

the palmilla

NEW IN PORT ARANSAS, TEXAS

Mustang Island, an 18-mile barrier island off the coast of Texas, is poised to become one of the most prominent addresses on the Gulf Coast, offering a quiet haven of unspoiled natural beauty, a thriving bird sanctuary and world-renowned fishing with ready access to the Gulf's deep waters. This ideal setting has inspired The Palmilla at Port Aransas, which will be the region's premiere private condominium residence specifically designed for a new level of luxury resort living.

Uniquely situated in the prestigious Island Moorings district at the edge of the charming beach town of Port Aransas, The Palmilla's amenities will go far beyond the standard waterfront condominium development.

"The concept of The Palmilla struck us immediately when we saw the natural features inherent to this property," said Thomas Wells, project manager for the property and vice president of multi-family projects for developer Koontz McCombs. "There is no other project like it in the region."

Of the many unique draws The Palmilla has to offer, a one-mile bulkhead walkway with floating Brazilian hardwood boat docks will top the list. The convenience of boat-slips built into the property's design will be a rare find throughout the island. Adjacent to a full-service private marina and yacht club, the on-site slips will accommodate a variety of vessels and provide easy access to sailing and deep-sea and bay fishing.

Residents of The Palmilla will enjoy numerous resort features including an infinity edge pool, poolside bar, sunbathing wet deck and private cabanas. Situated on 30 acres, the property will boast a lush tropical landscape and outdoor entertaining deck that accommodates amazing views of the bay, nearby canals, beaches of Mustang Island and the new Arnold Palmer Signature Golf Course at Newport Dunes.

The 94 luxury units will include many thoughtful extras like morning kitchens in the master suites, concealed storage in kitchen islands and spacious private terraces. A variety of stylish custom finishes will include refined color palettes, hardwood or stone flooring, granite counter tops, custom cabinetry and designer hardware. The soaring ten-foot ceilings of each unit will accommodate expansive windows giving an unobstructed view of the island's surround-

"The concept of The Palmilla struck us immediately when we saw the natural features inherent to this property. There is no other project like it in the region."

THOMAS WELLS, PROJECT MANAGER

ings. A gated parking garage with personal storage space for residents will add an element of secure convenience to the property.

"It is important in a property of this caliber that the space is designed to perfection. We understand what future residents want,



but most important, we understand what has been missing on the Texas Gulf Coast for many years. Here, residents will enjoy the diverse features of a resort location with all the advantages of a modern, new home and well-planned community," Wells said.

The Palmilla at Port Aransas is designed to appeal to a variety of owners with two-, three- and four-bedroom floor plans ranging from 1,600 square feet to more than 3,000 square feet. Prices start at the low \$400,000s. The lock-and-leave features will make it an ideal year-round getaway for families, but the masterful design and construction of the residences also will make The Palmilla a perfect permanent home for empty-nesters looking to down-size to an island retreat.

Construction of The Palmilla at Port Aransas is slated for spring 2009 and will take approximately 15 months. The sales gallery is located at 3628 Island Moorings Parkway in Port Aransas and is open daily. For more information on The Palmilla at Port Aransas, please visit the web site at www.ThePalmilla.com.

Construction of The Palmilla at Port Aransas is slated for spring 2009 and will take approximately 15 months.