

URBAN LIVING @ URBN VILLAGE



Urban Village
welcome home

THE VILLAGE:

- **Now Selling Phase 3.**
- 90 Modern and Contemporary 1 and 2 Story Residences.
- 10 Buildings on 3.6 Acres.
- A Modern and Industrial looking Enclave with Contemporary finishes.
- Community Swimming Pool, Dog Park, and Limited Gate Access.

FULLY FINISHED UNITS:

- All units come completely Move in Ready. All units are equipped with Range, Refrigerator, Microwave, and Dishwasher.
- Featuring European Cabinetry, Quartz Counter tops.
- Impact Glass Windows and Doors.
- Smooth walls and Ceiling throughout.
- Featuring 2 different floor plans- The Tribeca Loft and The Lenox Courtyard.

INCENTIVES AND MAINTENANCE:

- Ask about our Current Incentives being offered for Phase 3.
- All units will have a low monthly maintenance of \$0.22/sq. ft. which includes insurance, maintenance of all amenities and common areas, and reserves.

ARCHITECT:

- Gustavo J. Carbonell is the Award Winning Architect, designing homes in South Florida since 1981.

VILLAGE LOCATION:

- 3501 NE 5th Avenue, Oakland Park Florida 33334

Included features and prices are subject to change without prior notice or obligation, please consult to one of our sales representatives for the latest community information.

Oral representations cannot be relied upon as correctly stating the representations of the developer. For correct representations, make reference to this brochure and to the documents required by section 718.503, Florida Statutes, to be furnished by the developer to a buyer or lessee.



We do business in accordance with the Federal Fair Housing Law. It is illegal to discriminate against any person because of Race, Color, Religion, Sex, Handicap, Familial Status, or National Origin.



www.5urbn.com

954.451.5167

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URBAN LIVING @ URBAN VILLAGE



Urbn Village Site Plan *welcome home*



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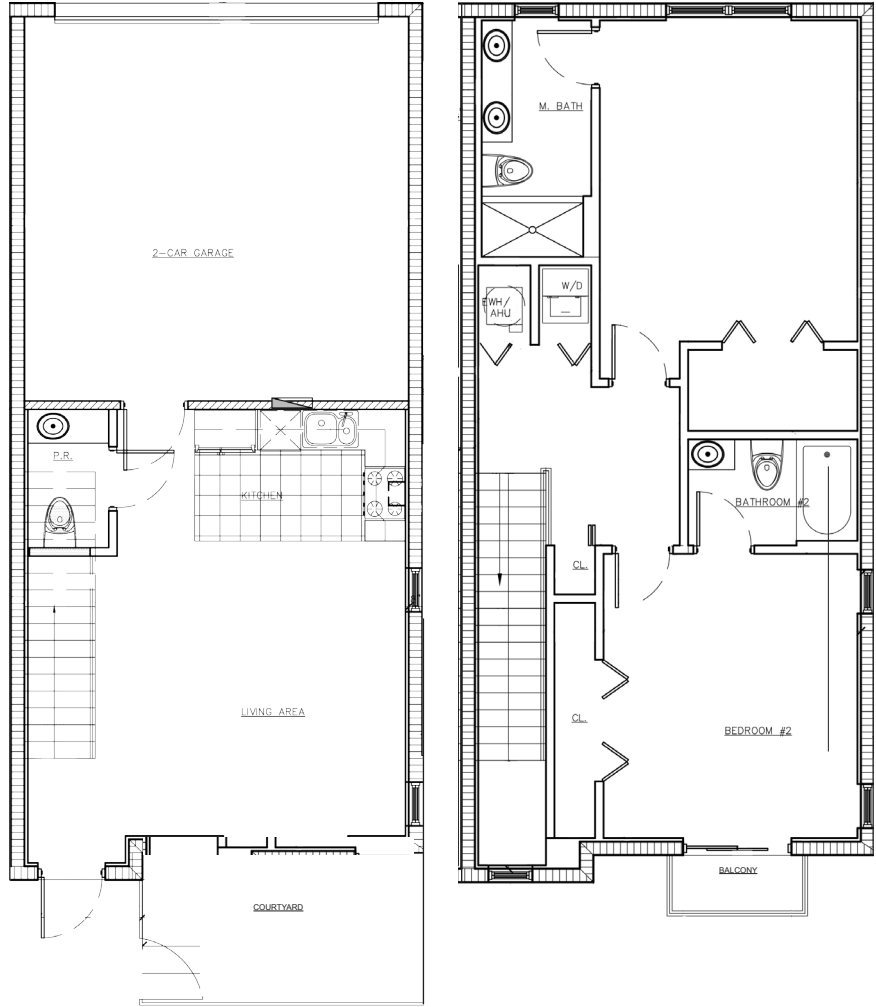
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Lennox Courtyard
 welcome home



Two Car Garage Square Feet	400
First Floor Living Area Square Feet	450
Private Courtyard	110
Second Floor Square Feet	775

Total Living Square Feet	1,225
Total Adj. Square Feet	1,735

- 2 Bedrooms, 2 1/2 Bathrooms, plus a full 2 car garage
- Outdoor spaces include both a second floor balcony and a Private walled courtyard accessed by through a sliding glass door or your personal gate
- Master Bedroom features a large walk-in closet and the second bedroom has a full wall to wall closet

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INFINITO REALTY INTL.
Fernando Borge,
Licensed Real Estate Broker

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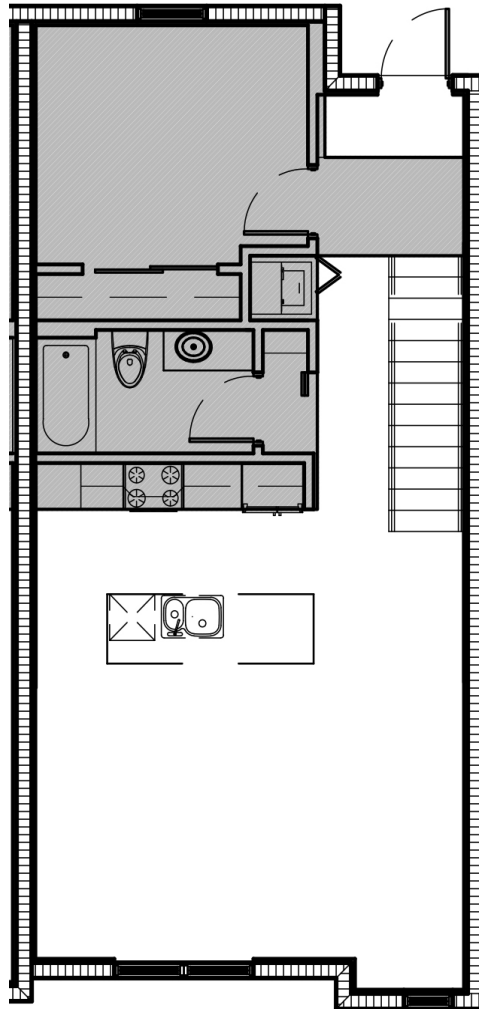
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Tribeca Loft
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Total Living Square Feet 831

Mezzanine Approx. Square Feet 280

Total Adj. Square Feet 1111

- One bedroom sleeping loft plus a den
- Metal staircase leading to mezzanine Sleeping Space
- Polished Concrete Floors
- Kitchen includes all Appliances and custom Island
- 14 Foot finished Ceilings
- Elevator and Stairs - 3rd floor restricted Private Key access

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**URBN
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ON FIFTH AVENUE

live + work + play

Phase 3 Exterior
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Lennox Courtyard Bathroom
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Tribeca Loft
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Tribeca Loft Ideas
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Urban Village Community Pool
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Urban Village Dog Park
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Phase 3 Pricing
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PHASE 3 UNIT BREAKDOWN AND PRICING

Model	Total Living Square Feet	Total Adj. Square Feet	Price
Lennox Courtyard	1225	1735	\$284,900.00
Tribeca	831	1131	\$224,900.00
East Side	1102	1450	\$249,900.00
Uptown	1637	2093	\$349,900.00

**Prices are subject to change without notice*

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