



CANAL

by iQ CONCEPT

WHO WE ARE

*mind*s
IQ



Douglas Strabelli
Founder

Founder and CEO of Sagewood Corporation and partner at IQ Concept, Douglas has over 20 years of construction and development experience. Hailing from Paraná, Douglas is adept at a detail-oriented approach and the provision of high-quality services. This ethos made it possible to build his company with a strong reputation within the luxury construction market, as well as maintain a growing customer base generated from consistent customer satisfaction with superior deliveries. Douglas is immensely proud that 100% of the company's business comes from returning clients, who then become a reference to others, providing the company with an ongoing trajectory of success and high prestige.



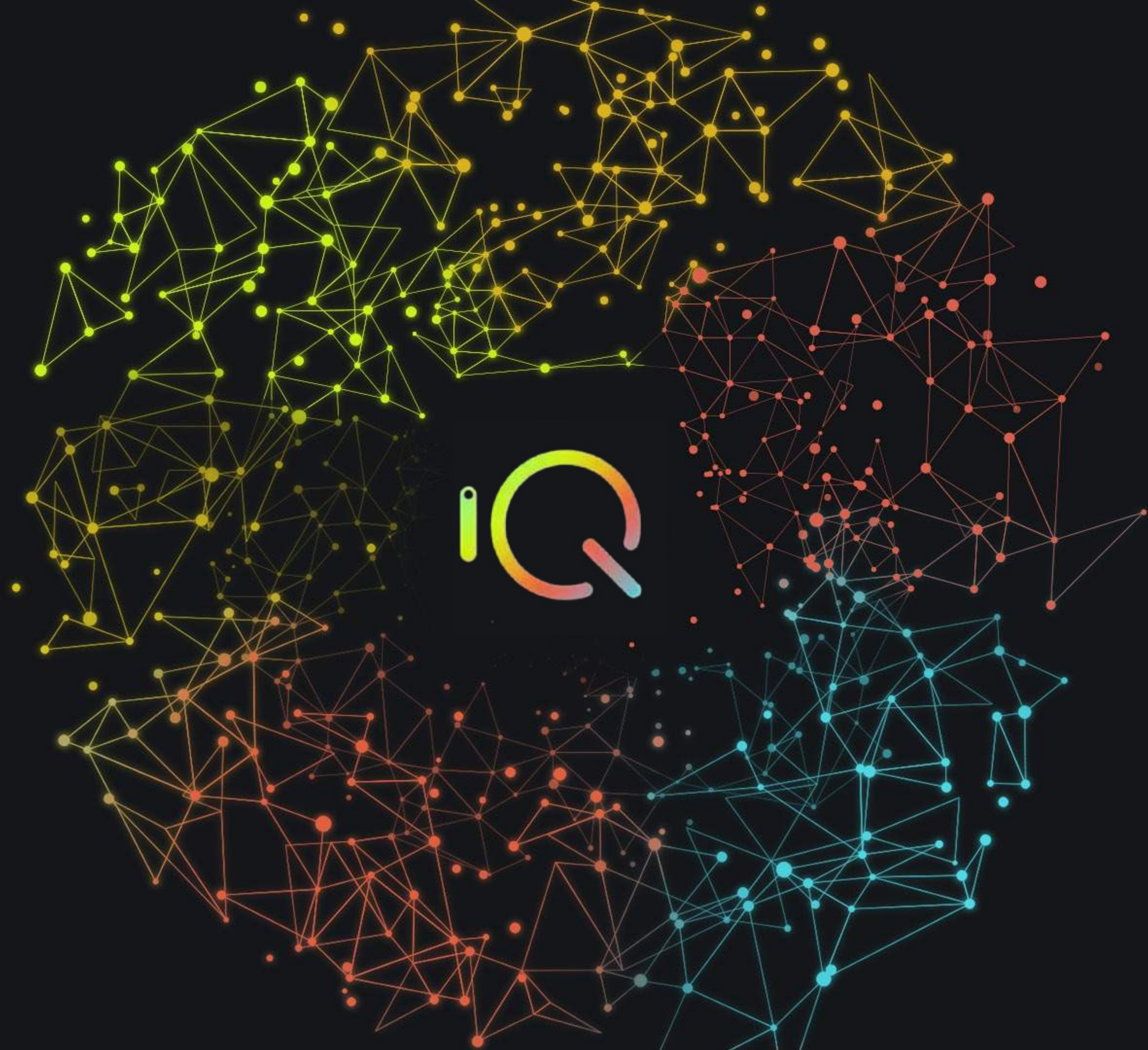
Samir Dichy
Founder

Civil engineer with an MBA in finance and marketing from Fundação Getúlio Vargas, Samir traveled to several countries working on unique and timeless projects, with great impact and meaning for different generations. From a young age, he was intrigued by entrepreneurship and the real estate market, and thus began his career path in development. It was during this period of professional and cultural experimentation, in order to establish partnerships in line with his values and vision, that he met and established a cohesive synergy with the partners of Sagewood. As founder and partner of IQ Concept, Samir currently works in the area of 'New Projects and Development.' He brings with him a vast experience of designing and executing more than 4 million square feet of high-rise luxury



Rodrigo Hipólito
Founder

Civil engineer and partner of Sagewood Corporation and IQ Concept, Rodrigo is responsible for the technical part (results and feasibility calculation) of projects. Born in the northeast of Brazil (Bahia), Rodrigo Castro was certain of the professional path he would follow when still a student. During a visit to the Odebrecht Cultural Center in Salvador, he was struck by the grandeur of innovation and technology. From that insight, he started his career-planning with a focus on real estate, language learning, international experience and developing essential attributes to work in large corporations. Rodrigo's greatest contribution to the company today is his ability to generate and analyze data to assist in important decisionmaking.



One by Tross, Bay Harbor Islands, Miami, FL



Galleria Villages South, Miami, FL



323 E 52nd Street, New York, NY



951 Flying Point Road, Southampton, New York, NY



538 Meridian Ave, Miami, FL



Fasano Hotel, 5th Ave, New York, NY



CHANGING A NEIGHBORHOOD

Our Projects

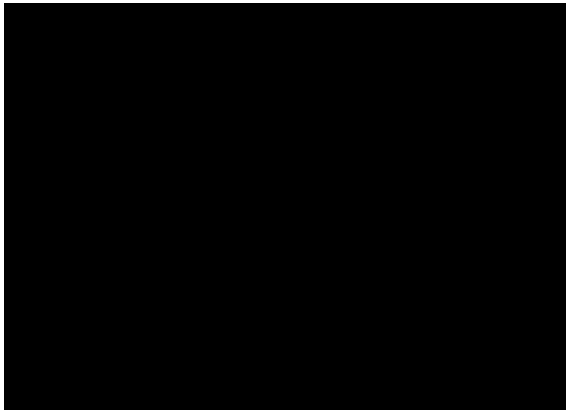
West Aventura

- 6 buildings in 12 blocks;
- Walking distance to Greynolds Park, Aventura Mall, and Brightline Train Station serving Brickell, Fort Lauderdale, and Orlando;
- 5 minutes drive to Sunny Isles beaches and I-95 Interstate highway.

•Aventura receives around 28 million visitors a year;

•Pedestrian sky bridge under construction crossing Biscayne from Brightline station to Aventura's mall.

The sky bridge is the final piece of the Aventura station's structure and connects the station to the mall.



Bridge 203



Aventura Mall

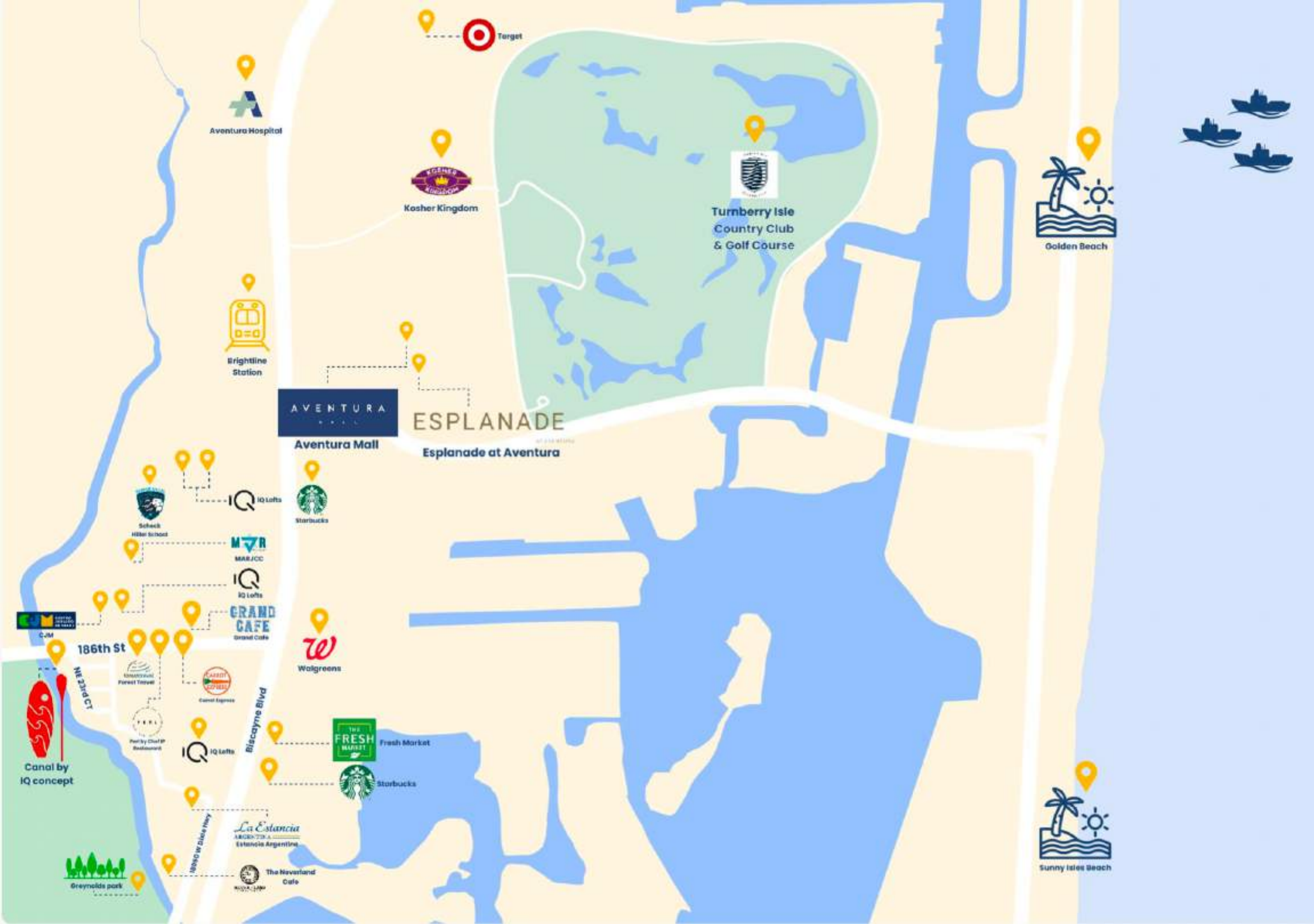


Brightline Train Station



Sunny Isles Beach





Boutique Residences Located on Beautiful Oleta River & in Greynolds Park

Smart Building Fully Designed to meet the needs of Technologically - Savy Residents

Boutique Residences Located on Beautiful Oleta River & in Greynolds Park

Furniture packages available for your convenience

In the Heart of Rapidly Growing Area in Miami

Conveniently located near top attractions, restaurants, shopping, and Aventura Mall

Unobstructed access to the Oleta River

Steps away from the Brightline Station that will take you conveniently to Brickell, Ft.Lauderdale, Palm Beach and Orlando

Area With Built-In Long Term and Short Term Rental Demand

THE ESPLANADE





Welcome Home

High End boutique Residences in the iQ district.
West Aventura, Miami



LOBBY



BEDROOMS



KITCHEN



KITCHEN & LIVING ROOM





We pride ourselves on providing our residents with the best of everything

Smart home technology that allows you to control your home from anywhere at any time.

Beautifully designed with a modern and sleek aesthetic that is sure to impress.

Our building is surrounded by world-class dining, shopping, and entertaining options.

DECK





GYM



BBQ AREA





Relaxing Area



Outdoor Terrace



Construction



Developer



Sales



Furniture
Partner



Kitchen & Bath
Partner



A lush mangrove forest with dense, tangled roots extending into a body of water. The scene is bathed in warm, golden light, suggesting a sunset or sunrise. The water reflects the surrounding greenery and the sky.

Payment Structure

10% - at Reservation Agreement

20% - at Contract

10% - at Top-off

60% - at closing (estimated 2025)

IQ Mix

18050 W DIXIE - 33160 WEST AVENTURA

