

SEVEN  PARK

BISCAYNE BLVD.

1

11
BIG EASY
CASINO

10
ATLANTIC
VILLAGE

9
DIPLOMAT PGA
GREG NORMAN
GOLF COURSE

THREE ISLAND

858

8
WALMART

7
OASIS

1
GULFSTREAM
PARK RACING

SEVEN
PARK



2
HCA FLORIDA
AVENTURA
HOSPITAL

3
BRIGHTLINE
STATION

5
TIDAL COVES
WATER PARK

4
AVENTURA
MALL

6
TURNBERRY PGA
GOLF COURSE

GOLDEN BEACH

SUNNY ISLES BEACH



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













El Edificio

- Diseñado para residencia permanente o vacacional
- Rentas flexibles
- Estaciones de scooter y bicicletas y eléctricas
- Edificio Inteligente con acceso digital para residentes
- 24 cargadores para vehículos eléctricos
- Locales comerciales y restaurantes en planta baja
- Certificación Gold Leed (sostenibilidad)
- Storage locker privadas para residentes a la venta
- Incluye parqueo para visitantes y residentes
- Pet friendly



LAS RESIDENCIAS

- 121 Unidades
- Estudios desde \$370's
- Una Habitación desde \$400's
- Dos habitaciones desde \$600k
- Tres habitaciones desde \$1M
- open-concept layouts con 10FT techos y amplios balcones
- Open, light-filled layouts con pisos de porcelana
- Ventanas desde el piso hasta el techo
- Generosos planos diseñados con amplios espacios de almacenamiento
- Walk-in closets en habitaciones
- Lavadora y secadora incluida (excepto en estudios)
- Termostatos digitales



COCINAS

- Gabinetes italianos de Mia Cucina
- Electrodomésticos panelados Bosch
- Topes de cuarzo italiano

BAÑOS

- Ducha tipo walk-in con vidrio templado sin marco
- Gabinetes de baño de Mia Cucina
- Pisos de porcelanato Italiano
- Tope de porcelanato Italiano
- Grifería, accesorios de marca reconocida



LAS AREAS COMUNES

- 30,000 square feet de lujosas amenidades
- Piscina estilo resort
- 2 jacuzzis, cabañas privadas y muebles de piscina
- Área social y salón de fiestas con terraza
- Sala de creación de contenido
- Espacios de co-working y sala de conferencias
- Áreas de BBQ comunitarias y privadas
- Wellness Center con vapor, sauna y cold plunge
- Gimnasio de última generación 3,000 ft²
- Sala de yoga
- Área verde con mesa de ping pong y Sandbox
- Entrenamiento personal, meditación y yoga



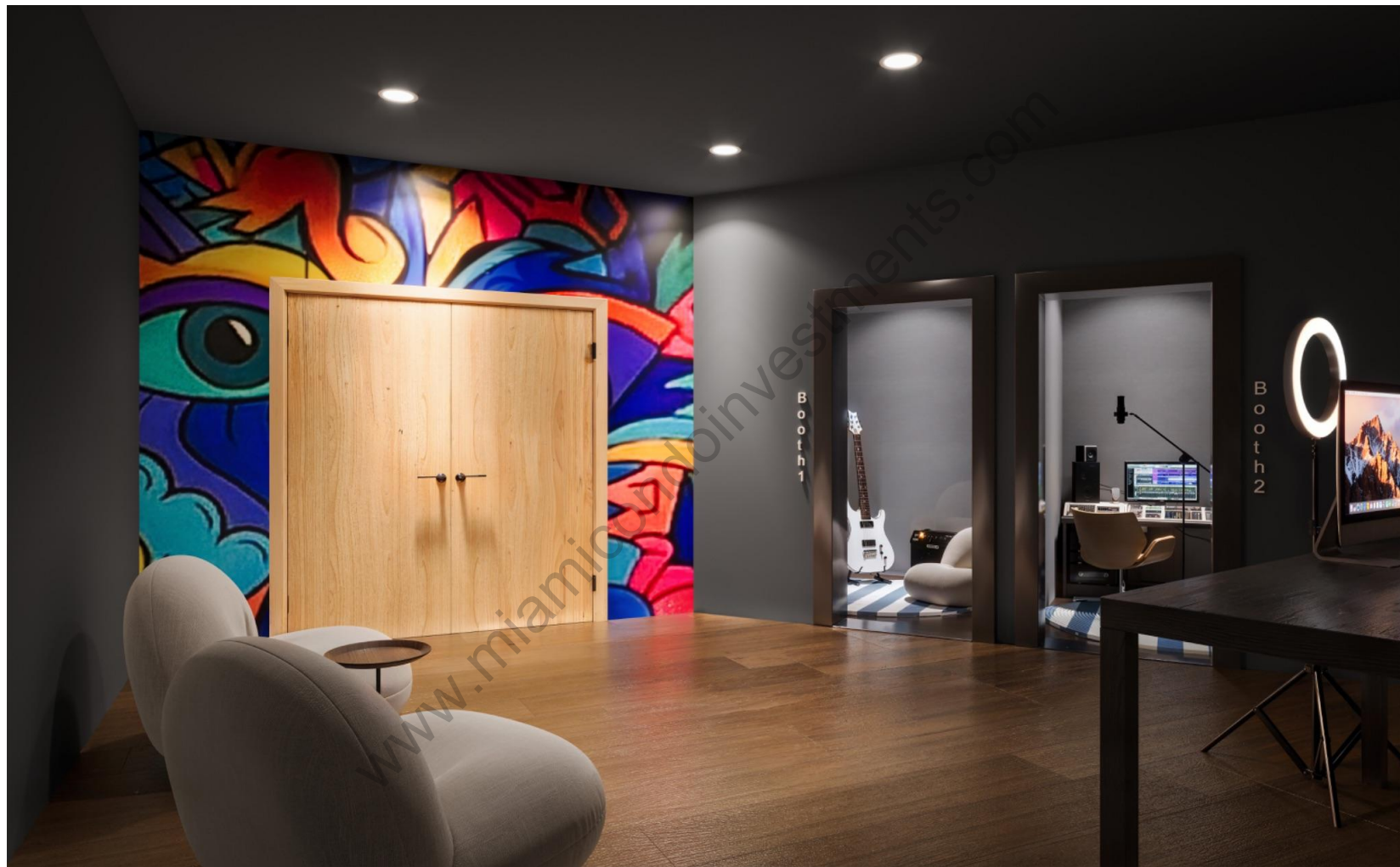




1. BEST ATTITUDE POSSIBLE
2. BE BETTER THAN YESTERDAY
3. ONE DAY AT A TIME

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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

