

MORE THAN A RESIDENCE

A Secret Oasis

in the Heart of Miami-Dade, Broward and Palm Beach Counties



ATLANTIC ONE



Privacy and Security



Security

- ✓ 24/7 manned gate
- ✓ 24/7 manned front desk
- ✓ 24/7 building security
- ✓ Fob-controlled private elevators and entry doors

Privacy

- ✓ Private elevators and foyer
- ✓ Private elevator access directly to residence
- ✓ Private garage ownership availability
- ✓ Private executive service suite ownership availability



Significant Amenities



Lifestyle & Recreation

- Adjoining 99-slip Waterways Marina
- World-class spa
- Three swimming pools
- Tennis and pickleball courts
- Active lifestyle community

Membership Access

- Golf club membership availability
- Beach club availability



Ownership & Investment Strength

- Private garage ownership
- Private executive service suite ownership
- Nearly \$11 million for association cash and reserves
- Food and beverage on-site
- Hurricane impact-resistant glass

Why Aventura?

1. MIA International Airport – 35 min by car
2. Aventura Mall – 8 min by car
3. Bal Harbour Shops – 30 min by car
4. Design District Shops – 40 min by car
5. Hard Rock Casino – 35 min by car
6. Hard Rock Stadium (Miami Dolphins) – 32 min by car
7. Kaseya Center (Miami Heat) – 45 min by car
8. FLL International Airport – 25 min by car
9. Gulf Stream Park (Casino and Horse Racing) – 7 min by car
10. Marlins Park (Major League Baseball) – 40 min by car
11. The Florida Panthers (Hockey) – 40 min by car
12. Synagogues – 5–30 min walking
13. Churches – 10 min by car

