

OASIS HALLANDALE
1110 East Hallandale Beach Blvd.
Hallandale Beach, Florida

Property Description: Oasis Hallandale will be a new condominium development with an urban edge. It will include luxury residential condos as well as shops, restaurants and creative office spaces, producing Hallandale’s first mixed-use destination.

Conveniently located with easy access to the beaches, Oasis Hallandale lies midway between Miami and Ft. Lauderdale. It will feature distinguished architecture and a full complement of amenities.



Unit Sizes & Prices:

<u>Floor Plan/Type</u>	<u>Sq. Ft.</u>	<u>Price Range</u>
1 Bedroom/1.5 Bath	876, 894 or 937	\$427,680 - \$576,505
2 Bedrooms/2.5 Baths	1,179, 1,204 or 1,226	\$597,761 - \$761,860
3 Bedrooms/3.5 Baths	1,560 or 1,736	\$748,800 - \$1,078,784

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1368 NW 165th Avenue
Pembroke Pines, FL 33028
(954) 450-1929
Info@CondoHotelCenter.com
www.CondoHotelCenter.com

Units Range in Square Feet: From: 876 To: 1,774

Units Range in Price: From: \$427,680 To: \$1,078,784

Number of Units: Oasis Hallandale will have twin 25-story east and west towers with 250 residences in each tower for a total of 500 units. It will also have 95,000 square feet of commercial space. The result will be a multi-block district of residences, shops, restaurants and offices.

Acreage: 10



Views: South towards the Gulfstream Race Track and the Sunny Isles skyline or north towards Hollywood Beach and the Fort Lauderdale skyline.

Construction Status: Construction on Oasis Hallandale will take place in four phases, each of which will take approximately two years although some will be built simultaneously. Here's how they break down:

- Phase 1, Commercial building – Construction begins March 2020
- Phase 2, Commercial building – Construction begins January 2021

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- Phase 3, Residential west tower – Construction begins December 2021, completion December 2023 (estimated)
- Phase 4, Residential east tower – Construction begins June 2023, completion June 2025 (estimated)



Building Features/Amenities:

- Lounge bar with pool tables
- Two pools
- Poolside cabanas and hot tub spa
- Children's splash pad
- Fitness and wellness center
- Playground, barbecue and fire pit areas
- Indoor and outdoor movie theaters
- Golf simulator
- Children's playroom
- Banquet hall
- Business and conference rooms
- Yoga lawn
- Ping-pong room
- Mini soccer field
- Pet park

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Building Services:

- Valet parking
- 24 hr. lobby attendant

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Condo Unit Features:

- Open contemporary floor plans with 1, 2 and 3+ bedrooms
- Powder room in selected residence
- Walk-in closets
- Floor to ceiling windows and glass sliding doors
- Broad balconies with glass railing

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Master Bath Features:

- Imported Italian tile
- Double vanities
- Frameless glass-enclosed showers



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Maintenance Fees: This is a very early pre-launch period, and details are not yet firm. The plan is to keep the HOA fee to under \$.75 per sq. ft. and to include all items typically included in an upscale condominium.



Real Estate Taxes: Expect taxes to be approximately 2% of the purchase price.

Parking and Storage: One parking space will be included with the purchase of a one or two bedroom unit. Additional parking spaces will be available for purchase at a price to be determined. Each unit will also receive one caged storage unit. On site there will also be bike parking and an electric car charging station.

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Location: With an estimated population of nearly 40,000, Hallandale Beach, conveniently located in between Miami and Ft. Lauderdale, is growing fast. It has long been known to Canadian snowbirds who enjoy wintering near its Atlantic Ocean beaches but in recent years has also attracted a global contingent, with countless Europeans buying vacation homes.

Oasis Hallandale will be located on Hallandale Beach Blvd. offering proximity to:

- Hollywood Beach & Boardwalk
- Gulfstream Park Race Track
- Aventura Mall
- Seminole Hard Rock Hotel & Casino
- Ft. Lauderdale & Miami International Airports
- Ft. Lauderdale & Miami Ports (cruise ship docks)

[Oasis Hallandale Site Map & Location](#)

Homeowner Restrictions on Leases: An owner may lease his/her unit one time per year for a minimum of six months.

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Pets: Non-aggressive breeds are permitted.

Developer: Hallandale Oasis 2019 LLC. This is Hallandale Oasis' first project, but they have put together a top notch team starting with the premier architect and builder in South Florida.



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Architect: [Arquitectonica](#) has been a dominant architectural force in Florida with no equal. Among its numerous achievements are: Sawgrass Mall, American Airlines Arena, Brickell City Centre, Hard Rock Stadium redevelopment, and the Miami Beach Convention Center redevelopment.

Builder: [Suffolk](#) is one of the most successful privately-held construction firms in the country. They are a financially-stable, national player with independent, well-established offices located in the Northeast, Southeast, and West regions. They have delivered some of the most complicated building construction projects in the country, but probably none more well known in South Florida than the "Guitar Building" at the [Seminole Hard Rock Hotel & Casino, Hollywood, FL](#).

Reservation Requirement/Deposit: The total deposit will be 40% of the purchase price, broken down in installment payments as follows.

- \$10,000 at reservation (removes the unit from inventory and locks in price)
- 15% due at contract (estimated 2-3 months prior to groundbreaking)
- 10% at groundbreaking
- 15% in 180 days

**Have any questions?
Would you like to arrange a site tour?
Contact Joel Greene at Joel@CondoHotelCenter.com or
(954) 450-1929**

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Please speak with your personal legal and financial advisors to determine whether this property is suitable for your objectives.

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