



AVENTURA
PARKSQUARE



AVENTURA



AVENTURA
PARKSQUARE

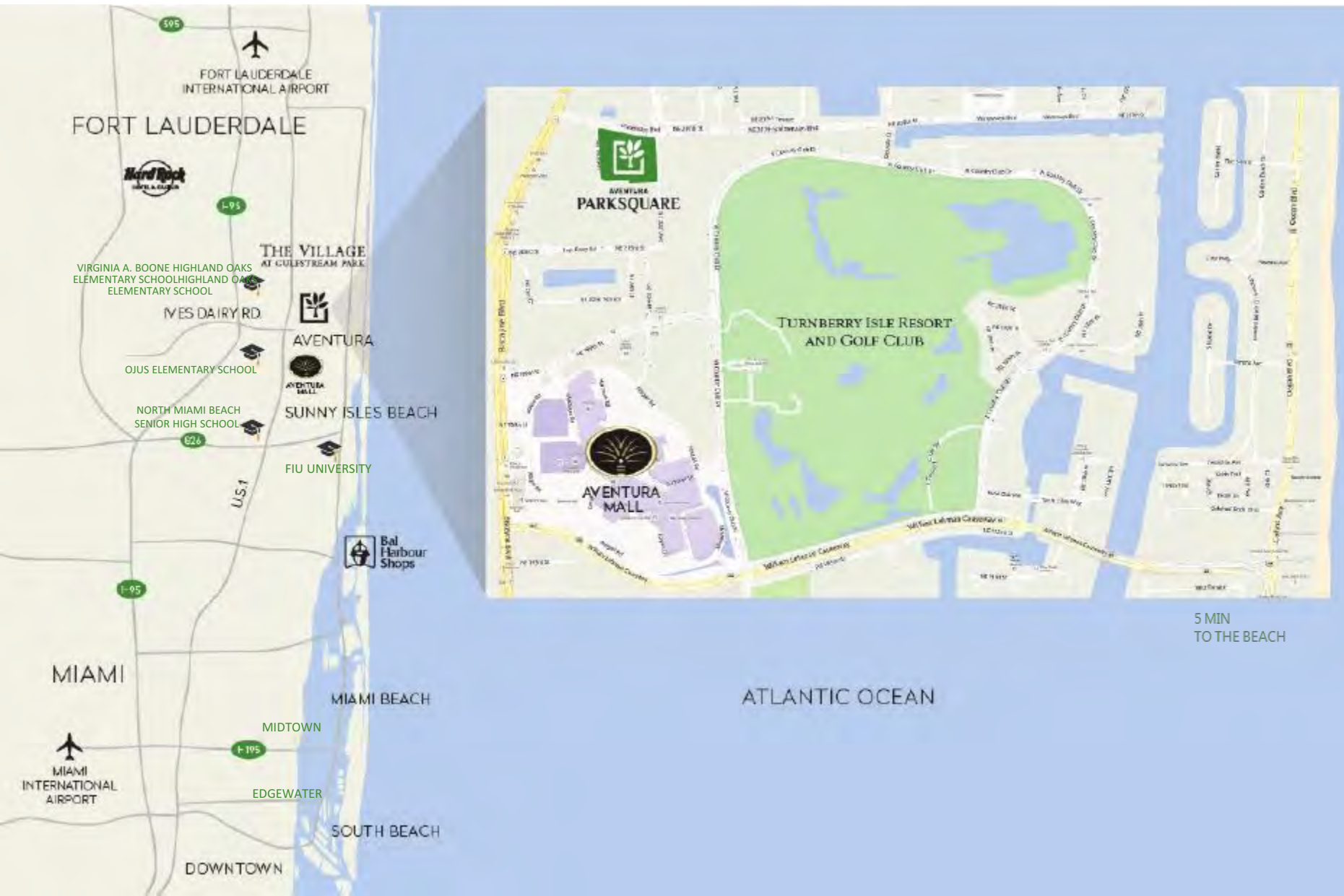


LOCATION

	MIAMI INT'L AIRPORT	19 mi
	FT. LAUDERDALE INT'L AIRPORT	8 mi

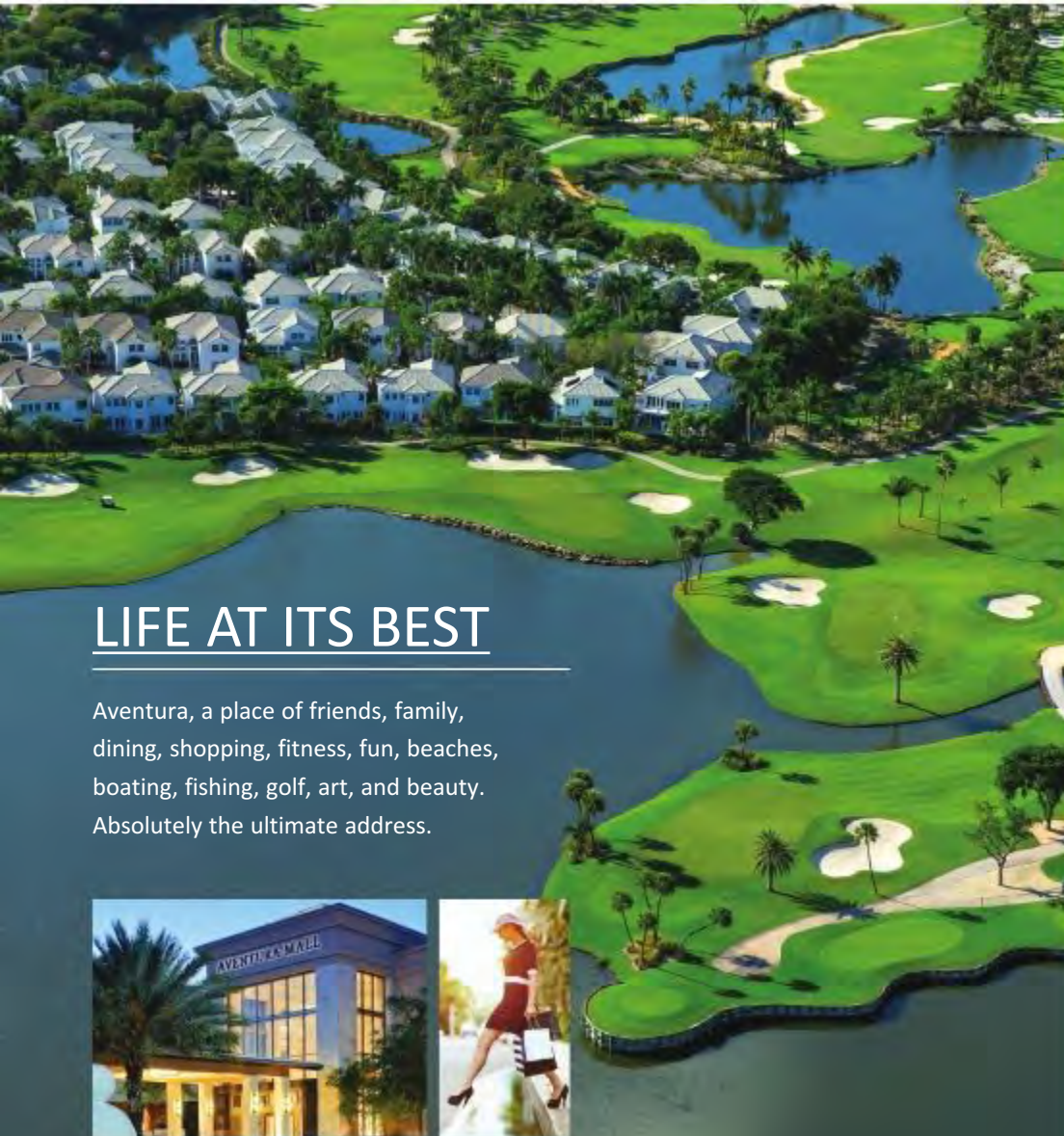


LOCATION





NEIGHBORHOOD



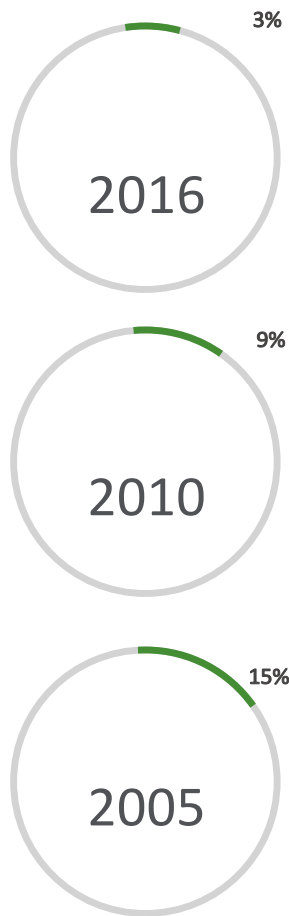
LIFE AT ITS BEST

Aventura, a place of friends, family, dining, shopping, fitness, fun, beaches, boating, fishing, golf, art, and beauty. Absolutely the ultimate address.





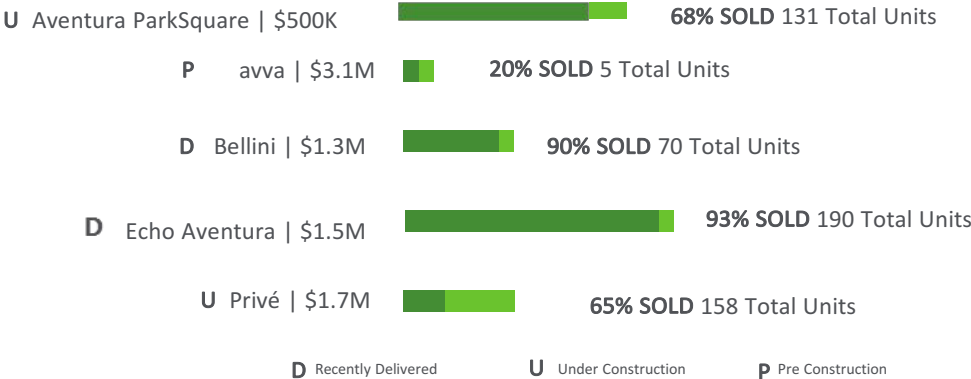
VACANT RATE HISTORY



■ VACANCY RATE ■ OCCUPANCY RATE

Total new construction condo units available for sale

■ Developer units sold ■ Developer units unsold



77%
SOLD
IN AVENTURA

LACK OF NEW
INVENTORY



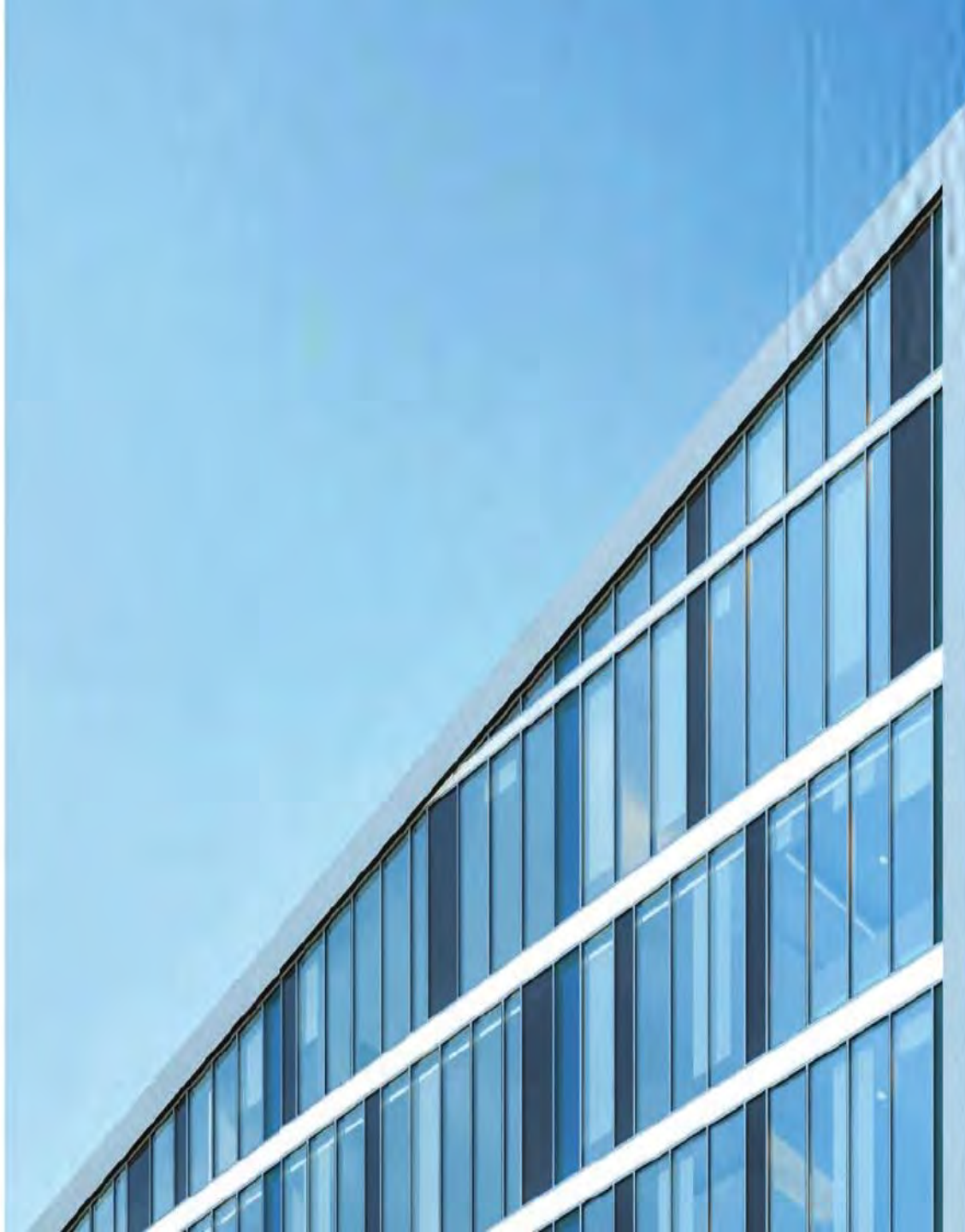
DEVELOPMENT DESIGN+SALES

ZYSCOVICH ARCHITECTS - *architect*

INTERIORS BY STEVEN G. INC. - *interior design*

ONE SOTHEBY'S INTERNATIONAL REALTY - *exclusive sales*

IKONE INTERNATIONAL - *marketing*



PROJECT TEAM



INTRODUCTION



AVENTURA PARKSQUARE

Welcome to Aventura ParkSquare,
a vibrant new community designed
with purpose by Zyscovich

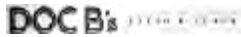
Architects. Planned to the smallest
detail, here you find a start-of-
the-art wellness center, exquisite
residences, class-A offices and
a luxury hotel, combined with
sustainable design, community
garden, wide boulevard sidewalks
and a festive main street lined with
restaurants and shops.

THE FUTURE OF AVENTURA HAS ARRIVED.



BUILDING

RESTAURANT AND PREMIUM RETAILS



CYCLEHOUSE



- Common Areas by Steven G. Interiors, Inc.
- 24-Hour Security and Front Desk
- 5th Floor Amenity Deck
- Sunrise Pool
- Fully Equipped Fitness Center
- Multi-Purpose Social Room
- Summer Kitchen
- Trellace and Chaise Lounge Seating



- BBQ Area
- Valet



- Health and Wellness Oriented Community
- European Curb Design
- 50,000 SF of Retail and Entertainment
- 40,000 SF Health and Wellness Center
- 100,000 Class A Office Spaces
- 207 Room Hotel – A Loft
- 144 Luxury Senior Living Apartments
- World Class Dining and Spirits
- Community Garden
- Valet Service
- Dog Park
- Active Amenity Deck

COMMUNITY



THE *NEW* CENTER OF LIVING IN
AVENTURA





LOBBY



COMMON AREA

AMENITIES



RESIDENCES

- 131 Boutique Residences
- Exclusive Townhomes
- One, Two and Three Bedroom Residences
- From approximately 900 SF to over 2,300 SF
- Expansive Private Balconies
- Floor to Ceiling Windows
- Finer Finishings Program
- European Style Cabinetry Color Options
- Countertop Color Options
- Floor Covering Color Options
- Premium Stainless Steel Appliances
- Full-Size Washer and Dryer
- Spacious Walk-in Closets
- Easy Access to open Unit through APS app





Interiors by Steven G.
Interior Design









Interiors
Interior Design by STEVEN





1 BEDROOM, 2 BATH PLUS DEN
FLOORS 5-12

1 BEDROOM, 2 BATH PLUS DEN
FLOORS 5-12

- Expansive Private Balconies
- Floor-to-Ceiling Windows
- High Ceilings
- Finer Finishings Program:
 - European Style Cabinetry Color Options
 - Countertop Color Options
 - Floor Covering Color Options
- Faucets, fixtures and lavatories



RESIDENCE 2A

2 BEDROOM, 2 BATH PLUS DEN
FLOORS 5-12

	TOTAL SQ FT	TOTAL SQ M
RESIDENCE	1193 - 1215	110.8 - 112.8
BALCONY	185 - 236	17.1 - 21.9
TOTAL	1378 - 1451	127.9 - 134.7



any type of human body.

FEATURES

- Expansive Private Balconies
- Floor-to-Ceiling Windows
- High Ceilings
- Fine Finishes Program
- European Style Cabinetry Color Options
- Countertop Color Options
- Floor Covering Color Options
- Faucets, Fixtures and Fixtures



RESIDENCE 2B

2 BEDROOM, 2.5 BATH
FLOORS 5-7

	TOTAL SQ FT	TOTAL SQ M
RESIDENCE	1204 - 1216	111.8 - 112.9
BALCONY	435 - 535	40.4 - 49.7
TOTAL	1639 - 1751	152.2 - 162.6



FEATURES

- Expansive Private Balconies
- Floor-to-Ceiling Windows
- High Ceilings
- Finer Finishings Program
- European Style Cabinetry Color Options
- Countertop Color Options
- Floor Covering Color Options
- Faucets, Fixtures and Linovatories



RESIDENCE 2C

2 BEDROOM, 2 BATH PLUS DEN
FLOORS 6-12

	TOTAL SQ FT	TOTAL SQ M
RESIDENCE	1236	1235
BALCONY	187 - 888	17.37 - 17.4
TOTAL	1,422 - 1,423	132 - 132.1



Way Point of Notes 6 & 7

FEATURES

- Expansive Private Balconies
- Floor-to-Ceiling Windows
- High Ceilings
- Finer Finishings Program
- European Style Cabinetry Color Options
- Countertop Color Options
- Floor Covering Color Options
- Faucets, fixtures and lavatories



2 BEDROOM, 2 BATH PLUS DEN
FLOORS 6 - 12

	TOTAL SQ FT	TOTAL SQ M
RESIDENCE	1324	123
BALCONY	247-277	22.9-25.7
TOTAL	1571-1601*	145.9-148.7*



Received 2008-08-20

- Expansive Private Balconies
- Floor-to-Ceiling Windows
- High Ceilings
- Fine Finishing Program
 - European Style Cabinetry Color Options
 - Countertop Color Options
 - Floor Covering Color Options
- Faucets, fixtures and lavatories



RESIDENCE 3A

3 BEDROOM, 3 BATH
FLOORS 5 - 12

	TOTAL SQ FT	TOTAL SQ M
RESIDENCE	855	150
BALCONY	533	49.5
TOTAL	2,148	199.5



FEATURES

- Expansive Private Balconies
- Floor-to-Ceiling Windows
- High Ceilings
- Finer Finishings Program
- European Style Cabinetry Color Options
- Countertop Color Options
- Floor Covering Color Options
- Faucets, Fixtures and Linovatories







Unit	Price	Down Payment		
706 Model 1A				
1 Bedroom - 2 Baths + Den	\$ 510,000	30%		
937 sq. ft		\$ 153,000		
		Payment Structure		
		\$ 51,000	10%	At Contract
		\$ 51,000	10%	60 days
		\$ 51,000	10%	60 days
	Total Balance	\$ 357,000	70%	Mar-18

Unit	Price	Down Payment		
809 Model 2A				
2 Bedrooms - 2 Baths + Den	\$ 642,000	30%		
1215 sq. ft		\$ 192,600		
		Payment Structure		
		\$ 64,200	10%	At Contract
		\$ 64,200	10%	60 days
		\$ 64,200	10%	60 days
		Total Balance	\$ 449,400	70% Mar-18
Financing 30 years 5% int.				
	\$ 1,723	Mortgage payment aprox. for \$321,000.-		