



# 100

Las Olas

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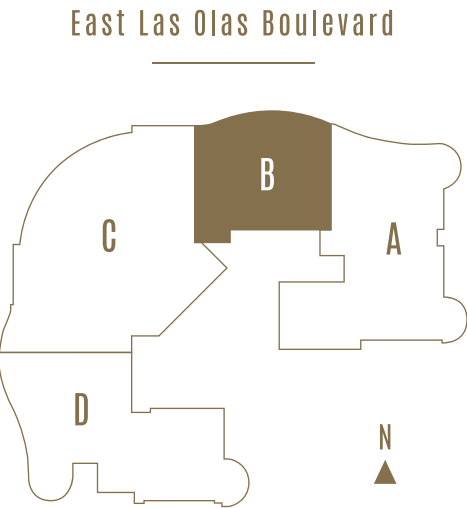
RESIDENCE B



# RESIDENCE B

## 2 BEDROOMS | 2.5 BATHS DEN

Interior	1,501 sq. ft.	139.45m <sup>2</sup>
Exterior	310 sq. ft.	28.80m <sup>2</sup>
Total	1,811 sq. ft.	168.25m <sup>2</sup>



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.



## RESIDENCE FEATURES

- Access-controlled entry points at a elevators, lobbies, parking garage and resident amenities
- Four floorplans ranging from 1,501 to 2,964 sq. ft. featuring 2- to 3-bedroom residences with dens
- Floor-to-ceiling windows and sliding glass doors in main living areas
- Expansive, private terraces with glass railings on terraces designed to provide unobstructed city views
- Residences finished with owner's choice of design packages
- Nolte® European Cabinets with Quartz surfaces
- Jenn-Air® Euro-Stainless built-in appliances
- Grohe® and Kohler® fixtures

113 RESIDENCES  
(Levels 16-46)

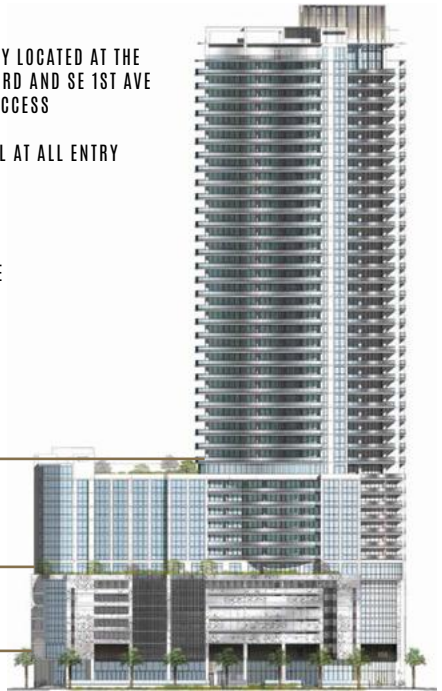
- DYNAMIC CENTRAL CORE HOTEL LOBBY LOCATED AT THE INTERSECTION OF LAS OLAS BOULEVARD AND SE 1ST AVE PROVIDES DEDICATED RESIDENTIAL ACCESS
- 24-HOUR SECURITY, ACCESS CONTROL AT ALL ENTRY AND EXIT POINTS
- 24-HOUR MANNED, SECURED LOBBY
- VALET AND SELF-PARKING AVAILABLE
- ON-SITE PROPERTY MANAGEMENT

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 COMING SOON (Ground Level)



**100**  
Las Olas

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**KOLTER**

 **DouglasElliman**

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. The models shown include options and upgrades that are not a part of a base residence price. Maps are not to scale. Exclusive Sales & Marketing by Douglas Elliman Development Marketing.

