

TAL



AVENTURA



REVEL IN AVENTURA'S
NEWEST ICON.



TA

THE BUILDING





ELEVATED LIVING IN THE HEART OF AVENTURA



TA



LOCATION



Discover Aventura



- TAL Aventura
- Apple Flagship Store
- Asiatiko
- Aventura Charter Schools
- Aventura Mall
- Bal Harbour Shops
- Brightline Aventura Station
- Don Soffer High School
- Edmond J Safra Synagogue
- Fresh Market
- Fort Lauderdale Airport
- Gulfstream Park Racing
- Hardrock Stadium
- JW Marriott
- Lincoln Road
- Lubavitch Aventura South
- Miami International Airport
- Oleta River State Park
- Opa Locka Executive Airport
- Tidal Cove Water Park
- Turnberry Marina
- Turnberry Isle Country Club
- Whole Foods
- Williams Island



LIFESTYLE





PRIVATE PORTE COCHÈRE ARRIVAL



RESIDENTS LOBBY



RESIDENTS CO-WORKING LOUNGE AND COFFEE BAR



5TH FLOOR CLUBHOUSE LOUNGE



OUTDOOR LOUNGE WITH GRILL AND KITCHENETTE



5TH FLOOR CLUBHOUSE GAME LOUNGE



OUTDOOR AMENITIES & MINI-GOLF





PRIVATE FITNESS CENTER



SWIMMING POOL



PLAYGROUND AND BASKETBALL/PICKLEBALL COURT

TA

INTERIORS













MASTER BATHROOM WITH FREE STANDING TUB





MASTER BATHROOM WITH FREE STANDING TUB







TAL

FLOOR PLANS

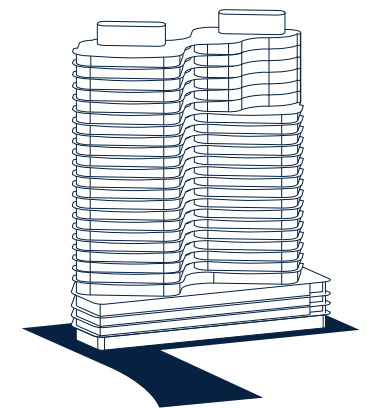
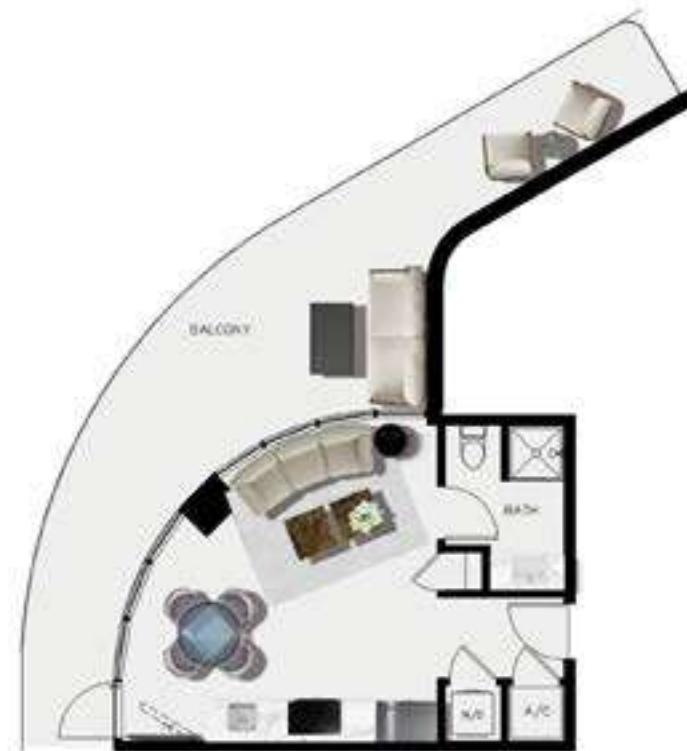




CS 01
FLOOR 2 – 4
SOUTH TOWER

STUDIO

400 SQ. FT. INTERIOR
370 SQ. FT. EXTERIOR



2785 NE 183RD STREET, AVENTURA FL 33160

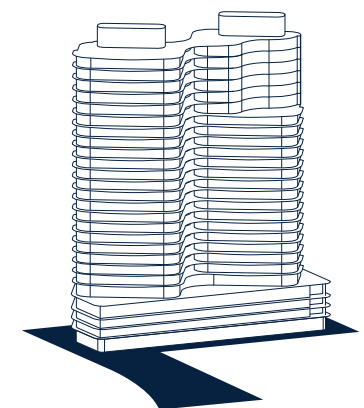
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GS 02
FLOOR 2 – 4
SOUTH TOWER

STUDIO

415 SQ. FT. INTERIOR
390 SQ. FT. EXTERIOR



2785 NE 183RD STREET, AVENTURA FL 33160

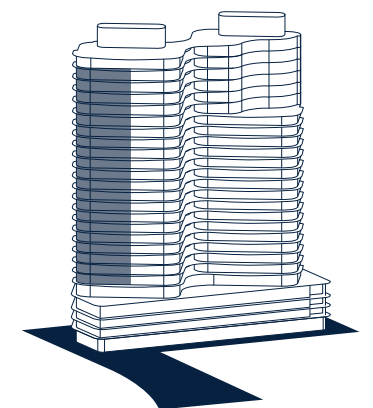
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01
FLOOR 6 – 26
SOUTH TOWER

3 BEDROOMS
3 BATHROOMS
POWDER ROOM

2,635 SQ. FT. INTERIOR
355 SQ. FT. EXTERIOR

CORNER RESIDENCE 10' CEILINGS
CUSTOM DESIGNED ITALKRAFT KITCHEN
WITH 14 FT. ISLAND AND DOUBLE-SINKS
PRIMARY BATHROOM INCLUDES
SPRAWLING GLASS SHOWERS WITH
SOAKING TUB, NICHE WITH LIGHTING
SERVICE ENTRANCE



2785 NE 183RD STREET, AVENTURA FL 33160

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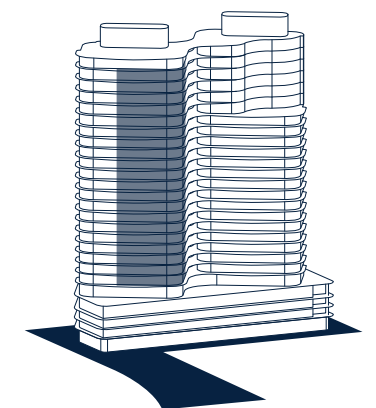


02
FLOOR 6 – 26
SOUTH TOWER

5 BEDROOMS
5 BATHROOMS

3,545 SQ. FT. INTERIOR
655 SQ. FT. EXTERIOR

CORNER RESIDENCE 10' CEILINGS
CUSTOM DESIGNED ITALKRAFT KITCHEN
WITH 14 FT. ISLAND AND DOUBLE-SINKS
PRIMARY BATHROOM INCLUDES
SPRAWLING GLASS SHOWERS WITH
SOAKING TUB, NICHE WITH LIGHTING
SERVICE ENTRANCE



2785 NE 183RD STREET, AVENTURA FL 33160

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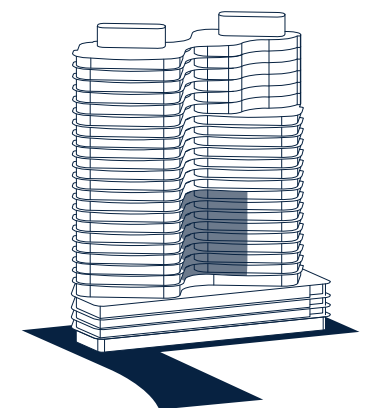


03
FLOOR 6 – 14
NORTH TOWER

3 BEDROOMS
3 BATHROOMS
POWDER ROOM
SKY TERRACE

2,240 SQ. FT. INTERIOR
620 SQ. FT. EXTERIOR

CORNER RESIDENCE 10' CEILINGS
CUSTOM DESIGNED ITALKRAFT KITCHEN
WITH DUAL BASIN PARTITIONED SINK
PRIMARY BATHROOM INCLUDES
SPRAWLING GLASS SHOWERS WITH
SOAKING TUB, NICHE WITH LIGHTING
SERVICE ENTRANCE



2785 NE 183RD STREET, AVENTURA FL 33160

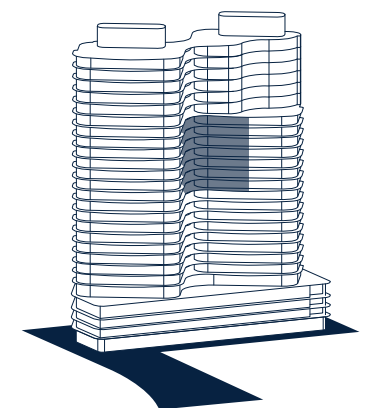
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O3
FLOOR 15 – 21
NORTH TOWER

4 BEDROOMS
4 BATHROOMS
POWDER ROOM
SKY TERRACE

2,890 SQ. FT. INTERIOR
820 SQ. FT. EXTERIOR

CORNER RESIDENCE 10' CEILINGS
CUSTOM DESIGNED ITALKRAFT KITCHEN
WITH 14 FT. ISLAND AND DOUBLE-SINKS
PRIMARY BATHROOM INCLUDES
SPRAWLING GLASS SHOWERS WITH
SOAKING TUB, NICHE WITH LIGHTING
SERVICE ENTRANCE



2785 NE 183RD STREET, AVENTURA FL 33160

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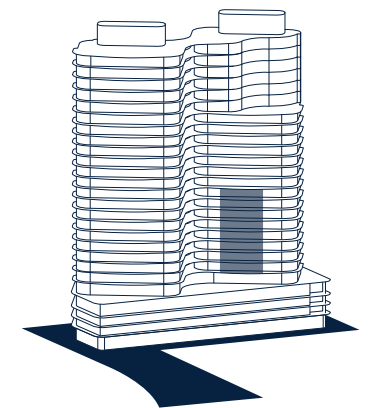


04
FLOOR 6 – 14
NORTH TOWER

2 BEDROOMS
2 BATHROOMS
POWDER ROOM

1,235 SQ. FT. INTERIOR
370 SQ. FT. EXTERIOR

10' CEILINGS
CUSTOM DESIGNED ITALKRAFT KITCHEN
BATHROOMS INCLUDES SPRAWLING
GLASS SHOWERS, NICHE WITH LIGHTING



2785 NE 183RD STREET, AVENTURA FL 33160

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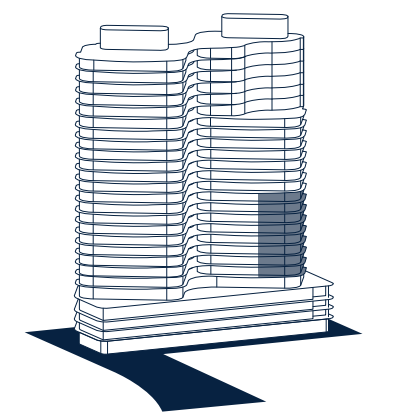


O5
FLOOR 6 – 14
NORTH TOWER

3 BEDROOMS
4 BATHROOMS
GAME ROOM
OFFICE/SERVICE QUARTERS
POWDER ROOM

2,460 SQ. FT. INTERIOR
355 SQ. FT. EXTERIOR

CORNER RESIDENCE 10' CEILINGS
CUSTOM DESIGNED ITALKRAFT KITCHEN
WITH 14 FT. ISLAND AND DOUBLE-SINKS
PRIMARY BATHROOM INCLUDES
SPRAWLING GLASS SHOWERS WITH
SOAKING TUB, NICHE WITH LIGHTING



2785 NE 183RD STREET, AVENTURA FL 33160

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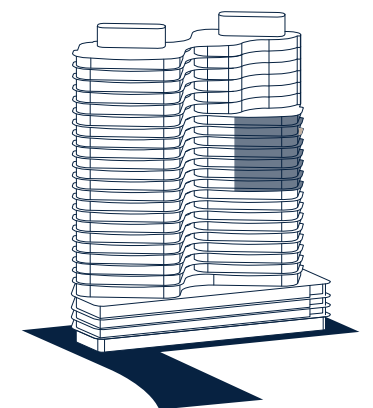


O5
FLOOR 15 – 21
NORTH TOWER

4 BEDROOMS
5 BATHROOMS
POWDER ROOM
OFFICE/SERVICE QUARTERS
MEDIA ROOM

3,045 SQ. FT. INTERIOR
525 SQ. FT. EXTERIOR

CORNER RESIDENCE 10' CEILINGS
CUSTOM DESIGNED ITALKRAFT KITCHEN
WITH 14 FT. ISLAND AND DOUBLE-SINKS
PRIMARY BATHROOM INCLUDES
SPRAWLING GLASS SHOWERS WITH
SOAKING TUB, NICHE WITH LIGHTING



2785 NE 183RD STREET, AVENTURA FL 33160

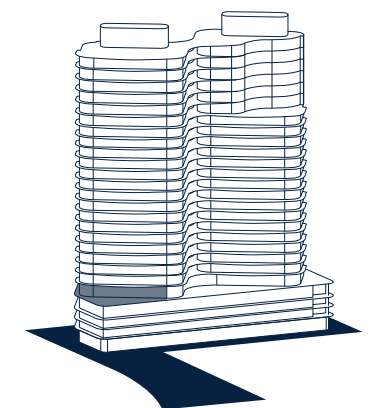
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THE VILLA RESIDENCE 501 FLOOR 5 SOUTH TOWER

5 BEDROOMS
5 BATHROOMS
POWDER ROOM

3,510 SQ. FT. INTERIOR
2,150 SQ. FT. EXTERIOR
PRIVATE OUTDOOR POOL

CORNER RESIDENCE 10' CEILINGS
CUSTOM DESIGNED ITALKRAFT KITCHEN
WITH 14 FT. ISLAND AND DOUBLE-SINKS
PRIMARY BATHROOM INCLUDES
SPRAWLING GLASS SHOWERS WITH
SOAKING TUB, NICHE WITH LIGHTING
SERVICE ENTRANCE



2785 NE 183RD STREET, AVENTURA FL 33160

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PRIVATE OVERSIZED LENAI

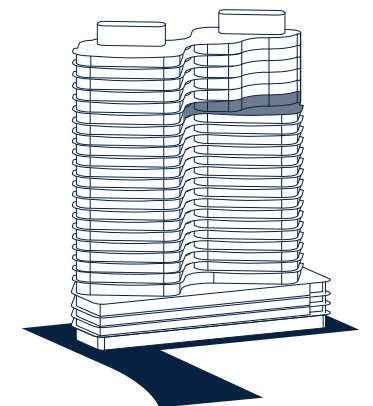


SKY VILLA 1 FLOOR 22 NORTH TOWER

4 BEDROOMS
4 BATHROOMS
POWDER ROOM
BAR
SKY TERRACE
OVERSIZED LANAI

4,160 SQ. FT. INTERIOR
3120 SQ. FT. BALCONY

FULL FLOOR RESIDENCE 10' CEILINGS
CUSTOM DESIGNED ITALKRAFT KITCHEN
WITH 14 FT. ISLAND AND DOUBLE-SINKS
PRIMARY BATHROOM INCLUDES
SPRAWLING GLASS SHOWERS WITH
SOAKING TUB, NICHE WITH LIGHTING
SERVICE ENTRANCE



2785 NE 183RD STREET, AVENTURA FL 33160

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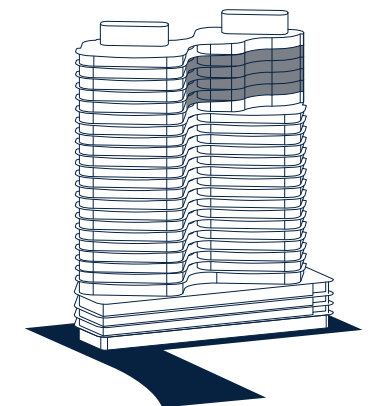


SKY VILLA 2-5 FLOOR 23-26 NORTH TOWER

4 BEDROOMS
4 BATHROOMS
POWDER ROOM
BAR
SKY TERRACE

4,160 SQ. FT. INTERIOR
615 SQ. FT. EXTERIOR

FULL FLOOR RESIDENCE 10' CEILINGS
CUSTOM DESIGNED ITALKRAFT KITCHEN
WITH 14 FT. ISLAND AND DOUBLE-SINKS
PRIMARY BATHROOM INCLUDES
SPRAWLING GLASS SHOWERS WITH
SOAKING TUB, NICHE WITH LIGHTING
SERVICE ENTRANCE



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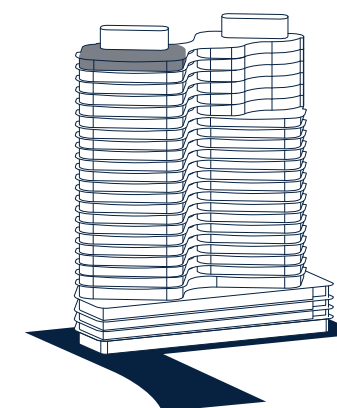


UPH 01 FLOOR 27+ ROOFTOP SOUTH TOWER

5 BEDROOMS
5 BATHROOMS
POWDER ROOM
WINE CELLAR
ROOFTOP TERRACE

6,180 SQ. FT. INTERIOR
1010 SQ. FT. BALCONY
5715 SQ. FT. ROOF DECK

FULL FLOOR 10' CEILINGS
CUSTOM DESIGNED ITALKRAFT KITCHEN
WITH 14 FT. ISLAND AND DOUBLE-SINKS
PRIMARY BATHROOM INCLUDES
SPRAWLING GLASS SHOWERS WITH
SOAKING TUB, NICHE WITH LIGHTING
SERVICE ENTRANCE



2785 NE 183RD STREET, AVENTURA FL 33160

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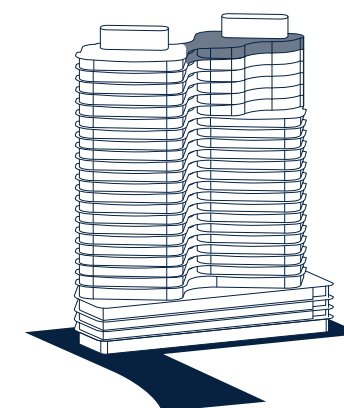


UPH 02 FLOOR 27 + ROOFTOP NORTH TOWER

4 BEDROOMS
4 BATHROOMS
POWDER ROOM
BAR
SKY TERRACE
ROOFTOP TERRACE

4,150 SQ. FT. INTERIOR
615 SQ. FT. SKY TERRACE
3040 SQ. FT. ROOF DECK

FULL FLOOR RESIDENCE 10' CEILINGS
CUSTOM DESIGNED ITALKRAFT KITCHEN
WITH 14 FT. ISLAND AND DOUBLE-SINKS
PRIMARY BATHROOM INCLUDES
SPRAWLING GLASS SHOWERS WITH
SOAKING TUB, NICHE WITH LIGHTING
SERVICE ENTRANCE



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TEAM





FEE STRUCTURE

10% AT RESERVATION

10% AT CONTRACT

15% AT GROUNDBREAKING

15% AT TOPOFF

50% AT CLOSING

ARTIST RENDERINGS. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. EQUAL HOUSING OPPORTUNITY.

