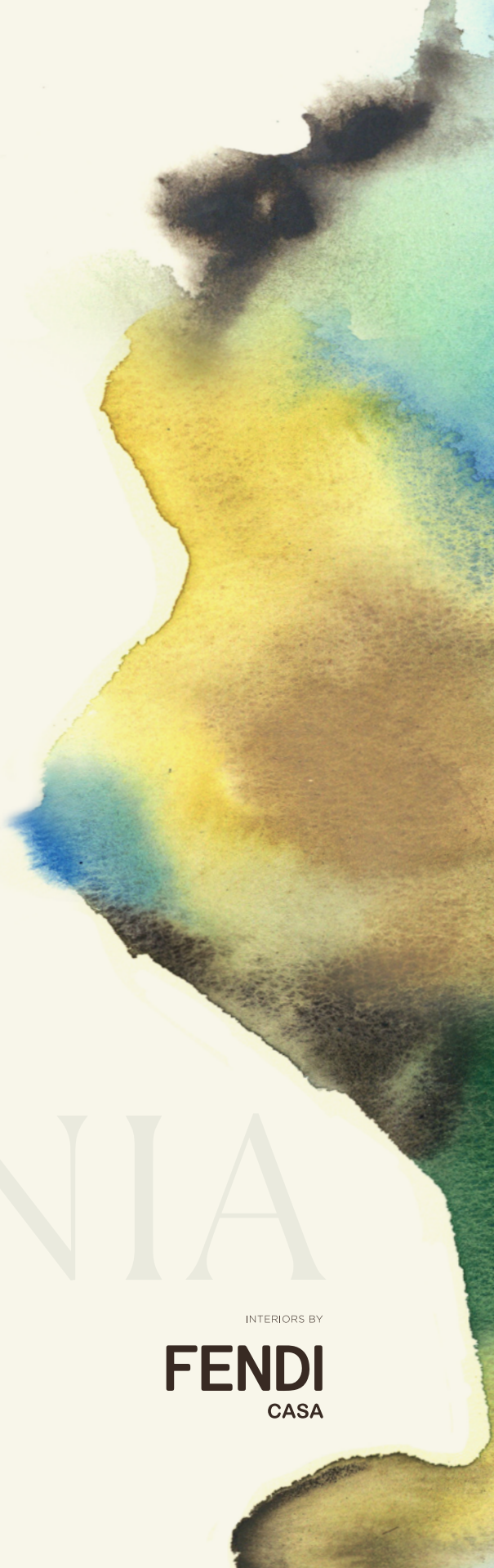


AVENIA

INTERIORS BY

FENDI
CASA

Distinctly Modern Living with Signature Style

A limited collection of 22 residences set on a serene Aventura waterway and the edge of a famed golf course.

Curated by FENDI Casa and inspired by the maison's artisanal heritage and modern vision, Avenia is where high design meets savoir-faire, for a new living experience that comes to life with precision, glamour and a splash of the unexpected.

AVENIA



AVENIA

INTERIORS BY

FENDI CASA

The FENDI Casa Lifestyle





"Beauty finds its purpose in objects with the highest craftsmanship.

— FENDI CASA

Drawing on a century of groundbreaking style and craftsmanship and more than three decades of trendsetting home décor, the legendary Italian design house is poised to bring a new level of luxury and style to Aventura living.

The design visionaries at FENDI Casa render moods and moments blending global inspirations with European materials and the iconic palette of South Florida. Come home to a place where experience and style forms an elevated aesthetic.



The Vision

- 22 luxury residences with interiors by FENDI Casa
- Only two residences on each floor
- Private marina with only 14 slips for yachts up to 80 feet
- Exclusive slip for pickup and drop-off up to 40 feet
- Stunning unobstructed city, water and golf course views
- Over 10,000 SF of private amenities
- Comprehensive concierge and luxury guest services
- Pet-friendly community



The Residences

- Exceptional half floor residences with three exposures
- Expansive floor plans feature three or four bedrooms
- Each residence hosts a private elevator lobby
- Stylish interior design details include a signature FENDI arch
- Gourmet kitchens by FENDI Casa include European stone countertops
- Sub-Zero and Wolf appliance suite includes a paneled refrigerator and freezer, wine storage, induction cooktop, and convection oven
- Primary suite luxuriously appointed with a private terrace
- Primary spa bathroom with soaking tub, water closet and designer fixtures
- Exquisite FENDI-branded Italian-made walk-in closet with built-in fixtures
- Laundry room with full-size washer, dryer and utility sink
- Integrated smart home technology and control system
- Pre-wired for high-speed WiFi and motorized window shades
- Dedicated service entrance and quarters

ACQUA + TERRA

Inspired by their respective skyline and water views, two exclusive half-floor Penthouses with private rooftop amenities, Acqua and Terra, each feature 11-foot ceilings, sprawling living spaces and a private rooftop with a pool for exclusive entertaining.



The Experience

ATRIUM | LOBBY

- Porte-cochère entrance with signature Roman columns
- FENDI Casa Signature arched entryway
- Private reception with concierge services
- Reception lounge with FENDI Casa furniture
- Package and mail rooms
- 24/7 security and valet services
- Secure garage parking with guest parking
- Two assigned parking spaces per residence
- Three assigned parking spaces per Penthouse
- Marina Lounge with coffee bar and seating
- Marina paseo with views to the waterway
- Linear park with beautiful native South Florida flora
- Bicycle Storage

HORIZON LOUNGE | ROOFTOP

- Expansive outdoor sun deck with all-day sun exposure
- Resort-style pool and spa pool
- Beautiful water, skyline and golf course views from sunrise to sunset
- Custom FENDI Casa private cabanas and poolside lounge chairs
- Two covered summer kitchens with grill and beverage center for entertaining
- Lounge areas outfitted with the FENDI Casa outdoor furniture collection
- Two outdoor showers in signature arched coves
- Lush landscaping with native flora

MEZZO | LEVEL FOUR

– Recharge

- State-of-the-art fitness center featuring Technogym equipment for cardio and weight training
- Alfresco fitness lawn for dedicated personal training
- Indoor and outdoor yoga and Pilates spaces
- Spa with sauna, steam, cold plunge and salt wall
- Private spa room with shower and massage beds for private treatments

– Relax

- Games lounge with card tables, billiards and more
- Spacious bar and lounge with indoor/outdoor seating
- Outdoor terrace with stunning golf course views
- Private resident library
- Wine wall for wine storage
- Executive space with boardroom table and A/V connectivity
- Screening room with luxury seating
- Golf simulator lounge
- Private dining room with gourmet kitchen





The Team

BRAND & INTERIORS

FENDI Casa

After writing a worldwide legendary story of style and savoir-faire in fashion, FENDI entered the world of interior design in 1987. With FENDI Casa, the Maison strengthens its development thanks to the partnership with Flos B&B Italia Group, a global leader in high-end design, extending its product portfolio, broadening the borders of exploration and charting a path between its illustrious past and a future of innovation. From upholstery to textiles, from complementary furnishings to furniture, from accessories to the outdoors, FENDI Casa is a domestic panorama offering two horizons: emotion and consistency.



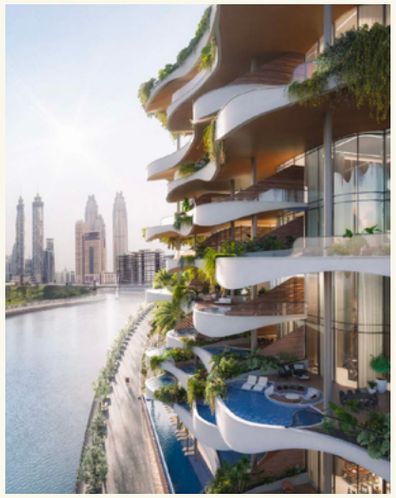


The excitement of authentic design products, achieved with masterful manufacturing and a culture of craftsmanship that has always succeeded in skillfully moulding precious materials, breathing life into color palettes and patterns that embrace modernity while remaining eternal, and into innovative shapes, aesthetically tailored and harmonious. Experimentation, research, vision and savoir-faire embody that art of fine craftsmanship that is part of the Maison's historical legacy.

INTERIORS

The One Atelier

The One Atelier is industry leader in the development of interior design for branded real estate, offering the full spectrum of services from brand scouting, conceptualization through interior design and architecture consultancy. The One Atelier prides itself on a consultative approach that assesses each project individually to devise the precise aesthetic, partner and services required. With an inherent understanding of the desires and demands of the modern luxury consumer, The One Atelier has been chosen by many of the globe's leading luxury lifestyle and fashion brands to assist them in delivering truly exceptional properties that exceed expectations at every turn.





ARCHITECTURE

Kobi Karp

For over two decades, Kobi Karp Architecture and Interior Design has been providing unique, creative, and innovative design solutions to renowned international clients in hospitality, retail and high-rise residential development. To date, the firm has designed over $36 billion in mixed-use commercial, residential and multifamily properties worldwide, from North America to East Asia. Both the firm itself and founding principal Kobi Karp have earned many prestigious awards, including American Institute of Architects (AIA) Awards for Outstanding Young Architect of the Year Award, Outstanding Service Award, and Award of Merit, as well as local accolades from the Miami Design Preservation League and Dade Heritage Trust.

LANDSCAPE

L&ND Design

L&ND Design approaches their craft not as a single practice, but as several interlocking endeavors. Landscapes are inseparable from structures, ecology is inseparable from building requirements, and improving human relationships is the ultimate goal of any project. Aesthetic movements come and go, but L&ND has found these principles to be timeless. As partners, their first job is to understand the client's vision and needs –not to present their own. L&ND values timeliness, direct communication and prototypes over presentations.



DEVELOPMENT

Vertical Developments

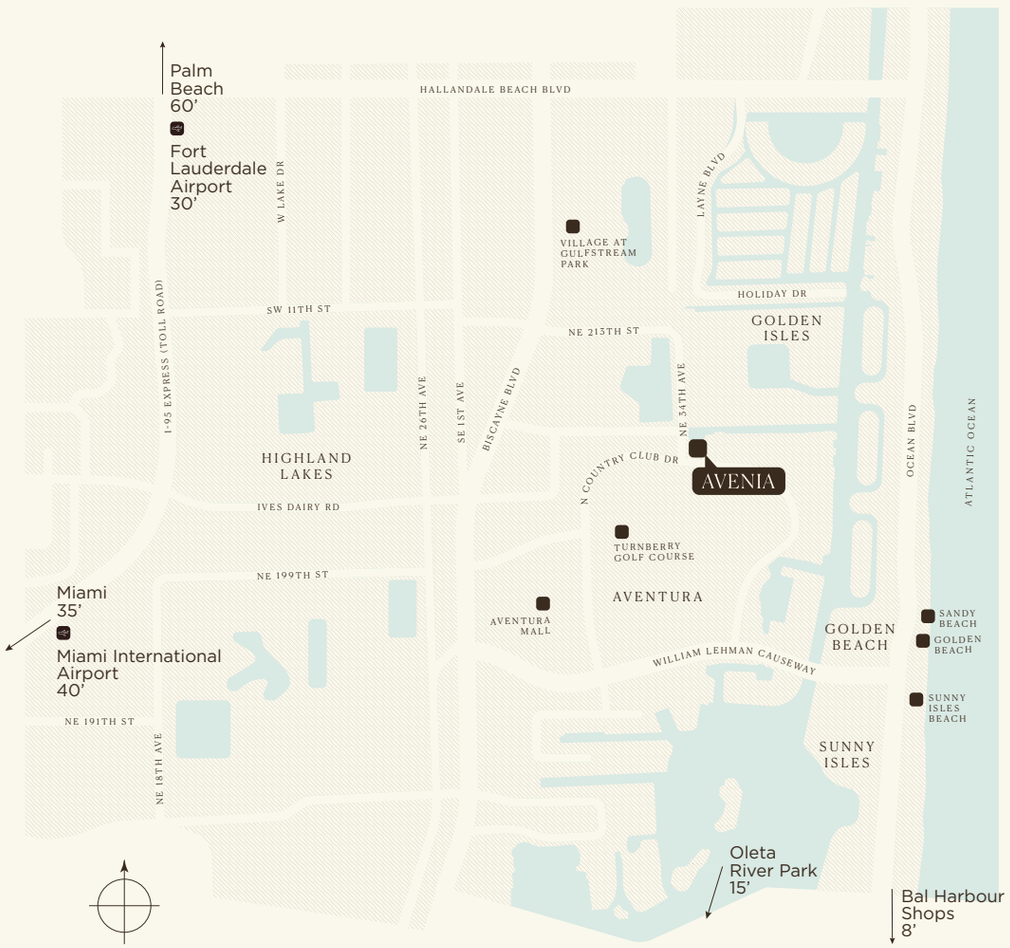
With 25 years of real estate development experience, Vertical Developments is committed to delivering exceptional landmark properties in some of the world's greatest skylines. Through many successful projects from Peru to Miami, the team has completed over 30 buildings with an unparalleled expertise in planning, construction, community programming, and branding. Led by CEO Fernando De Nuñez, the company works to bring high-profile, global real estate projects to life, from financing to development, sales, marketing and more.

SALES & MARKETING

Douglas Elliman Development Marketing

Douglas Elliman Development Marketing combines unrivaled sales, leasing, and marketing expertise with an in-depth awareness of the most intricate details to major trends. Through comprehensive planning, innovative marketing ideas, and superior sales strategies, their team collaborates with leading developers, world-renowned architects, and interior designers to create the most coveted properties in the world. From South Florida to New York and beyond, they ensure the highest level of quality and expertise powered by innovation, information, and the influence of the largest regional and global network of real estate professionals.

Surround Your Life With Style

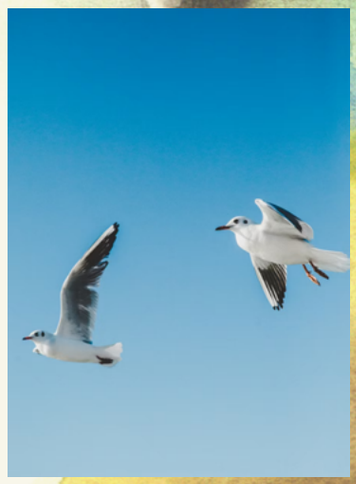


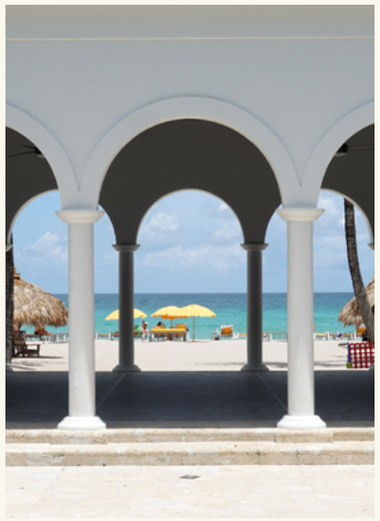
Situated on a quiet waterway along North Country Club Drive, Avenia offers exceptional views in every direction.

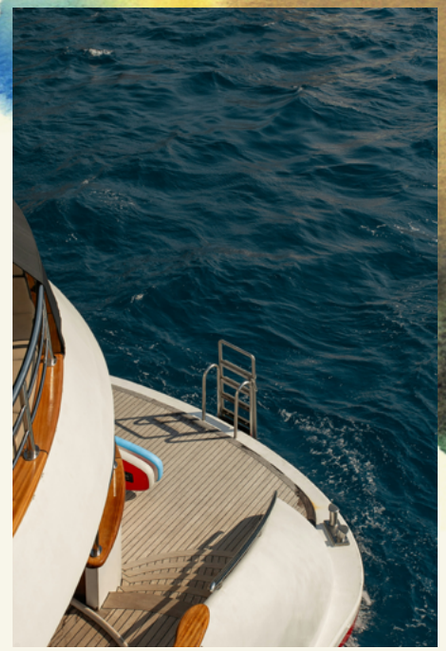
To the north is a private, naturally protected marina. To the south is the championship golf course at Turnberry Isle Country Club. And to the east, luxurious residential neighborhoods, Golden Beach and the shimmering Atlantic Ocean.











AVENIA

INTERIORS BY

FENDI CASA

VERTICAL DEVELOPMENTS

Live The Vision

SITE LOCATION
20605 NE 34th Avenue. Aventura, FL 33180
+ 1 786 886 1587 | aveniaaventura.com

DEVELOPMENT
Vertical Developments

EXCLUSIVE SALES & MARKETING
Douglas Elliman Development Marketing

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