THE HIGHEST POINT ON THE BEACH.
THE HIGHEST QUALITY ON THE BEACH.
AT THE LOWEST PRICE OPPORTUNITY EVER.
Phoenix West II

A VISION THAT’S BEEN BUILDING FOR 40 YEARS—WITH VIEWS THAT GO ON FOREVER.

The Brett and Robinson families—and more than 600 team members—build and manage the most successful properties on the coast, our famous Phoenix resorts.

Phoenix West II is our most luxurious property yet, at the best value in our company’s history.
Flagship Phoenix amenities

Phoenix West II offers a combination of amenities we’ve never made available in one property:

- Gulf-front lazy river
- 12 floors of glass-enclosed parking
- Dramatic multi-level lobbies
- Heated outdoor and children’s pools
- Heated indoor pool
- Tennis courts
- Hot tubs
- Sauna
- Fitness center
- Technological amenity package including whole-building wireless
- Oversized meeting space

GULF FRONT Lazy River

Owners and their guests say their favorite Brett/Robinson amenity is our signature lazy river. Phoenix West II is home to our flagship water feature—the only beach-front lazy river in Gulf Shores and Orange Beach.

Meandering through sunny palm groves, past gulf views and under a cool, shady cove, Phoenix West II’s lazy river promises a way to slow down and enjoy the best the coast has to offer.
REMEMBER WAY BACK WHEN?
This is it.

People coming in from Florida notice that something great happens at the state line. There’s not so much traffic. Family values seem a little higher. And property taxes are certainly a lot lower. Getting here is a little more relaxing, too. I-10 and I-65 meet nearby, and our island-like location is surprisingly convenient to airports in both Pensacola and Mobile. We’re not like other resort towns divided by a traffic jam of people trying to get somewhere else. People come here to be here.

WHY THIS OFFER WON’T LAST—AND THE BUILDING WILL.

Brett/Robinson has spent 40 years building a better way. A way of building and managing that results in a better price and better construction. One dedicated team works seamlessly as
- developer
- sales force
- builder
- property/rental manager

By working as one company, we eliminate expensive delays and multiple profit centers and deliver at an unbeatable price.

Other buildings along the coast are built with stucco-over-foam construction that quickly peels off in storms. Our walls are poured-in-place concrete with steel reinforcements. Our glass is specially designed to take in those views while standing up to the wind. The effect is a building with looks and durability in a class of its own.

Our lobby levels are built with breakaway panels that reduce building stress and allow for faster post-storm construction. This allows us to be up and running much more quickly than our neighbors.
3 BEDROOM / 4 BATH
1958 SQUARE FEET + 249 SQUARE FEET OUTDOOR LIVING AREA

Our family-sized floor plan

While some of our floor plans have already sold out, a limited number of this most popular plan is still available.

This plan is designed for family life with three spacious bedrooms and four full baths. At the center of each residence is a kitchen built for entertaining with sweeping views and a separate wet bar. Note the oversized balcony and second seating area in the great room. The master suite adjoins this living area and features an oversized whirlpool tub and separate shower.

Rooms with a view—miles of it

The kitchen, dining, living areas and master suite all overlook the spacious balcony via a sweeping wall of glass. South-facing units enjoy our signature Brett/Robinson Gulf of Mexico views. North-facing units also have an enviable view of thousands of acres of protected state park lands and Lake Shelby.
Create your own décor

We look forward to working with you and your interior designer to make sure your home at Phoenix West II includes not only our views but your vision.

WALLS AND CEILINGS: Choose from a range of custom finishes and materials.

- Antique White
- Eldorado Tan
- Flessen White
- Luminery Yellow

FLOORS: A variety of floors are possible, from hardwood to travertine. Oversized ceramic tile and high-durability carpet are standard.

- Baltic Brown
- New Caledonia
- Passaggio
- St Cecilia
- Ubatuba

COUNTERTOPS: Granite is standard for kitchen and wetbar countertops, with a selection of four varieties. Cultured marble is standard for bathroom countertops and integrated sinks as well as tub and shower surrounds. Additional counter/surround customization is available, from marble and onyx to mosaic and granite.

- Antiqua White
- Eldorado Tan
- Flessen White
- Luminery Yellow

APPLIANCES: Stainless-steel appliances are standard, and kitchens may be customized with specialty appliances.

MILLWORK AND CABINETRY: Three-piece crown is standard in living/dining rooms, with one-piece in foyer, hallways, kitchen, tray-ceilinged areas and bedrooms. Four cabinet styles in a variety of colors is standard, with standard and architectural cabinetry available as an option. Our standard two-panel interior doors may be upgraded to the solid core door of your choice.
FREQUENTLY ASKED QUESTIONS

Property Owners’ Association

Q: What is the property owners’ association?
A: Each building is collectively owned by an association of individual condominium owners. Their ownership is based on the square footage of their property and the undivided interest of the building common areas. Owners elect a board of directors to make decisions regarding building operations and management. Monthly association dues are used to pay common operating expenses.

Q: What do the monthly association dues cover?
A: A lot is covered, including the monthly costs of cable TV, water, trash removal, and liability/building insurance. Does also include landscaping and maintenance of common areas, elevators, security/safety alarm systems, tennis courts and swimming pools, plus the electricity and supplies to keep all those common areas running and in top condition. Even the janitorial and other supplies used by your support staff are covered.

Q: Does the association insurance policy cover my condominium?
A: We suggest you consult a local insurance agent familiar with your property for specific information. Generally, your association will provide common area insurance which protects the association from liability issues as well as means of recovery following damage from fire, weather, etc. Any condo built after 1991 is subject to new Alabama laws that require your association to carry “all-inclusive” coverage. This means that following a catastrophic event, the association will be responsible for rebuilding your property as if it were newly constructed. For your own protection, and in order to rent your condo through our rental program, you must have adequate liability insurance.

Rental Management

Q: What is Brett/Robinson’s management fee?
A: We provide the best program on the Alabama Gulf Coast at a very competitive 22% of rental income.

Q: Is there a rental contract?
A: The initial agreement is for a 12-month period and automatically renews unless canceled by either party. A 60-day written notice is required for cancellation.

Q: What are the hours of operation?
A: Brett/Robinson serves you and your guests 24 hours a day, seven days a week. Front desk and security work 24/7, while housekeeping, custodial, reservations and maintenance are staffed daily until 11 pm with on-call services available for emergencies after hours. Our phones are answered any time, day or night.

Q: How are properties selected for rental?
A: Our software rotation system ensures fairest rotation for maximum rental income. In addition to rotation, properties are also matched to guest requests based on size, availability, bedding arrangements, smoking preferences, group accommodations, etc.

Q: Will my owner or guest reservation affect my rotation?
A: Non-revenue reservations are calculated at retail value for rotation purposes. Since the majority of owner stays in their property an average of two weeks during the calendar year, there is a natural balance in the rotation pool. The system rewards owners who make their properties available during peak seasons. Owner-referred reservations do not count against your rotation if referred guests let us know they were referred by you upon reservation.

Q: Who pays for damage?
A: We frequently recover damage costs from guests and proceed with repairs. In rare cases of extraordinary damage, such as fire, we have been successful in seeking restitution from guests’ personal insurance. In the rare case that a guest is uncooperative, we will pay for repairs up to $500. It is important, of course, to distinguish between negligent damages and routine wear and tear.

WHY THIS CASH OFFER IS THE BEST ON THE COAST

Phoenix West II isn’t just the best condo on the best location in Orange Beach. This is also the best opportunity to buy.

Our Phoenix resorts are built on a tradition of partnership with owners who take advantage of our limited pre-construction cash offering. With these initial cash purchases, Brett/Robinson is able to build debt-free. The considerable savings in interest are reflected in the low price offered to our cash buyers.

EXTREME CONSTRUCTION

This is Alabama’s largest building at 1.9 million square feet
• The steel reinforcement bars at Phoenix West II, if laid end to end, would reach Chicago
• Phoenix West II is built on over 2,200 concrete pilings
• Views? Try 219,000 square feet of wind-resistant glass
• For a finishing touch, we use over 759,000 linear feet of interior moldings