

MICHAEL ANGOTTA

# PENTHOUSE COLLECTION

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## Materials + Design Lookbook

Three premium residences

Mediterranean contemporary, refined through  
a warm modern European lens.



# Quiet luxury with coastal warmth

A cohesive material language that feels architectural, natural and enduring.



## THE PENTHOUSE PALETTE

- **Warm, not yellow**

Creamy whites and mushroom tones soften the contemporary architecture.

- **Natural movement**

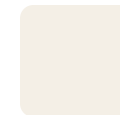
Veined stone adds distinction while pale oak keeps the rooms relaxed.

- **Metal with patina**

Aged brass brings warmth; dark bronze adds definition and exterior continuity.

- **Calm repetition**

The same core finishes recur across all three penthouses for a recognizable collection.



Warm ivory



Mushroom



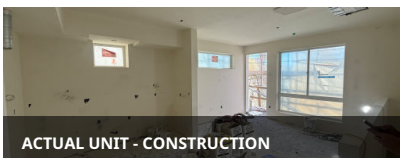
Pale oak



Dark bronze

# Sculpted kitchen

A high-function kitchen presented as quiet architectural millwork.



ACTUAL UNIT - CONSTRUCTION

## DESIGN INTENT

- **Cabinetry**

Matte mushroom perimeter cabinetry with pale-oak feature panels and integrated pulls.

- **Stone**

Taj Mahal-style quartzite on work surfaces, a restrained waterfall edge and selected full-height areas.

- **Appliances**

Panel-ready refrigeration with premium stainless cooking appliances for a tailored elevation.

- **Lighting**

Warm dimmable recessed lighting with a minimal aged-brass pendant or linear accent.

## PENTHOUSE DETAIL

Book-match the most visible stone faces and keep appliance reveals, fillers and cabinet lines rigorously aligned.

# Three finish expressions

The same architectural layout shown in three coordinated material directions for side-by-side review.



OPTION A

## Mushroom + pale oak

Mushroom cabinetry with a pale-oak refrigeration tower, softly veined stone and aged-brass details.



OPTION B

## Light oak tonal

Pale-oak cabinetry takes the lead, balanced by an ivory stone envelope and restrained mushroom accents.



OPTION C

## Mushroom + warm oak

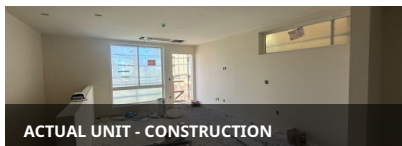
Mushroom tall cabinetry is paired with warm-oak uppers for the richest, most European expression.

SELECTION NOTE

These are finish studies, not separate floor plans. The final penthouse specification may combine preferred elements from more than one option.

# Relaxed coastal living

A neutral room with tactile layers, controlled contrast and clear circulation.



## MATERIAL DIRECTION

- **Flooring**

Wide-plank pale oak LVP continues through the public spaces for visual width and durability.

- **Walls**

Warm ivory paint with restrained limewash or plaster texture at one focal plane.

- **Furnishings**

Cream linen, boucle, light oak and stone tables; low silhouettes preserve the view corridor.

- **Accents**

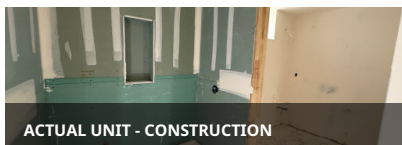
Aged brass, smoked glass and dark bronze used sparingly for depth.

## STYLING NOTE

Keep pattern quiet. Let texture, natural stone and the coastal light carry the room.

# Spa-like primary bath

Warm stone, clean planes and carefully centered fixtures create a composed retreat.



## PRIMARY BATH PALETTE

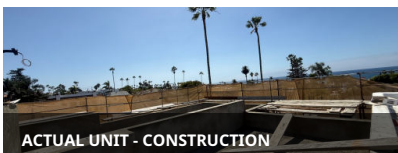
- **Vanity**  
Mushroom or pale-oak vanity with a natural-stone top and generous drawer storage.
- **Shower**  
Warm-white vertical tile, clear frameless glass and a quiet linear or center drain.
- **Plumbing**  
Aged-brass fixtures with simple silhouettes; coordinate all visible trims.
- **Mirror + light**  
One clean mirror composition with warm vertical sconces and accurate sink alignment.

## FIELD PRIORITY

Verify mirror, sink and sconce centerlines before rough-in closeout; maintain clearances at shower glass and doors.

# Private coastal terrace

Outdoor rooms designed to preserve the ocean outlook while creating separation between residences.



## ROOFTOP ELEMENTS

- **Deck surface**  
Warm sand porcelain pavers on an appropriate pedestal or approved roof-deck assembly.
- **Privacy divider**  
Thermally modified vertical wood slats in a dark-bronze frame, with the left return beginning at the center wall.
- **Guardrail**  
Clear low-iron laminated glass to retain openness and ocean views.
- **Outdoor utility**  
Compact stainless sink station on the left terrace with weather-rated storage.

## COORDINATION

Privacy wall, railings, drainage, waterproofing and wind loads require architect and structural approval.

# Interior materials

The core palette is consistent across all three penthouses; slab and veneer character may vary naturally.

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## FLOORING

### Paradigm Conquest - Surrey

Wide-plank pale-oak LVP; 9 x 72 in., 20 mil wear layer.

MANUFACTURER REFERENCE

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## COUNTERTOP

### MSI Taj Mahal Quartzite

Cream base with soft taupe movement; approve full slabs.

MANUFACTURER REFERENCE

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## WALL TILE

### Daltile Stencil - White

Warm-white 4 x 12 in. field tile; vertical stack application.

MANUFACTURER REFERENCE

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## BATH FIXTURES

### Kohler Purist Collection

Clean-lined faucets, shower trim and coordinated accessories.

MANUFACTURER REFERENCE

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# Rooftop + premium systems

Exterior-grade components and high-performance equipment support the elevated finish level.

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## PRIVACY SLATS

### Thermory Benchmark Thermo-Ash

Dimensionally stable thermally modified wood; field-finish strategy by design team.

MANUFACTURER REFERENCE

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## PAVERS

### Daltile TREAD 2cm Pavers

Warm sand tone; final series and slip resistance to suit roof-deck conditions.

MANUFACTURER REFERENCE

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## APPLIANCES

### Thermador + Bosch Benchmark

Premium cooking, refrigeration and dishwashing package; panel-ready where practical.

MANUFACTURER REFERENCE

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## LIGHTING

### Lotus LED

Warm-dim or 2700K recessed fixtures; coordinate aperture and trim across rooms.

MANUFACTURER REFERENCE

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# Penthouse selection allowances

Early budgeting ranges for design alignment. Final pricing requires local bids, quantities, freight, tax and field verification.

| SELECTION                   | PLANNING RANGE             | BASIS                             |
|-----------------------------|----------------------------|-----------------------------------|
| Pale-oak LVP                | \$5.75-\$7.50 / sq. ft.    | Material only                     |
| Custom cabinetry            | \$650-\$1,050 / linear ft. | Installed; varies by cabinet type |
| Taj Mahal quartzite         | \$110-\$160 / sq. ft.      | Installed allowance               |
| Penthouse appliance package | \$18,000-\$28,000          | Per residence                     |
| Premium plumbing fixtures   | \$4,000-\$7,500            | Kitchen + primary bath allowance  |
| Thermo-ash privacy wall     | \$225-\$350 / linear ft.   | Installed planning allowance      |
| Roof pavers                 | \$12-\$18 / sq. ft.        | Material only                     |
| Glass guardrail             | \$550-\$850 / linear ft.   | Installed planning allowance      |

APPROVAL PATH

01 Approve palette

02 Review samples

03 Build mockups

04 Confirm bids

05 Issue schedule

A COHESIVE PENTHOUSE COLLECTION

# Warm. Tailored. Distinctly coastal.

These concepts use the actual construction photographs as their spatial foundation, preserving the character and proportions of the units while illustrating the intended finished experience.

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## NEXT DECISION

**Approve the core palette, then develop a room-by-room finish schedule and procurement set for all three penthouses.**

Concept imagery is for design intent. Dimensions, clearances, code, structural conditions, waterproofing and final product suitability must be verified by the project architect, engineers, contractors and manufacturers.

