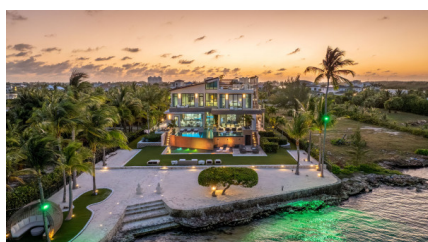


## Atria - Exquisite Water Front Estate - Laliq Pointe At Crystal Harbour

W Bay Bch North

MLS# 417578

**US\$29,500,000**





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Situated on over an acre on the North Sound, this exquisite estate epitomizes luxury living at its finest.

Atria was completed in 2019 and consists of 5 large bedrooms/ 5 baths, a full pool bath and 2 powder rooms to the main house and a separate guest house with separate laundry facilities. The main house features a state-of-the-art main kitchen and a separate full butler's kitchen for entertaining which caters to the most discerning chefs. For added convenience there is also elevator access to each level and laundry rooms on the first and second floors.

Entertainment reaches new heights within the walls of this extraordinary home. There are 6 bars / beverage centers throughout the home starting in the VIP Room at the bottom level and extending up to the 2500 square foot roof deck. A full 13 speaker Atmos home theater provides an immersive cinematic experience to the VIP Room entertainment area, while a separate dedicated man cave boasts a separate 200" sports theater that doubles as a golf simulator and video entertainment area offering endless hours of leisure and enjoyment. The man cave consists of roughly 3500 square feet and can accommodate a collection of up to 7 cars and 5 motorcycles. Whether hosting intimate gatherings or grand soirées, this residence is designed to impress at every turn.

In addition to the breathtaking ocean views, one of the signature features of Atria is the 30-foot-high temperature-controlled wine cellar which showcases an impressive collection of over 3500 bottles of wine as well as rare cigars and rums. Themed from the wine cellar at Aureole in Las Vegas the cellar in Atria is unrivaled in the Cayman Islands.

Beyond its unparalleled amenities, this home boasts a prime location within the gated community of Lalique Pointe as well as a private slip and boat house in the Lalique Pointe Marina. The marina is a private facility complete with a clubhouse and provides mooring exclusively to the 9 waterfront homes in Lalique Pointe. Convenient access to a host of shops, restaurants and recreational opportunities along the Seven Mile Beach corridor is also available. From serene waterfront strolls to exhilarating water sports, residents enjoy a lifestyle of luxury and leisure unmatched anywhere else.

Following are additional specifications on the property:

- Full Control4 automation which controls lighting, stereos (home theater, sports theater, 52 speakers throughout the house and property), security, cameras, blinds, intercom, LED accent lighting, pool / water features, etc. This is controlled with remote keypads in every room and can be controlled from anywhere there is WiFi or cell coverage with a phone, iPad, and other smart devices.
- Gym with resistance machines, treadmill, mirror and elliptical on the upper level and a secondary gym with free weights, rowing machine, elliptical, and other equipment in the man cave
- Separate dedicated space for private hair and makeup services and relaxation
- 2 additional air conditioned double garages to the main level
- 135 KW diesel generator with a 500 gallon tank which can provide power backup for 6-7 days
- 40,000 gallon freshwater cistern as a backup water supply which automatically tops up the pool, indoor and outdoor water features
- Main level is at 12.5 feet to 14 feet above sea level and is constructed of 12" thick steel reinforced ICF blocks with 8" steel reinforced concrete slab floor slabs to each level including the main roof deck
- Custom appointed residential elevator
- Dade County rated impact windows, doors, glass railings and atrium
- 11kw of solar with ability to increase to 21kw
- Outdoor kitchen with 36" smoker, 42" Wolf grill, tempura, beverage center
- Roof top bar with Subzero icemaker and beverage centers

Don't miss the opportunity to experience the epitome of waterfront living in this prestigious estate. Showings to pre-qualified purchasers only. Agent owned.

## Property Features

Type <b>Residential (For Sale)</b>	Status <b>Sold</b>	View <b>Water Front</b>
Listing Type <b>Single Family Home</b>	Bed <b>6</b>	Bath <b>8.5</b>
Sq Ft <b>17383.00</b>	Block/Parcel <b>17A / 172</b>	Area <b>20</b>
Acres <b>1.05</b>	Year Built <b>2019</b>	

## Building Features

Cistern <b>Yes</b>	Dishwasher <b>Yes</b>	Microwave <b>Yes</b>	Oven <b>Yes</b>
Disposal <b>Yes</b>	TV <b>Cable/Sat</b>	Porch <b>Unscreened</b>	Air Conditioning <b>MULTI-ZONE</b>
Refrigerator <b>Yes</b>	Washer/Dryer <b>Yes</b>	Pool <b>Yes</b>	Fence <b>Yes</b>
Occupant <b>Owner</b>	Sewer <b>Yes</b>	City Water <b>Yes</b>	Dining Area <b>Yes</b>
Kitchen <b>Yes</b>	Living Room <b>Yes</b>	Utility <b>Yes</b>	Garage <b>4</b>
Family Room <b>Yes</b>	Patio <b>Yes</b>		

## Additional Features

How Shown <b>By Appointment/List</b>	Zoning <b>Low Density residential</b>	Covenants <b>Yes</b>	Furnished <b>Yes</b>
Approx. Water Frontage <b>124</b>	Construction <b>Concrete</b>	Class <b>Existing</b>	Land Certificate <b>Not Issued</b>
Possession <b>At Closing</b>	Foundation <b>Slab</b>		