

## **2711 S OCEAN DRIVE | TRUMP HOLLYWOOD #2104**

OFF-MARKET PRIVATE OFFERING ONLY \$4,999,000

3 Beds | 3 Baths | 1 Half Bath | 3,395 Sq/Ft | 316 Sq/M

**[www.TH2104.com](http://www.TH2104.com)**

### **PROPERTY DESCRIPTION**

Pure perfection and only being offered off-market to qualified aficionados of true quality. Trump Hollywood #2104 owns museum quality finishes that beg the question to whether the images you see are real or the finest architectural style renderings from coveted magazines. Over 200' in the sky with sweeping Atlantic Ocean views and coveted western sunsets as far as the eye can see, this sophisticated one-of-a-kind work of art boasts elegance in both design and finishes rarely executed in South Florida. Marvel over where vision began and, after a two-year total transformation with no corner left original, a masterpiece in grandeur was created. Discerning tastes and impeccably chosen brands bring the finest products to form in this truly rare and never before offered condominium residence that appeals to brand conscious buyers. Exquisite furnishings and finishing, authentic famed gallery art, freshly drawn beds, Dom Perignon stocked in the cooler and much more. This lifestyle and turn-key potential awaits if you are one of a chosen few with the opportunity to own a beach property that has been designed, built and furnished for the discerning connoisseur.

### **BUILDING DESCRIPTION**

This 41-story contemporary glass tower features 200 expansive residences, all with private elevator access. Located on 240 feet of pristine beach, Trump Hollywood offers spectacular views of the ocean, Intracoastal and city from floor-to-ceiling windows and generous terraces. The tower's elaborate social spaces were envisioned by world-renowned design firm Yabu Pushelberg, and include an elegant, two-story lobby, off of which lies an oceanfront pool deck, elaborate spa and beach cabanas, a cigar lounge and wine cellar and tasting salon. Directly between the urban centers of Fort Lauderdale and Miami, Trump Hollywood is among the most sought after locations on Florida's Gold Coast. Just minutes away are two international airports, two seaports, plus legendary shopping at Bal Harbour and Aventura. Right outside your door you'll find the Hollywood Beach Boardwalk, ranked as one of the five best boardwalks in the country. Trump Hollywood delivers privacy and exclusivity. Masterfully conceived and impeccably realized.

## KEY FEATURES / FINISHES:

- “Boffi” kitchen with Corean counters, island & backsplash. Over \$170,000 value.
- Alexander McQueen style custom plaster walls in grand foyer. Over \$50,000 value.
- Artisan plaster ceiling designs. Handmade / hand crafted with over 3-months artisan installation. Over \$125,000 value.
- “Lualdi” custom frameless doors. Part of Lualdi’s custom / most expensive product line and 1<sup>st</sup> of it’s line used in Florida. Over \$100,000 value in doors including 10ft tinted glass room dividers.
- “Savant” Home System – fully automated smart home with controls for everything from music / TV’s / HVAC / humidity / dual shade-curtains / lighting and unlimited scene controls. Extras include having all speakers throughout residence hidden in drywall and invisible to the eye. Over \$135,000 value.
- Custom closet systems & library units by “Porro”, “Molteni”, and “Acerbis”. Over \$220,000 value.
- Custom sized rugs in all rooms. OPTIONAL TO PURCHASE. Over \$65,000 value.
- Custom ordered / finished furniture by “Flexform”, “Molteni”, “Longhi”, “Cassina”, “Christian”, and “Fiam”, to name a few all ordered at Milan Design Salon and imported direct for this property. OPTIONAL TO PURCHASE. Over \$355,000 value.
- Outdoor Furniture by “Ketta”. OPTIONAL TO PURCHASE. Over \$26,000 value.
- Lighting / chandeliers by renowned brands “Resident” and “Lee Broom”. Architectural / Lutron recessed fixtures as well as in-ground LED accent lighting in lobby areas as well as terrace. Over \$75,000 value.
- Custom mud-in vents / grills rarely seen in residential properties. Over \$50,000 value.
- Fully automated dual window shades with Savant Integration and back-up power systems. Over \$100,000 value.
- Custom low-profile HVAC throughout residence.
- German / Swiss / Italian bathroom fixtures throughout residence.
- Scavolini laundry glass cabinets, quartz counters / backsplash. Over \$33,000 value.
- Full tile walls in all bathrooms w/custom Italian tiles never before seen in Florida.
- Over 24 Original Art Pieces all perfectly placed including Neon features. OPTIONAL TO PURCHASE (all appraisals / details available at time of purchase)