

An architectural rendering of a modern, multi-story residential building named Villa 17 in Miami Beach. The building features a mix of white, grey, and textured brickwork, with large glass windows and balconies. The roof is covered in greenery. In the foreground, there are palm trees, a manicured hedge, and several people walking on a sidewalk. The sky is blue with scattered white clouds.

Villa17

MIAMI BEACH



1. **Villa17**
MIAMI BEACH

2. Lincoln Road

3. Miami Beach
Botanical Garden

4. Miami Beach
Convention Center

5. Future Hyatt
Convention Hotel

6. Atlantic Ocean &
South Beach

Comprised of just 10 meticulously designed townhomes, Villa17 will offer discerning buyers an unparalleled blend of sophistication and city living in the heart of Miami Beach, walking distance to Lincoln Road, the beach and Sunset Harbour.





1. **Villa17**
MIAMI BEACH

2. Lincoln Road 3. Sunset Harbour 4. Venetian Causeway & Venetian Islands 5. Wynwood & Design District
6. Edgewater 7. Downtown 8. Brickell 9. Trader Joe's 10. Anatomy Gym

Villa17 will offer two distinct base design options, with a third available as an upgraded layout by request. Each residence features customizable elements and top-of-the-line finishes, embodying the epitome of turnkey luxury living.

Each townhome's standard features are inclusive of a two-car climate controlled garage, elevator to all five living levels, move-in ready finishes and rooftops prepared for outdoor living.















INTERIOR FEATURES

- Four levels of interior living + rooftop terrace
- Approximately 2770 - 2812 SF of interior space
- 4 bedrooms + 4.5 bathrooms
- 10-ft ceilings with exquisite finishes
- Interior elevator from garage to rooftop
- Molteni&C kitchens as a base option, custom Yodezeen kitchens available as an upgrade
- Stone countertops in kitchen & bathrooms
- Miele appliance package & coffee system
- Integrated wine refrigerator
- Indirect lighting in kitchen & primary bathroom
- Smart dimmer switches
- Pre-wired for smart home automation
- Base security, camera & Ring system
- Bathrooms designed by Antonio Lupi
- Toto toilet in primary bathroom
- Premium plumbing fixtures
- Wood or porcelain flooring selections

UPGRADES AVAILABLE FOR PURCHASE

- Bespoke turn-key furniture package
- Premium, fully-custom turn-key option by Yodezeen
- Interior customization options
- Rooftop design options
- Amenity package options
- Smart home automation
- Smart controlled shades & blackouts

NEIGHBORHOOD FEATURES

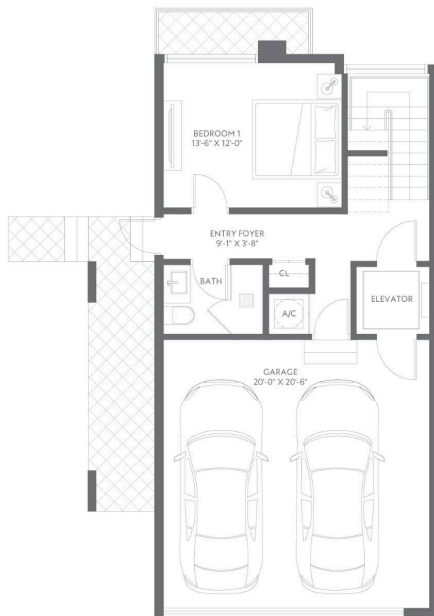
- Located in Miami Beach, on the corner of 17th Street & Jefferson Avenue
- Situated a block from Lincoln Road and minutes from Sunset Harbour and the ocean



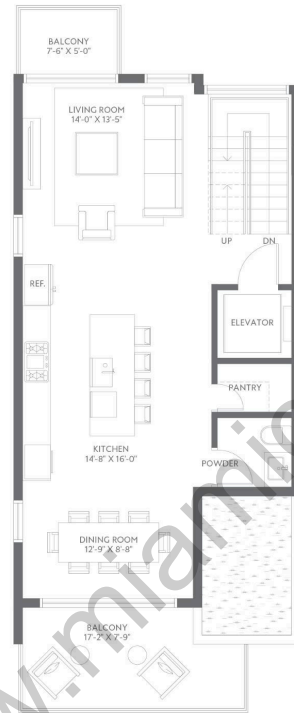
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MIAMI BEACH

Level 1



Level 2



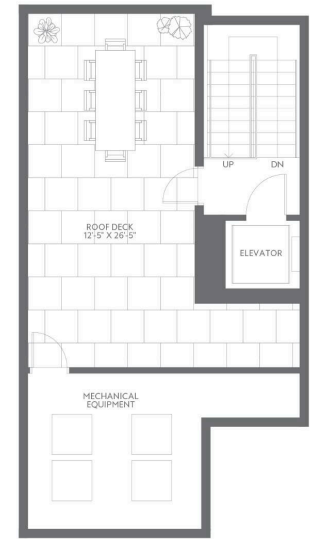
Level 3



Level 4



Level 5



Villa A

4 Bedrooms
4.5 Bathrooms

Interior: 2812 SF
Roof: 185 SF
Garage: 464 SF

Elevator to All Levels
2-Car Garage
Balconies on Various Levels
Rooftop Deck

Walk-In Closets in All En-Suites
Walk-In Pantry
Laundry Room
Wet Bar in Primary Suite

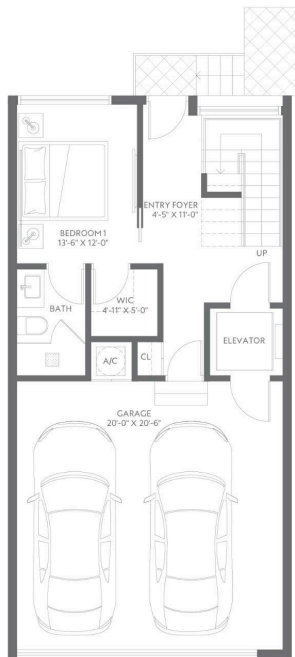
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Villa17

MIAMI BEACH

Level 1



Level 2



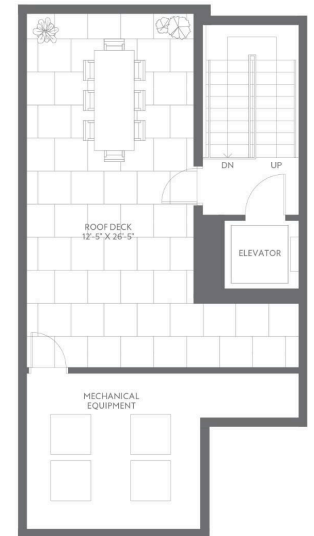
Level 3



Level 4



Level 5



Villa B

4 Bedrooms
4.5 Bathrooms

Interior: 2770 SF
Roof: 185 SF
Garage: 464 SF

Elevator to All Levels
2-Car Garage
Balconies on Various Levels
Rooftop Deck

Walk-In Closets in All En-Suites
Walk-In Pantry
Laundry Room
Wet Bar in Primary Suite

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Four spacious bedrooms, three with en-suite bathrooms, offer ultimate comfort and privacy. The master suite features a grande glass-enclosed shower + soaking tub, a generous walk-in closet, and a private balcony.





















MEET THE TEAM



Regency Development Group is a family-run, international company founded in Chicago, Illinois. Since launching in 2004, Regency has dedicated nearly two decades to planning and building a diverse range of quality properties. Regency works with top architects and industry professionals to ensure that every property is not only fresh and innovative, but a place worth calling home.



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Founder



IGOR MICHIN

Managing Partner &
President



MICHAEL TROYANOVSKY

Managing Partner & Vice President



ALICE TROYANOVSKY

Executive Director, New Development Sales

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PROPERTY ADDRESS

1709 Jefferson Ave. Miami Beach, FL 33139

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