

**TIARA**  
on the beach

Gulf Front Living – Elevated





## PROPERTY & BUILDING FEATURES

- Contemporary Architecture Built on the Water's Edge
- Private Residential Access Through Controlled Walkways to 300 Linear Feet of Beachfront
- 63 Luxuriously Designed and Richly Finished Condominium Residences. Includes 7 Penthouses and 2 Penterras
- Controlled Building Access
- Each Residence Faces South Allowing for Dramatic Sunrise Views to the East and Sunset Views to the West
- Architectural and Interior Design by Place Designers from Round Rock, Texas
- Completely Private Residential Building with No Short Term Use
- Ample Parking per Residence and EV Charge Capable
- Conditioned Storage Units Available for Purchase

## AMENITIES

- Luxurious Pool with Negative-edge Waterfall and Relaxing Sun Lounge Area Overlooking the Gulf
- Expansive Entrance Lobby with 24/7 Concierge Attendant
- Media Room
- Game Room with Pool Table, Card Table(s) and Foosball
- Golf Simulator
- Private Wine Storage and Tasting Room
- Cigar Lounge
- Fitness Center with Yoga Studio Overlooking the Gulf
- Anytime Coffee Bar
- Resident Club Room / Private Dining Area(s) with Catering Kitchen
- Package Hub Center
- Mail Room
- Bathing Area for Dogs
- Grilling Area
- Hot Tub
- Fire Pits
- Jogging Trail
- Pickleball/Basketball Court
- Bike Racks
- Golf Cart Storage

## RESIDENT SERVICES

- 24 / 7 Attended Lobby
- Events and Activities Coordinator
- Pool Concierge
- Yoga and Aqua Aerobics Classes
- Assigned Controlled Access Parking
- Beach Chairs and Umbrellas
- Arrival Prep and Stocking\*
- Dog Grooming and Walking\*
- Personal Fitness Trainer\*
- Housekeeping Services \*
- Grocery Shopping\*
- Plant Care Maintenance\*

## RESIDENCE FEATURES

- Ceiling Heights of 10'-0" in all Homes 11'-0" in Penthouse and Penterras
- Spacious Private Balconies
- Private Elevator Vestibules\*\*
- Double Open Sliding Glass Doors in All Living Rooms
- Wood Inspired or Porcelain Tile Flooring Throughout Living, Kitchen and Bedrooms and Bathrooms
- Prewired for Smart Home Technology
- Prewired for Automated Blinds
- Laundry Areas with Full-Size Washer & Dryer Included as Standard
- Recessed LED Lighting Throughout the Home
- Individual Hot Water Heaters
- Hurricane Preparedness with Generator Power for Select Outlets and Refrigerator

## STANDARD KITCHENS

- Thermador Stainless Steel Appliance Package to Include:
  - 30" Built-in Single Wall Oven
  - 30" Built-in Combo Microwave Wall Oven
  - 30" Warming Drawer
  - 36" Five Burner Gas Cooktop
  - 36" Low Profile Drawer Hood Vented to Outside
  - 24" Undercounter Wine Cooler with Glass Door
- 24" Panel Front Bosch Dishwasher
- 36" Panel Front Thermador Refrigerator
- Italian Soft Closure Cabinetry
- 32" Zero Radius Single Bowl Under Mount Stainless Steel Sink
- Quartz Countertops and Full Height Backsplash
- Designer Backsplash with LED Under-counter Lighting
- Polished Nickel Pull Down Faucet with Dual Joint Arm, Knurled Handle and Finished Hose

## BATHS

- Italian Soft Closure Cabinetry
- Quartz Countertops
- Porcelain Slab Walls or Subway Tile Walls
- Porcelain Flooring
- Nickel Shower System Featuring a Rain Head in Primary Baths
- Nickel Shower Slide Bar with Hose and Linear Hand Shower in Primary Baths
- Nickel Shower Head in Secondary Baths
- Frameless Shower Door
- Luxury Undermount Rectangular Sink
- Luxury Free Standing Tubs with Wall Mounted Tub Filler
- Luxury One Piece Toilet with Installed at Extra Height
- Frameless Mirror
- Nickel Lavatory Faucet with Arc Spout and Wide Spread Handle Lever
- Nickel 24" Towel Bars and Tissue Holders

## PENTHOUSE AND PENTARRA FEATURES

- Spacious Floorplans with Expansive Balconies
- Fireplace in the Living Room
- Kitchen Featuring all Gagganeau Stainless Steel Appliances to include:
  - 30" Single Wall Oven
  - 30" Combo Microwave Wall Oven
  - 30" Warming Drawer
  - 36" Gas Cooktop
  - 24" Pull Out Hood Vent
  - 24" Undercounter Wine Cooler with Glass Door
  - 24" Panel Front Dishwasher
  - 36" Panel Front Gagganeau Refrigerator
  - Polished Nickel Wall Mounted Pot Filler with Knurled Handle

## CONSTRUCTION DETAIL

- The Building is Designed to Current Code and to Meet the 150mph Ultimate Wind Speed
- The Typical Floor Slabs are 8" Thick Concrete
- The Glass Will be Insulated Impact Resistance Glazing as Required by Code
- The Common Areas and Elevator Access Will be on the Emergency Generator
- Sound Transmission Class(STC) Ratings for Various Interior Wall and Ceiling Assemblies are Designed at a Superior Level to Ensure a Quiet Environment in Your Residence

*\* Services are a la carte and are not included in monthly HOA fees*

*\*\* Available in every residence with the exception of Penterra 108, the Charlotte 06 and Alexandra 07 stacks.*



Tiara's location at the end of Seawall Boulevard puts you waterfront and center for everything Galveston has to offer.

# Experience You Can Trust

## SATYA

Satya is a Houston-based commercial real estate consulting firm that has become one of the most reputable names in the industry, developing luxury high-rise condominiums, apartments, hotels, mixed-use properties, retail, and commercial centers. The company is celebrating 25 years of owning and developing successful residential and commercial developments, including The Sophie at Bayou Bend, Giorgetti Houston, Westmore, Hyatt Place, and Hyatt House Houston Medical Center. Satya is currently developing The St. Regis Residences, Houston, and Tiara on the Beach in Galveston. The company has completed more than 100 projects and working projects valued at more than one billion in and around the Greater Houston area.

## NAN PROPERTIES DEVELOPER SERVICES

Lead by the experience and reputation of Houston-based Nan and Company Properties, the Houston affiliate of three of the world's top luxury real estate networks which include Luxury Portfolio International, Leading Real Estate Companies of the World and Christie's International Real Estate, Nan Properties Developer Services oversees the sales and marketing of Tiara on the Beach. This elite group of real estate professionals works with developers to position each project directly to consumers as an independent brand leveraged by the firm's existing network of agents, buyers, and investors. Nan Properties Developer Services develops a comprehensive and strategic approach to project development, launch, and ongoing consumer-facing marketing. The team specializes in maximizing their expertise, premier networks and platforms through the dedication of sales experts who specialize in Tiara on the Beach.

## PLACE DESIGNERS

PLACE Designers is recognized as a highly qualified architectural service provider in Texas and along the Gulf Coast. Notable projects such as The Emerald By The Sea, Diamond Beach Condominiums, The Sapphire, The Ocean Club Resort, Whitecap Preserve, Lighthouse Point, The Residences at Tiki Island, and now Tiara On The Beach are shining examples of the combined talents of an amazing team. Architecture is the manifestation of ideas about our evolving human journey. Art, engineering, science, and experience merge at PLACE to form unique environments in response to ever-changing lifestyles. "Impress every client every time" is more than an ambition at PLACE....it is a pledge to all those who build and live in our built environment.

## Property Location

10525 San Luis Pass Road, Galveston TX, 77554

## Sales Gallery Location

4918 Seawall Blvd. Ste C, Galveston , TX 77551

All content (including information about square footage, features, fixtures, fittings, finishes, and specifications) provided are conceptual based on preliminary development plans; developers reserve the right to make modifications and changes to the project, in whole and in part, and to the information contained herein. Dimensions including square footage and specifications are also subject to normal construction variances and tolerances. Please refer to the Purchase Agreement and the Condominium Information Statement and the proposed condominium documents included with same for further information and disclosures with regard to the methodology of square feet calculations, percentage ownership allocations, and the like.

## RESIDENCE DETAILS

- 1 Bedroom | 1.5 Bath – 1661 Square Feet
- 2 Bedroom | 2.5 Bath – 1778 - 2370 Square Feet
- 2 Bedroom | 2.5 Bath + Study – 3038 Square Feet
- 3 Bedroom | 3.5 Bath – 2771 Square Feet
- 3 Bedroom | 3.5 Bath + Study - 3501 - 3655 Square Feet
- 3 Bedroom | 4 Bath + Study -3798 Square Feet
- Penterras at 2866 - 3359 Square Feet
- Penthouses at 2544 - 4306 Square Feet

## HOA FEES

- Monthly fees are based on square footage
- Monthly contribution toward Capital Reserve fund included

## DEPOSIT STRUCTURE

10%: Contract Signing

409.974.4537 : [TiaraOnTheBeach.com](http://TiaraOnTheBeach.com)

Developed by:



Exclusive Sales and  
Marketing by:



Designed by:

