



LUXURY

LIVING

DEVELOPED

FOR

*life on the water*



VILLA CALISSA  
— HARBOUR RESIDENCES —



# VILLA CALISSA

HARBOUR RESIDENCES



*live beyond*

YOUR FRONT DOOR

Villa Calissa is a boater's paradise — a coastal lifestyle with elegant interiors and sophisticated exteriors. These 11 harbor residences come with private deep water boat slips and all the features you would expect to find inside of a luxurious residence. Within walking distance from restaurants, shopping centers, fitness facilities, a full-service marina, and endless entertainment in St. Augustine, Villa Calissa sets the highest standard of sophisticated townhome living.



# VILLA CALISSA

HARBOUR RESIDENCES

# Site Map



Oral representations cannot be relied upon as correctly stating representations of the seller. For correct representations, reference should be made to the purchase and sale agreement. See agent for details. All information is believed to be accurate but is not warranted.

# Home FEATURES



LUXURY LIVING DEVELOPED FOR LIFE ON THE WATER

## SOPHISTICATED EXTERIOR DESIGN

- Generous Covered Patio on the Ground Floor and off The Master Suite
- Brick Paver Driveway
- Caribbean Inspired Metal Roofs
- Elegant Combination of Stucco and Hardie Siding on all Exteriors

## LUXURIOUS CUSTOM INTERIORS

- Dramatic Entry Through 8' Doors
- Porcelain Tiled Entire First Floor and Bathrooms
- Crown Molding in Living Room, Dining Room, Owner's Master Suite and Foyer
- Stylish Contrasting Wall and Trim Color
- Pre-Plumbed Water Softener Loop
- Pre-designed for Future Elevator

## ELEGANT OWNER AND GUEST BATHS

- Frameless Glass Shower enclosures and free-standing tub – Owner's Suite
- Luxury Height Cabinetry – Owner's Master Suite and Guest Bath
- Porcelain Tile Vanities Shower Walls plus Tub Surround – Guest Bath
- European-Style Cabinetry with Granite

## CONTEMPORARY GOURMET KITCHENS

- Thoughtfully Designed Kitchen with Quality Upgraded Frigidaire Professional Appliances including Natural Gas Range, Microwave, Refrigerator and Dishwasher
- Designer 3cm Granite Countertops with Under Mount
- Stainless Steel Sinks
- 42" European Style Upper Cabinets (Your Choice of Colors)
- 60" Built-In Stainless Refrigerator
- Natural Gas Range



## PERFORMANCE & ENERGY EFFICIENCY

- LED Recessed Lighting
- High Efficiency HVAC System with Programmable Thermostat
- R-30 Ceiling Insulation Over Heated and Cooled Areas
- Air Infiltration Sealant Applied Around All Windows,
- Door Openings and All Electrical and Plumbing Penetrations
- Tankless Natural Gas Water Heater
- Low Consumption Plumbing Fixtures
- Low-E Windows and French Doors

## RESIDENT AMENITIES

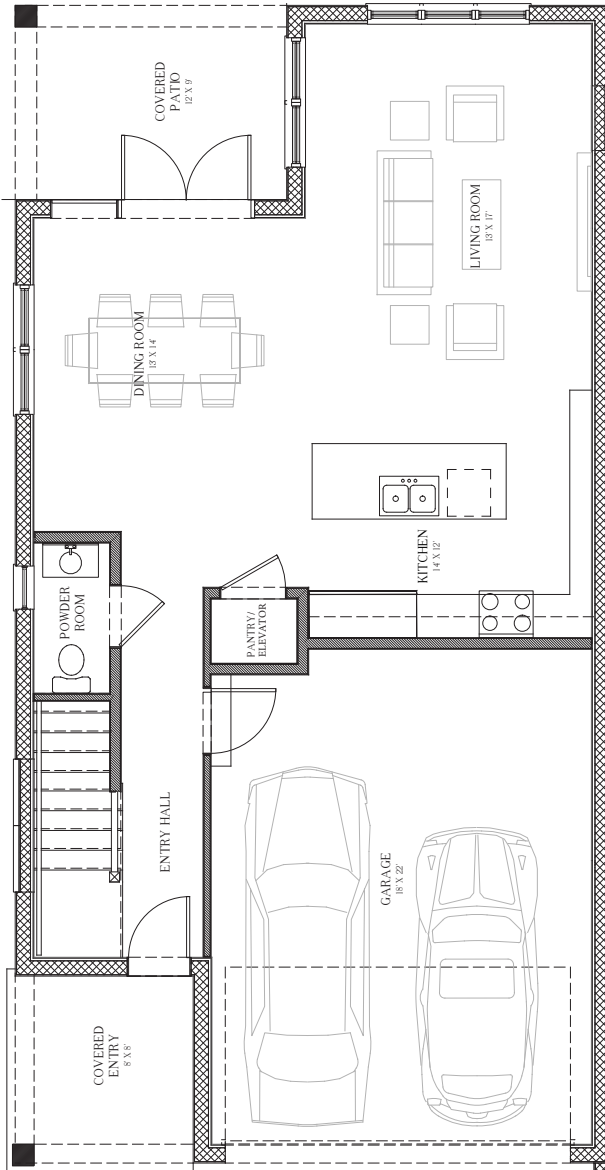
- 11 Deep Water Boat Slips with Water and Electrical Service
- Community Park
- Community Pool and Fire Pit
- Lush Tropical Landscaping and Irrigation

# Sebastian FLOOR PLAN

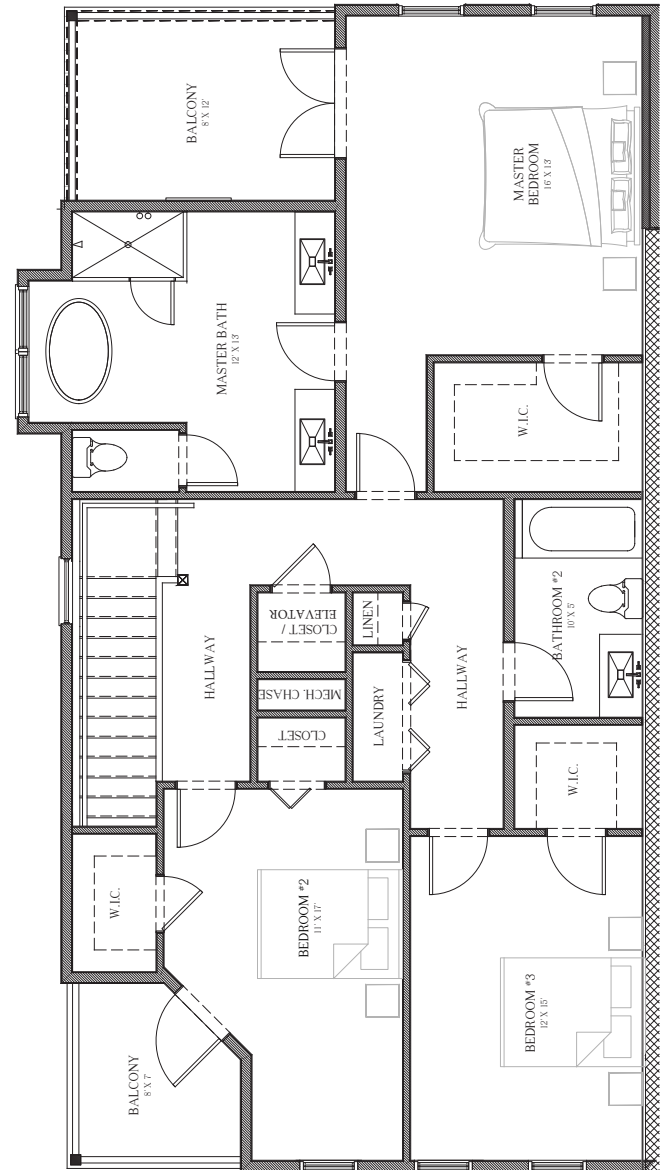


VILLA CALISSA  
HARBOUR RESIDENCES

3 BEDROOMS | 2.5 BATHS | 2,131 SQ. FT.



FIRST FLOOR



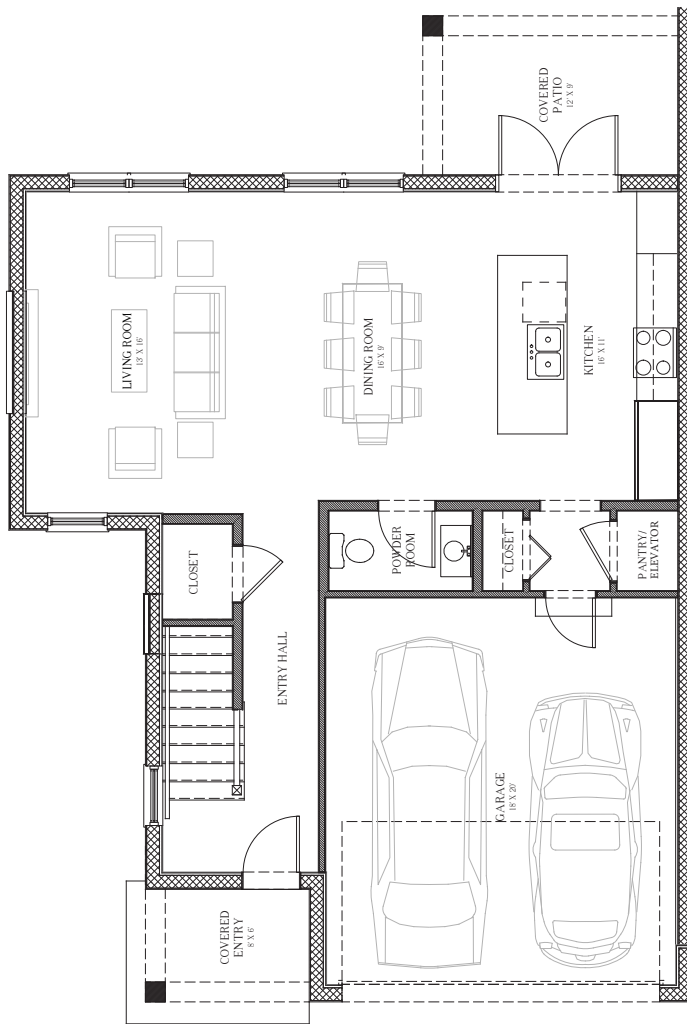
SECOND FLOOR

# Ibiza FLOOR PLAN

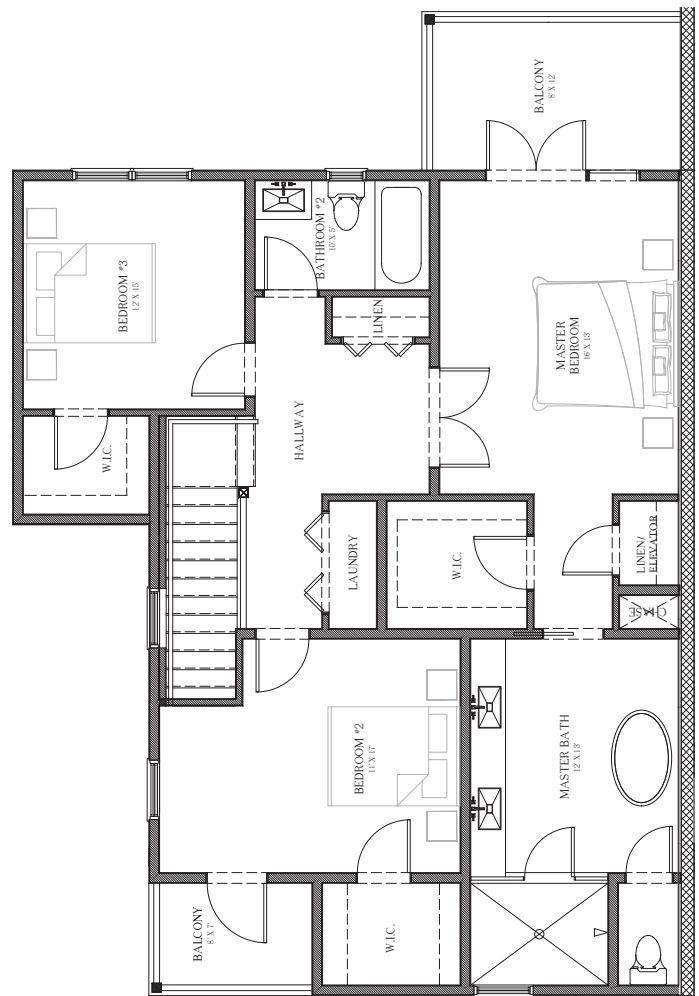


## VILLA CALISSA HARBOUR RESIDENCES

3 BEDROOMS | 2.5 BATHS | 2,034 SQ. FT.



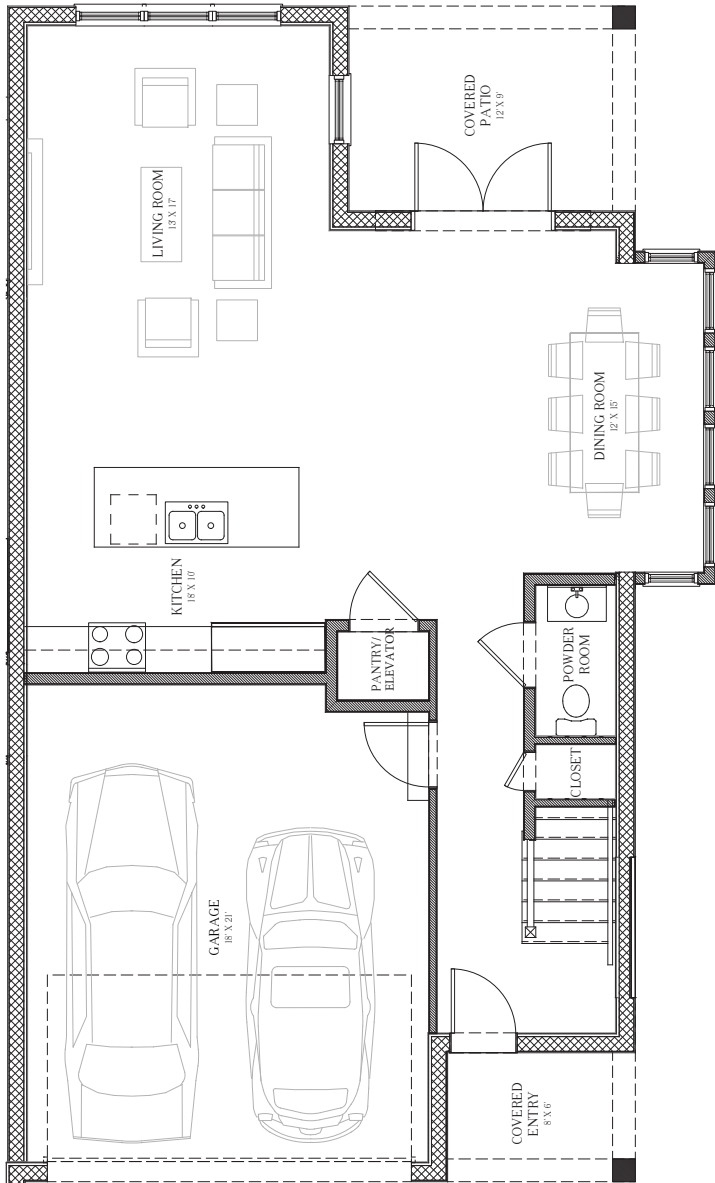
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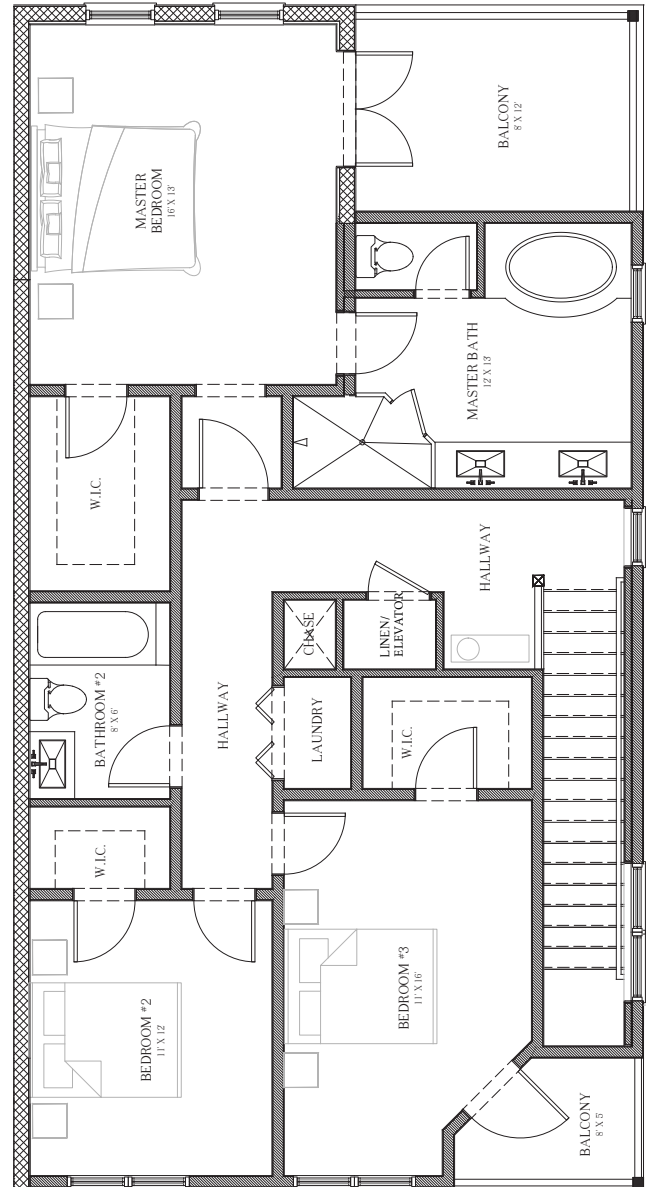
SECOND FLOOR

# Anastasia FLOOR PLAN

3 BEDROOMS | 2.5 BATHS | 2,146 SQ. FT.



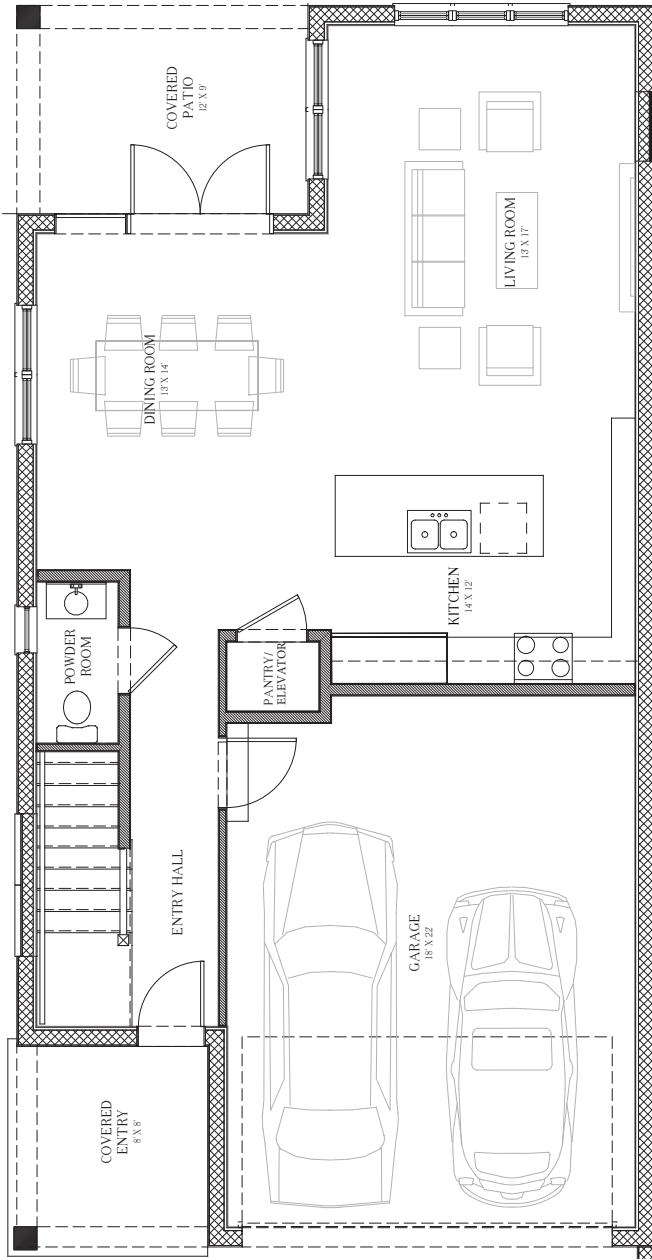
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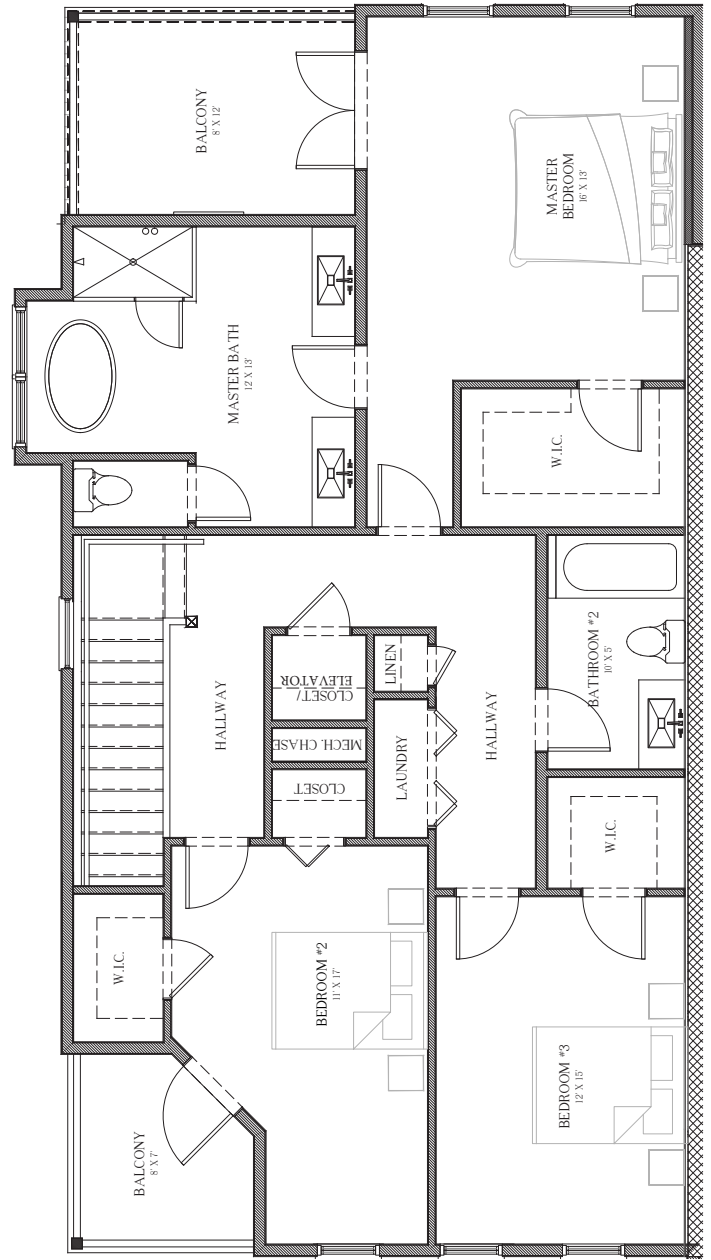
SECOND FLOOR

# Menorca FLOOR PLAN

3 BEDROOMS | 2.5 BATHS | 2,132 SQ. FT.



FIRST FLOOR



SECOND FLOOR

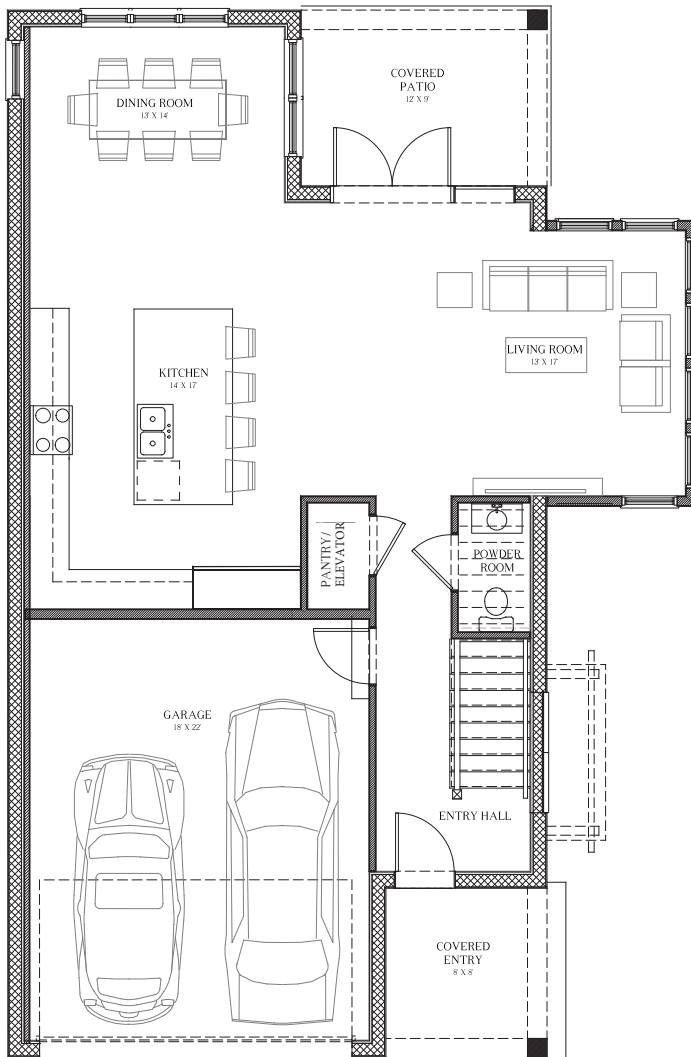


# St. George FLOOR PLAN

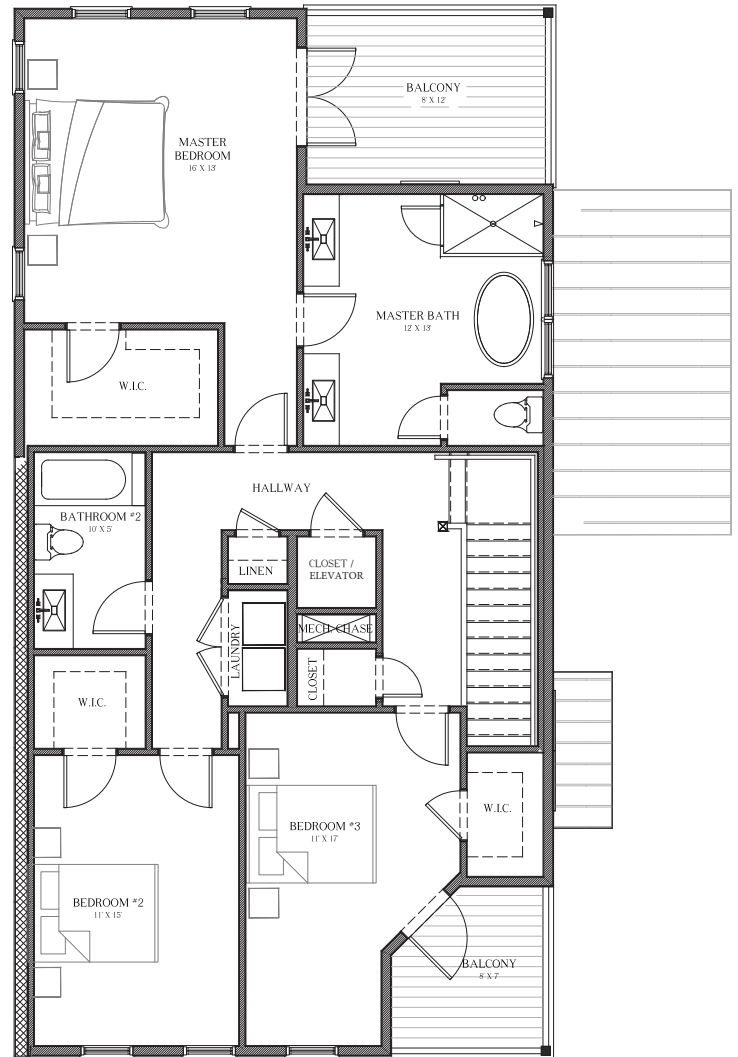


VILLA CALISSA  
HARBOUR RESIDENCES

3 BEDROOMS | 2.5 BATHS | 2,196 SQ. FT.



FIRST FLOOR

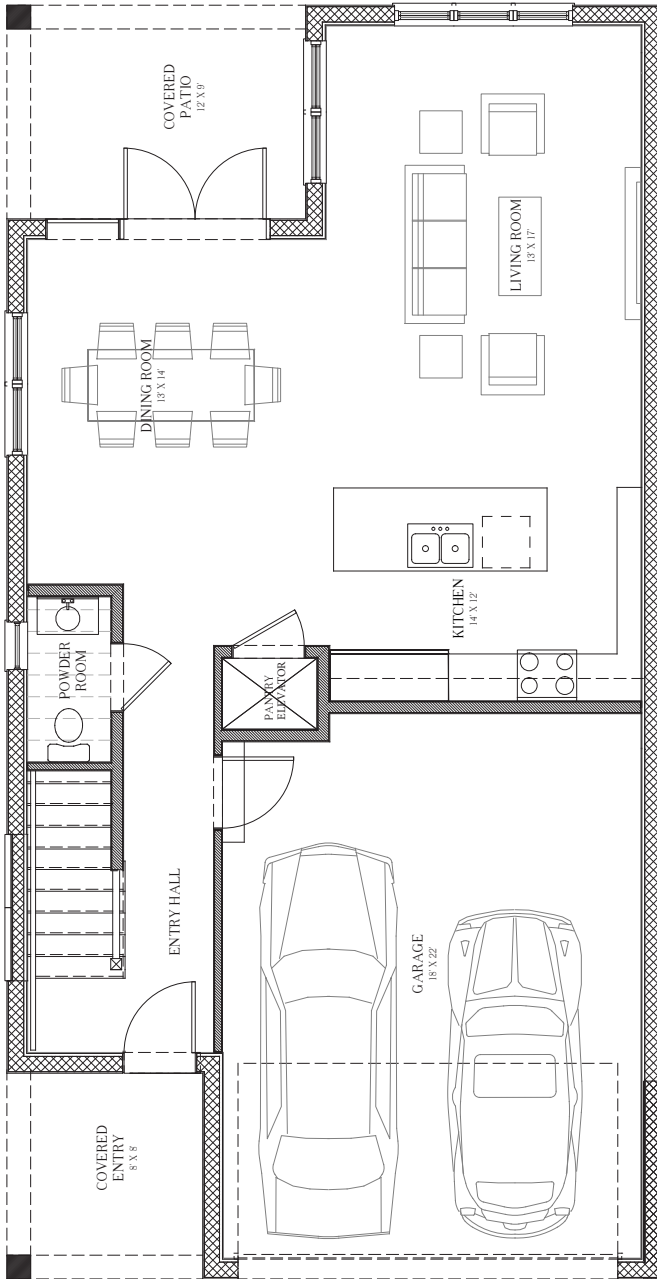


SECOND FLOOR

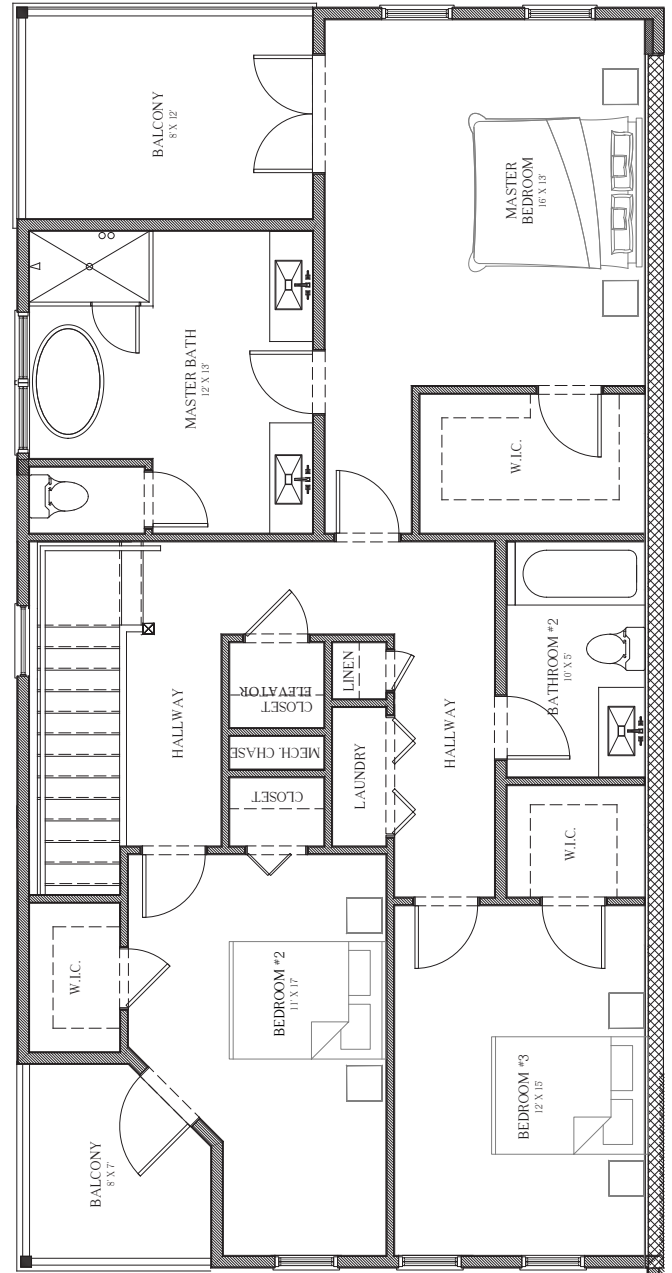
# San Marco FLOOR PLAN



3 BEDROOMS | 2.5 BATHS | 2,112 SQ. FT.



FIRST FLOOR



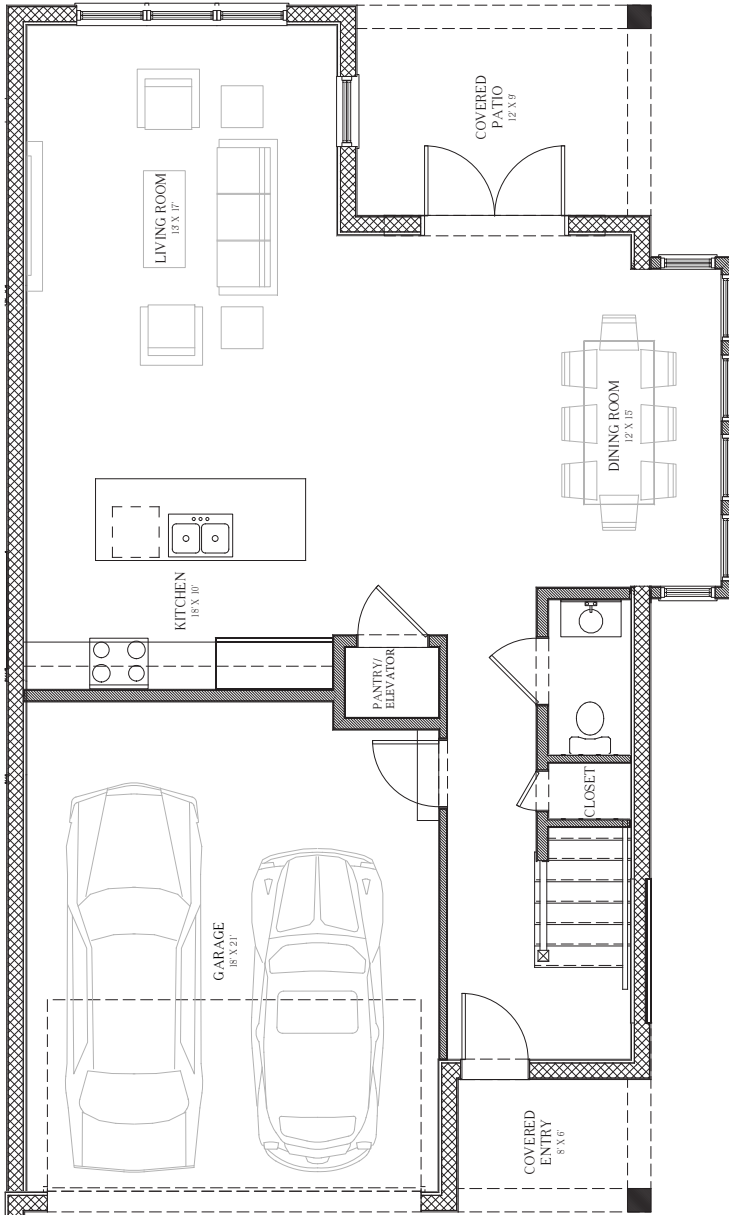
SECOND FLOOR

# Flagler FLOOR PLAN

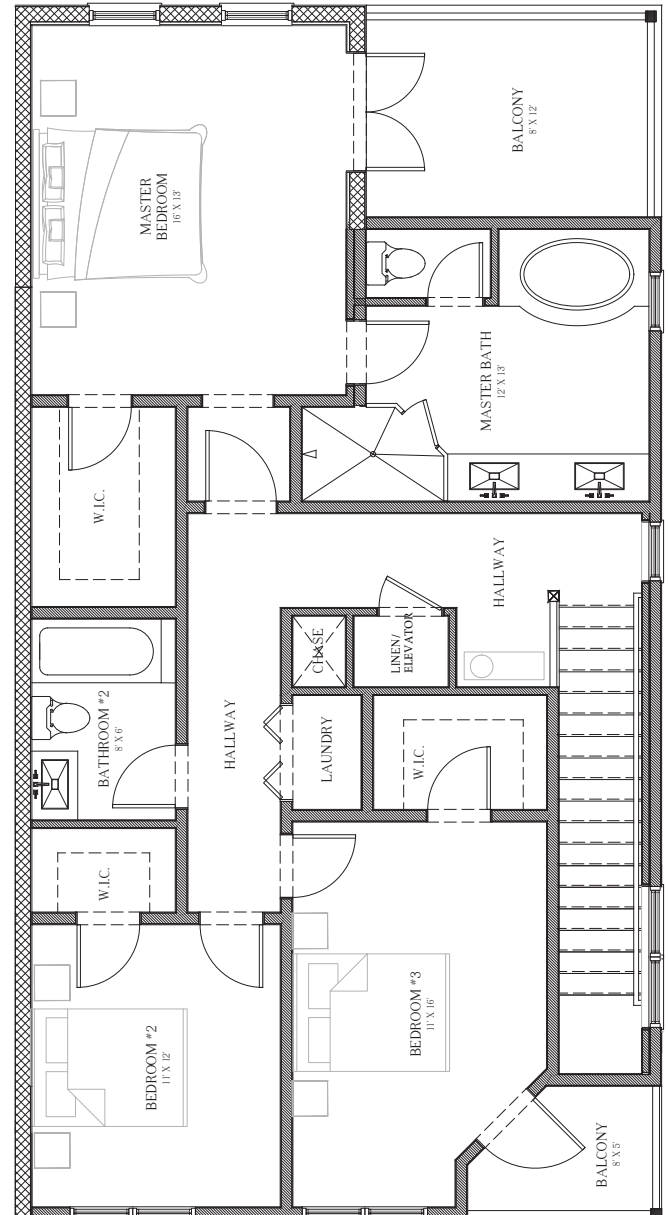


VILLA CALISSA  
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3 BEDROOMS | 2.5 BATHS | 2,150 SQ. FT.



FIRST FLOOR



SECOND FLOOR



## VILLA CALISSA

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### About the Developer

Revitalizing and improving our urban landscape has always been the vision behind Urban Partners. Since its founding in 2002, Urban Partners has achieved this goal through the use of innovative architecture, sound design principles, and sensitivity to the environment and the people it affects.