

New Urban  Communities

# ATLANTIC GROVE







# Meet your builders

**Atlantic Grove** is being developed by **Atlantic Grove Partners**, which is a partnership of **New Urban Communities**, The Center for Technology, Enterprise and Development and the Delray Beach Community Development Corporation.

New Urban was founded in 1998 by urban planner/and developer Tim Hernandez and general contractor/custom home builder Kevin Rickard. New Urban synthesizes the techniques of custom and production home building with timeless principles of community design to deliver high quality, high value homes and neighborhoods while respecting and engaging existing natural and built environments. Walkability, lush landscaping and classic architecture with porches and balconies are hallmarks of New Urban's neighborhoods. New Urban was years ahead of the competition in building green homes and communities close to where its customers work and play. New Urban's management team, which has been together for many years, limits the number of communities it is working on at any given point in time to ensure all homes and communities meet high standards of design and workmanship. New Urban specializes in urban infill and redevelopment, bringing residents close to shopping, dining, recreation, entertainment and employment centers, minimizing auto dependence and encouraging walking and social interaction.

New Urban is well known for pioneering communities in Delray Beach, Wilton Manors, Fort Lauderdale, Pompano Beach, Jupiter, Stuart and Miramar. In Delray Beach, over the past two decades, New Urban has developed four communities in and adjacent to downtown Delray Beach, including the **Courtyards of Delray**, **Old Palm Grove**, **Coda** and the first phase of **Atlantic Grove**.

In Jupiter, New Urban developed and built **Osceola Woods**, **Greenwich** and **Dakota** in **Abacoa** as well as **Botanica** and **Sea Plum**. Further north, New Urban recently completed **Azul**, a widely acclaimed apartment development in downtown Stuart.


In Wilton Manors, New Urban developed **Belle Isle** and is developing the **Village** at **Wilton Manors**. In Fort Lauderdale, New Urban built **East Village** and the **Village** at **Victoria Park**. New Urban is also partners in **Pompano Beach Fishing Village**, a commercial development located at the **Pompano Beach Fishing Pier**.



ATLANTIC  
GROVE

FINAL PHASE





Founded by former IBM executive Sam McGhee in 1992, and now led by Executive Director Seabron Smith, The Center for Technology, Enterprise & Development, Inc. (TED Center) is an economic development agency that transforms communities through collaborative partnerships and educational programs. The TED Center is a non-profit organization that supports the successful development of entrepreneurs, small companies, and startup businesses. The TED Center offers an array of business support resources and services that are coordinated through strategic management and a network of contacts. The services are developed to increase the likelihood that small and start-up companies will remain in business for the long term.

The Center delivers its services within three distinct programs: Technology, Women's Business Center and Business Incubation. A not-for-profit organization, the Center strives to improve communities by applying innovative economic development strategies. The TED Center Business Incubator is a multi-tenant facility with associated programs and services designed to improve the viability and strength of small businesses and serve the economic development role of creating new jobs. The TED Center's mission is to foster community empowerment by revitalizing and promoting business opportunities which ensure economic growth and development in neighborhoods throughout South Florida.

The Delray Beach Community Development Corporation's mission is to provide affordable housing opportunities, stimulate investment in declining communities, and improve the quality of life for low and moderate income persons. The CDC's goals include improving the quality of neighborhood housing, increasing opportunities for home ownership, encouraging business development, creating and retaining jobs and stimulating financial investment.

The CDC has been an active organization since 1993, working to achieve its mission by partnering with community stakeholders—neighborhood residents, public services providers, local, state and federal government and local businesses.





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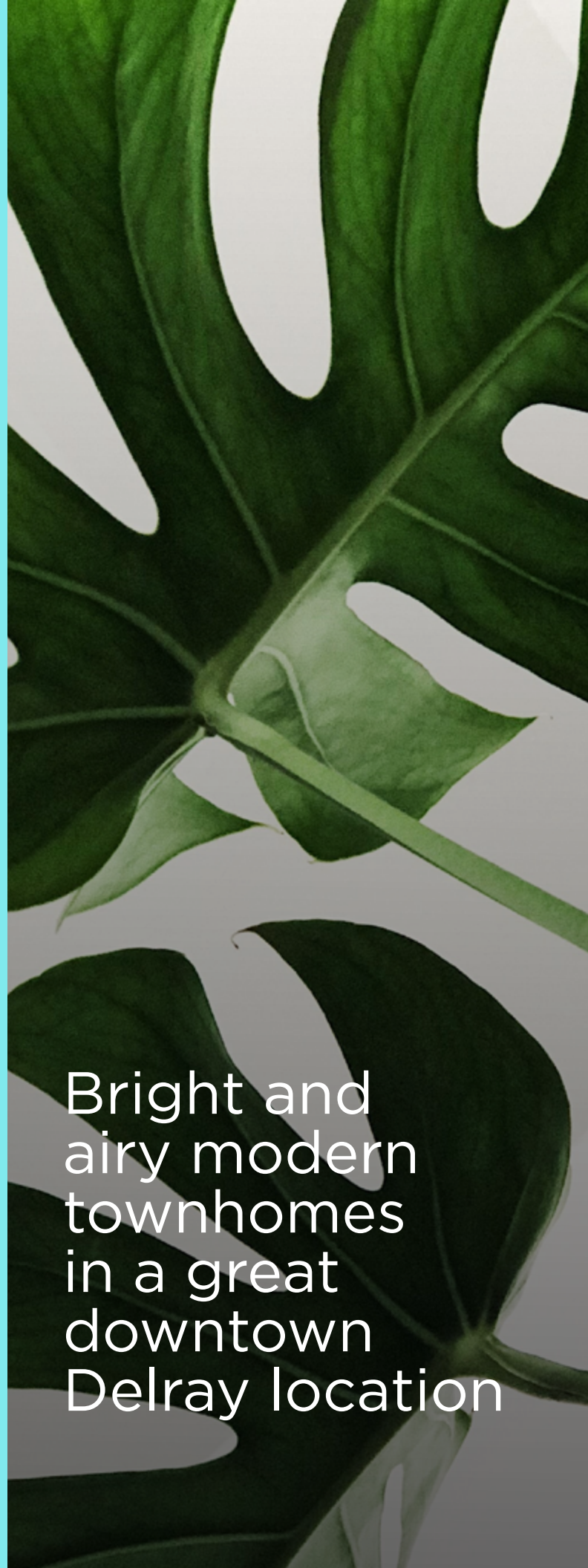


**Cocoplum**      **Sea Grape**

The Site Plan is for illustrative and for conceptual purposes only. It is subject to change without notice. Building locations, roadways, amenities, dimensions and landscaping may change as construction progresses. Therefore, the Site Plan is subject to change without notice. The Site Plan is not necessarily to scale and is not a representation of final construction. Landscape depicted is not to scale and may vary as to type, maturity, location and quantity.







Bright and airy modern townhomes in a great downtown Delray location

# Features



## Community features:

- Pet friendly
- Community pool, courtyard and amenity area
- Underground utilities, municipal water and sewer service
- Professionally designed landscaping
- Low HOA Dues—"fee simple" townhomes



## Location:

- 1 Mile to Beach
- 1 Block to downtown Atlantic Avenue
- 1 Mile east of I95
- Walkable to dozens of bars and restaurants
- Recreation at Delray Beach Tennis Center and Pickle Ball Courts
- Walkable to Ipic Movie Theater, Cornell Art Museum and Delray Farmer's Market



## Interior features:

- 2 car garage with impact garage door
- 9'+ ceilings
- 8' interior doors with casing
- Porcelain tile on first and second floor living areas and all baths
- Plush wall-to-wall carpeting in halls and bedrooms
- Orange peel walls and knockdown ceilings
- 4" Led Hi-hat lighting in kitchen and hallways
- Oversized wood base molding
- Kwikset series door hardware
- GE front load or stackable washer and dryer per plan
- Smoke detectors
- Fire sprinkler system



## Exterior features:

- Covered balconies
- Impact glass windows and doors
- Concrete block construction with Hambro poured concrete floor system
- Stucco finish
- Professionally-coordinated exterior color schemes
- Coach lights
- Exterior hose bibs
- Exterior GFI outlets
- Rain gutters





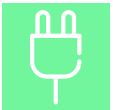
### **Gourmet Kitchen:**

- European-Style cabinetry with 42" upper cabinets with full extension soft close dovetail drawers
- Moen® designer faucets and fixtures
- Solid Surface countertops
- 4" Led Hi-hat lighting and pendant lighting over island
- GE stainless steel appliance package including counter depth refrigerator with ice and water, electric range with cooktop, dishwasher and microwave
- Badger V 1/2 hp garbage disposal
- Modern range hood



### **Luxurious Baths:**

- Moen® designer faucets and fixtures
- Solid surface countertops with undermount sinks in master and all full baths
- Semi-frameless glass shower door in master bath
- Porcelain tile floors and tile walls per plan
- Full-width oversized mirrors
- Vanity lavatory with designer faucets in powder rooms
- Floating High Vanity Cabinets in Master Bath



### **Electrical Features:**

- Category-5 telephone pre-wire in kitchen
- Designer switches
- Pre wired for fans in great room and bedrooms
- Minimum 150 amp electrical service
- Xfinity Cable TV Service (2 rooms) included in HOA Fees
- Xfinity high-speed internet access included in HOA fees
- ADT Security System included in HOA Fees



### **Money saving energy features:**

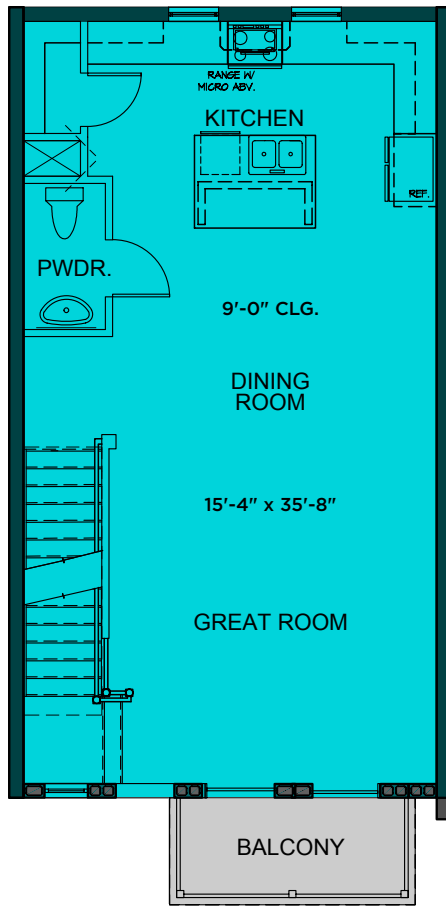
- R-20 foam ceiling insulation
- High-efficiency air conditioning system
- A/C vents in walk-in closets



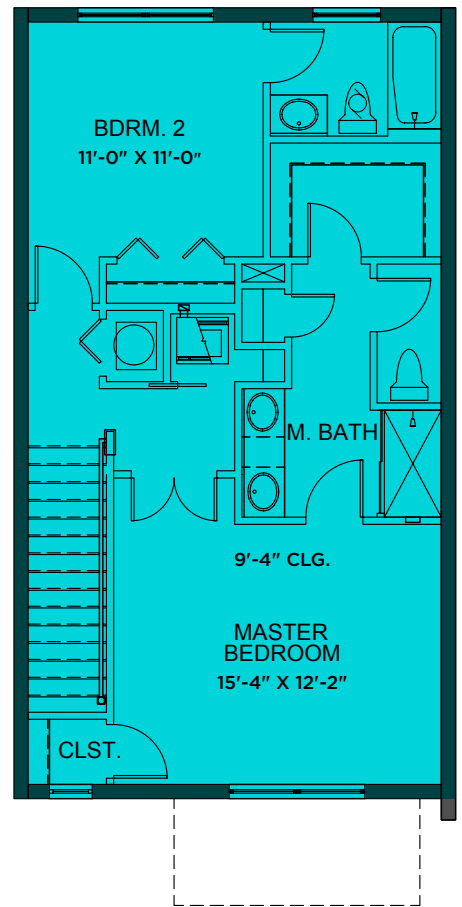
# Floor Plans

## COCOPLUM

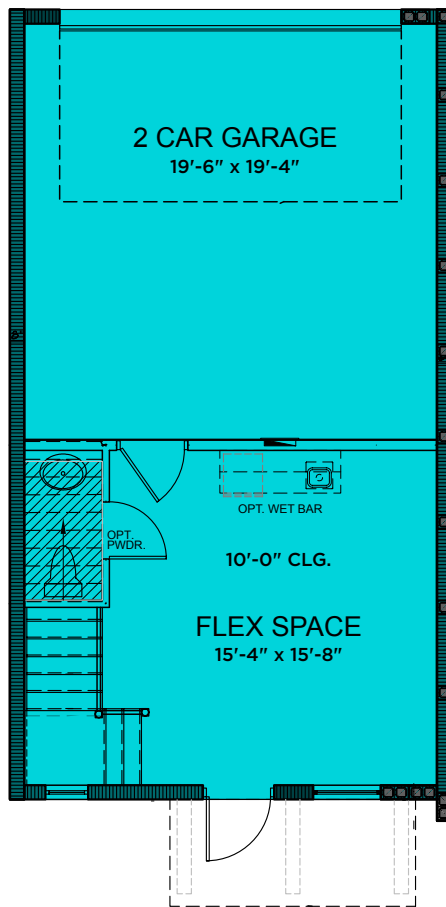
A/C AREAS	
FIRST FLOOR	337 SF
SECOND FLOOR	677 SF
THIRD FLOOR	691 SF
<b>TOTAL</b>	<b>1704 SF</b>



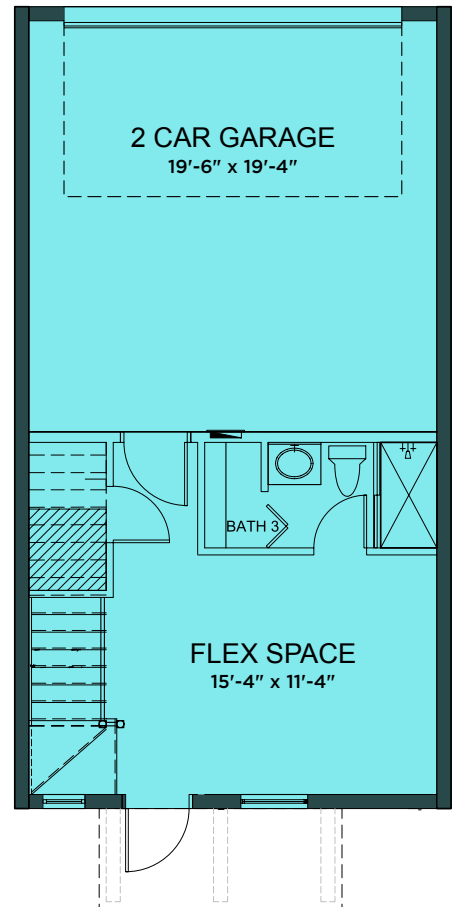
SECOND FLOOR PLAN



THIRD FLOOR PLAN



GROUND FLOOR PLAN

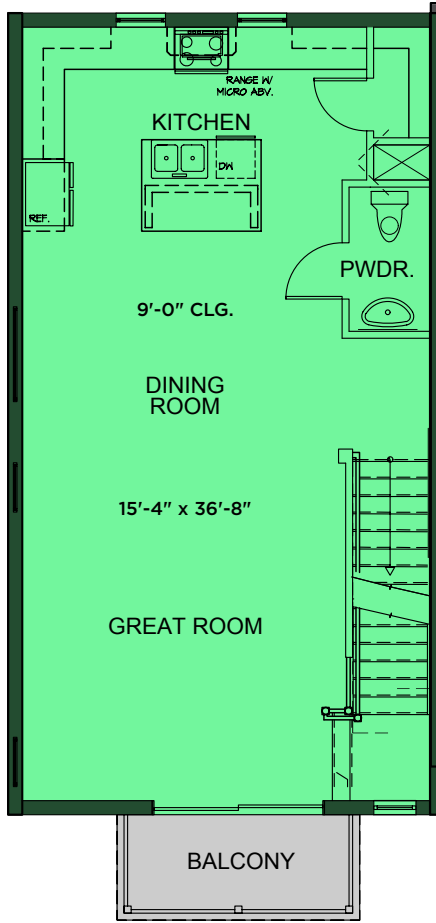


OPTIONAL GROUND FLOOR PLAN

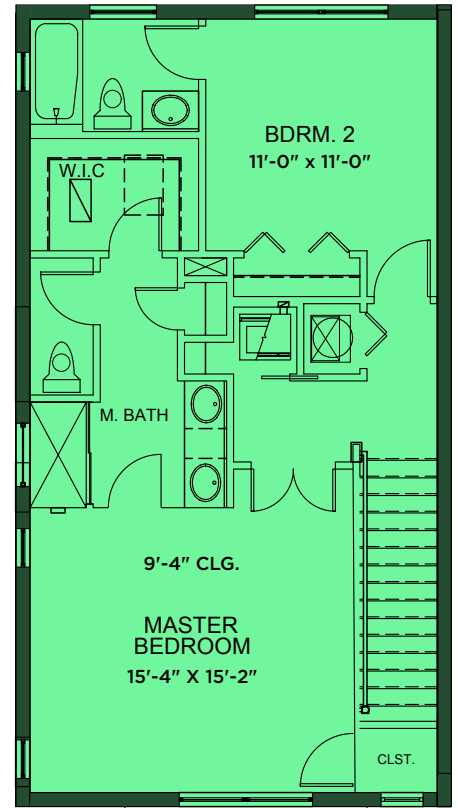


# SEA GRAPE

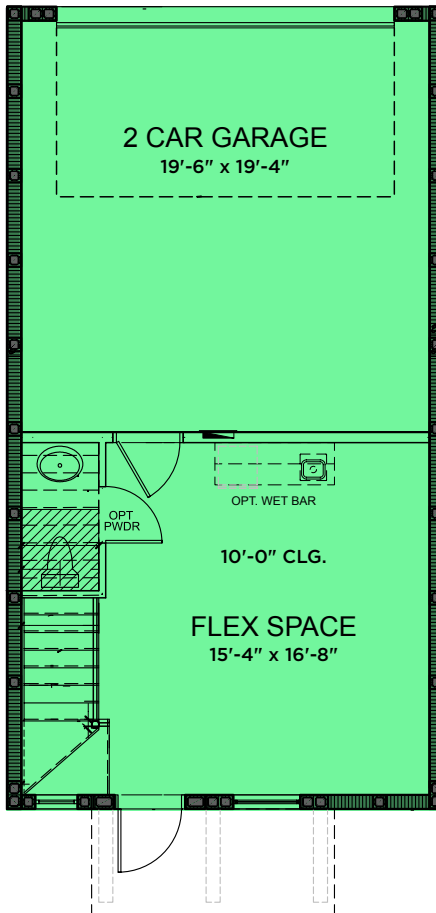
A/C AREAS	
FIRST FLOOR	363 SF
SECOND FLOOR	707 SF
THIRD FLOOR	723 SF
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	<b>1793 SF</b>



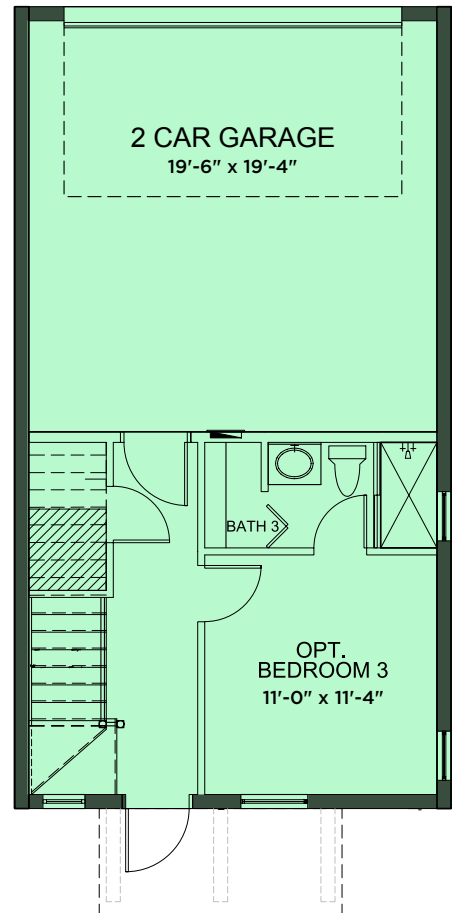
SECOND FLOOR PLAN



THIRD FLOOR PLAN



STANDARD GROUND FLOOR PLAN



OPTIONAL GROUND FLOOR PLAN

# 3D Floor Plans



OPTIONAL GROUND FLOOR



STANDARD GROUND FLOOR





SECOND FLOOR



THIRD FLOOR





Pompey Park

NW 4th Ave

Swinton Ave

Atlantic Grove



Delray Beach Tennis Center



Cornell Art Museum



Old School Square



Atlantic Ave



Courthouse



Library





Pineapple Grove Shopping & Dining District



Intracoastal Waterway

Delray Beach

E. Atlantic Avenue Shopping & Dining District



Arts Garage

Delray Beach Market



IPIC



SE 5th Ave

SE 6th Ave

Anchor Park





# Your wait is over

The long-awaited final phase of Atlantic Grove is finally here! With traditional Anglo-Caribbean architecture and open modern interiors, Atlantic Grove embraces the historic character of Palm Beach County's famed Village by the Sea, but very much lives in the present. Personalize your home during a visit to our design center to select your cabinets, flooring, countertops and more.

Live in downtown Delray Beach, the epicenter of South Palm Beach County dining, entertainment and culture. Attend a play or lecture at Old School Square. Stroll shops and galleries along Atlantic Avenue. Attend a concert at the Arts Garage or live music at one of Delray's many downtown venues. Dine al fresco in Pineapple Grove. See a movie at the IPIC. Or just relax by Atlantic Grove's pool or in its lushly landscaped central courtyard.

Delray Beach has twice been named an All-America City, for good reason. Won't it be nice to call this vibrant tropical paradise home?



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