

www.galleriavillages.com



GALLERIA VILLAGES

Fort Lauderdale



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This project is being developed by Terraces Development, LLC, a Florida limited liability company, which was formed solely for such purpose. Laska Development is not the developer of this project.

See inside back cover for legal disclaimers.

MOMOPE

INSIDE WHILE OUTSIDE

Galleria Village is in a very desirable location, at walking distance from Fort Lauderdale Beach and a short drive or bike ride from Downtown Fort Lauderdale. It pleases both nature lovers as well as city dwellers, making it an extremely convenient and balanced place to live.

VENMMA

ENITCE



EAST LAS OLAS BOULEVARD
BEST BUY
APPLE STORE
WHOLE FOODS MARKET
TRADER JOE'S

BIRCH PARK

GALLERIA MALL

J.MARK'S RESTAURANT
THE CAPITAL GRILLE
THE CHEESECAKE FACTORY
TEXAS DE BRAZIL
CALIFORNIA PIZZA KITCHEN
WARSAW COFFEE COMPANY

5
MIN

7
MIN

8
MIN

FORT LAUDERDALE BEACH
LAS OLAS STRIP
DOWNTOWN FORT LAUDERDALE
FLAGLER VILLAGE
RHYTHM & VINE
FUNKY BUDDHA BREWERY
IMAX 3D THEATER

Shop EAT PLAY

N GALLERIA VILLAGES S





WORK LIFE BALANCED

in the right proportion.



Galleria Villages



Downtown Ft Lauderdale



Brightline Station



Easy access to I-95



Ft. Lauderdale International Airport



GOOD *it is* BALANCE *to be in*

The project is designed to be a private and safe community environment. You will have the comfort of a house with the convenience of a condo.





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LIMITED
COLLECTION
OF 24 LUXURY
RESIDENCES

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Artist's conceptual rendering. See disclaimers page.





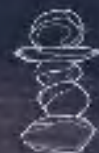
GATED COMMUNITY

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Guest Parking

2 CAR Garage





Private Backyard

DREAM
LISTEN
TALK
LOVE
HOPE
RELAX
BELIEVE
PLAY
WORK

A place to Live!





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CHIPPY PEANUT BUTTER COOKIES

Ingredients:

- 1 cup butter, softened
- 1 cup creamy peanut butter
- 1 cup sugar
- 1 cup packed brown sugar
- 2 large eggs
- 1 teaspoon vanilla extract
- 2-1/4 cups all-purpose flour
- 2 teaspoons baking soda
- 1/4 teaspoon salt
- (11 ounces) peanut butter and milk chocolate chips



Total Time

Prep: 25 min.

Bake 15 min./batch



Makes

about

4 dozen

Directions:

01

In a large bowl, cream the butter, peanut butter and sugars until light and fluffy. Beat in eggs and vanilla. Combine the flour, baking soda and salt; gradually add to creamed mixture and mix well. Stir in chips.

02

Drop by rounded tablespoonfuls onto ungreased baking sheets. Bake at 350° for 12-15 minutes or until golden brown. Cool for 2 minutes before removing to wire racks.



Privacy

The project is designed to provide privacy in an exclusive and safe community environment.

Open Concept Living

Integrated floor plans in all units with modern design in a 10' ceiling ample space.

Selected Design

Integrated kitchens tailored to be useful, beautiful and pleasant to create special moments. High-end design and appliances, selected to provide fun and enjoyable family reunions daily.





3 Bedrooms + Den



3.5 Bathrooms



Feature Sheet

COMMUNITY FEATURES:

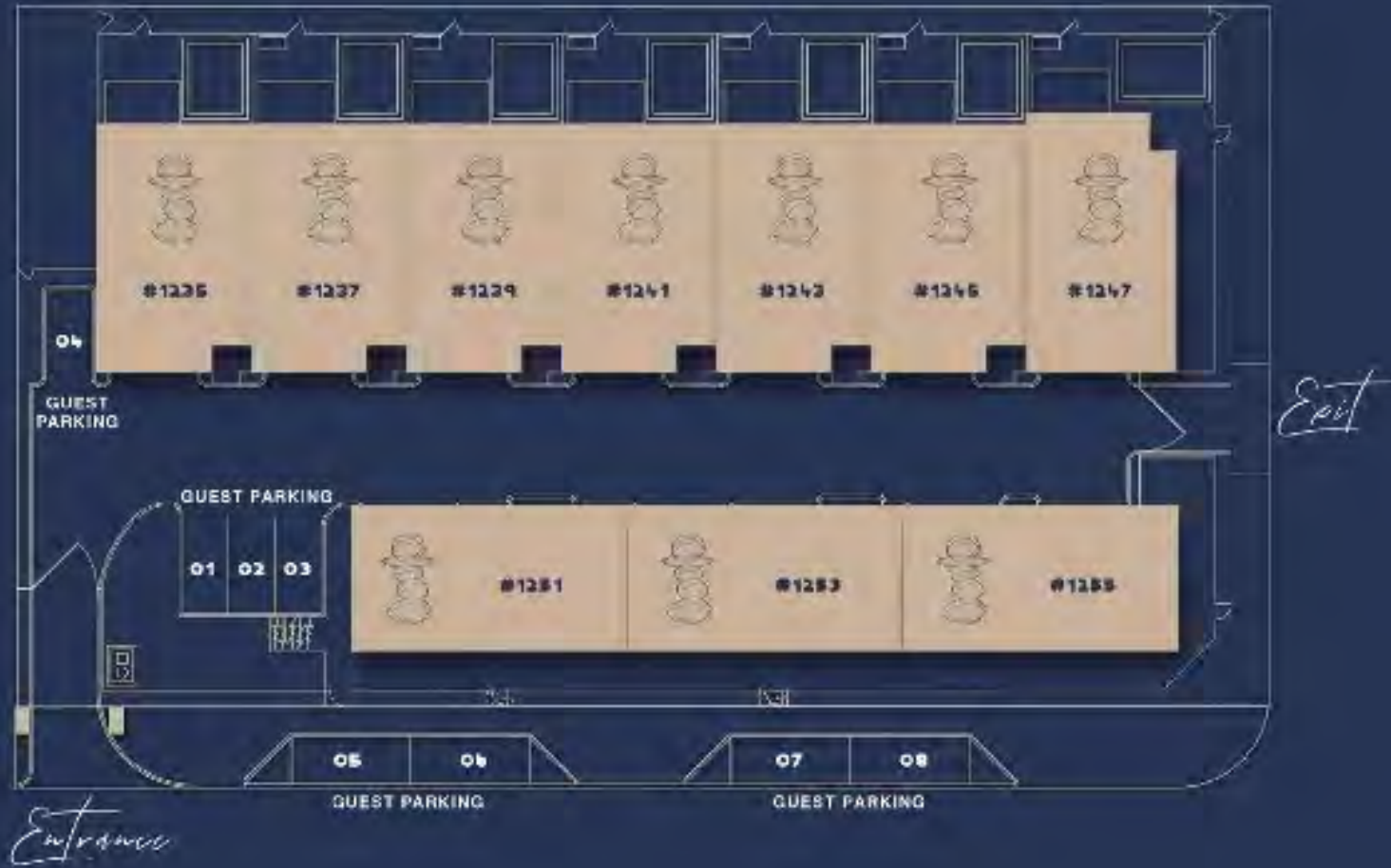
- Private Gated Community Entrance
- Concrete Block Construction
- Hurricane Impact Energy Efficient Windows
- Automatic Garage Door Opener with Remote
- Lushly Landscaped Private Entrances
- Decorative Driveways with Brick Pavers
- Guest Parking

RESIDENCE FEATURES:

- Private Covered Entries
- Private Covered Balconies
- Walk-in Closets
- Italian Design Bathroom & Kitchen Cabinetry
- "Gourmet" Kitchen Featuring Stainless Steel Samsung Appliances
- Luxurious Quartz Counter Tops & Backsplash
- Private Spacious Two-Car Garage
- Floor-to-Ceiling Energy Efficient Impact Resistant Glass
- 10' Ceiling Height
- Recessed Lighting Package
- Available Private Pool & BBQ packages
- Smart-Home Technology Wired for High-Speed Internet, Cable Tv and Data/Voice



Townhouses South



MODEL B
Units 1237 - 1245
 Interior: 2,142 SF / Building: 2,598 SF

MODEL C
Unit 1251 & 1253
 Interior: 2,107 SF / Building: 2,537 SF

MODEL D
Unit: 1247
 Interior: 2,017 SF / Building: 2,525 SF

Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the 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 interior structural components). Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any columns. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change.

MODEL E
Unit 1235
 Interior: 2,017 SF / Building: 2,537 SF

MODEL F
Unit 1255
 Interior: 2,094 SF / Building: 2,614 SF

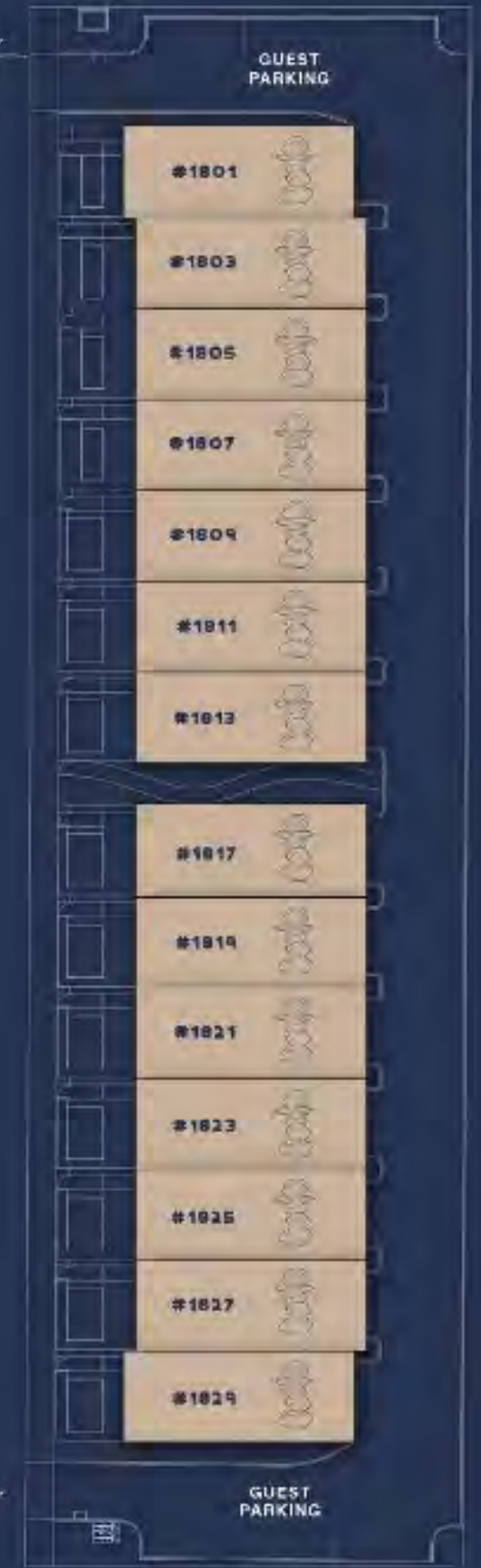
All units are 3 Bed + Den / 3.5 Baths and floorplans available upon request.

Townhouses North

MODEL A
Units 1801 - 1829
 Interior: 2,036 SF / Building: 2,516 SF

All units are 3 Bed + Den / 3.5 Baths and floorplans available upon request.

Exit



Entrance

Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the 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 interior structural components). Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any columns. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change.



Towahouses North

MODEL A - 3 BEDROOMS | 3.5 BATHROOMS

Units #1801 - #1829



1st Floor



2nd Floor

1st Floor Living (A/C)	801 S.F.
2nd Floor Living (A/C)	1,235 S.F.
Total Living (A/C)	2,036 S.F.
Garage (NON A/C)	480 S.F.
Total Building Area (Enclosed)	2,516 S.F.
Entry	26 S.F.
Balconies	142 S.F.
Total Areas (Non Enclosed)	168 S.F.

Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior partitioning walls and in fact vary from the 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 interior structural components). Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change.



Towahouses South

MODEL B - 3 BEDROOMS | 3.5 BATHROOMS

Units #1237 - #1245



1st Floor



2nd Floor

1st Floor Living (A/C)	824 S.F.
2nd Floor Living (A/C)	1,318 S.F.
Total Living (A/C)	2,142 S.F.
Garage (NON A/C)	457 S.F.
Total Building Area (Enclosed)	2,599 S.F.
Entry	36 S.F.
Total Area (Non Enclosed)	38 S.F.

Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior partitioning walls and in fact vary from the 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 interior structural components). Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change.



Townhouses South

MODEL C - 3 BEDROOMS | 3.5 BATHROOMS

Units #1251 & #1253



1st Floor



2nd Floor

1st Floor Living (A/C)	746 S.F.
2nd Floor Living (A/C)	1,271 S.F.
Total Living (A/C)	2,017 S.F.
Garage (NON A/C)	520 S.F.
Total Building Area (Enclosed)	2,537 S.F.
Balconies	147 S.F.
Total Areas (Non Enclosed)	147 S.F.



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Townhouses South

MODEL D - 3 BEDROOMS | 3.5 BATHROOMS

Unit #1247



1st Floor



2nd Floor

1st Floor Living (A/C)	782 S.F.
2nd Floor Living (A/C)	1,235 S.F.
Total Living (A/C)	2,017 S.F.
Garage (NON A/C)	508 S.F.
Total Building Area (Enclosed)	2,525 S.F.
Entry	30 S.F.
Balconies	85 S.F.
Total Areas (Non Enclosed)	115 S.F.



Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior partitioning walls and in fact vary from the 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 interior structural components). Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change.

Townhouses South

MODEL E - 3 BEDROOMS | 3.5 BATHROOMS

Unit #1235



1st Floor



2nd Floor

1st Floor Living (A/C)	824 S.F.
2nd Floor Living (A/C)	1,318 S.F.
Total Living (A/C)	2,142 S.F.
Garage (NON A/C)	457 S.F.
Total Building Area (Enclosed)	2,599 S.F.
Entry	38 S.F.
Total Areas (Non Enclosed)	38 S.F.

Townhouses South

MODEL F - 3 BEDROOMS | 3.5 BATHROOMS

Unit #1255



1st Floor Living (A/C)	710 S.F.
2nd Floor Living (A/C)	1,384 S.F.
Total Living (A/C)	2,094 S.F.
Garage (NON A/C)	520 S.F.
Total Building Area (Enclosed)	2,614 S.F.
Entry	44 S.F.
Balconies	44 S.F.
Total Areas (Non Enclosed)	88 S.F.



Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior partitioning walls and in fact vary from the 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 interior structural components). Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change.



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Developers

LUIS NORONHA

Entrepreneur with more than 25 years of experience across the construction and real estate industries.

Leveraging extensive experience in helping companies to grow, his areas of expertise include real estate, entrepreneurship, strategy, negotiations, business development, marketing, and private equity.

Since 2010, Luis Noronha has focused on real estate in the United States and developed 30+ add-value opportunistic residential projects.

In 2017 Luis Noronha partnered with Douglas Strabelli to found Lana Construction, LLC a company with an in-house development and management team that focuses on work ethic and consistent pursuit of excellence in every project.



DOUGLAS STRABELLI

Joined Lana Development in 2017 as a Partner in Lana Construction.

With over 20 years of experience in construction building, Douglas Strabelli, founder of Sagewood Construction, gathered in his portfolio the construction of high-end buildings in New York City, including one on the 5th Avenue, as well as several high-end residences in the Hamptons, and buildings and luxury residences in Miami.

He has been working with Lana Capital since 2016 on luxury Single Family Homes constructions and renovations.



815 Fifth Ave.



851 Flying Point Rd.



55 E San Marino Dr.



1150 101 St.

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Interior photos shown may depict options and upgrades and are not representative of standard features and may not be available for all model types. All fixtures, furniture, and items of finish and decoration of units described herein are for display only and may not to be included with the unit, unless expressly provided in the purchase agreement.

Certain items, if included with the unit, such as tile, marble, stone, granite, cabinets, wood, stain, grout, wall and ceiling textures, mica and carpeting, are subject to size and color variations, grain and quality variations, and may vary in accordance with price, availability and changes by the manufacturer from those shown in the models or in illustrations or in any published list of standard items (if any), if circumstances arise which, in Developer's opinion, warrant changes of suppliers, manufacturers, brand names, models or items, or if Developer elects to omit certain items. Developer may modify the list of standard features or make substitutions for equipment, material, appliances, brands, models, etc., with items which, in Developer's opinion, are of equal or better quality (regardless of cost).

Certain items such as the following, which may be seen in model apartments (if any), brochures and/or in illustrations are not included with the sale of the unit: wall coverings (including paint other than base primer), accent light fixtures, wall ornaments, drapes, blinds, furniture, knickknacks and other decorator accessories, lamps, mirrors, graphics, pictures, plants, wall-hung shelves, wet bars, intercoms, sound systems, kitchen accessories, linens, window shades, security systems, certain built-in fixtures, cabinetry, carpets or other floor coverings and colors, wood trim, other upgraded items, balcony treatments (e.g., tile, stone, marble, brick, chattahoochee, scored concrete or wood trim), barbecues, planters, window screens, landscaping and any other items of this nature which may be added or deleted by Developer from time to time. This list of items (which is not all-inclusive) is provided as an illustration of the type of items built-in or placed in the model apartments (if any) or shown in illustrations strictly for the purpose of decoration and example only. There is no obligation for Developer to provide models, but if so provided, the foregoing disclaimers will apply.

The sketches, renderings, graphics 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 the 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. These drawings and depictions are conceptual only and are for the convenience of reference. They should not be relied upon as representations, express or implied, of the final detail of the residences. The developer expressly reserved the right to make modifications, revisions and changes it deemed desirable in its sole and absolute discretion.

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