

LANDMARK RESIDENCES

Elegant and filled with light, Landmark Residences are designed with spacious great rooms that open to private terraces for seamless indoor-outdoor living and entertaining. The residence also features large kitchen islands with a cascading quartz waterfall.



LANDMARK 4 - GREAT ROOM

Artist's Conceptual Rendering

Expansive views from Landmark Residences reach over the lush treetops of Buckhead to downtown Atlanta's glamorous skyline.



VISTA 1 - GREAT ROOM

Artist's Conceptual Rendering

VISTA RESIDENCES

Set at the corners of the tower, Vista Residences offer sweeping panoramic views and receive maximum natural light. Floor plans with 10' ceilings are thoughtfully designed with living areas at the corner that open to private terraces.



VISTA 3 - GREAT ROOM

Artist's Conceptual Rendering



VISTA 5 - GREAT ROOM

Artistic Conceptual Rendering

With multiple views, floor-to-ceiling windows, and a virtually seamless transition to a large private terrace, Vista Residences have a luminous elegance.



ESTATE 2 - GREAT ROOM

Artist's Conceptual Rendering

ESTATE RESIDENCES

With 12' ceiling heights, floor-to-ceiling windows, and one or two private terraces, Estate Residences enjoy abundant natural light and offer elegant indoor-outdoor living. Exceptionally spacious owners' suites feature two dressing-room scale walk-in closets.



The Ultimate Home Above It All



Located at the top of the tower and designed with soaring 13' ceilings as well as floor-to-ceiling windows, Penthouse Residences enjoy breathtaking views and brilliant natural light.





PENTHOUSE 4 - TERRACE

Artist's Conceptual Rendering



Bayso, Sarasota



Saltaire, St. Petersburg



ONE, St. Petersburg



Hyde Park House, Tampa



100 Las Olas, Fort Lauderdale



Selene, Fort Lauderdale



Art House, St. Petersburg

The Ritz Carlton Residences, Sarasota



Graydon Buckhead, Atlanta



Kolter Urban

Developer

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 or is in the process of developing in excess of \$5 billion in residential projects including over 5,300 waterfront, water view, and amenity-rich urban condominium and townhome residences. These exceptional residences are in some of the most desirable locations in Florida and the Southeast, including the Palm Beaches, Fort Lauderdale, Sarasota, St. Petersburg, Tampa, and Atlanta.

“The Dillon was designed to reflect the Buckhead of today. Residences are modern and luxurious with subtle references to tradition in well-crafted interior details. Amenities are sophisticated, yet genuinely welcoming.” — Bobby Julien, CEO, The Kolter Group

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