# Distinctly Modern Living with Signature Style.

## A limited collection of 22 waterside residences on the edge of a famed golf course.

Avenia Aventura presents 22 luxury residences on the edge of the golf course and a serene waterway. 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

INTERIORS BY

FENDI CASA

# 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 Team

**BRAND & DESIGN**
FENDI Casa
**DEVELOPMENT**
Vertical Developments
**EXCLUSIVE SALES & MARKETING**
Douglas Elliman Development Marketing
**INTERIORS**
The One Atelier
**ARCHITECTURE**
Kobi Karp
**LANDSCAPE**
L&ND Design

# Live The Vision

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

VERTICAL DEVELOPMENTS

# 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

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

HORIZON 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

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