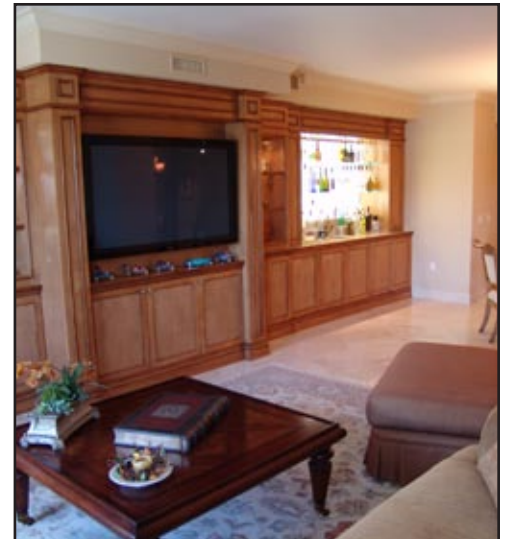
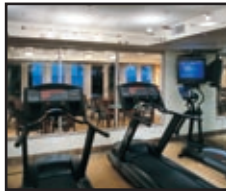




The Most Precious of all Real Estate

OCEANFRONT EXCELSIOR SHOWPLACE • BOCA RATON

OFFERED AT \$3.4 MILLION



Casual elegance and serene water vistas define this beautifully appointed Excelsior residence. Here is the ideal setting for enjoying Florida's famed oceanfront lifestyle.

A private elevator opens into the turn-key furnished residence. A corner unit, this home encompasses 3,446 square feet with formal and informal entertainment venues, a gourmet kitchen and wide private terraces that extend the living area to the outdoors. The three-bedroom, three-and-one-half-bath floorplan includes an oversized master suite complete with sitting area, bedroom and marble bath.

Attention to detail is evident throughout the home, which offers top-of-the-line appliances and amenities. Included with this residence is a designer furnished beach cabana.

Amenities offered at The Excelsior include an oceanfront heated pool and spa; elegant social room with bar and catering kitchen; card room; state-of-the-art fitness center; round-the-clock concierge, valet and security services; and private high-speed elevators. The community's Boca Raton location is convenient to myriad social, entertainment, shopping, business, dining, recreational and financial centers. Three international air and seaports serve Southeast Florida.

**Nestler
Poletto**

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