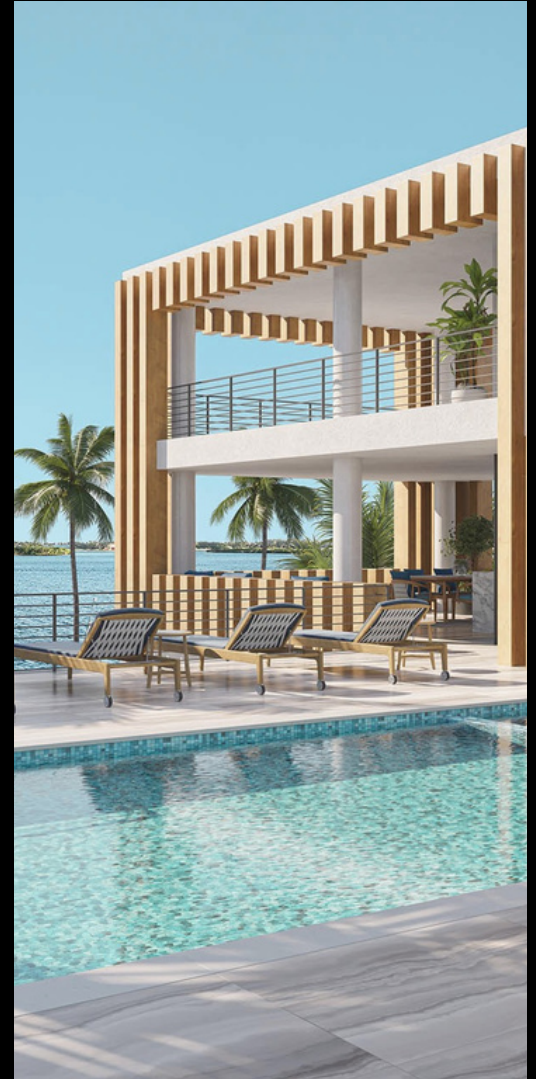




6315  
S. Flagler  
Drive









INTRODUCING

# 6315 S. Flagler Drive

WEST PALM BEACH, FLORIDA

This is your chance to own one of the most prestigious lots in exclusive SoSo West Palm Beach, Florida! On the corner of Flagler Drive and Bloomfield Drive, this property is more than 18,000 square feet with an included dock that can be expanded. The property is situated on the Easternmost Corner Lot South of Southern with the best views of West Palm Beach and Palm Beach. With 144 Feet of water frontage, this is the last waterfront lot left in SoSo.



5 BEDS



9.3 BATHS



10,472 SF | 18,349 SF LOT



\$13,900,000

# *Welcome Home*

Boasting 144' of water frontage with ocean access, this premier 0.42 acre +/- parcel along the Intracoastal Waterway welcomes stunning views of Palm Beach Island and includes an existing deep-water dock with boat lift. Permits in process for a modern estate encompassing 13,771 SF +/- in total, 5 bedrooms, 2 additional en-suite flex spaces, 9 full and 3 half bathrooms, a heated pool and spa, an attached 4-car garage, a fitness center, multilevel theatre, salon & spa and more. This one of a kind offering also has builder, furniture, audiovisual and landscape packages available.

Ideally located in SoSo West Palm Beach, 6315 South Flagler Drive is minutes from Palm Beach Island. Situated on the easternmost lot on South Flagler Drive along the Intracoastal Waterway, this is the last waterfront lot available. 144' wide water frontage with a deep-water dock & boat lift provides you with ocean access from the estate. Property is conveniently located within 5 +/- miles from Palm Beach, Worth Avenue, art galleries, Kravis Center, upscale dining, museums & more!











Impeccable quality, style and functionality define this modern waterfront estate in West Palm Beach, FL. Experience the epitome of luxury living in this ultra modern estate. With breathtaking views of the Intracoastal Waterway and a host of high-end amenities, this property offers the perfect blend of style and comfort. From its sleek modern design to its prime location, this estate is the ultimate destination for those who demand the best in life.









CONCEPTUAL RENDERING







CONCEPTUAL RENDERING







This ultra luxurious modern waterfront estate is designed to give you double water views of the Intracoastal and the Atlantic Ocean. Plans include a 10,472 SF +/- modern residence and 3,321 SF +/- of outdoor living space. Complete with custom floor-to-ceiling hurricane windows, an elevator servicing all levels and unmatched amenities, including a multilevel theatre, a club room, a fitness center, and a massage room and salon with sauna – no detail has been overlooked.







CONCEPTUAL RENDERING







Envision a luxurious waterfront oasis lifestyle featuring modern design and exquisite water views in a prized South Florida locale. Boasting 144' of water frontage with ocean access, this premier 0.42 acre+/- parcel along the Intracoastal Waterway welcomes stunning views of Palm Beach and includes an existing deep-water dock with boat lift.





With the panoramic views of Palm Beach,  
6315 South Flagler Drive offers a unique  
waterfront opportunity.

CONCEPTUAL RENDERING





CONCEPTUAL RENDERING















Multilevel outdoor living and dining areas with wet bars & built-in barbecues fulfill a picturesque setting for a South Florida waterside lifestyle. Enjoy the heated pool with spillover spa, an outdoor shower, A third level rooftop viewing deck with views of the Atlantic Ocean, and a deep-water dock with boat lift.









This waterfront modern estate is situated on the easternmost corner lot along the Intracoastal Waterway with breathtaking views of Palm Beach Island. This prime parcel is a rare gem and fully cleared lot with permits & plans in process for 13,771 SF +/- to build your dream modern estate in West Palm Beach, FL.





This ultra luxurious modern waterfront estate is designed to give you double water views of the Intracoastal and the Atlantic Ocean. Plans include a 10,472 SF +/- modern residence and 3,321 SF +/- of outdoor living space. Complete with custom floor-to-ceiling hurricane windows, an elevator servicing all levels and unmatched amenities, including a multilevel theatre, a club room, a fitness center, and a massage room and salon with sauna – no detail has been overlooked.







# *Site Plan*

144 SF +/-  
WATERFRONT

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18,349 SF +/-  
CORNER LOT



6315 SOUTH FLAGLER DRIVE,  
WEST PALM BEACH, FL 33405

# SITE PLAN

0.42 ACRE +/- FULLY CLEARED

WATERFRONT LOT

OCEAN ACCESS

EASTERMOST CORNER ALONG

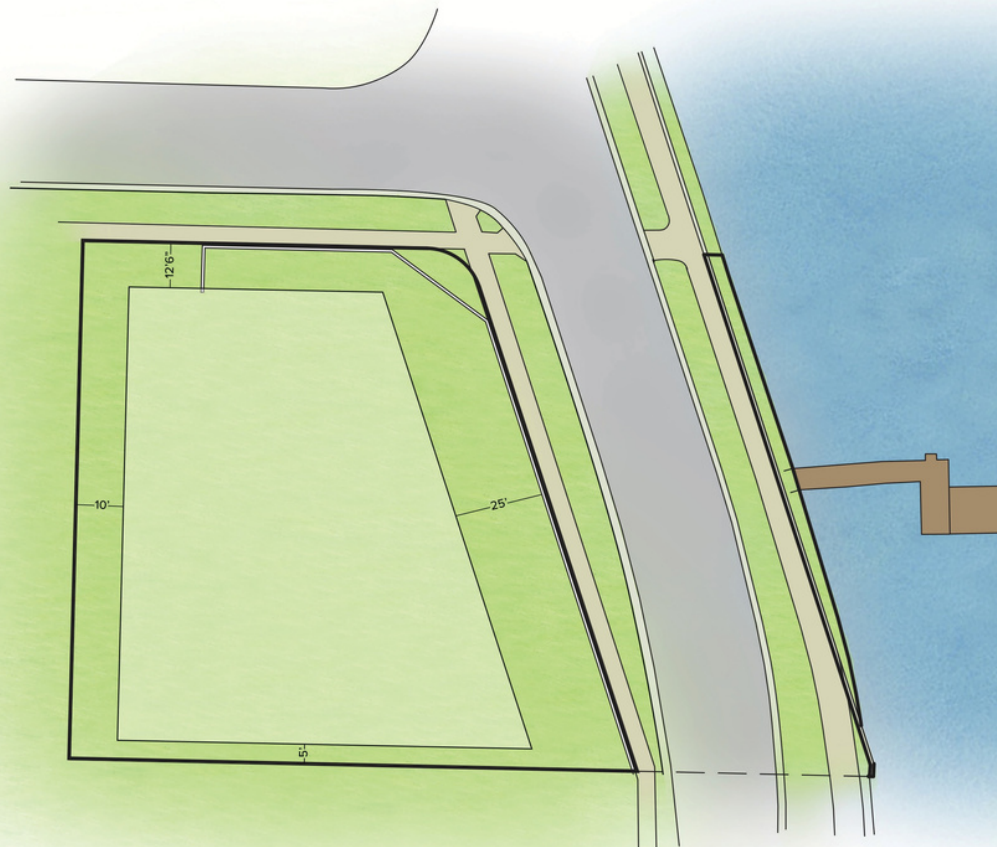
INTRACOASTAL

DEEPWATER DOCK & LIFT

PERMITS IN PROCESS FOR:

13,771 SF +/- IN TOTAL, POOL &

SPA, 4-CAR GARAGE

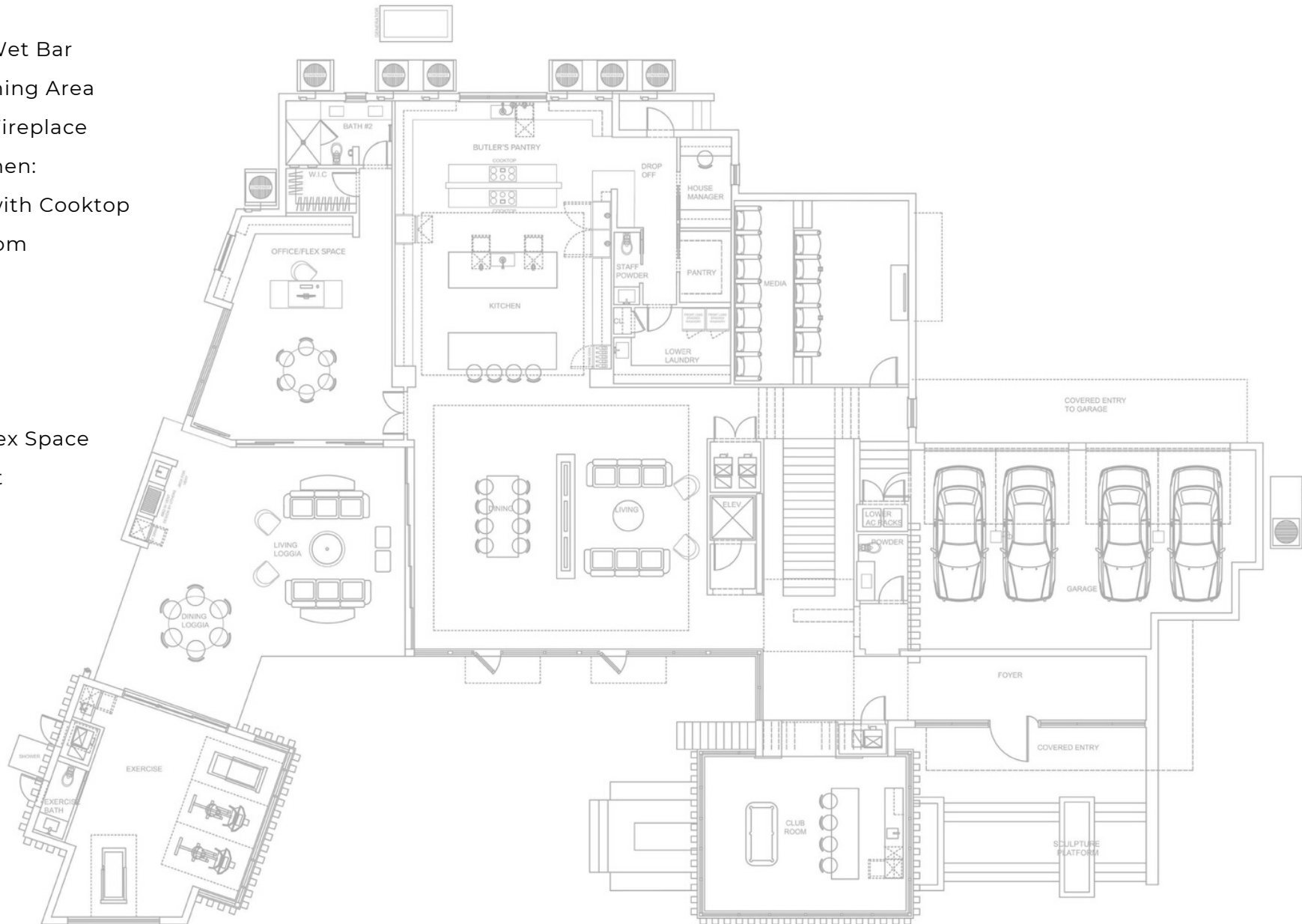




6315 SOUTH FLAGLER DRIVE,  
WEST PALM BEACH, FL 33405

# FIRST LEVEL

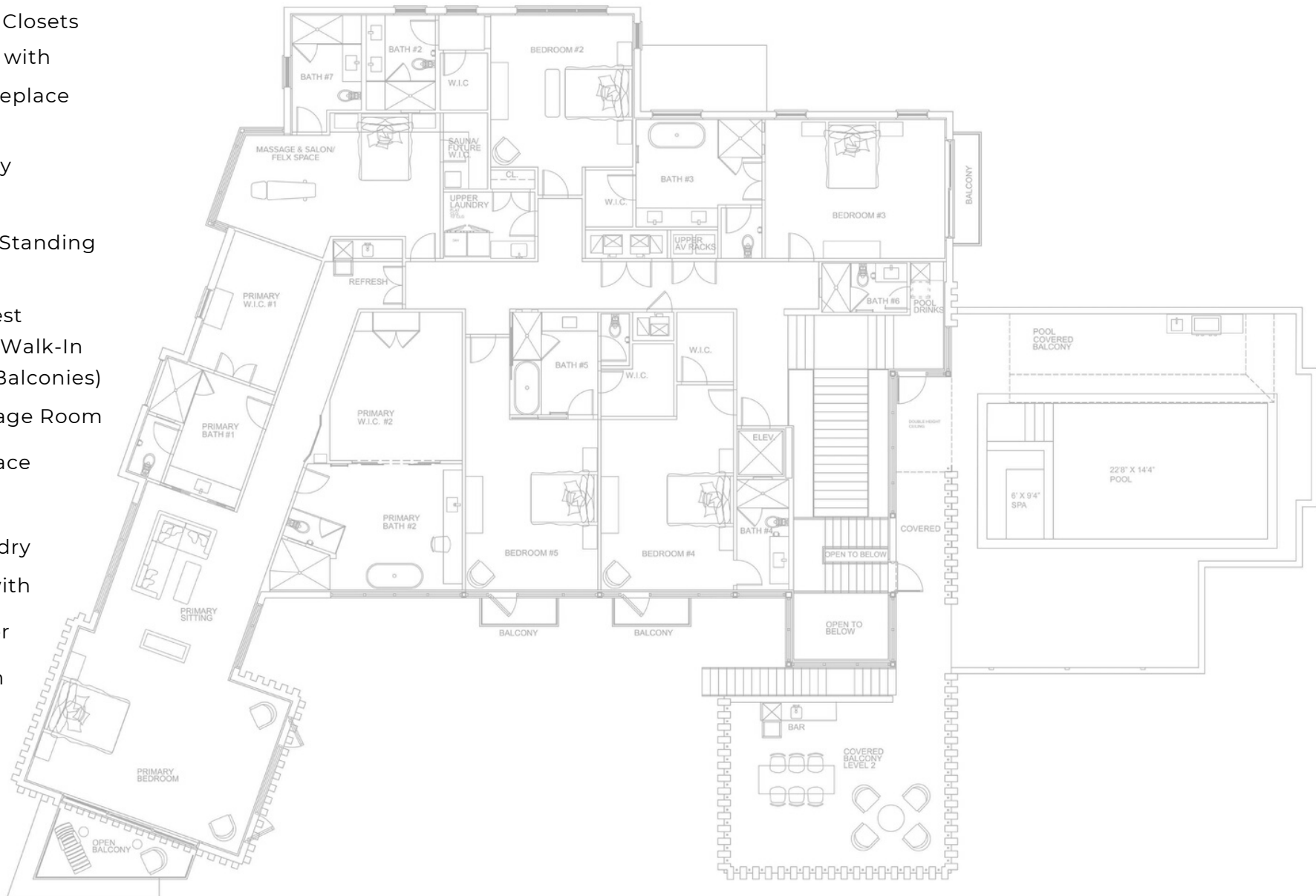
- 4,844 SF +/-
- 12' High Ceilings
- Entry Foyer
- Powder Room
- Club Room with Wet Bar
- Living Room & Dining Area with Water Vapor Fireplace
- Chef's Eat-In Kitchen:
  - Butler's Pantry with Cooktop
  - Staff Powder Room
  - Staff Office
  - Pantry
  - Laundry
- Multilevel Theatre
- En-Suite Office/Flex Space with Walk-In Closet
- Fitness Center:
  - Wet Bar
  - Powder Room



6315 SOUTH FLAGLER DRIVE,  
WEST PALM BEACH, FL 33405

# SECOND LEVEL

- 4,867 SF+/-
- 10' High Ceilings
- Primary Suite:
  - Wet Bar
  - Dual Walk-In Closets
  - Sitting Room with Water Vapor Fireplace
  - Balcony
- Double Primary Bathrooms:
  - 1 with a Free-Standing Soaking Tub
- 4 En-Suite Guest Bedrooms with Walk-In Closets (3 with Balconies)
- En-Suite Massage Room & Salon/Flex Space with Sauna
- Spacious Laundry
- Pool Cabana with Beverage Center & Full Bathroom

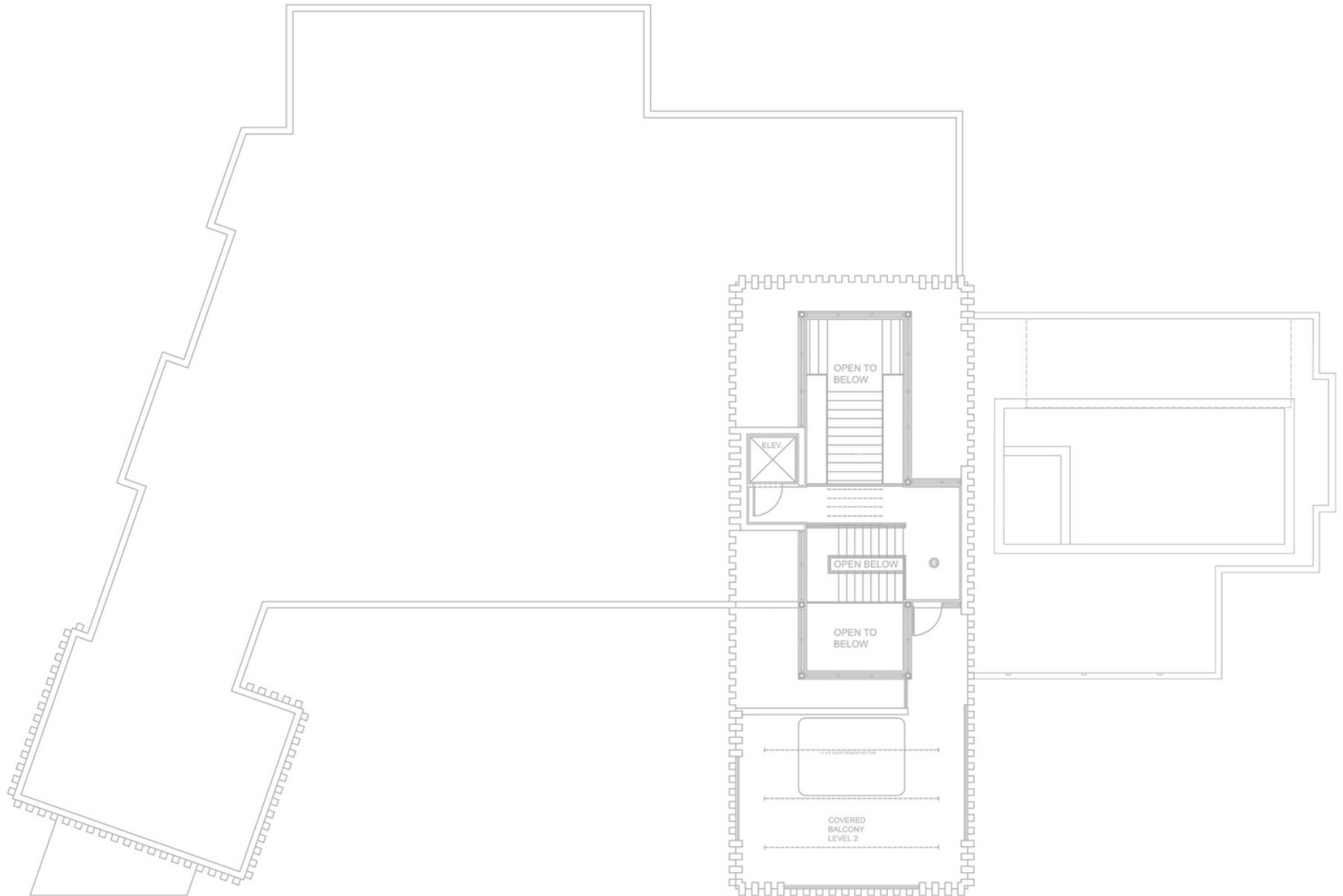




6315 SOUTH FLAGLER DRIVE,  
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# THIRD LEVEL

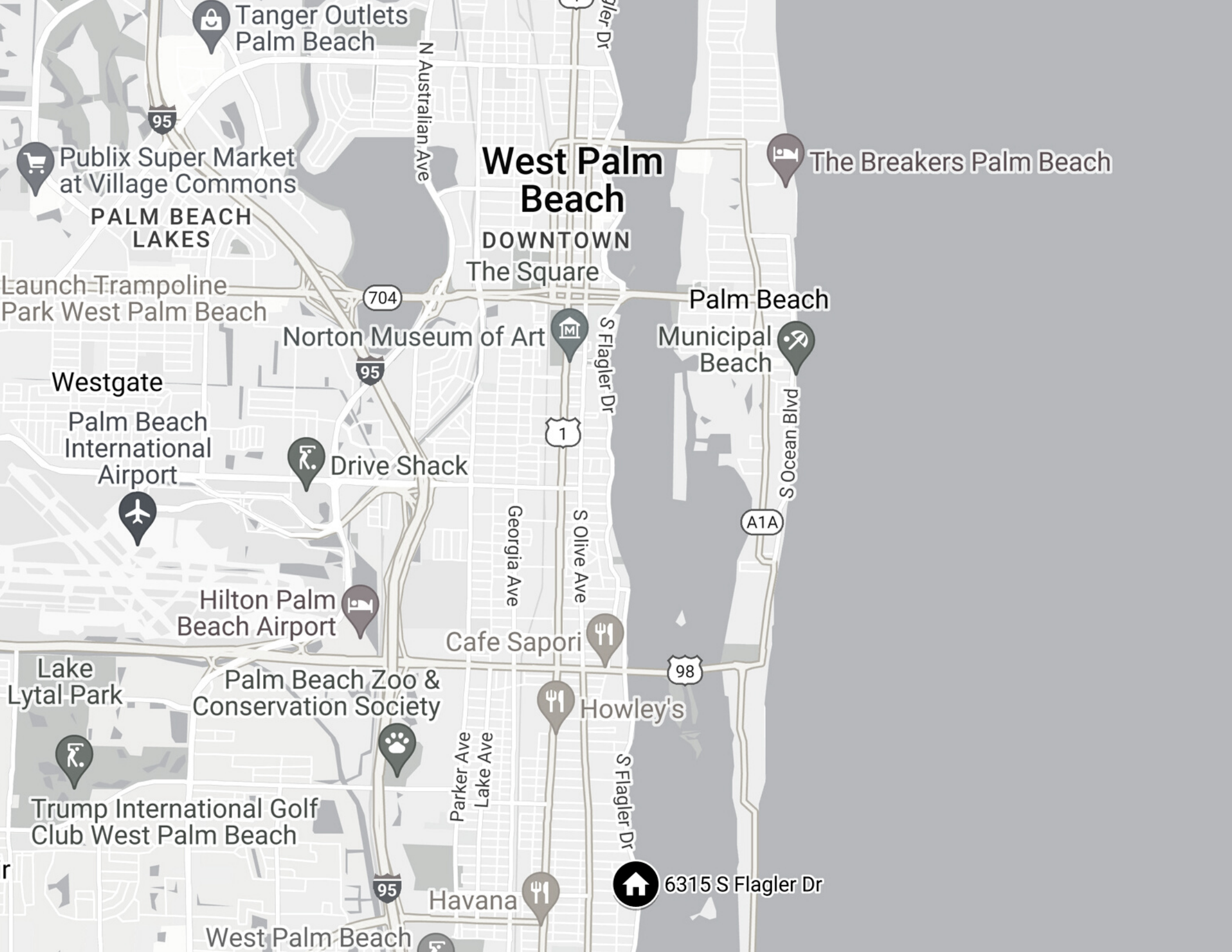
- Viewing Deck with Ocean Views





Envision a luxurious waterfront lifestyle featuring modern design and exquisite water views in a prized South Florida locale.





Tanger Outlets Palm Beach

Publix Super Market at Village Commons

# West Palm Beach

The Breakers Palm Beach

PALM BEACH LAKES

DOWNTOWN  
The Square

Launch-Trampoline Park West Palm Beach

704

Norton Museum of Art

Palm Beach Municipal Beach

Westgate

Palm Beach International Airport

Drive Shack

1

Hilton Palm Beach Airport

Cafe Sapori

A1A

Lake Lytal Park

Palm Beach Zoo & Conservation Society

98

Howley's

Trump International Golf Club West Palm Beach

Parker Ave  
Lake Ave

6315 S Flagler Dr

Havana

West Palm Beach

*elevated lifestyle*  
**THE PALM BEACHES**

YEAR ROUND PLAY  
FLORIDA'S GOLF CAPITOL

WORLD-CLASS  
GOLF COURSES

47 MILES OF COASTLINE  
ALONG THE ATLANTIC

NEARLY 30 BEACH  
PARKS JUPITER-BOCA

125 MILES OF  
SCENIC WATERWAYS

FOUR MAJOR  
INLETS TO ATLANTIC

**ARTS & CULTURE**

- KRAVIS CENTER
- ANN NORTON SCULPTURE GARDENS
- NORTON MUSUM OF ART
- THE SCOCIETY OF THE FOUR ARTS

**MARINAS**

- PALM HARBOR MARINA
- TOWN OF PALM BEACH MARINA
- SAFE HARBOR RYBOVICH

**SHOPPING**

- ROYAL POINCIANA PLAZA
- WORTH AVENUE
- THE SQUARE
- HARBOURSIDE PLACE
- ANTIQUE ROW ART & DESIGN DISTRICT

**ACTIVITIES**

- PALM BEACH POLO & COUNTRY CLUB
- LOGGERHEAD MARINELIFE CENTER
- PALM BEACH ZOO & CONSERVATION SOCIETY

**DINING & DRINKS**

- TABLE 26
- GRATTO
- IMOTO
- BUCCAN
- FLAGLER STEAKHOUSE
- PALM BEACH GRILL
- THE BEN'S ROOFTOP BAR, SPRUZZO
- CUCINA
- CAFE BOULUD
- SAINT AMBROEUS

**RESORTS**

- THE BREAKERS PALM BEACH
- THE COLONY PALM BEACH
- FOUR SEASONS RESORT
- MAR-A-LAGO CLUB
- TIDELINE RESORT & SPA
- THE CHESTERFILED PALM BEACH
- EAU PALM BEACH RESORT & SPA

**PARKS & BEACHES**

- MIDTOWN & PALM BEACH
- MUNICIPAL BEACH
- PEANUT ISLAND
- MACARTHUR BEACH STATE PARK



6315 SOUTH FLAGLER DRIVE,  
WEST PALM BEACH, FL 33405

# *features &* AMENITIES

ARCHITECT  
AFFINITI ARCHITECTS

INTERIOR DESIGN  
HILARY MUSSER

10,450 SF +/- RESIDENCE  
5 BEDROOMS  
9 FULL/3 HALF BATHROOMS  
2 EN-SUITE FLEX SPACES  
ATTACHED 4 CAR GARAGE  
HEATED POOL & SPA  
144 FT WATERFRONTAGE

## PROPERTY OVERVIEW

- 0.42 ACRE +/- FULLY CLEARED WATERFRONT LOT
- 144' +/- OF WATER FRONTAGE
- PERMITS IN PROCESS FOR A LUXURIOUS MODERN DESIGN
- AVAILABLE PACKAGES:
  - BUILDER
  - FURNITURE
  - AUDIOVISUAL
  - LANDSCAPE
- EXISTING GATED DEEP-WATER DOCK WITH BOAT LIFT
- OCEAN ACCESS

## LOCATION

- SITUATED ON THE EASTERNMOST CORNER LOT ALONG THE INTRACOASTAL WATERWAY
- BEST LOCATION IN SOSO
- EASTERN, NORTHERN & SOUTHERN WATER VIEWS
- VIEWS OF PALM BEACH
- LESS THAN 5 MILES +/- TO THE SQUARE, KRAVIS CENTER, WORTH AVENUE, UPSCALE SHOPPING AND FINE DINING, MUSEUMS & BEACHES

## PERMITS IN PROCESS FOR

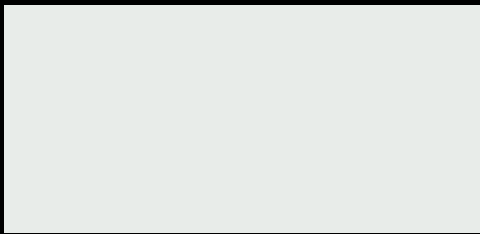
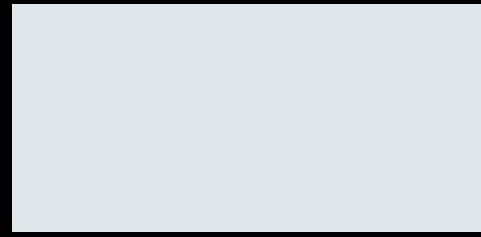
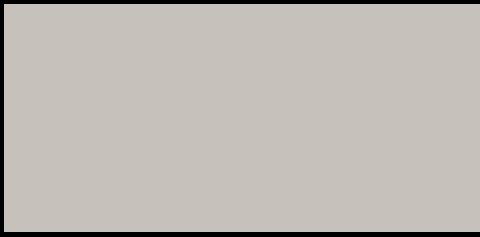
- 13,771 SF +/- IN TOTAL; INCLUSIVE OF THE FINISHED OUTDOOR LIVING SPACE

## PROPOSED INTERIOR FEATURES

- CUSTOM FLOOR-TO-CEILING HURRICANE WINDOWS & DOORS
- HIGH CEILINGS THROUGHOUT
- WIDE PLANK WHITE OAK FLOORING
- MARBLE COUNTERTOPS
- MULTILEVEL THEATRE
- 567 SF +/- FITNESS CENTER
- MASSAGE ROOM & SALON WITH SAUNA
- CLUB ROOM WITH WET BAR
- ELEVATOR SERVICING ALL LEVELS
- 2 WATER VAPOR FIREPLACES

## PROPOSED EXTERIOR FEATURES

- FIRST LEVEL LIVING & DINING LOGGIA:
  - WET BAR
  - BUILT-IN BARBECUE
- SECOND LEVEL POOL DECK:
  - COVERED BUILT-IN BARBECUE
  - WET BAR
  - 22'8" X 14'14" HEATED POOL
  - 6' X 9'4" ATTACHED SPILLOVER SPA
- SECOND LEVEL COVERED BALCONY & LOUNGE:
  - WET BAR
  - DINING AREA
- THIRD LEVEL ROOFTOP VIEWING DECK:
  - ELECTRIC SET-UP FOR HOT TUB
  - OCEAN VIEWS
- EXISTING DEEP-WATER DOCK WITH BOAT LIFT
- OUTDOOR SHOWER
- MULTIPLE BALCONIES
- INTRACOASTAL WATER VIEWS
- DOUBLE WATER VIEWS







HM

REAL ESTATE

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