OMBELLE

FORT LAUDERDALE



ARTISTS CONCEPTUAL RENDERING

A STATEMENT OF BEAUTY IN DOWNTOWN FORT LAUDERDALE

An architectural masterpiece, Ombelle Fort Lauderdale redefines the downtown skyline with two landmark residential towers, an exceptional suite of amenities and home to the first Equinox in Fort Lauderdale. With its 100,000 SF of private amenities, 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 designed by ODA New York, seamlessly blending both indoor and outdoor environments inspired by Fort Lauderdale.


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Location

300 NE 3RD AVENUE,
FORT LAUDERDALE, FL 33301

Development by:
Sky Equity Group
Dependable Equities

Architecture & Interiors by:
ODA

Landscape Design by:
ODA

Landscape Architecture by:
Witkin Hults-Partners

Sales & Marketing by:
Douglas Elliman Development Marketing

Residences

- Studio
- 1 Bedroom
- 1 Bedroom + Den
- 2 Bedroom
- 2 Bedroom + Den
- 3 Bedroom
- 4 Bedroom
- Penthouses (3BD)
- Penthouses (4BD)

THE RESIDENCES

- Stunning fully finished and furnished designer residences
- Expansive glass terraces with unparalleled views of downtown Fort Lauderdale
- 10 FT ceilings
- Option of exquisite European oak wood or porcelain flooring
- Pre-wired for high-speed communications

Kitchens

- ODA custom-designed gourmet kitchens with timeless European oak cabinetry
- Honed Calacatta porcelain slab countertop and backsplash
- Designer finishes and fixtures
- State-of-the-art integrated Smeg appliance package, inclusive of:
  - Induction cooktop with recirculating hood
  - Convection Oven
  - Speed Oven
  - Dishwasher
  - Wine fridge in select residences

Primary Bathrooms

- Moruzzi floor-to-ceiling Italian porcelain tile throughout bathroom
- Custom-stone niche in showers
- Custom European-inspired vanities with natural stone tops and contemporary finishes designed by ODA
- Sleek custom wood cabinetry
- Double vanities in select residences
- Spacious walk-in showers with glass enclosure and fixtures
- Oversized soaking tub along window wall offers panoramic water views in select residences
- Private water closets with Toto toilets in select residences

A LANDMARK OF CONTEMPORARY URBAN LIVING WITHIN THE HEART OF FLAGLER VILLAGE

PROPERTY OVERVIEW

Ombelle sets the standard for luxury downtown living. Stunning, fully finished and furnished residences with designer features and finishes impeccably executed to craft an elevated sense of contemporary living inspired by the very best of Fort Lauderdale.

- 1.6 million SF building designed for an amenity-rich lifestyle of leisure, play, and community connection in the heart of downtown Fort Lauderdale
- Expansive 13,000 SF residential lobby designed by ODA
- An unparalleled 100,000 SF of combined indoor and outdoor amenity space
- Ground-level retail experience programmed for Ombelle residences
- Ground-level mixed-use plaza to connect the community with lifestyle conveniences, retail stores, and dining
- Landmark architecture and masterful interiors by ODA integrate the natural environment for a seamless blend of indoor and outdoor space
- 24-hour front desk concierge dedicated to assist residents with daily needs and services
- 24-hour security on premises
- Two resident mail rooms and three package rooms
- Controlled access entry system
- On-site parking and bicycle storage



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NEIGHBORHOOD

Ombelle is perfectly poised within the creative and cultural center of Flagler Village. Immerse yourself in the expanding energy of this vibrant downtown Fort Lauderdale neighborhood with local dining, retail, & entertainment right outside your front door.

- Conveniently located in the heart of downtown Fort Lauderdale within the vibrant arts and entertainment district of Flagler Village
- Proximity to all Fort Lauderdale cultural, shopping, and dining venues, including the shoppes at Las Olas Blvd, Broward Center for the Performing Arts, Parker Playhouse, and NSU Art Museum
- Explore the many galleries & monthly art walks at MASS Arts District
- The New River, Intracoastal and Atlantic Ocean offer iconic waterfront destinations for boating and water activities
- Access to all local and global transportation hubs: Brightline, Port Everglades, and Fort Lauderdale International Airport
- Complimentary transportation within a 5-mile radius by Circuit
- Minutes from Fort Lauderdale Beach

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

AMENITIES

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.

- Home to the first Equinox in Fort Lauderdale
- Signature dining experience featuring an innovative menu by a celebrated chef
- Dedicated retail and boutique shoppes
- Bistro-style coffee lounge exclusive to residents

The Commons

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

- 13,000 SF Residential Lobby
- Two indoor pickleball courts
- Pro-golf simulator room
- Private multi-faceted Gaming Lounge and Club Room
- Resident exclusive grab-and-go café and juice bar
- Private dining room with designer Chef's kitchen and terrace for gatherings, including back of house pantry space
- Innovative business center with co-working lounge equipped with two conference rooms, five private working stations, two recording rooms for podcasting and coffee bar
- Makers' studio for creative pursuits and play
- Dedicated music lounge and rehearsal studio
- Comprehensive study library
- Children's playroom with educational games
- Pet spa

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.

- Sunrise and sunset pools overlook the vibrant downtown energy of Fort Lauderdale
- Sunrise pool spa / hot tub
- Dedicated poolside bar
- Private cabanas offer moments for retreat and relaxation
- Outdoor sunset lounge with summer kitchen for grilling & entertainment
- Enliven your senses on the open-air yoga lawn
- Tranquil meditation and Zen Garden
- Sunrise lounge and terrace overlooking the city skyline
- Mini-golf course

The Sanctuary

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

- 4,725 SF fitness center with state-of-the-art equipment, gym, yoga studio, Pilates studio and immersive studio
- Exclusive spa experience to connect with inner Zen and personal flow
- The spa features two treatment rooms for holistic services and wellness treatment
- Steam room, sauna, experiential shower, and private terrace with outdoor sauna and cold plunge pool

4	40+	100K
RESORT-STYLE AMENITY ENVIRONMENTS	DESIGNER CURATED AMENITY EXPERIENCES	SF OF PRIVATE AMENITIES



EQUINOX STANDS AT THE FOREFRONT OF GLOBAL WELLNESS CULTURE, SETTING THE STANDARD FOR HOW THE WORLD MOVES, LIVES, AND THRIVES.

HOME TO THE FIRST EQUINOX IN FORT LAUDERDALE

Ombelle will be home to the first Equinox in Fort Lauderdale with 35,000 SF offering Signature Classes, world-class personal training, and luxurious amenities - creating environments that motivate and inspire.

Equinox Features

Designed for peak performance and elevated living, the club will feature state-of-the-art equipment, personal training, group fitness studios, and exclusive amenities, delivering the signature Equinox experience in a luxury setting.

- Complimentary one-year founding Membership, exclusive for Ombelle residents
- Unlimited Signature Classes engineered to drive results
- Equinox one-on-one coaching is powered by the EQX OS and Health Advisory Board—a first-of-its-kind, data-driven system designed to unlock your best and deliver extraordinary results
- Unlimited access to on-demand classes from an unrivaled fitness collection
- Luxuriously designed full-service spa offering an always-evolving selection of spa treatments and services
- Juice Bar with a healthy selection of juices and snacks for pre- and post-workout



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Fully Finished and Furnished Studio to 4-Bedroom Residences

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.

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