

LUXURIA — GLOBAL BOATWORKS



Builder: GLOBAL BOATWORKS

LOA: 46' 0" (14.02m)

Year Built: 2017

Beam: 24' 0" (7.32m)

Model: Houseboat

Max Draft: 2' 6" (0.76m)

Price: PRICE ON APPLICATION

Location: United States

Our experienced yacht broker, Andrey Shestakov, will help you choose and buy a yacht that best suits your needs **Luxuria — GLOBAL BOATWORKS** from our catalogue. Presently, at **Shestakov Yacht Sales Inc.**, we have a wide variety of yachts available on our **sale's list**. We also work in close contact with all the big **yacht manufacturers** from all over the world.

If you would like to buy a yacht **Luxuria — GLOBAL BOATWORKS** or would like help answering any questions concerning purchasing, selling or chartering a yacht, please call **+1(954)274-4435**

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Luxuria in her \$25,000/month Income Producing Slip at Bahia Mar, Ft. Lauderdale, FL	
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SPECIFICATIONS

Overview

Extraordinary opportunity to own a state of the art waterfront home and yacht-like motor vessel at the same time! Built to a standard far exceeding most production yachts, Luxuria offers sophisticated interior design, mobility, high efficiency and durability all in one low maintenance luxurious package. Perhaps best of all LUXURIA = INCOME! Already proven to fetch \$1,100/night without any aggressive marketing, Luxuria will provide her first owner the ability to offset between 70-90% of costs of ownership.

Basic Information

Category: Houseboat

Sub Category: Coastal Yacht

Model Year: 2017

Year Built: 2017

Country: United States

Dimensions

LOA: 46' 0" (14.02m)

Beam: 24' 0" (7.32m)

Max Draft: 2' 6" (0.76m)

Accommodations

Total Cabins: 2

Total Heads: 2

Hull and Deck Information

Hull Material: Steel

Engine Information

Engines: 2

Manufacturer: Suzuki

Model: Four Stroke

Engine Type: Outboard

Fuel Type: Gas/Petrol

DETAILED INFORMATION

Key Features

- Ultra high-end construction surpassing most luxury houses and condos
- Extremely well insulated with high efficiency climate control
- Built to exceed Florida anti-hurricane building codes
- Amazingly quiet interior creating a heavenly interior environment
- State of the art climate/lighting controls through portable device apps
- Ultra high-end galley cabinetry with all Bosch appliances
- Over 800 SF of “basement” storage space unheard of in condos and yachts
- Designed for easy maintenance-much less than condos, yachts or houses
- Offered Fully Furnished
- Great Income Potential

Hull Construction

- Hull raked bow style highly reinforced within, 3-8” plate steel exterior
- Hull two separate units welded together with compartment
- Custom cleats, starboard, port, stern (13)
- Hull primer, epoxy with 2 coats & anti-fouling
- Hull interior compartments primed, finished industrial urethane enamel
- Constructed to Florida winds, with continuous Simpson straps from deck sills to roof
- Impact resistant windows and doors, dual glazed, air filled Low E vinyl frames
- Entrance-custom impact resistant PVC with internal blinds between glass for privacy
- Exterior wall framing 2” X 6” 16”oc with plywood 5-8”. Interior wall framing 2” X 4” metal
- Custom design roof/floor trusses 24”on center with CDX plywood 5/8” roof, 3-4”
- T&G floors, 3-8” finished
- Vapor Shield exterior wrap shield weather resistant air barrier
- Roofing and second floor deck, TPO GAF 60 white over dens deck for sound mitigation
- Exterior soffits, box beams and columns
- PVC AZEK
- EXTRUTECT-smooth gloss exterior panels
- PVC panels 2’0” width, easy to clean and maintain
- Bow deck 1st deck, entry, 2nd off Master
- Stateroom Vinyl decking clubhouse
- Railings stainless steel posts with stainless cables 3/6 grade
- Helm Sea Star electronic power steering system

- Running lights LED
- Spiral stairs (exterior) between First Floor and Master Bedroom decks

Interior Elements

- Open cell foam insulation 2nd floor roof trusses, and all exterior walls 1st and 2nd floor
- Interior wall partition fiberglass batt insulation for sound deadening between rooms
- Metal framed interior walls, custom ceiling, and contemporary features
- Mold defense drywall 5-8" throughout except wet areas
- Dense shield in all wet area where tile Ignite XL 74" Linear Fireplace multi-flame effect reproduces a natural flame with ambient light themes. Quartz infrared heater.
- Sliders with floor to ceiling windows Custom remote roller shades, blackout shades in Staterooms
- **Beautiful focal point custom designed main stairs, single beam structure floating open riser turn around landing**
- **Oak tread stairs with custom glass wine room**
- **Railings square post stainless steel 316 alloy with stainless steel cable system**
- **(Main stairs, landing second floor, exterior balconies both decks).**

Electrical

- 125 Amp Electrical service panel with whole boat surge protection 120/240 volts
- Automatic transfer switch to support dedicated backup DC/AC dedicated circuit Inverter from DC to AC, built in battery charger, with high capacity batteries
- Custom designed recessed and wall lighting throughout
- LUTRON automated control system, controlled internally or by device, iPad or smartphone throughout vessel
- Ceiling fans in Master Stateroom, guest stateroom and living area
- Exterior recessed lighting LED bow, stern and soffits
- Automatic humidity sensing exhaust fans
- Master Head and Guest Head
- Decora style receptacles custom installed horizontal baseboards
- USB charging station built in dedicated receptacle
- Vapor proof LED 4' tube lights in each bilge compartment
- Vented in-line 12V bilge units in each bilge compartment
- Pre-wiring for flat screen TV's; Livingroom, Master Stateroom, Guest Stateroom and Master Head

Plumbing

- PEX piping system on all supply lines
- Automatic pressure pump on supply line for constant water pressure
- Self-contained sanitary system (2) 150 (300 total) gallon holding tanks
- Freshwater system with (2) 150 (300 total) gallon tanks
- Gray Water tanks to (2) 100 (200 total) gallon with automatic floats and in-line pumps

Appliances / Plumbing

- Bosch stainless steel refrigerator 2 door, freezer 2 door, with ice maker, 20.8 cubic feet
- Bosch 30" stainless steel 5 burner electric range with full convection oven
- Contemporary exhaust hood with variable speed and lighting
- Bosch Microwave under counter automatic open drawer style
- Bosch Dishwasher 24" stainless steel touch control 44 dab quit
- Washer and Dryer stackable in custom built-in with doors
- Custom stainless steel under counter mount sink with square drain
- Grohe stainless steel kitchen faucet with pull out sprayer
- Cabinet doors horizontal opening bi-fold with blum hardware closes slowly, softly and quietly
- Custom LED lighting top of wall cabinets, under counter and at base. All lighting continuous
- Ceasar Stone counters in Galley
- Master Head-Custom Floating his and hers vanities with stone counters
- Custom vanity area, wall mounted designed faucets w/semi-recessed lavatories
- Lighted LED mirrors his and hers and make-up area. Custom designed ceilings with built-in soffits and square recessed lighting
- Guest Head-1st deck custom built floating vanity with lavatory and designer faucets
- Custom showers both heads with square rain heads, waterfall head, body jets, handheld shower, square trims and thermostatic valves
- Custom designed tiles in both showers with full seamless clear glass enclosures
- Master head-Freestanding double-ended slipper tub with custom handheld and fill
- (2) Heated towel bars in Master Head
- Resilient Plan flooring 4'0" X 7'

Air Conditioning / Heating

- Carrier AC/Heat unit 3 tons with Internet
- Controls from remote locations (NEST) Custom linear ceiling diffuser Living area,

Galley and 2nd floor companionway

Mechanical Disclaimer

*Engine hours are as of the date of the original listing and are a representation of what the listing broker is told by the owner and/or actual reading of the engine hour meters. The broker cannot guarantee the true hours. It is the responsibility of the purchaser and/or his agent to verify engine hours, warranties implied or otherwise and major overhauls as well as all other representations noted on the listing brochure.

Exclusions

Owner's personal belongings.

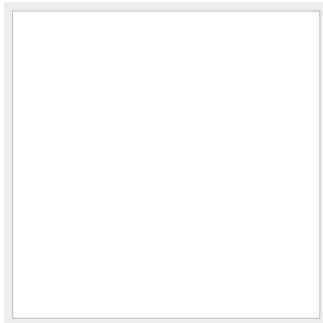
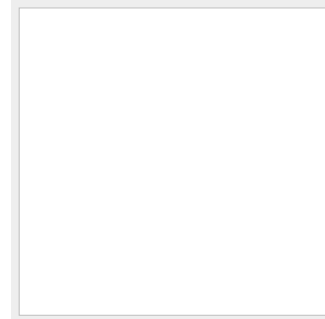
Disclaimer

The Company offers the details of this vessel or yacht in good faith but cannot guarantee or warrant the accuracy of this information nor warrant the condition of the vessel. A buyer should instruct his representatives, agents, or his surveyors, to investigate such details as the buyer desires validated. This vessel or yacht is offered subject to prior sale, price change, or withdrawal without notice.

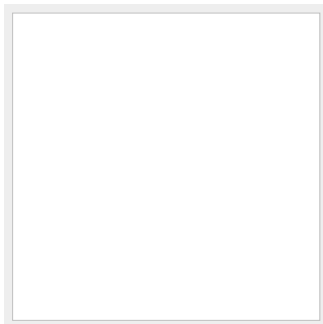
PHOTOS

**Luxuria in her \$25,000/month Income
Producing Slip at Bahia Mar, Ft.
Lauderdale, FL**

Profile



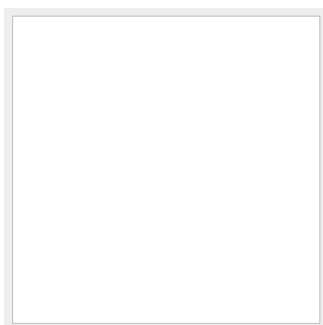
Profile



Salon



Salon



Salon



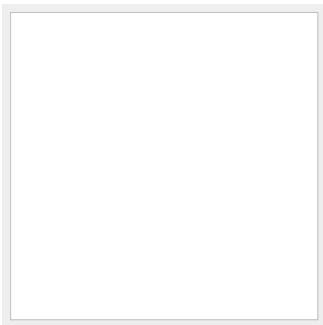
Salon



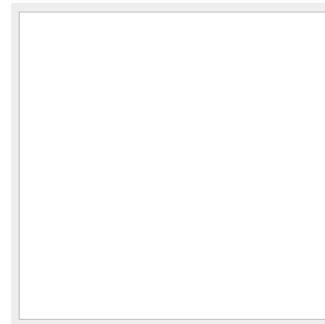
Salon and Dining



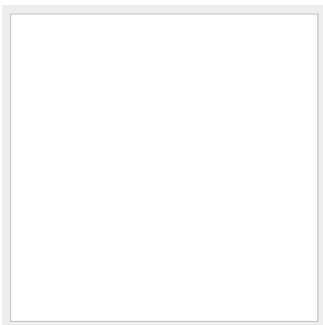
Salon and Dining (Blinds Open)



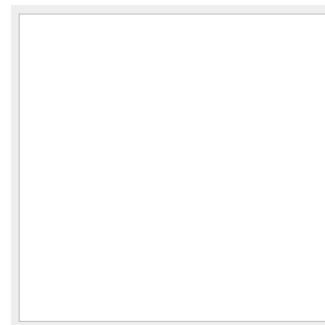
Salon and Dining (Blinds Partially Closed)



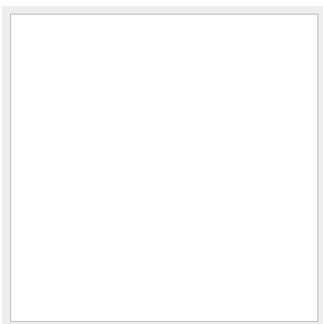
Dinette and Galley



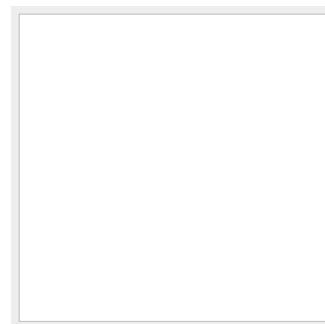
Stairs



Master Stateroom



Master Bath



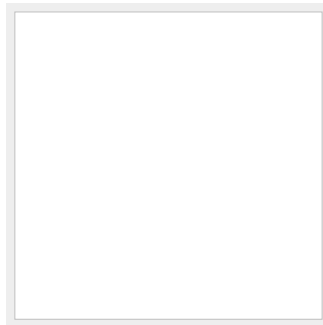
Master Stateroom



Balcony



Deck



CONTACTS

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Contact details

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Office hours

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Sunday: **closed**

Address



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