



## THREE BEDROOM, THREE BATHROOM PENTHOUSE

*The huge kitchen island with room for extra sitting is perfect for entertaining. Featuring solid granite counter tops with stainless steel under-counter-mounted sink, refrigerator, dishwasher, stove, and microwave.*

### SQUARE FOOTAGE:

Air-Conditioned: 2,553

Outdoor Living: 834

Total Living Area: 3387

*Locally handcrafted furnishings and built-in cabinetry that elegantly complement the surrounding paradise.*



*Flexible 4th room is perfect for a private study, TV room or an extra bedroom for guests.*

*Two master suites with luxurious appointments, including a beautiful custom- designed and tiled walk-in shower.*

*Master suite bathroom designed with custom- crafted vanity and cabinetry, and chrome fixtures.*

*Tiled floors run to meet rich mahogany trim and doors, offering a timeless beauty and richness.*

*Spacious covered balcony provides a private outdoor space overlooking the Caribbean just beyond the infinity pool.*

*Mahogany retractable wall opens to expand the living space.*

*Professionally decorated and fully furnished designed with an inviting tropical theme, with all the richness and comforts you would expect.*

*Private entry into your luxurious condominium opens to a spacious grand floorplan with extended windows that encompass gorgeous Caribbean Sea views.*

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[www.thevillasatcocoplum.com](http://www.thevillasatcocoplum.com)

All drawings are conceptual only and are subject to change without notice at the discretion of the developer. The developer reserves the right to make additions, deletions and modifications to the drawings, features, specifications, plans, pricing, availability and square footages as the developer may deem appropriate or desirable. Oral representations cannot be relied upon as correctly stating representations of the developer. For correct representations make reference to the purchase agreement. These materials do not constitute an offer or solicitation of any kind nor are they intended to be distributed in or constitute an offer to sell property in any state or country in which the Villas at Cocoplum has not registered to sell property if required to do so. All references to marinas, boat mooring, and other amenities in the master planned community are subject to fees, dues and availability. NEED NOT BE BUILT.



## ARCHITECTURAL ELEGANCE MEETS EVERYDAY CONVENIENCE.

UNIQUE TO THE PLACENCIA PENINSULA, the gracious contemporary Caribbean architecture of the Villas at Cocoplum seamlessly integrates the landscape and lifestyle: open, comfortable, and tropical. Pocket doors allow the living space to flow into the bedroom for open loft living or closed for privacy. Local handcrafted hardwood finishes, stainless steel appliances, and granite countertops accent the intimate, inviting interior. Perfect for entertaining. Standard with your villa; phone, cable and Internet access keep you as connected as you wish to be.

The villas are completely furnished and feature ten-foot ceilings, AC, steel-reinforced concrete construction, tiled floors, and an

expansive 300-square-foot deck. Each villa has a breathtaking beachfront view and ownership includes use of the marina. Choosing to own at the Villas at Cocoplum is choosing to become part of a community where you'll have full access to an abundance of planned features.



### PLANNED FEATURES INCLUDE:

- Luxurious villas within a 224-acre master-planned, secured community
- One mile of beach on the Caribbean and lagoon frontage
- Clubhouse and deli/bar
- Tropical landscaping and gardens
- On-site, private 200-foot pier into the Caribbean, with a palapa-covered deck and bar area
- Infinity edge pool with swim-to-bar
- On-Site Concierge and Adventure Coordinator
- Health and fitness area
- Full privileges to master-planned community amenities
- Backup electrical services
- 24-hour manned security entrance to resort
- Business center
- Rental-management services
- Rental program – retain 50% of rental revenue
- Onsite boat/car storage
- Marina
- Heliport
- National park with kayaks
- Boutique Hotel
- Lagoon access for boat ramps
- Easy access to the ocean
- HOA – includes utilities and maintenance