

Floor Plans

These floor plans have been assembled as a resource for you. They may not be inclusive of every home in the community.

Please note that over time, owners may make modifications to spaces that may not be captured in these original floor plans.

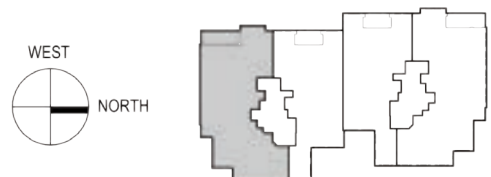
Renderings are not a guarantee of space measurement. Interested parties should verify through their own secured services.




MYSTIQUE™
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**ESTATE 01
OPTIONAL**

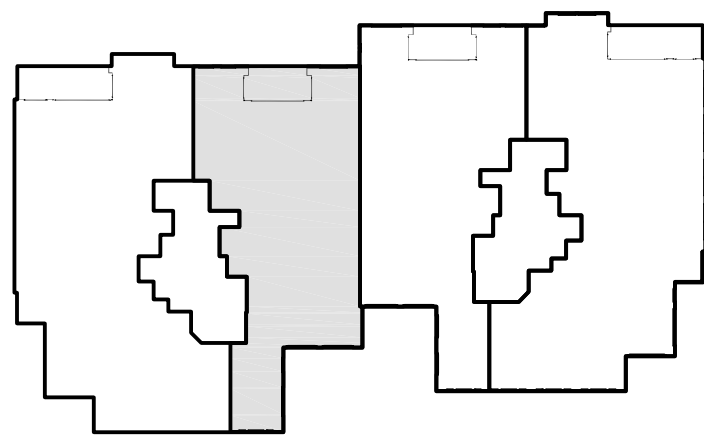
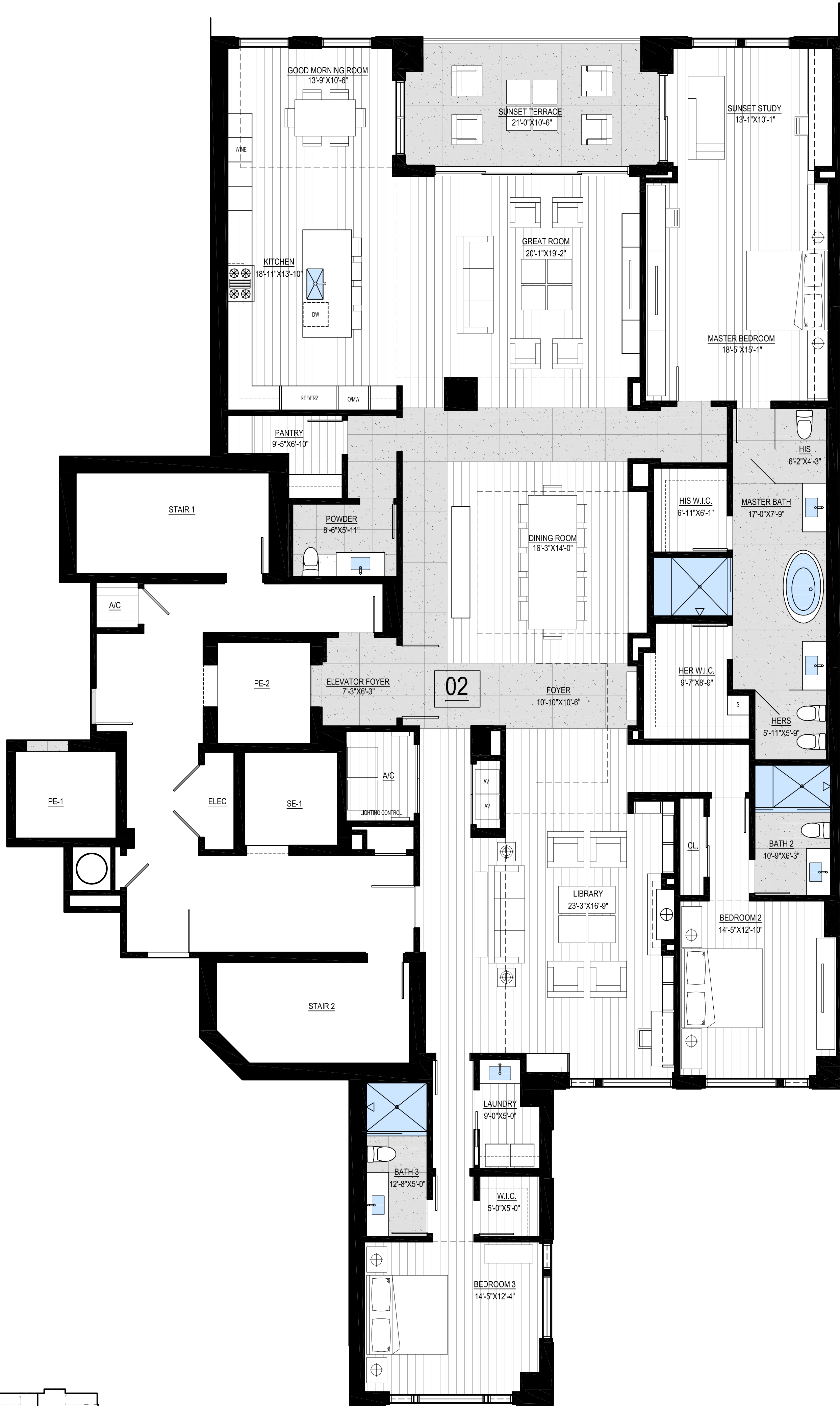
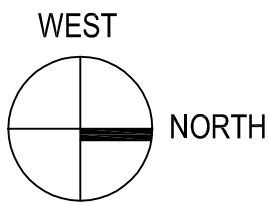
A/C Area	5,280 SF
Terrace Area	305 SF
Total Area	5,585 SF



Scale: 3/16" = 1'-0"

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS REQUIRED BY SECTION 718.03, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. Air conditioned square footage of this floor plan is compiled by the architectural method: From the outside finished surface of the exterior walls to the centerline of the interior common walls, and includes the floor area on which the exterior and common walls are located, the elevator foyer and residence air conditioner closet(s). All approximate dimensions of each room are in most cases measured from the inside finished surface of a given wall to the inside finished surface of the opposite wall within each room, and are taken from the greatest points of each given room. Actual square footages and dimensions may vary as a result of field conditions and changes during construction. The dimensions, sizes, features, flooring, configurations and other information contained on this drawing are subject to change without notice, and are meant to be illustrative only. All depictions of furniture, soffits, floor coverings and other matters of detail, including items of finish and decoration, are conceptual only and are not included with the residence unless expressly specified in the standard features exhibit to the purchase agreement. All residences are sold unfurnished. Copyright © 2017, Pelican 1 Owner, LLC. All Rights Reserved.

170302 17_PB_135_170321



KEY PLAN

ESTATE 02 FLOOR PLAN

UNIT 02

A/C AREA:	4,013 SF
TERRACE AREA:	220 SF
TOTAL AREA:	4,233 SF

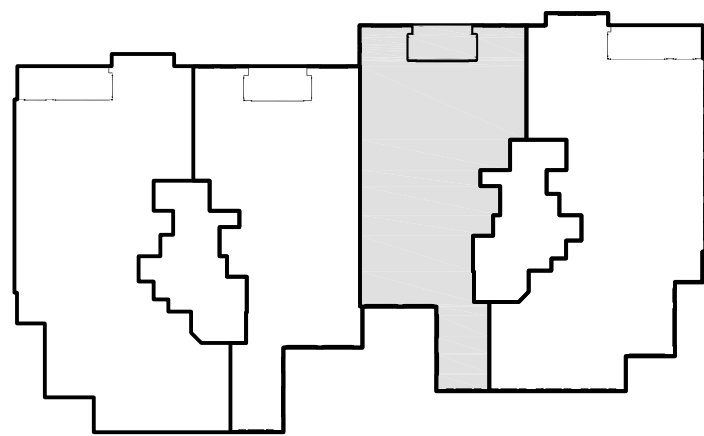
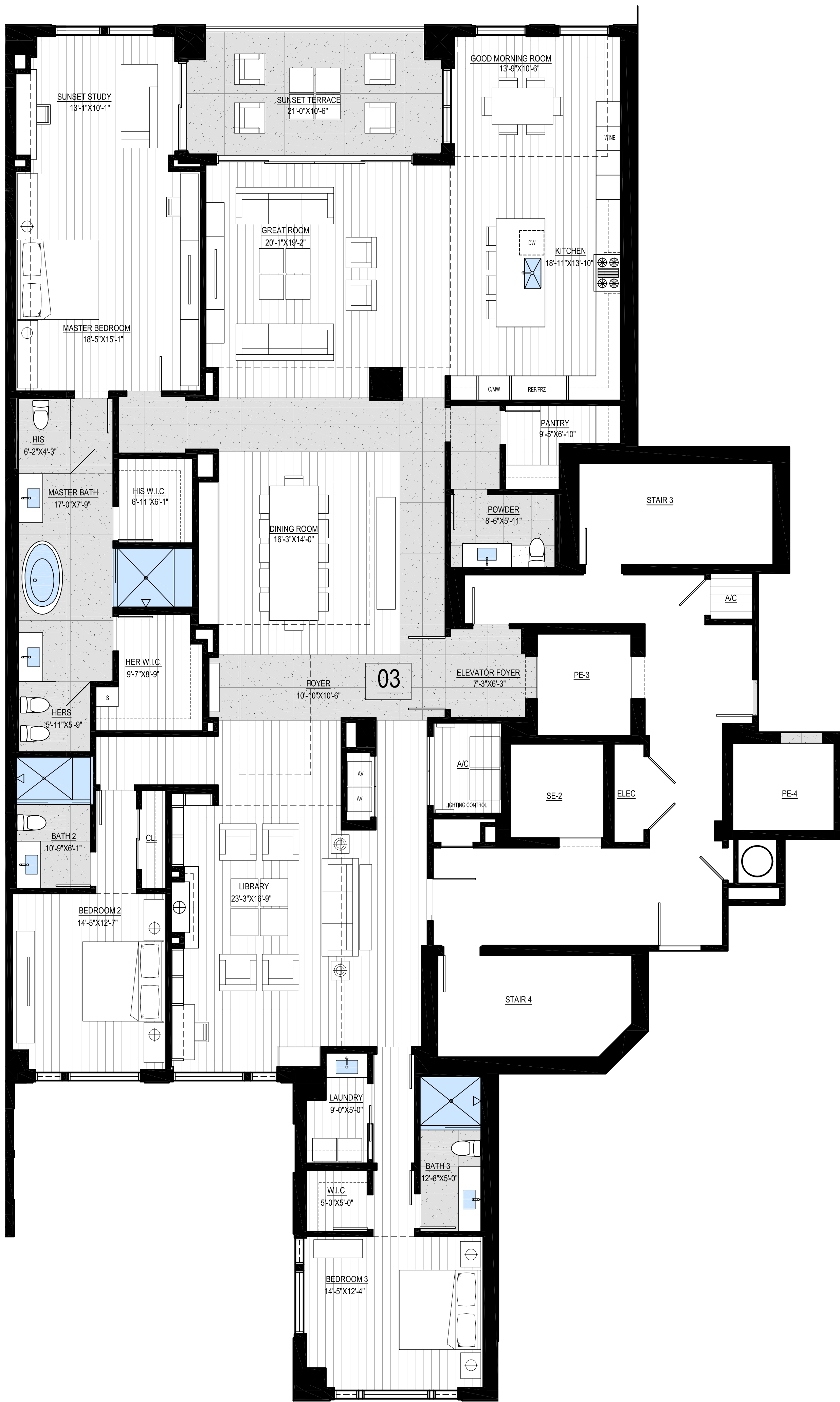
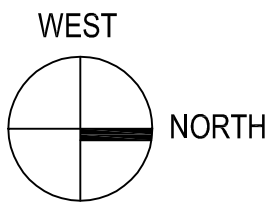
A1.03C

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4942 LEJEUNE ROAD SUITE 200
CORAL GABLES, FLORIDA 33146
t 305.663.8182

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SCALE: 3/16" = 1'-0"
DATE: 03/21/2018

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KEY PLAN

ESTATE 03 FLOOR PLAN

UNIT 03

A/C AREA:	4,003 SF
TERRACE AREA:	220 SF
TOTAL AREA:	4,223 SF

A1.03d

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**ESTATE 04
OPTIONAL**

A/C Area	5,280 SF
Terrace Area	305 SF
Total Area	5,585 SF



Scale: 3/16" = 1'-0"

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170302 17_PB_135_170321

A high-end bathroom interior featuring a large walk-in shower with a glass partition and a woman in a white towel looking out a large window at a scenic view. The shower has a rainfall showerhead and a handheld showerhead. The window offers a view of a body of water and a clear sky. The overall aesthetic is clean, modern, and luxurious.

EPIQUE®

PELICAN BAY · NAPLES



The Rise

AN INTRODUCTION

The most anticipated new address in Naples marks the final ownership opportunity in Pelican Bay. The unparalleled 19-story offering of bespoke Gulf-front Estates, Penthouses, SkyEstates™ and Jardin residences provides owners with an exceptional array of amenities and services along with a breathtaking location by the Gulf of Mexico.

of Perfection

Ultimate

AMENITIES

Epique offers unparalleled amenities and services, including Naples' most exclusive Private Dining Club and a 24/7 attended reception desk.

Stunning arrival with a grand Salon featuring a custom chandelier

24-hour staffed front desk with monitored video/electronic closedcircuit surveillance systems and cameras

Two-level parking garage with keyless entry and EV charging stations

Tropical Pool Deck with shaded pergolas

Club Room, Board Room, Card Room/Solarium, Billiards Room and Private Screening Room

Private Dining Club with renowned chef and culinary team

Health and Fitness Club

Two Golf Simulators

Ladies' and Men's Steam Rooms and showers

Private Guest Suites

Lifestyle





PRIVATE DINING CLUB

The Private Dining Club allows residents to entertain effortlessly. Exclusively reserved for Epique owners and their guests, the impressively designed indoor and outdoor spaces offer masterful mixology, inspired menus and a private room that can be reserved for intimate events.





Elevated

ESTATES

The grandly scaled Estates, which range in size from 4,001± to 5,213± air conditioned square feet, offer a level of bespoke finishing and detailing that raises the benchmark in Naples. The 10' ceiling heights and floor-to-ceiling windows frame cinematic views toward the Gulf of Mexico.

All residences offer the finest level of finishes and fittings and gourmet Chef's Kitchens with best-in-class Wolf®/Sub-Zero® integrated appliances. Opulent Master Baths feature a marble-clad, walk-in shower with frameless glass enclosure, and double custom vanities appointed with Dornbracht fittings. For the ultimate in convenience, each residence includes a SmartEstate™ integrated home technology system.

By Design

The Height

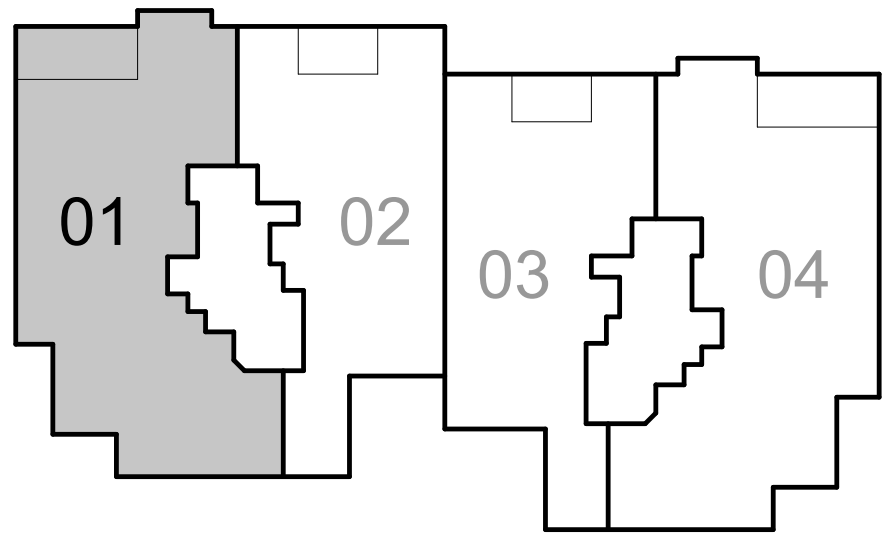
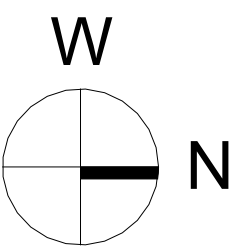
PENTHOUSES & SKYESTATES™

These meticulously-crafted residences are the most coveted residences in Naples. Designed for entertaining, the dramatic Living Rooms, with soaring 12' ceiling heights, lead to spacious private terraces overlooking the Gulf.

Styled as the ultimate resort in the sky, the Private Rooftop Pool Deck offers peerless views of the Gulf of Mexico. The sweeping pool deck is enhanced by a Wolf®/Sub-Zero® appointed Winter Kitchen.

of Luxury





KEY PLAN

ESTATE 01 - FLOOR PLAN

ESTATE 01

A/C AREA:	5,213 SF
TERRACE AREA:	389 SF
TOTAL AREA:	5,602 SF

MA1.1

bc architects

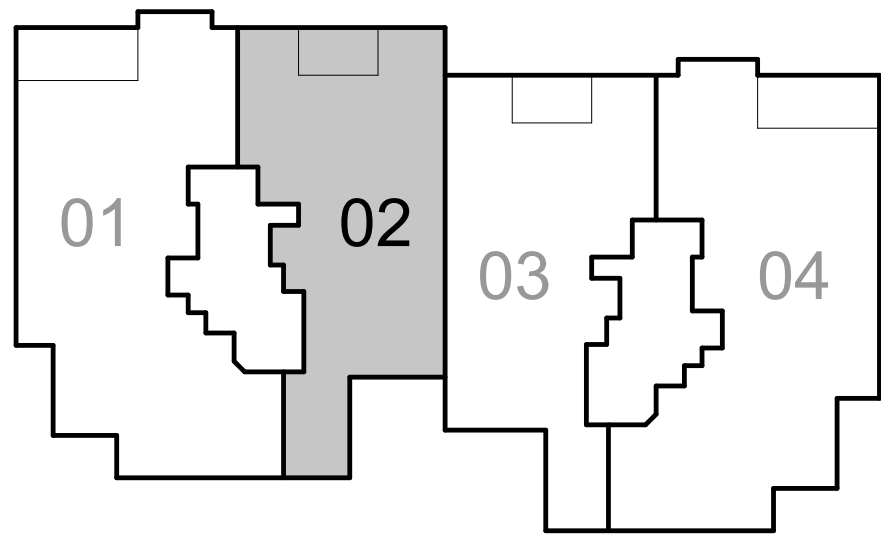
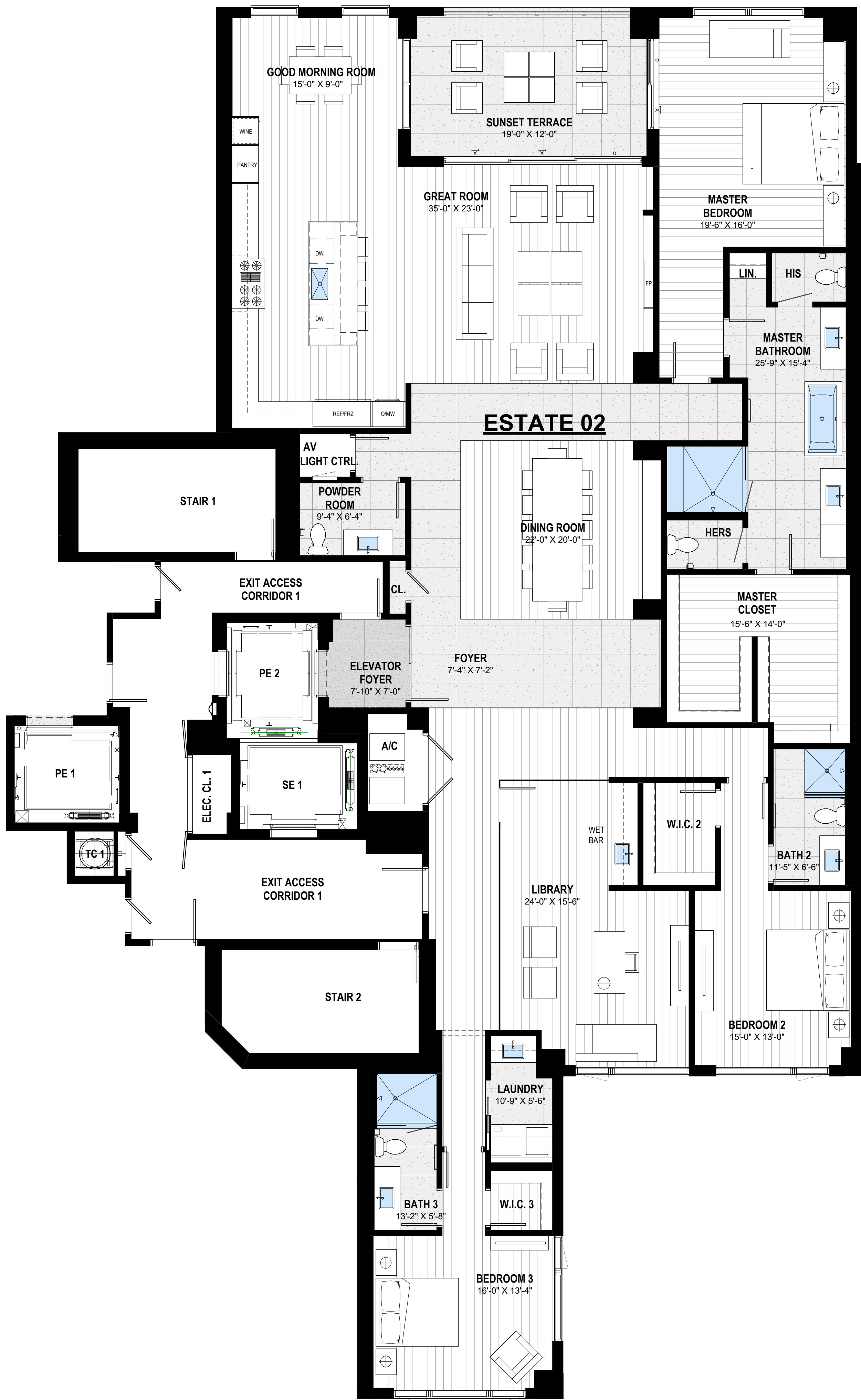
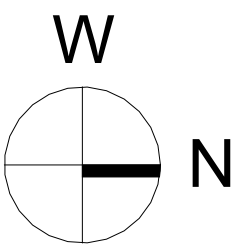
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PELICAN BAY · NAPLES

SCALE: 3/16" = 1'-0"
01/30/2023

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Note: Air conditioned square footage and dimensions are compiled in the following manner: From outside of the outside wall to half of the interior common wall(s); and where applicable, from half of interior common wall(s) to half of interior common wall(s), including the elevator vestibule and unit A/C utility closet(s). All the dimensions shown on the plans will be taken from the greatest points of each given room; with the largest dimension first. The dimensions, sizes, configurations and other information contained on this drawing are subject to change without notice and are meant to be illustrative only and are subject to actual construction variations as a result of field conditions and changes. The developer reserves the right to make substitutions of similar quality at its sole discretion for features, appliances and equipment listed herein without prior notice to or approval by the purchaser. Floor treatments depicted in the above floor plan are for illustrative purposes only, and are not included. All residences are sold unfurnished.



KEY PLAN

ESTATE 02 - FLOOR PLAN

ESTATE 02

A/C AREA:	4,001 SF
TERRACE AREA:	229 SF
TOTAL AREA:	4,230 SF

MA1.2



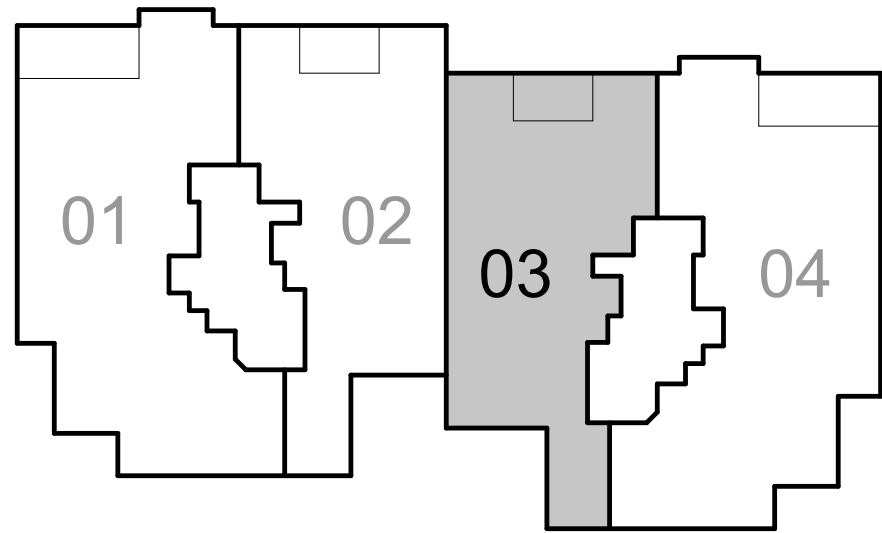
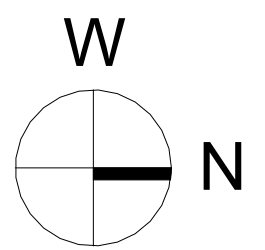
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KEY PLAN

ESTATE 03 - FLOOR PLAN

ESTATE 03

A/C AREA:	4,008 SF
TERRACE AREA:	229 SF
TOTAL AREA:	4,237 SF

MA1.3

bc architects

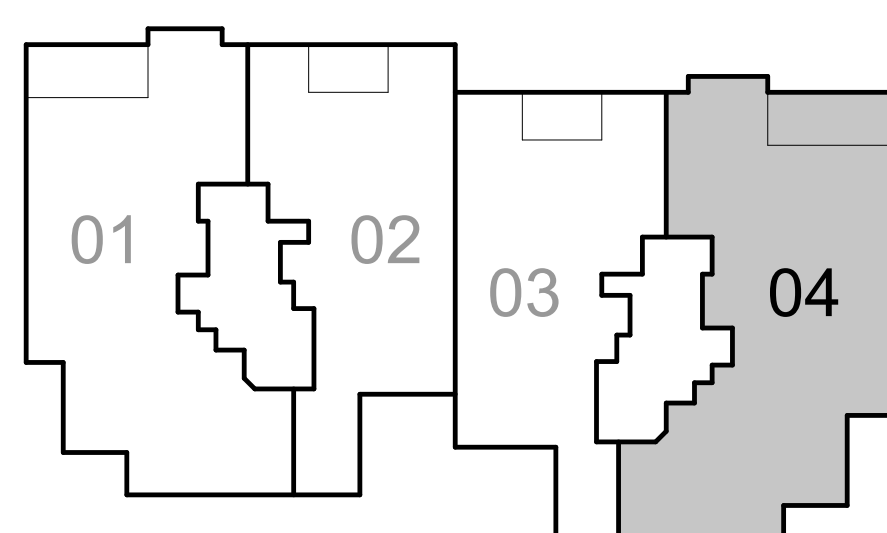
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ESTATE 04

A/C AREA:	5,213 SF
<u>TERRACE AREA:</u>	<u>389 SF</u>
TOTAL AREA:	5,602 SF

MA1.4

bc architects

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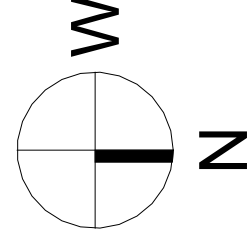
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SCALE: 3/16" = 1'-0"
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ESTATES TYPICAL FLOOR PLAN

MA1.0



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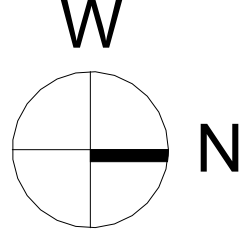
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JARDIN LEVEL TYPICAL FLOOR PLAN

MA4.0

bo architects

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The Penthouses

PENTHOUSE 01 | PENTHOUSE 02



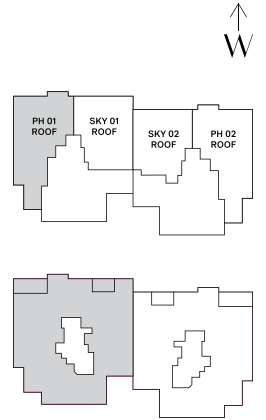
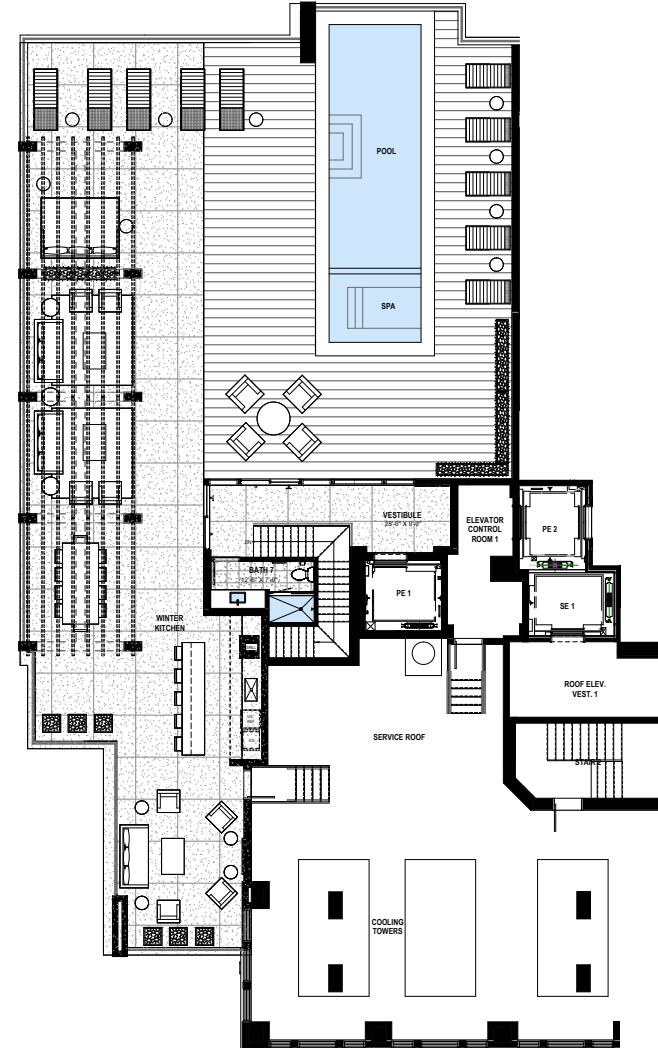
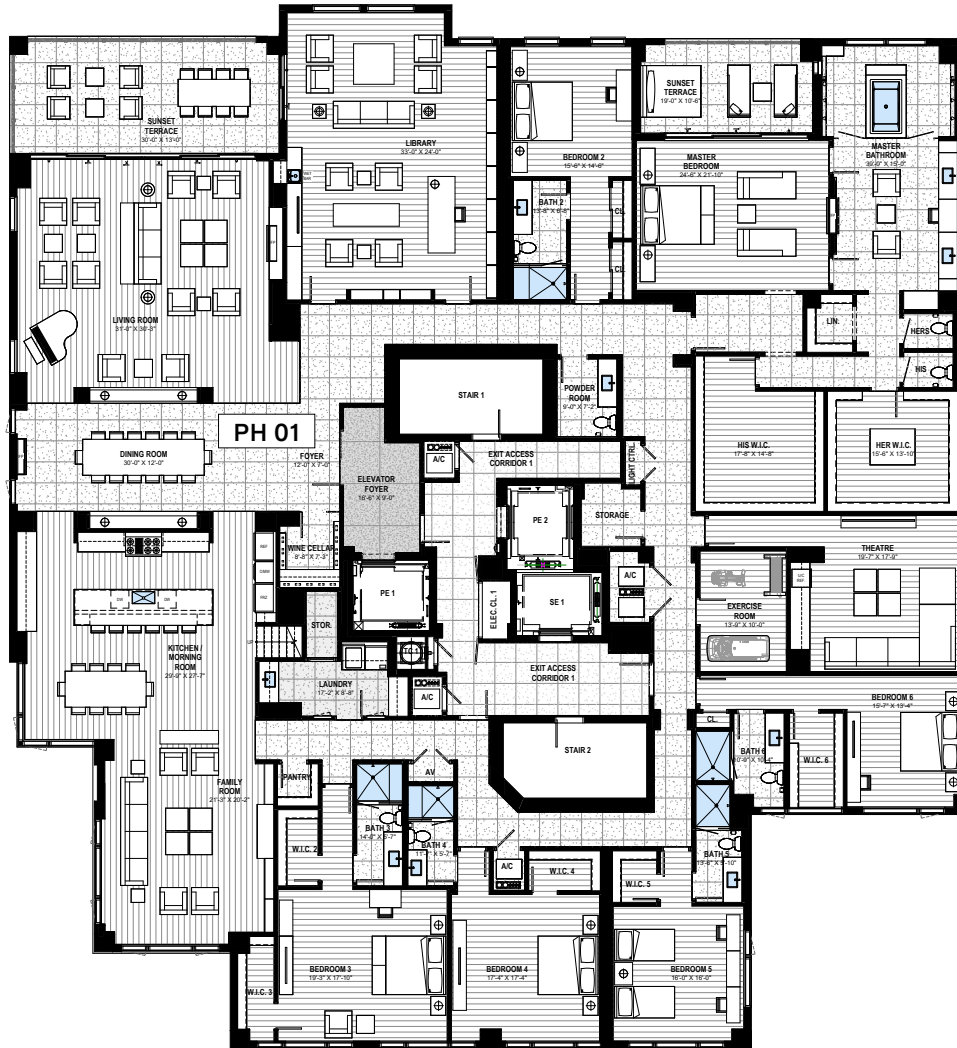
The SkyEstates™

SKYESTATE™ 01 | SKYESTATE™ 02



The Private Rooftop Terraces

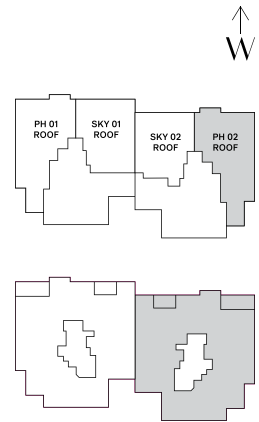
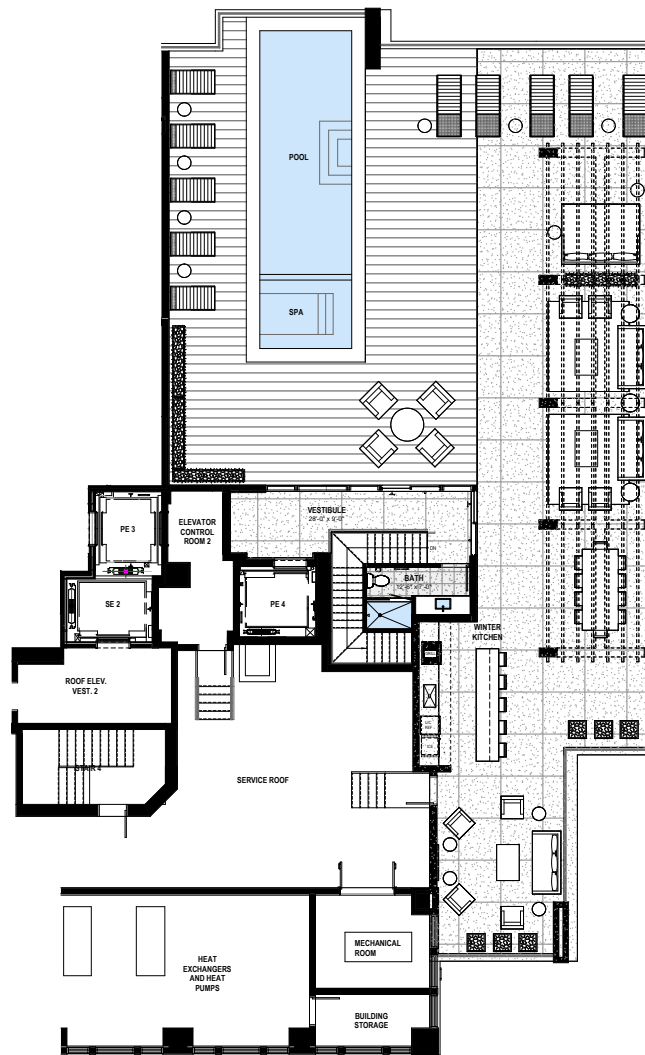
PENTHOUSE 01 | SKYESTATE™ 01 | SKYESTATE™ 02 | PENTHOUSE 02



Penthouse 01

6 BEDROOMS 7.5 BATHROOMS 14,116 SQ.FT. TOTAL LIVING AREA

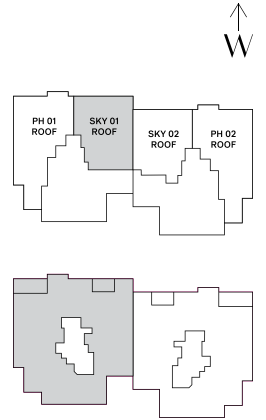
First Floor	9,248 sq.ft.	Terraces	589 sq.ft.
Rooftop	416 sq.ft.	Roof Terrace	3,863 sq.ft.
Total A/C	9,664 sq.ft.	Total Outdoor	4,452 sq.ft.



Penthouse 02

6 BEDROOMS 7.5 BATHROOMS 14,126 SQ.FT. TOTAL LIVING AREA

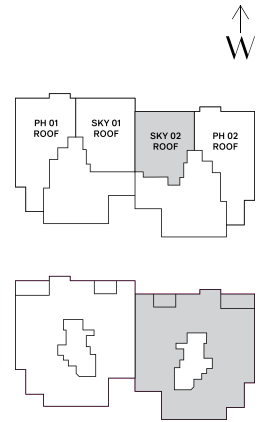
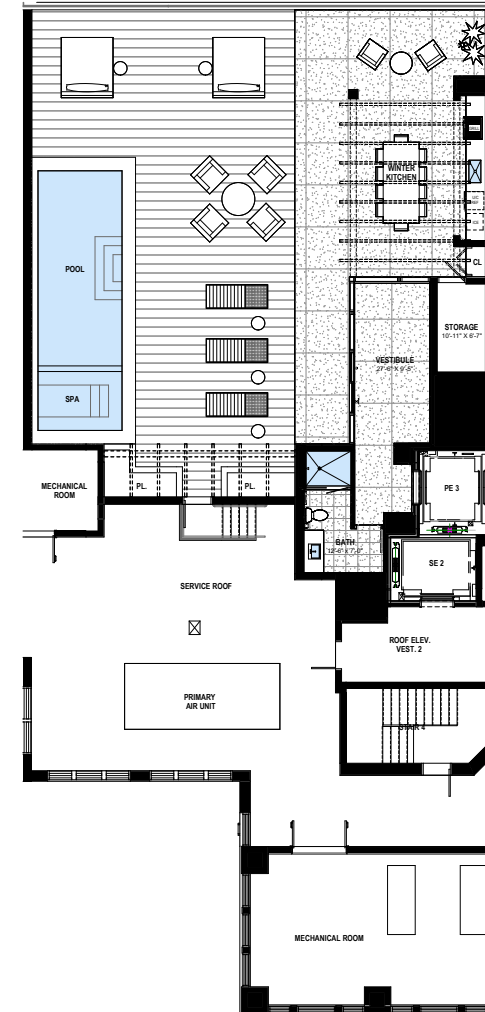
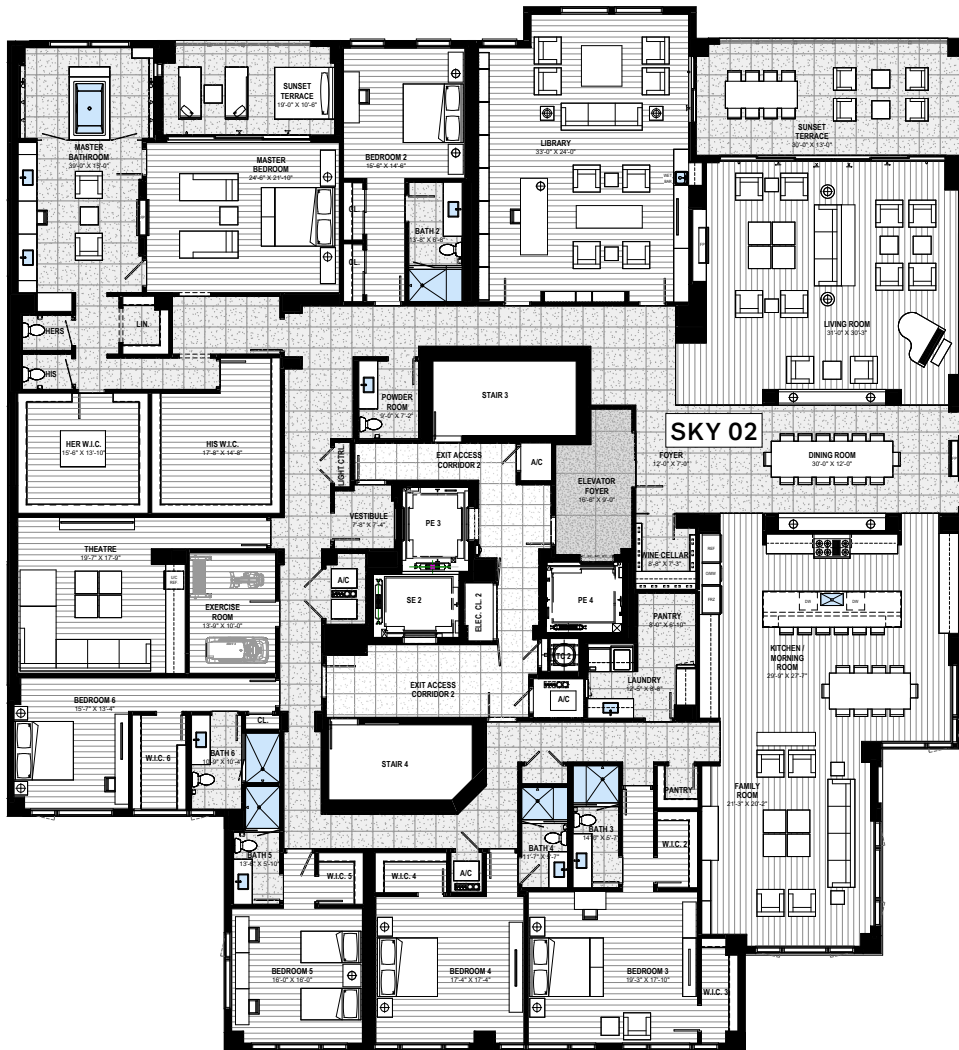
First Floor	9,258 sq.ft.	Terraces	589 sq.ft.
Rooftop	416 sq.ft.	Roof Terrace	3,863 sq.ft.
Total A/C	9,674 sq.ft.	Total Outdoor	4,452 sq.ft.



SkyEstate™ 01

6 BEDROOMS 7.5 BATHROOMS 12,881 SQ.FT. TOTAL LIVING AREA

First Floor	9,248 sq.ft.	Terraces	589 sq.ft.
Rooftop	423 sq.ft.	Roof Terrace	2,621 sq.ft.
Total A/C	9,671 sq.ft.	Total Outdoor	3,210 sq.ft.



SkyEstate™ 02

6 BEDROOMS 7.5 BATHROOMS 12,641 SQ.FT. TOTAL LIVING AREA

First Floor	9,258 sq.ft.	Terraces	589 sq.ft.
Rooftop	423 sq.ft.	Roof Terrace	2,371 sq.ft.
Total A/C	9,681 sq.ft.	Total Outdoor	2,960 sq.ft.

Residence Features

KITCHEN

- **WOLF®/SUB-ZERO®** Designer Series appliances with 60" natural gas range
- Dual **MIELE®** dishwashers
- Custom upscale cabinetry, per plan
- Spacious walk-in pantries, per plan
- **CALACATTA GOLD** marble or **TAJ MAHAL** quartzite countertops
- **FRANKE** stainless steel undermount sink
- Expansive island with cabinets
- **DORNBRACHT** stainless steel fixtures
- **INSINKERATOR®** 1HP garbage disposal
- **EVERPURE** water filtration system
- Temperature-controlled wine cellar

BATHROOMS

MASTER

- Honed marble, frameless glass-enclosed steam room with dual walk-in showers and **MTI** tub
- **DORNBRACHT** dual shower heads, rain shower heads and hand held sprayer with separate controls
- Dual water closets with frosted glass doors
- **TOTO®** Neorest® NX1 intelligent toilet/bidets

ALL BATHROOMS

- **TOTO®** Aquia® dual flush elongated commodes
- Quartzite vanity tops
- Custom upscale cabinetry with matching quartzite cabinet faces
- **DORNBRACHT** fixtures
- **KOHLER®** white Ladena® enamel over cast iron sinks
- Recessed LED lighting

LAUNDRY ROOM

- Dual **MIELE®** washers and dryers
- Upscale cabinetry
- Quartz countertop with sink

INTERIOR

- Custom mahogany veneer solid core double door entryway
- 9-foot solid core, paint grade flush panel interior doors
- Reinforced concrete floors decorator-ready for purchaser furnished/installed flooring
- Ceilings – smooth white veneer plaster on underside of concrete (where exposed)
- Ceilings (where dropped) – Level 5 Finish drywall (taped and prime painted)
- Ceiling height 12'-0"± from top of concrete floor slab to underside of concrete ceiling slab, except where dropped to accommodate mechanical duct work, piping and electrical conduits
- All doors, millwork and cabinets raised to provide approximately 2-inch allowance for future floor finishes provided by purchaser
- Walls – Level 5 Finish drywall (taped and prime painted)
- 12-inch transitional style baseboards throughout
- 10-inch transitional style flat crown molding in elevator foyer, foyer, living, dining, kitchen, family room, library and master bedroom
- All trim prime painted with nail holes filled
- All interior doors prime painted
- Ventilated wood closet shelving throughout
- Dual custom designed closets in master suite

- Linen closet
- Sunset terraces
- Refuse/recycle chute accessible at service corridor
- Ventless gas fireplace in living room, dining room and master suite/bathroom

HARDWARE

- **ROCKY MOUNTAIN HARDWARE** solid bronze entry door handleset
- **ROCKY MOUNTAIN HARDWARE** solid bronze interior door hardware
- **SCHLAGE®** service corridor door hardware

PLUMBING & A/C SYSTEM

- Fire protection sprinkler system throughout
- Gas-fired central hot water system
- Five-zone central air conditioning and heating system
- Rooftop cooling tower with water source heat pump air conditioning systems

GLASS AND GLAZING

- Laminated Impact Resistant glass in all windows and sliding glass doors in accordance with Florida Building Code 7th Edition (2020)
- 10-foot lift and slide glass doors

PARKING AND STORAGE

- Two enclosed, humidity-controlled private 3-car garages within the controlled access garage
- Two assigned private storage rooms

ROOFTOP TERRACE

- Private rooftop sun deck with developer-provided wood / natural stone flooring
- Heated stainless steel-hulled, tile finished swimming pool and spa with a salt/chlorine generator system
- Rooftop winter kitchen with overhead coiling door for weather protection
- **WOLF®** 36" built-in gas grill
- **BEST®** 48" stainless steel range hood
- **EVO®** 30" gas cooktop
- **SUB-ZERO®** stainless steel outdoor undercounter refrigerator
- **SUB-ZERO®** stainless steel outdoor undercounter ice maker
- **FRANKE** undermount stainless steel sink
- **DORNBRACHT** stainless steel faucet
- Outdoor-rated cabinetry with **LAPITEC®** sintered stone countertop
- Full bathroom with upscale cabinetry, quartzite countertop, sink, toilet and walk-in shower
- All private rooftop exterior walls to be clad in natural stone

ADDITIONAL DEVELOPER FINISHES PROVIDED POST-CLOSING

- Two coats of single color finish paint on ceilings
- Two coats of single color finish paint on walls
- Lacquer finish on all doors and trim
- Natural stone and/or wood flooring throughout, per plan