

Hollywood & Fort Lauderdale - The Venice of America - Jewel of South-East Florida



The Diplomat Oceanfront Residences, adjacent to The Westin Diplomat Resort • **The Diplomat Landing**, spectacular yachts & social life

RESIDENCE FEATURES

- Spacious Grande Deluxe Apt. , 18th floor
 - Sunrise Ocean View & Sunset View
 - Gourmet Kitchen & W/D in Unit
 - Decorator Design, one sized, high impact windows
 - European Cabinets & Spacious Closets
 - High Speed Cable & Internet Access / wide screen TV
 - Long Term Rentals only / 3 month +
- 2.779 sf / 258 qm, private elevator lobby, corner unit,
3 Bedroom, 3,5 Bath, ocean + city lights + pool deck views !

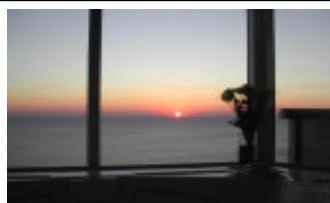
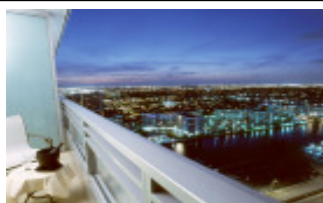
COMMUNITY FEATURES

- FiveStar Hotel Services from Diplomat Westin Resort & Spa
 - Built in 2006/2007, cable & satellite TV, Owner Theatre / Bars
 - Pools, Health Salon & Fitness Center, Beach Restaurants
 - Gated Entrance, Private & Valet Parking, Business Services
 - Membership (Tennis/Golf) in Diplomat Country Club inclusive
 - Ocean Front Walking at the fabulous Hollywood Beaches
 - Steps away from Intra-Coastal Waterfront Dining
- Across from the world famous "Nikki's" at Diplomat Landing,
adjacent to Shopping, Boating etc.. + free Downtown Shuttle

LUXURY APARTEMENT FOR RENT

(far below costs, for golf friends only, from May 2007)

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ULTIMATIVE SUPER-LAGE

Direkt-Verbindung zum benachbarten **Westin Diplomat Resort ******* mit Hotel-Service Optionen für Business & Privat !
5 Jahre Sports-Membership im berühmten **Diplomat Golf & Country Club** + Shopping, Restaurants, Bars, Golfplätze ...

Some units - all with private elevators - are available for sale and/or for rent in the finest Residence Tower of Florida

- 1) **Penthouse 2502**, 4.918 sf/456 qm + 1.276 sf/119 qm terraces, 10' feet ceilings - 3,25 Mio\$ in 06, 3,5 Mio\$ in 07
- 2) **Sub Penthouse 2403**, 2.458 sf/228 qm + 339 sf/31,5 qm terraces, 10' ceilings - 1,15 Mio\$ in 06, 1,35 Mio\$ in 07
- 3) **Corner Unit SW 1805**, 2.779 sf/258 qm + 616 sf/57 qm terraces, 9' ceilings - 1,35 Mio\$ in 06, for rent from May 07
- 4) **Lauderdale-by-the-Sea: Oceanfront home**, 7.500 sf/675 qm, ultimate luxury, fully furnished + Bentley GT, 6 Mio\$ (for sale by owner, see details & pictures in the attached dedicated flyer)



Swiss Support:
Mike Roesinger



Amanda Roesinger will organize your golf day in Diplomat Country Club or in "Grande Oaks", a superlative private Golf Club with an "Old South Style" Club House ...no detail has been spared in providing the ultimate in services & facilities in these wonderful private South Florida Golf Clubs. GPS system in each cart, carts equipped with bottled water, fresh towels, tees, ball markers and divot repair tools ... and more