



Property Information

Ocean Marine Yacht Club is a planned luxury condominium building containing *283 residences on 5.66 acres*, with 267 residences located in a 27 – story tower and 16 “Portofino” style units overlooking a *private Marina*. Unique property features include *extensive landscaped grounds with a resort style ‘infinity’ pool at the marina, 36 private cabanas surrounding the pool area, 48 marina slips with private gazebo area along the Intercoastal are reserved for the exclusive ownership of residents*. The residential tower will provide full lifestyle amenities including a *3,000 square foot club room with a big screen movie theater, bar and game room, a full business center and conference/dining facility, a state of the art fitness room and direct beach access located across the street from the property*. Service amenities will include *concierge, doorman, valet parking, high-speed elevators, network capabilities in each residence and spectacular lobby finishes*.

Building Amenities

CEILINGS HEIGHT:

- All Residences ceiling **9'6" ft**
- Penthouse Homes from 23rd floor to 26th **10'6" ft**
- Penthouse Homes **12'6" ft**

RESIDENTS PARKING:

- 4 story covered garage
- 1 parking garage space for each residence
- 2 parking garage spaces for each Tower Suite and Penthouse residence
- Twenty-four (24) hour doorman/concierge
- Lobby with natural stone finishes and touches of the finest hotel lobbies with indoor waterfalls
- Outdoor infinity pool area surrounded with 36 cabanas
- 48 Marina boat slips of 25 to 85 foot docks
- Fitness Center with the latest in fitness technology
- Business Center with Conference/ Dining Room
- Great Room with Catering Kitchen
- Game Room with Pub
- Individual storage units for each resident
- Professional on-site management
- Covered parking in an enclosed garage
- Dramatic entry on Ocean Boulevard

Residential Appointments

The residences will have excellent appointments and finishes. Floor to ceiling glass and large balconies will allow for tremendous views of the ocean and Intercoastal waterway.

- Full-height solid core entry doors to units with lever handle mortise locks and dead bolts
- Stone thresholds
- Interior apartment doors: Two panel masonite hollow-core wood
- Floor-to-ceiling sliders at balconies and varying window heights
- 9'4" ceiling height (typical) and 10'4" at penthouses
- Living area and bedroom ceilings with smooth finishes
- Soffits to include HVAC & sprinkler distributions
- Italian Porcelain flooring in Kitchens, Foyer and Bathrooms

- Granite Countertop in kitchen
- 3/8" Glass Shower enclosures in many units
- 36" wide oversized soaking tubs
- 25 c.f. Side-by-Side Refrigerator/Freezers
- Undermount sinks in master baths
- Powder rooms in 65% of the units
- Linen Cabinets in every Bath
- Pantry Closets in every Kitchen
- High Speed Wiring and Network Infrastructure
- Large Balcony areas
- Rated partitions and 55 STC rated unit-demising walls
- Full size washer/dryer in every apartment