



PARCVIEW
VILLAS



**18 ARCHITECTURALLY
SOPHISTICATED TOWNHOMES
OF MODERN CONTEMPORARY DESIGN**

Envisioned by Andina Group and brought to life by IDEA Architects, Parc View Villas graciously blends nature into the everyday natural. The three and four bedroom residences each boast of a private deck with majestic views of Oleta River State Park, a garden, garage, the latest appliances and finest luxurious finishes. Aligning contemporary lifestyles with elemental roots, Parc View Villas is a balanced expression of modern city living.



FLOORPLANS



UNIT A & B

4 BEDROOMS • 3 BATHROOMS



UNDER A/C

2,273 Sq. Ft. (211.17 Sq. M.)

BALCONY / DECK

208 Sq. Ft. (19.32 Sq. M.)

TOTAL

2,481 Sq. Ft. (230.49 Sq. M.)



UNIT C & D

3 BEDROOMS • 3 BATHROOMS



UNDER A/C

1,910 Sq. Ft. (177.44 Sq. M.)

BALCONY / DECK

208 Sq. Ft. (19.32 Sq. M.)

GARAGE

307 Sq. Ft. (28.52 Sq. M.)

TOTAL

2,425 Sq. Ft. (225.28 Sq. M.)



FEATURES & AMENITIES



LUXURY INTERIORS

- 24 x 12 porcelain flooring throughout first floor, bathrooms, kitchen and foyer in staggered pattern
- 10' high ceilings in first floor and 9' ceilings in the second
- Pre-wired security system with siren and motion detector
- Insulated ceiling and exterior walls
- Smooth and modern drywall finishes on ceiling and walls
- Flat panel interior doors with casing
- Wall to wall wood laminate flooring in all bedrooms and second floor living areas and stairs
- Wood stair railing
- Elegant interior architectural details
- Prewired for telephone, data and video
- Programmable readout thermostat
- 5" wood baseboards
- Smoke detectors
- Pre-wired for ceiling fan at family room and all bedrooms
- Energy efficient water heater
- Full size washer and dryer
- Remote control garage door

ELEGANT BATHROOMS

- Authentic wood cabinetry
- Cultured marble countertop in secondary bathrooms
- Porcelain bathroom tile on floors and wet areas
- White bathroom fixtures
- Designer faucet package
- Anti-skid bath tubs
- Frameless glass shower door



KITCHENS

- Designer cabinetry
- Quartz countertop
- 4" backsplash with subway tile
- Undermount stainless steel sink and pull-out faucet
- Stainless steel appliances
- 24.7 C.F. side by side refrigerator/freezer with automatic ice maker
- 30" freestanding range with radiant top
- Microwave with built-in hood
- Dishwasher
- Waste disposal

UNIQUE STYLE EXTERIOR

- Preferred Builder's Warranty
- Manufacturer's warranties passed on to you on all appliances
- Steel reinforced monolithic concrete building foundation with concrete block construction, steel reinforced and poured tie beam construction
- Pre-fabricated concrete second floor
- Hurricane resistant wood truss roof
- 5/8" plywood with two-ply tin tagged and hot mopped roof built up system

LARGE STANDARD LOTS

- Driveway with pavers at covered entry
- Decorative tile veneer finish on front façade
- Fully sodded and landscaped site with automatic sprinkler system in front yard
- Hurricane impact aluminium windows
- Large backyards





LOCATION



Residents of Parc View Villas will be able to indulge in the natural richness surrounding the community. Backyards will border Oleta River State Park and provide endless activities, winding trails and bike paths for all to enjoy. Minutes from Miami Beach, the call of the ocean waves will be as alluring as the neighbouring 37 acres of parks, swimmable lagoons and million square feet of commercial space found in the nearby development of Sole Mia. Decadent splurges at the high-end boutiques of Bal Harbor Shops will satisfy those fashionable cravings as top hospitals keep residents healthy and several A-rated schools provide top educational opportunities.

Parc View Villas:
2451 NE 135th Street,
Miami, FL 33181

KEYSTONE
POINT MARINA



SOLE MIA

OLETA PARK

BAY HARBOR ISLAND

BAL HARBOUR SHOPS

AVENTURA MALL

TURNBERRY GOLF COURSE

SUNNY ISLES

HOSPITALS

- Aventura Hospital and Medical Center
- Joe DiMaggio Children's Hospital
- Kindred Hospital-South Florida
- Memorial Regional Hospital

SHOPPING

- Aventura Mall
- Aventura Commons
- Bal Harbour Shops
- Loehmann's Fashion Island
- The Promenade Shops
- The Sawgrass Mills Mall
- The Shoppes at the Waterways
- The Village at Gulfstream Park

PARKS AND RECREATION

- Aventura Parks
- Oleta River State Park
- Founders Park
- Golden Shores Community Park
- Heritage Park
- Pelican Community Park
- Samson Oceanfront Park
- Senator Gwen Margolis Park
- Town Center Park
- Veterans Park
- Waterways Park

CHURCHES AND SYNAGOGUES

- Aventura Chabad
- Aventura Turnberry Jewish Center-Beth Jacob
- Beth Torah Benny Rok Campus
- Chabad of Golden Beach
- Church of Jesus Christ of LDS
- Church of Aventura
- St. Lawrence Catholic Church
- Temple Benarroch
- Temple Sinai of North Dade
- Young Israel of Aventura

SCHOOLS

- Alonzo & Tracy Mourning Senior High
- Biscayne Bay Campus
- Aventura City of Excellence School K-8
- Dr. Michael M. Krop Senior High
- Greynolds Park Elementary
- Highland Oaks Elementary School
- Highland Oaks Middle School
- Norman S. Edelcup Sunny Isles Beach K-8
- Ojus Elementary School PK-5
- Sunny Isles Beach Community School PK-8
- Beth Torah Hochberg Preparatory
- Biscayne Academy
- Btay Solomon Schechter Day School PK-5
- Florida International University
- Imacs Learning Center
- Jacobson Sinai Academy PK-7
- Miami Country Day School
- Michael-Ann Russell Jewish Community Center /Sanford L. Ziff Campus
- Nova Southeastern University Fischer School of Education
- Pine Crest School
- Philosophical and Spiritual University
- Saint Lawrence School PK-12
- Scheck Hillel Community School PK-12
- Spirit of Christ - Child Development Academy PK-12
- St. Thomas University
- The Tauber Academy PK-5
- The Victory School K-12

TRANSPORTATION

- Ft. Lauderdale-Hollywood International Airport
- Miami International Airport
- Port Everglades
- Port of Miami

BEACHES

- Sunny Isles
- Haulover
- Bal Harbour
- Surfside

THE TEAM



IDEA ARCHITECTS

The strength behind IDEA and its complete range of architectural and engineering services lies in the partnership of TLA and S.M. Group International. With over 35 years of combined experience in the engineering and construction industries, the multidisciplinary team of over 1,050 engineers, architects, urban planners, designers, technicians, graphic artists, project managers and directors put their knowledge of engineering, passion for architecture, enthusiasm and concern for people's well-being to work for every client. When working with IDEA, expect impeccable service. Their long experience and internal structure ensures that clients benefit from continuous first-class attention. IDEA works closely with clients', as well as partners and suppliers so that every project unfolds smoothly, remarkably, accurately, with speed, reliability and optimization while staying true to the original plans. Whatever the space, whatever the project, IDEA knows how to delight and astonish, from concept to completion. IDEA tailors spaces that preserve the harmony and balance of the community. By combining the talents of highly skilled architectural and engineering experts, with the most innovative technologies in every sector, they are able to make recommendations based on the scientific solutions that distinguish IDEA from all the others. Through this approach, they have become renowned for their contributions to projects that have a positive impact on the quality of life of current and future generations.



CRESCENDO REAL ESTATE

Ivan Ramirez is the force behind Crescendo Real Estate, a leading full-service real estate firm. As a seasoned sales executive with over 16 years of sales experience in the United States real estate market, Ivan and his sales team achieve successful bottom line results. A highly regarded broker, both nationally and internationally, for reliability and thoughtful advisory, Ivan has participated in the sales and marketing for high profile projects with several influential developers. His influencing and negotiating skills extract value not only from the properties, but also from the sales team and all stakeholders, building cross-organizational cohesion through positive directional leadership that have led to a successful career with more than \$1B in residential and mixed-use property sales in Florida, New Jersey and Maryland. With a commitment to serve clients and customers with the highest professional standards, Crescendo continues to expand while staying up-to-date with the latest developments and practices in the real estate market. By providing a flawlessly tailored service and approach, they continuously exceed all goals and expectations. Crescendo reaches their mark by utilizing extreme work ethic, integrity and boutique services to achieve results that elevate businesses to new heights. Their strategic sales and marketing vision has consistently achieved sought after results, and it's this success that propels Crescendo to keep ascending.



ANDINA GROUP DEVELOPER

Andina Group is a leading real estate investment and development group based in South Florida. With more than 100 years of combined experience, and over \$200 million in sales, AG has invested and developed in the highest sought out international locations, providing exceptional opportunities of strong returns with limited associated risk to investors and buyers.

Continuously upholding the strictest parameters of integrity and confidentiality, AG has an excellent track record in underwriting, acquiring, repositioning, refinancing and closing real estate assets. Their extensive knowledge in analyzing each project's potential has brought them global recognition, specifically as a result of successful developments in South America such as the Torre Alto El Golf in Santiago, Chile.

AG's dedication has helped the group cultivate positive relationships with today's top industry leaders. Their philosophy of always improving and empowering the community is best exemplified in their pursuit of quality living, and with a legacy that continues to thrive, Andina Group is paving the path for elevated lifestyles and raising the bar for superior building.

SITE PLAN



786.275.6035
www.parcviewvillas.com

Developed by



Andina Holdings

Sales Gallery
1133 Kane Concourse
Bay Harbor Islands, FL 33154

Sales & Marketing by



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE 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. These materials are not intended to be an offer to sell, or solicitation to buy a unit in the condominium. Such an offering shall only be made pursuant to the prospectus (offering circular) for the condominium and no statements should be relied upon unless made in the prospectus or in the applicable purchase agreement. In no event shall any solicitation, offer or sale of a unit in the condominium be made in, or to residents of, any state or country in which such activity would be unlawful. This is not intended to be an offer to sell nor a solicitation of offers to buy real estate to residents of CT, ID, NJ, NY and OR, unless registered or exemptions are available, or in any other jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. For correct representations, reference should be made to the documents required by section 718.503, Florida Statutes, to be furnished by a developer to a buyer or lessee.



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