

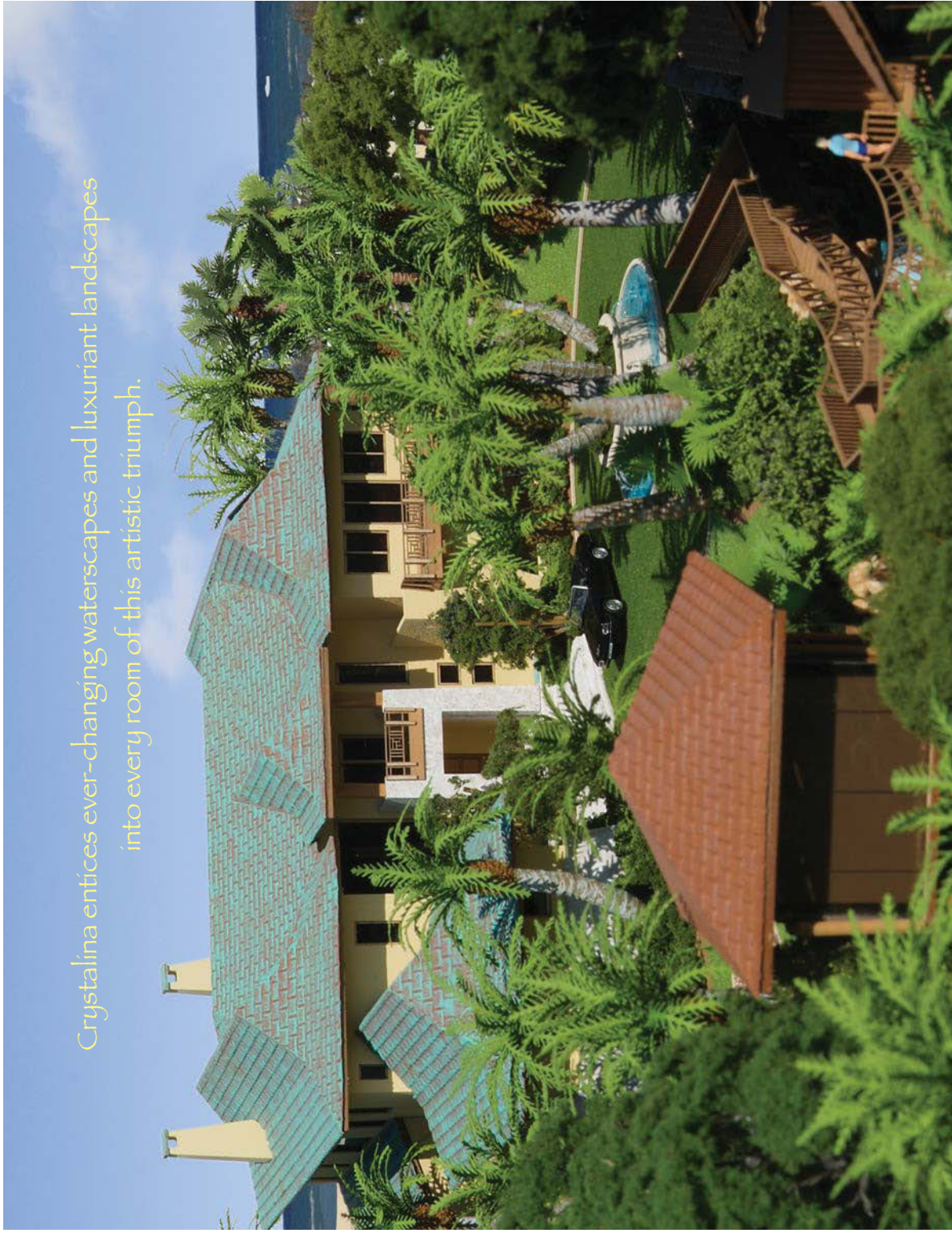


Crystalina (Crystal Clear Views)
Direct Ocean-to-Intracoastal
Manalapan Beach, Florida

Premier
Estate
Properties

Presenting Properties Exclusively
In Excess Of One Million Dollars

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Crystalina's vision is made reality through the creation of floor-to-ceiling vistas of the azures, cobalts and turquoises of the Atlantic and the serene, shimmering waters of the Intracoastal Waterway. An island derivative, the word Crystalina translates to "crystal clear views."

Influenced by many tours of the South Pacific, the refreshing combination of expansive glass and Polynesian/Balinese architecture makes Crystalina the most exhilarating and sought after new residence in South Florida.

Crystalina is the latest oceanfront masterpiece created by Frank McKinney, renowned for his oceanfront artistry.

Property

Crystalina is set upon 1.6± acres, with 150± breathtaking feet fronting direct Atlantic Ocean-to-Intracoastal Waterway property. It sits proudly 23± feet above the sea, with its

oceanfront concrete and steel seawall cresting 14 feet over sea level.

The home offers the unique combination of enjoying a private stroll on the estate's soft sandy beach and the ability to keep a yacht at your private dock on the Intracoastal Waterway immediately across from the residence.

Residence

In addition to the abundant use of glass, a few of Crystalina's extraordinary features include:

A bridge-over-water front door entryway, revealing an oceanfront grand salon and family room with glass doors that open to 24 feet of unobstructed seascape.

Beyond the ultra-wide glass doors lies a 75-foot long knife-edge family swimming pool with shallows and circular glass spa.

A mature tropical garden paradise where a 4-room "treehouse" guesthouse is found nestled up in a specimen strangler fig tree





glass shaft where the exterior glass shaft walls are cascading waterwalls.

A spacious and open covered oceanfront dining terrace located off the main kitchen and pool, complete with TVs, sit down wet bar, refrigerator, ice maker, gas range, cabana bath, and ample seating.

7 bedrooms, 9 baths, oversized study and theater, secondary family room or fitness studio upstairs, subterranean wine cellar, state-of-the-art home automation.

A mature tropical garden paradise where a 4-room "trethouse" guesthouse is found nestled up in a specimen strangler fig tree connected by a suspension bridge to a second guest house with loft. The imaginative engineering allows the bridge to span over a grotto waterfall and lagoon pool. The bridge connects guests back to the main home, at the base of the motorcourt.

A 2,000± sq. ft. grand oceanfront master bedroom suite boasting floor-to-ceiling windows in the sleeping chambers and in his/hers expansive bath, floating glass fireplace, two-sided TV projecting over a wood soaking tub and into the double entry oversized glass steam shower, also with unobstructed ocean vistas.

An oceanfront office sporting all oceanside glass overlooking the knife-edge pool. The office is separated from the family room by a full salt water aquarium wall, which connects to an aquarium wet bar. Set your martini on the glass bar top and watch the exotic tropical fish swim beneath.

A 3-level glass elevator glides inside a 4-sided

There are homes with green intentions, then there are the very few that meet or exceed the exacting standards as established by the USGBC's LEED-H program. Rigorous certification and rating is conducted and verified by no less than five different third parties, and runs the entire tenure of the eighteen month construction process.

Mr. McKinney's homes are setting the standard for environmentally responsible, luxury construction practices around the globe.

A few of Crystalina's green features include:

Solar panels and small wind turbines generating enough energy to run the entire home on certain days. Yes, there will be days when the meter "spins backwards," and allows the owner to sell electricity back to the utility provider! The owner will be able to quantify energy efficiency in real time via the high-tech automated bio-feedback system.



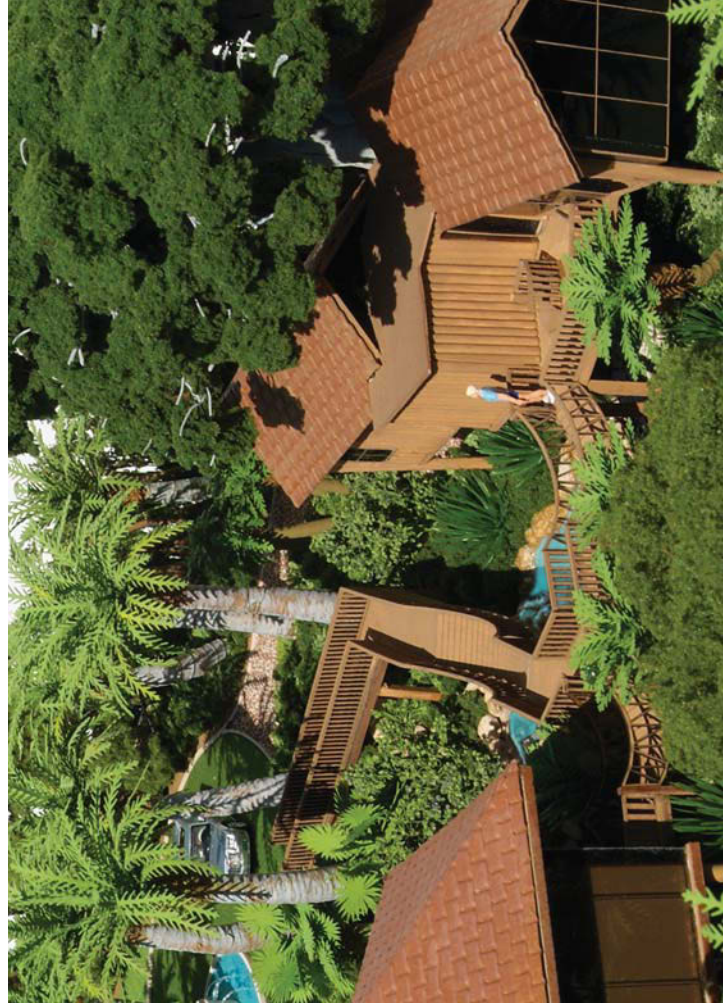
Environmentally conscious lighting that cuts down on fixture consumption and heat generation by 75%.

The use of water efficient plumbing fixtures and intricate water reuse system that uses excess to irrigate landscaping.

Ultra-high efficient air conditioning, purification and fresh air intake systems that make indoor air quality superior to that found in 99.99% of homes in America.

Use of ample reclaimed and renewable woods, saving over 7 acres of rain forest. Renewable woods used regenerate at an average rate of every 5 years vs. 50 years for many hardwoods (one species of Columbian guada bamboo regenerates by growing up to 90 feet in a single year!).

During construction 85% of all debris and trash will be recycled, and will never reach a landfill.



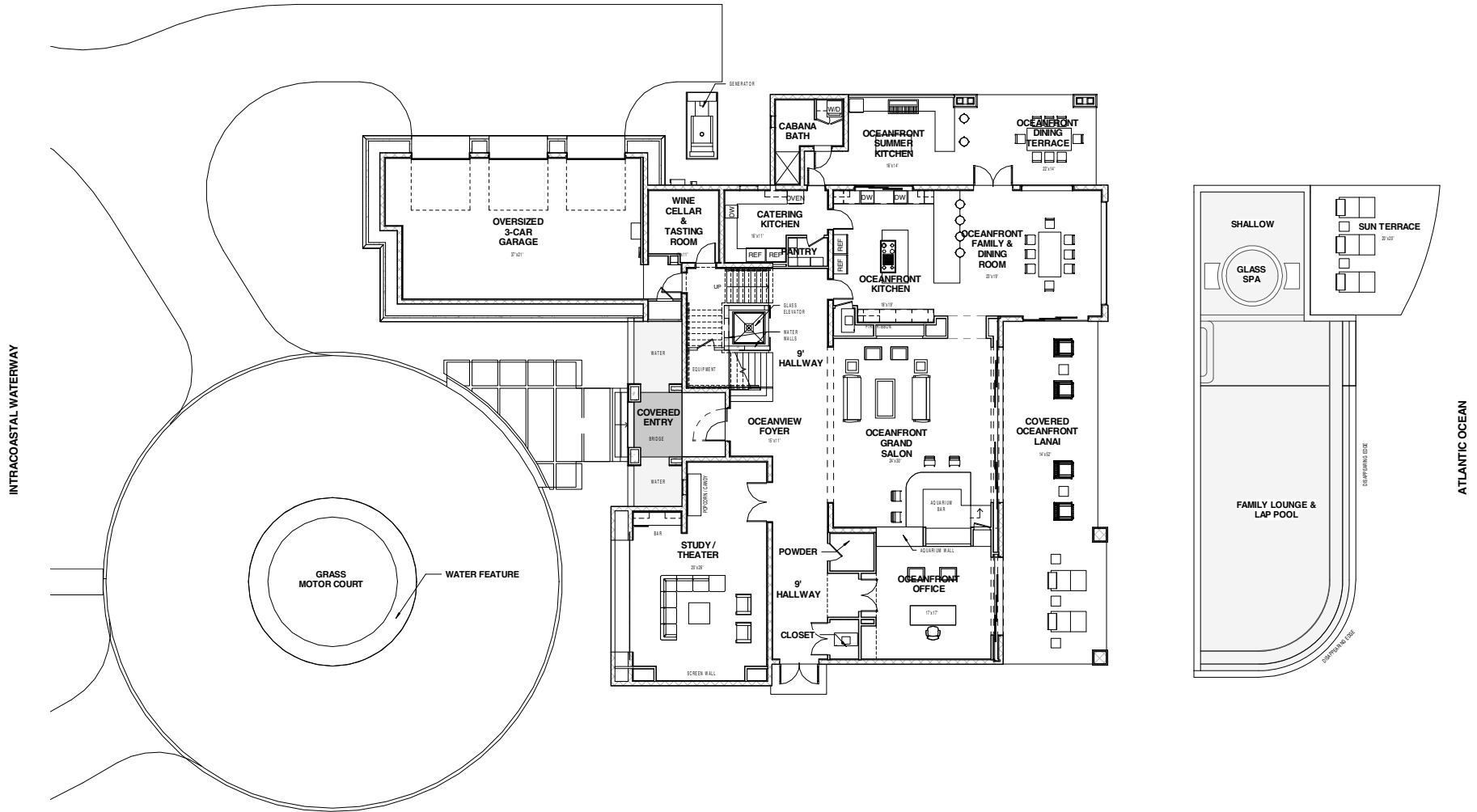
Mr. McKinney's previous creations have received a considerable amount of favorable coverage. Please visit the news/press link found on www.Frank-McKinney.com

Setting the "Green" Standard

Like Acqua Liana, Frank McKinney's most recent creation, Crystalina is being built as a certified green home. It will follow the rigorous mandate as prescribed by the United States Green Building Council's LEED-H program (Leadership in Energy and Environmental Design for Homes).

The USGBC's LEED-H program is the nationally accepted benchmark for the design, construction, and operation of high performance green homes. Mr. McKinney and the USGBC promote a whole home approach to sustainability by recognizing performance in eight key areas of human and environmental health: innovation in design, sustainable site development, energy efficiency, water savings, indoor air quality, environmentally preferable materials selection, location and ease of use/homeowner education.

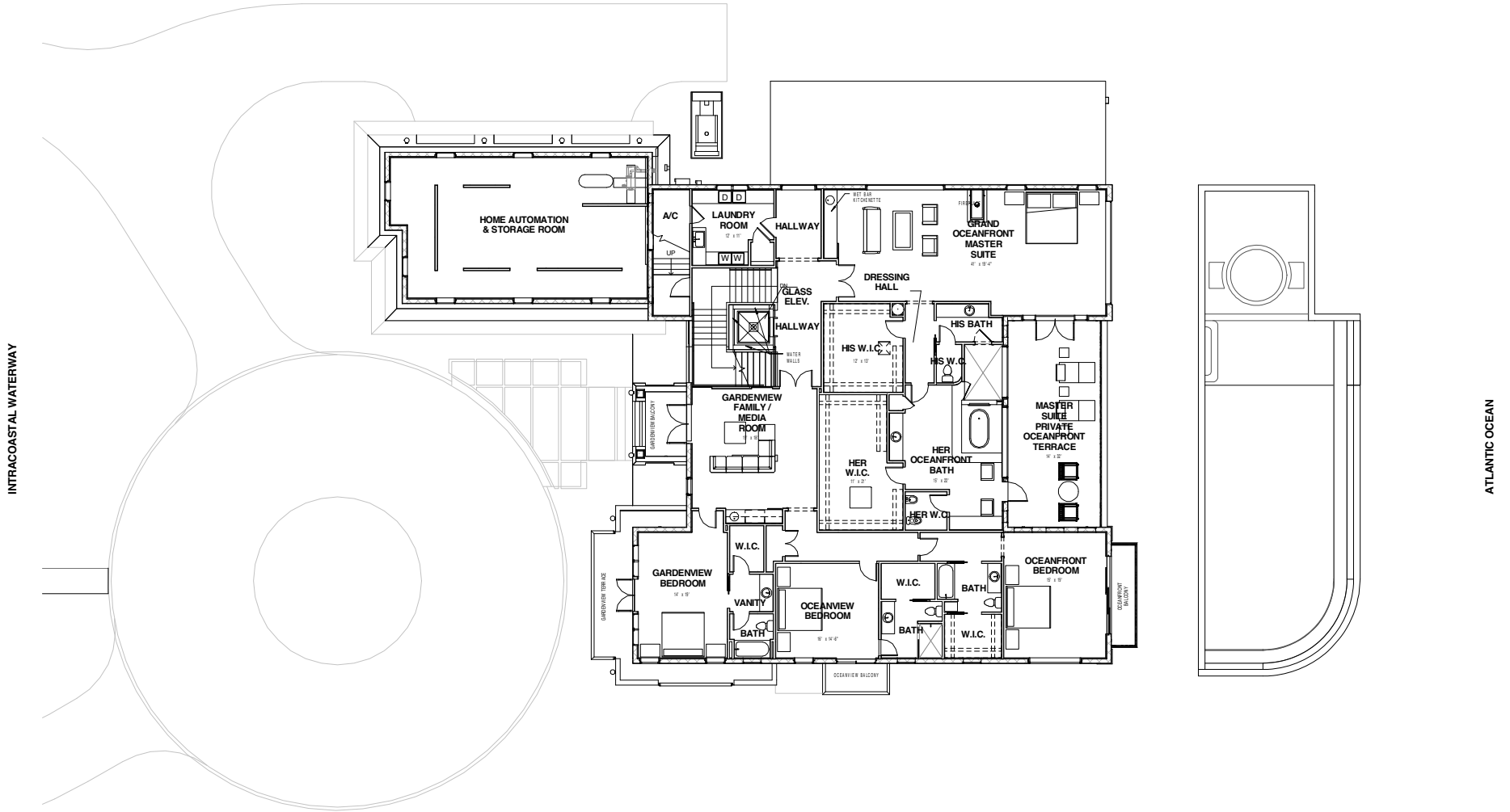
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MAIN LEVEL FLOOR PLAN



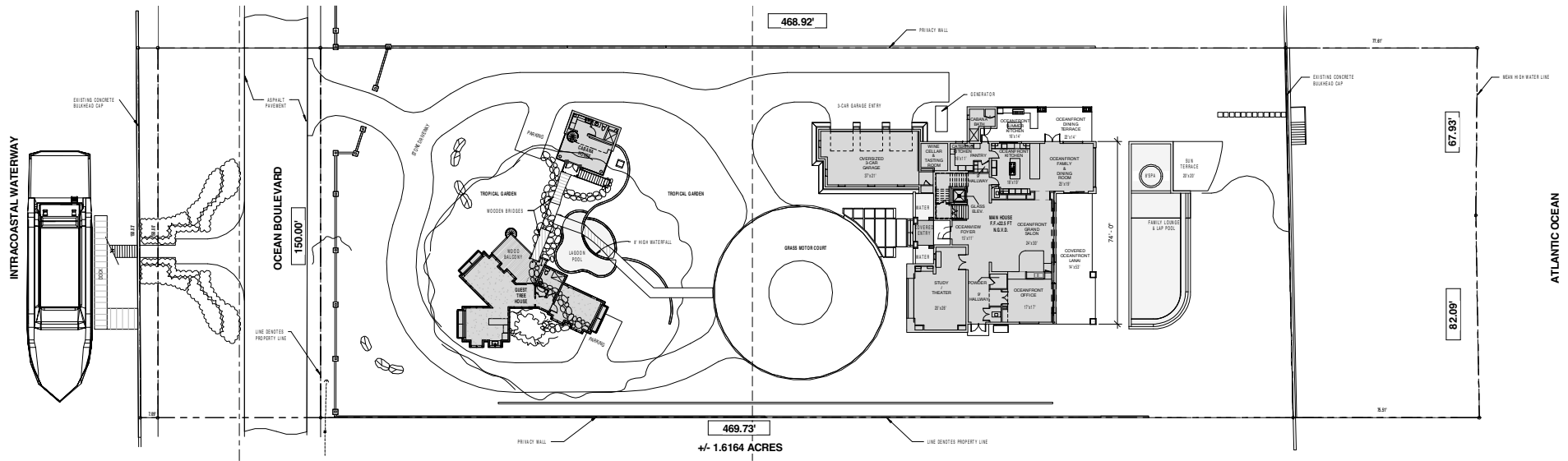
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SECOND LEVEL FLOOR PLAN

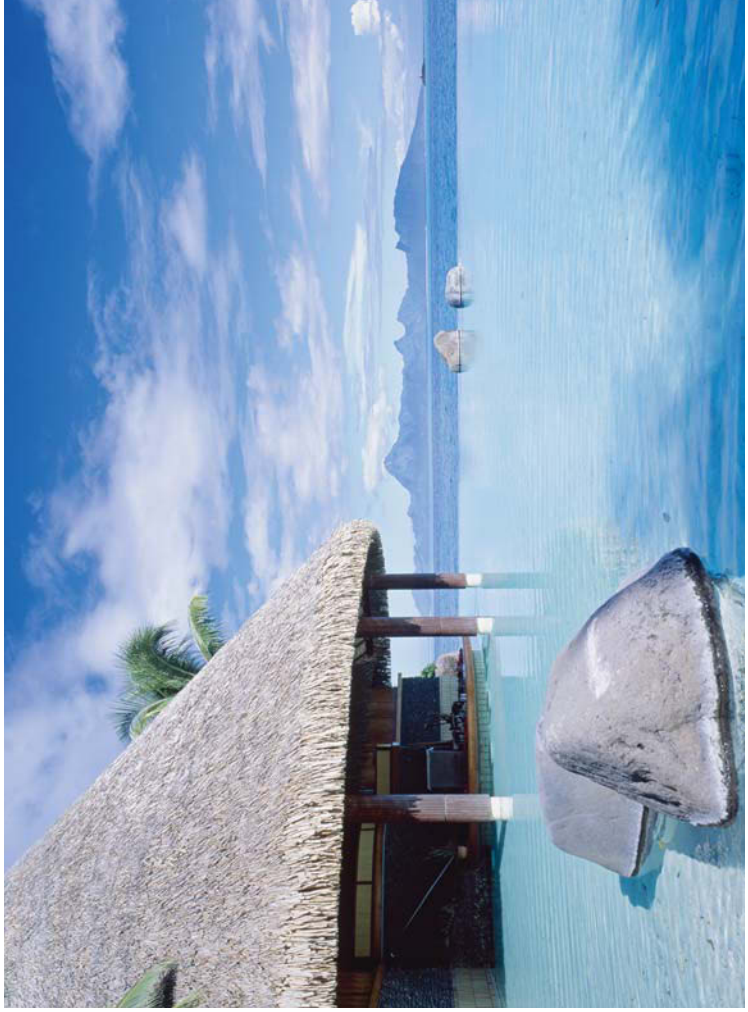


Frank McKinney & Company



SITE PLAN





privileged to "live the art," each time enjoying the rare combination of experiencing an emotional and financial return from their investment.

Limited to creating only 2-3 grand oceanfront estates a year, the molds are destroyed once an estate home is completed, thus insuring originality not to be found elsewhere in the world - ever.

Mr. McKinney is also a 5-time international bestselling author, with his three most recent books released on February 13, 2009. Please visit the following link: <http://www.frank-mckinney.com/books.asp>

Much more on Frank McKinney can be learned by visiting: http://www.frank-mckinney.com/about_frank.aspx

About the Town of Manalapan

Offering quiet surroundings in the heart of Florida's Gold Coast, the prestigious oceanfront enclave of Manalapan Beach lies between Palm Beach and Boca Raton. Manalapan is convenient to international/executive airports as well as world class sporting clubs, shops and restaurants.

Crystalina is situated in Manalapan Beach's estate section, consisting of just 28 estate homes, each spanning from the Atlantic Ocean to the Intracoastal Waterway.

Crystalina enjoys private deeded club privileges at the nearby Palm Beach Ritz Carlton Hotel.

Completion: Late 2009



A concerted effort has been made to preserve and maintain the native flora and fauna that further beautifies this oceanfront setting.

About Frank McKinney

For over 20 years Frank McKinney has been creating art in the form of the world's most magnificent oceanfront estate homes, each set on a sun drenched canvas known as the Atlantic Ocean.

Mr. McKinney and his team travel the world seeking to enhance the creative vision that is brought to designing each beautiful mansion. Exotic locales such as the Italian Riviera, Rome, Venice, Florence, Tuscany, Milan, South of France, Loire Valley, Bali, Fiji, Tahiti, Hawai'i and others are seen reflected in his homes.

The design team also travels the globe to secure the most unique appointments, including rare stones of gem quality, exotic & reclaimed woods, brilliant illuminations, gourmet kitchens, carved carpets, ornate metal and glass work, artistic paintings, fine upholstery and wall coverings, aquatics and aquariums, architectural ceilings, home automation, theatre treatments, custom built furniture, priceless accessories and dazzling flora and fauna.

Widely recognized as the industry leader building on the direct oceanfront, Mr. McKinney and his team apply the most rigid construction standards and technologies, including solid poured concrete and steel wall and floor systems, concrete pilings, hurricane rated doors, windows and roof systems, ultra high efficiency mechanical and plumbing equipment, corrosion resistant metals and salt tolerant landscaping.

In bringing the vision to reality, each McKinney masterpiece is passionately created without receiving direction via a specific commission. Like a priceless piece of art, vivid imagination and painstaking details are reflected in each residence. The process does not stop with the completion of the home. Each is fully furnished and accessorized by well known interior designer Nilsa Design Services, down to the gold plated tooth brush in the master bathroom, European linens on the beds and pillow-soft towels in the closets.

Often a qualified buyer will visit a McKinney creation one day, and be sleeping there as the proud new owner only days from the initial query. Here is where the fortunate are





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