

SEVEN PARK

PROJECT OVERVIEW

Urban by Nature

A NEW RESIDENTIAL DEVELOPMENT IN THE HEART OF HALLANDALE BEACH



SEVEN PARK

is more than a building—it's a signal of what's next.

Across from a \$30 million green space and minutes from everywhere that matters, it's the new pulse of Hallandale's creative and residential revival. Designed for contemporary adults who want lifestyle, flexibility, and smart ownership—it's modern living made greener.

This is city living with outdoor soul. A community that values space, flow, and cultural energy. A new landmark for a city that's finally stepping into its potential.

Seven Park is urban by nature—and built for the way we want to live next.



SEVEN PARK



VISIONARY TEAM

SALES: Fortune

Development Sales

DEVELOPER:

Alejandro Chaberman
Kadima Developers

ARCHITECT:

SKLARchitecture

INTERIORS AND DESIGN:

Addison House

KITCHENS:

MiaCucina

MARKETING & BRANDING:

TAMZ



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



100%
PROJECTS
BUILT

Every project
fully developed
from the
ground up



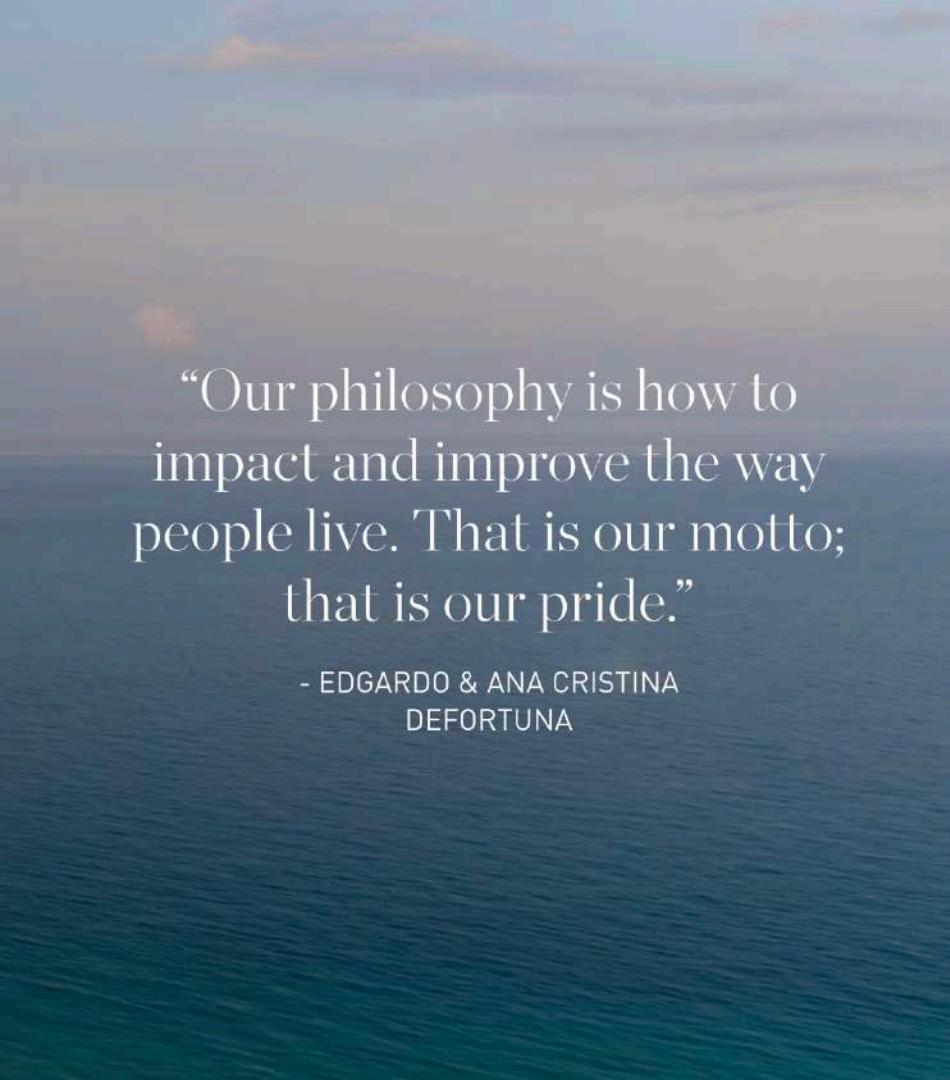
\$300M
IN CURRENT
PROJECTS

Actively
leading major
developments
with a focus on
Hallandale
Beach



\$500M
IN COMPLETED
PROJECTS

Successfully
developed
and built across
Venezuela
New York
Florida



“Our philosophy is how to impact and improve the way people live. That is our motto; that is our pride.”

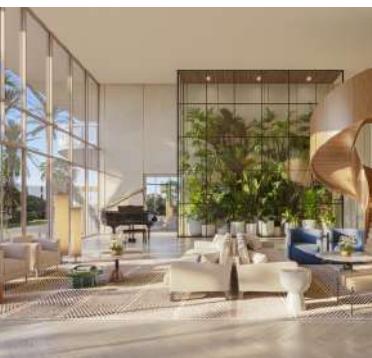
- EDGARDO & ANA CRISTINA DEFORTUNA

FORTUNE

Fortune International Group is the only privately owned real estate brand to artfully combine real estate development, sales and marketing representation, and brokerage services in South Florida.

Esteemed within the real estate development industry for an unwavering commitment to impeccable quality and craftsmanship, Fortune International Group raises design and engineering standards with each new building they deliver.

Guided by insightful leadership, an exceptional in-house team, and more than forty years of experience shaping South Florida’s luxury real estate landscape, Fortune has become highly regarded for its boundary-pushing, expert approach.





SKLARchitecture

SKLARchitecture is a 10-person progressive architectural firm licensed in Florida which is made up of architects and designers who are committed to designing high impact spaces that remain in the memory of the users.

Our designers have worked on a variety of projects both in the United States and the Caribbean, ranging from public work to private and commercial projects.

Welcome to Seven Park

WHERE YOUR SANCTUARY MEETS THE CITY

Nestled in Hallandale, you are minutes from Miami's energy, but miles from its chaos. From sunrise yoga to sunset cocktails, you're always at peace, and always plugged in.



Seven Park is the new cultural and lifestyle anchor of Hallandale Beach—designed for modern adults seeking movement, balance, value, and vibe.



Closer to Calm. Connected to Everything.







Seconds from the Scene



"At Seven Park, your mornings are quiet, your Wi-Fi's strong, and your weekends? Anywhere you want. Whether it's the pulse of Aventura or the peace of the Atlantic, it's all within reach. This is balance, by design."



This is Hallandale Beach, Reimagined.

*This isn't the other side.
It's the better side*

Seven Park redefines urban living with a fresh take on what it means to live well. Rooted in walkability, outdoor connection, and cultural energy, it offers a flexible lifestyle at an unmatched value—just steps from Aventura, the beach, and the new Brightline.



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:

I95 **5MIN**

Aventura Mall **5MIN**

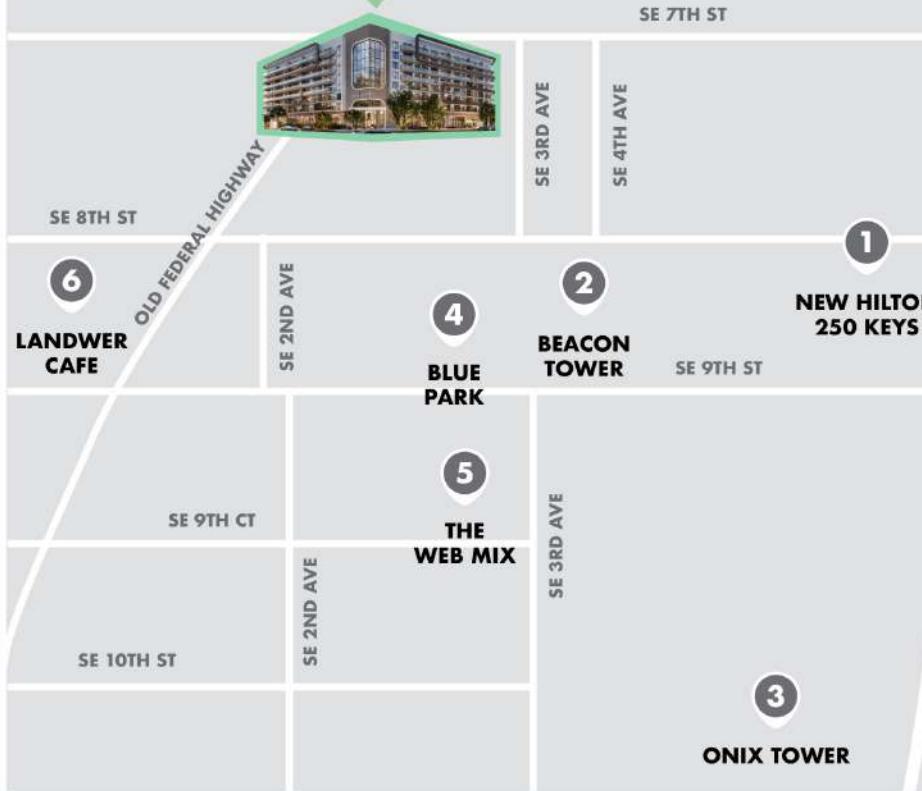
Brightline **3MIN**

**Memorial &
Joe Dimaggio Hospital** **15MIN**

Sunny Isles Beach **10MIN**



SE 1ST AVE



S FEDERAL HIGHWAY



I95	5MIN
Aventura Mall	5MIN
Brightline	3MIN
Memorial & Joe Dimaggio Hospital	15MIN
Sunny Isles Beach	10MIN



THE BUILDING

- Designed as a flexible vacation home or permanent residence
- Flexible rental
- Electric bike and scooter station
- Intelligent ready connected building
- Keypad entry for all residents
- 24 Electric vehicle charging stations
- Ground floor retail space
- Gold Leed certified Green Building
- Limited private storage available for sale
- Included Resident & Visitors Parking
- Pet friendly building
- Lushly landscaped to flow with park like setting









THE RESIDENCE

- 121 residences
- Studios from the \$370's
- One bedrooms from the \$400's
- Two bedrooms starting at \$580K
- Three bedrooms from \$1M
- Spacious open-concept layouts with 10FT ceilings & oversized balconies
- Open, light-filled layouts with porcelain floors
- Floor-to-ceiling glass windows
- Generous floor plans designed with ample storage space
- Walk-in closets in primary bedrooms
- Curated designer packages by Addison house available
- In-unit washer and dryer (except Studios)
- Programmable thermostats





KITCHENS

- Italian modern MIA CUCINA cabinetry
- Luxury European panel ready built-in appliances by Bosch
- Waterfall Italian one piece Quartz countertops
- Branded Brass Faucets & Fixtures

BATHROOMS

- Frameless glass walk-in showers
- Italian porcelain flooring
- Italian porcelain one-piece countertops
- Branded Brass Faucets & Fixtures & Accessories







THE AMENITIES

- 30,000 square feet of premium amenities
- State of the art 3,000 Sf Fitness Center. Sweat Room
- Wellness center with Steam showers, Sauna and cold plunges
- Lounge & Party Room
- Clean edge pool and 2x hot tubs
- Private cabanas and chaises
- Residents communal & private BBQ stations
- Outdoor-lawn, ping pong tables & large sand box
- Co-working space with private conference room
- Content creation room
- Media room with large screen
- Personal Training, meditation & Yoga on demand

YOGA

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



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



Sauna

< Cold Plunge







Booth 1



Booth 2





7 reasons why...



1. LOCATION

- Close to everything. Designed for more.
- Across from Hallandale's new \$30M park
- Minutes from Aventura, the beach, and nightlife
- Access to Brightline transit (Miami, FLL, Orlando and beyond)



2. COMPETITIVE PRICING

- Design and value, no compromise.
- Priced below Aventura and surrounding markets
- Premium finishes, modern layouts, smart investment timing
- Value built-in before the neighborhood transformation



3. FLEXIBILITY

- Your space. Your terms
- Tailored for both short-term and long-term living
- Smart ownership models and payment plans
- Built for residents, investors, and everything in between



4. AMENITIES

- 30,000 SF of lifestyle energy
- Resort-style pool deck, cabanas, BBQ area
- Outdoor lounge zones and creative co-working
- Designed for community, creativity, and connection



5. OPPORTUNITY

- Get in before the skyline changes.
- Hallandale is next—Seven Park leads the movement
- Be part of the new cultural and residential core
- This is the ground floor of the city's next evolution



6. SERVICES

- Green living meets everyday ease
- On-site scooters and bikes
- Programming that enhances lifestyle and movement
- Designed for walkability, sustainability, and flow



7. TEAM

- Visionary who know how to build it
- Alejandro Chaberman Developer : rooted in Hallandale, proven in South Florida
- Sales by Fortune, branding by TAMZ
- World-class interiors by Mia Cucina
- A team aligned to build smarter, not just taller

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.



PROJECT PAYMENT DETAILS

10% reservation

10% at contract estimated

10% at groundbreaking OCT 2025

10% on the 4th Floor pour

10% at top off

Total deposit: 50%

Remaining 50% due at closing (Q1- 2027)

HOA: \$1.20 per sf

FORTUNE
DEVELOPMENT
— SALES —

SEVEN PARK RESIDENCES, HALLANDALE BEACH



ADDITIONAL CONVENIENCES FOR SALE

Residence turn FF&E package ready
\$25,000, \$35,000, \$40,000 (TBD pending Addison House)
Parking Spaces \$25,000
Mini Storages TBD Pricing
Large Storages TBD Pricing

FORTUNE
DEVELOPMENT
SALES

SEVEN PARK RESIDENCES, HALLANDALE BEACH



BROKER COMMISSION PLAN

Commission Breakdown (Total 6%):

- 25% at contract
- 25% at 4th Floor pour
- 25% at top-off
- 25% at closing

FORTUNE
DEVELOPMENT
— SALES —

SEVEN PARK RESIDENCES, HALLANDALE BEACH



TONE FOR SALES TEAM

Forward but grounded – we speak with vision & presence

Minimal but meaningful – say more with less

Rooted in lifestyle – not just what it is, but what it feels like

Real, not rigid – confident, clear, and casually elevated

Sustainably sharp – green with taste, not guilt

FORTUNE
DEVELOPMENT
— SALES —

SEVEN PARK RESIDENCES, HALLANDALE BEACH



BUYER PERSONA SNAPSHOT

Modern professionals, young adults, value investors

MINDSET

"I want beauty and balance. I want to invest wisely, live better, and breathe easier."

WHAT THEY SEEK

Lower density luxury

Fast access to nightlife and retail

Nature without compromise

Smart pricing and future value

FORTUNE
DEVELOPMENT
— SALES —

SEVEN PARK RESIDENCES, HALLANDALE BEACH



The future of Hallandale
isn't coming.
We're creating it.

A NEW RESIDENTIAL DEVELOPMENT IN THE HEART OF HALLANDALE BEACH