

---

# Distinctly Modern Living with Signature Style.

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

---

Avenia Aventura is a limited collection of just 22 waterside residences on the edge of the famed Turnberry golf course with interiors by Fendi Casa. 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. A life here, is a life on the avenue to luxury.

## AVENIA

INTERIORS BY

**FENDI**  
CASA

---

---

## The Vision

- 22 residences designed by Fendi Casa
- Private marina with a houseboat slip
- Three and four-bedroom residences
- Only two residences per floor
- Serene city, water and sprawling golf course views
- Personalized concierge and guest services
- Pet-friendly community

## The Residences

- Exceptional half floor residences with three exposures
- Private elevator lobby per residence
- Stylish custom designed Italian kitchens with quartz countertops
- Sub-Zero and Wolf appliance suite
- Luxuriously appointed primary suite
- Exquisite Fendi Casa built-in walk-in closet in primary suite
- Laundry room with full-size washer/dryer and utility sink
- Integrated smart home technology
- Designer bathroom faucets and fixtures
- Pre-wired for WiFi and motorized window shades
- Space for private office/study or den
- Dedicated service entrance and quarters

### ACQUA & TERRA

Choose from two rare half-floor Penthouses. Named for their respective water and skyline views, Acqua and Terra each feature sprawling living spaces and a private rooftop with a pool for exclusive entertaining.

## The Experience

### ATRIUM Lobby

- Marina lounge
- Private reception and concierge services
- 24/7 security
- Package and mail receiving rooms
- Secure garage parking
- Two assigned parking spaces per residence and three per Penthouse
- Valet services

### MEZZO Level Four

#### *Recharge*

- State-of-the-art fitness center with alfresco fitness lawn
- Dedicated personal training area
- Indoor and outdoor yoga and Pilates spaces
- Spa with sauna, steam, and private massage room

#### *Relax*

- Games lounge with card tables, billiards and more
- Bar and lounge with indoor/outdoor seating
- Private resident library
- Screening room with luxury seating
- Wine wall for wine storage
- Golf simulator lounge
- Private dining room with gourmet chef's kitchen

### HORIZON Rooftop

- Resort-style pool with all-day sun exposure
- Premium cabanas, lounge chairs, and dining tables
- Expansive outdoor pool deck
- Summer kitchen for private rooftop entertaining

---

## The Team

### BRAND & DESIGN

Fendi Casa

### DEVELOPMENT

Vertical Development

### INTERIORS

The One Atelier

### ARCHITECTURE

Kobi Karp

### LANDSCAPE

L&ND Design

---

## Live The Vision



WE ARE PLEDGED TO THE LETTER AND SPIRIT OF THE U.S. POLICY FOR ACHIEVEMENT OF EQUAL HOUSING OPPORTUNITY THROUGHOUT THE NATION. WE ENCOURAGE AND SUPPORT AN AFFIRMATIVE ADVERTISING AND MARKETING PROGRAM IN WHICH THERE ARE NO BARRIERS TO OBTAINING HOUSING BECAUSE OF RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN.

THIS ADVERTISEMENT IS NOT AN OFFERING. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. THE ARTIST REPRESENTATIONS AND INTERIOR DECORATIONS, FINISHES, APPLIANCES AND FURNISHINGS ARE PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY. DEVELOPER MAKES NO REPRESENTATIONS OR WARRANTIES EXCEPT AS MAY BE SET FORTH IN THE OFFERING PLAN. DEVELOPER RESERVES THE RIGHT TO SUBSTITUTE MATERIALS, APPLIANCES, EQUIPMENT, FIXTURES AND OTHER CONSTRUCTION AND DESIGN DETAILS SPECIFIED HEREIN WITH SIMILAR MATERIALS, APPLIANCES, EQUIPMENT AND/OR FIXTURES OF SUBSTANTIALLY EQUAL OR BETTER QUALITY. ALL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO NORMAL CONSTRUCTION VARIANCES AND TOLERANCES. SQUARE FOOTAGE EXCEEDS THE USABLE FLOOR AREA. DEVELOPER RESERVES THE RIGHT TO MAKE CHANGES IN ACCORDANCE WITH THE TERMS OF THE OFFERING PLAN. PLANS AND DIMENSIONS MAY CONTAIN MINOR VARIATIONS FROM FLOOR TO FLOOR. REFER TO WWW.AVENIAAVENTURA.COM FOR FULL LEGAL DISCLAIMERS.