

# FORTÉ

## BUILDING ADDRESS

1309 South Flagler Drive  
West Palm Beach, FL 33401

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## TEAM

### Developers

- Two Roads Development
- Alpha Blue Ventures

### Architecture

- Bernardo Fort-Brescia, Arquitectonica

### Interior Designer

- Jean-Louis Deniot

### Landscape Architecture

- EDSA, Inc.

## BUILDING FEATURES

Located on Flagler Drive on the desirable West Palm Beach waterfront, offering residents unobstructed views of the Intracoastal Waterway, Worth Avenue and the Atlantic Ocean.

- 25 Stories
  - 41 Residences
  - 1 Impressive Duplex Penthouse
  - 319' 5" in Height
  - 24 Hour Valet Services and Private Underground Parking
  - Two Reserved Parking Spaces Per Residence
  - Private Enclosed Underground Parking Garages Available for Purchase\*
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## RESIDENCE FEATURES

- Only Two Flow-Through Residences Per Floor
  - Option to Combine for a Full Floor Residence
  - Four to Five Bedroom Homes Ranging from 4,200 to 8,400 SQ FT
  - 1,000 SQ FT of Outdoor Living Space Per Residence
  - Sweeping Unobstructed City and Ocean Views from Every Residence
  - Private Elevator Foyers
  - 9'-10' Grand Ceiling Heights
  - Customizable Kitchen Floor Plan Options include Open and Formal Kitchen Layouts
  - Jean-Louis Deniot and Italian Custom Design Kitchens and Bath Cabinetry
  - Sub-Zero® and Wolf® Stainless Steel Contemporary Appliance Package
  - Waterworks® Faucets and Fixtures in Master Bath
  - His and Hers Vanities and Beauty Area in Master Bath
  - His and Hers Spacious Walk-In Closets
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## PENTHOUSE FEATURES

- One Exclusive Flow-Through Penthouse Residence. A Six Bedroom Home with over 8,976 Interior SQ FT not including 2,103 SQ FT of Outdoor Terraces
- Private Roof Deck with 360° Views from a Private Pool. Equipped with a Summer Kitchen, and Cabana Bath (4,670 SQ FT)
- Grand Ceiling Heights Ranging from 12'-14'

## AMENITIES & SERVICES

### Grand Lobby Level

- Grand Lobby and Lounge
- Concierge Service
- Package Service and Mail Room
- Access to Sculpture Garden, Art Walk and Dog Park

### Social & Entertainment – Second Floor

- 75' Lap Pool With Heated Spa Designed by EDSA
- Pool Deck With Outdoor Dining Area and Lounge Area
- Private Dining Room with Seating Up to 24 Guests
- Great Room
- Theater
- Evening Lounge

### Wellness Level – Third Floor

- His and Hers Spas Equipped With Steam Room, Sauna, Relaxation Area, Lockers, and Private Treatment Room
- State of the Art Fitness Center and Yoga Studio
- Card Room
- Business Center
- Golf Simulator Room
- Two Furnished Guest Suites

### Residents Services

- 24-Hour Security and Surveillance
- 24-Hour Lobby Attendant and Valet Service
- Forté House Cars
- Charging Stations for Electric Cars

### Concierge Services

(Additional fees may apply)

- Access to Premium Tickets and VIP Events
- Restaurant Reservations
- Moving Coordination and Storage Solutions
- Interior Design Services
- Housekeeping Services
- Personal Shopper
- Travel Service Available
- Private and Commercial Air Bookings
- In-Residence Wellness and Fitness Coordination
- Spa and Salon Appointments

## DEVELOPER - Two Roads Development

[www.tworoadsre.com](http://www.tworoadsre.com)

Two Roads Development is a South Florida-based real estate development firm whose principals have combined over 120 years of experience in developing, financing, and marketing residential and commercial projects across the United States. Over the years, Two Roads has set the standard for luxury development with properties that feature the best location, architecture, amenities and services in the industry. The firm's current residential portfolio includes Elysee luxury condominiums of Miami and Biscayne Beach, FL; Tuscany Ranch, a 6,000-home master-planned active adult community in Citrus County, FL; and Freeport Plantation, a master-planned mixed-use community in Freeport, FL.

## DEVELOPER - Alpha Blue Ventures

[www.alphablueventures.com](http://www.alphablueventures.com)

Alpha Blue Ventures specializes in the acquisition, development, and management of high-quality and unique real estate opportunities throughout New York and Southeast Florida. As a strategic joint venture between Founders Marius Fortelni and Scott Maslin, Alpha Blue Ventures offers a unique global vision based on their extensive experiences as investors managers and developers of a diversified portfolio of real estate projects in the U.S. and abroad.

## ARCHITECTURE - Bernardo Fort-Brescia

[www.arquitectonica.com](http://www.arquitectonica.com)

Bernardo Fort-Brescia, founding principal of Arquitectonica is known as one of the pioneers of globalization in the architecture profession. Well-known projects by his firm include the Microsoft Europe Headquarters in Paris, the Bronx Museum and Westin Times Square in New York, Festival Walk and the Cyberport Technology Campus in Hong Kong, the International Finance Center in Seoul, the headquarters of the Construction Bank and Agricultural Bank of China in Shanghai, the Mall of Asia in Manila, the Banco Santander Headquarters and W Torre Plaza in Sao Paulo, the US Embassy in Lima, the Infinity Towers in San Francisco, the Hilton Americas in Houston, the Philips Arena in Atlanta and the American Airlines Arena in Miami.

## INTERIOR DESIGN - Jean-Louis Deniot

[www.deniot.com](http://www.deniot.com)

Jean-Louis Deniot has brought his unique sophistication to some of the most important residences in the world – in Paris, the Cote D'Azur as well as Beverly Hills, Fifth Avenue, London, Moscow, Istanbul and New Delhi. Deniot undertakes each of his projects with the vigor and inquisitiveness that is peculiar to true visionaries, conceiving and defining novel design aesthetics with utmost dash and confidence. Deniot is proud to be regularly featured in international publications including Architectural Digest (US), AD France, AD Spain, AD Germany, AD Russia, AD India, House and Garden, Belle Australia, ELLE Decor US, ELLE Decoration in France and Russia, Marie Claire Italy, More Than Classic Holland, as well as a number of Emirates and Asian magazines, making him one of the most published designers today. Now Deniot lends his sophisticated, classic, though sometimes unexpected style to the aesthetic and sensibility of Forté.

## LANDSCAPE ARCHITECTURE - EDSA, Inc.

[www.edsaplan.com](http://www.edsaplan.com)

For our team, design is a way of life – a professional philosophy, a creative rallying, and a shared purpose in support of excellence. Our global experience pays tribute to the passionate creation of distinctive, innovative, and inspiring environments. Working in conjunction with nature to achieve impressive results with enduring appeal, we design outdoor spaces that are timeless, never forced – and establish relationships that strengthen these concepts for future projects and generations. With an eye toward holistic development, land preservation, and aesthetic cognizance, our designers improve the relationship between people and place. We graciously accept our role as stewards of the land and the built environment with the full creativity, integrity, and the commitment of our entire worldwide team.