



Next to the ocean and city vibes,
a luxury residence emerges.

HALLANDALE BEACH'S FIRST MAJOR
MIXED-USE RESIDENTIAL DESTINATION

In the Center of Everything, Next to Perfect

Hallandale Beach is enjoying a surge in growth and is emerging as South Florida's next prime real estate nexus. Best known as the home of world-class thoroughbred racing, shopping, dining, and gaming at Village at Gulfstream Park, Hallandale Beach is attracting the eyes of the world for many reasons. International buyers are drawn to the convenient location between Miami and Fort Lauderdale and its proximity to Fort Lauderdale-Hollywood International Airport, Miami International Airport, Port of Miami and I-95. Hallandale Beach is also known for its thriving financial district, which is home to several banks and brokerage houses.

Hallandale Beach has gifts that invite residents to move at a fast or slow pace, including golden Atlantic Ocean beaches with protected native coastlines. Other outdoor delights include beach volleyball, bocce ball, and beautiful green spaces. Boaters can make use of the services and slips of the City Marina, located at N 25° 59.291' / W 080° 07.584'.

Hallandale culture includes the Historic Hallandale Schoolhouse, built-in 1910, and the 1924 Curci House, an Italianesque treasure that is listed on the National Register of Historic Places. The Hallandale Beach Symphonic Pops Orchestra performs several concerts every year, and the Hallandale Beach

Cultural Community Center offers programs for the performing and visual arts, as well as entertainment and social events.

The 18-hole championship course at Diplomat Golf and Tennis Club was designed by golf course architect Joe Lee and is nestled among 3,000 coconut and royal palm trees with 50-year-old shady banyans and lakes.

Gulfstream Park attracts enthusiasts of the sport of kings – horse racing – from all over the country and the world, and also features some of Hallandale Beach's best dining, shopping, and entertainment. Since the \$3 million Gulfstream Pegasus World Cup Invitational debuted in 2017, it has become known as the world's richest thoroughbred horse race and increasingly a winter racing season highlight. The Big Easy Casino and Gaming Center is also in Hallandale Beach. A few minutes south is Miami-Dade's city of Aventura, featuring Turnberry Resort & Spa, Turnberry Isle Country Club, Aventura Arts & Cultural Center and Aventura Mall, the second largest mall in the U.S. in terms of retail space, and an upscale hub for entertainment, art installations, designer shopping and dining discoveries.



An Oasis emerges in Hallandale Beach

The distinguished architecture and design of Oasis Hallandale create an urban oasis, a self-contained, multi-block district of residences, shops, restaurants and offices. Two 25-story towers feature 250 residences each and 95,000 square feet of frontage commercial space.





Building Amenities

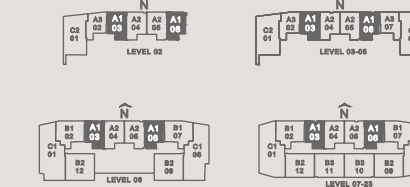
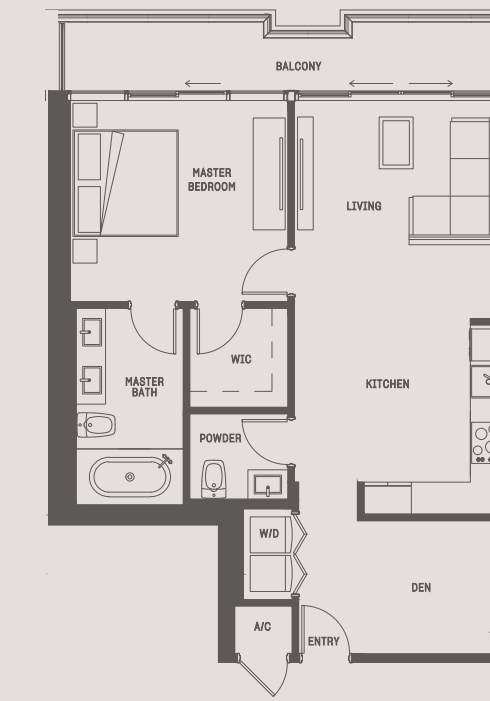
- Oasis Hallandale Valet Parking
- 24 hr. Lobby Attendant
- Business and Conference Rooms
- Lounge Bar with Pool Tables
- Banquet Hall
- Golf Simulator
- Children's Playroom
- Indoor and Outdoor Movie Theaters
- Fitness and Wellness Center
- 2 Pools
- Poolside Cabanas
- Hot Tub Spa
- Children's Splash Pad
- Playground
- Barbecue and Fire Pit Areas
- Yoga Lawn
- Ping-Pong Room
- Mini Soccer Field
- Bike Parking
- Electric Car Charging Station
- Pet Park
- Storage

UNIT A1

1 BEDROOM / 1.5 BATHS

INDOOR LIVING AREA 894 sq ft / 83.05 sq m

OUTDOOR LIVING AREA 143 sq ft / 13.29 sq m



UNIT B1

2 BEDROOMS / 2.5 BATHS

INDOOR LIVING AREA 1,179 sq ft / 109.53 sq m

OUTDOOR LIVING AREA 210 sq ft / 19.51 sq m

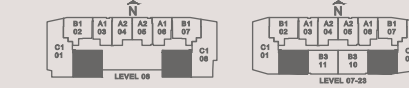


UNIT B2

2 BEDROOMS / 2 BATHS

INDOOR LIVING AREA 1,204 sq ft / 111.80 sq m

OUTDOOR LIVING AREA 252 sq ft / 23.41 sq m

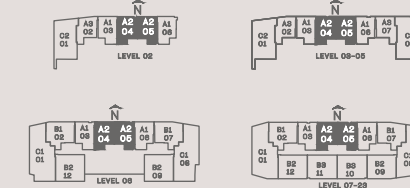


UNIT A2

1 BEDROOM / 1.5 BATHS

INDOOR LIVING AREA 937 sq ft / 87.0 sq m

OUTDOOR LIVING AREA 139 sq ft / 12.9 sq m

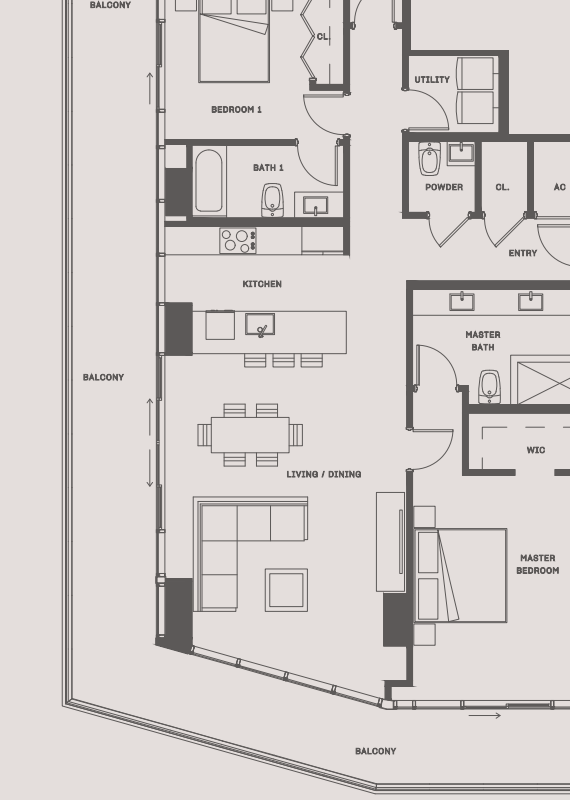


UNIT C1

3 BEDROOMS / 3.5 BATHS

INDOOR LIVING AREA 1,774 sq ft / 164.81 sq m

OUTDOOR LIVING AREA 760 sq ft / 70.61 sq m

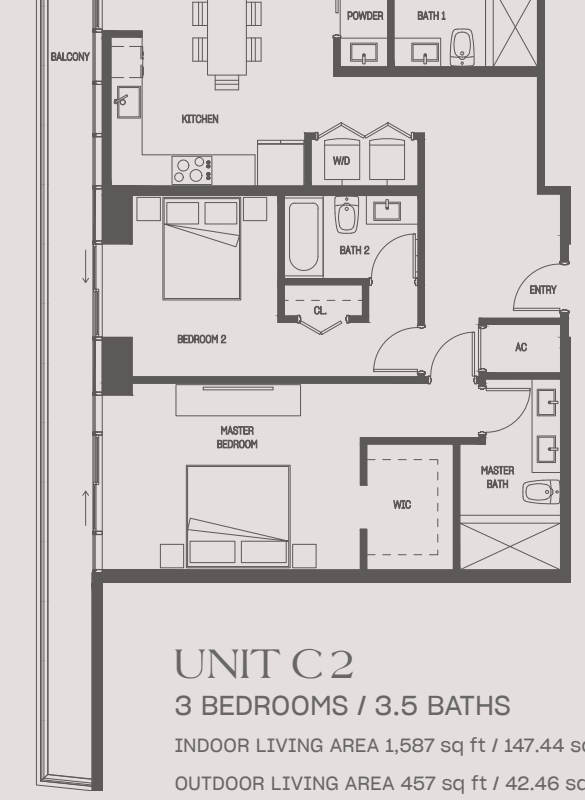


UNIT C2

3 BEDROOMS / 3.5 BATHS

INDOOR LIVING AREA 1,587 sq ft / 147.44 sq m

OUTDOOR LIVING AREA 457 sq ft / 42.46 sq m



Exclusive lifestyle

The lifestyle of Oasis Hallandale Beach is designed for convenience, ease and escapism. The onsite business center and conference room are work-from-home ready. Meanwhile, the banquet hall has enough space for 140 guests, so your special event is as impressive as the 66-foot waterfall that greets them at the Oasis entry.

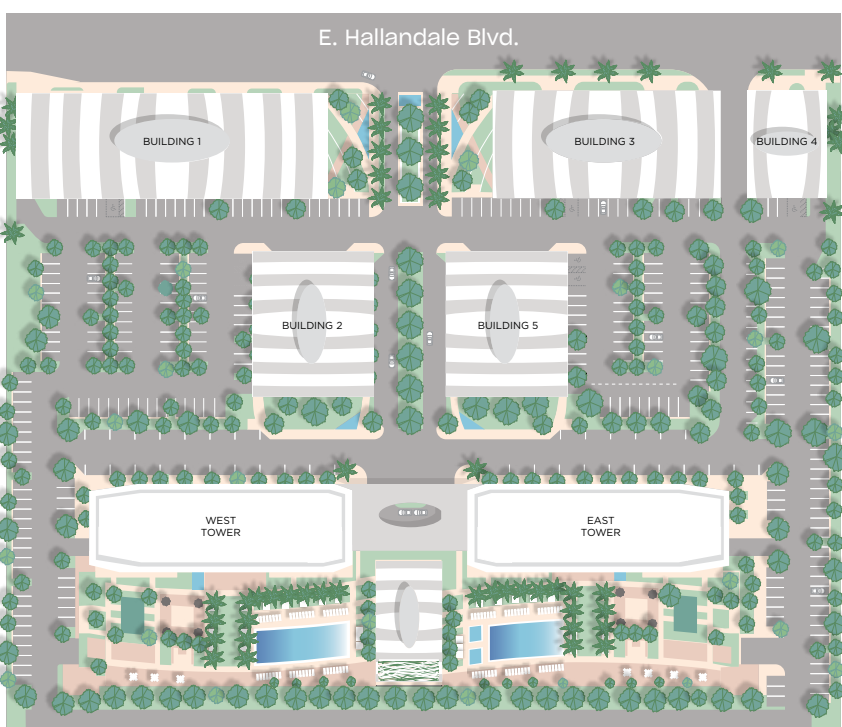
The indoor golf simulator is the perfect place to practice your swing. Your leg day is always an elevator ride away at the Fitness Center overlooking the scenic sunset terrace. Reward your workout with relaxation on the pool deck, featuring two large pools, day beds and cabanas. The Oasis outdoor spaces also include a yoga lawn, kids splash pad, fire pits, and an outdoor movie theater.



The privilege is yours...



A city beside the waves, A lifestyle beyond the ordinary.



Located minutes away from:

- Gulfstream Park and Casino
- Seminole Hard Rock Hotel and Casino
- Hard Rock Stadium
- Golf Courses
- Fort Lauderdale International Airport
- Fort Lauderdale Cruise Ship Port
- Port Everglades
- Miami International Airport
- Bal Harbour Shops and Aventura Mall
- Hollywood Beach Boardwalk
- B.F James Park and Pool
- Oleta River State Park
- Anne Kolb Nature Center

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. We are pledged to the letter and spirit of U.S. policy for the achievement of equal housing throughout the nation. We encourage and support an affirmative advertising, marketing and sales program in which there are no barriers to obtaining housing because of race, color, sex, religion, handicap, familial status or national origin. THE COMPLETE OFFERING TERMS ARE IN A FLORIDA PROSPECTUS AVAILABLE FROM DEVELOPER. This mixed-used development ("Project") is being developed by Hallandale Oasis 2019 LLC ("Developer") which owns the trademarked names and logos HALLANDALE OASIS. Any and all statements, disclosures and/or representations shall be deemed made by the Developer and not by any of its subsidiaries or affiliates with respect to any and all matters relating to the marketing and/or development of the Project and with respect to the sales of residential and commercial units in the Project. These materials are not intended to be an offer to sell, or solicitation to buy a unit in the condominium. Such an offering shall only be made pursuant to the prospectus (offering circular) for the condominium and no statements should be relied upon unless made in the prospectus or in the applicable purchase agreement. In no event shall any solicitation, offer or sale of a unit in the condominium be made in, or to residents of, any state or country in which such activity would be unlawful. This is not intended to be an offer to sell nor a solicitation of offers to buy real estate to residents of CT, ID, NJ, NY and OR, unless registered or exemptions are available, or in any other jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. For correct representations, reference should be made to the documents required by section 718.503, Florida Statutes, to be furnished by a developer to a buyer or lessee. All plans, specifications, brands, features, materials, finishes, amenities, renderings, sizes and dimensions, and other statements contained in this printed marketing material (collectively, "Plans and Renderings") are based upon preliminary development plans, which are conceptual in nature, are subject to change without notice and may not be relied upon. No guarantees or representations whatsoever are made that any matters described or depicted in such Plans and Renderings will be provided or, if provided, will be of the same type, size, location or nature as described herein. Renderings depict proposed views, which are not identical from each unit. No guarantees or representations whatsoever are made that existing or future views of the project and surrounding areas depicted or otherwise described herein, will be provided or, if provided, will be as depicted or described herein. All depictions and other descriptions of appliances, brands, counters, floor coverings, upgrades and other matters of detail depict options and upgrades which are not representative of standard features for the units, may not be available for all model types, and are not included with the unit unless expressly provided in your purchase agreement. All square footages and dimensions are estimates based on preliminary plans and will vary with actual construction. All floor plans, specifications and other development plans are proposed and conceptual only, and are subject to change and will not necessarily accurately reflect the final plans and specifications. OBTAIN THE PROPERTY REPORT REQUIRED BY THE FEDERAL LAW AND READ IT BEFORE SIGNING ANYTHING. NO FEDERAL AGENCY HAS JUDGED THE MERITS OR VALUE, IF ANY, OF THIS PROPERTY.