

A large, stylized nautilus shell is depicted in the center of the page. The shell is composed of several segments, each outlined in a light orange color. The segments are arranged in a circular pattern, with some segments being larger than others. The entire graphic is set against a dark blue background. A thin, light orange circular line is visible at the top and bottom edges of the page, framing the central content.

NAUTILUS 220

LUXE WATERFRONT RESIDENCES

NAUTILUS 220



IF YOUR JOURNEY IS THE DESTINATION,
START HERE.



NAUTILUS 220

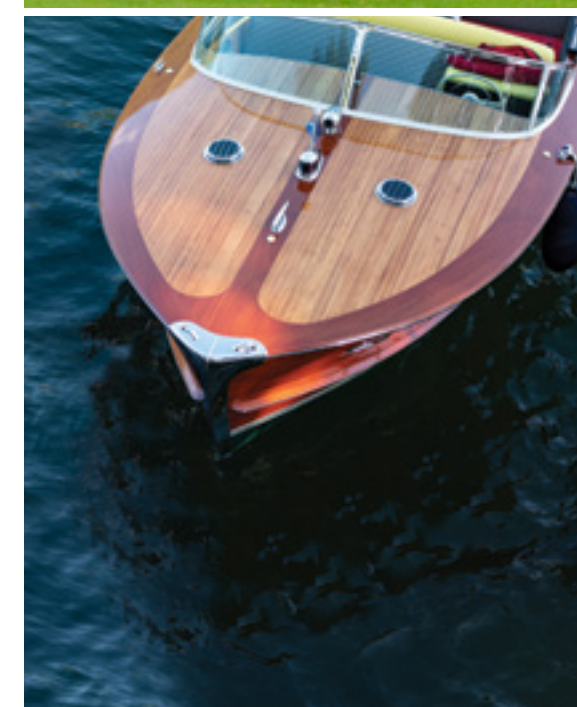
The Palm Beaches

have always been more than a destination - they are a way of life. Here you find a connection to sea and sky that lives few other places, with an attention to detail that distinguishes these locations from all others. You will find yourself delighted in a simple luxury here that allows you to come as you are but enjoy the very best life has to offer.

DISCOVER THE NEW LAKE PARK.



N220



THE PALM BEACHES

HAS A NEW DESTINATION OF LUXURY

THE NEW LAKE PARK

IS A MORE APPROACHABLE
AND COMFORTABLE
LUXURY IN THE PALM
BEACHES. NAUTILUS 220
EMBRACES LIFESTYLE AND
AMENITY ENTHUSIASTS,
WHILE BEING ONLY
MINUTES AWAY FROM
THE MOST EXCLUSIVE
DESTINATIONS. THE
EXPERIENCE HERE IS
UNDENIABLY UNIQUE.





NAUTILUS 220

LUXE WATERFRONT RESIDENCES

An unprecedented transformation like never before...

Uniquely located South of Jupiter and North of Palm Beach, Lake Park has sat quietly awaiting a renaissance like now. Benchmarked by Nautilus 220, a park revitalized, and a marina expanded, this neighborhood is poised to evolve in ways previously unimagined.

Whether your lifestyle includes golf, yachting, fishing, arts & culture or just enjoying sunrises from your waterfront residence - this is your dream home, and the beginning of something magnificent.

THE NEW LAKE
PARK IS THE
CENTERPIECE
OF WATERFRONT
DEVELOPMENTS
IN THE PALM
BEACHES. OUR
MISSION IS TO
CREATE AN “OASIS”
THAT PUTS YOU IN
THE EPICENTER OF
EVERYWHERE YOU
LOVE.









LIVE SEA
TO SKY



Nautilus 220 is only the beginning for Lake Park. It is a bold and beautiful departure that will soon be surrounded by a neighborhood that transcends imagination.

Nautilus 220 is packed with lifestyle amenities and luxury that put it in a class of its own. This is a first-of-its kind in the Palm Beaches.

Excited to be coming to Palm Beach County. Even more excited to be at this new, beautiful, luxurious waterfront property.

Architecture is the mirror to your life. This design surrounds you with sea, sky and absolute luxury.

Nautilus 220 is the best thing to happen in the Palm Beaches in 20 years. This is where you want to live.



Peter Baytarian
CEO, Forest Development

Dan Kodsí
CEO, Royal Palm Companies (RPC)

Chef David Burke
Award Winning International Cuisine

Victor H. Rodriguez, Olga E. Niagolova and Vladimir B. Niagolov
R+N Architecture

Steven G.
Principal, Interiors by Steven G. Inc.



ARRIVE IN STYLE EVERY TIME.

NAUTILUS 220

PORTE-COCHÈRE

YOUR ARRIVAL



Whether it is your daily return or friends visiting, a lobby should reflect your style and the luxury you have attained.



AMENITIES EVERYWHERE

Resort-style living can be experienced every time you enjoy your 1-acre amenity deck.

YOUR OWN PRIVATE RESORT





The benefit of living in one of our luxury towers is having access to extraordinary amenities that surpass expectations.

RESIDENT CLUB





Living your best life starts with the finest private fitness center in The Palm Beaches at your door. Start early or go late, your physical and mental health are about to get the push they've needed.





NAUTILUS 220



For others it
is a destination
they desire.
For you it is home.
Just downstairs
or delivered to
your door.

Fueled by passion, grit and a knack for artful innovation, David Burke is one of the best known and most respected chefs in modern American cuisine.

Acknowledged as a leading pioneer in American cooking, Burke, a New Jersey native, is also recognized internationally for his revolutionary techniques, exceptional skills, successful restaurant empire and his many TV appearances. In the parlance of today's celebrity driven culture, he is a rock star of the culinary world.

At just 26, Burke's kitchen mastery won him the executive chef position of New York City's legendary River Café. While there, he became the first American ever to win the prestigious Meilleurs Ouvriers de France Diplome d'Honneur, cementing his reputation as a leading international chef. He subsequently won Japan's Nippon Award for Excellence, the Robert Mondavi Award of Excellence and two nominations for James Beard Best Chef. Burke was also awarded a coveted three-star New York Times review for the River Café and later became a familiar guest on TV's Top Chef.

CHEF BURKE'S HONORS AND AWARDS ARE TOO NUMEROUS TO CATALOGUE, BUT INCLUDE SUCH NOTABLE RECOGNITION AS:

Meilleurs Ouvriers de France Diplome d'Honneur. The only American to win this honor

Japan's Nippon Award of Excellence

Robert Mondavi Award of Excellence

Culinary Art Institute's August Escoffier Award

James Beard Foundation Who's Who in Culinary Arts

Nation's Restaurant News awarded him with the Menu

Masters Award

New Jersey Red Cross Clara Barton Humanitarian of the Year

James Beard Foundation Best Chef New York

Time Out New York Best Culinary Prankster





Nothing compares to waterfront living that bring both Sea & Sky to your doorstep. The Lake Park Harbor Marina places your boat in your front yard, as the Nautilus 220 lifestyle combines your passions and brings home the horizon.



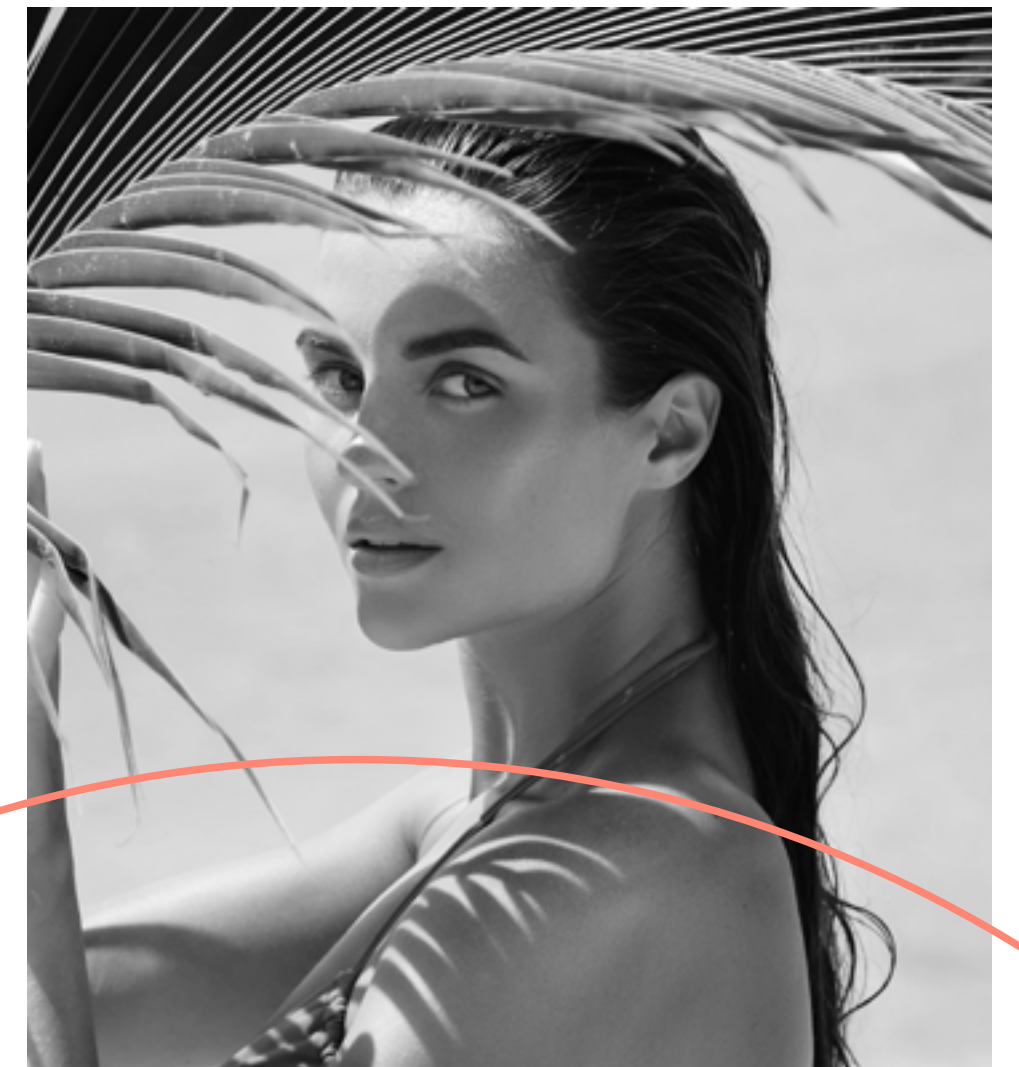
THE ONLY THING MORE BEAUTIFUL
THAN THE VIEW IS YOUR LIFE INSIDE.
AT **NAUTILUS 220**





This is Living Your Best Life.
WELCOME HOME

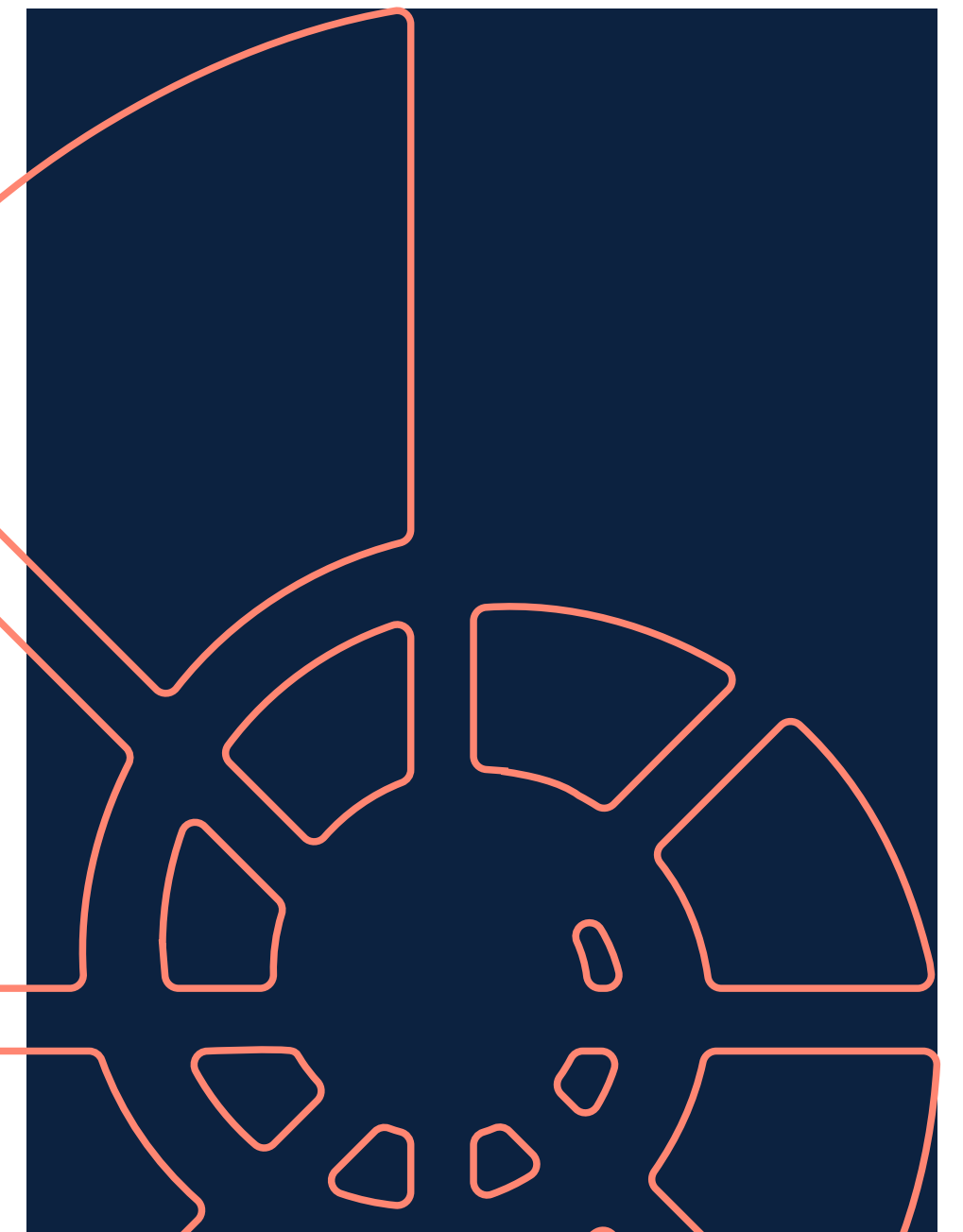




PENTHOUSES

Discover a unique collection of penthouses at Nautilus 220, where the views are endless. Private plunge pools, outdoor kitchens and shade pergolas inhabit your oversized balcony. Penthouse living is like nothing else.

ABOVE EVERYTHING ELSE





NAUTILUS 220

BUILDING FEATURES

Located alongside the Lake Park Harbor Marina and US-1, offering residents unobstructed views of the Marina, Intracoastal Waterway, and the Atlantic Ocean

- o Two, 24 story Towers
- o 330 Residences, one to three bedrooms ranging from 1,100 to 3,400 sq. ft.
- o SeaHawk Prime by David Burke
- o Office Suites
- o Retail
- o Lobby Café
- o Guest Suites
- o Valet and Parking Garage with Owner Designated Space(s)
- o UVC Air Disinfection Lighting System by Blue Halo Lighting

GRAND LOBBY

- o Walkout Access to Marina and Promenade
- o Concierge Desk and Seating Area
- o Mail Room
- o Package Porter and Parcel Storage
- o Café
- o ATM
- o Touchless Technology

FINISHES

- o Voluminous 18’ Ceilings
- o Large Format European Porcelain Tile Flooring
- o Custom Baseboard and Millwork
- o Recessed LED Lighting
- o Artwork and Sculpture

RESIDENCE SERVICES

- o Private Beach Club Access on Singer Island
- o Bicycle and Paddleboard Storage
- o Vehicle Charging Stations
- o Optional Valet Service
- o 24 Hour Security and Onsite Management
- o Parking Garage Video Monitoring Security Room
- o Service Elevators

FIFTH FLOOR AMENITIES

- o Theater Lounge
- o Golf Simulator
- o Multipurpose Soundproof Studio for Music and Podcasts
- o Bowling with Bar and Lounge Seating
- o Kids Playroom
- o Teen Gaming Room
- o Lounge
- o Art, Craft, Workshop Room

SIXTH FLOOR AMENITIES

OUTDOOR

- o One acre amenity deck
- o Resort-Style Pool with Beach Entry and Wading Area
- o Sundeck with Lounge Chairs and Cabanas
- o Gazebo Lounge with Fire Pit
- o Large Multi-Jet Spa and Gazebo
- o Sunrise Brazilian Wood Yoga Deck
- o Summer Kitchen for Grilling
- o Resident Pavilion with Catering Station and Lounge Space
- o Large-Scale Chess Set
- o Putting Green
- o Off Leash Dog Run and Wash Station
- o Multi-purpose Lawn Area
- o Lavish Landscaping with Accent Lighting
- o Decorative Water Features

INDOOR

- o Residential Concierge Desk and Seating Area
- o Wellness Plaza including Gym with Cardio and Strength Equipment, Spin and Yoga Studios, Sauna, Steam and Physiotherapy Rooms
- o Billiards and Card Tables
- o Club Room
- o Catering Station
- o Conference Rooms
- o Package Room
- o Lounge Terrace
- o Administration Office including Building Manager & Amenity Management Staff

NORTH TOWER ROOFTOP AMENITY DECK

- o Spa with Infinity Edge
- o Lap Pool
- o Outdoor Kitchen for Grilling and Dining
- o Observation Deck Overlooking the Lake Park Harbor Marina, Intracoastal Waterway and Atlantic Ocean

RESIDENCES

- o 10’ Ceilings
- o Floor to Ceiling Hurricane Impact Windows and Sliding Glass Doors
- o Porcelain Tile Flooring
- o Glass Railing on Terraces
- o Polished Chrome Plumbing Fixtures and Hardware
- o Miele Washer and Dryer
- o Spacious Walk-in Closets
- o Smart Home Ready Infrastructure with Ultra-High-Speed Connectivity allowing Customized Home Automation
- o UVC Air Disinfection Lighting System by Blue Halo

KITCHEN FEATURES

- o Quartz Counters with Waterfall Edge
- o Premium Miele Appliances
- o Contemporary European Cabinetry
- o Wine Cooler or Beverage Center

BATH FEATURES

- o Full Height Tile in Shower Enclosure
- o Freestanding Soaking Tub
- o Frontlit Mirror
- o Master Baths with Dual Vanities and Separate Water Closet

FEATURES & AMENITIES



Development Partners
Forest Development LLC and RPC (Royal Palm Companies)

Architecture & Design
R+N Architecture

Interior Design
Interiors by Steven G. Inc.

Planning & Landscape Architecture
Insite Studio

General Contractor
Kast Construction

Virtual Design & Renderings
VS Studios

Nautilus 220 Sales Gallery & Model Residence
Floating in the Lake Park Harbor Marina
105 Lake Shore Drive, E 60
Lake Park, FL 33403
Website: www.nautilus220.com



WE ARE PLEDGED TO THE LETTER AND SPIRIT OF THE U.S. POLICY FOR ACHIEVEMENT OF EQUAL HOUSING OPPORTUNITY THROUGHOUT THE NATION. WE ENCOURAGE AND SUPPORT AN AFFIRMATIVE ADVERTISING AND MARKETING PROGRAM IN WHICH THERE ARE NO BARRIERS TO OBTAINING HOUSING BECAUSE OF RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN. THIS IS NOT AN OFFER TO SELL, OR SOLICITATION OF OFFERS TO BUY, THE CONDOMINIUM UNITS IN STATES WHERE SUCH OFFER OR SOLICITATION CANNOT BE MADE AND OFFERING MATERIALS WILL NOT KNOWINGLY BE DISSEMINATED INTO ANY SUCH JURISDICTIONS UNLESS WE HAVE COMPLIED WITH PRIOR OFFERING REQUIREMENTS. THIS OFFERING IS MADE ONLY BY THE OFFERING DOCUMENTS FOR THE CONDOMINIUM AND NO STATEMENT SHOULD BE RELIED UPON IF NOT MADE IN THE OFFERING DOCUMENTS.

All prices are subject to change at any time and without notice, and do not include optional features or premiums for upgraded units. From time to time, price changes may have occurred that are not yet reflected on this brochure. Please check with the sales center for the most current pricing. Units are being sold for personal use and enjoyment and Developer is not making, nor does it condone, any representations about future income, profit, or rental potential of the Units.

Plans, elevations, specifications, features, colors, designs, dimensions, and materials are all subject to availability, and to change or substitution at any time and without further notice. Plans are not to scale and may be the reverse (mirror) image of those shown. All measurements are approximate. Illustrations of elevations and plans are artists' depictions only. In production, plans and elevations may vary in precise details and dimensions, and may not actually be constructed as shown. Included maps are for general location purposes and may not be to scale. Site plans are for illustrative and conceptual purposes only and are subject to change without notice. Please consult your sales representative and refer to the Agreement in order to determine which features, specifications and elevations are included in any unit you may purchase.

The sketches, renderings, graphic materials, plans, specifications, terms, conditions, and statements contained in this brochure are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of same in its sole discretion and without prior notice. All improvements, designs and construction are subject to first obtaining the appropriate federal, state, and local permits and approvals for same.

These drawings are conceptual only and are for the convenience of reference. They should not be relied upon as representations, express or implied, of the final detail of the residences. The Developer expressly reserves the right to make modifications, revisions, and changes it deems desirable in its sole and absolute discretion. All depictions of appliances, counters, soffits, floor coverings and other matters of detail are conceptual only and are not necessarily included in each Unit. Consult your Agreement and the Offering Documents for the items included with the Unit. Dimensions and square footage are approximate and may vary with actual construction. There are differing methods of calculating square footage and the Units are being sold on the basis of their constructed status and not with regard to actual square footage. All fixtures and items of finish and decoration are for display only and are not to be included with the unit. Consult the Offering Documents and the Agreement for a description of those features which are to be included in the units. The features, plans and specifications described above are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of same in its sole discretion and without prior notice. Without limiting the generality of the foregoing, Developer reserves the right to substitute any of the foregoing with items of similar or better value, in Developer's opinion. The photographs contained in this brochure may be stock photography and are used to depict the spirit of the lifestyles to be achieved rather than any that may exist or that may be proposed and are merely intended as illustrations of the activities and concepts depicted therein.

No real estate broker is authorized to make any representations or other statements regarding the project, and no agreements with, deposits paid to or other arrangements made with any real estate broker are or shall be binding on the Developer. Broker cooperation is encouraged; however, Brokers must register their prospects with the Developer in accordance with policies established by the Developer in its sole discretion.

IN ADDITION TO FLORIDA, THE CONDOMINIUM HAS BEEN REGISTERED FOR OFFERINGS TO RESIDENTS OF THE STATES OF CONNECTICUT, NEW JERSEY, AND NEW YORK.

Notice to New York Residents: The complete offering terms are in a CPS-12 application available from offeror. File No. CP20-0054.

Notice to New Jersey Residents: This advertisement is a solicitation for the sale of Units in Nautilus 220 Condominium bearing Registration No.: 20-04-0020.

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DREAMS
HAPPEN
WHEN YOU
LIVE A
LIFE YOU
LOVE

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