

FORTÉ

LUXE

J U P I T E R · T E Q U E S T A · I N T R A C O A S T A L L I V I N G





Endless waterfront views, elegant contemporary residences

Introducing Forté Luxe, a very special enclave constructed on a one-of-a-kind peninsula across the Intracoastal Waterway from Jupiter Island. Here, a privileged few will have the opportunity to reside in this waterfront community consisting of just 15 multi-level residences surrounded on three sides by sparkling Intracoastal views.

Each residence merges a modern architectural aesthetic with the area's pristine natural surroundings. The Forté Luxe life is about sweeping Intracoastal views, expansive living spaces, and private boat slips for vessels up to 60 ft. No, it isn't a dream. It's Forté Luxe. More like a dream come true.

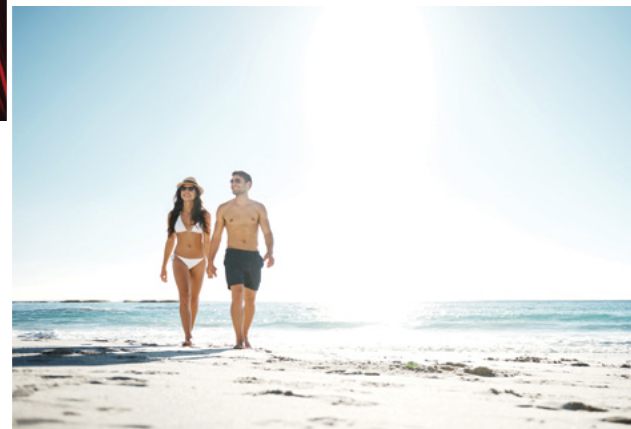


Bespoke homes as
magnificent as their
waterfront setting

A waterfront address this exceptional requires a property of equal stature. And, that's precisely what renowned architect, Alfonso Jurado, is creating here. Forté Luxe townhomes offer expansive, three-story floorplans with breathtaking water views to make the most of their magnificent setting.

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Jupiter-Tequesta: *where* laid back elegance was born



The superlative residents of this charming, seaside village keep it pretty low-key—hoping to preserve Tequesta's status as Florida's most perfect beach town and the crystal blue water. On the border of Jupiter and just minutes from the best of The Palm Beaches, Tequesta successfully combines shorts and flip-flop casual with a chic and elegant flare.

Here, you'll find an impressive array of waterfront dining that ranges from the truly elegant 1000 North to the low-key beach vibe of the Beacon, Topside and Lucky Shuck at Love Street. At Harbourside Place, in addition to designer boutique shopping, there's even more culinary options including Tiger Woods' The Woods Jupiter, Tommy Bahama and Mana Greek Fusion. You'll celebrate the waterfront atmosphere with live music and addictive umbrella drinks.

The nearby Maltz Jupiter Theatre is undergoing an expansion to accommodate full Broadway scale shows. Charming Downtown Abacoa offers a full calendar of events to enjoy with the family—including a green market, art shows and Spring Training MLB at Roger Dean Stadium.

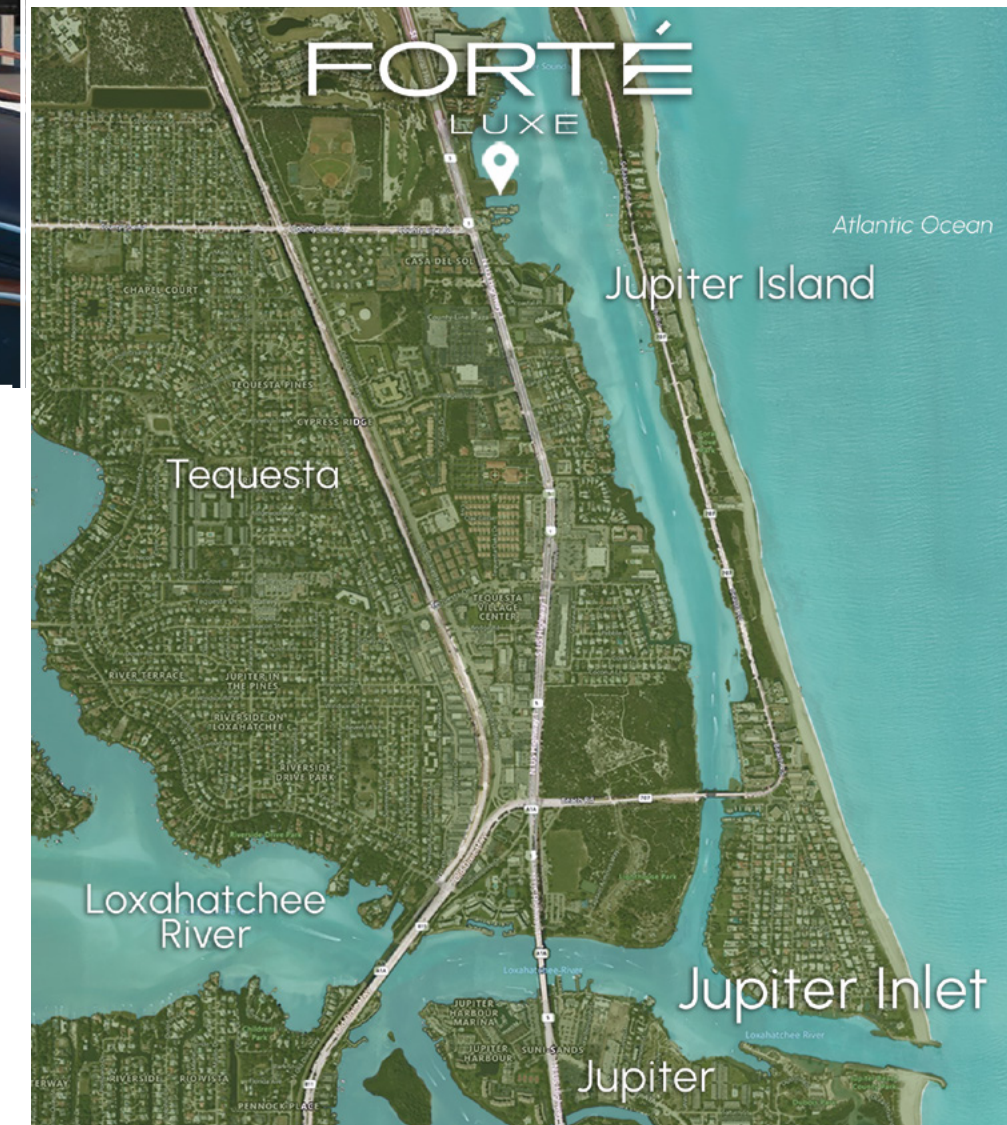


Jupiter Inlet Light House: An icon of Jupiter's Intracoastal Waterway since 1860



The perfect location defines the perfect lifestyle

As the property is surrounded on three sides by water, the essence of Forté Luxe is the sparkling Intracoastal Waterway. The gin-clear water sets the tone, providing a picturesque setting out your window and activating your own personal playground for boating, fishing, kayaking and more. Forté Luxe features private boat slips, as well as a tempting turquoise resort-style pool and a scenic sundeck overlooking the azure water. Some residences include private decks, and a private plunge pool as an option. When you arrive in paradise, you're instantly immersed as you enter the first level parking, featuring a glass wall of unrestricted views of the sandy beach line and Bahamian colored water.



Artist Rendering



Artist Rendering

Resort-style living in The Palm Beaches



While life in Tequesta-Jupiter is defined by laid back luxury, the Palm Beach Lifestyle offers even more variety. With proximity to West Palm Beach, Forté Luxe residents can head downtown to enjoy a concert, ballet, or opera at the Kravis Center. Tour the latest exhibit at The Norton Museum of Art or browse in the more than 40 quaint shops on Antique Row. Area events range from a nationally known music festival to an impressive weekly green market and an annual roster of countless others in between.

Known as the Golf Capital of the World, The Palm Beaches has more golf courses than anywhere else in the country and is home to many of today's top PGA Tour professionals. Whether you choose from an exceptional roster of private clubs throughout the region or tee off on the Jack Nicklaus designed North Palm Beach municipal course, there is plenty of fairways to conquer for the casual and avid golfer alike.

Head over the bridge to swanky Palm Beach for elegant dining at The Breakers and a stroll along star-studded Worth Avenue. The winter season features a full calendar of galas and banquets to attend. Forté Luxe residents pack their beach bags for a trip to a favorite beach, do some serious shopping, and dine at one of so many culinary treasures. The Palm Beach lifestyle is all you've ever wanted and more diverse than you can imagine.



Thoughtful Features. Exceptional Finishes.



"Our design inspiration celebrates the breathtaking colors of the Jupiter waterfront lifestyle."
— Jason Lynn
Vice President
The Decorators Unlimited

THE COMMUNITY

- Boutique community of just 15 multi-level waterfront residences
- Ideally located on a stunning peninsula of land directly on the Intracoastal Waterway in Jupiter, Florida
- Contemporary, modern architecture and interior design aesthetic
- Private boat docks for vessels up to 60 ft. in length
- Laid back, yet luxurious Jupiter lifestyle, just minutes from the arts, golf, culture, dining and shopping of The Palm Beaches

THE RESIDENCES

- Expansive great room interiors designed to showcase captivating views through full-height glass doors and windows
- Private garage with grand entry featuring unrestricted views of the sandy beach line and Bahamian colored water
- Private interior elevators
- Voluminous ceilings and full-height sliding glass windows and doors
- Waterfront covered terrace with built-in outdoor gas grills for al fresco dining
- Spacious elevated balconies with spectacular Intracoastal views

- Engineered hardwood or large format porcelain flooring throughout the residence
- Designer kitchens featuring sleek European-inspired cabinetry, Quartz countertops with a waterfall island, and top-of-the-line appliances and plumbing fixtures
- Separate Laundry Room with full-size washer and dryer on same level as Owner's Suite
- Expansive walk-in closets and luxurious spa-like bath retreats
- Designer-appointed bathrooms include European cabinetry, premium Quartz countertops, soaking tubs, designer fixtures and glass enclosed walk-in showers
- Exquisitely appointed interiors with a premium lighting package, including recessed lighting and signature fixtures at entry and dining room

WATERFRONT AMENITIES

- Private resort-style swimming pool and a sun deck with entertainment areas for resident's enjoyment
- Pet-friendly community



Development Team

Marius Fortelni

Developer of Forté

Marius Fortelni is the founding member of Forté Development and Alpha Blue Venture as well as the original visionary of Forté on Flagler, located on the waterfront in West Palm Beach, Florida. Fortelni has over 40 years of international real estate development, construction, and finance experience. He has developed and managed several residential projects throughout the New York metropolitan area with a focus on the Manhattan and Hamptons submarkets.

Collins Development Company

Owner's Representative

Founded in 1991, Collins Development Company has spearheaded projects of all types, sizes, and complexities. The team's expertise is exemplified through its passion and dedication to deliver development projects that are proven to enhance the homeowner's experience for years to come. As an agent of the owner, Collins Development serves as a proven leader of the project development team.

Affinity Construction Group

Construction

Affinity Construction Group specializes in building homes of distinction with meticulous attention to detail and uncompromising quality. Specializing in waterfront estates, the company's team of seasoned professionals boasts over 55 years of combined experience. Affinity maintains a superior reputation with architects, designers, subcontractors, and clients alike, due to its commitment to personalized service and attention. The builder's portfolio includes some of the most prestigious waterfront communities in South Florida, such as The Bears Club, Admirals Cove, Lost Tree Village, Old Marsh, and The Loxahatchee Club.

Alfonso Jurado

Architecture

Alfonso Jurado is the principal of Alfonso Jurado Architecture, a multidisciplinary architecture, planning and interior design firm based in Miami. Jurado is a LEED accredited, Florida-registered architect with a career that spans over 26 years working on projects of varying sizes and scopes. Prior to starting his own firm, he worked for one of Florida's most renowned architectural firms where he served as Vice President, overseeing construction projects totaling over 4 million sq. ft. with budgets exceeding \$1 billion.

The Decorators Unlimited

Interior Design

Founded in South Florida in 1985, The Decorators Unlimited is one of the world's premier interior design firms. President and CEO, Bob Martin, Vice President, Jason Lynn and their team of talented designers have created award-winning spaces around the world. The full-service firm specializes in design concept, procurement, and installation for new construction and renovation projects both big and small.

Robert Ginsberg

Director of Finance for Forté Development

Robert Ginsberg and Marius Fortelni have worked together on various transactions over the last 15 years. Having worked with Eyzenberg & Company, the industry's leading ground lease & capital advisory firm as Managing Director since 2016, Mr. Ginsberg brings the breadth and depth of his experience to this project.

Langan Team at Anchor Realty

Sales

With over 20 years of combined experience in the real estate industry, the husband-and-wife team of Troy and Jaime Langan have an exceptional track record of successfully marketing and selling luxury properties in the South Florida area.

Coastal Business Development

Accounting Management

Jessica Carnegie brings 15 years of exceptional accounting and property management experience. The bi-coastal management company has provided support to many projects with first-rateness and superiority.



A S P E C T A C U L A R P E N I N S U L A S I T E



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forte-luxe.com | 561-440-6103

Sales Gallery: 11911 N US 1 #102, North Palm Beach, FL 33408

Property Location: 12450 Crystal Cove Place, Tequesta, FL 33469

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