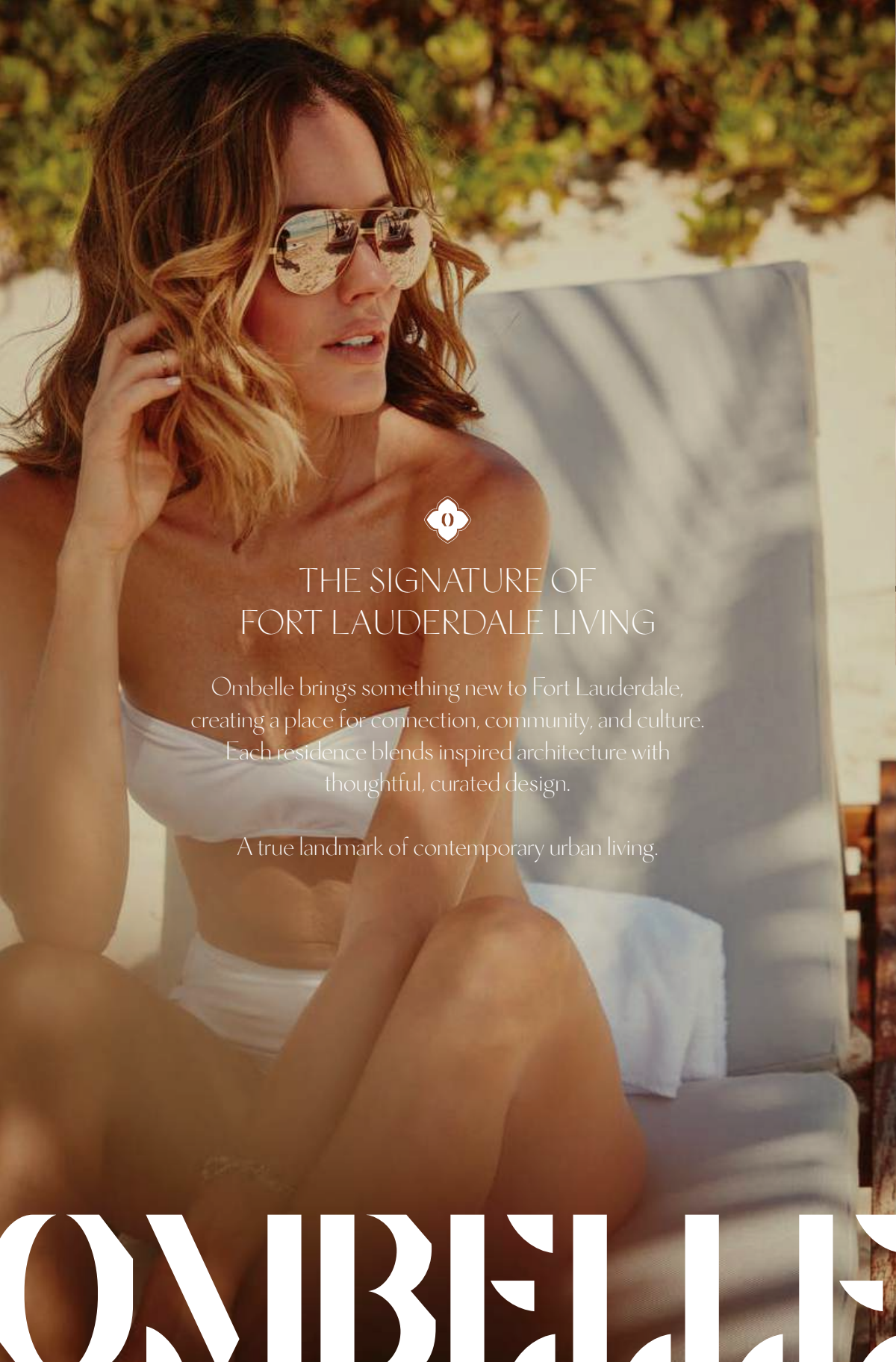
# OMBELLE

FORT LAUDERDALE



ARTISTS CONCEPTUAL RENDERING



# THE SIGNATURE OF FORT LAUDERDALE LIVING

Ombelle brings something new to Fort Lauderdale, creating a place for connection, community, and culture. Each residence blends inspired architecture with thoughtful, curated design.

A true landmark of contemporary urban living.

OMBELLE



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## A PLACE WHERE PEOPLE, IDEAS, CITY LIFE, AND NATURE COME TOGETHER IN A TIMELESS EXPRESSION OF 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 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 boasts a spacious ground-level plaza designed for effortless living, putting everyday essentials right at your fingertips. The Square will also be home to the first Equinox fitness club in Fort Lauderdale.

### 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.




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# 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.

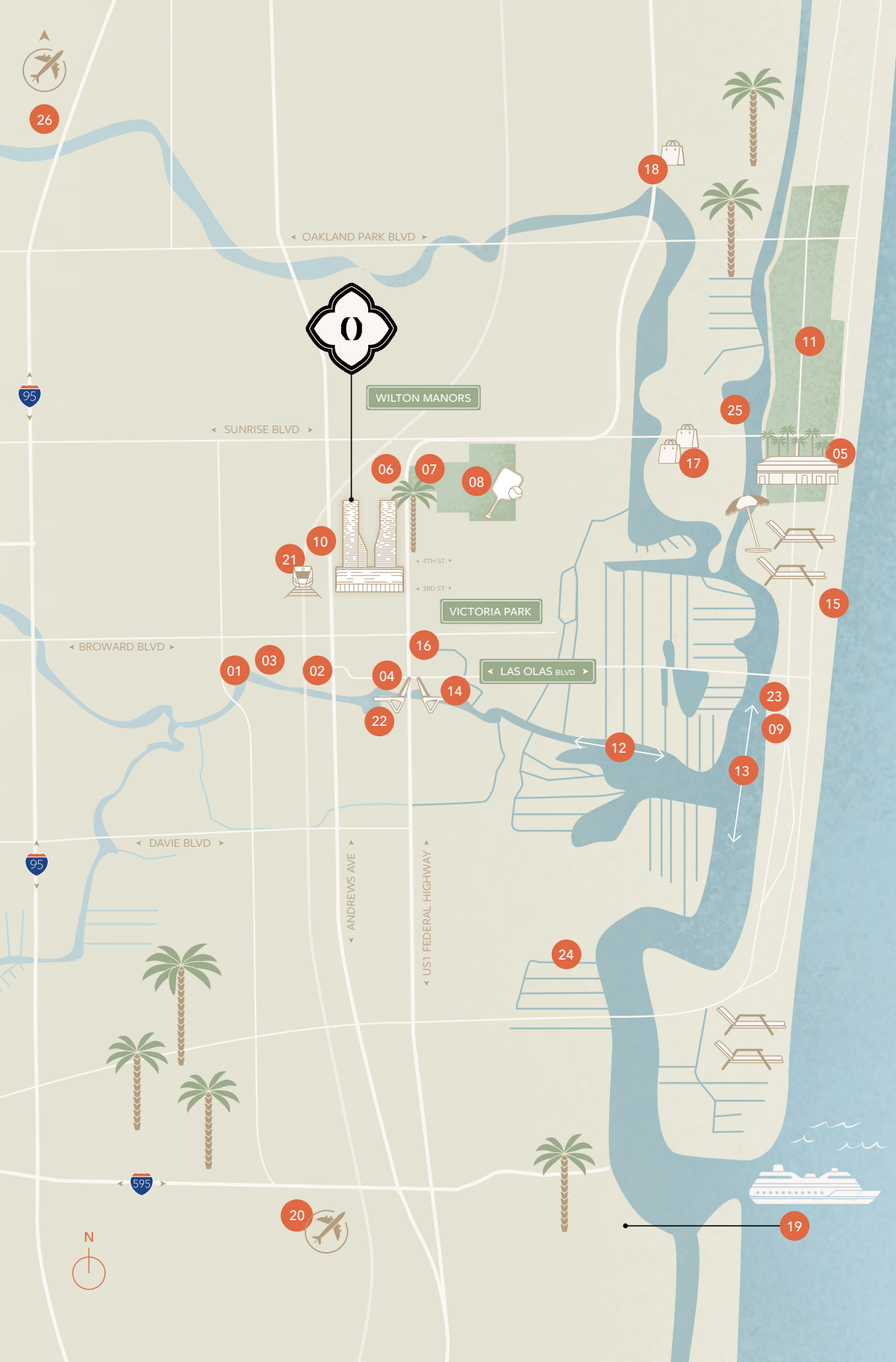
With a community plaza for everyday conveniences, including Fort Lauderdale's first Equinox, and over 100,000 SF of exclusive private residence amenities, Ombelle introduces a lifestyle unlike anything the city has seen before.



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26
OAKLAND PARK BLVD
18
11
WILTON MANORS
25
SUNRISE BLVD
17
05
06
07
08
10
21
4TH ST
3RD ST
VICTORIA PARK
15
BROWARD BLVD
16
01
03
02
04
14
LAS OLAS BLVD
22
23
09
12
13
DAVIE BLVD
ANDREWS AVE
US1 FEDERAL HIGHWAY
24
595
20
19
N



# 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




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Fully-Finished and Furnished Studio to 4-Bedroom Residences

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DEPENDABLE EQUITIES

ODA

DouglasElliman Development Marketing

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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.