

# Cocoa Beach Club & Marina Residence Features



## Luxurious, Carefree Beach Vacations



This charming resort features 28 exclusive residences, all ideally located on a lush barrier island just south of Cocoa Beach. Members are mere steps away from the beach and all the luxurious amenities of the resort, including a professional concierge service that is on-hand to attend to your every desire. Each spectacular residence was designed and furnished with the ultimate in comfort and carefree convenience in mind.

The resort's Caribbean-infused design carries over to the private residences, which exude an air of casual elegance and tranquility. Dark tropical hardwood furniture plays off cool

white walls and honed marble flooring, while plush, richly colored bedding finds harmony with sisal rugs and rattan furnishings. Chic mood lighting creates an easy island feel, while overhead wicker fans add traditional Caribbean comfort and flair. These sumptuous retreats invite you to open up the roomy living areas to capture the sea breeze, or meander to your balcony to watch a sunset paint the sky. Then dim the lights, turn on some soft music, ease into your soaker tub, and leave it all behind...

### Resort Architecture & Layout

- Distinctive Caribbean architectural style
- Manicured grounds with lush palms and native foliage creates a purely tropical atmosphere
- Subtle landscape lighting compliments the resort's pleasant evening ambiance
- 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
- Every residence features a private elevator foyer and a secure, formal vestibule

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## Residence Features



### Residence Floor Plans & Finishes

- Atlantic Ocean sunrises fill the residences in a dramatic daily performance
- Spacious, open floor plans enhance the panoramic ocean-to-river views found in nearly every room
- Direct riverfront verandas capture flawless sunsets over the shimmering Banana River lagoon
- Marble flooring laid diagonally throughout the residences highlights exotic stone borders and inlays
- Solid core interior doors are finished with lever style, oil-rubbed bronze hardware and accessories
- Extensive architectural millwork includes large-cove crown molding and substantial baseboards
- Architectural tray ceilings create warm and welcoming spaces throughout the residences
- Guest bedroom suites offer generous walk-in closets, full private baths and ocean-view balconies
- All rooms are pre-wired for digital cable, telephone and premium internet service

### Gourmet Kitchen & Wet Bar

- Custom hardwood cabinets feature elegant crown molding and fluted trimwork
- Custom-fabricated granite counters and backsplashes with under-mounted basins
- Stainless gas range, convection oven and spacious refrigerator

- Oversized stainless steel sink with elegant Kohler® fixtures
- Ultra quiet, energy efficient stainless steel dishwasher
- Generous kitchen pantry with convenient shelving and practical storage space
- Comfortably sized 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

### Elegantly Appointed Baths

- Marble or granite counters with Kohler® fixtures and porcelain under-mounted basins
- Custom hardwood vanities with fully-overlaid doors and full-extension drawers
- Full-height mirrors with matching trim and elegant recessed lighting fixtures
- Master baths feature dual vanities, spacious walk-in showers (with dual heads) and sumptuous Jacuzzi tubs with hand-laid marble surrounds

### Safety, Security & Convenience

- Keyless access to resort amenities, building entrances and elevators
- Professionally-monitored fire detection and suppression systems
- Hurricane rated impact windows throughout the residences provide convenient protection
- Hurricane shutters enclose verandas to protect furniture and appliances from the oceanfront elements