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A V E N T U R A

2, 3 AND 4 BEDROOM LUXURY WATERFRONT RESIDENCES

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OTT + YABU + PMG



# FIVE ACRES OF AVENTURA WATERFRONT

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AVENTURA

SOUTH BAYFRONT CORNER

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ATLANTIC OCEAN

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# BUILDING AMENITIES

190 luxury residences on 5 acres of Aventura waterfront

World class architecture by Carlos Ott + Yabu Pushelberg interiors in a first time collaboration

All private elevator access

Residences equipped with private service suites

Bayfront infinity-edge pool with views of the Atlantic Ocean

4,000 square foot fitness center with state-of-the-art gym and yoga room

Resort-style poolside service / breakfast and lunch clubroom

Private cooled storage space for all Tower East Residents

Two private porte-cochere entrances

Atrium event room with floor-to-ceiling windows accessible by dedicated glass elevator

5 star international concierge services



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DUAL GRAND PORTE-COCHÈRE

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BAYFRONT INFINITY EDGE POOL

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FULLY EQUIPPED FITNESS CENTER

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ATRIUM EVENT ROOM WITH PANORAMIC WATERFRONT VIEWS

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# RESIDENCE FEATURES

Custom designed residences by Yabu Pushelburg

Apple® home technology included in all residences

Floor-through residences featuring unobstructed water views

Each residence offers a bayfront terrace with summer kitchen

18 penthouse residences with private rooftop terraces and plunge pools

Private elevators and foyers

10' ceilings slab-to-slab with floor to ceiling windows

Spacious residences with great room, family room, dining room  
and breakfast nooks

Private service suites with bathroom

Individual unit access high-speed elevators

Oversized gas stoves and custom hood

Side by side paneled SubZero/Wolf appliances

SubZero Duel Temperature Wine Storage

Built-in coffee and espresso machine

Midnight kitchen in master suite

Oversized soaking tub

Grand master his and her walk-in closets



ALL RESIDENCES DELIVERED FURNITURE READY | CUSTOM DESIGNED BY YABU PUSHELBERG

CABINTRY & APPLIANCES:

All residences come equipped with custom Italian cabinetry, built-in SubZero/Wolf appliances, and exquisite stone countertops.

ADVANCED LIGHTING:

All residences come equipped with a complete lighting package which includes recessed with dimmers and smart ihome apple device controls.

PAINT & FINISHING WORK:

Paint selections included and come recommended from Yabu Pushelburg to compliment flooring selections.

SMART IHOME SYSTEM:

Each residence offers an unprecedented level of efficiency through a smart home technology experience. A fully integrated whole-house audio, video, lighting and automation system all controlled via Apple devices and the Savant Systems control hardware.

FLOORING:

Custom recommended flooring from Yabu pushelberg for interior and exterior spaces.





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BAYFRONT TERRACE WITH SUMMER KITCHEN

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CUSTOM DESIGNED RESIDENCES BY YABU PUSHELBERG

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EUROPEAN-STYLE MASTER BATHROOM

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GRAND MASTER WALK-IN CLOSET

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PRIVATE SERVICE SUITES WITH BATHROOM

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PRIVATE PENTHOUSE ROOFTOP TERRACES WITH PLUNGE POOL

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# EXCLUSIVE SERVICES

24-hour concierge service

24-hour valet service & covered self parking

Complimentary breakfast for all residents

Pet walking services for all residents

Personal poolside service

Full on-site maintenance





ARTIST CONCEPTUAL RENDERING

RESORT-STYLE POOLSIDE SERVICE

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# SMART HOME SYSTEM

Each residence offers an unprecedented level of efficiency and simplicity with a smart home technology experience. A fully integrated whole-house audio, video, lighting and automation system all controlled via Apple devices and the Savant Systems control hardware.

## ECHO Smart Home System includes:

Five zone high performance in-ceiling audio devices.

Merge and synchronize up to six sources in the great room from video to devices such as; Cable/Satellite, Blu-Ray, Apple TV, PS3/XBox and more, to one single source/TV.

3 iPads located in wall using the Savant ICC-2000 in wall iPad dock

## Additional ECHO Smart Home System Solutions:

Complete control at your fingertips through sleek and intuitive user interfaces — Apple's® iPad®, iPhone®, and iPod touch® as well as Intel equipped Apple computers.

Ability to control Lighting, including on/off or dim and HVAC.

Six predetermined lighting scenes fully functional on move in.

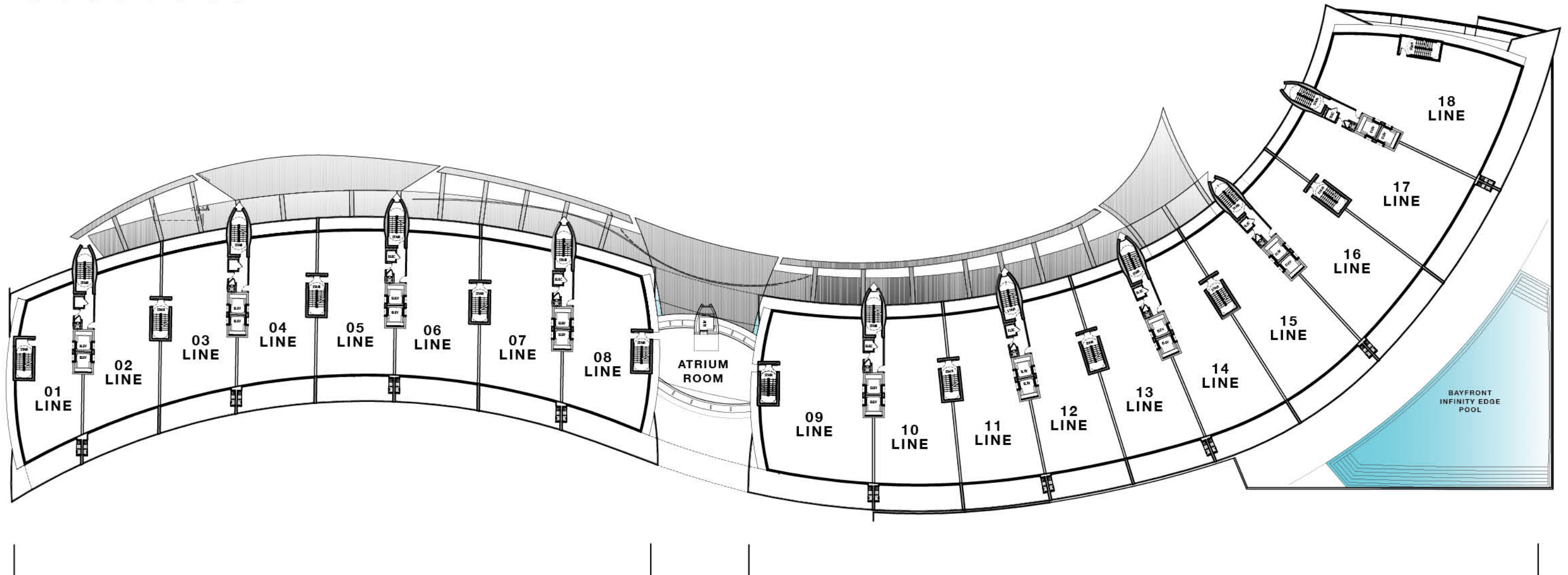


# APPLE® BASED HOME CONTROL



ARTIST CONCEPTUAL RENDERING





WEST TOWER

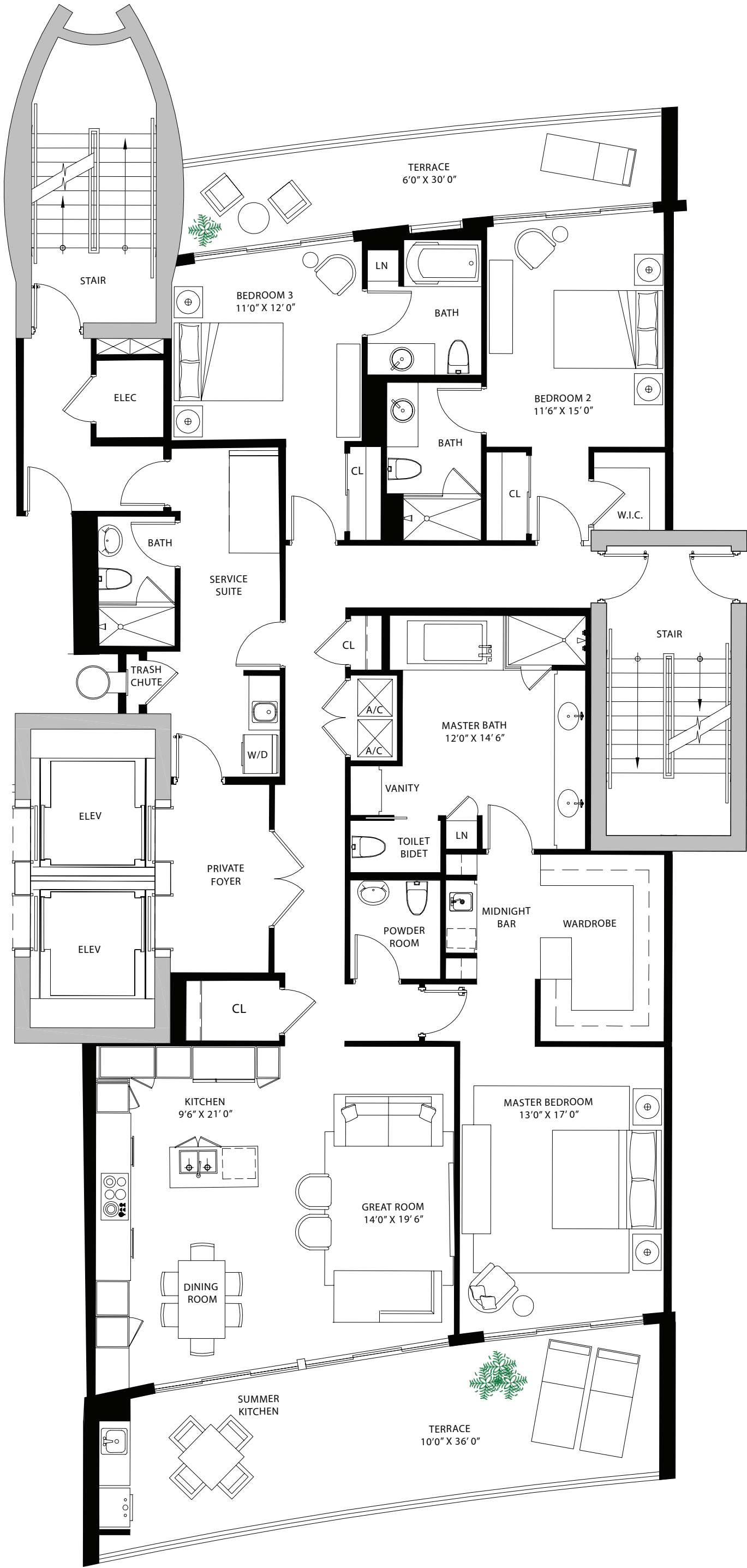
EAST TOWER



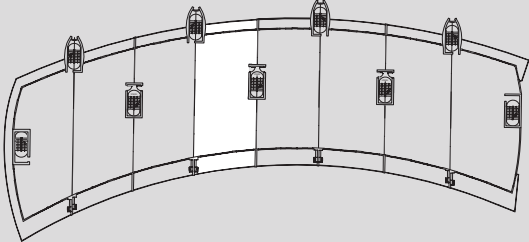
04 LINE

3 BEDROOMS | 4.5 BATHS  
PLUS SERVICE SUITE

AC AREA:	2,365 S.F.   219.72 M <sup>2</sup>
BALCONY 1:	365 S.F.   33.91 M <sup>2</sup>
BALCONY 2:	188 S.F.   17.47 M <sup>2</sup>
TOTAL:	2,918 S.F.   271.09 M <sup>2</sup>



WEST TOWER



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## 06 LINE

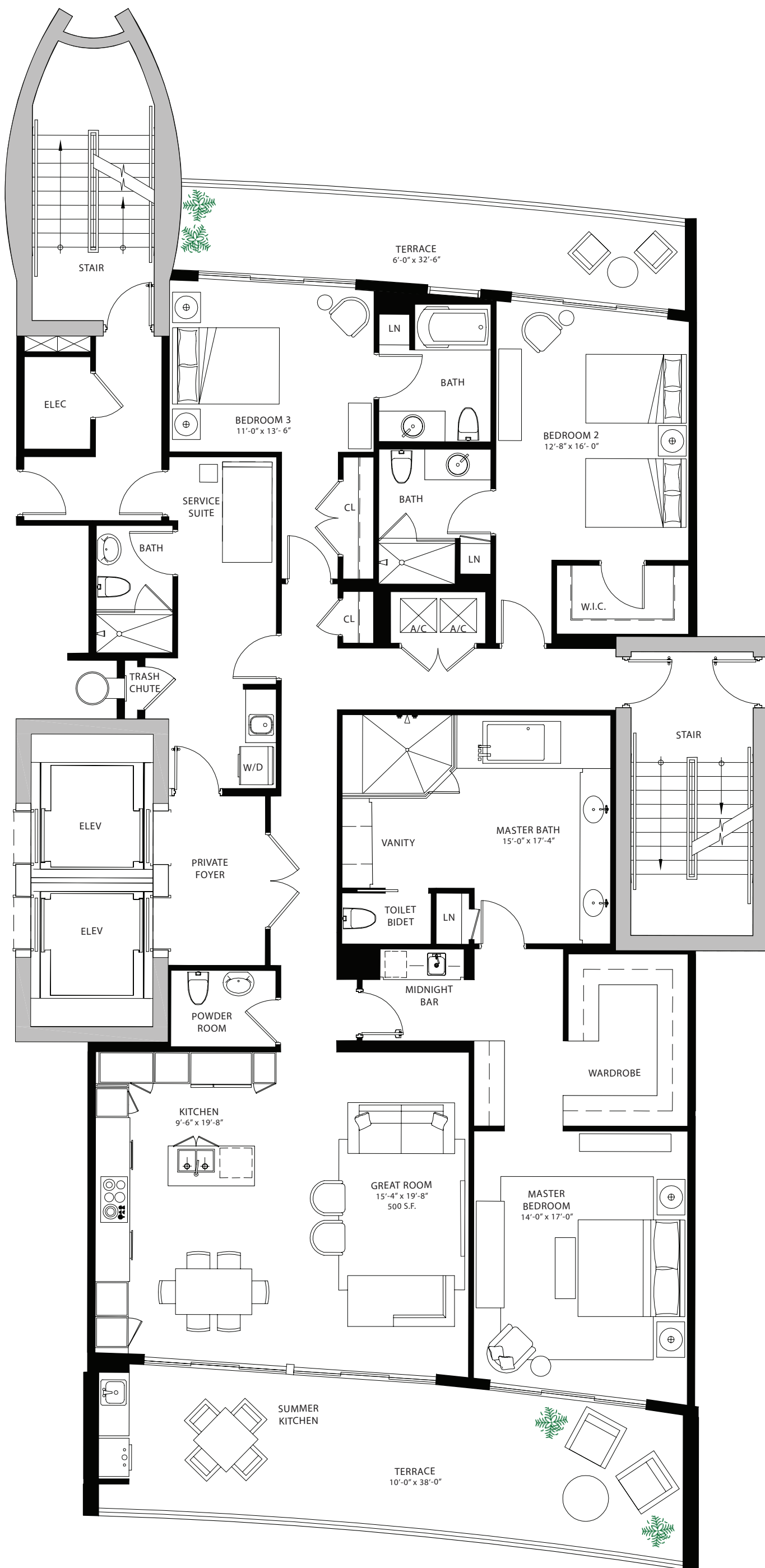
3 BEDROOMS | 4.5 BATHS  
PLUS SERVICE SUITE

AC AREA: 2,520 S.F. | 234.12 M<sup>2</sup>

BALCONY 1: 390 S.F. | 36.23 M<sup>2</sup>

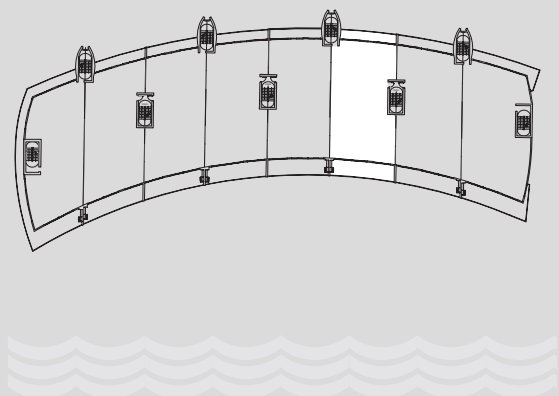
BALCONY 2: 200 S.F. | 18.58 M<sup>2</sup>

TOTAL: 3,110 S.F. | 288.93 M<sup>2</sup>



WEST TOWER

N

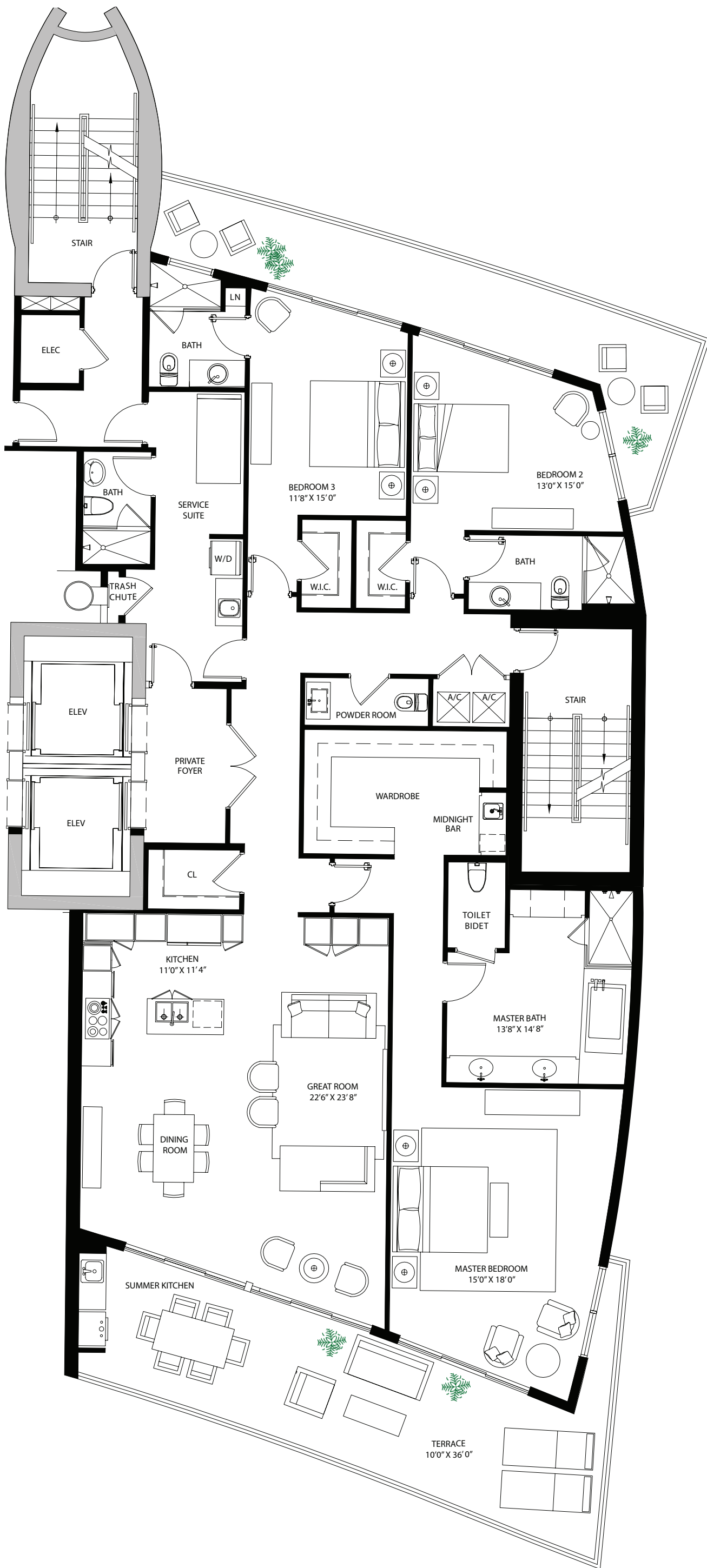




08 LINE

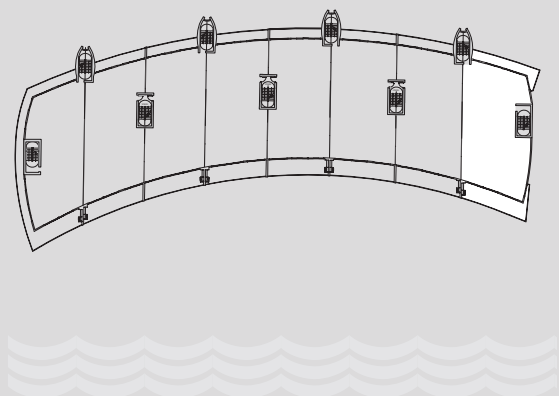
3 BEDROOMS | 4.5 BATHS  
PLUS SERVICE SUITE

AC AREA:	2,630 S.F.   244.33 M <sup>2</sup>
BALCONY 1:	520 S.F.   48.31 M <sup>2</sup>
BALCONY 2:	280 S.F.   26.01 M <sup>2</sup>
TOTAL:	3,430 S.F.   319.59 M <sup>2</sup> .



WEST TOWER

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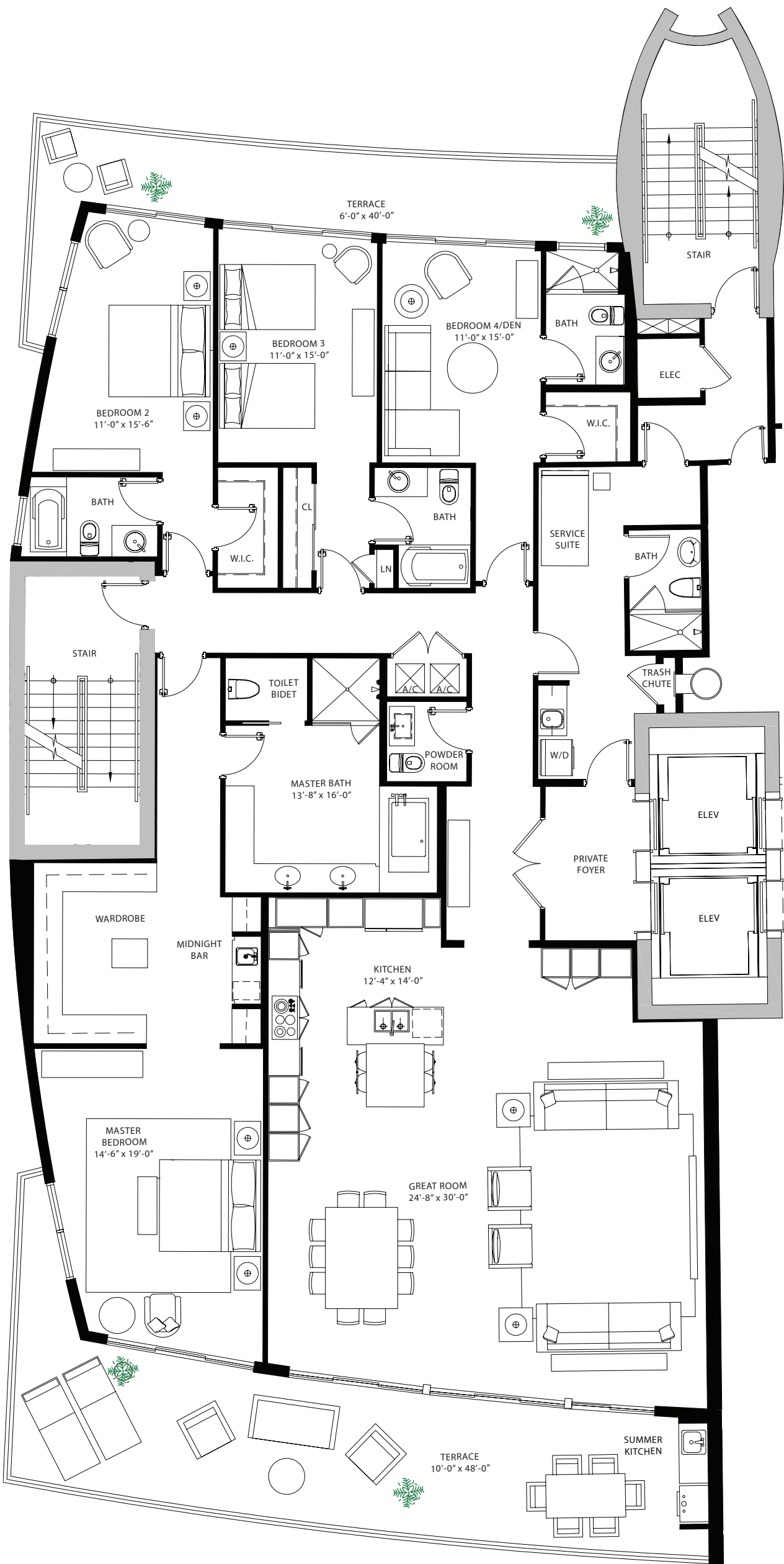
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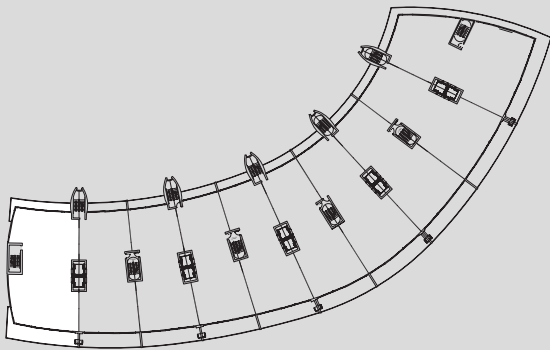
## 09 LINE

4 BEDROOMS | 5.5 BATHS  
PLUS SERVICE SUITE

AC AREA:	3,295 S.F.   306.12 M <sup>2</sup>
BALCONY 1:	580 S.F.   53.88 M <sup>2</sup>
BALCONY 2:	280 S.F.   26.01 M <sup>2</sup>
TOTAL:	4,155 S.F.   386.01 M <sup>2</sup>



EAST TOWER



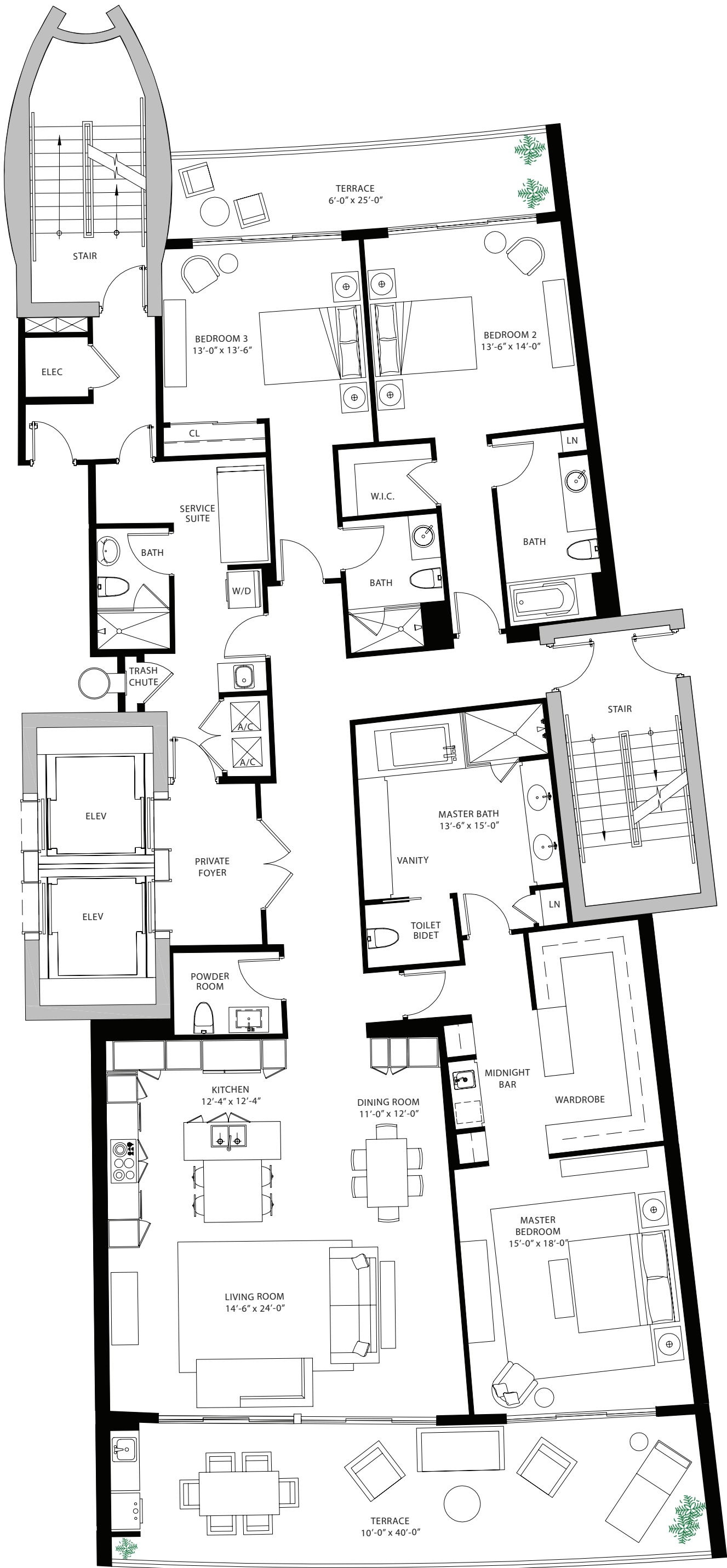
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10 LINE

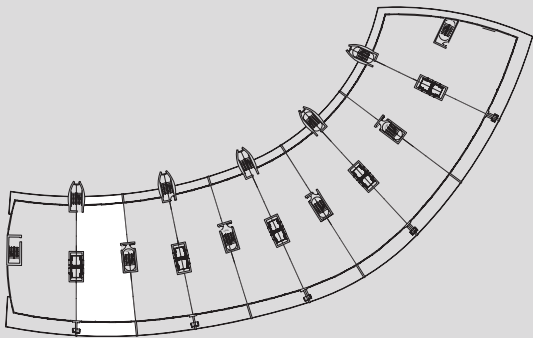
3 BEDROOMS | 4.5 BATHS  
PLUS SERVICE SUITE

AC AREA:	2,720 S.F.   252.70 M <sup>2</sup>
BALCONY 1:	410 S.F.   38.09 M <sup>2</sup>
BALCONY 2:	160 S.F.   14.86 M <sup>2</sup>
TOTAL:	3,290 S.F.   305.65 M <sup>2</sup>



EAST TOWER

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## 16 LINE

3 BEDROOMS | 4.5 BATHS  
PLUS DEN & SERVICE SUITE

AC AREA: 3,080 S.F. | 286.14 M<sup>2</sup>

BALCONY 1: 460 S.F. | 42.74 M<sup>2</sup>

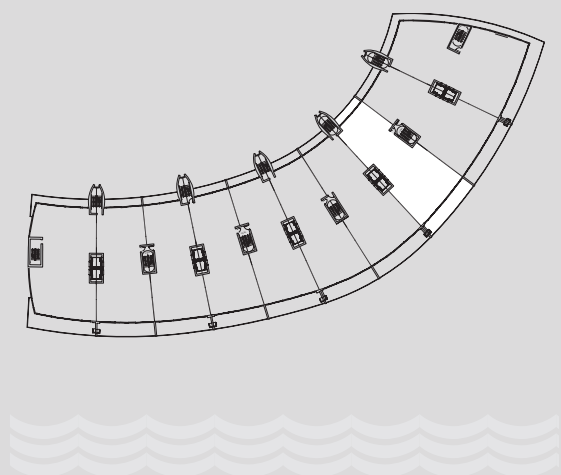
BALCONY 2: 138 S.F. | 12.82 M<sup>2</sup>

TOTAL: 3,678 S.F. | 341.70 M<sup>2</sup>



EAST TOWER

N



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## 18 LINE

4 BEDROOMS | 5.5 BATHS  
PLUS SERVICE SUITE

AC AREA: 4,020 S.F. | 373.47 M<sup>2</sup>

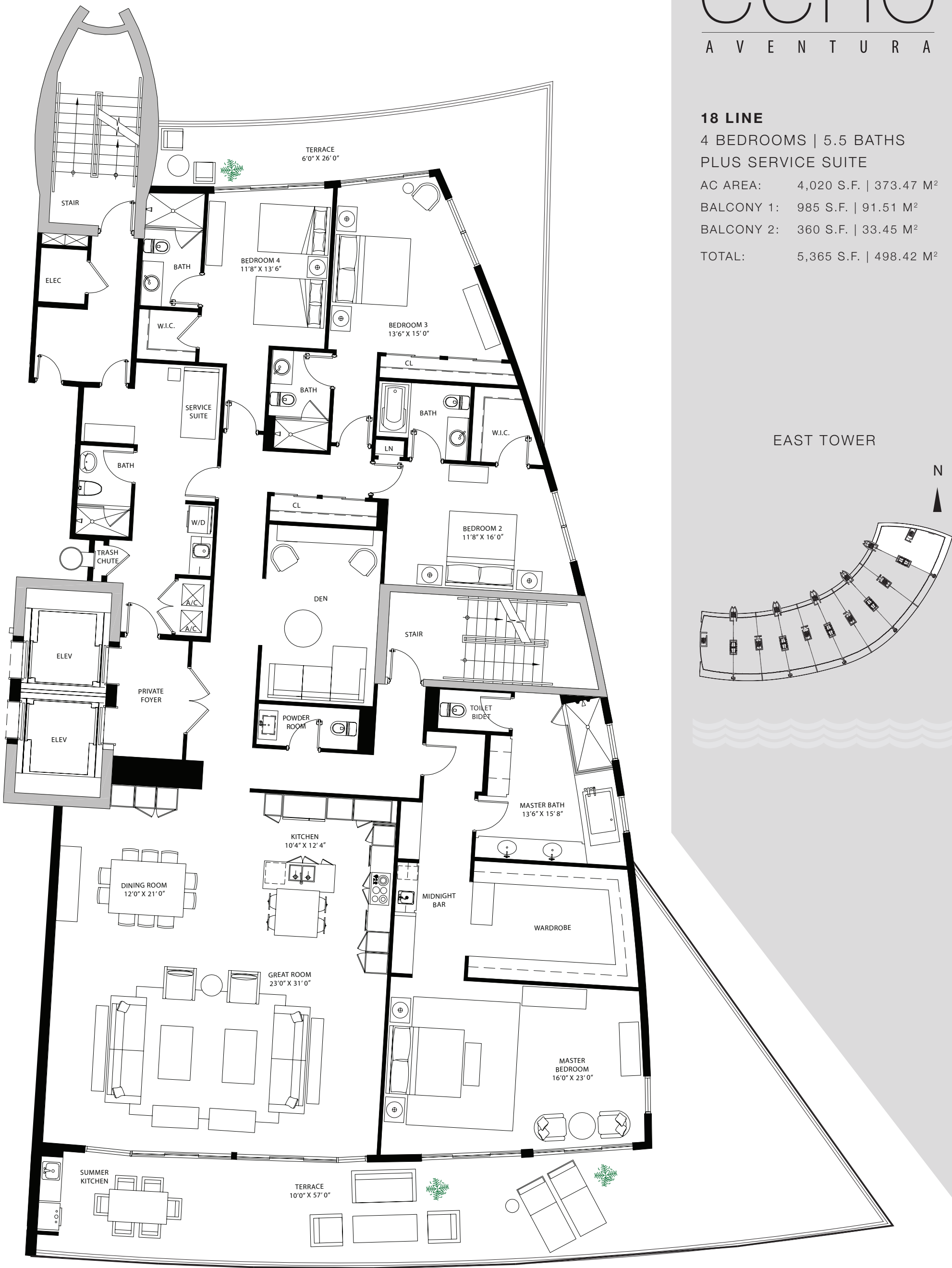
BALCONY 1: 985 S.F. | 91.51 M<sup>2</sup>

BALCONY 2: 360 S.F. | 33.45 M<sup>2</sup>

TOTAL: 5,365 S.F. | 498.42 M<sup>2</sup>

EAST TOWER

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105 WEST 57th  
New York, NY



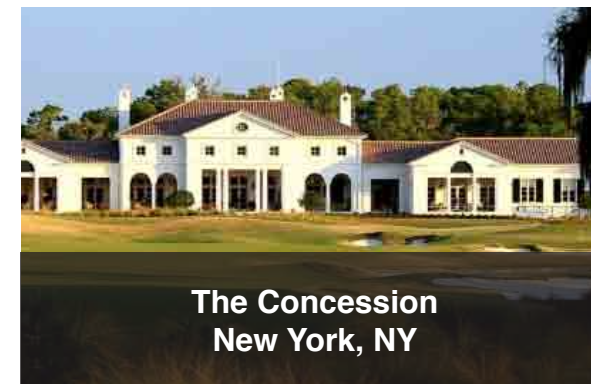
95th On The Ocean | Surfside, FL



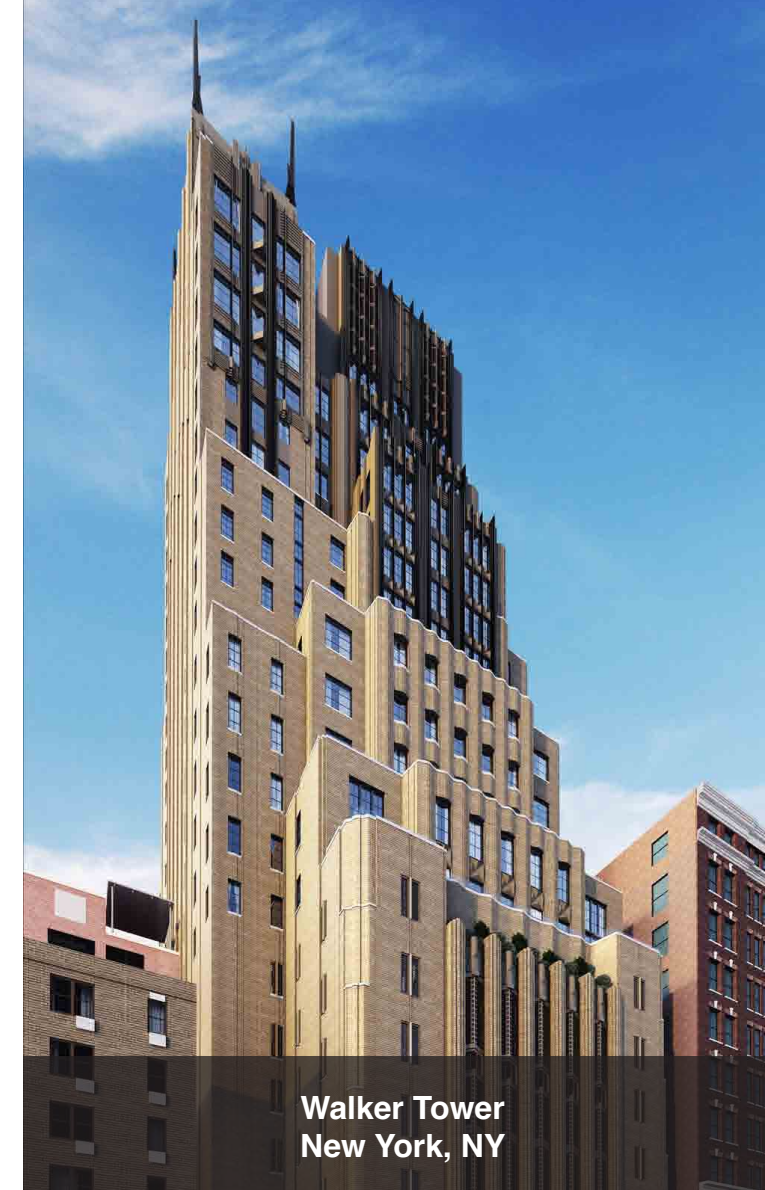
202 8th Street  
New York, NY



MEI  
Miami Beach, FL



The Concession  
New York, NY



Walker Tower  
New York, NY

## DEVELOPER | PROPERTY MARKETS GROUP

Founded in 1991 by Kevin Maloney, Property Markets Group (“PMG”) has direct hands-on experience in the acquisition, renovation, financing, operation, and marketing of commercial and residential real estate. A development firm of national scope, PMG has over 150 real estate transactions including over 80 residential buildings in Manhattan during its 20-year history. PMG has distinguished itself over the last decade for its development of new construction condominium developments in Florida, New York City, South Carolina and Chicago. In 2012, PMG commenced construction on 95th On The Ocean, 7 luxury oceanfront town homes located in Surfside, Florida.

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**Trump Hollywood I Hollywood, FL**



**Millecento  
Brickell, FL**



**Jade Beach  
Brickell, FL**



**Burj al Arab hotel  
Dubai, UAE**



**Apogee Beach  
Hallandale Beach, FL**



## DESIGN ARCHITECT | CARLOS OTT

Carlos Ott has forty years of outstanding experience in the design of construction projects. Recognized internationally as one of the leading design architects, Carlos Ott has been awarded numerous International prizes and awards of merit over his illustrious career.

In 2008, Carlos received the highest 5-star Award for High-Rise Development, from CNBC Asia Pacific Awards, for his residential “One Shenton” in Singapore. In 2009, The Miami Chapter of the American Institute of Architects celebrated him with the Award of Merit for Calgary Courts Centre, Green Building.

Projects with Carlos Ott’s architectural signature have recently been completed or are under construction in France, Germany, Canada, the United Arab Emirates, Saudi Arabia, China, Singapore, Malaysia, India, Sri Lanka, Mexico, Panama, Puerto Rico, Dominican Republic, Argentina, USA, Philippines and Uruguay.

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Trump Hollywood  
Hollywood, FL



Public Hotel  
Chicago, IL



St. Regis  
Bal Harbour, FL



Brickell House  
Brickell, FL



## INTERIOR DESIGN | YABU PUSHELBERG

Canadian interior design duo George Yabu and Glenn Pushelberg were named two of the “101 People You Must Meet in 2011” by Town & Country magazine; have been awarded “Hot Interior Design Firm” by Conde Nast Traveler magazine and re on Elle Décor’s “A-List.” Their client roster is filled with leading visionaries and innovators of hotel groups, luxury retail brands and celebrity chefs – including Ian Schrager, Four Seasons, St. Regis, Barney’s, Tiffany’s, Jean-Georges Vongrichen to Daniel Boulud, to name a few.

Yabu Pushelberg, with over 125 designers, project managers and support staff in studios in New York, Toronto and China, is currently working in over 15 countries worldwide. Alas there is no typical day for the design duo that oftentimes finds themselves in no less than four different cities in one week alone. George and Glenn have truly traveled around the world and back but still feel that, “there is always more to explore and learn, especially when designing and applying techniques to how we approach our work,” and that “travel truly inspires and fuels creativity”.

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OBTAIN THE PROPERTY REPORT REQUIRED BY FEDERAL LAW AND READ IT BEFORE SIGNING ANYTHING. NO FEDERAL AGENCY HAS JUDGED THE MERITS OR VALUE, IF ANY, OF THIS PROPERTY.

This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. This is not an offer to sell, or solicitation of offers to buy, the condominium units in states where such offer or solicitation cannot be made.

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All drawings are conceptual renderings and the Developer expressly reserves the right to make modifications. Actual views may vary and cannot be guaranteed. Views shown cannot be relied upon as the actual view from any particular unit within the condominium. Improvements, landscaping and amenities depicted may not exist. Photographs may be stock photography used to depict suggested lifestyles rather than any that may exist. Prices, plans, architectural interpretations and specifications are subject to change without notice.

