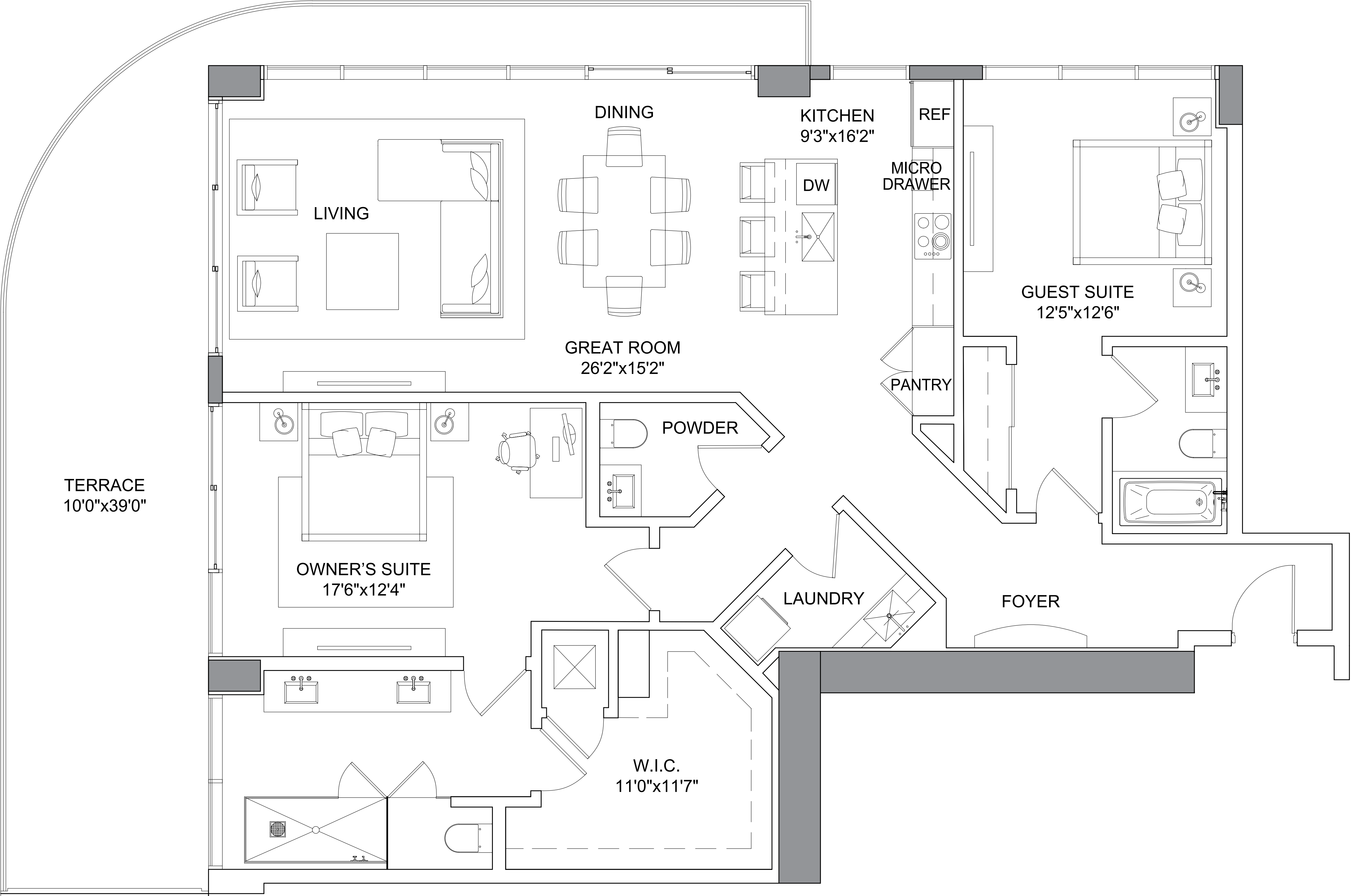
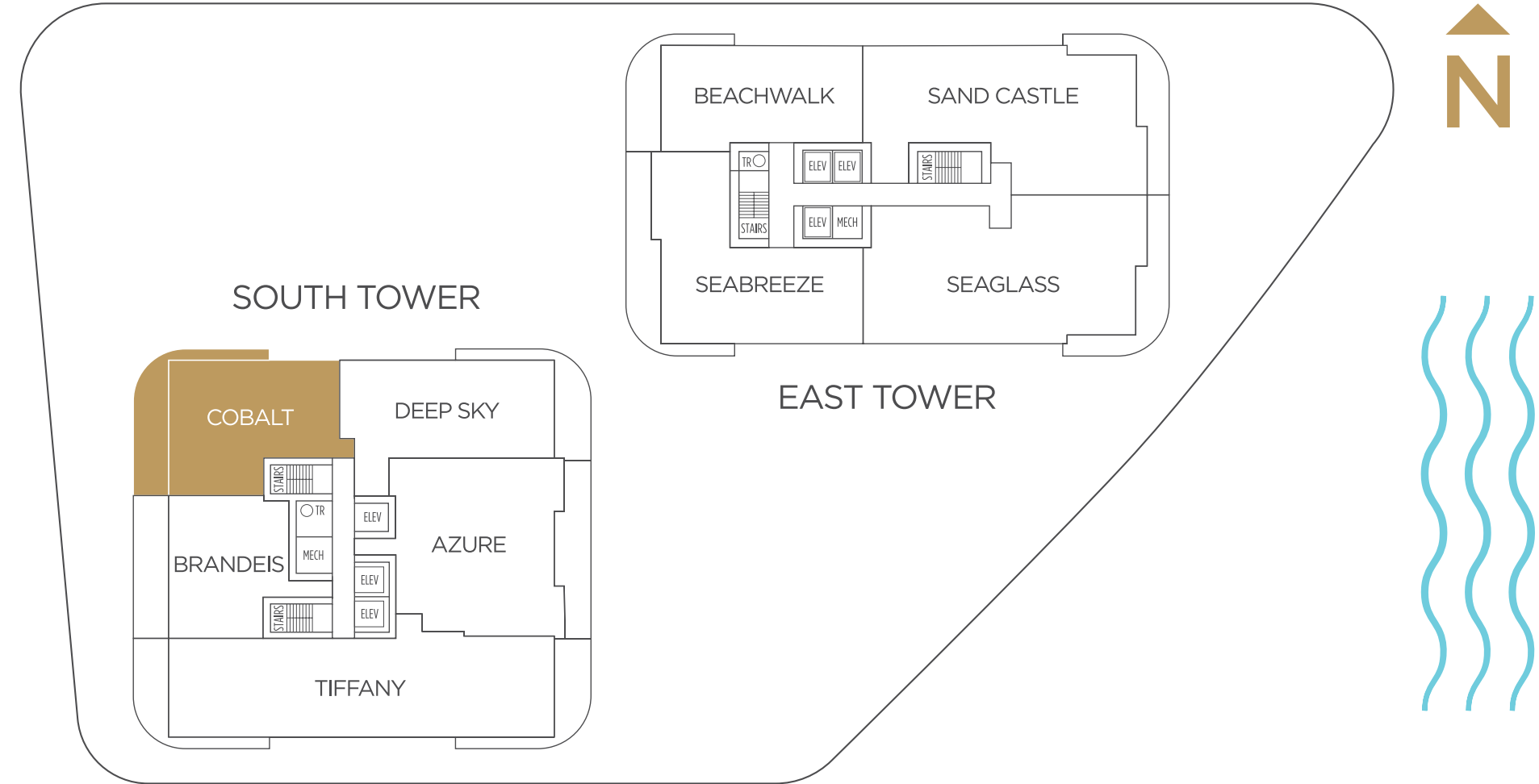


SOUTH TOWER COBALT RESIDENCE

Specifications

2 Bedrooms | 2.5 Bathrooms

Interior	1,707 SQFT
Exterior	465 SQFT
Total Area	2,172 SQFT



PRESENTED BY
KOLTER Douglas Elliman

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE SELLER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES TO BE FURNISHED BY SELLER TO A BUYER OR LESSEE. Prices, terms and availability are subject to change at any time without notice. All photographs and renderings of improvements are conceptual only and do not presently exist. 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 if such prior qualification has not been obtained. For New York Residents: THE COMPLETE OFFERING TERMS ARE IN A CPS-12 APPLICATION AVAILABLE FROM THE OFFEROR, KT SEABREEZE ATLANTIC LLC, a Florida Limited Liability Company, 105 NE 1st street, Delray Beach, FL 33444. FILE NO. CP21-0086. For New Jersey Residents: THIS ADVERTISEMENT IS A SOLICITATION FOR THE SALE OF UNITS IN SELENE CONDOMINIUM: N.J. REG. NO. 21-04-0005.

All dimensions are approximate. The floorplan is subject to change without notice. The seller reserves the absolute right, in its sole judgement 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.