

# THE SHORECLUB

INTERIOR FINISHES

PRIVATE  
COLLECTION



# INTERIOR FINISHES

ARTIST'S CONCEPTUAL RENDERING  
SEE DISCLAIMERS PAGE



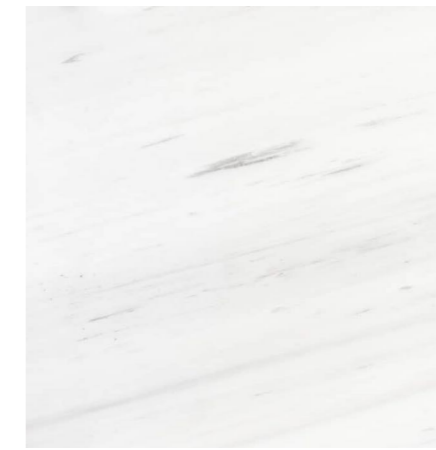
NATURAL STONE FLOORING AND WOOD CABINETRY



## KITCHEN FINISHES

**COUNTER**  
WHITE MARBLE STONE, HONED

**FLOORING**  
NATURAL STONE HONED



COUNTER



FLOORING

**METAL CABINETRY & BACKSPLASH**  
POLISHED NICKEL

**CABINETRY WOOD**  
EUROPEAN OAK PANELING



METAL CABINETRY & BACKSPLASH



CABINETRY WOOD

**CABINETRY GLASS**  
FROSTED FLUTED GLASS

**FIXTURES & HARDWARE**  
POLISHED NICKEL



CABINETRY GLASS



POLISHED NICKEL

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KITCHEN APPLIANCES  
& FITTINGS

**REFRIGERATION**  
30" REFRIGERATOR  
INTEGRATED FINISHED PANEL  
GAGGENAU



REFRIGERATION

**FREEZER**  
30" FREEZER  
INTEGRATED FINISHED PANEL  
GAGGENAU



FREEZER

**WINE STORAGE**  
24" UNDER-COUNTER WINE COOLER  
INTEGRATED FINISHED PANEL  
GAGGENAU



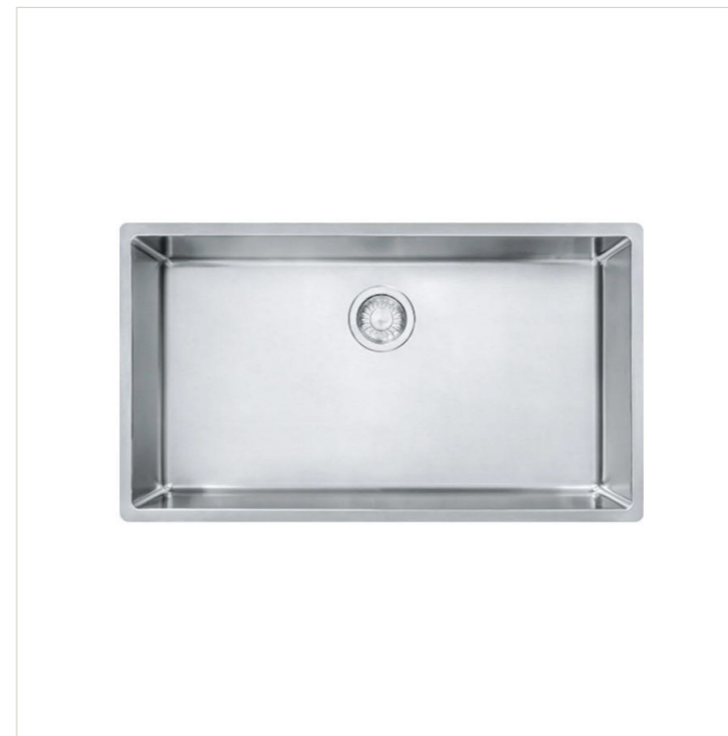
WINE STORAGE

**FAUCET**  
GOOSENECK INTEGRATED  
PULL SPRAY KITCHEN FAUCET  
POLISHED METAL FINISH



FAUCET

**SINK**  
UNDERMOUNT INTEGRATED  
KITCHEN SINK  
STAINLESS STEEL



SINK

**DISHWASHER**  
24" DISHWASHER  
INTEGRATED FINISHED PANEL  
GAGGENAU



DISHWASHER

KITCHEN APPLIANCES  
& FITTINGS

**COOKTOP**  
36" INDUCTION COOKTOP  
GAGGENAU

**FULL-SIZE OVEN**  
30" CONTEMPORARY STAINLESS STEEL  
BUILT-IN SINGLE OVEN  
GAGGENAU

**STEAM OVEN**  
30" COMBI-STEAM OVEN  
GAGGENAU

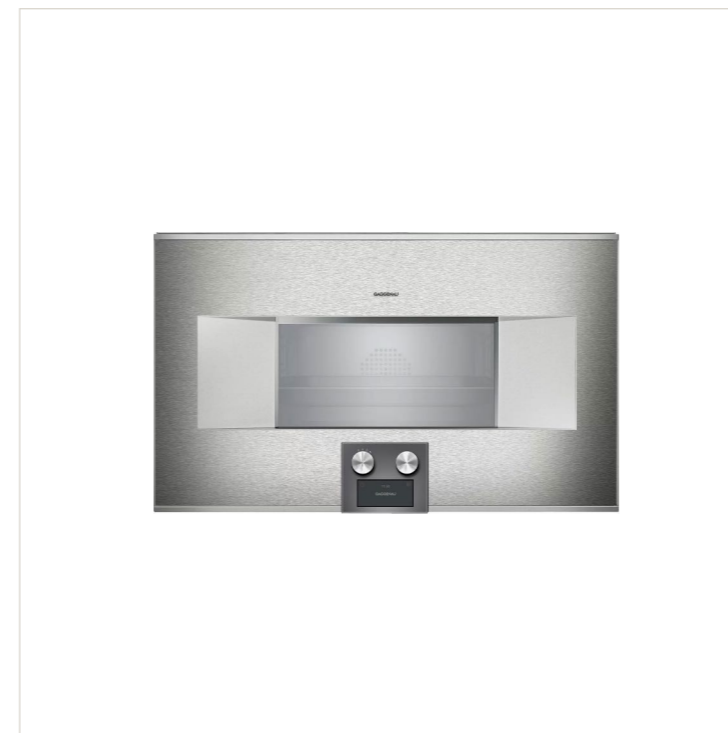
**MICROWAVE**  
30" COMBI-MICROWAVE OVEN  
GAGGENAU



COOKTOP



FULL-SIZE OVEN



STEAM OVEN



MICROWAVE







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## PRIMARY BATHROOM FINISHES

**CABINETRY & PANELING**  
EUROPEAN OAK PANELING

**MIRROR FINISH**  
CLEAR MIRROR



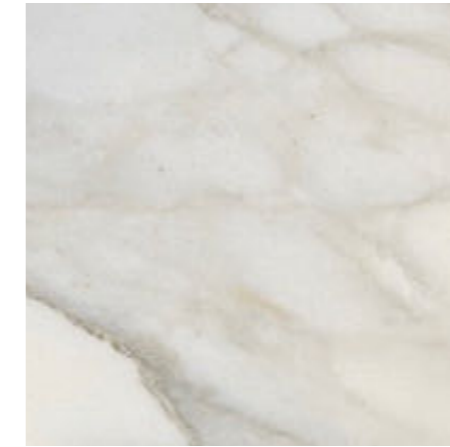
CABINETRY



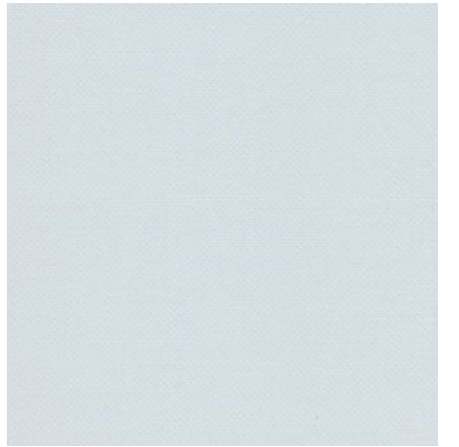
MIRROR FINISH

**COUNTER, WALLS, & FLOORING**  
WHITE MARBLE STONE, HONED

**SHOWER GLASS**  
CLEAR GLASS WITH POLISHED TRIM



COUNTER, WALLS, & FLOORING



SHOWER GLASS

**FIXTURES & HARDWARE**  
POLISHED NICKEL



POLISHED NICKEL

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PRIMARY BATHROOM  
FITTINGS

**BATHTUB**  
SOAKING TUB

**BATHTUB FILLER**  
SINGLE-LEVER TUB MIXER  
FREESTANDING WITH HAND  
SHOWER SET  
*POLISHED METAL FINISH*

**SHOWER CONTROLS**  
3 CONTROL  
*POLISHED METAL FINISH*



BATHTUB



BATHTUB FILLER

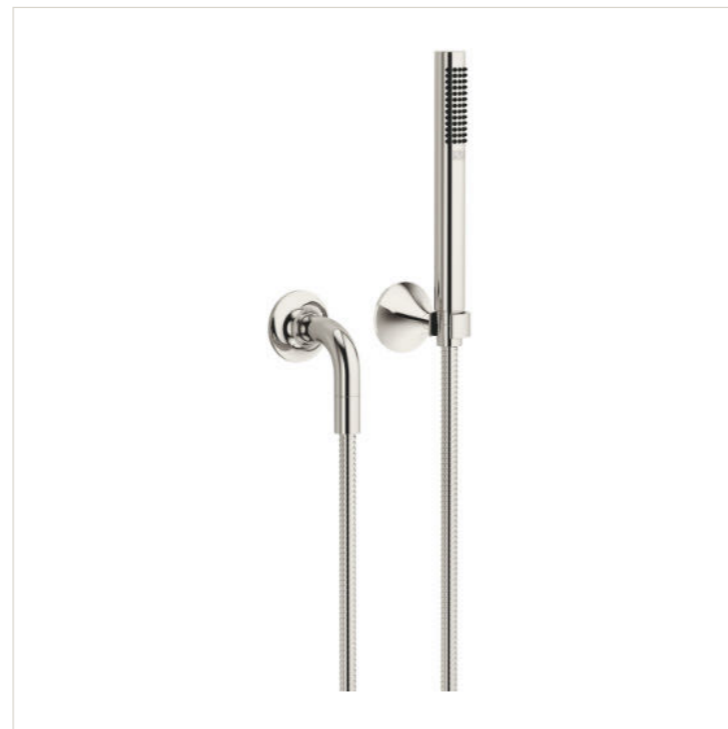


SHOWER CONTROLS

**HANDHELD SHOWER**  
WALL MOUNTED HAND SHOWER  
*POLISHED METAL FINISH*

**SHOWER HEADS**  
RAIN SHOWER CEILING-MOUNTED  
WITH BODY SPRAY  
*POLISHED METAL FINISH*

**TOWEL BAR & HOOKS**  
WALL MOUNT LINEAR TOWEL BAR  
AND ROBE HOOKS  
*POLISHED METAL FINISH*



HANDHELD SHOWER



SHOWER HEADS



TOWEL BAR & HOOKS

PRIMARY BATHROOM  
FITTINGS

**TOILET**  
WASHLET FLOOR MOUNT TOILET  
MATTE WHITE FINISH

**TOILET ROLL HOLDER**  
TISSUE HOLDER WALL MOUNT  
POLISHED METAL FINISH



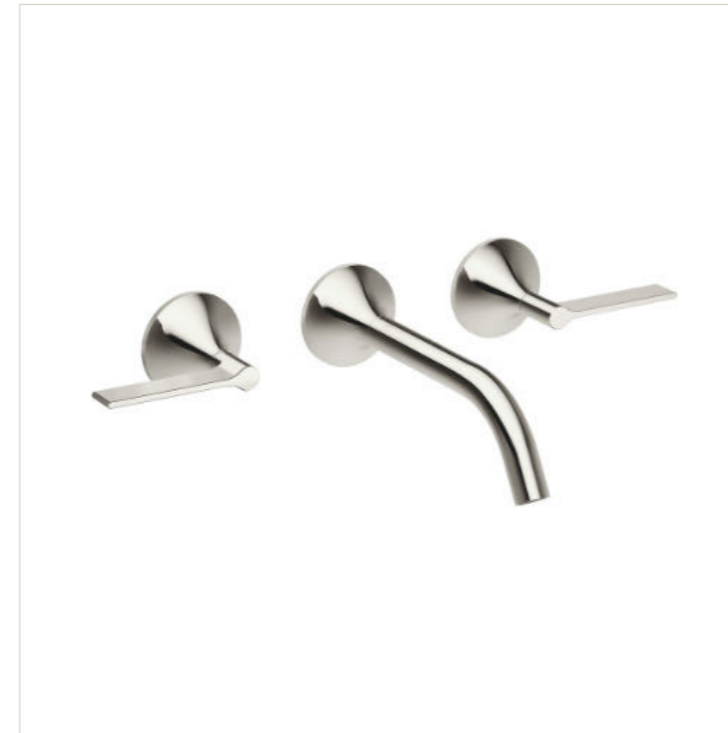
TOILET



TOILET ROLL HOLDER

**SINK FAUCET**  
WALL-MOUNTED FAUCET  
POLISHED METAL FINISH

**SINK**  
UNDERCOUNTER PORCELAIN SINK  
WHITE CERAMIC FINISH



SINK FAUCET



SINK



**POWDER ROOM  
FINISHES**

**CABINETSRY & PANELING**  
EUROPEAN OAK PANELING

**MIRROR FINISH**  
CLEAR MIRROR



CABINETSRY



MIRROR FINISH

**VANITY & FLOORING**  
NATURAL STONE

**FIXTURES & HARDWARE**  
POLISHED NICKEL



COUNTER, WALLS & FLOORING



POLISHED NICKEL

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POWDER ROOM  
FITTINGS

**TOILET**  
TOTO FLOOR MOUNT TOILET  
*MATTE WHITE FINISH*

**SINK FAUCET**  
DECK MOUNTED FAUCET  
*POLISHED METAL FINISH*



**TOILET**

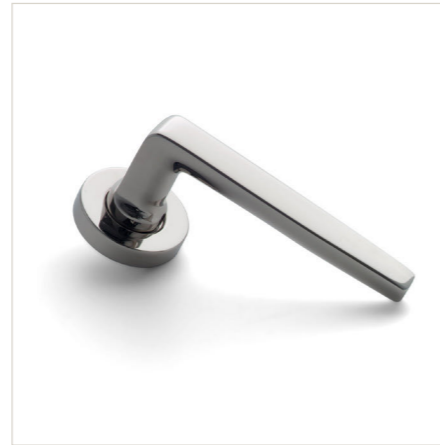


**SINK FAUCET**

## INTERIOR DOOR FINISHES & HARDWARE



PANEL FINISH



LEVER HANDLE

PANEL FINISH  
NATURAL WOOD FINISH

LEVER HANDLE  
CUSTOM DESIGNED FROM  
ROBERT A.M. STERN

### DISCLAIMER



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE 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.

These materials are not intended to be an offer to sell, or solicitation to buy a unit in the condominium. Such an offering shall only be made pursuant to the prospectus (offering circular) for the condominium and no statements should be relied upon unless made in the prospectus or in the applicable purchase agreement. In no event shall any solicitation, offer or sale of a unit in the condominium be made in, or to residents of, any state or country in which such activity would be unlawful.

The items depicted and described herein are intended to illustrate the type of fixture and/or item of finish that is anticipated to be used in various areas with the Units. If circumstances arise which, in the Developer's opinion, warrant changes of suppliers, manufacturers, brand names or items, or if the Developer elects to omit certain items, the Developer may make substitutions for equipment, material, items, appliances, finishes and/or fixtures with items which in the Developer's opinion are of equal or better quality (regardless of cost). All depicted items are based upon today's designs, models and offerings, and may vary from designs, models and offerings at the time of purchase for installation in the Unit. Items listed as options, may not be options to be selected by purchaser, but may only be among options to be selected from by Developer. Certain items depicted or described herein are optional upgrades which may not be included as part of the standard finishes of the Unit. Consult the plans and specifications of your Unit for details. Furniture is not included in the sale of a Unit and is for decoration/display purposes only. If buyer is given an opportunity to select from among options, selections shall be governed by the purchase agreement. Additionally, the Developer has the right to substitute or change materials and/or stain colors utilized in floor, wall, door, cabinetry, countertops and other items of finish. Certain of the foregoing items are subject to size and color variations, grain and quality variations, and may vary in accordance with price, availability and changes by manufacturer from those shown in the models or in illustrations or included herein. Certain colors and/or patterns described and/or as shown herein, including, but not limited to, stone, marble, granite, cabinetry, countertops, doors and wood stain, will weather and fade and may not be duplicated precisely. All exposed surfaces are subject to variations in color, unevenness, and non-structural changes and cracks, and the Developer will not be responsible for any repair, replacement, or damages due to any of such causes.

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## LIFESTYLE

### EXCLUSIVE RESIDENTIAL AMENITIES

- 24-hour reception and concierge
- Private residential entrance discreetly located on 20th street in the landmarked Cromwell House
- Sculptural double-height lobby with views into the botanical garden and architectural colonnade
- Social Membership to the exclusive members club, Shell Bay Club, including access to the Racquet Club, Yacht Club, and Restaurants
- Residents' Beach Club with dedicated cabana service
- Lushly landscaped botanical gardens interwoven throughout
- Lap, leisure, and private residential pools set in botanical garden
- World-class spa and beauty atelier
- State-of-the-art fitness club with private residential gym and personal training suites
- Private meeting suite and dining room
- Residents' library lounge
- Children's playroom
- Secure parking with dedicated elevator access
- Driver/chauffeur room
- Auberge-curated food and beverage program featuring signature restaurants, café bar, and poolside dining
- Access to suite of Auberge amenities and services
- Bike storage

### HOTEL AMENITIES AND SERVICES

- Signature restaurant with outdoor terrace seating overlooking the pool deck
- Salon Lounge with select VIP access
- Poolside café with dedicated cabana service
- Double-height café and bar with outdoor poolside seating
- Double-height Library and cocktail lounge with grand piano
- Lobby Bar and dedicated seating space
- Beach Club with beachside cabanas

### SELECT SERVICES

- Resident Concierge Team
- Dedicated Director of Residences
- Personalized Fitness and Wellness Services
- In-Residence Butler Service
- In-residence dining and catering
- In-residence spa treatments
- Laundry and dry-cleaning services
- Housekeeping
- Valet parking
- Charging privileges for incidentals





## PROPERTY OVERVIEW

### THE RESIDENCES

#### The Shoreclub Private Residences

Architect Robert A.M. Stern, a legend reimagines a legend. The Residences: The Tower, The House and The Beach House. Related architecturally yet distinctive artistically. A design conceived to maximize vistas and light with the curvature of each home.

#### Tower Residences

- Graceful new tower rising 20 stories with feature curved balconies
- Two- to Six-bedrooms from approximately 1,900 to over 10,000 square feet
- Ten-foot ceilings and floor-to-ceiling glazing
- Penthouse Residence with eleven and a half foot ceilings and grand rooftop terrace

#### Cromwell House

- Historic nine-story building features four Residences including three Duplex Residences and a Penthouse
- Four- and Five-bedroom Residences feature two-story Great Rooms with dramatic double-height ceilings
- Full-floor Penthouse with private Rooftop Terrace and plunge pool

#### Beach House

- Unique private home set on the beach with a private elevator and private garage
- Four-bedroom house approximately 6,000 sq ft with three outdoor spaces totaling over 2,180 square feet and private entrance directly on 20th Street
- Rooftop Terrace with plunge pool, outdoor kitchen and entertaining space



## FACT SHEET

### RESIDENCE FEATURES

- Panoramic ocean or bay views through floor-to-ceiling windows
- Custom yacht-inspired interiors by Robert A.M. Stern
- Sweeping terraces with architectural glass railings
- Direct-entry elevators in most residences
- Dedicated service entry in most residences
- Laundry Rooms with full size washing machine, vented dryer and utility sink
- Entrance galleries ideally proportioned for art display
- Robert A.M. Stern designed hardware throughout
- Integrated architectural lighting throughout

### ROBERT A.M. STERN CUSTOM KITCHENS

- Robert A.M. Stern bespoke wood kitchens
- Wood and marble island with stainless steel undermount sink
- Fluted glass upper cabinets with integrated lighting
- Fully integrated state-of-the-art appliance package
- Chef kitchens in select residences
- Custom designed polished metal hardware throughout

### PRIMARY BATHROOM SUITES

- Double vanities designed by Robert A.M. Stern in wood and stone
- Robert A.M. Stern custom designed mirrored medicine cabinet with integrated lighting
- Makeup counter with bespoke mirror and lighting sconces
- Freestanding soaking tub with ocean views from many residences
- Glass enclosed double-head showers in polished nickel
- Dual private water closets
- Dual walk-in closets and dressing rooms
- Midnight bar in most residences
- Polished metal fixtures and fittings
- Natural Stone flooring

### SECONDARY BATHROOMS

- Robert A.M. Stern custom designed vanity
- Robert A.M. Stern custom designed medicine cabinet with integrated lighting
- Polished metal fixtures and fittings
- Natural Stone flooring
- Glass enclosed shower with rain head or bathtub

### POWDER ROOM

- Robert A.M. Stern custom designed wood and stone vanity
- Robert A.M. Stern bespoke lighting sconces
- Natural Stone Flooring
- Polished metal fixtures and fittings
- Wall-mounted water closet