

QUICKIE REAL ESTATE · EXCLUSIVE OFF-MARKET OFFERING

SUNNY ISLES *PENTHOUSE*

A 6,526-square-foot double-residence crowning The Hamptons South — private rooftop terrace above the 28th floor, panoramic views from the Atlantic to Turnberry.

\$3,999,999

LAST PUBLIC ASK ~~\$4,900,000~~ · PENTHOUSE 2808-2809 · OFFERING MEMORANDUM

6
BEDROOMS7.5
BATHROOMS6,526
SQUARE FEET\$613
PER SF28th
TOP FLOORPrivate
ROOFTOP

THE OPPORTUNITY

Nine hundred thousand dollars *below* the last ask.

Two flow-through residences were joined into a single 6,526-square-foot penthouse at the very top of The Hamptons South — then finished to a designer standard rarely seen in Aventura. Most recently offered publicly at \$4,900,000 (MLS A11844456), it is now available off-market, direct from principal, at **\$3,999,999 — \$613 per square foot** for house-scale living in a Carlos Ott-designed, full-service tower.

I

A BASIS THAT MAKES SENSE

\$3,999,999 against a \$4,900,000 last public ask — roughly \$900,000 of headroom the day you close.

II

SCALE THAT CANNOT BE RE-CREATED

Six bedroom suites, 7.5 baths, salon, family lounge, media den, butler's pantry — plus a private rooftop terrace under the open sky.

III

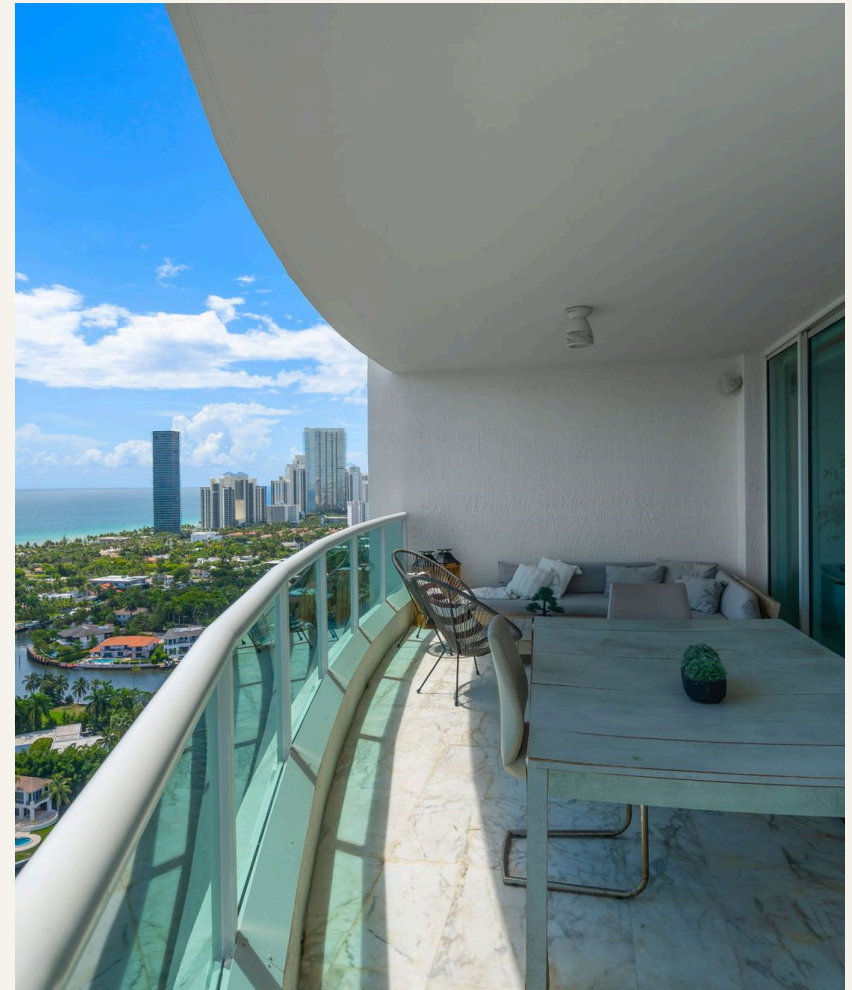
TURN-KEY DESIGNER CONDITION

Marble and wide-plank oak, coffered ceilings, custom millwork, RBI smart lighting and sound throughout.

IV

DILIGENCE-READY

Full condominium documents and the 2024 Structural Integrity Reserve Study available upon request.



\$3,999,999
OFFERING PRICE

\$4,900,000
LAST PUBLIC ASK

\$613
PER SF



THE RESIDENCE

The Grand Salon

A double-width great room beneath coffered oak and cove light — scaled for art, for entertaining, for life at the top of the tower.

LIVING & ENTERTAINING

One floor. No compromises.

Floor-to-ceiling glass wraps the principal rooms, drawing the water in from every angle — formal salon, open dining, family lounge and a media den that opens to the terrace.



CORNER GLASS · OCEAN LIGHT



THE FAMILY LOUNGE



OPEN DINING



DEN · TERRACE ACCESS

THE KITCHEN

Book-matched marble, *professional* appetite.

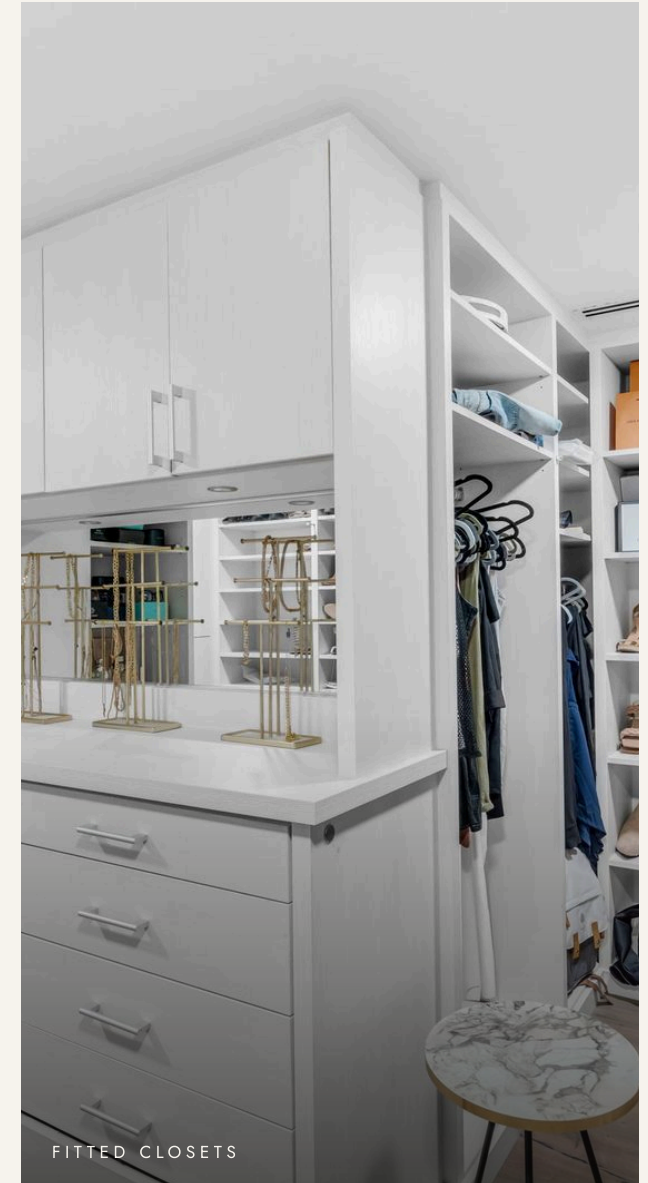
Top-tier appliances, custom cabinetry and a full butler's pantry — second refrigerator, built-in cooler and reverse-osmosis filtration behind the scenes.



THE PRIMARY SUITE

A wing, not a room.

Ocean-view primary retreat with sitting area, spa-format marble bath — freestanding tub, oversized rain shower — and custom-fitted dressing closets.





ABOVE THE 28TH FLOOR

Your Private Sky Terrace

A rooftop of your own above the penthouse line — sunrise over the Atlantic, sunset over Turnberry, and room to build the outdoor life you want.

TERRACES & VIEWS

Water on three horizons.

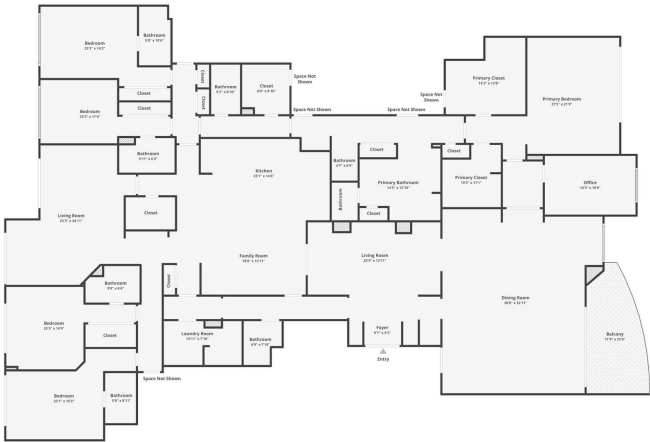
East across the Golden Beach estates to open ocean. South down the Intracoastal to the Sunny Isles skyline. West over the fairways of Turnberry.



FLOOR PLANS

Penthouse 2808–2809, drawn to scale.

Two residences combined into one flow-through plan — plus the private rooftop level.

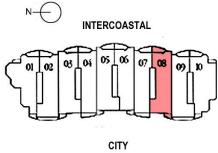
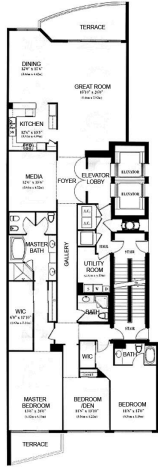


20201 E Country Club Dr Apt 2808, Aventura, FL 33180
Floor 1

Floor plan/section cannot be used for building or design purposes. Sizes and dimensions are approximate.

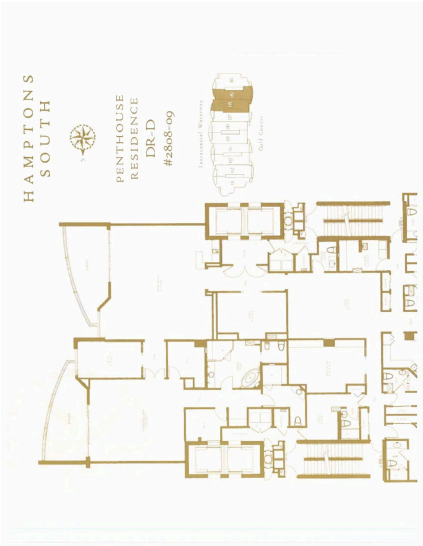
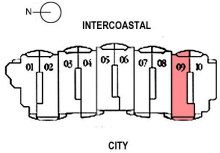
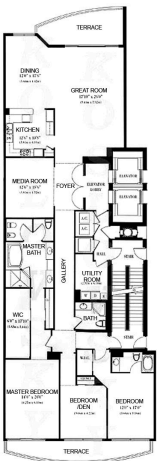
RESIDENCE 08
3 BEDROOMS/ 4 BATHS

FLOOR PLAN
D
3,537 sq. ft.



RESIDENCE 09
3 BEDROOMS/ 4 BATHS

FLOOR PLAN
D
3,537 sq. ft.



THE HAMPTONS SOUTH

A Carlos Ott tower, *fully serviced.*

Completed in 2004 by Boca Developers and designed by world-renowned architect Carlos Ott, The Hamptons South holds 250 flow-through residences with private elevator entry on the Intracoastal in Aventura.

Waterfront pool & sun deck

The Hamptons restaurant

Full spa & massage center

Sauna & steam rooms

Two fitness centers

Movie theater

Clubhouse & card rooms

Tennis & racquetball

Basketball court

Children’s playroom & park

24-hour valet & security

Private elevator foyers

\$2,530 resident dining credit at the in-house Hamptons restaurant — dinner downstairs, on the building.



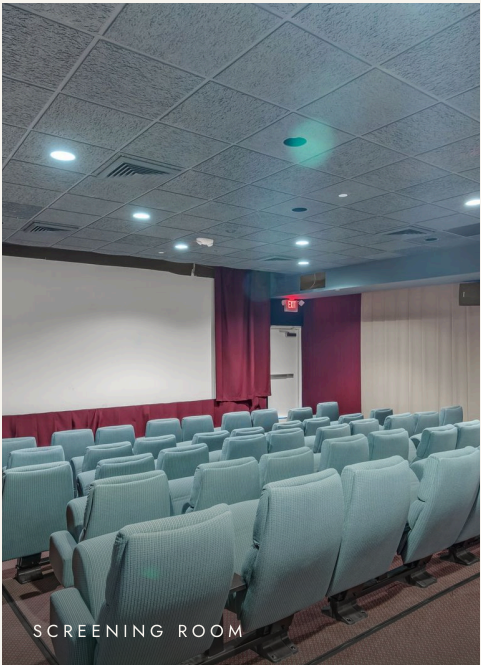
WATERFRONT POOL



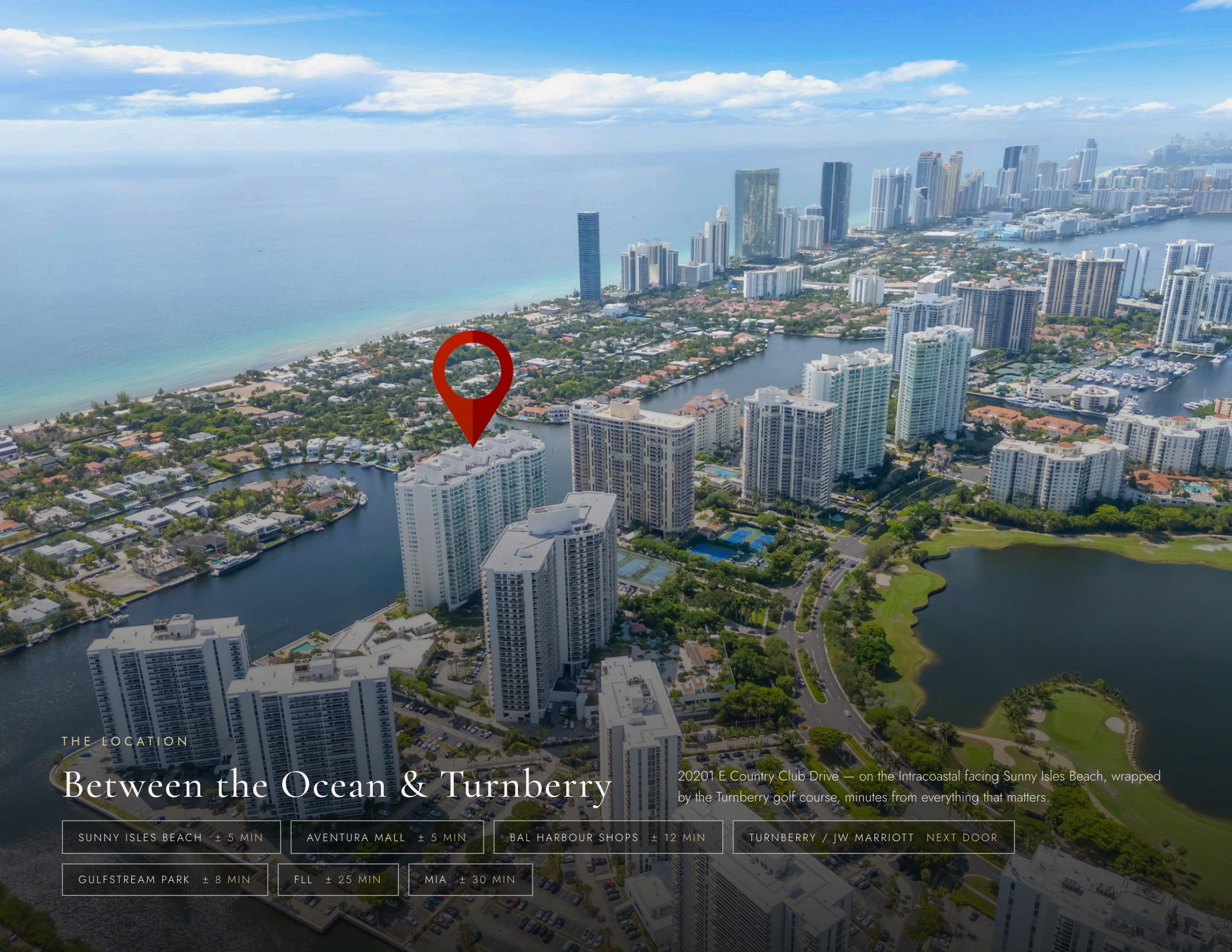
IN-HOUSE DINING



FITNESS



SCREENING ROOM



THE LOCATION

Between the Ocean & Turnberry

20201 E Country Club Drive — on the Intracoastal facing Sunny Isles Beach, wrapped by the Turnberry golf course, minutes from everything that matters.

SUNNY ISLES BEACH ± 5 MIN

AVENTURA MALL ± 5 MIN

BAL HARBOUR SHOPS ± 12 MIN

TURNBERRY / JW MARRIOTT NEXT DOOR

GULFSTREAM PARK ± 8 MIN

FLL ± 25 MIN

MIA ± 30 MIN

THE OFFERING

Terms of sale.

OFFERING PRICE	\$3,999,999 — offers reviewed as received
RESIDENCE	Penthouse 2808–2809 · The Hamptons South 20201 E Country Club Dr, Aventura, FL 33180
STRUCTURE	Off-market sale, direct from principal
BROKERS	Buyer's agents welcome & protected
OFFERS	Proof of funds with all offers · Cash or private financing
CONDITION	As-is, where-is · Turn-key designer finish
TIMING	Rapid close preferred · First qualified buyer wins
DILIGENCE	Condo docs, bylaws & 2024 SIRS on request

PRIVATE SHOWINGS & OFFERS

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SUNNY-ISLES-PENTHOUSE.VERCEL.APP

SUBMIT OFFER / REQUEST ACCESS

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