



The Most Precious of all Real Estate

DIRECT INTRACOASTAL WATERWAY SITE • BOCA RATON, FLORIDA

OFFERED AT LOT VALUE OF \$5.85 MILLION



Presenting an exceptional opportunity to enjoy South Florida's famed waterfront lifestyle: a rare vacant direct Intracoastal Waterway site in Boca Raton's sought-after Estates Section.

This premium oversized lot stretches along 165 feet of waterfrontage in the heart of Boca Raton. Panoramic water views enhance the property, which is separated from the prestigious Royal Palm Yacht & Country Club by the Intracoastal Waterway.

Boca Raton's historic Estates Section is a serene residential neighborhood nestled between the

Intracoastal Waterway and the Atlantic Ocean. Magnificent estates — many of which feature an appealing Venetian-inspired design theme — dominate the deep residential lots that grace tree-lined avenues.

Located just blocks away is Boca Raton's beautiful beachfront, a popular destination for family and solitary outings. The landmark Boca Raton Resort & Club is nearby, as is the lively downtown area. Mizner Park and Royal Palm Place both offer highly rated restaurants, boutiques, live and film entertainment venues as well as business and financial centers.

**Nestler
Poletto**

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