











# The Gateway

From the moment you arrive, leave the outside world behind. The valet opens your door and you feel as though you have arrived to your weekend escape on a remote island. The mood is relaxed; time is relevant.

## For a worry-free lifestyle

- Porto-Cochere entrance
- Valet services
- Private allocated storage facility
- Covered parking garage
- 24 hour manned gatehouse
- Coded entry security system at each elevator bank
- In unit security system
- Video surveillance throughout common areas and elevators
- Expansive, open-air balconies with glass panel railings





# The Lifestyle

Chart a course for the lifestyle that you have been dreaming of. One embodied by luxurious marina living, amid a hub of convenience and activities. In your home by the sea, there are amenities to keep your body and soul in sync, as well as everything you need for entertaining family and friends.

## An exciting retreat

- Cozy waterfront lobbies
- Ballroom-capacity social salon with bar and catering kitchen
- Spa with steam and sauna rooms
- Fully-equipped gym with separate locker rooms for him and her
- Private billiard room
- Card room with tournament-style poker table
- Nautical theme room















## A secluded paradise

- Large, heated pool overlooking panoramic views of the Intracoastal Waterway, including: sundeck and outdoor pavilion with covered grill area
- Calming whirlpool spa
- Children's wading pool
- Pets welcomed (some restrictions apply)
- Waterfront walking trail
- Gazebo overlooking Intracoastal Waterway
- Two tennis courts



# The Haven

Your residence is your haven. Where the outside world seems miles away and all that surrounds you is comfortable and familiar. Sparkling views fill your home. Feel the fresh breeze blowing across your expansive, glass-edged balcony. It is refreshing and energizing, soothing and tranquil. It is all you desire.

## Spacious rooms, spectacular views

- Ocean views from most residences, Intracoastal views from all
- Delivered move-in ready with tiled and carpeted floors
- High Ceilings
- Individually controlled, high efficiency heat and air conditioning systems
- Digital cable TV with a vast variety of channels included, high-speed internet access and home telephone service
- Large walk-in closets in master bedroom
- Laundry room with custom cabinetry and full capacity washer & dryer
- Floor-to-ceiling tinted sliding glass doors and windows, which meet or exceed South Florida hurricane standards
- Expansive, open-air balconies with glass panel railings







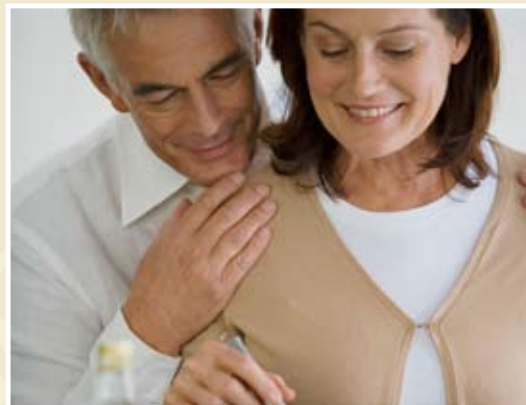






# The Galley

Designed with convenience for the chef in mind, your galley offers all the features to make dining in, an easy decision. With the latest in energy-efficient stainless steel appliances, coupled with European design cabinetry and resilient granite countertops, your meals are likely to transform from ordinary to exceptional.



## For the days you want to stay home

- GE Profile 30" Built-In Single Convection Wall Oven
- GE Glass Ceramic Cooktop 30" Frameless Smooth-Surface Glass Ceramic Cooktop
- GE Spacemaker XL1800 Microwave Oven with Reticulating Venting
- GE Nautilus Built-In Dishwasher
- GE 1/3 HP Disposal
- GE CustomStyle Stainless Side-By-Side Refrigerator with dispenser
- European design cabinetry
- Granite countertops
- Ceramic tile flooring
- Under mount stainless steel split bowl sink
- Stainless steel faucet with pull-down spray head





# The Oasis

After a day full of activities, relax and pamper yourself in your spa-inspired bath. Enter an oasis designed to provide you with sophisticated serenity. Enjoy all the undeniable comforts of being secluded in the privacy of your home.



Where beauty and comfort become one

- European design cabinetry
- Marble vanity countertop
- Marble floor in Master, ceramic tile in other bathrooms
- Large shower stall with clear glass enclosures (in some models)
- One-piece water closet
- Two under mount sinks in Master, one in other bathrooms
- Satin nickel plumbing fixtures throughout
- Whirlpool tub
- Wall-to-wall vanity mirrors





# The Comings and Goings

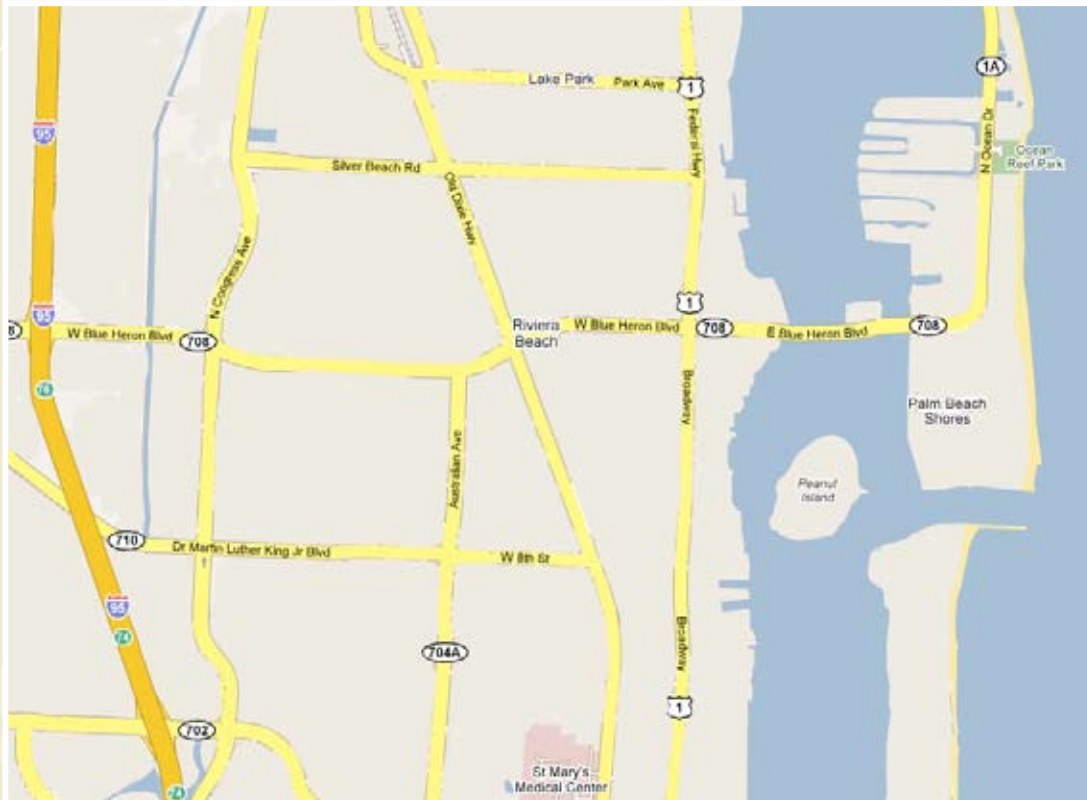
Marina Grande is perfectly situated in the world renowned destination of Palm Beach County, in the relatively unknown municipality of Riviera Beach where a renaissance is emerging. Protected by prestigious Singer Island, yet given unrestricted access to the vast blue Atlantic Ocean, welcome to your very own resort. Surrounded by world-famous landmarks and packed with attractions, Marina Grande Riviera Beach is just a short distance to the Palm Beach International Airport, minutes from a PGA golf course, shopping, a fishing inlet, and Performing Arts Theater, as well as the always eventful Peanut Island.

For boating enthusiasts, what could be better than living directly next door to the ultimate in dry dockage, the well-established Loggerhead Club & Marina.





# The Setting



## SHOPPING

- CityPlace
- Downtown at the Gardens
- PGA Commons
- The Garden Mall
- Clematis Street - Palm Beach
- Worth Ave - Palm Beach

## SCHOOLS

- Palm Beach Day Academy
- The Benjamin School
- Suncoast High School
- Florida Atlantic University
- Palm Beach Community College

## PLACES OF WORSHIP

- Temple Beth El Synagogue
- Cathedral of St. Ignatius Loyola
- Christ Fellowship

## PARKS AND BEACHES

- Peanut Island
- Rapids Water Park
- PGA National Golf Course
- Trump International Golf Club
- Palm Beach International Raceway

- Palm Beach Zoo
- International Polo Club Palm Beach
- John D. MacArthur Beach State Park
- Jupiter Inlet Lighthouse and Museum

## THEATER AND ENTERTAINMENT

- The Raymond F. Kravis Center for the Performing Arts
- Lion Country Safari
- Loggerhead Marine Life Center of Juno Beach
- Norton Museum of Art
- Palm Beach Princess Casino
- South Florida Fair
- SunFest

## COMMUNITY CENTERS

- Palm Beach County Convention Center

## HOSPITALS

- St. Mary's Medical Center
- Palm Beach Gardens Medical Center
- Good Samaritan Medical Center

## AIRPORTS

- Palm Beach International Airport



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