



**LIV
LUX**

SUPERLUX PENTHOUSE



The LIV LUX SuperLux Penthouse

A One of a Kind Marvel.

The top two floors of this masterpiece, totaling 15,270 square feet.

5 Bedroom Bespoke Duplex Penthouse.



SUPERLUX PENTHOUSE

KEY FEATURES

- 9 Meter Private Infinity Swimming Pool
- Double Height Ceilings of 6 Meters
- 34 Meters Width of Double Height Glass running along the Entire Sea Facing Section of the Unit
- Double Sliding Doors allow for open & seamless continuity between your indoor and outdoor spaces
- Smart Home Technology
- Double Door Grand Entry with Additional Private Service Entrances
- Show Kitchen
- Separate Grease Kitchen
- Custom Built in Bar & Entertainment Areas
- Piano Lounge
- Study/ Office
- Gym & Yoga Room
- Private Cinema
- Drivers Waiting Room
- Maids Room
- Breakfast Area & Family Lounge
- Upper Level Library or Cigar Lounge
- Upper Level Billiards/ Game Area
- Private Art Gallery
- Upper Floor Entertainers Terrace with Outdoor TV Room & Lounge, Outdoor Bar & Kitchen
- Upper Floor Pantry
- Built in Closets & Display Walls Throughout
- 2 Identical Upper Floor - Full Master Suites
- Outdoor Jacuzzi
- Outdoor Massage Area, Shower & Zen Gardens



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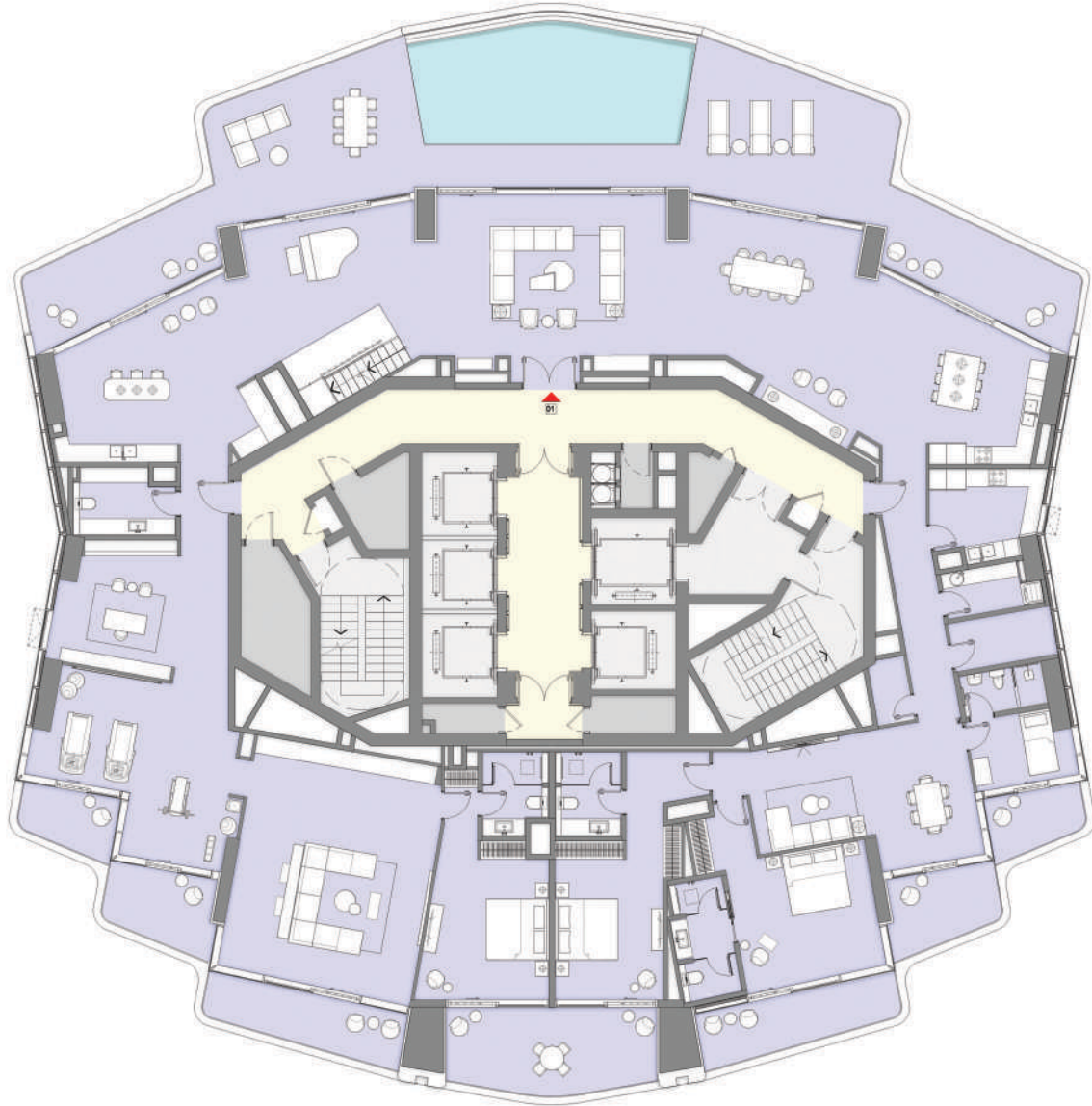


Our most Exclusive Home, a handcrafted masterpiece. The SuperLux Penthouse has our largest private infinity pool, stunning skyline views and entertainment spaces. Private Massage Areas and Zen Gardens, Outdoor Jacuzzi & Sun-Lounging all in your own private terraces of your Penthouse.



Your **LIV LUX** journey starts with a truly stunning, hotel style drop off with 24-hour white glove valet parking and concierge services.

SEA VIEWS

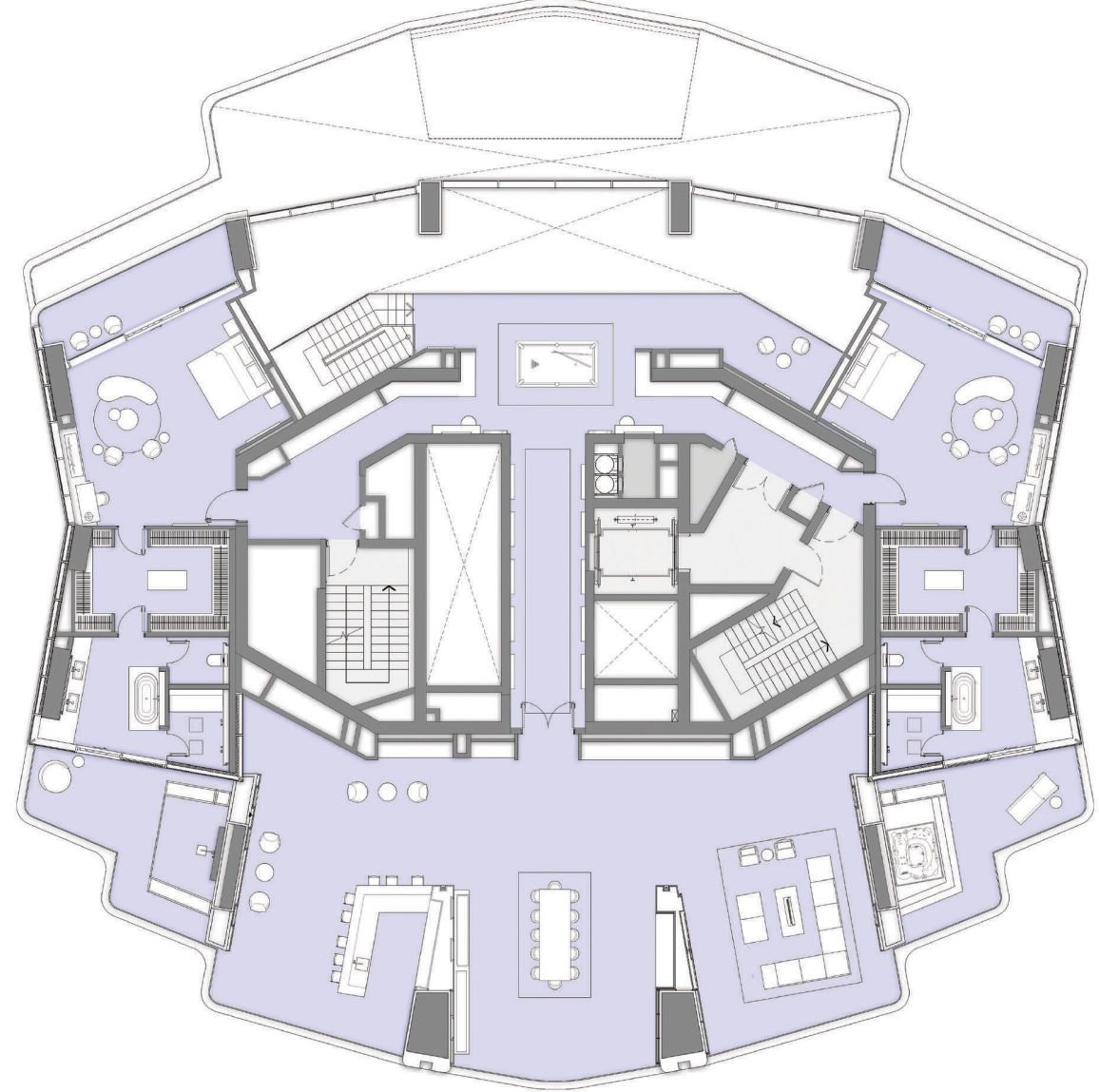


MARINA VIEWS

SUPERLUX PENTHOUSE LOWER LEVEL



SEA VIEWS



MARINA VIEWS

SUPERLUX PENTHOUSE UPPER LEVEL



LIVING ROOM

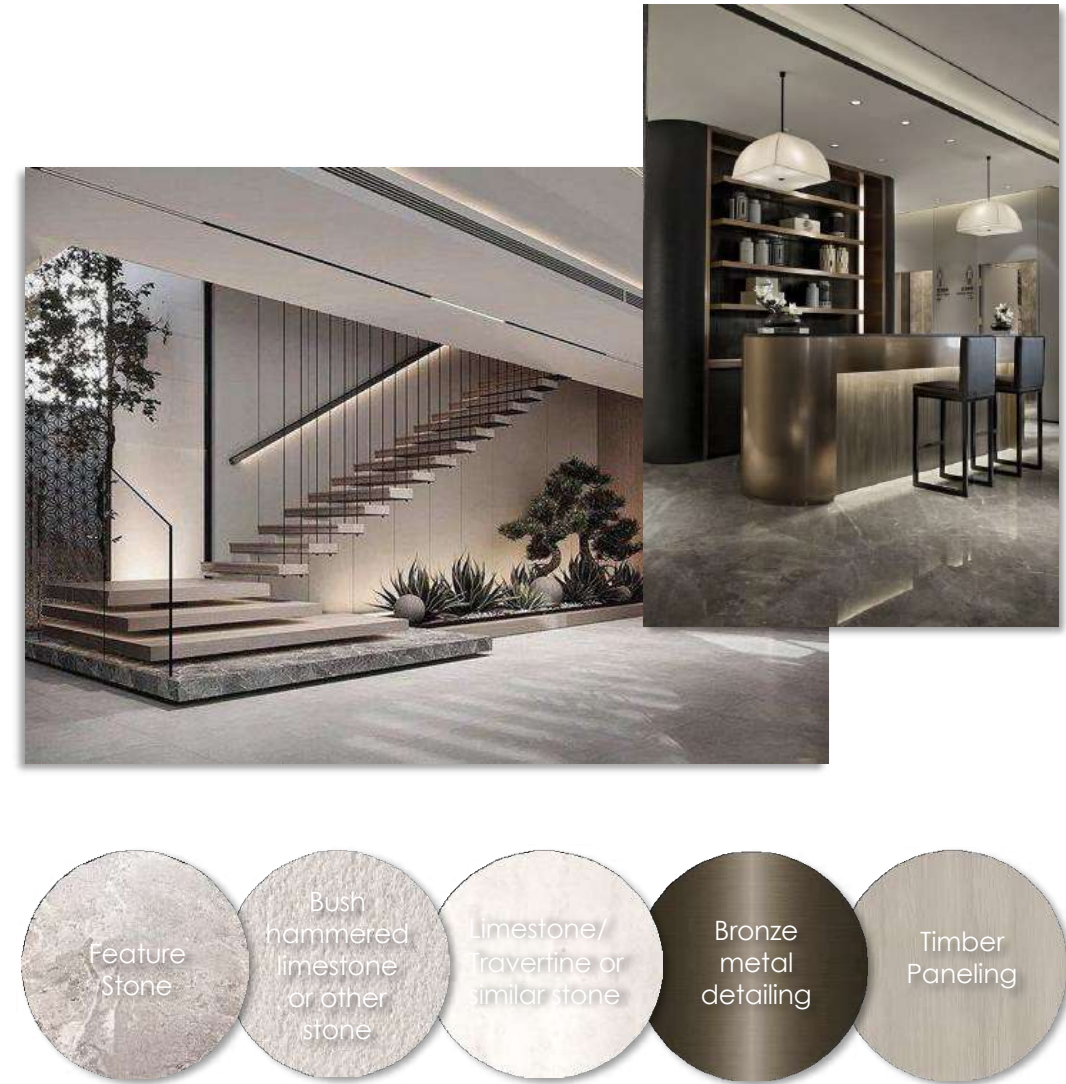
SUPERLUX PENTHOUSE

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FORMAL LIVING



STAIRCASE & BAR



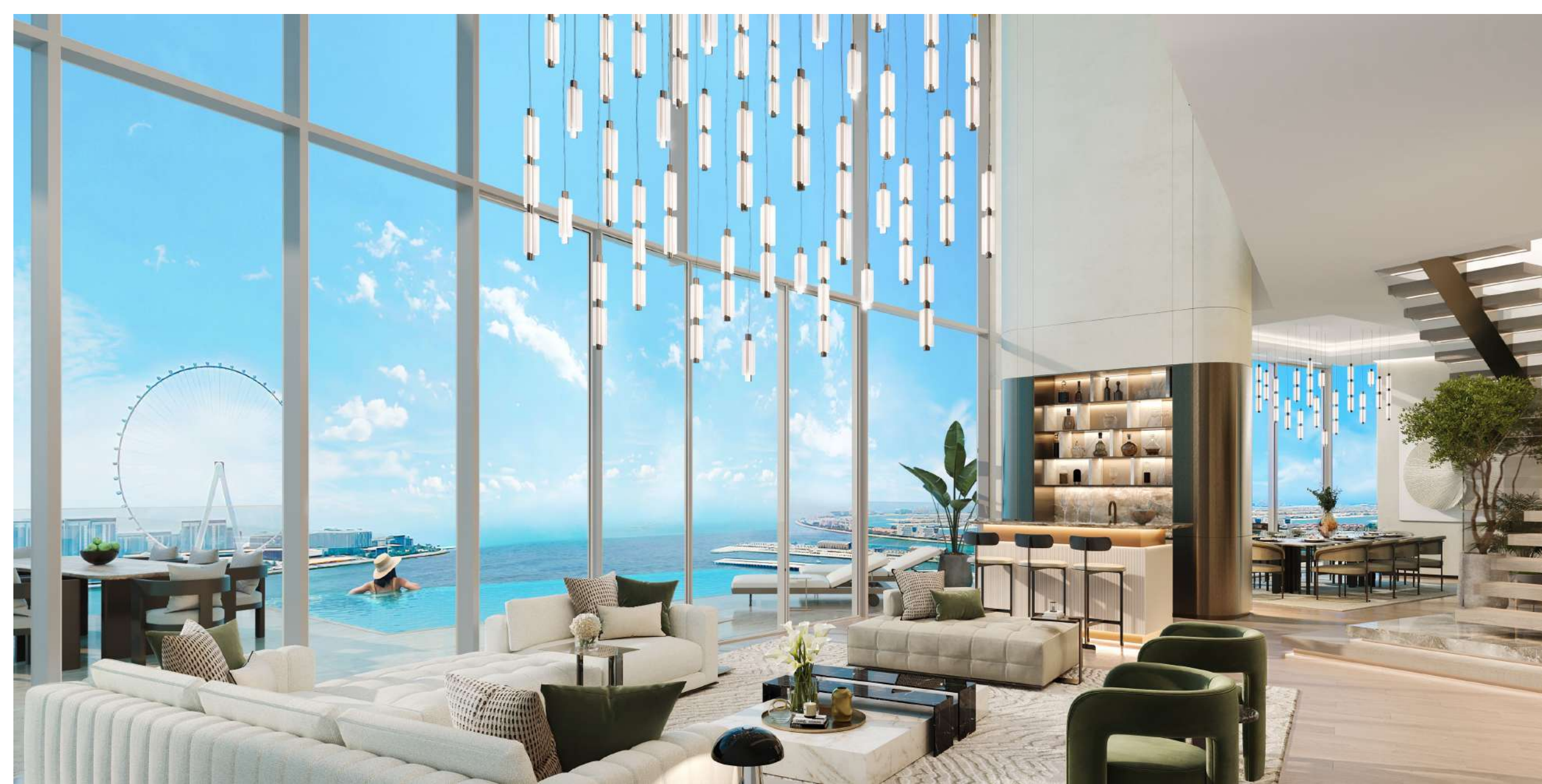


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BAR SUPERLUX PENTHOUSE

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LIVING ROOM

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FORMAL DINING

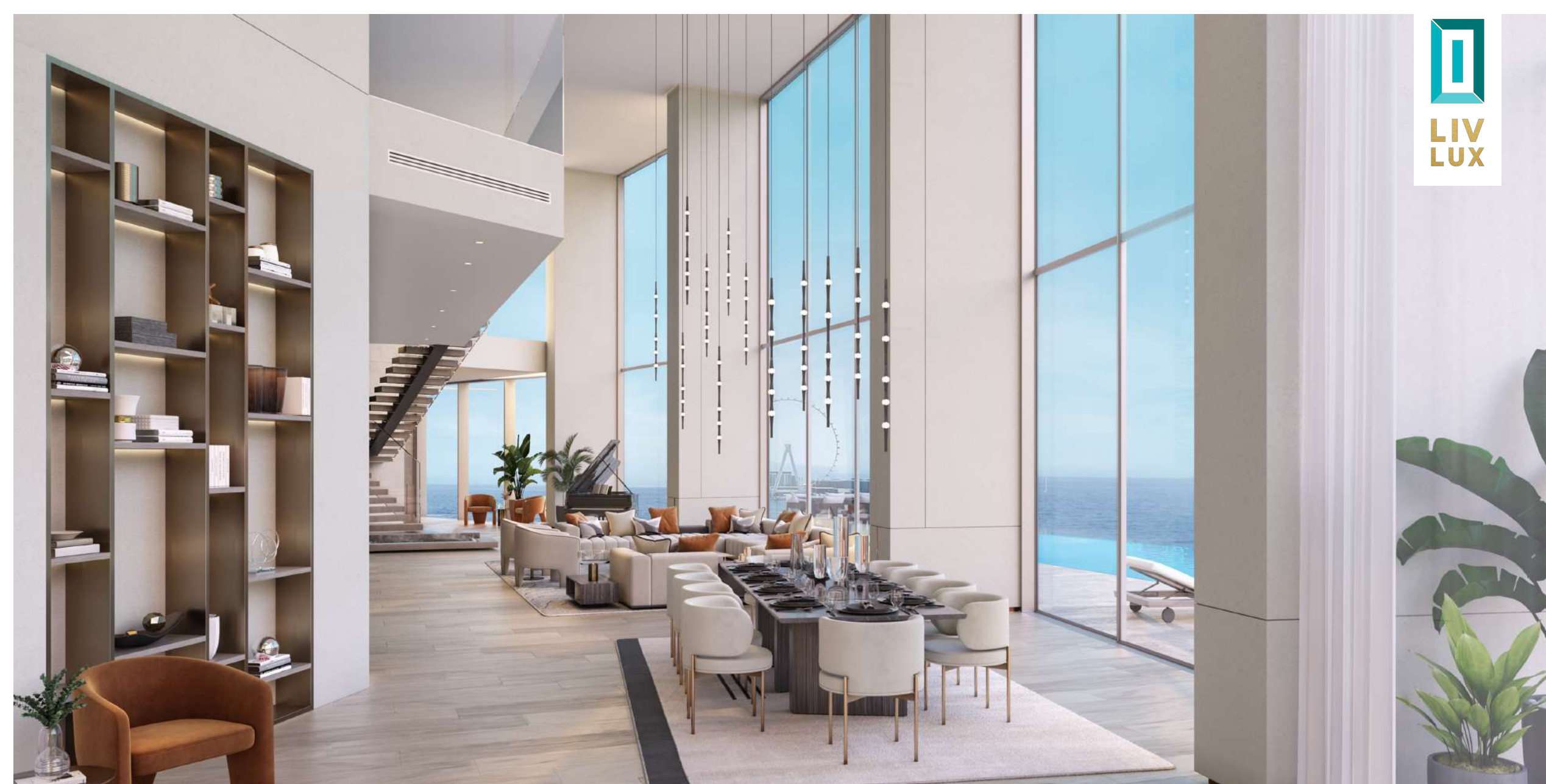


SHOW KITCHEN





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DINING AREA

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DINING AREA

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Ultra Premium Show
Kitchens with stunning
Italian marble.

pendant lights

Acid etched glass diffuser with dark bronze metal detailing

sofa

Neutral upholstery fabric with warm leather seat base & arm flap with dark bronze sofa base



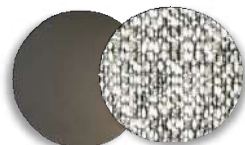
coffee tables

Panda White marble tabletop & base in dark bronze metal



armchair

Upholstery fabric with sofa frame & base in dark bronze metal



bar chair

Light grey suede upholstery leather with matte black powdercoat metal frame & legs



decorative cushions

To be locally sourced



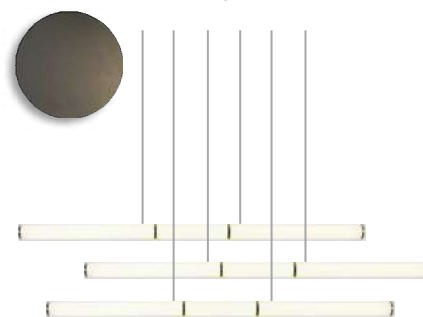
dining chair

Upholstery with ebonized timber legs



suspension lights

Acid etched glass diffuser with dark bronze metal detailing



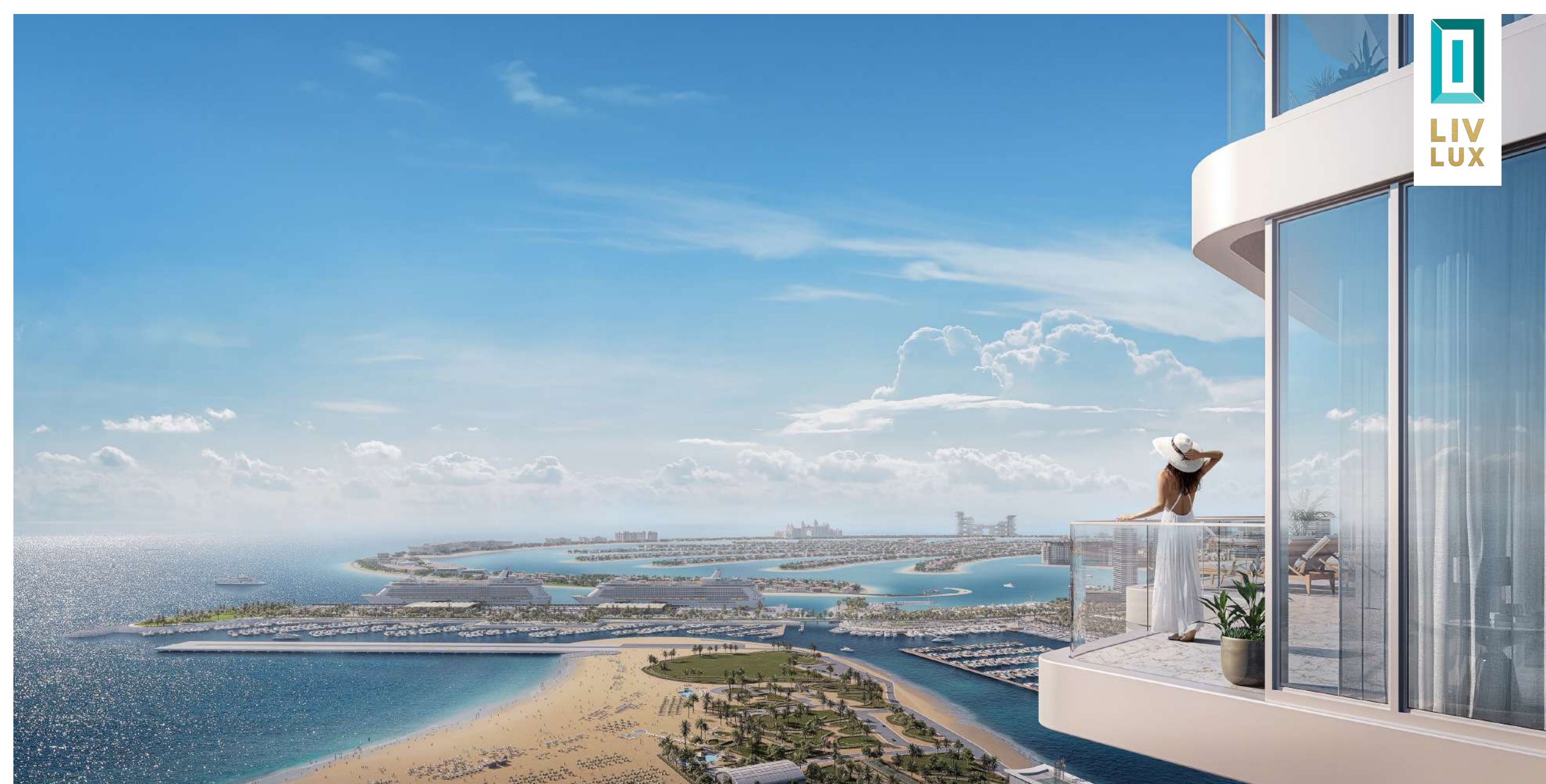
dining table

Arbescato marble top with dark bronze metal base





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WARDROBE



Dark
Bronze
Metal

Light Warm
Timber

Matt Light
Lacquer

Bronze
Glass

MASTER SUITE



Timber
Paneling

Limestone

Bronze
metal
detailing



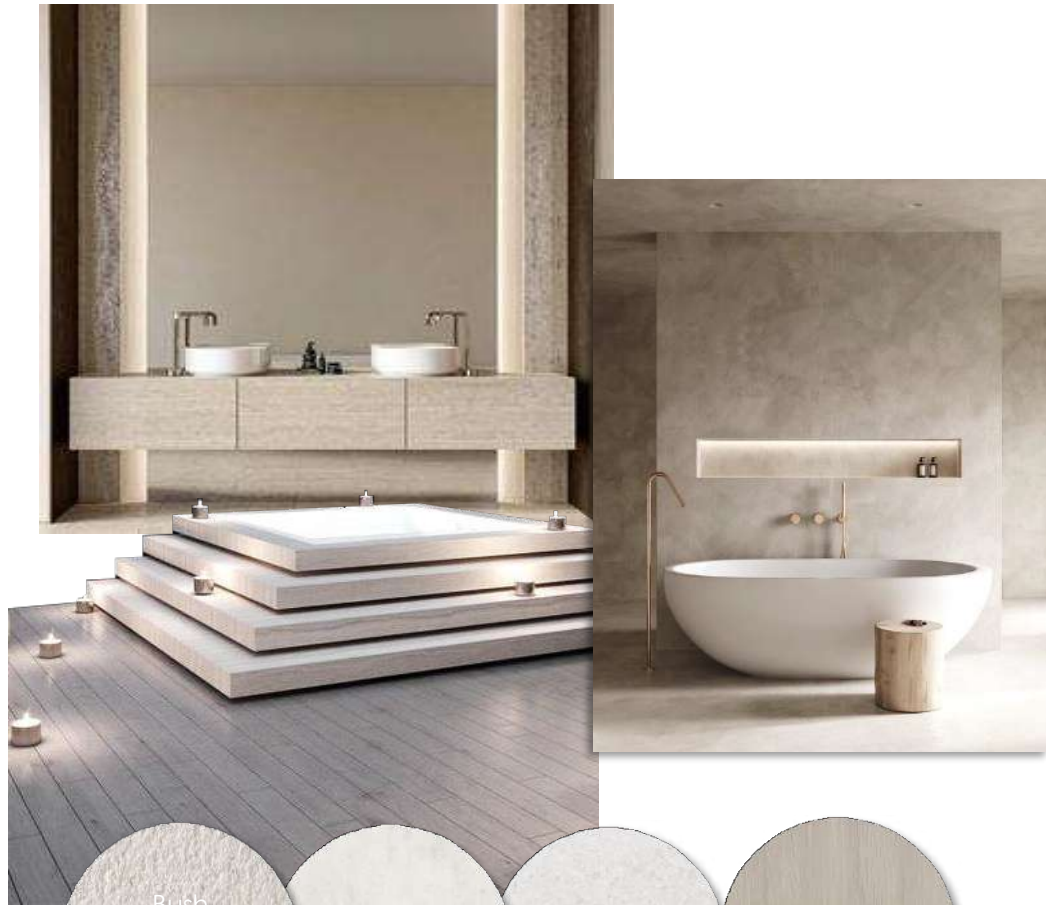
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Bedrooms finished to perfection, with natural wood floors, custom lighting, walk in wardrobes, and built in make up tables and living & lounge areas.

MASTER BEDROOM SUPERLUX PENTHOUSE

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MASTER BATH



OUTDOOR TERRACE & ZEN GARDENS





Outdoor Jacuzzi
with sunlounge area,
Indoor Shower with
Rainshowers & Body
Jets, Soaking Tub
with Whirlpool &
Massage Features.

BATHROOM

SUPERLUX PENTHOUSE

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cluster of pendant lights

To be custom made or to be locally sourced

desk chair

Light grey upholstery fabric with ebonized timber legs



nightstand

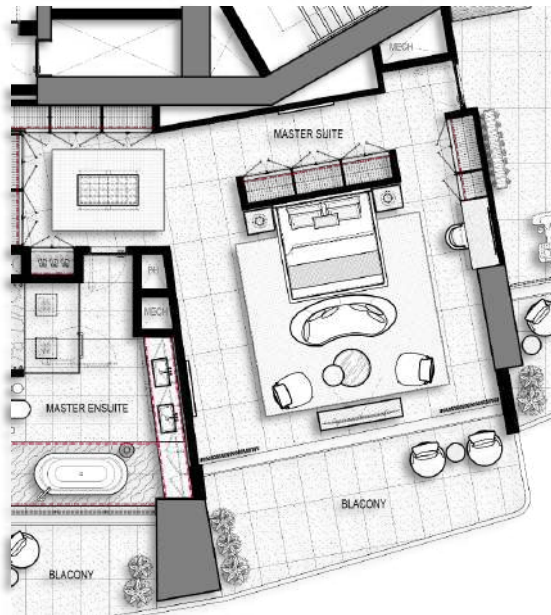
Matt grey lacquer structure with arbescato marble inset top



custom made silk rug



decorative cushions to sofa locally sourced



outdoor armchair

Diphano Omer Outdoor Lounge Chair



outdoor side table

Diphano Omer Tray Table



armchair

Suede leather upholstery anthracite color



nesting coffee tables
Light timber & arbescato marble



chaise lounge

Light grey upholstery fabric with dark bronze metal frame & legs



bed design

Leather upholstery anthracite color

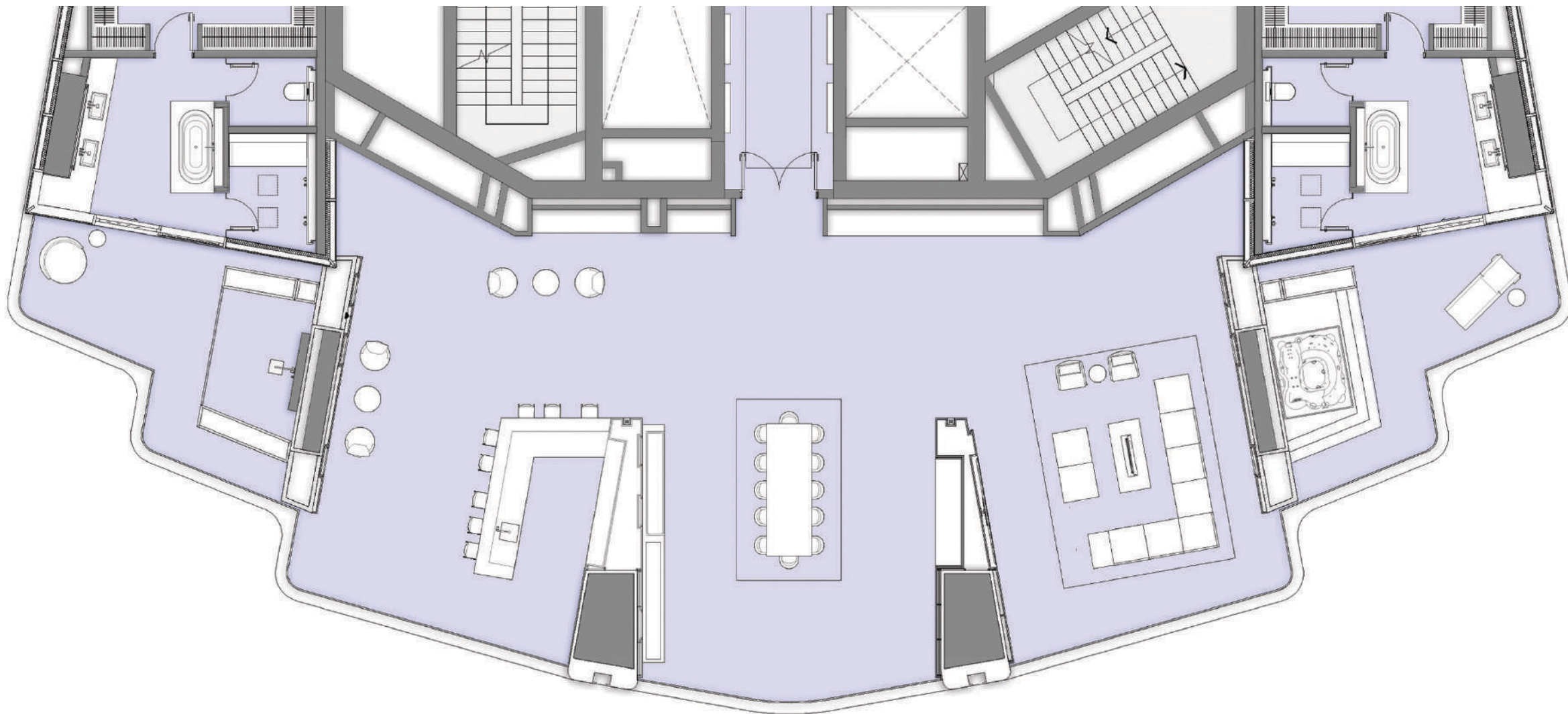




Your own
private ART Gallery,
an exquisite
showcase to
display the finest
art pieces
in the world.

The SUPERLUX ART GALLERY

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MARINA VIEWS

SUPERLUX PENTHOUSE UPPER FLOOR ENTERTAINMENT TERRACE

Luxury to Another Level

Outdoor Entertainment Spaces to rival the world's best.

Penthouse Terraces with lounge & dining areas, bar and entertainment counters to take in spectacular sunrise and sunsets.



UPPER FLOOR ENTERTAINMENT TERRACE

SUPERLUX PENTHOUSE

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Smart Home Technology




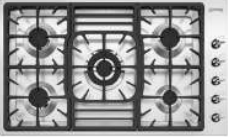
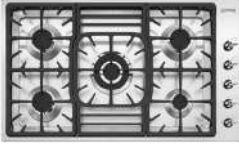









The latest in Smart Home technology will be deployed, allowing for programmable lighting, AC, and controls for appliances, Jacuzzis, pools and water features all from the convenience of your smartphone or laptop.



Finishes Legend

1. Polished plaster to walls
2. Didyma (Zakynthos) feature stone
3. General timber flooring
4. General wallcovering to walls
5. Matte light tone lacquer for built-in joinery
6. Matte mid tone lacquer for built-in joinery
7. Brushed bronze metal for accents throughout
8. General timber veneer
9. Orobico grey marble
10. Travertine effect tile for kitchen island
11. Accent upholstery leather to sofa seat base
12. Neutral upholstery fabric to sofa
13. Scatter cushion
14. Scatter cushion
15. Scatter cushion
16. Limestone to walls
17. Clear silver mirror
18. Neutral tile to bathroom walls & floors
19. White recon stone
20. Upholstery leather to dining table
21. Arbescato marble to dining tabletop
22. Breccia grey marble feature stone



SHOW KITCHEN			GREASE KITCHEN			UPPER LOUNGE		
Refrigerator		MIELE/GAGGENAU/Equivalent	Refrigerator x2		MIELE/GAGGENAU/Equivalent	Refrigerator		MIELE/GAGGENAU/Equivalent
Gas Cook Top 90cm		MIELE/GAGGENAU/Equivalent	Gas Cook Top 90cm		MIELE/GAGGENAU/Equivalent	Gas Cook Top 90cm		MIELE/GAGGENAU/Equivalent
Gas Oven 90cm		MIELE/GAGGENAU/Equivalent	Gas Oven 90cm		MIELE/GAGGENAU/Equivalent			
Kitchen Hood 90cm		MIELE/GAGGENAU/Equivalent	Kitchen Hood 90cm		MIELE/GAGGENAU/Equivalent			
Built in Microwave		MIELE/GAGGENAU/Equivalent						
Built in Coffee Machine		MIELE/GAGGENAU/Equivalent						
BAR AREA								
Beverage Center x2		MIELE/GAGGENAU/Equivalent	Dishwasher		MIELE/GAGGENAU/Equivalent			

Item Description	Quantity	Location
LIVING ROOM		
Couch	2	Living Room
Arm Chair	2	Living Room
Side Table	1	Living Room
Carpet / Rug	1	Living Room
Coffee Table	1	Living Room
Built in - Display and Storage Area in Formal Lounge	1	Living Room
Custom TV Unit - Lacquer and / or Marble	1	Living Room
Curtains and/or Sheers	1	Living Room
Pendant Lights	2	Living Room
Custom Made Mirror	1	Living Room
Wall Paper	1	Living Room
Marble Dining Table	1	Dining Area
Dining Chair	8	Dining Area
Built in - Display and Storage Area in Dining Area	1	Dining Area
Wall Paper	1	Dining Area
Curtains and/or Sheers	1	Dining Area
Pendant Lights	1	Dining Area
Bar Stools	3	Show Kitchen
Curtains and/or Sheers	1	Show Kitchen
Pendant Lights	1	Show Kitchen
Custom Painted Artwork	1	Show Kitchen
Piano	1	Living Room Piano Lounge
Curtains and/or Sheers	1	Living Room Piano Lounge
Wall Paper	1	Living Room Piano Lounge
Plants	1	Living Room Piano Lounge

BAR AREA		
Bar Counter and Island - Laquuer, Veneer or Stone	1	Bar Area
Bar Stools	3	Bar Area
Curtains and/or Sheers	1	Bar Area
Pendant Lights	1	Bar Area
Custom Made Mirror	1	Bar Area
Armchairs	2	Bar Area
Side Table	1	Bar Area
Custom Built in Beverage Centers	2	Bar Area
Custom Built in Shelves and Storage	1	Bar Area
Wall Paper	1	Bar Area
LOWER LEVEL OUTDOOR POOL TERRACE		
Dining Table	1	Outdoor Pool Terrace
Chairs	6	Outdoor Pool Terrace
Planters With Plants	2	Outdoor Pool Terrace
Sofa Set and Coffee Table	1	Outdoor Pool Terrace
Sun Loungers	3	Outdoor Pool Terrace
Outdoor Chairs	4	Outdoor Pool Terrace
Side Table	2	Outdoor Pool Terrace
STUDY		
Desk Wall Shelving / Display	1	Study
Desk	1	Study
Chair	1	Study
Armchairs	2	Study
Rug	1	Study
Side Wall Built in - Storage and Display	1	Study
Open Shelves	1	Study

FITNESS / YOGA ROOM		
Technogym Free Weights and Bench	1	Fitness / Yoga Room
Technogym Treadmil	1	Fitness / Yoga Room
Technogym Bike	1	Fitness / Yoga Room
Gym Exercise Ball	1	Fitness / Yoga Room
Yoga Mat	2	Fitness / Yoga Room
Mirror	1	Fitness / Yoga Room
Wall Paper	1	Fitness / Yoga Room
CINEMA ROOM		
Couch	1	Cinema Room
Coffee Table	1	Cinema Room
TV or Projector	1	Cinema Room
Side Table	1	Cinema Room
Wall Paper	1	Cinema Room
Balckout Curtains	1	Cinema Room
Built in - Display and Storage Area	1	Cinema Room
Curtains and/ Shears	1	Cinema Room
FAMILY LOUNGE & BREAKFAST AREA		
L Couch	1	Family Lounge
Rug	1	Family Lounge
Coffee Table	1	Family Lounge
Side Table	1	Family Lounge
Buit in TV Wall or TV Unit	1	Family Lounge
TV	1	Family Lounge
Breakfast Table	1	Breakfast Area
Curtains and/or Sheers	1	Breakfast Area

GUEST BEDROOM		
Bed	1	Guest Bedroom
Mattress	1	Guest Bedroom
Night Stand	2	Guest Bedroom
Night Stand Lights	2	Guest Bedroom
Chair	1	Guest Bedroom
Side Table	1	Guest Bedroom
Artwork	1	Guest Bedroom
Pendant Light	1	Guest Bedroom
Curtains and/or Sheers	2	Guest Bedroom
Wall Paper	1	Guest Bedroom
GUEST BEDROOM		
Bed	1	Guest Bedroom
Mattress	1	Guest Bedroom
Night Stand	2	Guest Bedroom
Night Stand Lights	2	Guest Bedroom
Dresser / or TV unit	1	Guest Bedroom
Artwork	1	Guest Bedroom
Pendant Light	1	Guest Bedroom
Curtains and Sheers	2	Guest Bedroom
Wall Paper	1	Guest Bedroom
GUEST BEDROOM		
Bed	1	Guest Bedroom
Mattress	1	Guest Bedroom
Night Stand	2	Guest Bedroom
Night Stand Lights	2	Guest Bedroom
Dresser / or TV unit	1	Guest Bedroom
Artwork	1	Guest Bedroom
Pendant Light	1	Guest Bedroom
Curtains and Sheers	2	Guest Bedroom
Wall Paper	1	Guest Bedroom

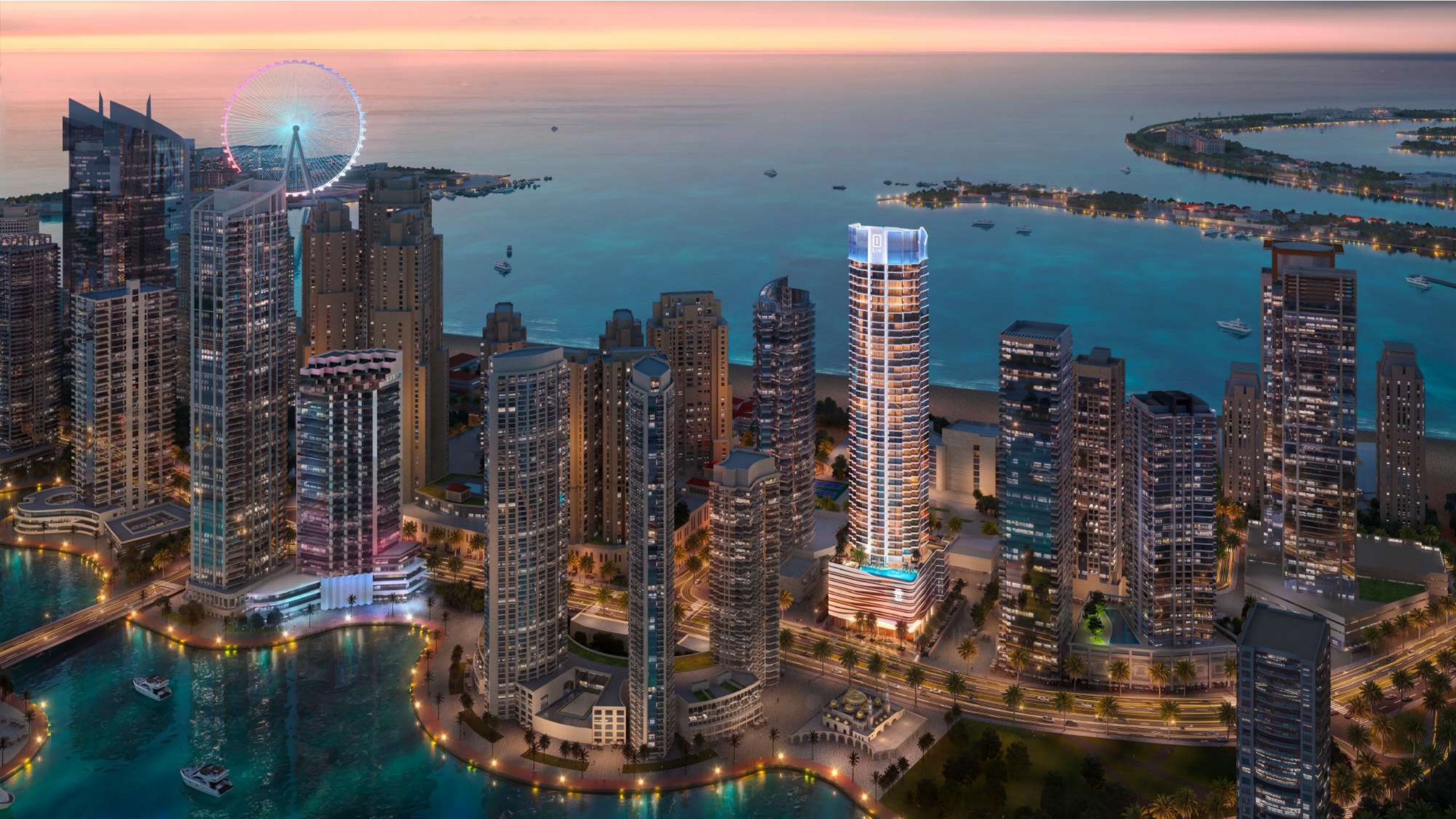
UPPER LEVEL BILLIARD AREA		
Pool Table	1	Upper Level Billiard Area
LIBRARY / CIGAR LOUNGE		
Custom Built in - Display and Storage Area	1	Library / Cigar Lounge
Open shelving	1	Library / Cigar Lounge
2 chairs or chaise lounge	1	Library / Cigar Lounge
Side Table	1	Library / Cigar Lounge
Wall paper	1	Library / Cigar Lounge
UPPER LEVEL CORRIDORS		
Custom Built in - Display and Storage Area	1	Upper Level Corridors
Preparation Counters	1	Upper Level Corridors
Beverage Center	1	Upper Level Corridors
ART GALLERY		
Custom Designed Lighting	1	Art Gallery
Custom Designed Joinery	1	Art Gallery
Wall Paper	1	Art Gallery
MASTER SUITE 1		
Master Bedroom Bed	1	Master Suite 1
Custom Made Head Board	1	Master Suite 1
Mattress	1	Master Suite 1
Custom TV unit/stand or furniture	1	Master Suite 1
Makeup Table or Desk Unit	1	Master Suite 1
Carpet / Rug	1	Master Suite 1
Night Stands	2	Master Suite 1
Night Stand Light	2	Master Suite 1
Sofa	2	Master Suite 1
Armchair	1	
Coffee Table	1	Master Suite 1
Curtains and Sheers	1	Master Suite 1
Ceiling Lights	1	Master Suite 1
Wall Paper	1	Master Suite 1
Outdoor Jacuzzi	1	Master Suite 1
Sun Lounger	1	Master Suite 1
Balcony Outdoor Chairs	2	Master Suite 1 Balcony
Balcony Outdoor Side Table	1	Master Suite 1 Balcony
Outdoor Pot and Plant	2	Master Suite 1 Balcony

MASTER SUITE 2		
Master Bedroom Bed	1	Master Suite 2
Custom Made Head Board	1	Master Suite 2
Mattress	1	Master Suite 2
Custom TV unit/stand or furniture	1	Master Suite 2
Makeup Table or Desk Unit	1	Master Suite 2
Carpet / Rug	1	Master Suite 2
Night Stands	2	Master Suite 2
Night Stand Light	2	Master Suite 2
Sofa	2	Master Suite 2
Armchair	1	Master Suite 2
Coffee Table	1	Master Suite 2
Curtains and Sheers	1	Master Suite 2
Ceiling Lights	1	Master Suite 2
Wall Paper	1	Master Suite 2
Outdoor Shower	1	Master Suite 2
Massage Table	1	Master Suite 2
Zen Garden Plants	1	Master Suite 2
Balcony Outdoor Chairs	2	Master Suite 2
Balcony Outdoor Side Table	1	Master Suite 2
Outdoor Pot and Plant	2	Master Suite 2
UPPER FLOOR ENTERTAINMENT TERRACE		
6 Piece Sofa Set	1	Terrace Lounge Area
Planters with Plants	2	Terrace Lounge Area
TV Wall	1	Terrace Lounge Area
TV	1	Terrace Lounge Area
Custom Stone Accent Walls	1	Terrace Lounge Area
Outdoor Rug	1	Terrace Lounge Area
10 Seater Dining Table	1	Terrace Dining Area
Chairs	10	Terrace Dining Area
Custom Built in Joinery & Storage	1	Terrace Dining Area
Custom Stone Accent Walls	1	Terrace Dining Area
Pendant Lights	1	Terrace Dining Area
Outdoor Rug	1	Terrace Dining Area
Bar Counter and Island - Lacquer, Veneer or Stone	1	Terrace Bar and Entertainment Area
Bar Stools	6	Terrace Bar and Entertainment Area
Custom Stone Accent Walls & Open Shelving	1	Terrace Bar and Entertainment Area
Planters with plants	1	Terrace Bar and Entertainment Area
Pendant Lights	4	Terrace Bar and Entertainment Area
Armchair	2	Terrace Area
Custom Built in Joinery & Storage	1	Terrace Area
Preparation Counters	1	Terrace Area
Beverage Center	1	Terrace Area



SAMPLE VIEWS

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