

FLOORING:

- Garage & Ground level utility room:
 - ~ Polished concrete (optional porcelain floor).
 - Pool level & 1st floor level: Premium options include Coquina, Travertine, Wood & Others
 - ~ Ultra-Premium Porcelain made in Spain or Italy up to sizes 63 x 63
 - ~ Matching floor throughout the 1st floor and the pool.
 - 2nd floor level including mezzanine:
 - ~ Wood flooring made from solid wood throughout the 2nd floor.
 - ~ Wood options available from France, Italy and USA.
 - ~ Wood finish is very smooth through a vitrification process which offers water resistance and a very smooth feeling.
 - ~ Bathroom can have the same matching wood flooring or same porcelain as the 1st floor level.
 - 3rd floor level:
 - ~ Wood flooring made from solid wood throughout the 2nd floor
 - ~ Wood options available from France, Italy and USA.
 - ~ Wood finish is very smooth through a vitrification process which offer water resistance and a very smooth feeling.
 - ~ Bathroom can have the same matching wood flooring or same porcelain as the 1st floor level.
 - Rooftop level:
 - ~ Ultra-Premium Porcelain made in Spain or Italy in size 63" x 63".
 - Stairs & Landings:
 - ~ Matching the wood floor for the steps and landings.
- * Substitutes with comparable price will be permitted through allowances

INTERIOR WALL FINISHES:

- Matching the rendering the wall finishes have a mix of premium materials such as wood paneling, wallpaper, ultra smooth paint finish, porcelain.
- Garage includes finished drywall.

EXTERIOR WALL FINISHES:

- Real Stone imported from Turkey will be applied at certain location such as around the garage, entrance, pool level, rooftop and some elevation accents.
 - The remaining parts will be made with solid stucco cement with a premium smooth finish and Sherwin Williams LOXON Self Cleaning paint.
- * Samples will be displayed in the Sales trailer.

EXTERIOR GLAZING PACKAGE:

- ESW TecnoGlass Products. Appointment available at the showroom
- Insulated and impact resistant compliant with Miami-Dade County codes.
- Products made of aluminum for salty environment, for all frames and joints.
- Sliders open all the way to one side or open in the middle.
- Rooftop Skylight by Velux with optional motorized sunshades.
- All openings can be equipped with optional electric shading systems.

OTHER OPENINGS:

- Garage:
 - ~ ESW TecnoGlass high quality impact resistant product made of glass and aluminum.
 - ~ Commercial motor mounted on the side.
- Front door:
 - ~ ESW TecnoGlass high quality impact resistant product made of glass and aluminum.
 - ~ Pivot system for a spectacular welcoming effect.

Please refer to the ESW brochure for more details.

RAILING:

- Interior for stairs and mezzanine:
 - ~ Italian premium design made of 316 marine grade stainless steel.
 - ~ Please refer to design package for photo reference.
- Exterior railings at balconies:
 - ~ ESW TecnoGlass product for unobstructed views.

APPLIANCES:

- Miele Gas Cooktop: Miele KM 3485
 - Miele DA 2628 ventilation hood, fully integrated.
 - Miele refrigerator K 2912 fully integrated with cabinets.
 - Miele Freezer F 2912 fully integrated with cabinets.
 - Miele KWT 2672 Wine & Beverage cooling unit fully integrated with cabinets.
 - Miele Dishwasher: Miele G 7986 series fully integrated with cabinets.
 - Miele Steam Oven DGC 7440 (healthy choice) or Microwave Miele M 7240.
 - Miele H 7280 Oven.
 - Miele CVA 7445 build in CoSee maker for Mezzanine.
- * Substitutes with comparable price will be permitted through allowances.

***Sub-Zero & Wolf appliances available as Standard Features**

- Laundry Garage: LG 5.0 cu. ft. Front Load Washer and 7.4 cu. ft. Electric Dryer with pedestal washer and drawer Laundry Set in Graphite Steel.
 - Laundry 3rd floor: LG 5.0 cu. ft. Front Load Washer and 7.4 cu. ft. Electric Dryer with pedestal washer and drawer Laundry Set in Graphite Steel.
 - Napoleon 500 series summer kitchen gas built-in BBQ Grill.
 - Napoleon 500 series side burner.
 - EdgeStar built-In Outdoor beverage cooler
- * Substitutes with comparable price will be permitted through allowances.

PLUMBING & GAS:

Appointments can be arranged at various showrooms featuring top-quality brands.

- Faucets throughout the unit: Mix of Ultra-Premium Brands faucets, please see samples. A tailored meeting can be set up in our Winter Park's partner designer showroom for fully customized selection.
- Various finishes available including Brushed Nickel, Copper Gold, Stainless, Etc.
- Elongated Wall Hung Toilets.
- All bathrooms have multiple towel bars, Robe hanging hardware, toilet paper holder in matching color with the faucets.
- Freestanding Master Tub.
- Double sinks in the Master Bath.
- Sinks fully integrated with porcelain countertops.
- Summer kitchen sanitary and water lines.
- Rooftop kitchen sanitary and water lines ready.
- Rooftop sanitary and water lines ready for rooftop Spa. The Spa can be added as an option.
- Linear drain in showers.
- Steam Shower in master bath.
- Garage dog wash,. can be added an option
- Sanitary lines PVC SCH 40
- Water lines PVC SCH 80 tested at 150 PSI. Outside shower on the pool deck included.
- Gas lines to pool heater, pool level summer kitchen, roof top kitchen., 1st floor kitchen & fireplace.
- Gas emergency generator (part of the whole community).

CABINETS & INTERIOR TRIM:

- *Substitutes with comparable price will be permitted through allowances
- Italian made by Rastelli Design ARAN Cucine and/or BINOVA Italy.
- All cabinetry and wall paneling are made with premium material with a focus on premium feel using wood, metal, glass, porcelain, leather, fabric.
- Wine display as per rendering made of glass, metal, wood, integrated light accents, or cabinets
- Porcelain Countertops are custom made in Italy.
- Cabinet carcasses are made of premium marine plywood.
- Fully integrated light system within cabinets including in drawers, top and lower cabinets, walk-in closets (lights turn on automatically when open).
- Wall paneling as per rendering in bedrooms and other areas.
- Baseboard & door casing matching room color theme.
- Cabinets in garage, laundry room (option).
- Summer kitchen at the pool level.
- Optional rooftop kitchen.
- Quality fitting throughout the units.

Additional options available upon request

ELECTRICAL, LIGHTING & CONTROLLER

(some features are options)

- Smart home hardware system from VANTAGE.
- Smart home management system by NICE.
- Prewiring for sound systems, electric shading. Electric shadings are optional.
- Whole units wired with CAT 6 & 7 for TVs, cameras, hardwire internet. All managed with a PoE Switch system.
- LED premium system throughout the unit with recessed lights and accent lighting as per renderings.
- All lights, shading and cameras are managed through the NICE interface.
- EV charging station pre-wire in the garage.
- Side mounted garage door commercial opener with back up battery.
- Option: Garage 4 post car lift system by Halo Lift available as single or double.

INTERIOR DOORS & HARDWARE:

- Frameless (hidden) or with frames and architraves.
- Finishes: based on rendering: wood veneer (matt or high gloss) / lacquer (matt or high gloss) / leather.
- Hardware: concealed hinges and magnetic locks, in satin or black finishes.