

## BEACH LIVING

Just steps from the serene shores of Jacksonville Beach, Florida, the beautiful 213 units of Pablo Towers offer a relaxing lifestyle with a wide variety of amenities and enjoyable activities.



Surround yourself with our comfortable coastal style and residential options. We invite you to join the friendly and caring community of Pablo Towers.

## APPLICATIONS

Residents must qualify for an apartment at Pablo Towers. Requirements are a person must be over 62 years of age, or if there are two people, one must be at least 62 years of age.

The first month's rent and security deposit (equal to one month's rent) are paid in advance. Rent includes electricity, water, heat, A/C, range/oven, and refrigerator.

Rent for some residents receiving a HUD subsidy will reflect 30% of their adjusted annual income, which must be within the limitations established by the Federal Government. A limited number of on-site parking spaces are available for an additional monthly fee.

*\*Please note: Due to high volume, all Residential Applications are placed on our Waiting List. Unit availability is assigned according to the date the application is received and based on preferences. Also, employees are not licensed or trained to offer physical or medical care.*



## AMENITIES

Pablo Towers features an attractive lobby and beautifully landscaped environment close to area shopping, dining, churches, world-class medical facilities, and the Atlantic Ocean. We allow pets under 25 pounds with a deposit and proof of vaccination records.

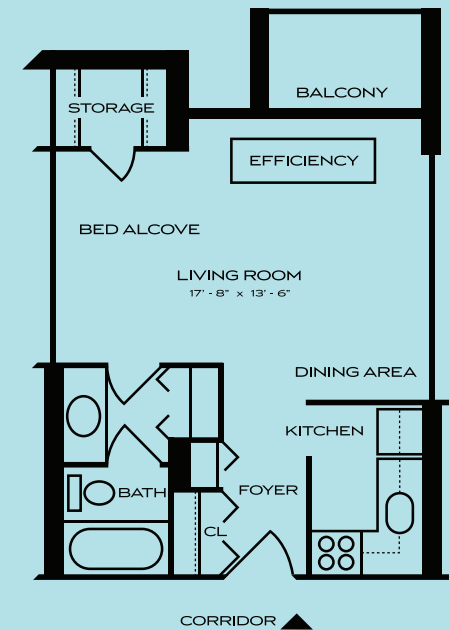


Amenities include:

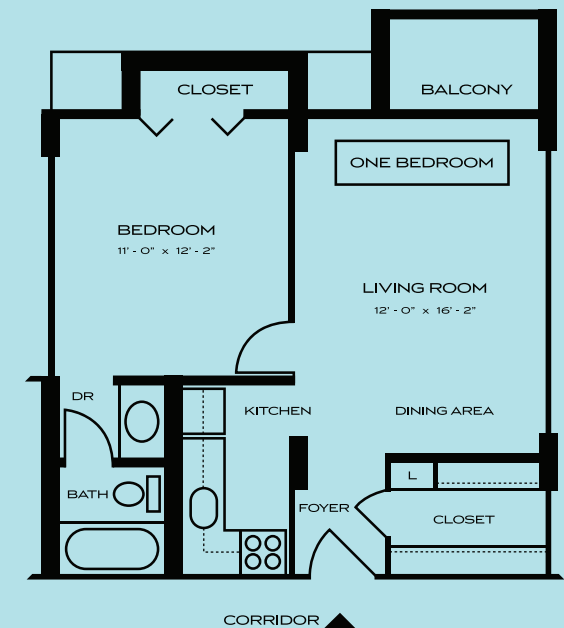
- Adjacent Pablo Cafe (serves lunch and breakfast five days a week) and a multi-purpose Community Room
- Comfortable efficiency & one-bedroom apartments
- Some balconies overlook the gorgeous Atlantic Ocean and Jacksonville Beach
- Individually controlled heat and A/C
- Utilities (except cable and telephone) are included in rental fee
- Ample closet space
- Waste chutes (each floor)
- All-electric kitchen (microwave, range, frost-free refrigerator)
- Two safety bars (every bathtub/shower area)
- Centrally located, self-service elevators
- Telephone and Cable TV ready
- Activity rooms (computer, library, exercise room, beauty shop and wellness/rehab)
- Safety features (throughout building)
- 24-hour emergency maintenance
- Service Coordinator (identifies/connects Residents to services)
- Resident Council (active liaison between Residents and Staff)
- Auxiliary (plans Resident social events)

## FLOOR PLANS

### EFFICIENCY | 400 sq. ft.



### ONE BEDROOM | 540 sq. ft.





## COASTAL COMFORTS

### MULTI-PURPOSE COMMUNITY ROOM

On the first floor of The Suites at Pablo Towers is our Multi-purpose Community Room. Designed for social, cultural, recreational, and meeting purposes, there is ample room for a variety of events. Amenities include 160 seats, a stage, A/V, and restrooms. The Tower contains an expanded library with computers available for Residents, a beauty shop, and a fitness center.

### PABLO CAFE

Open to Pablo Towers, The Suites at Pablo Towers, Pablo Hamlet, and our Jacksonville Beaches community, our full-service commercial kitchen offers chef-prepared nutritious and affordable lunches (Monday through Friday, 11 a.m. to 1:30 p.m.) and breakfast (Monday through Friday, 7 a.m. to 10 a.m.) Our Monthly Menu is on our website.



115 Third Street South  
Jacksonville Beach, FL 32250

P. 904.249.3866 | F. 904.249.2011

TDD: 1.800.955.8771

FLDA# CH41399

[www.pablotowers.com](http://www.pablotowers.com)

*A smoke-free environment. Pablo Towers does not discriminate against any person because of race, color, religion, sex, handicap, familial status or national origin.*



Managed by Elderly Housing Management Corp., Inc.



**COMFORTABLE, CONVENIENT,  
AFFORDABLE SENIOR LIVING**

Serving the seniors in Jacksonville Beach by providing  
quality and affordable housing for independent living