

**FOR IMMEDIATE RELEASE**  
November 30, 2005

Contact: Roc Media  
Lyndsey Cooper (305) 438-9200  
Lyndsey@roc-media.com

## **FLAGLER GROUP INTRODUCES BOULEVARD**

### ***The 1st Luxury Boutique Condominium on Miami's Biscayne Boulevard***

Miami, FL – (November 9, 2005) – Ricardo Dunin, President of Flagler Group, announces plans for Boulevard, the first luxury boutique building on Miami's Biscayne Boulevard. The 16-story, mixed-use condominium development, located adjacent to the Design District, will offer 127 residences ranging from 665 to 2,100 square feet. Prices will start from the low \$300's. The sales center is set to open November 2005, with building completion scheduled for October 2007.

The Boulevard boasts the same celebrated design team as Flagler Group's most recent project, The Meridian—Design Architect Bernard Zyscovich and Interior Architect Alison Spear. The famed design team is set to use color and space to evoke the artistic energy of Boulevard's local neighborhood. The lobby will be a soaring contemporary space where residents will be surrounded by beloved Miami artist Joan Lehman's abstract art.

The residences at Boulevard will feature top-of-the-line amenities and services, including Pogghenpohl Kitchens and I/O Living Rooms, an innovative indoor/outdoor living concept that will provide residents with partially protected lanai terraces, with views of Biscayne Bay and the city lights. The building's extensive list of amenities includes: a uniquely designed pool and spa with an aroma garden, wireless internet, 24-hour front desk and security, valet services, and five commercial/retail units.

"We are thrilled to be a part of the thriving development of the Biscayne Corridor, says Dunin. "Bernard Zyscovich and Alison Spear are set to design another masterpiece, blending their styles to create a refreshing living environment. Our focus this time is to create value by delivering an extremely well-designed building with very efficient unit lay-outs."

Founded in 1996 by Ricardo Dunin, Flagler Group is a Miami based, multi-faceted real estate development company headquartered in the Miami Design District. Under Dunin's direction, Flagler Group has developed, and continues to develop, groundbreaking projects worldwide including some of Miami's landmark projects, such as Miami's first luxury condominium-hotel resort, The Mutiny and the Sonesta Hotel & Suites Coconut Grove. Recent high-profile projects include: The

Meridian, the first major luxury ultra-modern loft building on Miami Beach; and Le Sereno, a new beachfront resort designed by famed Parisian designer Christian Liaigre on the exclusive Caribbean island of St. Barthelemy set to open December 2005.