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# SEAWARD POINTE

MARATHON KEY, FL



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

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# AN OCEANFRONT PARADISE

**Seaward Pointe embodies the timeless and transformative nature of the sea, manifested across 10 new luxury oceanfront villas, pristinely located in Marathon, the heart of the Florida Keys.**

Situated in City of Marathon near mile marker 52, this ultra-luxury villa community features an enclave with Private Pools, Oversized Balconies, Private Boat Docks and Rooftop Observation Decks with the Atlantic Ocean at your doorstep. Access is a breeze whether you are driving or flying in with the opportunity to take your golf cart from the airport to your residence.

The community is made up of four 4-Bedroom, 3.5-Bathroom villas and six five 5-Bedroom, 4.5 Bathroom villas offer everything you could want in this aquatic paradise. Painstakingly designed and constructed to absorb wind speeds of up to 180mph, the homes are built to the highest standards of hurricane protection and above the 100-year floodplain.





# SITE PLAN

This oceanfront oasis features an Atlantic Ocean backdrop for the memories you are about to create while conveniently located a stones throw from area restaurants and entertainment. Featuring modern design and all the conveniences one would expect from a ultra-luxury villa community, Seaward Pointe also offers rare private docks that would serve as your staging area for direct access to the Atlantic ocean and your next aquatic adventure. If you would like to rent out your villa you are able to set it up through weekly rentals through our rental management program or manage it directly.

# VILLA OVERVIEW

## PROPERTY

<b>Street Address</b>	8700 Overseas Hwy
<b>City</b>	Marathon
<b>Total Property Acreage</b>	2.02 Acres
<b>Parking Spaces</b>	Three to Five per villa

## VILLAS

<b>Projected Completion Year</b>	2025/2026
<b>Building Style</b>	Caribbean Contemporary
<b>Villas</b>	10 Villas
<b>Building Areas</b>	2,200 SF & 2,700 SF
<b>Exterior Areas</b>	300 SF Covered Veranda
<b>Variations</b>	4x 4 Bed 3.5 Bath & 6x 5 Bed 4.5 Bath
<b>Boat Dock</b>	Private Dock access for each villa
<b>Ceiling Height</b>	9'
<b>Building Materials</b>	Concrete
<b>Roofing</b>	Densdeck
<b>Windows</b>	Aluminum Sash Single Pane

## UTILITIES

<b>Electric</b>	FKEC
<b>Water/Sewer</b>	FKAA
<b>Internet</b>	AT&T Fiber

## FEATURES

Two Villa Model Options, Stainless Steel Appliances, Quartz Countertops, Metal Railings, Interior Mill Work, Trim Carpentry, Private Dock, Ceramic Tile Flooring

## Add-Ons

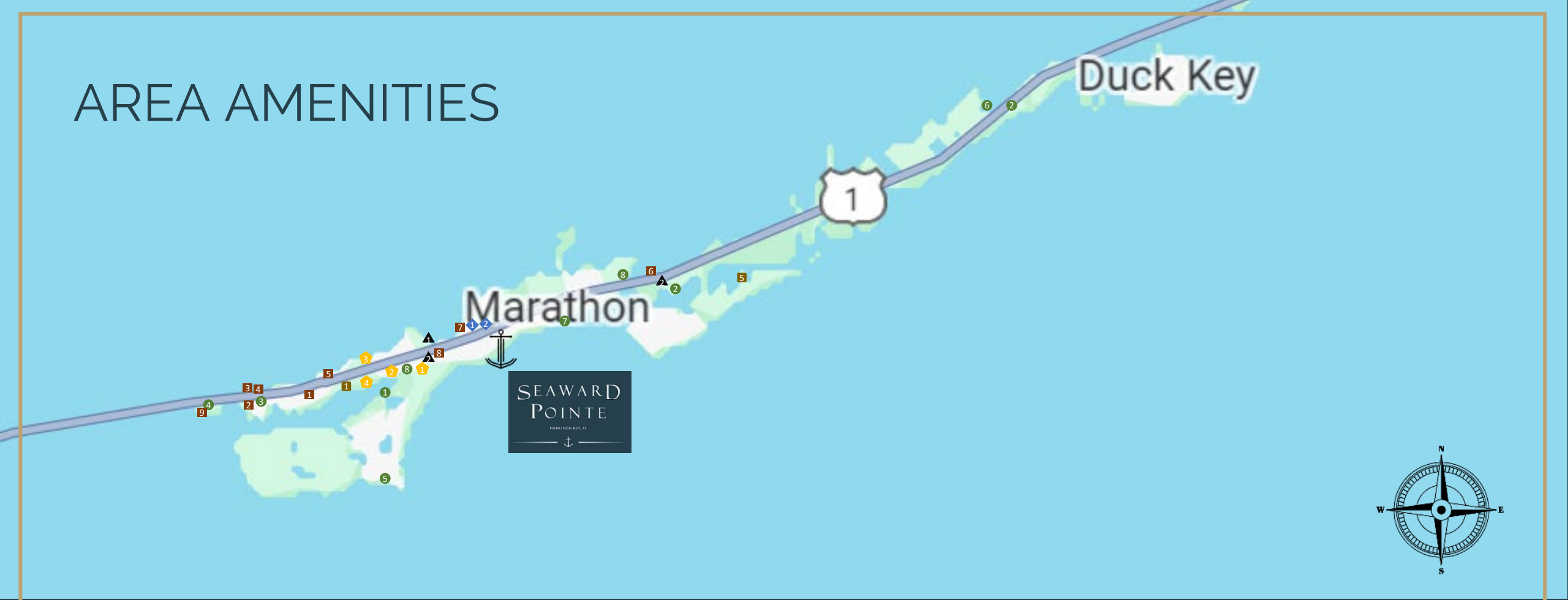
Elevator, Glass Rails, Exterior Shower, Exterior Kitchen, Pool, Observation Platform

# ADVENTURE AWAITS

The villas offer direct access to boating, diving, fishing, snorkeling and a wide variety of activities limited only by your imagination, a stone-throw from multiple area restaurants, entertainment and conveniences. Featuring 270 ft of direct oceanfront views, this rare opportunity will host memories that will last a lifetime. Whether you are drawn to the numerous fishing competitions in the area or just enjoy relaxing, the crystal-clear waters can be enjoyed by all.



# AREA AMENITIES



## ■ RESTAURANTS & CAFÈS

1. Isla Bella Beach Resort
2. Lazy Days South
3. 7 Mile Grill & Café
4. Starbucks
5. Florida Keys Steak and Lobster House
6. Island Fish Company
7. Herbies Bar & Chowder House
8. Marathon Grill & Ale House
9. Sunset Grille & Raw Bar

## ● ENTERTAINMENT

1. Florida Keys Country Club
2. Dolphin Research Center
3. Porky's Bayside Mini Golf
4. Land's End Parasail
5. Sombrero Beach
6. Wakezone Watersports
7. Oceanfront Park
8. Florida Keys Aquarium Encounters
9. Marathon Community Theatre

# SEAWARD POINTE

MARATHON KEY, FL



## ◆ TRANSPORTATION

1. Marathon International Airport
2. Marathon General Aviation

## ▲ HOSPITALS & PHARMACY

1. Fisherman's Community Hospital
2. Advanced Urgent Care
3. Turtle Animal Hospital
4. Publix Pharmacy
5. Walgreens Pharmacy

## ■ MARINAS

1. Marathon City Marina
2. Safe Harbor Marathon
3. The Boat House Marina
5. Marathon Sailfish Marina

## ◆ SHOPPING

1. Publix
2. Home Depot
3. Formula Freediving
4. D'Asign Source

# VILLA RENDERINGS



# VILLA RENDERINGS





# OPPORTUNITY ZONE



Upon holding the property for 10 years your new gains are tax free on the new gains from the investment into the project.

You are eligible to not pay capital gains tax on the new gain from your investment.

**Opportunity Zones are a Federal tax deferral program focusing on investments in localities determined to be economically-distressed certified by the Secretary of U.S. Treasury.**

- ✓ Opportunity Zones are designed to spur economic development by providing **tax benefits to investors**
- ✓ Investors can defer tax on any new gains invested in a **Qualified Opportunity Fund** when it is sold or exchanged if held for a period longer than 5, 7 or 10 years\*.
- ✓ If the Investor holds the investment in the Opportunity Fund for **at least ten years**, the investor is eligible for an increase in basis of the QOF investment equal to its fair market value on the date that the QOF investment is sold or exchanged.
- ✓ Marathon is designated as a **Qualified Opportunity Zone**

\* Must hold for a minimum of 10 years to qualify for no tax on the new gain, less than 10 years will result in less tax but at staggered rates based on minimum hold duration.



1000 NORTH Restaurant and Offices in Jupiter, Florida

# Development Team



Based in South Florida, Index Investment Group and Index Residence is a real estate investment and development company founded in 1998 with a history of building groundbreaking real estate projects throughout Florida, New York and internationally. The company prides itself on working with the best local vendors to deliver a new standard of luxury and innovation with every new development. The company draws inspiration for amenities, layouts and lifestyle from popular features in the various markets which they operate.

# Construction Team



LPS Contracting is a fully licensed and insured general contracting company operating throughout the United States and specifically in the Florida Keys/Southwest Florida region. They are a family business and specialize in all aspects of site work development and marine construction. They hold a State of Florida General Contractors and Underground Utility Contractors Licenses. They are qualified under any scope of work on or over water having our United States Longshoremen's & Jones Act Insurance, as well as Inland Marine Insurance. Their company offers recovery & restoration services for commercial and residential waterfront locations.



# ARCHITECT & ENGINEER



Weiler Engineering Corporation has provided full-service Civil and Structural Engineering services for over 30 years to clients throughout Southwest Florida and the Florida Keys. Their project work spans many areas of land development including Commercial, Residential, Coastal/Marine, Municipal Utilities and Stormwater Management. Complete Civil and Structural Engineering provided in-house, combined with our Team's extensive local knowledge and time-tested, proven experience in the harsh environment of South and Southwest Florida.

# INTERIOR DESIGN TEAM



Inlet Decorating Company is based in Jupiter, Florida but with influences across numerous projects in Florida and internationally. Their designs are built on the fundamentals of Balance, Simplicity and Functionality, weaving in subtle details throughout their projects to produce timeless environments. The company approaches their designs as a tool for enhancing how their clients feel and interact with their environments to create airy and inspiring atmospheres.



Private Residence in Jupiter, Florida

# SALES TEAM



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**COLDWELL BANKER**

The property is being presented by the sales teams at Index Realty and Coldwell Banker. The teams are led by Joacim Borg and Brian Schmitt whom have worked on some of the largest and highest volume transactions in Florida. Coldwell Banker is positioned as one of the oldest and most respected brokerages with a 70-year history in the Florida Keys, located in Marathon. Index Realty is located in Jupiter, FL and draws from their 11-year transaction experience in numerous Florida markets to present exclusive residence opportunities to their domestic and international clientele.

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MARATHON KEY, FL



We encourage broker participation. Please note that prices, promotions, incentives, improvements, features and amenities are based on current development plans, which are subject to change and are not guaranteed to be completed. Images, photographs, features, colors, and sizes are for illustrative purposes only and may differ from the actual homes as built. Prices listed do not include closing costs and fees, which can significantly impact the final cost of the residence. This material does not constitute a valid offer in any features, options, amenities, floor plans, elevations, designs, materials, and dimensions are subject to change without prior notice. The square footage and dimensions provided are estimates and may differ in the final construction. Community state where prior registration is required or if prohibited by law