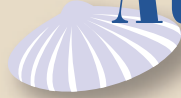


Oceanfront Living Just Minutes From Boston

Atlantica

Sea for Yourself





Exquisite New Residences on Revere Beach

Presenting The Atlantica: a distinctive, new 82-unit condominium residence that sets a new standard of elegance and quality in oceanfront living.

Situated on Revere Beach just 200 feet from the water's edge, The Atlantica will afford residents dramatic, unobstructed views of the Atlantic Ocean and instant access to an unbroken, three-mile stretch of exceptionally beautiful beach.

The first new residential development of significant scope on Revere Beach in nearly 20 years, The Atlantica is the best new waterfront home ownership opportunity in greater Boston.

Celebrate Daily Sunrises on the Ocean

Imagine maintenance-free oceanfront living in a brand new condominium home just seven miles from downtown Boston and six miles from Logan Airport, within walking distance of public transportation.

Picture the shimmering brilliance of daily sunrises on the horizon and a panoramic view of the Atlantic Ocean. Rise early and stroll along a three-mile stretch of sand just outside your doorstep. Savor a morning cup of coffee and a balcony ocean view which rivals that of a vacation resort. Enjoy the invigorating smell of salt air, and the relaxing sound of waves lapping at the beach.

It's life at The Atlantica. Sea for yourself.

Revere's Best New Address

Located at the best new address on Revere Beach, The Atlantica has a full 220 feet of frontage facing the beach. To the rear of the property lies environmentally sensitive marsh land offering beautiful afternoon views and sunsets.

The architectural design of The Atlantica evokes images of the traditional wood-framed beach homes that once populated Revere Beach Boulevard. Popularized in the late 1900s along the East Coast from Maine to New Jersey, the "shingle" style architecture is void of all unnecessary ornamentation, offering a calming reflection of the surrounding beach and surf.

The Atlantica's 4½-story design, tasteful landscaping, and open courtyard bring a human scale back to the street and the beach. Built from traditional materials, with clapboard siding, gable roofs, and Stormwatch™ double-hung windows, The Atlantica brings a warm and unique new architectural presence to Revere Beach.

Whether you are an established property owner transitioning to condominium living or a first-time buyers seeking the benefits of home ownership, you can achieve your dream: upscale, maintenance-free living in new construction residences with panoramic water views.

It's oceanfront living at its best. It's The Atlantica.





A New Standard

The Atlantica delivers the best of condominium living in a very compelling, complete package. These brand new units are offered at an attractive price point, enabling first time buyers to purchase a value-retaining home of their own, and giving mature-adult homeowners the opportunity to leverage and maximize their equity.

Unit Types for All Needs

The Atlantica features a mixture of residence types that will meet a wide range of needs.

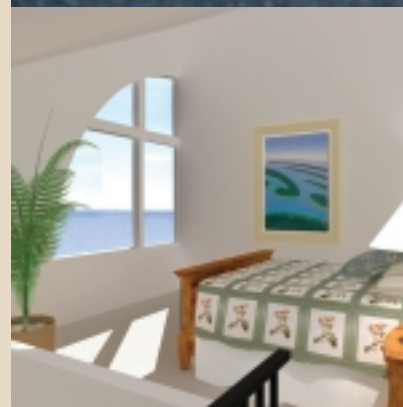
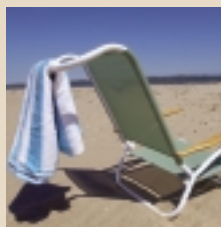
The 82 units are divided into 31 one-bedroom residences (some with two baths and a study) and 51 two-bedroom residences, ranging in sizes from 700 to 1,500 square feet. All but one have exterior decks, and the majority of the residences have ocean views due to the U-shaped floor plan framing the entry courtyard. All of The Atlantica's top floor residences are 1½ stories in height, with cathedral ceilings and second level mezzanines.

Quality from Top to Bottom

The developers of The Atlantica have placed great emphasis on quality — from the property's architectural design to materials, amenities, and construction. To ensure structural integrity and avoid construction "call-backs," the project's general contractor is performing in-progress testing at each step of the building process.

Beyond investing in the highest quality building materials, the property developers have worked to maximize owner views, provide for sound facility security, and create the most noise reducing environment possible.

The aggregate result of this effort and attention to detail will be a state-of-the-art beachfront residential property of lasting beauty and enduring value.



- Features of The Atlantica's "All-In" Package Design**
- Best-of-breed Anderson Stormwatch™ windows and sliding glass doors
 - Hardi-Plank® clapboarding designed specifically for oceanfront properties
 - Baked-on exterior paint and primer
 - Two hydraulic building elevators
 - Recessed lighting fixtures
 - Textured interior doors
 - Genuine red oak hardwood floors
 - Granite kitchen and bath countertops
 - All-wood structured, natural maple cabinets
 - High-quality stainless-steel appliances (upgradeable)
 - Exceptional bathrooms featuring porcelain tubs, complete tub-surround tiling, tile flooring, and brushed-nickel fixture finishes
 - Elegant truss systems that maximize ceiling heights on the top floor
 - 136 underground parking spaces (111 covered) for the building's 82 units





Revere: A New Spirit of Growth

Faced with out-of-reach home prices in Boston, first-time buyers and existing home owners are looking to surrounding towns in close proximity to the city for primary residences and investment properties.

Revere ideally fits this bill: a strong and diverse community of well-established residential neighborhoods with a multi-cultural and diverse population.

The picturesque setting of The Atlantica — Revere Beach — was the first public beach in the United States. Once a popular tourist spot known for its graceful seaside hotels, Revere Beach is set to return to prominence as the top oceanfront residential community in greater Boston. The Beach was recently awarded National Historic Landmark status by the U.S. Secretary of the Interior, bringing it long-deserved recognition.

Ideally Located

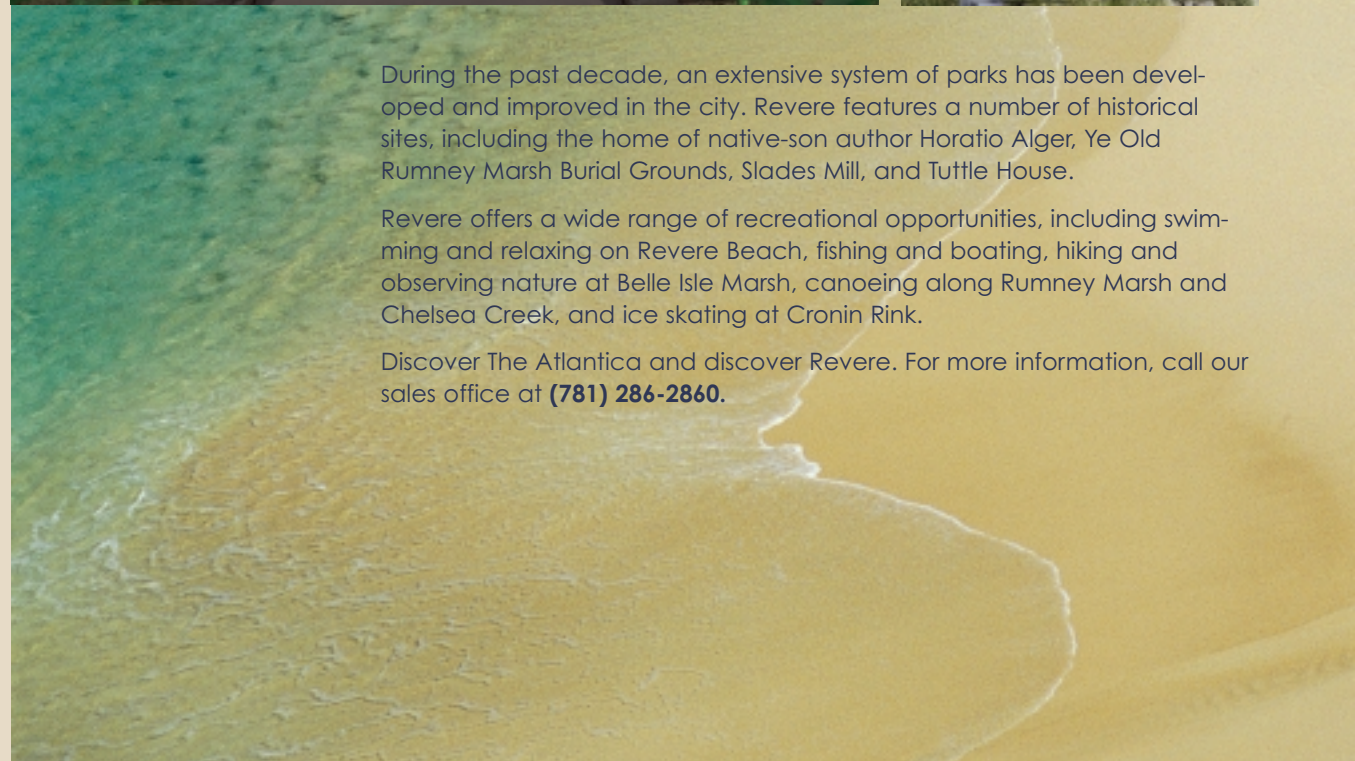
Located just seven miles from downtown Boston, Revere is just a short drive from all of the vibrancy Boston has to offer: theaters, restaurants, and nightlife; institutions of higher learning; museums and cultural life; and world-renowned medical facilities.

Convenient access is available to Logan Airport, downtown Boston, passenger and freight rail service, Routes 1, 93, 128, and the Massachusetts Turnpike. Revere hosts three MBTA public transportation stations and is the northern terminus of the Blue Line. The closest station is less than half a mile from The Atlantica.

Strong Leadership

Led by Mayor Tomas G. Ambrosino and supported with state and federal funds, Revere community leaders have completed millions of dollars in beach improvements and are ready to invest further — including \$6 million for roadway and infrastructure improvements.

Support for the continued resurgence of Revere Beach is a cornerstone of Mayor Ambrosino's administration. In addition to The Atlantica, major commercial developments in the works include plans to transform the nearby Wonderland MBTA station and several surface parking lots into a new, \$250 million commercial, cultural, and residential hub for Revere and surrounding areas. Construction is expected to begin in early 2006.



During the past decade, an extensive system of parks has been developed and improved in the city. Revere features a number of historical sites, including the home of native-son author Horatio Alger, Ye Old Rumney Marsh Burial Grounds, Slades Mill, and Tuttle House.

Revere offers a wide range of recreational opportunities, including swimming and relaxing on Revere Beach, fishing and boating, hiking and observing nature at Belle Isle Marsh, canoeing along Rumney Marsh and Chelsea Creek, and ice skating at Cronin Rink.

Discover The Atlantica and discover Revere. For more information, call our sales office at **(781) 286-2860**.



For more information, contact
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The Atlantica

Revere Beach

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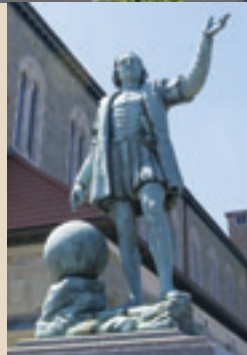
Property developers:



Property sales:



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Unit interior renderings are suggestive and may be subject to change. Units do not include furnishings or fixtures.