

PRISA Group Press Release

August 16, 2006

FOR IMMEDIATE RELEASE

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PRISA GROUP OPENS FULLY DECORATED MODEL HOME AT LAKE TOSCANA

HILLSBOROUGH COUNTY, Florida – An elegantly furnished model home is open at Lake Toscana, a gorgeous conservation community in Tampa Bay.

“Visiting our magnificent model home is a wonderful way to envision the sophisticated lifestyle available at Lake Toscana,” Project Manager Albert Permuy said. “Our exceptional quality homes offer spacious, open floor plans with magnificent Tuscan-inspired architectural style. Every home at Lake Toscana is ideally designed to capture the community’s estate-sized homesites and nature views.”

The Villa Serena, a fully decorated one-story, three-bedroom model with over 3,700 square feet of living space, highlights the work of Marc-Michaels Interior Design of Winter Park, Fla. Renowned for producing spectacular, one-of-a-kind living spaces, Marc-Michaels created special surroundings for the Villa Serena at Lake Toscana.

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Casual sophistication best describes this home's classy yet comfortable interior, according to Marc-Michaels Designer Christina Villalonga, who describes the interior design inspiration for this home as a European country villa. The look is achieved by utilizing a handsome mix of rich wood-toned furnishings with splashes of vibrant colors all culminating into a home that is positively well-dressed.

Colors throughout the home are delightfully reminiscent of the Tuscan landscape at sunset. The palette of rich terra cotta, cappuccino and azure blue partnered with the home's neutral, soft backgrounds provide the perfect backdrop for an evening at home or relaxed, intimate entertaining.

This casual sophistication is best exhibited in the inviting living room. The creamy, scalloped-back sofa joined with a pair of chic wood frame chairs welcomes relaxation. The tufted cocktail ottoman is not only striking, but practical in its capacity to hold a tray of drinks or serve as another wonderful seating option.

The dining room provides the perfect setting for formal entertaining by combining richly upholstered high-back dining chairs with a glass and stone pedestal table accented by a pair of handsome gold-rubbed iron sconces and grand chandelier. In these rooms and throughout this beautiful home, the Villa Serena's flowing design offers timeless and luxurious appeal.

The gourmet kitchen and café are designed for efficiency and include 42" designer cabinetry with crown moulding, custom fitted Cambria countertops, ceramic tile flooring, and Whirlpool appliances. The elegant master suite includes a spacious walk-in closet and a luxurious master bath with a garden tub and separate glass enclosed shower.

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Two additional bedrooms are situated in an opposite zone for maximum privacy and endless possibilities. There is also an air conditioned hobby/utility room conveniently located between the gourmet kitchen and two-car garage.

The Villa Serena and all of the homes at Lake Toscana include concrete block exterior walls with steel reinforced columns and stylish clay barrel tile roofs. While the homes at Lake Toscana are built with a long list of standard features that are considered upgrades in many other communities, the builder/developer also provides multiple elevations with various stone choices for each home. There are also many optional features, such as a three-car or detached garage, bonus room or outdoor living space, to uniquely customize each home to best suit the owner's lifestyle.

Lake Toscana home and homesites packages are priced starting in the mid-\$400s. The Villa Serena model is open daily. For more information and to schedule a personal tour of Lake Toscana, call the sales center at (813) 633-6672 or email information@laketoscana.com.

Lake Toscana is the centerpiece of a beautiful ranch-style community bearing the same name in Florida's Hillsborough County. With over 60 percent of the residential community being set aside as conservation green space, Lake Toscana is the first to receive the prestigious conservation community designation in the Tampa Bay area.

Situated on more than 500 acres, the community will have only 102 elegant homes surrounding Lake Toscana. Every home site is between one and two acres, offers water or nature views and none face the back of another. Nestled between the Little Manatee River and the Little Manatee Preserve, Lake Toscana is located off of US-301,

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less than six miles from Interstate 75. The gated community is only a 30-minute drive from Tampa, St. Petersburg and Sarasota.

PRISA Group is developing Lake Toscana with pricing starting from the \$400s. The sales center is open 10 a.m. to 5 p.m. Monday through Saturday and noon to 5 p.m. Sunday. For information, call (813) 633-6672 or visit www.laketoscana.com.

Photography:

The Villa Serena model featuring Marc-Michaels Interior Design is open for viewing at Lake Toscana. Additional photographs are available upon request.

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