

AquaBlu Penthouse 1

Winner of THE LUXURY LIFESTYLES AWARD FOR BEST LUXURY PENTHOUSE
INTERIOR DESIGN / FLORIDA 2023.

This unique unit has endless Ocean, Intracoastal, western, and City skyline views. The interior square footage is almost 4,300 sq. ft., and the Eastern and Western terraces total 1,500 sq. ft. The flooring on the terraces is the same as in the main living areas, but in a matte finish. A private elevator takes you to the unit. The latest in architectural LED lighting is found throughout the entire living space. Custom modular inset track systems were designed for each space by Designer manufacturer Lumenwerx. Extensive custom walnut millwork is used throughout, with custom reveals at floor and ceiling levels, with opposing grain details. The closer you look, the more details you will see throughout this unique space. Electric roll-down solar shades are to be found on all of the windows, along with electric roll-down black-out shades with edge guides in the study and all bedrooms. 32" X 72" Italian porcelain Ivory Pulpis Marble is throughout all unit areas except the bathrooms, which have 24" x 48" Italian porcelain tile with striking chrome detailing. All interior doors are Italian grey oak by Italdoors. These include hidden European hinges and built-in gaskets for the firmest seal and privacy. These door latches are also magnetic, which gives them a uniquely solid feel and sound. Tasteful linear A/C vents throughout make each space more comfortable. The complete Audio Visual system using the very user friendly "Control 4" system controls temperature, shades, music, TV, and lighting throughout the unit. This is all controlled from the convenience of your phone or tablet. Drainpipes from the roof were insulated for sound. This unit includes three premium parking spaces. Two of these are at the lower end of the ramp, with the wall on one side and a column on the other, protecting your cars from scratches, dents, and dings. The primary space is immediately adjacent to the elevator lobby, is oversized, and has your own private electric vehicle charging station installed and currently in use.

ELEVATOR FOYER

NOTE The Foyer belongs to the unit, not the building.

Solid Walnut walls.

The elevator surround is wrapped in walnut.

The steel elevator and service hallway doors were artistically hand-painted in 'walnut' to match.

Swarovski rock crystal and metal wall sconce.

LED Ceiling lights on a motion sensor.

Floor-to-ceiling "Sliver" high-impact window out to the ocean view.

4' x 9' walnut slab pivot door with bronze handles hand forged by Rocky Mountain Hardware..

DINING ROOM

Massive Custom-designed hand-cut crystal chandelier by Wired Lighting.

Marble accent wall with reveal to match millwork. Marble is Tempesta Polished Marble from Opustone.

A walnut-wrapped column with reveals and opposing grain "millwork" by the Designer.

Custom glass table with eight custom upholstered chairs.

MAIN LIVING AREA

Walnut wall panels along with upholstered Linen panel accents by Designer.

6' long Hand cut Crystal waterfall chandelier by Wired lighting.

Custom floating dual finish low-rise entertainment center.

Custom carpet specially made large-scale "L" shaped sectional sofa.

Custom coffee table with a movable ottoman below.

Floor-to-ceiling "Forever view" of the Atlantic Ocean.

(Bonnet House Museum property can never be built on)

Bar Area

Walnut cabinetry and millwork are throughout, along with Caesarstone quartz countertops.

Scotsman integrated Icemaker and Polished nickel Sink by Kallista.

Custom-made leather and nickel cabinet pulls.

KITCHEN

2 WOLF convection ovens.

1 WOLF convection microwave oven.

1 Wolf steam convection oven.

2 Asko integrated dishwashers.

1 Sub Zero built-in refrigerator.

1 Sub Zero built-in freezer.

1 36 inch Wolf induction cooktop.

Built-in high-capacity cooktop vent hood to outside.

Integrated pantry cabinets.

Walk-in Pantry with built-in wine refrigerator.

Specially designed "Morning Kitchen."

29 ft. of quartz slab countertops plus the 4' x 9' large island in Arabescato Glace.

"Peek-a-boo view" of the Intracoastal from the cooktop.

Breakfast bar island with Ocean views.

The kitchen includes a fantastic amount of very convenient storage.

Family Room

Custom "L" shaped sectional.

Automated swing-out television mount with remote control.

2nd Veranda with Western/ downtown city skyline views.

GUEST 1/2 BATH

Tempesta marble from Opustone countertop.
Polished Nickel hardware.
Walnut veneer wall treatments.
Hidden LED lighting.

LAUNDRY ROOM

Custom-built cabinetry with hanging space.
Full-sized Electrolux washer & dryer.

GUEST BEDROOM #1

Custom upholstered king-sized bed & nightstands.
Custom built-out closet.
“Art” ceiling fan
Custom-built dresser with felt on the bottom of desk to allow the desk to be slid on top of the dresser.
Private Ensuite bath with additional storage and countertop space.

GUEST BEDROOM #2 / OFFICE

Custom desk and storage system.
(Underfloor conduit for mainframe and printer wiring)
Built-in shelving by Designer.
Custom sleeper sofa.
Custom built-out closet.
Private Ensuite bath.

PRIMARY SUITE

Custom king bed with upholstered headboard and lighting.
Custom oversized 5' nightstands, floating dresser, and desk area.
Custom seating area with a rug, two chairs, and an ottoman.
Electric roll-down shades, both solar shade and blackout, with edge guides for the blackout shades to eliminate sunlight bleed for total darkness.
A cove ceiling provides indirect lighting. During the bathroom demo, the team filled and sealed all holes through the floor slab. Professional soundproofing installed from floor slab to ceiling slab for the entire common wall, including the primary bedroom, closet, and bathroom. The entire wall between the primary bedroom and living room was also insulated.

The closet is very spacious and custom-built, with fully integrated LED lighting.
The closet also offers numerous opportunities to personalize hanging rods and shelving.
It also provides an entire wall of drawers and cabinets for additional storage.

The luxurious bathroom offers many lighting choices and plenty of storage. It also has a lavish wet room with a sumptuous freestanding tub, a large shower with a bench seat, and three individually controlled shower heads for optimum customization.

OUTDOOR KITCHEN

The new outdoor kitchen has a granite countertop and electric grill. A built-in sink and beverage refrigerator for entertaining is included.

This area is also plumbed for an ice maker if another one is desired. Two bar-height tables and eight bar stools from Restoration Hardware are here. All outdoor furniture on both terraces is from Restoration Hardware and costs over \$80K, not including accessories.

The East Terrace is +/- 75 feet long and very wide on the south side. The West Terrace is +/- 27 ft. x 12 ft.

AQUABLU BUILDING

This is a truly luxury boutique building offering many amenities and services including:

A full-time onsite property manager

A full-time maintenance man

A 24/7 front desk person

Valet parking/ concierge

A full-time cleaning person

Optional services include:

- Help to unload and deliver your groceries
- Dog Walking
- Coordinating and supervising your A/C servicing along with pest control
- Maintenance in your unit
- Watching over and checking your unit if desired while you are away
- Some residents use a service that has a dog bus pick up and deliver their dog to doggie daycare
- Dry cleaning pick up and drop off

Compass is a licensed real estate broker. All material is intended for informational purposes only and is compiled from sources deemed reliable but is subject to change to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description or measurements (including square footage). This is not intended to solicit property already listed. No financial or legal advice provided. Equal Housing Opportunity. Photos may be virtually staged or digitally enhanced and may not reflect actual property conditions.