



SKIP THE WAIT. START THE BUILD. OWN THE OCEAN.

This property is the only opportunity in Highland Beach to bypass two years of bureaucracy and step directly into a vertical luxury masterpiece.



CONTEMPORARY OCEANFRONT ESTATE

100 LF DIRECT OCEAN | 8,154 SF LIVING | 10,000+ SF TOTAL

Project Overview

Fully Permitted Oceanfront Masterpiece in Progress
— 100' of Direct Atlantic Frontage

An exceptional opportunity to complete a bespoke contemporary estate on prestigious S. Ocean Boulevard in Highland Beach, with construction already underway and all approvals secured.



Property At A Glance

Lot Area: 20,483 SF | ~100 LF of Direct Atlantic Frontage

Architectural Style: Contemporary / Modern

Living Area: 8,154 SF (Under Air) / 10,656 (Total)

Stories: 3 Stories + Rooftop Deck (~717 SF)

Bedrooms: 5 | Master Suite with Sitting Room

Bathrooms: 8 Full + 1 Powder Room + 1 Cabana Pool Bath

Parking: 4 Car Garage (Enclosed) + 4 Open (Lift Opt + 2 Cars)

Rooftop Deck: 31'-6" x 22'-9" (~717 SF) Cable Rail & Spiral Stair

Pool: Oceanfront Pool, Wet Deck & Waterfall Feature

Permit Status: Fully Permitted: Town of Highland Beach
+ FDOT + FL DEP (CCCL)

Construction Status: Under Construction — Auger cast piling complete, grade beams poured, lower level slab secured

Permits & Regulatory

This property represents one of the most permit-ready oceanfront opportunities currently available on Florida's Gold Coast. Three separate governmental jurisdictions have reviewed and approved the full construction document package:

- Town of Highland Beach — Full Building Permit issued June 10, 2025
- Florida Department of Transportation (FDOT) — SR A-1-A encroachment approved
- Florida Department of Environmental Protection (FL DEP) — Coastal Construction Control Line (CCCL) permit approved

All approved drawings, permit documents, and the full construction document package transfer to the buyer at closing. The buyer assumes no design or permitting risk.

The Opportunity

Direct oceanfront parcels on S. Ocean Boulevard in Highland Beach are among South Florida's most limited and coveted offerings. This property pairs ~100 feet of Atlantic frontage with a fully permitted contemporary estate and construction already advanced through foundation completion—eliminating years of development timeline.

The most complex and time-intensive phases—including engineered coastal foundation work and full approvals across Town, FDOT, and DEP—are complete, delivering significant upfront value.

A rare opportunity to bring a legacy oceanfront estate to completion with plans, and permits already in place.

