



ALLURE

LUXURY CONDOMINIUM LIVING ON THE RIVER

Surrender to it.

www.AllureLuxuryCondominiums.com



FROM FIRST

Glimpse

YOU SURRENDER

Just imagine. It is all yours. Along the river, its towers rise 32 stories to meet the Florida sun. Spanning three acres of splendor and color, it overlooks the wide glimmering Caloosahatchee River. Inside, open light-filled luxury residences and a curated collection of world-class resort amenities and services await you. All within easy walking distance of boutiques, cafés, restaurants, theaters, galleries and nightspots in the historic River District of downtown Fort Myers. This is Allure.

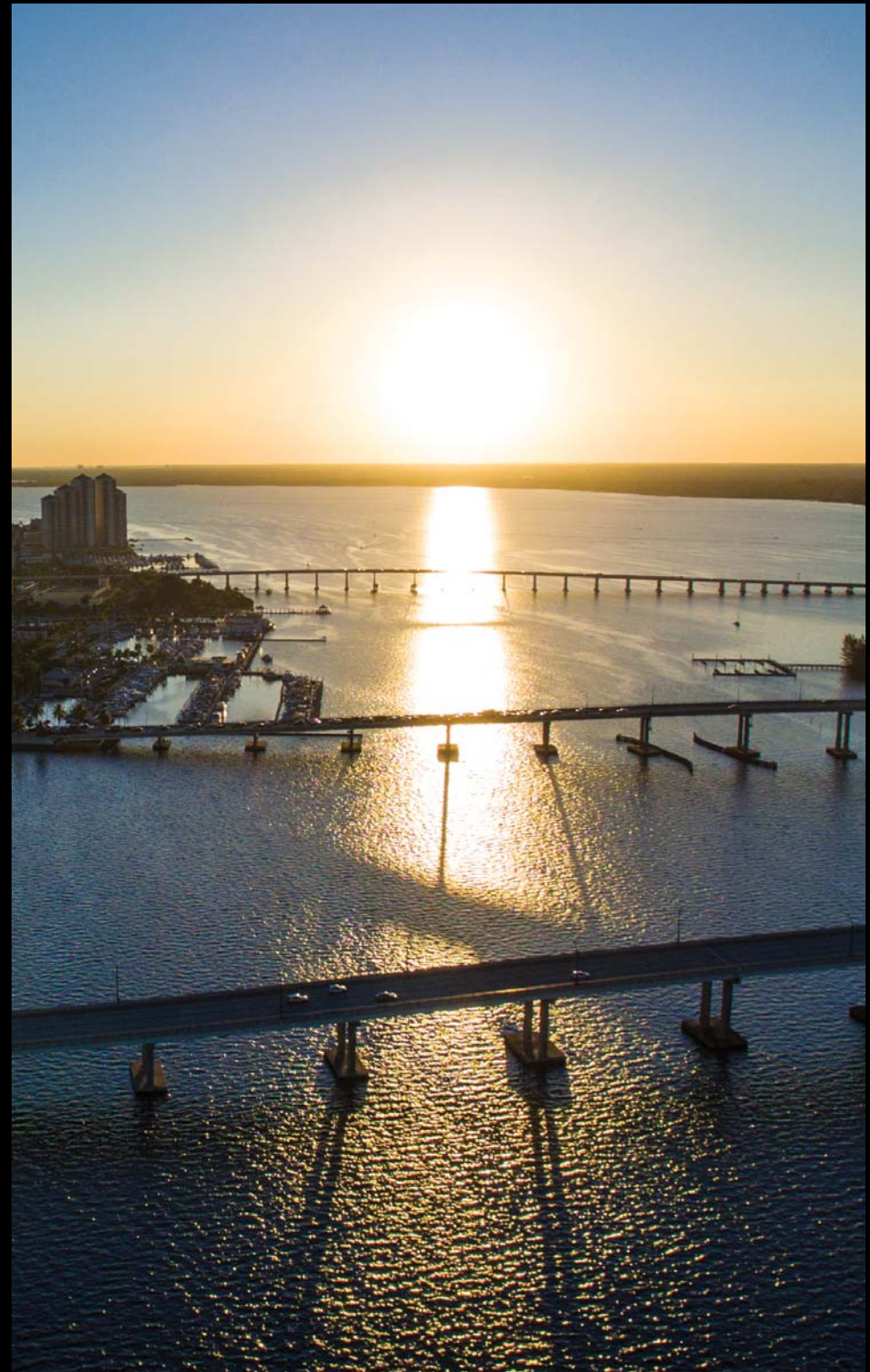


WHAT YOU

Behold

OVERWHELMS YOU

Magnificent sights that bring water to your eyes beyond every window and balcony. A breathtaking performance for you to enjoy. Sun sparkling on the river. An ever-changing menagerie of sailing vessels and pleasure boats cruising toward the open gulf. A bustling downtown below that beckons you to explore. This is your time. To live each day surrounded by beauty. In a living piece of art. Possessed by you exclusively.





THE

Possibilities

BECKON

At your feet lies the allure of the city. Bistros, pubs and nightspots. Museums, galleries and boutiques. Theaters, historic parks and gardens. The ingredients for many delicious evenings and glorious days in the sun. Nationally recognized talents perform at the Harborside Event Center and the Florida Repertory Theater. And they are all a delightful stroll from our front doors.



THE CHANCE TO

Pursue

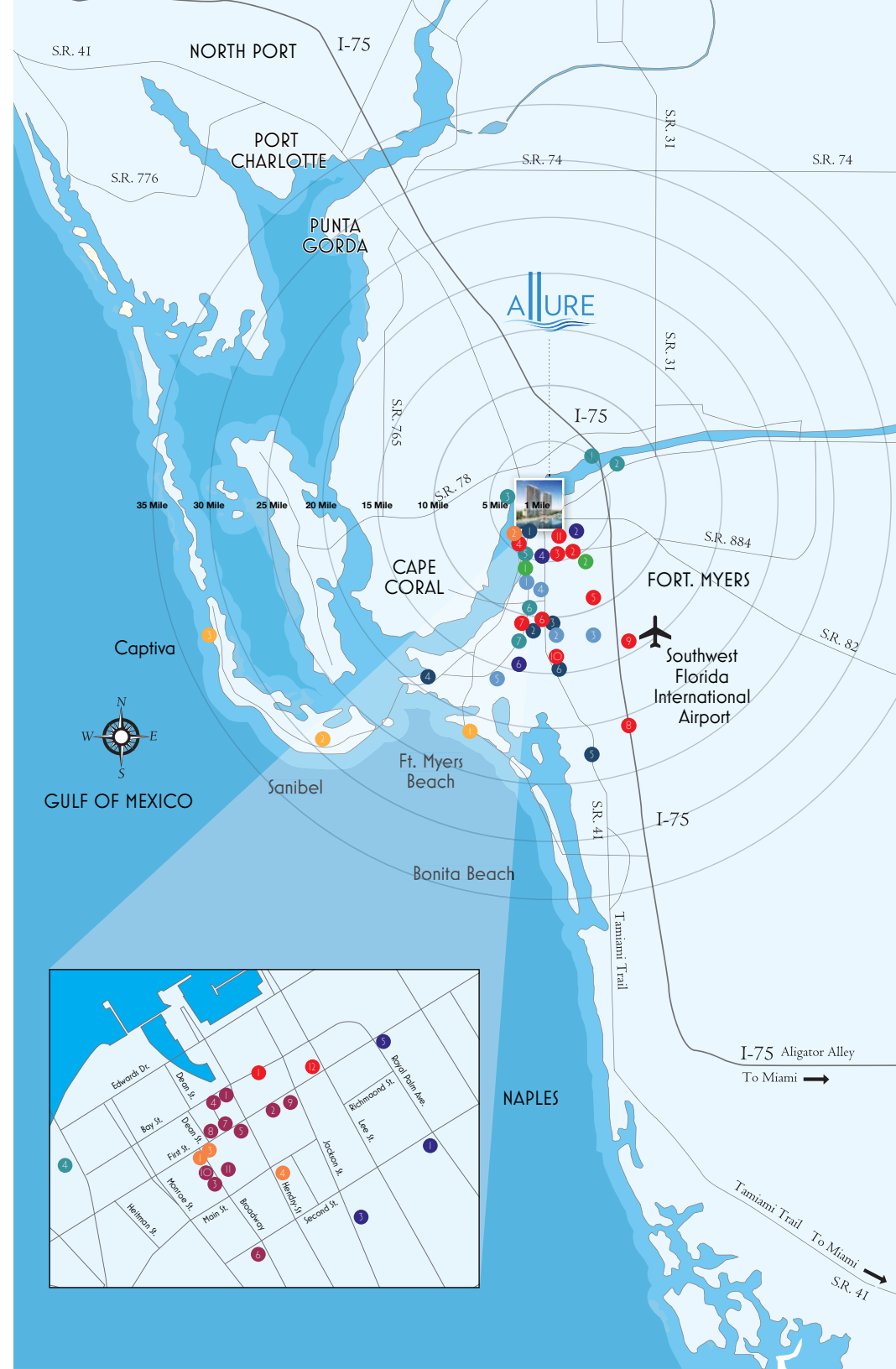
WHAT YOU DESIRE

Imagine the places you can go just by stepping outside and jumping onto a boat or hopping onto a trolley. To the Gulf of Mexico and its magnificent boating and fishing waters. From the alabaster beaches of Sanibel and Captiva all the way down the coast to Naples and Marco Island. And only within minutes to I-75 and the Southwest Florida International Airport, you can be anywhere anytime.

- RESTAURANTS**
 - 1 The Firestone Grille
 - 2 Blu Sushi
 - 3 The Standard
 - 4 Twisted Vine Bistro
 - 5 Los Cabos Cantina
 - 6 The Veranda
 - 7 Capone's Coal Fire Pizza
 - 8 Ford's Garage
 - 9 The Lodge
 - 10 Ichiban
 - 11 Prime de Leon
- SHOPPING**
 - 1 Publix
 - 2 Costco Wholesale
 - 3 Bell Tower Shops
 - 4 Tanger Outlets
 - 5 Miromar Outlets
 - 6 Gulf Coast Town Center
- CAFÉS**
 - 1 Starbucks
 - 2 Bennet's
 - 3 Green Cup Café
 - 4 Java House

- PARKS/NATURE**
 - 1 National Wildlife Refuge
 - 2 Manatee Park
 - 3 North Shore Park
 - 4 Centennial Park
 - 5 Lions Park
 - 6 Sam Fleishman Sports Complex
 - 7 Lakes Regional Park
- PLACES OF WORSHIP**
 - 1 First Presbyterian Church
 - 2 First Christian Church
 - 3 CityGate Fort Myers Church
 - 4 St. Francis Xavier Catholic Church
 - 5 First United Methodist
 - 6 Temple Beth El
- GOLF**
 - 1 Fort Myers Country Club
 - 2 Eastwood Golf Course
 - 3 Several other private golf courses within the area

- BEACHES**
 - 1 Fort Myers
 - 2 Sanibel
 - 3 Captiva
- ENTERTAINMENT**
 - 1 Florida Repertory Theatre
 - 2 Imaginarium Science Center
 - 3 Southwest Florida Museum of History
 - 4 Edison & Ford Winter Estates
 - 5 Calusa Nature Center & Planetarium
 - 6 Regal Cinemas Belltower 20
 - 7 Barbara B. Mann Performing Arts Hall
 - 8 Germain Arena
 - 9 JetBlue at Fenway South Park
 - 10 Hammond Stadium at CenturyLink Sports Complex
 - 11 Laboratory Theatre
 - 12 Sidney & Berne Davis Art Center
- MEDICAL FACILITIES**
 - 1 Lee Memorial Hospital
 - 2 Lee Memorial Health System
 - 3 Gulf Coast Medical Center
 - 4 Primary Care Physician Walk-In
 - 5 HealthPark Medical Center
 - 6 Convenient Care





YOU

Dream

OF WHAT CAN BE

It all begins somewhere among these 32 stories. A one-, two- or three-bedroom luxury condominium. A space that speaks to you. Draws you to it. Contemporary living spaces of cool, natural openness facing the water. Expansive windows that look out and remind you of your wondrous surroundings. In a home unlike any other in the entire city. And more marvelous beyond anything yet attempted.



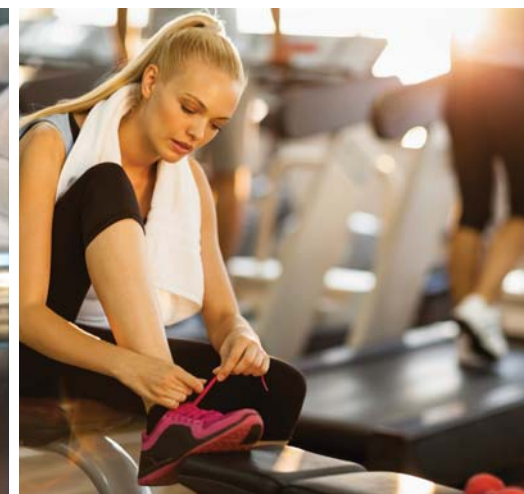
THE

Allure

IS IRRESISTIBLE

Every detail has been thoughtfully included. For maximum luxury and enjoyment. Only steps from downtown and the riverfront. In the towers and outdoor spaces, entertainment for the eyes, mind, body and soul. Stimuli to allure your senses. To make every day at home, every sunset, effortless and full of pleasure.

- Private screening room with theater-style seating
- Two-story fitness center, spa facilities with men's and women's saunas, massage rooms and showers
- Heated cascading infinity-edge pool overlooking the water
- Allure Your Senses rooftop garden
- Glass-walled grand lobby, gathering room with fireplace and billiards room
- Riverfront promenade
- Professional, attentive concierge services and reception desk
- High-speed Internet and Wi-Fi in all public areas






IT IS

Timeless

IT INSPIRES

The art of living well is evident in every home. And in the garden. Where you can visit custom works created especially for Allure by renowned sculptor Edgardo Carmona. It is a mark of distinction Making Allure clearly a destination for those like you who desire their world to be filled with passion, imagination and creativity. This is your time.



 ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE/ADVERTISING 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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