

# KAIA RESIDENCE

## COCOA BEACH

### BUILDING OVERVIEW

- A breathtaking stretch of Atlantic shoreline forming the setting of 15 exclusive residences across four storeys
- An elevated amenity designed to complement the rhythms of coastal living.
- Three-bedroom residences ranging from 2,800 to 3,600 square feet
- Each residence oriental to the ocean, with direct private access to the beach
- 33 covered parking stalls at ground level with gated, controlled-access entry
- Private indoor and outdoor storage lockers

### AMENITIES

- Resort-style swimming pool set on an elevated second-floor pool deck with unobstructed views of the Atlantic Ocean
- Private landscaped garden with a dedicated dune path providing direct access to the beachfront
- State-of-the-art fitness center opening directly onto the pool deck, overlooking the ocean
- Elegantly appointed lobby
- Outdoor showers and beach rinse stations
- Bicycle storage

### RESIDENCE FEATURES

- Open-concept living and dining areas with ceilings just under 10 feet; fourth-floor residences feature ceilings up to 14 feet in the main living space
- Floor-to-ceiling windows filling each home with natural light
- Private terraces with sweeping views of the Atlantic Ocean
- Wide-plank hardwood flooring throughout
- Custom cabinetry featured with quartz countertops, backsplash, and island
- Miele appliance suite
- Walk-in wardrobe in the primary bedroom
- Spa-inspired primary bathroom ensuites and each residences includes guest powder room

### LOCATION

- Situated along Florida's Space Coast
- Approximately 45 mins from Orlando International Airport (MCO)
- Approx 15 miles to Kennedy Space Center Visitor Complex
- Minutes from Cape Canaveral
- Front-row views of SpaceX and NASA rocket launch directly from the shores of the Atlantic
- Minutes from the dining, surf culture, and waterfront activities of downtown Cocoa beach and the iconic Cocoa Beach Pier



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