

SEVEN PARK



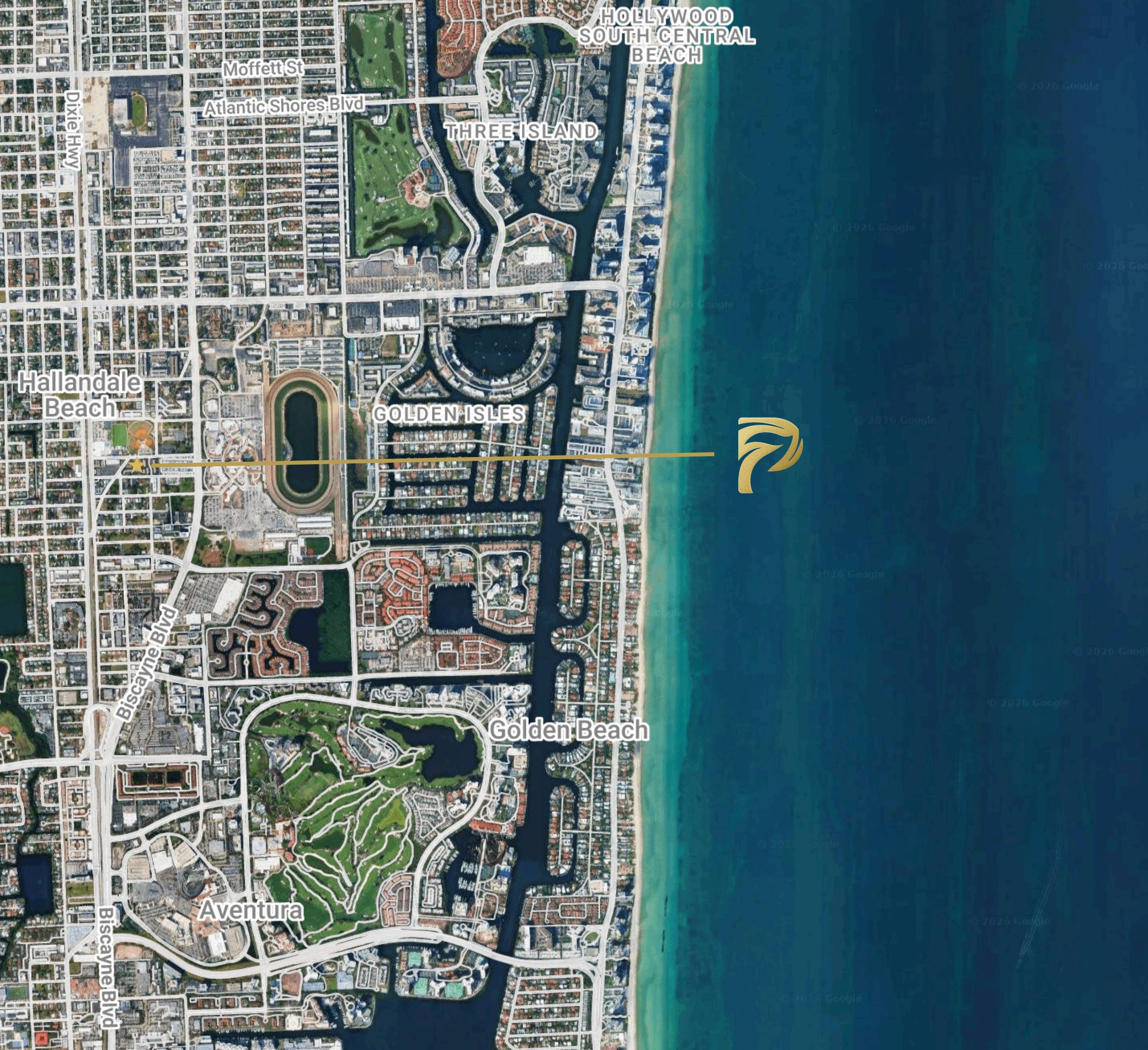


ALEJANDRO CHABERMAN

KADIMA
DEVELOPERS



Alejandro Chaberman is a real estate developer with more than 25 years of experience across Venezuela, New York City, and Florida, culminating in the large-scale transformation of Hallandale Beach. Throughout his career, he has delivered over 1.5 million square feet of residential, commercial, mixed-use, industrial, and government projects valued at more than \$500 million. As the visionary behind Atlantic Village, a 300,000+ square-foot mixed-use development, he has played a key role in shaping Hallandale Beach's growth and strengthening its commercial real estate market.



WITHIN 10 MINUTES

Gulfstream Park Racing & Casino
Aventura Mall
Peter Bluesten Park & YMCA
Atlantic Village
Hallandale & Sunny Isles Beach
Aventura Hospital
Brightline Aventura Train Station
Shell Bay Golf Course
Turnberry Golf Club

WITHIN 15-25 MINUTES

Hard Rock Stadium
Fort Lauderdale Airport
Miami International Airport
Hard Rock Hotel & Casino
Amerant Bank Arena
Bal Harbour Shops
Las Olas Boulevard & Beach

SEVEN PARK NEIGHBORHOOD



Gulfstream Park Racing,
Shopping & Dining



Aventura Mall



Hallandale Beach

STRATEGICALLY LOCATED



Aventura Hospital & Medical Center



Brightline Aventura



Miami International Airport



Fort Lauderdale-Hollywood International Airport

ENTERTAINMENT & RECREATION



Hard Rock Casino

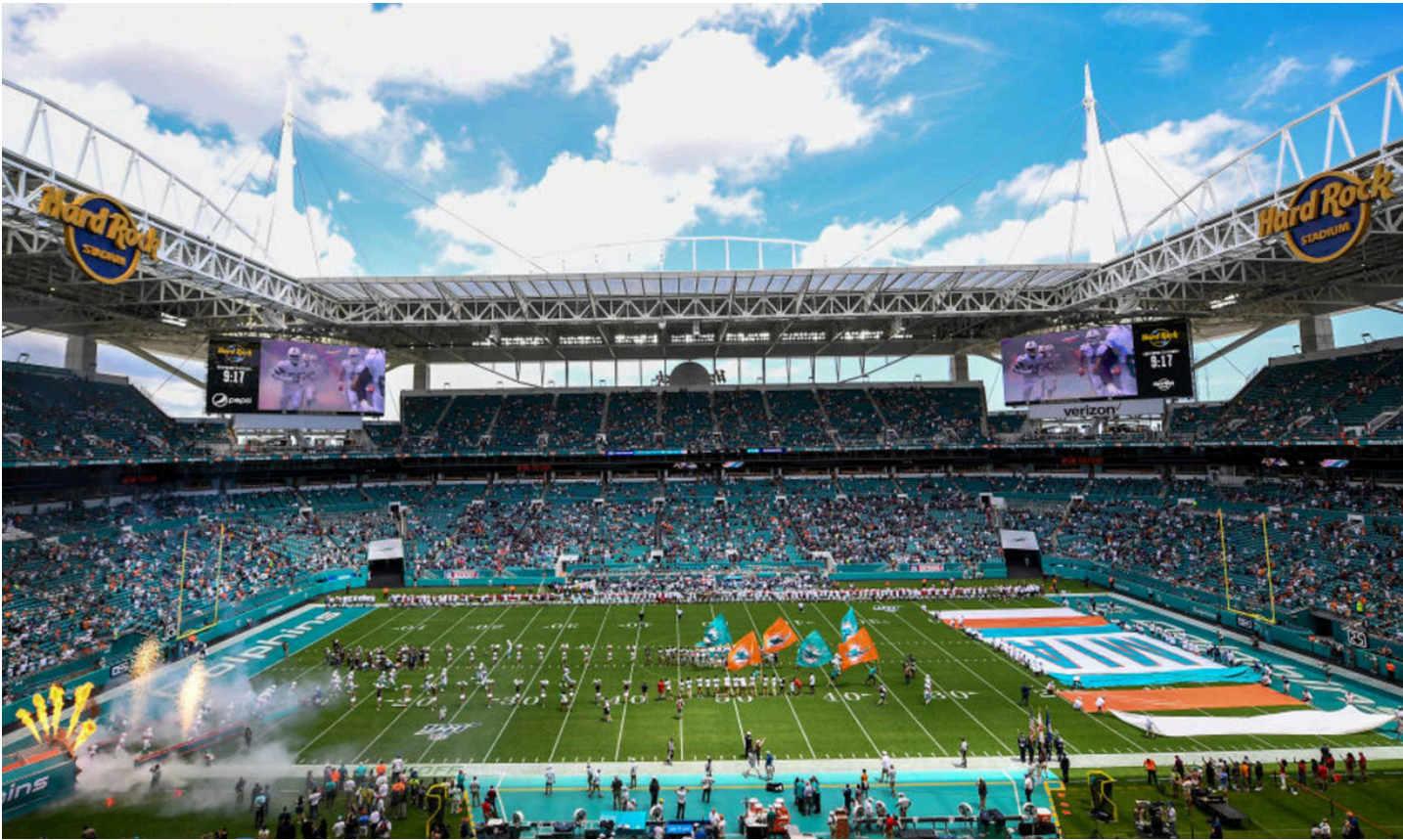


Haulover Park



Las Olas Boulevard

HARD ROCK STADIUM EVENTS



Miami Dolphins



Miami Open



University of Miami Football



Concerts



Formula 1 Miami Grand Prix

FUTURE OF HALLANDALE BEACH



Fontainebleau Casino by Jeffrey Soffer



Luxury Garages & Private Membership Club by Alejandro Chaberman



Whole Foods



SQUARE Offices by Alejandro Chaberman



Shell Bay Residences







BUILDING FEATURES

Short-Term Rentals

30,000 SF of amenities across two floors

Interior design by Steven G

Keypad entry for all residents

Lush landscaping

High-Speed WiFi throughout common areas

Ground floor retail space

Gold LEED-certified green building

Resident & Visitors parking included

24 electric vehicle charging stations

Private storage units available for purchase

Pet-friendly community



SEVEN PARK

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SEVEN PARK TOWER



THE AMENITIES

30,000 square feet of resort-style amenities

Pickleball Court

State of the art fitness center

Wellness center with sauna, steam room,
and cold plunge

Content creation room

Lounge & party room

Clean edge pool and hot tubs

Private cabanas and chaises

BBQ stations

Media room with large screen









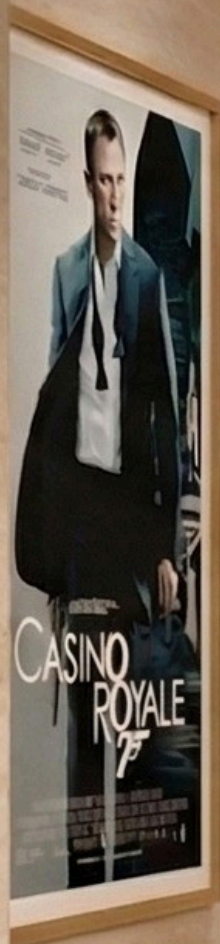


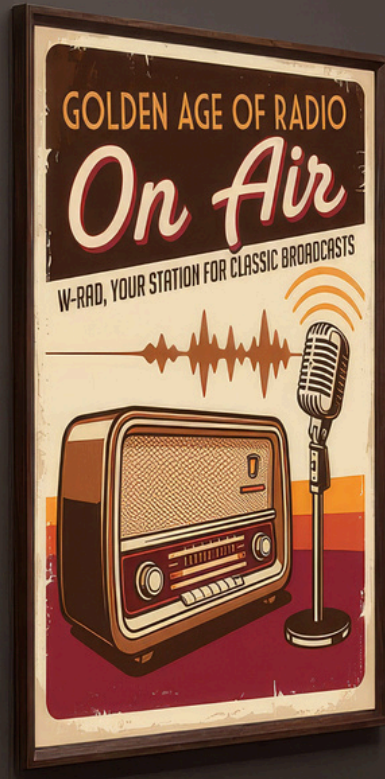












ON AIR

COFFEE TABLE BOOKS
coffee to hook
THE WIDGE BOOKS



RESIDENCE FEATURES

124 residences

Studios to Three bedrooms

Spacious open-concept layouts with 10FT
ceilings & oversized balconies

Mia Cucina custom Kitchens & Bathrooms

Bosch Appliances

Floor-to-ceiling glass windows

Walk-in closets in primary bedrooms

In-unit washer and dryer

Programmable thermostats











KITCHEN FEATURES

Italian modern MIA CUCINA cabinetry
Luxury European panel ready built-in
appliances by BOSCH

Waterfall Italian one piece Quartz countertops
Branded Brass Faucets & Fixtures

BATHROOM FEATURES

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

