



TIARA  
*on the beach*



# TIARA

*on the beach*

## PROPERTY LOCATION

10525 San Luis Pass Road  
Galveston, Texas 77554

## SALES GALLERY LOCATION

4918 Seawall Blvd. Ste C  
Galveston, Texas 77551

## WEB SITE

[TiaraOnTheBeach.com](http://TiaraOnTheBeach.com)

Developed by:

*S* SATYA

Exclusive Sales and  
Marketing by:

**NAN**  
PROPERTIES  
DEVELOPER SERVICES

Designed by:

**PLACE**  
PLANNING • DESIGN • CONSTRUCTION • INTERIORS • LANDSCAPE







## Gulf Front Living ELEVATED

Galveston has long been a place of refuge and relaxation for those seeking to disconnect from a fast-paced life. Whether you stroll the beach, lounge by the pool, enjoy countless amenities, or take in the endless view from your private balcony, Tiara on the Beach offers a new way to experience life on the water's edge.

Contemporary and sophisticated, Tiara on the Beach will be an architectural gem nestled along one of Galveston Island's prime locations. Sixty-three luxury condominium residences will offer an amenity-rich lifestyle above and beyond anything on Galveston Island. Spacious and open, the one, two, and three-bedroom homes will feature stunning views of the Gulf of Mexico, distinctive finishes, and the highest levels of design and craftsmanship.

# Experience You Can Trust

## SATYA

Founded in 1999, Satya is a Houston-based commercial real estate consulting firm that has become one of the most reputable names in the industry developing diverse projects such as mixed-use properties, retail and commercial centers, hotels, luxury high-rise condominiums, and apartments. Since its inception, Satya has completed more than 100 projects valued at more than half a billion in and around the Greater Houston area. Currently, Satya is involved in more than half a billion in residential and commercial developments including highly acclaimed Giorgetti Houston and The Sophie and The Westmore. [Satyainc.com](http://Satyainc.com)

## NAN PROPERTIES

Lead by the experience and reputation of Houston-based Nan and Company Properties, the Houston affiliate of three of the world's top luxury real estate networks which include Luxury Portfolio International, Leading Real Estate Companies of the World and Christie's International Real Estate, Nan Properties Developer Services oversees the sales and marketing of Tiara on the Beach. This elite group of real estate professionals works with developers to position each project directly to consumers as an independent brand leveraged by the firm's existing network of agents, buyers, and investors. Nan Properties Developer Services develops a comprehensive and strategic approach to project development, launch, and ongoing consumer-facing marketing. The team specializes in maximizing their expertise, premier networks and platforms through the dedication of sales experts who specialize in Tiara on the Beach. To learn more about Nan Properties Developer Services visit [NanProperties.com](http://NanProperties.com)

## PLACE DESIGNERS

PLACE Designers is recognized as a highly qualified architectural service provider in Texas and along the Gulf Coast. Notable projects such as The Emerald By The Sea, Diamond Beach Condominiums, The Sapphire, The Ocean Club Resort, Whitecap Preserve, Lighthouse Point, The Residences at Tiki Island, and now Tiara On The Beach are shining examples of the combined talents of an amazing team. Architecture is the manifestation of ideas about our evolving human journey. Art, engineering, science, and experience merge at PLACE to form unique environments in response to ever-changing lifestyles. "Impress every client every time" is more than an ambition at PLACE... it is a pledge to all those who build and live in our built environment. Learn more at [PlaceDesigners.com](http://PlaceDesigners.com)

# A New Home In A Storied Location.

Only 50 miles from Houston, Galveston Island has been the preferred playground for Texans for generations. Rich with history, its beaches have been home to pirates, fishermen, and celebrities. Now, under the watchful eye of Houston-based Satya, Inc., Tiara on the Beach can help create your family legacy.

Tiara’s location at the end of Seawall Boulevard puts you waterfront and center for everything Galveston has to offer.



## PROPERTY & BUILDING FEATURES

- Contemporary Architecture Built on the Water’s Edge
- Private Residential Access Through Controlled Walkways to 300 Linear Feet of Beachfront
- 63 Luxuriously Designed and Richly Finished Condominium Residences. Includes 7 Penthouses and 2 Penterras
- Controlled Building Access
- Each Residence Faces South Allowing for Dramatic Sunrise Views to the East and Sunset Views to the West
- Architectural and Interior Design by Place Designers from Round Rock, Texas
- Completely Private Residential Building with No Short Term Use
- Ample Parking per Residence and EV Charge Capable
- Conditioned Storage Units Available for Purchase

## RESIDENCE DETAILS

- 1 Bedroom | 1.5 Bath – 1661 Square Feet
- 2 Bedroom | 2.5 Bath – 1778 - 2370 Square Feet
- 2 Bedroom | 2.5 Bath + Study – 3038 Square Feet
- 3 Bedroom | 3.5 Bath – 2771 Square Feet
- 3 Bedroom | 3.5 Bath + Study - 3501 - 3655 Square Feet
- 3 Bedroom | 4 Bath + Study -3798 Square Feet
- Penterras at 2866 - 3359 Square Feet
- Penthouses at 2544 - 4306 Square Feet

## AMENITIES

- Luxurious Pool with Negative-edge Waterfall and Relaxing Sun Lounge Area Overlooking the Gulf
- Expansive Entrance Lobby with 24/7 Concierge Attendantt
- Media Room
- Game Room with Pool Table, Card Table(s) and Foosball
- Golf Simulator and Driving Simulator
- Private Wine Storage and Tasting Room
- Cigar Lounge
- Fitness Center with Yoga Studio Overlooking the Gulf
- Anytime Coffee Bar
- Resident Club Room / Private Dining Area(s) with Catering Kitchen
- Package Hub Center
- Mail Room
- Bathing Area for Dogs
- Grilling Area
- Hot Tub
- Fire Pits
- Jogging Trail
- Pickleball/Basketball Court
- Bike Racks
- Golf Cart Storage



RESIDENT SERVICES

- 24 / 7 Attended Lobby
- Events and Activities Coordinator
- Pool Concierge
- Yoga and Aqua Aerobics Classes
- Assigned Controlled Access Parking
- Beach Chairs and Umbrellas
- Arrival Prep and Stocking\*
- Dog Grooming and Walking\*
- Personal Fitness Trainer\*
- Housekeeping Services \*
- Grocery Shopping\*
- Plant Care Maintenance\*

RESIDENCE FEATURES

- Ceiling Heights of 10’-0” in all Homes  
11’-0” in Penthouse and Penterras
- Spacious Private Balconies
- Private Elevator Vestibules\*\*
- Double Open Sliding Glass Doors in  
All Living Rooms
- Wood Inspired or Porcelain Tile  
Flooring Throughout Living, Kitchen  
and Bedrooms and Bathrooms
- Prewired for Smart Home Technology
- Prewired for Automated Blinds
- Laundry Areas with Full-Size Washer  
& Dryer Included as Standard
- Recessed LED Lighting Throughout  
the Home
- Individual Hot Water Heaters
- Hurricane Preparedness with  
Generator Power for Select Outlets  
and Refrigerator

STANDARD KITCHENS

- Thermador Stainless Steel Appliance  
Package to Include:
  - 30” Built-in Single Wall Oven
  - 30” Built-in Combo Microwave  
Wall Oven
  - 30” Warming Drawer
  - 36” Six Burner Gas Cooktop
  - 36” Low Profile Drawer Hood  
Vented to Outside
  - 24” Undercounter Wine Cooler  
with Glass Door
- 24” Panel Front Thermador  
Dishwasher
- 36” Panel Front Gagganeau  
Refrigerator
- Italian Soft Closure Cabinetry
- Quartz Countertops and Full  
Height Backsplash
- Designer Backsplash with LED  
Under-counter Lighting
- Polished Nickel Pull Down Faucet  
with Dual Joint Arm, Knurled Handle  
and Finished Hose
- 32 Inch Single Bowl Under Mount  
Stainless Steel Kitchen Sink

BATHS

- Italian Soft Closure Cabinetry
- Quartz Countertops
- Porcelain Slab Walls or Subway  
Tile Walls
- Porcelain Flooring
- Nickel Shower System Featuring  
a Rain Head in Primary Baths
- Nickel Shower Slide Bar with  
Hose and Linear Hand Shower  
in Primary Baths
- Nickel Shower Head in  
Secondary Baths
- Frameless Shower Door
- Luxury Undermount Rectangular  
Sink
- Luxury Free Standing Tubs with  
Wall Mounted Tub Filler
- Luxury One Piece Toilet with  
Installed at Extra Height
- Frameless Mirror
- Nickel Lavatory Faucet with Arc  
Spout and Wide Spread Handle  
Lever
- Nickel 24” Towel Bars and  
Tissue Holders

PENTHOUSE AND  
PENTARRA FEATURES

- Spacious Floorplans with Expansive  
Balconies
- Fireplace in the Living Room
- Kitchen Featuring all Gagganeau  
Stainless Steel Appliances to include:
  - 30” Single Wall Oven
  - 30” Combo Microwave Wall Oven
  - 30” Warming Drawer
  - 36” Gas Cooktop
  - 24” Pull Out Hood Vent
  - 24” Undercounter Wine Cooler  
with Glass Door
  - 24” Panel Front Dishwasher
  - 36” Panel Front Gagganeau  
Refrigerator
- Polished Nickel Wall Mounted Pot  
Filler with Knurled Handle

CONSTRUCTION DETAIL

- The Building is Designed to Current  
Code and to Meet the 150mph  
Ultimate Wind Speed
- The Typical Floor Slabs are  
8” Thick Concrete
- The Glass Will be Insulated Impact  
Resistance Glazing as Required  
by Code
- The Common Areas and Elevator  
Access Will be on the Emergency  
Generator
- Sound Transmission Class(STC)  
Ratings for Various Interior Wall and  
Ceiling Assemblies are Designed at  
a Superior Level to Ensure a Quiet  
Environment in Your Residence

*\* Services are a la carte and are not included in  
monthly HOA fees*

*\*\* Available in every residence with the exception  
of Penterra 108, the Charlotte 06 and Alexandra 07  
stacks.*



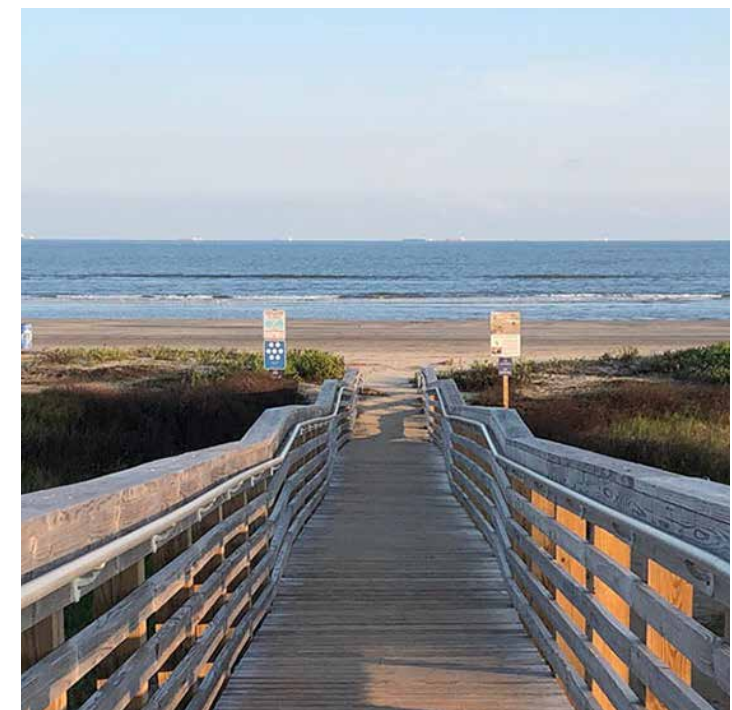
# Site Plan

- 1 AMENITY DECK STAIRCASE
- 2 GREEN ROOF/PLANTING BED TYPE
- 3 FIRE PIT & SEATING
- 4 POOL DECK LOUNGE AREA
- 5 INFINITY EDGE POOL
- 6 HOT TUB
- 7 JOGGING TRAIL
- 8 PICKLEBALL/BASKETBALL COURT
- 9 WATER WALL
- 10 PRIVATE BEACH WALKOVER
- 11 RETENTION POND
- 12 PUBLIC SIDEWALK
- 13 PRIVACY FENCING
- 14 FRONT LAWN





# Landscape & Hardscape Inspirational Images



























WINE ROOM













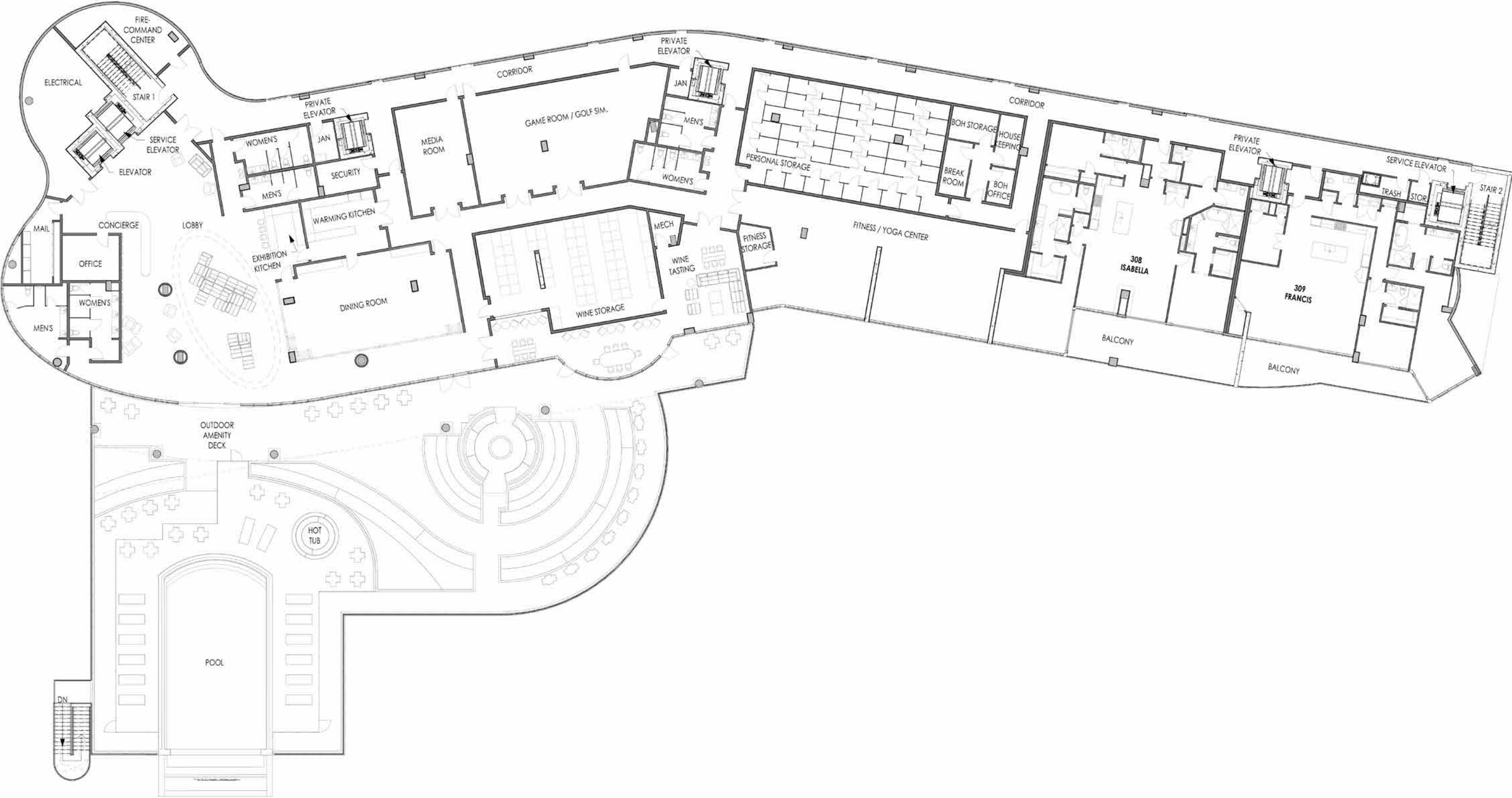








# Amenity / Penterra Level

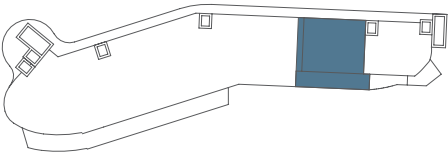
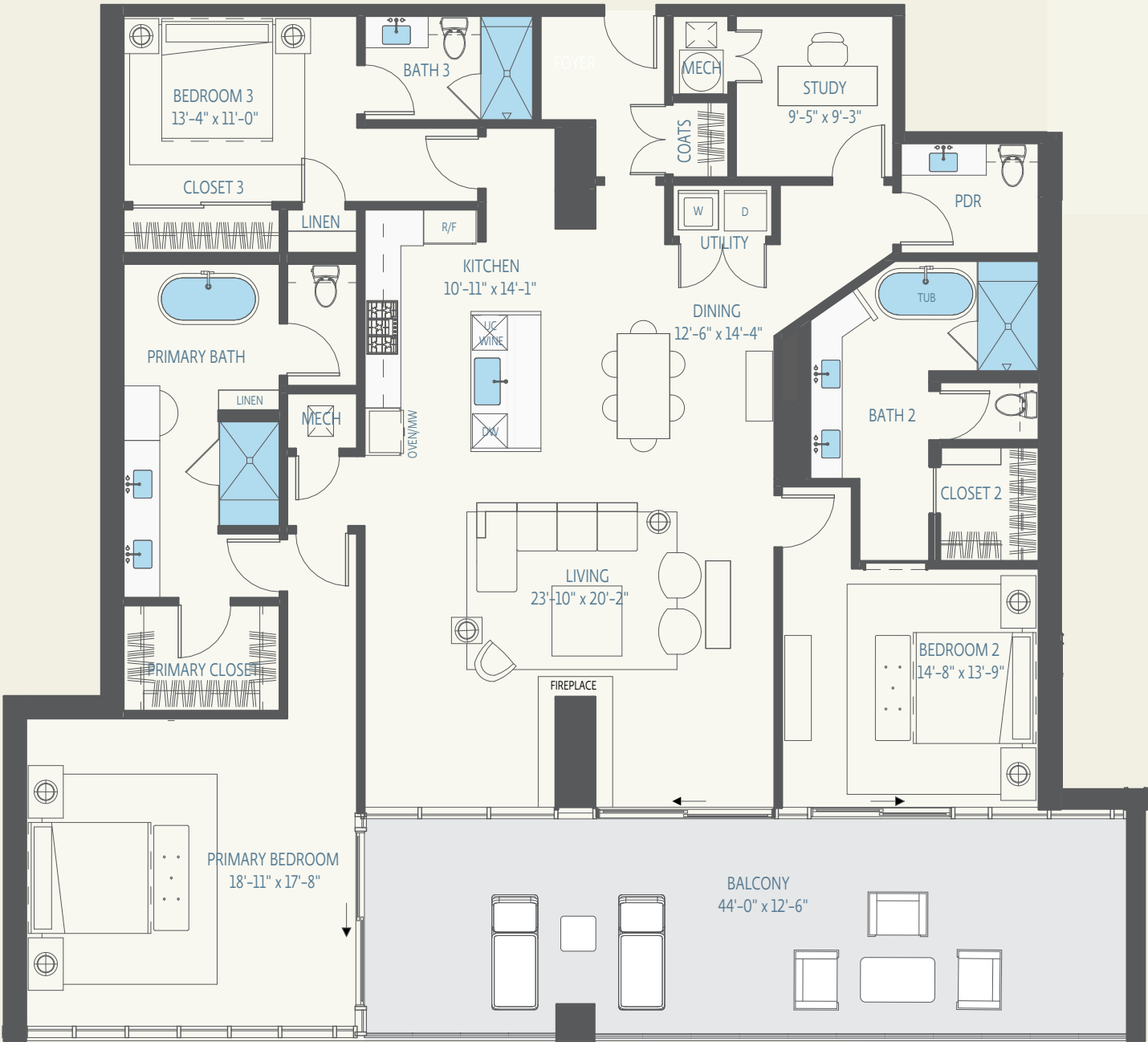




ISABELLA  
PENTERRA

3 BED | 3.5 BATH | STUDY

RESIDENCE:	2,715 SF
BALCONY:	557 SF
TOTAL:	3,272 SF

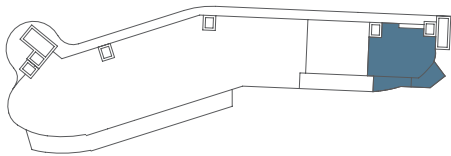




FRANCIS  
PENTERRA

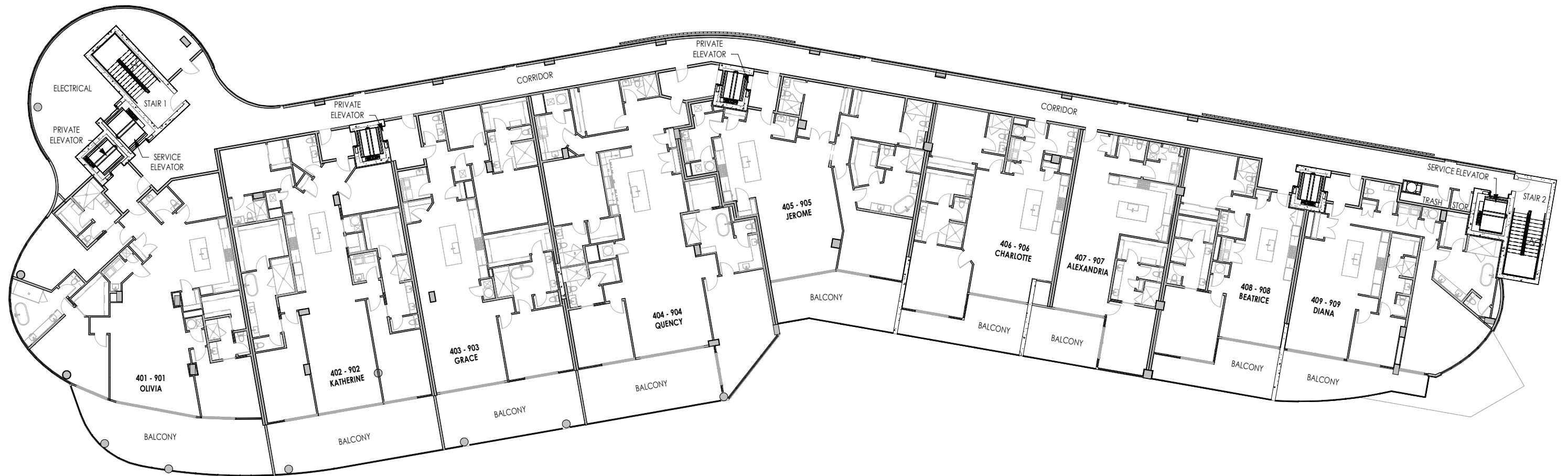
2 BED | 2.5 BATH | STUDY

RESIDENCE:	2,401 F
VESTIBULE:	63 SF
BALCONY:	416 SF
TOTAL:	2,880 SF

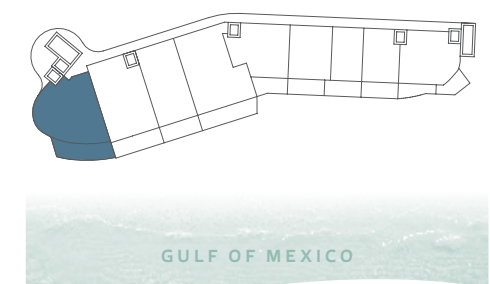




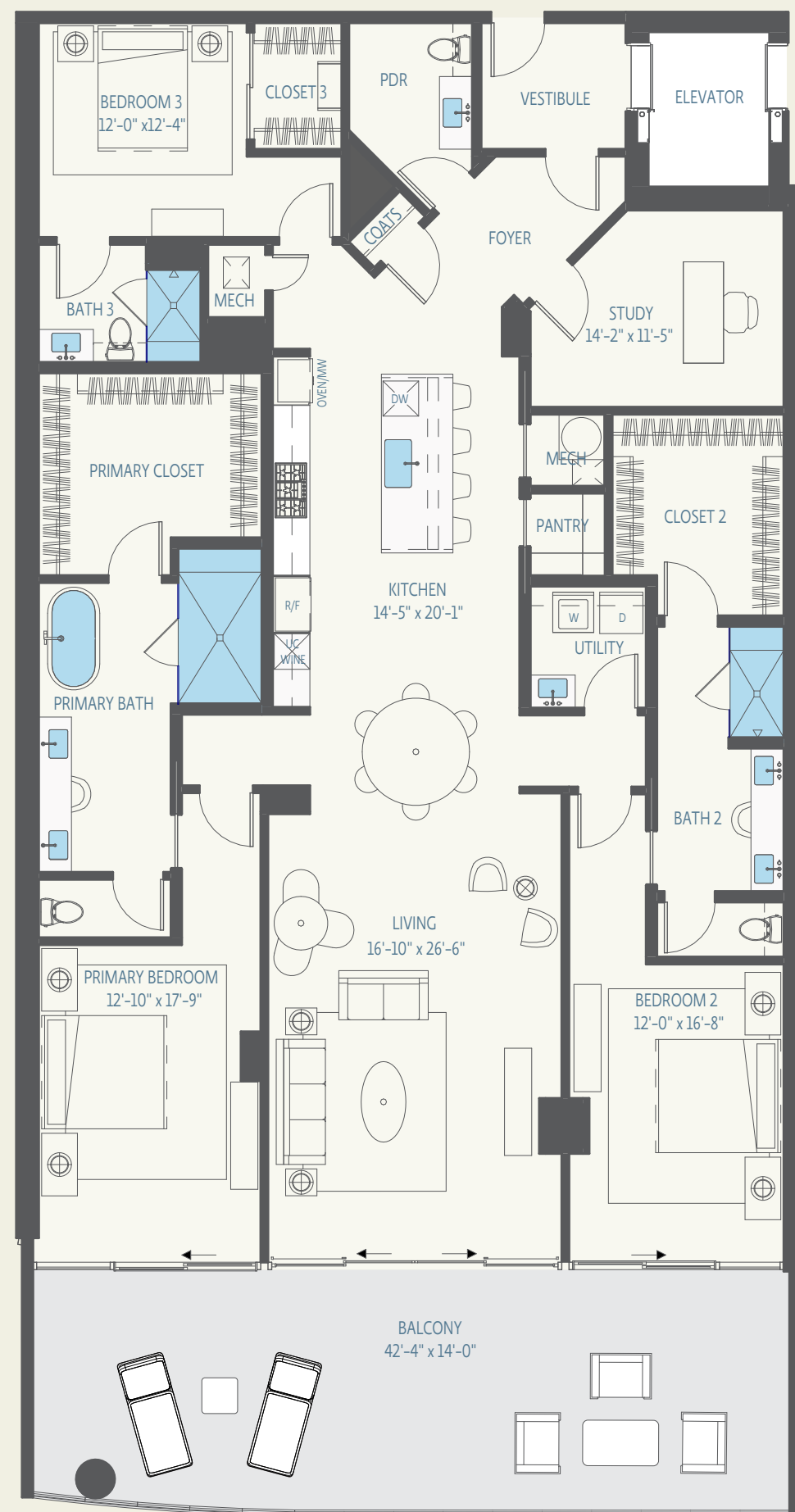
# Condominium Level







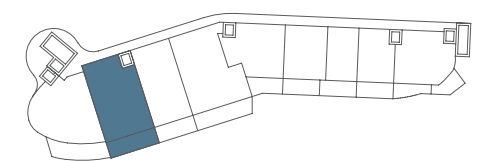




# KATHERINE

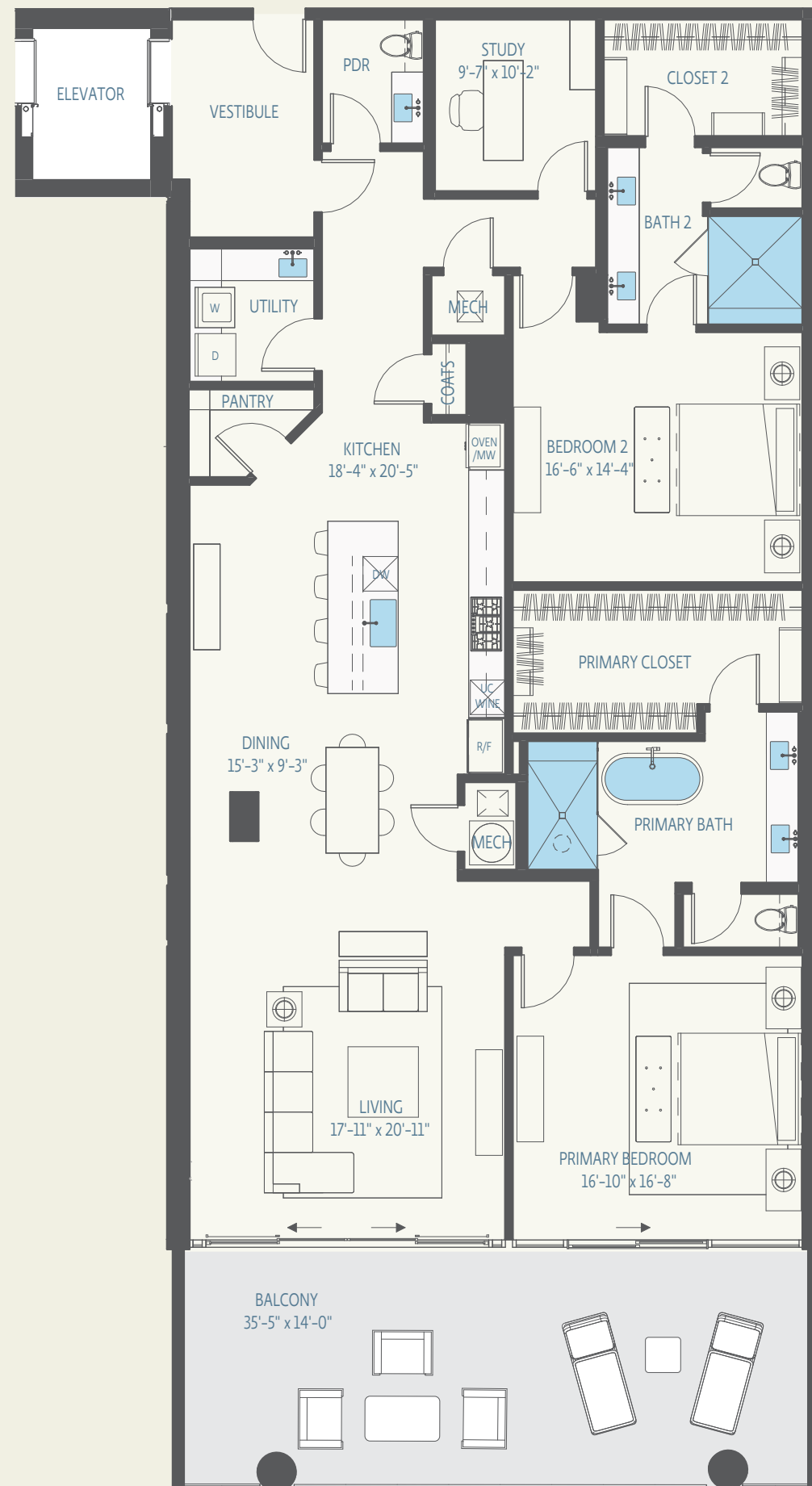
3 BED | 3.5 BATH | STUDY

UNIT:	2,847SF
VESTIBULE:	63 SF
BALCONY:	592 SF
TOTAL:	3,502 SF



GULF OF MEXICO

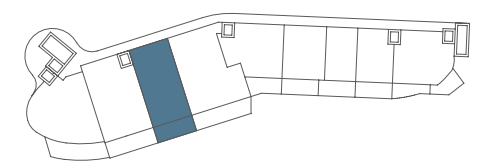




# GRACE

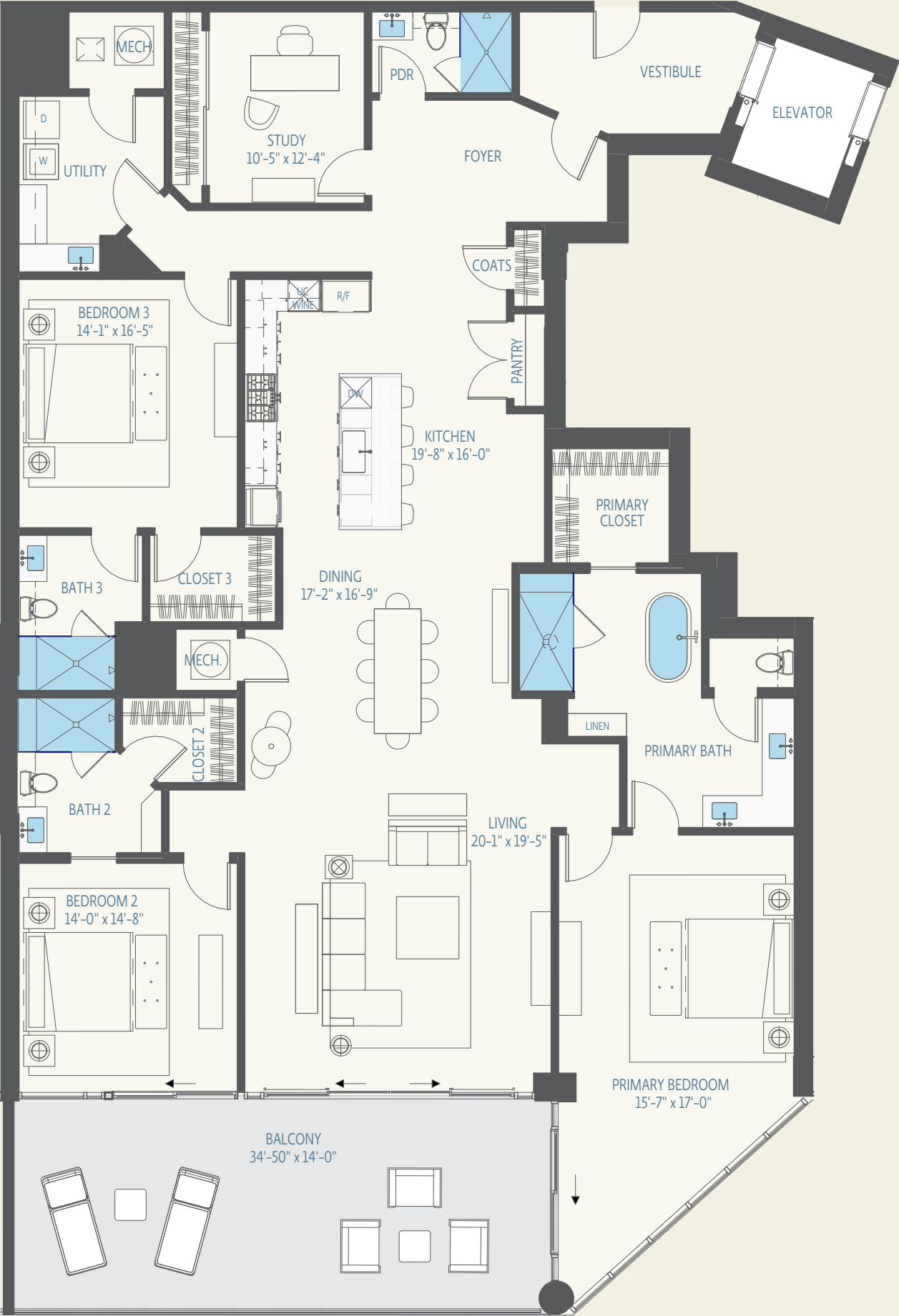
2 BED | 2.5 BATH | STUDY

RESIDENCE:	2,430 SF
VESTIBULE:	104 SF
BALCONY:	504 SF
TOTAL:	3,038 SF



GULF OF MEXICO

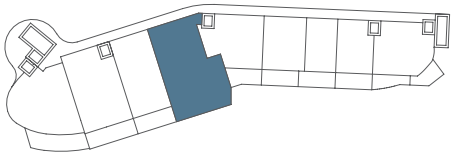




QUENCY

3 BED | 4 BATH | STUDY

RESIDENCE:	3,190 SF
VESTIBULE:	115 SF
BALCONY:	487 SF
TOTAL:	3,792 SF



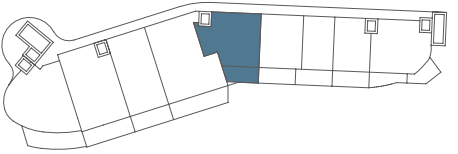




# JEROME

3 BED | 3.5 BATH

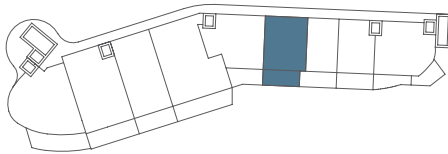
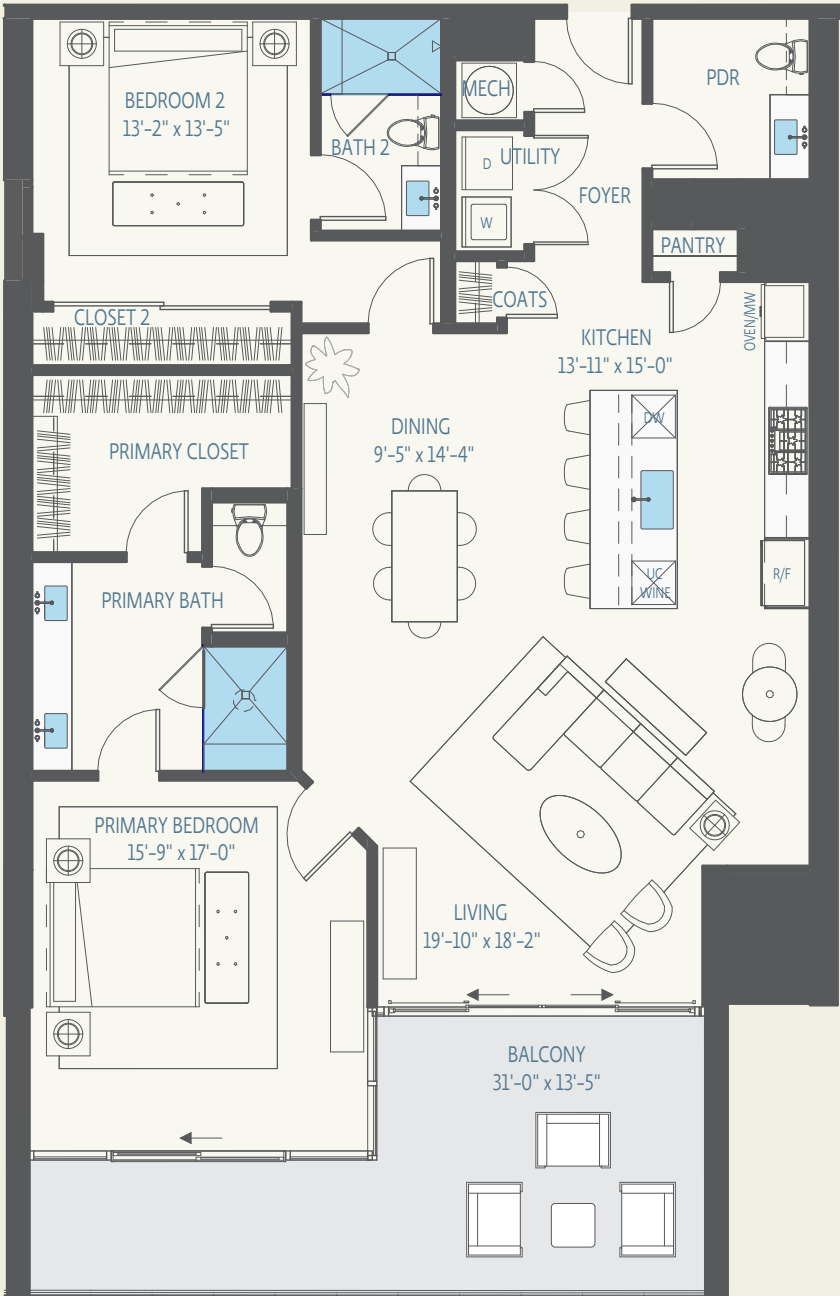
RESIDENCE:	2,318 SF
VESTIBULE:	67 SF
BALCONY:	388 SF
TOTAL:	2,773 SF



# CHARLOTTE

2 BED | 2.5 BATH

RESIDENCE:	1,809 SF
BALCONY:	306 SF
TOTAL:	2,115 SF

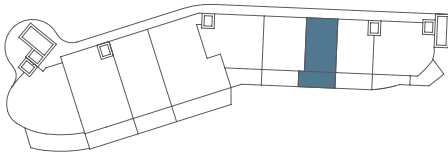
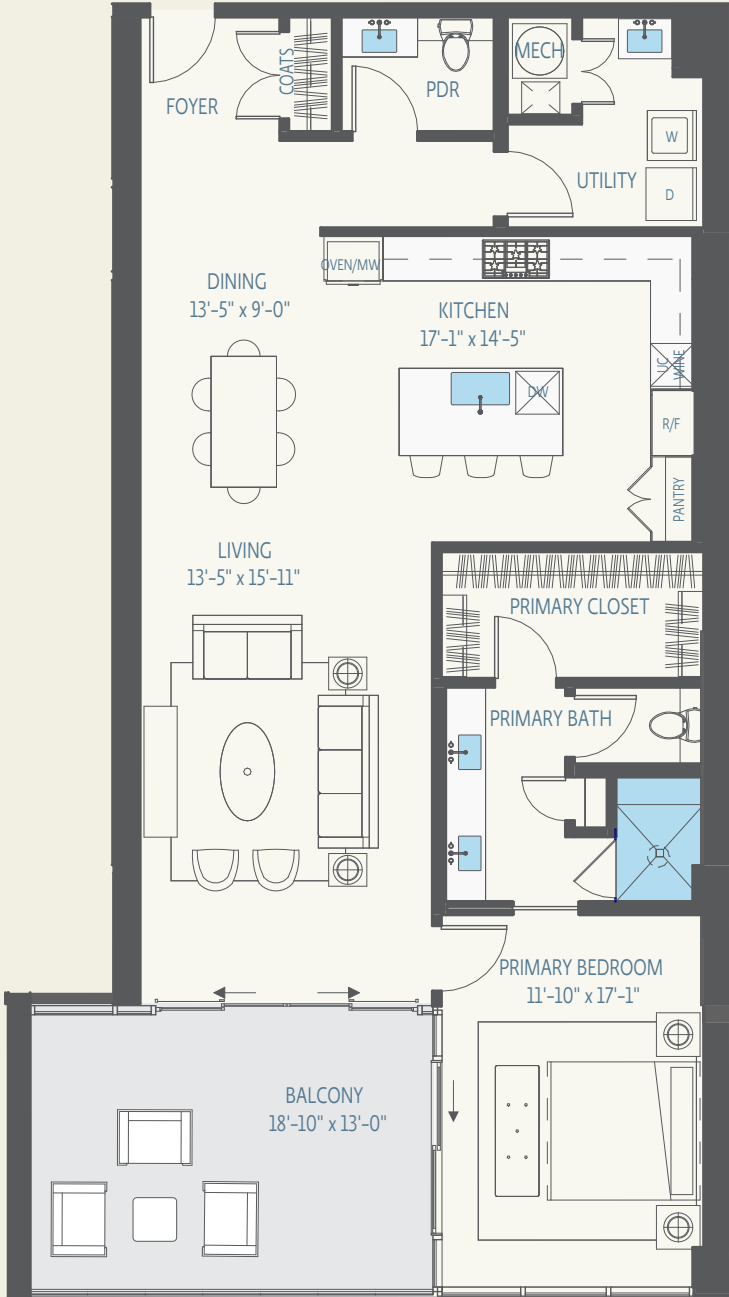




# ALEXANDRA

1 BED | 1.5 BATH

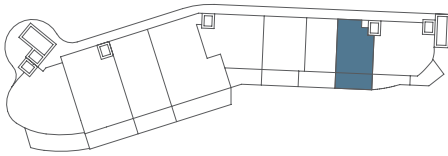
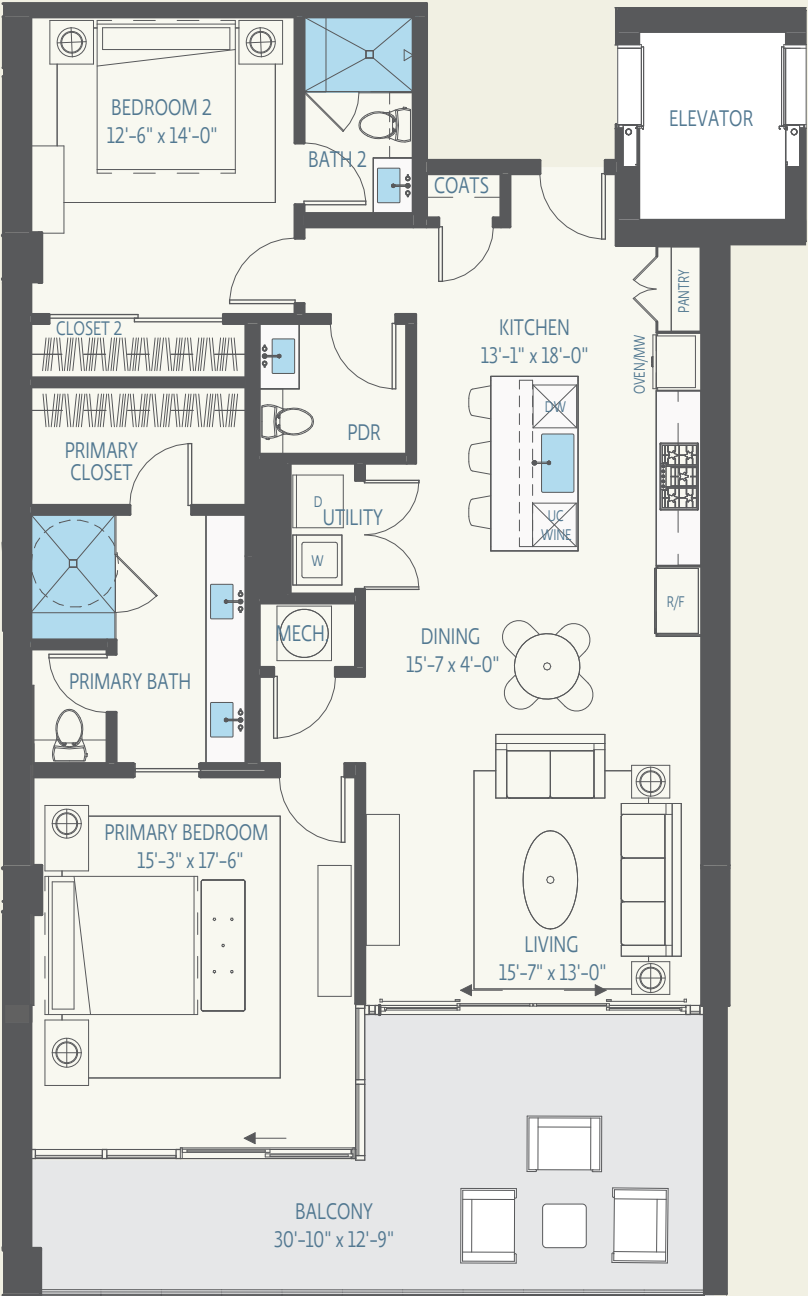
RESIDENCE:	1,417 SF
BALCONY:	245 SF
TOTAL:	1,662 SF



BEATRICE

2 BED | 2.5 BATH

RESIDENCE:	1,470 SF
BALCONY:	309 SF
TOTAL:	1,779 SF



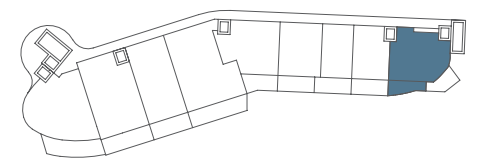




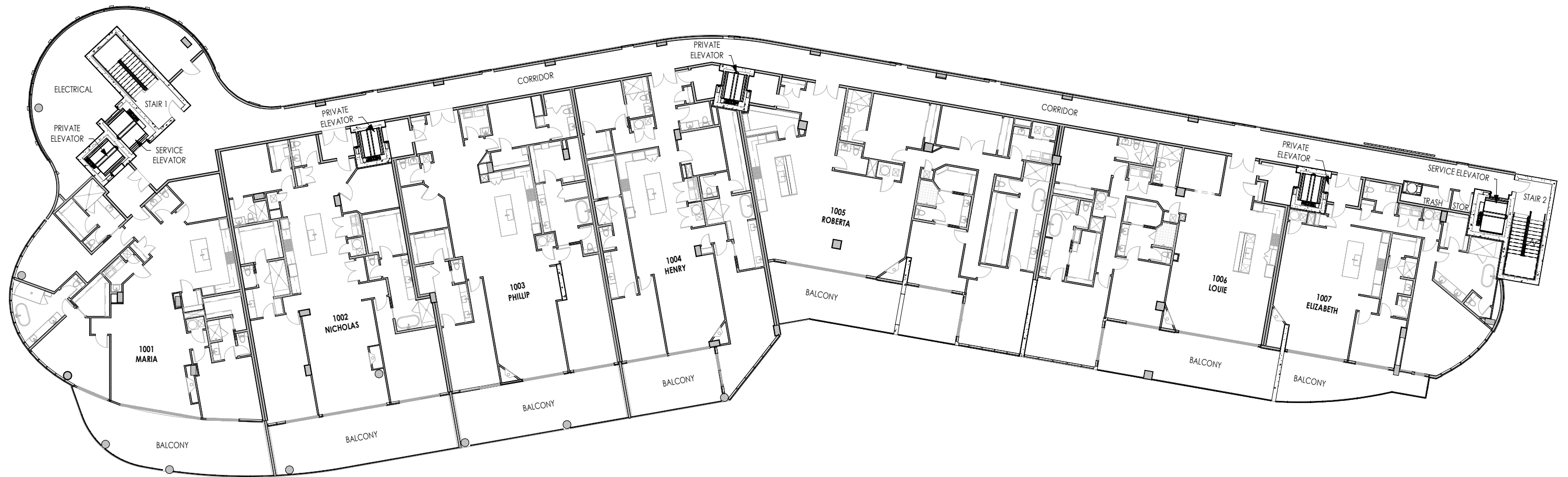
## DIANA

2 BED | 2.5 BATH

RESIDENCE:	1,979 SF
VESTIBULE:	63 SF
BALCONY:	338 SF
TOTAL:	2,380 SF



# Penthouse Level



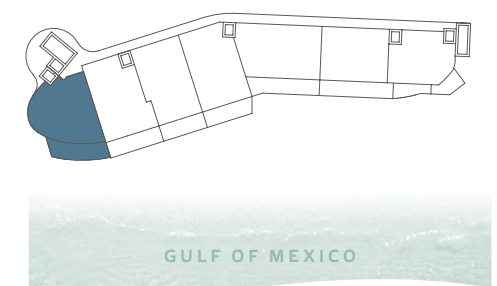




# MARIA PENTHOUSE

3 BED | 3.5 BATH | STUDY

RESIDENCE:	2,923 SF
VESTIBULE:	97 SF
BALCONY:	642 SF
TOTAL:	3,662 SF



# NICHOLAS PENTHOUSE

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3 BED | 3.5 BATH | STUDY

RESIDENCE:	2,959 SF
VESTIBULE:	61 SF
BALCONY:	635 SF
TOTAL:	3,655 SF

# NICHOLAS PENTHOUSE

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3 BED | 3.5 BATH | STUDY

RESIDENCE:	2,959 SF
VESTIBULE:	61 SF
BALCONY:	635 SF
TOTAL:	3,655 SF

# NICHOLAS PENTHOUSE

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3 BED | 3.5 BATH | STUDY

RESIDENCE:	2,959 SF
VESTIBULE:	61 SF
BALCONY:	635 SF
TOTAL:	3,655 SF



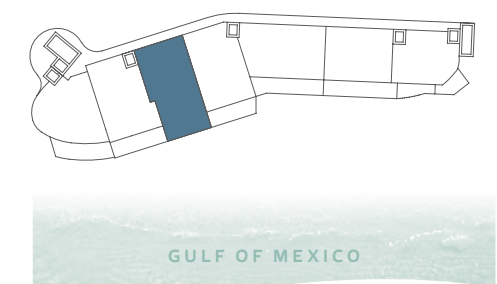


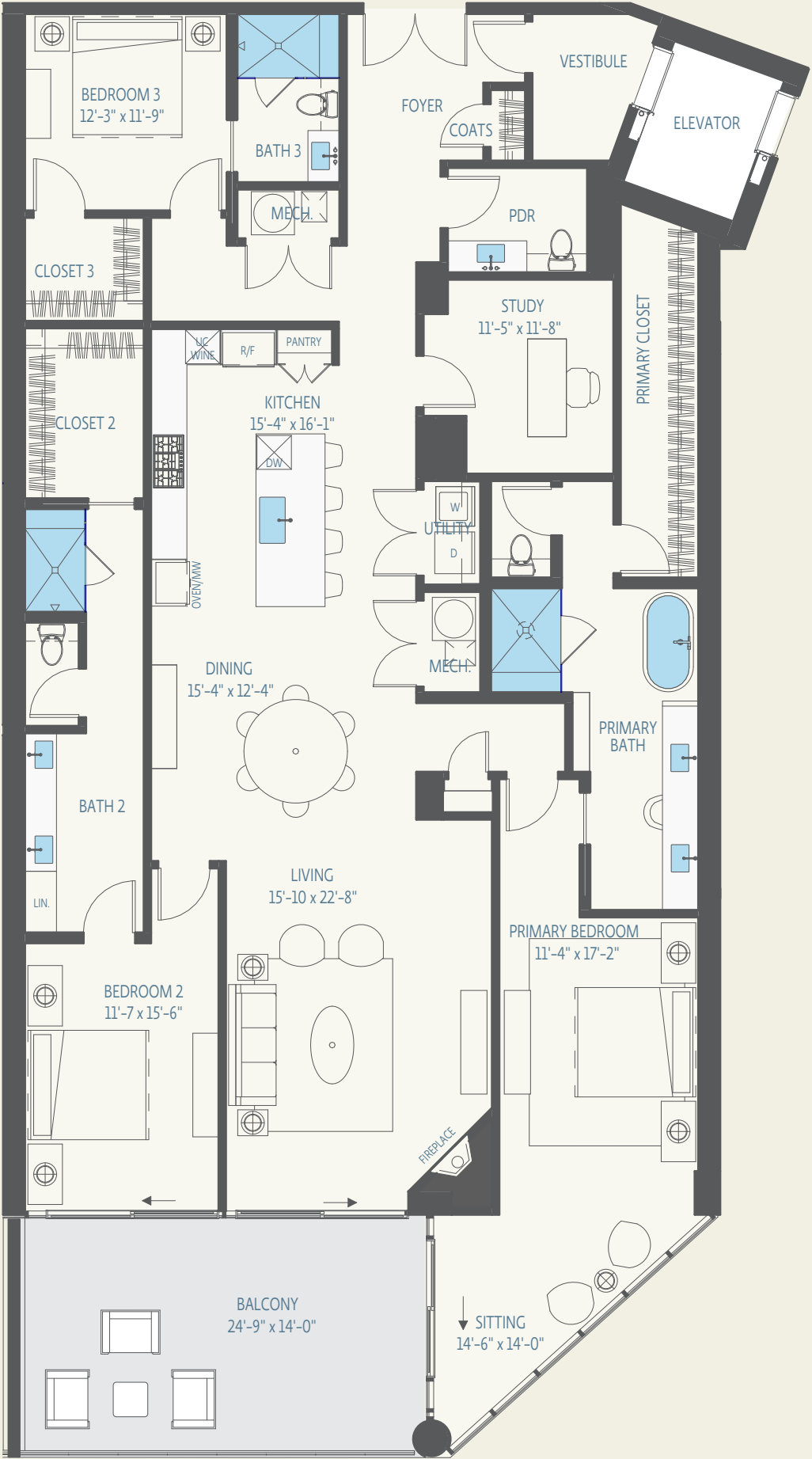


# PHILLIP PENTHOUSE

3 BED | 3.5 BATH | STUDY

RESIDENCE:	3,155 SF
VESTIBULE:	58 SF
BALCONY:	592 SF
TOTAL:	3,805 SF

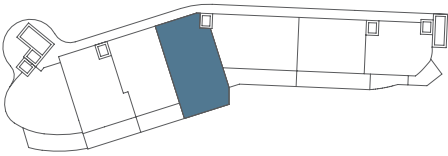




HENRY  
PENTHOUSE

3 BED | 3.5 BATH | STUDY

RESIDENCE:	2,852 SF
VESTIBULE:	54 SF
BALCONY:	328 SF
TOTAL:	3,234 SF



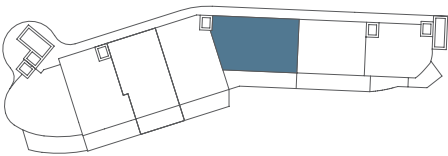
GULF OF MEXICO



# ROBERTA PENTHOUSE

3 BED | 3.5 BATH | STUDY

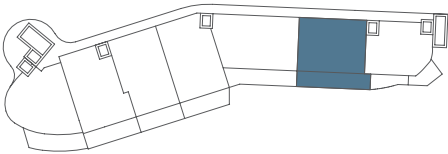
RESIDENCE:	3,630 SF
VESTIBULE:	53 SF
BALCONY:	622 SF
TOTAL:	4,305 SF



# LOUIE PENTHOUSE

3 BED | 4 BATH | STUDY

RESIDENCE:	2,904 SF
VESTIBULE:	80 SF
BALCONY:	569 SF
TOTAL:	3,553 SF



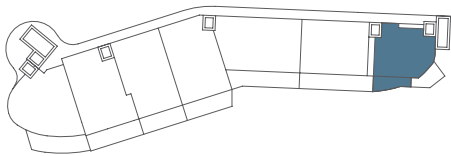
GULF OF MEXICO



# ELIZABETH PENTHOUSE

2 BED | 2.5 BATH | STUDY

RESIDENCE:	2,170 SF
VESTIBULE:	61 SF
BALCONY:	327 SF
TOTAL:	2,558 SF





Floor plans are conceptual for marketing purposes as a guide only, is subject to change, and may include optional features. Any furnishings shown or depicted are not included. Generally, the percentage ownership attributable to the units is based upon the total square feet of the indoor and outdoor living areas of each unit, which may include the balcony. All content (including information about square footage, features, fixtures, fittings, finishes, and specifications) provided are conceptual based on preliminary development plans; developers reserve the right to make modifications and changes to the project, in whole and in part, and to the information contained herein. Dimensions including square footage and specifications are approximate, subject to change without notice, and subject to normal construction variances and tolerances. Please refer to the Condominium Information Statement and the proposed condominium documents included with same for further information and disclosures with regard to methodology of square feet calculations, percentage ownership allocations, and the like. The construction of the proposed improvements are subject to modifications which may be required by applicable city or governmental permitting requirements.

Images, descriptions, and information provided are representational and conceptual based upon preliminary development plans, for illustrative purposes, may not be shown to scale, may contain non-standard optional features, and are subject to change. The Developer reserves the right to make modifications and changes to the project in whole or part including amenities and features and to the information contained herein without notice. Please refer to the Condominium Information Statement and the proposed condominium documents included with same for further information and disclosures.