

A New Standard of Luxury Living has Arrived just Off The Avenue

BY NICOL JENKINS

Imagine stepping outside your front door and into a luxurious Hotel with five-star service at your fingertips.

You won't have to dream anymore... Delray Beach has a new address that offers a luxury lifestyle just steps away from Atlantic Avenue.

Florida's newest condominium in Delray Beach, 236 Fifth Avenue, transcends living "needs" and supplies your most luxurious "wants." Perfectly situated within walking distance to famed Atlantic Avenue, this luxurious, boutique-style condominium presents the utmost in sophisticated South Florida living while boasting the most inviting location in the SofA (South of Atlantic) district.

236 Fifth Avenue is a boutique yet luxurious building with three spacious floors offering 35 luxury residences, perfectly suited for the upscale South Florida lifestyle. 236 Fifth Avenue offers one, two or three bedrooms, the residences range from 841 square feet to over 1,700 square feet of living space. Each residence boasts a private balcony, as well as, a contemporary kitchen and bathrooms. Positioned on the second through fourth floors, the residences will be enhanced by the pure energy of nearby ocean breezes that are only a few minutes walk away.

The new residence is part of the hotel project, Aloft Delray Beach, and shares the many amenities including the state-of-the-art fitness center, relaxing Infinity-edge pool with poolside towel



JANUARY CONSTRUCTION PROGRESS AERIAL

and cocktail service, 24/7 Concierge, Room Service, Housekeeping Services, Dry Cleaning Service, Grocery Bag Delivery Assistance to Residence, Valet Service, Covered Parking, 24-hour Manned Security, High-end Boutique Retail and much more! 236 Fifth also has its own amenities including a sun deck, clubroom and lobby, and own entrance. They will also enjoy access to Aloft's WXYZ Bar, perfect for the single crowd and for a couples night out on the town!

"Our hope is that the condo owner can have all the benefits of the hotel without having the hotel concept. 236 Fifth offers the best of both worlds. You can have as much vacation as you want, yet still have the mature quiet atmosphere," said Alan Mindel, who is part of the ownership group of 236 Fifth Avenue.



236 FIFTH AVENUE PRIVATE RESIDENT ENTRY WITH WATER FEATURE

236 Fifth Avenue is the first of its kind in Delray Beach. "I think it's a very unique product in that it's the first residences being sold that are attached to a premium hotel brand, Aloft Delray Beach, which is part of Marriott Hotels. As a condo owner, you get the amenities and services of the hotel and this is the first of its kind to hit the Delray Beach market. The buyers are most excited about the level of service they will be getting," added Mindel.

The look and style of the new modern luxury condominiums match the hip yet relaxed atmosphere of Delray Beach.

"We are not a Ritz product but more in line with the Delray Beach lifestyle. We offer premium services but are more relaxed, and our architecture is a little more hip and is the post-modern urban environment that Delray Beach is trying to achieve right now. It fits well with the market," said Mindel, adding, "We have a lot of design initiatives and are enhancing the alley ways and sidewalks. It is very exciting to our community and will be a tremendous value to our buyers and residents."

236 Fifth Avenue has a wide variety of availability but is selling out fast! One Bedroom Residences starting at \$469,000, two bedroom residences from \$758,400, and three bedroom residences from \$981,000. Some of the residence amenities include: Premium KitchenAid stainless steel appliance package, Waterfall Quartz countertops in the kitchen, top quality finishes, large dimension premium porcelain tile flooring, and Smart Home features such as the Wink Sensi Wi-Fi Programmable Thermostat, and the ButterflyMX Smartphone Front Door Video Intercom.

"236 Fifth Avenue offers many high-end amenities and a premium project. We wanted to offer all different types of premium services that we knew our clients would appreciate most," said Mindel.

The two-bedroom, two bath model has a living area square feet of 1,495, a 200 square foot balcony, and total square feet of 1,695, with an expansive Owner's Suite, Great Room, Kitchen, Guest Suite and Balcony. The condo models showcase coastal colors and a beachside ambience. The palette is natural and classic so anyone coming in, regardless of style, can make it their own. The models also have a good mix of natural and classic elements, such as the wood tones, and the herringbone floor pattern. The designers wanted to focus

on a mix of modern and classic elements. A great example of this is the use of material in the kitchen. The glossy white cabinets are paired with warm wood tones, and a classic large striation quartz island for the focal point. They played up the large amount of space in the bathrooms with wood cabinets and the marbelesque shower tiles and finish; while also emphasizing the large scale with the over-sized mirrors and various levels of light.

Come fall in love with 236 Fifth Avenue luxury condominiums and view the model on Sundays from noon to 4 pm! The Corcoran Group is representing the sales of the luxury condominium.

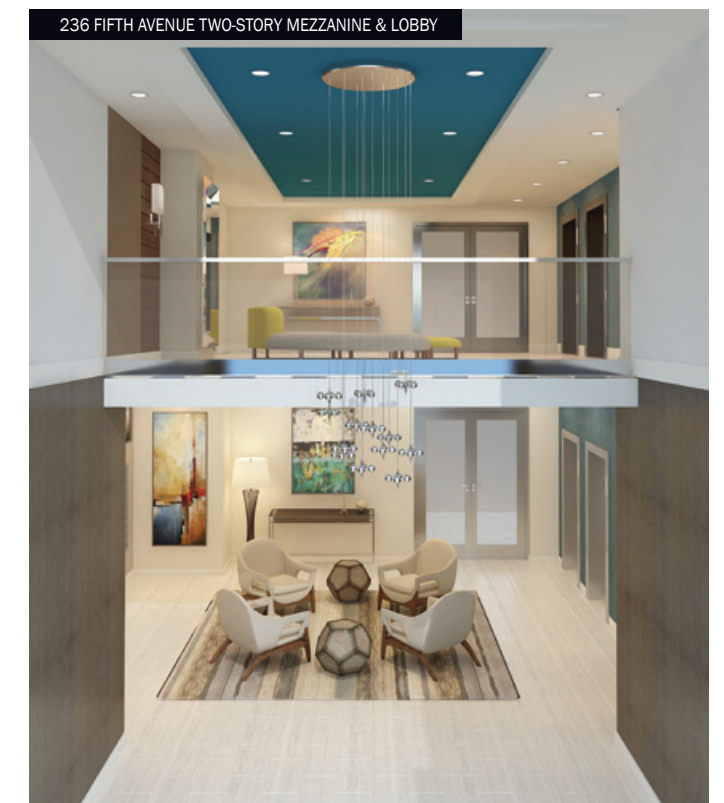
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