



canal

WEST AVENTURA

VIVIFY YOUR SENSES AT CANAL BY IQ





## A PLACE CRAFTED FOR THE PERSON YOU'RE MEANT TO BE

Welcome to **Canal by IQ**, where riverside luxury meets modern sophistication. The seamless blend of nature and urban living offers a fresh, invigorating lifestyle for those seeking both tranquility and connection to the vibrant energy of West Aventura. Every detail of **Canal by IQ** has been thoughtfully designed to reflect your unique vision of home, while elevating daily life through elegance and smart living.

At **Canal by IQ**, you'll find a home that not only inspires you but also empowers you. Step into an environment crafted to bring out your full potential—where luxury and nature converge, offering endless opportunities to live a life as dynamic as you are.

## EXCLUSIVE LIFESTYLE INSPIRED BY NATURE

The canal that runs by the project provides numerous possibilities of sports and leisure packed in the perfect landscape - the ideal ecosystem that will feed your creativity and potential, allowing you to fully appreciate the sophisticated colors and flavors of the contemporary and active neighborhood around you.




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**Canal by IQ** is tailored for those who seek meaningful experiences and uncompromised luxury. Each residence is equipped with state-of-the-art smart home technology, seamlessly combining independence and comfort for a modern, connected lifestyle.

Upon arrival, be greeted by a minimalist, elegant lobby that sets the tone for the sleek design and luxurious finishes found throughout the building. Every space has been crafted to maximize comfort while maintaining a refined, understated style.



A modern outdoor pool area with a wooden deck, lounge furniture, and a view of a canal and lush greenery. The pool is rectangular with a curved end, filled with clear blue water. The deck is made of light-colored wood. On the left, there is a grey sofa, a white armchair, and a round wicker coffee table with drinks. In the background, there are palm trees and a dense line of green trees. A white text box is in the top right corner.

A Riverside Oasis of Relaxation The riverside pool offers more than just a place to swim—it's your personal retreat. Imagine days filled with vibrant energy and relaxation, where the natural beauty of the canal enhances your every moment. Whether you're hosting friends, unwinding after a long day, or enjoying a quiet morning by the water, this is where your best days unfold.

More than just a fitness center, **Canal by IQ** offers a sanctuary for wellness. The modern fitness center is bathed in natural light, creating an environment where you can be fully present with your body, mind, and goals. With cutting-edge equipment and a serene atmosphere, your fitness journey will be enhanced by the perfect balance of nature and technology, helping you achieve your personal best.



# PATIO LIVING: A BLEND OF WORK AND PLAY

Ideal for enjoying a calm afternoon or giving your workday a refreshing twist, the patio offers breathtaking views of the canal, ensuring every moment spent outdoors is one of relaxation and inspiration. It's a space designed to provide comfort, whether you're winding down after a busy day or soaking in the peaceful surroundings.





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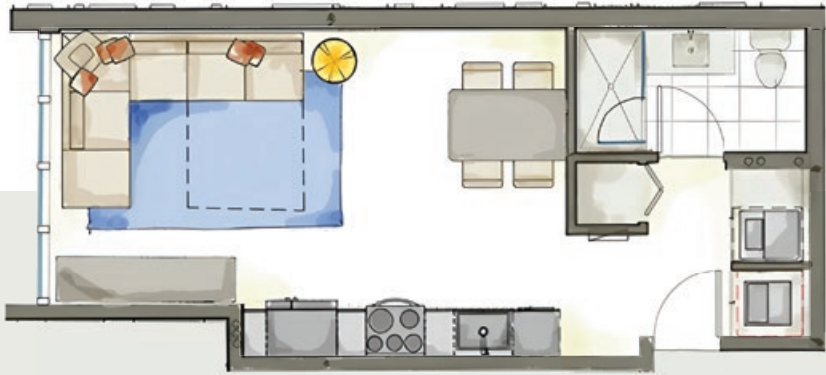
Experience a new way of living where luxury meets convenience. **Canal by IQ** combines smart home technology with nature-inspired design to offer residents a modern lifestyle that flows seamlessly between work, play, and relaxation.



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## STUDIO APARTMENTS STARTING AT 466 SQ FT

The ideal configuration for young professionals, the studio apartments deliver a minimalist yet fertile space, combined with services that meet the needs of an active lifestyle. — Designed for the modern professional, our studio apartments offer sleek, minimalist living without compromising on luxury. Ideal for those with active lifestyles, the studio layouts allow for creative use of space, making them perfect for remote workers or as a stylish pied-à-terre.



Decoration Simulation of the Studio Unit with 474 Sqft





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## 1 BEDROOM APARTMENTS STARTING AT 604 SQ FT / TERRACE 138 SQ FT

For those seeking more room to live and work, the one-bedroom apartments at **Canal by IQ** provide the perfect blend of privacy and comfort. With luxurious finishes and smart home features, each one-bedroom apartment offers a sophisticated living experience that enhances your work-life balance, with plenty of space for relaxation and productivity.



Decoration Simulation of the 1 Bedroom Unit with 685 Sq Ft / Terrace 58 Sq Ft



## 2 BEDROOM / 2 BATHROOM APARTMENTS STARTING AT 907 SQ FT / TERRACE 111 SQ FT

These spacious units provide ample living space, including terraces that integrate seamlessly with the main rooms, offering an indoor-outdoor lifestyle perfect for entertaining or family time. These homes are perfect for those seeking a sophisticated space that adapts to their changing needs.



Decoration Simulation of the 2 Bedroom Unit with 907 Sqft / Terrace: 111 Sqft





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EXPLORE WEST AVENTURA

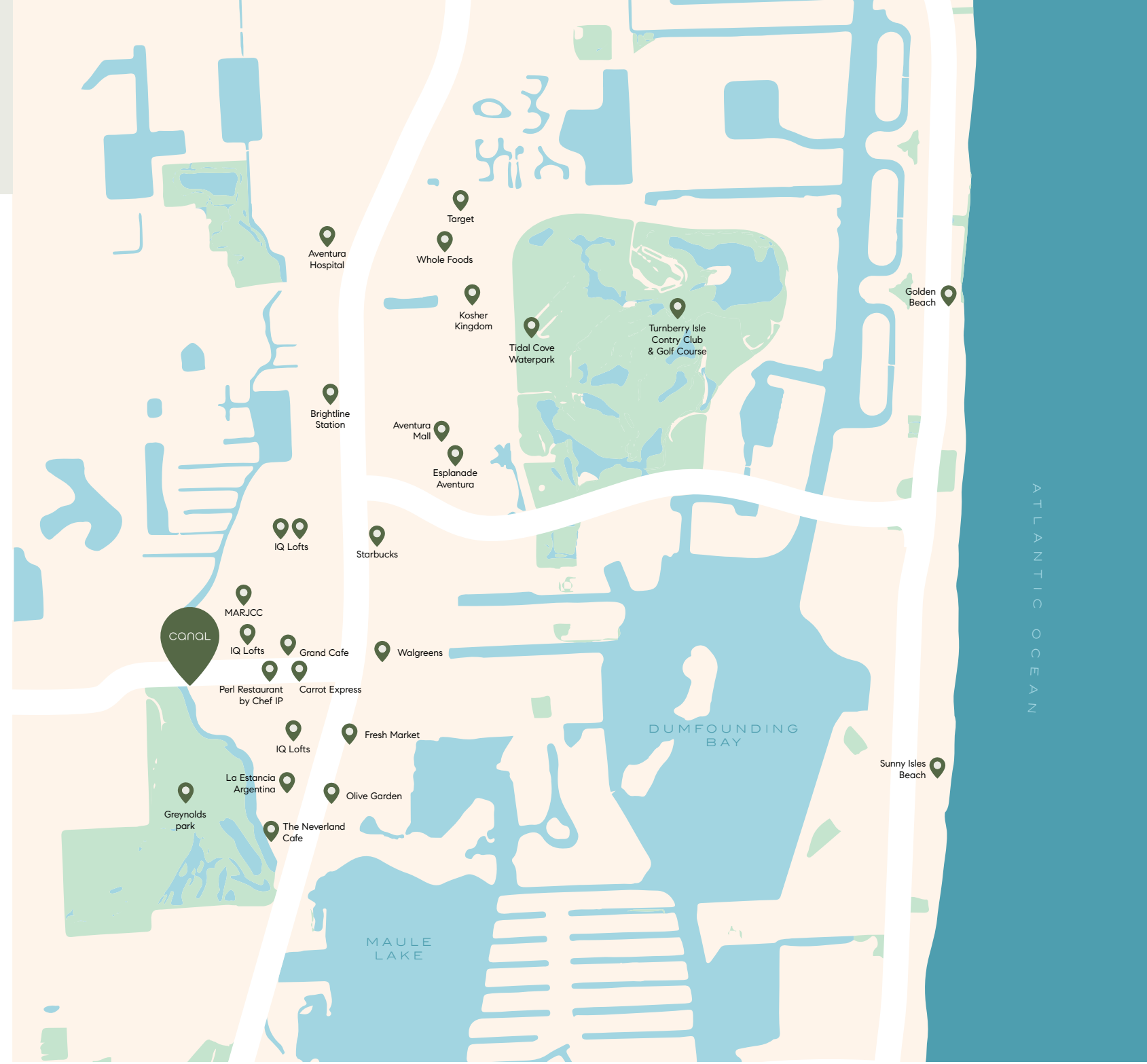
## A UNIQUE STYLE AMONG MIAMI AREA NEIGHBORHOODS

**Canal by IQ** places you in the heart of West Aventura, a neighborhood known for its upscale, well-planned atmosphere.

Here, you're surrounded by exclusive restaurants, luxury developments, and world-class entertainment. Whether you're strolling through Sunny Isles Beach, playing Turnberry Isle Golf Course, or shopping at Aventura Mall, this vibrant community offers something for everyone.

West Aventura is the perfect place for professionals, couples, and investors looking for a location that combines luxury, convenience, and quality of life.

Ready to Elevate Your Lifestyle? Our dedicated sales team is here to help you find the perfect home at **Canal by IQ**.



## SOPHISTICATED LIVING, EFFORTLESS STYLE

At **Canal by IQ**, luxury is more than a feature—it's a way of life. Our exclusive partnerships with Breton and Ornare deliver the perfect blend of signature design and timeless elegance.

With furniture collections curated by renowned designers, Breton brings sophistication to every room, enhancing the unique aesthetic of each apartment.

Ornare's bespoke kitchen kits offer a personalized touch, combining style and functionality to make every culinary experience truly exceptional. Discover a lifestyle where quality, convenience, and beauty come together effortlessly in a home created just for you.

Explore our exclusive design packages and elevate your living experience.

FURNITURE  
PARTNER

**BRETON**

KITCHEN  
PARTNER

**ORNARE**



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When we think about the meaning of 'home', it represents all the best things in our human experience: comfort, stability, safety, memories.

For over 21 years we've welcomed over 350 clients into spaces that have redefined their ways of life, their identities, and their connection with family and community.

When our client walks through the door and sees their new life transformed, it is a moment both precious and powerful. For us at **Sagewood**, Welcome Home is the moment we live for. From our carpenters, to our painters, millworkers, cleaners and owners, Welcome Home not only marks a collective accomplishment, but it represents The **Sagewood Way**: our culture of building together, learning together, and achieving together.

It's a culture still deepening since our earliest days. After all, it's in The **Sagewood Way** where we ourselves find home.

**And through this spirit is how we welcome you... Home.**



**IQ Concept** is a revolutionary real estate development company dedicated to matching prime locations with market driven living solutions.

Credited with the revamping of West Aventura, **IQ Concept** has 6 projects in the neighborhood including condominium, multifamily rentals, and commercial mixed-use projects.

The IQ approach to real estate development integrates smart technology, sustainable living, and community-focused design including synergy with local retail creating an IQ District in West Aventura.

The founders of **IQ Concept** have over 25 years of experience with 60 projects and more than 5,000,000 square feet developed internationally. The combination of a modern vision and a proven track record is a testament to their winning formula.

**IQ Concept** is the future of urban living.

**Intelligence Powered by People.**



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DEVELOPMENT &  
CONSTRUCTION



DEVELOPMENT



FURNITURE  
PARTNER



KITCHEN  
PARTNER

