

# BONTONA PENINSULA

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](mailto:batesjtbates@aol.com)  
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Distinctive Homes Realty, Inc. | MLS # F10146129



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# BONTONA PENINSULA

Offered for sale | Price upon request

Developed and custom designed by Innovative Creations Interior Design

Bontona Peninsula dramatically rises from the banks of the New River with its stunning architecture. Within a few minutes of the Atlantic Ocean, Bontona Peninsula is one of the largest waterfront properties located along the banks of South Florida's most famous natural waterway.

Featuring a new concept of interior design and architecture which outlines the essentials of a classic and timeless contemporary style, Bontona Peninsula is strategically located on a south Las Olas Point Lot from which one can enjoy endless views from sunrise to sunset on a nearly one acre of land.

Every room has been carefully designed with some of the the highest quality materials and finishes available, from custom book matched marble floors, to semiprecious stone countertops, custom designed furniture, and more.

With over 700+ feet of deep water frontage on three sides, able to accommodate a Super Yacht of epic proportions, and more, Bontona Peninsula is a rare and prestigious point lot with spectacular views, patrolled by private security, at walking distance from charming Las Olas Boulevard, the famous beaches, and only minutes from Fort Lauderdale/Hollywood International Airport.

Secluded in a park-like setting within the legendary Las Olas Isles in Fort Lauderdale, Bontona Peninsula estate offers its new owners wide views of the New River and the Intracoastal from every room.

Within few minutes of the Ocean, Bontona Peninsula, is one of the largest waterfront properties located along the banks of the South Florida's most famous natural waterways, the New River, a no-wake zone year around.

Bontona Peninsula is magical, and it is one of the finest properties on the market today in South Florida.

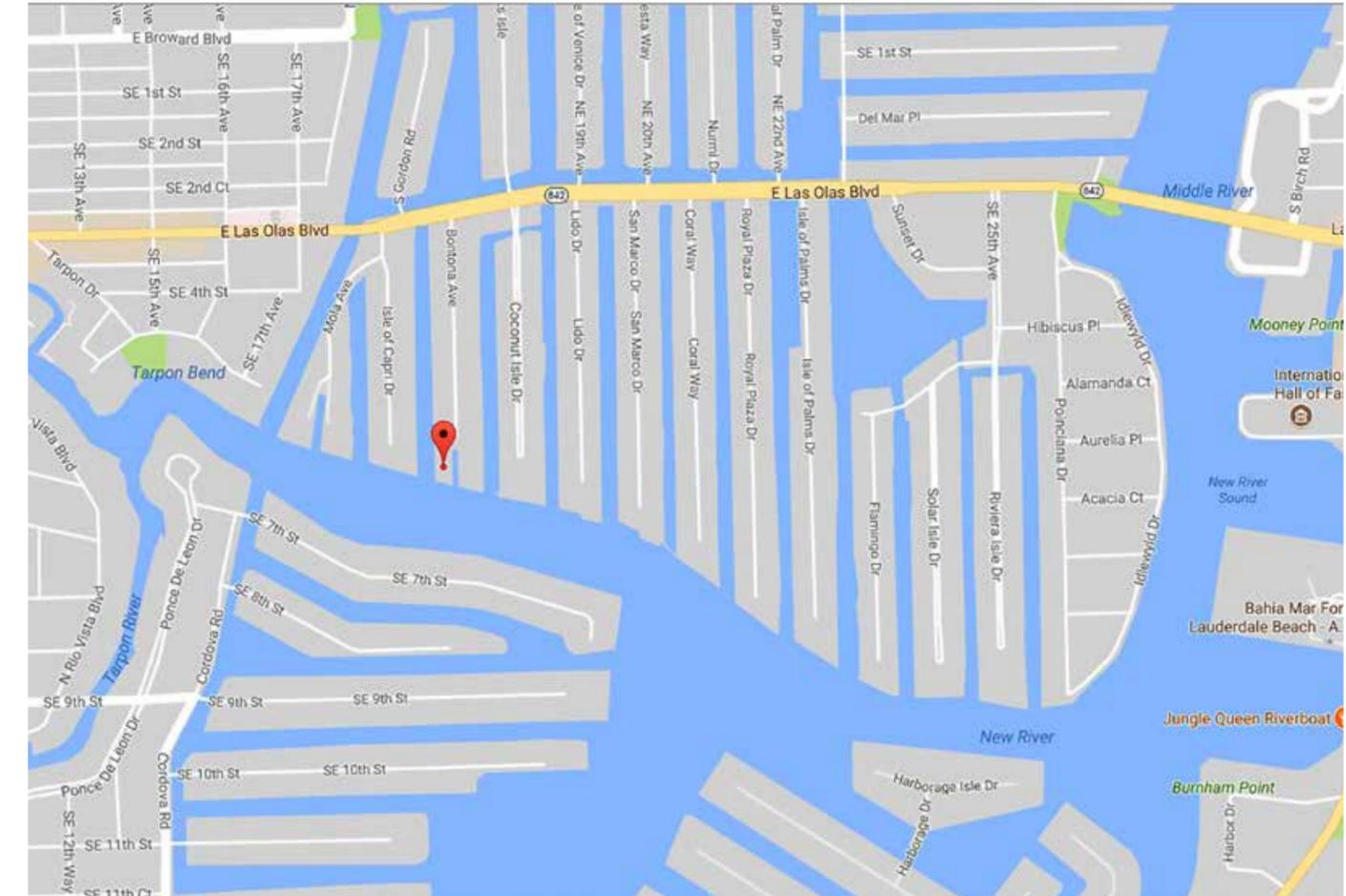
This magnificent estate features an enormous master bedroom with his and hers baths, her closet, his man cave closet with own private bathroom, morning bar, a huge terrace for private sun bathing, dining and endless views to enjoy.

- Additional 4 VIP bedrooms with ensuite baths and closets, and private balconies.
- Two additional bathrooms and cabana bath
- Executive Office with beautiful views of the New River
- Security office for bodyguard or estate manager
- Gym
- Beauty treatments and massage room
- Two laundry rooms
- Kitchen, pantry and breakfast room
- Dining room
- Club room/family room
- Approximately 1,000 sf living room with very high ceilings and bar with French door leading to the spectacular pool
- Enormous outdoor covered space with kitchen, dining, sitting room, bar
- 6-8 car garage with possibility of adding a separate guest house capable of additional 12 plus cars, additional guest bedrooms and more.
- Beautiful pool with infinity jacuzzi featuring the latest tri dimensional glass tiles from which one can enjoy the most spectacular views.
- Generator
- 285' of continuous dockage on deep water on canal side.
- Approximately 25,000 sf of stone and marble decks and docks.
- Estate like driveway leads to the 10' plus main doorway.
- Hurricane proof roof, doors and windows.
- Wired to be able to be controlled remotely from anywhere in the world.

AMAZING VIEWS - PRIVACY - DOCKAGE OF EPIC PROPORTIONS ON APPROXIMATELY 700'+ OF DEEP WATER.



Located in picturesque Las Olas Isles



The exclusive waterfront neighborhood of Las Olas Isles is located off the popular East Las Olas Boulevard, in East Fort Lauderdale, Florida.

Lining this picturesque roadway are parks, museums, galleries, shops, businesses, homes and waterways, and prestigious schools, all of which add to the popularity of this desirable community.

Las Olas Isles homes are impressive multi-million dollar, waterfront estates. Las Olas Isles homes are renown for their ample boat dockage that accommodates some of the most impressive yachts in the world. All properties have unobstructed access (no fixed bridges) to the Intracoastal Waterway and Atlantic Ocean. Views from these homes are breathtaking and truly exemplify South Florida living at its best.

Las Olas Isles homes are within walking distance to the beach and only minutes away from all the luxury living that Fort Lauderdale has to offer.



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Bontona Peninsula  
First Floor



Bontona Peninsula  
Second Floor



## GRAND ENTRANCE & ELEGANT STAIRCASE

Walking through the 10-foot-high custom crafted Pecky Cypress doors, one leaves behind the extraordinary park-like private setting of the gardens and circular driveway, entering a sophisticated foyer, featuring spectacular views of the New River. The uniquely-designed staircase leading to the second floor, from which vantage one can completely embrace the full scope of the South Florida Lifestyle.





## LIVING ROOM

Approximately 1000 sf of custom blue shadow  
book matched marble floor,  
Coral stone floor-to-ceiling fireplace,  
Custom Italian furniture,  
Custom-designed bar with crystal quartz  
semi-precious stone countertop.



*Left:*

## THE CLUB ROOM

features fabulous views of the New River paired with a custom and rare Ferrari FF Engine coffee table by Tom Bates Design.

*Right:*

## THE DINING ROOM

is perfectly-located within the estate. West-facing to enjoy the sunset during family dinner and entertainment.





## THE ELEGANT CONTEMPORARY KITCHEN

features warm tones and textures with perfectly matched high-gloss walnut against a backdrop of the fabulous views of the New River. A kitchen bar with plush leather stools for two invites an intimate conversation over drinks.



## THE BREAKFAST NOOK

is the perfect place for informal family dining within steps of the contemporary kitchen. The dramatic book matched calacatta quartz accent wall matches the kitchen countertops.



## EXECUTIVE OFFICE

Custom designed bookcase for the ultimate collector. Book matched silver shadow marble floors, floor to ceiling fireplace, and marble desk with gorgeous views of the New River and Intracoastal waterways.

## SECOND OFFICE OR SECURITY OFFICE

Overlooks the magnificent driveway and the fountain featuring the famous pair of Dolphins, one can relax only by looking at the peaceful nature that surrounds this beautiful home. The perfect place to be creative.





## THE MASTER BEDROOM

features endless views and a super-sized bed from which you can enjoy the sunset.



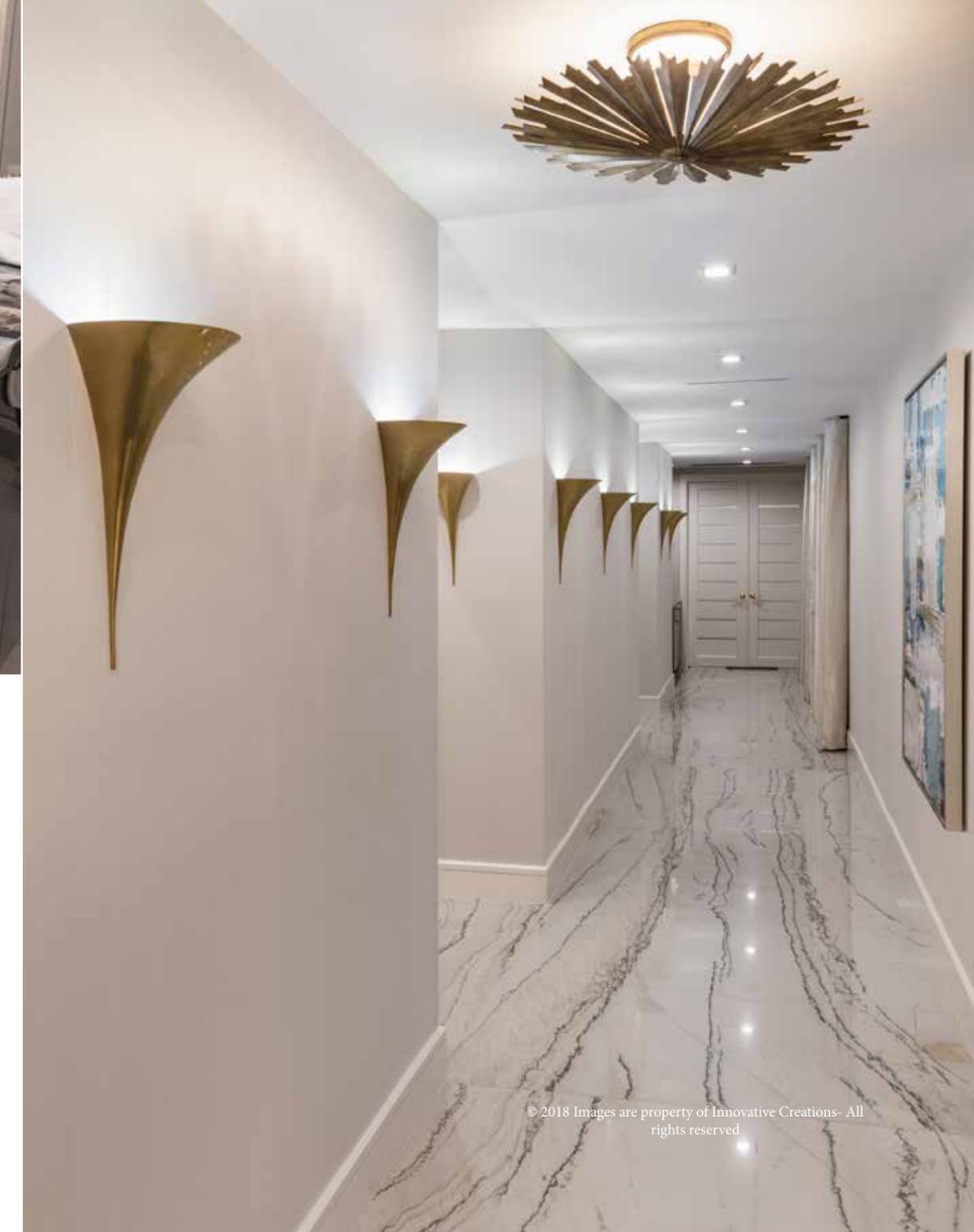
## MASTER SUITE LIVINGROOM

A generous-sized living room allows you to enjoy additional private luxury relaxation and entertainment.



## THE MASTER BATH

was carefully designed with custom original vanities featuring semi-precious agate stone and book matched calacatta quartzite countertops.





## VIP SUITE 2ND FLOOR

features a large balcony facing the endless views of the New River and the Intracoastal. It features a floor to ceiling coral stone fireplace.



## VIP SUITE 1ST FLOOR

with a large outdoor area that immediately transports you into the resort lifestyle and spectacular views of the New River and the Intracoastal waterways.

# CONTESSA VENEZIANA

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



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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:

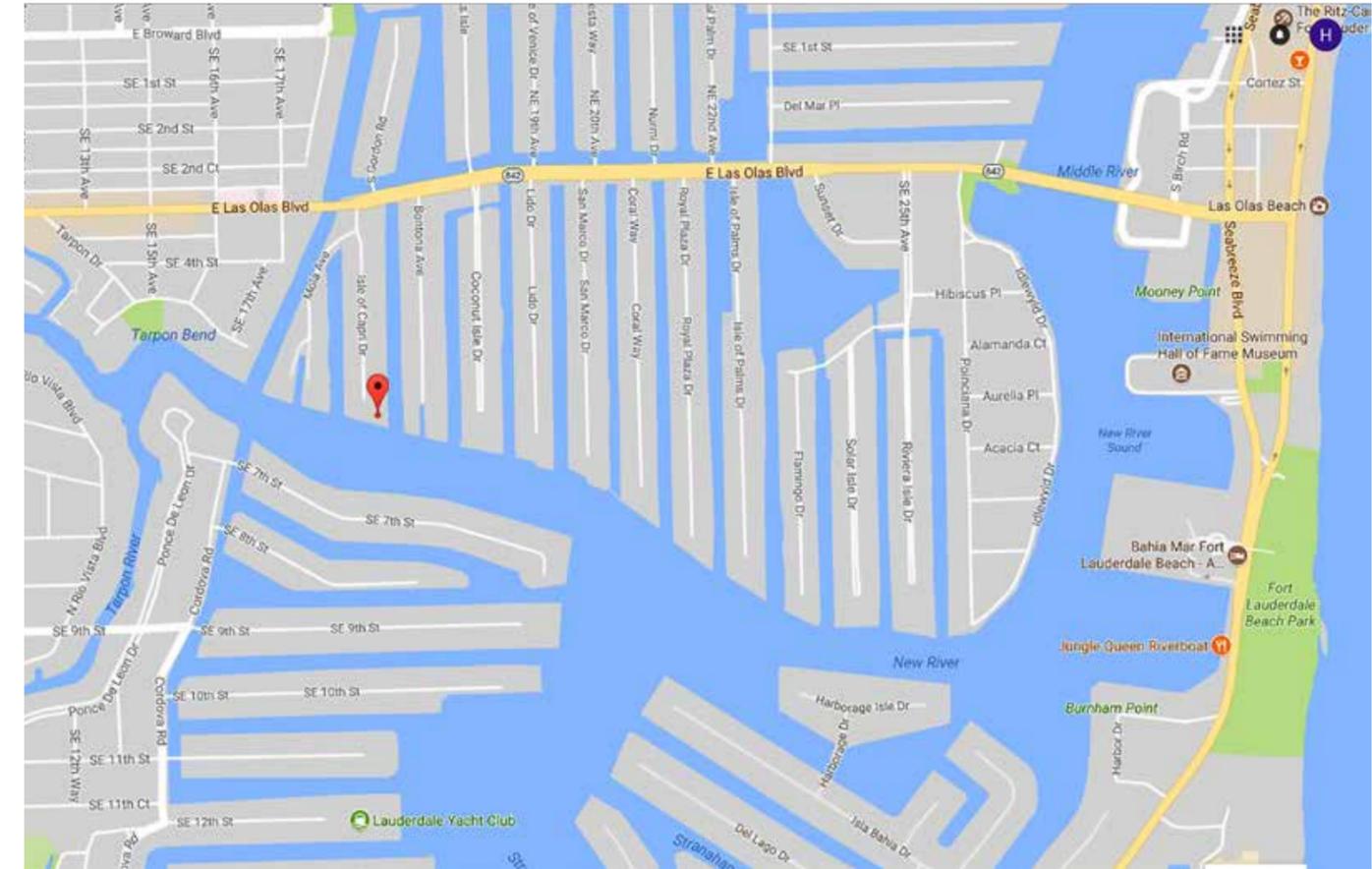
Two master suites with large walk in closets and large en suite bathrooms, laundry room, kitchen with eat in, family room with large immediate access to outdoor area for dining and entertainment, storage room, full bath on first floor, two car garage, and separate driveway entrance to ensure privacy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





*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.





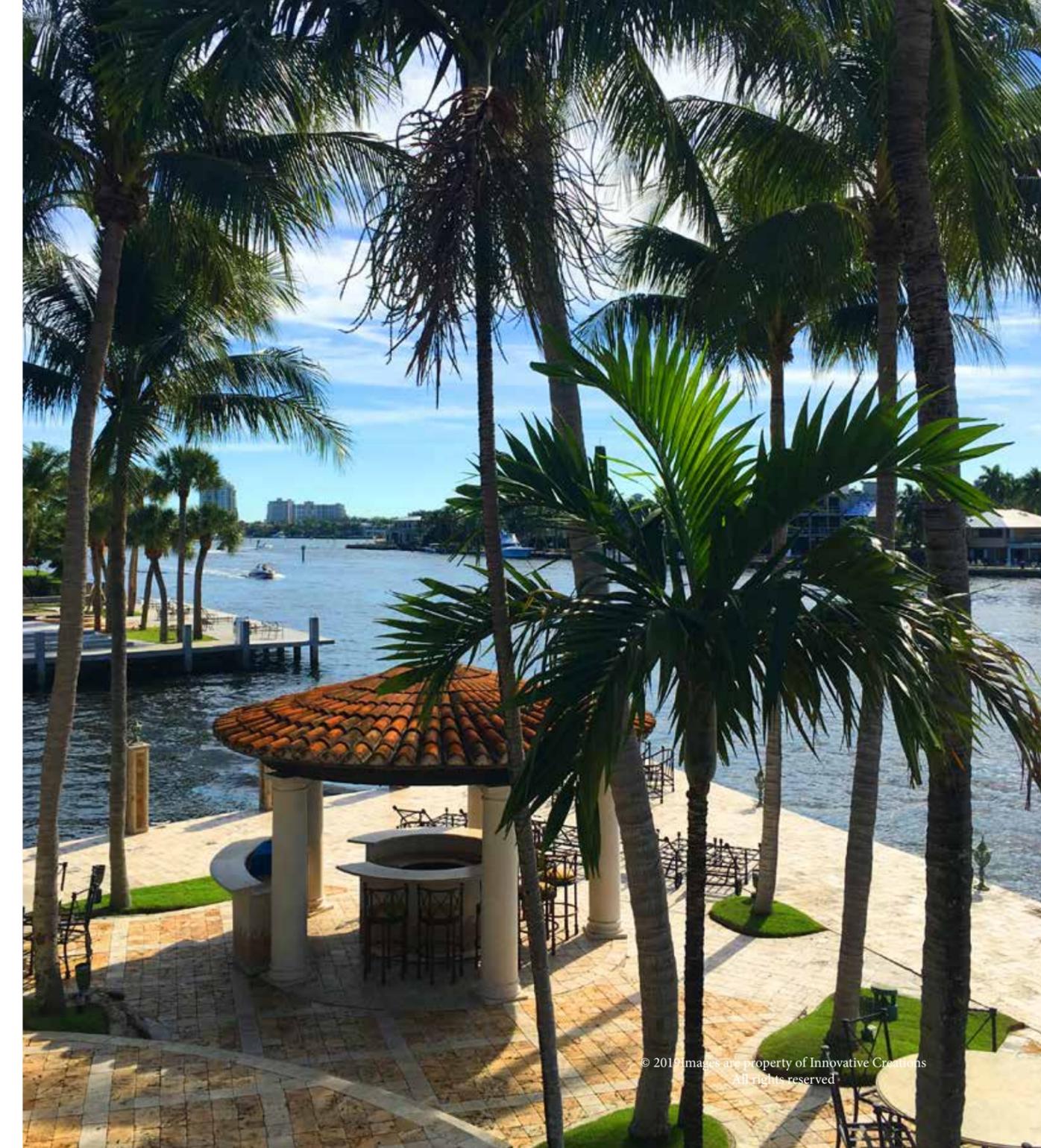
*Left:*  
THE GRAND ENTRYWAY  
picture was taken from the  
Guest House at twilight.

*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!





## 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**  
**[Katia@InnovativeCreationsUSA.com](mailto:Katia@InnovativeCreationsUSA.com)**  
**or call 954-646-0947**



**[InnovativeCreationsUSA.com](http://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.



**TB**  
**Design**

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**OPULENT AUTOMOTIVE ART**