



Selene

OCEANFRONT RESIDENCES
FORT LAUDERDALE



COASTAL BRILLIANCE

Artist's Rendering

PREMIER LOCATION

Directly across from Fort Lauderdale's award-winning Las Olas Beach and minutes from the shops, cafés, and restaurants along Las Olas Boulevard, Selene raises the bar on exceptional beachfront living.

- Fort Lauderdale's only new 300', 26-story twin tower luxury beachfront property
- Dramatic clear-to-the-horizon Atlantic Ocean views and panoramic Fort Lauderdale city views

ICONIC ARCHITECTURE

- Iconic, contemporary architecture by the industry visionaries at Kobi Karp Architecture, features sweeping, graceful lines complemented by walls of glass, creating the feeling of complete transparency and light
- Dramatic, covered arrival plazas and elegantly appointed lobbies, where a reveal between the towers provides an open view of the sky and creates an impressive arrival experience for residents and their guests
- Over 5,300 square feet of restaurant space at the base of the building provides an unrivaled oceanfront dining experience

THOUGHTFULLY COMPOSED HOMES IN THE SKY

Selene's collection of architecturally crafted open-space floor plans are designed for the way you live today.

- 196 luxurious residences with several unique floorplans; penthouse plans also available
- Two- and three-bedroom residences, ranging from 1,400 to over 3,200 square feet, many residences include den or family room; all with ideal space for entertaining
- Lofty 9'8" ceilings in main living areas
- Full-height windows and sliding glass doors
- Expansive private balconies, measuring up to 10' deep with glass railings, designed to provide unobstructed views and to extend your gracious living to the outdoors all year round
- Owners' suites in residences feature walk-in closets and spa-inspired bath retreats
- Selene residences are delivered ready for your own customization upon ownership; luxurious designer finish packages are also available, featuring:
- Large-Format Porcelain in the main living areas with premium carpet in bedrooms and closets

Luxurious designer finish packages available, including:

Kitchens

- European cabinetry and quartz countertops
- Gourmet, chef-inspired stainless appliances include a built-in double oven/microwave and refrigerator, electric cooktop with stainless-steel canopy hood, and dishwasher with "Quiet System" and stainless-steel interior (per plan)

Bathrooms

- European cabinetry, quartz countertops, and premium fixtures
- Lavish soaking tubs and separate semi-frameless shower enclosures (per plan)
- Premium fixtures

DEPOSIT SCHEDULE

- Reservations Refundable Deposit \$25k
- Contract Deposit structure is a total of 25% due as follows with the total being paid within 180 days of executed contract, minus the \$25K reservation deposit.
- 10% at Contract (July), minus the \$25K reservation deposit.
- 10% 90 days later
- Final 5% another 90 days later

RESORT-STYLE AMENITIES

Selene's extensive and carefully curated collection of indoor and outdoor amenities brings the excitement, conveniences, and indulgences of a premier resort to residents' fingertips.

Indoor Amenities

- The Wave, a social room that features inviting conversation areas, TVs, fireplace, bar, billiards table, card table, and video equipment for simulation games
 - Theater room with plush lounge chair seating for private viewings
 - Seasons, a gathering room, featuring ample comfortable seating areas, a library wall, a bar with a wine wall, a catering kitchen, and a large communal dining table that can be reserved for private gatherings such as parties, private chef demonstrations and celebrating life's most cherished moments.
- The Concierge will assist with Event Planning in the Seasons Social Room.

Outdoor Social Amenities

- A spectacular elevated beachfront Amenity Deck showcases sweeping Atlantic Ocean views and features a resort-style pool, a lap fitness pool and a spa, contemporary poolside cabanas and day beds, open gathering spaces and intimate conversation areas, an outdoor kitchen, multiple cozy fire pit lounge areas, and a pavilion-shaded pool bar
- Dog park with washing station for residents' four-legged furry friends

Fitness Center

- Double-height state-of-the-art Fitness Center overlooking Selene's tropical gardens
- High-tech cardio and strength-training equipment
- Glass-enclosed personal training and movement studio

Business Amenities

- Board Room with audio-visual equipment for meetings
- The Hub, a shared area for work-from-home activities features communal space as well as private and semi-private glass cubicles, and a conference room.

ADVANCED SYSTEMS & FEATURES

- Secured integrated garage parking for all residents
- 24/7 security and access-controlled entry points to all elevators, both lobbies, the parking garage, and all amenity spaces
- Service elevator to all floors accommodates move-ins and provides secondary access in the event of servicing of passenger elevators
- Individual lockable humidity-controlled storage areas and secured bike storage available
- Emergency generator to support life safety systems in the event of a power outage
- Secured Wi-Fi throughout all common areas and amenity spaces

PERSONALIZED SERVICES

- Dedicated lobby staff to assist all residents
- Concierge services ranging from every day needs such as dry cleaning to pre-arrival residence preparation
- Limited self-parking or utilization of 24-hour valet service
- On-site property management
- Large mail room with package storage in each lobby



SeleneFTL.com

PRESENTED BY
KOLTER

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.

