



# ST. KITTS

## DESTIN'S NEWEST GULF FRONT LUXURY CONDOMINIUM



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Introducing St. Kitts, the sixth and final condominium tower at Silver Shells Beach Resort. With 13 levels of extraordinary Gulf views, St. Kitts offers three standard and three penthouse floor plans. Interior features include luxurious finishes, summer kitchens, multiple private balconies and more.

Bordering the pristine, natural setting of Henderson Beach State Park, the 31-acre Silver Shells Beach Resort provides stellar amenities including a stunning lagoon pool, health and fitness facilities, on-site dining, spa and luxury vacation accommodations. Silver Shells features six condominium towers named after the Virgin Islands including St. Barth, St. Croix, St. Maarten, St. Thomas and St. Lucia - and now St. Kitts!

**St. Kitts is slated to be complete in 2021. Reserve your unit today and lock in VIP pre-construction pricing!**





## STANDARD FEATURES

- Premium grade cabinets
- Premium grade flooring
- GE Cafe appliances
- Covered Gulf front balcony

## OPTIONAL UPGRADES

- Luxury plumbing fixtures
- Crown molding
- Summer kitchens *(not available for all plans)*
- Wet bars *(not available for all plans)*
- Ice makers
- Premium flooring
- 2-car private garage *(limited availability)*
- Credits available for decorator ready units
- Discounted Sandestin golf memberships

MORE TO COME



## ST KITTS AMENITIES

- Gulf front condominiums
- Beautiful Gulf views
- Private deeded beach access
- Private pool and spa
- Lush landscaping
- Cabanas *(limited availability)*
- Rental capable *(with restrictions)*
- Owner storage units in garage

## SILVER SHELLS RESORT AMENITIES

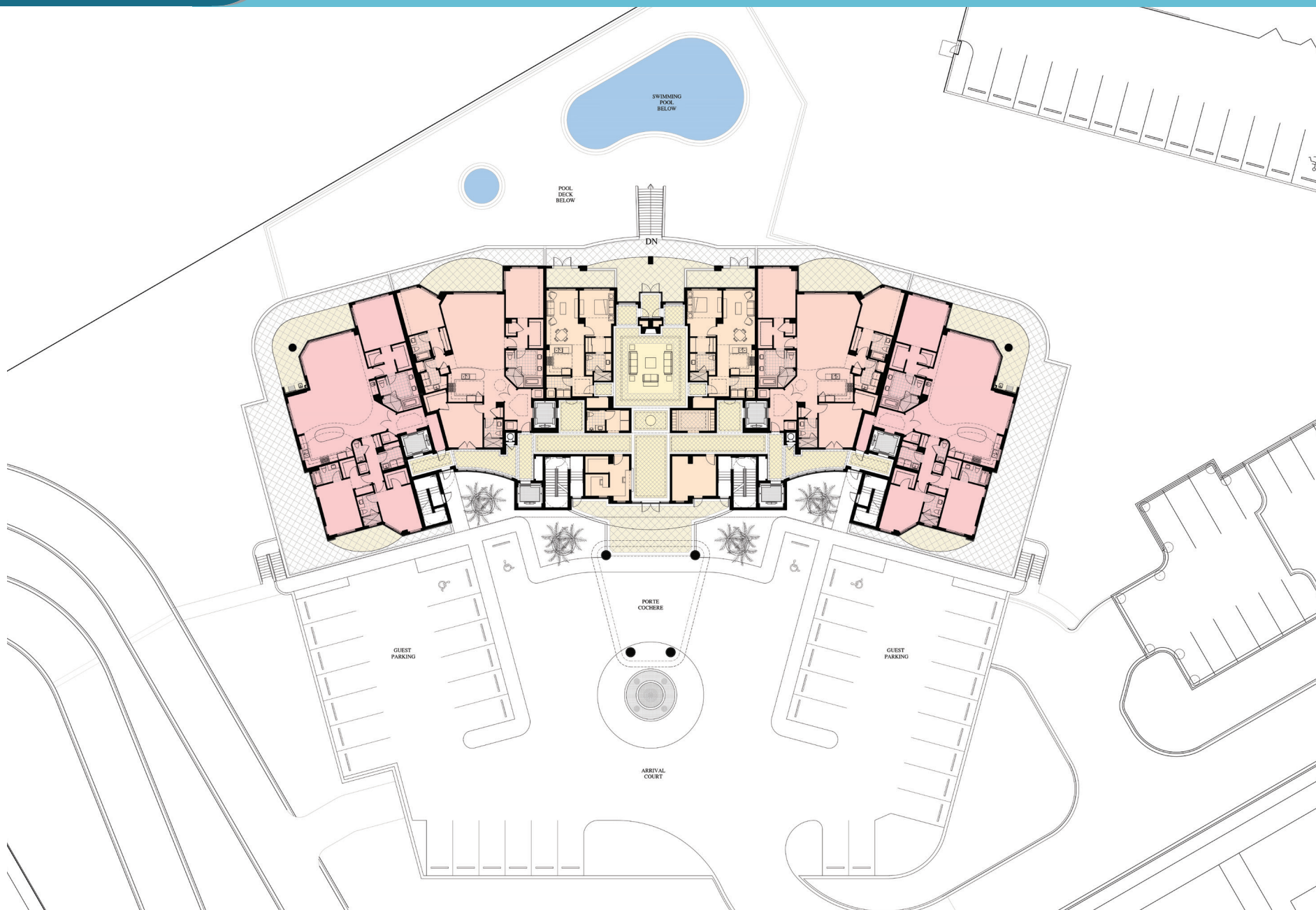
- 7,500 sq ft lagoon pool
- 1,000 ft beach frontage
- Borders Henderson Beach State Park
- Fitness center
- Cardio center
- Basketball courts
- Tennis courts
- Gated entry
- On-site dining includes Ruth's Chris Steak House and The Sandbar Gulf front tiki bar
- The Spa at Silver shells full-service day spa
- Beach chairs and umbrella rentals
- Watersport rentals
- Close to shopping, dining and entertainment in Destin





		STACK					
		1	2	3	4	5	6
12 & 13	1201 - Newcastle \$2,373,000	1202 - Basseterre \$2,118,690	1203 - Charleston \$2,104,100	1204 - Charleston \$2,104,100	1205 - Basseterre \$2,118,690	1206 - Newcastle \$2,373,000	
11	1101 - Belmont \$1,459,760	1102 - Stapleton \$1,254,000	1103 - Westbury \$1,344,180	1104 - Westbury \$1,344,180	1105 - Stapleton \$1,254,000	1106 - Belmont \$1,459,760	
10	1001 - Belmont \$1,425,680	1002 - Stapleton \$1,230,250	1003 - Westbury \$1,320,960	1004 - Westbury \$1,320,960	1005 - Stapleton \$1,230,250	1006 - Belmont \$1,425,680	
9	901 - Belmont \$1,417,160	902 - Stapleton \$1,208,875	903 - Westbury \$1,300,320	904 - Westbury \$1,300,320	905 - Stapleton \$1,208,875	906 - Belmont \$1,417,160	
8	801 - Belmont \$1,385,920	802 - Stapleton \$1,185,125	803 - Westbury \$1,274,520	804 - Westbury \$1,274,520	805 - Stapleton \$1,185,125	806 - Belmont \$1,385,920	
7	701 - Belmont \$1,354,680	702 - Stapleton \$1,161,375	703 - Westbury \$1,246,140	704 - Westbury \$1,246,140	705 - Stapleton \$1,161,375	706 - Belmont \$1,354,680	
6	601 - Belmont \$1,343,178	602 - Stapleton \$1,147,125	603 - Westbury \$1,233,240	604 - Westbury \$1,233,240	605 - Stapleton \$1,147,125	605 - Belmont \$1,343,178	
5	501 - Belmont \$1,329,120	502 - Stapleton \$1,137,625	503 - Westbury \$1,222,920	504 - Westbury \$1,222,920	505 - Stapleton \$1,137,625	506 - Belmont \$1,329,120	
4	401 - Belmont \$1,317,760	402 - Stapleton \$1,128,125	403 - Westbury \$1,212,600	404 - Westbury \$1,212,600	405 - Stapleton \$1,128,125	406 - Belmont \$1,317,760	
3	301 - Belmont \$1,306,400	302 - Stapleton \$1,118,625	303 - Westbury \$1,202,280	304 - Westbury \$1,202,280	305 - Stapleton \$1,118,625	306 - Belmont \$1,306,400	
2	201 - Belmont \$1,289,360	202 - Stapleton \$1,109,125	203 - Westbury \$1,191,960	204 - Westbury \$1,191,960	205 - Stapleton \$1,109,125	206 - Belmont \$1,289,360	
1/LOBBY	101 - Belmont \$1,289,360	102 - Stapleton \$1,102,120			105 - Stapleton \$1,102,120	106 - Belmont \$1,289,360	

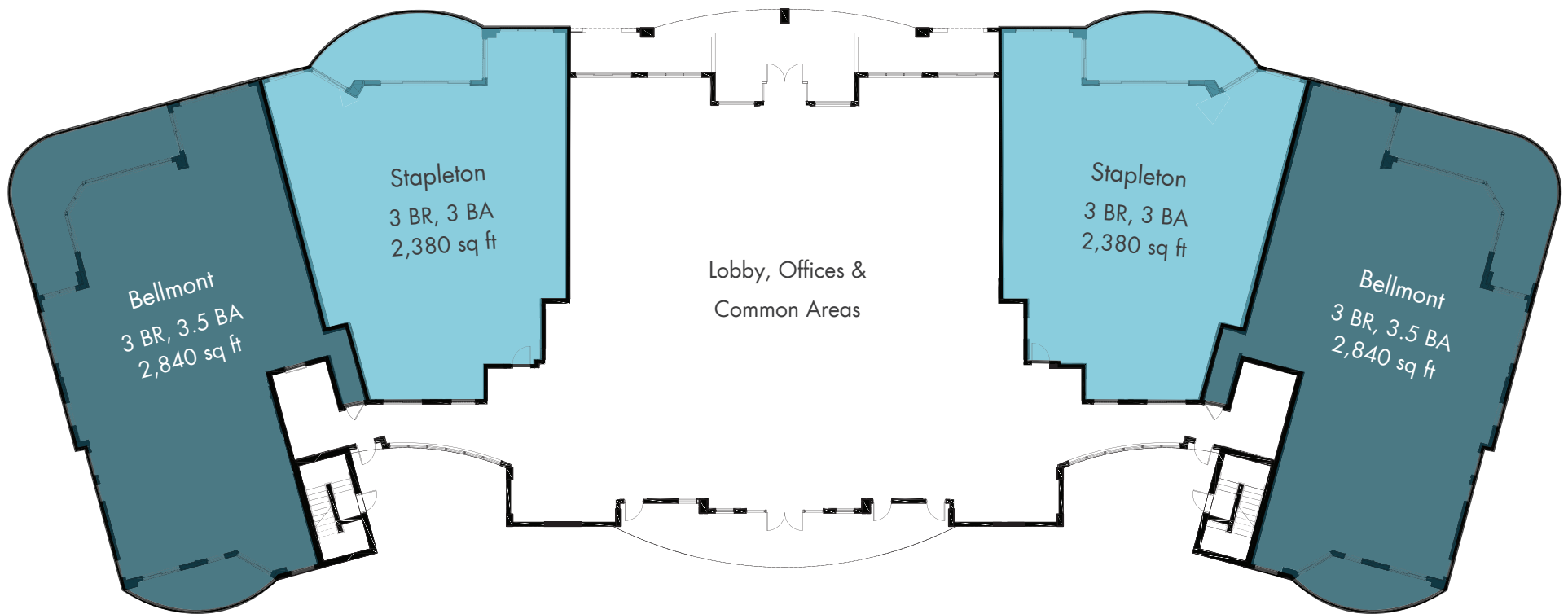




Floor plan may depict upgrades, features and amenities that are not standard. Floor plan rendering may not be drawn to scale. Any dimensions on the floor plan rendering are approximate and actual dimensions may vary. Units may be constructed with floor plan that is the reverse of the floor plan rendering. Plans are copyrighted and subject to intellectual property rights of Resort Development of Destin, Inc and cannot be reproduced or copied without prior written consent. Plans, specifications and pricing are subject to change without notice.

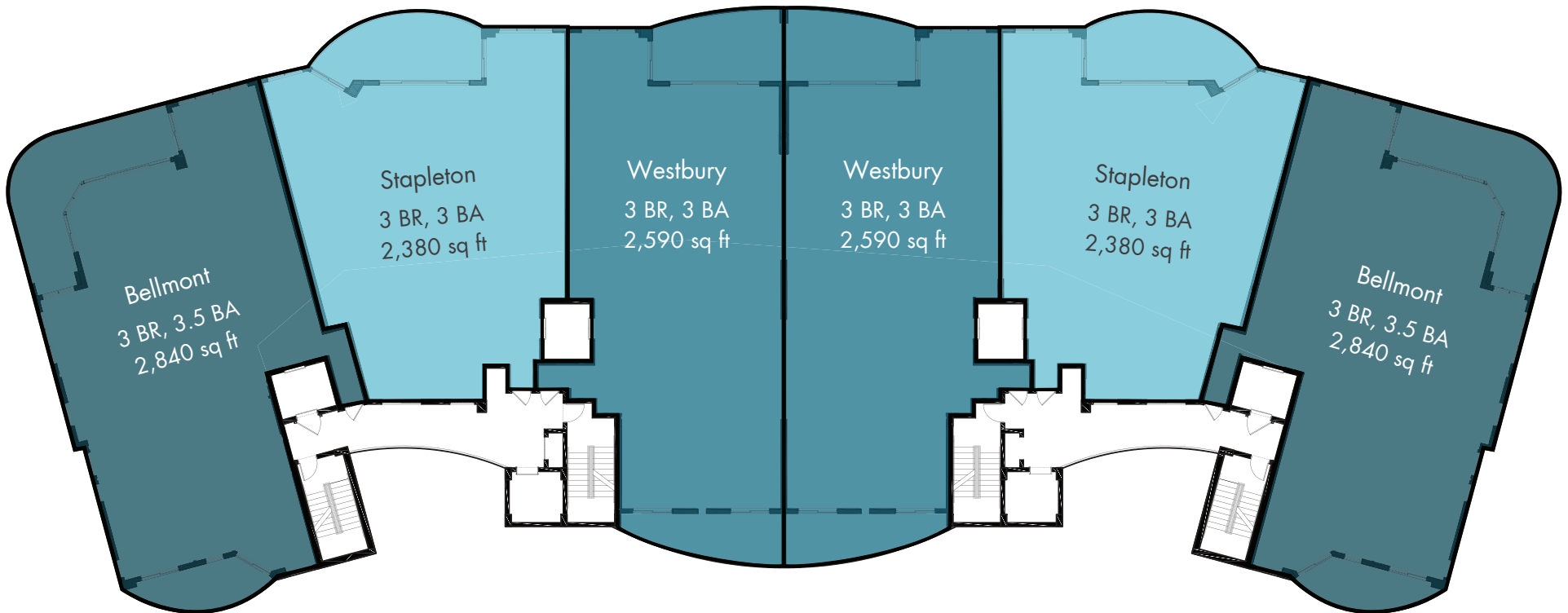


LOBBY LEVEL

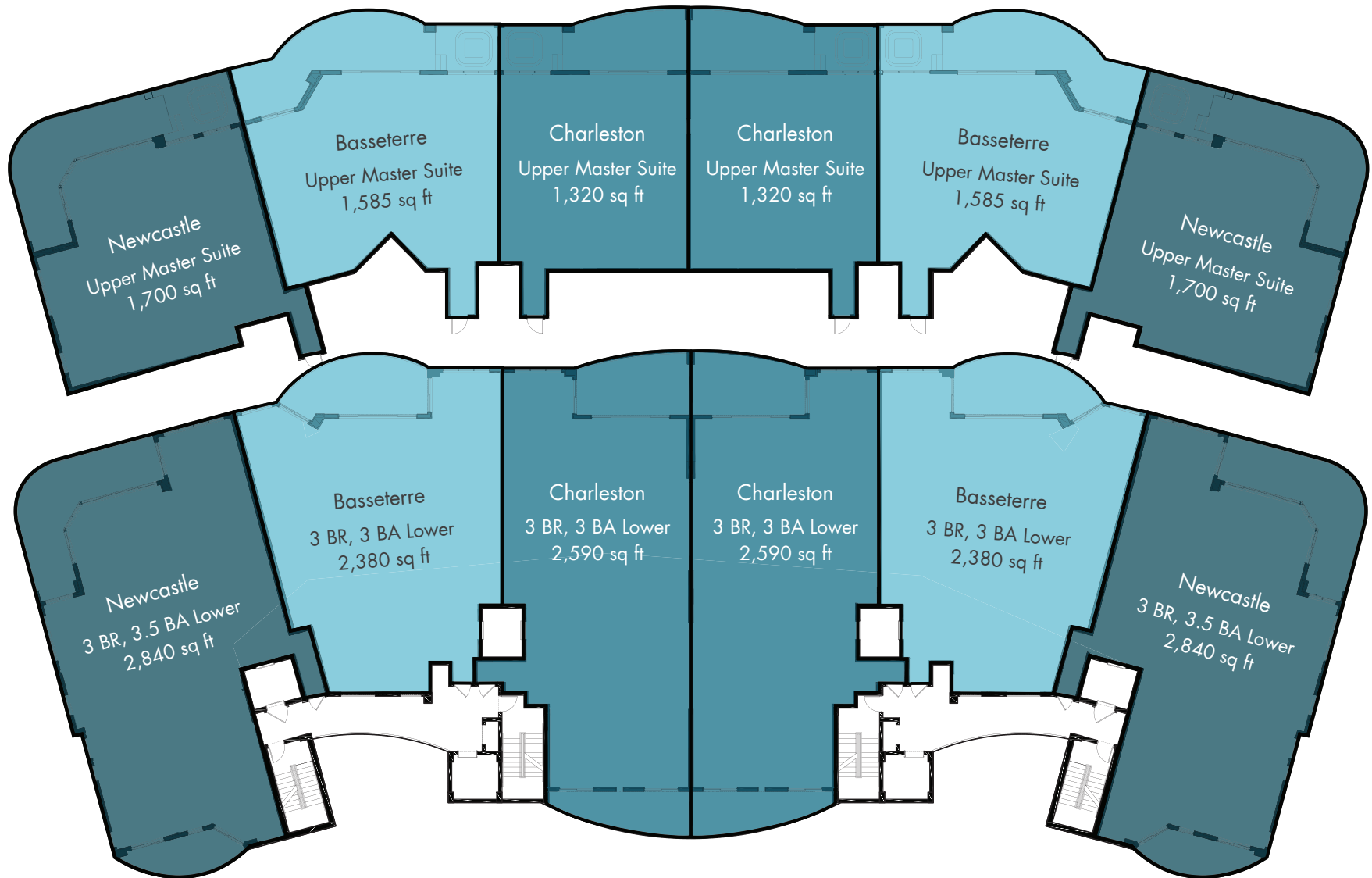




LEVELS 2-11



PENTHOUSE LEVELS 12 & 13



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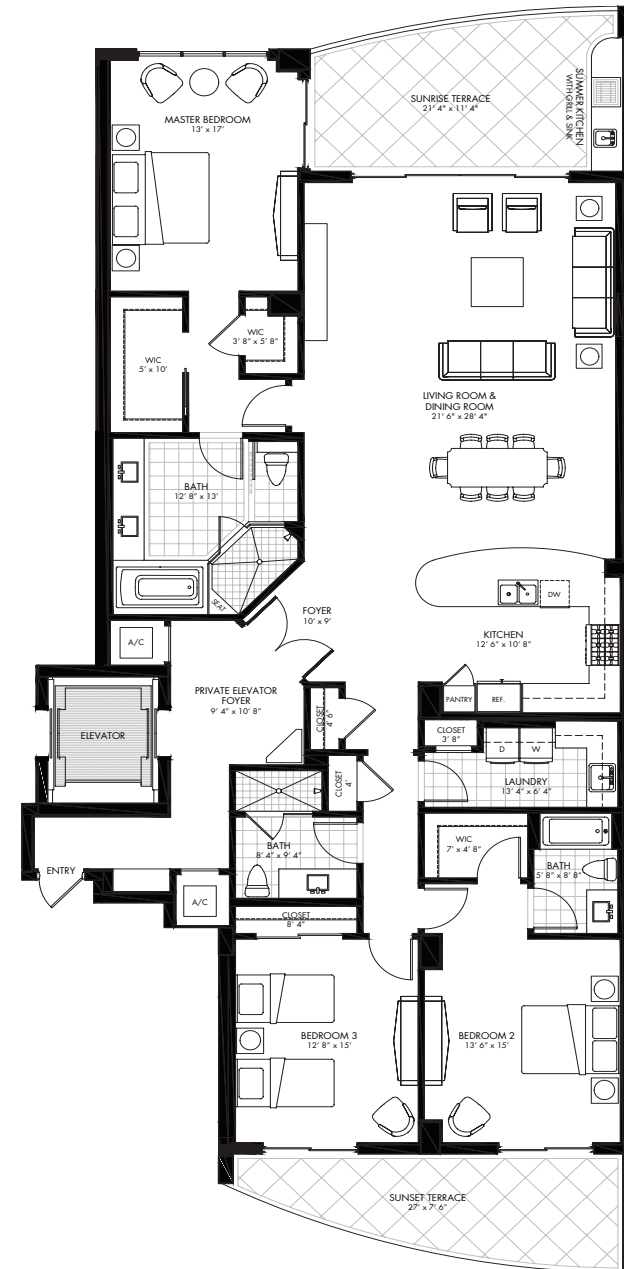
## STAPLETON

- 3 bedrooms, 3 bathrooms
- 2,380 square feet
- 275 square foot Gulf front covered southeast facing Sunrise Terrace
- Private elevator with direct access to unit and private elevator foyer
- Open living, dining and kitchen with Gulf views
- Kitchen features breakfast bar, separate pantry, stainless steel appliances, premium grade counters and cabinets
- Full-size laundry room with storage and sink
- Gulf front master suite has direct terrace access and features two walk-in closets, large en-suite bathroom, separate tile shower with seat, soaking tub, double vanities, premium counters
- Gulf front guest bedroom has direct terrace access and en-suite bathroom
- Second guest bedroom features a large walk-in closet and bathroom with tile shower



## WESTBURY

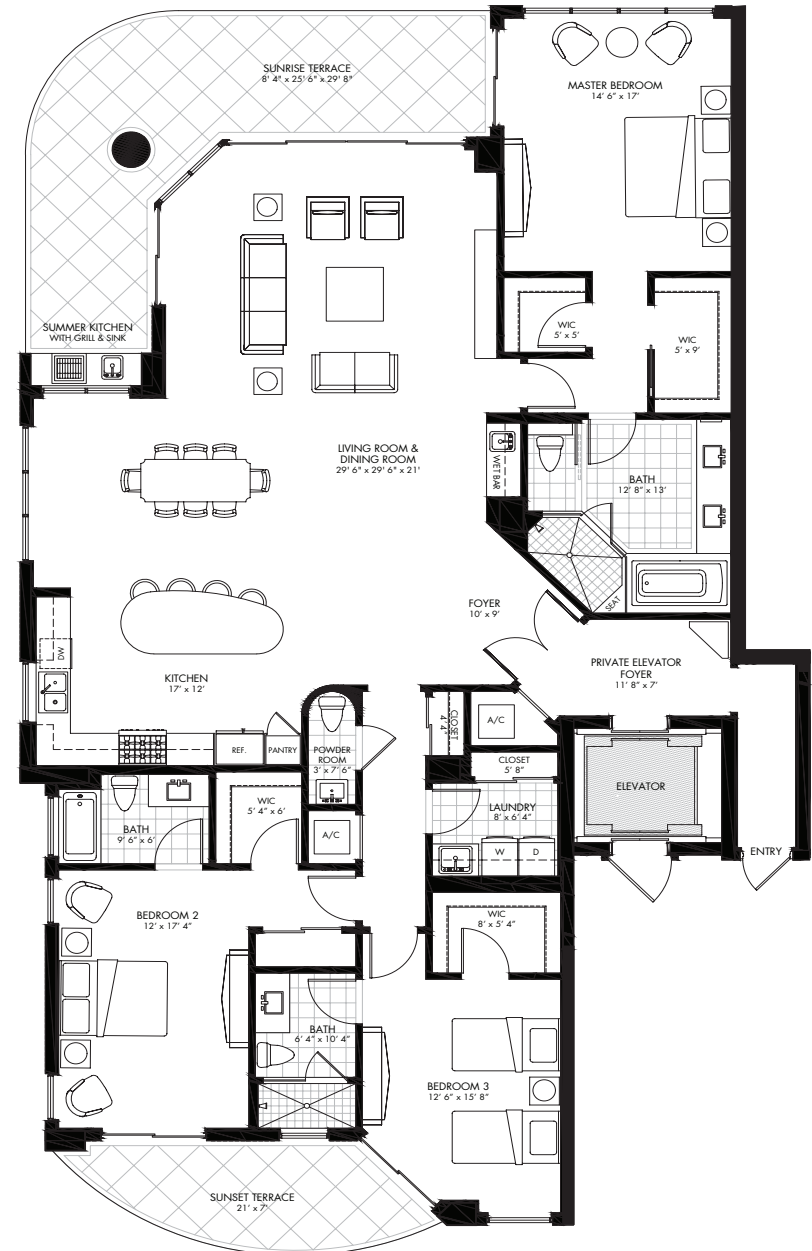
- 3 bedrooms, 3 bathrooms
- 2,590 square feet
- 240 square foot Gulf front covered southeast facing Sunrise Terrace with optional outdoor summer kitchen and gas grill
- 200 square foot covered northwest facing Sunset Terrace
- Private elevator with direct access to unit and private elevator foyer
- Open living, dining and kitchen with Gulf views
- Kitchen features breakfast bar, separate pantry, stainless steel appliances, premium grade counters and cabinets
- Full-size laundry room with storage and sink
- Gulf front master suite has direct terrace access and features two walk-in closets, large en-suite bathroom, separate tile shower with seat, soaking tub, double vanities, premium counters
- Guest bedroom has direct terrace access, walk-in closet and en-suite bathroom
- Second guest bedroom has direct terrace access





## BELLMONT

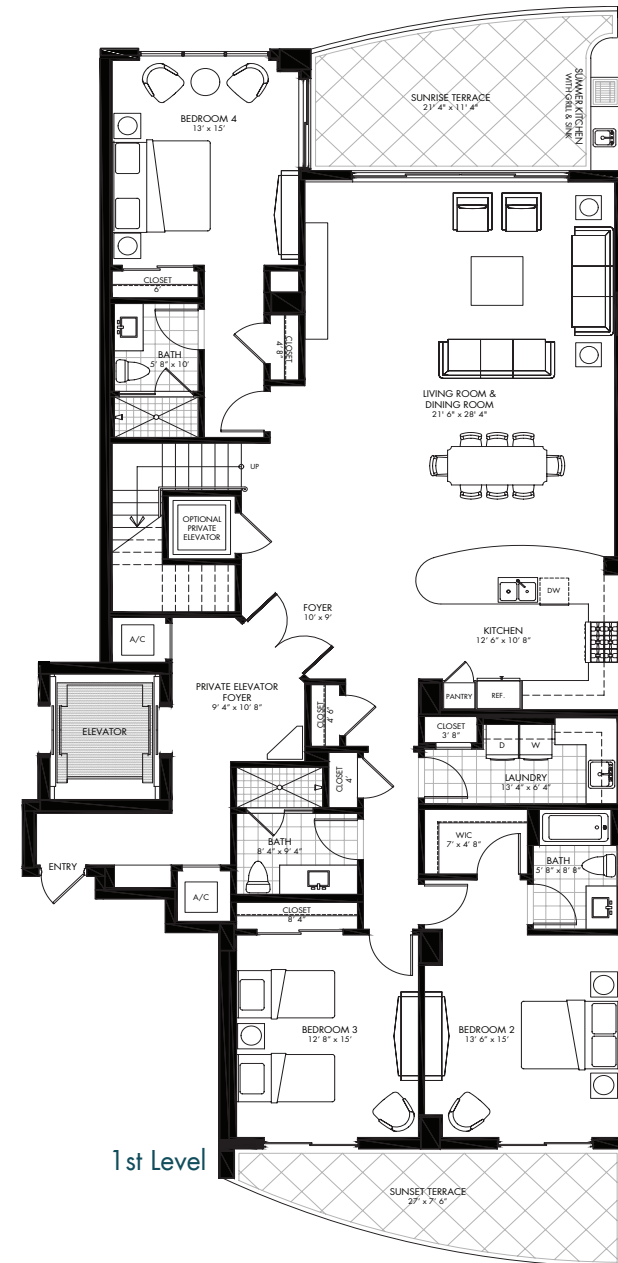
- 3 bedrooms, 3.5 bathrooms
- 2,840 square feet
- 373 square foot Gulf front covered southeast facing Sunrise Terrace with optional outdoor summer kitchen and gas grill
- 147 square foot covered northwest facing Sunset Terrace
- Private elevator with direct access to unit and private elevator foyer
- Open living, dining and kitchen with Gulf views and wet bar
- Kitchen features large island with breakfast bar, separate pantry, stainless steel appliances, premium grade counters and cabinets, and window overlooking resort
- Full-size laundry room with storage and sink
- Gulf front master suite has direct terrace access and features two walk-in closets, large en-suite bathroom, separate tile shower with seat, soaking tub, double vanities, premium counters
- Both guest bedrooms have direct terrace access, walk-in closets and en-suite bathrooms



## CHARLESTON PENTHOUSE

### 1ST LEVEL

- 4 bedrooms, 4 bathrooms
- 3,910 square feet total
- 240 square foot Gulf front covered south facing Sunrise Terrace with optional outdoor summer kitchen and gas grill on main level
- 200 square foot covered northwest facing Sunset Terrace
- Private elevator with direct access to unit and private elevator foyer
- Open living, dining and kitchen with Gulf views
- Kitchen features breakfast bar, separate pantry, stainless steel appliances, premium grade counters and cabinets
- Two guest bedrooms have direct terrace access, walk-in closets and en-suite bathrooms
- Third guest bedroom has direct terrace access
- Full-size laundry room with storage and sink
- Private 2-car garage

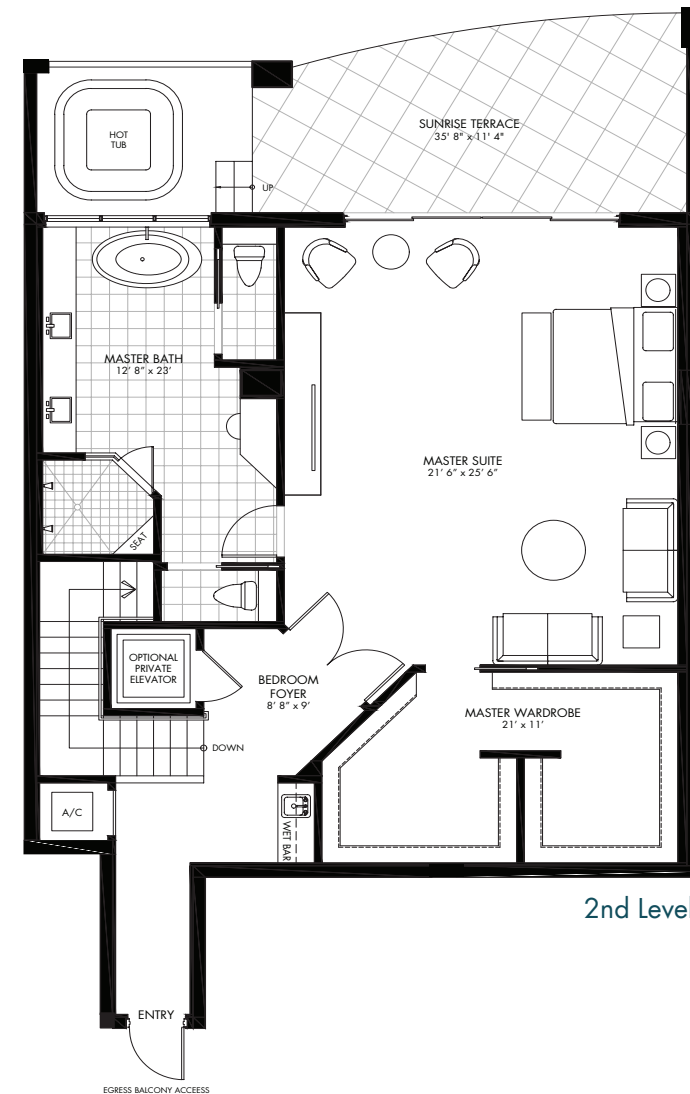




## CHARLESTON PENTHOUSE

### 2ND LEVEL

- 1,320 square foot Gulf front master suite on second level
- Private Gulf front covered southeast facing Sunrise Terrace with optional hot tub
- Wet bar
- Master his and hers wardrobe/dressing room
- Large en-suite bathroom, separate tile shower with double shower heads and seat, soaking tub, double vanities, granite counters, double water closets
- Optional residential elevator inside unit

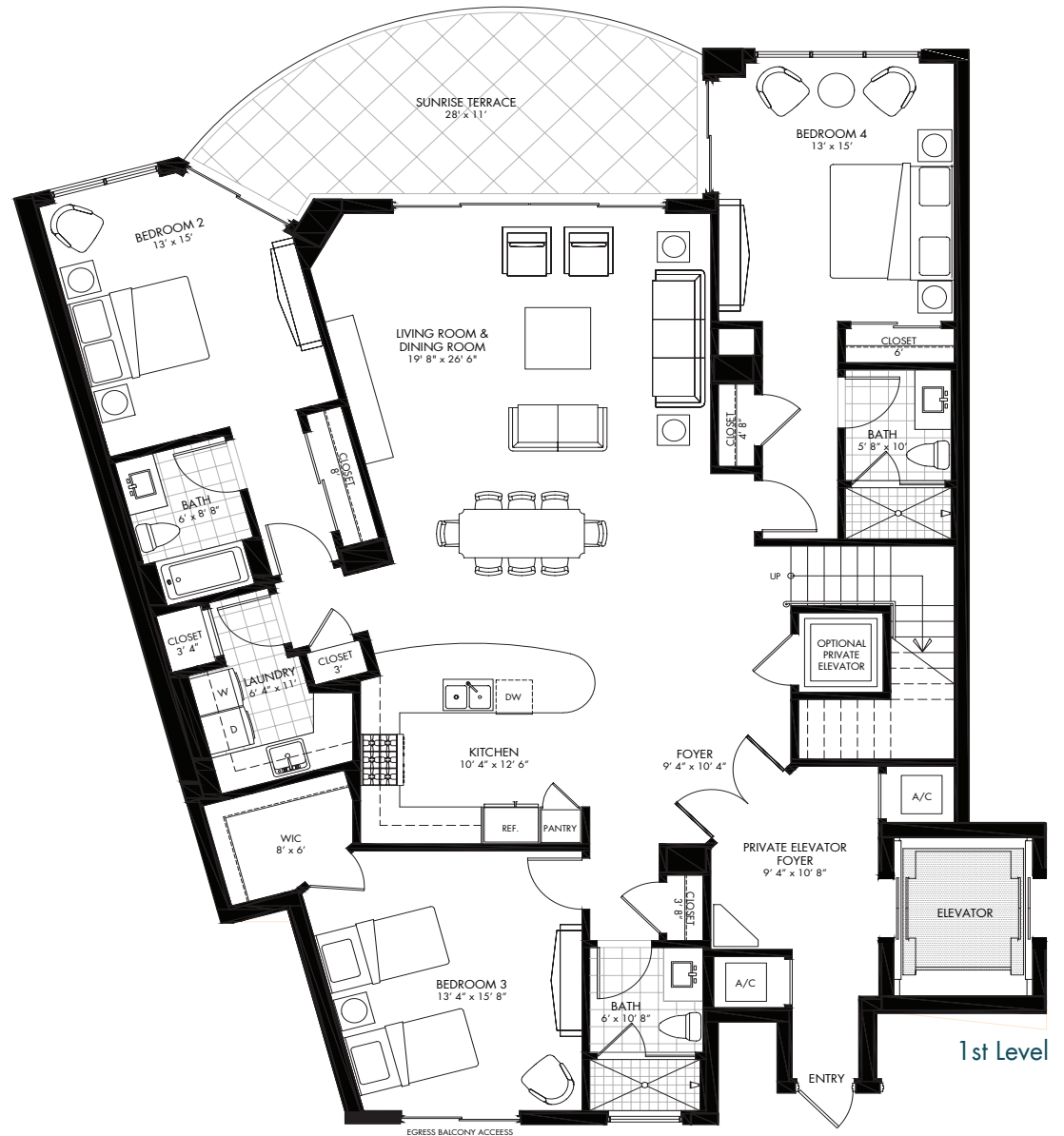


2nd Level

## BASSETERRE PENTHOUSE

### 1ST LEVEL

- 4 bedrooms, 4 bathrooms
- 3,965 square feet total
- 275 square foot Gulf front covered southeast facing Sunrise Terrace
- Private elevator with direct access to unit and private elevator foyer
- Open living, dining and kitchen with Gulf views
- Kitchen features breakfast bar, separate pantry, GE Cafe Plus stainless steel appliances, premium grade counters and cabinets
- Full size laundry room with storage and sink
- Two guest bedrooms have direct terrace access, and en-suite bathrooms
- Full-size laundry room with storage and sink
- Private 2-car garage



## BASSETERRE PENTHOUSE

### 2ND LEVEL

- 1,585 square foot Gulf front master suite on second level
- Private Gulf front covered southeast facing Sunrise Terrace with optional hot tub
- Wet bar
- Master his and hers wardrobe/dressing room
- Large en-suite bathroom, separate tile shower with double shower heads and seat, soaking tub, double vanities, granite counters, double water closets
- Optional residential elevator inside unit

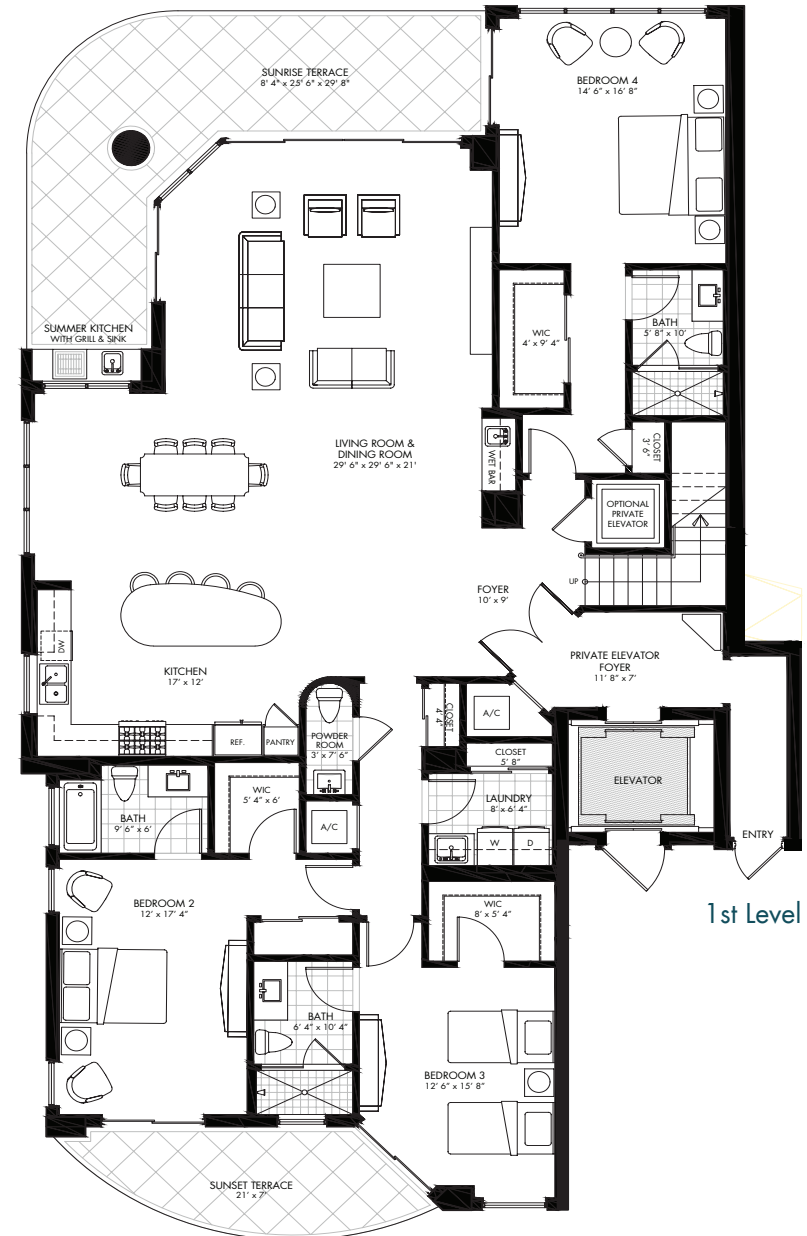




## NEWCASTLE PENTHOUSE

### 1ST LEVEL

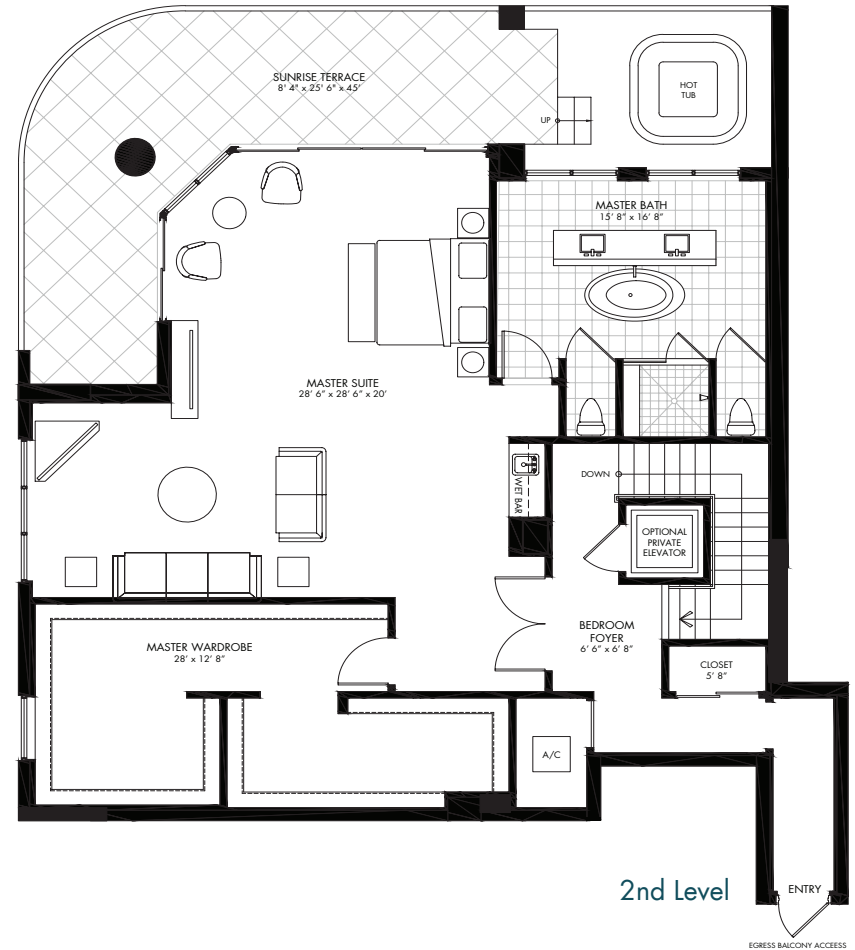
- 4 bedrooms, 4.5 bathrooms
- 4,540 square feet total
- 373 square foot Gulf front covered southeast facing Sunrise Terrace with optional outdoor summer kitchen and gas grill
- 147 square foot covered northwest facing Sunset Terrace
- Private elevator with direct access to unit and private elevator foyer
- Open living, dining and kitchen with Gulf views and wet bar
- Kitchen features large island with breakfast bar, separate pantry, stainless steel appliances, premium grade counters and cabinets, and a window overlooking resort
- Full size laundry room with storage and sink
- Gulf front guest suite has direct terrace access and features a walk-in closet, en-suite bathroom with tile shower and premium counters
- Two guest bedrooms have direct terrace access, walk-in closets and en-suite bathrooms
- Full-size laundry room with storage and sink
- Private 2-car garage



## NEWCASTLE PENTHOUSE

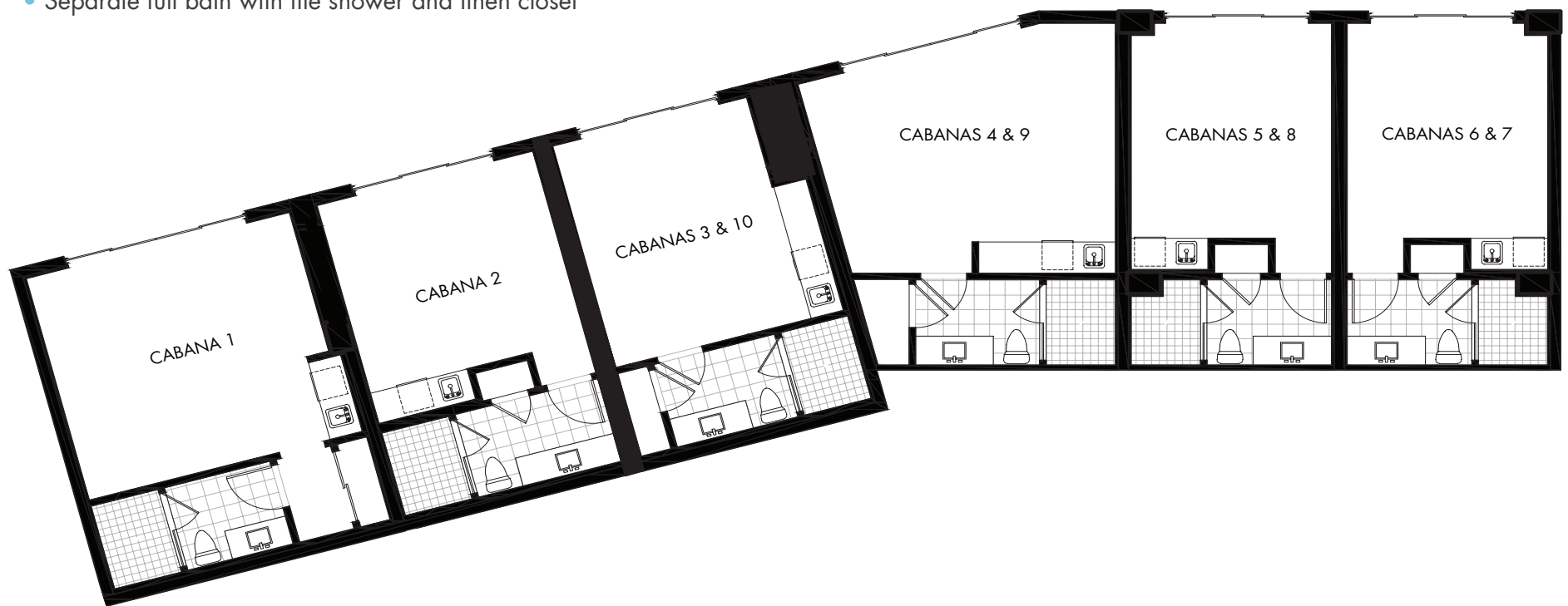
### 2ND LEVEL

- 1,700 square foot Gulf front master suite on second level
- Private Gulf front covered southeast facing Sunrise Terrace with optional hot tub
- Wet bar
- Master his and hers wardrobe/dressing room
- Sitting room/den
- Large en-suite bathroom overlooking Gulf, separate tile shower, soaking tub, double vanities, granite counters, double water closets
- Optional residential elevator inside unit

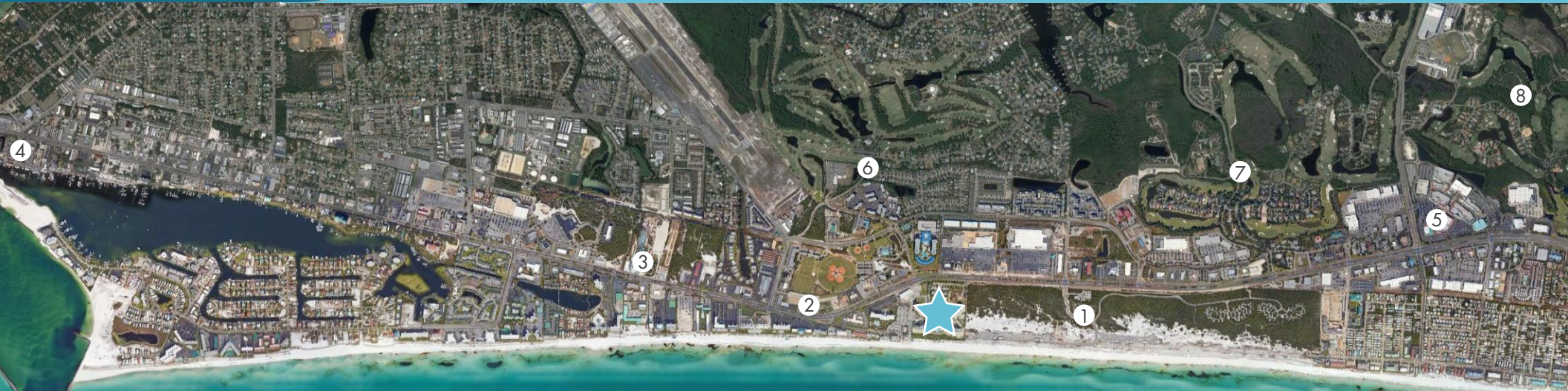


## POOL SIDE CABANAS

- Cabanas are on the garage level and face the private St. Kitts pool and spa
- Ranging from ~300-400 sq ft
- Open living area with mini-fridge, sink and counter
- Separate full bath with tile shower and linen closet







## ATTRACTIONS & ENTERTAINMENT

- 1 Henderson Beach State Park (1/3 mile)
- 2 The Track (1/2 mile)
- 3 Big Kahuna's Waterpark (1 mile)
- 4 HarborWalk Village/Destin Harbor (3.5 miles)
  - Gulfarium Marine Adventure Park (8.5 miles)
  - Emerald Coast Convention Center (8.5 miles)

## SHOPPING

- 5 Destin Commons (1.5 miles)
  - Silver Sands Premium Outlets (6.5 miles)
  - Grand Boulevard (8.5 miles)

## GOLF COURSES

- 6 Indian Bayou Golf Club (3/4 mile)
- 7 Kelly Plantation Golf Club (1.25 mile)
- 8 Regatta Bay Golf & Yacht Club (2.5 miles)
  - Emerald Bay Golf Club (3.5 miles)
  - Seascape Golf Course (5.5 miles)
  - Sandestin Golf & Beach Resort (7.5 miles)

## AIRPORTS

- Destin Executive Airport (1.5 miles)
- Destin-Fort Walton Beach Airport (20 miles)
- Northwest Florida Beaches International Airport (50 miles)
- Pensacola International Airport (75 miles)





The Village of Baytowne Wharf, Sandestin



The Palms of Destin

## SANDESTIN DEVELOPMENT

The team that developed Silver Shells Resort, Silver Beach Towers, One Beach Club Drive, Pine Ridge Villas and The Palms of Destin and currently manages Sandestin Beach & Golf Resort - Sandestin Development, LLC is proud to bring yet another quality project to the Emerald Coast - St. Kitts. Currently spearheaded by Damon Becnel, the family development company is a household name in the Destin area. They are known for developing high end resorts, condos, hotels, apartments, office buildings and medical offices over the past 50 years.

As local residents, the Becnells are truly invested in the Destin Area. With their heart in the community, Sandestin Development, LLC is excited to see Destin and Miramar Beach remain one of the top tourist destinations in the Southeast.

“We want to make this place that we love even better.” [Tom Becnel](#)