CONTESSA VENEZIANA

ENDLESS VIEWS - DEEP WATER DOCKAGE FOR SUPER YACHTS
MINUTES FROM OCEAN - FURNISHED AND READY TO MOVE IN

For Sale | Price upon request | Will cooperate with All Brokers
For information please contact Tom Bates at 954-646-8120 | batesjtbates@aol.com
or contact Katia Bates: 954-646-0947 | katia@innovativecreationsusa.com
Distinctive Homes Realty, Inc. | MLS # F10146849

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CONTESSA VENEZIANA

Ready for occupancy | Price available upon request | Furnished

This prestigious 7-bedroom estate with separate guest house is located within a gated South East point lot with spectacular views, in exclusive Las Olas Isles in Fort Lauderdale, Florida.

With 435'of deep water dockage accessed by the Intracoastal Waterways and the Historic New River, a no-wake zone year around, this estate is able to accommodate a large size Super Yacht, and it is a Yachtsman's dream.

From each room, one can enjoy the breathtaking views of the water and the South Florida resort lifestyle with large garden areas lined up with palm trees, outdoor gazebo with bar and cooking capacity, under the stars dining areas, covered loggia with sitting room, deep pool with entertainment platform for small orchestras and live performances.

This luxurious estate features the finest imported materials and finishes from Italy, France and around the world. The custom interior was created by award winning Katia Bates of Innovative Creations Interior Design who, among other high end projects, was hired to redesign the famous Casa Casuarina, former Versace mansion in South Beach, once owned by the legendary fashion designer, Gianni Versace.

The 7 Bedroom, 13 Bath and 1 Half-Bath Estate includes amenities and comforts such as:

- Magnificent views of the waterways from every room
- A large master bedroom with:
  - Hers all season closet and separate winter closet
  - His man cave closet with boutique style cabinetry, large TV, coffered ceiling with private balcony and spectacular views.
  - Additional winter closet for extra storage.
  - His and hers baths with sauna and jacuzzi tub
  - Juliet balcony and a large balcony for private sunbathing
  - Large marble fireplace
  - Morning bar
  - Office space
- Additional 6 large VIP bedrooms with ensuite baths, walk in closets and balconies.
- Library or Executive office.
- Gym/massage room
- Club Room with boiserie and coffered ceiling with inserts of custom embossed leather panels from Paris, two large TVs, custom bar with green onyx countertops, pool table and Crestron media system
- Elevator
- Kitchen with Breakfast room
- Family room with drop down TV
- Dining room
- Living room
- Bar
- Large Garage
- Laundry rooms
- Large storage room
- Two powder rooms and one cabana bath.
- Crestron media system for all entertainment areas
- Large Generator
- Impact windows and doors
- An enormous outdoor garden, lined with palm trees, separates the main house from the guest house for privacy

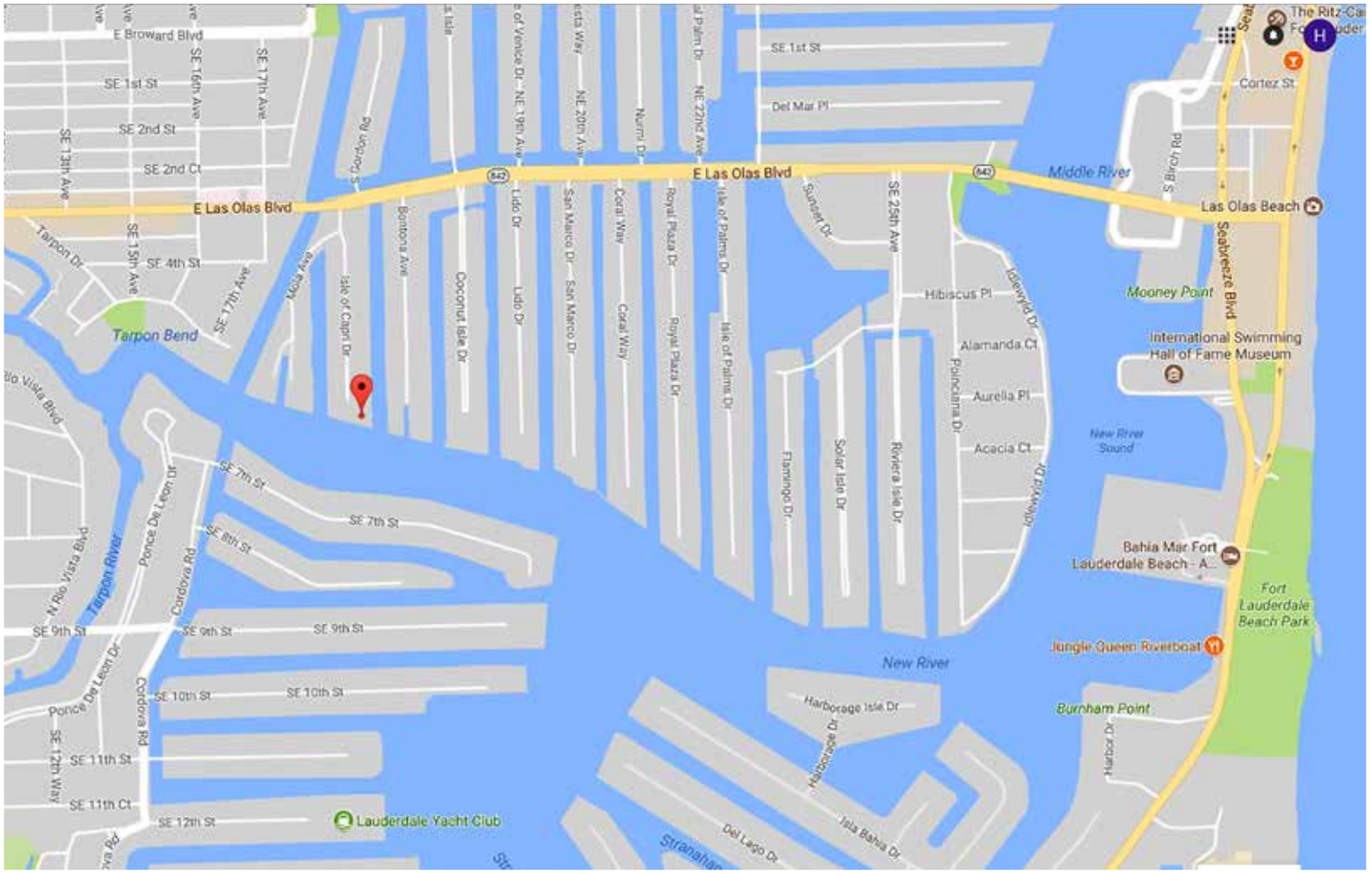
The Separate Two-Story Guest House includes:

Two master suites with large walk in closets and large en suite bathrooms, laundry room, kitchen with eat in, family room with large immediate access to outdoor area for dining and entertainment, storage room, full bath on first floor, two car garage, and separate driveway entrance to ensure privacy for main residence.

Additional Luxurious Amenities include:

- 435' of concrete dock with marble and stone inlays on deep water in a no-wake zone able to accommodate a super yacht.
- Approximately 285' of dockage along the protected canal
- Boat lift for tender
- Generator
- All doors and windows hurricane proof Miami Dade county code.
- Minutes from the ocean and easy access.

Located in Yacht-friendly Las Olas Isles



Las Olas Isles Homes offer Ocean access WITHOUT Fixed Bridges, and deep and wide canals on most streets. Las Olas Isles, located in the heart of Ft. Lauderdale, is a very exclusive, waterfront community. Las Olas Isles features high-end estate homes with large lots, gorgeous landscaping, and mainly homes with private docks and wide waterfront views. This community offers security patrol.

Las Olas Isles properties are a Yacht Owners Dream, with deep, wide dockage, easily navigable canals, and close proximity to the Intracoastal and Atlantic Ocean! On the south side of Las Olas Boulevard, it's only minutes to open water under the 17th St. Causeway which has a 55' clearance when it's closed. It opens upon request anytime at 15 minute intervals if necessary. On the north side of Las Olas boulevard, yachts go under the Las Olas Boulevard bridge which has a 24' clearance and also opens upon request. It takes only a few minutes to get out to sea.

Most lots are around 100' so your dockage is 90', but some of the point lots wrap around to provide 200' to 300' in dockage and even have dock space for multiple boats! ***Contessa Veneziana offers about 435' of dockage***!! Almost all of the canals are between 90-120' wide except the ones surrounding Hendricks isle and Venice Isle at 160' wide, with large turning basins. Up to 1/3 of the canal can be used so this area gives you plenty of space for any sized boat or yacht. The depth varies from 4' to-12' around the Las Olas Isles.

Left:
THE MASTER BEDROOM features endless views and a super-sized bed from which you can enjoy the sunrise.

UNPARALLELED RELAXATION IN A REGAL VIP BEDROOM (OR SECOND MASTER BEDROOM)

Entertain visiting Dignitaries or just enjoy continental breakfast at your leisure surrounded by Old-World grandeur. The timeless elegance overlays modern quality and convenience, so you have the best of all worlds within arms' reach.

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Left:

THE CLUB ROOM

opens on to a magnificent outdoor entertainment area, in true South Florida style.

Right:

THE LIVING ROOM

ELEGANT OLD-WORLD GRANDEUR IN SOUTH FLORIDA LUXURY

The authority of 'Made in Italy', and the creative instincts of designer, Katia Bates, have each played a part in establishing Innovative Creations' timeless Southern European cachet in South Florida's haute couture.

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Left:
THE GRAND ENTRYWAY picture was taken from the Guest House at twilight.

Inset: Luxurious Guesthouse.

AMAZING OUTDOOR LIVING ON THE NEW RIVER WATERWAY

Royal palm trees stand at attention over a spacious bar/gazebo with BBQ grill offering spectacular views of the New River and Intracoastal waterways. This exclusive Point Lot estate waterfront features about 435 ft of deep water dockage with unobstructed ocean access for super yachts!

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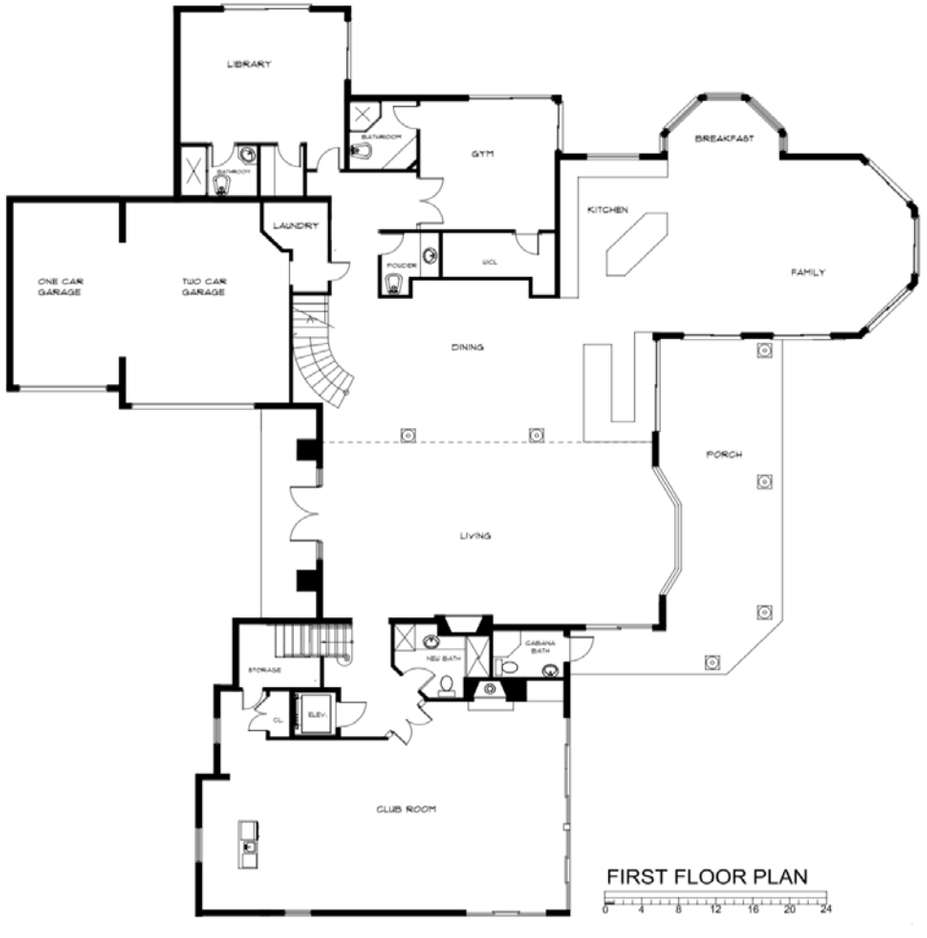
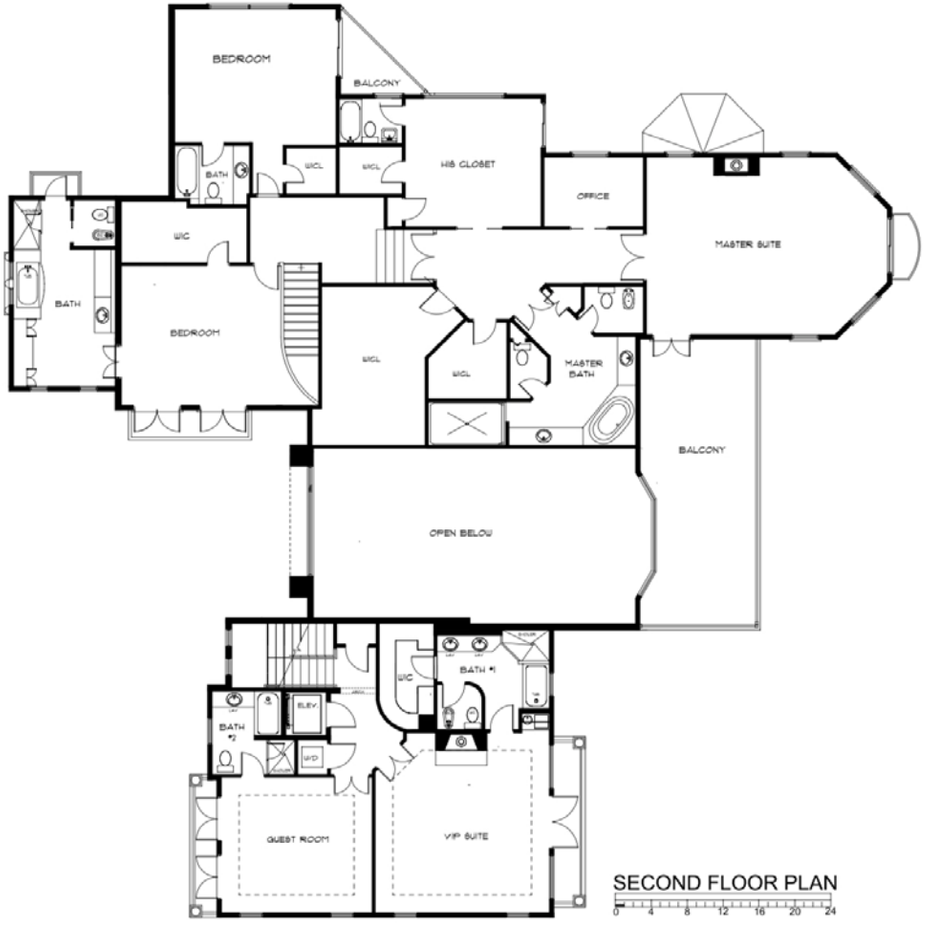
SPACIOUS FLOOR PLANS

Right:
THE GUESTHOUSE
offers friends and family
comfort and privacy.





FIRST FLOOR PLAN

SECOND FLOOR PLAN

KATIA BATES
DESIGNER

KATIA BATES, designer of the featured properties, is Creative Director of **Innovative Creations,** a respected leader in home furnishings and decor, as well as an avid promoter of home fashions, specializing in trends and colors.

Katia is the co-founder of Innovative Creations with her husband, Tom Bates, in 1996.

A native from the area of Venice, Italy, Katia offers an in-depth knowledge of Italian and European traditional styles as well as authentic contemporary and transitional designs. She focuses primarily on the extraordinary creativity of high end residential interiors.

Katia often travels to Europe and around the world looking for the perfect and unique pieces that will compliment a highly detailed interior.

Contact Katia at
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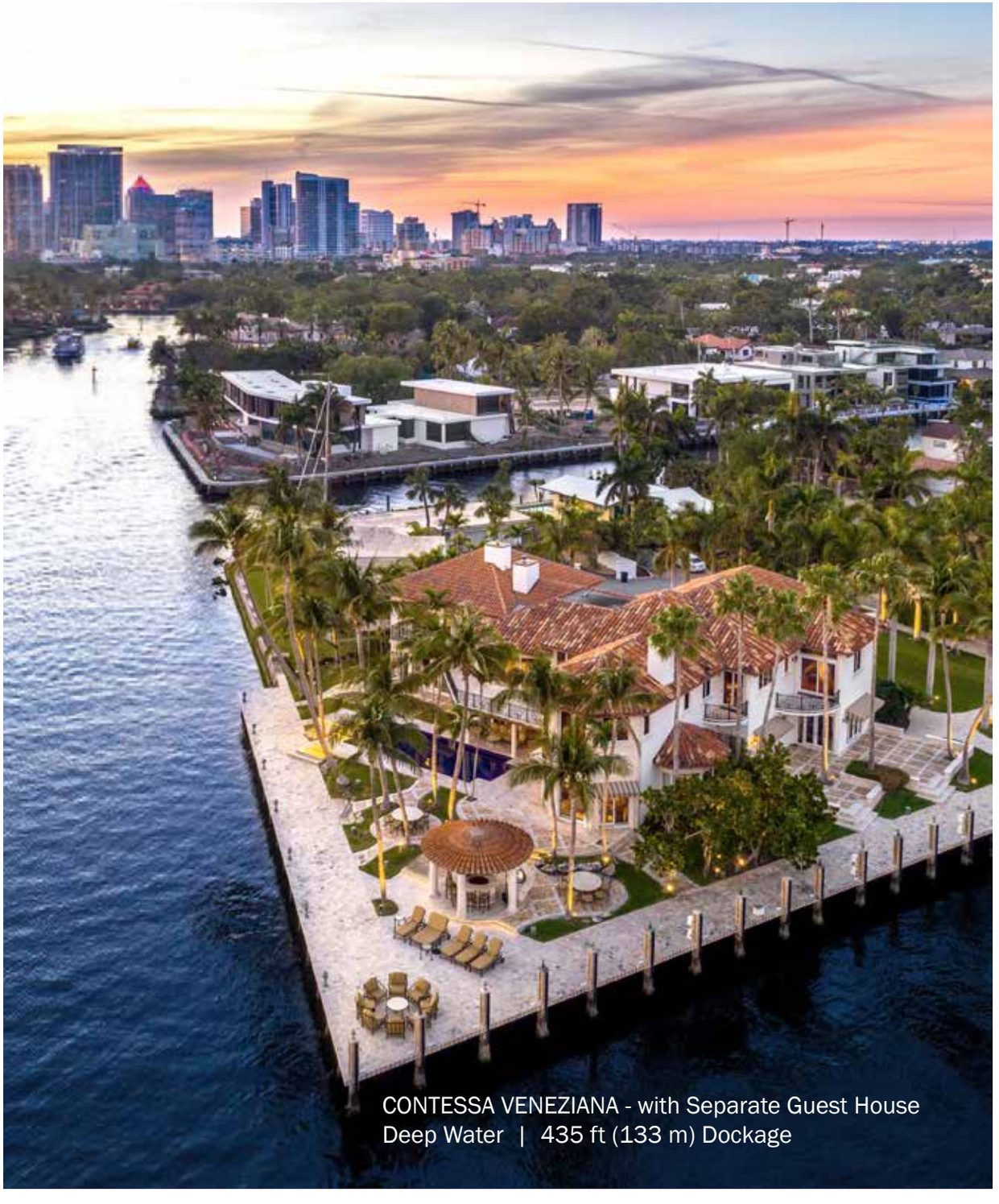
or call 954-646-0947

INNOVATIVE CREATIONS
INTERIOR DESIGN

InnovativeCreationsUSA.com



CONTESSA VENEZIANA - with Separate Guest House
Deep Water | 435 ft (133 m) Dockage

BONTONA PENINSULA -
700+ ft (210+ m) Deep Water Dockage

TOM BATES

BUILDER | DEVELOPER

TOM BATES, builder/developer of the featured properties, is the driving force behind many of the most prominent renovations and constructions in Fort Lauderdale's prestigious areas.

He is also the designer of unique, one of a kind opulent automotive art pieces such as the Ferrari engine table pictured below.

Incorporating a passion for creativity and design, and a love of the finest automobiles ever conceived, Tom Bates design line includes tables, desks and header wall art for the following brands: Ferrari, Lamborghini, Maserati, Porsche.

Tom Bates owns several companies that serve the luxury marine industry, as well as commercial real estate.