

SEVEN  PARK



# Urban by Nature

A NEW RESIDENTIAL DEVELOPMENT IN THE HEART OF HALLANDALE BEACH.

BISCAYNE BLVD.

1

858

THREE ISLAND

WALMART

GOLDEN BEACH

SUNNY ISLES BEACH

11  
BIG EASY  
CASINO

10  
ATLANTIC  
VILLAGE

SEVEN  
PARK



7  
OASIS

1  
GULFSTREAM  
PARK RACING

2  
HCA FLORIDA  
AVENTURA  
HOSPITAL

5  
TIDAL COVES  
WATER PARK

6  
TURNBERRY PGA  
GOLF COURSE

4  
AVENTURA  
MALL

3  
BRIGHTLINE  
STATION



## SEVEN PARK

1. GULFSTREAM PARK & CASINO
2. HCA AVENTURA HOSPITAL
3. BRIGHTLINE STATION
4. AVENTURA MALL
5. TIDAL COVES WATER PARK
6. TURNBERRY PGA GOLF COURSE
7. OASIS
8. WALMART
9. DIPLOMAT PGA GREG NORMAN GOLF COURSE
10. ATLANTIC VILLAGE
11. BIG EASY CASINO

### Distances to major hubs:

195	5MIN
Aventura Mall	5MIN
Brightline	3MIN
Memorial & JoeDimaggio Hospital	15MIN
Sunny Isles Beach	10MIN













SEVEN PARK











## THE BUILDING

- Designed as a flexible vacation home or permanent residence
- Flexible rental
- Electric bike and scooter station
- Intelligent ready connected building
- Keypad entry for all residents
- 24 Electric vehicle charging stations
- Ground floor retail space
- Gold Leed certified Green Building
- Limited private storage available for sale
- Included Resident & Visitors Parking
- Pet friendly building
- Lushly landscaped to flow with park like setting





## THE RESIDENCE

- 121 residences
- Studios from the \$370's
- One bedrooms from the \$400's
- Two bedrooms starting at \$610k
- Three bedrooms from \$1M
- Spacious open-concept layouts with 10FT ceilings & oversized balconies
- Open, light-filled layouts with porcelain floors
- Floor-to-ceiling glass windows
- Generous floor plans designed with ample storage space
- Walk-in closets in primary bedrooms
- Curated designer packages by Addison house available
- In-unit washer and dryer (except Studios)
- Programmable thermostats





## KITCHENS

- Italian modern MIA CUCINA cabinetry
- Luxury European panel ready built-in appliances by Bosch
- Waterfall Italian one piece Quartz countertops
- Branded Brass Faucets & Fixtures

## BATHROOMS

- Frameless glass walk-in showers
- Italian porcelain flooring
- Italian porcelain one-piece countertops
- Branded Brass Faucets & Fixtures & Accessories



## THE AMENITIES

- 30,000 square feet of premium amenities
- State of the art 3,000 Sf Fitness Center. Sweat Room
- Wellness center with Steam showers, Sauna and cold plunges
- Lounge & Party Room
- Clean edge pool and 2x hot tubs
- Private cabanas and chaises
- Residents communal & private BBQ stations
- Outdoor-lawn, ping pong tables & large sandbox
- Co-working space with private conference room
- Content creation room
- Media room with large screen
- Personal Training, meditation & Yoga on demand











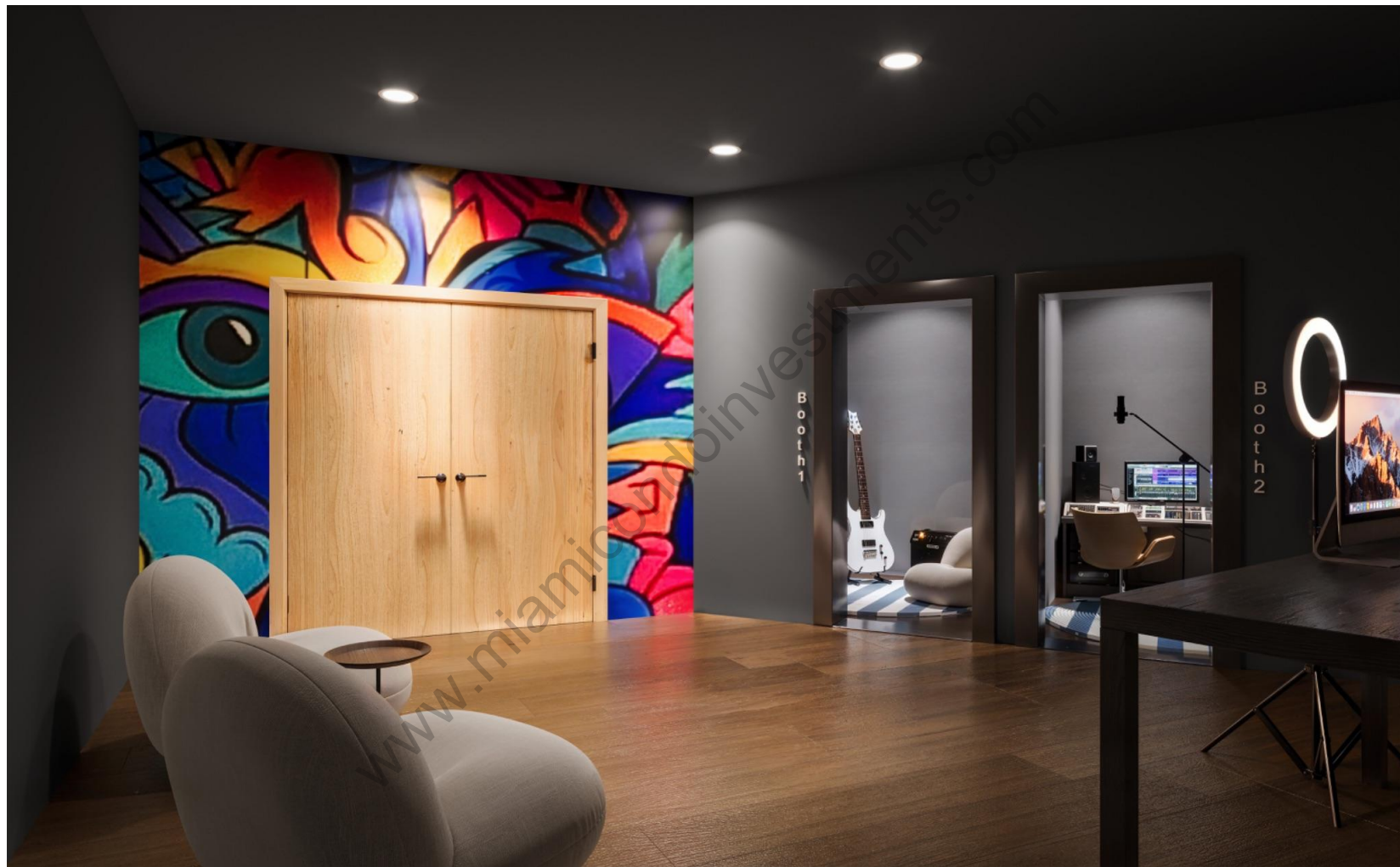
1. BEST ATTITUDE POSSIBLE  
2. BE BETTER THAN YESTERDAY  
3. ONE DAY AT A TIME

SMOOTH VERTICAL GLIDE  
Watch the weight  
as it rises







































# FORTUNE

## DEVELOPMENT

— SALES —

"The rapid evolution of South Hallandale is undeniable," said Edgardo Defortuna, President & CEO of Fortune International Group. "Fueled by its prime location adjacent to Aventura and the immense demand for South Florida real estate, Seven Park, with its accessible ownership starting around \$375,000, is poised to be the next major success story in this dynamically transforming market."

Edgardo Defortuna  
President & CEO of Fortune International Group.





## Alejandro Chaberman

Alejandro Chaberman's real estate development journey began over 25 years ago in Caracas, Venezuela, and has since spanned three major markets—Venezuela, New York City, and Florida—culminating in the large-scale transformation of Hallandale Beach.

Over the course of his career, he has delivered more than 1.5 million square feet of residential, commercial, mixed-use, industrial, and government real estate, valued at over \$500 million.

In Hallandale Beach, Alejandro has led the development of several landmark projects that have helped redefine the city's urban landscape. Every project has been built from the ground up—he doesn't flip properties; he develops and builds them.

His bold developments have redefined Hallandale Beach's skyline and sparked a 75% surge in leasing rates over the past five years, earning him recognition as a key force behind the city's transformation.



**1,000,000+  
SQ. FT.  
DELIVERED**

Residential  
Commercial  
mixed-use,  
industrial  
government



**\$300M  
IN CURRENT  
PROJECTS**

Actively  
leading major  
developments  
with a focus on  
Hallandale  
Beach



**100%  
PROJECTS  
BUILT**

Every project  
fully developed  
from the  
ground up



**\$500M  
IN COMPLETED  
PROJECTS**

Successfully  
developed  
and built across  
Venezuela  
New York  
Florida

