



# AVENIA

INTERIORS BY

**FENDI**  
CASA

# Distinctly Modern Living with Signature Style

A limited collection of 22 residences  
set on a serene Aventura waterway and  
the edge of a famed golf course.

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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, glamor and a splash of the unexpected.

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# The Fendi Casa Lifestyle



“Beauty finds its purpose  
in objects with the highest  
craftsmanship.”

— FENDI CASA

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

The design visionaries at Fendi Casa render moods and moments blending global inspirations with European materials and the iconic palette of South Florida. Come home to a place where experience and style forms an elevated aesthetic.





# The Residences

## VISION

- 22 residences with interiors by Fendi Casa
- House boat slip in private marina
- Three and four-bedroom floor plans
- Only two residences on each floor
- Serene city, water and golf course views
- Pet-friendly community
- Concierge and valet services

## FORM

- Expansive floor plans with north/south exposure
- Private elevator lobby for each residence
- 10-foot interior ceilings, 13 feet in Penthouses
- Stylish Italian kitchens with quartz countertops
- Sub-Zero and Wolf appliance suite
- Graciously appointed primary suite with walk-in closets and built-in fixtures
- Laundry room with full-size washer and dryer
- Integrated smart home technology
- Designer bathroom faucets and fixtures
- Pre-wired for WiFi and motorized window shades
- Space for office or private den
- Dedicated service quarters

## ACQUA + TERRA

- Two exclusive half-floor Penthouses with private rooftop amenities



# The Experience

## ATRIUM | LOBBY

- Reception and concierge services
- Package and mail receiving rooms
- Storage for resident golf carts
- Secure garage parking with 3 spaces per unit
- Concierge and valet services
- 24/7 security

## HORIZON LOUNGE | ROOFTOP

- Resort-style pool with all-day sun exposure
- Premium cabanas, loungers and dining tables
- Expansive outdoor seating on the pool deck
- Summer kitchens for private rooftop events

## MEZZO | LEVEL FOUR

- Recharge
  - State-of-the-art gym with outdoor fitness lawn
  - Dedicated personal training spaces
  - Glass-enclosed yoga and pilates studio
  - Spa with sauna, steam and massage rooms
- Relax
  - Games lounge with card tables, billiards and more
  - Bar and lounge with indoor/outdoor seating
  - Private resident library
  - Screening room with luxury seating
  - Wine bar
  - Golf simulator
  - Private dining room
  - Chef's kitchen with wine storage





# The Team

## BRAND & INTERIORS

### Fendi Casa

After writing a worldwide legendary story of style and savoir-faire in fashion, FENDI entered the world of interior design in 1987. With FENDI Casa, the Maison strengthens its development thanks to the partnership with Flos B&B Italia Group, a global leader in high-end design, extending its product portfolio, broadening the borders of exploration and charting a path between its illustrious past and a future of innovation. From upholstery to textiles, from complementary furnishings to furniture, from accessories to the outdoors, FENDI Casa is a domestic panorama offering two horizons: emotion and consistency.



The excitement of authentic design products, achieved with masterful manufacturing and a culture of craftsmanship that has always succeeded in skillfully moulding precious materials, breathing life into color palettes and patterns that embrace modernity while remaining eternal, and into innovative shapes, aesthetically tailored and harmonious. Experimentation, research, vision and savoir-faire embody that art of fine craftsmanship that is part of the Maison's historical legacy.

## INTERIORS

### The One Atelier

The One Atelier is industry leader in the development of interior design for branded real estate, offering the full spectrum of services from brand scouting, conceptualization through interior design and architecture consultancy. The One Atelier prides itself on a consultative approach that assesses each project individually to devise the precise aesthetic, partner and services required. With an inherent understanding of the desires and demands of the modern luxury consumer, The One Atelier has been chosen by many of the globe's leading luxury lifestyle and fashion brands to assist them in delivering truly exceptional properties that exceed expectations at every turn.



## ARCHITECTURE

### Kobi Karp

For over two decades, Kobi Karp Architecture and Interior Design has been providing unique, creative, and innovative design solutions to renowned international clients in hospitality, retail and high-rise residential development. To date, the firm has designed over \$36 billion in mixed-use commercial, residential and multifamily properties worldwide, from North America to East Asia. Both the firm itself and founding principal Kobi Karp have earned many prestigious awards, including American Institute of Architects (AIA) Awards for Outstanding Young Architect of the Year Award, Outstanding Service Award, and Award of Merit, as well as local accolades from the Miami Design Preservation League and Dade Heritage Trust.

## LANDSCAPE

### L&ND Design

L&ND Design approaches their craft not as a single practice, but as several interlocking endeavors. Landscapes are inseparable from structures, ecology is inseparable from building requirements, and improving human relationships is the ultimate goal of any project. Aesthetic movements come and go, but L&ND has found these principles to be timeless. As partners, their first job is to understand the client's vision and needs –not to present their own. L&ND values timeliness, direct communication and prototypes over presentations.



## DEVELOPMENT

### Vertical Developments

With 25 years of real estate development experience, Vertical Developments is committed to delivering exceptional landmark properties in some of the world's greatest skylines. Through many successful projects from Peru to Miami, the team has completed over 30 buildings with an unparalleled expertise in planning, construction, community programming, and branding. Led by CEO Fernando De Nunez, the company works to bring high-profile, global real estate projects to life, from financing to development, sales, marketing and more.

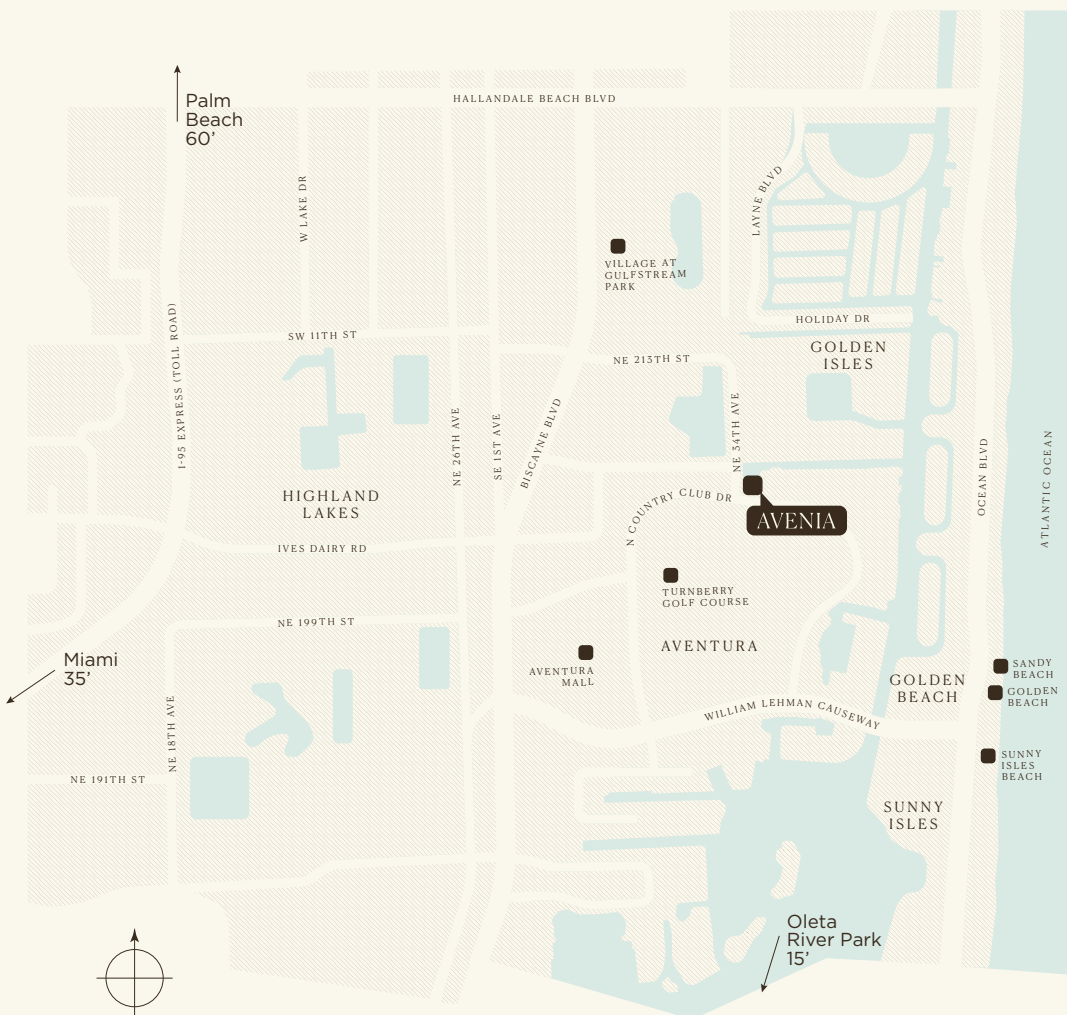
## SALES & MARKETING

### Douglas Elliman Development Marketing

Douglas Elliman Development Marketing combines unrivaled sales, leasing, and marketing expertise with an in-depth awareness of the most intricate details to major trends. Through comprehensive planning, innovative marketing ideas, and superior sales strategies, their team collaborates with leading developers, world-renowned architects, and interior designers to create the most coveted properties in the world. From South Florida to New York and beyond, they ensure the highest level of quality and expertise powered by innovation, information, and the influence of the largest regional and global network of real estate professionals.



# Surround Your Life With Style



Situated on a quiet canal along North Country Club Drive, Avenia offers exceptional views in every direction.

To the north is a private, naturally protected marina. To the south is the championship golf course at Turnberry Isle Country Club. And to the east, luxurious residential neighborhoods, Golden Beach and the shimmering Atlantic Ocean.





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## Live The Vision

### **DEVELOPMENT**

Vertical Developments

### **EXCLUSIVE SALES & MARKETING**

Douglas Elliman Development Marketing

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