

PASSO

BEACH MANSIONS FACT SHEET



BEYOND

BEACH MANSIONS

YOUR HOME ON THE SHORELINE

Beach front living with privacy and a front-row view.

Six Beach Mansions offering direct beach access, uninterrupted sea views, private pools and panoramic terraces.



BEACH MANSIONS

ARRIVAL EXPERIENCE

- Signature drop-off with a grand arrival experience
- Private underground lobby dedicated to the residence
- Private access elevator and staircase to all Mansion Levels
- Enclosed Parking for 3 cars
- Dedicated basement storage
- Integrated EV charging station
- Dedicated Car Spa within the parking zone
- Dedicated visitor parking for Beach Mansion residences



BEACH MANSIONS

THE LIVING & DINING

- Expansive open-plan living and dining areas.
- Double-height ceilings up to 6 meters enhancing natural light
- Direct access to terraces, gardens, and pool deck
- Statement feature staircase
- Premium wood veneer joinery
- Large size Italian marble flooring
- Special-finish ironmongery with concealed hinges and magnetic latches
- A show kitchen, complemented by a chef-calibre preparation kitchen,
- European-branded kitchen (Poliform or equivalent)
- Gaggenau branded appliances
- Dedicated water filtration system



BEACH MANSIONS

BEDROOMS BATH SUITES

- ☐ Premium walk-in closets with integrated wardrobes (Poliform or equivalent)
- ☐ Designer sanitary ware (Gessi or equivalent)
- ☐ Master suite with free-standing bathtub
- ☐ Luxury rain shower





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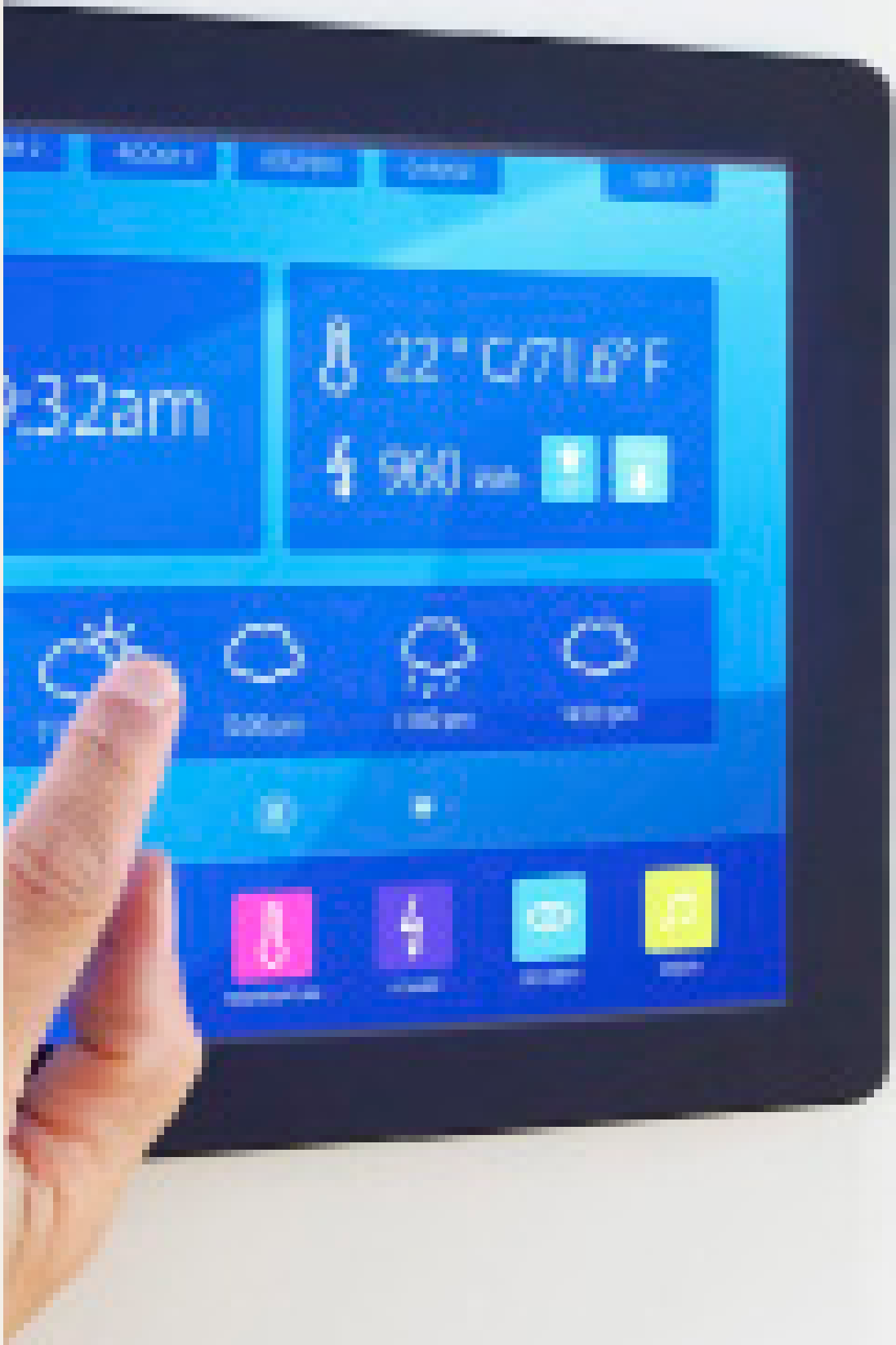
SIZES & OUTDOOR DECK

- Plot Size: 6,000 sq. ft
- Generous 6-meter spacing between each mansion, providing unparalleled privacy, tranquil surroundings, and a sense of true exclusivity.
- Private landscaped gardens with multiple seating zones
- Positioned directly on the water with uninterrupted views
- 15 steps away from the beach
- Fully integrated plunge pool with waterfront deck and outdoor shower
- Private pool (5m x 5m)
- Privacy glass balustrades surrounding the pool for a Private swimming experience
- Fire-pit with recessed lounge seating

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HOME AUTOMATION

- ☐ CCTV and access control system
- ☐ Full smart home automation for lighting, curtains, climate, security, and entertainment



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