



UNPRECEDENTED INTRACOASTAL LIVING IN THE PALM BEACHES
Townhomes from the \$390s • Residences from the \$540s



EXTRAORDINARY VALUE



Intracoastal Condominiums:

From the \$540s to the \$800s

2 Bedrooms / 2 Baths

Range from 1,478 sq. ft. to 1,589 sq. ft.

2 Bedrooms / Den / 2 Baths

Range From 1,640 sq. ft. to 1,689 sq. ft.

3 Bedrooms / 2.5 Baths

Range From 1,770 sq. ft. to 1,804 sq. ft.

Luxury Townhomes:

From the \$390s to the \$580s

3 Bedrooms / 2.5 Baths

Range From 1,740 sq. ft. to 1,941 sq. ft.

4 Bedrooms / 3.5 Baths

1,941 sq. ft.

COMMUNITY

Peninsula on the Intracoastal offers unprecedented waterfront vistas from its unique location extending directly into the Intracoastal Waterway, creating the perception of floating above the water from these extraordinary residences:

- Breathtaking panoramic Intracoastal views
- Private gated community
- Private garages and covered parking
- Pet-friendly community
- Clubhouse with cyber café
- Media room with large flat screen TV
- Catering kitchen
- Full-circuit fitness center with 24-hour access
- Heated resort-style pool and whirlpool at the water's edge
- Outdoor sports bar with entertainment area and grill
- Pool pavilion with trellis and flat screen TVs
- WiFi throughout clubhouse and pool
- Music system throughout pool deck
- Immediate access to neighboring marina

LOCATION

Centrally-located in the heart of the Palm Beaches, residents enjoy easy access to the excitement and entertainment of South Florida and its vibrant downtown city centers in Boynton, Delray Beach and West Palm Beach:

- Located directly on the Intracoastal adjacent to the Gateway Marina offering dry storage and dockage
- Minutes from Manalpan's renowned beaches
- Easy access to Palm Beach International and the Ft. Lauderdale Hollywood International Airports
- Nearby shopping, dining and entertainment at Worth Avenue, CityPlace and Clematis Street
- Delray Beach nightlife, arts, entertainment and elite shopping
- Abundant championship golf throughout the area
- A sportsman's paradise as the home of the Miami Heat, Miami Dolphins, Florida Panthers and the Ft. Lauderdale Strikers



IMMEDIATE OCCUPANCY



RESIDENCES

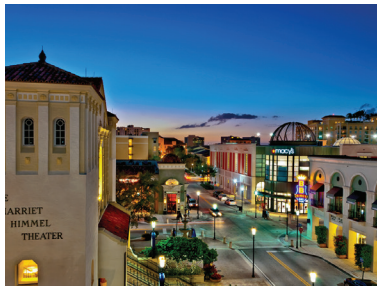
- Two, three and four-bedroom residences available
- Premium views including many Intracoastal water views
- Spacious, fully-tiled balconies with panoramic water views from condominium residences
- Private patios on all townhome residences
- 9' ceilings
- 18" porcelain tile flooring throughout the living areas, plush carpeting in bedrooms
- Wide-paneled horizontal blind window treatments
- Decorator-selected ceiling fans in living room with bedrooms pre-wired for ceiling fans
- Energy efficient air conditioning, high efficiency water heaters
- Security system with Intrusion alarm
- Hurricane-impact resistant windows
- Gourmet kitchens with a double stainless steel sink with disposal, Whirlpool Energy Star stainless steel appliances, including built-in microwave, ceramic-top range, sound-conditioned multi-cycle dishwasher, and side-by-side refrigerator
- European-style wood cabinetry with granite countertops
- Master bathrooms include European-style vanities with abundant storage, dual undermount ceramic sinks
- Luxurious soaking tub (select units) and spacious glass-enclosed shower
- Large mirrored wall, and marble countertops and flooring
- Bidets in select residences
- Full size washer/dryer
- Private two-car garage (townhome residences)





PENINSULA
ON THE INTRACOASTAL

“Limited Waterfront Opportunity”



There will never be another community built out into the Intracoastal Waterway on a peninsula of land, creating a perspective that you are floating on top of the water. This spectacular waterfront lifestyle in the heart of the Palm Beaches is a fleeting opportunity for savvy homebuyers who desire the ultimate waterfront retreat.