

VILLA SOL | LUXURY DEVELOPMENT OFFERING

Por La Mar | Boca Raton Barrier Island



Lot 83

ADDRESS	OFFERING PRICE	LOT SIZE	PROGRAM
235 SE Wavecrest Way, Boca Raton, FL 33432	\$2,800,000	Approx. 9,150 SF	6 Bedrooms 7 Bathrooms

Prime residential development opportunity in the prestigious Por La Mar enclave on Boca Raton's barrier island. Villa Sol is offered with approved architectural plans and permits in place, creating an accelerated path to construction for a modern coastal estate.

DEVELOPMENT SNAPSHOT

- Corner residential homesite within Por La Mar, one of Boca Raton's most desirable barrier island neighborhoods
- Steps from the Atlantic Ocean and minutes from Mizner Park, premier dining, private schools, and luxury lifestyle amenities
- Approved architectural plans and permits included with sale
- Sale includes architectural drawings and permit fees credited to the buyer
- Co broker commission offered at 2 percent
- Architectural drawings, renderings, and development documentation to be shared via email link

PROPOSED RESIDENCE

- Approx. 6,500+ SF interior living | Approx. 8,666 SF total structure
- Three story modern luxury estate design
- Three car garage
- Private elevator
- Resort style pool and spa
- Private outdoor cabana
- Expansive summer kitchen and outdoor entertainment areas
- Butler kitchen designed for elevated entertaining
- Open concept great room, living, and dining areas
- Spa inspired primary bathroom with steam shower

- Full third floor primary suite with private open sky terrace

IMPORTANT LOCATION NOTE

235 SE Wavecrest Way is a newly issued address and may not appear correctly on Google Maps. Google may direct users to an incorrect nearby location.

PACKAGE DEVELOPMENT OPPORTUNITY

- This property may be acquired individually or together with the adjacent sister homesite as a package development opportunity with discounted pricing
- Ability to develop two architecturally coordinated luxury estates in a prime barrier island setting
- Approved plans and permits help reduce pre construction timeline and carrying risk
- Strong positioning for luxury spec development or a coordinated private compound concept
- Full architectural drawings, renderings, and permit documentation will be provided through email links

Link for all details for both Sites: Villas Luna Lot # 83- 870 Palm Ave East, Boca Raton | MLS # A11924565

Villas Sol Lot # 84 – 235 SE Wavecrest Way, Boca Raton | MLS# A11924571

<https://www.dropbox.com/scl/fo/3dvozm8q6rn93dkxfj04/ANklvSj5CU6tHkragLIRyZ4?rlkey=3q31w48obarmx7c2yinfqfwnw&st=ebniq4wc&dl=0>

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