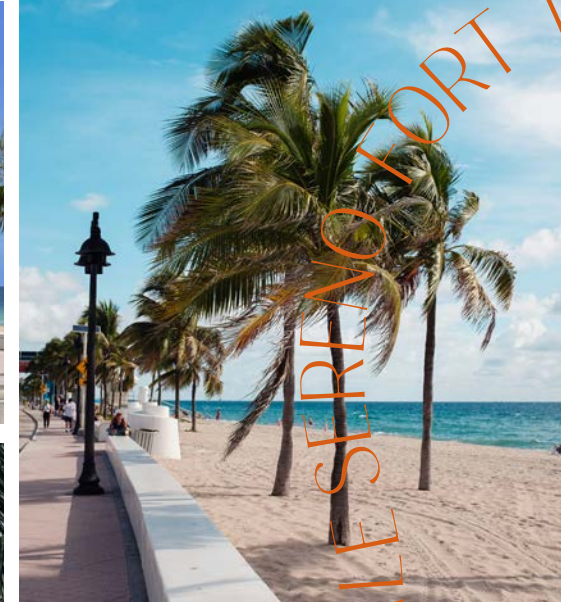




SERENO

FORT LAUDERDALE



Adorned with Beauty, Framed by Nature.

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.

SEE FULL LEGAL DISCLAIMERS ON THE INSIDE BACK COVER OF THIS BROCHURE.

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.



Every Detail, a Work of Art.

Surrounded by lush landscaping, the building's striking all-glass design, blurs the boundaries between indoor and outdoor living. From every angle, breathtaking panoramic views unfold—capturing the shimmering ocean, the tranquil Intracoastal Waterway, and the natural beauty of Hugh Taylor Birch State Park and Bonnet House Museum & Gardens.



SERENO

A Masterpiece in the Making.

Arrive in grandeur as a stunning porte-cochère and calming water feature welcome you into a world of refined elegance.

ARTIST'S CONCEPTUAL RENDERING

SEE FULL LEGAL DISCLAIMERS ON THE INSIDE BACK COVER OF THIS BROCHURE.

Crafted for Coastal Living.

Two rooftop levels seamlessly blend wellness, leisure, and social connection. Designed for both relaxation and community, this escape brings together the best of recreation and serenity high above the neighborhood.

76

BOULIQUE RESIDENCES

14

FLOORS

1 to 3 Bedrooms + Den

APPROXIMATELY 1,080 TO 2,400 SQ FT





ARTIST'S CONCEPTUAL RENDERING

ROOFTOP AMENITY WITH YOGA, FITNESS STUDIO AND PICKLEBALL COURT



Fort Lauderdale

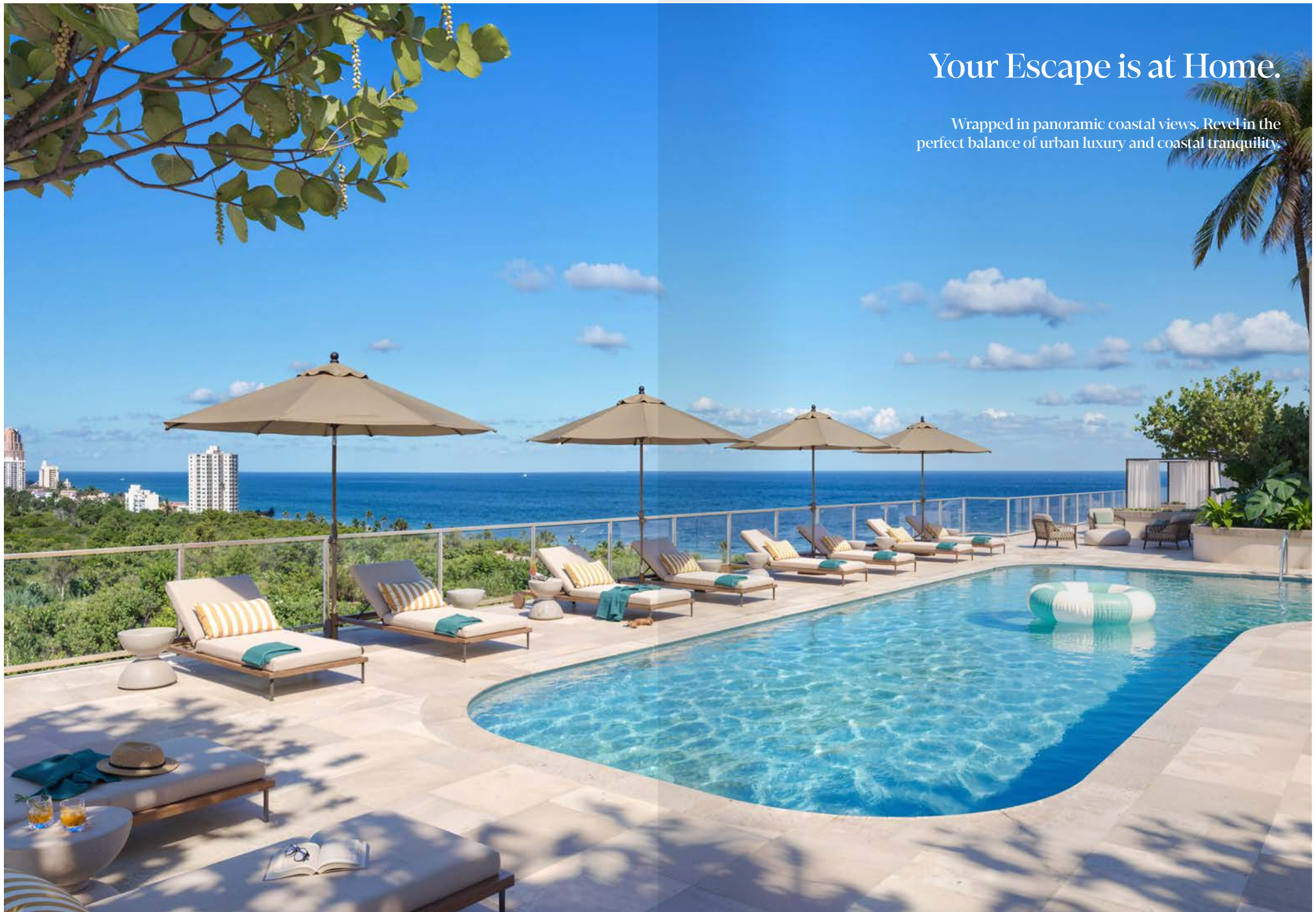
This is the beauty of Sereno.

Elevated fitness and wellness amenities.
Vibrant social spaces and lush gardens.
Discover the art of living well at your doorstep.

SEE FULL LEGAL DISCLAIMERS ON THE INSIDE BACK COVER OF THIS BROCHURE.

Your Escape is at Home.

Wrapped in panoramic coastal views. Revel in the perfect balance of urban luxury and coastal tranquility.





Curated for Life Well Lived.

Start your day basking in the warm morning sun on Fort Lauderdale Beach, where dedicated beach attendants ensure your comfort with complimentary lounge chairs.

Relax by the shore, soak in the ocean breeze, and embrace the effortless luxury of coastal living.

For a change of pace, retreat to the enchanting Bonnet House Museum & Gardens, a hidden gem just moments away. This whimsical 35-acre estate invites you to wander through lush tropical gardens, discover a rich collection of art and history, and immerse yourself in the charm of old Florida.

With these exclusive resident offerings, every day presents the perfect balance of relaxation and discovery—seamlessly blending the serenity of the shore with the beauty of nature's artistry.



BOCA BEACH RESIDENCES, BOCA RATON



PAULO TAVARES DE MELO, NELSON STABILE, AND VICTOR BALLESTAS



A Vision Brought to Life.

Founded in 2006, Integra Investments has overseen the management of over \$8 Billion in real estate assets and the development of 15 million square feet, playing a pivotal role in shaping some of the most impactful projects across South Florida and beyond.

Integra Investments introduces this landmark development that aims to redefine luxury living near Fort Lauderdale Beach

SEE FULL LEGAL DISCLAIMERS ON THE INSIDE BACK COVER OF THIS BROCHURE.



ST. REGIS RESIDENCES, MIAMI



ARTIST'S CONCEPTUAL RENDERING



ARTIST'S CONCEPTUAL RENDERING

1508
L O N D O N

Bespoke. Refined. Global.

1508 London is an international interior design and architecture firm, renowned for creating exceptional spaces worldwide with studios in London, Dubai, Singapore, Bangkok, Sao Paulo, and Miami. Founded in 2010, the design firm has over a decade's worth of experience in creating luxury interiors, becoming a definition for the world's most innovative and exquisite living spaces, providing furnishings for the finest homes, hotels, luxury developments and superyachts.



At the Center of It All.

Perfectly positioned in the heart of Fort Lauderdale, Sereno offers easy access to the city's finest beaches, dining, and entertainment.

- 1 Hugh Taylor Birch State Park
- 2 Bonnet House Museum & Gardens
- 3 North Beach Village
- 4 Las Olas Marina
- 5 Galleria Fort Lauderdale
- 6 Holiday Park & Jimmy Evert Tennis Center
- 7 Flagler Village
- 8 NSU Art Museum Fort Lauderdale
- 9 Broward Center of the Performing Arts
- 10 Brightline
- 12 Port Everglades

Developer
SUNRISE FTL VENTURES LLLP

Architect
FSMY ARCHITECTS + PLANNERS

Interior Design
1508 LONDON

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.

This project is being developed by Sunrise FTL Ventures, LLLP (the “Developer”), which was formed solely for such purpose. Integra Solutions LLC (including any affiliate thereof, the “Integra Group”) has granted the Developer a limited license to use the Integra Group names and marks but Integra Group is not the project developer. Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by the Integra Group, and you agree to look solely to the Developer (and not to the Integra Group and/or any of its affiliates) with respect to any and all matters relating to the marketing and/or development of, and the sale of units in, the Condominium.

The features and amenities depicted herein are artist’s conceptual renderings, based upon current development plans, which are subject to change without notice. No guarantees or representations whatsoever are made that the features, amenities and facilities, and existing or future views of the project and surrounding areas, depicted by any such artist’s renderings, will be provided, or, if provided, will be of the same type, size, location or nature as depicted or described herein.

No guarantees or representations whatsoever are made that existing or future views of the project and surrounding areas depicted by artist’s conceptual renderings or otherwise described herein, will be provided or, if provided, will be as depicted or described herein. Any view from any unit or from other portions of the property may in the future be limited or eliminated by future development or forces of nature.

All square footages and dimensions, including (without limitation) ceiling heights, are estimates based on preliminary plans and will vary with actual construction. All floor plans, specifications and other development plans are proposed and conceptual only and are subject to change and will not necessarily accurately reflect the final plans and specifications. Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and outside corridor wall, and the centerline of interior demising walls between units and in fact vary from the square footages and dimensions that would be determined by using the description and definition of the “Unit” set forth in the Declaration, which generally only includes the interior airspace between the perimeter walls and excludes all interior structural components and other common elements or shared facilities. The method of measurement used herein is generally found in sales materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the same method. For your reference, the dimensions of the Unit determined as set forth in the Declaration, are set forth in Exhibit “2” to the Declaration of Condominium. Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as described above and as if the room were a perfect rectangle), without regard for any cutouts, soffits or other variations. Accordingly, the interior air space dimensions of the actual room will be smaller than the product obtained by multiplying the stated length and width. Terraces and other exterior areas are not part of the Unit.

See full legal disclaimers at SERENOFTL.com.





SERENO

FORT LAUDERDALE

SITE ADDRESS:

2901 NE 9th Court, Fort Lauderdale, Florida 33304