

ONE

Exclusive Penthouse Collection









Eduardo Caballero



Abel Ramirez



Adriana Hoyos

ONE great team

Lead by Eduardo Caballero and Abel Ramirez, JAXI CMD is the development team and JAXI Builders is the General Contractor behind ONE. With over 36 years of development expertise, JAXI has long been known for their vision and contemporary design. Named as one of South Florida's Top 25 Builders/ Developers, and South Florida Business Journal's Top 20 Builders/Developers of 2022, JAXI consistently demonstrates an uncompromising commitment to its homeowners of yesterday, today and tomorrow.

JAXI

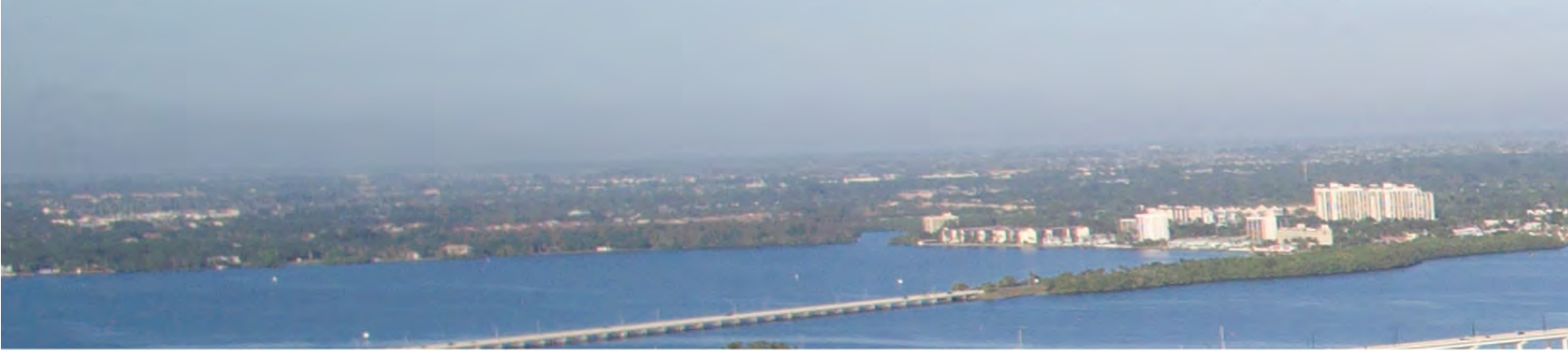
Building the finest homes at a fair price, JAXI delivers the ultimate in craftsmanship wrapped within superior customer service. Adriana Hoyos Design Studio is the team behind the design inspiration of the interiors, while world-renowned architects Behar & Font is providing the architectural expertise for the project.






ONE









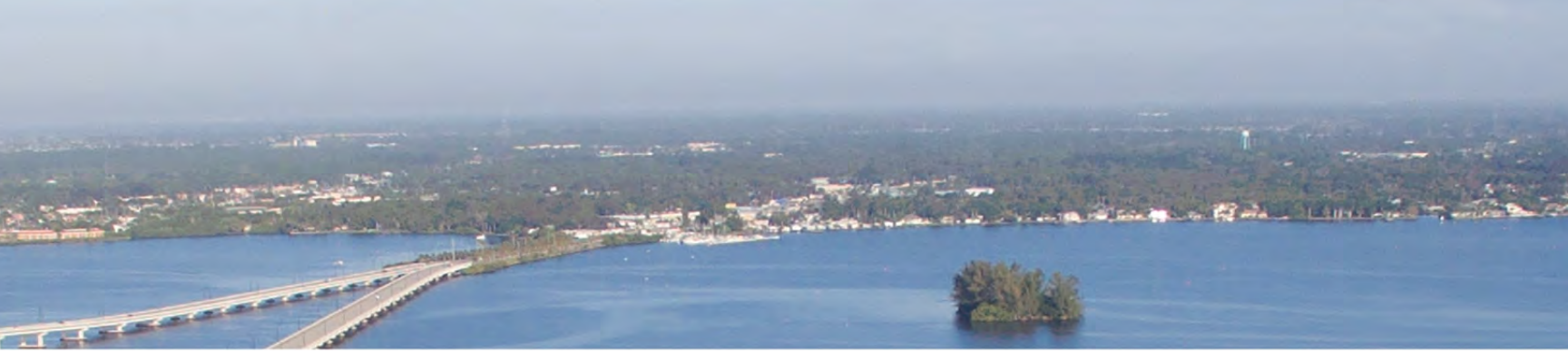
TOTAL UNDER A/C
3946 SQF - 366.6 M²

BALCONY AREA
849 SQF - 78.8 M²

TOTAL AREA
4795 SQF - 445.4 M²

ONE

WAVE PH
LEVEL 19TH





20TH LVL UNDER A/C	2774 SQF - 257.8 M²
BALCONY AREA	2197 SQF - 204.1 M²
TOTAL AREA	4971 SQF - 461.9 M²

ONE

DUPLEX PH

LEVEL 20TH

COMBINED TOTAL UNDER A/C	5381 SQF - 499.9 M²
COMBINED TOTAL AREA	8135 SQF - 755.7 M²







21ST FL UNDER A/C	ONE
2607 SQF - 242.2 M²	
BALCONY AREA	
557 SQF - 51.7 M²	**DUPLEX PH**
TOTAL AREA	**LEVEL 21ST**
3164 SQF - 293.9 M²	
COMBINED TOTAL UNDER A/C	**5381 SQF - 499.9 M²**
COMBINED TOTAL AREA	**8135 SQF - 755.7 M²**







ONE of a kind

And just a short stroll from historic downtown Fort Myers is where you'll find ONE. An exclusive and private waterfront community of only 34 total condominiums units, offering 21 stories of pure luxury living in a picturesque setting along the river.

The luxury penthouse condominiums range from over 3,900 sq. ft. to over 5,400 sq. ft. and offer features that include:

- Private entrance elevators
- Infinity edge pool
- Spacious owners' lounge
- Chef Inspired Cabana BBQ
- Private owners' club room
- Convenient mail and parcel station
- Concierge Services
- Wifi all Across Amenities

- Riverfront wellness center
- Hotwater Central Boiler
- EV Charging Stations
- Gas Cooktop Convection Oven
- Pet grooming salon
- Riverside beach area
- Kayak ramp & storage
- Smart HVAC Thermostat (Wi-fi)
- Smart Lockset Entrance Door (Wi-fi)
- Courtesy Riverfront Trolley


N
CABANA
MAIL ROOM
BATH
BATH
BATH
BATH
TRASH ROOM
SERVICE ELEV. LOBBY
TERRACE
OWNER'S LOUNGE
COMMAND ROOM
ELEV. LOBBY
RECEPTION DESK
POOL AREA
SUN BATHING BEACH AREA
FIRE PIT AREA
ONE
POOL DECK
& GROUND FLOOR

ONE in a million

Rich in history, including the winter residences of Thomas Edison and Henry Ford, Fort Myers is the epi-center of beautiful Southwest Florida, bordered by the glorious beaches of the Gulf of Mexico and home to the many shopping and dining destinations in the notable River District in downtown Fort Myers.

Today the city includes a vibrant, walkable downtown area where residents and visitors alike, live, work, shop, dine, dance and thrive.

Close proximity to Southwest Florida International Airport, numerous attractions and sporting venues, colleges and more, makes ONE, one in a million.

A quintessential area for outdoor activities, is surrounded by several golf courses, natural walking preserves with exuberant natural wildlife and vegetation; and famous coastal barrier Islands of Sanibel and Captiva. ONE overlooks the Intracoastal Waterway, offering magnificent Florida sunsets over the mile-wide Caloosahatchee River.







ONE

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE/ADVERTISING AND THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. SQUARE FOOTAGE AND ROOM DIMENSIONS ARE APPROXIMATE AND SUBJECT TO CHANGE WITHOUT NOTICE. PRICES, SPECIFICATIONS, FEATURES, FINISHES AND AVAILABILITY SUBJECT TO CHANGE WITHOUT NOTICE.