

ENTERTAINMENT AREA

- GAMEROOM/THEATER ROOM
- BILLIARDS/ SHUFFLEBOARD ROOM
- INDOOR/OUTDOOR BAR
- DJ BOOTH/STAGE
- RESTROOMS
- ACCESS TO THE POOL DECK

▪ 3,800 S.F

WELLNESS AREA

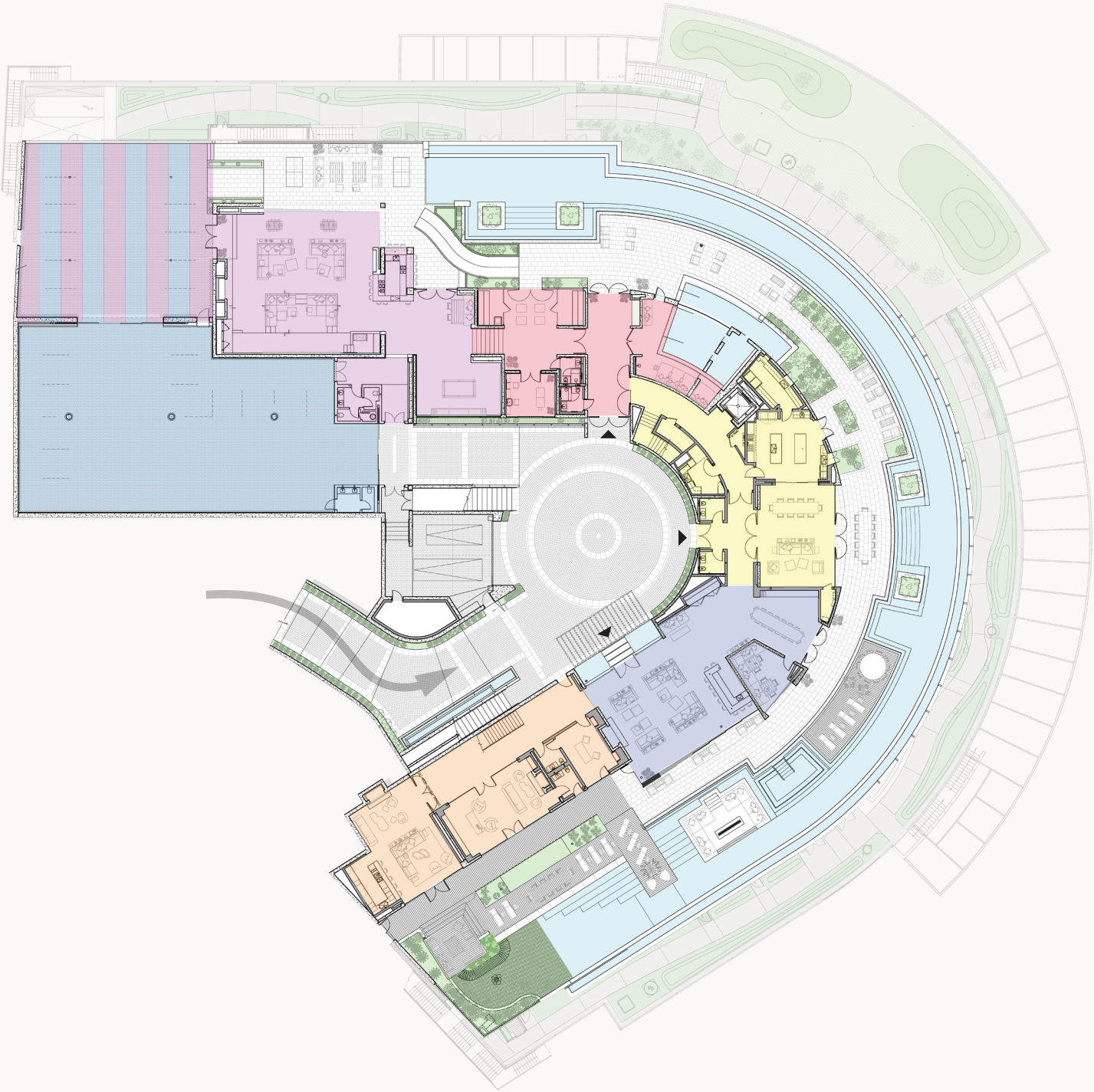
- SUNA & STEAM ROOMS
- 2 FULL BATHROOMS
- MASSAGE/BEAUTY SALON
- HEATED GROTTO & INDOOR/OUTDOOR SPA
- MEDITATION ROOM
- ACCESS TO THE POOL DECK

▪ 2,200 S.F

THE GROUNDS

- SAND BEACH
- TEAK BOARDWALK AND PIER
- OLIVE TREES IN “FLOATING” PLANTERS
- POOL FIRE PIT & POOL SPA
- 420’ LONGEST RES. POOL INFINITY EDGE IN THE WORLD

▪ -



ENTRY HALL

- LIVING ROOM
- DINING
- BAR
- FIRE PIT
- WINE CLOSET
- ACCESS TO THE POOL DECK

▪ 2,400 S.F

BEACH AREA

- OFFICE ROOMS
- 2 RESTROOMS
- ACCESS TO MASTER SUITES
- BEACH LOUNGE
- BEACH BAR
- ACCESS TO THE BEACH DECK

▪ 2,500 S.F

FAMILY AREA

- ENTRY
- KITCHEN
- FAMILY ROOM
- OUTDOOR DINING
- TWO RESTROOMS
- PANTRY/PREP ROOMS
- ACCESS TO THE POOL DECK

▪ 2,500 S.F

CAR GALLERY/ FLEXIBLE VENUE SPACE

INTERIOR CAR GALLERY INCLUDES 5,500 SQ FT OF FLEXIBLE SPACE WITH DIRECT ACCESS TO RESTROOMS, 3,000 SQ FT OPEN OUTDOOR SPACE AND 3,800 SQ FT ENTERTAINMENT AREA, INCLUDING A BAR, DJ SPACE, GAME ROOM AND THEATER ROOM.

▪ 5,500 S.F

GUEST SUITES

- 3 BEDROOMS
- 2 LOUNGES
- 3 WALK-IN CLOSETS
- 5 FULL BATHROOMS

▪ 2,500 S.F

MASTER SUITE

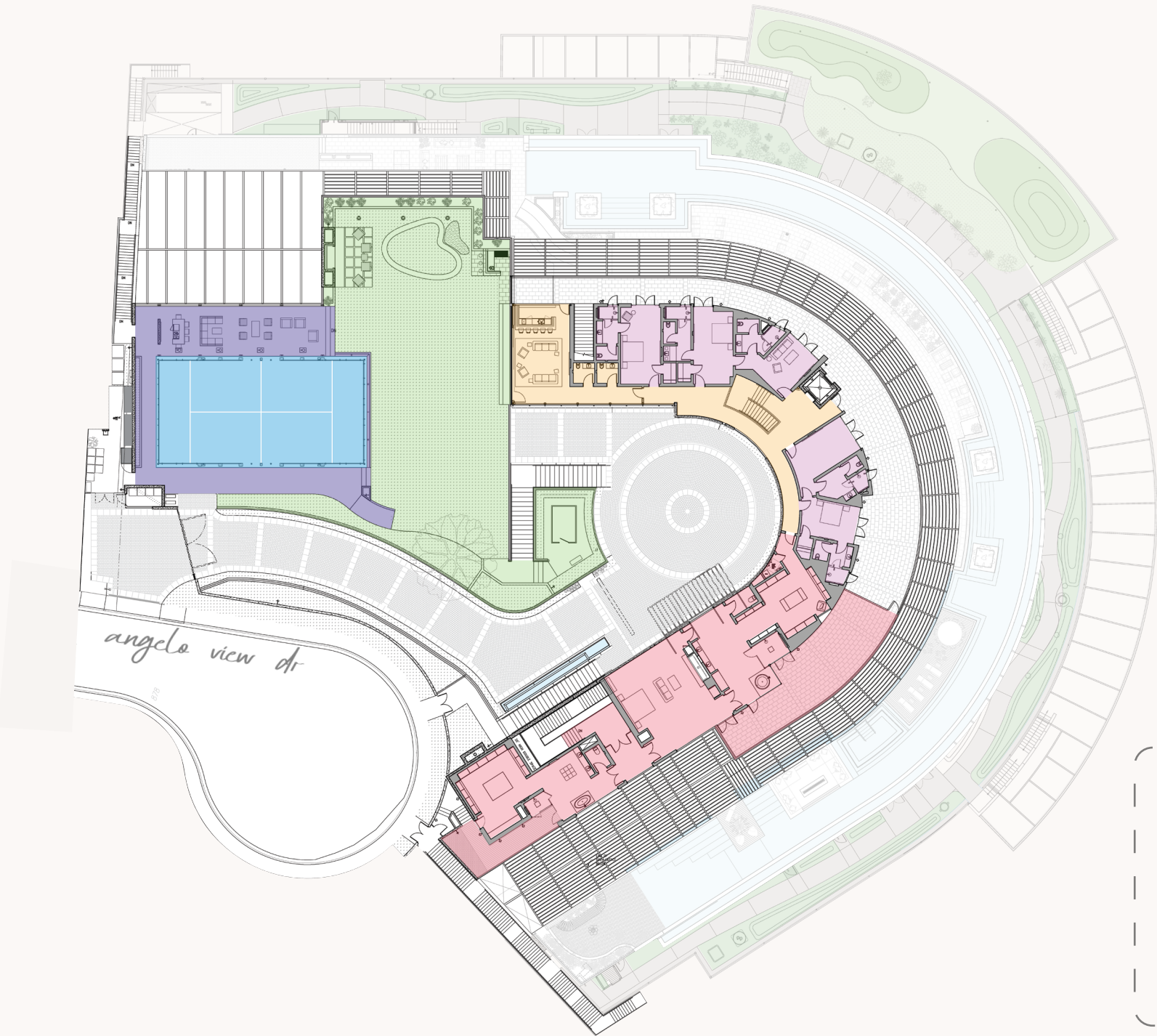
- MASTER BEDROOM
- HIS CLOSET
- HER CLOSET
- HIS BATHROOM
- HER BATHROOM
- HIS & HERS PRIVATE BALCONIES

▪ 3,000 S.F

UPPER YARD

- FLEXIBLE GREEN SPACE
- GRILL/BAR
- GOLF PUTTING GREEN
- AVIARY
- FIREPLACE LOUNGE

▪ 6,500 S.F



EXTERIOR PADEL COURT

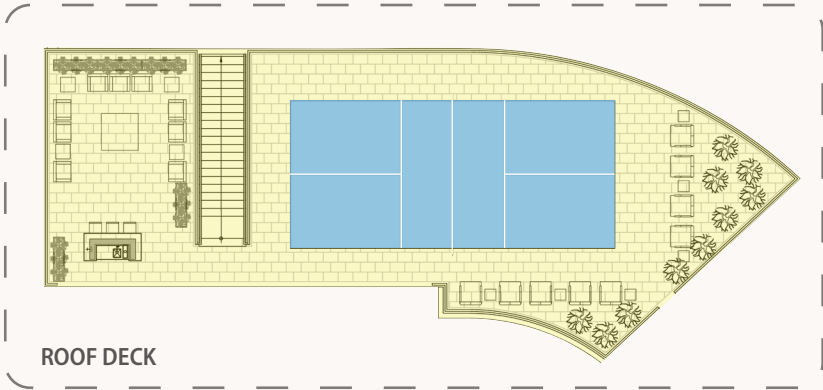
- SPORT BAR
- SPORT LOUNGE
- PADEL COURT

▪ 4,400 S.F

SKY BAR

- BAR/LOUNGE
- VIEWING DECK
- RESTROOMS

▪ 3,500 S.F



ROOF DECK

- VIEWING DECK
- LOUNGE
- BAR
- PICKLEBALL COURT

▪ 3,000 S.F

PRIVATE GUEST SUITES

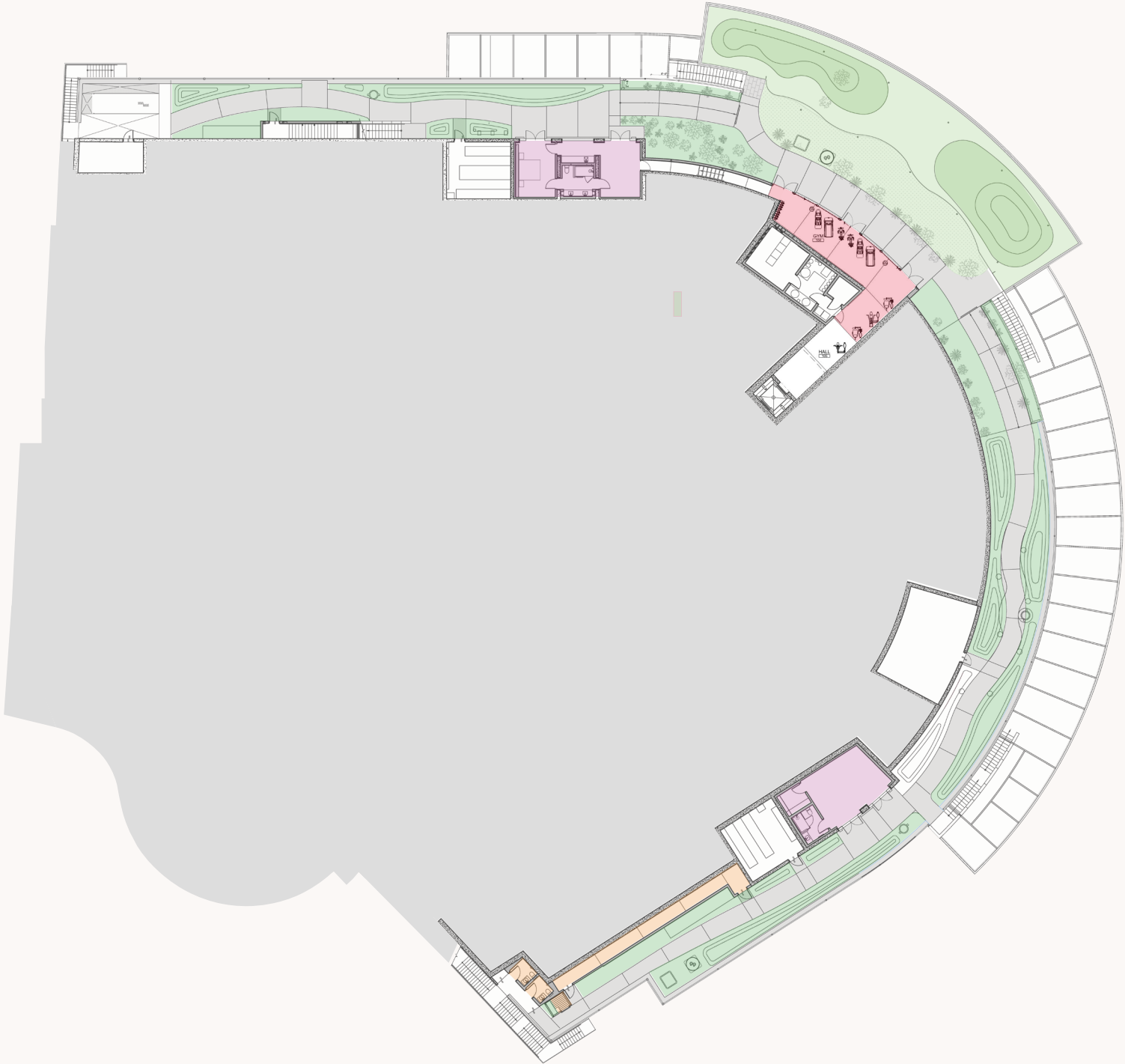
- 2 BEDROOMS
- 1 GYM LOUNGE
- 1 BAR
- 2 FULL BATHROOMS

▪ 1,200 S.F

GYM

- INDOOR GYM SPACE
- GYM YARD

▪ 800 S.F



BEACH LOUNGE EXTENSION

- GALLERY
- 2 RESTROOMS
- OUTDOOR CHANGING ROOM/SHOWER

▪ 380 S.F

NET INTERIOR AREAS

27,668 SF

+

CONDITIONED
UTILITY/
PARKING

6,281 SF

+

ROOF DECK

3,000 SF

+

OUTDOOR
COVERED PATIO

2,352 SF

=

37,077 SF

AFTER EXEMPTIONS*

ROOF DECK

- VIEWING DECK/BAR.....2,100 SF
 - PICKLEBALL COURT900 SF
- EXTERIOR BAR
 - LOUNGE
 - PICKLEBALL COURT

UPPER LEVEL

- UPPER YARD.....14,068 SF
 - PADEL COURT2,275 SF
 - LANDSCAPING AREA.....5,000 SF
 - NET INTERIOR AREA7,269 SF
- YARD
 - EXTERIOR AVIARY
 - PADEL COURT
 - GRILL/ BAR
- EXTERIOR BAR
 - INTERIOR BAR
 - EXTERIOR FIREPLACE
 - INTERIOR FIREPLACE
- (2) GUEST RESTROOMS
 - (5) GUEST BATHROOMS
 - (3) GUEST BEDROOMS
 - (2) GUEST LOUNGES
- (3) GUEST CLOSETS
 - MASTER BEDROOM
 - (2) MASTER CLOSETS
 - (2) MASTER BATHROOMS

MAIN LEVEL

- POOL DECK AREA7,494 SF
 - SWIMMING POOL5,900 SF
 - LANDSCAPING AREA.....3,846 SF
 - NET INTERIOR AREA14,126 SF
 - LONGEST RESIDENTIAL INFINITY POOL420 FT
 - PARKING.....6,281 SF
- (4) FIREPLACES
 - (2) GAME ROOMS
 - DJ BOOTH
 - (3) BARS
- SUNA & STEAM RM.
 - MASSAGE/SALON
 - GROTTO
 - BEACH LOUNGE
- KITCHEN
 - FAMILY ROOM
 - LIVING ROOM
 - (2) DINING ROOMS
- (2) FIRE PITS
 - PIER/BOARDWALK
 - SAND BEACH
 - (6) DECK LOUNGES
- (4) GUEST RESTROOMS
 - (2) PRIVATE RESTROOMS
 - (2) GUEST BATHROOMS
 - OFFICE & ASST’ RM.
- 12 CAR GARAGE
 - 2 CAR GARAGE
 - EXTERIOR PARKING
 - (2) EV CHARGING PORTS

LOWER LEVEL

- HARDSCAPING AREA5,292 SF
 - LANDSCAPING AREA9,675 SF
 - UNDISTURBED NAT. LANDSCAPE79,250 SF
 - NET INTERIOR AREA3,642 SF
- GYM
 - GYM LOUNGE
 - (2) GUEST SUITES
 - BAR
- (2) GUEST BATHROOMS
 - (2) GUEST RESTROOMS
 - GALLERY
 - GYM YARD
- EXTERIOR CHANGING RM.
 - LAUNDRY RM.

ACCESSORY LEVEL NET INTERIOR AREA692 SF