

ONE

Residences 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.

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.













TOTAL UNDER A/C	ONE
2391 SQF - 222.13 M²	
BALCONY AREA	AQUA
436 SQF - 40.50 M²	
TOTAL AREA	3RD THRU 18TH
2827 SQF - 262.64 M²	









TOTAL UNDER A/C 1555 SQF - 144.46 M²	ONE BEACH 8TH THRU 18TH
BALCONY AREA 311 SQF - 28.89 M²	
TOTAL AREA 1866 SQF - 173.36 M²	









TOTAL UNDER A/C 1555 SQF - 144.46 M²	ONE CASCADE 3RD THRU 7TH
BALCONY AREA 311 SQF - 28.89 M²	
TOTAL AREA 1866 SQF - 173.36 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 two and three-bedroom condominiums range from over 1,500 sq. ft. to over 5,000 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

Riverside beach area

Hotwater Central Boiler

Kayak ramp & storage

EV Charging Stations

Smart HVAC Thermostat (Wi-fi)

Gas Cooktop
Convection Oven

Smart Lockset Entrance
Door (Wi-fi)

Pet grooming salon

Courtesy Riverfront Trolley


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

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