

# Cocoa Beach Club & Marina The Residences



Enviably Resort-Style Living on Florida's Space Coast

# The Residences at Cocoa Beach Club & Marina

## Community Overview



### Casual Beachside Elegance



A celebrated beach town on the Atlantic Coast of the Sunshine State provides the setting for an exclusive new resort condominium - Cocoa Beach Club & Marina. Located on a thriving barrier island 60 miles east of Orlando, Cocoa Beach's charming small town friendliness and world famous beaches make it the ideal vacation escape. Refined yet unpretentious, Cocoa Beach is home to world-class fishing, restaurants, and legendary tourist destinations.



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### Attractions & Entertainment

If entertainment is calling, you can drive just a few miles north to experience the fun and excitement of world-famous destinations, such as Ron Jon's Surf Shop and Kennedy Space Center. The community's proximity to Port Canaveral (less than 10 miles) affords convenient access to the cruise capital of the world, with voyages embarking daily for ports-of-call throughout the greater Caribbean and even Europe. An unparalleled variety of theme park and entertainment venues are located just an hour away, as Cocoa Beach is the closest beach to Orlando, Florida.

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### Relaxed Island Setting

Little wonder why Cocoa Beach is the most coveted getaway on Florida's Space Coast. To the east, the sun rises over miles of pristine, surf-laden Atlantic beaches, home to rich sea turtle nesting areas, majestic pelicans and playful bottlenose dolphins. To the west, the tranquil waters of the Banana River Lagoon shimmer in the evening sun, its banks teeming with fish, manatee and an amazing array of wading and migratory birds.

This stunning showcase of natural wonder affords a myriad of outdoor adventures, including kayaking, fishing or bird watching in the nearby Thousand Islands Conservation Area.



# The Residences at Cocoa Beach Club & Marina Community Site Plan



Everything You Need – Just Outside Your Door



# The Residences at Cocoa Beach Club & Marina

## Amenities & Concessions



### Swimming Pool & Aqua Spa

Sink into a deep relaxation and restore your spirit as you lounge on our spectacular riverfront terrace, complete with heated pool and aqua spa. Bask in the tranquility of lush tropical foliage, soothing fountains and inescapable chaise lounges while you barbeque at our poolside summer kitchen.



### Outdoor Fitness Pavilion

The weather on the Florida coast may keep you outdoors, so to help keep you in shape and enjoy the best of both worlds, we have created an outdoor exercise area. Enjoy the sea breeze while maintaining your physique in this well appointed workout space.

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## Amenities & Concessions



### Exercise Facility

Maintain your healthy lifestyle and exercise regimen in our state-of-the-art fitness center with sauna and bathrooms, offering the latest elliptical and treadmill equipment for your cardiovascular workout, as well as machines and free weights for muscular endurance and strength training. While taking care of your body, enjoy commanding views of the Banana River overlooking our tennis facility, pool terrace and marina. Lockers and showers are located poolside.

### Golf & Tennis

Invite your favorite new acquaintances for a friendly game of doubles at our USTA-approved hard court tennis facility. Championship golf is also available locally at Baytree & Cocoa Beach Golf Club. A manicured putting green, chipping area and sand trap are conveniently located on the resort grounds. Putt and chip at your leisure!

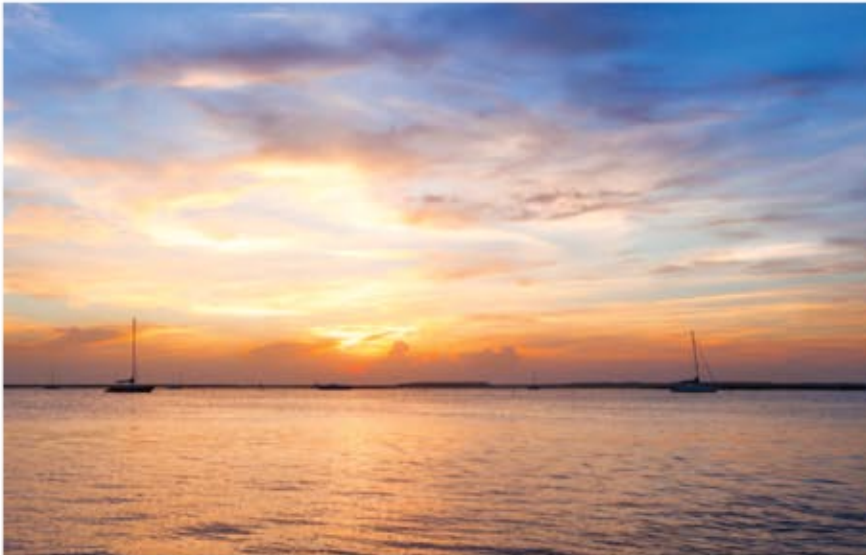


# The Residences at Cocoa Beach Club & Marina

## Residence Features



### Luxurious, Carefree Beach Living



### Location & Convenience

This luxury resort style community features 15 exclusive residences, all ideally located on a lush barrier island just south of Cocoa Beach. Residents are mere steps away from the beach and all the luxurious amenities of the resort.

### Resort Architecture & Layout

- Every residence features a private elevator, foyer, and a secure, formal vestibule.
- Distinctive Caribbean Architectural Style
- Manicured grounds with lush palms and native foliage creates a purely tropical atmosphere
- Secure ground floor garages are located under each building
- Two (2) garage parking spaces are assigned to each residence
- Ample guest parking is available within just a few steps of your residence
- Each ground floor garage features convenient, keyless access to a well-appointed elevator lobby



# The Residences at Cocoa Beach Club & Marina

## Residence Features



### Gourmet Kitchen & Wet Bar

- Custom hardwood cabinets feature elegant crown molding and fluted trimwork
- Custom fabricated granite or marble counters and backsplashes
- Under-mounted stainless steel basin or optional farmhouse sink complimented with high quality fixtures
- Smooth top range, wall-mounted convection oven, dishwasher and spacious refrigerator
- Beverage refrigerator installed in wet bar
- Large laundry room with full sized front loading washer and dryer and laundry basin
- Convenient access to private trash chute within each residence's private foyer
- \$2,500 credit toward sconce and pendant lighting
- Expansive river view from kitchen and kitchen island



### Elegantly Appointed Baths

- Marble or granite counters with high quality fixtures and porcelain or stainless steel under-mounted basins
- Custom hardwood vanities with fully overlaid doors and full extension, soft-close drawers
- Large rainfall shower with frameless door adds a spacious feel to the already large master bath

# The Residences at Cocoa Beach Club & Marina

## Residence Features



### Residence Floor Plans & Finishes

- Spacious open floor plans and floor-to-ceiling sliders enhance the panoramic river views found in nearly every room
- Direct riverfront lanai captures flawless sunsets over the simmering Banana River Lagoon
- Ocean views capture sunrises from the East
- Your choice from our selection of flooring can be custom laid throughout the residence
- Solid core interior doors are finished with lever-style hardware and accessories
- Extensive architectural millwork includes large cove crown moulding and substantial baseboards
- Architectural tray ceilings and bronze railings create warmth throughout the residence
- Guest bedroom suites offer generous closet space, full private baths and balconies
- All rooms are pre-wired for digital cable, telephone and premium internet service
- All residences feature impact glass for safety and efficiency
- Modern, tankless water heaters are installed to add extra energy efficiency to each unit
- Nine foot ceilings create soaring interior space
- Summer Kitchen with outdoor grill adds a touch of luxury and convenience as you cook and watch the sun set on the Banana River



# The Residences at Cocoa Beach Club & Marina

## Interior Features



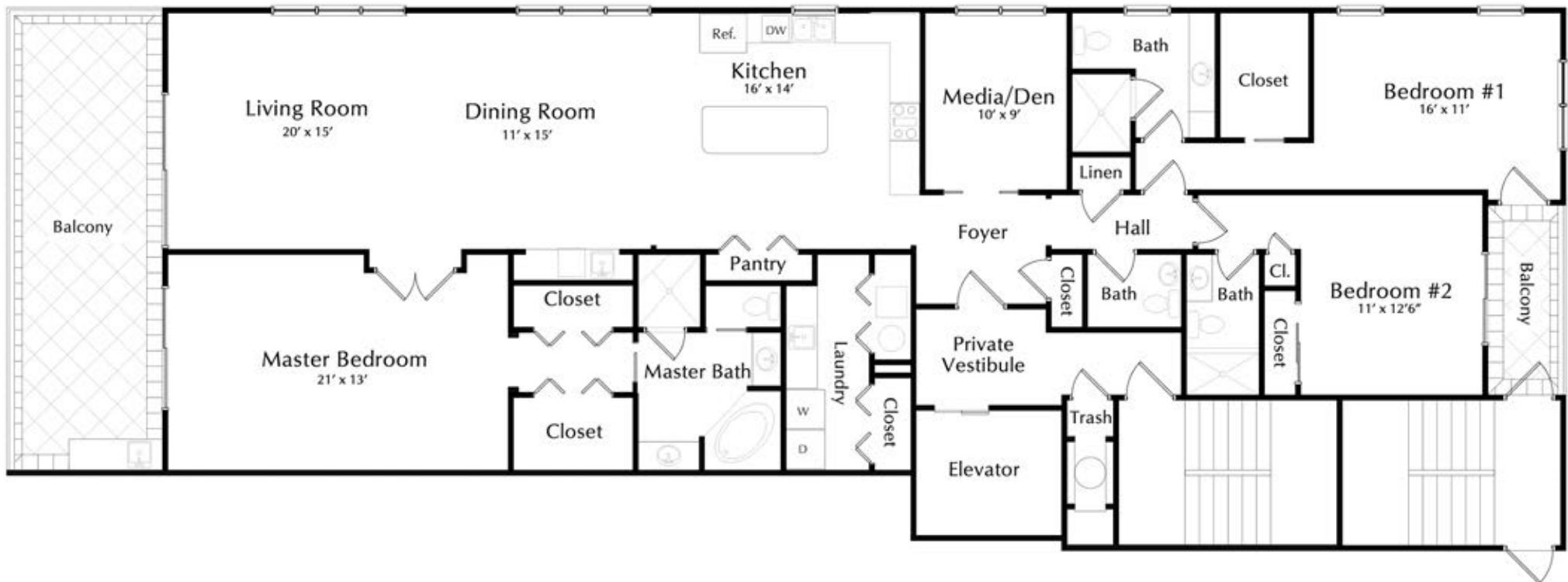


# The Residences at Cocoa Beach Club & Marina

## North Floor Plan



Living Area 2,405 sq. ft.  
Balconies 360 sq. ft.  
Total Area 2,765 sq. ft.



Floor plans, drawings and artistic renderings are conceptual only and are for the convenience of reference; they should not be relied upon as representation, express or implied, of final detail. The Developer expressly reserves the right to modify, revise or change plans, specifications and features which it deems desirable in its sole and absolute discretion. Pricing and availability of options subject to change without prior notice. Square footages and measurements are approximations provided by the architect using standards common to the profession. © Coastmark Companies, LLC – All Rights Reserved.

# The Residences at Cocoa Beach Club & Marina

## South Floor Plan



Living Area	2,405 sq. ft.
Balconies	360 sq. ft.
Total Area	2,765 sq. ft.



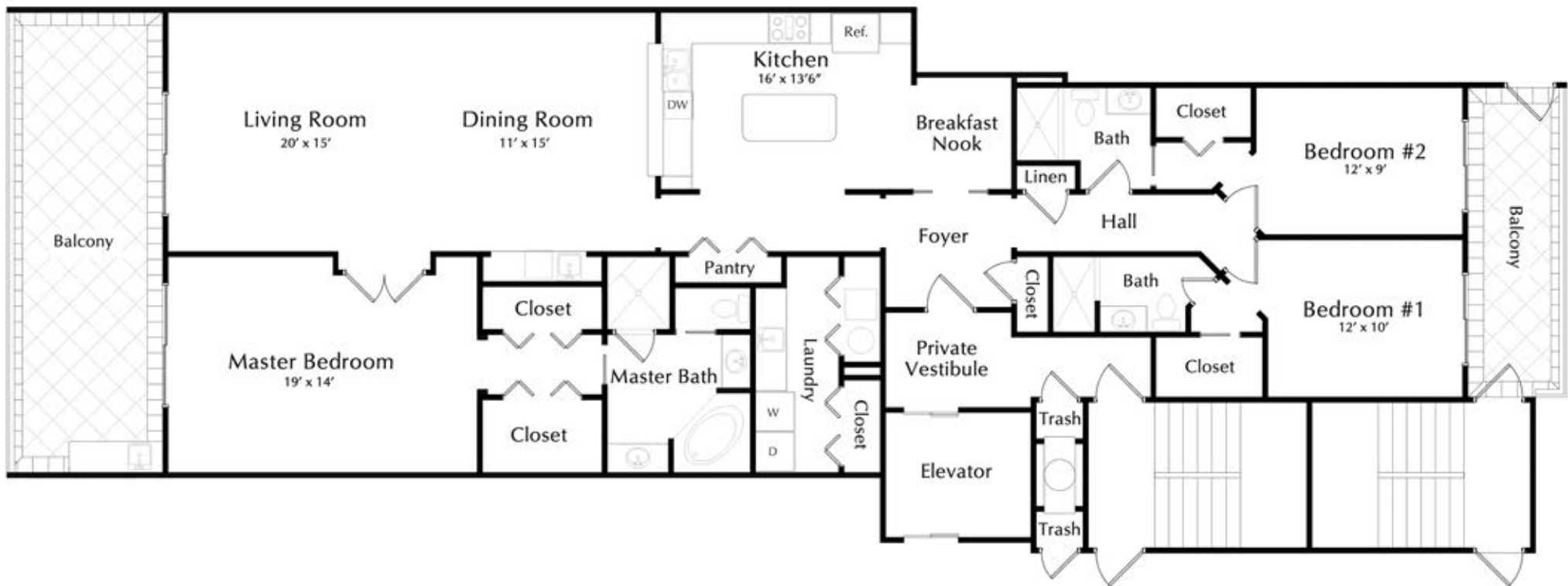
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# The Residences at Cocoa Beach Club & Marina

## Center Floor Plan



Living Area 2,145 sq. ft.  
Balconies 435 sq. ft.  
Total Area 2,580 sq. ft.



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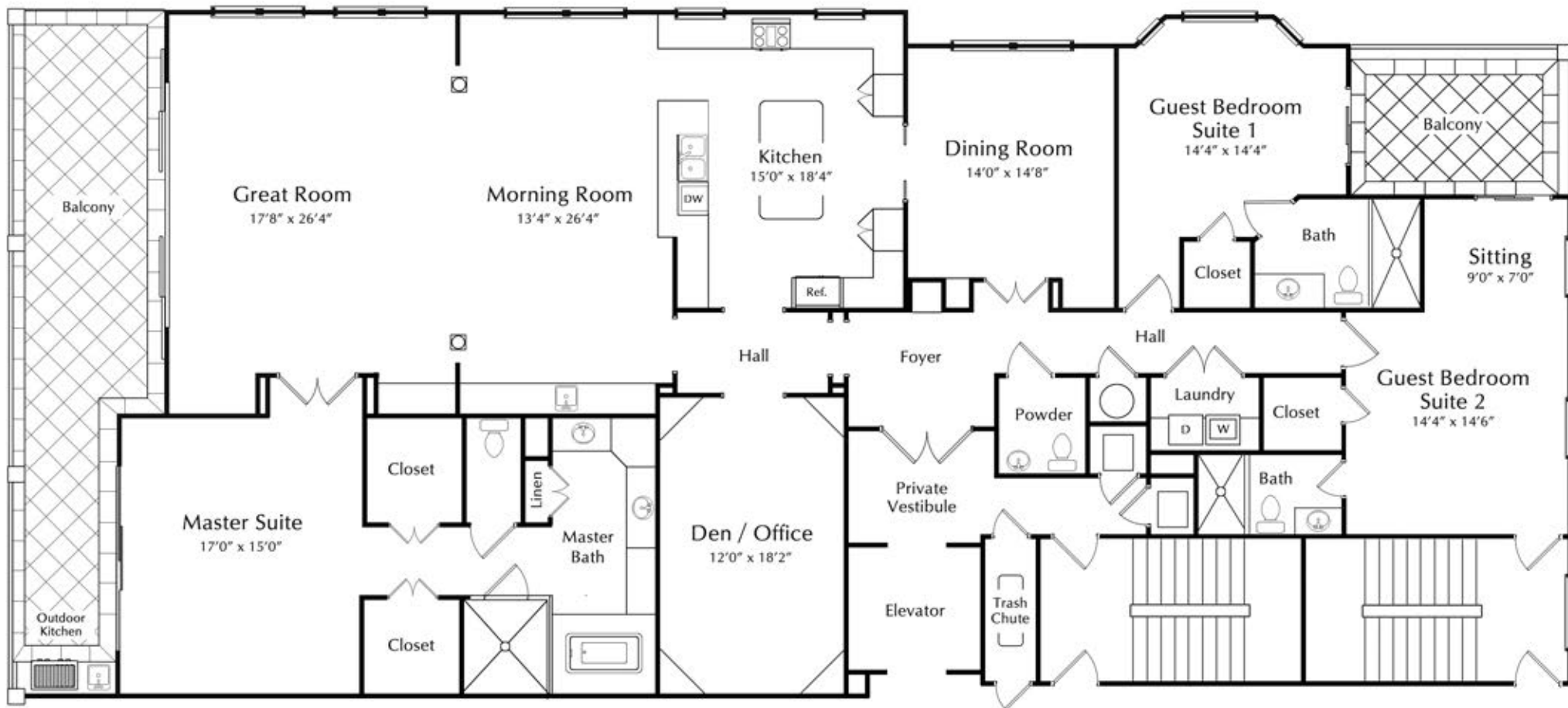


# The Residences at Cocoa Beach Club & Marina

## Penthouse Floor Plan



Living Area 3,540 sq. ft.  
Balconies 540 sq. ft.  
Total Area 4,080 sq. ft.



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# Cocoa Beach Club & Marina Development by Coastmark



**Garden by the Sea**  
South Cocoa Beach, Florida



**North Shore Club**  
Vero Beach, Florida



**Cocoa Cabanas**  
Cocoa Beach, Florida



**Ocean Cove**  
Cocoa Beach, Florida



**Ocean Paradise**  
Cocoa Beach, Florida



**Garden Bay Colony**  
Cocoa Beach, Florida