



POSITANO
ORANGE BEACH

29040 Perdido Beach Blvd
Orange Beach, AL 36561
positanoorangebeach.com

LOCATION AMENITIES

- Over 7 miles of sugar white sand beaches along the Gulf of Mexico
- Conveniently located between Pensacola & Gulf Shores
- Best known for housing the largest fishing fleet along the Gulf Coast, accompanied by 14 marinas, inshore/offshore charters, and the Bill Fish Classic Competition
- Those who venture off the white sands enjoy famously fresh Gulf seafood, boutique shopping, and an abundance of water sports including sailing, parasailing, dolphin cruises and more
- Just minutes from top-rated courses offer golfers a challenge with stunning views of the coastline, wetland preserves, and rolling hills
- Back country walking & biking trails through the Gulf State Park



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BUILDING AMENITIES

- All concrete construction with hurricane resistant glass windows & doors
- Exclusive rooftop experience amidst breathtaking 360° views
- One-of-a-kind rooftop pool hot tub, and firepit
- Private fabric shaded poolside cabanas
- Indoor pool & hot tub with retractable glass wall for maximum beach views & access
- 2,300 square foot Gulf-front fitness center allows the opportunity to work out while experiencing the sensational views
- Rejuvenate in the soul-warming sauna
- Club room complete with gas fireplace, kitchen, large screen TV, and expansive balcony
- Direct boardwalk access to the private beach
- 24-hr video/camera surveillance in common areas
- High speed direct-entry elevators with lock-out option
- 35 units with full amenity package
- 7-day minimum rental
- Two reserved parking spaces per Penthouse, one reserved parking space for all other units, along with 40 additional covered common parking spaces



RESIDENCE AMENITIES

- 35 luxurious condominiums, ranging from 2,435 to 4,485 square feet of living space
- Five incomparable penthouses, each with panoramic views, spacious Northern terrace & Southern balcony
- Penthouses feature three master bedrooms and a private hot tub on the Southern balcony
- Each three bedroom unit offers dual views: the Gulf of Mexico and Ole River or The Intercoastal Waterway
- Penthouse units include balcony hot tubs and grills
- Floor to ceiling glass windows to showcase stunning views
- 10' ceilings & crown molding in living areas and master bedrooms
- Solid-core 1 ¾" interior paneled doors
- Wet bar with 3 cm quartz countertops, sink and undercounter icemaker
- Spacious laundry room with laundry sink
- Wine & beverage cooler
- LED lighting packaged standard
- Shade control on sliding doors and exterior windows is an option to owners
- Flooring options available
- Equipped with Smart Home Technology
- Tankless gas hot water heaters and high efficiency HVAC units
- WiFi individually secured
- Pre wiring for TV, telephone and network will be provided in living areas and bedroom
- High speed internet
- Owner key fob for elevators
- Leak monitoring detection system
- Tesla locking system for residence doors

SPACIOUS KITCHENS

- 3 cm quartz countertops
- Stainless steel Thermador appliance packages
- Natural gas cooktop
- 48" full-faced Euro-style self closing kitchen cabinets
- Soft close drawers and cabinet doors
- Farmhouse style deep kitchen sink
- Walk-in pantry with solid wood shelving

LUXURIOUS BATHS

- 3 cm quartz countertops
- All undermount sinks
- Kohler fixtures
- Master bath details were carefully considered
 - Soaking tub
 - Tiled showers with frameless shower doors, rainhead, hand held sprayer, and separate controls
 - Private water closet
 - Sliding barn doors