

## COVE MARINA DEL REY

## COVE MARINA DEL REY HIGH RISE OFFERS FINEST IN DESIGN

Marina Pointe II, LLC, part of the Intracorp Los Angeles, LLC family of companies, has announced interior design plans for Cove, the 18-story luxury residential high rise under construction in Marina del Rey. Cove's 138 condominiums overlooking the Marina, the Pacific and the cityscape of L.A.'s Westside will feature the finest appointments, materials and appliances in living areas created by two of Los Angeles' top design firms.

Inovus Design Inc. has been selected to design Cove's exclusive social spaces, including entertainment rooms and coffee bars, the lobby and concierge desk - all visually inspired by the nearby Pacific Ocean. The "organic" palette draws upon the neutral shades of beach stones, soft corals, and earth tone shells indigenous to California's coastline. The inviting, natural flow is enhanced by woven leather, sea glass, and metals that provide a welcoming atmosphere infused with casual elegance.

Jack Lowrance Interiors, Inc. with Richard Gaz has designed the individual condominium homes in Cove, offering three custom color schemes incorporating beautiful wall colors, cabinet finishes, granites, marbles and carpeting. The finest appliances, such as Kohler bath and kitchen fixtures and settings, Bosch ovens, cook tops

PRICES: \$400,000 TO \$3 MILL

and dishwashers and Thermador refrigerators are standard in each unit, bringing a new meaning of luxury to the interiors of Cove's residences.

"Our designers reflect the tastes and desires of a very sophisticated clientele," said Peter Lauener, president of Intracorp Los Angeles. "Cove interiors redefine luxury in a part of the city that already represents new ways of living comfortably and elegantly. And everything inside Cove complements the expansive views offered from this high rise."

Cove is designed by Don Gettman, principal of GMP architects of Santa Monica, to integrate with the adjacent Regatta and Water Terrace high rises. Floor plans, priced from the mid \$600,000s to more than \$3 million, offer two or three bedrooms and penthouse suites. In the heart of the vibrant, urban community of Marina del Rey, Cove is within walking distance of many upscale shopping, restaurant and entertainment destinations.

"Cove is in a highly desirable and visible location," said Lauener. "It is the most architecturally elegant building in the Marina with spectacular ocean, city and mountain views,



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offering a variety of floor plans and providing a high level of service to residents."

Webcor Builders is the general contractor for Cove, with extensive experience in high-rise construction. Construction is scheduled for completion in spring 2006. The luxury residential high rises at Cove were made possible by investment from clients of JP Morgan Fleming Investment Management of New York City, and a construction loan from Corus Bank of Chicago. Marina Pointe II, LLC has established a Cove Registry for sales. Information is available at [www.covemarinelrey.com](http://www.covemarinelrey.com).

"The intense interest in Cove shows us that a demand for high-quality homes - including luxury condominiums and

high rises - is significant and growing," said Lauener. "2004 is proving to be another big year for developments that are well-designed, well-executed and well-managed."

Intracorp Los Angeles' current projects, including Cove, represent nearly 1,000 for-sale and rental units - from affordably priced to luxury homes - and more than \$350 million in project development, with an additional \$200 million on its radar scope for the next 12 months.

Experienced in all aspects of real estate development, from multi-family to commercial projects, the privately held Intracorp family of companies has earned a reputation for creative design and sensitive development of high-end communities within urban areas.





View-oriented condominiums are offered at Cove, a new 18-story tower overlooking city lights and the ocean. The complex is four miles from LAX.

#### COVE IN MARINA DEL REY

## OFFICE OPENS; NEW HOMES RELEASED

**S**ales are brisk after the recent opening of a sales gallery and release of new homes at Cove, a new 18-story residential tower overlooking city lights and the ocean in Marina del Rey.

The new release includes homes in the Echelon Levels — 10th through 16th stories — of the building. The homes, with two or three bedrooms and two to 3½ baths, are priced from \$1.2 to \$2.6 million.

Homes with panoramic views also are available on the Penthouse Levels, which are the 17th and 18th stories. Prices for those have not been disclosed.

Cove, being built by the award-

- **BEDROOMS:** 2 OR 3
- **BATHROOMS:** 2 TO 3½
- **PRICES:** FROM \$1.2 MILLION

winning firm Intracorp, offers 138 homes in 15 floor plans. Sales have passed the 50% mark.

"Approximately one-third of our buyers to date are coming from well-known bedroom and resort-home communities in Orange County, San Fernando Valley, the Inland Empire and desert areas and Las Vegas," sales consultant Shelly Pittman said. "They're drawn back to the city by this exciting, vital lifestyle just minutes from one of

the most dynamic business, cultural and recreational urban environments in the country. Seasoned travelers who enjoy a two-area lifestyle are strongly attracted by [Cove's location] four miles from LAX."

Pittman said that Cove buyers include singles, couples and people near retirement age from New York, Texas and the upper Midwest as well as California.

All of the homes feature spacious master suites with compartmentalized baths. Depending on the plan selected, other highlights include formal living rooms with floor-to-ceiling waterfront vistas and enough space to accommodate

a baby grand piano; a wraparound balcony or multiple balconies; gourmet-style kitchens, some with island counters; and home office/tech centers.

Two of Los Angeles' top design firms have been hired to work on the development.

◆ **Inovus Design Inc.** has been selected to design Cove's social spaces, including entertainment rooms and coffee bars, the lobby and the concierge desk.

Jack Lowrance Interiors Inc. with Richard Gaz has designed the individual condominiums, offering three custom color schemes, cabinet finishes, granites, marbles and

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## COVE: Homes come in 15 designs

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carpeting.

State-of-the-art Bosch and Thermador kitchen appliances as well as Kohler kitchen and bath plumbing fixtures are provided.

Kitchen and bath cabinets are created by Studio Becker.

Construction is scheduled for completion in spring 2006.

To reach Cove's sales gallery,

take the San Diego Freeway (405) and proceed west on the 90 Marina Expressway, turning left on Mindanao Way. The sales gallery, at 13535 Mindanao Way, is open from 10 a.m. to 6 p.m. daily.

For more information, call Pittman or Suzi Oliver at (310) 305-COVE (305-2683). Sales information also is available at [www.cove-marinadelrey.com](http://www.cove-marinadelrey.com).