

AMENITIES

MYSTIQUE – BUILDING AMENITIES

Parking and Storage

- Two-level parking garage with controlled access
- Two (2) assigned parking spaces per ESTATE in controlled-access garage shielded with lush landscaping on a first-come, first-closed basis
- Three (3) assigned parking spaces per PENTHOUSE on a first-come, first-closed basis
- One (1) assigned parking space per JARDIN level residence on a first-come, first-closed basis
- Additional unassigned parking space available for JARDIN level residences for a total of 1.5 parking spaces assigned and unassigned
- One (1) assigned storage locker per unit for each ESTATE(S) and PENTHOUSE(S). For each JARDIN level residence, one half (½) locker will be assigned by developer.
- OPTIONAL — additional parking spaces available in garage at an additional charge, on a limited basis, at developer's discretion (additional parking spaces are subject to availability)
- Bicycle storage room

Outdoor Recreational Amenities and Features

- Heated swimming pool with a vanishing edge
- Heated whirlpool spa
- Sun deck with contemporary shade structures
- Pool furniture
- Two (2) Har-Tru tennis courts above garage deck
- Verdant tropically landscaped garden decks
- Entry gatehouse (with completion of last building at Waterpark Place)
- Privacy walls and privacy hedges

Lobby Level

- Entry porte cochere and drive-through
- Magnificent lushly landscaped entry with tree-lined boulevard
- 24-hour staffed front desk with monitored video/electronic closed circuit surveillance system
- Surveillance cameras at all entry accesses
- Four (4) designer-decorated elevators with electronically secured access to private foyers, except at the JARDIN level access shall be to a common corridor
- One (1) service elevator per core with secure access to service corridor, except at the JARDIN level access shall be to a common corridor
- Wi-Fi access in public areas
- LED lighting throughout
- Manager's Office
- Central mail and package receiving area
- Decorative entry fountains (with completion of last building at Waterpark Place)
- Telephone entry system
- Fully equipped Health Club with his and her steam rooms and showers
- Massage rooms with on-call masseur/masseuse
- State-of-the-art Theatre Room with large screen projection and surround sound
- Designer-decorated Foyer and Salon
- Designer-decorated Parlor
- Designer-decorated Club Room
- Designer-decorated Library
- Designer-decorated Solarium/Card Room
- Designer-decorated Board Room
- Designer-decorated Billiards Room
- Two (2) designer-decorated Guest Suites

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MYSTIQUE – UNIT AMENITIES

Kitchen

- MIELE or WOLF or SUB-ZERO kitchen appliances and natural gas cooktops in all ESTATE(S) and PENTHOUSE(S). JARDIN level residences will have alternate MIELE or WOLF or SUB-ZERO product line offering.
- MIELE or WOLF or SUB-ZERO full height wine coolers in ESTATE(S) and PENTHOUSE(S)
- Imported upscale kitchen cabinetry
- Spacious pantries in all ESTATE(S) and PENTHOUSE(S)
- Choice of granite or quartzite stone countertops
- Stainless steel under-mount kitchen sink
- Island cabinet with countertop bar
- Stainless steel kitchen fixture with DORNBRACHT or WATERWORKS faucet with sprayer

Bathrooms

(JARDIN level residences may have different products & finishes)

- Lavishly appointed Master Bath with DORNBRACHT or WATERWORKS faucets and fittings in lavatory, tub and shower units
- Bidets in Master Bath
- WATERWORKS or KOHLER or AMERICH bathtubs in ESTATE(S) and PENTHOUSE(S) bathrooms
- Walk-in showers with marble tile
- Frameless full height glass shower enclosure in all Master Baths
- Natural marble vanity tops in all baths
- Bathroom floor finish by Owner
- Imported upscale bathroom cabinetry
- Recessed lighting

Laundry Room

- Washer and dryer in all ESTATE(S) and PENTHOUSE(S)
- Pantry accessible through laundry room

Interiors

- Double door entries in all ESTATE(S) and PENTHOUSE(S). JARDIN level residences to be single entry door.
- 7-foot solid core, milled and routed, paint grade raised panel doors in all ESTATE(S). 8-foot in all PENTHOUSE(S).
- Reinforced concrete floors
- White textured veneer plaster on underside of concrete when ceiling not dropped
- When ceiling dropped – Level 5 drywall (taped, smoothed and primed)
- All walls Level 5 dry walled (taped and prime painted)
- All millwork primed and nail holes filled
- All interior doors prime painted
- Walls, millwork and doors prime painted. All finish coats of paint for millwork, doors, walls and ceiling to be provided by Owner.
- All doors, millwork and cabinets raised to provide approximately 2" allowance for future floor finishes provided by Owner
- His and her wardrobe closets in each spacious Master Suite
- All guest bedrooms en suite
- 8-inch baseboards throughout
- Crown molding in elevator vestibule, living room, dining room, library and master bedroom in all ESTATE(S) and PENTHOUSE(S)
- Wall safe in all ESTATE(S) and PENTHOUSE(S)
- Sunset terrace in all ESTATE(S) and PENTHOUSE(S)
- Wood closet shelving throughout
- Refuse/recycle chutes in service hall with access from each ESTATE(S) and PENTHOUSE(S). JARDIN level residence refuse/recycle chutes will be located within the common corridor.
- Gas fireplace in all ESTATE(S) and PENTHOUSE(S)

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MYSTIQUE – UNIT AMENITIES (continued)

Hardware

- VALLI & VALLI brushed nickel entry lockset hardware
- VALLI & VALLI brushed nickel hardware for all unit interiors
- SCHLAGE hardware on all A/C closets, storage rooms, stair towers and all common area doors

Plumbing and Electrical

- Gas-fired central hot water system
- Ceiling outlets for your installation of fans or fixtures in elevator vestibule, living room, dining room, family room, library, good morning room, kitchen and all bedrooms
- TV and/or telephone outlets in most major rooms
- Fire protection sprinkler system throughout
- Sunset terrace and elevator lobby surveillance cameras in all ESTATE(S) and PENTHOUSE(S)
- Structured wiring in most major rooms – pre-wire for audio, video and home automation systems
- Home Automation System – centralized control point with touch pad display to control selected lighting zones, A/C and heating systems. Easily expanded by Owner in the future to control additional lighting zones and Owner-provided audio, video and shade control systems.
- Low voltage centralized lighting control in selected areas with expansion capability (for future enhancements by Owner)

A/C System

- Three-zone air-conditioning in the 01 PENTHOUSE and 01 ESTATE(S), two-zone air-conditioning in the 02 PENTHOUSE and 02 ESTATE(S)

Glass and Glazing

- Laminated Impact Resistant glass on all windows and sliding glass doors in accordance with Florida Building Code 5th Edition (2014)
- Floor-to-ceiling sliding glass doors in all ESTATE(S) and PENTHOUSE(S)

PENTHOUSE(S) Roof Decks

- Private rooftop sun deck
- Stainless steel hulled swimming pool
- Rooftop winter kitchen with WOLF grill, large stainless steel sink, stainless steel refrigerator, undercounter ice maker, undercounter wine storage, wall oven
- Full bathroom
- All exterior walls to be clad in precast concrete
- Stone or tile flooring
- Rooftop pet bath and flush system

PELICAN BAY COMMUNITY AMENITIES

- 43-acres of parks, recreation areas, beachfront facilities and boardwalks
- Three miles of unspoiled Gulf of Mexico beaches with two private access locations
- Casual dining within the community at beachside venues including the Sunset Café, Marker 36 and the Sandbar
- Opportunity, as a homeowner, to join The Club Pelican Bay with 27 holes of championship golf
- 570-acres of mangrove forests and estuaries with two private boardwalks
- Convenient tram service to and from beaches and beachfront restaurants
- A Community Center for Pelican Bay residents with a variety of social programs
- Two tennis complexes with a total of 18 courts
- Biking, jogging, sailing, canoeing and kayaking
- Places of worship, shopping and banking nearby
- Artis-Naples, home of The Baker Museum and the Naples Philharmonic
- Waterside Shops, a specialty shopping center featuring Nordstrom, Saks Fifth Avenue, De Beers, Tiffany & Co., Salvatore Ferragamo, Louis Vuitton, Gucci and other internationally renowned designer and specialty stores
- Fine hotels (The Ritz-Carlton and Naples Grande Beach Resort)
- Excellent restaurants in the immediate vicinity