

# MEDITERRANEA MUSE

*News for Residents and Those Who Appreciate the Good Life*

1230 HILLSBORO MILE (A1A), HILLSBORO BEACH, FL 33062 • SALES CENTER: (888) 725-0020



*Mediterranea* is on the move, marking a steady stream of sales and continuing construction with occupancy scheduled for this winter. "We couldn't be in a better situation," announced Rene H. Lepine, Jr. principal and co-developer of *Mediterranea*. "Now that both buildings are up, buyer interest is very high," adds Jim Fox, *Mediterranea* Sales Manager, "drive-by traffic is excellent as is the interest by the boating community generated from the construction of our marina." Rene enthusiastically points out, "We're two-thirds sold, the Intracoastal building will be ready for occupancy in the next few months, and building two can be expected to receive its first residents by the turn of the year."

## Last Chance For Choice Units

**Last Penthouse**  
2,849 sq.ft.  
2 bd + den / 2.5 bth  
\$499,00

**Last 2 bd / 2 bth**  
1,995 sq.ft.  
\$319,000

**Last 2 bd + den  
on Intracoastal  
with 10' ceilings**  
2 bd+den / 2.5 bth  
2,454 sq.ft.  
\$549,000

**Last 4 bd + den  
on Intracoastal**  
4,154 sq.ft.  
\$929,000

### *Building Is Up, Occupancy Soon*

*Phase I-Intracoastal Building:* The 12-unit, three-story Intracoastal building is nearly complete. "All the units are framed out, the drywall is just about finished and the first residents will be moving in at the end of the year," says Normand F. Lepine, Rene's brother, principal and co-developer responsible for construction and engineering. The stucco application on the mediterranean-style waterfront building is 80% complete and the painting contractors are preparing the surface for the first wash of the building's rich tropical colors.

*Phase II-Lagoon Building:* "The Lagoon building was topped off this summer," says Normand, "the windows are in and the dry-wall framing is well underway." Also a three story building, consisting of 18 large, luxury condominium residences, the units in this building will also be ready for occupancy by the turn of the year. "Buyers in both buildings will be able to enjoy their new homes during this coming winter," says Rene.

### *Two Thirds Sold-Beautiful Buildings, The Best Town*

Despite a market with much new, high-end product coming on line from Ft. Lauderdale north through Boca Raton, *Mediterranea*, a unique, luxury low-rise development of only 30-units is enjoying excellent buyer reaction. "The success of the project is a testament not only to our project's quality," says Jim Fox, but to "the integrity and track record of the developer." *Groupe Lepine* is a family business started in the 1950s and today has a successful history of more than \$1.5 billion worth of award-winning, high-end residential and commercial real estate developments around the world.

"Many of the buyers love *Mediterranea*'s central location," says Rene. The I-95 interchange at Hillsboro Boulevard is a shorter distance to A1A than at other interchange in Broward County—a mere three miles. Snuggled along A1A, ensconced in a lush tropical environment, with Intracoastal and ocean views, as well as deeded ocean access, *Mediterranea* is located in the town of Hillsboro Beach, the most exclusive residential neighborhood in South Florida. According to the *Sun Sentinel* "the most expensive homes in Broward County are located in Hillsboro Beach." Further, national crime statistics indicate that *Mediterranea* is liter-

ally in the safest neighborhood in South Florida, a point not lost on residents of the upscale development. "In addition to the security offered by the neighborhood," says Rene, "our residents appreciate the city's highly visible police force as well as the privacy, added security and comfort offered by the community's electronic gate access."

### *Niche Product For A Discriminating Clientele*

"By its very concept, this is a niche product which appeals to a very select audience," says Normand. Other features contributing to the project's steady sales are the rich luxury treatments and appointments, offered by the Lepines. Buyers are impressed with the quality of the various interior improvements as well as the developer's flexibility for changes. "Given the location of *Mediterranea*, the price range and the clients we are attracting, we felt it was essential to provide high-end finishes," explains Normand Lepine. *Mediterranea* offers high quality carpet and ceramic tile or marble flooring treatments, designer/imported kitchen cabinetry and top-line appliances, as well as magnificent bathroom and door hardware throughout the residences.

***"This is a niche product which appeals to a very select audience."***

*Mediterranea* offers the square footage of a single-family residence with the convenience and carefree lifestyle of condominium living. Its design was created by world-famous architects *Sandy & Babcock*, responsible for designing the internationally recognized *Fisher Island*, *Mediterranean Village at Williams Island*, and other numerous acclaimed projects. *Mediterranea* offers two units per floor, more than a dozen floor plans ranging from 2,000 to more than 4,000 square-feet, private entry from elevators, 9' or 10' ceilings, units with both Intracoastal and ocean views and secure underground parking.

### *9 More, And Then, No More*

"While the project is two-thirds sold," says Rene, "there are nine units left which represent an excellent range of prices and sizes." For instance, four units remain in the intracoastal building, with prices starting at \$549,000 for a two bedroom plus den and 3 bath residence with more than 2,400 square feet including a beautiful terrace overlook-



*Designed by world class architects, the Intracoastal Building starting to unveil its rich mediterranean architectural details.*

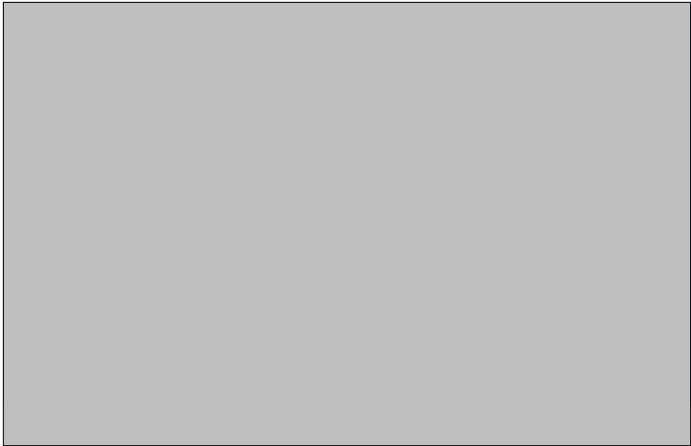
ing the water. While three units priced higher than \$1 million have been sold, a fourth magnificent 4,000 square-foot unit with unbelievable views is the last of its type in the intracoastal building. The lagoon building, which has extraordinary views overlooking a tropical environment with more than a quarter-million dollars in landscaping, complete with cascading water, fountain, whirlpool/spa and paved walkways, has only five units left starting at \$319,000, among which is our last two bedroom/two bathroom.

**“People love that they can have their boat right behind their home.”**

“*Mediterranea* appeals to buyers who want a trouble-free lifestyle with proximity to the beach in an exclusive environment with only a handful of neighbors,” says Jim Fox. “In fact, *Mediterranea’s* nine-slip marina made the difference to seven of our residents,” says Normand. “People love that they can have their boat right behind their home,” adds Rene. Only two of the nine slips remain, capable of accommodating boats from 40'-50'.

***Eclectic Clientele—Primary & Secondary Homes***

*Mediterranea* has attracted an interesting and eclectic clientele. Representing both primary and secondary residences, buyers from around the world have discovered the beauty, value, luxury and privacy offered by this unique project. From as far away as South Africa and England, to as near as Hillsboro Beach and Boca Raton, buyers have all identified *Mediterranea* as the perfect mix of luxury features and financial value, universal characteristics recognized and appreciated by a discriminating audience. “It is all of these qualities, combined with the amenities and waterfront lifestyle that makes living at *Mediterranea* so attractive,” points out Jim Fox.



*The Lagoon Building making progress. If you haven't been to our sales center yet, you'd better hurry! As you can see it will have to go very soon.*

***The Buyers—Who are They?***

Four units, representing nearly \$2.2 million, were sold recently. One couple originally from Boston, who presently live in Boca Raton, sold their 8,000 square foot home to make *Mediterranea* their primary residence. Originally from Toronto, another couple currently living in Aventura will be moving to *Mediterranea’s* Lagoon building as soon as it is ready. Even closer to home is a couple from Pompano Beach. She is an interior designer and he works in the medical equipment industry, and they found *Mediterranea* to be the ideal mix of South Florida living. The fourth unit was purchased by a couple who transferred from New Jersey who currently reside in Deerfield Beach. They discovered *Mediterranea* and couldn't resist and plan on moving in to *Mediterranea* as soon as possible.

- ◆ On AIA in Exclusive Hillsboro Beach
- ◆ Private Beach
- ◆ Private Marina
- ◆ Private Elevators
- ◆ Private and Direct Beach Access
- ◆ 2,000-4,000 sq. ft.
- ◆ Only 30 luxury units
- ◆ A dozen floor plans



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