

YOUR EXCLUSIVE GATEWAY TO LUXURY LIVING





A NEW HOME WITH A TIMELESS FEEL

An exclusive collection of 34 residences
inspired by Fort Myers' tranquil waters
and royal palms





Every detail of ONE — Fort Myers has been thoughtfully crafted and meticulously designed to meet the high standards of modern sophistication

A BAR ABOVE THE REST

Residence Features

- Private elevator entrance to exclusive foyer
- Expansive private terraces with glass railing for infinite views
- Smart technology integration
- Expansive windows encapsulating the entire riverfront

Kitchens

- Premium Viking Appliances
- European-style cabinetry and under-cabinet lighting
- Quartz waterfall kitchen islands

Finishes

- Designer finishes & lighting
- Glass walk-in showers with free-standing designer bathtubs
- Large format tile floors and wet walls









AN EXCLUSIVE ADDRESS IN A TIMELESS COMMUNITY

The neighborhood has an undeniable charm that captivates the heart. Downtown Fort Myers strikes a perfect balance between a hub of activity and peaceful haven for escape and community.

The brick paved streets are known for their rich history, flavorful restaurants and eclectic shops. The charming town boasts the most historic buildings still standing in all Southwest Florida, enhancing the cityscape of this vibrant downtown.



There are four layouts to choose from – ranging between 2- and 3-bedroom residences

TRANQUILITY AWAITS

Beach | 2 Bedrooms 2.5 Bathrooms

Living	1,555 SF
Terrace	311 SF

Cascade | 3 Bedrooms 3 Bathrooms

Living	1,555 SF
Terrace	311 SF

Aqua | 3 Bedrooms 3 Bathrooms

Living	2,391 SF
Terrace	436 SF

Wave | 3 Bedrooms 3.5 Bathrooms

Living	3,946 SF
Terrace	849 SF



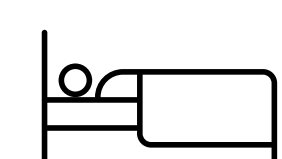
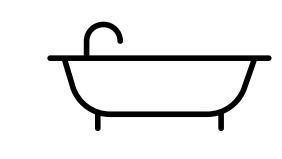
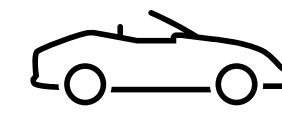
Beach | 2 Bedrooms 2.5 Bathrooms

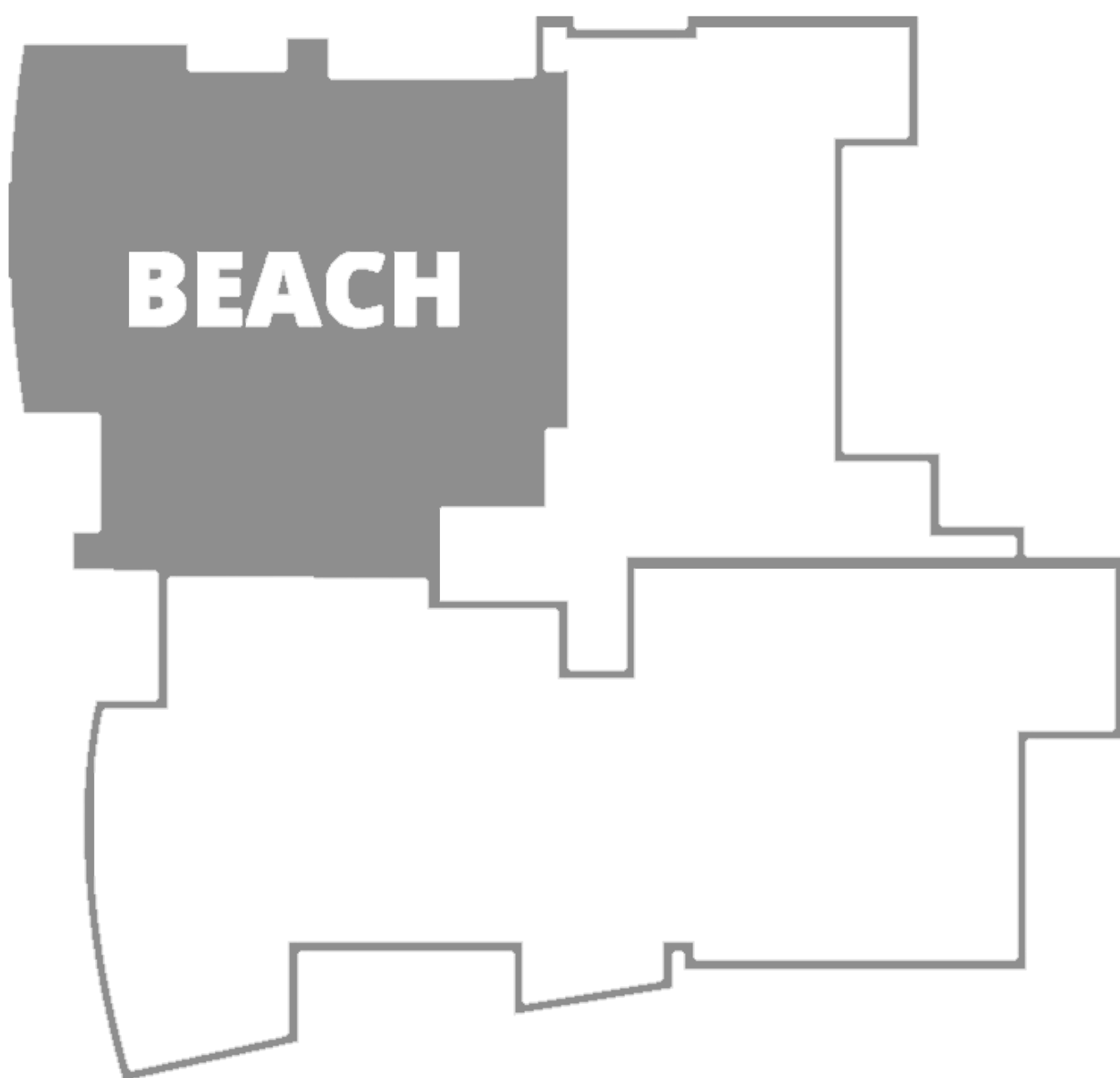
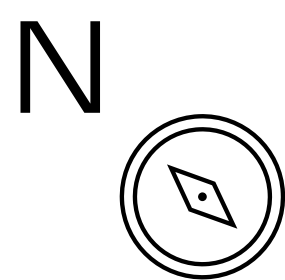
Living
Terrace
Total

1,555 SF
311 SF
1,866 SF

Level

8 – 18

-  2 BEDROOMS
-  2.5 BATHROOMS
-  2 PARKING SPACES



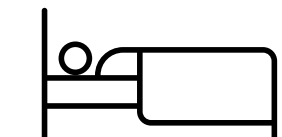
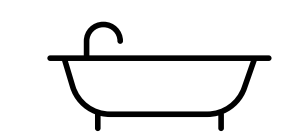
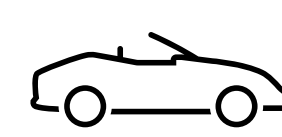


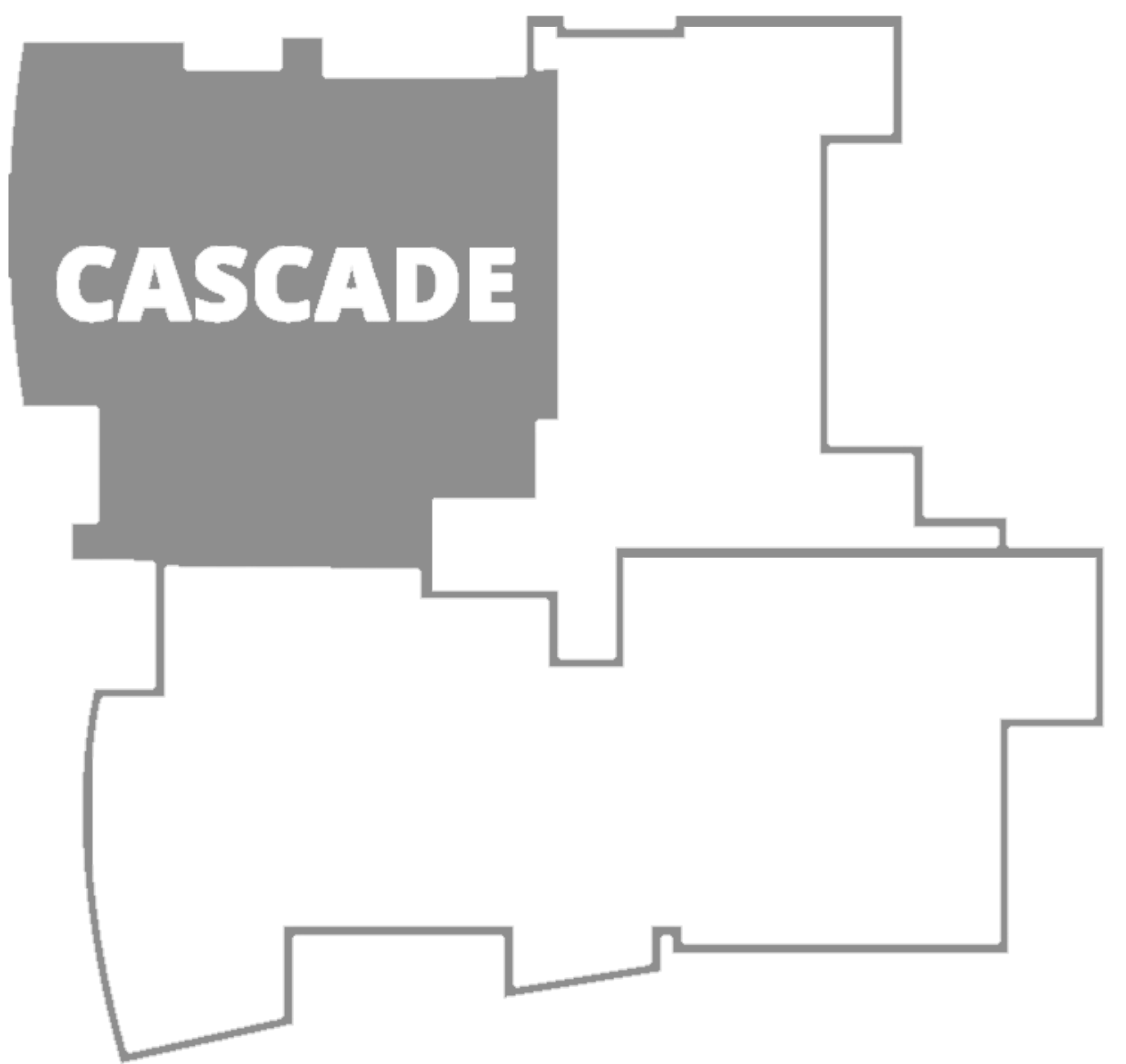
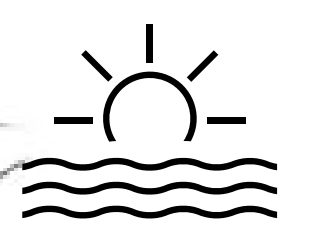
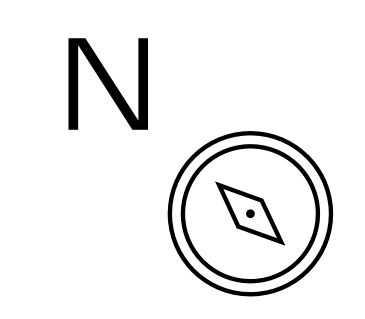
Cascade | 3 Bedrooms 3 Bathrooms

Living
Terrace
Total

1,555 SF
311 SF
1,866 SF

Level 3 - 7

-  3 BEDROOMS
-  3 BATHROOMS
-  2 PARKING SPACES





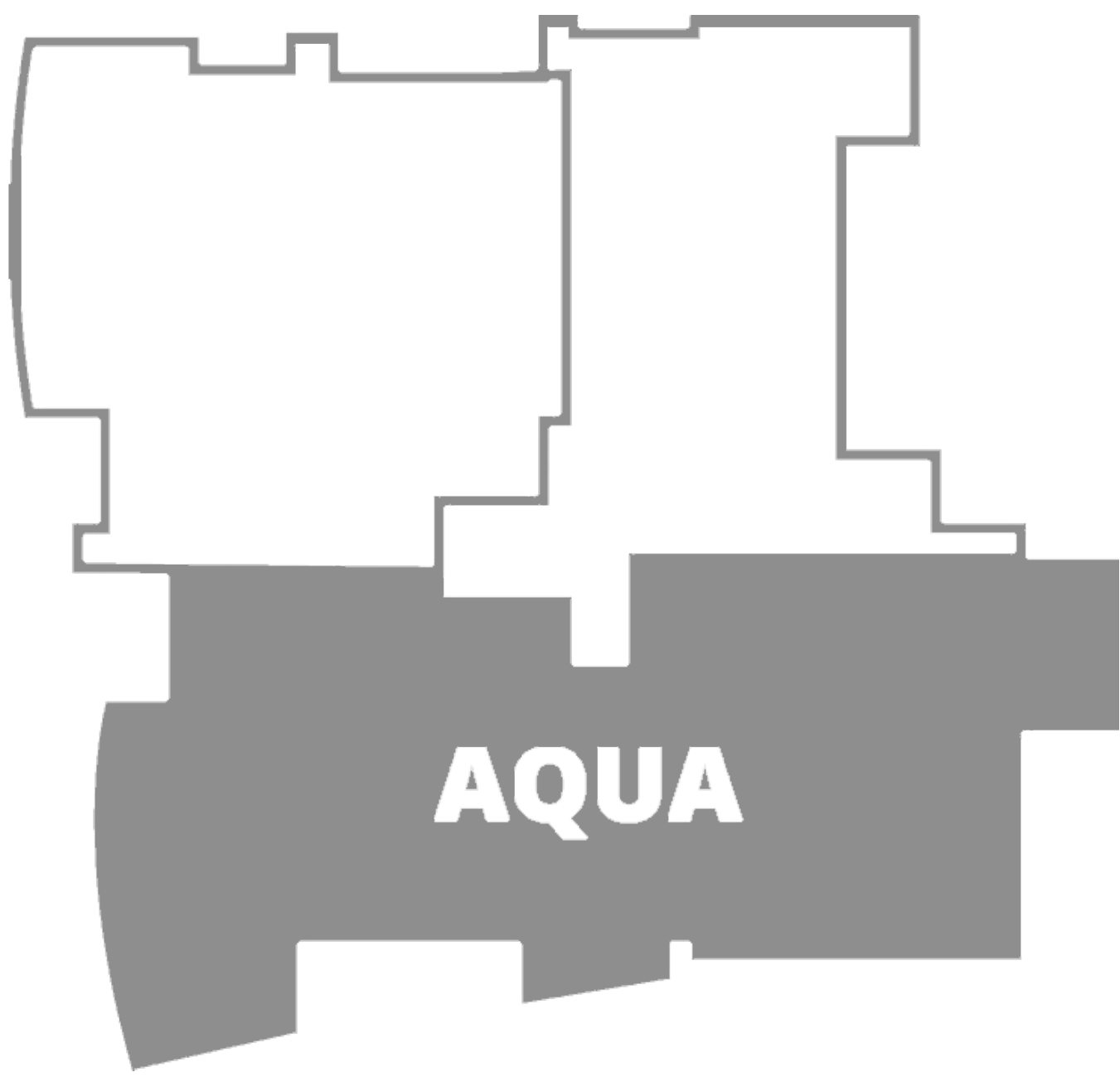
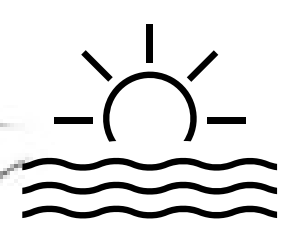
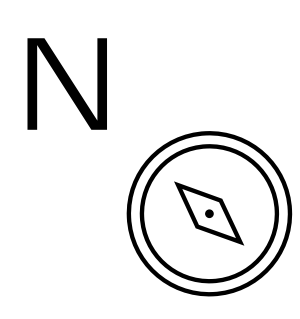


Aqua | 3 Bedrooms 3 Bathrooms

Living 2,391 SF
Terrace 436 SF
Total 2,827 SF

Level 3 - 18

- 3 BEDROOMS
- 3 BATHROOMS
- 2 PARKING SPACES







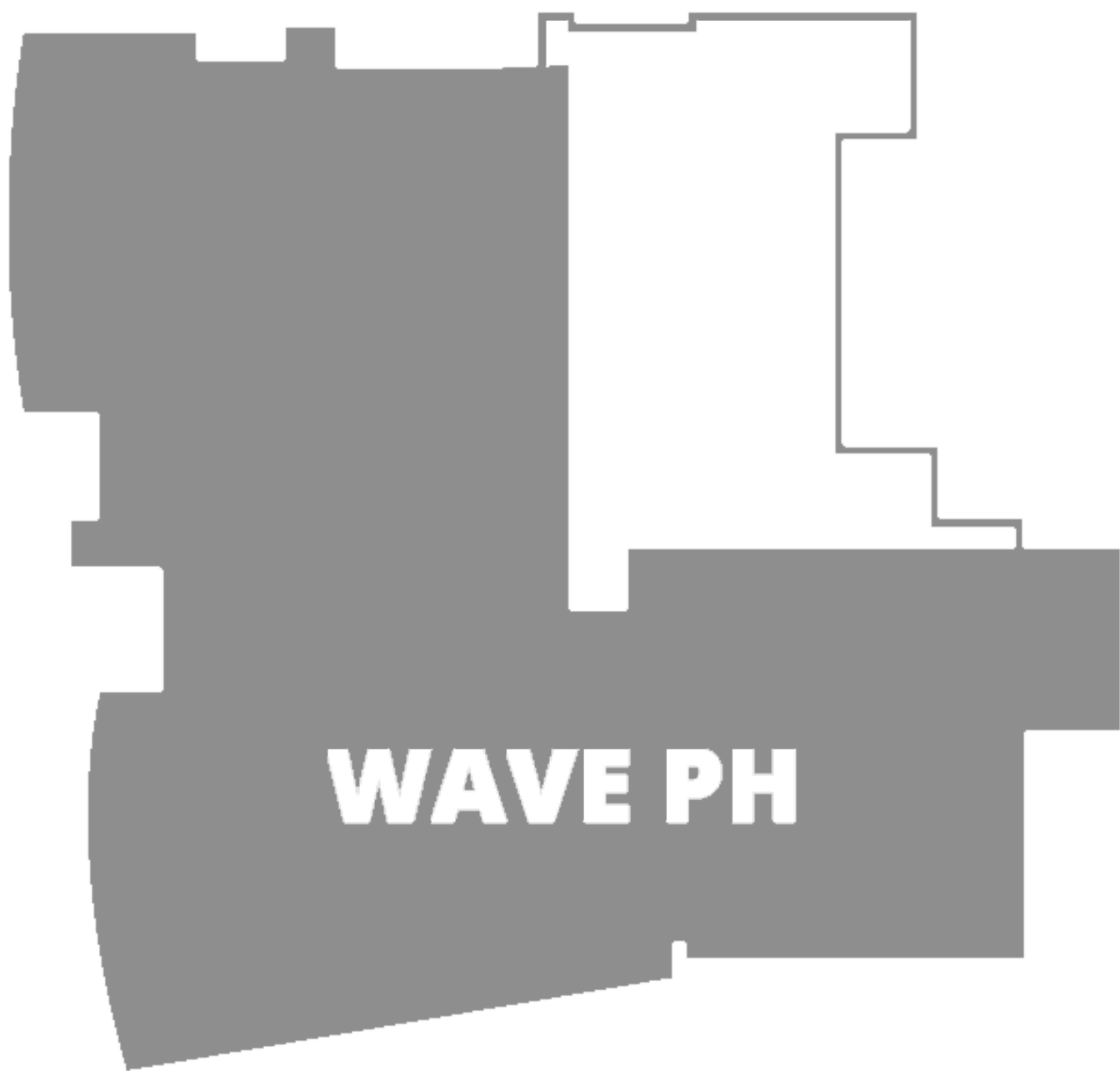
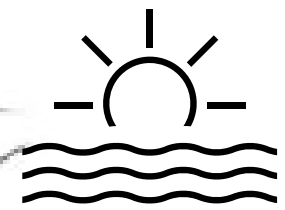
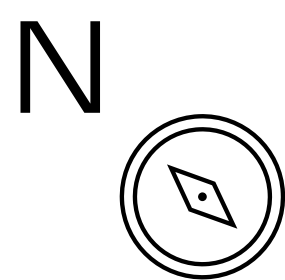
Wave | 3 Bedrooms 3.5 Bathrooms

Living
Terrace
Total

3,946 SF
849 SF
4,795 SF

Level 19

-  3 BEDROOMS
-  3.5 BATHROOMS
-  2 PARKING SPACES







WORLD CLASS CONVENIENCE INFINITE POSSIBILITIES

Begin your day in the fitness center with boundless waterfront views. Enjoy an on-site swim in the infinity-edge pool. Bask in the sun at the Cabanas and entertain in style with Chef-inspired outdoor kitchen & BBQ. Play a round of golf at one of over 80 local courses and country clubs. Experience endless dining and entertainment options minutes from your doorstep.

Amenities

Heated Infinity-Edge Pool

Rejuvenating Whirlpool Spa

Pet Grooming Center

Private Owners' Lounge

Chef-Inspired Kitchen & BBQ

State-of-the-art Fitness Center

Beach & Cabanas

Exclusive riverfront kayak dock & storage facility

Exterior Fire Pit Overlooking the boundless riverfront

Conveniences

On-Site Concierge

On-Site Parking Garage

Service Elevator

Mail Room & Parcel Receiving Station

Gracious Lobby & Lounge to welcome guests











A TRANQUIL ESCAPE IN A CAPTIVATING NEIGHBORHOOD

The neighborhood has a captivating
beauty that inspires you.

Downtown Fort Myers and its
surrounding environment welcome you
to enjoy life everyday beyond your own
home and embrace all that Southwest
Florida has to offer.





ABELIA, ABRUS, ACACIA, ACUTIFOLIA, AGAVE, ALBIZZIA, ALETRIS, ALFALFA, ARUNDINARIA, ASCLEPIAS, ASHLEAF, BERCHEMIA, BIDENS, BOEHMERIA, BUDDLEIA, CALICARPA, CALYPTROGYNOS, AVALIA, CAPPARIS, CAPSICUM, CENTAUREA, CHAMAECRISTA, CHRYSOBALANUS, CICUTA, CITRUS, DIOSCOREA, DROSER, DRYAS, EMILIA, ERIGERON, ERIOCALYX, FEIJOA, FICUS, GALACTIA, GARTHERIA, GOSSYPIUM, GRATIOLA, GUALTHERIA, HELENIUM, HELIANTHEMUM, HIBISCUS, HYPERICUM, HYPTIS, IPOMOE, IRESINE, ITEA, IVA, LACHNANTHES, LACTUCA, LAGUNA, LIRIODENDRON, LIQUIDAMBER, LIRIODENDRON, MAGNOLIA, MALUS, MANGIFERA, MIMOSA, MITCHELLA, MORUS, NEPHROLEPIS, NICOTIANA, NERPHOLEPIS, NICOTIANA, OCOTE, OSMANTHUS, OSMAN, FOXIA, PASSIFLORA, PEPERONIA, PHYTOLACCA, PINGUICULA, POLYPODIUM, PSIDIUM, PUNICA, PYRUS, QUAMOCUIT, RHACOMA, RHAMNUS, RHEUM, SAGITTARIA, SALICORNIA, SCIRPUS, SIDEROXYLON, SILENE, DAGO, SPECULARIA, SCAED, TEUCRTUM, THALIA, THUNBERGIA, VICIA, VINCETOXICUM, WALTERIA, XANTHIUM, XIMENIA, XIPHO

WHEN ALL ROADS CONVERGE

ONE — Fort Myers is what happens when a great plan — and brilliant team — comes together. Vision, architecture and design all aligned in beautiful synchrony. Each member an expert in their field, the partners' collaboration has created a new dimension for life, style and community in Downtown Fort Myers.



JAXI CMD & ASTOR COMPANIES

JAXI CMD & Astor Companies are South Florida-based development companies with local expertise and extensive track records in South Florida. The two groups have developed over 1 million square feet of residential and mixed-use real estate over their tenure.

ADRIANA HOYOS DESIGN STUDIO

The Adriana Hoyos Design Studio is a preeminent world-wide brand in the luxury residential space; bringing a warm, timeless sophistication to the industry

BEHAR FONT PARTNERS

Behar Font Partners is dedicated to the art of architecture & planning that has spanned over a combined 65 years. This varied experience includes projects from residential, professional office centers, government facilities and multi-use complexes. Behar Font continues to dedicate themselves to the design of creative, functional, efficient and timeless projects





Sales Gallery

2214 First Street
Fort Myers, FL 33901

Project Location

2583 First Street
Fort Myers, FL 33901

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T 239.790.4307 Ext. 1

ONE
FORT MYERS

Your Exclusive Gateway
to Luxury Living

Priced from \$1.2M



Visionary Team

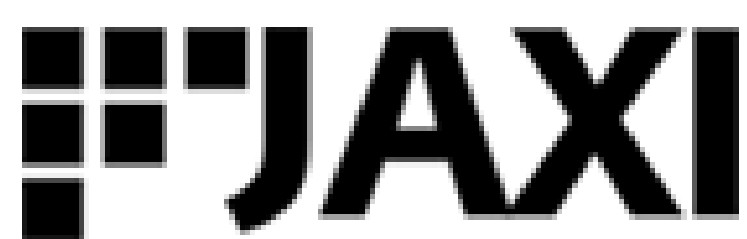
JAXI CMD
ASTOR COMPANIES

Architect

Behar Font Partners

Interior Designer

Adriana Hoyos Design Studio





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The sketches, renderings, graphic 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 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, depictions and statements are conceptual only and are for the convenience of reference and including artists renderings. They should not be relied upon as representations, express or implied, of the final detail of the residences or the Condominium. The Developer expressly reserves the right to make modifications, revisions, and changes it deems desirable in its sole and absolute discretion. All depictions and statements of appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit. The photographs contained in this brochure may be stock photography or have been taken off-site and are used to depict the spirit of the lifestyles to be achieved rather than any that may exist or that may be proposed and are merely intended as illustrations of the activities and concepts depicted therein. Consult your Agreement and the Prospectus for the items included with the Unit. All stated dimensions and ceiling heights are approximate, and all floor plans and development plans are subject to change. Additionally, ceiling heights are measured from top of slab to top of slab and exclude areas where any soffits, moldings, drop and/or suspended ceilings and/or light fixtures may be installed. As such, the referenced ceiling height may not represent actual ceiling clearance., The floorplan designs, fixtures, furnishings, finishes, and décor depicted include creations and selections which may not be included with the purchase of a Unit. There may be finishes are available to purchase as an upgrade to your Unit. All residence features and building amenities are subject to change, including, without limitation, changes in manufacturers, brands, amenities, services and/or the design team. The floor plan, unit layout, locations of windows, doors, closets, plumbing fixtures, mechanical equipment, appliances, structural elements, architectural design elements, views, and the uses, configurations, and entries to rooms may change based on final approved plans, permitting, and completed construction. The furniture plan and the uses of space illustrated are suggested uses only and not intended to guaranty or represent any specific use of space. The Condominium views will vary depending on the Unit purchased. No view is guaranteed. Certain nearby attractions, shopping venues, restaurants, and activities referenced or identified in this publication are off-site and may not be controlled by Developer. Information regarding off-site attractions, developments, and venues, whether existing at the time of this publication or proposed, have been obtained from public records and other sources of public information and there is no guarantee that any, or all such off-site attractions, shopping venues, restaurants, and activities will exist as depicted, or that there would not be changes or substitutions of the attractions and venues nearby. 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From time to time, price changes may have occurred that are not yet reflected on this brochure. Please check with the sales center for the most current pricing.