

AUCTION

September 30

PENTHOUSE 4 AT PRIVÉ
5000 Island Estates Drive
Aventura, FL

Previously \$6,295,000
Suggested Opening Bid \$4,999,000



Listing Broker



PARAMOUNT REALTY USA

Luxury Property Auctions
212.867.3333 prusa.com



FIP
RESIDENTIAL

Listing Agent
Marc Narotsky 305.459.1577

WELCOME HOME

Be the first to live in Penthouse 1504S in Privé at Island Estates, an exclusive, duplex home with over 4,400 square feet of interior space, over 2,500 square feet of outdoor space, 4 bedrooms, and a private rooftop pool with panoramic water views through floor-to-ceiling windows from every room. Located in Aventura, FL on the top floor of the South Tower, Penthouse 1504S has been expertly renovated and furnished by renowned interior design firm Interiors by Steven G and is ready for its first resident. The highly amenitized development, featuring two 16-story towers named the “#1 most desirable ultra-luxury residential development in the Miami/Ft. Lauderdale area” by *Elite Traveler*, is the sole property on a private island in Aventura, FL. Amenities include 5-star concierge, two-story gym, spa, full-service valet, lighted tennis court, jogging trail, private jetty, private marina, cigar room, car washing station, kids’ playground and more.







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The 4,446 square-foot penthouse has 4 bedrooms, 4 full bathrooms, 1 half bathroom, and comes with 3 garage spaces. Enter the home through the private elevator entrance and onto the first floor, which opens into a spacious, open-plan living, dining, and kitchen area spanning 1,500 square feet with expansive ceilings and floor-to-ceiling windows facing east towards the Intracoastal and Sunny Isles Beach. The kitchen features modern, custom-designed cabinetry and a Miele suite of appliances including two ovens, double-door refrigerator, microwave, island stove top, and a full-sized wine fridge.



The 700+ square-foot master suite has expansive eastern, sunrise views with direct access to the outdoor terrace. The walk-in closet is fully built out and features significant storage space and spacious dressing area. The master bath is clad in white marble that frames a double sink with gigantic lighted vanity, double showers, double toilets, and a soaking tub.





Bedrooms 4
Bathrooms 4 full, 1 half
Interior Area 4,446 sq ft or 413 M²
Exterior Area 2,595 sq ft or 241 M²
Unit Number 1504S
Year Built 2018
Parking 3 spaces
Taxes \$65,531 (2019; may be reducible under the Homestead Exemption)

Maintenance \$3,334 per month
HOA Fee \$593 per month
Extras Rooftop pool
Furniture by Interiors by Steven G
Ceilings as high as 10–17 feet
2 outdoor grills/summer kitchens
Storage available for purchase
...and much more

Seller financing available at competitive rates for qualified buyers



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PRIVATE ROOFTOP
POOL & DECK



PRIVÉ AMENITIES*

- Expansive public spaces totaling approx. 70,000 square feet
- Two-story gym/spa in each tower totaling 20,000 square feet:
 - Men's & women's steam & sauna
 - Massage treatment rooms
 - Aerobic & cardiovascular equipment
 - Weight facility
 - Fitness studio
 - Toddlers' playroom
- Social room – billiards, board games, HD television
- Private dining room with catering kitchen
- Library
- Outdoor dining terraces
- Wine room & cigar lounge
- Business center
- Guest suites – available for purchase by residents only
- Access via private road, attended gatehouse & private bridge
- Full-service valet
- Five-star concierge
- 24-hour security – roving & permanent
- Onsite café, catering & in-residence room services
- Beach-entry pool
- North-South lap pool
- Pool attendants offer fresh towels, sunblock & bottled water
- Outdoor Jacuzzis
- Lighted tennis court
- Jogging trail
- Private jetty for guest boat landing & fishing
- Private marina with boat slips available for purchase (limited availability), can accommodate boats up to 140 feet long
- Nature path¹
- Private beach & beach club¹
- Pet-friendly – includes pet grooming area & dog-walking areas
- Car washing station
- Kids' playground
- Electric car charging stations

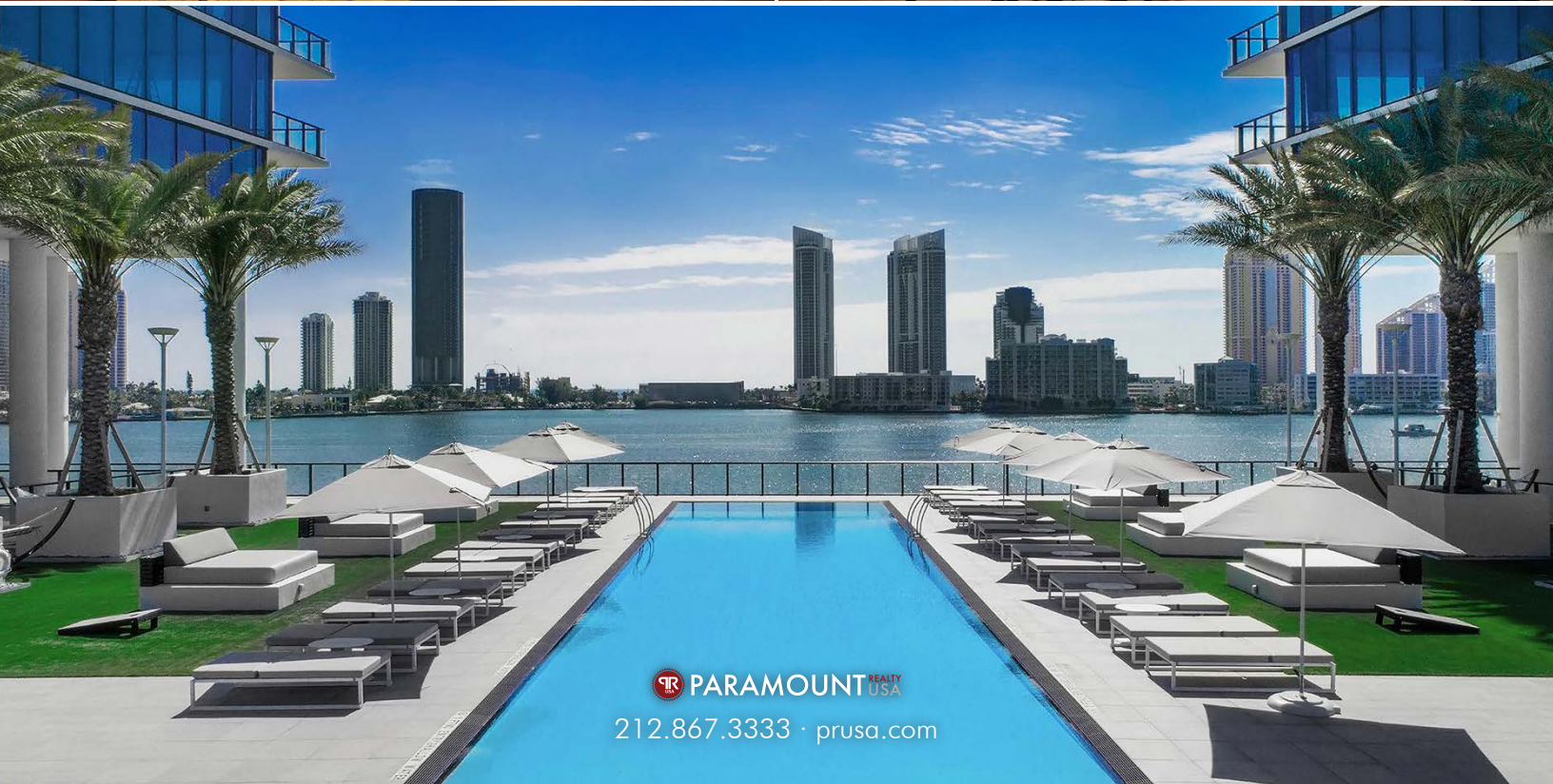
¹Subject to DERM approval and other applicable governmental agencies

*Per mypriveisland.com





This page's photos per bh-3.com



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Aventura is a planned, suburban city in Miami-Dade County, Florida surrounded by water and located 17 miles north of Miami and 12 miles south of Fort Lauderdale. The city's public school system features an A-rated K-8 Municipal Charter School and 8-12 Charter School, while boasting one of the lowest tax rates in Miami-Dade County. Aventura is perhaps best known for its 2.4-million-square-foot shopping center, the Aventura Mall, the third-largest mall in the United States with more than 280 specialty shops, as well as other attractions like Founders Park, Founders Park Bayside, Waterways Park, Waterways Dog Park, Veterans Park, The Community Recreation Center, and the Aventura Arts and Cultural Center (AACC).



HOW TO PARTICIPATE

1. **Obtain Due Diligence Information** by submitting registration form (click [HERE](#) or visit prusa.com for form). After returning the completed form, you will be emailed access to the Due Diligence Information, which includes photos, condominium prospectus, floor plans, appraisal, tax bill, and more.
2. **Tour Property.** Please call 212.867.3333 or email info@prusa.com to arrange a private tour.
3. **SUBMIT WRITTEN BID BY DEADLINE: Wednesday, September 30th at 4:00 pm.** You must submit (a) a written bid and (b) 10% deposit (by bank check or wire) by the bid deadline (Wednesday, September 30th at 4:00 pm). Instructions are included in the Due Diligence Information.

Buyer's premium 3%. Property subject to prior sale. Submit bid at any time. Broker participation invited.



The listing broker for the property is Marc Narotsky (license number BK3360759) with FIP Realty Services LLC (license number CQ1036411), Roy Faith, Broker of Record (license number BK3194725), 2627 NE 203 St, #202, Aventura, FL 33180, 305.459.1577 ("Listing Broker"). PRUSA LLC d/b/a Paramount Realty USA ("PRUSA") is a marketing firm specializing in auctions. Listing Broker, PRUSA, seller and their respective principals, agents, affiliates and representatives disclaim any and all liability for any inaccuracy, errors or omissions contained herein or in any material pertaining to this property. All references to square footage, dimensions and other numbers are approximate. This offering may be withdrawn, modified or canceled without notice at any time. All auctions with reserve unless explicitly stated as otherwise. Any Minimum Bid reflected herein applies only to the day and time of an open outcry auction, which shall conclude upon PRUSA's declaration of same. Seller is not obligated to accept any offer before or after auction. Furniture and other personality is excluded unless explicitly stated as otherwise herein. This is neither an offer to sell nor a solicitation to buy to residents in states where registration requirements have not been fulfilled. No representation may be relied upon. Auction subject to any terms of sale or other information provided by Listing Broker or PRUSA. Equal Housing Opportunity.





LUXURY PROPERTY AUCTIONS

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