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**RAGTOPS OFFERED BY TIVOLI PROPERTIES, INC.**

***- Aqua Midtown Buyers Receive Brand New 2008 Mini Cooper  
Convertible -***

ATLANTA, May 7, 2008 – Atlanta-based Tivoli Properties, Inc. – developers of Aqua Midtown – is offering a new 2008 Mini Cooper convertible to buyers who purchase any two- or three-bedroom residences at the luxury condominium. The *Mini Ragtop* promotion is offered in connection with listings that sell at full price and close by June 30, 2008.

Opened in September 2007, Aqua is a residential escape located at the corner of 10th and West Peachtree streets in the heart of Atlanta. The 25-story development includes 84 homes with direct, private-access elevators that open into each foyer, plus 3,400 square feet of street-level retail shopping. Aqua's homes average 1,800 square feet and are priced from the mid \$300,000s to more than \$1 million.

Residences are designed for comfort, style and convenience with floor-to-ceiling windows surrounded by curved ceiling soffits, high-efficient insulated windows with low E coating, spacious balconies, exotic hardwood flooring, and 7' interior doors. Gourmet kitchens are equipped with Viking appliances, European-style cabinetry, granite countertops, and recessed and under-counter lighting. The master bathroom features oversized jetted tub,

walk-in shower with frameless shower doors double Kohler WaterTile body sprayer, European-style cabinetry, marble countertops with dual under-counter porcelain sinks, and designer porcelain tile floors.

Five-star amenities include heated swimming pool with landscaped deck, complete with weekend pool attendant; entertainment deck, with indoor/outdoor club room and catering kitchen; state-of-the-art fitness center; furnished resident guest suite; included high-speed Internet and basic cable/telephone service; Wi-Fi in lobby and club level; and 24/7 concierge and valet service.

Tivoli Realty Services, Inc. – the exclusive broker for Aqua – is a full-service real estate company that offers a distinctive strategy to marketing and selling real estate. Instead of focusing on the actual product, its associates promote a resort living philosophy while illustrating the “value” of a purchase. For more information, please call 404-881-0019 or visit [www.aquamidtown.com](http://www.aquamidtown.com) <<http://www.aquamidtown.com/>> .

***-Tivoli Properties, Inc.-***

*Founded in 2004, Tivoli Properties, Inc. is a real estate, investment and development company based in Atlanta, GA. The company's strategy is focused on the creation of new concepts in urban living and next-generation multifamily housing throughout the southeastern U.S. Tivoli stands apart by offering first-to-market design elements and an exclusive number of homes per development in an effort to foster a more intimate live, work, and play environment for residents. Tivoli Properties include Duo, Aqua, Mezzo and Tivoli Tenside. For more information call (770) 272-7600 or visit [www.tivoli-properties.com](http://www.tivoli-properties.com) <<http://www.tivoli-properties.com/>> .*

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*\* Certain changes in standard equipment, options, prices, availability or delays may affect pricing. Tivoli Properties reserves the right to change product specifications at any time without incurring obligations.*