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**KOLTERURBAN** **PERKO**  
DEVELOPMENT PARTNERS

# MAISON D'OR

## SOUTH FLAGLER



Fact Sheet

*With discreet service, architectural integrity, and an unwavering respect for its setting, Maison d’Or stands as a legacy property—one that captures the spirit of South Flagler and the timeless appeal of West Palm Beach.*

Building Features

Designed by award-winning IO Design Architects and HBA Interior Design, this 19-story ultra-luxury boutique condominium tower enjoys a prime waterfront location in the heart of West Palm Beach’s growing South Flagler neighborhood.

- 19 stories
- 39 ultra-luxury residential condominiums located directly on the Intracoastal Waterway
- Full-height glass walls throughout residences
- Spacious exterior terraces up to 10 feet deep—appointed with glass railings—provide abundant natural light while framing sweeping views of Palm Beach, the West Palm Beach cityscape, the Atlantic Ocean, and the Intracoastal Waterway
- Exclusive private access and arrival allowing residents to enter directly into the access-controlled private garage or valet at the elevated main entry
- Located in an enviable and premier waterfront location in the heart of a historic neighborhood
- Service elevator provides convenient and safe access for staff and deliveries
- Two assigned parking spaces available for every residence
- Individual, lockable, humidity-controlled storage rooms and secured bike storage
- Large mail and package rooms on the arrival level in lobby
- Emergency generator to support life safety systems in the event of a power outage

Residence Features

- Grand, furniture-ready waterfront residences with expansive terraces, impeccable interiors, and designer curated finishes
- Flow-through floor plans ranging from approximately 3,000 to 10,000 square feet
- Access-controlled elevators opening directly into residential elevator lobby
- Typical residences feature 10-foot ceilings in main living areas, while several levels feature ceilings up to 10’6” inches select living areas
- Penthouse level features 11-foot ceilings in main living areas, with 11-foot sliding glass doors and windows throughout
- Expansive exterior terraces with glass railings provide inviting, year-round outdoor living areas
- Large format porcelain and wood flooring selections
- Technology-ready infrastructure for easy owner-customized home automation
- 8-foot solid interior wood doors
- Chef- inspired kitchens include:
- Premium 9-foot high kitchen cabinetry—in a choice of finishes—and under-cabinet LED lighting
- 3-centimeter quartz countertop choices with full-height backsplashes
- Sub-Zero and Wolf appliance package
- Owner’s suites include dual walk-in closets and luxurious spa-like his-and-hers retreats, per plan
- Butler pantrys in select plans fully support kitchens for entertaining
- Laundry room with cabinetry and premium front-load washer and dryer

Amenities

- Elegant drop-off and arrival experience with artful porte-cochère
- Grand lobby with jewel-toned glass and polished brass fixtures imbued with subtle glamour, filled with abundant natural light from soaring ceilings and full-height windows
- Lobby level club room, appointed with a bar, fireplace, formal dining room, large screen TVs, and indoor bars that also service the pool deck
- Formal dining with catering kitchen support for formal events
- State-of-the-art fitness center, on the waterfront, spacious movement studio, and private training room
- Secluded resort-style waterfront plaza with pool and spa, overlooking the Intracoastal Waterway, surrounded by tropical foliage and elegant gathering areas
- Tranquil wellness center with treatment room, and his-and-hers cold plunge, sauna, and steam rooms
- Swing suite with sports simulator
- Screening theater for private viewings
- On-site salon room designed for the convenience of professional services
- Resident private wine storage and tasting lounge
- Pet grooming facility
- Waterfront cafe with daily coffee/beverage station and comfortable seating areas to catch up on the day’s news or enjoy the game on large-screen TVs
- Boardroom for private or group meetings
- Secured Wi-Fi throughout all common areas
- 2 decorator-furnished guest suites available for residents, ideal for hosting friends and family
- New-construction boat dock can accommodate four vessels

Bespoke Services

- |                                      |                                    |
|--------------------------------------|------------------------------------|
| • Airline/private air reservations   | • Notary public services           |
| • Activity arrangements              | • Shopping information             |
| • Boat/yacht charter                 | • Hotel reservations               |
| • Courier services                   | • Event planning                   |
| • Dog sitting, walking, and grooming | • Equipment rental arrangements    |
| • Housekeeping services              | • Laundry & dry cleaning           |
| • Limousine/chauffeur                | • Seamstress & alteration services |
| • Personal fitness training          | • Engineering services             |
| • Personal chef                      | • In-residence dining & catering   |
| • Personal shopping                  | • Wake-up calls                    |
| • Nanny and childcare                | • Sommelier                        |
| • Grocery shopping                   | • Fuel delivery service            |
| • Owner absentee program             | • Water sports reservations        |
| • Restaurant & nightlife             | • Bicycling reservations           |
| • Theater & entertainment            | • Golf instruction via simulator   |
| • Golf tee-time coordination         | • Museum and garden tours          |
| • Floral arrangements                | • Trash removal                    |
| • Plant care & maintenance           |                                    |
| • Overnight delivery service         |                                    |
| • Newspaper delivery                 |                                    |
| • Secretarial services               |                                    |

\* Some services are à la carte and may be performed by third parties.