



GREENVIEW

AT PRESIDENTIAL

A low-angle photograph looking up at a large tree with dense green foliage. The sun is shining brightly through the leaves on the left side, creating a strong lens flare and illuminating the scene. The sky is a clear, pale blue. In the bottom right corner, there are some smaller, darker green tree branches.

*Set within an exclusive enclave near Aventura,
this location stands above and apart as one of Miami's
most sought-after residential destinations.*



ELEVATED ESTATE LIVING
in the Newest Residential Enclave Near Aventura

GREENVIEW AT PRESIDENTIAL
ESTATE COLLECTION

NILE ⁴⁹
(Next Gen®)
PIEDRA ⁶⁷
SOMMERSET ⁸⁵

GREENVIEW AT PRESIDENTIAL
PRESIDENTIAL COLLECTION

RUBY ¹⁰⁵
SILVERSTONE ¹²⁵
(Next Gen®)
VICTORIA ¹⁴⁵



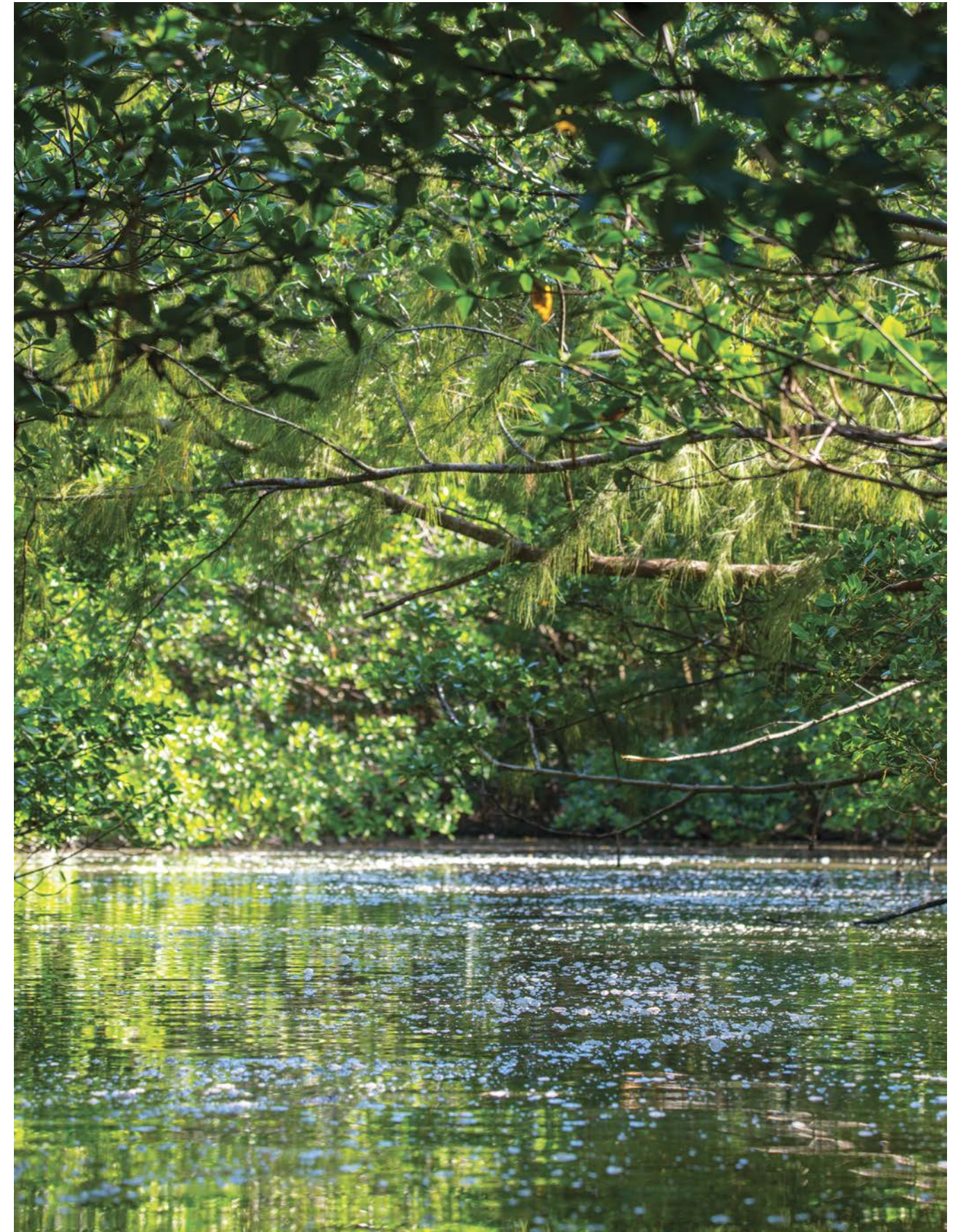
PERFECTLY PLACED:

By Aventura

Once a sprawling landscape of wetlands and farmland, Aventura was transformed in the late 20th century by visionary developers who saw the potential for a vibrant, master-planned city. Its name—derived from the Spanish word for “adventure”—reflects the spirit of bold ambition and forward-thinking that shaped its growth. Over the decades, the Aventura area has grown from a quiet community into one of South Florida’s most desirable addresses, blending natural beauty, culture, and convenience.

Today, the Aventura area is synonymous with refined living. Its tree-lined streets, world-class shopping, fine dining, cultural venues, and proximity to Miami’s urban centers

make it a place where families, professionals, and retirees alike can enjoy an unparalleled quality of life. Parks, golf courses, and waterfront vistas provide serene escapes, while the city’s vibrant energy ensures new discoveries every day. Looking ahead, the Aventura area continues to evolve with thoughtful development and innovation, attracting luxury residences, boutique retail, and cultural life that preserve the city’s charm while embracing the future. It is a place of easy familiarity and exciting growth, coastal elegance, and a relaxed pace that invites residents to experience the best of the Aventura area, while connected to all of the region’s most exclusive destinations.











Residents enjoy a lifestyle defined by tranquility, safety, and the unmistakable charm of a city built to be fully experienced. Here, refined residential neighborhoods meet world-class golf at the Turnberry course, miles of waterfront paths, beautifully landscaped parks, and a community that prioritizes wellbeing. It's a place where mornings start with a jog around the marina, afternoons unfold on the greens, and weekends are spent exploring.



Living near Aventura means access to the perfect blend of serenity and community. With peaceful neighborhoods, scenic waterways, top-rated schools, world-class shopping, and easy access to both Miami and Fort Lauderdale, the Aventura area offers a refined, well-balanced lifestyle. It's a community designed for comfort, connection, and everyday ease—where coastal living meets modern elegance.



A WORLD OF ITS OWN *Connected to it All*

Living near Aventura means being at the center of a city that pulses with culture, style, and opportunity—and at Greenview, you are perfectly positioned to enjoy it all. World-class dining, MICHELIN-starred restaurants, vibrant arts and cultural institutions, and iconic nightlife are just minutes from your door, while premier shopping, financial and business hubs, and professional services are all within easy reach. For moments of calm, the city offers serene waterfront promenades, lush parks, and hidden corners of tranquility—providing a balance of energy and restoration that defines Miami living.

At Greenview, you experience the best of both worlds: the excitement of the city at your fingertips and a private sanctuary where every detail is designed for comfort, style, and ease. Whether it's a spontaneous evening out, a morning run along Biscayne Bay, or simply savoring a quiet moment at home, you are never far from Miami's vibrant lifestyle. Here, effortless living meets sophistication, activity meets serenity, and the city becomes your playground—inviting you to explore, discover, and connect.

Aventura is made for life outdoors, minutes from Miami's sparkling waterfronts and sunlit energy, with the understated luxury of Fort Lauderdale—and its world-class yachting—all within effortless reach.





GREENVIEW

AT PRESIDENTIAL

THE 25-YEAR WAIT IS OVER

Introducing coastal Florida's first single-family estates in a quarter century—premiering in two distinctive collections designed by industry visionaries Lennar and BH Group.



“With Greenview at Presidential, we set out to create something truly extraordinary—a rare enclave of estate residences that brings a new chapter of luxury to the Aventura area. After 25 years in this community, we’re honored to shape a place where families will grow, gather, and feel truly at home.”

—Phil Serrate, Division President, Lennar Homes Southeast Florida

“Greenview at Presidential is more than a development—it’s a landmark of legacy and exclusivity, a true estate enclave near Aventura. We built something timeless, tranquil, and refined—homes designed not only to be lived in, but also to be cherished for generations.”

—Isaac Toledano, CEO | Founder BH Group

Since 1954, Lennar has built over one million new homes for families across America. We build in some of the nation’s most popular cities, and our communities cater to all lifestyles

and family dynamics, whether you are a first-time or move-up buyer, multigenerational family, or Active Adult.

BH Group, founded by Isaac and Liat Toledano over two decades ago, has grown into a leading force in South Florida luxury real estate. Known for its deep market expertise and strong partnerships, the firm focuses on ultra-luxury residential

communities, boutique mixed-use developments, and high-end branded residences—always prioritizing design, value creation, and long-term stewardship.



Ruby Home—Great Room

PRELIMINARY ARTIST CONCEPT



PRELIMINARY ARTIST CONCEPT

Sommerset Home—Kitchen



CHARTING A NEW COURSE: *From Legacy Golf to Luxury Enclave*

Transformed from a former 104-acre golf course—among the largest in the region—the luxury community of Greenview at Presidential sits on an expanse of vibrant rolling greens, shaded walking trails, and towering trees, a collection of private estates set quietly back from Aventura’s dynamic activity and Miami’s global city life. The debut of

Greenview at Presidential signals more than the start of a new community—it reflects a pivotal moment for the Aventura area and South Florida’s luxury single-family market. With modern spaces, top-tier amenities, and an unrivaled location, Greenview is poised to set a new standard for effortless coastal living.





From the moment you arrive at Greenview at Presidential, there is an intuitive sense of privacy, beauty, and quiet distinction. A gated entrance welcomes residents into a thoughtfully planned enclave surrounded by impeccable landscaping and manicured green spaces. Meandering paths invite morning strolls and evening walks through scenic green areas that feel both expansive and intimate. The community’s design encourages a natural connection to the outdoors, offering moments of calm and reflection at every turn while maintaining a refined residential atmosphere.



PRELIMINARY ARTIST CONCEPTS

At the heart of the community, the lakefront clubhouse serves as a social and lifestyle center, thoughtfully designed with stylish interior spaces that balance relaxation and sophistication. Just beyond, a resort-style pool and sun deck create a serene setting for conversation and gathering, all with tranquil water views. Families will appreciate the dedicated “tot lot,” while wellness is elevated through a state-of-the-art fitness center designed to support daily health and wellness routines. Stunning trails offer peaceful views and continuity between nature and community—making the amenities at Greenview a natural part of daily life.





PRELIMINARY ARTIST CONCEPT



COMMUNITY AMENITIES

- Exclusive gated residential enclave
- Impeccable landscaping and vibrant green spaces
- Private walking paths and outdoor recreation areas
- Resort-style pool and cabanas
- State-of-the-art fitness and wellness center
- Pet-friendly environment
- Manned guardhouse
- Proximity to championship golf courses
- Access to Aventura's premier shopping and dining
- Waterfront parks and boating
- Access to top schools and rich cultural life

LIFESTYLE BENEFITS

Settle into a world that gives residents the best of it all:

Championship golf and top schools, Aventura's world-class shopping and waterfront parks, award-winning restaurants, exceptional entertainment, and rich cultural life.

MASTER PLAN

- CLUBHOUSE 01
- TOT LOT 02
- WALKING PATHS 03
- GUARDHOUSE 04
- ESTATE COLLECTION HOMES 05
- PRESIDENTIAL COLLECTION HOMES 06

Existing Homes



Site plans and community maps are conceptual in nature and are merely an artist's rendition. They are solely for illustrative purposes, should never be relied upon, and are subject to change. Maps are not to scale and are for relative location purposes only. This is not an offer in states where prior registration is required. Void where prohibited by law. Copyright © 2024 Lennar Corporation. Lennar and the Lennar logo are U.S. registered service marks or service marks of Lennar Corporation and/or its subsidiaries. Seller's Broker: Lennar Realty, Inc. Construction License: CGC 062343. Date 02/26

Greenview at Presidential is defined by two distinct estate collections, each thoughtfully designed to offer elevated living within a serene, private setting.

The Estate Collection presents a refined selection of expansive two-story residences, while the Presidential Collection introduces a limited series of grand homes crafted for the highest expression of space, comfort, and sophistication. Select floor plans across both collections feature Lennar’s innovative Next Gen[®], The Home Within a Home—offering a fully self-contained private suite ideal for multi-generational living, guests, or flexible work-from-home needs.

Together, these collections create a rare opportunity for tailored estate living, a world of modern design and time-honored craft.

ESTATE AND PRESIDENTIAL COLLECTIONS

An exclusive collection of 77 estate homes featuring three expansive two-story home designs:

Nile: 4,324 Sq. Ft. (Next Gen[®])

Piedra: 4,639 Sq. Ft.

Sommerset: 5,081 Sq. Ft.

PRESIDENTIAL COLLECTION

A premier collection of 26 grand residences, crafted for elevated living:

Silverstone: 5,377 Sq. Ft. (Next Gen[®])

Ruby: 5,149 Sq. Ft.

Victoria: 5,702 Sq. Ft.

EXTERIOR FEATURES

Quality concrete block construction

Designer paint schemes and roof tiles

Gutters throughout

Brick-paved driveways, elegant covered entries and patios

Hurricane-resistant garage doors & automatic opener with remote

4' high aluminum fence

Convenient irrigation system

Sparkling private swimming pool with spa

NEXT GEN[®] LIVING | THE HOME WITHIN A HOME

Available in select floor plans, Next Gen[®] suites provide a private, self-contained living space with its own entrance, bedroom, bathroom, laundry, and kitchenette. Ideal for multi-generational families, guests, or remote work needs.

HIGHLIGHTS INCLUDE

Elegant and spacious kitchen designs with island and/or built-in desk area (per plan)

Flat panel over and under cabinet lighting and integrated bar

Contemporary-style double-handle low-arc chrome faucets in all baths (per plan)

Floating vanity with quartz countertops and 4" backsplash or pedestal sink (per plan)

INTERIOR FEATURES

8' high solid core interior doors

Smooth-finish walls and ceilings throughout

Contemporary chef-grade kitchen with flat-panel, double-stacked kitchen cabinets, quartz countertops, and Sub-Zero & Wolf / Cove appliance suite

Designer en-suite bath with clear glass frameless shower enclosures and soaking tubs (per plan)

Powder room with floating vanity, quartz countertops and backsplash, or elegant pedestal sink

NH LE





PRELIMINARY ARTIST CONCEPT

This two-story home features Lennar's Next Gen[®] suite with a separate entrance, kitchenette, bedroom, and more to accommodate multigenerational living.



Nile Elevation A - Included



Nile Elevation B - Included



Nile Elevation A1 - Optional



Nile Elevation B1 - Optional





The gourmet kitchen boasts a versatile center island ideal for casual dining and entertaining, along with plenty of storage space and cutting-edge Wolf appliances.



PRELIMINARY ARTIST CONCEPT



MAIN HOME
4 Beds | 2.5 Baths | 2-Car garage
2,995 A/C Sq. Ft.

NEXT GEN SUITE
1 Bed | Cabana bath | 555 A/C Sq. Ft.

TOTAL AREA
4,324 Sq. Ft. (Next Gen®)

LOWER LEVEL FLOOR PLAN

NEXT GEN SUITE 
COVERED ENTRY ⁰¹
GARAGE ⁰²
PRIVATE ENTRY ⁰³
KITCHEN ⁰⁴
FOYER ⁰⁵
DINING ROOM ⁰⁶
GREAT ROOM ⁰⁷
BREAKFAST NOOK ⁰⁸
TERRACE ⁰⁹



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UPPER LEVEL FLOOR PLAN

- OWNER'S SUITE 01
- EN SUITE BATH 02
- BEDROOM 03
- BATH 04
- LAUNDRY ROOM 05
- BALCONY 06



OPTIONAL BEDROOM

OPTIONAL NURSERY

OPTIONAL RETREAT

OPTIONAL LOFT



PIE
DRA



This elegant single-family home features a private pool and two soaring levels of distinct living and entertainment space.



Piedra Elevation A - Included



Piedra Elevation B - Included



Piedra Elevation A1 - Optional



Piedra Elevation B1 - Optional





Large windows bathe the breakfast nook in soft natural light—the perfect space for quiet morning meals.

PRELIMINARY ARTIST CONCEPT





MAIN HOME
4 Beds | 4 Baths | 3-Car garage
3,600 A/C Sq. Ft.

TOTAL AREA
4,639 Sq. Ft.

LOWER LEVEL FLOOR PLAN

- COVERED ENTRY 01
- GARAGE 02
- LAUNDRY ROOM 03
- FOYER 04
- KITCHEN 05
- LIVING ROOM 06
- DINING ROOM 07
- FAMILY ROOM 08
- BREAKFAST NOOK 09
- TERRACE 10



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UPPER LEVEL FLOOR PLAN

OWNER'S SUITE 01
EN SUITE BATH 02
BEDROOM 03
BATH 04
GAME ROOM 05
BALCONY 06



S O M M E R S E T



This two-story home, ideal for modern lifestyles, features a charming covered terrace on the first floor and an expansive second-floor balcony.



Sommerset Elevation A - Included



Sommerset Elevation B - Included



Sommerset Elevation A1 - Optional



Sommerset Elevation B1 - Optional



PRELIMINARY ARTIST CONCEPT



The simple elegance of the foyer creates a refined, inviting arrival home.



PRELIMINARY ARTIST CONCEPT



PRELIMINARY ARTIST CONCEPT

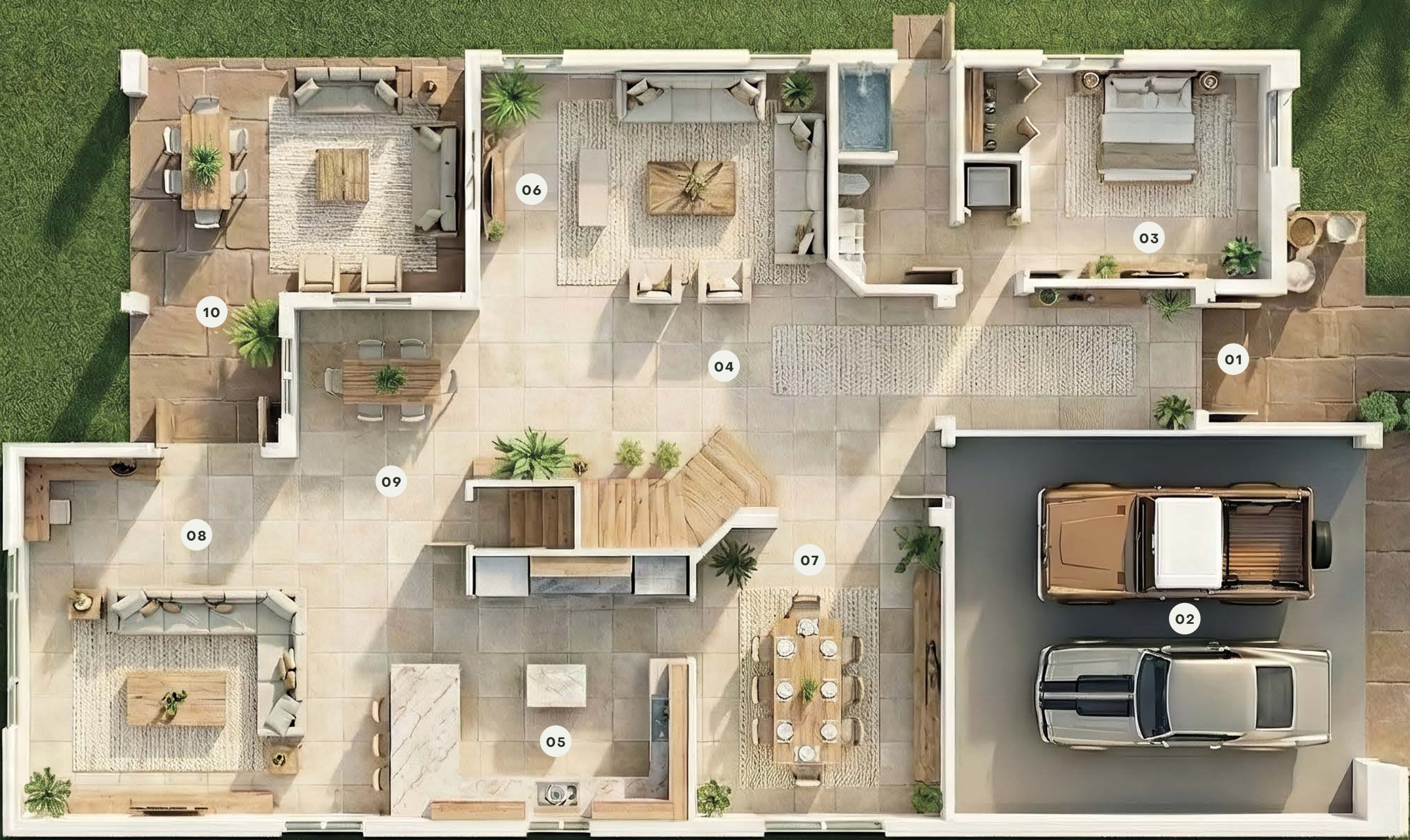


MAIN HOME
5 Beds | 4 Baths | 2-Car garage
4,095 A/C Sq. Ft.

TOTAL AREA
5,081 Sq. Ft.

LOWER LEVEL FLOOR PLAN

- COVERED ENTRY 01
- GARAGE 02
- BEDROOM 03
- FOYER 04
- KITCHEN 05
- LIVING ROOM 06
- DINING ROOM 07
- FAMILY ROOM 08
- BREAKFAST AREA 09
- TERRACE 10



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UPPER LEVEL FLOOR PLAN

- OWNER'S SUITE 01
- EN SUITE BATH 02
- SITTING AREA 03
- BEDROOM 04
- BATH 05
- GAME ROOM 06
- BALCONY 07



RU
BY



PRELIMINARY ARTIST CONCEPT

This two-story, five-bedroom home includes a private pool, covered terrace, and versatile upstairs loft featuring a luxe owner's suite.



Ruby Elevation A - Included



Ruby Elevation B - Included



Ruby Elevation A1 - Optional



Ruby Elevation B1 - Optional







PRELIMINARY ARTIST CONCEPT



A modern foyer welcomes diffuse gentle sunlight.



MAIN HOME
5 Beds | 4,5 Baths | 2-Car garage
1-Car garage | 4,119 A/C Sq. Ft.

TOTAL AREA
5,116 Sq. Ft.

LOWER LEVEL FLOOR PLAN

- COVERED ENTRY 01
- GARAGE 02
- LAUNDRY ROOM 03
- GAME ROOM 04
- FOYER 05
- KITCHEN 06
- LIVING ROOM 07
- DINING ROOM 08
- FAMILY ROOM 09
- BEDROOM 10
- BREAKFAST AREA 11
- TERRACE 12



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UPPER LEVEL FLOOR PLAN

- OWNER'S SUITE 01
- EN SUITE BATH 02
- SITTING AREA 03
- BEDROOM 04
- BATH 05
- LOFT 06
- BALCONY 07



SILVER STONE





PRELIMINARY ARTIST CONCEPT

This four-bedroom Next Gen[®] home features a private suite—
with a separate entrance—for seamless multigenerational
living, and includes a sparkling private pool.



Silverstone Elevation A - Included



Silverstone Elevation B - Included



Silverstone Elevation A1 - Optional



Silverstone Elevation B1 - Optional





PRELIMINARY ARTIST CONCEPT

The elegant dining room is separated from the main living area, providing a place to host more formal meals and holiday celebrations with friends and family.







MAIN HOME
4 Beds | 4.5 Baths | 2-Car garage
3,693 A/C Sq. Ft.

NEXT GEN SUITE
1 Bed | 1 Bath | 643 A/C Sq. Ft.

TOTAL AREA
5,377 Sq. Ft. (Next Gen®)

LOWER LEVEL FLOOR PLAN

NEXT GEN SUITE 
COVERED ENTRY ⁰¹
GARAGE ⁰²
LAUNDRY ROOM ⁰³
FOYER ⁰⁴
KITCHEN ⁰⁵
LIVING ROOM ⁰⁶
DINING ROOM ⁰⁷
FAMILY ROOM ⁰⁸
BREAKFAST AREA ⁰⁹
TERRACE ¹⁰



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UPPER LEVEL FLOOR PLAN

- OWNER'S SUITE 01
- EN SUITE BATH 02
- BEDROOM 03
- BATH 04
- BALCONY 05



VIC
TIO
RIA



PRELIMINARY ARTIST CONCEPT

This expansive two-story, six-bedroom home includes a private pool, formal dining room, soaring living room, and family room, alongside a spacious owner's suite, game room, study, chef-grade kitchen, and more. Designed for superlative comfort and elevated living—and ideal for entertaining.



Victoria Elevation A - Included



Victoria Elevation B - Included



Victoria Elevation A1 - Optional



Victoria Elevation B1 - Optional













MAIN HOME
6 Beds | 6.5 Baths | 2-Car garage
1-Car garage | 4,735 A/C Sq. Ft.

TOTAL AREA
5,828 Sq. Ft.

LOWER LEVEL FLOOR PLAN

- COVERED ENTRY 01
- GARAGE 02
- LAUNDRY ROOM 03
- FOYER 04
- KITCHEN 05
- LIVING ROOM 06
- DINING ROOM 07
- FAMILY ROOM 08
- OWNER'S SUITE 09
- EN SUITE BATH 10
- DEN 11
- BREAKFAST AREA 12
- TERRACE 13

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OPTIONAL GAME ROOM



UPPER LEVEL FLOOR PLAN

- BEDROOM 01
- BATH 02
- GAME ROOM 03
- STUDY 04
- BALCONY 05
- OPEN TO BELOW 06

*Come home to a place where every cozy corner
whispers familiarity, every moment hums
with contentment, and each arrival evokes
a quiet, enduring sense of belonging.*



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