

FORTÉ

LUXE

J U P I T E R · T E Q U E S T A · I N T R A C O A S T A L L I V I N G





Endless waterfront views, elegant contemporary residences

Introducing Forté Luxe, Tequesta's premier waterfront enclave, ideally situated on a stunning peninsula of land directly on the Intracoastal Waterway. Here, a privileged few will have the opportunity to reside in this waterfront community consisting of just 15 multi-level residences, surrounded on three sides by sparkling crystal blue water.

Each residence merges a modern architectural aesthetic with the area's pristine natural surroundings. The Forté Luxe lifestyle incorporates sweeping Intracoastal views, expansive living spaces, and 13 private boat slips with the capacity to accommodate vessels up to 60 feet in length.



Bespoke homes as
magnificent as their
waterfront setting

This exceptional waterfront address requires a property of equal stature. And, that's precisely what renowned architect, Alfonso Jurado, is creating here. Forté Luxe townhomes offer expansive, three-story floorplans with breathtaking water views to make the most of their magnificent setting.

FORTÉ
LUXE

Jupiter-Tequesta: where laid back elegance was born



1000 North



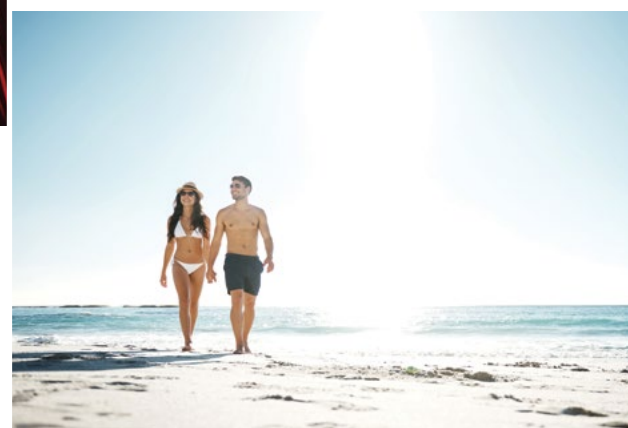
Beacon



The superlative residents of this charming seaside village keep it quite low-key, hoping to preserve Tequesta's status as Florida's most perfect beach town and its crystal blue waters. On the border of Jupiter and just minutes from the best of The Palm Beaches, Tequesta successfully combines shorts and flip-flop casual with a chic and elegant flare.

Here, you'll find an impressive array of waterfront dining that ranges from the truly elegant 1000 North to the low-key beach vibe of the Beacon, Topside and Lucky Shuck at Love Street. At Harbourside Place, in addition to designer boutique shopping, there's even more culinary options, including Tiger Woods' The Woods Jupiter, Tommy Bahama and Mana Greek Fusion. You'll celebrate the waterfront atmosphere with live music and addictive umbrella drinks

The nearby Maltz Jupiter Theatre is undergoing an expansion to accommodate full Broadway-scale shows. Abacoa offers a full calendar of events to enjoy with the family—including a green market, art shows and Spring Training MLB at Roger Dean Stadium.



Jupiter Inlet Light House: An icon of Jupiter's Intracoastal Waterway since 1860



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The perfect location defines the perfect lifestyle

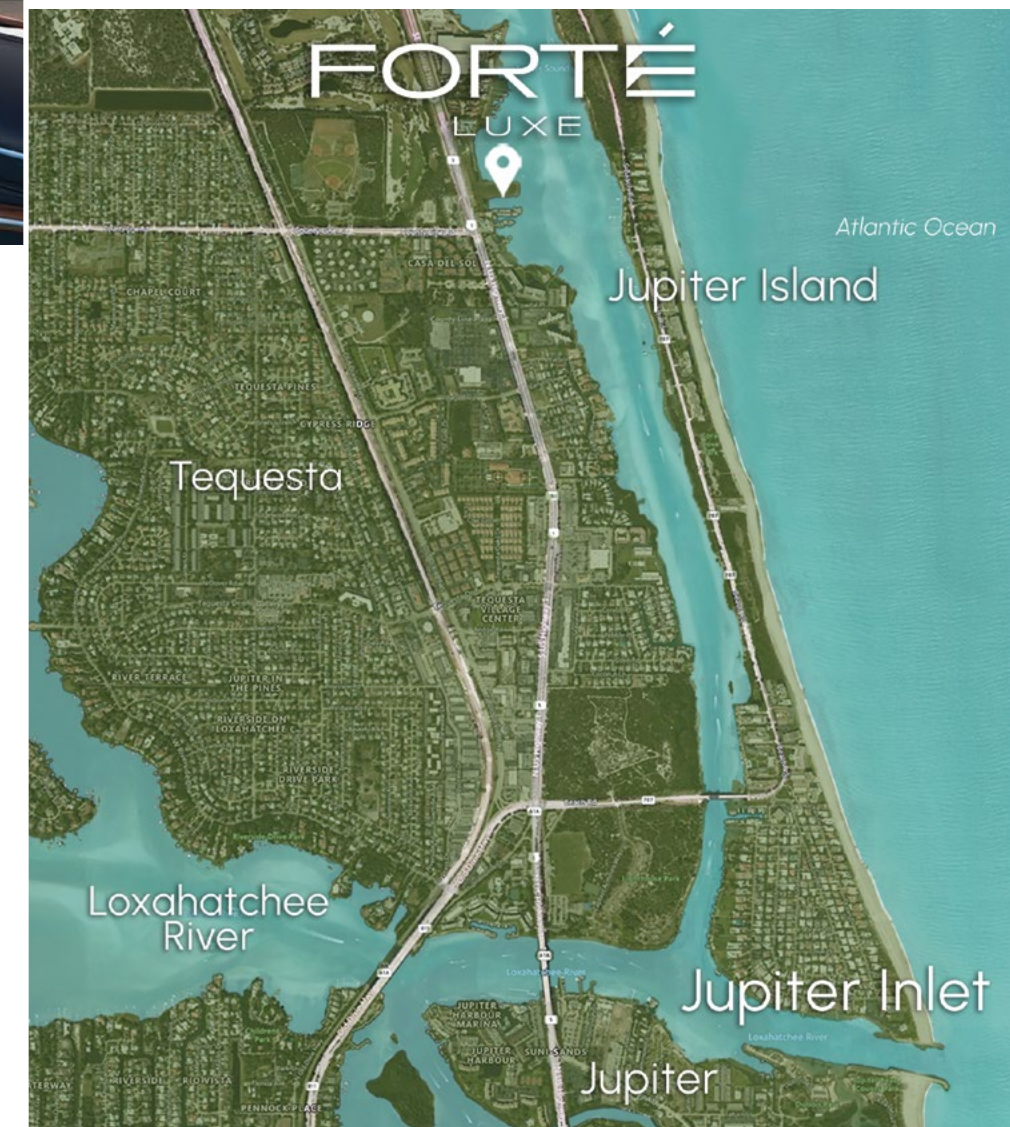
As the property is surrounded on three sides by water, the essence of Forté Luxe is the sparkling Intracoastal Waterway. The turquoise water sets the tone, providing a picturesque setting out your window and activating your own personal playground for boating, fishing, kayaking and more. Forté Luxe features private boat slips, as well as a tempting turquoise resort-style pool and a scenic sundeck overlooking the azure water. Select residences include private roof-top terraces, and a private plunge pool as an option. When you arrive in paradise, you're instantly immersed as you enter the first level parking, featuring a glass wall of unrestricted views of the sandy beach line and Bahamian colored water.



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POINTS OF INTEREST

- Jupiter Pointe Marina, 0.3 mi
- Publix, 0.5 mi
- Tiki 52, 0.5 mi
- Hog Snappers, 1 mi
- Evo Italian, 1.1 mi
- Perk Coffee, 1.5 mi
- Blackbird, 1.5 mi
- Love Street/U-Tiki/Guanabana's, 2 mi
- 1000 North, 2 mi
- Burt Reynolds Park, 2.5mi
- Dubois Park, 3 mi
- Coral Cove Park (Beach access), 3 mi
- Harbourside, 3 mi
- Tequesta Country Club, 3 mi
- Little Moir's Food Shack, 3.9 mi
- Blowing Rocks Preserve, 4 mi
- Jonathan's Landing Golf Club, 4 mi



Resort-style living in The Palm Beaches



While life in Tequesta-Jupiter is defined by laid back luxury, the Palm Beach Lifestyle offers even more variety. With proximity to West Palm Beach, Forté Luxe residents can head downtown to enjoy a concert, ballet, or opera at the Kravis Center. Tour the latest exhibit at The Norton Museum of Art or browse over 40 quaint shops located on Antique Row. Area activities range from an annual roster of countless events, including nationally recognized music festivals and impressive weekly green markets.

Known as the Golf Capital of the World, The Palm Beaches offers more golf courses than anywhere else in the country and is home to many of today's top PGA Tour professionals. Whether you choose from an exceptional roster of private clubs throughout the region or tee off on the Jack Nicklaus designed North Palm Beach municipal course, there is plenty of fairways to conquer for the casual and avid golfer alike.

Cross the bridge to Palm Beach, where you can indulge in sophisticated dining at The Breakers and wander along Worth Avenue. The winter season features a full calendar of galas and banquets to attend. Forté Luxe residents eagerly prepare their beach bags for visits to beloved beaches, engage in extensive shopping escapades, and savor meals at the numerous culinary gems that abound. The Palm Beach lifestyle encompasses all your desires and offers a diversity that exceeds even your wildest imagination.



Thoughtful Features. Exceptional Finishes.



"Our design inspiration celebrates the breathtaking colors of the Jupiter waterfront lifestyle."

— Jason Lynn
Vice President
The Decorators Unlimited



THE COMMUNITY

- Boutique community of just 15 multi-level waterfront residences
- Ideally located on a stunning peninsula of land directly on the Intracoastal Waterway
- Contemporary, modern architecture and interior design aesthetic
- Laid back, yet luxurious Jupiter lifestyle, just minutes from the arts, golf, culture, dining and shopping of The Palm Beaches
- Pet-friendly community

WATERFRONT AMENITIES

- 13 Private boat docks for vessels up to 60 ft. in length
- Private resort-style swimming pool and a sun deck with entertainment areas for resident's enjoyment

THE RESIDENCES

- Expansive great room interiors designed to showcase captivating views through full-height glass doors and windows
- Private garage with grand entry featuring unrestricted views of the sandy beach line and Bahamian colored water

- Private interior elevators
- Voluminous ceilings and full-height sliding glass windows and doors
- Waterfront covered terrace with built-in outdoor gas grills for al fresco dining
- Spacious elevated balconies with spectacular Intracoastal views
- Engineered hardwood or large format porcelain flooring throughout the residence
- Designer kitchens featuring sleek European-inspired cabinetry, Quartz countertops with a waterfall island, and top-of-the-line appliances and plumbing fixtures
- Separate Laundry Room with full-size washer and dryer on same level as Owner's Suite
- Expansive walk-in closets and luxurious spa-like bath retreats
- Designer-appointed bathrooms include European cabinetry, premium Quartz countertops, soaking tubs, designer fixtures and glass enclosed walk-in showers
- Exquisitely appointed interiors with a premium lighting package, including recessed lighting and signature fixtures at entry and dining room



Development Team

Marius Fortelni

Developer of Forté Luxe

Marius Fortelni is the founding member of Forté Development and Alpha Blue Venture as well as the original visionary of Forté on Flagler, located on the waterfront in West Palm Beach, Florida. Fortelni has over 40 years of international real estate development, construction, and finance experience. He has developed and managed several residential projects throughout the New York metropolitan area with a focus on the Manhattan and Hamptons submarkets.

KAST Construction

Construction

Headquartered in West Palm Beach, KAST Construction is Palm Beach County's largest general contractor. Driven by innovation, creativity, and meticulous attention to detail, KAST has successfully delivered an impressive portfolio of projects since its inception in 1998. The full-service firm has extensive experience throughout Florida in multiple market sectors, including high-rise, residential, hospitality, office, country club, and more.

Collins Development Company

Owner's Representative

Founded in 1991, Collins Development Company has spearheaded projects of all types, sizes, and complexities. The team's expertise is exemplified through its passion and dedication to deliver development projects that are proven to enhance the homeowner's experience for years to come. As an agent of the owner, Collins Development serves as a proven leader of the project development team.

Robert Ginsberg

Director of Finance for Forté Development

Robert Ginsberg and Marius Fortelni have worked together on various transactions over the last 15 years. Having worked with Eyzenberg & Company, the industry's leading ground lease & capital advisory firm as Managing Director since 2016, Mr. Ginsberg brings the breadth and depth of his experience to this project.

Douglas Elliman Development Marketing

Sales and Marketing

Douglas Elliman Development Marketing, a division of Douglas Elliman Realty, offers unmatched expertise in sales, leasing, and marketing for new developments throughout New York, New Jersey, Florida, California, Massachusetts, and Texas. The company's new development hybrid platform matches highly experienced new development experts with skilled brokerage professionals who provide unparalleled expertise and real time market intelligence to its clients. The firm is heralded for its achievements in record breaking sales throughout each of its regions. Drawing upon decades of experience and market-specific knowledge, Douglas Elliman Development Marketing offers a multidisciplinary approach that includes comprehensive in-house research, planning and design, marketing, and sales. Through a strategic global alliance with Knight Frank Residential, the world's largest privately-owned property consultancy, the company markets properties to audiences in 53 countries, representing an over \$87 billion global new development portfolio.

Alfonso Jurado

Architecture

Alfonso Jurado is the principal of Alfonso Jurado Architecture, a multidisciplinary architecture, planning and interior design firm based in Miami. Jurado is a LEED accredited, Florida-registered architect with a career that spans over 26 years working on projects of varying sizes and scopes. Prior to starting his own firm, he worked for one of Florida's most renowned architectural firms where he served as Vice President, overseeing construction projects totaling over 4 million sq. ft. with budgets exceeding \$1 billion.

The Decorators Unlimited

Interior Design

Founded in South Florida in 1985, The Decorators Unlimited is one of the world's premier interior design firms. President and CEO, Bob Martin, Vice President, Jason Lynn and their team of talented designers have created award-winning spaces around the world. The full-service firm specializes in design concept, procurement, and installation for new construction and renovation projects both big and small.

Eyzenberg & Company

Accounting Management

Eyzenberg & Company is the industry's leading ground lease & capital advisory firm delivering full capital stack solutions for existing, transitional, and to-be-built commercial real estate projects. With offices in New York, Miami, Washington D.C. Metro, and Philadelphia, Eyzenberg & Company is one of the fastest-growing real estate capital advisory firms in the U.S.



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A S P E C T A C U L A R P E N I N S U L A S I T E



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forte-luxe.com | 561-933-5304

Sales Gallery Open by Appointment: 11911 N US 1 #102, North Palm Beach, FL 33408

Property Location: 12450 Crystal Cove Place, Tequesta, FL 33469



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