



# GREENVIEW

AT PRESIDENTIAL

DISCOVER TRULY PRESIDENTIAL LIVING



GREENVIEW STREETScape

*Preliminary Artist's Concept*



# THE PINNACLE OF LUXURY LIVING

A LUXURIOUS NEW HOME COMMUNITY OF ESTATE HOMES WHERE YOU CAN EXPERIENCE THE SOPHISTICATION  
OF AVENTURA'S FINEST DINING, ENTERTAINMENT, AND SHOPPING DESTINATIONS.



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**SILVERSTONE**

ELEVATION A1 - OPTIONAL

*Preliminary Artist's Concept*

## A PREMIER OPPORTUNITY AWAITS

Welcome to Greenview at Presidential, an exclusive community of refined elegance, where expansive single-family homes and estates harmonize with a serene, sophisticated ambiance. Nestled on the edge of a former golf course, this prestigious enclave offers unparalleled tranquility and exclusivity, limited to just 103 residences.

Residents will indulge in a curated selection of upscale communal amenities, all while enjoying effortless proximity to Aventura's most distinguished dining, entertainment, and shopping destinations.



# A LIFE OF DISTINCTION IN AVENTURA



Conceptual Photo

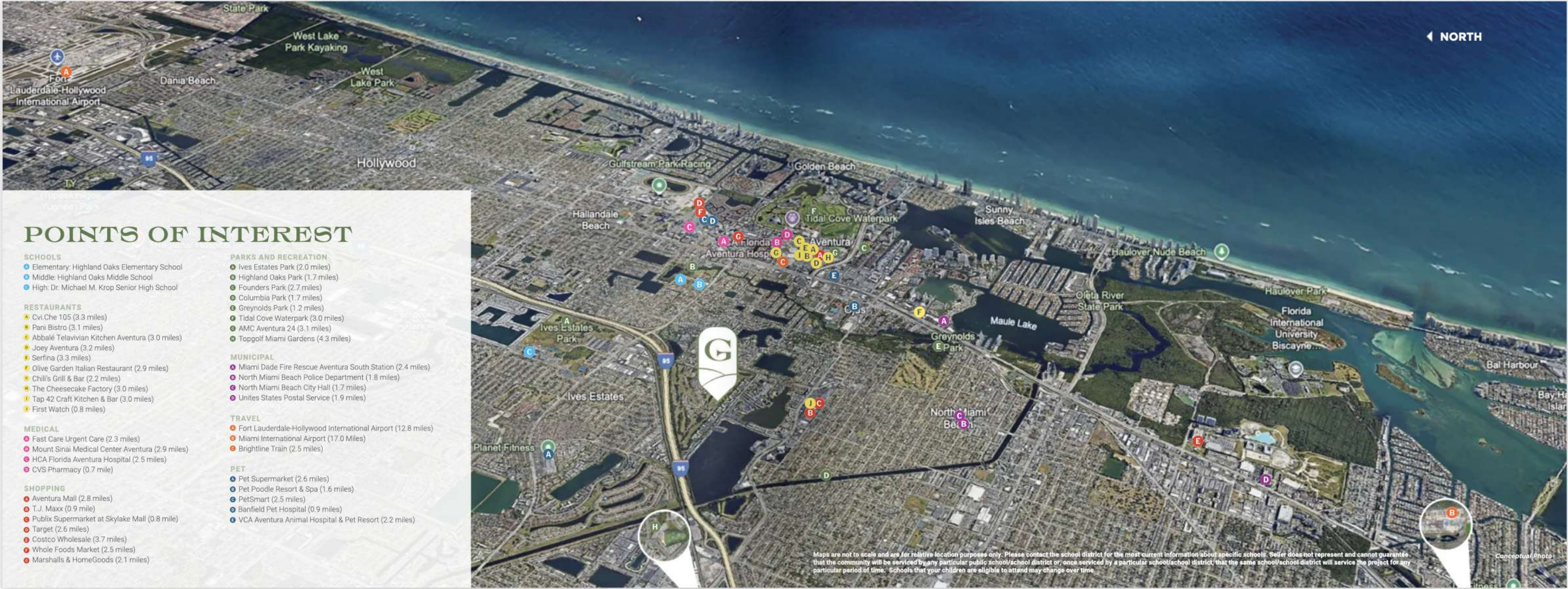


ENJOY LIVING MINUTES AWAY FROM AVENTURA'S FINEST DINING, ENTERTAINMENT, AND SHOPPING DESTINATIONS.

Greenview at Presidential's prime location offers unparalleled access to world-class shopping, dining, entertainment, and beyond. Indulge in a diverse array of international cuisine, explore renowned retail destinations, and enjoy a wealth of activities—from golfing to horseracing—just moments from your doorstep.

Conceptual Photos





## POINTS OF INTEREST

### SCHOOLS

- Elementary: Highland Oaks Elementary School
- Middle: Highland Oaks Middle School
- High: Dr. Michael M. Krop Senior High School

### RESTAURANTS

- Cvi.Che 105 (3.3 miles)
- Pani Bistro (3.1 miles)
- Abbalé Telavivian Kitchen Aventura (3.0 miles)
- Joey Aventura (3.2 miles)
- Serfina (3.3 miles)
- Olive Garden Italian Restaurant (2.9 miles)
- Chili's Grill & Bar (2.2 miles)
- The Cheesecake Factory (3.0 miles)
- Tap 42 Craft Kitchen & Bar (3.0 miles)
- First Watch (0.8 miles)

### MEDICAL

- Fast Care Urgent Care (2.3 miles)
- Mount Sinai Medical Center Aventura (2.9 miles)
- HCA Florida Aventura Hospital (2.5 miles)
- CVS Pharmacy (0.7 mile)

### SHOPPING

- Aventura Mall (2.8 miles)
- T.J. Maxx (0.9 mile)
- Publix Supermarket at Skylake Mall (0.8 mile)
- Target (2.6 miles)
- Costco Wholesale (3.7 miles)
- Whole Foods Market (2.5 miles)
- Marshalls & HomeGoods (2.1 miles)

### PARKS AND RECREATION

- Ives Estates Park (2.0 miles)
- Highland Oaks Park (1.7 miles)
- Founders Park (2.7 miles)
- Columbia Park (1.7 miles)
- Greynolds Park (1.2 miles)
- Tidal Cove Waterpark (3.0 miles)
- AMC Aventura 24 (3.1 miles)
- Topgolf Miami Gardens (4.3 miles)

### MUNICIPAL

- Miami Dade Fire Rescue Aventura South Station (2.4 miles)
- North Miami Beach Police Department (1.8 miles)
- North Miami Beach City Hall (1.7 miles)
- Unites States Postal Service (1.9 miles)

### TRAVEL

- Fort Lauderdale-Hollywood International Airport (12.8 miles)
- Miami International Airport (17.0 Miles)
- Brightline Train (2.5 miles)

### PET

- Pet Supermarket (2.6 miles)
- Pet Poodle Resort & Spa (1.6 miles)
- PetSmart (2.5 miles)
- Banfield Pet Hospital (0.9 miles)
- VCA Aventura Animal Hospital & Pet Resort (2.2 miles)

Maps are not to scale and are for relative location purposes only. Please contact the school district for the most current information about specific schools. Seller does not represent and cannot guarantee that the community will be serviced by any particular public school/school district or, once serviced by a particular school/school district, that the same school/school district will service the project for any particular period of time. Schools that your children are eligible to attend may change over time.

Conceptual Photo





## A SANCTUARY OF TROPICAL AMENITIES

Greenview at Presidential will offer an exceptional array of amenities designed to delight residents of all ages and lifestyles. Soak up the Florida sunshine at the resort-style pool, gather with friends for a celebration in the stylishly appointed Clubhouse, let the kids play with their new friends at the lively tot lot, get in shape in the state-of-the-art fitness center or immerse yourself in the serene beauty of nature along picturesque walking paths and tranquil lake vistas.







LAKEFRONT CLUBHOUSE  
*Preliminary Artist's Concept*

## RESORT-STYLE AMENITIES







Conceptual Photo



Conceptual Photo



Conceptual Photo



FITNESS CENTER  
Conceptual Photo

EXERCISE, PLAY, RELAX. IT'S ALL HERE

Lakefront Clubhouse • Resort-Style Swimming Pool • State-of-the-Art Fitness Center • Kids' Tot Lot • Sundeck Areas • Walking Trails



# THE ESTATE COLLECTION

**AN EXCLUSIVE COLLECTION OF 77 ESTATE HOMES**  
featuring three meticulously crafted two-story home designs  
that epitomize elegance and modern living, including Lennar's  
Next Gen®, the Home Within a Home floorplan, for seamless  
multigenerational living.

NILE (Next Gen)

PIEDRA

SOMMERSET

**IMPACT-RESISTANT WINDOWS AND  
POOL WITH SPA INCLUDED WITH EACH HOME.**



*Preliminary Artist's Concept*



THE ESTATE COLLECTION



**NILE**   
ELEVATION A1 - OPTIONAL  
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*Preliminary Artist's Concept*



*Preliminary Artist's Concept*







THE ESTATE COLLECTION



**SOMMERSET**  
ELEVATION A - INCLUDED  
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*Preliminary Artist's Concept*



*Preliminary Artist's Concept*



*Preliminary Artist's Concept*



# THE PRESIDENTIAL COLLECTION

## AN EXCLUSIVE COLLECTION OF 26 ESTATE HOMES

each thoughtfully designed with exquisite floorplans and captivating architectural elevations, including Lennar's Next Gen® floorplan, the Home Within a Home, for seamless multigenerational living.

RUBY  
SILVERSTONE (Next Gen)  
VICTORIA

**IMPACT-RESISTANT WINDOWS AND  
POOL WITH SPA INCLUDED WITH EACH HOME.**



*Preliminary Artist's Concept*



THE PRESIDENTIAL COLLECTION



**RUBY**  
ELEVATION B1 - OPTIONAL  
*Preliminary Artist's Concept*



*Preliminary Artist's Concept*