



Coconut Grove Residences



Imagine just 64 oceanfront gems carved out of a lush, three-acre strand of South Florida's golden sands. The soothing sounds of lapping waves and a gentle breeze meandering through an intimate grove of coconut palms. The valet brings your car out precisely when you want. Dinner is delivered exactly as you ordered. Could this be paradise or just a dream? How about both?

Welcome to Coconut Grove Residences—64 units going fast. This multi-million dollar exclusive and luxurious condominium resort is poised to be Fort Lauderdale's premiere beachfront address. It delicately melds the latest security and SMART Building software technologies with the charm and sophistication of a luxurious seaside resort that is filled with superior craftsmanship and attention to quality and detail of a bygone era.

Building features and amenities include an elegant porte-cochere entrance, complete with valet parking and, most importantly, SMART Building technology. High-speed communication wiring can be found throughout all residences, as well as capabilities for multiple telephone lines, cable, satellite, video, audio and internet services.

Developers chose to include SMART Building technology to provide residents with a seamless integration between software and access control that is interfaced with building services such as concierge, room service, valet and security. Residents have a touch-screen monitor that allows them easy automated access to these functions. SMART software ties amenities and security together in one simple in-wall, touch-screen monitor.

Coconut Grove Residences is the first building on Fort Lauderdale Beach to offer SMART Building technology, which keeps residents connected and informed. This technology package can also be customized for individual owners and will allow them the opportunity to integrate other household systems such as audio, video, lighting, internet and satellite. Building security, run through the SMART Building system, is monitored 24/7 by on-site personnel.

Other interior appointments for Coconut Grove Residences include convenient key operated elevators, floor to ceiling sliding glass doors that open onto modern glass and aluminum terraces, high-efficiency central air conditioning and heating, spacious walk-in closets, imported marble flooring, smooth-finish ceilings in living spaces and carpeted floors in all areas, which are not specified for marble or tile.

Open, spacious kitchen areas can be customized to suit the taste of each individual homeowner. For instance, owners can select which finish they like best for their custom European cabinetry and which granite counter top and full backsplash they prefer. Plus, the Thermador appliance package includes a built-in Sub-Zero refrigerator freezer complete with

cabinetry matching front panels, touch control ceramic radiant cook top with a variable speed range hood, a built-in full-size wall oven and microwave, plus a sound-insulated dishwasher—also with cabinetry matching front panel.

Ron Mastriana, principal investor and founder of Fort Lauderdale's Mastriana & Christiansen, P.A. law firm brings 30 years of real estate development/land use experience. Bamboo, Mastriana's most recent development project, received acclaim for its design and approach to the urban live-work condition contributing to Fort Lauderdale's urban renewal of the Downtown area. Bamboo's 57 units sold out within the first month and are currently being constructed.



SMART Building touch-screen monitor

Principal developer Doug Thompson is a recognized name in the Fort Lauderdale arena with his recent capitalization of the \$140 million development of the St. Regis Hotel and Residences project along Fort Lauderdale beach. Other principal investors include Alexandra Solal and Sarah McDonald.

Due to zoning and development restrictions, Coconut Grove Residences could quite possibly be the last condominiums located directly on the sand in southeast Fort Lauderdale. This rare treasure elicits a healthy, peaceful and tranquil lifestyle. For more information about Coconut Grove Residences, visit www.coconutgrovebeachresidences.com, or call Debbie Corson at (954) 522-6298. >>>