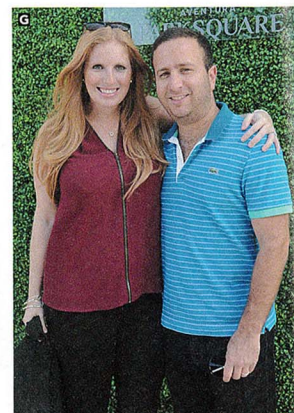


SOCIAL STUDIES

OUT AND ABOUT AND SEEN ON THE SCENE IN SOUTH FLORIDA



AVENTURA Aventura Park Square made its official debut in celebration of its residential sales gallery launch. Hosted by developer Integra Investments, more than 300 guests came out to get a first look at the new center while enjoying hors d'oeuvres, cocktails and desserts by future APS tenant Ice Box Café, with lounge music courtesy of DJ Bea Pernia. The event kicked off with a ribbon cutting and those in attendance received the first look at the project's super-sized scale model, renderings and floor plans.

A. Denise Landman, Ivan Ramirez, Victor Ballestas, Paulo Melo, Nelson Stabile, Mayor Enid Weisman, David Azrak, Enbar Cohen, Howard Weinberg and friends. **B.** Steven G., Maceria Restrepo and Ivan Ramirez. **C.** Claudia Penas and Kimberly Kempson. **D.** Leticia Nassif and Renata Santos. **E.** Ricardo Lazoff, Debbie Lazoff and Paulo Bomfim. **F.** Mimi Werble and Lilianne Braun. **G.** Denise and Daniel Landman.

real estate



Wide sidewalks, open staircases, a health and fitness program and a wellness medical center will encourage a healthy lifestyle.

It's Hip to Be Square



AND NOT JUST IN MIAMI BEACH.

AVENTURA PARKSQUARE IS BRINGING A WELLNESS-CENTERED MIXED-USE DEVELOPMENT TO TOWN.

Establishing a new direction for healthy living, Miami-based Integra Investments announced plans to develop Aventura ParkSquare, a mixed-use development with a focus on health, wellness, community and social interaction the likes of which has yet to materialize in Aventura.

At nearly 7.5 acres and within walking distance of Aventura Mall, Aventura ParkSquare—which will be built on the last undeveloped parcel of land in the center of the city, purchased for \$21 million by Integra Investments last year—will introduce a distinctly more metropolitan feel to the area than it has seen from any development thus far. It will also promote a healthy lifestyle with features like

15-foot sidewalks ideal for walkers and open staircases throughout that encourage physical activity and less use of elevators.

The project will also encompass fine dining and restaurants with outdoor terraces, a flagship select-service hotel, a 131-unit luxury residential condo tower, an office building that offers outdoor event space; and a 45,000-square-foot, state-of-the-art wellness medical center with specialty healthcare tenants, and 55,000 square feet of retail space for what's planned to eventually be a mix of upscale boutiques. "We are carefully considering how retailers will work together to transform Aventura ParkSquare into a unique neighborhood with a diverse mix of offerings,"



Bernard Zyscovich



Victor Ballestas

The project, slated for completion in early 2017, will include retailers, restaurants, a luxury condo tower and a flagship hotel.



“Health and wellness are becoming more and more important in our society, and when envisioning the various components of the project, we felt this focus was a natural fit.”

— Victor Ballestas

says Integra principal Victor Ballestas. “One of the retailers we have signed with is Ice Box. This will be the brand’s first expansion from Miami Beach, and its Aventura ParkSquare location will offer a larger bakery and fresh juice selection to its well-known healthy American fusion concept, which South Florida loves. Our retailers are a very important component to the project, so we are ensuring they complement one another well.”

At the heart of Aventura ParkSquare will be its health and fitness programming, which will infuse the enriching benefits of exercise and wellness into everyday life. From community yoga classes to group meditation and bustling boot camps, the common areas will be utilized to inspire a healthy state of mind and body, and unite like-minded wellness enthusiasts. “We wanted to create a true community in Aventura, and a place where residents and visitors would experience a unique lifestyle that is not offered anywhere else in South Florida,” says Ballestas. “Health and wellness are becoming more and more important in our society, and when envisioning the various components of the project, we felt

this focus for the project was a natural fit. The architect for the project, Bernard Zyscovich, based many of the design features on the principles of the Active Design Guidelines, a design manual published by the New York City Health Department intended to increase physical activity and combat obesity. With the critical mass of many South Florida real estate projects at peak levels, we recognized the opportunity to offer a different kind of lifestyle to the city of Aventura.”

“There are very few projects like Aventura ParkSquare that are transforming an area with a design concept of the future,” Zyscovich adds. “The development will serve as a paragon for bringing urban, mixed-use communities in the U.S. to their next stage of evolution with healthy living as a focal point.” The price range for the residences starts at \$400,000 and runs to more than \$800,000. Buyers are currently able to reserve units and the project is slated for completion in early 2017. ■

For more information, visit aventuraparksquare.com.

AVENTURIST hot sheet



The 90-year-old City National Bank Building has been restored to The Langford Hotel, which will include two new concepts by the Pubbelly Boys, along with a two-story penthouse and 126 guest rooms.



Revisionist History

A historic building downtown is revived as The Langford Hotel.



The new luxury boutique property The Langford Hotel is slated to open its doors in the heart of Downtown Miami this summer. The 126-room boutique hotel will be a meticulous restoration of one of Downtown Miami's first architectural masterpieces, the 90-year-old City National Bank Building—and part of the larger, overall transformation of the area that's already in progress.

The plan: for The Langford to be one of Miami's hottest destinations, not just for out-of-towners but also for locals, with modern amenities like a two-story penthouse suite and a high-energy restaurant, PB Station, and rooftop lounge, called Pawn Broker, created by those guys with the Midas touch, The Pubbelly Group. The reinterpretation of the 12-story high-rise, which has been on the US National Register of Historic Places since 1989, is meant to create a downtown hideaway like no other in the lineup that is rapidly expanding in that part of town, one with "world-class features that will appeal to the senses." And after all, isn't that what Miami is all about? For more information and updates, visit langfordhotelmiami.com.

A TASTY TIDBIT

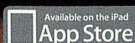
IceBox Café is announced as one of the first retailers of the upcoming Aventura Park Square.

The buzz about Aventura Park Square has been on for a while, and now we know one of the retailers we can look forward to frequenting there is IceBox Café. This will be the popular restaurant's fifth location in the US and first street-side restaurant outside of Miami Beach since 1998. Fans of its signature Coconut Buttercream cake and Chocolate Delight can count down the days—or maybe we should say months—until the 4,000-square-foot space opens, which is expected in early 2017 and will include a bakery and deli area, a spacious full-service bar offering specialty cocktails, micro brews and wines, and an organic juice bar. The menu will offer the brand's signature American-fusion cuisine, with fresh, organic ingredients and unparalleled service. For more information, visit iceboxcafe.com.



62 AVENTURA MAGAZINE

• 6 fabulous Father's Day gifts



GET IT!

Integra Investments host Aventura ParkSquare Launch

The highly-anticipated Aventura ParkSquare, one of the country's most forward-thinking mixed-use development projects with wellness as the cornerstone of its design, made its official debut in celebration of its residential sales gallery launch.

Hosted by developer Integra Investments, more than 300 VIP guests and community leaders were in attendance to introduce the new center of living in Aventura and usher in a modern era for the neighborhood.

Special guests were treated to an evening of delectable hors d'oeuvres,

desserts by future tenant Ice Box Café, and cocktails, with lounge music set to DJ Bea Pernia amidst an indoor/outdoor setting of laid-back luxury. The event kicked off with a ceremonial ribbon cutting by Aventura Mayor Enid Weisman, prominent city commissioners, and the development team.

As the first celebratory gathering at the sleek sales center designed by Steven G. Interiors, those in attendance received the first look at the project's super-sized scale model, as well as viewed the renderings and

floor plans, while experiencing the refined finishes offered to Aventura ParkSquare's future residents.

The nearly 7.5 acre development will encompass 131 luxury residential condos exclusively sold by Crescendo Real Estate, in addition to vast retail, upscale boutiques, fine dining and restaurants, a flagship select-service hotel, and an office and wellness medical center. Guests went home with custom yoga mats and water bottles in honor of the community's approach to health and wellness.



Denise Landman, Ivan Ramirez, Victor Ballestas, Paulo Melo, Nelson Stabile, Mayor Enid Weisman, David Azrak, Enbar Cohen, Howard Weinberg and friends



German Medina, Victor Ballestas, Beatriz Ballestas, Ivonne Ballestas, Vanessa Ballestas, Nelson Stabile, Ivette & Victor Ballestas



Kimberly Kempson, German Rojas and Lilliane Braun



Leticia Nassif and Renata Santos



Nelson Stabile, Paulo Melo, Mayor Enid Weisman, Victor Ballestas and David Azrak



Raul Marquez, Ivan Ramirez, Hector Arellano and German Rojas



Steven G, Macerla Restrepo and Ivan Ramirez