

SEVEN  PARK



Urban by Nature

A NEW RESIDENTIAL DEVELOPMENT IN THE HEART OF HALLANDALE BEACH.



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:

195	5MIN
Aventura Mall	5MIN
Brightline	3MIN
Memorial & JoeDimaggio Hospital	15MIN
Sunny Isles Beach	10MIN







SEVEN PARK







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 \$610k
- 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 sandbox
- Co-working space with private conference room
- Content creation room
- Media room with large screen
- Personal Training, meditation & Yoga on demand





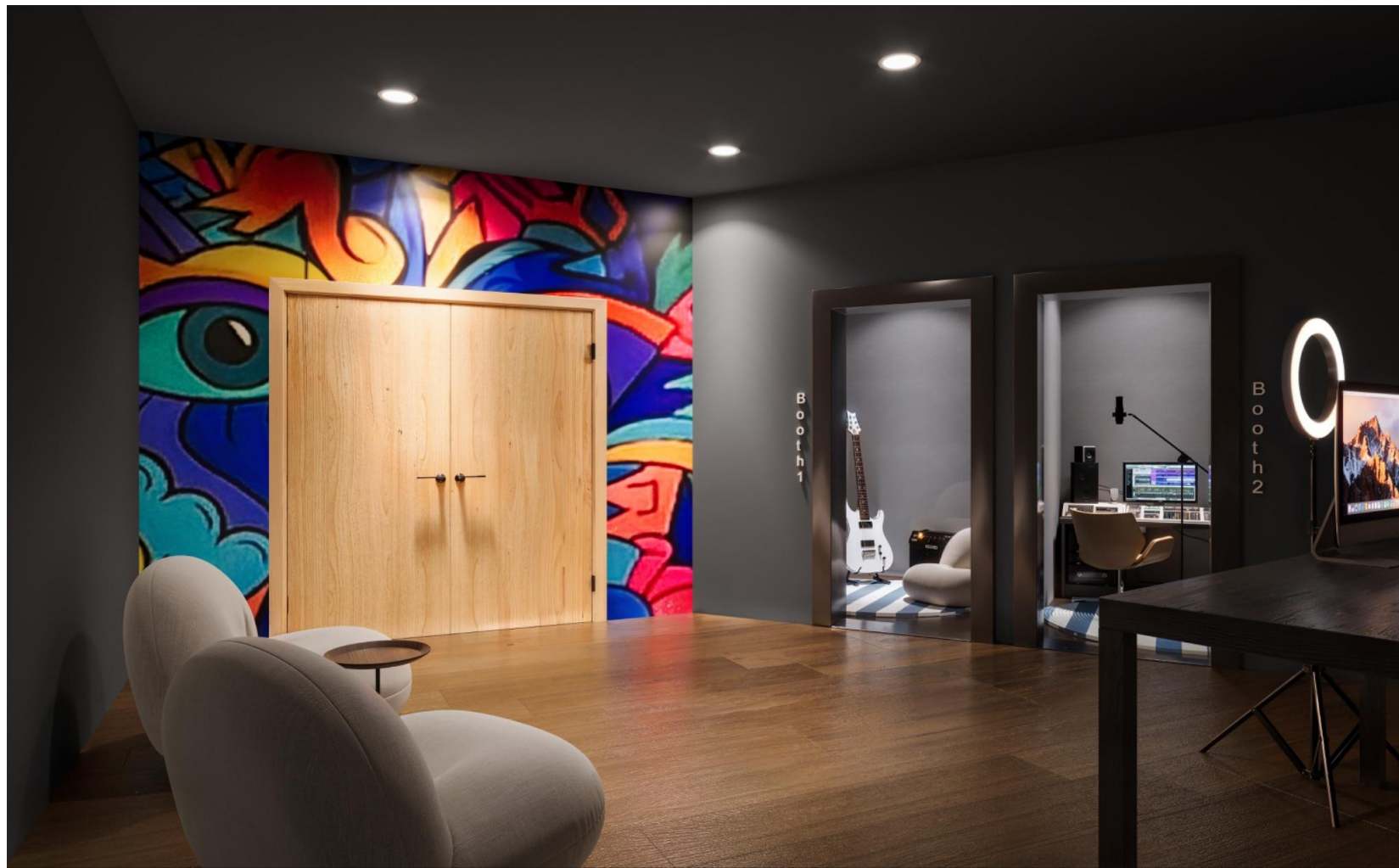
YOGA

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



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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.



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



**\$300M
IN CURRENT
PROJECTS**

Actively
leading major
developments
with a focus on
Hallandale
Beach



**100%
PROJECTS
BUILT**

Every project
fully developed
from the
ground up



**\$500M
IN COMPLETED
PROJECTS**

Successfully
developed
and built across
Venezuela
New York
Florida

