



COQUINA
BEACH
VILLAS

THE NATURAL CHOICE FOR
BEACHSIDE LUXURY IN FLORIDA.



WELCOME TO A NEW STANDARD
OF COASTAL LIVING



COQUINA BEACH VILLAS. WHERE HIGH STYLE MEETS HIGH TIDE.

Nestled along the pristine shores of Palm Coast, this exclusive collection of beach residences redefines luxury living. With direct ocean views, private beach access, and modern architectural design, each of the 13 villas offers a seamless blend of elegance, comfort, and natural beauty.

Designed for those who seek tranquility without compromise, this development combines contemporary aesthetics with timeless coastal charm – creating a sanctuary just steps from the Atlantic Ocean.



FLORIDA'S HIDDEN GEM GETAWAY

Brand New Construction is underway on the pristine stretch of beach known as “Coquina Beach” just north of Hammock Beach Golf Resort & Spa. This extraordinary location offers peace and privacy. The unique coastline welcomes a new way to discover solitude.

Enjoy world class restaurants and shops nearby. Only minutes to St. Augustine beach and Historic Downtown. Embrace the calm rhythm of the ocean, endless outdoor activities, and the security of a growing, upscale community.

MORE THAN A DESTINATION

Direct Oceanfront 5-level residence offers 4,036 sq.ft. of prime beachfront living, brought to life with multiple outdoor entertaining spaces.

Enjoy stunning shoreline views from inside your own private pool with outdoor entertainment area — fully functional and complete with outdoor shower and multiple sitting areas.

A private elevator provides seamless, step-free access from the garage to the rooftop, ensuring effortless movement across all levels.





NATURAL SURROUNDINGS. TIMELESS COASTAL CHARM.

The luxurious finishes and smart home features enhance the open floor plan which has been meticulously designed to showcase stunning views of the Atlantic coastline.

Situated next to Washington Oaks State park, which makes for an amazing amenity. Steps away you'll find stunning formal gardens that surround ancient live Oak trees. Image your morning and evening walks past the azaleas, camellias, and bird of paradise in the enchanting preserve made up of 425 acres.





SEAMLESS COASTAL COMFORT BUILT TO BREATHE.

Designed for a life lived between sky and sea, each residence offers a refined indoor-outdoor lifestyle that embraces the natural beauty of its surroundings. Step directly from your terrace into soft sand — with the ocean just 15 steps away.

High-end quality meets comfort, designed to fit your lifestyle with endless views — all brought to life in the kitchen and living area that boast soaring 20-foot-high ceilings. Every villa also features a private pool, jacuzzi, outdoor kitchen, and a built-in fireplace, creating a year-round oasis for relaxation and entertaining.

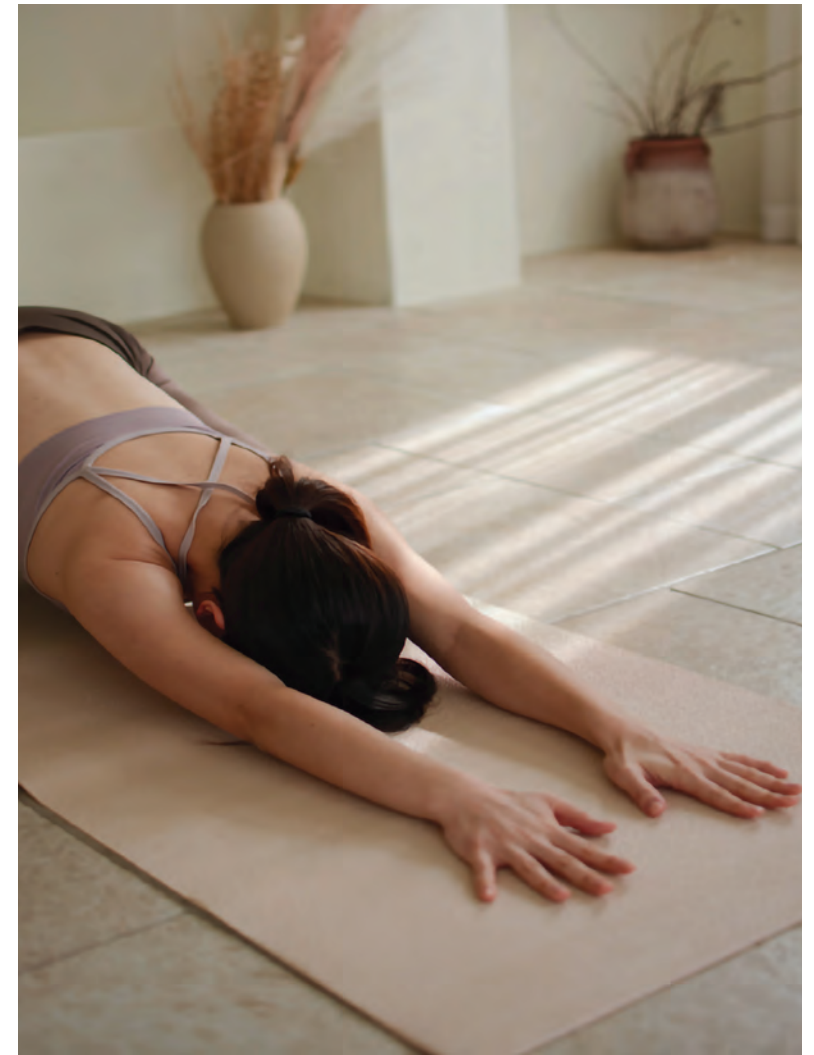
The summer kitchen and fireplace enhance the natural beauty of being outside in this sanctuary of peace. Whether enjoying a quiet sunset swim or hosting friends under the stars, this is coastal living at its most effortless and luxurious.





THE ART OF LIVING WELL WITH CULINARY COMFORT.

The main living and dining area impresses with a generous open kitchen, centered around an inviting island with ample seating and complemented by a customizable niche — shown here with a glass-fronted wine display as a custom addition. Alternatively, the space can be tailored to accommodate features such as a coffee bar with water connection. Double-height ceilings add a sense of grandeur, extending up to the gallery above and creating an elegant, airy atmosphere.



SPACE THAT ADAPTS WELLNESS, WORK... WHATEVER YOU NEED

Each residence includes a flexible room with a private balcony, ideal for creating a personal gym, a quiet home office, or a peaceful retreat. Delivered without fixed furnishings, the space invites you to shape it entirely around your lifestyle and preferences.



ELEVATED LIVING WITH AN OCEAN VIEW.

The upper floor of each residence features two spacious guest suites, each with a private bathroom, walk-in closet, and access to its own private balcony — offering comfort, privacy, and direct views of the surrounding landscape.

This level also opens to a generous gallery space with panoramic ocean views. Designed as an open-concept living area, the gallery offers ample room for a second lounge and a dedicated study corner, making it the perfect place to relax, work, or simply take in the beauty of the sea.

SIGNATURE MASTER SUITE DESIGNED FOR REST AND BREATHTAKING VIEWS

The master bedroom spans an impressive 656 square feet, offering a true sense of space and serenity. A wide window front frames breathtaking ocean views and fills the room with natural light from sunrise to sunset. An adjacent walk-in wardrobe provides elegant storage, while a private mini bar area offers convenient access to drinks, with the option to integrate a coffee machine.

Step outside to your own 205-square-foot terrace — the perfect place to enjoy your morning coffee or unwind as the waves roll in.







PRIVATE SPA RETREAT RIGHT IN YOUR MASTER SUITE.

The master bathroom is a private retreat designed for relaxation and indulgence. It features a spacious walk-in shower, available with integrated steam room functionality for an elevated spa-like experience. A double vanity and dedicated makeup counter with built-in storage complete the space.

A freestanding bathtub is positioned in a bay window, offering peaceful views and natural light — the perfect place to unwind. A separate toilet room ensures privacy, while every detail reflects a refined balance of luxury, comfort, and thoughtful design.



PRIVATE LUXURY YOUR OWN PRIVATE OASIS.

7 Exclusive residence offer an expansive Rooftop patio with over 1,600 sq.ft. ready for you to design your very own private oasis. Customize the rooftop as you desire with options such as, pool and spa, ocean view seating with covered bar area, or elegant lounge area. The breathtaking views and multiple outdoor spaces make it perfect for entertaining.



FUNCTION MEETS LIFESTYLE.

Each villa includes a spacious double garage, thoughtfully designed to provide ample storage — ideal for surfboards, bicycles, or seasonal equipment. For those seeking added functionality, a full laundry area can be integrated upon request.

For pet owners, an optional dog-wash station can be added, making it easy to keep things clean after a beach day. Smart, thoughtful, and tailored to modern coastal life.



AN UNSPOILED COASTLINE. A GOLF MECCA. A SLICE OF FLORIDA WITHOUT THE CROWDS.

Palm Coast's beaches feature coquina rock formations. Coquina, the Spanish word for "tiny shell," is a naturally occurring rock and sand composed of tiny, compacted shell fragments from ancient marine life and formed over millions of years. The coquina rock creates a distinct, cinnamon-colored sand that is a hallmark of this area's beaches.

NATIVE FLORIDA AT ITS BEST.

Florida's Palm Coast is a nature lover's paradise with the wildlife-rich Intracoastal Waterway and the fauna and flora of the Atlantic Ocean beaches.

Residents enjoy a vibrant lifestyle in beautiful surroundings with historic oaks, towering pines and indigenous vegetation. Unwind at any of the Palm

Coast's parks, preserves and trails showcasing pristine Florida landscapes.

GOLFING WITH AN OCEAN BREEZE.

Golf courses like the Ocean Course at Hammock Beach Golf Resort & Spa define the area as an excellent golfing destination. The award-winning, Jack Nicklaus-designed championship course is known for its six signature holes directly on the Atlantic Ocean.



A PRIME COASTAL SETTING.



Nestled on the Atlantic coast between Daytona Beach and St. Augustine, Palm Coast, Florida, is renowned for its natural beauty and its world class golf. The area offers a laid-back coastal atmosphere with historical sites, outdoor activities, local cuisine, and natural sanctuaries like Washington Oaks Gardens State Park.

THE BEACH FRONT COLLECTION FLOOR PLANS.

Experience oceanside living to the next level – literally – with a five-level, 4,000 sq.ft. villa on a pristine Florida beach. To enjoy multiple indoor and outdoor living spaces, take your 5-level elevator from the 2-car garage to the main living area, the guest and entertainment area, the master suite or all the way up to the expansive rooftop patio.

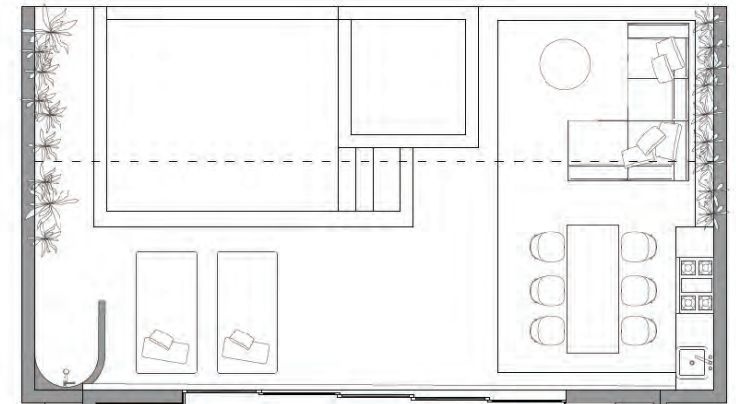
ALL FLOOR PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE NOT TO SCALE. SPECIFICATIONS, DIMENSIONS, AND LAYOUTS MAY BE SUBJECT TO CHANGE. THIS DOCUMENT DOES NOT FORM PART OF ANY LEGALLY BINDING AGREEMENT.

SECOND FLOOR

LIVING AND OUTDOOR

Second Floor Kitchen, Living, Stairs, Elevator: 1,046 Sf

Second Floor Pool And Deck Area: 687 Sf

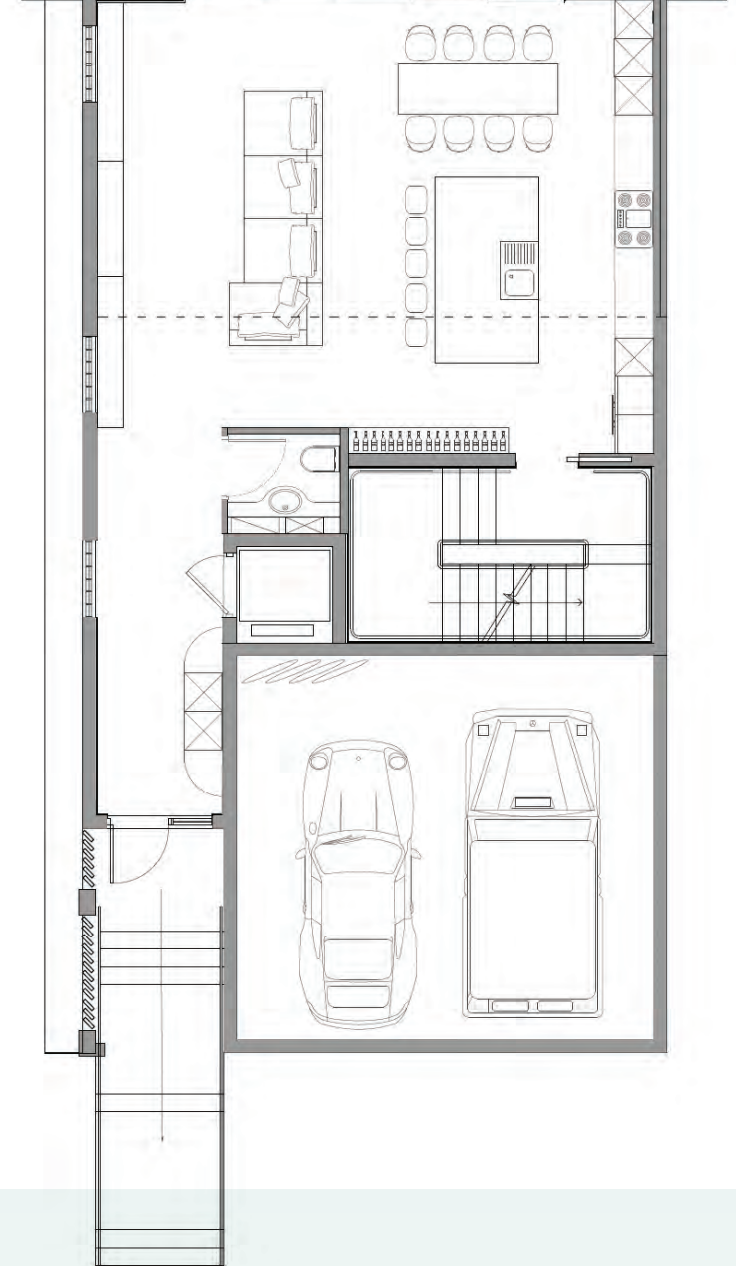
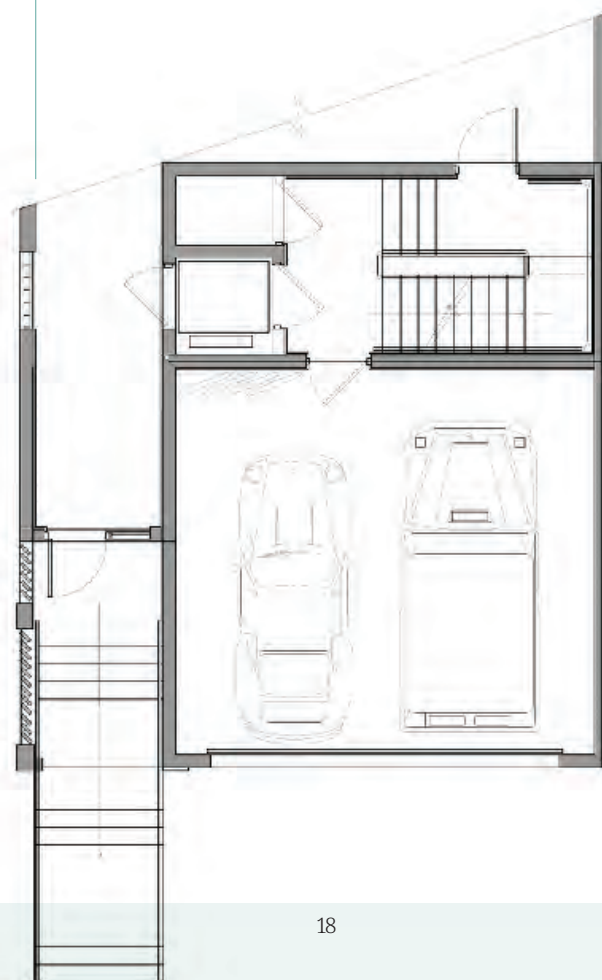


FIRST FLOOR

GARAGE AND ENTRANCE STAIRS

Garage And Elevator / Stair Vestibule: 708 Sf

First Floor Exterior Stair Entry to Second Floor: 152 Sf



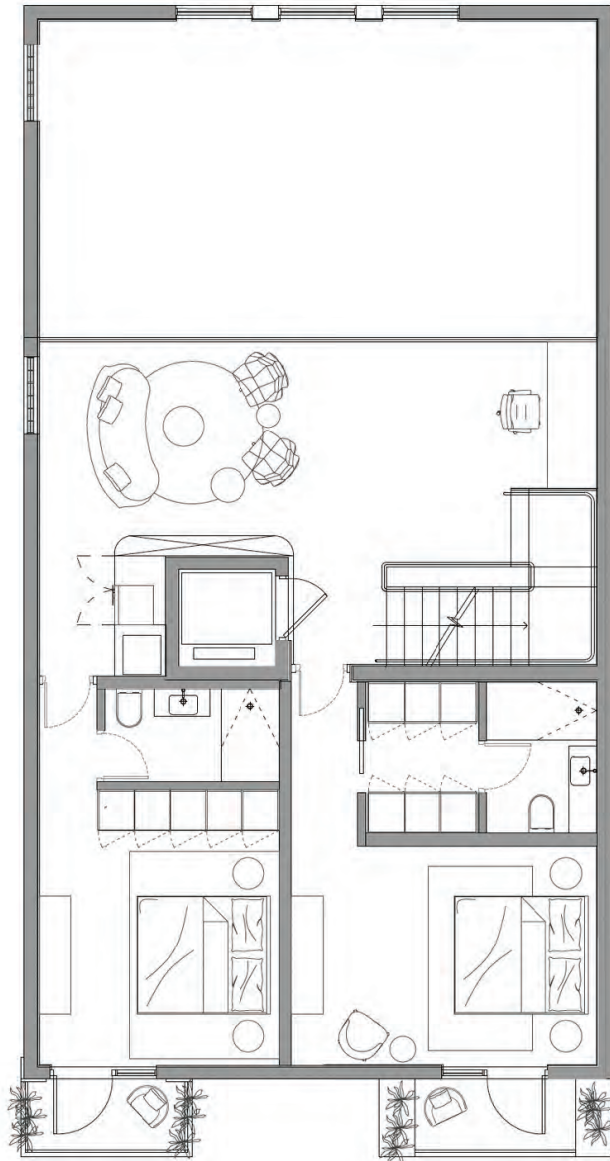
THIRD FLOOR

GUEST AND ENTERTAINMENT

Third Floor Bedrooms To Loft: 1,151 Sf

Third Floor West Facing Balconies

Together: 69 Sf



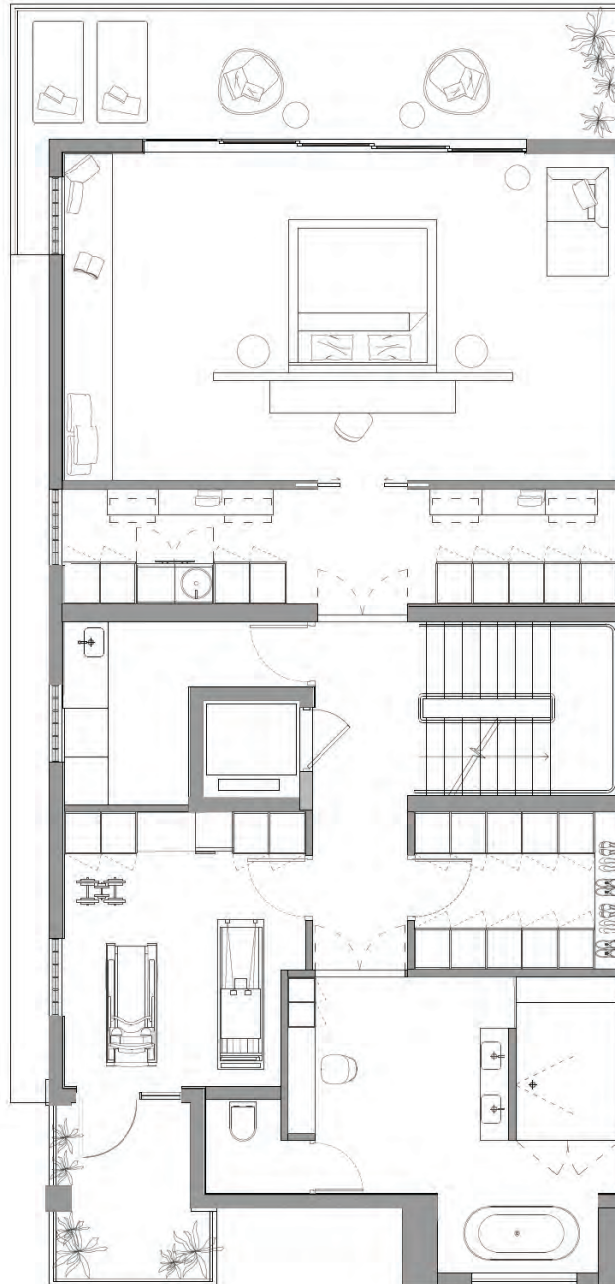
FOURTH FLOOR

MASTER SUITE FLOOR - OPTION ONE

Fourth Floor Master Suite: 1,610 Sf

Fourth Floor West Facing Balcony: 90 Sf

Fourth Floor East Facing Balcony: 212 Sf

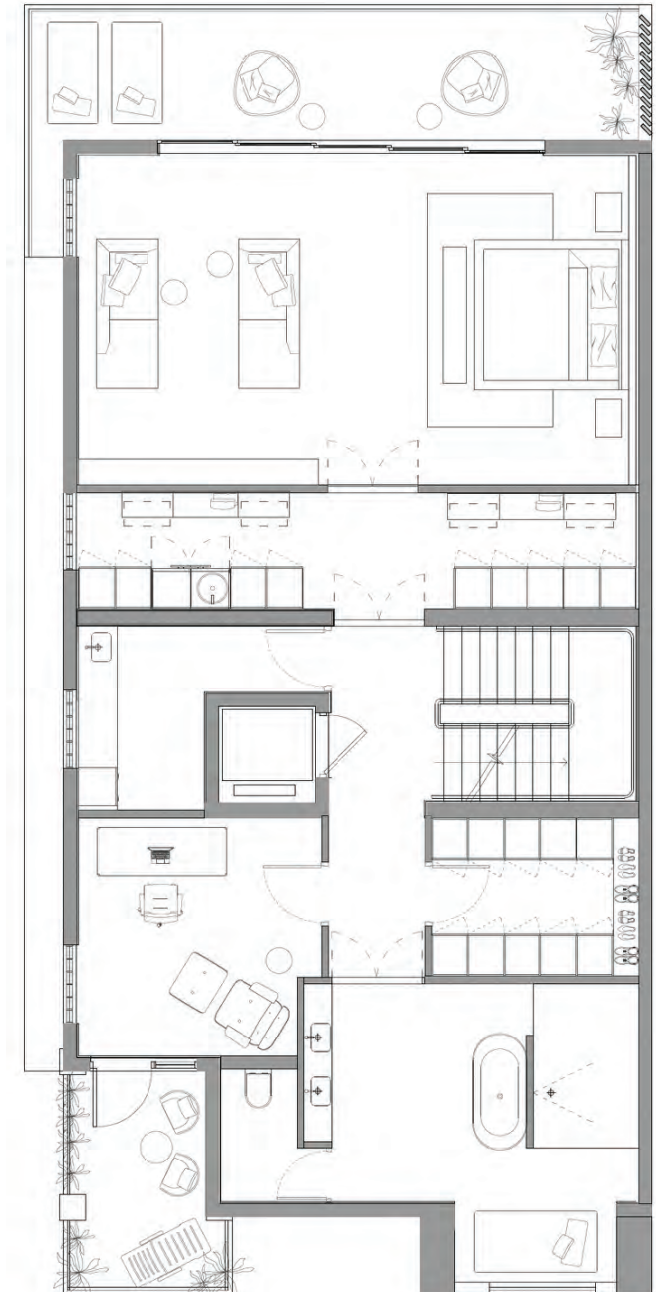


MASTER SUITE FLOOR OPTION TWO

Fourth Floor Master Suite: 1,610 Sf

Fourth Floor West Facing Balcony: 90 Sf

Fourth Floor East Facing Balcony: 212 Sf

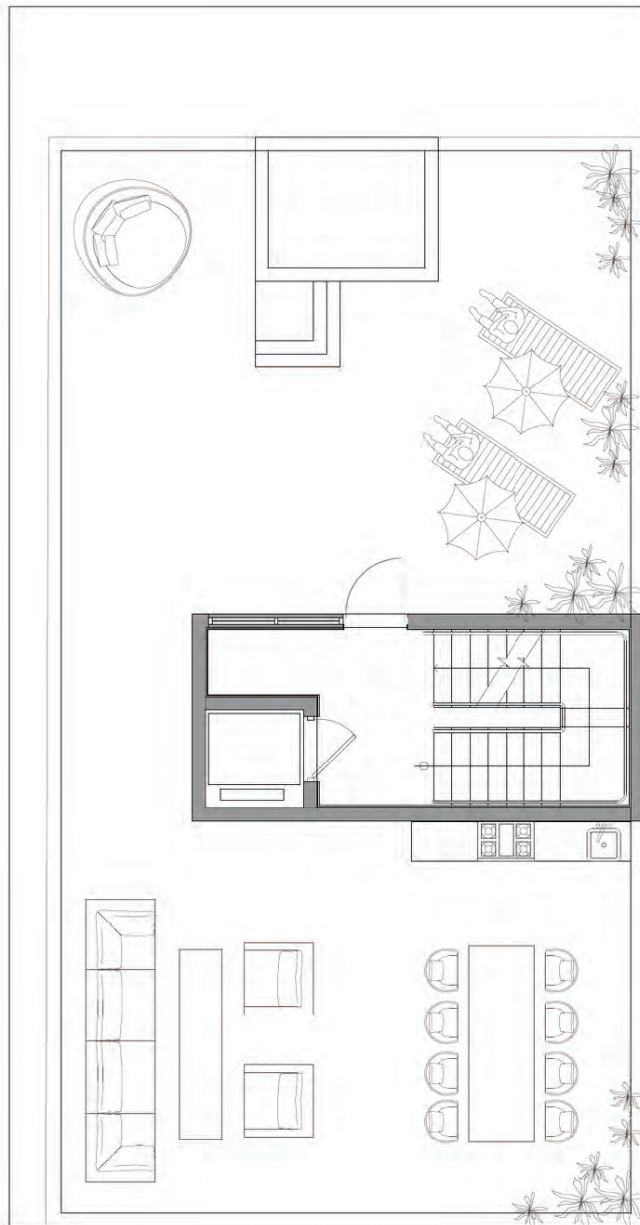


ROOF TOP

PANORAMIC VIEW

Roof Area : 1,666 Sf

Total Under Air: 4,036 Sf



TRUSTED DEVELOPERS. DRIVEN BY VISION. DEFINED BY QUALITY.

Behind this exclusive beachfront development stands a team of seasoned professionals with a proven track record in high-end residential and hospitality projects. With decades of combined experience in architecture, planning, and real estate development, our team is committed to creating spaces that are not only beautiful but built to last.

From concept to completion, every detail is thoughtfully curated — guided by a deep understanding of coastal environments, modern living standards, and the expectations of discerning buyers. We collaborate with leading architects, engineers, and interior designers to ensure design integrity, technical precision, and long-term value.

Projected for completion in 2026, this exclusive collection of beachfront homes is more than real estate — it's an investment in lifestyle, value, and well-being. Designed for those seeking privacy, quality, and timeless coastal elegance, each residence offers a rare connection to nature and the ocean. Contact us to learn more

(305) 494-1767

ALL FLOOR PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE NOT TO SCALE. SPECIFICATIONS, DIMENSIONS, AND LAYOUTS MAY BE SUBJECT TO CHANGE.
THIS DOCUMENT DOES NOT FORM PART OF ANY LEGALLY BINDING AGREEMENT.



COQUINA
BEACH
VILLAS

(305) 494-1767

6645 North Oceanshore
Boulevard, Palm Coast
Florida 32137, USA