



AVENIR

LUXURY LIVING IN PALM BEACH GARDENS



PRELIMINARY ARTIST RENDERING

One Destination, Infinite Possibilities

ABOUT AVENIR



THE GRANDEUR OF WIDE OPEN SPACES

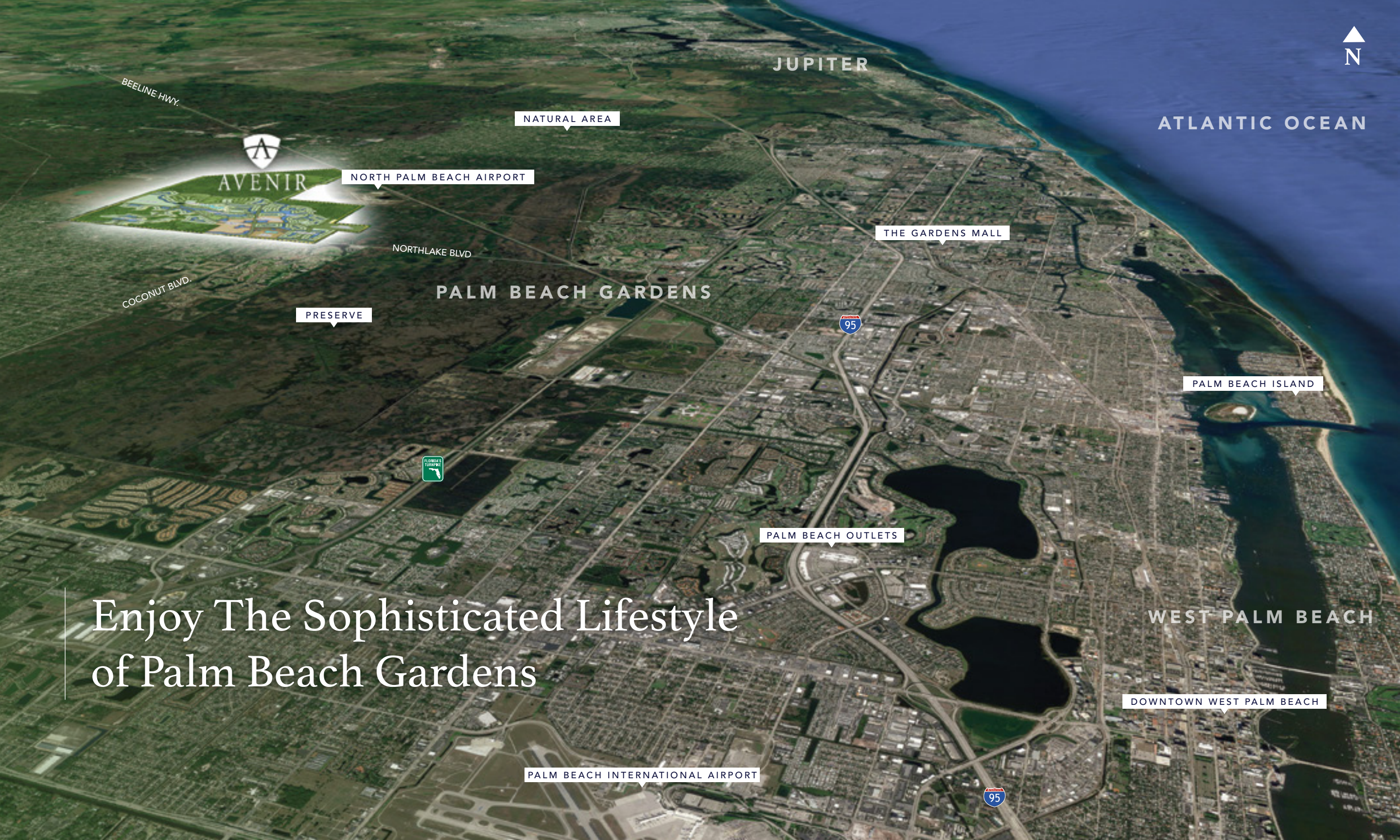
Avenir will be the most innovative development to happen to Palm Beach County in a generation. This 4,752-acre sustainable community located in prestigious Palm Beach Gardens was conceived by a creative team of award-winning, visionary architects, designers, and planners who bring creativity and thought to every detail. Everything you'll love about Avenir will be made possible by the sheer volume of wide-open spaces, which is now more important than ever.

Here on our grand canvas, exciting things are taking shape. Avenir will soon give rise to every amenity imaginable for residents of our 3,900 new homes, including a resort-style clubhouse, working farm, dedicated golf cart paths, spacious dog parks, and over 300 acres of lakes and waterways. More than 2,400 acres will be transformed into a dedicated nature preserve featuring extensive walking trails that residents and their families will enjoy for decades to come. And to top it all off, Avenir is also approved for 400,000 SF of retail space and 2,000,000 SF of new offices, shops and restaurants.



The Entire Palm Beach Lifestyle Within Reach





Enjoy The Sophisticated Lifestyle of Palm Beach Gardens



LOCATION



LIVE LIFE WELL ON A GRAND SCALE

Avenir will have everything you could possibly need for daily living, plus the entire Palm Beach Gardens region right at your fingertips. Enjoy all the amenities and sophistication of a major city but set in a town with a laid-back brand of luxury all on its own. Located just north of West Palm Beach, Palm Beach Gardens is just a few minutes inland from the coast, but still close enough to smell the ocean air. It's the hometown of the PGA headquarters, and golfers nationwide come here to play some of the best courses in the world. For shoppers, Palm Beach Gardens boasts some incredible options, including The Gardens Mall's high-end department stores and runway-ready boutiques, as well as the open-air Downtown at the Gardens, which offers more than 50 boutiques, restaurants and a movie theater.

Ride, Run, Walk, Explore and So Much More



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OPEN SPACES



NATURALLY CONNECTED

Endless outdoor experiences and majestic parks and green spaces make Avenir unlike any place you've ever lived or visited before. Wide parkways designed for bikes, dedicated golf cart paths, and pedestrians will connect the entire community, enabling residents, families and guests to connect with their neighbors in thoughtful open planned public spaces. You will enjoy the 115-acre recreational facility, miles of well-kept walking and biking trails and of course bring your furry friends to any of the spacious dog parks. Our vision is to offer an array of opportunities for people to connect with nature and friends in generous, open spaces, so that no matter how long you live and play at Avenir, fresh and exciting experiences continue to await you each time you step outside.



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Make Every Moment a Lifelong Memory

CLUBHOUSE



WHERE NEIGHBORS BECOME NEW FRIENDS

Avenir's expansive Clubhouse will be the beating heart of its social scene. The Clubhouse is a unique amenity with a spectacular resort-style swimming pool, large function rooms for unforgettable events, and more. Imagine you step outside your home, jump in the golf cart, and within minutes greet friends and neighbors in a place offering all the activities you love. Now picture doing this anytime you like, all year round. This is the kind of all-inclusive, naturally connected community we're building. From spontaneous parties to major events, expect a vibrant social scene with something for everyone – retirees, families and young professionals alike.





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More Activities,
More Friends,
More Fun.



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A Place Offering All the Activities You Love

CLUBHOUSE FLOORPLAN

1. COVERED ENTRY
2. ENTRY HALL
3. EVENT HALL
4. CLUB ROOM
5. OUTDOOR DINING
6. CAFE
7. LOCKER ROOMS
8. GYM
9. AEROBICS
10. KID'S ROOM
11. OFFICES
12. RESTROOMS
13. KITCHEN
14. TERRACED SEATING
15. SERVICE AREA

FLOORPLAN NOT TO SCALE



EVERYTHING FRESH FROM THE FARM

As part of our commitment to sustainability and the good life, Avenir will be home to a working farm designed to supply fresh, homegrown products to local shops, restaurants and residents. Imagine enjoying a salad or a smoothie with fresh produce grown within Avenir. Beyond supplying fresh, organic food for our shops and the local community, the farm at Avenir will spread good health and knowledge about sustainable farming and inspire everyone to step into nature to connect with the Earth for better health.



Connect With Your Food While You
Reconnect With Nature



THE PERFECT SUNDAY DRIVE

As the home of the PGA, Palm Beach Gardens occupies a special place in the world of golf. One of the city's most popular public courses is Sandhill Crane Golf Course, located right next door to Avenir. The recently renovated, par-72 course is surrounded by southern pines, palm trees and marshlands, and boasts new irrigation, Celebration Bermuda fairways and TifEagle greens.



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18 Holes of World-Class Golf—
Right Next Door



The Purity of Nature is
Always Close at Hand



A GIFT FOR THE FUTURE TO ENJOY TODAY

Avenir is extraordinary for what we are building for as for what is being left as naturally maintained. The Avenir Conservation area, 2,400+ acres of restored natural lands which will provide refuge for over one-hundred different plant and animal species in several different native habitat types. These lands are the ecological keystone connecting a path of public lands that run from the Loxahatchee Slough Natural Area and Grassy Waters Preserve to the East and South, all the way to Dupis and Lake Okeechobee, and North to Jonathan Dickinson State Park.



Acting as a “wildlife corridor” the Avenir Conservation Area offering a unique opportunity to observe wildlife traversing through this incredibly vast tract of land that not only promotes diversity of plant and animal life, but also give you a look into the historic native ecosystems of Florida’s natural lands.



Traversing these trails, you are a passive observer of Florida’s historic ecosystems as they would have been seen hundreds of years ago.



WALKING TRAILS



THE ENDLESS BEAUTY OF THE WILD

One of our community’s keystones is our promise to the environment. Avenir will be surrounded by over 2,400-acres of natural conservation area to contribute to the quality of life of all creatures, including Avenir residents, and for future generations. Avenir residents will have miles of walking and biking trails, private parklands, and crystal waters. The connection with nature is important to the community’s designers.





COME TO WORK, PLAY, OR EXTEND YOUR STAY

A key component of Avenir will be our new Town Center, the business heart of Avenir, approved for 400,000 SF of retail space and 2,000,000 SF of offices. Whether you live within Avenir, have an office here or just visit for fun, you will encounter a thriving day-to-night community with retail, dining and entertainment. Enjoy wonderful options from everyone's favorite boutiques and coffee shops to one-of-a-kind offerings all set in a luxurious outdoor environment.



PRELIMINARY ARTIST RENDERING



PRELIMINARY ARTIST RENDERING

Live. Work.
Play. Repeat.



A PLACE TO LIVE & A PLACE TO LEARN

As residents of Avenir, your family will enjoy access to great educational options from pre-school to college. Our team has set aside a dedicated area for the development of Avenir's own charter school, which will be minutes from your door and offer world-class education.

Palm Beach County and its neighbors are home to an array of wonderful public options from elementary through high school, alternative schools to colleges and universities for the undergraduate, post-graduate and adult learning student.



An Education You Both Can Believe In



A BUSINESS LANDMARK IN THE MAKING

Beyond its miles of natural splendor, exceptional living and world-class shopping, even more great experiences await. Avenir will offer robust commercial opportunities, 2,000,000 SF approved for offices, and a dedicated economic development area created in partnership with the city. This 50-acre site will be home to plentiful office space designed to attract a campus-like corporate headquarters and generate new jobs for our city.



FOR REPRESENTATION ONLY



A New Approach to Home Office

FOR REPRESENTATION ONLY



Toll Brothers®

Toll Brothers will feature three luxury gated communities within Avenir, all highlighted by extensive interior appointments, exquisite architectural details, spacious living areas, private master suites, smart home features, and hundreds of options for home buyers to personalize their dream home.

Regency from the Upper \$400s
Windgate from the Mid \$400s
Watermark from the Low \$700s

Kenco Communities *at* AVENIR

Kenco Communities is the luxury estate home builder within Avenir, offering the largest, homesites and one- and two-story modern homes with 3-car garages in the private, gated neighborhood of Coral Isles. Kenco has earned a reputation as one of the most respected and sought-after builders of luxury homes in South Florida with an innovative approach to design, personalization, and demanding standards.

Coral Isles from the High \$800s





La Terre at Avenir by K. Hovnanian® Homes will offer beautiful single-family homes featuring a range of thoughtful home designs, open floor plans, and ample natural light. Homeowners will select a professionally decorated interior from our Looks palettes, each with luxurious included upgrades. Our Extra Suite plans, which include a personal suite with a separate entrance, spacious bedroom, and a private bath, are also available. View our community below and find your ideal home today.

La Terre Pricing Coming Soon

POINTS OF INTEREST

PARKS & RECREATION

- 1. Wellington Equestrian Center
- 2. Palm Beach International Equestrian Center
- 3. Palm Beach Gardens Tennis Center
- 4. International Polo Club
- 5. City of Palm Beach Gardens Recreation
- 6. Dan Calloway-Tate Recreation
- 7. Palm Beach Ice Works LLC
- 8. Jim Brandon Equestrian Center

GOLF

- 9. Sandhill Crane Golf Club
- 10. Cypress Lakes Golf Course
- 11. North Palm Beach Country Club
- 12. Palm Beach Par-3 Golf Course
- 13. PGA National Golf Club

ENTERTAINMENT

- 14. The Kelsey Theater
- 15. Coral Sky Amphitheatre
- 16. Kravis Center
- 17. Norton Museum of Art
- 18. Unbelievable Acres Botanic Garden
- 19. Mounts Botanical Garden
- 20. Palm Beach Zoo & Conservation Society
- 21. Ann Norton Sculpture Gardens
- 22. Lion Country Safari

EDUCATION

- 23. Pierce Hammock Elementary
- 24. Acreage Pines Elementary School
- 25. Western Pines Community Middle School
- 26. Palm Beach Gardens Community High School
- 27. Palm Beach State College
- 28. Osher Lifelong Learning Institute
- 29. The Benjamin School - PreK - 9th Grade
- 30. The Benjamin School - High School
- 31. The King's Academy
- 32. Oxbridge Academy

DINING

- 33. The Capital Grille
- 34. The Original Mario the Baker
- 35. RH Rooftop Restaurant
- 36. Buccan
- 37. Cafe Boulud
- 38. Ill Forks
- 39. Waterway Café
- 40. Spoto's Oyster Bar
- 41. BRIO

CITY & TRAVEL

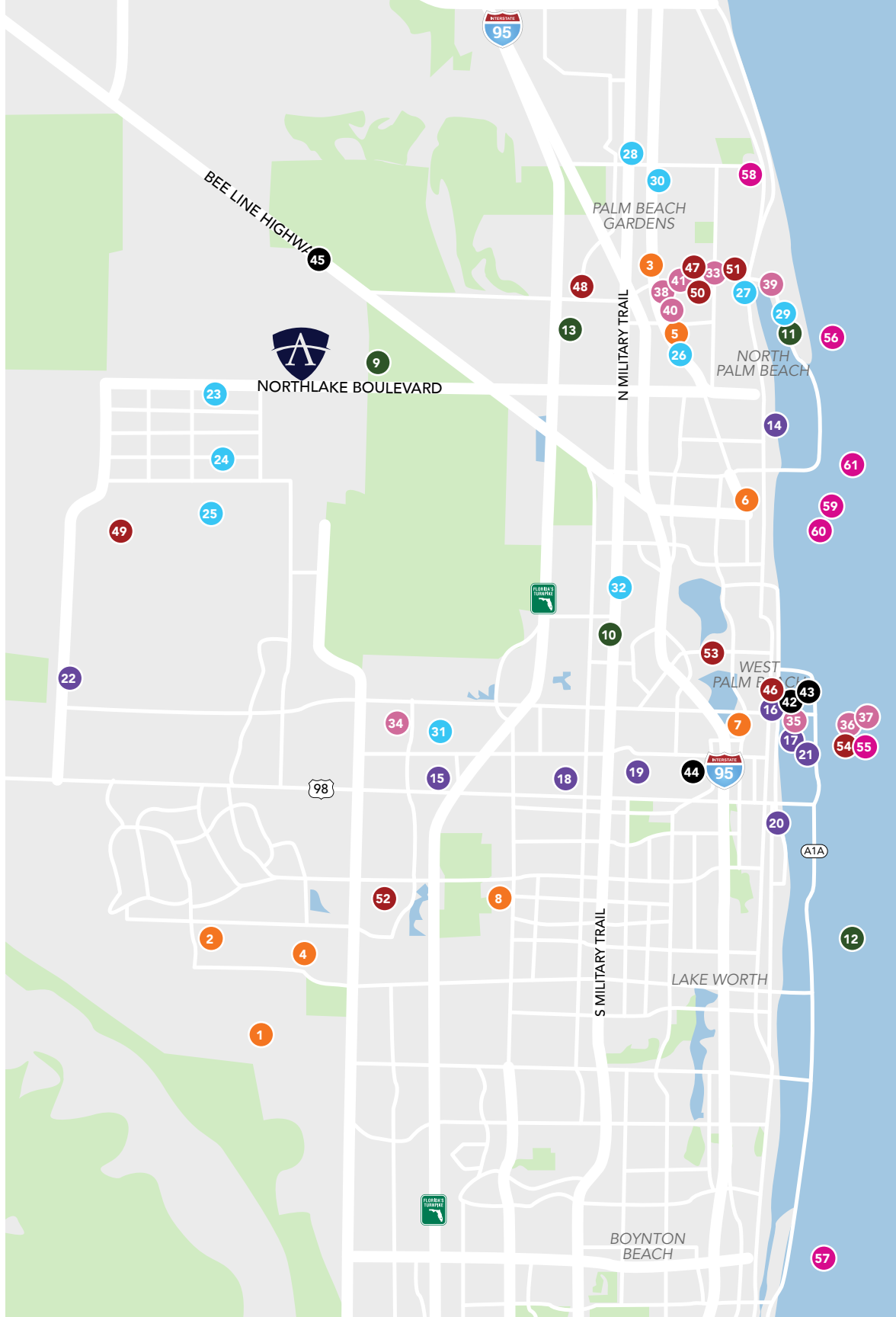
- 42. Palm Beach County Convention Center
- 43. Brightline West Palm Beach Station
- 44. Palm Beach International Airport
- 45. North Palm Beach Airport

SHOPPING

- 46. Rosemary Square
- 47. Downtown at the Gardens
- 48. PGA Commons
- 49. Grove Market Shopping Center
- 50. Legacy Place
- 51. The Gardens Mall
- 52. The Mall at Wellington Green
- 53. Palm Beach Outlets
- 54. Worth Avenue

BEACHES & MARINAS

- 55. Municipal Beach
- 56. John D. MacArthur Beach State Park
- 57. Oceanfront Park Beach
- 58. Loggerhead Marina - Palm Beach Gardens
- 59. Peanut Island
- 60. Manatee Lagoon
- 61. Singer Island



MASTER SITE PLAN





AVENIRPBG.COM

NORTHLAKE BOULEVARD AND COCONUT BOULEVARD, PALM BEACH GARDENS, FLORIDA 33412

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