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Contents prepared by Classified Advertising



DEBORAH DOCHERTY
ADVERTISING REAL ESTATE WRITER

DiVosta Homes grows with Florida needs

DiVosta Homes, is ranked number one by J.D. Power & Associates in customer satisfaction among new home builders in Palm Beach, Sarasota-Tampa, and Naples-Fort Myers. Now expanding its family of communities to Vero Beach and Port St. Lucie with the introduction of WaterWay Village and Prima Vista Commons.

"We are looking forward to introducing to Vero Beach and Port St. Lucie what our homeowners elsewhere in Florida already know that we provide the highest level of service and quality among homebuilders," said Mike Brown, director of marketing for DiVosta Homes. As we expand northward, we will continue to direct our operations from our Palm Beach Gardens office, which means all of our residents, wherever they live in Florida, will continue to have the best in homeowner experience, building quality, and service."

With a targeted grand opening in November, WaterWay Village will feature amenities that harmonize with the seaside ambience of Vero Beach.

Walkways will weave their way through green areas surrounded by lakes, ponds and a nature preserve. Along with lakefront lots, there will be a community center, swimming pool, children's playground, clubhouse, tennis courts, and tranquil views.

WaterWay Village will feature Mediterranean-style homes ranging in size from 1,526 square feet to

Oceancitylofts & Strada 315

By Northpoint/Southpoint Realty Development

The Strada 315, will bring 117 luxury condominium units and limited commercial space to the lively, fast-growing urban stretch just north of Broward Boulevard.



Oceancitylofts, located in the artsy, upbeat area of Pineapple Grove, is packed with amenities and style.

BY DEB DOCHERTY
ADVERTISING REAL ESTATE WRITER

As the distinctive oceancitylofts loft-style condo community nears completion in Delray Beach, Southpoint Realty Development is starting work on another high-quality venture - a stylish, mixed-use, amenity-rich residential tower in the heart of Fort Lauderdale.

Southpoint's new project, Strada 315, will bring 117 luxury condominium units and limited commercial space to the lively, fast-growing urban stretch just north of Broward Boulevard. Plans call for construction to start in the early fall and finish in 2007.

Just a few miles away, in Delray Beach, Southpoint is busy finishing construction at oceancitylofts, a 67-unit mid-rise condominium community along N.E. 4th Avenue, near the vibrant downtown area.

Together, Strada 315 and oceancitylofts showcase the versatility, attention to detail and sensitivity to community needs that has made Southpoint Realty

Development a trusted name in south Florida development.

"At Southpoint we consider it our personal mission to deliver high-quality communities that meet the needs of our residents' demanding lifestyles and fit well with each city's distinctive character," said Tom Laudani, principal of Southpoint Realty Development. "We couldn't be happier with our reception at oceancitylofts, and we're sure Strada 315 will be a big hit in its own right."

Strada 315 will feature 13 floors of stylish, cosmopolitan residences as part of a 20-story project equipped with a parking garage, amenity deck, pool, gym, juice bar and lounge. It is located at 315 NE 3rd Avenue at the corner of 4th Street.

Southpoint is designing Strada 315 to meet the needs of a wide variety of buyers. Southpoint expects to attract professionals who prefer to live close to their jobs as well as suburban homeowners who are changing their lifestyles to tap into Fort Lauderdale's urban renaissance.

OCEANCITYLOFTS/STRADA 315, see page 2

2 SATURDAY, MAY 21, 2005 • BR

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Oceancitylofts & Strada 315

CONTINUED FROM PAGE 1

"Fort Lauderdale is evolving before our very eyes into an energetic urban cityscape, affording people the opportunity to live close to their work and the abundant attractions this city has to offer," Laudani said. "We're tapping into that energy by creating premier living spaces packed with the amenities and conveniences people crave."

Laudani and Louis P. Minicucci Jr. are principals of two development companies: Southpoint, based in Delray Beach, and Northpoint Realty Development, based in North Andover, Mass.

Together, Laudani and Minicucci have more than 50 years combined experience in residential markets. Having built hundreds of residences in two regional markets, they have the

knowledge and track record to ensure that Strada meets the high standards Fort Lauderdale has set for such cornerstone residential developments.

The residences at Strada 315, just blocks from Las Olas Boulevard, range in size from 607 square feet for a studio to 1,579 square feet for the deluxe layout with two bedrooms and two-and-one-half baths. Prices start in the low \$200's and range up to nearly \$600. The project will also include about 138,000 square feet of residential space on 13 floors. The additional seven floors will include about 9,000 square feet of office space on the first floor, a five-story parking deck and a seventh-floor amenity deck.

Strada 315 will stand out as the most distinctive, creatively

designed and fully equipped residential project in a market that has come to demand both functionality and flair.

Set on the seventh floor, high above the city, the amenities deck will include an outdoor heated, free-form swimming pool, a Jacuzzi and an array of cascading fountains and smaller pools.

In a glass-enclosed air-conditioned space are a state-of-the-art fitness center, a walking trail, plasma TVs, a high-end stereo system, a coffee and juice bar, and a relaxation room with kitchen facilities.

Although construction is still a few months away from starting, Southpoint is moving forward with preliminary work. The company has secured reservations for each of the Strada units.

At oceancitylofts, Southpoint has received its certificate of occupancy for the east and west buildings and has started moving residents into both complexes. Sales are proceeding, and final work on the west Building is expected to be finished early in June.

Oceancitylofts, located in the artsy, upbeat area of Pineapple Grove, is packed with amenities and style. It includes a high-quality amenities deck, brick-paved walks, expansive secluded terraces and patio levels. Also a meditation area, yoga space, lushly landscaped pool area with heated hot tub and cascading waterfall, a shade-covered gazebo and bar area.

Its soaring ceilings, sleek, stainless steel appliances, exposed

ductwork and spacious floor plans create a compelling living experience.

Sale prices have ranged from \$200,000 to \$570,000. The project consists of one- and two-bedroom units, some with mezzanines, with sizes ranging from 860 to in excess of 2,000 square feet.

Southpoint Realty Development has completed two other communities in Delray Beach: Marina Bay, which consisted of 10 uniquely designed two- and three-story luxurious units located along the Intracoastal Waterway,

and Renaissance Village, a 20-unit, three-story Mediterranean-style project two blocks from oceancitylofts.

To further compliment their portfolio, they are constructing Bella Vista, an eight-unit luxury community at the barrier island.

This Tuscan-styled community affords a limited number of purchasers the opportunity to enjoy luxuriously appointed condominium units, and the added lifestyle amenities of a secluded poolside cabana, and two-car garage.

TO CALL OR VISIT

For more information, contact Southpoint Realty Development at their **WEB SITE:** www.southpointllc.com or **CALL:** 561-272-9958. Please visit Southpoint's sales office located at 185 NE 4th Avenue, # 104, Delray Beach.