

Mirabay[®]
by
Newland COMMUNITIES

unwind
wildly

explore
endlessly

indulge
blissfully

nest
luxuriously





ONE HUNDRED PERCENT COASTAL

If you've yearned for the freedom of coastal living, welcome to a watercolor canvas begging to be filled with bold strokes and gorgeous pastel shades. The sights, the sounds, the smells of the Florida Coast are yours to sample and to experience. What mix will you choose today? To unwind, wildly. To explore, endlessly. To indulge, blissfully. To nest, luxuriously. Fill your imagination with the possibilities. • MiraBay is the coastal resort style community that offers it all: direct-water access, Florida nature, club pampering and unique home style. Come, experience yourself 100% coastal.





U

UNTAMED, UNTOUCHED

Kayak inches over stingrays in underwater flight. Comb secret beaches that appear magically on certain tides. Add another feathered find to your life list. • Every tide whispers a fresh invitation to the seaside sanctuary that makes MiraBay unique in Florida. Wolf Branch Creek Preserve—1,200 acres of coastal refuge protecting an area almost twice the size of the community sits next door. • Overwhelm your senses with sunsets, rain showers and the slap of leaping fish. It's like no other backyard in all of Florida.



C

CLUB MIXOLOGY

The MiraBay Club makes a place for all of your moods: playful, social, romantic, sporty and elegant. • Greet the dawn with lagoon-side yoga. Send teens off to a day-long fishing tourney. Meet your friends for tennis and after-game lunch at the Galley Café. Sign yourself up for body sculpting sessions and a therapeutic massage. Watch a fleet of Sunfish sail through the lagoon. Succumb to a rejuvenating facial. • Choose your mix—just a taste or the whole whirlwind buffet. Whatever your mood, be in it all.

Spaces

Fitness Center
Spa/Wellness Rooms
Tennis Club
Pool Pavilion
Boat rental
The Galley Café
Admirals Club
Banquet/meeting space
Playgrounds



People

Activities Director
Pilates/aerobics
Yoga masters
Spa masseuses
Esthetician
Personal trainers
Boat Captain
Tennis pro
Guest speakers and experts



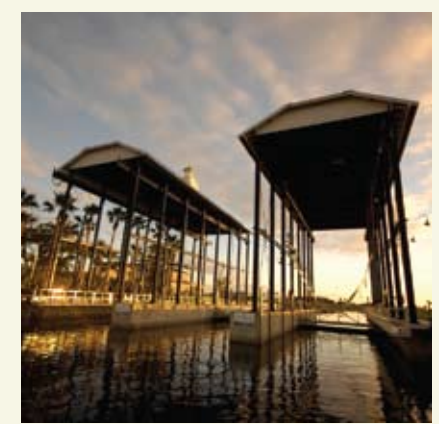
* additional fees required for services.



C CLOSE

The map tells the story most succinctly: MiraBay puts Tampa, St. Petersburg and Sarasota all within easy reach. By sea or by land. Catch a show or take in a gallery. Root for your team, on turf, grass or ice. Cheer on your favorite steed. Or just unfold the beach chair and umbrella and take in some of Florida's most beautiful beaches.

Whatever you choose is a short drive (or sail) away. 27° 46'N 82° 26'W



fold out for map

LEISURELY DESTINATIONS

Sarasota, Tampa and St. Petersburg offer natural, cultural and urban diversions. Dining experiences featuring local and international cuisine, shopping, arts, and cultural events, as well as professional sports venues and entertainment are nearby. Our leading institutions facilitate lifelong learning programs.

PLEASANT CRUISING

As a coastal community, water is our highway, too. Motor to St. Armands Circle in Sarasota for lunch and shopping. Head north to Tampa's Channelside for dinner and dancing. Tie up for Gasparilla, Florida's answer to New Orleans' Mardi Gras. Or plan a getaway weekend and sail down the coast to Naples or the Keys. Ah, the freedom of open waters...

LIFE'S CONVENIENCES

Locally, choose from national grocery stores and the Westfield Town Center in Brandon for your retail needs. MiraBay's own retail center is underway, currently scheduled to open late 2008. It is planned to offer gourmet coffee, fun dining, a Sweetbay Supermarket and professional offices—all within walking distance. Brandon and Tampa provide leading physicians, hospitals and health care. The area offers four international airports: Tampa, St. Petersburg/Clearwater, Orlando and Sarasota.

SHOPPING

- 02 International Plaza
- 02 Westshore Plaza
- 11 St Petersburg Pier
- 11 Bay Walk
- 06 Ybor City
- 08 Prime Outlets Mall
- 05 Westfield Brandon
- 01 Westfield Citrus Park

DESTINATIONS

- 02 Raymond James Stadium
- 11 Tropicana Field
- 03 Lowry Park Zoo
- 04 Busch Gardens
- 04 University of South Florida
- 06 St. Pete Times Forum
- 06 University of Tampa
- 06 Convention Center
- 06 Tampa Bay Performing Arts Center
- 06 The Florida Aquarium
- 06 Channelside
- 07 Manatee Viewing Area

MARINAS

- 20 Lands End Marina
- 06 Tampa Yacht Club
- 21 Regatta Pointe
- 06 Davis Island Yacht Club
- 13 St. Pete Municipal Marina
- 13 St. Petersburg Yacht Club
- 22 The Harborage Marina at BayBoro

BEACHES & PARKS

- 12 Clearwater Beach
- 13 St Petersburg Beach
- 14 Fort DeSoto
- 15 Egmont Key
- 16 Anna Maria Island
- 17 Longboat Key
- 18 Siesta Key

TRANSPORTATION

- 19 Tampa International Airport
- 10 St Petersburg/Clearwater Airport
- 09 Sarasota-Bradenton Airport
- 06 Tampa Port Authority - Seaport Street Terminal



Map not to scale



W WATERSCAPES

At MiraBay, water is always in sight—an ever-present temptation. Canal homes have direct access to Tampa Bay while lagoon homes gain access through the boat lift. • New boater? Find everything you need to rent small craft or stock up for a pleasurable day on the Bay—bait, tackle and charts. “The Captain” on duty shares best-kept angling secrets, the marine forecast or arranges charters. • Already boating? The Outfitters advise on reputable maintenance yards and offer boat shopping assistance. • No dock? Consider boat rental services at the Freedom Boat Club five minutes away at Lands End Marina. The joys of boating without the maintenance...

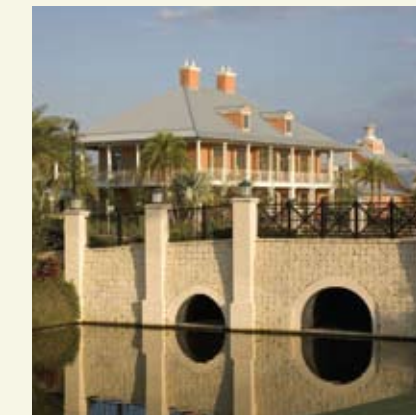
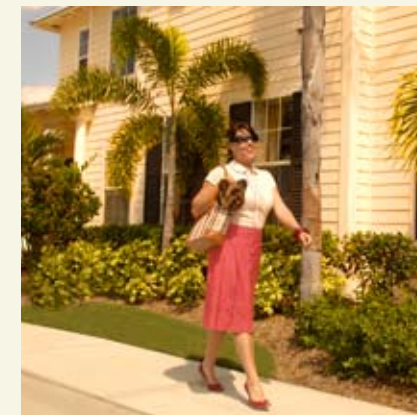




D

DISTINCT ARCHITECTURE

The Florida Coast inspired MiraBay. Tampa Bay, Apollo Beach's canals and our coastal sanctuary united to create this one-of-a-kind destination. To flatter nature's design, our architects turned to Old Florida coastal seaside towns for inspiration. It's an architectural signature defined by genuine charms: generously-shaded front porches, lush gardens, silvery tin roofs and towering French doors. MiraBay's special aura shines through our streetscapes and waterfront. • An elite builder group brings their love of the coast and fine craftsmanship to thoughtfully integrating your home into this picturesque community. Their homes are as distinctive as the place itself.



H

HOME STYLES

Villas and Townhomes - Open sunlit spaces or quaint cozy rooms, one story or two. A variety of builders, size and design translates to homes that reflect personal style and a life enriched by carefree luxury.

Family Homes – Graced with sophisticated style and unique Old “Coastal” Florida architectural designs, homes provide a comfortable and serene setting with a variety of coastal inspired views.

Custom Estate Homes – Unique designs, attention to detail and a variety of distinct architecture styles from traditional Mizner to Spanish Mediterranean; this is coastal living for the most discerning.

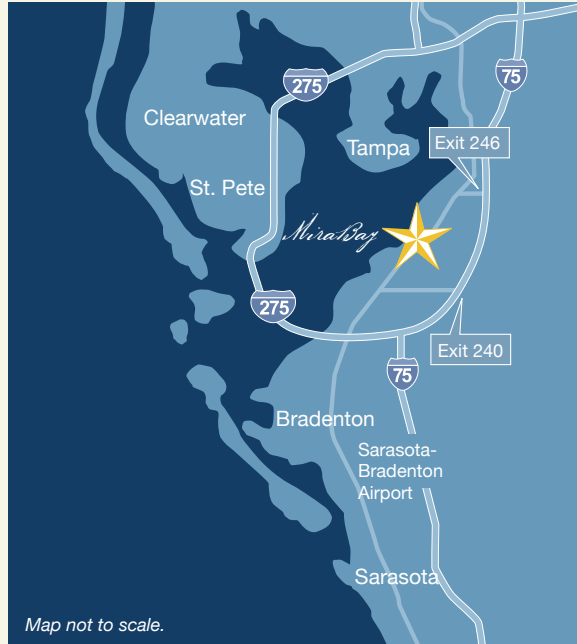




A NEWLAND COMMUNITY

Newland Communities has been creating desirable, livable communities across the nation for nearly four decades. With expertise in creating a special sense of community, Newland Communities brings to life the unique history, culture and traditions of the land it develops. Its active and long-term approach to community creation and development ensures it delivers on its vision while responsibly managing its partners' investment. Headquartered in San Diego, Calif., Newland Communities currently is developing communities across the country in states including Florida, Georgia, North Carolina, South Carolina, Texas, Arizona, California, Colorado, Oregon, Washington, Minnesota and Maryland. More information can be found at newlandcommunities.com.





MiraBay[®]
by
Newland COMMUNITIES

(866) MiraBay | (813) 645-1000 | MiraBay.com
Welcome Center Open Daily



Newland[®]
COMMUNITIES

AT THE HEART OF GREAT LIVING

Newland Communities creates desirable, livable communities across the nation. For nearly four decades we have been creating a special sense of community by bringing to life the unique history, culture and traditions of the land we develop. Prices, specifications and plans represent present intent of the developer and builders and are subject to change without notice.

Homes within MiraBay are constructed and sold by builders not affiliated with Newland Communities or Newland Communities' affiliated companies. Newland Communities and its affiliated companies do not guarantee or warrant the obligations of or construction by, such builders, or the availability or pricing of homes.

This is not intended to be an offer to sell or a solicitation of offers to buy real estate in MiraBay to residents of Connecticut, Hawaii, Idaho, Illinois, New York, New Jersey, Oregon or in any other jurisdiction where prohibited by law.

© 2007, Newland Communities, All Rights Reserved.



EQUAL HOUSING
OPPORTUNITY

