

# PENINSULA II



3301 NE 183<sup>RD</sup> STREET - AVENTURA, FLORIDA 33180 - (305) 931.1939 - [WWW.PENINSULACONDOS.COM](http://WWW.PENINSULACONDOS.COM)



We reserve the right to modify, relocate or eliminate any or all of the features, options, specifications, plans, utilities, design, size or shape thereof, all without notice or obligation to any purchaser. Landscape may vary as to maturity and number.

Please consult your sales representative and refer to the purchase agreement to determine which features and specifications are included in your home. All square footage and measurements are approximate. All plans and elevation renderings are artist's conceptions and are not necessarily to scale. All features are subject to change without notice. Standard features with available options at an additional cost and subject to construction cut-off date.

All real estate information herein is subject to the Federal Fair Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation or discrimination." Your state or local jurisdiction may impose additional achievement of equal housing opportunity.

Oral representations cannot be relied upon as correctly stating representations of the developer. For correct representations, make reference to the documents required by section 718.503, Florida Statutes, furnished by a developer to a buyer or lessee.



DESCRIPTION - LOCATION - POINTS OF INTEREST - AERIAL VIEWS - EXTERNAL VIEWS - AMENITIES - RESIDENCES

# PENINSULA II

An aerial photograph of the Peninsula II residential complex in Aventura, Florida. The image shows two prominent white high-rise buildings with blue-tinted windows, situated on a peninsula. In the foreground, there are several low-rise buildings with red roofs, a large parking lot, and a swimming pool. The background features a wide expanse of water, likely a bay or canal, with numerous other high-rise buildings visible on the opposite shore under a clear blue sky. The text 'PENINSULA II' is overlaid in a semi-transparent white box in the upper center of the image.

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Peninsula II is perfectly situated at the end of Williams Island Boulevard, directly on the Intracoastal Waterway.

The sights, the sounds, the sheer opulence will envelope the senses and engage the soul, everything is at your fingertips, including elite shopping, exciting nightlife, and a multitude of cultural activities and sporting events.

A sleek, contemporary façade wrapped in breathtaking vistas and watery horizons of the Intracoastal Waterway and the mighty Atlantic Ocean. Peninsula II echoes your every desire.

At the very front door is a spectacular stand alone, three-story glass-enclosed structure built to benefit your body and psyche; a place for both beauty and health.

The large residences includes kitchens defined by Italian style cabinets, top-name stainless steel appliances and imported granite countertops.

These forward-thinking details and intuitive layouts perfectly blend to make creativity as well as entertaining both easy and efficient. Your stylish and luxurious claw-foot bath takes you away from the day's stress with tranquil, warm bubbles and candlelit serenity. Marble vanities and a walk-in shower both buffed to a gleaming shine reinforce your oneness with nature. Mind and body have melded into a force of inner peace and strength within your residence.





### Building Features

- Tastefully designed grand lobby with two-story ceiling heights and inviting lounge areas
- Social Salon with catering kitchen
- Gathering Room for card games or intimate meetings with access to catering kitchen
- Playroom for children
- Media / Billiard room with cozy bar
- Business center for residents
- Private allocated storage facility
- Covered parking garage
- Access control system – elevator control system and door entry fobs
- Video surveillance throughout common areas and elevators
- 24-Hour concierge/24-Hour valet services or self park your vehicle (if you prefer)
- Elegant contemporary Porte-Cochere entrance
- Water's edge large heated sunrise pool with oversized deck, outdoor gathering areas, covered BBQ and bar with dining area overlooking the Intracoastal waterway
- Children's wading pool
- Calming outdoor whirlpool spa
- Children's playground
- Sunrise and sunset meditation gardens
- Waterfront walking trail
- Pets welcomed (Some restrictions apply), Dog path
- 24-Hour manned guardhouse

### Fitness and Health Center

- Fully staffed & Professionally designed & equipped
- Free weights
- Aerobics and Pilates studios
- Lounge area and health bar
- Three Tennis courts
- Treatment rooms for one-on-one services such as facials and massages
- Steam room & Sauna
- Lockers for convenient storage
- Showers
- Relaxation rooms
- Serene terraces for private outdoor Yoga and meditation
- Temperature controlled sunset pools w/towel service
- Whirlpool spa





### Residences Features

- Flow-through residences with views from east to west (most residences)
- Solid core entry doors
- Floor-to-ceiling tinted sliding glass doors and windows designed to comply with South Florida hurricane standards
- Decorator-ready residences
- Marina, Ocean or Bay views from all residences
- Expansive, open-air balconies with glass panel railings
- Smooth ceilings and Primed walls
- Two-zone air conditioning in most residences
- Digital cable TV with a vast variety of channels included
- High-Speed internet access
- Home telephone service with unlimited local and domestic calls, voicemail and other advanced calling features
- In-unit security system
- Full capacity side-by-side Maytag washer and dryer

### Kitchen Features

- European design cabinetry
- Granite countertops
- Valore under mount double bowl stainless steel sinks
- Valore kitchen designer faucet
- Whirlpool garbage disposal
- Thermador double oven/convection oven with warming drawer
- Thermador radiant cooktop
- Faber stainless steel canopy ductless rangehood
- Sub-Zero side-by-side refrigerator/freezer
- Under cabinet lighting
- KitchenAid dishwasher
- GE Spacemaker II microwave oven

### Master-Bathroom Features

- European design cabinetry
- Marble vanity countertops and flooring
- Two Valore under mount sinks
- Valore decorator faucet with brushed platinum finish
- Large shower stall with Valore pressure balance shower heads and clear glass enclosures (in some models)
- Roman tubs in selected models and soaking tubs in others
- Over-vanity wall-to-wall mirrors
- Valore one-piece water closets
- Valore bidet with brushed platinum finish decorator faucet



# PENINSULA II

LOCATION (1 OF 3)



PENINSULA II IS LOCATED AT THE END OF WILLIAMS ISLAND BOULEVARD RIGHT ON THE INTRACOASTAL WATERWAY. WITH EVERYTHING AT YOUR FINGERTIPS ELITE SHOPPING VENUES, MOVIE THEATRES, EXCITING NIGHTLIFE, A MULTITUDE OF CULTURAL AND SPORTING EVENTS, PENINSULA II IS IN THE PERFECT LOCATION IN THE HEART OF AVENTURA.

#### SHOPPING

- AVENTURA MALL
- BAL HARBOUR SHOPS
- LOEHMANN'S FASHION ISLAND

#### SCHOOLS

- AVENTURA CITY OF EXCELLENCE SCHOOL ("A" SCHOOL CHARTER SCHOOL)
- AVENTURA TURNBERRY JEWISH CENTER TAUBER ACADEMY
- MIAMI COUNTRY DAY SCHOOL

#### PARKS & BEACHES

- FOUNDER'S PARK
- OLETA RIVER STATE PARK
- HAULOVER BEACH PARK & MARINA
- SUNNY ISLES BEACHES
- TURNBERRY ISLE COUNTRY CLUB
- GREYNOLDS GOLF COURSE
- PRESIDENTIAL GOLF COURSE

#### THEATER AND ENTERTAINMENT

- JULIUS LITTMAN PERFORMING ARTS THEATER

#### COMMUNITY CENTERS

- KESHER AT MICHAEL-ANN RUSSELL JCC

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**2 minutes**



**7 minutes**



**11 minutes**



**11 minutes**



**22 minutes**



**23 minutes**



**28 minutes**



**25 minutes**



**15 minutes**

Port Everglades **20 minutes**





**4 minutes**



**4 minutes**



**12 minutes**



**4 minutes**



**8 minutes**



**6 minutes**



**5 minutes**



**11 minutes**



**17 minutes**



**5 minutes**



**9 minutes**



**35 minutes**



**4 minutes**



**4 minutes**







# PENINSULA II

THE BEACH (4 OF 12)



PENINSULA II



















# PENINSULA II

AVENTURA CITY OF EXCELLENCE CHARTER SCHOOL (K-8) (12 OF 12)



# PENINSULA II

AERIAL EAST VIEW (1 OF 7)



# PENINSULA II

AERIAL SOUTH VIEW (2 OF 7)



# PENINSULA II

AERIAL SOUTH EAST VIEW (3 OF 7)





# PENINSULA II

AERIAL SOUTH WEST VIEW (4 OF 7)



# PENINSULA II

AERIAL NORTH WEST VIEW (5 OF 7)







# PENINSULA II

EXTERNAL VIEWS (1 OF 11)



# PENINSULA II

EXTERNAL VIEWS (2 OF 11)

















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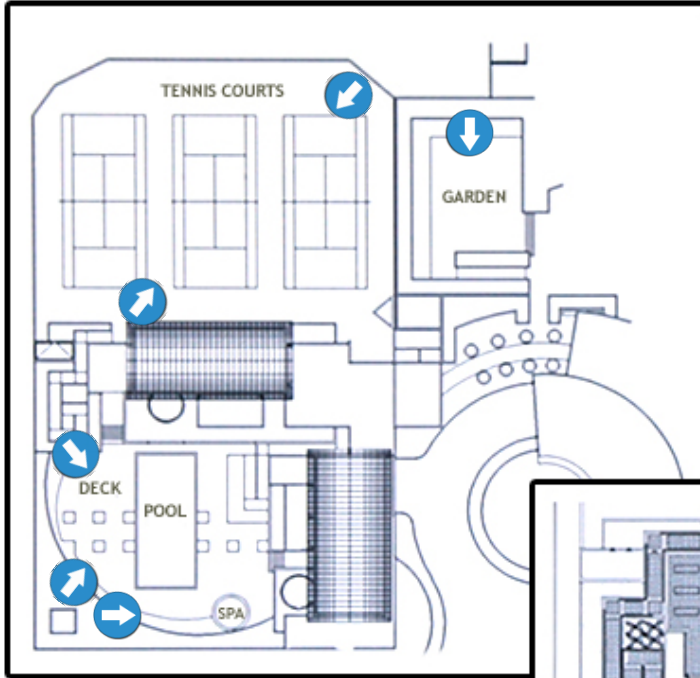




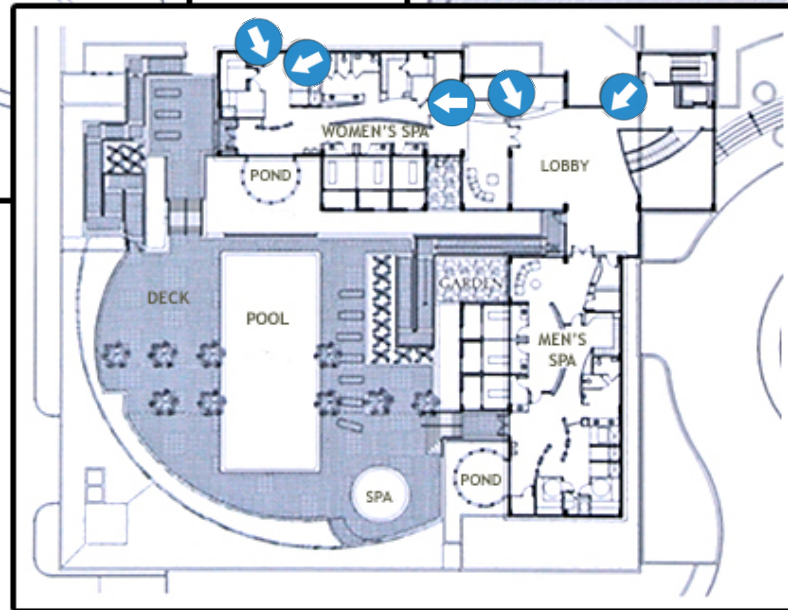
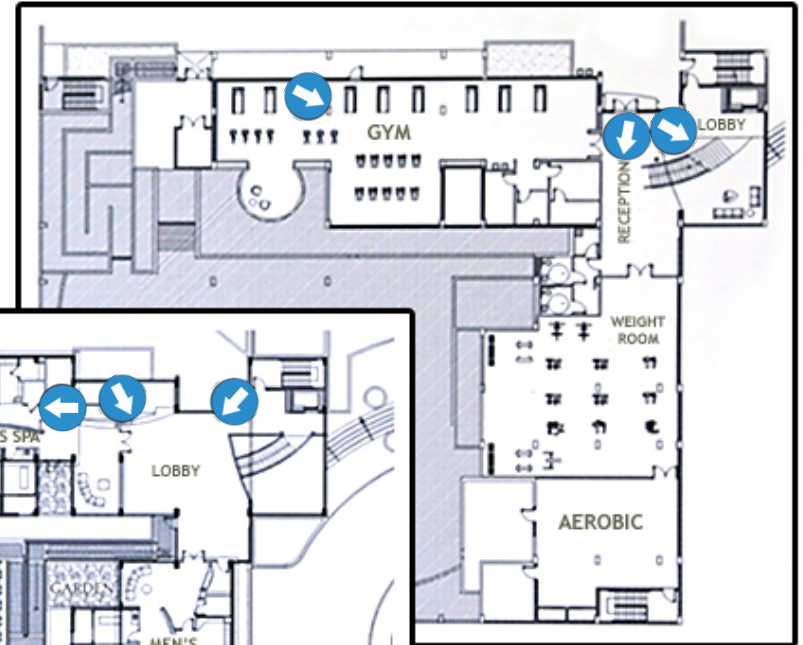




- Fully staffed & Professionally designed & equipped
- Free weights
- Aerobics and Pilates studios
- Lounge area and health bar
- Three Tennis courts



- His and Hers SPA
- Treatment rooms for one-on-one services such as facials and massages
- Steam room & Sauna
- Lockers for convenient storage
- Showers
- Relaxation rooms
- Serene terraces for private outdoor Yoga and meditation



- Temperature controlled sunset pool with towel service
- whirlpool spa









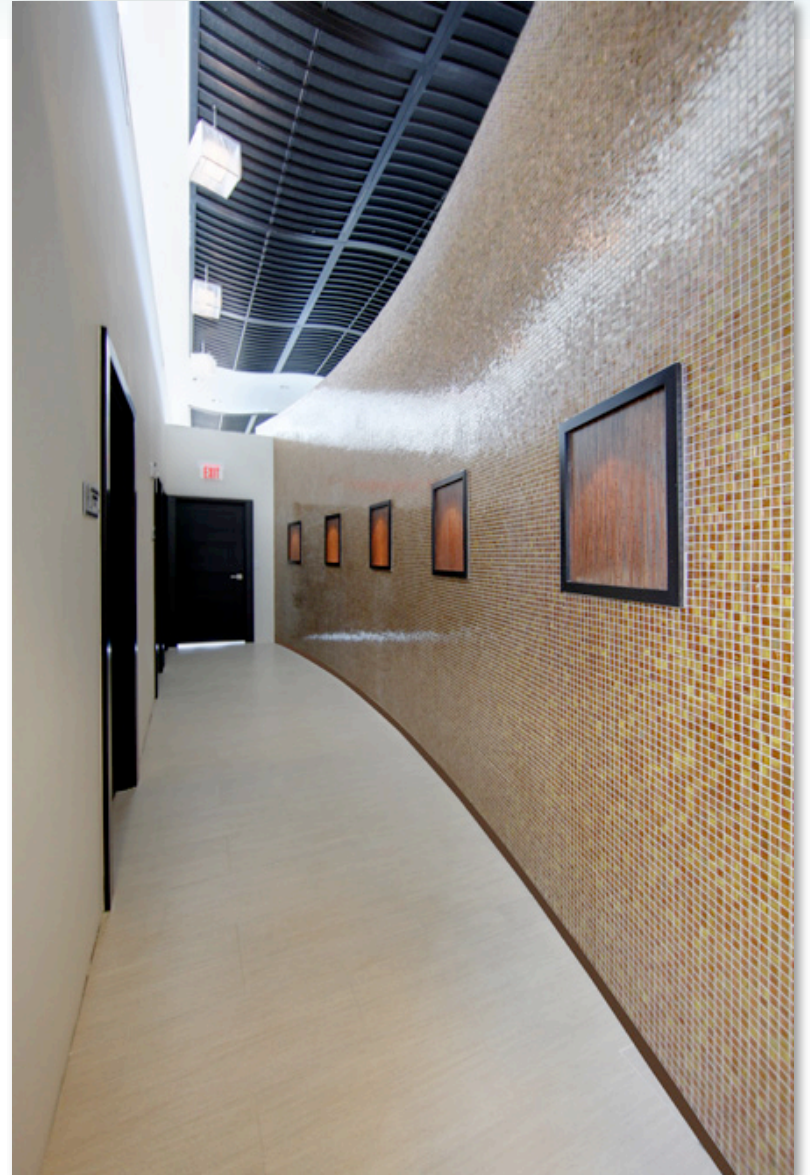
## FITNESS & HEALTH CENTER (4 OF 17)







## FITNESS & HEALTH CENTER (7 OF 17)



















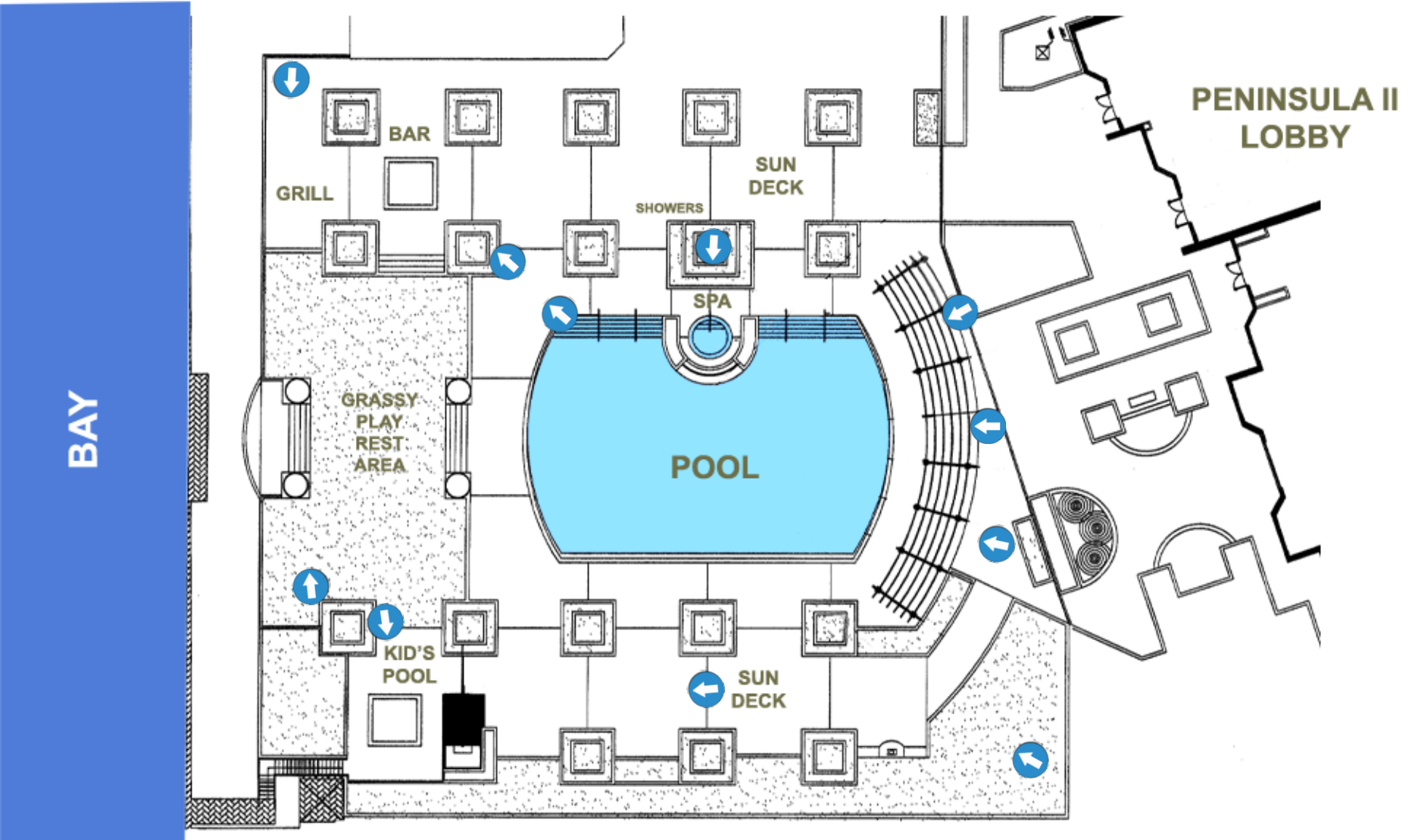


















































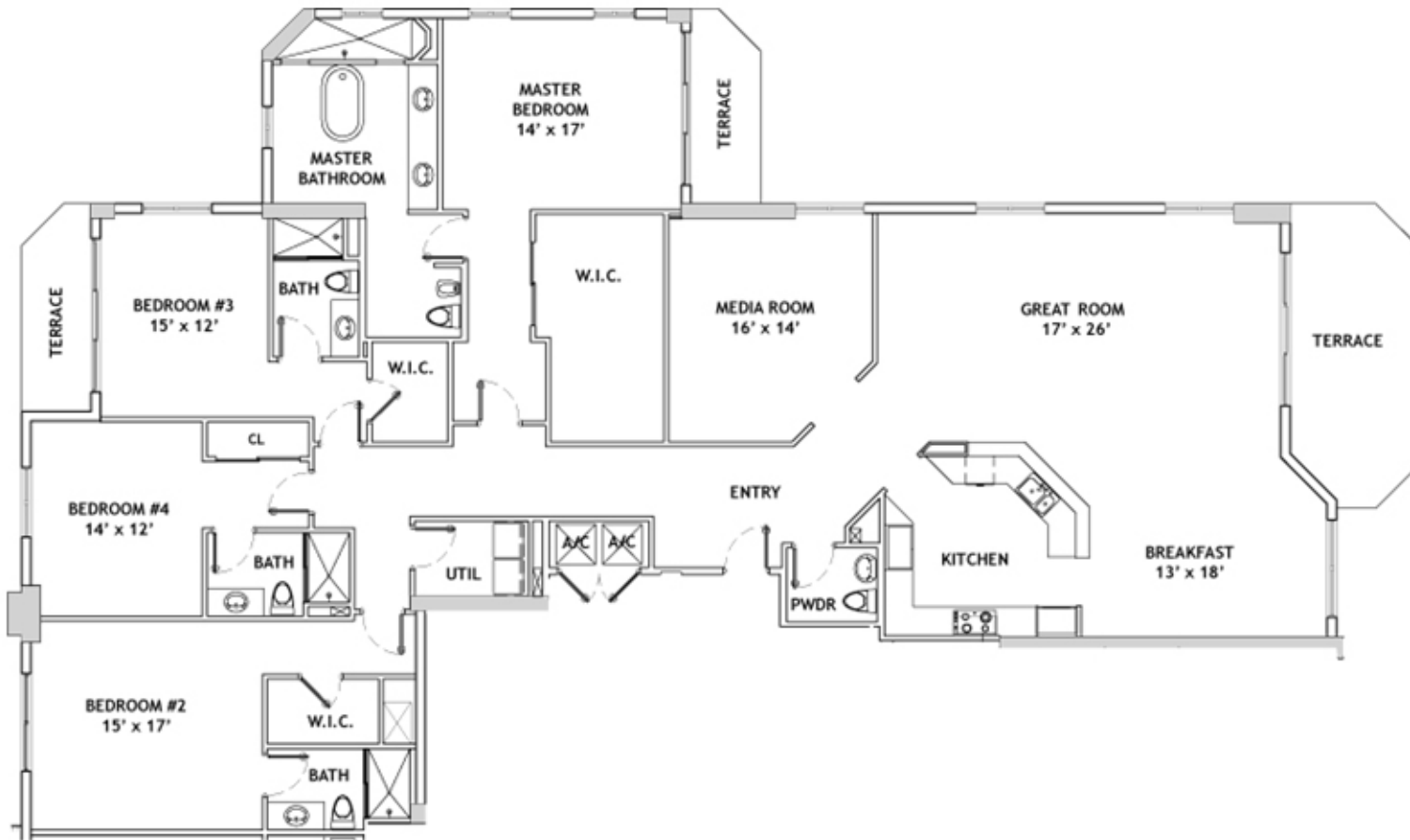
### Key Plan



### Residences (ft<sup>2</sup>/m<sup>2</sup>)

Model	Beds	Baths	Den	Stories	Terraces	Interior	Exterior	Total	Interior	Exterior	Total
A	4	4.5	1	1	3	3,533	320	3,853	328.2	29.7	358.0
B	2	2.5	2	2	1	2,433	87	2,520	226.0	8.0	234.1
C	3	3.5	1	1	2	3,082	242	3,324	286.3	22.5	308.8
D	4	4.5	1	1	3	3,464	338	3,802	321.8	31.4	353.2
E	2	2.5	1	1	1	2,003	189	2,192	186.0	17.6	203.6
F	4	4.5	1	1	3	3,524	341	3,865	327.4	31.7	359.0
G	3	3.5	1	1	2	3,069	249	3,318	285.1	23.1	308.2
H	2	2.5	2	2	1	2,433	87	2,520	226.0	8.0	234.1
J	3	3.5	1	1	2	3,073	202	3,327	285.5	18.7	309.0



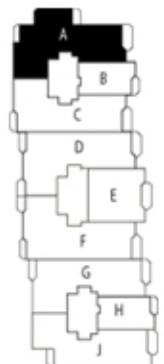


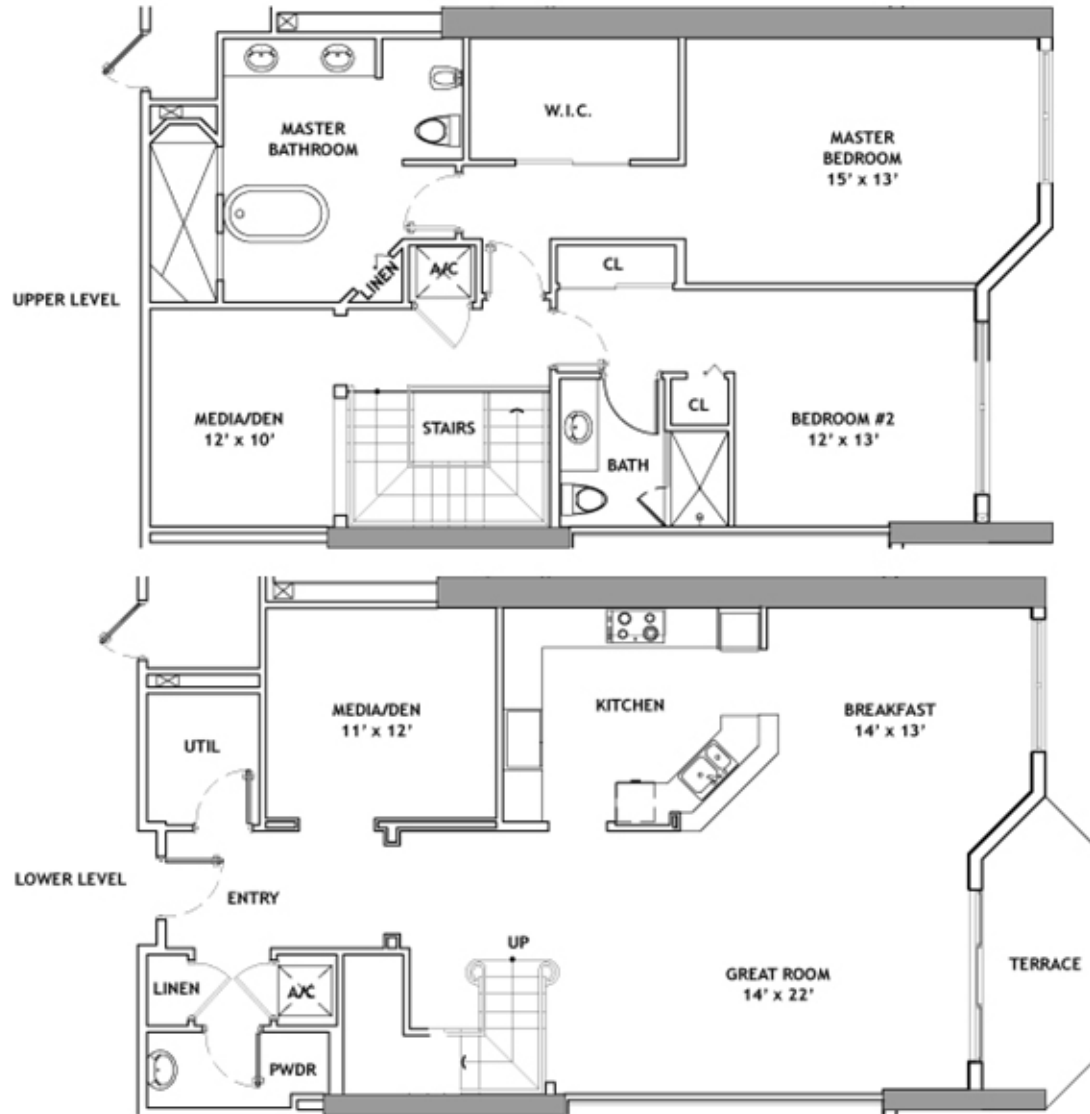
### MODEL A

4 Bedrooms  
 4.5 Bathrooms  
 Den/Bedroom  
 3 Terraces

Interior: 3,533 ft<sup>2</sup>  
 Terrace: 320 ft<sup>2</sup>  
 Total: 3,853 ft<sup>2</sup>

Interior: ~ 328 m<sup>2</sup>  
 Terrace: ~ 30 m<sup>2</sup>  
 Total: ~ 358 m<sup>2</sup>



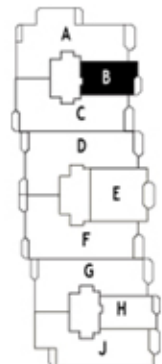


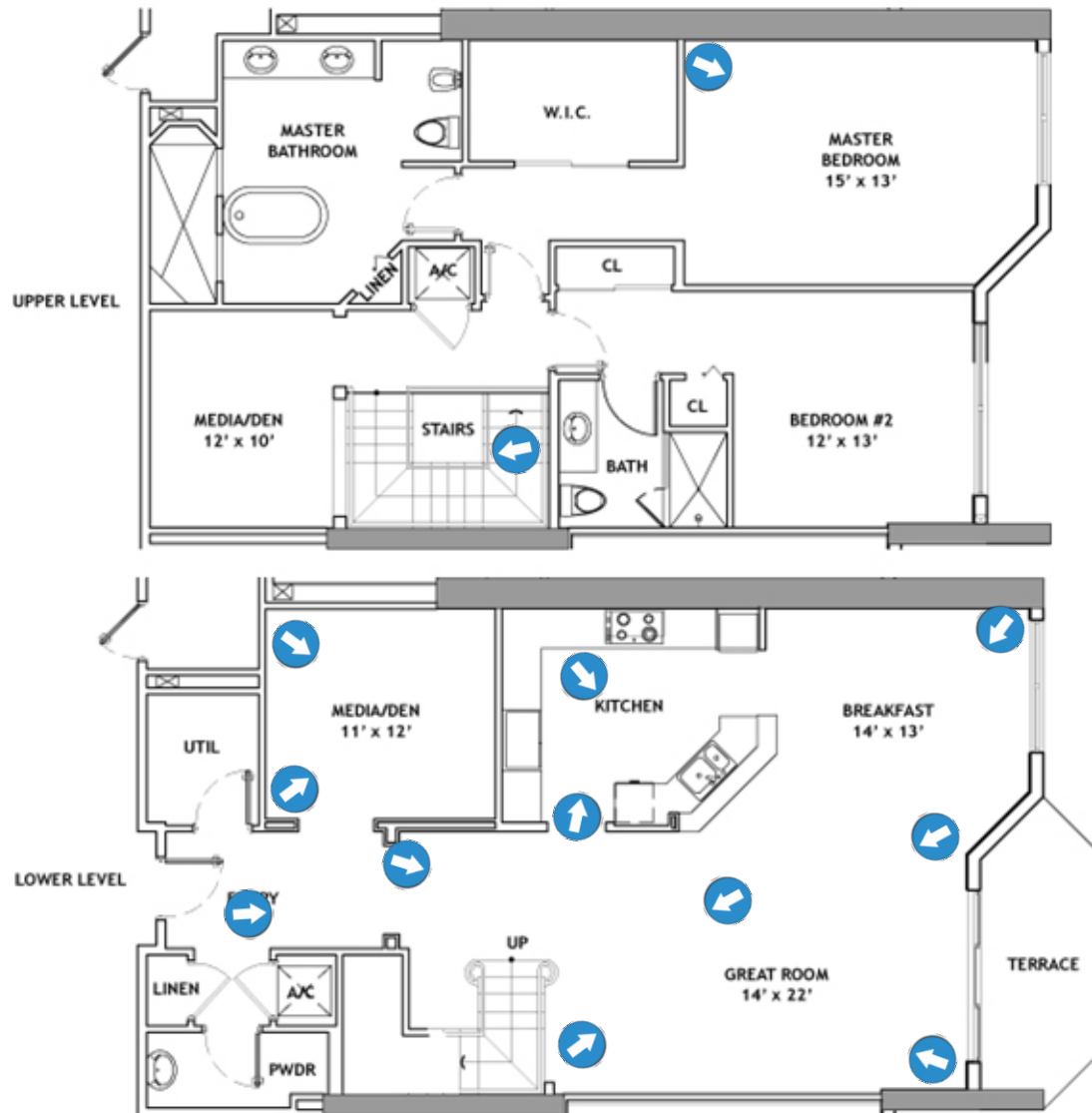
### MODEL B

2 Bedrooms  
2.5 Bathrooms  
2 Dens  
2 Stories

Interior: 2,433 ft<sup>2</sup>  
Terrace: 87 ft<sup>2</sup>  
Total: 2,520 ft<sup>2</sup>

Interior: ~ 226 m<sup>2</sup>  
Terrace: ~ 8 m<sup>2</sup>  
Total: ~ 234 m<sup>2</sup>



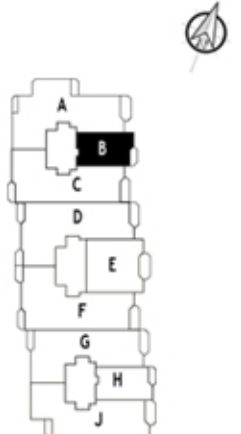


### MODEL B

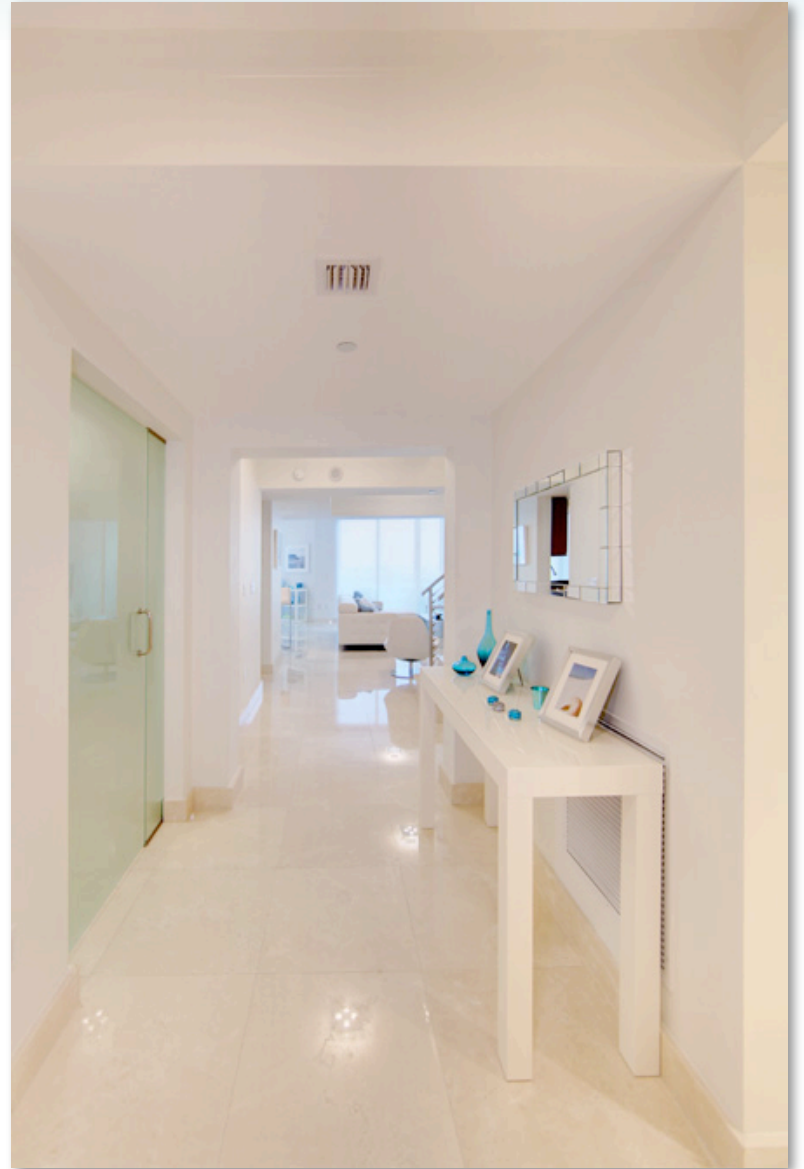
- 2 Bedrooms
- 2.5 Bathrooms
- 2 Dens
- 2 Stories

Interior: 2,433 ft<sup>2</sup>  
 Terrace: 87 ft<sup>2</sup>  
 Total: 2,520 ft<sup>2</sup>

Interior: ~ 226 m<sup>2</sup>  
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 Total: ~ 234 m<sup>2</sup>



MODEL B  
FOYER (2 OF 14)























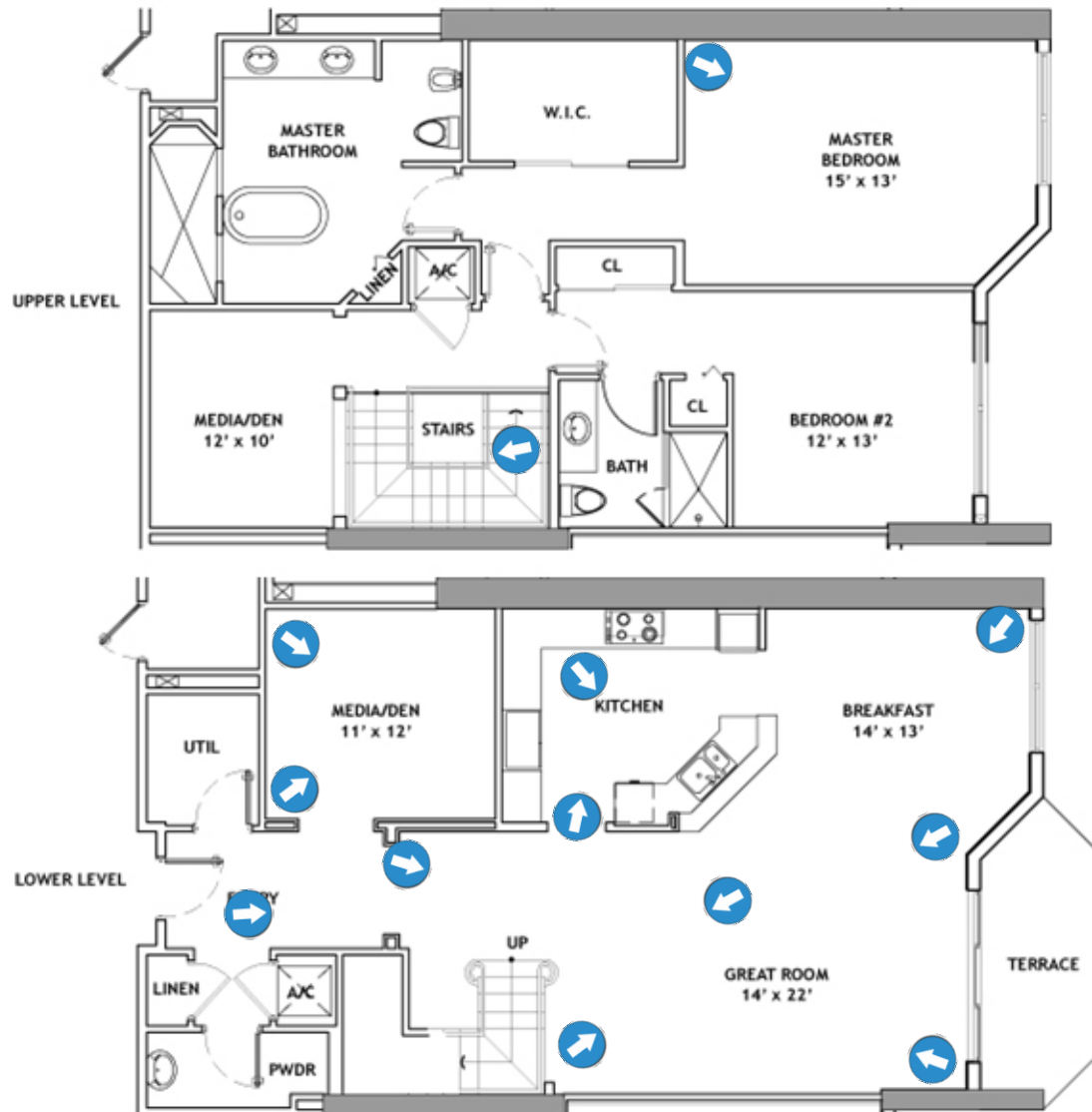




## MODEL B STAIRS (13 OF 14)





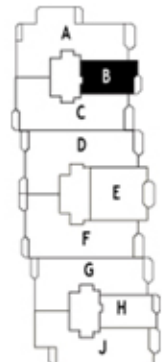


### MODEL B

2 Bedrooms  
2.5 Bathrooms  
2 Dens  
2 Stories

Interior: 2,433 ft<sup>2</sup>  
Terrace: 87 ft<sup>2</sup>  
Total: 2,520 ft<sup>2</sup>

Interior: ~ 226 m<sup>2</sup>  
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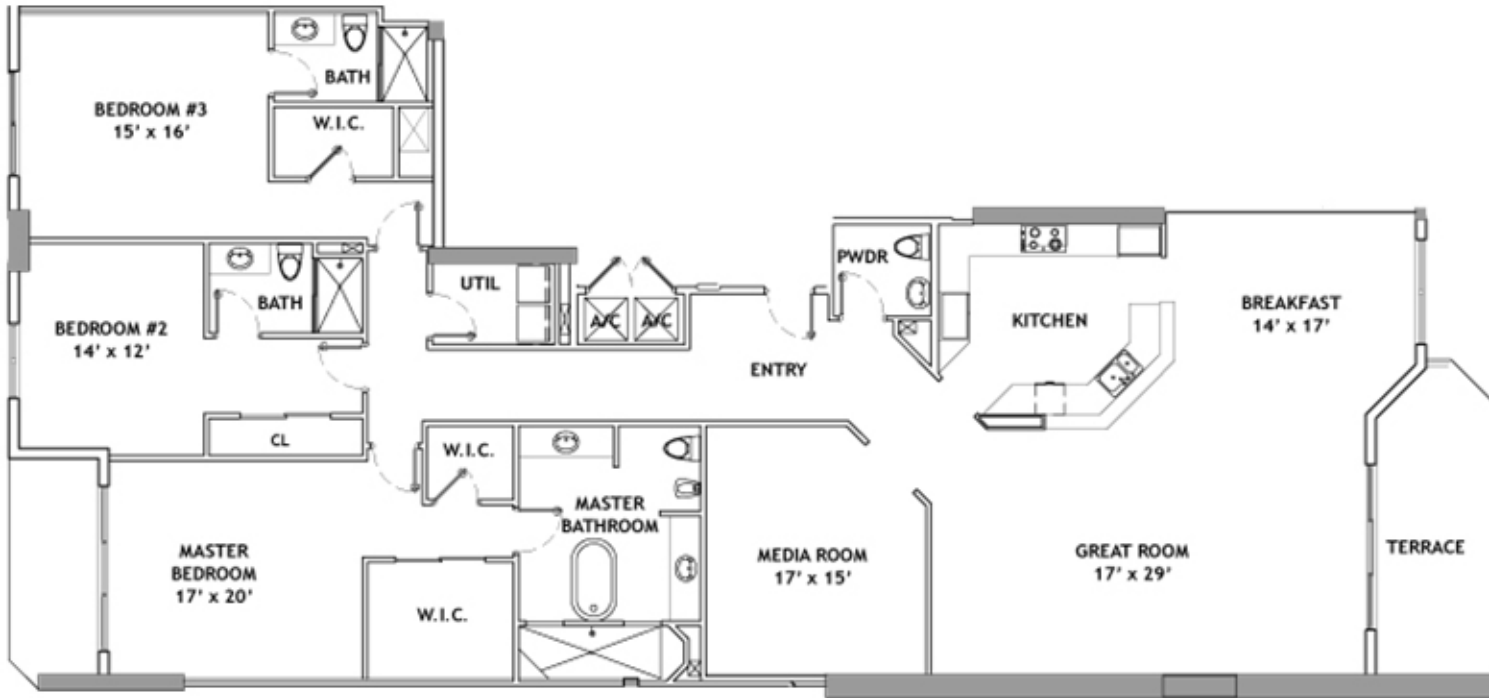










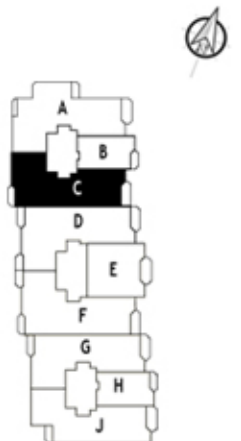


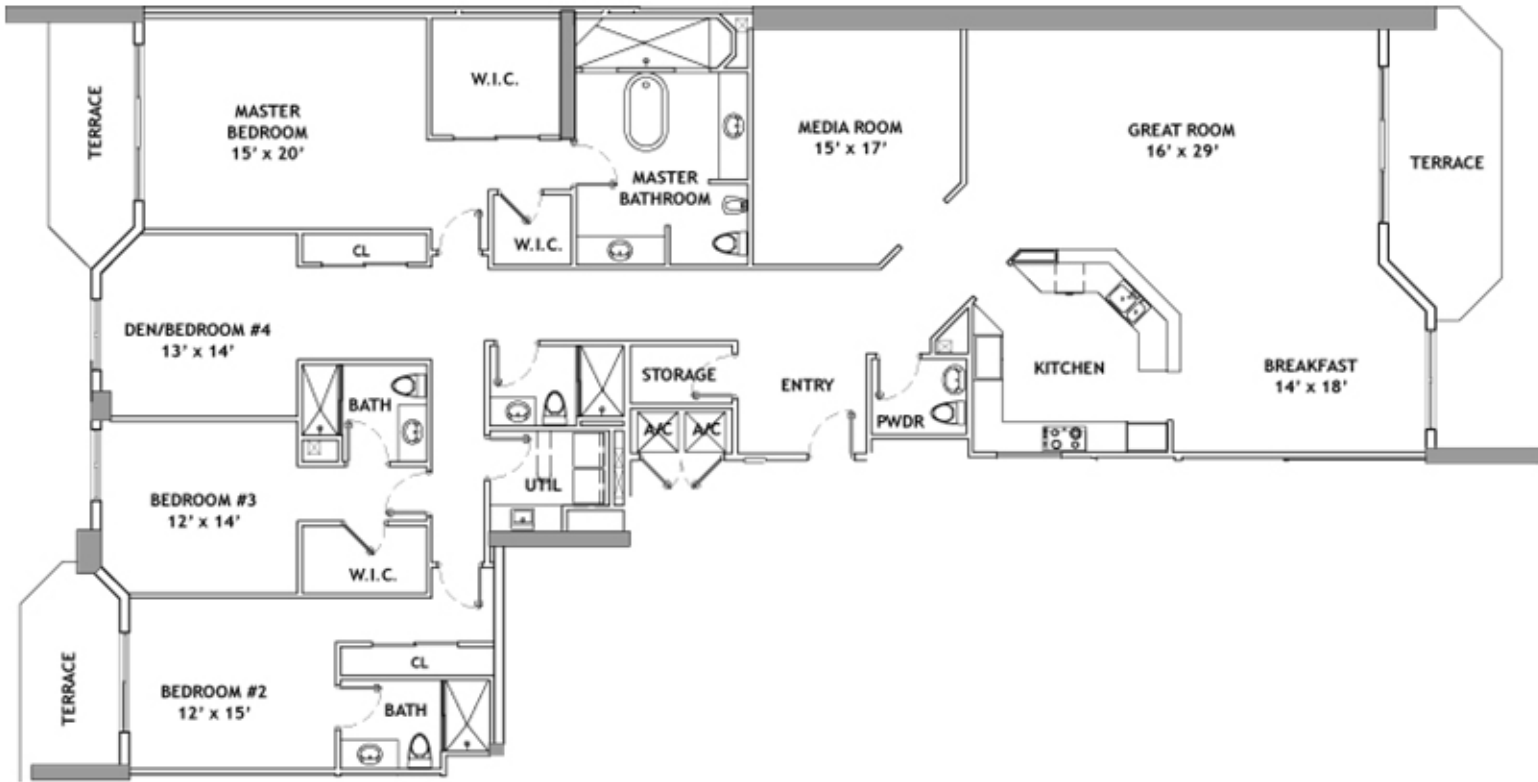
### MODEL C

3 Bedrooms  
3.5 Bathrooms  
Den/Bedroom  
2 Terraces

Interior: 3,082 ft<sup>2</sup>  
Terrace: 242 ft<sup>2</sup>  
Total: 3,324 ft<sup>2</sup>

Interior: ~ 286 m<sup>2</sup>  
Terrace: ~ 23 m<sup>2</sup>  
Total: ~ 309 m<sup>2</sup>



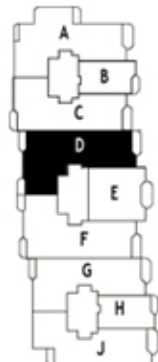


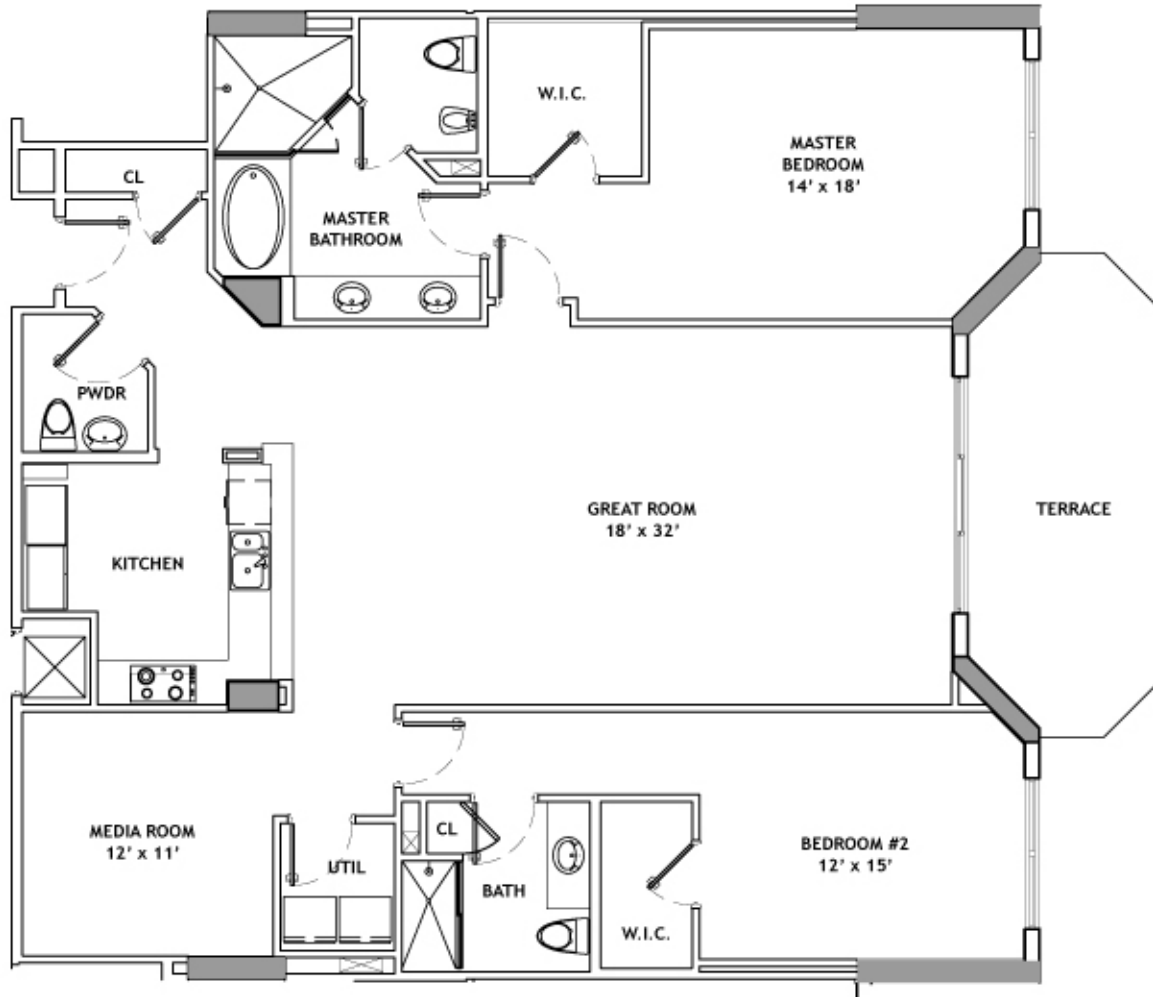
### MODEL D

4 Bedrooms  
4.5 Bathrooms  
Den/Bedroom  
3 Terraces

Interior: 3,464 ft<sup>2</sup>  
Terrace: 338 ft<sup>2</sup>  
Total: 3,802 ft<sup>2</sup>

Interior: ~ 322 m<sup>2</sup>  
Terrace: ~ 31 m<sup>2</sup>  
Total: ~ 359 m<sup>2</sup>



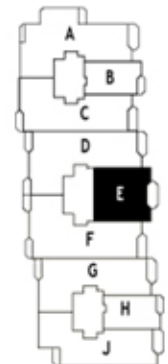


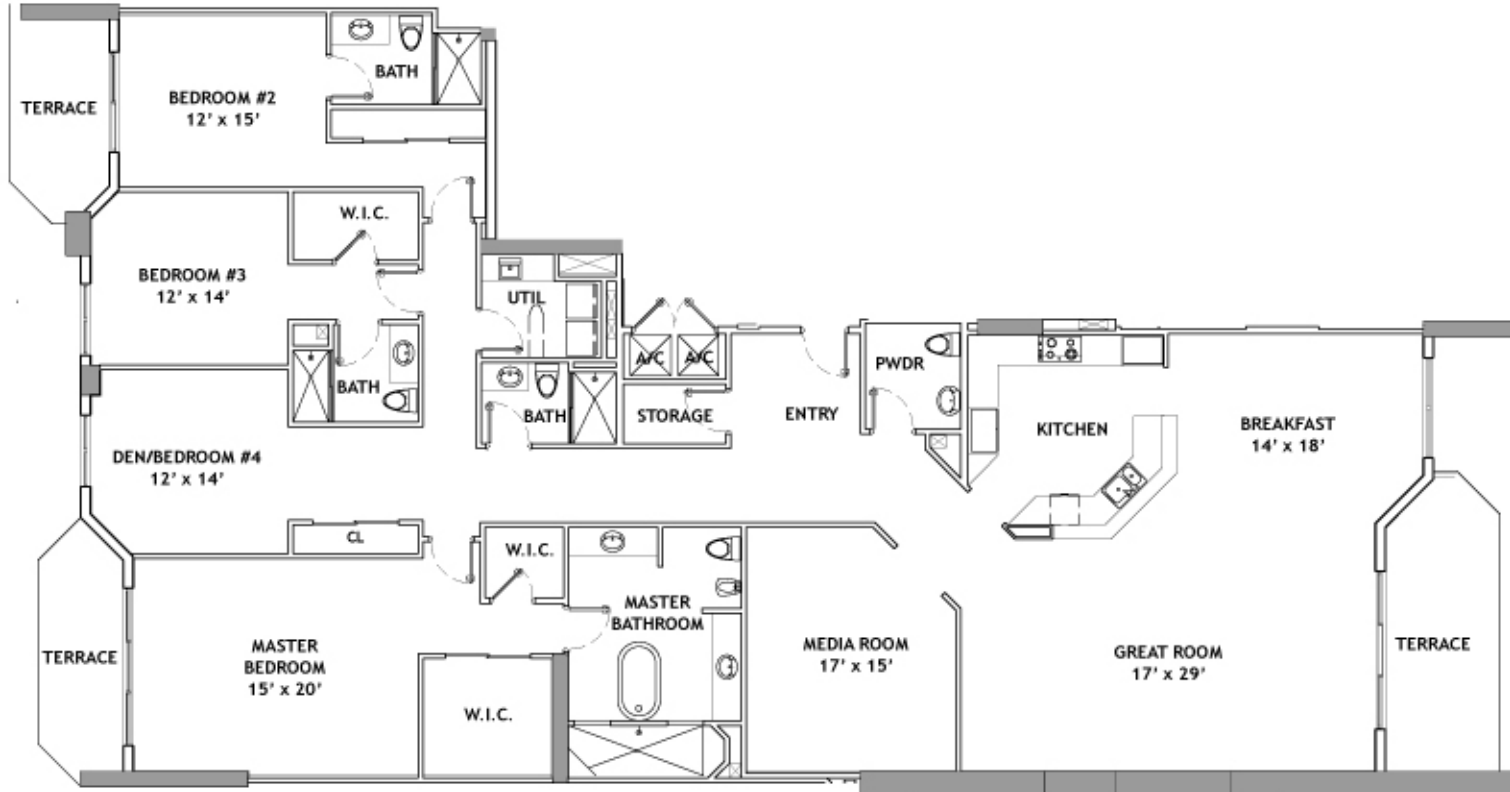
### MODEL E

2 Bedrooms  
2.5 Bathrooms  
Den

Interior: 2,003 ft<sup>2</sup>  
Terrace: 189 ft<sup>2</sup>  
Total: 2,192 ft<sup>2</sup>

Interior: ~ 186 m<sup>2</sup>  
Terrace: ~ 18 m<sup>2</sup>  
Total: ~ 204 m<sup>2</sup>



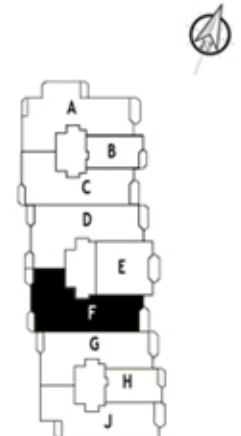


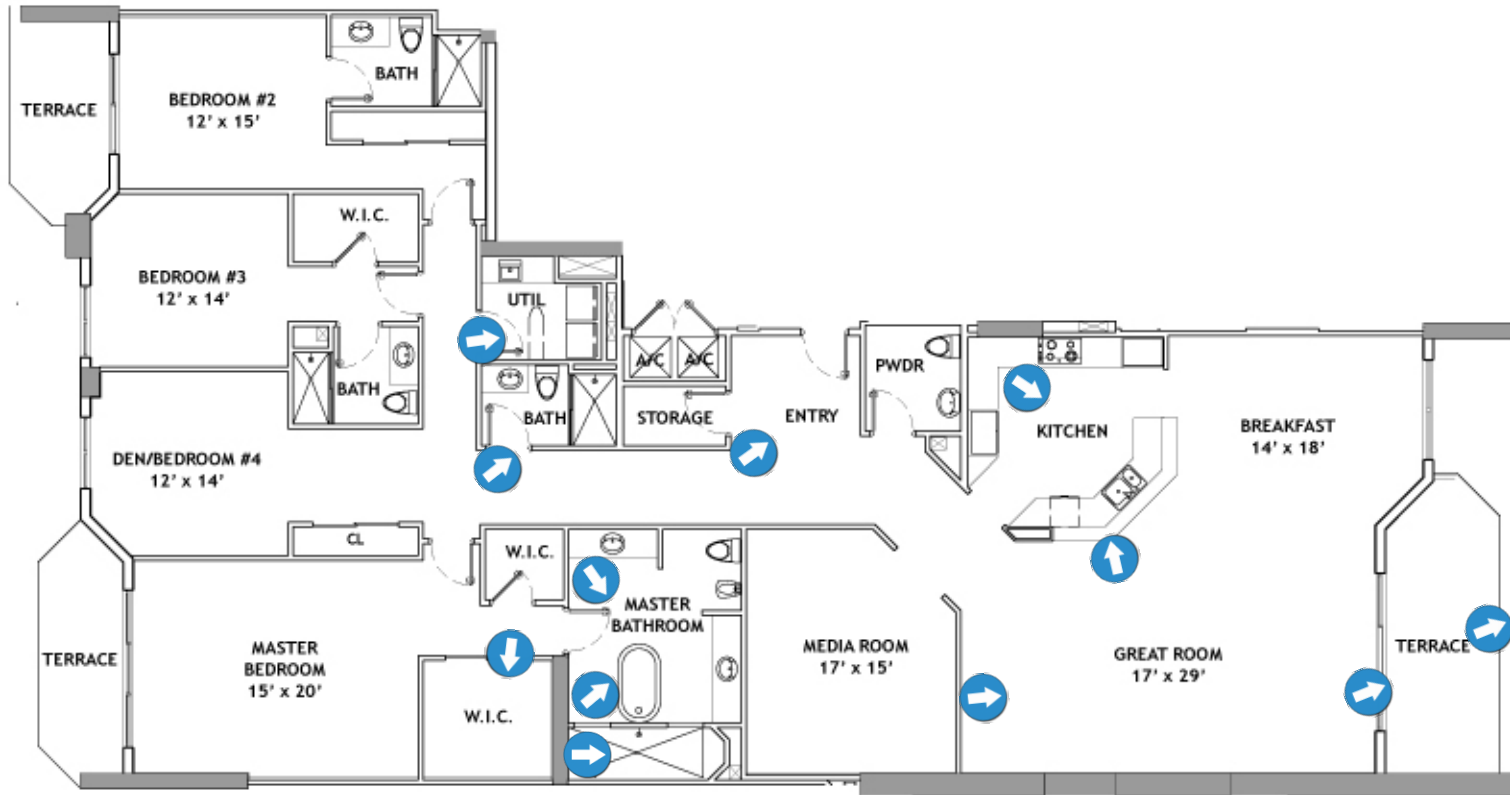
### MODEL F

4 Bedrooms  
4.5 Bathrooms  
Den/Bedroom  
3 Terraces

Interior: 3,524 ft<sup>2</sup>  
Terrace: 341 ft<sup>2</sup>  
Total: 3,865 ft<sup>2</sup>

Interior: ~ 328 m<sup>2</sup>  
Terrace: ~ 32 m<sup>2</sup>  
Total: ~ 359 m<sup>2</sup>



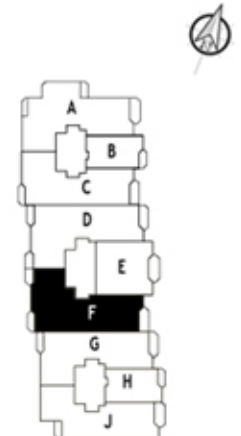


### MODEL F

4 Bedrooms  
4.5 Bathrooms  
Den/Bedroom  
3 Terraces

Interior: 3,524 ft<sup>2</sup>  
Terrace: 341 ft<sup>2</sup>  
Total: 3,865 ft<sup>2</sup>

Interior: ~ 328 m<sup>2</sup>  
Terrace: ~ 32 m<sup>2</sup>  
Total: ~ 359 m<sup>2</sup>























MODEL F  
MASTER BATHROOM (10 OF 13)



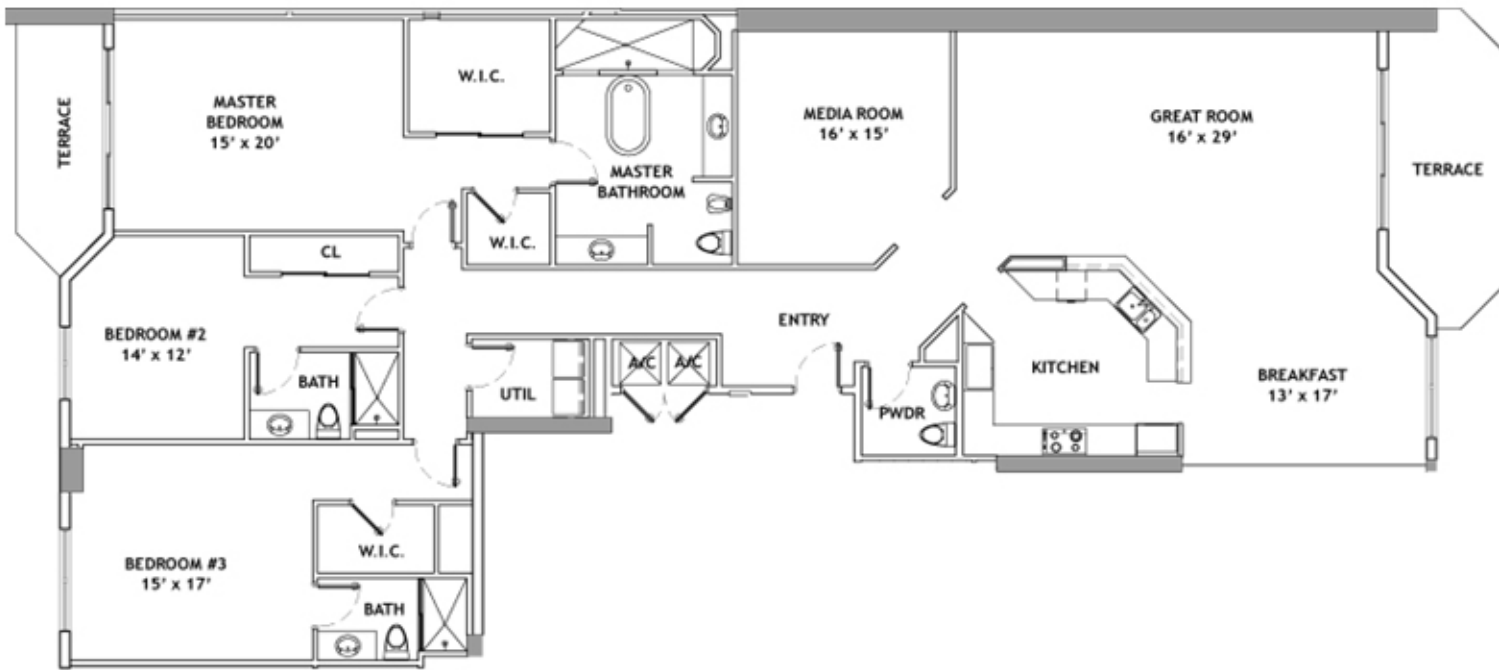


## MODEL F GUEST BATHROOM (12 OF 13)



## MODEL F UTILITY (13 OF 13)



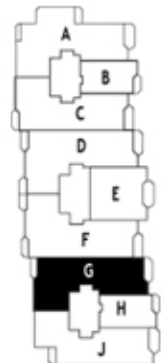


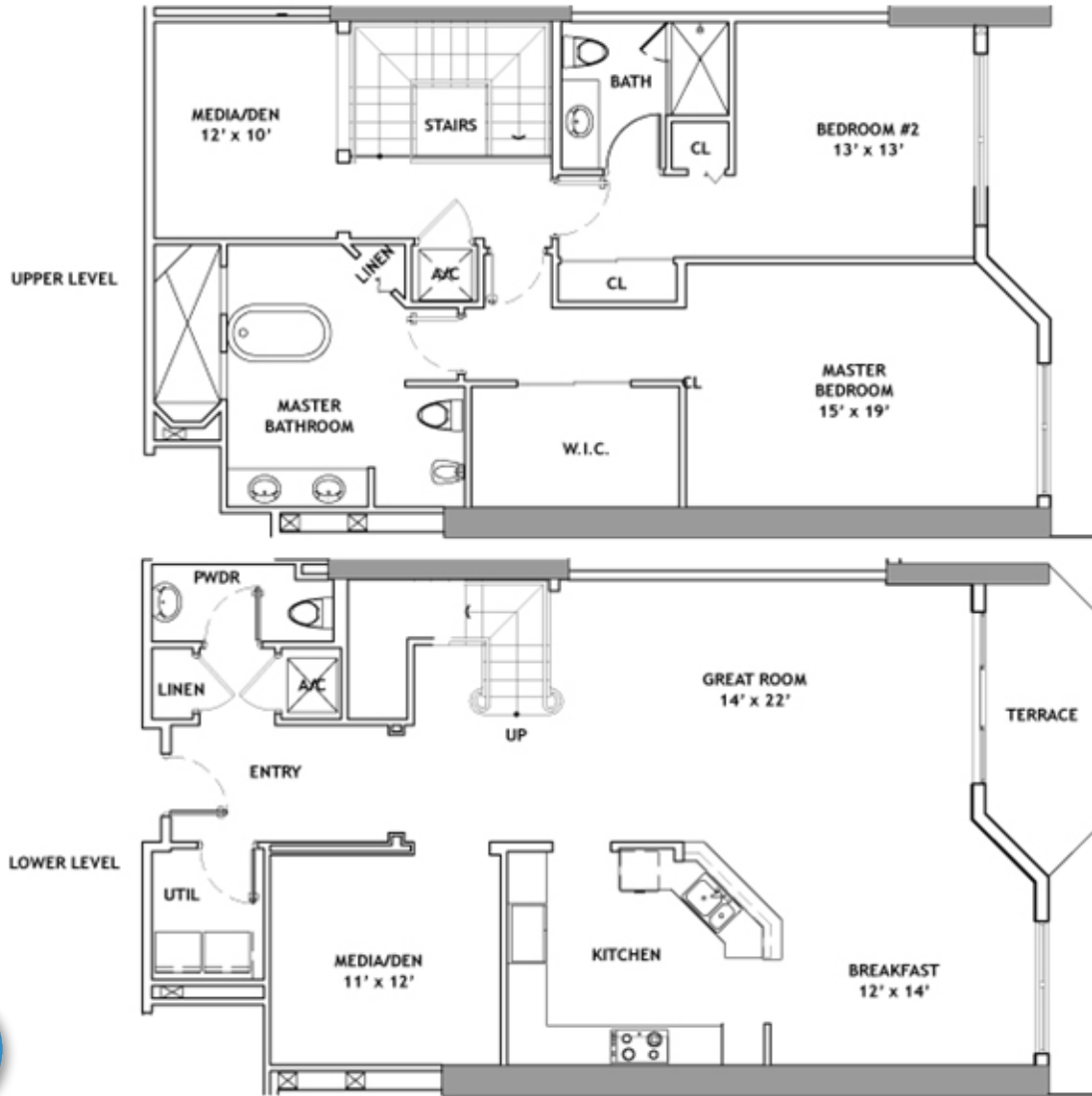
### MODEL G

3 Bedrooms  
 3.5 Bathrooms  
 Media Room  
 2 Terraces

Interior: 3,069 ft<sup>2</sup>  
 Terrace: 249 ft<sup>2</sup>  
 Total: 3,318 ft<sup>2</sup>

Interior: ~ 285 m<sup>2</sup>  
 Terrace: ~ 23 m<sup>2</sup>  
 Total: ~ 308 m<sup>2</sup>



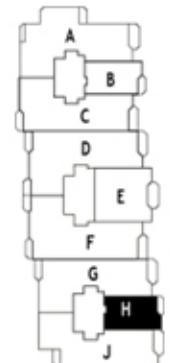


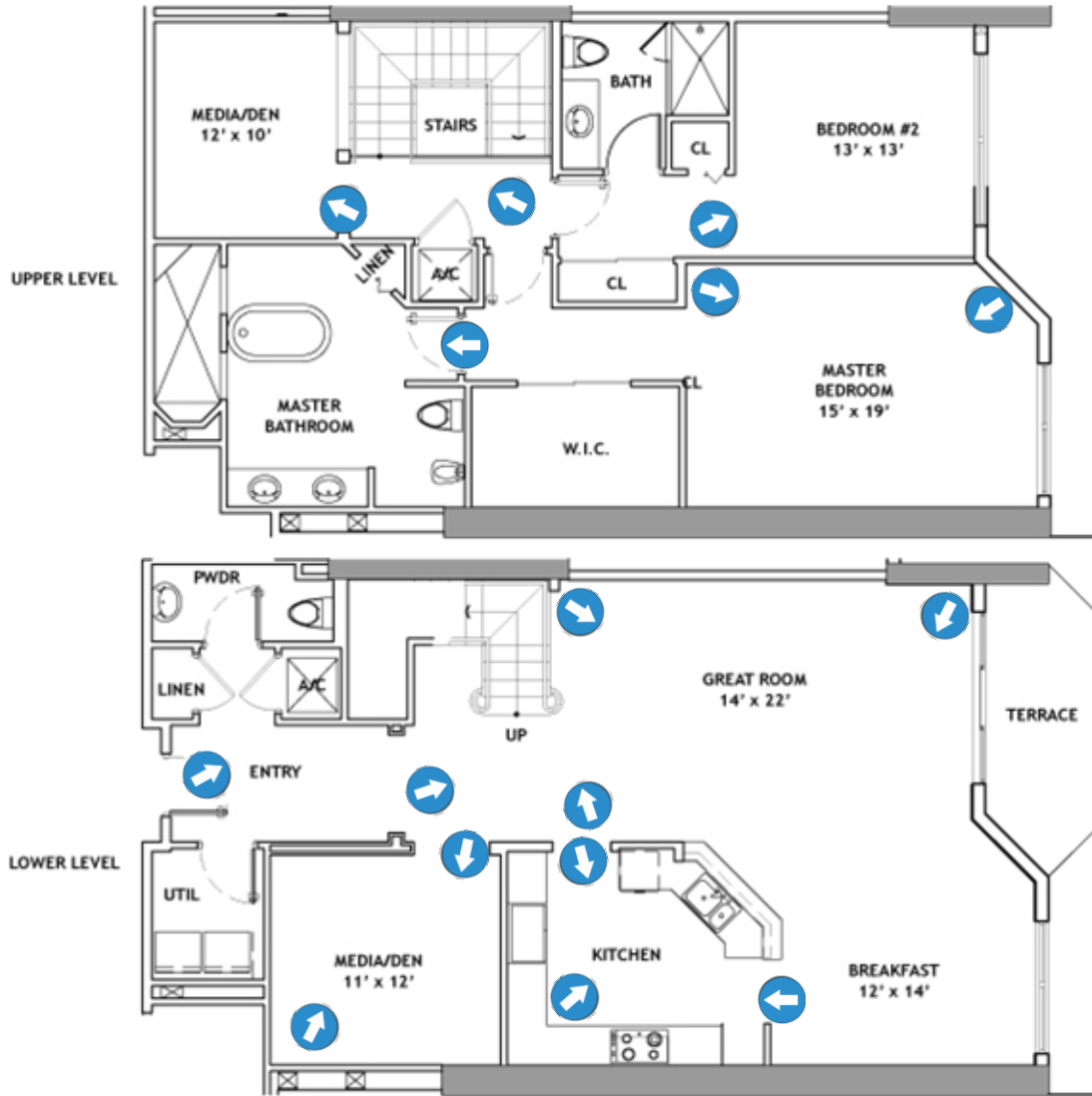
### MODEL H

2 Bedrooms  
 2.5 Bathrooms  
 Den  
 2 Stories

Interior: 2,433 ft<sup>2</sup>  
 Terrace: 87 ft<sup>2</sup>  
 Total: 2,520 ft<sup>2</sup>

Interior: ~ 226 m<sup>2</sup>  
 Terrace: ~ 8 m<sup>2</sup>  
 Total: ~ 234 m<sup>2</sup>



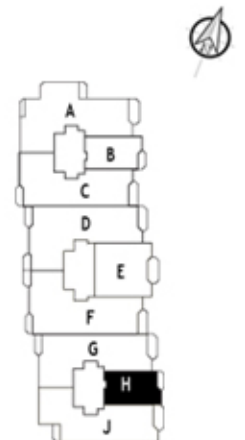


### MODEL H

2 Bedrooms  
 2.5 Bathrooms  
 Den  
 2 Stories

Interior: 2,433 ft<sup>2</sup>  
 Terrace: 87 ft<sup>2</sup>  
 Total: 2,520 ft<sup>2</sup>

Interior: ~ 226 m<sup>2</sup>  
 Terrace: ~ 8 m<sup>2</sup>  
 Total: ~ 234 m<sup>2</sup>





























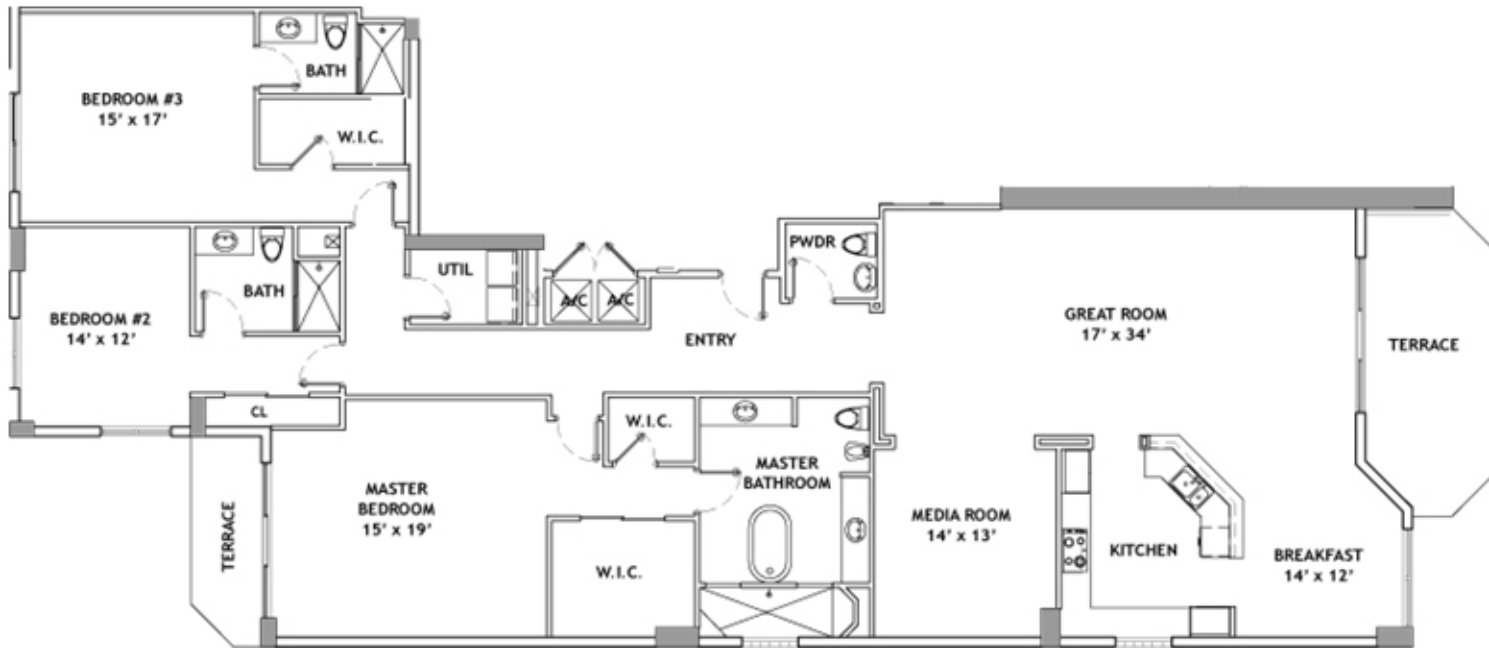










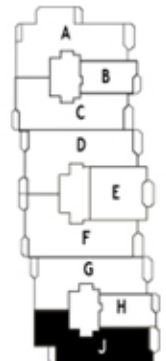


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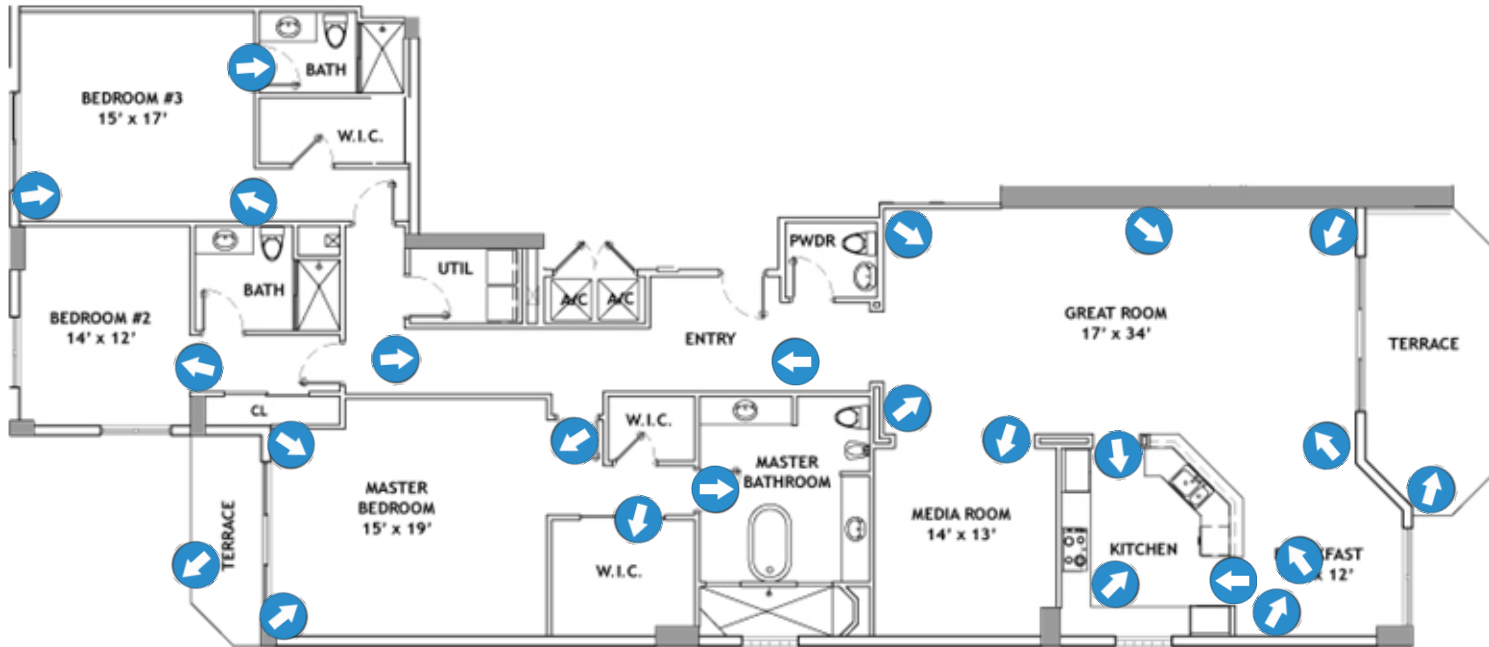
3 Bedrooms  
3.5 Bathrooms  
Media Room  
2 Terraces

Interior: 3,073 ft<sup>2</sup>  
Terrace: 202 ft<sup>2</sup>  
Total: 3,327 ft<sup>2</sup>

Interior: ~ 286 m<sup>2</sup>  
Terrace: ~ 19 m<sup>2</sup>  
Total: ~ 309 m<sup>2</sup>





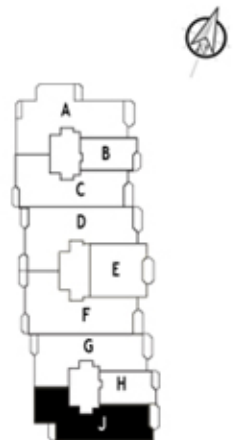


### MODEL J

3 Bedrooms  
 3.5 Bathrooms  
 Media Room  
 2 Terraces

Interior: 3,073 ft<sup>2</sup>  
 Terrace: 202 ft<sup>2</sup>  
 Total: 3,327 ft<sup>2</sup>

Interior: ~ 286 m<sup>2</sup>  
 Terrace: ~ 19 m<sup>2</sup>  
 Total: ~ 309 m<sup>2</sup>



















































## MODEL J BATHROOM 2 (24 OF 25)





