



NEW HOMES SOUTH FLORIDA

Real Estate

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ADVERTISING REAL ESTATE WRITER

Promenade has urban setting, resort lifestyle

Rather than make buyers pick between waterfront, vacation-style living or the convenience of being downtown, Promenade in Boynton Beach combines the two.

"We blended the feeling of a sea-side resort with an urban setting to create Promenade," explained Jeff Krinsky, who teams with Daniel Sirlin in Panther Real Estate Partners.

"You will be able park your car in the garage and leave it there," he added. All of the on-site amenities will be enhanced by all that the city offers.

From the on-site sales center at 430 N. Federal Highway, home hunters can grasp how Promenade has found the area where the Intra-coastal Waterway merges with downtown.

"Every bustling city needs a place like Promenade, putting everything you need for a comfortable lifestyle within walking distance," Sirlin said. "It will be a destination all its own — home for many, an elegant hotel stay for others or the perfect place to shop and dine."

Spanning almost four acres, Promenade will feature 318 luxury condominiums and 77 fully furnished condo-hotel suites in two 14-story towers.

Both buildings will be located in Promenade Park along the Intra-coastal. Construction is set to begin in May.

Choices include the one-bedroom hotel condominium suites that start at 805 square feet and are priced from the low \$200,000s. A professional management team specializing in small, boutique hotel operations will run Promenade's hotel. Weekly and monthly stays will be offered.

Other housing possibilities include one-, two- and three-bedroom condos, two-story townhomes with about 1,600 square feet and some penthouses with 2,400 square foot under air and a 2,000-square-foot terrace.

Some 20,000 square feet of retail space on the ground level will offer cafes, restaurants and shops.

As one of South Florida's newest luxury communities, Promenade will have a key role in the redevelopment of downtown Boynton Beach.

"Promenade will get pedestrians back out on the street," Krinsky predicted. "Our residents will be living, working and playing in same area."

The property will provide convenient access to the city's Riverwalk, Pedestrian Promenade and Mangrove Nature Walk.

Part of Boynton Beach's \$20 million redevelopment initiative, these public areas will link some of the best parts of the city.

Promenade Park has acres of pristine habitat and scenic marinas. The park's southwest corner will become Performance Square, a new public venue for events and festivals.

One-of-a-kind kinetic art sculptures have been specially commissioned for the Walk, and will mark the first major public art installation in Boynton Beach.

Promenade's layout was created to complement a setting that blends a bustling city scene with natural beauty. Tropical foliage and rows of palms will adorn the grounds, but the property's centerpiece will be its more than 5,000-square-foot clubhouse.

The clubhouse will provide a complete fitness center and sauna/massage rooms, full-service business center, state-of-the-art entertainment center and more.

On fifth level of the building above the parking garage, a well-equipped amenities deck will offer individual cabanas and hammocks. This area will feature two pools — one with a beach entry — a whirlpool spa, putting greens and fountains.

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A Post Modern architectural theme with Victorian elements creates a stunning profile.

THE WAVERLY

AT LAS OLAS by ZOM Residential

BY KEVIN MURPHY
ADVERTISING REAL ESTATE WRITER

Fort Lauderdale's upscale real estate market reacted quickly and decisively to the news that the Waverly at Las Olas was converting to condominiums.

The success of the project comes as little surprise. In a city that knows something about resort-style living, the Waverly offers amenities that are a local attraction, an unbeatable location and a price that makes for an easy decision.

"With closings having started last month, there's no need to wait," said Kristi King, director of condo sales for ZOM Residential Services. Buyers can own and live in downtown Fort Lauderdale in the Las Olas area.

The Waverly's Post Modern architectural theme with Victorian elements, punctuated with varying elevations, creates a stunning profile and a dramatic presence, she indicated.

This magnificent 14-story high-rise features luxuriously appointed one-, two- and three-bed-

room residences and penthouses.

"One-bedroom condos are completely sold out," King stated. "Prices for the remaining two-bedroom condominiums start at \$350,000, with three bedroom condominiums from \$399,000." These are among the best prices for new product in the Las Olas area so they won't last long. King continued her description:

Two-bedroom residences range from 1,100 to more than 1,470 square feet and the three bedroom choices go from 1,403 to 1,472 square feet.

ZOM Residential has just released the three Grand Penthouses to go on the market. These spectacular residences offer from 2,700 to more than 5,000 square feet of air-conditioned living area and up to 2,000 square feet of grand terrace living and entertainment space that is unprecedented in the Las Olas area.

Each unit offers two levels of luxurious living, featuring floor-to-ceiling windows with panoramic views of Fort Lauderdale and partial views of the Atlantic Ocean from certain terraces.

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The 5th floor pool, sundeck and spa provide a resort setting.

The Post Modern clubroom (or P.M.) will be the place for parties and other forms of entertainment.

Olympia

By Minto

BY KEVIN MURPHY
ADVERTISING REAL ESTATE WRITER

Ever since Olympia opened three years ago in Wellington, the transformation of Forest Hill Boulevard from just west of Florida's Turnpike to State Road 7 has been quite dramatic.

The latest stunning visual change finds the boulevard's median adorned with a double row of tall royal palms that stretches almost 2 miles, thanks to Olympia's developer, Minto.

The 328 palms and the development's majestic causeway entrance call to mind Royal Palm Way in Palm Beach and give further credence to Minto's claim that Olympia has ushered in the New Golden Age of the Palm Beach. Minto is turning this portion of Forest Hill Boulevard into one of the most beautiful streets in South Florida.

The new Olympia Park also has opened with its seven youth baseball fields, two lighted batting cages, concession stand and press box.

These are some of the many reasons that continue to make Olympia one of the hottest communities in the county, with sales exceeding 1,100 homes to date.

"Each home is endowed with an estate-like look and feel that artfully infuses Old World panache with stunning new design concepts," explained Michael Greenberg, company president. He described the community:

Buyers marvel at Minto's designer series of more than 30 exceptional single-family home designs, available in four distinctive collections and priced from mid-\$400s to more than \$1 million.

Supreme four-, five- and six-bedroom floor plans, encompassing from 2,032 to more than 5,600 square feet under air.

Seventeen finely furnished models showcase the homes' remarkable Mediterranean and Island Colonial

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The 30-foot-tall palms that grace the median on Forest Hill, coupled with the development's majestic causeway entrance, call to mind Royal Palm Way in Palm Beach.