

# BEST of LUXURY HOMES & ESTATES



*From coast to coast and beyond, strong demand for the very finest luxury properties continues to attract prosperous buyers who recognize the enduring value of high-end real estate.*

## 520 PARK AVENUE

Located on the Upper East Side, 520 Park Avenue is a new 54-story luxury residential condominium designed by Robert A.M. Stern Architects. Developed by Zeckendorf Development, Park Sixty LLC and Global Holdings, Inc., the Indiana limestone-clad tower will have just 31 homes — including 23 simplex units, each with some 4,600 square feet and 220 linear feet of exposure; seven duplexes of some 9,100 square feet; and one triplex apartment with 12,400 interior and 1,250 exterior square feet. The duplex and triplex apartments will have uninterrupted views of Central Park, the Upper East Side and Midtown Manhattan.

The intimate residential condominium will offer many features unique to the Upper East Side, including 4,000 square feet of dedicated residential ground-floor space. Its French balconies and stone detailing will evoke the great New York apartment buildings of the 1920s and 1930s.

“World-renowned architect Robert A.M. Stern has designed another timeless and classic Manhattan residential building,” said co-chairman William Zeckendorf. “520 Park Avenue will set a new standard for elegant design on Manhattan’s Upper East Side, and we are certain this luxury residential building will become a landmark in a treasured city neighborhood.”

Residents and guests will enter 520 Park Avenue through a double-arched entrance with a bronze canopy, leading into a soaring lobby with 25-foot coffered Venetian plaster ceilings and a limestone fireplace, then on to a vaulted salon with a fireplace at each end. The lobby’s floors and walls are limestone with French walnut and satin bronze detailing in the wall treatments. Amenities include a two-story, 8,000-square-foot health club and spa; an 1,800-square-foot ground-floor private exterior garden; wine storage; bicycle storage; private resident storage spaces and a library.

“520 Park Avenue will be an elegant addition to this Upper East Side neighborhood,” added Arthur Zeckendorf, co-chairman. “Robert A.M. Stern again has contributed a building design that echoes the best of New York City architecture in a 21st century development.”

*Completion is expected in early 2017. For more information, call 212-486-2520 or visit [520parkavenue.com](http://520parkavenue.com).*

## ONE WEST END

The first of five buildings to come to market at Riverside Center, One West End is a major development by Elad Group and Silverstein Properties that will transform Manhattan’s far West Side. Both a resort-style property and a new New York neigh-



TOP: 520 Park Avenue.  
Rendering: Zeckendorf Development LLC | Seventh Art

ABOVE: One West End. Rendering: Dbox

borhood, the property brings together a unique set of talents — with exterior architecture by Pelli Clarke Pelli Architects; interiors, amenities and retail by hospitality designer Jeffrey Beers; and landscape architecture by Mathews Nielsen.

Atelier Christian de Portzamparc’s master plan will span 59th to 61st Streets between West End Avenue and the Hudson River, with the 42-story One West End commanding an entire city block as the center’s southern gateway. In addition to 246 condominium residences, the tower will include a

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culinary marketplace destination, high-end retail and offices, and resort-style programming and amenities for year-round entertaining.

Custom Scavolini kitchens are a highlight of the apartments. "Jeffrey Beers's kitchen designs were a huge focus for us," said Samantha Sax, executive vice president of sales and marketing for Elad Group. "His experience is in designing for the world's leading chefs, so having him design our kitchens is a natural fit."

A 12,000-square-foot rooftop garden terrace will feature cabanas, green space and outdoor entertaining areas, while a light-filled fitness center will feature a 75-foot-long indoor swimming pool and spa treatment rooms. "One West End is really a lifestyle building that has been designed that way from the start," concluded Sax. "You have the amenities and the extensive retail in an exciting, hotel-like experience that we managed to create without having a hotel on site."

*The building is scheduled for completion by the first quarter of 2017. Corcoran Sunshine Marketing Group is the exclusive sales and marketing agency for the building. Call 212-757-0059 to make an appointment at the fully finished design center, at 555 West 59th Street, and visit [1westend.com](http://1westend.com).*

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#### 443 GREENWICH STREET

Built from 1882-1884 in a Romanesque style by Charles Coolidge Haight, landmarked 443 Greenwich is being transformed by Metro Loft Developers and architects CetraRuddy into one of TriBeCa's most ambitious historic conversions. Set around a 4,000-square-foot courtyard, the 53 modern condominiums include a five-bedroom penthouse, which at \$51 million is one of downtown New York's most expensive listings. Penthouse A comes with 8,569

indoor square feet, including an entertainment room, and 3,599 square feet of private terrace with a plunge pool and outdoor kitchen. The interior features 20-foot double-height ceilings in the great room, three fireplaces and a private elevator.

The reconfiguring of the eight-floor building, in line for LEED certification, involved replacing the original wood floor joists with soundproof concrete floors, while preserving the massive original pine columns and beams. Amenities include a 5,000-square-foot common roof deck with wet bar and lounge, 71-foot lap pool lined with blue glass tile, Turkish bath with barrel-vaulted ceilings, gym operated by the Wright Fit, wine cellar, children's playroom, storage rooms and garage with a terra-cotta tile floor and electric charging stations.

"443 Greenwich is located in the Gold Coast of TriBeCa, and is truly the last great historic conversion in the area," said Richard Cantor, principal of Cantor & Pecorella, 443 Greenwich's exclusive sales and marketing agency. "It is a large building that takes almost an acre of space, with 12 elevators in four new elevator cores. There are no corridors at all, creating an unprecedented level of privacy for such a monumental building."

*Three-bedroom units, from \$7,500,000 to \$12,950,000, range from 2,600 to 4,600 square feet, with four-bedroom units starting at 3,600 square feet. Penthouses range from 3,400 to 9,000 square feet. Just over 40 percent of the units have sold, with occupancy expected late winter into January of next year. Call 212-877-4433 to visit the 8,000 square foot sales office, and visit [443greenwich.com](http://443greenwich.com).*

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#### 45 EAST 22ND STREET

At 45 East 22nd Street in the Flatiron District, an 83-residence tower will soon rise 777 feet and 65 stories above the



TOP LEFT: 443 Greenwich Street.  
Rendering: Hayes Davidson

ABOVE: 45 East 22nd Street

city, making it the tallest residential building between Manhattan's Midtown and Downtown neighborhoods. Designed by Kohn Pedersen Fox Associates, the building will grow from a 75-foot-wide base to an apex 125 feet across, providing residents with views in every direction.

"I ran an architectural competition with three well-known international firms," said Ian Bruce Eichner, founder and chairman of the Continuum Company, the building's developer. "The design that most interested me was one that cantilevered 20 feet over the adjacent building. There is nothing like it in the country."

In order to fit in with its early 1900s surroundings, the first 90 feet of the inverted glass tower will be clad in rusticated granite stonework that fits harmoniously within the tree-lined block. London-based Martin Brudnizki Design Studio, known for classic and sumptuously rich interiors for hotels, restaurants and private club spaces, will create interiors that are anything but cold and contemporary.

With expansive layouts and no more than two apartments per floor, privacy will be a hallmark of the mid-block building. Its five

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LEFT: AKA Sutton Place.  
Photo: Halkin Mason Studio



RIGHT: Hawthorn Park

floors of amenities will include two grand entertaining spaces and a 54th-floor private club with a catering kitchen.

"This is probably the most rapidly evolving neighborhood in the entire city," added Eichner. "The area has become an appealing potpourri of restaurants and boutiques. To have an elegant tower there, will bring special, protected views to the area that will be unlike anything from the many towers in Midtown and Downtown."

*The building recently passed the 25 percent mark in sales, mostly on word of mouth. Prices start at \$2.5 million, and range up to \$40 million for the largest penthouse. Move-ins are expected by the end of next year. For more information, call 212-777-4522 or visit 4Seast22.com.*

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## AKA SUTTON PLACE

AKA, a division of Korman Communities, has a portfolio of eight luxury serviced residences in prime urban locations (New York; Philadelphia; Beverly Hills; Washington, D.C.; London) specializing in luxury accommodations for extended stays. All feature evening lounges, cafes, fitness centers, full-service business centers, en-suite dining, 24-hour front desk assistance and doorman service. Suites include fully accessorized kitchens and bathrooms, contemporary furnishings, housekeeping and premium cable.

"We are a unique offering that blends the style and hospitality of an intimate hotel with the space and comfort of a fully appointed luxury condominium," explained Elana Friedman, AKA's vice president of global marketing. "We have truly spacious, fully furnished suites — from studios to two-bedrooms — with separate living and dining

areas, gourmet kitchens, and very private, thoughtful residential amenities that are open only to our residents."

Located on a quiet and leafy residential block of East 56th Street, AKA Sutton Place, formerly the Sutton Hotel, was purchased by AKA in 2006. There are 76 serviced residences in the property consisting of one- and two-bedroom suites, with a handful of specialty penthouse suites. Amenities include a 55-foot indoor swimming pool, a new Technogym fitness center, and a lobby-level lounge, designed by Will Meyer and Gray Davis of Meyer Davis Studio, with an open fireplace and a marble bar that serves coffee in the morning and cocktails in the evening. The newest amenity, a private residents' screening room, will be completed later this spring.

*AKA plans to market a limited number of its Sutton Place serviced residences for sale, while continuing to operate as a luxury long-stay property. Pricing is expected to start at about \$1 million for a one-bedroom residence, and \$2 million for a two-bedroom residence. Pending approval, sales are expected to launch this summer. AKA Wall Street is scheduled to be their ninth property when it opens this fall. For more information, call 212-752-8888 or visit stayaka.com.*

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## HAWTHORN PARK

With views overlooking Lincoln Center, the Hudson River and Central Park, Glenwood Management's Hawthorn Park has become one of the Upper West Side's most attractive new rental towers. Now more than 85 percent rented, the 54-story, LEED-

certified building has a combined total of 338 studios and one- to three-bedroom apartments and one amazing four-bedroom penthouse.

This rental building feels like a high-end condominium, said Nancy Albertson, leasing director for Glenwood Management. "We have deep Italian glass cabinetry, plenty of marble and stylish mosaic backsplashes, and most tenants can see Central Park, not to mention the Met, Avery Fisher [to be renamed David Geffen Hall this September] and the Time Warner Center," she said. "The location is outstanding, the service is excellent and the area is so cultural. Everything you want is right here."

There is also a lounge for tenants, with a lending library, that can be rented out for private parties and celebrations, a space-themed children's playroom, an outdoor deck for lounging outside the indoor pool, 24-hour doorman and valet service.

"So many people move to New York and are not ready to own, and want to rent in the neighborhood first," said Albertson. "Others sell their apartments, but still want that wonderful finish and service, and prefer to rent here, even though many could afford a condo. Some use this as a second or third property, and prefer to invest their savings elsewhere."

Studios start at \$3,800 a month, with one-bedroom apartments starting at \$4,800. The spectacular penthouse, with three stories of glass and views of One World Trade Center, the Statue of Liberty and New Jersey from the wraparound terrace, goes for \$67,000 per month.

*For more information, call Stephen Bello at 212-245-6262 or visit hawthornparknyc.com.*

## THE RELATED COMPANIES

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**OCEAN AVENUE SOUTH**

Set on a 3.7-acre site just one block from the Pacific Ocean in the heart of Santa Monica, Calif., Ocean Avenue South is introducing 158 exclusive luxury condominium residences at The Waverly (six stories) and The Seychelle (10 stories), as well as upscale retail venues and a variety of restaurants set to open this summer — including Joan’s on Third; Hakkasan Group’s Herringbone; eLOVate, a vegan restaurant by chef Roberto Martin; and a Starbucks Evenings concept.

Both The Waverly and The Seychelle comprise more than 20,000 square feet of retail space, and are both well over 65 percent sold. The total ground-up construction for the two condos — plus a new rental apartment building, retail and parking — encompasses about 1 million square feet.

The Seychelle has an outdoor rooftop pool, spa and a party lounge featuring a large cabana with a catering kitchen, living room, fireplace and bar that overlooks Santa Monica and the entire coastline. While The Seychelle defines cosmopolitan style with a high-end interior amenity package, The Waverly, with 65 condominiums, is more of a beach home in a boutique building with larger units that overlook the park.

“Ocean Avenue South is Santa Monica’s newest neighborhood and its first new construction in 20 years, and a fresh restaurant scene and a new culinary destination has sprouted up around it,” said Gino Canori, executive vice president of development for Related California, Ocean Avenue South’s developer. “It is a sophisticated urban lifestyle in one of the only walkable cities on the water, now with access to amenities, the beach, the famed pier just a block and a half away, and restaurants and malls. It is all part of a master plan for the area in the heart of the civic center, and Ocean Avenue South has become the place to be in Santa Monica.”

*For more information, call 310-394-1100, or visit [seychellesantamonica.com](http://seychellesantamonica.com) or [waverlyantamonica.com](http://waverlyantamonica.com).*

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**PARAMOUNT FORT LAUDERDALE BEACH**

When it opens for occupancy in the first quarter of 2017, the new Paramount Fort Lauderdale Beach will be the area’s first luxury high-rise in 10 years. The 18-story condominium tower will be an exclusive residence for 95 owners and their guests.

Developer Daniel Kodsi is jointly developing the project as the second outpost for his Paramount brand. “Paramount will be the market’s pre-eminent, five-star luxury condominium,” Kodsi said, “and a driving force in redefining the Fort

Lauderdale Beach experience.”

Full-service resort-style amenities include several private pools, cabanas and club privileges; a fully equipped gym; a ground-floor restaurant; and a children’s play area. Like the Miami Paramount, which features 13-by-16-foot outdoor living rooms designed to connect the indoors with the outdoors, the exterior spaces at Paramount Fort Lauderdale Beach will be similarly expansive.

“The difference is, here, you don’t have to share your facilities with tourists and hotel guests,” concluded Kodsi. “Condo



hotels are typically small suites or one-bedrooms, which leaves buyers who want a large floor plan, with their own private elevator, without a lot of opportunities. Here, they get that opportunity.”

*Residences will range from 1,910 to 3,474 square feet, with prices starting at \$1.2 million, at an average of around \$2.5 million. For more information, call 954-514-7492 or visit [paramountresidences.com](http://paramountresidences.com).*

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**PUNTA MINITAS 34, CASA DE CAMPO, LA ROMANA, DOMINICAN REPUBLIC**

At the five-star Casa de Campo resort in the Dominican Republic, Punta Minitas 34 — an iconic trophy home with panoramic

OPPOSITE PAGE: The rooftop terrace at The Seychelle, Ocean Avenue South. Photo: Christian Horan Photography

LEFT: Paramount’s pool deck. Rendering: Paramount Fort Lauderdale Beach

ocean views and its own private beach and dock — is on the market for \$19.5 million.

With 35,000 square feet of interior space on multiple lots, the gated-entrance villa is set on lush tropical grounds in one of the resort’s most exclusive oceanfront enclaves. It features seven expansive bedrooms, home offices, an elevator, staff quarters, a full gym, reflecting pools and an ocean-facing lap pool. There’s even a powder room with its own waterfall.

Casa de Campo has world-class golf courses; numerous sports, equestrian and polo facilities; spas; and an international marina. With its low-key sense of privacy, the resort has attracted American presidents and other leading world dignitaries.

*Casa de Campo’s international airport is approximately three hours by plane from New York. For more information, send an email to [sllach@casadecampo.net](mailto:sllach@casadecampo.net), or visit [CasaDeCampo.net](http://CasaDeCampo.net) and search for “Punta Minitas.”*

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LEFT: *The lap pool and private beach at Punta Minitas 34.*

BOTTOM LEFT: *The Residences at Carbon Beach in Malibu*

BOTTOM: *685 Ivy Lane. Photo: Adam B. Wayland*

OPPOSITE PAGE: *The Commons in Lincoln.*  
*Photo: Don Hammond*



## THE RESIDENCES AT CARBON BEACH IN MALIBU

Located just off the access path to Malibu's famed 1.1-mile-long crescent-shaped Carbon Beach, often dubbed the world's wealthiest sandbox, The Residences at Carbon Beach are on the market in time for occupancy this summer. The luxury townhome project is the first in Malibu since 2004 and the first new-development townhome project in Carbon Beach in more than 30 years.

The project comprises eight villas in two buildings, each with 3,200 interior square feet complemented by an additional 1,800 square feet of dedicated terraces, private roof deck, bonus room and exclusive four-car garages, totaling more than 5,000 square feet in all. Most of the residences have three terraces (two have four), with 50-mile views stretching across the Pacific from Palos Verdes to the east, Catalina Island to the south and mountains to the northwest. Each has its own three-level private elevator.

Each smart home's design scheme is light and airy, with 10- to 11-foot ceilings, wide-plank walnut flooring, a floating walnut staircase with glass railings, gas fireplace, rooftop spa and a breakfast room. "Given the lack of newly developed product and the exponentially higher prices of homes on the beach side, buying today in The Residences at Carbon Beach is clearly a solid investment," said Shannon Eidman, director of sales and marketing. "With the professionally managed homeowners' association, buyers can lock and leave it as they choose, so it is true care-free, maintenance-free living on the most prime beach location in southern California."

*Prices are in the mid to high \$4,000,000s. For more information, call Shannon Eidman at 310-613-1392 or visit [carbon-beach.com](http://carbon-beach.com).*

## 685 IVY LANE IN CHARLOTTESVILLE

Rabbit Run is the name of the stately white brick four-bedroom home at the end of a country lane at 685 Ivy Lane on the grounds of Charlottesville's Farmington Country Club. Listing for \$3.6 million, the home is currently owned by two



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architects, who recently supervised a renovation of the 3.6-acre property.

The walled garden room has a fountain on one end and a garden house on the other, ideal for catered parties during the hot Virginia summers, or, with the help of a fireplace, during the winter months. "The renovation to the rear facade of the home has been extensive, and they did a complete overhaul of the interior rooms," said Murdoch Matheson, associate broker with Frank Hardy, Inc. "The homeowners are experts in their field, and it shows. They made it one of the most elegant houses in Farmington."

*For more information, call 434-296-0134 or visit [frankhardy.com](http://frankhardy.com).*

## EDGEHILL AND THE COMMONS IN LINCOLN

Benchmark Senior Living, New England's leading provider of senior living services, owns and operates 50 continuing care

communities in five New England states. Two of these are Lifecare Continuing Care Retirement Communities. Edgehill, in Stamford, Conn., which is expanding, currently offers 207 independent living apartments, as well as assisted-living, memory-care and skilled-nursing services. The Commons in Lincoln, Mass., acquired two years ago, is expanding to include a state-of-the-art facility to accommodate a similar range of comprehensive continuing-care services.

Both communities offer their residents all-inclusive Lifecare contracts that allow each participant to predict the cost of the various stages of care, from independent living through assisted care to skilled nursing. As more care is needed, the monthly fee remains predictable, while the entrance fee is 90 percent refundable. "The goal of the Lifecare contract is asset protection, allowing residents to make one key choice, while they are still able, that covers both the place of residence and future health care needs," said Elizabeth Dupree,



Benchmark's senior director of community relations. "It can bring peace of mind to the entire family."

*For more information, call 877-270-4547 or visit [edgehillcommunity.com](http://edgehillcommunity.com) or [thecommonsinlincoln.com](http://thecommonsinlincoln.com).*

## OCEANA BAL HARBOUR

Argentine developer Consultatio's Oceana Bal Harbour is currently being built on 5.53 gated acres, with 400 linear feet of

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beachfront, at 10201 Collins Avenue in Miami Beach. An all-star team headed by Bernardo Fort-Brescia of Arquitectonica designed the 28-story classically proportioned all-glass tower, with modern interiors by Italian designer Piero Lissoni and landscaping by Enzo Enea.

The building will house a world-class art collection, including major contributions from one of the world's most important contemporary Latin American art collections. Its 60-by-50-foot outdoor breezeway will feature two larger-than-life artworks by artist-in-residence Jeff Koons, including "Pluto and Proserpina," which made its debut at New York's Whitney Museum.

Oceana Bal Harbour will bring a resort lifestyle to the already exclusive district, including 24-hour concierge service, a poolside

restaurant, a world-class spa, valet parking, private cabanas, a relaxation pool and an Olympic-style lap pool. The grand salon includes a chef's kitchen and bar, and there will also be a children's activity room, cinema and underground parking.

The main building is in line for LEED Platinum certification. "The property will be more like a European park than a typical south Florida beachfront property, with all the services of a fine hotel," said Ernesto Cohan, Oceana's director of sales. "It will be very private, and, with more than five acres for just 240 residences, it will be very open at the same time."

Remarkably, Enea's landscape design does not include a single palm tree. "The special landscaped environment will be like nothing else on a beach in south Florida" he added. "Our goal is to make it a very special, and very exclusive, place."

*Completion is scheduled for early 2017. Pricing starts at \$3 million, and ranges up to \$30 million for a duplex penthouse. For more information, call 786-414-2929 or visit [oceanabalharbour.com](http://oceanabalharbour.com).*



LEFT: *Oceana Bal Harbour.*  
Rendering: *Oceana Bal Harbour*

ABOVE: *The Ritz-Carlton Residences,*  
*Sunny Isles Beach*

OPPOSITE PAGE: *Bay Colony Juno Beach.*  
Photo: *Steve Wohrman*

### RITZ CARLTON RESIDENCES, SUNNY ISLES BEACH

Developers Chateau Group and Fortune International Group will bring The Ritz-Carlton Residences to Sunny Isles Beach in 2018. Spanning 2.2 acres, the 52-story, 649-foot, 212-residence tower will be located on 250 feet of beachfront, all managed by The Ritz-Carlton Hotel Company, and will enjoy proximity to Bal Harbour Shops, Aventura Mall, and both Miami and Fort Lauderdale International Airports.

Designed by Arquitectonica, with interiors by Michele Bönan, the residences will range from 1,605 to 3,640 square feet, with the six penthouses (each with swimming pool) comprising up to 6,320 square feet apiece. Concierge services will include housekeeping, personal chef, dog walking and chauffeured limousine. Amenities will include a 7,000-square-foot private club for residents on the 33rd floor, which will also house eight suites reserved for residents and their guests. The first three floors will also be devoted to amenities, including cabanas and a beach club, kids' club, ballroom and a pool with a seamless connection to the beach.

"The global buyer is more brand-oriented than ever, and that is one of the reasons that having Ritz-Carlton is so important," said Manuel Grosskopf, chief executive officer of Chateau Group. "The buyers know that they will have the best service possible in a resort-type atmosphere, but without the traffic of a hotel."

*The oceanside sales office is scheduled to open this spring. Prices are slated to start around \$2.3 million, and rise to \$6 million, with penthouses costing up to \$25 million. For more information, visit [theresidencessunnyislesbeach.com](http://theresidencessunnyislesbeach.com) or call 305-503-5811.*

### BAY COLONY JUNO BEACH

The last large parcel of Bay Colony Juno Beach, located on 14 lush acres along the Intracoastal Waterway in Juno Beach on the highly prized waterfront Palm Beach area, is now nearing development completion. Only a limited number of prime waterfront units remain. Bay Colony's centerpiece is a 32-slip private, on-site marina and clubhouse, which offers resort-style amenities that include a pool, spa, outdoor barbecue and bar, fitness center, bocce ball and tennis.

The two residence collections embody



the relaxing Palm Beach lifestyle. The Marina Collection, starting in the \$600,000 range, features Intracoastal views and the option to purchase marina dock space. The Resort Collection offers homes with resort views starting in the mid-\$300,000 range. Both offer five different two- and three-bedroom floor plans, each with terraces and open kitchens with dine-in bar seating, granite countertops, Bosch appliances and maple cabinets. Up-to-date security features — including controlled video monitored entries, impact-resistant windows

and doors, energy-efficient heating and cooling, and covered parking — are standard.

Less than 20 miles north of Palm Beach International Airport, Bay Colony is close to world-class shopping, golf and entertainment and within walking distance of highly rated beaches. "Our location is phenomenal," said Robert J. Brandon, Bay Colony's vice president and director of sales. "Our other strengths are our up-to-date designs, marina and our relatively low price points. Most properties along the water in this area were built in the 1970s, but we are brand new, with amenities current-day buyers like to see but can't always find. There are few places in the area that can offer everything Bay Colony does at such competitive prices."

*Sales began in April of 2013, and are on track to be fully completed by the end of the peak buying season this spring. To learn more, visit [baycolonyjuno.com](http://baycolonyjuno.com) or call 561-627-9175. ♦*

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