

# AVENIA

Residences. Floors 5 to 15. West

AVENIA

# Boutique Living with Global Style

Avenia is where style meets  
the essence of luxury in the  
heart of Aventura.

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Curated by FENDI Casa and inspired by the maison's  
artisanal heritage and modern vision, Avenia is where high  
design meets savoir-faire, for a new living experience that  
comes to life with precision, glamour and a splash of the  
unexpected.

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AVENIA  
INTERIORS BY  
**FENDI**  
CASA

Residences. Floors 5 to 15. West

# A Lifestyle by FENDI Casa

FENDI Casa brings its artisanal heritage and modern vision to Aventura living.

Drawing on a century of groundbreaking style and craftsmanship and more than three decades of trendsetting home décor, the legendary Italian design house presents a new level of luxury and style to elevate Aventura living.

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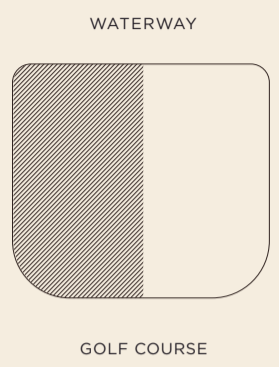
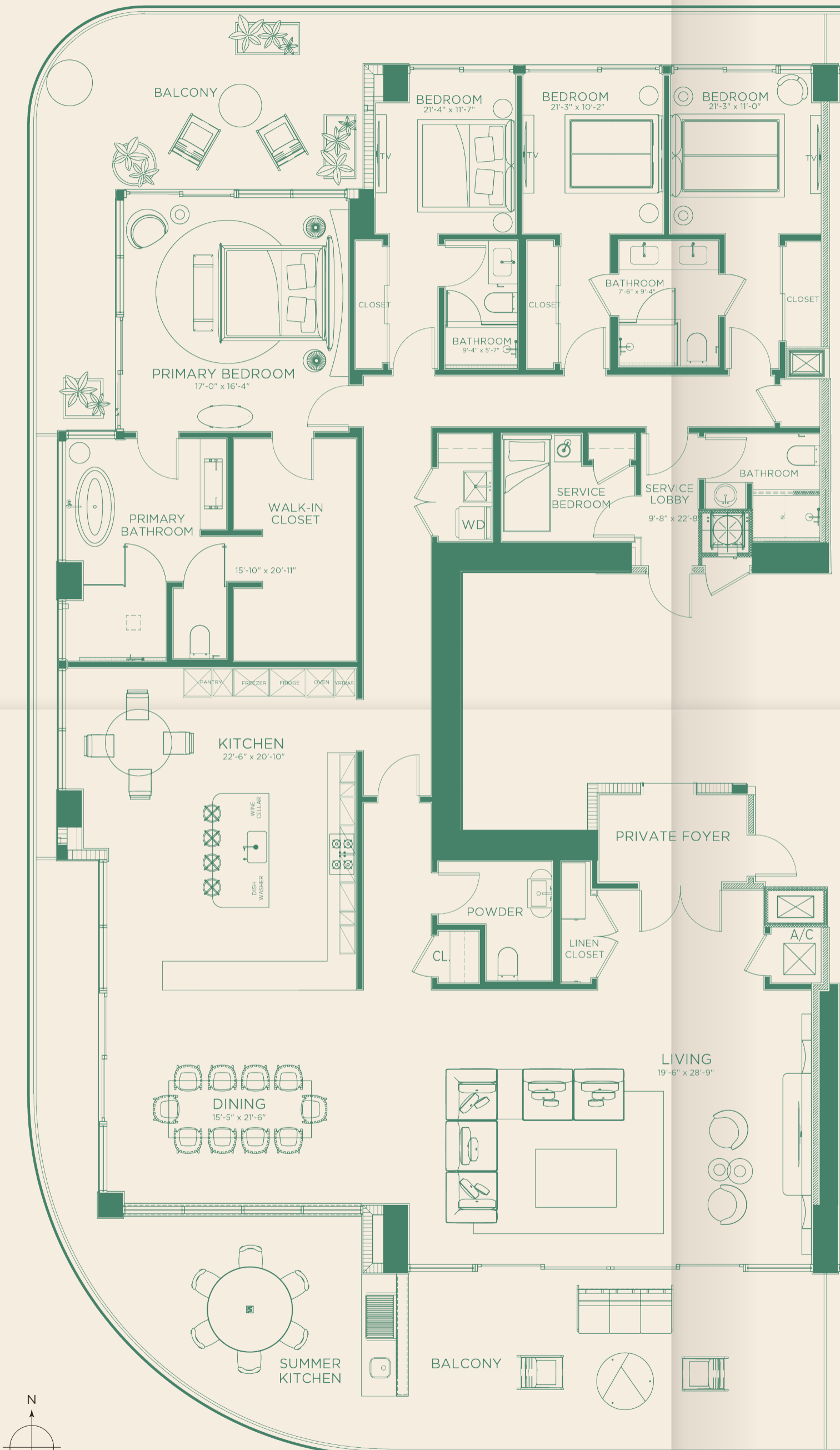
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## The Vision

- 22 luxury residences with interiors by FENDI Casa
- Only two residences on each floor
- Private marina with only 14 slips for yachts up to 80 feet
- Exclusive slip for pickup and drop-off up to 40 feet
- Stunning unobstructed city, water and golf course views
- Over 10,000 SF of private amenities
- Comprehensive concierge and luxury guest services
- Pet-friendly community

## The Residences

- Exceptional half floor residences with three exposures
  - Expansive floor plans feature three or four bedrooms
  - Each residence hosts a private elevator lobby
  - Stylish interior design details include a signature FENDI arch
  - Gourmet kitchens by FENDI Casa include European stone countertops
  - Sub-Zero and Wolf appliance suite includes a paneled refrigerator and freezer, wine storage, induction cooktop, and convection oven
  - Primary suite luxuriously appointed with a private terrace
  - Primary spa bathroom with soaking tub, water closet and designer fixtures
  - Exquisite FENDI-branded Italian-made walk-in closet with built-in fixtures
  - Laundry room with full-size washer, dryer and utility sink
  - Integrated smart home technology and control system
  - Pre-wired for high-speed WiFi and motorized window shades
  - Dedicated service entrance and quarters
-



**West Residences**  
FLOORS 5 - 15

4 Bedroom, 4.5 Bathroom  
 Interior: 3,494 SQFT | 324 SM  
 Terraces: 1,345 SQFT | 125 SM  
 Total: 4,839 SQFT | 449 SM

“ This is our idea of interior design: elegant and light, classic yet innovative. ”

— FENDI CASA





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## Live The Vision

### SITE LOCATION

20605 NE 34th Avenue, Aventura, FL 33180

### DEVELOPMENT

Vertical Developments

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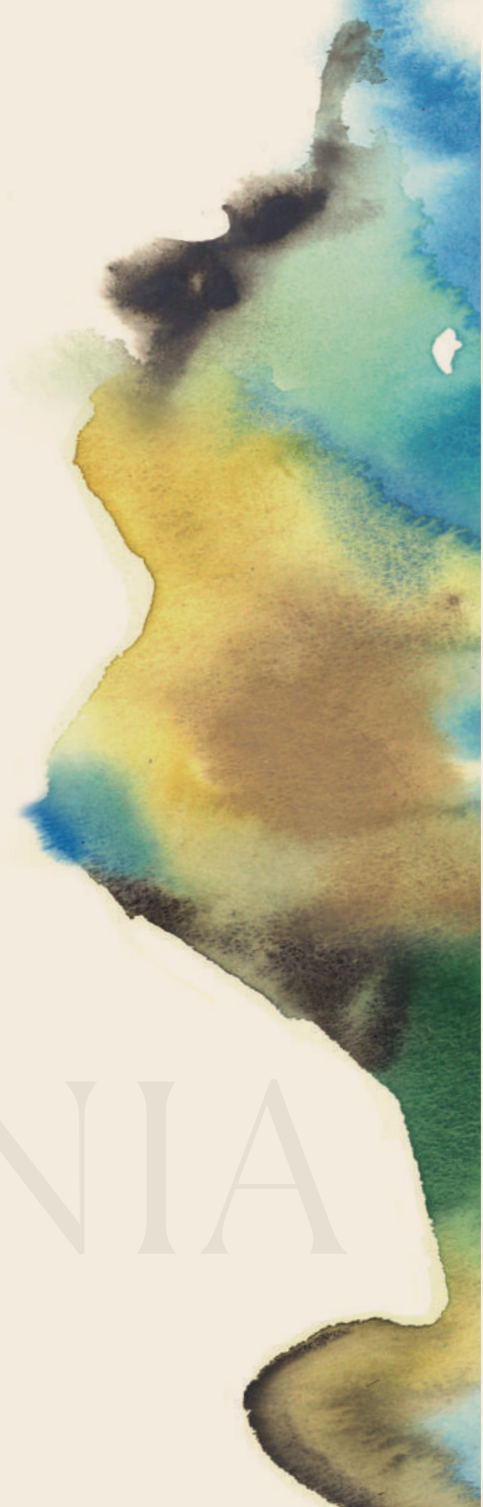


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AVENIA

Acqua Penthouse



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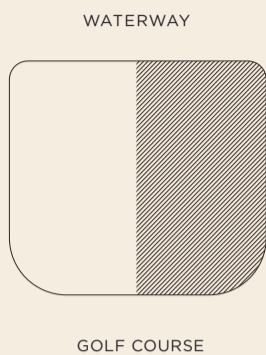
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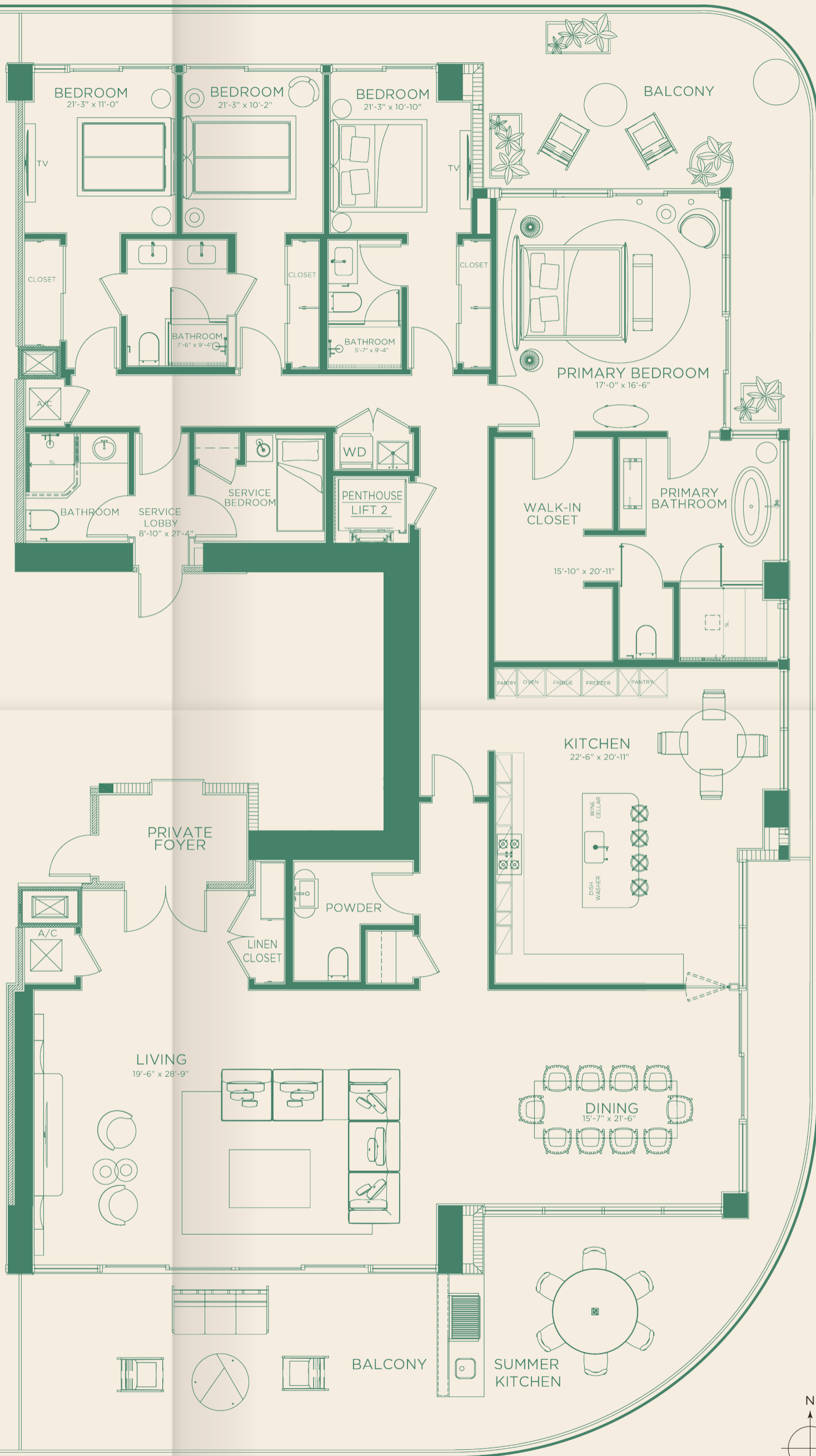




## Acqua | Penthouse East FLOOR 16

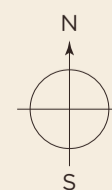
4 Bedroom, 4.5 Bathroom  
 Interior: 3,887 SQFT | 361 SM  
 Terraces: 1,912 SQFT | 177 SM

Total: 5,799 SQFT | 538 SM



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## Live The Vision

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### DEVELOPMENT

Vertical Developments

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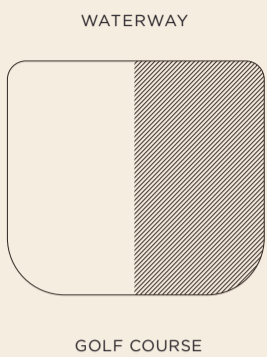
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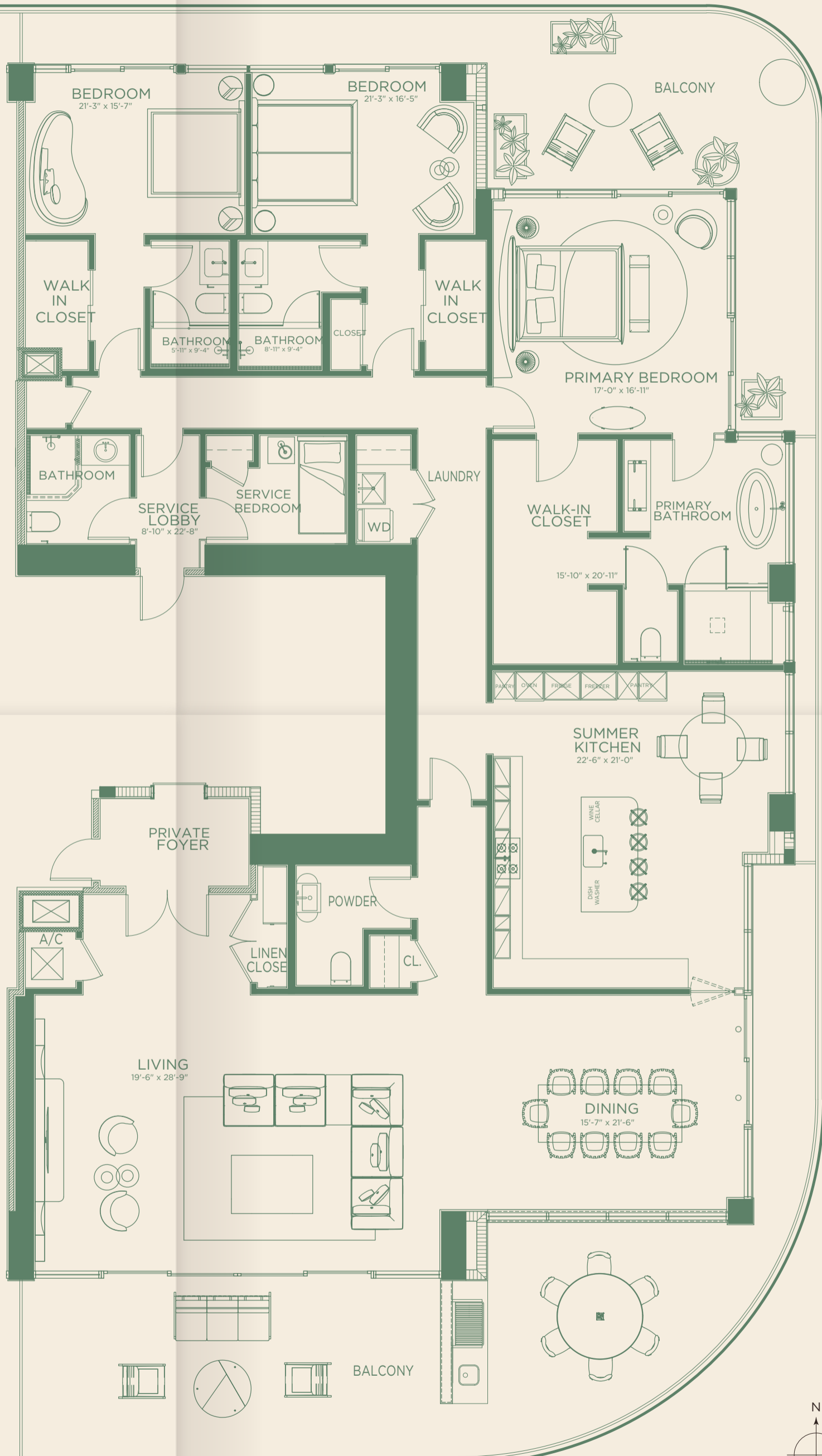
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**East Residences**  
FLOORS 5 - 15

3 Bedroom, 4.5 Bathroom  
 Interior: 3,505 SQFT | 325 SM  
 Terraces: 1,345 SQFT | 125 SM  
 Total: 4,850 SQFT | 450 SM



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## Live The Vision

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### DEVELOPMENT

Vertical Developments

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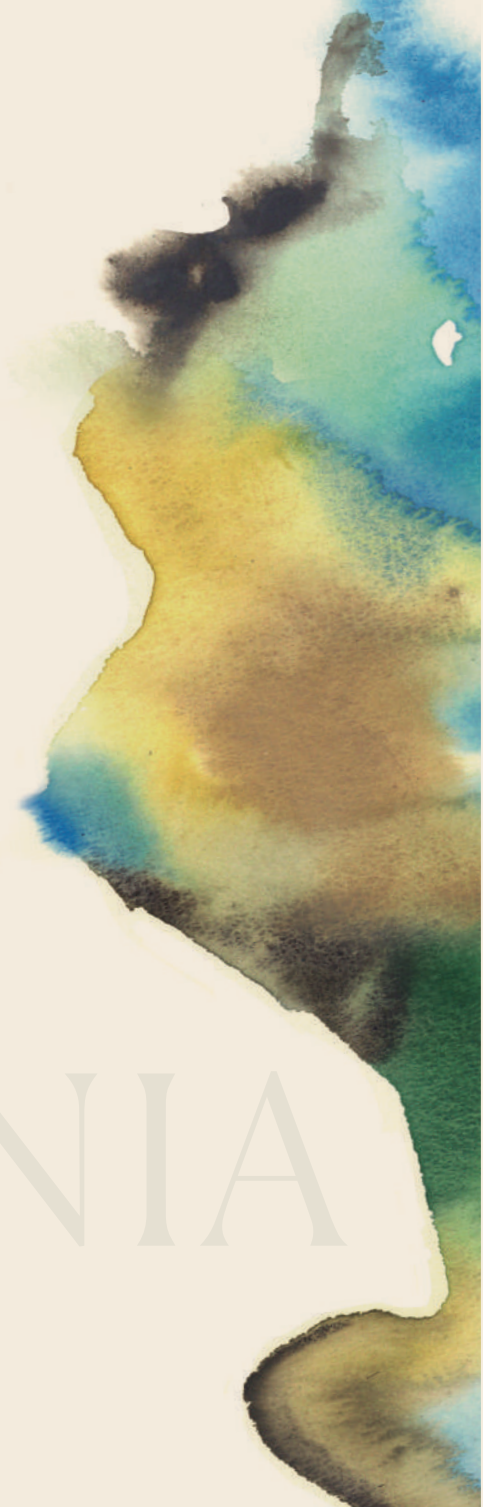


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AVENIA

Horizon Rooftop





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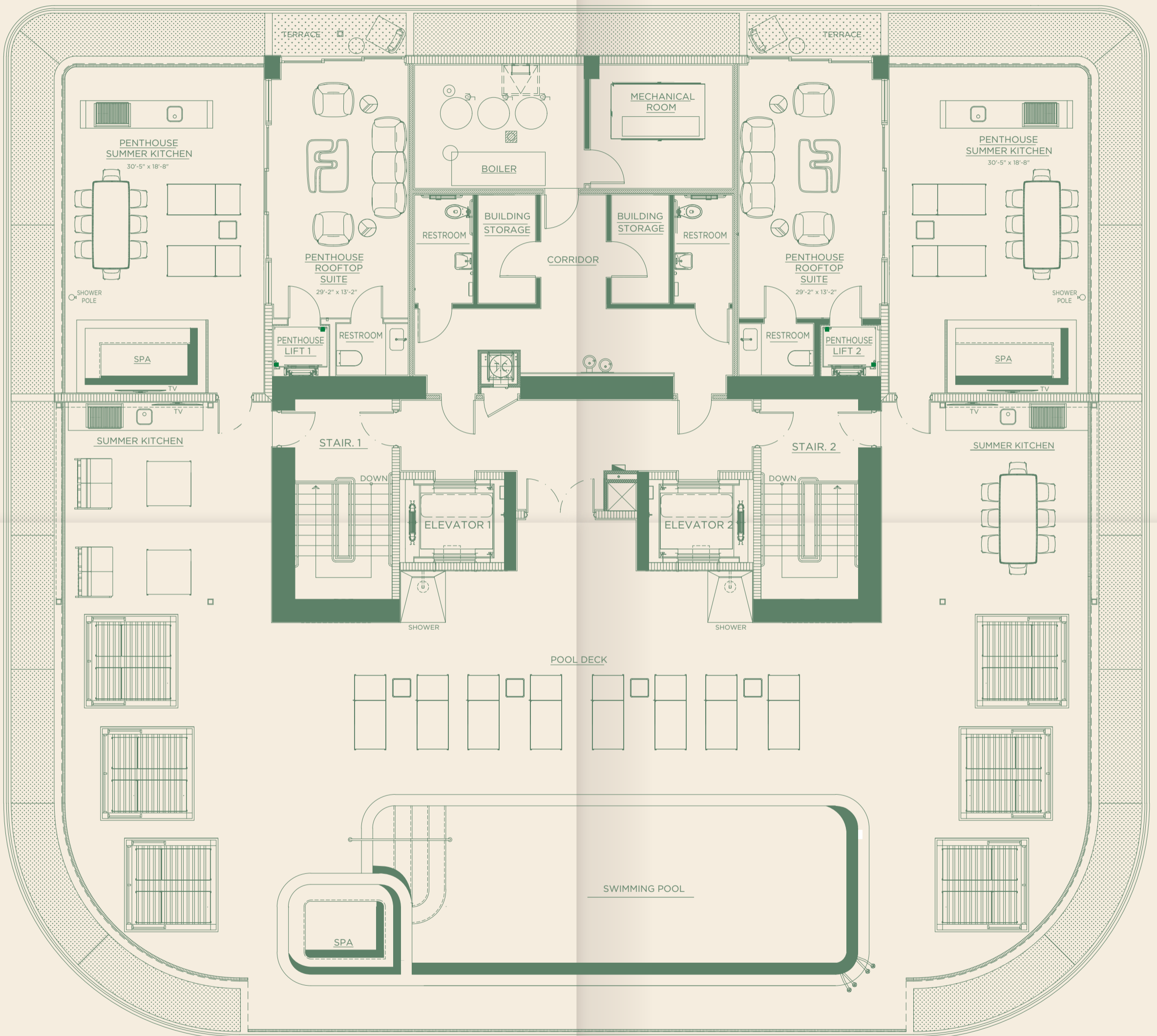
## The Experience

### HORIZON LOUNGE | ROOFTOP

- Expansive outdoor sun deck with all-day sun exposure
- Resort-style pool and spa pool
- Beautiful water, skyline and golf course views from sunrise to sunset
- Custom FENDI Casa private cabanas and poolside lounge chairs
- Two covered summer kitchens with grill and beverage center for entertaining
- Lounge areas outfitted with the FENDI Casa outdoor furniture collection
- Two outdoor showers in signature arched coves
- Lush landscaping with native flora

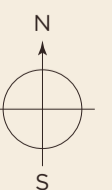


# Horizon Rooftop



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## Live The Vision

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### DEVELOPMENT

Vertical Developments

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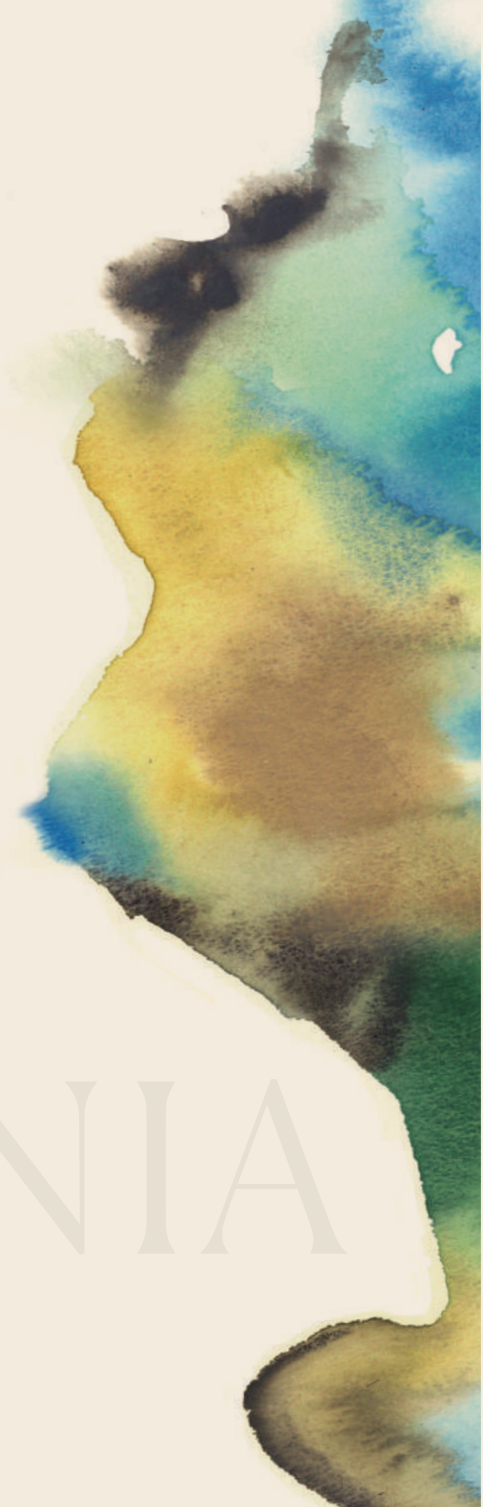
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Lobby Atrium



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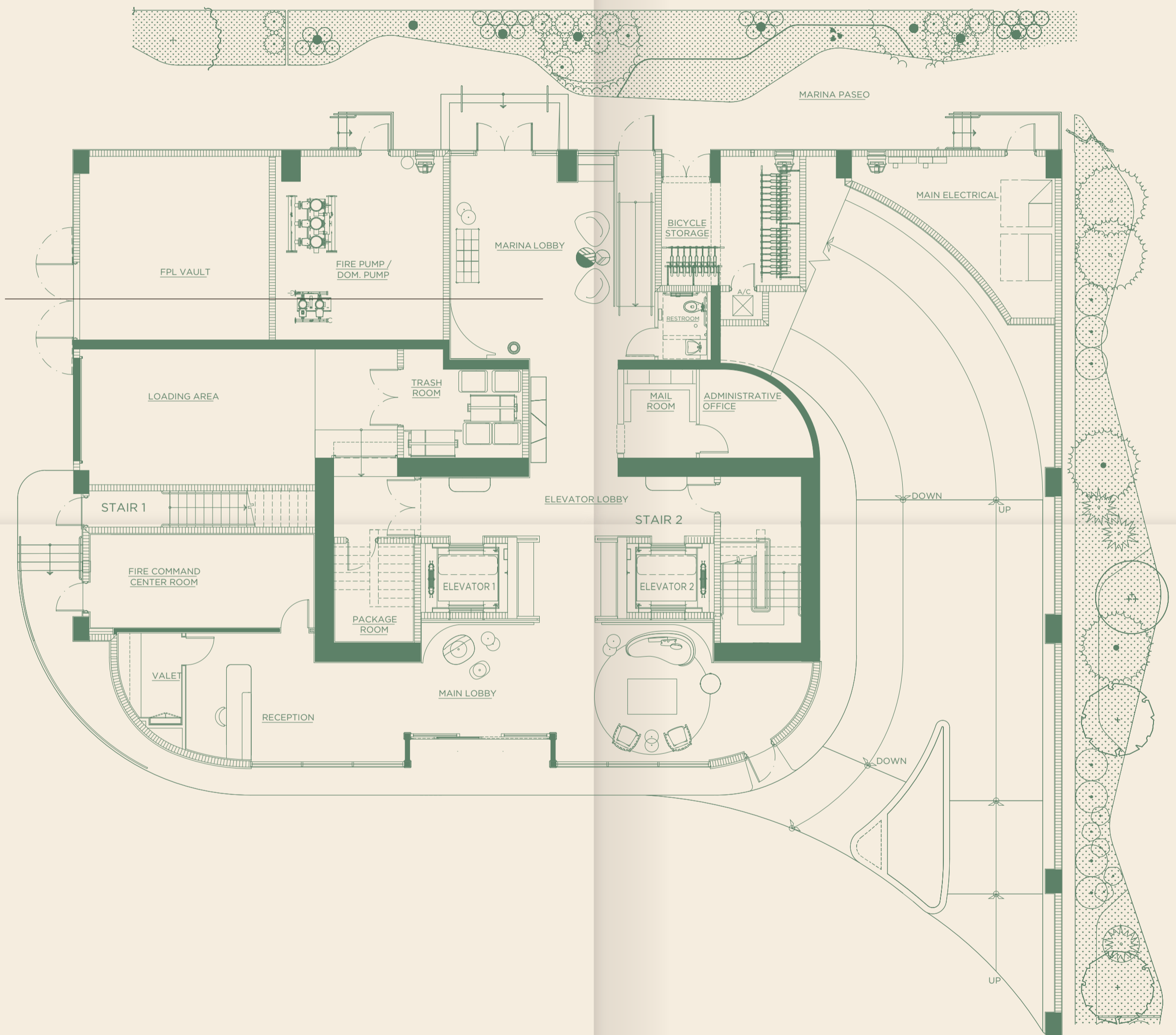


## The Experience

### ATRIUM | LOBBY

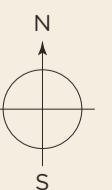
- Porte-cochère entrance with signature Roman columns
- FENDI Casa Signature arched entryway
- Private reception with concierge services
- Reception lounge with FENDI Casa furniture
- Package and mail rooms
- 24/7 security and valet services
- Secure garage parking with guest parking
- Two assigned parking spaces per residence
- Three assigned parking spaces per Penthouse
- Marina Lounge with coffee bar and seating
- Private marina featuring 14 boat slips
- Private dock for pickup and drop-off
- Marina paseo with views to the waterway
- Linear park with beautiful native South Florida flora
- Bicycle Storage

# Lobby Atrium



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## Live The Vision

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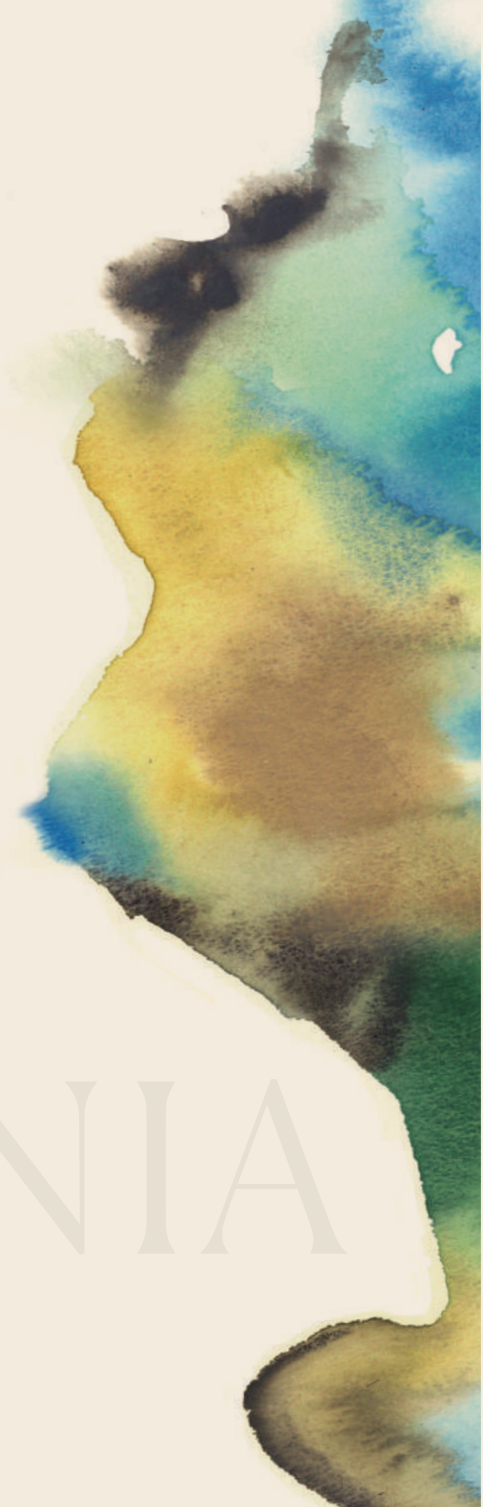
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# AVENIA

Terra Penthouse



AVENIA

# Boutique Living with Global Style

Avenia is where style meets  
the essence of luxury in the  
heart of Aventura.

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Curated by FENDI Casa and inspired by the maison's  
artisanal heritage and modern vision, Avenia is where high  
design meets savoir-faire, for a new living experience that  
comes to life with precision, glamour and a splash of the  
unexpected.

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AVENIA  
INTERIORS BY  
**FENDI**  
CASA

# A Lifestyle by FENDI Casa

FENDI Casa brings its artisanal heritage and modern vision to Aventura living.

Drawing on a century of groundbreaking style and craftsmanship and more than three decades of trendsetting home décor, the legendary Italian design house presents a new level of luxury and style to elevate Aventura living.

The design visionaries at FENDI Casa bring inspiration to life, rendering moods and moments with material precision and prolific skill. Come home to a place where experience and style forms an elevated aesthetic.



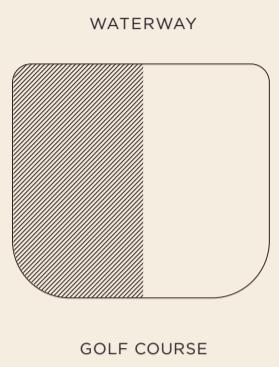
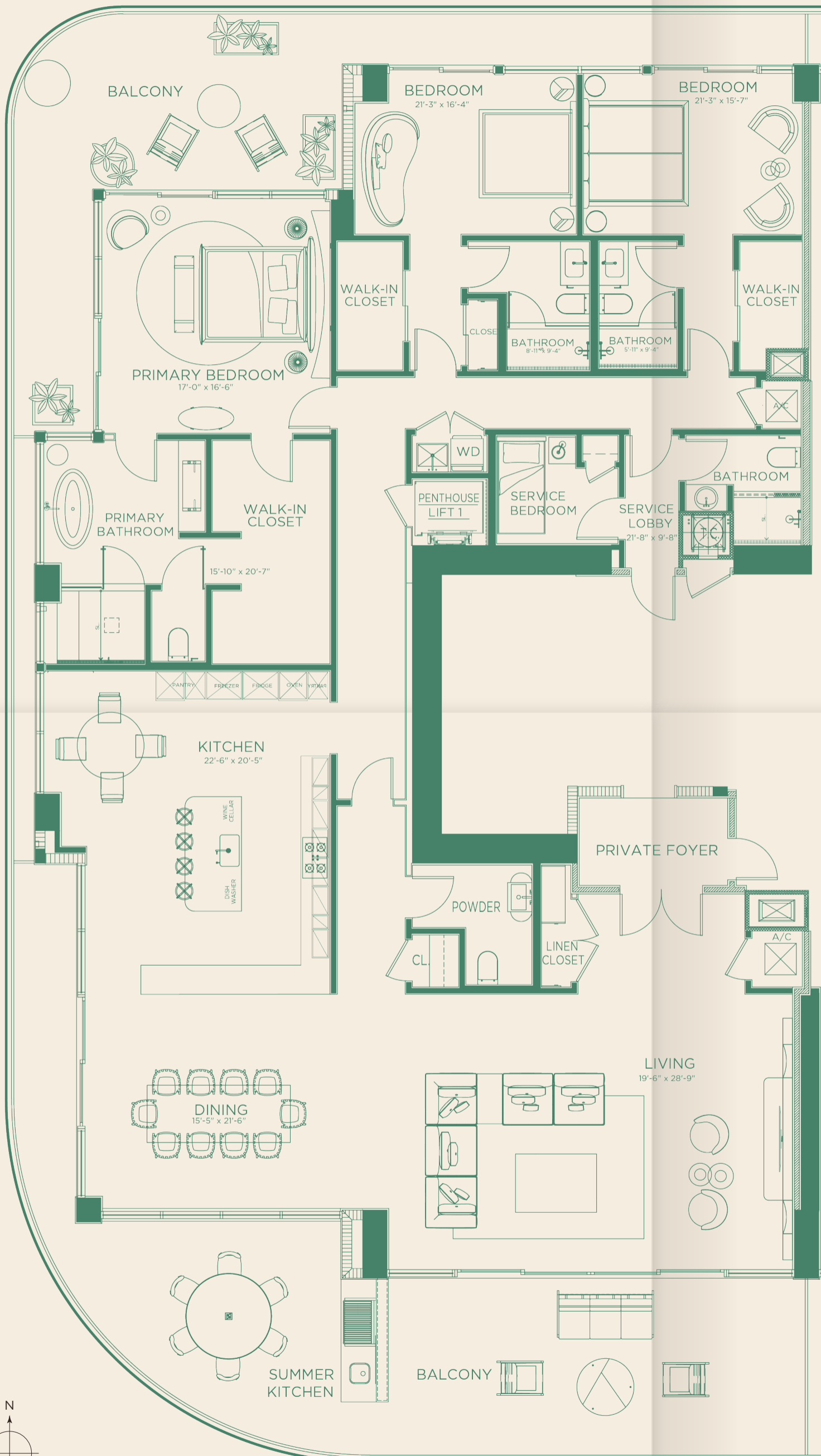
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## The Vision

- 22 luxury residences with interiors by FENDI Casa
- Only two residences on each floor
- Private marina with only 14 slips for yachts up to 80 feet
- Exclusive slip for pickup and drop-off up to 40 feet
- Stunning unobstructed city, water and golf course views
- Over 10,000 SF of private amenities
- Comprehensive concierge and luxury guest services
- Pet-friendly community

## The Residences

- Exceptional half floor residences with three exposures
  - Expansive floor plans feature three or four bedrooms
  - Each residence hosts a private elevator lobby
  - Stylish interior design details include a signature FENDI arch
  - Gourmet kitchens by FENDI Casa include European stone countertops
  - Sub-Zero and Wolf appliance suite includes a paneled refrigerator and freezer, wine storage, induction cooktop, and convection oven
  - Primary suite luxuriously appointed with a private terrace
  - Primary spa bathroom with soaking tub, water closet and designer fixtures
  - Exquisite FENDI-branded Italian-made walk-in closet with built-in fixtures
  - Laundry room with full-size washer, dryer and utility sink
  - Integrated smart home technology and control system
  - Pre-wired for high-speed WiFi and motorized window shades
  - Dedicated service entrance and quarters
-



**Terra | Penthouse West**  
FLOOR 16

3 Bedroom, 4.5 Bathroom  
 Interior: 3,876 SQFT | 360 SM  
 Terraces: 1,912 SQFT | 177 SM  
 Total: 5,788 SQFT | 537 SF

“ This is our idea of interior design: elegant and light, classic yet innovative. ”

— FENDI CASA

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## Live The Vision

### SITE LOCATION

20605 NE 34th Avenue, Aventura, FL 33180

### DEVELOPMENT

Vertical Developments

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