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“Introducing Lake Toscana, A True Conservation Community”

**Greater Tampa Bay Area New Homes Guide**

Builder News Section

Tampa, FL - With a Tuscan inspired flair, Lake Toscana, a development of PRISA Group and Hacienda Los Angeles, will emerge in South Hillsborough County as the area’s first true conservation community. The coveted designation of “conservation subdivision,” a recently instituted land code in Hillsborough County, is only leveled upon those developments setting aside more than 50% of the community for undeveloped green space. With developers planning to set aside more than 60% of the land at Lake Toscana, lush vegetation, winding trails, native trees, and an expansive lake are but a few offerings in the repertoire that will entice homeowners seeking a true sense of nature. With a commitment to natural surroundings, Lake Toscana will be proud to not only promise but actually deliver the conservation brand to potential homeowners.

Developers envision Lake Toscana naturally ranging over 512 acres in South Hillsborough County with plans for only 102 exclusive homes. The area’s first conversation subdivision will actually border the Little Manatee River as well as the Little Manatee Preserve. In addition to the natural feel, homeowners can look forward to a host of other advantages including a close-knit community atmosphere created by the exclusive number of ownership opportunities. Every home will be built over impressive one to two acre lots and feature water or conservation views from a home product unlike the traditional Florida mold. While each home rests on more than an acre, collectively homeowners own 350 more.

Nature will be the key theme at Lake Toscana with plans for nature trails, jogging trails, gardens and an inviting 60-acre lake perfect for kayaking and fishing, all for the enjoyment of residents. The development will be located less than 6 miles from I-75 -- off of Saffold Road accessible via County Road 301 from I-75 just a few miles past the Sun City Center exit in South Hillsborough County. While enjoying all that Lake Toscana has to offer, residents will enjoy easy commutes to Tampa (35 minutes), Sarasota (35 minutes) and St. Petersburg (25 minutes).

“We are looking forward to delivering a community and atmosphere not currently found here in Tampa.” says Project Developer, Federico Stubbe. “Our commitment to build for designation as a conservation subdivision is a crowning attribute of Lake Toscana; however, we have much more in store for potential homeowners. We look forward to sharing the vision that is Lake Toscana.”

PRISA Group along with partner Hacienda Los Angeles make up the development team responsible for delivering Lake Toscana and offering the homes slated for the 97 home

sites. PRISA Group is a well-known and successful single and multi-family community and resort developer, with over \$100 million in annual sales and over 1,000 employees. Run by three generations of family, the company has a strong reputation as artisans, committed to shaping land, homes and dreams for the enjoyment of all. PRISA is known for developing and building a beautiful and superior quality product for homeowners. In the resort arena, PRISA Group has partnered with Hyatt Corporation to develop a world-class property in the Caribbean known as Dorado Beach Resort. The company has been honored with numerous awards from the National Association of Home Builders. Project partner Hacienda Los Angeles also has an impressive portfolio with more than 500 multi-family units under planning and construction throughout Florida.

PRISA Group and Hacienda Los Angeles are proud to extend development and homebuilding operations into Hillsborough County. The vision of Lake Toscana is just beginning to unfold. Catch a glimpse at [www.laketoscana.com](http://www.laketoscana.com).