NAUTILUS **220**

LUXE WATERFRONT RESIDENCES

LIVE SEA TO SKY

THE PALM BEACHES NEWEST

Waterfront Luxury Living



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

Your New Normal

Nautilus 220 is comprised of 332 condominium residences in two towers ranging from 1,500 to 3,200 sq. ft. featuring unobstructed water views, penthouses with private rooftop terraces, plunge pools and 12' 6" ceilings, and 12 guest suites. Located in the famed Palm Beaches, this luxe waterfront project is adjacent to an active marina with 103 slips for boats up to 126 ft., and includes restaurants, retail shops and professional office space.

Condominiums | Restaurants | Retail | Offices









Lifestyle

Live in close proximity to everything including pristine beaches, world class golf, unrivaled dining, shopping, and Palm Beach International Airport. As a resident, you will have private beach club access on Singer Island with chair, food, and beverage services. A private bar and restaurant exclusively for residents on the 6th floor overlooking the marina and pool. Bowling and family fun with a lounge, game, card and billiard rooms, sound-proof music studio and a golf simulator.

With breathtaking views and a unique combination of city and waterfront lifestyles, everyday luxury will be the rule, not the exception.

Location

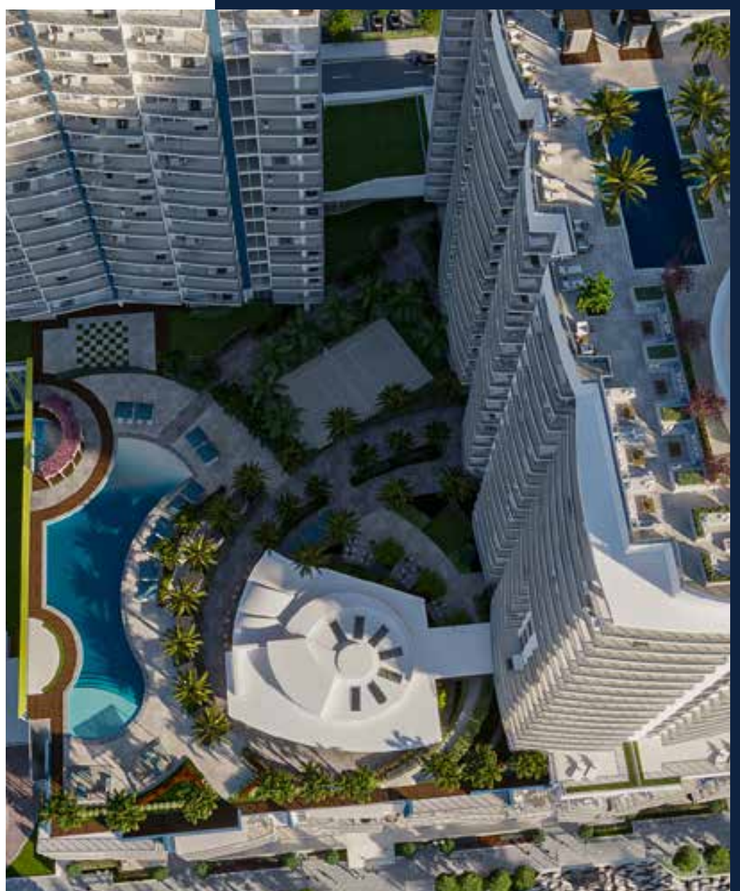
Located in the famed Palm Beaches, along the Lake Park Marina with 103 slips that can accommodate boats up to 126 ft. with easy inlet access.



Exterior Features







Live Outside

The 6th Floor Outdoor Deck Features:

- Poolside summer kitchen with a grilling terrace
- Salt-water pool with beach entry and wading area
- Resort-style spa
- Sundeck with lounge chairs
- Poolside lounge with a fire pit
- 13 Private cabanas surrounding the pool
- Outdoor sunrise Brazilian wood yoga deck overlooking the marina, Intracoastal Waterway, and Atlantic Ocean
- Dog run & wash area
- Lavish landscaping with accent lighting
- Decorative water features
- Tropical Bar Pavilion overlooking the marina, Intracoastal Waterway and Atlantic Ocean
- Lounge space for private events with dance floor, piano & DJ booth

Interior Features











Nautilus 220 is luxury at its finest.

Interiors by Steven G. Inc.
Interior Design

Elevate Your Everyday

Residence Amenities Include:

- Panoramic views of the Intracoastal Waterway, Singer Island and the Atlantic Ocean
- 10' Ceilings
- Floor to ceiling hurricane impact windows & sliding glass doors
- Porcelain tile floors
- Smart Home ready infrastructure with ultra-high-speed connectivity allowing customized home automation
- Intercom connected to Lobby Front Desk
- Miele stacked washer/dryer
- Balconies feature a hurricane-proof glass railing with aluminum top rail and GFI electrical outlet.

Kitchen Features:

- Quartz counters
- Miele Appliances
- Wine coolers
- Contemporary Italian Cabinetry

Bath Features:

- Porcelain tile
- Master Baths with dual vanities and separate water closet
- Separate air relaxation tub





Large Vessels Welcome

The Lake Park Marina can accommodate vessels up to 126 ft. with 103 slips. The ocean is your playground & backyard.

Wellness Plaza

Enjoy your workout in our state-of-the-art gym and yoga studio, complete with a luxurious spa featuring a sauna and steam room.

Active Living

Take a short walk or bicycle ride to Kelsey Park to enjoy the kayak and paddleboard launch. Be as active as you've always dreamed.





Everything You Need In One Place





Residence Amenities Continued:

5th Floor Amenities:

- Movie Lounge
- Game Room
- Soundproof Music Studio
- Kid & Teen Center
- Mini-Bowling
- Pool Table & Lounge
- Catering Station

6th Floor Amenities:

- Concierge Desk and Seating Area
- Club Room with Bar and Event space
- Conference Rooms
- Parcel Storage
- Building Management & Administration Office

Resident Amenities:

- 12 Guest Suites
- 24 Hour Concierge & Security
- Valet & Self Park
- Drone Delivery Pad
- Package Porter
- Towel Service at Pools, Spa & Gym
- Private Resident Storage
- On-Site Management







Condominiums | Retail Restaurants | Offices

Modern Luxury Living

Don’t miss the opportunity to be one of the first to dive into an unparalleled lifestyle.



NAUTILUS **220**

LUXE WATERFRONT RESIDENCES

Disclaimer

(a) Include the Equal Housing Opportunity Symbol (“EHO Symbol”) -https://www.hud.gov/library/bookshelf11/hudgraphics

(b) THIS IS NOT AN OFFER TO SELL, OR SOLICITATION OF OFFERS TO BUY, THE CONDOMINIUM UNITS IN STATES WHERE SUCH OFFER OR SOLICITATION CANNOT BE MADE. THIS OFFERING IS MADE ONLY BY THE OFFERING DOCUMENTS FOR THE CONDOMINIUM AND NO STATEMENT SHOULD BE RELIED UPON IF NOT MADE IN THE OFFERING DOCUMENTS.

(c) All prices are subject to change at any time and without notice, and do not include optional features or premiums for upgraded units. From time to time, price changes may have occurred that are not yet reflected on this brochure. Please check with the sales center for the most current pricing.

(d) Plans, elevations, specifications, features, colors, designs, dimensions and materials are all subject to availability, and to change or substitution at any time and without further notice. Plans are not to scale and may be the reverse (mirror) image of those shown. All measurements are approximate. Illustrations of elevations and plans are artists’ depictions only. In production, plans and elevations may vary in precise details and dimensions, and may not actually be constructed as shown. Site plans are for illustrative and conceptual purposes only and are subject to change without notice. Please consult your sales representative and refer to the Agreement in order to determine which features, specifications and elevations are included in any unit you
may purchase.

(e) The sketches, renderings, graphic materials, plans, specifications, terms, conditions and statements contained in this brochure are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of same in its sole discretion and without prior notice. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same.

(f) These drawings are conceptual only and are for the convenience of reference. They should not be relied upon as representations, express or implied, of the final detail of the residences. The Developer expressly reserves the right to make modifications, revisions, and changes it deems desirable in its sole and absolute discretion. All depictions of appliances, counters, soffits, floor coverings
and other matters of detail are conceptual only and are not necessarily included in each Unit. Consult your Agreement and the
Offering Documents for the items included with the Unit. Dimensions and square footage are approximate and may vary with actual construction.

(g) All fixtures and items of finish and decoration are for display only and are not to be included with the unit. Consult the
Offering Documents and the Agreement for a description of those features which are to be included in the units.

(h) The features, plans and specifications described above are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of same in its sole discretion and without prior notice. Without limiting the generality of the foregoing,
Developer reserves the right to substitute any of the foregoing with items of similar or better value, in Developer’s opinion.

(i) The photographs contained in this brochure may be stock photography and are used to depict the spirit of the lifestyles to be achieved rather than any that may exist or that may be proposed and are merely intended as illustrations of the activities and concepts depicted therein.

(j) No real estate broker is authorized to make any representations or other statements regarding the project, and no agreements with, deposits paid to or other arrangements made with any real estate broker are or shall be binding on the Developer.

NAUTILUS 220

LUXE WATERFRONT RESIDENCES

220 Lake Shore Drive • Lake Park, FL 33403

Forest Development

Forest Development is a multi-faceted team of real estate development professionals with more than 30 years of experience in the United States and Europe. A diversified investment strategy includes adding value through strategic partnerships and opportunities with apartments, condominiums, townhomes, professional office, and shopping centers. The company is committed to providing outstanding service and quality for investors, residents, and tenants.