



WELCOME TO AILERON

The sky's the limit in Dania Beach! Perched 17 stories high, the perfect blend of small-town charm and big-city excitement. Explore the vibrant social scene, indulge in delicious dining experiences, and discover thrilling outdoor activities just moments from your doorstep. Whether you're shopping at Dania Pointe, casting a line at the Dania Beach fishing pier, or taking a leisurely stroll through the mangroves, every day is an invitation to embrace the best of both worlds. Welcome home to Aileron, where every moment is an invitation to live life to the fullest.

PROPERTY OVERVIEW

Nestled on 5 waterfront acres at 90 North Bryan Road in Dania Beach, Florida, Aileron Residences offers a prime location adjacent to Dania Pointe. Aileron boasts a unique setting, perched on an elevated seawall and surrounded by a lush mangrove conservatory, ideal for those seeking a boating and sun-filled lifestyle.

Centrally located five miles south of Fort Lauderdale, 19 miles north of Miami, less than a mile from I-95, 4 miles from Brightline Station, and 2.8 miles from Dania Beach pier - it is the "Commuter's Dream".



BUILDING FEATURES

380 Residences, 17 Story High Rise

50,000 SF of Amenities

Unique "Wave" Design Alludes to Wave of Florida Coast

24 Hour Concierge Service

RESIDENCE FEATURES & AMENITIES



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SURROUNDING AMENITIES

14,000 SF Waterfront Boardwalk

12 Private Boat Slips & Electric Boat Rentals - Paddle Board + Kayak Drops

Tiki Bar Access

20,000 SF Public Park

PRIVATE RESIDENTIAL AMENITIES

Residential Amenity Deck on the 5th Floor with BBQ, Picnic and Lounge Areas

Recreational Sunrise Pool (East Facing)

Tranquility Sunset Pool (West Facing)

Tech-Centric Co-Working Pods

Resident Pool House with Entertaining Area and Recreational Games

Lanai Lounge & Food Prep Area for Catering or Wine Tasting

Library and Media Room

Yoga, Pilates, and Infrared Studios

Wellness & Fitness Center

EV Charging & Bike Storage

Resident Smart Package Room

Rooftop Observation Deck

INTERIOR RESIDENCE FEATURES

Featuring Studio, One, and Two Bedroom Residences

Limited Offering of Two-Story Townhomes with Private Patios

Smart home Enabled Keyless Entry

Smart Thermostat

High Efficiency LED Lighting with Designer Pendants

Wide-plank Wood Oak Flooring

Floor to Ceiling Glass Windows

Many Residences Feature Substantial Entertaining Balconies and/or Juliet Balconies

Many Residences Feature Built-in Desk and Shelving

In Residence Front Load Miele Washer and Dryer with Built in Storage

KITCHENS

Custom European Flush Panel Cabinetry with Recessed Channels, Drawer Inserts and Undercabinet Lighting

Quartz Countertops

Waterfall design Countertops and Islands

Stainless Steel Appliance Package

BATHS

Custom Wood Vanities with Quartz Countertops

Terrazzo-style Tiles in Hexagon Pattern on Walls and Floor

Brushed Nickel Fixtures

Frameless Glass Showers with Convenient Dry Shower Controls



DEVELOPER

LYND - Founded in 1980, LYND Group is a premier real estate company specializing in development, property management, and acquisitions. With over four decades of experience, Lynd is a family-owned enterprise that has grown into a super-regional powerhouse, managing over 20,000 residences across 12 states. Lynd's vertically integrated structure allows them to expertly handle all aspects of real estate from investment to development, creating vibrant communities and luxurious living spaces.

LYND is committed to excellence and innovation, driven by a deep understanding of market dynamics and consumer needs. Their strategic approach combines robust analytics, seasoned expertise, and a passion for community building, enabling Lynd to deliver exceptional results and sustainable growth. Lynd's projects, range from high-rise buildings to garden-style apartments, and are designed to enhance the lives of the residents, providing them with a superior living experience that is both enriching and inspiring.

DESIGN TEAM

Nichols Architects - Renowned South Florida Architect with \$5 billion in projects — from mixed-use centers and high-end residential buildings to commercial spaces and world-renowned hotels—the firm has left its indelible mark in the United States and the Caribbean, Central and South America, and Mexico. Among its clientele are some of the most revered names in hospitality and development, including but not limited to Marriott, Hilton, Hyatt, and Ritz-Carlton. Whether creating luxurious spaces for Waldorf Astoria or crafting mixed-use marvels for the Adler Group, Nichols Architects blend experience, innovation, and architectural prowess to exceed the expectations of even the most discerning clients.

HLS Design Interiors - An American Designer known for creating timeless spaces inspired by modern classicism. Since opening her namesake firm in 2005, HL Studio Design, Hillary has collaborated with clients to achieve interior landscapes that synergistically blend the refined use of materials, a developed sense of color, and strong silhouettes. The spaces that she and her studio design combine a rich narrative while honoring the history and architecture of a project. HL Studio Design has designed luxury residences in Colorado, Florida, New York, New Jersey, and Texas and multi-family projects in Florida, Texas, Colorado, and Illinois.

EXCLUSIVE SALES AND MARKETING

Compass Development Marketing Group - From project inception to building sellout, Compass Development Marketing Group ("CDMG") partners with the world's most forward-thinking developers and innovative architects through the lifespan of a project. Leveraging tenured expertise and the industry's most powerful technological resources, we provide strategic advice for record-breaking results. The company offers a comprehensive range of developer services, including research and analysis, planning and design, marketing and sales for luxury real estate. Compass Development Marketing Group has sold over 21,000 residences totaling over \$23B across the United States' most affluent cities. Backed by the #1 brokerage in the country by sales volume, nationwide representation in over 500 Compass offices, and the most trafficked real estate brokerage website, CDMG empowers residential developers with an unparalleled sales footprint in the United States. Licensed as Compass.

THE TEAM



FACT SHEET

Brosda & Bentley Realtors

20200 West Dixie Hwy, Suite 604
Miami , FL 33180

+1 786-363-8551

info@brosdaandbentley.com



COMPASS
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GROUP



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, REFERENCE SHOULD BE MADE TO THE PROSPECTUS AND ITS ATTACHMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES.

Floor plans are not to scale. All depictions, without limitation, items of finish, furnishings, and decoration, are conceptual only and are not necessarily included in each Unit. This offering is made only by the Prospectus for the condominium and no statement should be relied upon if not made in the Prospectus. All dimensions are approximate and may vary with actual construction, and all floor plans, prices, features, amenities, and development plans are subject to change. The seller reserves the absolute right, in its sole judgment and direction, to substitute appliances, materials, fixtures, and equipment of equal or greater quality or value for those specified.