NAUTILUS 220

LUXE WATERFRONT RESIDENCES

- BUILDING ADDRESS
  - 220 Lake Shore Drive, Lake Park, FL 33403

- TEAM
  - Developer
    - Forest Development, LLC
  - Architect
    - R+N Architecture
  - Interior Designer
    - Interiors by Steven G
  - Planning and Landscape Architect
    - Insite Studio
  - Architectural Visualization
    - VS Studios

- BUILDING FEATURES

  Located along the Lake Park Harbor Marina and US-1, offering residents unobstructed views of the Lake Park Harbor Marina, Intracoastal Waterway, and the Atlantic Ocean
  - Two Towers, 24 Stories
  - 330 Residences, one to four bedrooms ranging from 1,100 to 3,400 sq. ft.
  - Waterfront Restaurant Space - 14,550 sq ft
  - Professional Office Suites – 13,000 sq ft
  - Retail Shops – 8,000 sq ft
  - Lobby Café
  - Guest Suites
  - UVC Air Disinfection Lighting System
  - Parking Garage with Owner Designated Parking Space(s)

- AMENITIES & SERVICES
  - Grand Lobby Amenities – approx. 10,000 sq ft
    - Walkout Access to Marina and Promenade
    - Concierge Desk and Seating Area
    - Mailbox Room
    - Package Porter and Parcel Storage
    - Café
    - ATM
    - Touchless Technology

  - Lobby Finishes
    - Voluminous 18’ Ceilings
    - Large Format European Porcelain Tile Flooring
    - Custom Baseboard and Millwork
    - Recessed LED Lighting
    - Artwork, Sculptures and Exotic Saltwater Fish Tank

  - Services
    - Private Beach Club Access on Singer Island
    - Drone Delivery Pad
    - Bicycle and Paddleboard Storage
    - Vehicle Charging Stations
    - Optional Valet Service
    - 24 Hour Security and Onsite Management
    - Parking Garage Video Monitoring Security Room
    - Service Elevators

- Fifth Floor Amenities – approx. 10,000 sq ft
  - Theater Lounge
  - Golf Simulator
  - Multipurpose Soundproof Studio for Music and Podcasts
  - Mini-Bowling with Bar and Lounge Seating
  - Kids Playroom
  - Teen Gaming Room
  - Catering Station
  - Climate Controlled Resident Storage Units
  - Commercial, Large Capacity Washer and Dryer

- Sixth Floor Amenities
  - Outdoor Amenity Deck – 1 acre
    - Resort-Style Pool with Beach Entry and Wading Area
    - Sundeck with Lounge Chairs and Cabanas
    - Gazebo Lounge with Fire Pit
    - Large Multi-Jet Spa and Gazebo
    - Sunrise Brazilian Wood Yoga Deck
    - Summer Kitchen for Grilling
    - Resident Private Dining and Bar Area
    - Lounge Space for Private Events with Dance Floor, Piano, and DJ Booth
    - Large-Scale Chess Set
    - Putting Green
    - Off Leash Dog Run and Wash Station
    - Multi-purpose Lawn Area
    - Lavish Landscaping with Accent Lighting
    - Decorative Water Features

  - Indoor Amenities – approx. 43,000 sq ft
    - Residential Concierge Desk and Seating Area
    - Wellness Plaza including Gym with Cardio and Strength Equipment, Peloton and Yoga Studios
    - Sauna and Steam Rooms
    - Billiards and Card Tables
    - Club Room
    - Event Room
    - Conference Rooms
    - Grand Staircase
    - Administration Office including Building Manager & Amenity Management Staff
    - Automated Delivery Parcel Locker

- North Tower Roof Amenity Deck
  - Spa with Infinity Edge
  - Lap Pool
  - Observation Deck with Lounge

❖ RESIDENCE INTERIOR FEATURES
  - 10’ Ceilings
  - Floor to Ceiling Hurricane Impact Windows and Sliding Glass Doors
  - European Porcelain Tile Flooring
  - Hurricane Proof Glass Railing on Terraces
  - Polished Chrome Plumbing Fixtures and Hardware
  - Miele Washer and Dryer
  - Spacious Walk-in Closets
  - Smart Home Ready Infrastructure with Ultra-High-Speed Connectivity allowing Customized Home Automation
  - UVC Air Disinfection Lighting System

- Kitchen Features
  - Quartz Counters with Waterfall Edge
  - Miele Appliances
  - Contemporary European Cabinetry
  - Wine and Beverage Cooler

- Bath Features
  - Full Height Tile in Shower Enclosure
  - Freestanding Soaking Tub
  - Backlit Mirror
  - Master Baths with Dual Vanities and Separate Water Closet
  - Toto Toilet

❖ HARBORSIDE FEATURES
- 3rd through 5th floors
- 1, 2, and 3 bedroom

❖ SKY SUITE FEATURES
- 3 bedroom, 3.5 bath
- Summer Kitchen, hot tub

❖ TOWNHOME FEATURES
- Two-story
- 4 bedroom, 4.5 bath and 3 bedroom, 3.5 bath
- Expanded terrace, summer kitchen, hot tub

- PENTHOUSE FEATURES
  - European Oak Wood Flooring
  - Freestanding Air Soaking Tub
  - Toto Toilet and Bidet

    Upper Penthouse
    - 12’ Ceiling Height
    - 2,000+ sq ft Private Rooftop Terrace with Panoramic Views, Plunge Pool, Summer Kitchen and Pergola

    Lower Penthouse
    - 11’ Ceiling Height