# AKOYA

ELEGANCE WITHIN REACH



## BUILDING FEATURES

- 51 condominium units in four unit types: 8 One-bedrooms at 851 SF; 36 Two-bedrooms at 1,232 SF; 4 Three-bedroom Type A at 1,464 SF, and 3 Three-bedroom Type B at 1,486 SF
- All concrete block, pre-cast concrete plank and steel structure
- Designed by Hoyt Architects, specialists in ultra-luxury condominiums and designer of some of the most iconic residential buildings in the region
- One-foot thick, steel-reinforced concrete block exterior walls with 1" thick rigid insulation furred by 2" metal studs, for structural durability and sound mitigation
- MC Cabling and metal stud framing throughout
- Steel-reinforced, concrete block corridor walls on every level
- Pre-cast concrete ceilings and floors
- Energy-efficient Thermoplastic Polyolefin (TPO) roofing system with internal drains and secondary overflow scuppers
- Fully fire sprinklered building
- Dedicated pump room to enhance water pressure throughout building
- Modern fitness center outfitted for aerobic and strength-training, and areas for stretching and yoga
- Social Lounge with full-length glass doors opening to pool deck for indoor/outdoor entertaining
- Heated saltwater pool with sun shelf and expansive pool deck with lounge and seating areas, alfresco grilling and dining areas, all surrounded by lush, tropical landscaping
- Pet Washing Station
- Secure, fully automated package room
- Onsite office
- Onsite EV Charging
- Assigned parking
- Building Security: access-controlled entry, 24-hr closed circuit security camera monitoring

# RESIDENCE INTERIOR FEATURES

- Luxury vinyl plank flooring standard throughout,with options for premium engineered wood and porcelain tile
- Light orange peel drywall finish and skip-trowel finished ceilings
- Painted finger-jointed primed wood base moldings and door casings
- Painted wood interior doors
- Lever door hardware in satin nickel finish
- Electronic access control hardware at residence entry
- Large, multi-panel, insulated hurricane impact-resistant windows with exterior film protection and screens on operable windows
- Stacking 8' hurricane impact-resistant sliding glass door to private resident balcony
- Welded aluminum balcony railings
- Living Room feature wall options

# KITCHEN & BATHS

- Contemporary kitchen and bathroom cabinetry with soft-close hinges
- Solid surface stone countertops, with one waterfall edge included in kitchen
- Appliance package to include French-door style refrigerator with freezer, microwave, cooking range, and dishwasher, all in stainless-steel finish
- Undermount stainless steel kitchen sink
- Built-in kitchen pantry standard, with options for in-wall oven and microwave with separate cooktop and range hood
- Undermount porcelain bathroom sinks
- Garbage disposal
- Faucets in satin nickel finish
- Hand-tiled shower walls

# HVAC, LIGHTING, ELECTRICAL DATA, NETWORKING, CABLE, SECURITY

- High efficiency cooling and heating system with smart thermostat
- Recessed LED lighting
- Pre-wired j-boxes for resident-furnished lighting in Bedrooms, Dining and Living Area Ceilings
- Pre-wired j-boxes for resident-furnished lighting above sink in Bathroom Walls
- Electrical fixture package options
- Infrastructure pre-wire for telephone, cable and Internet

AKOYA

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. All renderings are artist's concept.