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Century Gardens

CONDOMINIUM APARTMENTS

Century Village

Century Village *community center clubhouse*



As a resident of Century Village, you're entitled to avail yourself of all the many facilities of the Community Center Clubhouse. At your doorstep is the challenging 18-hole Century Golf Course. Century Island, with its many outdoor recreational pleasures, is reached by crossing a bridge spanning beautiful Century Lake.

Here, with this beautiful lake as a backdrop, you'll enjoy splashing in the big outdoor pool or lolling on the patio that surrounds it. Here you'll find the challenge of a fast match on the scores of championship grade courts in the shuffleboard stadium. Here, too, you'll enjoy the pleasures of a friendly lakeside picnic and display your culinary skills on one of the many barbecue pits, or join the gang on the fishing pier, or display your Century Lake seamanship as you sail around the Community Center Island.

NEVER HAS OUTDOOR FLORIDA LIVING BEEN AS INVITING
AS IT IS IN Century Village



Our 18-hole Executive Golf Course, with beautiful lakes and intertwining waterways, lies almost at your doorstep and is available to residents at special rates.
Designed by renowned golf architect Joe Lee, this course will prove challenging and exciting.

Resort Living at its finest..

Cycling around the Village can be fun for all



Try your luck on our Fishing Pier



Enjoy the pleasures of a lakeside picnic and barbecue.



Our Shuffleboard Stadium is one of Florida's finest



The Community Center was decorated by one of the world's leading interior designers, internationally renowned, Henry End. Nothing has been spared to surround you with luxury and comfort.

Century Village Community Center is not a promise, it's a fulfillment! Wherever you turn in this magnificent structure, you'll delight in the discovery of exciting, inviting activities.

The spacious Clubhouse entrance lobby





The Art Studio is available for art lovers



Spend enjoyable hours in the Clubhouse Library

The most magnificent community

The Community Center contains a full scale 1000 seat auditorium with a fully equipped kitchen for catering to dances, parties, meetings and banquets. There's a panelled billiard room with 10 tables, a sewing room completely outfitted with modern equipment, an art studio, an equipped ceramic room, a lapidary, music room, and a woodworking shop with the latest equipment to satisfy the amateur whittler or professional cabinetmaker. It also includes a library and a spacious and beautifully appointed social hall.



Sharpen your skill in our 10 Table Billiard Room

The Card Room - a favorite place to meet new friends



The Sewing Center—yours to enjoy





Enjoy the Community Center Health Clubs for men and women



Swim year 'round in the heated, indoor pool

Use the invigorating Saunas to keep in shape



Century Village
Community Center
also houses health clubs for men
and women and boasts a complete
complement of exercise equipment
plus the added advantages
offered by sauna baths.
And, there's the all-weather,
heated, indoor swimming pool
and patio that turns
Century Village recreation into
all-weather recreation

center clubhouse in the world!

The 1,000-Seat Auditorium—a focal point for pleasure



The beautifully appointed Century Room - for special occasions





Ye Olde Coffee House - for snacks, breakfast or luncheons

Of course, every clubhouse
must have its own dining facilities,
and the Community Center
is no exception.
For snacks, breakfasts,
and luncheons, you'll enjoy
the informality of
"Ye Olde Coffee House".
For intimate celebrations,
for neighborhood pot luck dinners
and for all those
special occasions,
there's the beautifully appointed
Century Room,
the perfect touch of elegance
that turns a
luxurious clubhouse into a
magnificent pleasure club.

A new way of life in Century Gardens

Although you'll be sharing the community facilities with your friends and neighbors, your apartment is your own personally private world. Century Gardens is a neighborhood in which everyone owns his own home ... where pride of ownership by solid, mature thinking adults is reflected by the beauty and appearance of the overall community.

Because you own your own home, you can decorate as you please. Enjoy all the excitement and pleasures that accompany arranging furniture, choosing accessories, changing decor as often as you wish. The big bedrooms, the spacious living rooms, the versatile dining areas, all lend themselves to decorating according to your personal taste.



You'll enjoy carefree living...





PLUS Hotpoint ALL ELECTRIC LIVING AT ITS BEST

If you like big, bright, beautiful kitchens, you'll be overjoyed with the kitchen in your Century Gardens apartment. Luminous ceilings pour eye-saving light into every nook and cranny. Mica-protected cabinets and counters resist stains, clean easily. Colorful vinyl floors retain their beauty and save you hours of washing and polishing. And, of course, your Hotpoint appliances give you all the advantages of modern carefree electric living.

Who doesn't appreciate the brilliance of ceramic tile in bathrooms? At Century Gardens every bathroom sparkles with the rare beauty and generous use of modern, multi-faceted, easy-to-care-for ceramic tile. Each bathroom also has a panoramic wall mirror mounted directly above the mica-protected vanity-counter-sink to add to the feel of brightness and dimension. In addition, spacious medicine cabinets, chrome-bright towel bars, and infra-red heat lamps and ventilation fans are important bathroom features.



HOTPOINT QUALITY APPLIANCES


Huge 14 cu. ft. HOTPOINT Refrigerator


Individually controlled Cooling and Heating by HOTPOINT


HOTPOINT Laundry Room Equipment


Better Cooking HOTPOINT Ranges and Ovens

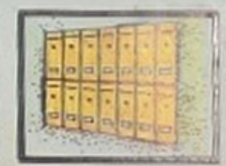

Master Television Antenna


Panoramic Bathroom Mirrors


Silent light switches


Safety Grab Bar in Bath Tub


Lighted, walk-in closets


Individual, Private Mailboxes

June 14



1 BEDROOM — 1 BATH
INSIDE

From **$ 11,790**

Estimated Monthly Maintenance **$40**



1 BEDROOM — 1½ BATH
INSIDE

From **$ 14,190**

Estimated Monthly Maintenance **$45**



1 BEDROOM — 1½ BATH
CORNER

From **$ 14,990**

Estimated Monthly Maintenance **$45**



2 BEDROOM — 1½ BATH
INSIDE

From **$ 16,390**

Estimated Monthly Maintenance **$48**



2 BEDROOM — 1½ BATH
CORNER

From **$ 17,590**

Estimated Monthly Maintenance **$48**

...and beautiful surroundings!

All interior dimensions are approximate and subject to change.
Prices vary with location and exposure.

FINANCING: A wide range of financing plans to fit your needs are available. REAL ESTATE TAXES are paid directly, each year, to Palm Beach County. There are no city taxes and Homestead and Widows exemptions are available. Through Condominium ownership you are purchasing your own apartment. Therefore, you receive a full warranty deed. Under Florida Law, your Century Gardens. condominium-apartment can be individually taxed and mortgaged. You are responsible for your OWN apartment mortgage and tax responsibilities. Even your utilities are individually metered.

THE DESCRIPTION AND LOCATION OF RECREATIONAL FACILITIES, PARKING FACILITIES, AND OTHER COMMON AREAS ARE SPECIFIED AND SET FORTH IN THE DECLARATION OF CONDOMINIUM AND EXHIBITS ATTACHED THERETO, WHICH INCLUDES EXHIBIT NO. 1, I.E. SURVEY EXHIBIT, AND EXHIBIT NO. 4, I.E. THE LONG-TERM LEASE AS TO THE RECREATION AREA AND FACILITIES. THE AFORESAID DOCUMENTATION SETS FORTH THE OWNERSHIP OF SAID FACILITIES, AND SAID DOCUMENTATION IS MADE A PART OF THIS BROCHURE.

YOUR MAINTENANCE PAYMENT COVERS ALL THIS ...

The day you purchase your Century Gardens apartment is the day you sign your declaration of independence from the everyday problems of maintaining your home and the property surrounding it. Included in your terms is your COMMUNITY CENTER LEASE PAYMENT and a low cost management and maintenance contract! ! !

Under the terms of this arrangement, the condominium management is responsible for the following: OUTDOOR LAWN MAINTENANCE * COMPLETE EXTERIOR MAINTENANCE OF YOUR BUILDING (EXCEPT FOR REPLACEMENT OF SCREENING ON YOUR PRIVATE TERRACE) * GARBAGE DISPOSAL FACILITIES * EMPLOYMENT OF A MAINTENANCE STAFF INCLUDING SECURITY GUARDS & ACTIVITIES DIRECTOR * INSURANCE ON ALL BUILDINGS (FIRE, WINDSTORM, COMPREHENSIVE AND GENERAL LIABILITY) * MAINTENANCE OF ALL PUBLIC AND RECREATIONAL FACILITIES INCLUDING COMMUNITY-CENTER AND COMMUNITY-CENTER EQUIPMENT AND OUTSIDE LIGHTING * BOOKKEEPING *


Storage Areas for your Luggage


Lush Tropical landscaping and underground utility wiring


Mica Kitchen Cabinets


Private, screened terraces


Mite-lite Sentry Posts


Pass-thru serving bar in Kitchen


Weather Tight Aluminum Windows


Deep pattern, plush pile carpeting


Luminous Kitchen Ceilings


Beautiful Mica Vanities


Circuit Breaker Protection no fuses to blow out



Your investment in a Century Gardens Condominium Apartment is protected by stringent, community imposed covenants, by strict adherence to the protective codes of Palm Beach County and by proper maintenance action as provided for by experienced management.

Century Gardens Condominium Apartments has utilized the most advanced concepts of cluster land-planning to create a beautiful community of interrelated, yet independent neighborhoods. Through this efficient planning each building is surrounded by attractive open lawn and planting areas without sacrificing the convenience of ample parking.

Police and fire protection for all Century Gardens residents is an accepted fact. Close contact is maintained with the County Sheriff's Patrol and in addition we have our own security guard.

You're surrounded by convenience



Doctors, Dentists and other Professional services surround you

An important consideration in choosing a community is the availability of special services. Century Village has been carefully located to take advantage of the county's many excellent facilities. Close by and easily reached are scores of excellent doctors and dentists and other professional services including major hospitals and doctors' clinics.

Also throughout the area are houses of worship of all faiths and denominations.



Palm Beach County boasts of many modern hospitals

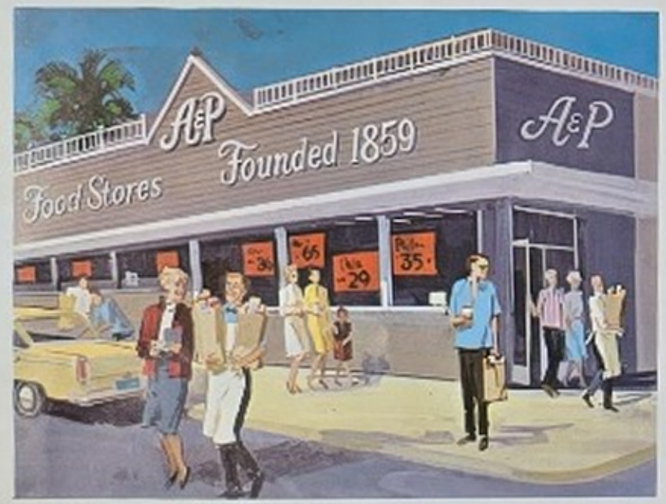


There are Houses of Worship for all faiths and denominations



Palm Beach Mall

at every turn, in Century Village



Your favorite supermarket
is very close-by

The main entrance to **Century Village** is a few hundred yards from Okeechobee Boulevard, the newly 4-laned east-west artery which leads to downtown West Palm Beach and to the Palm Beach Mall, Florida's largest completely enclosed, totally air-conditioned shopping mall with three major department stores: Jordan Marsh, Penney's and Richard's, and more than 80 individual specialty shops, three major restaurants, a savings bank, a Food Fair supermarket, and parking space for 6000 cars.

Okeechobee Boulevard also leads directly to Palm Beach with its exclusive Royal Poinciana Plaza, and internationally famous Worth Avenue, where you'll discover the world's most exclusive names in fashions.



Shopping
on Worth Avenue



Royal Poinciana Plaza

Art Galleries are abundant in the Palm Beaches



Modern movie theatres provide pleasant entertainment





Year 'round activities are scheduled at the West Palm Beach Auditorium



Enjoy harness racing at Pompano Park

just minutes away...

CenturyVillage was conceived, planned, designed and located for adults who want to step out, to live, to enjoy life and extract every ounce of pleasure the fabulous Florida Gold Coast has to offer.



Palm Beach County is the Golf Capital of the world



Palm Beach Kennel Club for dog racing enthusiasts

Nearby Public beaches abound





There's always excitement
at the West Palm Beach Jai Alai Fronton

Civic and Cultural organizations are active in our area



The Atlanta Braves train in our Municipal Stadium





World-famous Royal Poinciana Playhouse — yours to enjoy

lots to do—nearby!

If you like to fish, golf, swim, play first nighter at leading broadway shows, bet on the dogs, shout olé at Jai Alai, pursue an active hobby, and mingle with other mature, modern, sophisticated people who have the same interests and enjoy the same pleasures.

Boating is one of our most important hobbies





Something is always happening
at the West Palm Beach Auditorium



Go Deep Sea Fishing in the nearby Gulf Stream

Live in Florida's Ideal Location

Your automobile is your passport to year 'round vacation pleasures - the inheritance of all those who make their home in the Palm Beaches.

In whatever direction you drive, from the Century Village main entrance you'll be headed in the right direction to enjoy the pleasure, the glamour and excitement which has earned Palm Beach County its world-envied reputation.

The world's finest salt-water and deep-sea fishing is available at docks and piers from Palm Beach to Juno, all within easy reach by car. Free public beaches are available whenever you desire a dip in the ocean, and you can use them any month of the year.

Fabulous Worth Avenue and the wonders of the Royal Poinciana Shopping Plaza, home of the famous Royal Poinciana Theatre, are nearby Palm Beach neighbors.

Palm Beach County has become the golf capital of the world, and Century Village, in addition to its own fine 18-hole course, is surrounded by other public, semi-public, and private golf clubs.

In addition to nearby theatres, Century Village residents can also enjoy the excitement of seasonal Dog Racing at the Palm Beach Kennel Club and Jai Alai at the West Palm Beach Fronton, Baseball at the Municipal Stadium, Basketball, Ice Skating, a wide variety of shows and other entertainment at the West Palm Beach Auditorium.

The entrance to the Sunshine State Parkway, at the southwest corner of Century Village, brings you closer to other spectator sports such as Horse Racing at Gulfstream and Hialeah, and Harness Racing at the Pompano Harness Track. This four-lane turnpike system, also provides high speed, safe travel from West Palm Beach to Miami in the south, to Jacksonville in the north via I-95, and to the Florida West Coast through an interlocking network of East-West highways.

Century Village is truly located at the center of all that's important in Palm Beach County, on the Florida Gold Coast, with easy access to the rest of Florida's magnificent attractions and pleasures.

For Waterfront Lovers...

Don't miss seeing the new spacious and luxurious Wellington Apartments fronting on beautiful Lake Wellington.
These exciting features are included with every Wellington waterfront apartment:

- All apartments have screened balconies, and overlook beautiful Lake Wellington.
- Swimming pool and sauna exclusive for Wellington section.
- Individually controlled central air conditioning and heat.
- Dishwasher, garbage disposal, eye level oven and frost free refrigerator.
- Wall-to-wall carpeting.
- Luminous ceiling in the kitchen and bath.
- Through ventilation in every apartment.
- Pre-wired TV antenna and telephone outlets.
- Storage and laundry facilities on every floor—Elevators for your convenience.
- Plus the fantastic Community Facilities of Century Village.
- See Wellington fact sheet for prices, floor plans and location.

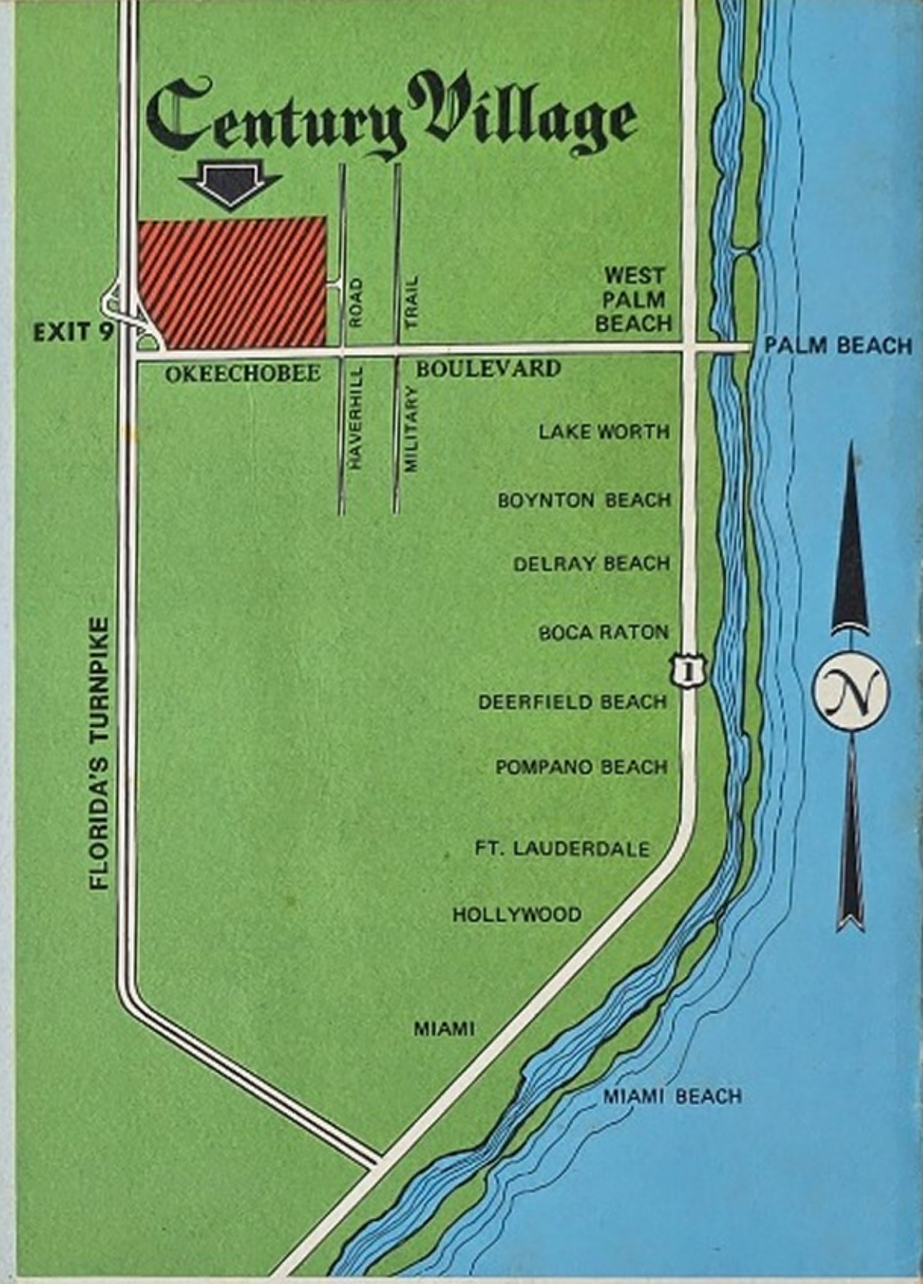
Century Gardens.... at ....

Century Village

A PROJECT OF AMERICAN INTERNATIONAL DEVELOPMENT CORPORATION

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All prices and specifications are subject to change without notice.
This is not an offer or solicitation. All representations and conditions are as specified in the purchase agreement.



YOUR HOST

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