



THE MARQUESA



A CONDOMINIUM IN PEMBROKE PINES, FLORIDA

OVERVIEW

In South Broward, The Marquesa features luxury apartments in the city of Pembroke Pines, FL within a few miles of the corporate headquarters of Humana, Royal Caribbean, Southern Wine and Spirits and the South Florida FBI. The property provides access to I-75, Florida Turnpike and I-95. The Marquesa is conveniently located in front of Pembroke Lakes Mall, The Shops at Pembroke Gardens, Memorial West Hospital, Keiser University, Broward College, Florida International University (FIU), Sun Life Stadium, CB Smith Park, "A" rated public schools and a variety of dining options.

Residences	Sq Ft	Priced From	HOA	Monthly Rent	Annual Taxes
One Bedroom / One Bath	731	\$159,900	\$180.06	\$1,185 - \$1,405	\$1,761
One Bedroom / One Bath	867	\$169,900	\$213.56	\$1,297 - \$1,436	\$2,037
Two Bedroom / Two Bath	1,199	\$201,900	\$295.34	\$1,520 - \$1,796	\$2,714
Two Bedroom / Two Bath	1,210	\$203,900	\$298.05	\$1,560 - \$1,785	\$2,735
Three Bedroom / Two Bath	1,411	\$232,900	\$347.56	\$1,782 - \$2,060	\$3,145

The Marquesa is a condominium complex comprised of a total 468 units, built in 1998 -1999. Interior features include open kitchens with breakfast bar, full size washer and dryer, private balconies with natural preserve views, spacious walk-in closets, high ceilings with crown moldings, detached garages and carports***

** Selected Units*

*** Limited Availability*

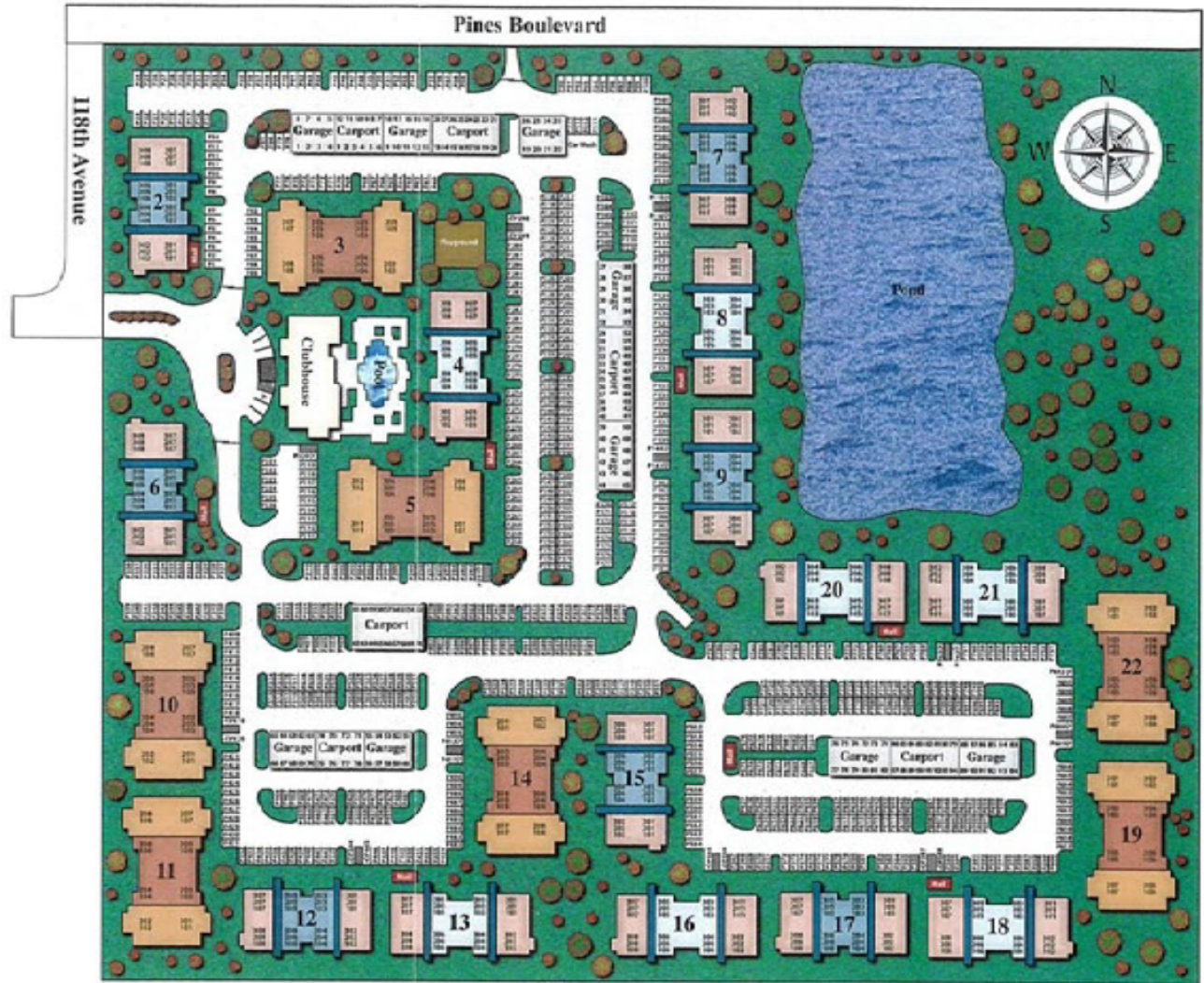
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PROPERTY VIEWS



SITE PLAN

- A1** - 731 SF
- A2** - 867 SF
- B1** - 1199 SF
- B2** - 1210 SF
- C1** - 1411 SF



PLEASE NOTE: DUE TO CONTINUING CHANGES IN PRODUCTS, BUILDING DATES AND AVAILABILITY OF MATERIALS, THE DEVELOPER RESERVES THE RIGHT TO INCORPORATE NEW AND APPROVED DESIGN FEATURES AT ANY TIME WITHOUT NOTICE OR TO USE EQUIVALENT MATERIALS. ALL DRAWINGS SHOWN IN THIS BROCHURE ARE APPROXIMATE. PLACEMENT, SPECIFICATIONS AND STANDARD FEATURES ARE SUBJECT TO MODIFICATION OR IMPROVEMENT AT ANY TIME WITHOUT NOTICE. FLOOR DIMENSIONS MAY VARY BETWEEN THE BROCHURE, MODEL HOME AND THE INDIVIDUALLY SELLER RESIDENCES.

AMENITIES



- ❖ Gated Community
- ❖ Resort Style Swimming Pool
- ❖ Spacious pool sundeck and veranda
- ❖ Lush Tropical Landscaping
- ❖ Indoor Racquetball Court
- ❖ Children's Playground
- ❖ Fully Equipped Gym
- ❖ Car Wash Facility
- ❖ Elegant Clubhouse
- ❖ Garages and Carports*
*limited availability
- ❖ Theater Room
- ❖ BBQ/ Picnic Area
- ❖ Assigned Parking



UNIT FEATURES



- ❖ *High Ceilings with Crown Molding*
- ❖ *Full size Washer and Dryer*
- ❖ *Built-in Microwave*
- ❖ *Private Balconies/ Patios*
- ❖ *Modern Kitchens*
- ❖ *Breakfast bar*
- ❖ *Spacious Walk-in Closets*
- ❖ *Oversized Garden Bathtubs*
- ❖ *Hurricane shutters*
- ❖ *Raised panel doors*



PEARL

1 Bedroom / 1 Bath

731 Sq Ft

Model
A



RUBY

1 Bedroom / 1 Bath

867 Sq Ft

Model
AL



DIAMOND

2 Bedroom / 2 Bath

1199 Sq Ft

Model
B



SAPPHIRE

2 Bedroom / 2 Bath

1210 Sq Ft

Model

BL



EMERALD

3 Bedroom / 2 Bath

1411 Sq Ft

Model
C



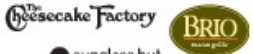
NEIGHBORING RETAIL

PEMBROKE CROSSING



TRADER JOE'S

SHOPS AT
PEMBROKE GARDENS



WALMART



WESTON

CB SMITH PARK
(299 acres)

MEMORIAL WEST
HOSPITAL
(2,800 employees)

PEMBROKE
LAKES MALL

★ macy's Dillard's



NEIGHBORING RETAIL



AVENTURA



Chipotle

PEMBROKE LAKES MALL



DOWNTOWN MIAMI



PEMBROKE CROSSING



TRADER JOE'S

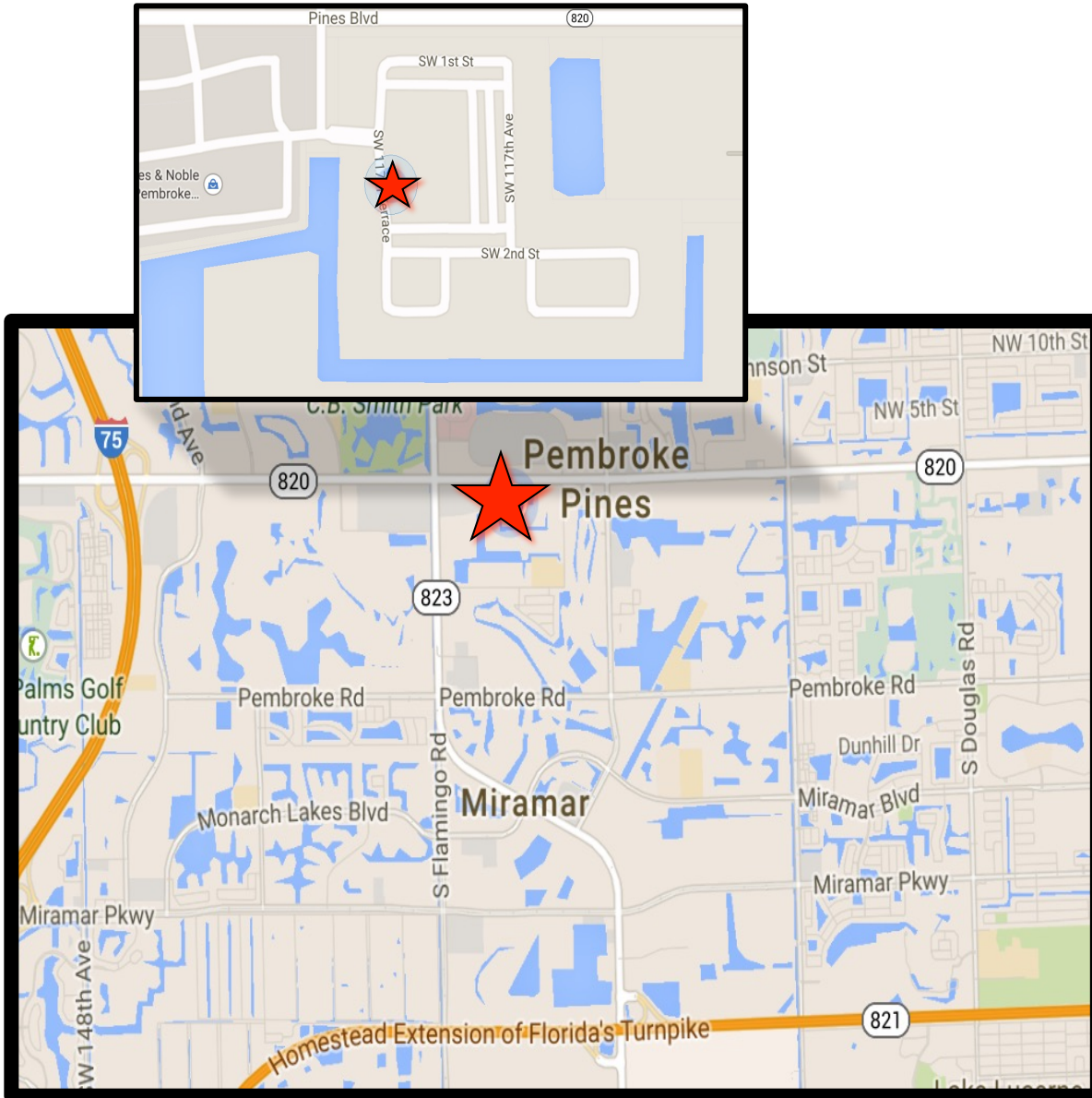


LOCATION MAP



THE MARQUESA

145 SW 117th Terrace
Pembroke Pines, FL 33025
In front of Pembroke Lakes Mall



Directions from Turnpike:
Exit 43 for Red Rd and head north to Pines Blvd. Turn right. Go east to SW 118th Ave. Turn right. Property will be to the left-hand side.

Directions from I-75:
Exit 9A for Pines Blvd and go east to SW 118th Ave. Turn right. Property will be on the left-hand side.