



AVENTURA  
PARKSQUARE



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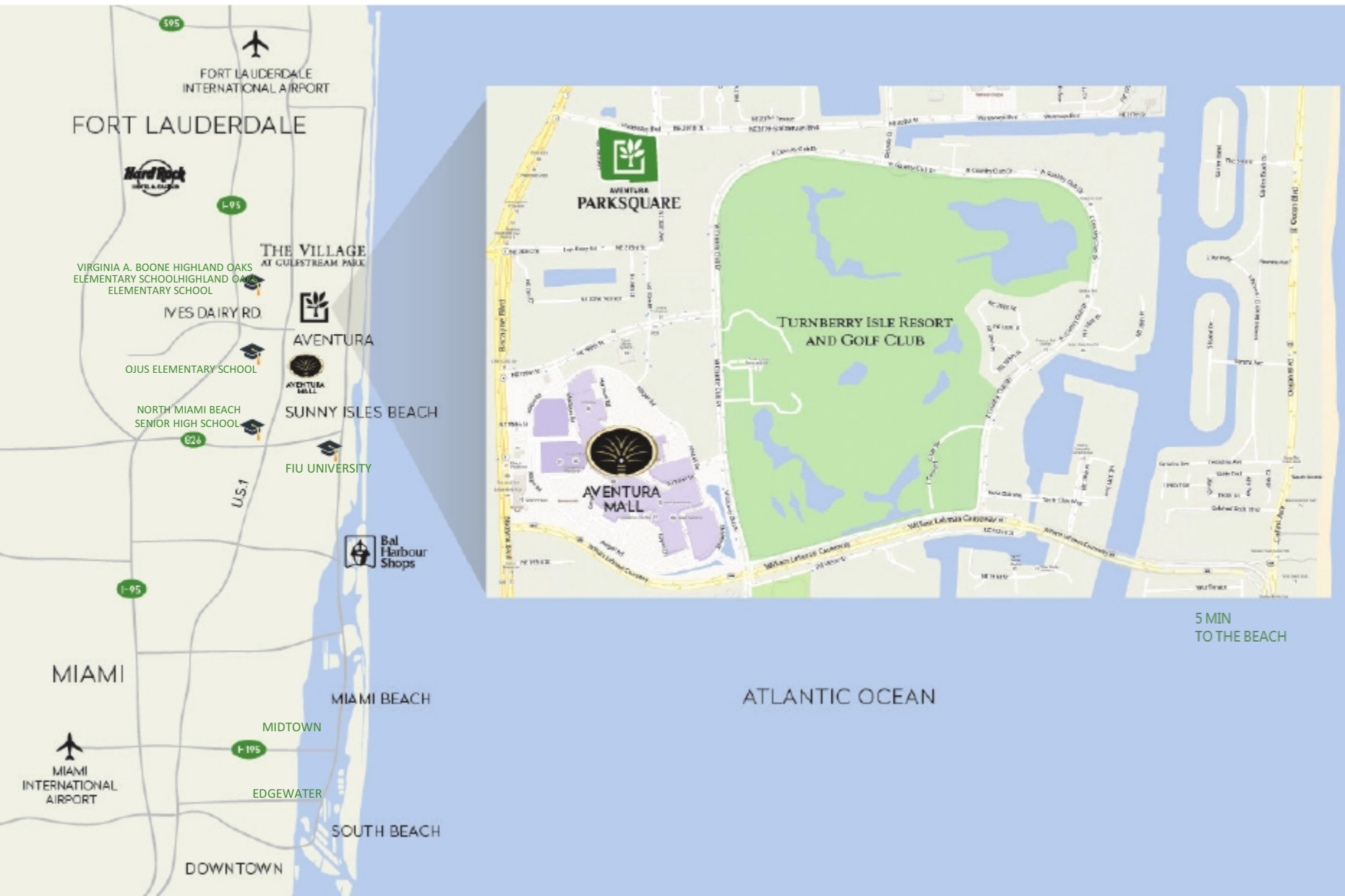


LOCATION

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



# LOCATION









# NEIGHBORHOOD



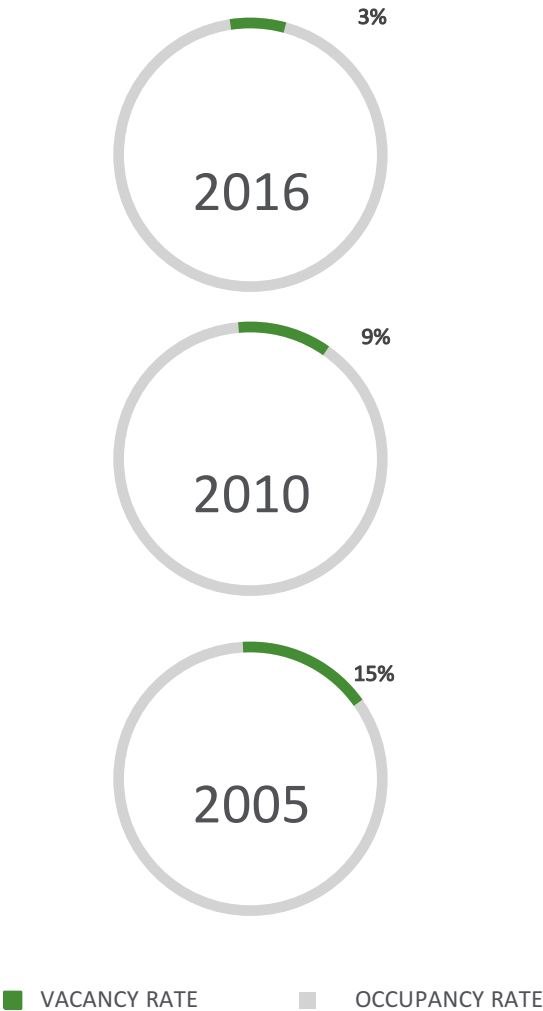
## LIFE AT ITS BEST

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

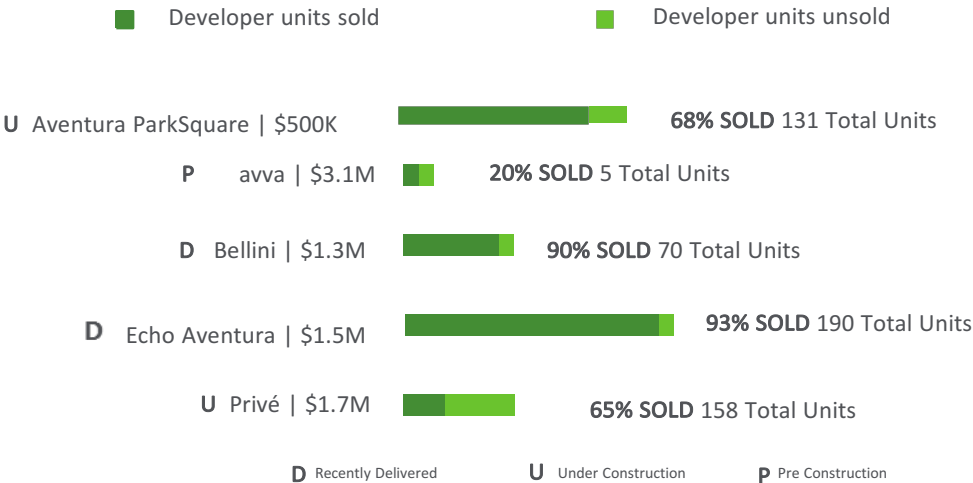




## VACANT RATE HISTORY



## Total new construction condo units available for sale



**77%**  
SOLD  
IN AVENTURA

LACK OF NEW  
INVENTORY





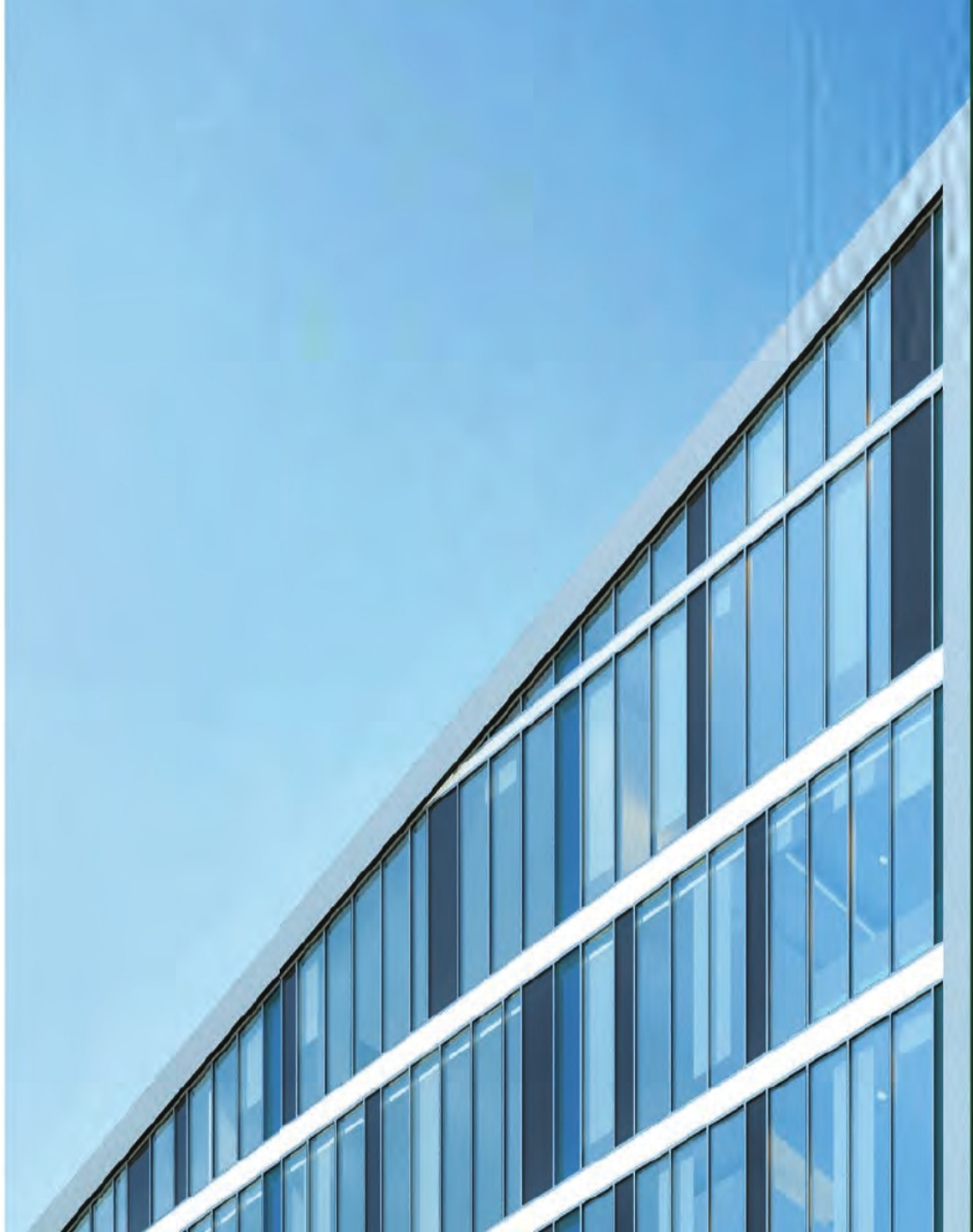
# DEVELOPMENT DESIGN+SALES

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



- 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



- 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



# 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 by STEVEN  
Interior Design





# RESIDENCE 1A

1 BEDROOM, 2 BATH PLUS DEN  
FLOORS 5-12

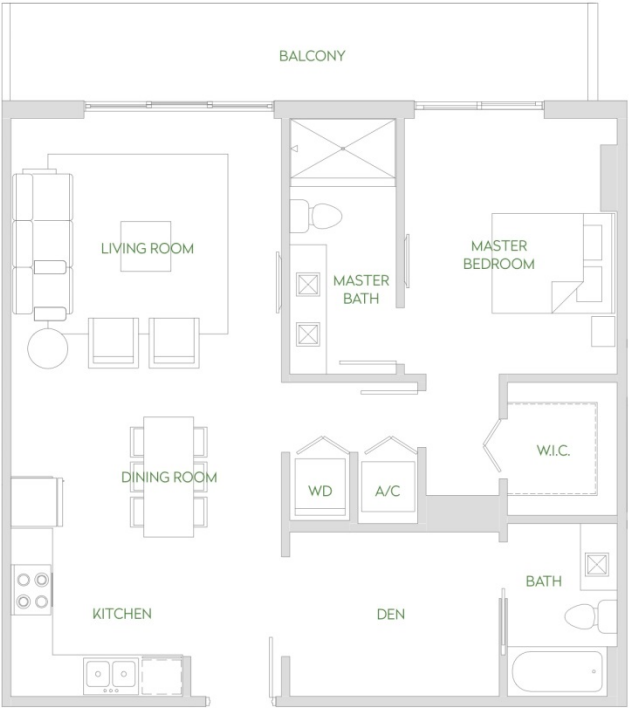
	TOTAL SQ. FT.	TOTAL SQ. M.
RESIDENCE	937	87
BALCONY	138-513	12.8-47.7
TOTAL	1075-1450*	99.8-134.7*



Key Plan of Floors 9 & 10.

## 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



\*Total square footages and dimensions of units are based on measurements to the exterior boundaries of the exterior walls and the perimeter of exterior decking walls between units and will vary from the square footages and dimensions of the unit that would be determined by using the description and definition of the "Gross" area built in the Declaration (which generally only includes the interior surfaces between the perimeter walls and excludes exterior structural components and other common elements). This method of measurement is generally used in sales and marketing materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the same method. For your reference, the square footage of the Unit, determined in accordance with the definition of the "Gross" area built in the Declaration, is approximately 1,075-1,450 sq. ft. for unit type 1A. However, parties and their sales are not part of the "Gross" area. Measurements and dimensions of rooms are built on the floor plan are generally taken at the furthest points of each space room for the room is not a perfect rectangle, without regard for any cutouts, walls or other features. Accordingly, the square footage of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All square footages, dimensions and measurements are estimates which are based on preliminary plans and will vary with actual construction. All floor plans, specifications and other development plans are proposed and conceptual only, and are subject to change and will not necessarily accurately reflect the final plans and specifications.



# RESIDENCE 1C

1 BEDROOM, 2 BATH PLUS DEN  
FLOORS 5-12

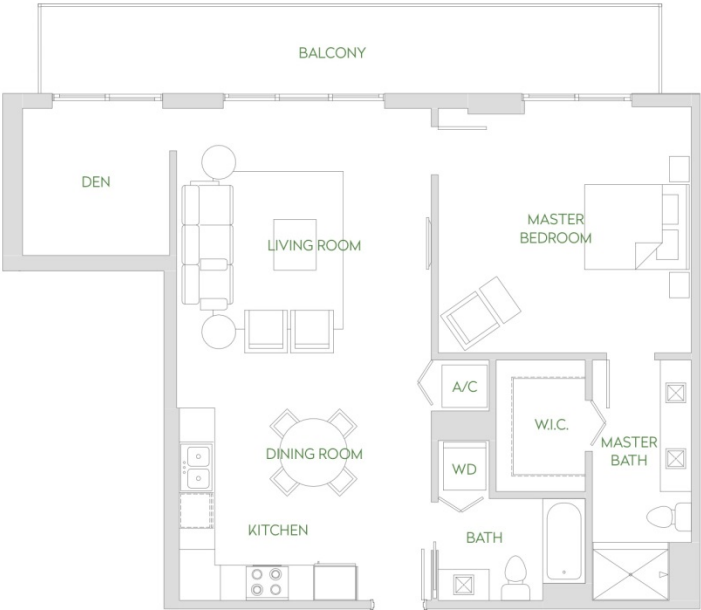
	TOTAL SQ FT	TOTAL SQ M
RESIDENCE	1,028	95.5
BALCONY	196-219	18.2-20.3
TOTAL	1,224-1,247*	113.7-115.8*



Key Plan of Floors 9 & 10.

## 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



\*Stated square footages and dimensions of units are based on measurements to the exterior boundaries of the exterior walls and the perimeter of exterior decking walls between units and will vary from the square footages and dimensions of the unit that would be determined by using the description and definition of the "Gross" area in the Declaration (which generally only includes the interior surfaces between the perimeter walls and excludes exterior structural components and other common elements). This method of measurement is generally used in sales and marketing materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the same method. For your reference, the square footage of the Unit, determined in accordance with the definition of the "Gross" area in the Declaration, is approximately 1,224-1,247 sq. ft. for unit type 1C. Services, parking and lake view are not part of the "Gross" area. Measurements and dimensions of rooms set forth on the floor plan are generally taken at the furthest points of each space (i.e., if the room is not a perfect rectangle), without regard for any cutouts, soffits or other variations. Accordingly, the square footage of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All square footages, dimensions and measurements are estimates which are based on preliminary plans and will vary with actual construction. All floor plans, specifications and other development plans are proposed and conceptual only, and are subject to change and will not necessarily accurately reflect the final plans and specifications.

# RESIDENCE 2A

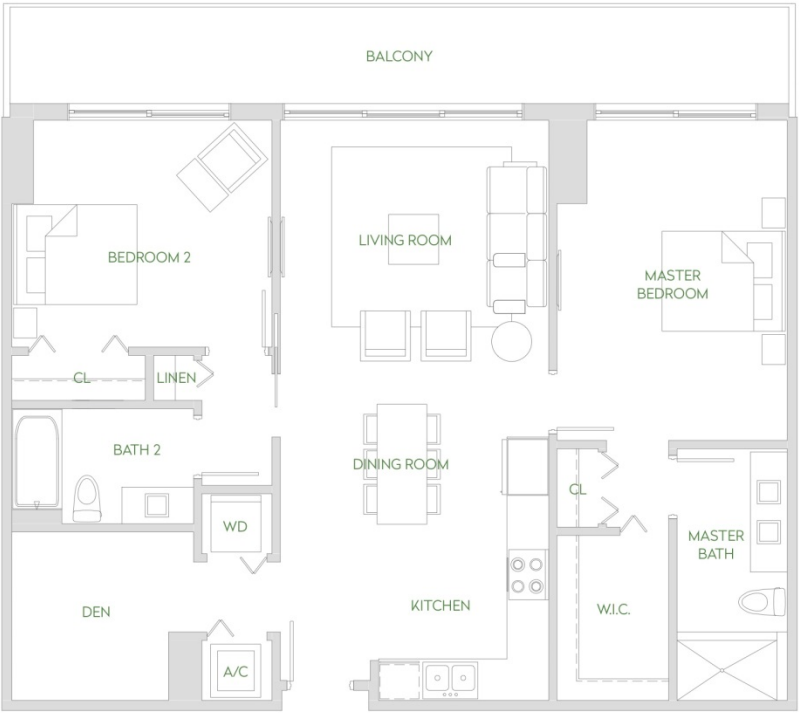
2 BEDROOM, 2 BATH PLUS DEN FLOORS 5-12		
	TOTAL SQ FT	TOTAL SQ M
RESIDENCE	1193 - 1215	110.8 - 112.8
BALCONY	185 - 236	17.1 - 21.9
TOTAL	1378 - 1451	127.9 - 134.7



Key Plan of Floors 9 & 10.

## 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



\*Detailed square footages and dimensions of units are based on measurements to the exterior boundaries of the exterior walls and the centerline of exterior doors and windows. The square footage of the unit is determined by using the description and definition of the "Gross" area in the Declaration (which generally only includes the interior spaces between the perimeter walls and excludes interior structural components and other common elements). This method of measurement is generally used in sales and marketing materials and is provided to allow a prospective buyer to compare the units with units in other condominium projects that utilize the same method. For your reference, the square footage of the unit, determined in accordance with the definition of the "Gross" area in the Declaration, is approximately 1,200 sq. ft. for unit type 2A. Terraces, patios and balconies are not part of the "Gross" area. Measurements and dimensions of common areas are generally taken at the furthest point of each space (not if the area were a perfect rectangle), without regard for any alcoves, soffits or other variations. Accordingly, the square footage of the actual unit will typically be smaller than the product obtained by multiplying the stated length times width. All square footages, dimensions and measurements are estimates which are based on preliminary plans and will vary with actual construction. All floor plans, specifications and other development plans are proposed and conceptual only, and are subject to change and will not necessarily accurately reflect the final plans and specifications.



# RESIDENCE 2B

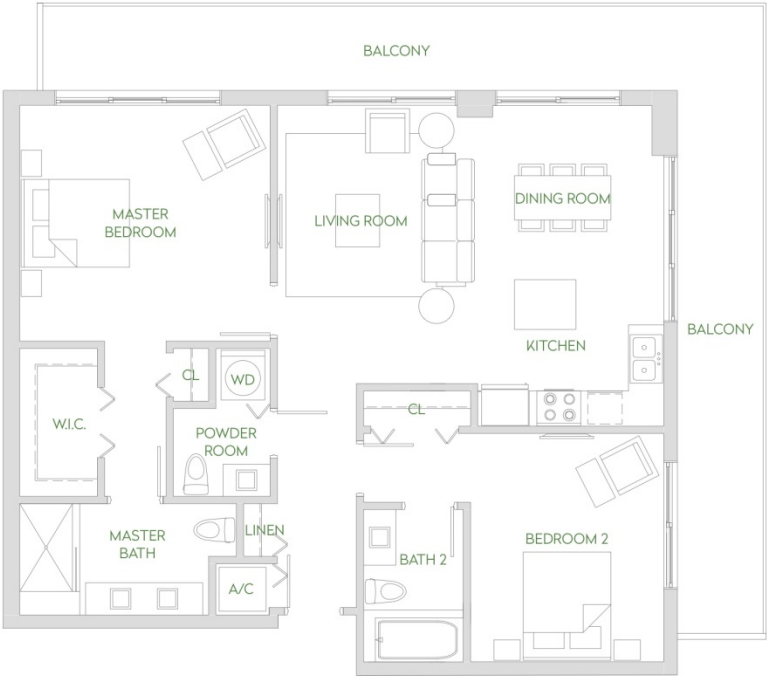
2 BEDROOM, 2.5 BATH FLOORS 5 - 7			
	TOTAL SQ FT	TOTAL SQ M	
RESIDENCE	1204 - 1216	111.8 - 112.9	
BALCONY	435 - 535	40.4 - 49.7	
TOTAL	1639 - 1751	152.2 - 162.6	



Key Plan of Floors 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



\*Detailed square footages and dimensions of units are based on measurements to the exterior boundaries of the exterior walls and the centerline of windows denoting walls between units and will vary from the square footages and dimensions of the unit that would be determined by using the description and definition of the "Gross" or "Net" as defined in the Declaration (which generally only includes the interior spaces between the perimeter walls and excludes interior structural components and other common elements). This method of measurement is generally used in sales and marketing materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the same method. For your reference, the square footage of the Unit, determined in accordance with the definition of the "Gross" or "Net" as defined in the Declaration, is approximately 1,204 to 1,216 sq. ft. for unit type 2B. Terraces, patios and balconies are not part of the "Gross" or "Net" measurements and dimensions of rooms set forth in this floor plan are generally taken at the furthest points of each given room (not the room's area or perfect rectangles), without regard for any alcove, nook or other variations. Accordingly, the square footage of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All square footages, dimensions and measurements are estimates which are based on preliminary plans and will vary with actual construction. All floor plans, specifications and other development plans are proposed and conceptual only, and are subject to change and will not necessarily accurately reflect the final plans and specifications.

# RESIDENCE 2C

2 BEDROOM, 2 BATH PLUS DEN  
FLOORS 6-12

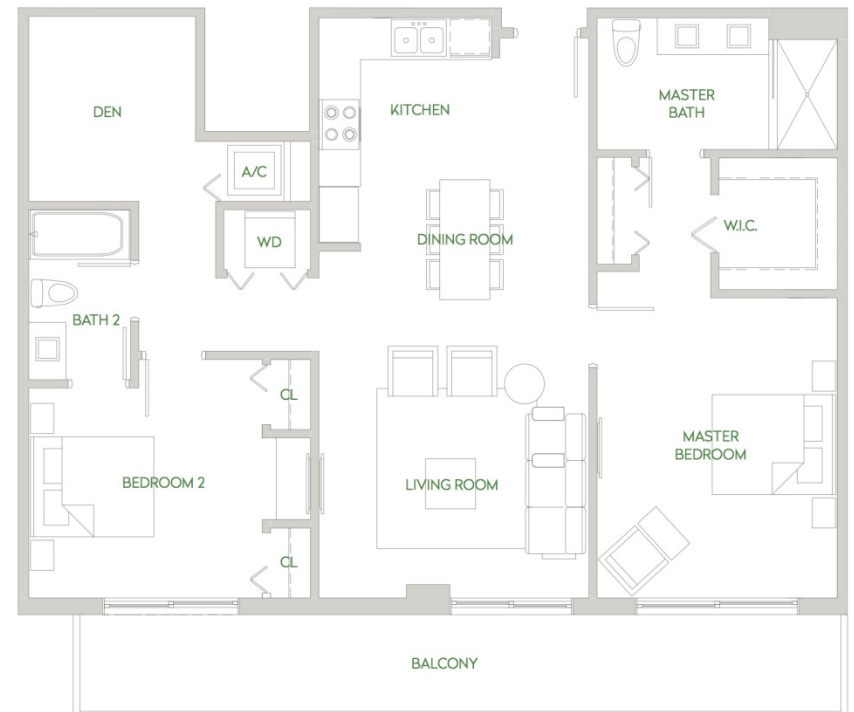
	TOTAL SQ. FT.	TOTAL SQ. M.
RESIDENCE	1235	1235
BALCONY	187 - 188	17.37 - 17.4
TOTAL	1422 - 1423	132 - 132.1



Key Plan of Floors 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



\*Stated square footages and dimensions of units are based on measurements to the exterior boundaries of the exterior walls and the centerline of interior dividing walls between units and will vary from the square footages and dimensions of the unit that would be determined by using the description and definition of the "Gross" area built in the Declaration (which generally only includes the interior spaces between the perimeter walls and excludes interior structural components and other common elements). This method of measurement is generally used in sales and marketing materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the same method. For your reference, the square footage of the Unit, determined in accordance with the definition of the "Gross" area built in the Declaration, is: 1,293.150 sq. ft. for unit type 2C. \*Terraces, patios and balconies are not part of the "Gross" area. Measurements and dimensions of areas not built on this floor plan are generally taken at the furthest point of each given area (and if the area were a perfect rectangle), without regard for any cutouts, setbacks or other variations. Accordingly, the square footage of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All square footages, dimensions and measurements are estimates which are based on preliminary plans and will vary with actual construction. All floor plans, specifications and other development plans are proposed and conceptual only, and are subject to change and will not necessarily accurately reflect the final plans and specifications.



# RESIDENCE 2E

2 BEDROOM, 2 BATH PLUS DEN  
FLOORS 6-12

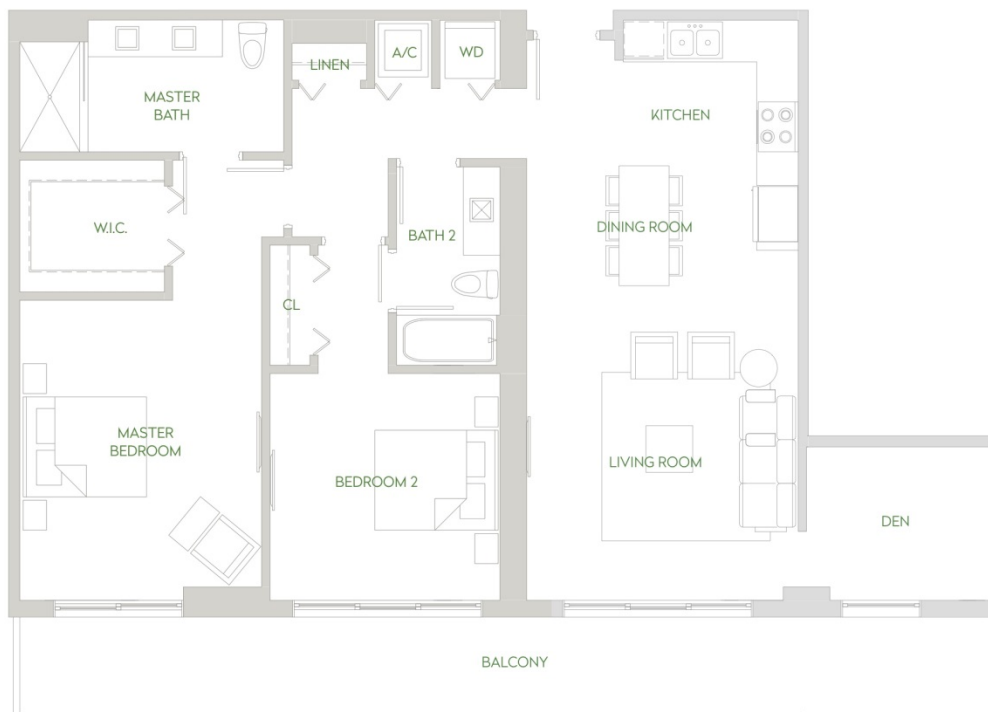
	TOTAL SQ FT	TOTAL SQ M
RESIDENCE	1324	123
BALCONY	247-277	22.9-25.7
TOTAL	1571-1601*	145.9-148.7*



Key Plan of Floors 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



\*Total square footages and dimensions of units are based on measurements to the exterior boundaries of the exterior walls and the corridor of interior dwelling walls between units and will vary from the square footages and dimensions of the unit that would be determined by using the description and definition of the "Gross" area built in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes exterior structural components and other common elements). This method of measurement is generally used in sales and marketing materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the same method. For your reference, the square footage of the Unit, determined in accordance with the definition of the "Gross" area built in the Declaration, is approximately 1,571.5 sq. ft. for unit type 2E. Services, parking and balconies are not part of the "Gross" measurement and dimensions of rooms set forth on the floor plan are generally taken at the furthest points of each space except for the room named a perfect rectangle), without regard for any cutouts, walls or other variations. Accordingly, the square footage of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All square footages, dimensions and measurements are estimates which are based on preliminary plans and will vary with actual construction. All floor plans, specifications and other development plans are proposed and conceptual only, and are subject to change and will not necessarily accurately reflect the final plans and specifications.



# RESIDENCE 3A

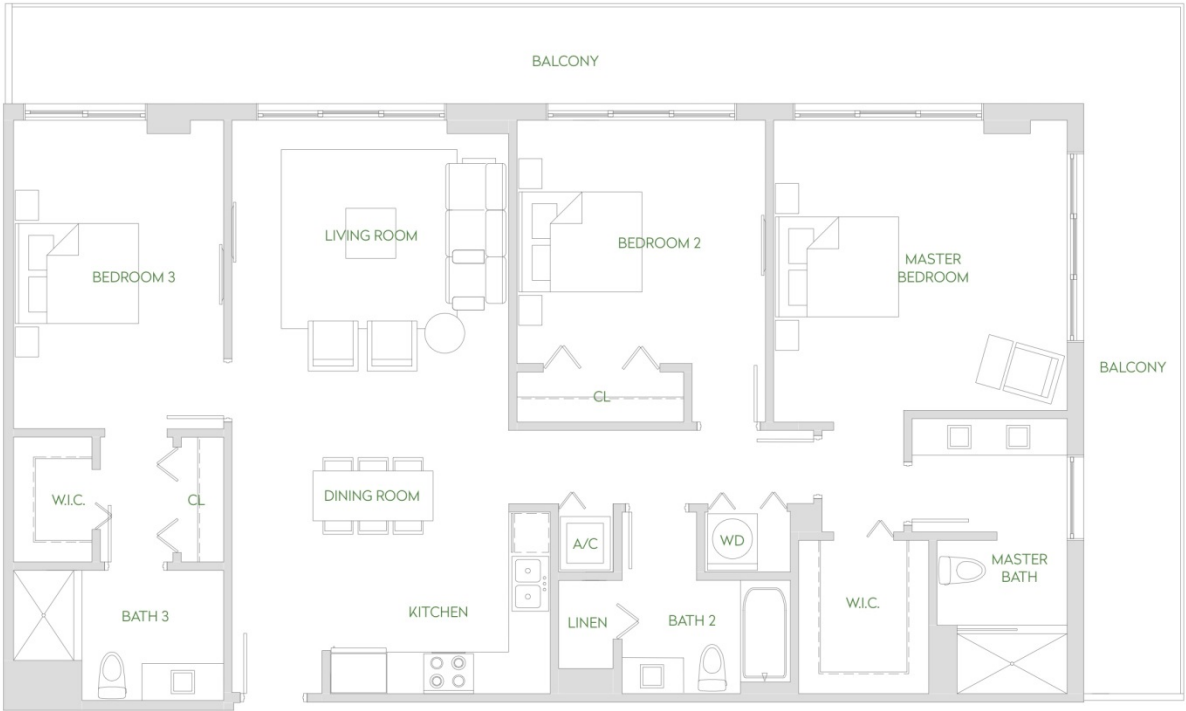
3 BEDROOM, 3 BATH FLOORS 5-12		
	TOTAL SQ FT	TOTAL SQ M
RESIDENCE	1615	150
BALCONY	533	49.5
TOTAL	2148	199.5



Key Plan of Floors 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



\*Stated square footages and dimensions of units are based on measurements to the exterior walls and the centerline of windows denoting walls between units and will vary from the square footages and dimensions of the unit that would be determined by using the description and definition of the "Gross" area built in the Declaration (which generally only includes the exterior spaces between the perimeter walls and excludes interior structural components and other common elements). This method of measurement is generally used in sales and marketing materials and is provided to allow a prospective buyer to compare the data with units in other condominium projects that utilize the same method. For your reference, the square footage of the Unit, determined in accordance with the definition of the "Gross" area built in the Declaration, is: sq. ft. 2,073.2, 470 sq. ft. for unit type 3A. Terraces, porches and balconies are not part of the "Gross". Measurements and dimensions of rooms set forth on this floor plan are generally taken at the furthest points of each room space and the room is a perfect rectangle, without regard for any alcove, nook or other variations. Accordingly, the square footage of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All square footages, dimensions and measurements are estimates which are based on preliminary plans and will vary with actual construction. All floor plans, specifications and other development plans are proposed and conceptual only, and are subject to change and will not necessarily accurately reflect the final plans and specifications.











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.-		