



# Las Brisas del Mar

# LAS BRISAS DEL MAR

**L**as Brisas del Mar is our final oceanside development here at Crescent Beach, and will continue the tradition of quality and value established with our earlier Coquina, Sandpiper, and Sand Dollar projects.

Las Brisas is located at 4800 AIA South, at the intersection of Highway AIA and Ocean Hibiscus Drive. This is the last remaining oceanside condominium site in Crescent Beach with direct access to the Atlantic Ocean.

The condominium will consist of 32 full-time residential apartments, housed in a three-story, concrete masonry building, designed for maximum hurricane protection. Our standard apartment will be over 1600 square feet, and have three bedrooms and two full baths. Four bedroom units are available, and it is possible to combine two units and have a 3300 square-foot, five or six bedroom apartment. Each unit has two parking spaces, one reserved space is provided in the fully enclosed parking garage located in the basement. Additional parking for visitors is provided adjacent to the building.

A heated swimming pool and spa will be located in the patio area of the walled, landscaped courtyard of the building. The Atlantic Ocean beach is accessed over the private dune crosswalk; that serves the Ocean Gate-Hibiscus community, of which we will be a part. We also have the right to utilize the Hibiscus recreational facilities on a cost-sharing basis. These include a tennis court, three additional swimming pools, and an exercise facility.

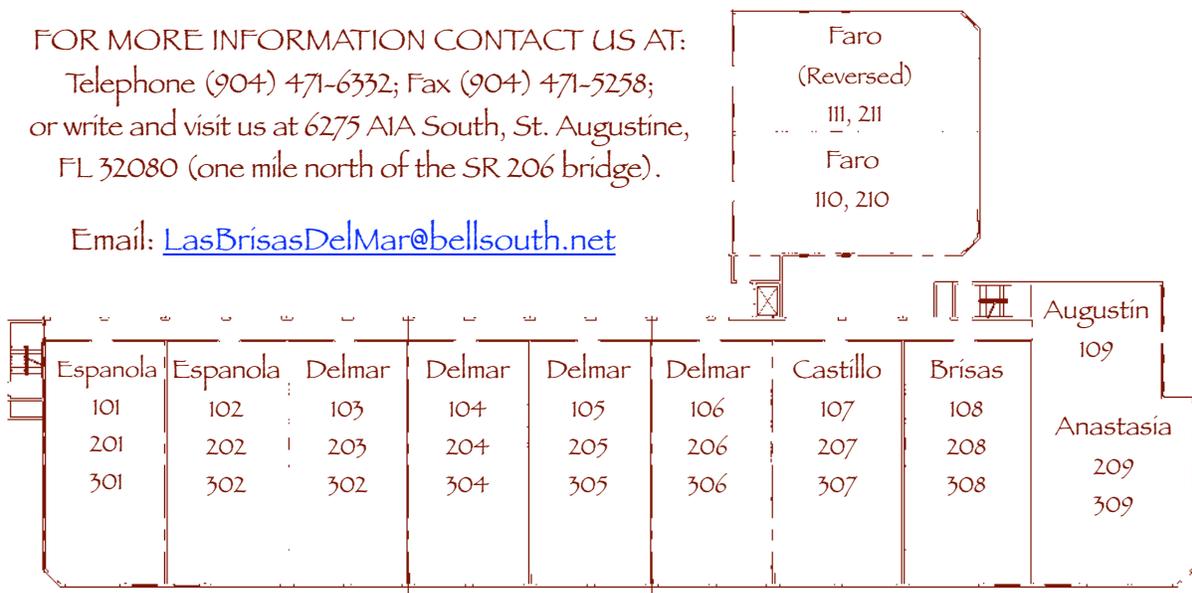
Each apartment is individually air conditioned and heated, and all kitchen appliances are furnished; electric stove, refrigerator, dishwasher, disposal and microwave. The ceiling height is nine-feet, four-inches, and the apartments are separated by eight inch block walls. Wall-to-wall carpet is provided throughout the apartments, and the bathrooms are fully tiled.

Historic St. Augustine is eight miles away, Jacksonville is forty-five, Gainesville is seventy-five, and Orlando is one hundred. Full general aviation facilities are available at the St. Augustine airport just north of town and the Jacksonville International Airport is an approximate one hour drive, with transportation service available.

FOR MORE INFORMATION CONTACT US AT:

Telephone (904) 471-6332; Fax (904) 471-5258;  
or write and visit us at 6275 AIA South, St. Augustine,  
FL 32080 (one mile north of the SR 206 bridge).

Email: [LasBrisasDelMar@bellsouth.net](mailto:LasBrisasDelMar@bellsouth.net)



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION N718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

# DESIGNER FEATURES

## COMMUNITY FEATURES:

- Private gated entry
- Two enclosed basement parking spaces per unit
- Elevator from garage
- Locker Storage

## ENCLOSED COURTYARD WITH:

- Professional landscaping
- Private heated pool and spa
- Enlarged patio deck with cabana

## SHARED HIBISCUS AMENITIES:

- Three additional pools
- Community clubhouse with fitness & aerobics facilities
- Tennis and shuffleboard courts
- Private beach crosswalk

## EXTERIOR FEATURES:

- Mediterranean architecture
- Distinctive tile roof
- Masonry construction
- Latest hurricane protection
- Brick pavers for entry and walks
- Professional landscaping design, irrigation, and drainage
- Balcony sundeck

## KITCHEN FEATURES:

- Gourmet kitchen styling
- Wood cabinets with 42" upgrades available
- GE or better appliances
- Smooth-top, self cleaning range
- 22 cf side-by-side refrigerator
- Built-in microwave
- Deluxe dishwasher
- Stainless steel sink, with disposal

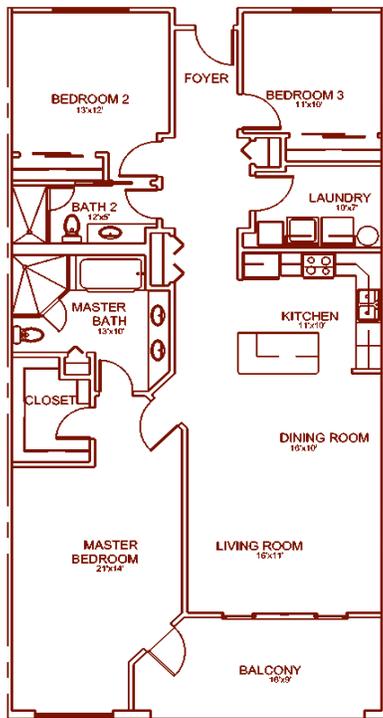
## INTERIOR FEATURES:

- High ceilings w/crown molding
- Pre-wired for security, cable, and data transport
- Separate utility room with washer and dryer
- Wall to wall carpet
- Classic panel doors
- Ceiling fan pre-wiring

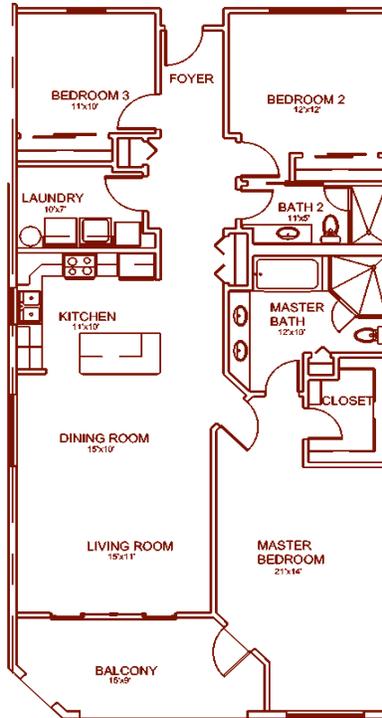
## MASTER BEDROOM FEATURES:

- Oversized for king-sized furniture
- Spacious walk-in closet
- Bath with tub and walk-in shower
- Cultured marble vanity top
- Direct patio and balcony access

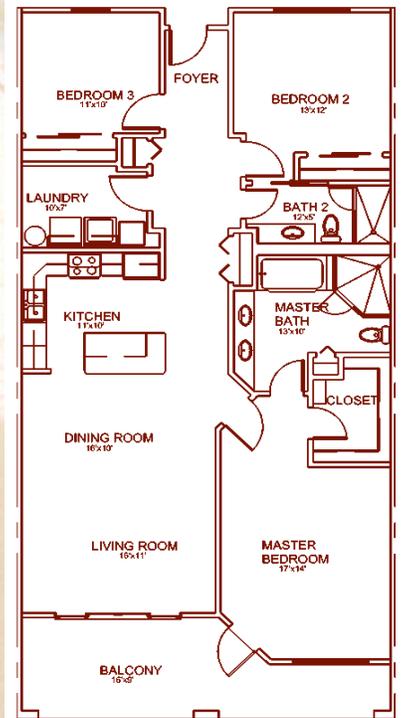
ESPAÑOLA



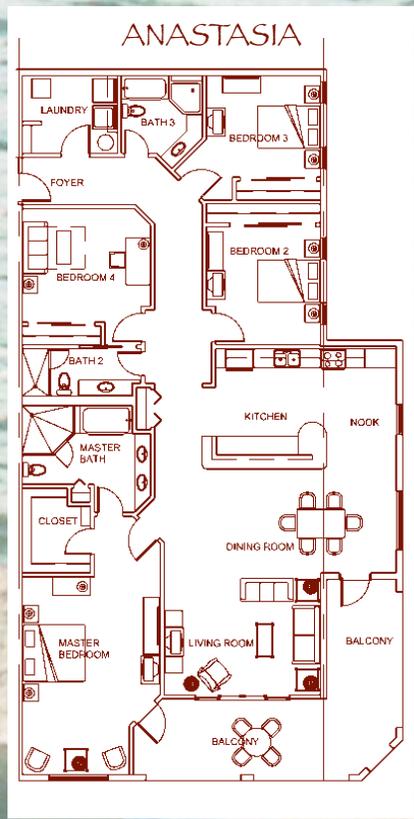
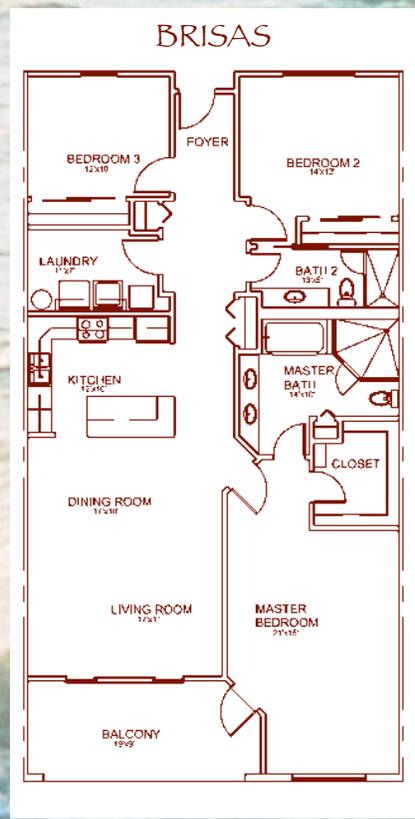
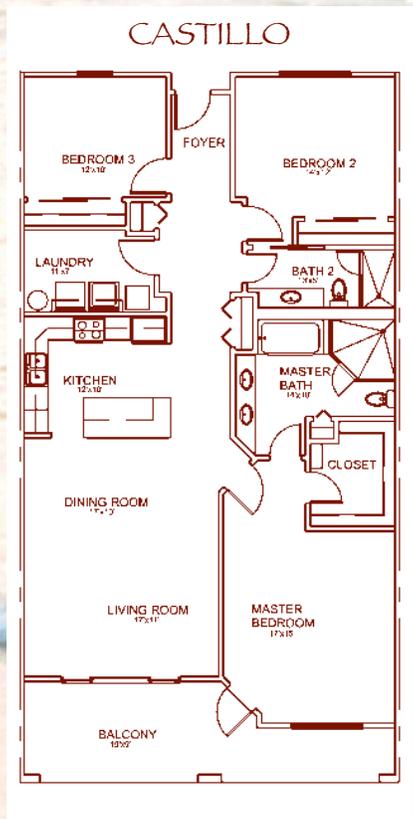
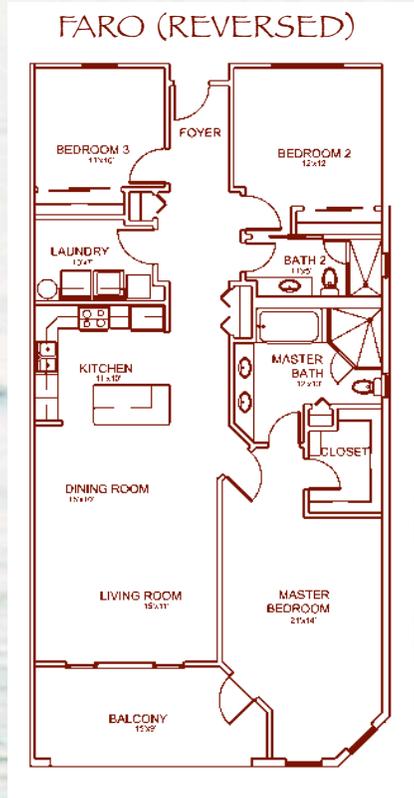
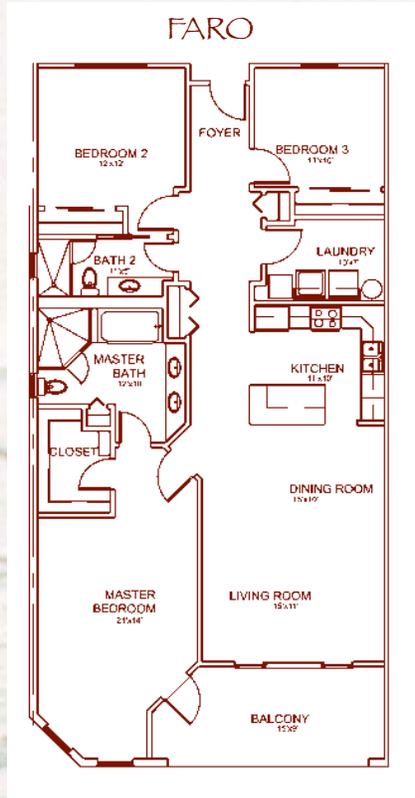
ESPAÑA



DELMAR

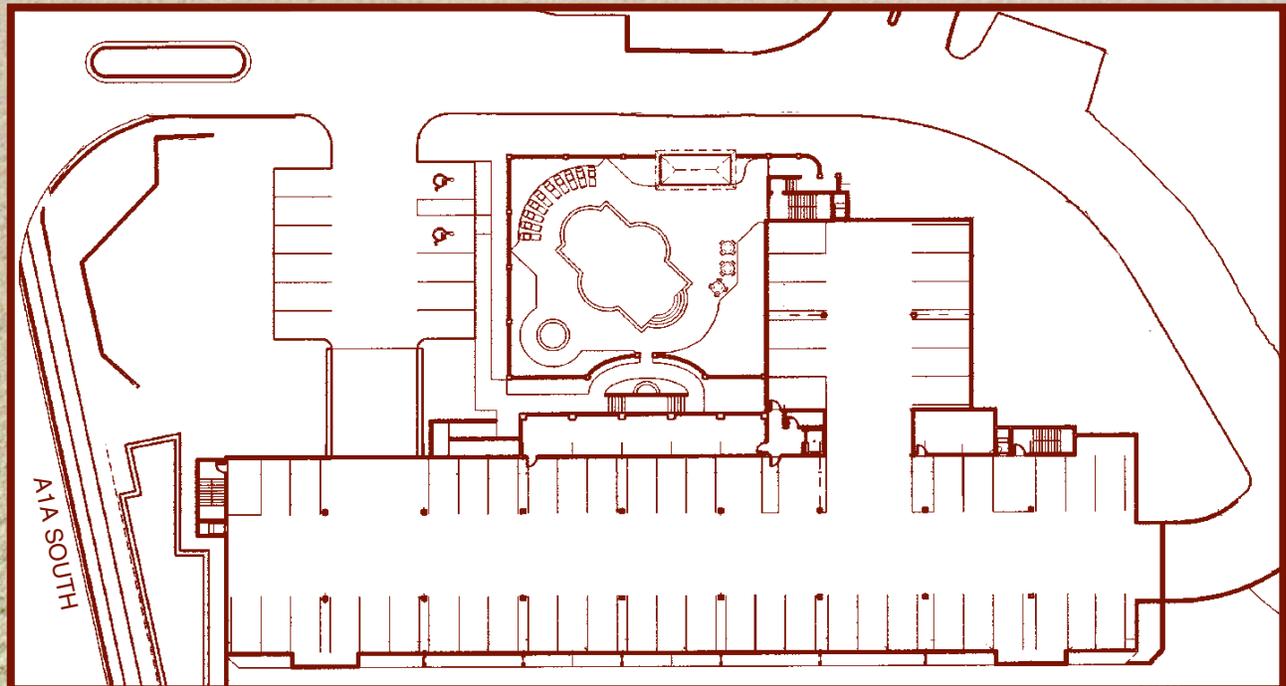


# Las Brisas del Mar





## Las Brisas del Mar Plot Plan



RENDERINGS ARE CONCEPTUAL ONLY. DEVELOPER RESERVES THE RIGHT TO MAKE ANY CHANGES AND MODIFICATIONS DEEMED NECESSARY.

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From Jacksonville - 49 Miles



Las Brisas  
del Mar

From Daytona - 39 Miles



## Las Brisas del Mar

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