



NAUTILUS 220

LUXE WATERFRONT RESIDENCES



THE PALM BEACHES NEWEST

Waterfront Luxury Living



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.

Your New Normal

Nautilus 220 is comprised of 330 one to four bedroom residences in two towers ranging from 1,100 to 3,400 sq. ft. featuring unobstructed water views, penthouses with private 2,000+ sq. ft. rooftop terraces, plunge pools, summer kitchens and 12' ceilings, and guest suites. Located in the famed Palm Beaches, this luxe development is alongside an active marina with 100 slips for boats up to 100', and includes waterfront restaurants, retail shops, and professional offices.

Condominiums | Restaurants | Retail | Offices



Location

Located in the famed Palm Beaches, alongside the Lake Park Harbor Marina with 100 slips that can accommodate boats up to 100' with easy inlet access.



Lifestyle

Live in close proximity to everything, including pristine beaches, world class golf, unrivaled dining, shopping, and Palm Beach International Airport. As a resident, you will enjoy private beach club access on Singer Island, private dining and bar area exclusively for residents on the 6th floor overlooking the marina and pool, mini-bowling, billiards and card tables, multipurpose soundproof studio for music and podcasts, golf simulator, and many more amenities.

With breathtaking views and a unique combination of city and waterfront lifestyles, everyday luxury will be the rule, not the exception.



Exterior Features



Live Outside

The 6th Floor Outdoor Amenity Deck Overlooks the Lake Park Harbor Marina, Intracoastal Waterway, and Atlantic Ocean:

- 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

North Tower Roof Amenity Deck:

- Spa with infinity edge
- Lap pool
- Observation deck overlooking the Lake Park Harbor Marina, Intracoastal Waterway and Atlantic Ocean

Interior Features



Interior Features Include:

- Panoramic views of the Lake Park Harbor Marina, Intracoastal Waterway, and Atlantic Ocean
- 10' Ceilings
- Floor to ceiling hurricane impact windows and sliding glass doors
- European Porcelain Tile Flooring
- Smart Home ready infrastructure with ultra-high-speed connectivity allowing customized home automation
- UVC Air Disinfection Lighting System
- Miele washer and dryer
- Spacious walk-in closets
- Terraces feature a hurricane-proof glass railing

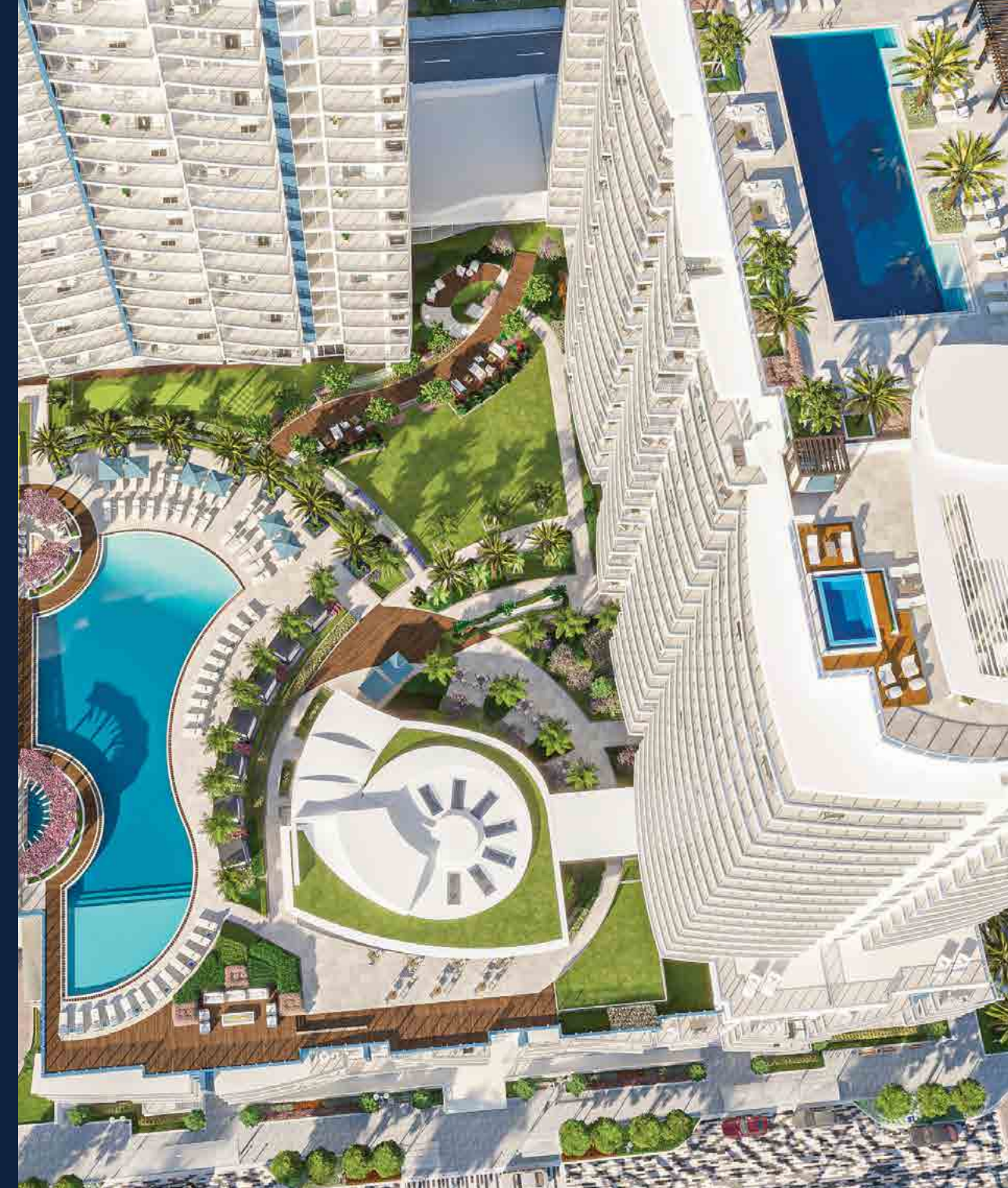
Kitchen Features:

- Quartz counters with waterfall edge
- Miele Appliances
- Wine and beverage cooler
- Contemporary European Cabinetry

Bath Features:

- Master Baths with dual vanities and separate water closet
- Full height tile in shower enclosure
- Freestanding Soaking Tub
- Toto Toilet
- Porcelain Tile





Elevate Your Everyday

Large Vessels Welcome

Lake Park Harbor Marina can accommodate vessels up to 100' with 100 slips. The ocean is your playground & backyard.

Wellness Plaza

Enjoy your workout in our gym with cardio and strength equipment, Peloton studio, yoga studio, sauna and steam rooms.

Active Living

Take a short walk or bicycle ride to Kelsey Park to enjoy clay tennis courts and the kayak and paddleboard launch. Be as active as you've always dreamed.



Everything You Need In One Place



Residence Amenities Continued:

5th Floor Amenities:

- Theatre Lounge
- Golf Simulator
- Multi-Purpose Soundproof Studio for Music and Podcasts
- Mini-Bowling with Bar and Lounge Seating
- Billiards and Card Tables
- Teen Gaming Room and Kids Playroom
- Catering Station

6th Floor Amenities:

- Wellness Plaza Featuring Gym with Cardio and Strength Equipment, Peloton Studio, Yoga Studio, Sauna and Steam Rooms
- Club Room with Bar and Event Space
- Conference Rooms
- Parcel Storage
- Building Management and Administration Office

Resident Amenities:

- 24 Hour Security & On-Site Management
- Residential Concierge Desk & Seating Area
- Main Lobby Features 18' Ceilings and a Café
- Private Beach Club Access On Singer Island
- Valet and Self Park
- Drone Delivery Pad
- Bicycle and Paddleboard Storage
- Vehicle Charging Stations
- UVC Air Disinfection Lighting System
- Guest Suites
- Package Porter
- Towel Service at Pools, Spa and Gym
- Private Resident Storage





Forest Development is a multi-faceted team of real estate development professionals with more than 30 years of experience in the United States and Europe. A diversified investment strategy includes adding value through strategic partnerships and opportunities with apartments, condominiums, townhomes, professional offices, and shopping centers. The company is committed to providing outstanding service and quality for investors, residents, and tenants.



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Notice to New York Residents: The complete offering terms are in a CPS-12 application available from offeror. File No. CP20-0054.
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