

# OMBELLE

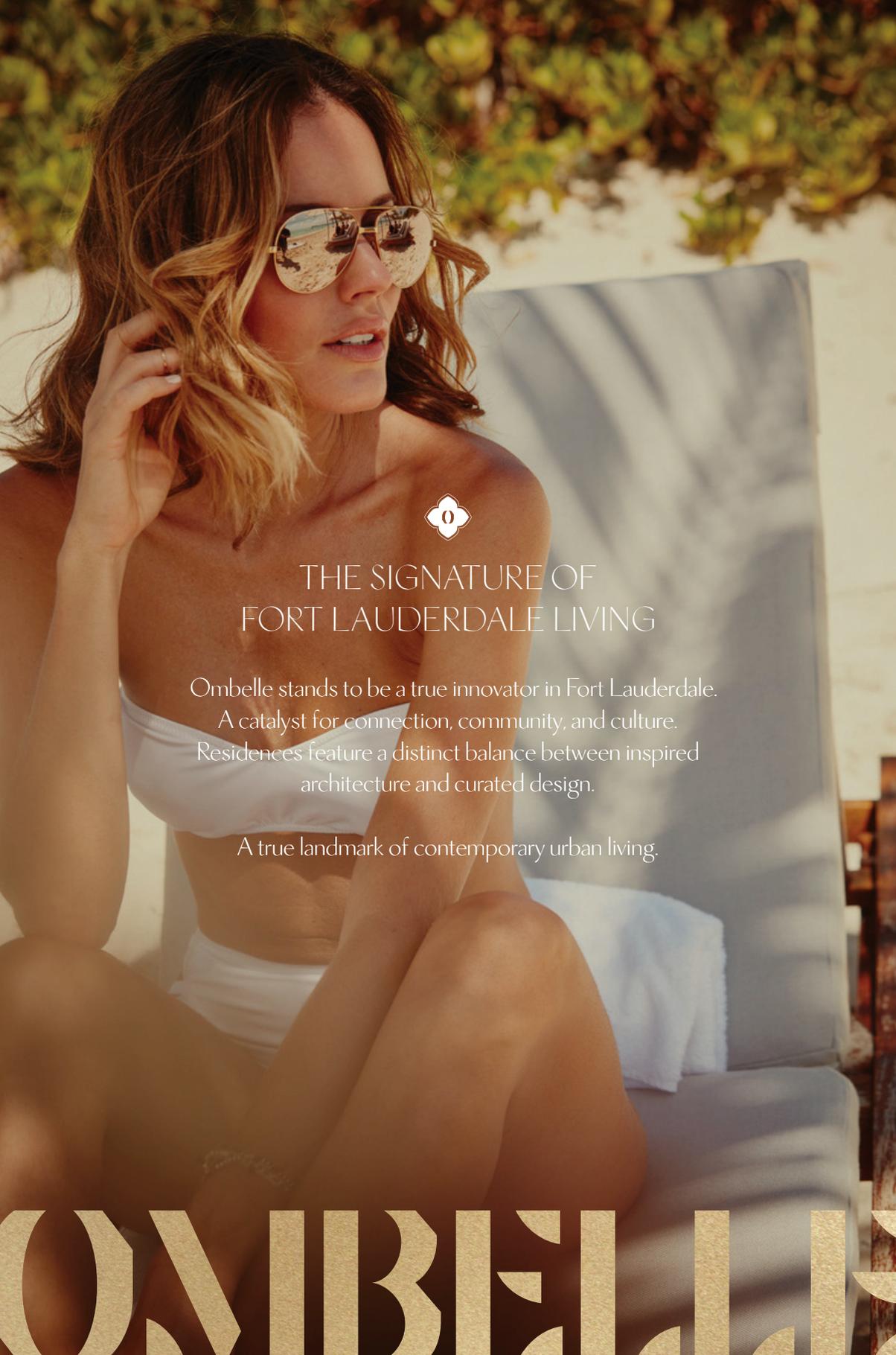
FORT LAUDERDALE



# OMBELLE

FORT LAUDERDALE





## THE SIGNATURE OF FORT LAUDERDALE LIVING

Ombelle stands to be a true innovator in Fort Lauderdale.  
A catalyst for connection, community, and culture.  
Residences feature a distinct balance between inspired  
architecture and curated design.

A true landmark of contemporary urban living.

# OMBELLE



ARTISTS CONCEPTUAL RENDERING

WHERE PEOPLE AND IDEAS COME TOGETHER  
TO CO-CREATE A DANCE OF CITY LIFE,  
THE NATURAL ENVIRONMENT, AND AN  
ELEVATED SIGNATURE OF TIMELESS BEAUTY.

Ombelle offers an amenity rich lifestyle unlike any residence in Fort Lauderdale, with unprecedented opportunities, including: an impressive lobby with ample seating and lounge areas; two pools: one with lush landscaping and a nearby work lounge, and another larger infinity pool on the edge of the building; an outdoor bar area and chef's kitchen, entertainment lounge, recording studio, and more. At the base of the building is a sweeping urban plaza with additional dining and retail for public activity.

AN URBAN OASIS WITH AN UNPARALLELED 100,000 SF  
OF COMBINED INDOOR AND OUTDOOR AMENITY SPACE

Ombelle offers a holistic approach to living with an amenity-rich lifestyle. Enriched environments seamlessly blend indoor & outdoor spaces to shape experiences with endless opportunities to connect, pause, explore, play, or anything in-between.

**The Square**

Ombelle features a sweeping ground-level plaza that fosters a lifestyle of convenience with everyday essentials at your fingertips. The Square offers services and luxuries that tap into the rich, creative culture of Flagler Village.

**The Commons**

An impressive portfolio of spaces designed by ODA for residents to create, engage, explore, and innovate within a multitude of experiences.

**The Sky Deck**

The Sky Deck is the heartbeat of Ombelle's exclusive community and desirable lifestyle. An expansive 10th floor breezeway of curated amenity space joins the two Ombelle towers with lush tropical landscape to enrich everyday living.

**The Sanctuary**

Exclusive wellness and fitness spaces are thoughtfully tailored to enhance everyday living; with opportunities to recharge, refresh, and thrive in an active community focused on self-care for the body, mind, and soul.





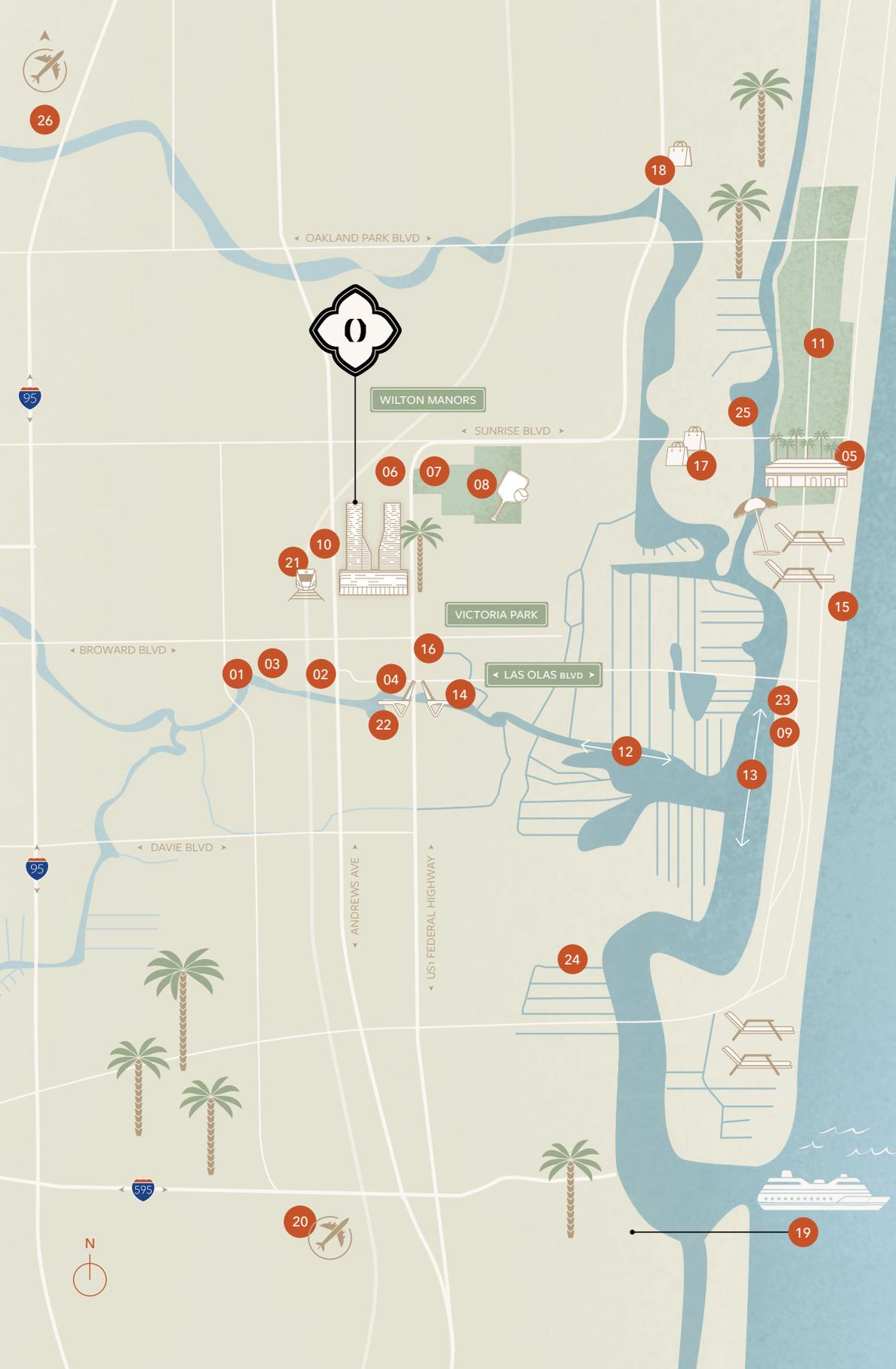
## STUNNING, FULLY FINISHED RESIDENCES IN THE HEART OF DOWNTOWN

Ombelle Fort Lauderdale redefines the downtown skyline. Stunning residences with designer features and finishes are impeccably executed to craft an elevated sense of contemporary urban living.

With a community plaza for everyday conveniences and 100,000 SF of limitless amenity space exclusive to residents, Ombelle offers a lifestyle unlike anything yet to be imagined in Fort Lauderdale.



ARTISTS CONCEPTUAL RENDERING



## EXPLORE FORT LAUDERDALE

### CULTURE & ENTERTAINMENT

- 01. Broward Center for the Performing Arts
- 02. NSU Art Museum
- 03. Museum of Discovery and Science
- 04. Stranahan House Museum
- 05. Bonnet House Museum and Gardens
- 06. MASS District
- 07. The Parker
- 08. Holiday Park
- 09. International Swimming Hall of Fame
- 10. FATVillage Arts District

### EXPLORE

- 11. Hugh Taylor Birch State Park
- 12. New River
- 13. Waterways & Intracoastal
- 14. Riverwalk
- 15. Fort Lauderdale Beach

### SHOPPING

- 16. Las Olas Shopping District
- 17. The Galleria at Fort Lauderdale
- 18. Coral Ridge Mall

### LOCAL & GLOBAL TRAVEL

- 19. Port Everglades
- 20. FTL-Hollywood International Airport
- 21. Brightline Fort Lauderdale Station
- 22. Water Taxi
- 23. Las Olas Marina
- 24. Lauderdale Yacht Club
- 25. Coral Ridge Yacht Club
- 26. Fort Lauderdale Executive Airport



Ombelle creates a downtown resort where residents can spend their days, weekends and holidays in sprawling luxury. Developed and designed by an industry-leading visionary team,

Ombelle features fully finished and furnished residences, seamlessly blending both indoor and outdoor environments inspired by Fort Lauderdale.

A TRUE LANDMARK OF  
CONTEMPORARY URBAN LIVING.



# OMBELLE

FORT LAUDERDALE



Fully-Finished and Furnished Studio to 3-Bedroom Residences Priced From the \$400s

INQUIRE | 954.999.0991 SALES GALLERY 315 NE 3rd Ave CU#103 Fort Lauderdale, FL 33301  
OwnOmbelle.com



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. The sketches, renderings, graphic materials, plans, specifications, terms, conditions and statements contained in this brochure are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of same in its sole discretion and without prior notice. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same. All fixtures and items of finish and decoration are conceptual only at this time and are subject to change or omission. Consult the Offering Documents and the Agreement for a description of those features and finishes which are to be included in the units. This project is intended to be developed in separate phases and there is no guarantee that the second tower will be built, or if built, will be consistent with the description and rendering of the second tower described herein. If the second tower is not built, or is built but not in a manner consistent with the description and rendering of the second tower described herein, the assessments payable by the Unit Owners in the first tower may be significantly increased. All prices and deposit requirements are subject to change at any time and without notice, and do not include optional features or premiums for upgraded units. From time to time, price changes may have occurred that are not yet reflected on this brochure. Please check with the sales center for the most current pricing. See the Condominium Documents for the precise square footage of each Unit.