

# The Enclaves



## Gated garden apartments nestled behind park

What would have been the site for an industrial plant had Lindy Property Management Company not secured the land years ago, has become The Enclaves, a new apartment community.

The Enclaves is Philadelphia's first contemporary, high-end, gated garden apartment community. It is nestled behind a private, gated entrance beside the picturesque beauty and serenity of the Roosevelt golf course and the Roosevelt Park.

The community was born from market-driven factors including the surge of the new Navy Yard business center, the rise of new residential construction throughout the South Philadelphia area ... coupled with a strong market of consumers seeking fine city living, without Center City prices and without sacrificing amenities. The Enclaves offers ultimate convenience, class and comfort, at strikingly modest prices. It is market driven, being constructed without government subsidies or financing or special tax syndications.

The Enclaves is just minutes from Center City and the Philadelphia International Airport, major expressways I-95 and I-76, bridges serving New Jersey and Shore points and walking distance to the stadiums. Designed to surpass the class and comfort of many of Center City's new apartments,

the gated Enclaves also offers stunning city and golf views to complete the package.

Forty-eight apartments at The Enclaves have already been built and leased, with another 48 just finished, leasing faster than the construction. A total of 216 units will complete the development by summer 2007.

Impressive exterior designs feature oversized bay windows, stone front, private terraces and balconies, secluded views of the park and golf course, and free off-street parking. Interior design highlights include ceramic-tiled kitchen and bathroom floors, granite countertops, stainless steel kitchen appliances, custom window treatments, oversized tilt-in windows, spacious walk-in closets, mirrored sliding doors throughout and up-scale ceiling fans in the living room and every bedroom. Every apartment provides central air and heat, a washer and dryer, built-in microwave and dishwasher, plush carpeting, free high-speed internet, high ceilings — overall a complete, upscale package to satisfy almost every comfort.

The Enclaves features The Clubhouse at The Enclaves — a unique, artistically designed centerpiece where residents discover a fitness center with his and her locker rooms, a lit tennis court, outdoor Olympic size pool,

sauna, whirlpool, business center, picnic area and a 30-foot-high Community Center/Art Gallery.

The Clubhouse design was a collaboration of the late Sam Maitin, one of Philadelphia's premier artists and world-leading colorists, and nationally-recognized, award-winning, Philadelphia based, architect Sam Olshin of Atkin Olshin Lawson-Bell Architects. The Clubhouse at The Enclaves was Maitin's final large-scale artistic collaboration.

"We are very proud of our latest apartment community, The Enclaves," said Alan Lindy, principal, Lindy Property Management Co. "It is our flagship community, setting the standard. The extraordinary combination of features and amenities is absolutely unique, yet offers an unbeatable value. With an invaluable team, a true Philadelphia landmark has been created."

One bedroom apartments at The Enclaves range from \$1,225 to \$1,275 and are approximately 800 square feet. Two bedroom apartments, 900 to 1,100 square feet, range from \$1,350 to \$1,550, plus the balconies and terraces.

For more information about The Enclaves contact Bonnie Breese, property manager, at 215-463-5566 or visit [www.lindypropertymanagement.com](http://www.lindypropertymanagement.com).