



Rising between the Intracoastal Waterway and the Atlantic Ocean in Fort Lauderdale, Sereno enchants in an instant with all-glass, curving architecture, panoramic park and water views, and airy residences that open to private terraces. Resort-inspired indoor and outdoor amenities complement the artfully crafted lifestyle of this unique boutique condominium.

#### BUILDING *Features*

- 76 boutique residences
- Panoramic views of the Intracoastal, the ocean, Hugh Taylor Birch State Park and Bonnet House Museum & Gardens
- Porte-cochère entrance with water feature
- Lush landscaping featuring native trees and flora throughout
- The building's all-glass design, merges indoor and outdoor spaces, maximizing natural light and panoramic views
- Interiors by 1508 London, the renowned design studio celebrated for timeless elegance and thoughtful spatial storytelling

#### RESIDENCE *Features*

- One-to-three bedroom plus den residences ranging from approximately 1,080 to 2,400 sq ft
- Large open concept floorplan featuring great room, kitchen, and dining area
- Semi-private elevators
- Floor-to-ceiling windows and sliders
- Private terraces with sweeping park, ocean, and city views
- Approximate 9' ceiling heights in all residences and approximate 10' ceiling heights in top floor penthouse residences
- Porcelain flooring throughout
- Chef inspired Italian kitchens
- Fully integrated SubZero® and Wolf® appliances
- Select primary bathrooms with wet rooms featuring a walk-in shower and soaking tub
- Gracious primary bedroom walk-in closets
- Select residences with den/office spaces

**ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING 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.**

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## BUILDING *Amenities*

- Sophisticated resident lounge
- Engaging family lounge to inspire wonder for kids and grown-ups alike
- Staffed lobby designed to enhance convenience and elevate the living experience
- Secure parcel suite
- Dedicated 24/7 valet attendant for residents and guests
- Integrated resident valet app for seamless contact-free service
- Electric vehicle charging stations
- Covered and secured bike storage
- Secure storage for water toys
- Dedicated pet spa for a stress-free environment for pampering and care

## ROOFTOP *Amenities*

- Rooftop swimming pool sweeping 360-degree vistas
- Lush greenery and landscaping complementing the rooftop lounge areas
- 360-degree views overlooking the parks, Atlantic Ocean, and Fort Lauderdale skyline
- Summer kitchen complete with barbecue, island seating, dining table, and outdoor TV
- Sunbathing deck with chaise loungers
- Elevated Pickleball court
- Fitness studio with Technogym equipment
- Steam room and infrared sauna designed for ultimate wellness
- Revitalizing cold plunge to awaken the senses
- Open air outdoor showers
- Serene yoga terrace for mindfulness and movement

## NEIGHBORHOOD *Points of Interest*

- Bonnet House Museum and Gardens
- Hugh Taylor Birch State Park
- North Beach Village
- Fort Lauderdale Beach
- Sunrise Harbor Marina
- Galleria Mall
- Top-rated schools
- Coral Ridge Country Club
- Coral Ridge Yacht Club
- Proximity to Hollywood-Fort Lauderdale International Airport
- Hard Rock Casino & Stadium
- Florida Panthers Ice Plex
- Port Everglades

All development plans are proposed and conceptual only and are subject to change and will not necessarily accurately reflect the final plans and specifications. All features listed for the residences are representative only and the Developer reserves the right, without notice to or approval by the buyer, to make changes or substitutions of similar or better quality for any features, materials and equipment which are included with the sale of the unit. The unit includes only those items described in the purchase agreement signed by the Developer and, unless itemized thereon, all other items are NOT INCLUDED with the unit.

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