



Inspired by the quaint seaside villages of the Mediterranean, this unique community of only 65 villas features exquisite Italian Renaissance architecture rarely found in South Florida. With barrel tile roof tops, wrought iron exterior detail, old-fashioned antique street lamps and brick pavers, the ambiance created here is modeled after some of Europe's finest.

The luxurious townhomes are clustered around six courtyard-style piazzas creating intimate neighborhoods within the larger gated community. A selection of four models and a variety of facades with individual exterior colors are available to enhance overall curb appeal while accommodating individual tastes. Interiors are distinguished with top-of-the-line design features and finishes that include gourmet European-style kitchens complete with marble and granite.

This gated community boasts a private clubhouse, exercise room, pool, outdoor spa and a manned guardhouse with 24-hour security. Within a two-mile radius you will find world-renowned private spas, tennis courts, golf courses, marina facilities, shopping malls, schools and more. Aventura Bay Townhomes is a community you'll find hard to resist the only of its kind in Aventura.



Finally, The Classical Townhomes Aventura Has Been Waiting For.

Resident Features

- Solid concrete block construction
- Concrete second floor slabs
- Terracotta roof tiles
- Exterior smooth stucco with pre-cast concrete and stone accents
- Hurricane shutter panels
- High efficiency central air conditioning
- Electronic garage door opener
- R-30 ceiling insulation for extra energy conservation
- R-4 exterior block wall insulation
- Colonial wood baseboards and trim
- Tempered glass hurricane code French doors
- Colonial white windows with solex tinted glass
- Solid core panel doors
- Washer and dryer



- Appliances by Jenn Air
- 22 cubic foot, side-by-side refrigerator with ice and water
- Built-in microwave with hood and fan

- Marble floors in kitchen and bathrooms
- Electronic door chimes
- Telephone jacks with multi-line capability, pre-wired with 3 pair cable for phone, fax and modem

- Pre-wired electronic security system
- Smoke detectors
- Garbage disposal
- Wired for cable throughout
- Energy efficient quick recovery hot water heaters
- European style cabinets in solid cherry wood
- Granite counters

Community Features

- Automatic sprinkler system
- Sodded and landscaped
- Antique paving stone roads
- City water and sewer
- All underground utilities
- State-of-the-art drainage system for rapid site draining
- Walled community with 24 hour security
- Guest parking
- Clubhouse has a gym, outdoor pool and a heated spa

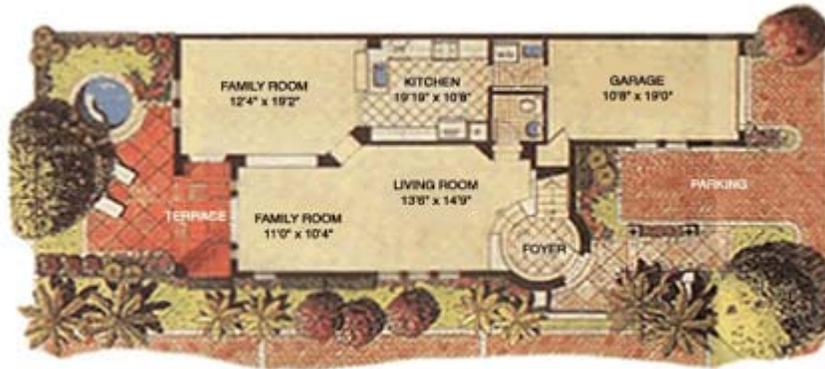


Sample Floor Plans



Model A

First Floor Area	924 SQ. FT.
Second Floor Area	1,029 SQ. FT.
Total Under Air	1,953 SQ. FT.
Garage Area	237 SQ. FT.
Terrace Area	176 SQ. FT.
Total Under Air	2,366 SQ. FT.



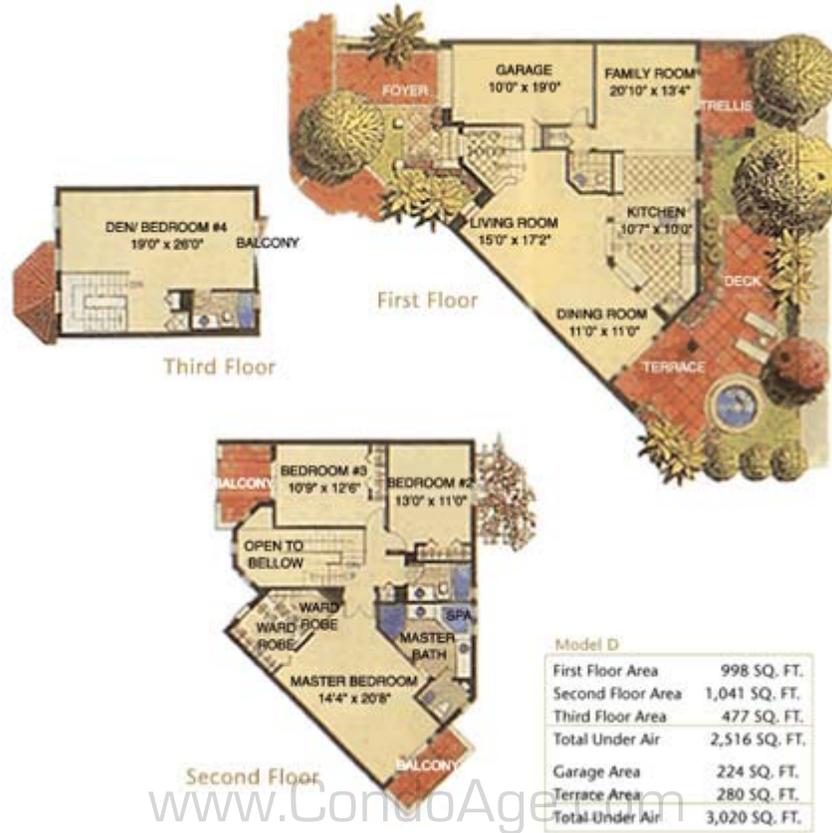
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First Floor

Model E

First Floor Area	842 SQ. FT.
Second Floor Area	997 SQ. FT.
Total Under Air	1,839 SQ. FT.
Garage Area	232 SQ. FT.
Terrace Area	186 SQ. FT.
Total Under Air	2,257 SQ. FT.



Location

