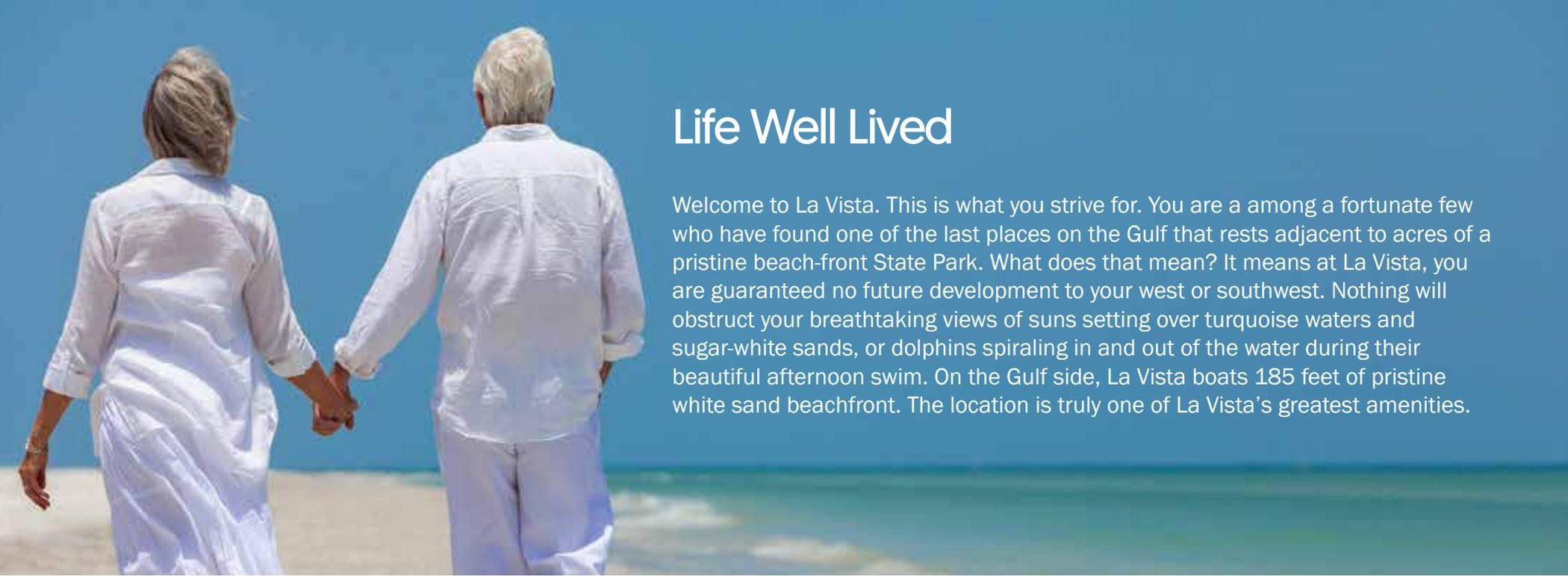




LA VISTA

Perdido Key, FL

*Where a Sanctuary of Luxury
Meets a Sanctuary of Nature*



Life Well Lived

Welcome to La Vista. This is what you strive for. You are among a fortunate few who have found one of the last places on the Gulf that rests adjacent to acres of a pristine beach-front State Park. What does that mean? It means at La Vista, you are guaranteed no future development to your west or southwest. Nothing will obstruct your breathtaking views of suns setting over turquoise waters and sugar-white sands, or dolphins spiraling in and out of the water during their beautiful afternoon swim. On the Gulf side, La Vista boasts 185 feet of pristine white sand beachfront. The location is truly one of La Vista's greatest amenities.



This isn't just retirement or a second home or even a vacation...this is what we all dream to find, experience and share.

Structures Well Built

Award-winning local architect, Henry Norris and developer Butch Shivers, meticulously designed La Vista to take full advantage of the rare site location. La Vista provides owners with a one-of-a-kind design and amenities that optimize the incredible direct views of the Gulf of Mexico and State Park. Their forward thinking- inclusion of View Dynamic Glass Intelligent Window System; City Lift Puzzle Parking Automated Parking Lift System; NanaWall Window Systems, and the latest biometric security systems available raises the level of sophistication to heights never seen in a condo development in this area.



Only 19 Residences
One Residence Per Floor
First Class Amenities
Luxury Lifestyle

4 Bedrooms, 4.5 baths
4505 sq.' with 690 sq.'
3 Balconies

View Dynamic Glass
Intelligent Window System
Parking for 50
w/2 Reserved per Residence



The world's most intelligent window

View® Dynamic Glass offers intelligent windows that maximize natural light and unobstructed views while reducing heat and glare.



WELLBEING FROM THE OUTSIDE IN

VIEW Dynamic Glass lets in more daylight and reduces glare to provide optimum comfort and a connection to the outdoors.

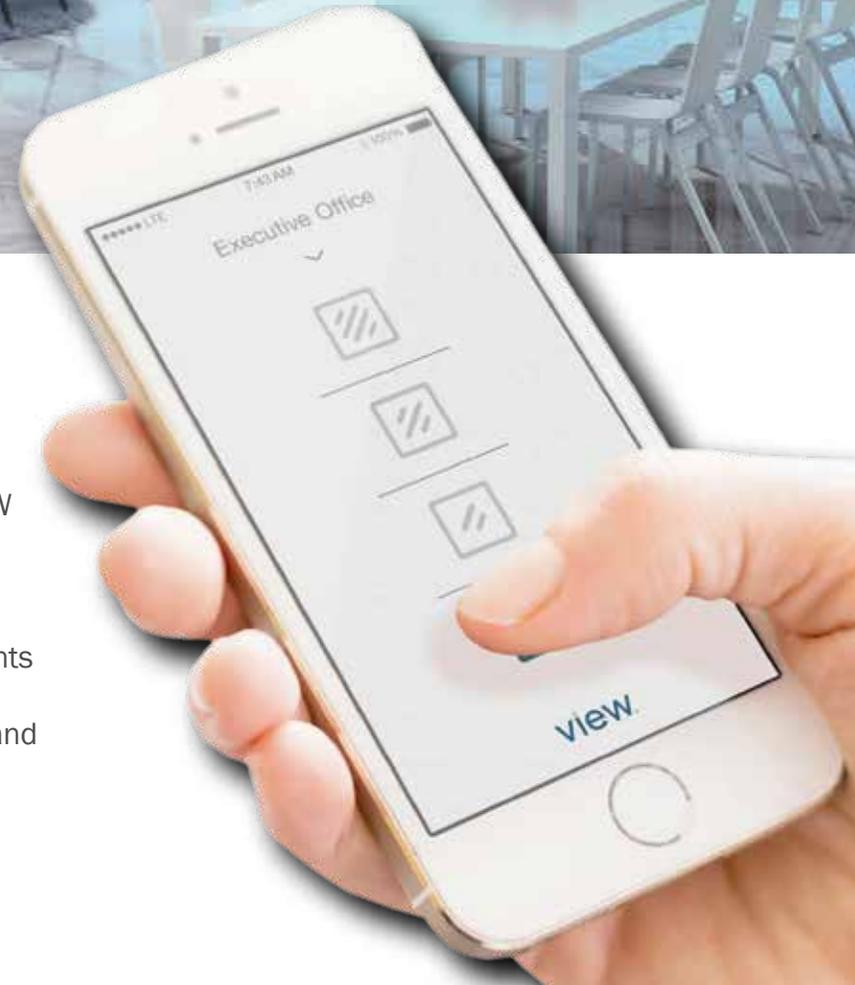
TINT INDIVIDUAL ZONES

Individual window zones give you precise control of your space.

GLARE solar radiation and glare are reduced when the glass is tinted, creating a comfortable indoor climate for occupants.

HEAT by admitting natural daylight and rejecting unwanted solar radiation, VIEW Dynamic Glass significantly reduces annual energy costs.

DAYLIGHTING building residents enjoy the benefits of natural sunlight, like improved mood and productivity.





Technology and Green Building Well Applied

- Parking for 50 vehicles.
- 2 spaces reserved for each residence.
- 2 ground level handicap parking spaces.
- Owners will receive multiple remote control Key Fobs and security key pads will be conveniently located and affixed to the building.
- 33 second average retrieval time.
- Each vehicle will rest on a solid metal platform.
- The system provides additional security for owner's vehicles.
- Each of the 10 parking "Pods" will have back up power supply sources to ensure no downtime due to electrical failures/outages.
- The entire parking system, including access gates will be painted to match the building.
- A local service/maintenance provider will be on call to service and maintain system.

Easy, Safe, and Secure Parking

Parking at La Vista is not the ordinary double stack lift system you may have seen elsewhere. This mechanical parking lift works in a tandem configuration without impacting retrieval time. They are widely used in residential, mixed use, and public garages in impacted urban areas. With the Puzzle System each space is independently accessed using a remote key fob or a wall panel.





- Dynamic View Glass to be used within the 10' floor to ceiling windows, exterior glass doors and sliding glass doors.
- Curtain wall window system, windows, doors and sliding glass doors designed to meet new Florida building code specifications for wind loads and impact resistance.
- Secure building entrance points to include key pads or biometric security systems.
- Dual direct entry high speed elevators ensure quick and secure access to your private lobby
- All cabinets to be custom built solid wood furniture grade finish with soft close drawers.
- Waterfall Quartz countertops in kitchen and quartz countertops in baths.
- Master bath to include jacuzzi or jetted tub set in Travertine tile and tile back splash with decorative stained glass window.
- Sound proofing built into each floor
- 19" Travertine interior tile throughout
- Spacious tile and glass shower.
- Two hot water heaters per residence
- All interior sheet rock ceilings level 5 finish
- Fully Equipped laundry with top load washer, wi-fi capable electric dryer, wash sink, folding countertops and storage



Spaces and Places to Promote Wellness and Fun

- The secured ground level dune cross over allows for easy access to the beach.
- Security Features: Coded Lift Gate at Road Entrance. Secure Lobby Entrance, Coded Elevator Access, Coded Gates at dune crossover
- Covered Parking for 50 Autos: City Lift's Two Level Puzzle Parking Pod Systems will accommodate up to 50 vehicles.
- 2 reserved parking spaces per unit
- This system offer owners Enhanced Vehicle Security
- Key Fob remote access or a panel keyed access with an 33 second average retrieval time.
- Outdoor Shower and clean up Area at the dune crossover
- Dog run with artificial eco grass
- 8' privacy fence
- Bicycle rack
- Naturally landscaped with conservation corridors

“ In our continuing efforts in providing an aesthetic design solution within a ‘form follows function’ concept; La Vista Condominiums is no exception. ”

- Henry Norris, Architect

The La Vista design elevates the common area amenities 18'9" over the dunes. This elevated design offers residents incredible views of the pristine white beach, the Gulf of Mexico and the State Park while providing additional protection for the building and security for the owners. The Outdoor & Indoor pools with a NanaWall system opens the spaces to the sunning deck and provide direct views of the beaches. An outdoor grilling area, easy access to restrooms, 3 outdoor showers, exercise room and the theaters/lounge room provides owners with everything needed to comfortably enjoy their day outdoors.



- NanaWall Window System Opens the indoor pool to the outdoors
- Outdoor pool featuring infinity edge style view
- In pool seating ledge
- Heated Indoor pool and jacuzzi
- 6' Spiral Staircase leads to the ground level dune crossover
- 3 Outdoor Showers with hot and cold water capability
- No slip pool decks
- Tinted glass railings
- Dynamic View Glass
- No slip tile in lobby area
- Spacious Exercise room
- Large theater/lounge for entertaining
- Outdoor entertainment area with outdoor grill
- Men's and Women's restrooms
- Security: Coded beach access at dune crossover



Location, Location, Location

- Pensacola Airport – 22 mi
- Jack Edwards Airport – 18 mi
- Mobile Airport – 79 mi
- Sacred Heart Hospital (PNS) – 23 mi
- Sacred Hospital (Foley) – 25 mi
- Walk-In Urgent Care – 8.5 mi
- Publix (Perdido) – 3.1 mi
- Publix (Orange Beach) – 8.5 mi
- Target (Perdido) – 8.1 mi
- Walmart (Perdido) – 7.9 mi
- Rite Aid (Orange Beach) – 8.2 mi
- CVS (Perdido) – 3.0 mi
- Ace Hardware (Perdido) – 3.1 mi
- Lost Key Golf Club – 1.5 mi
- Craft Farms Golf Club – 17 mi
- Zeke's Landing Marina – 7.3 mi
- SanRoc Cay – 6.6 mi
- OB Helicopter Tours – 5.5 mi
- Alabama Gulf Coast Zoo – 16 mi
- Flora-Bama – 4 mi





Time with Family and Friends Well Spent

Located on a narrow strip of snow white beaches and crystal blue waters, Perdido Key is located in the Northwest Panhandle of Florida, between Pensacola, Florida and Orange Beach, Alabama. No more than a few hundred yards wide in most places, Perdido Key stretches some 16 miles, with almost 60 percent of it located in federal or state parks – making it one of the last remaining unblemished stretches of wilderness in the Florida Panhandle.

With an average annual temperature of 75 degrees and 343 days of sunshine, it's not surprising the Key is a long-hidden retreat that blends together both year-round outdoor activities and an authentic laid-back lifestyle uniquely its own.





LA VISTA

Perdido Key, FL

Contact Us for Availability & Pricing

14799 Perdido Key Dr., Pensacola FL 35207 251.979.1319 info@lavistapk.com

View a virtual tour online at www.LaVistaPK.com