

VILLA LUNA | LUXURY DEVELOPMENT OFFERING

Por La Mar | Boca Raton Barrier Island



Lot 84

ADDRESS	OFFERING PRICE	LOT SIZE	PROGRAM
870 E Palm Avenue, Boca Raton, FL 33432	\$2,400,000	Approx. 8,250 SF	6 Bedrooms 8 Bathrooms

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

DEVELOPMENT SNAPSHOT

- Interior 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. 7,397 SF interior living
- Three story modern luxury estate design
- Three car garage
- Private elevator
- Resort style pool and spa

- Private outdoor cabana
- Expansive summer living and outdoor entertainment areas
- Butler kitchen for entertaining
- Open concept living and dining areas
- Spa inspired primary suite
- Third floor primary suite with private rooftop terrace

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/itnlx1935l7fvdrcqj6x1/AHtM1PsLnhZYKDfOquQj9Cw?rlkey=t9h96j4jx94uggm1wc30aaajw&st=5amips5o&dl=0>

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