



OCEANO

Luxury Oceanfront Residences | Palmas del Mar, Puerto



Informational sheet



GRAND ELEGANT CARIBBEAN LIFESTYLE

Nestled within the picturesque Palmas del Mar community, located on the captivating shores of the Caribbean Sea in southeast Puerto Rico. The Océano is an exquisite collection of oceanfront residences that redefine luxury living in Puerto Rico. With its **striking transitional Mediterranean architecture** and an array of modern amenities, The Océano offers a lifestyle of contemporary opulence and utmost privacy. Every detail has been carefully crafted to exude **elegance and sophistication**, from the **exceptional finishes** to the **breathtaking ocean views** and **expansive balconies** with sleek glass railings. Each residence boasts a seamless flow between indoor and outdoor living spaces, allowing residents to **embrace the beauty** of the oceanfront setting.

Limited to 18 exclusive condominium residences, The Océano presents a selection of four and five-bedroom residences, including a detached guest house known as the "Casita" with each residence.

Exclusive on-site amenities await residents, including a private swimming pool, a serene firepit area, a bocce ball court, a private cabana, and a children's playground—all perfectly situated along the shimmering shores of the Caribbean Sea. Additionally, residents have the privilege of accessing the Palmas Beach Club, an **adjacent water park adventure** and the exquisite **Chez Daniel** Beach Club restaurant for even more enjoyment.

The gated Palmas del Mar community offers an exceptional range of amenities, including a world-class **equestrian** center, two ocean link **golf** courses, a clubhouse, a **fitness** center, and a **marina** with direct access to the Caribbean Sea and the Atlantic Ocean.

Whether you're seeking a permanent residence, a vacation home, or an investment property, The Océano presents a truly **unmatched living experience** in Puerto Rico. Embrace the allure of coastal luxury and make The Océano your ultimate **sanctuary by the sea**.

PROPERTY FEATURES

Residences

- Each unit includes a private, detached garage with an above-garage guest house “Casita.”
- Private vehicle garage with additional storage and two extra 10’-wide parking spaces per residence.
- Private golf cart garage for each residence.

Outdoor Amenities

- Over 20,000 sq. ft. of outdoor amenity space with sweeping ocean views.
- Over 195 feet of direct ocean frontage for breathtaking coastal living.
- On-Site Amenities. Our exclusive resident on-site amenities include:
 - Oceanfront entertainment pavilion with outdoor grill.
 - Cozy fire pit with rocking chairs for evening relaxation next to the entertainment pavilion.
 - Private beach area with lounge chairs and umbrellas.
 - Luxurious oceanfront pool with shade trellis.
 - Two relaxing hot tubs.
 - Children's playground area.
 - Beachfront play lawn.
 - Bocce ball court.
 - Relaxing hammock area under the swaying palms and ocean breeze.
 - Private Outdoor showers and pet washing station for coming in from the beach.
- **Beach Club Amenities.** Great amenities next door at the Palmas Beach Club:
 - Twisting 16-foot water slide that provides over 200 feet of pure excitement.
 - 1,100 square foot water play system for the little ones. The water play system features a wading pool with its own slides, spray jets, water

valves, and a giant spill bucket, providing endless fun for children of all ages.

- Enjoy the world class cuisine of Chef Daniel at the ***Chez Daniel*** Beach Club Restaurant.
- Palmas Del Mar Amenities. Beyond the features of the Oceano luxury properties, Palmas del Mar offers access to world-class amenities, including a marina, equestrian center, and a golf course that is a stunning feature along the oceanfront.
- The Palmas Academy provides an exceptional education for families, and the community is fully golf cart accessible, adding to the convenience and charm of the area.
- As part of your Palmas Athletic Club membership, you'll enjoy access to:
 - Golf
 - Tennis
 - Beach Club
 - Fitness facilities
 - Moreover, residents of Palmas del Mar enjoy direct access to the world-class Palmas del Mar Marina within the community for activities like boating, deep-sea fishing, sailing, and other water sports.

Security & Attendant Services

- **24-hour full roaming security** with gated entry.
- **Onsite valet and attendant** services for resident convenience.
- Maintained property grounds with enhanced security while residents are away.
- **Smart Entry Systems:**
 - Video access control for visitors and guests.
 - Barcode or remote vehicular entry system for secure, fast access.
- **Sustainable Lighting:** Common area solar-powered LED lighting for energy-efficient, off-grid night and security lighting.

BUILDING AND RESIDENCE FEATURES

ARCHITECTURAL & LAYOUT HIGHLIGHTS

- 6-story single building on 2.9 acres of Palmas del Mar oceanfront land.
- 18 exclusive residences with four or five bedrooms, each including a 1-bed, 1-bath detached guest casita.
- Residences offer 4,000-4,600 sq. ft. of interior space, and total areas (including balconies, casitas, and garages) range from 5,000 to 7,400 sq. ft.
- Transitional Mediterranean architecture with a contemporary oceanfront design.
- Panoramic ocean views from expansive terraces featuring clear impact glass railings and oversized tile flooring
- Electronic fob-controlled elevator access
- East-facing orientation for spectacular ocean sunrise views.
- Two-wing design:
 - **North Wing:** Gran Vista North and Centro del Mar residences.
 - **South Wing:** Gran Vista South residence, one residence per floor.
- Panoramic ocean views from expansive terraces featuring clear impact glass railings and oversized tile flooring
- Electronic fob-controlled elevator access to private entry vestibule
- Generously proportioned great rooms with open floorplans framed by panoramic, ocean views
- Shade pockets on sliding glass doors and windows
- Personalized interior design services available upon request

EXCLUSIVE UNITS

- **Penthouses:** Three units with private rooftop terraces, splash pools, pavilions, and summer kitchens.
- **Ground-Level Units:** Three units with private terraces, yards, splash pools, and summer kitchens.
- **South Wing has private elevator** vestibule with 1 residence per vestibule. North wing has 2 residences per floor.

GENERAL

KITCHENS

- Choice of designer kitchen finishes including cabinets, countertops and cabinet pulls
 - Contemporary, European-designed cabinetry with integrated LED undercabinet lighting
 - Quartz countertops with full-height backsplashes
 - Oversized kitchen island with quartz countertops
- Full suite of professional-grade Wolf® and SubZero® appliances including:
 - Wolf® 36" convection cooktop
 - Integrated ventilation hood with integrated LED lighting –
 - Two Wolf® 30" convection wall ovens - Wolf® wall-mounted 30" drop-down microwave oven
 - Two Cove® dishwashers with cabinet panel fronts, in most residences
 - Sub-Zero® double refrigerator with cabinet panel fronts includes two upper 30" refrigerator columns, one lower set of refrigerator drawers and one lower set of freezer drawers –
 - Sub-Zero® combination wine cooler/beverage refrigerator

- Ceilings feature pre-wired, electrical connections above kitchen island ready for installation of owner's choice of lighting fixture
- Walk-in pantries fully built out.
- Dornbracht pull-down kitchen faucet
- Sink waste disposal

MASTER SUITE

- Main oceanfront Terrace directly accessed from master's suit
- Master suites with large his and hers built-out walk in closets
- Second private balcony off of each master's suite.

MASTER BATHROOM FEATURES

- Glass-enclosed showers feature three-piece fixture ensemble including ceiling-mounted rain head, wall-mounted shower head and hand-held wand with total surrounds tiles
- Free-standing oversized sculptured soaking tub with accent wall
- Accent wood paneling on each side of accent wall
- European-designed, wall-mounted floating vanities with back-lit, designer mirrors, integrated lighting and quartz countertops
- Marble countertops accent and shower walls
- Free-standing sculptured tub with floor mounted faucet and hand-held faucet
- Platinum-finish Dornbracht brand bathroom faucets and trim
- Private water closet with TOTO WASHLET® G450 integrated smart toilet

SECONDARY BEDROOMS AND BATHS

- Generously proportioned secondary bedrooms with spacious walk-in closets
- Private balconies on each secondary bedroom
- European-designed, wall-mounted floating vanities with designer mirrors and quartz countertops
- Kohler tubs with Frameless Sliding shower /tub door.
- One-piece Kohler toilet with soft-close lid
- Designer, single-lever faucets, under-mounted lavatories and accessories

POWDER ROOM

- European-designed, wall-mounted floating vanities with designer mirrors and quartz countertops
- Designer, single-lever faucet
- One-piece Kohler toilet with soft-close lid

LAUNDRY ROOM

- Generously-sized, walk-in laundry room
- Electrolux® large capacity, front-load washer and dryer
- White upper and lower cabinetry with quartz countertop–
- Laundry sink

FINISHES

- Solid pivot type main entry door
- Solid core interior doors with casings and elegant designer hardware
- Custom Style Crown Moldings in select locations, door casings and baseboard throughout
- Choice of exquisite large format porcelain, travertine marble or wood flooring
- All interior and exterior walls and floor systems attenuated for sound and energy efficiency.
- Drywall Level 5 Finish
- Interior finishing includes ceilings with designer down-lights and optional LED cove lighting to enhance main living areas as well as smooth-finish white walls throughout
- Oversized porcelain or travertine marble tile throughout, in choice of finish
- Floor-to-ceiling, triple-panel, impact-resistant glass doors and windows provide energy efficiency and insulation from solar intrusion –

CABINETS

- Custom hardwood cabinetry with high-end finishes
- Soft-close hinges and drawer slides
- Custom decorative hardware
- Solid surface countertops throughout
- Contemporary, European-designed cabinetry with integrated LED undercabinet
- Floating entertainment center with wood panel accent wall in living room
- Wet bar with cabinetry and shelving with quartz countertop

MECHANICAL, ELECTRICAL & PLUMBING

- Intelligent, variable-speed, climate-control system
- Lutron lighting system
- Trane Carrier or Lennox HVAC (efficiency Seer Rating) with ducted central air system through.
- Variable speed air handler
- Flair smart vents and Flair Puck Wireless Wifi thermostats for individual air control and temperature in each bedroom and living areas
- Fresh air intakes
- Decora receptacles and switches
- 2 tankless water heaters with recirculatory
- Structural prewire for centralized distribution of voice, video data.
- Designer series, screw-less electrical outlets and switches including recessed outlets

VEHICLE GARAGES

- Smart Technology Overhead Door Company 8' x 9' oversized single Garage Doors.
- Technology Garage Door Openers
- Paver Driveways at garages
- 9' ceiling heights on first and second floor
- Electric Car Charging Stations - The Oceano garages will be prewired for the residents to install their electric vehicle charging stations in the building's parking garage, offering residents the ability to easily charge their electric cars overnight.
- Garage floors finished with Epoxy finish

GOLF CART GARAGES

- Smart Technology Overhead Door Company 6' x 9' oversized single Garage Doors. **Overhead Garage Door Openers:** The OHD Anywhere® app allows residents to control and monitor their vehicular garage door and golf cart garage from anywhere with their Apple® iPhone or Android phone or device. The app provides helpful security information, such as when the door was used, including dates and times.
- Paver Driveways at garages
- Golf Cart Charging Power Availability
- Garage floors finished with Epoxy finish

GUEST HOUSES “CASITAS” ABOVE THE GARAGE

- Kohler bathroom fixtures
- Kitchenette to include Frigidaire refrigerator, 2 plate cooktop, dishwasher, microwave
- Tile flooring in Bathrooms
- Engineered wood flooring in living area
- LG washer and Dryer
- Vehicle Garages
- Overhead Door Company 8' x 9' oversized single Garage Doors with Smart
- Technology Garage Door Openers
- Paver Driveways at garages
- 9' ceiling heights on first and second floor
- Electric Car Charging Stations - The Oceano garages will be prewired for the residents to install their electric vehicle charging stations in the building's parking garage, offering residents the ability to easily charge their electric cars overnight.
- Golf Cart Garages
- Overhead Door Company 6' x 9' oversized single Garage Doors
- Paver Driveways at garages
- 9' ceiling heights on first and second floor
- Smart Technology Garage Door Openers
- Golf Cart Charging Power Availability
- Garage floors finished with Epoxy finish

AMENITIES & RESIDENT CONVENIENCES

- **Dedicated Delivery Features:** Service elevator/dumbwaiter for grocery and package deliveries, plus trash chutes on each floor for easy waste disposal.
- **Luxury Lobby Finishes:** Limestone and travertine marble with base and crown moldings.
- **Connecting Walkways:** Floor-by-floor access between wings to foster neighborly connections and life safety egress.

SAFETY & ACCESSIBILITY

- Dual elevators and stairwells in each residence for enhanced safety.
- **Backup Power:** Generator and solar power for uninterrupted power supply.
- 24/7 roaming security on site with property maintenance and security for absent residents.
- **Smart Entry Systems:** Video access control, barcode, and remote vehicle entry for secure community access.
- **Solar-Powered Site Lighting:** Solar-powered LED lighting for reduced operational costs and reliable night security lighting.

BUILDING TECHNOLOGY & SUSTAINABILITY

- **Butterfly MX Access Control:** Secure access for residents, visitors, and deliveries.
- **Starlink Internet:** High-speed connectivity for access control and security systems.
- **Solar Panels & Smart Irrigation:** Rooftop solar panels and smart irrigation for water conservation.

SMART TECHNOLOGY

- The Oceano building is equipped with state-of-the-art smart technology to provide added convenience, security, and energy efficiency to its residents.
- Ready for local cable internet, Starlink satellite internet, and Dish satellite TV options.
- **Starlink Internet:** Each Oceano residence is prewired and has Starlink satellite capability for satellite WiFi to ensure continual wireless technology. Residents can also connect to the local internet provider and use Starlink as a secondary or redundant system. The Starlink system is installed with the rooftop Starlink, WiFi router, power supply, cables, and base.
- **Aeotec Smart Home Hub:** Each Oceano residence comes with an Aeotec SmartThings hub. This hub connects all devices within the home to the world's largest Smart Home ecosystem, which includes over 5000 certified products. Residents can control everything from one app and fully integrate with the Matter Platform.
- **Matter SmartHome Integration Application:** The Matter technology allows residents to control their homes through a central hub or their smartphone devices. Features include control of lighting, HVAC, window shades, appliances, door locks, and more. Matter is integrated into every major smart home platform, including Amazon Alexa, Apple Home, Google Home, and Samsung SmartThings, making it easy for residents to connect their devices and control them using their preferred voice-activated assistant.
- **Smart Security:** Smart locks and a video doorbell system are included as a standard in the Oceano residences.
- **Smart Appliances:** The Oceano appliance package includes smart technology and is configured to the resident's Matter hub. Smart appliances such as refrigerators, ovens, and washing machines can be connected to the internet and controlled through a smartphone app, making it easy for residents to manage their homes while on the go.
- **Smart Window Shades:** Each Oceano residence is prewired for the easy installation of smart window shades. Several options for smart technology window shades can be installed during construction in a luxury condominium like the Oceano.
- **Smart HVAC & Thermostats:** The Oceano residences are equipped with smart HVAC systems and thermostats, allowing residents to control their home's temperature remotely and save energy.
- **Smart Delivery Management:** A smart delivery management system is installed in the lobby to allow for easy package delivery and pickup for residents. This includes secure package lockers and smart notification systems.
- **Smart Technology Door Locks.** Each Oceano residence will be provided with smart technology door locks.

SOLAR TECHNOLOGY

- Solar Technology will be integrated into the unit design.
- Integrating solar power into the Oceano can bring many benefits for both the environment and the residents. Solar power can help Reduce energy costs, increase energy independence, and promote sustainability.

WARRANTY

- One year builder warranty
- All Manufacturer's Warranty Apply

The Oceano LLC reserves the right to modify or change sales releases, prices, locations, premiums, maps, plans, specifications, materials, and colors without prior notice. Optional features and colors are subject to availability and may incur additional costs. Special wall and window treatments, upgraded floor coverings, and other items featured in the renderings or models are for illustrative purposes only and are not included in the purchase price.

All renderings, floor plans, and maps are artist conceptions and are not intended to be an actual depiction of the unit to be delivered. Plans to build out this project are subject to deviation and change without notice. Price terms, conditions, standard features, and information contained herein are subject to change without notice. Standard features are included in the base price, and any upgrades from the standard features will be at additional costs.

11/2024



VISIONARY LEADERSHIP FOR ULTRA-LUXURY COMMUNITIES



WGPITTS Development, founded by William G. “Will” Pitts in 1996, has set the benchmark for luxury real estate development and construction in Florida and expanded its reach to the Caribbean in 2013 and Puerto Rico in 2018. Headquartered in Jacksonville, Florida, with offices in Puerto Rico, WGPITTS is a full-service, award-winning firm known for its expertise in real estate development, general contracting, construction management, and design-build project delivery. With over 150 completed projects, including office parks, luxury resorts, master-planned residential communities, and high-end condominiums, WGPITTS has earned a reputation for quality, innovation, and exceptional customer service.

Under Will Pitts' leadership as President and CEO, the firm has constructed projects for renowned clients such as the Walt Disney Company, Publix, The Ritz Carlton Company, and Omi Hotels. WGPITTS is committed to its Team-Built™ approach, bringing value and vision to each project and consistently surpassing client expectations. Whether delivering on commercial, residential, or disaster relief and restoration projects, WGPITTS continues to lead with a value-driven focus on craftsmanship and customer satisfaction.



KEY DEVELOPMENT PARTNERS

ARCHITECTURE & ENGINEERING

CMA Architects & Engineers - CMA Architects & Engineers LLC is an architecture and engineering firm serving Puerto Rico, the Caribbean, United States, and Latin America since it started its operations in Puerto Rico in 1959. The firm expanded to become one of the largest in the Caribbean.

CMA is performing the project design & theming and architecture as the project architect of record and is also providing project engineering, civil engineering, environmental engineering and permit management for the Oceano.

DEVELOPMENT & CONSTRUCTION MANAGEMENT

WG PITTS - WGPITTS is a full-service, award-winning firm with a proven track record in general contracting, construction management, and real estate development. The company has expertise in delivering projects using the design-build project delivery method and is known for its value-based. WGPITTS has established a well-respected reputation for providing unsurpassed customer service, bringing innovative ideas to the table, and adding value to clients through its expertise and experience. WG Pitts Development is servicing as the development manager of the Oceano project.

CONTACT INFORMATION

Oceano Address:

Oceano Residences
44 Ocean Drive
Humacao Puerto Rico, 00791

Our dedicated team is committed to providing you with personalized service and ensuring your experience at The Oceano exceeds your expectations.

You may also contact us at the following:

Sales Inquiries : **Phone, Text or WhatsApp :** [939-729-0239](tel:939-729-0239)

Email: info@OceanoPalmasDelMar.com