

NAUTILUS 220

LUXE WATERFRONT RESIDENCES

❖ SALES GALLERY & MODEL RESIDENCE

- Floating in the Lake Park Harbor Marina
105 Lake Shore Drive, E 60, Lake Park, FL 33403

❖ BUILDING ADDRESS

- 220 Lake Shore Drive, Lake Park, FL 33403

❖ CONTACT

- Phone: 561.336.9272
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❖ TEAM

- Developer
 - Forest Development, LLC
- Architect
 - R+N Architecture
- Interior Designer
 - Interiors by Steven G
- Planning and Landscape Architect
 - Insite Studio
- Architectural Visualization
 - VS Studios
- Sales and Marketing
 - Compass Development Marketing Group
 - 2TON

❖ BUILDING FEATURES

Located along the Lake Park Harbor Marina and US-1, offering residents unobstructed views of the Lake Park Harbor Marina, Intracoastal Waterway, and the Atlantic Ocean

- Two Towers, 24 Stories
- 330 Residences, one to four bedrooms ranging from 1,100 to 3,400 sq. ft.
- Waterfront Restaurant Space - 14,550 sq ft
- Professional Office Suites – 13,000 sq ft
- Retail Shops – 8,000 sq ft
- Lobby Café
- Guest Suites
- UVC Air Disinfection Lighting System
- Parking Garage with Owner Designated Parking Space(s)

❖ AMENITIES & SERVICES

- Grand Lobby Amenities – approx. 10,000 sq ft
 - Walkout Access to Marina and Promenade
 - Concierge Desk and Seating Area
 - Mailbox Room
 - Package Porter and Parcel Storage
 - Café
 - ATM
 - Touchless Technology
- Lobby Finishes
 - Voluminous 18' Ceilings
 - Large Format European Porcelain Tile Flooring
 - Custom Baseboard and Millwork
 - Recessed LED Lighting
 - Artwork, Sculptures and Exotic Saltwater Fish Tank
- Services
 - Private Beach Club Access on Singer Island
 - Drone Delivery Pad
 - Bicycle and Paddleboard Storage
 - Vehicle Charging Stations
 - Optional Valet Service
 - 24 Hour Security and Onsite Management
 - Parking Garage Video Monitoring Security Room
 - Service Elevators

- Fifth Floor Amenities – approx. 10,000 sq ft
 - Theater Lounge
 - Golf Simulator
 - Multipurpose Soundproof Studio for Music and Podcasts
 - Mini-Bowling with Bar and Lounge Seating
 - Kids Playroom
 - Teen Gaming Room
 - Catering Station
 - Climate Controlled Resident Storage Units
 - Commercial, Large Capacity Washer and Dryer

- Sixth Floor Amenities
 - Outdoor Amenity Deck – 1 acre
 - Resort-Style Pool with Beach Entry and Wading Area
 - Sundeck with Lounge Chairs and Cabanas
 - Gazebo Lounge with Fire Pit
 - Large Multi-Jet Spa and Gazebo
 - Sunrise Brazilian Wood Yoga Deck
 - Summer Kitchen for Grilling
 - Resident Private Dining and Bar Area
 - Lounge Space for Private Events with Dance Floor, Piano, and DJ Booth
 - Large-Scale Chess Set
 - Putting Green
 - Off Leash Dog Run and Wash Station
 - Multi-purpose Lawn Area
 - Lavish Landscaping with Accent Lighting
 - Decorative Water Features

 - Indoor Amenities – approx. 43,000 sq ft
 - Residential Concierge Desk and Seating Area
 - Wellness Plaza including Gym with Cardio and Strength Equipment, Peloton and Yoga Studios
 - Sauna and Steam Rooms
 - Billiards and Card Tables
 - Club Room
 - Event Room
 - Conference Rooms
 - Grand Staircase
 - Administration Office including Building Manager & Amenity Management Staff
 - Automated Delivery Parcel Locker

- North Tower Roof Amenity Deck
 - Spa with Infinity Edge
 - Lap Pool
 - Observation Deck with Lounge

❖ RESIDENCE INTERIOR FEATURES

- 10' Ceilings
 - Floor to Ceiling Hurricane Impact Windows and Sliding Glass Doors
 - European Porcelain Tile Flooring
 - Hurricane Proof Glass Railing on Terraces
 - Polished Chrome Plumbing Fixtures and Hardware
 - Miele Washer and Dryer
 - Spacious Walk-in Closets
 - Smart Home Ready Infrastructure with Ultra-High-Speed Connectivity allowing Customized Home Automation
 - UVC Air Disinfection Lighting System
- Kitchen Features
 - Quartz Counters with Waterfall Edge
 - Miele Appliances
 - Contemporary European Cabinetry
 - Wine and Beverage Cooler
 - Bath Features
 - Full Height Tile in Shower Enclosure
 - Freestanding Soaking Tub
 - Backlit Mirror
 - Master Baths with Dual Vanities and Separate Water Closet
 - Toto Toilet

❖ HARBORSIDE FEATURES

- 3rd through 5th floors
- 1, 2, and 3 bedroom

❖ SKY SUITE FEATURES

- 3 bedroom, 3.5 bath
- Summer Kitchen, hot tub

❖ TOWNHOME FEATURES

- Two-story
- 4 bedroom, 4.5 bath and 3 bedroom, 3.5 bath
- Expanded terrace, summer kitchen, hot tub

❖ PENTHOUSE FEATURES

- European Oak Wood Flooring
- Freestanding Air Soaking Tub
- Toto Toilet and Bidet

Upper Penthouse

- 12' Ceiling Height
- 2,000+ sq ft Private Rooftop Terrace with Panoramic Views, Plunge Pool, Summer Kitchen and Pergola

Lower Penthouse

- 11' Ceiling Height