

ATLANTIC VILLAGE

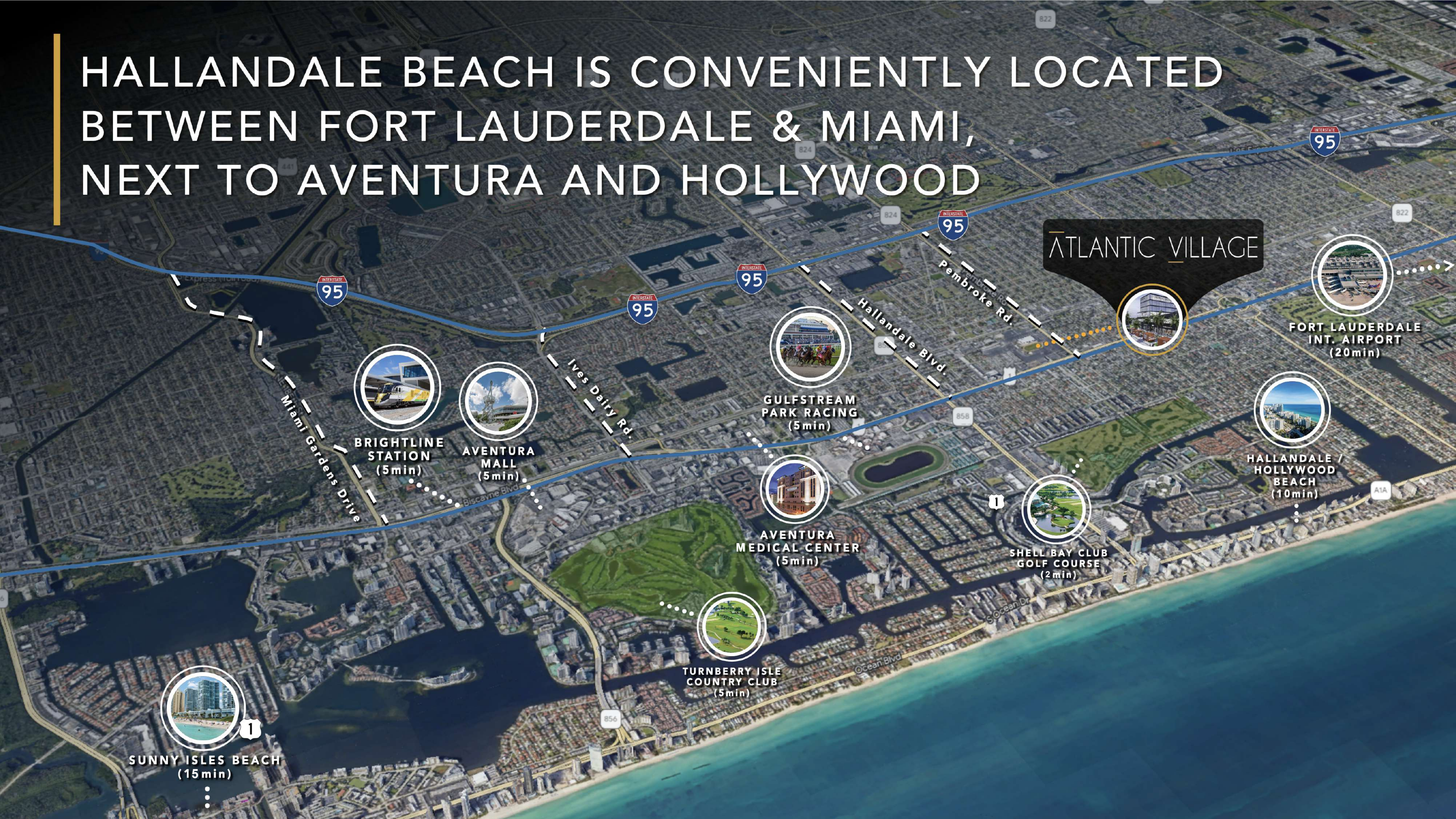


ATLANTIC VILLAGE

Hallandale Beach A Location

For Progress, Innovation and Opportunity

HALLANDALE BEACH IS CONVENIENTLY LOCATED BETWEEN FORT LAUDERDALE & MIAMI, NEXT TO AVENTURA AND HOLLYWOOD



ATLANTIC VILLAGE



FORT LAUDERDALE INT. AIRPORT (20min)



HALLANDALE / HOLLYWOOD BEACH (10min)



SHELL BAY CLUB GOLF COURSE (2min)



GULFSTREAM PARK RACING (5min)



AVENTURA MEDICAL CENTER (5min)



TURNBERRY ISLE COUNTRY CLUB (5min)



AVENTURA MALL (5min)



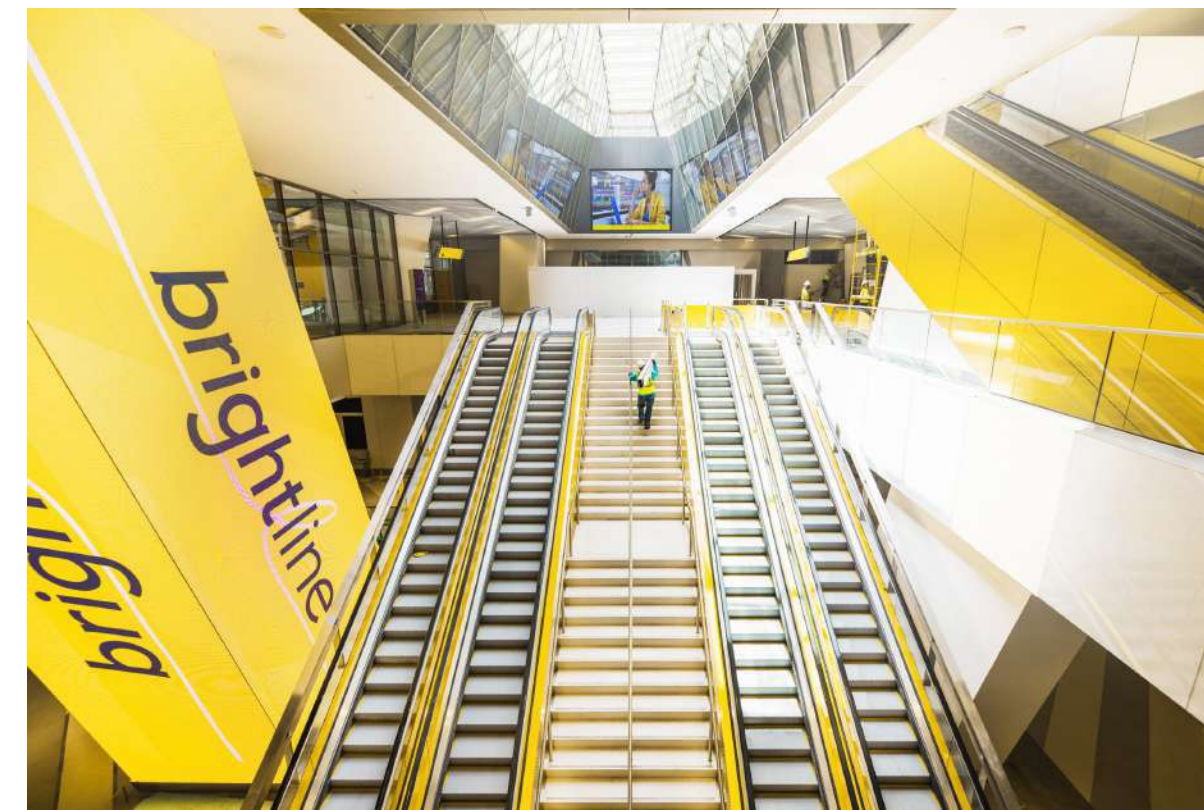
BRIGHTLINE STATION (5min)



SUNNY ISLES BEACH (15min)

Brightline Now Open

Offers service at the Aventura station to Miami, Fort Lauderdale, Boca Raton, West Palm Beach, and now Orlando.



Aventura Mall

Third Highest Grossing Shopping Mall in the U.S.

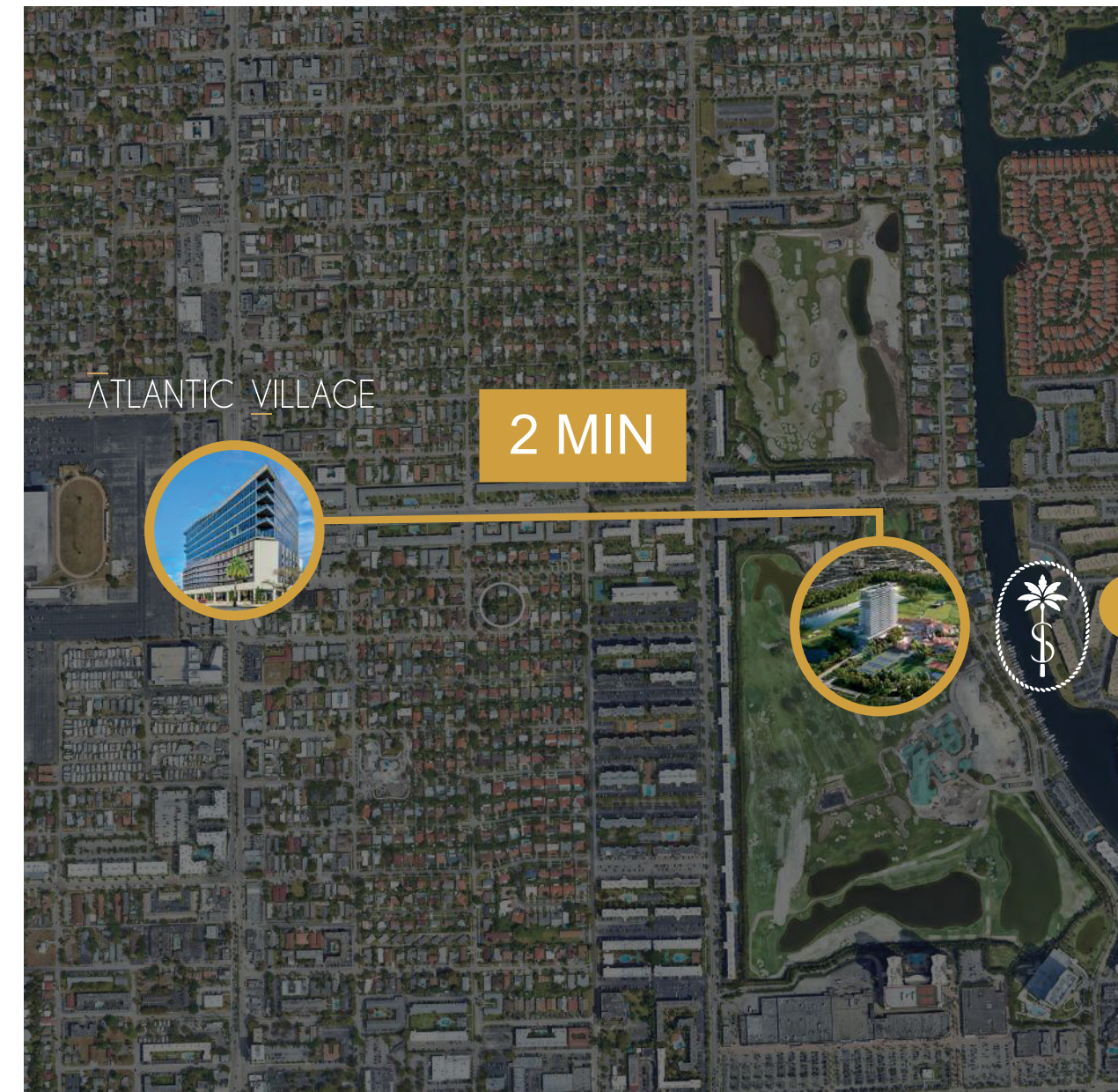




SHELL BAY

ULTRA-EXCLUSIVE PRIVATE GOLF COURSE OPENS IN HOLLYWOOD, FLORIDA.

A world-class golf course, a racquet center, a private yacht club, and much more – all yours to enjoy, so long as you have a spare million dollars lying around.



THE MOST EXPENSIVE GOLF CLUB IN THE U.S!

Memberships starting at \$1.3M

Shell Bay is just a 2 minute drive away from Atlantic Village

January 2024

Hallandale Beach approves 13th Floor's 398-unit multifamily project next to casino





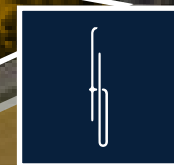
SHELL BAY
PRIVATE GOLF COURSE

PHASE 4

PHASE 3

PHASE 2

PHASE 1



FOUNTAINBLEAU
DEVELOPMENT



HALLANDALE 2025

13TH FLOOR
INVESTMENT



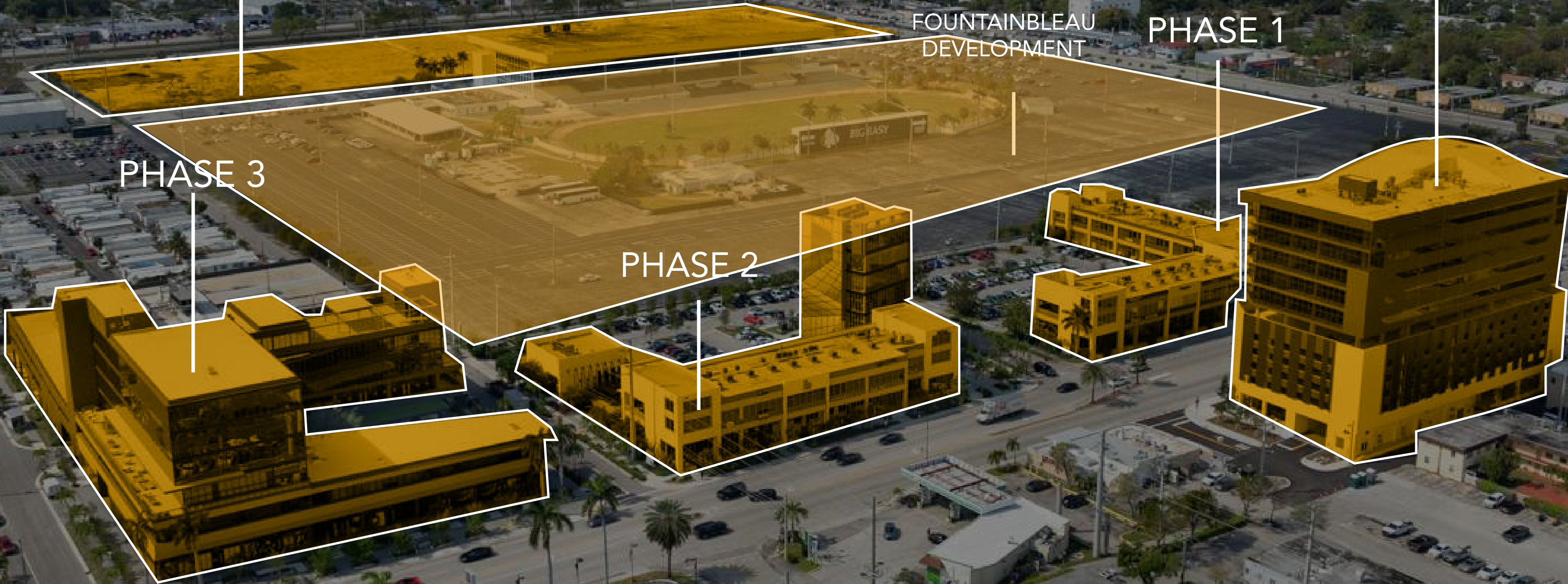
FOUNTAINBLEAU
DEVELOPMENT

PHASE 4

PHASE 1

PHASE 3

PHASE 2



HALLANDALE 2025

ATLANTIC VILLAGE

Class "A"
Office Condo
Completed



ATLANTIC VILLAGE

Class "A"
Office Condo
Completed



SOUTH VIEW



NORTH VIEW



EAST VIEW



WEST VIEW



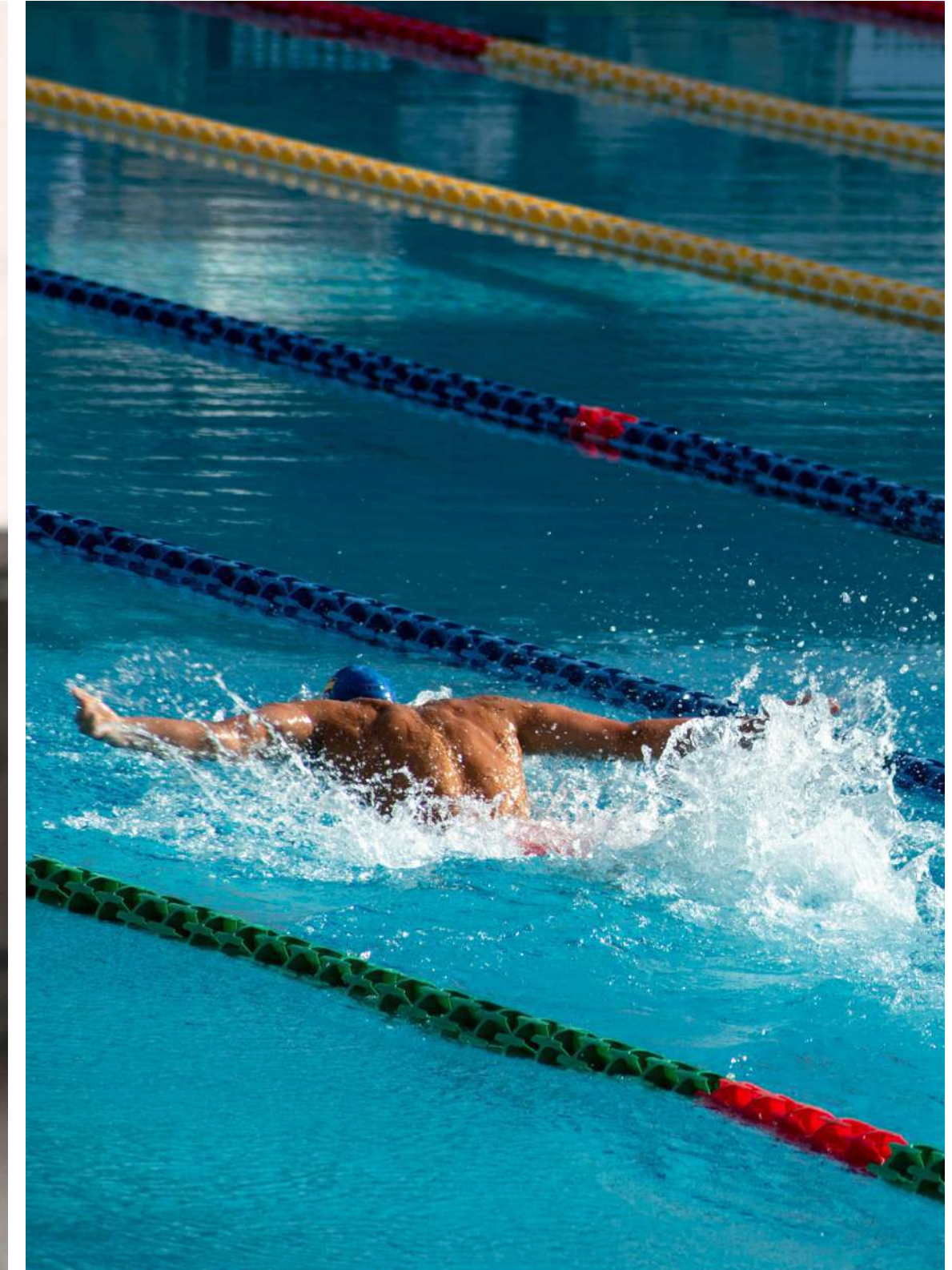
ABOUT THE PROJECT

- General Offices with medical use allowed spaces from 1,200 S.F. to 20,300 S.F. per floor
- 12'6" ceiling height
- Two Signature Elevators
- Central HVAC system ready
- Energy Efficient Impact Resistant Glass
- ADA Compliant
- Conveniently located 1 mile from Aventura Hospital & 2.3 miles from Memorial Regional
- Amazing views facing east, south east, north & northeast.
- Building signage opportunity



20+ Amenities

- RESTAURANTS
- ROOFTOP BAR
- FITNESS CENTERS
- BEAUTY SALONS
- INDOOR KIDS PLAYGROUND
- PRE-SCHOOL ACADEMIES



ATLANTIC VILLAGE

FLOOR PLANS



Sample Floorplan



GROUND FLOOR



ATLANTIC VILLAGE

PHOTOGRAPHY



ATLANTIC VILLAGE

ATLANTIC VILLAGE

Class "A"
Office Condo
Completed

Lobby



ATLANTIC VILLAGE

Class "A"
Office Condo
Completed

Elevator Lobby



ATLANTIC VILLAGE

Class "A"
Office Condo
Completed

9th Floor
Suite 905
1,929 sqft





ATLANTIC VILLAGE

Class "A"
Office Condo
Completed

11th Floor
Suite 1103
2,443 sqft



ATLANTIC VILLAGE

Class "A"
Office Condo
Completed

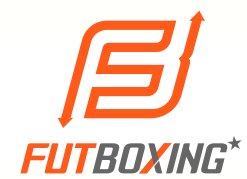
12th Floor
Suite 1201
4,497 sqft



ATLANTIC VILLAGE CURRENT TENANTS



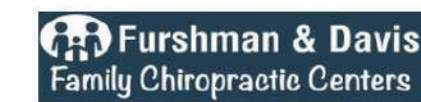
Monica Avayou



LaEstanciaArgentina™



THE WORX



MEET THE DEVELOPER

40+
YEARS EXPERIENCE

16.6M
SQFT DEVELOPED



DIAMANTE SANTA FE

SANTA FE, CIUDAD DE
MÉXICO / 2004



PARQUE INTERLOMAS

INTERLOMAS, ESTADO DE
MÉXICO / 2012



DIAMANTE PUERTA DE HIERRO

ZAPOPAN, JALISCO
MEXICO / 2017



SOFITEL MEXICO CITY REFORMA

CUAUHTÉMOC, CIUDAD DE
MÉXICO / 2019

SQUARE FEET DEVELOPED:

• **HOSPITALITY** - 88,283 SQM

• **OFFICES AND COMMERCIAL SPACES** - 328,775

• **RESIDENTIAL** - 1,128,059 SQM

ATLANTIC VILLAGE



Developed by

GRUPO

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