

Puerta De Palmas

Epitomizes Coral Gables Lifestyle

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Its Coral Gables location overlooking the historic Puerta del Sol archway that spans old Ponce de Leon Road has become one of the driving forces behind the success of Puerta de Palmas, the new 16-story luxury condominium tower at 888 Douglas Road.

The residents of Puerta de Palmas will be connected to the most distinctive restaurants, shops, playhouses, taverns and cafés that Coral Gables has to offer via the ornate new Gables Trolley. All of the area's landmark destinations, including the historic Venetian Pool and Biltmore Hotel, the shops of Miracle Mile and The Village of Merrick Park, are just moments away. In addition, some of South Florida's most popular golf courses and parks are within easy distances, and getting to Miami International Airport will require only a five-minute drive. Because of the proximity of thousands of thriving offices and businesses, including many that are located in the adjacent Douglas Entrance offices, many residents will also be able to enjoy the convenience of leisurely walks to and from work.

"Known as The City Beautiful, Coral Gables exudes a charm and sophistication that has made it the most desirable area in Miami-Dade County," said Paul Rosen and Scott Auker, the principals of Rosen-Auker Developments LLC, the developer. "Puerta de Palmas will overlook one of the city's foremost historic entrances, and it will feature unobstructed views of the evolving skyline of the Gables business district. Its residents will enjoy the epitome of the Coral Gables lifestyle amidst everything that the city has to offer."

Puerta de Palmas offers one-, two- and three-bedroom condominiums, street-level lofts and townhomes priced from the 200,000s to the \$500,000s and ranging from 776 to 1,470 square-feet. Along with its excellent Coral Gables location, the property's resort-style amenities, unparalleled views and array of standard and optional finishes and refinements set it apart from other new condominiums.

Puerta de Palmas offers an expansive pool, spa and sundeck that leads to a clubroom with a fully equipped multimedia entertainment center, a billiard table and bar. The clubroom adjoins the property's state-of-the-art fitness center and leads to an 8th floor putting green and meditation garden that features a cascading fountain, lush landscaping and picture-perfect views.

Residents will come home to a Mediterranean-style entrance, complete with valet parking and an ornate entry courtyard framing a fountain. The elegant two-story lobby includes 24-hour concierge and security control, a resident lounge and a business center with conference room.

The two- and three-bedroom residences feature a split-bedroom design with private master and guest wings featuring lavish baths and roomy walk-in closets. In addition, all of the residences will include wide terraces framed by fantastic views of the Coral Gables and downtown Miami skylines.

Standard finishes for all of the tower's 198 residences include a choice of two types of elegant tile flooring in the foyer, kitchen and baths, and a choice of two colors of plush carpeting in the bedrooms and living areas. The gourmet kitchens with designer faucets and stainless steel appliances come with a selection of four types of granite for the counters, and Italian cabinetry with glass-door accents in a choice of cherry or linear white oak finishes. The master baths include the Italian cabinetry in a choice of two styles and a standard Crema-Marfil marble vanity top with an elegant under-mounted sink. Options for upgrades include large porcelain tile, designer textured carpeting, KitchenAid premium appliances, and stainless steel or granite backsplashes and under-cabinet TVs for the kitchens.

The Puerta de Palmas sales center is located at 300 Aragon Avenue, at the southwest corner of Aragon and Salzedo Street, just one block north of Miracle Mile and east of Le Jeune Road. Its 2,200 square feet includes a viewing area for a computer-generated virtual tour, a detailed scale model and a complete model kitchen and master bath. The virtual tour allows prospective buyers to "walk through" the property on a high-definition plasma screen. Due to the array of resort-like amenities, picturesque views and optional finishes and refinements, the sales office includes many samples and displays to enable buyers to make very informed decisions.

Puerta de Palmas is being developed by Rosen-Auker Developments, whose principals have developed numerous highly successful residential and commercial properties in South Florida, Washington DC, Chicago and Canada. It was designed by the renowned architectural firm of Fullerton Diaz Architects. The property will break ground this summer, with completion set for summer 2006.

Additional information on Puerta de Palmas and its pre-construction prices, which will only remain available for a limited time, is available by calling (305) 443-8700 or visiting www.puertadepalmas.com.