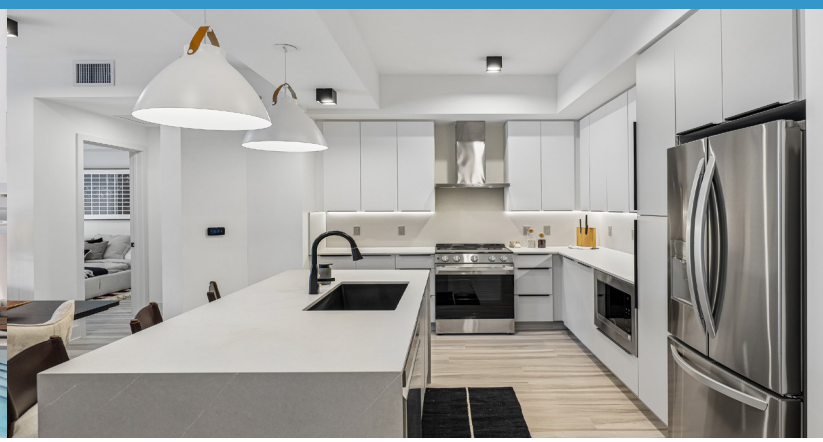
Blu AVENTURA



COMMUNITY FEATURES

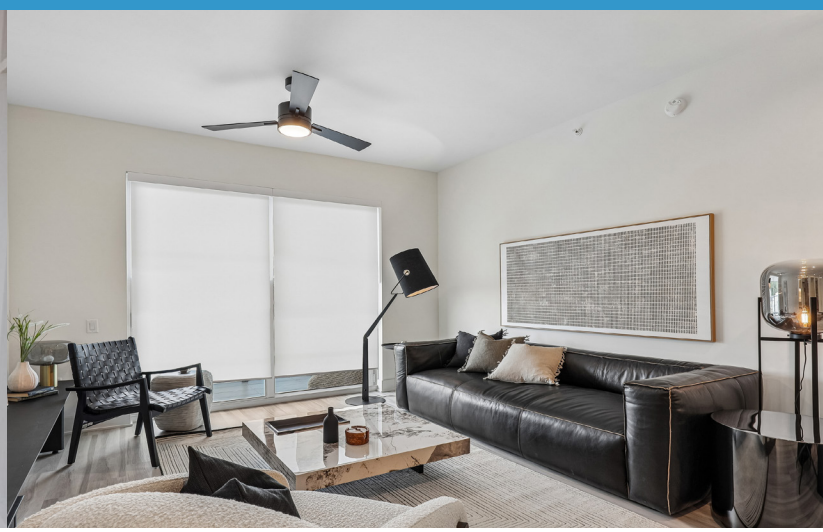
- Ideally located near fine dining, shopping, recreation, entertainment and area beaches
- Within 5 minutes of Aventura Mall, Esplanade at Aventura and Turnberry Isles. Easy access to Biscayne Blvd and I-95
- Impressive clubhouse with lounge spaces, social kitchen and coffee bar
- Heated zero-edge saltwater pool with sundeck, cabanas, fire pits and water feature
- Covered pavilion with TVs and grills
- Chill lounge with kitchen and seating
- Interior courtyard with glass liftaway doors opening to exterior courtyard and pool
- Blu Sky Lounge with outdoor seating, TV, fireplace, buffet, wet bar and observation terrace overlooking the Miami skyline
- Bi-level professional fitness studio with TRX equipment, Tonal all-in-one machines, Pilates reformer room, stretch zone, juice bar, yoga area and fitness on demand
- Gaming area with card table, billiards, virtual golf simulator with putting green, mini bowling, foosball and the Blu Agave Lounge
- Media lounge
- Children's Playroom
- Gallery with café-style seating and market pantry
- Zoom rooms, conference room and rentable executive suites
- Meal delivery room with warming and cooling systems
- Pet-friendly apartments with pet spa and bark park
- Furnished guest suite
- Gear Garage e-transport rental room
- Garage parking with car charging stations
- Bike storage & package room
- Smoke-free community
- Planned community activities
- Elevators
- Valet trash service
- 24-hour maintenance
- Owner-managed
- Professional on-site management
- Online system for resident services

HOME FEATURES

- Studio, 1- 2- & 3-bedroom suites up to 1818 sq. ft.
- Fully-equipped kitchens with stainless steel appliances
- Quartz countertops
- Full height quartz backsplashes in kitchens
- Quartz waterfall edge islands
- Custom cabinetry with undermount LED lighting
- Double-door refrigerators with bottom freezers
- Electric cooktop stoves and ovens with ranges
- Matte black and ash grey fixtures and hardware
- Undermount sinks with pullout spray faucets
- Under cabinet trash pull-outs
- Wine refrigerators/coolers
- Built-in shelving in bar area
- Full-size, in-suite washers and dryers
- Frameless walk-in showers with stone flooring
- Rain showerheads
- Dual bathroom vanities with quartz countertops
- Dimmable LED frontlit & backlit anti-fog bathroom mirrors
- Full-height bathroom wall tile in baths/showers
- Garden soaking tubs*
- Main bedrooms accommodate king size furniture
- California-style walk-in closets
- Hardwood-inspired flooring throughout
- Premium light fixtures
- Cordless window roller shades
- 9'6 in. ceilings/10'6 in. ceilings on top floor
- Spacious patios/balconies
- Wrap around patios/balconies*
- Ceiling fans with overhead lighting
- Dens available in select suites*
- Central heating and air conditioning
- Cable, phone and high-speed internet service available

*Features may vary by suite

Blu AVENTURA



QUALIFICATION INFORMATION

Applicants are approved based upon the favorable outcome of credit & rental screening. The monthly rental amount may not exceed 33% of the future resident's gross income. Applications that reflect eviction, landlord or utility collections may be declined. All applicants 18 and over will be screened for criminal history and may be declined if the applicant does not meet our criteria. This does not constitute a guarantee or representation that resident(s) or occupant(s) currently residing in our community have not been charged with or convicted of a crime. Along with other factors, our ability to verify this information is limited to the data provided by the applicant and the screening agency being utilized.

TEMPORARY LEASING OFFICE HOURS:

Monday-Friday: 9am-6pm
Saturday: 10am-5pm
Sunday: By appointment

**Hours subject to change without notice.*

bluaventura.com

DEPOSITS & FEES

Application Fee	$125 per person
Admin Fee	$300
Security Deposit	$500 with approved credit
Corporate Application Fee	$200
Lifestyle Fee	$150/month*
Office Rental	$35/daily; $400-$600/mo.
Bike Storage	$15/month

PARKING FEES

Additional Parking	$100/month per vehicle
Reserved Parking	$200/month per vehicle

PET FEES

We welcome up to two indoor pets per apartment.

Pet Fee	$450 (nonrefundable)
Monthly Pet Rent	$30/month per pet

Restricted Breeds:
Akita, Staffordshire Terriers, Chow, Doberman, German Shepherd, Pit Bull, Rottweiler or any mix thereof.

Management reserves the right to refuse any pet regardless of size or breed. Information is subject to change without notice.

** Includes first vehicle parking, pest control, 7 day trash service, package management and smart technology.*

GCI

645.241.6280 | BluAventura.com
2335 NE 186th St | Miami, FL 33180
bluaventura@gciresidential.com

1026