



# Puerta De Palmas

## Offers Resort-Style Amenities, Coral Gables Location

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One of the driving forces behind the fast start to sales at Puerta de Palmas in Coral Gables has been the property's unique array of resort-style amenities.

"Buyers and prospects have been very impressed with the uncommon assortment of resort-style amenities found at Puerta de Palmas," said Paul Rosen and Scott Auker, the principals of Rosen-Auker Developments LLC, the developer. "While other new offerings in the area do not even feature a swimming pool, Puerta de Palmas offers an expansive pool, spa and sundeck that leads to a clubroom with a fully equipped media center, a billiard table and bar. The clubroom adjoins the property's state-of-the-art fitness center and leads to an 8<sup>th</sup> floor putting green and meditation garden that features a cascading fountain, lush landscaping and picture-perfect views overlooking the landmark Puerta del Sol archway that spans old Ponce de Leon Road. These amenities truly set Puerta de Palmas apart from other Coral Gables offerings."

The 1.6-acre property located at the northwest corner of Douglas Road and Calabria Avenue offers 198 one-, two- and three-bedroom condominiums, street-level lofts and townhomes ranging from 776 to 1,470 square-feet and priced from the \$200,000s to the \$500,000s. Along with the resort-style amenities, the developer believes that the 17-story height of Puerta de Palmas that will provide for unobstructed views and the selection of both standard and upgraded finishes are setting it apart from the other new condominiums in the fast-growing North Ponce area of Coral Gables.

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 a 24-hour concierge with full security control, a resident lounge and a business center with conference room.

The residences themselves will also epitomize Coral Gables living. Italian cabinetry, designer fixtures, stainless steel appliances, granite and marble countertops, whirlpool tubs, and designer tile and carpeting throughout are all standard. Plus, owners get to customize their residences to fit their individual tastes by choosing from a variety of standard finishes, as well as a selection of available optional upgrades. The split-bedroom design of the two- and three-bedroom residences features private master and guest wings with lavish baths and roomy walk-in closets. In addition, all of the residences will include wide terraces overlooking picture-perfect views of the Coral Gables and Miami skylines.

Puerta de Palmas' location near some of the most distinctive restaurants, shops, playhouses, taverns and cafés that South Florida has to offer has also been a very strong selling point. The ornate new Gables Trolley will connect the building to 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, and South Florida's most popular golf courses and parks. 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.

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. Sales are being handled by Avatar Real Estate Services. The property will break ground this summer with completion set for summer 2006.

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