



Pines Garden
at City Center

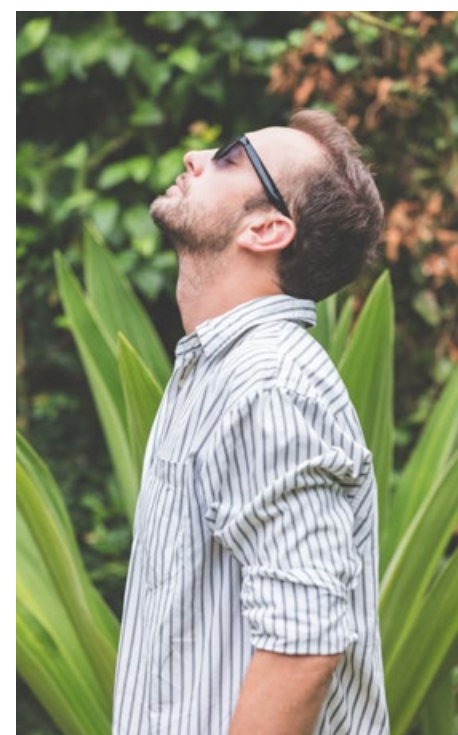




**Beautiful Living
Comes Naturally**

Right in the heart of downtown Pembroke Pines, the all-new Pines Garden at City Center is a private, gated enclave of 387 new luxury rental Garden Flats and Townhomes all designed to offer the best of connected city living and a peaceful community atmosphere.

Located directly adjacent to the newly opened Pines City Center, these inviting rental homes are walking distance to the area's best restaurants, retail destinations, and entertainment hot spots. Add unmatched proximity to Pines Boulevard, I-75, and the Florida Turnpike and the entire South Florida experience is effortlessly within reach. Pines Garden has been designed to be distinctively different from typical residential destinations with a stunning tropical ambience highlighted by lush mature landscaping and contemporary plantation-inspired architecture. Behind the private gates, a wide variety of Garden Flat and Townhome floor plans ranging from 651 to 1,491 square feet all provide space, comfort, and flawless attention to detail. Here, life is made up of countless moments where relaxation, energetic pursuits, fun, active living, and pure delight happen as naturally as the beautiful surroundings that enrich every day.



More Than a Community... a Captivating New Way of Life.

One of the most rewarding aspects of Pines Garden is the freedom with which residents enjoy their lifestyles. Besides beautiful luxury homes to call their own, a full-featured Clubhouse offers games, fitness, social events, play areas, a resort-style pool and deck area, and more than four acres of shaded green spaces and quiet sidewalks for strolling about the neighborhood with family and friends.



There are places to live and then there are places where the best aspects of life are waiting just outside your front door.

Here, residents are invited to enjoy all the activities and pursuits that make South Florida so special. Warm year-round weather is perfect for sports and outdoor enjoyment. A friendly neighborhood atmosphere creates fun, carefree social moments. And a thoughtfully planned community includes all the amenities of a connected lifestyle – designer-quality homes, a 2-story community clubhouse and pool deck, play spaces, lush mature landscaping and shaded sidewalks, gated entryways, and much more. It’s a refreshing departure from the expected, but we think you’ll find happiness at Pines Garden at City Center comes as second nature.



Community Features

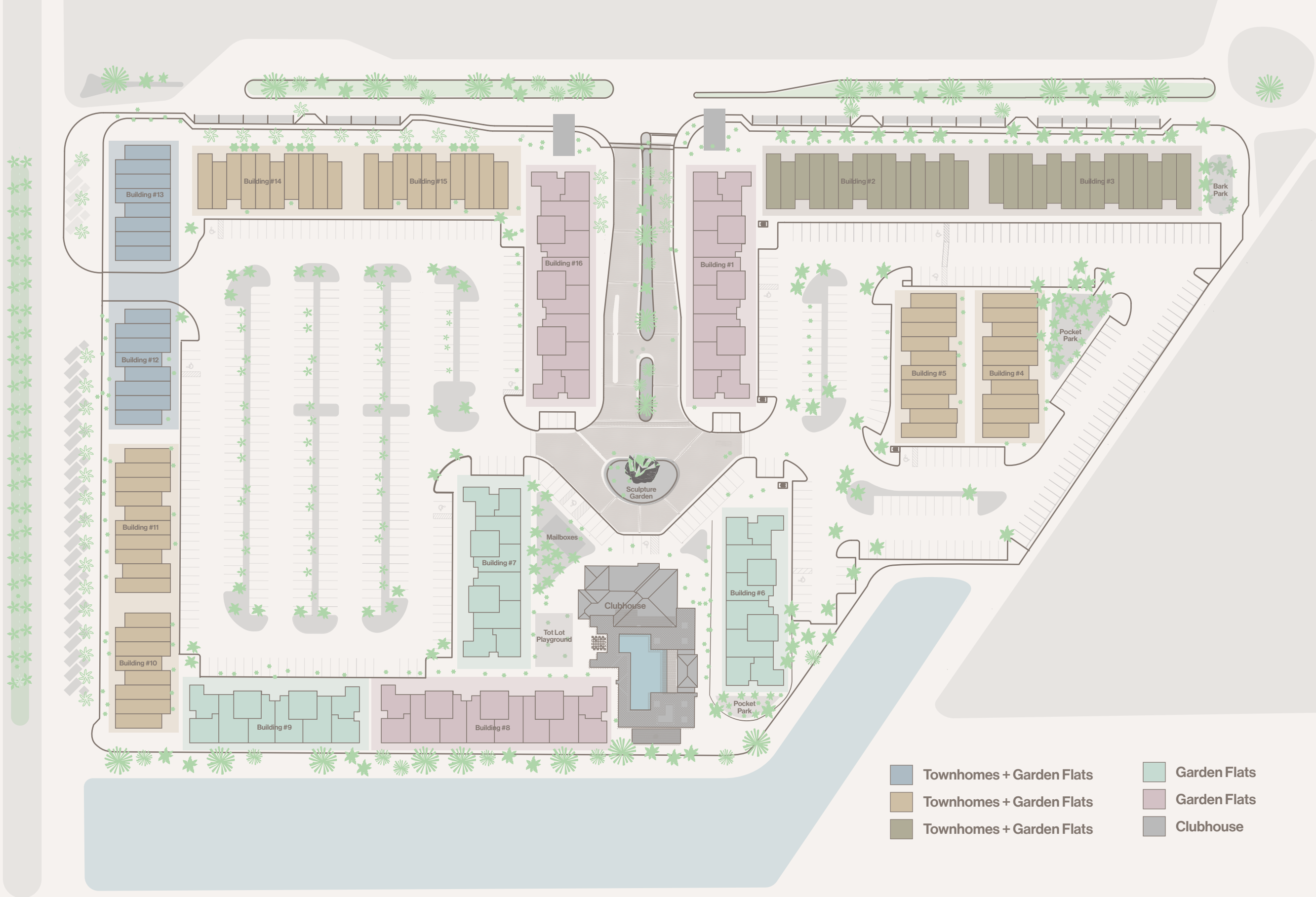
- Over four acres of lushly landscaped grounds with gardens and green spaces throughout community
- 24/7 access control entry system
- Clubhouse with resort-style pool, pool deck, spa and gym
- Charming outdoor gazebo for entertaining and gatherings
- Life-size chess board
- Tot-lot play area
- Professional management company



Apartment Features

- 1, 2 & 3 bedroom garden flats and 2 & 3 bedroom townhomes
- Exquisite contemporary tropical architectural design with aluminum roofs and stucco finished exterior walls
- Hurricane-rated impact-resistant windows and front entry door
- Covered entry
- Stainless steel appliances and quartz countertops
- Walk-in closet in most master bedrooms

Site Plan



Pines Garden Clubhouse

Features & Amenities

From the property's two-story Clubhouse – a world of enriching diversions and entertainment awaits. Enjoy the convenience of a state-of-the-art fitness center, complete with the latest cardio and weight-training equipment, as well as a studio space for yoga, dance, and Pilates. Then, invite friends to join you for an afternoon cookout by the pool and the fully-equipped outdoor summer kitchen. You can even host a movie night or game night in the Clubhouse's rooms devoted just for that purpose.



When it comes to kids and families, Pines Garden at City Center makes fun effortless – swimming, an outdoor playground and an indoor playroom all welcome youthful energy and laughter any day of the week. If you have business or work that needs to get done, you can do it all without leaving the neighborhood too – with co-working spaces and an outfitted business center and conference room available exclusively for residents.



Interior Clubhouse Features

- 2-Story Clubhouse with contemporary tropical design
- Elevator to second floor
- Media Room + Game Room
- Sophisticated Lounge with Bar & Kitchen Area
- State-of-the-art Fitness Center
- Yoga, Aerobics & Spinning Studio
- Business Center with co-working spaces
- Multiple TVs for broadcast of sporting events, news, and entertainment
- Playroom
- Bathrooms on both Clubhouse levels
- Coffee Bar & Vending Lounge Area



Exterior Clubhouse Features

- Stucco-finished covered patio with luxurious seating areas
- Outdoor second-floor deck with comfortable furnishings
- Large resort-style pool and spa
- Pool-deck with no-slip textured top brick pavers
- Covered outdoor summer kitchen
- Fully furnished outdoor spaces with chaise lounges, tables, and umbrellas
- Life size Chess Board
- Tot-lot play area



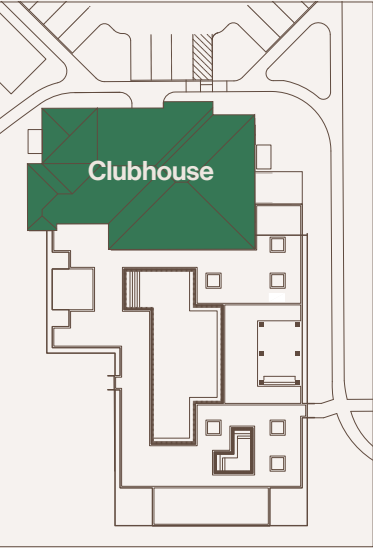
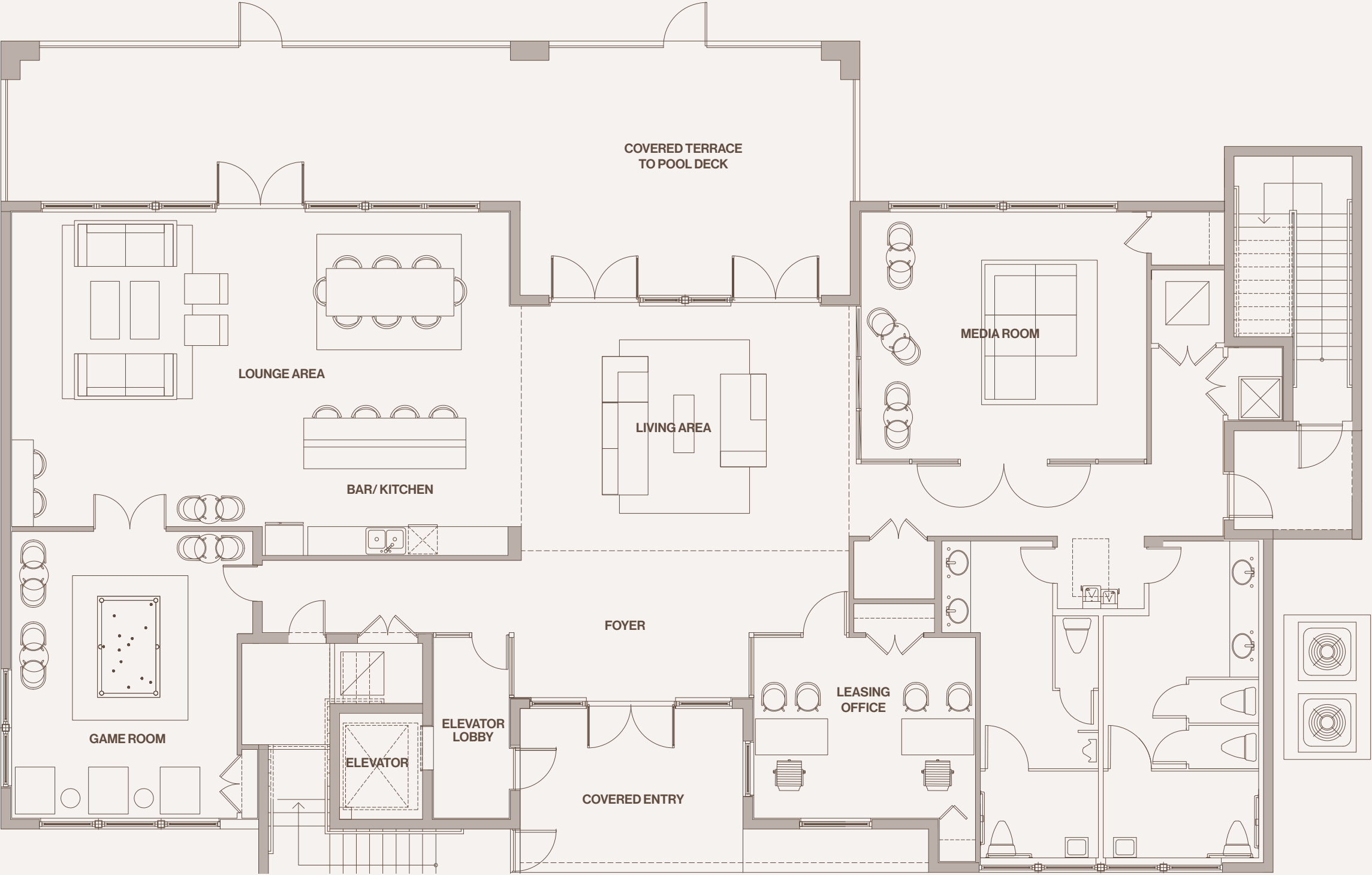






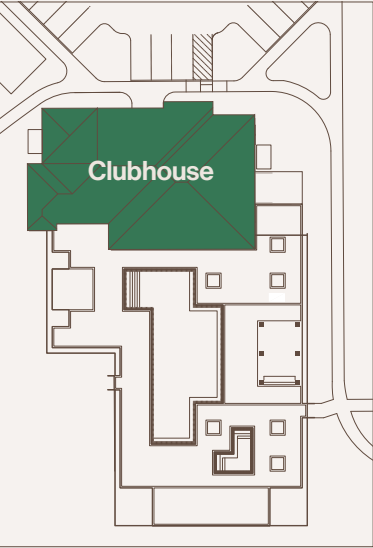
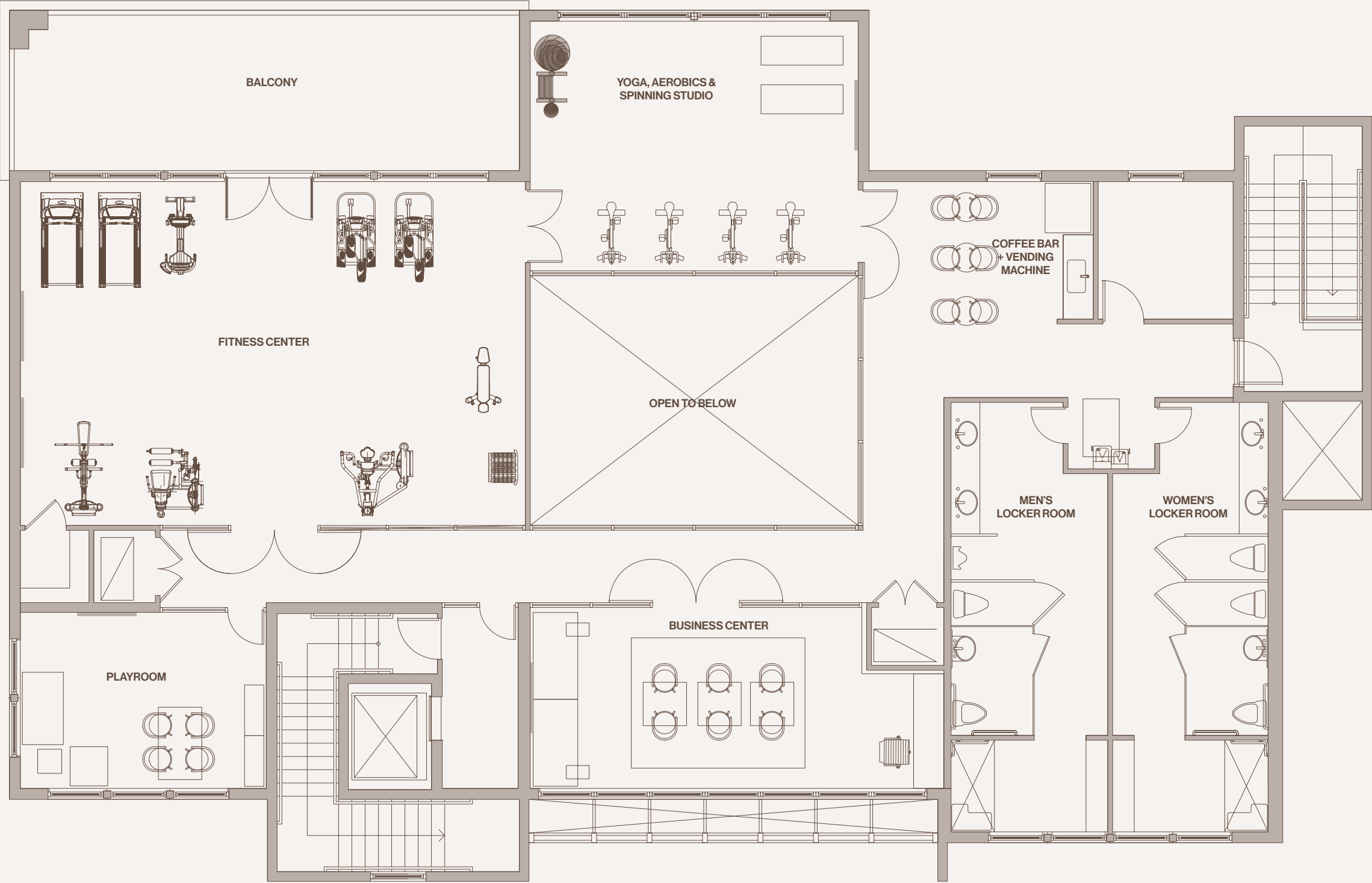
Clubhouse Floor Plan

Ground Floor



Clubhouse Floor Plan

Second Floor



Pines Garden Apartments

Designed for Discerning Tastes



Whether you’re looking to put down roots or you’re seeking the just-right spot to grow and raise your family, Pines Garden at City Center is a place you and your loved ones will flourish.

Within each home at Pines Garden, high-end finishes and fixtures elevate these Garden Flats and Townhomes to a level reminiscent of luxury resorts and custom-built homes. Tall ceilings, baseboards, custom white cabinetry, designer faucets and fixtures, stainless steel appliances, and quartz countertops with backsplashes, all reflect an aesthetic that’s as sophisticated as those who call this place home.



TROPICALLY INFLUENCED ARCHITECTURE FEELS RIGHT AT HOME WITH SPACIOUS LAYOUTS, BACKYARDS AND TERRACES, HIGH-END FINISHES, DESIGNER FIXTURES, AND BEAUTIFUL ATTENTION TO DETAIL.



Pines Garden Apartments

Features & Amenities

ONE, TWO & THREE BEDROOM GARDEN FLATS
AND TWO & THREE BEDROOM TOWNHOMES



Interior Design Features

- Covered entry doors
- Smooth, modern, painted and finished walls and ceilings
- Shaker-style white kitchens featuring custom cabinetry, quartz counters & backsplashes
- Built-in pantry in most unit kitchens
- Kitchen island with breakfast bar in most units
- Double sink in kitchen
- Stainless steel appliances: refrigerator, oven/stove, microwave & dishwasher
- Garbage disposal
- Washer & dryer in unit
- Ceiling fans in master bedrooms
- Walk-in closets and ensuite bathrooms in most master bedrooms
- Sleek contemporary bathrooms with custom subway tile work, designer water closet and bath fixtures, white quartz counters, and white cabinets with shaker detailed fronts
- Covered balconies in many unit styles















The Neighborhood of Pembroke Pines

A Vibrant Suburban City

With its central location that offers excellent accessibility to both Miami and Fort Lauderdale, the City of Pembroke Pines is a friendly, engaging community with many ways for residents and guests to enjoy the South Florida lifestyle.



Pembroke Pines is close to all major destinations in the tri-county South Florida area thanks to its excellent proximity to major highways, established business districts, popular tourist attractions, cultural centers and the arts, entertainment venues, parks, golf courses, beaches, restaurants, shopping, and schools. Airports are conveniently close by, with an entire world of adventure and fun right at your fingertips.

The Neighborhood of Pembroke Pines

As one of South Florida’s most popular residential destinations, Pembroke Pines has taken the concept of suburban living to a new level. Ample parks, great schools, great community events, and cultural happenings have all combined with a vibrant business and retail sector that includes professional services, trendy eateries and bistros, neighborhood boutiques and retail.



Pembroke Pines Highlights

- Pembroke Pines has been the recipient of numerous awards and recognitions over the years such as “Best Places to Live in Florida,” and “Best Places to Raise a Family.”
- Dozens of lushly landscaped parks complete with sports fields, picnic areas, fitness trails, and more.
- Leisure and recreation opportunities, which include public and private golf courses, live music concerts and festivals, community sports teams for kids and adults, and outdoor activities like jogging and biking.
- Multiple shopping destinations ranging from shopping malls to casual shopping centers to boutique stores.
- A variety of popular chain restaurants and independent bistros and eateries representing cuisines from all over the world.
- Entertainment venues, nightclubs, and dance halls.
- Highly rated schools for all ages and a number of universities known for academic excellence.
- Cultural activities and attractions such as renaissance fairs, carnivals, and festivals.
- Year-round tropical temperatures and sunny days.

Pembroke Pines Map

Distance in Miles

- SCHOOLS**
- Elementary**
- 1 City of Pembroke Pines Charter 1.7
 - 2 Palm Cove Elementary 1.7
 - 3 Somerset Neighborhood School 2.3
 - 4 Lakeside Elementary School 3.3
 - 5 Boulevard Heights Elementary School 4.2
 - 6 Pembroke Pines Elementary School 5

- Secondary and Adult Education**
- 7 New Renaissance Middle School 2.1
 - 8 Charles W. Flanagan High School 3.5
 - 9 Miramar Community School 4.0
 - 10 Dolphin Park High School 4.5
 - 11 Apollo Middle School 5
 - 12 McArthur High School 5.1

- RECREATION, PARKS & GOLF**
- 1 Pembroke Lakes Golf 2.2
 - 2 CB Smith Park 2.3
 - 3 Rainbow Lakes Park 2.5
 - 4 Hollybrook Golf & Tennis Club 2.5
 - 5 River Run Park 2.6
 - 6 Forzano Park 3.1
 - 7 Monarch Lakes Park 3.2
 - 8 Lakeshore Tennis Park 3.3

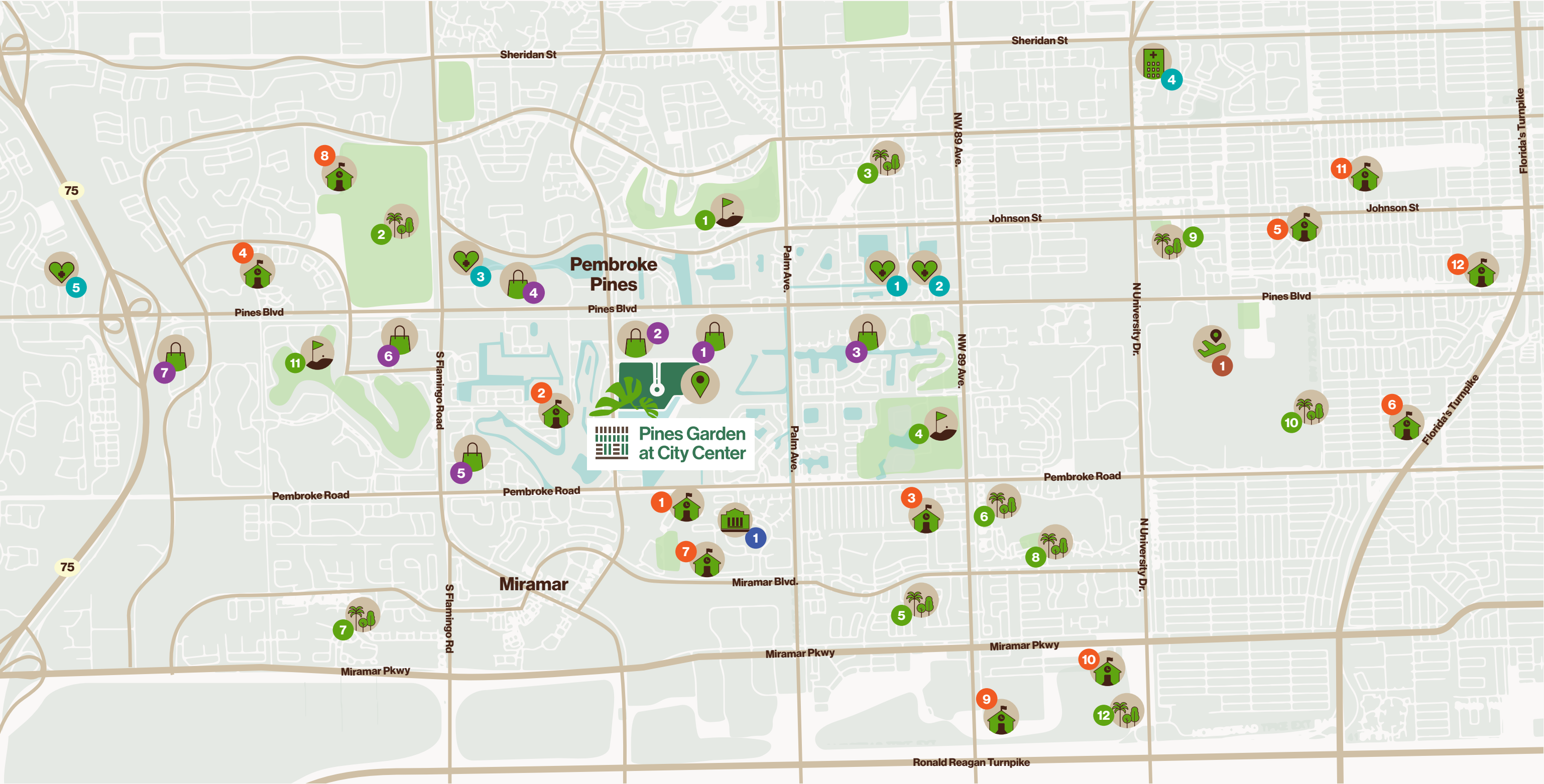
- 9 Fletcher Park 3.4
- 10 Paul J Maxwell Park 4.4
- 11 Miramar Pineland Park 5.2
- 12 Flamingo Lakes Country Club 3.4

- SHOPPING**
- 1 Pines City Center 0.1
 - 2 Pembroke Place 0.6
 - 3 Tanglewood Plaza 1.3
 - 4 Pembroke Lakes Mall 1.7
 - 5 Flamingo Market Place 2.5
 - 6 Flamingo Pines Plaza 2.6
 - 7 Shops at Pembroke Gardens 3.7

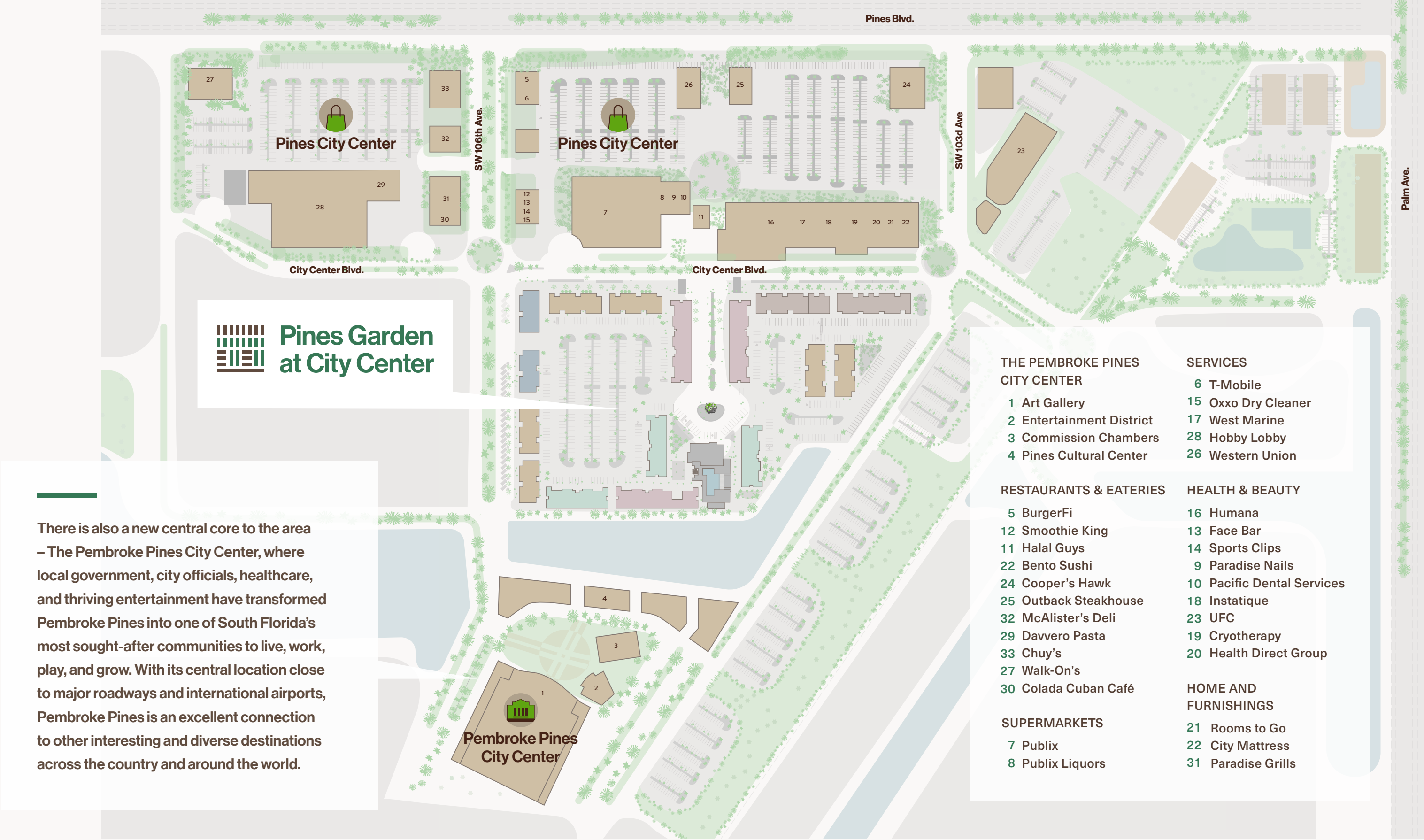
- HOSPITALS & URGENT CARE**
- 1 CareSpot Urgent Care 1.7
 - 2 Solantic Urgent Care 1.7
 - 3 Memorial Hospital West 2.5
 - 4 Memorial Hospital Pembroke 4.5
 - 5 Baptist Health Urgent Care Pembroke Pines 4.6

- TRANSPORTATION**
- 1 North Perry Commuter /Executive Airport 4

- ENTERTAINMENT / CIVIC**
- 1 Pines Garden City Center 0.2



Pembroke Pines Map



Contact

10400 City Center Boulevard
Pembroke Pines, FL 33025

Tel. 954.884.5905

www.pinesgardenapartments.com

Terra

This project is being developed by Terra City Center MF, LLC, a Florida limited liability company ("Developer"), which has a limited right to use the trademarked names and logos of Terra. Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by Terra and you agree to look solely to Developer (and not to Terra and/or any of its affiliates) with respect to any and all matters relating to the sales and marketing and/or development of this project. All plans, features and amenities depicted herein are subject to change without notice. No guarantees or representations whatsoever are made that any plans, features, amenities or facilities will be provided or, if provided, will be of the same type, size, location or nature as depicted or described herein. The project graphics, renderings and text provided herein are copyrighted works owned by Developer. All rights reserved. Unauthorized reproduction, display or other dissemination of such materials is strictly prohibited and constitutes copyright infringement.

