



Own this view.



EMERALD GRANDE™
at
HARBORWALK™
VILLAGE

The resort residence of your dreams
is within reach.



10 Harbor Boulevard, Destin, Florida
850-337-8800 www.emeraldgrande.com

A world-class luxury resort destination
and the most exclusive real estate opportunity
on the Gulf Coast today.

Location

Destin - "Best Beaches", "Best Family Vacation Destination", "Luckiest Fishing Village", white sugar beaches, and emerald green waters. Located at HarborWalk Village along the Destin Harbor, the gateway to the Gulf of Mexico and the heart of the famed beachside fishing community. Emerald Grande is surrounded by the Inter-coastal waters of Choctawhatchee Bay, East Pass, Destin Harbor & Gulf of Mexico. This upscale waterfront fishing community features shopping, dining, outdoor and water activities and so much more.

Concept

Emerald Grande is the "crown jewel" of Destin. We are the newest community of privately owned condominiums in a luxury setting with ownership options and first class resort amenities. HarborWalk Village is the "heart beat" of Destin, a mixed use development with boutiques, restaurants, shops, festivals, entertainment, night life, marina, water sports and deep sea fishing charters. Emerald Grande at HarborWalk Village is a destination within a destination.

Timing

Our market is strengthening. We're the only full service condominium community along the Emerald Coast and the last new community to be built. Dare to compare. You will find that no one offers the amenities and services that we do. If you couple that with the fact that there are fewer luxury condominiums on the market you will see the increase in demand on these higher end properties. When the demand increases, so does the price. Now is the time to buy because values are at an all time best.



Emerald Grande has so much to offer

- A One-of-a-Kind Location in HarborWalk Village with Waterfront Shopping, Dining, Entertainment and Celebrations
- The Most Memorable and Photographed Waterfront View in Destin
- 286 Luxury Residences with rich fit and finishes
- Full-Service European Spa and World Class Fitness Center
- Concierge, Room Service, 24-Hour Security and Covered Parking
- Full Service Marina, 75 Boat Slips up to 80'
- State-of-the-art Business Center and Indoor & Outdoor Event Facilities
- On-Site Restaurants, Shopping Village and Nightclubs
- Private Water Taxi and Beach Service
- Family-Oriented and Kid Friendly Water Playground
- Indoor Heated Pool and Outdoor Pools on the Elevated Grande Vista Level, overlooking the Gulf of Mexico, East Pass and the Destin Harbor

Which ownership fits your needs best? Whole or Fractional? The choice is yours.

At Emerald Grande, your 2nd home ownership experience is flexible, worry-free and includes luxury amenities and services of a world-renowned resort. Purchase price varies depending upon your desires, floor plan, floor level and view.

Let us assist you in finding the best fit for your needs and desires.

Whole Ownership

Whole Ownership: 1, 2, 3, 4 bedroom condominium residences, furnishing & houseware package options available. Whole Home Owners Association Includes:

- Indoor and Outdoor Heated Pools and Hot Tubs
- Restaurant and Multiple Bar
- Full Spa and Health Club Services
- Private Boat Shuttle to the Beach
- Complimentary Beach Chair and Umbrella Services
- Bell Staff Services
- Concierge
- High Speed "Wi-Fi" Internet Service
- Cable TV
- Water and Sewer
- 24 Hour Front Desk & Hospitality Staff
- External Building "Shell" Insurance
- Interior and Exterior Landscaping
- Hardware Repair and Pest Control
- Reserves for Furniture, Fixture and Electronics Replacement of Common Areas
- Structured Parking
- 24 Hour Live Security
- Maintenance of Common Areas
- Access to Room Service
- 24 Hour On-site Maintenance Staff
- Local Telephone Service

Fractional Ownership

Fractional Ownership: 1, 2, 3, 4 bedroom furnished condominium residences. Our Fractional Owners enjoy all the same Amenities listed above, as well as, the following value-adding Amenities:

- Daily Housekeeping
- Electricity
- All Homeowners Insurance, Contents and Shell
- Reserves for Furniture, Fixture and Electronics Replacement for Common Areas AND Your Condo
- Maintenance of Common Areas AND Your Condo



As you shop for your home, we dare you to compare Emerald Grande's amenities with other condominium communities. We believe you will see why we are so different from everyone else.

	Emerald Grande		Community B		Community C	
	Yes	No	Yes	No	Yes	No
24 Hour Front Desk	✓					
24 Hour Live Security	✓					
Indoor Pool	✓					
Outdoor Pool	✓					
Hot Tubs	✓					
Full Service Spa	✓					
World Class Fitness Center	✓					
Water Taxi Service to Beach	✓					
Complimentary Beach Umbrellas & Chairs	✓					
Beach Food & Beverage Svc.	✓					
Room Service	✓					
On-site Restaurant	✓					
Gift Shop (sundries)	✓					
Private Owners Club Room	✓					
24 Hour Business Center	✓					
Ballroom/Conference Center	✓					
Banquet/Catering Kitchen	✓					
Shops/Boutiques	✓					
Entertainment	✓					
Restaurants	✓					
Night Life	✓					
Covered Garage Parking	✓					
24 Hour Maintenance Service	✓					
Full Service Marina	✓					
Water sports activities/rentals	✓					
Fishing	✓					
Access to Regatta Bay Golf & CC	✓					
In-House Rental Program	✓					
Boat Slips	✓					