

FACT SHEET

Address

3250 NE 188th Street, Aventura Florida

Lot Size

5 Acres

Project Description

This breathtaking development will consist of 190 residential units. Located on the last 5 acres of Aventura waterfront, this residential development will also feature 18 penthouse units with private rooftop terraces and plunge pools.

Developer

PMG - Property Markets Group

Completion Date

First Quarter of 2015

Team

Conceptual Design:

Carlos Ott

Interior Designer:

Yabu Pushelberg

Architect of Record:

Cohen Freedman Encinosa

Deposit Schedule

40% at Contract

Balance at Closing

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Price Ranges

2 Bedrooms starting from \$1.3 Million

3 Bedrooms starting from \$1.5 Million

4 Bedrooms starting from \$2.7 Million

Furniture Ready Residences

Each residence will be delivered furniture ready, interior design by Yabu Pushelberg. Residences will include the following:

Flooring: Flooring selections included and come recommend by Yabu Pushelberg.

Smart iHome System: Each residence offers an unprecedented level of efficiency through a smart home technology experience. Includes integrated audio, video and lighting systems controlled by Apple devices.

Advanced Lighting: All residences come equipped with a contemporary lighting package, including recessed lighting, dimmers, and Lutron lighting control.

Cabinetry & Appliances: All residences come equipped with custom Italian cabinetry, built-in SubZero/Wolf appliances, and exquisite stone countertops.

Paint & Finishing Work: Paint selections included and come recommended from Yabu Pushelberg to compliment flooring selections.

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Unit Types	Average Sq. Ft.
2 Bedrooms/ 2.5 Baths/ Lanai	1,671
2 Bedrooms/ 2.5 Baths	2,240
3 Bedrooms/ 2.5 Baths/ Lanai	2,650
3 Bedrooms/ 4.5 Baths	2,674
4 Bedrooms/ 5.5 Baths/ Lanai	3,658

Building Amenities

190 luxury residences on 5 acres of Aventura waterfront
Conceptual design by Carlos Ott + Yabu Pushelberg interiors in a first time collaboration
Direct elevator access
Bayfront infinity-edge pool with views of the Atlantic Ocean
4,000 square foot fitness center with state-of-the-art gym and yoga room
Resort-style poolside service / breakfast and lunch clubroom
Private cooled storage space for all Tower East Residents
Two private porte-cochere entrances
Atrium event room with floor-to-ceiling windows accessible by dedicated glass elevator
Exceptional concierges services

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Residence Features

Custom interiors by Yabu Pushelburg

Apple® home technology included in all residences

Floor-through residences featuring unobstructed water views

Each residence offers a bayfront terrace with summer kitchen

8' ft doors throughout residence

Individual residences access and direct elevators

10' ceilings slab-to-slab with floor to ceiling windows

Spacious residences with great room, family room, dining room and breakfast nooks

Private service suites with bathroom

Custom concealed Italian cabinetry throughout kitchen

Frosted glass enclosures throughout Master Bath

Wolf Gas Stoves and hood

Side by side paneled SubZero/Wolf appliances

SubZero Duel Temperature Wine Storage

Built-in coffee and espresso machine

Midnight bar in the master suite

Oversized soaking tub

Grand master his and her walk-in closets

Den with custom sliding doors *(only to residences that apply)*

18 penthouse residences with private rooftop terraces and plunge pools

Exclusive Services

24-hour concierge service

24-hour valet service & covered self parking

Daily continental breakfast for all residents

Pet walking services for all residents

Personal poolside service

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