

# AILERON

LUXURY RESIDENCES AT DANIA BEACH







# THE TEAM

Comprised of a diverse group of professionals, we are united by our passion for crafting exceptional living experiences. Together, we strive to create a vibrant community that embodies the spirit of modern luxury and unparalleled service. Welcome to Aileron Residences, where every detail is designed with you in mind.

DEVELOPER

ARCHITECT

DESIGN TEAM

SALES & MARKETING





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

At LYND, we are committed to excellence and innovation, driven by a deep understanding of market dynamics and consumer needs. Our strategic approach combines robust analytics, seasoned expertise, and a passion for community building, enabling us to deliver exceptional results and sustainable growth. Our projects, ranging from high-rise buildings to garden-style apartments, are designed to enhance the lives of our residents, providing them with a superior living experience that is both enriching and inspiring. As we continue to expand and evolve, LYND remains dedicated to maintaining the integrity, quality, and customer focus that have been the hallmarks of our success. Whether through the creation of next-generation living spaces or our involvement in community and charitable activities through our Lynd A Hand initiative, we are committed to making a positive impact in the communities we serve.

PROJECT PORTFOLIO



# THE TEAM

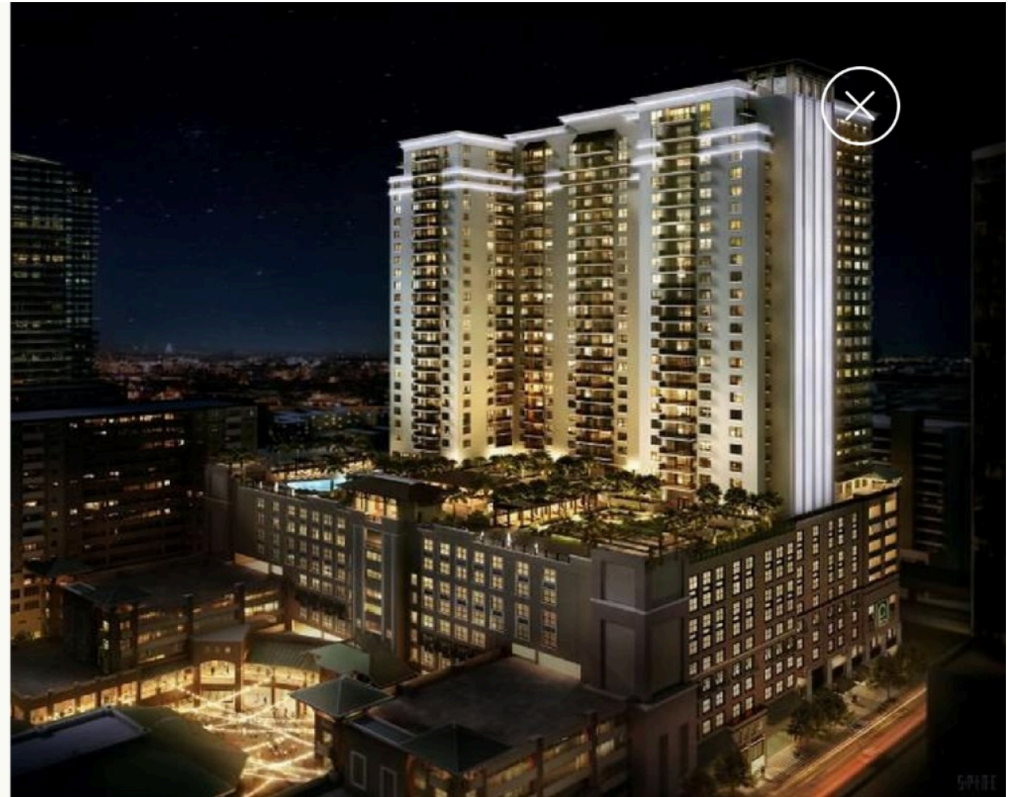
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**NINE AT MARY BRICKELL VILLAGE**  
Miami, FL | 390 Units



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## PARC PLACE MIAMI

Miami, FL | 234 Units





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**JOHN HANCOCK CENTER**  
Chicago, IL | Commercial



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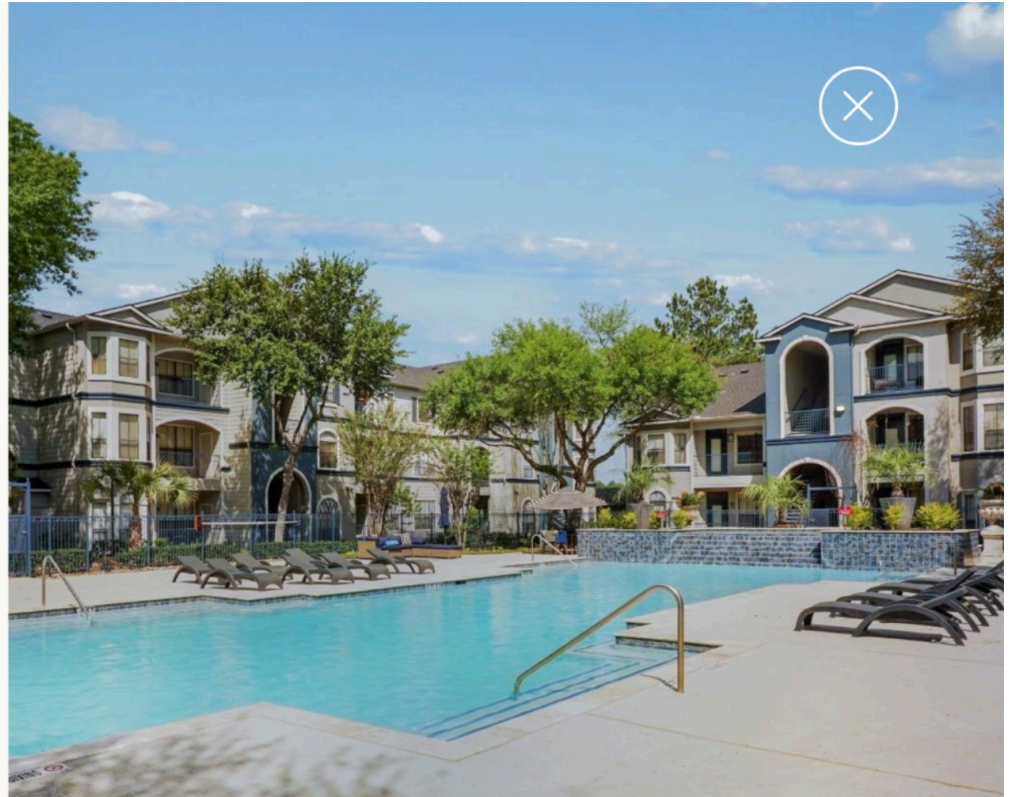
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## PARAMOUNT AT KINGWOOD

Kingwood, TX | 372 Units





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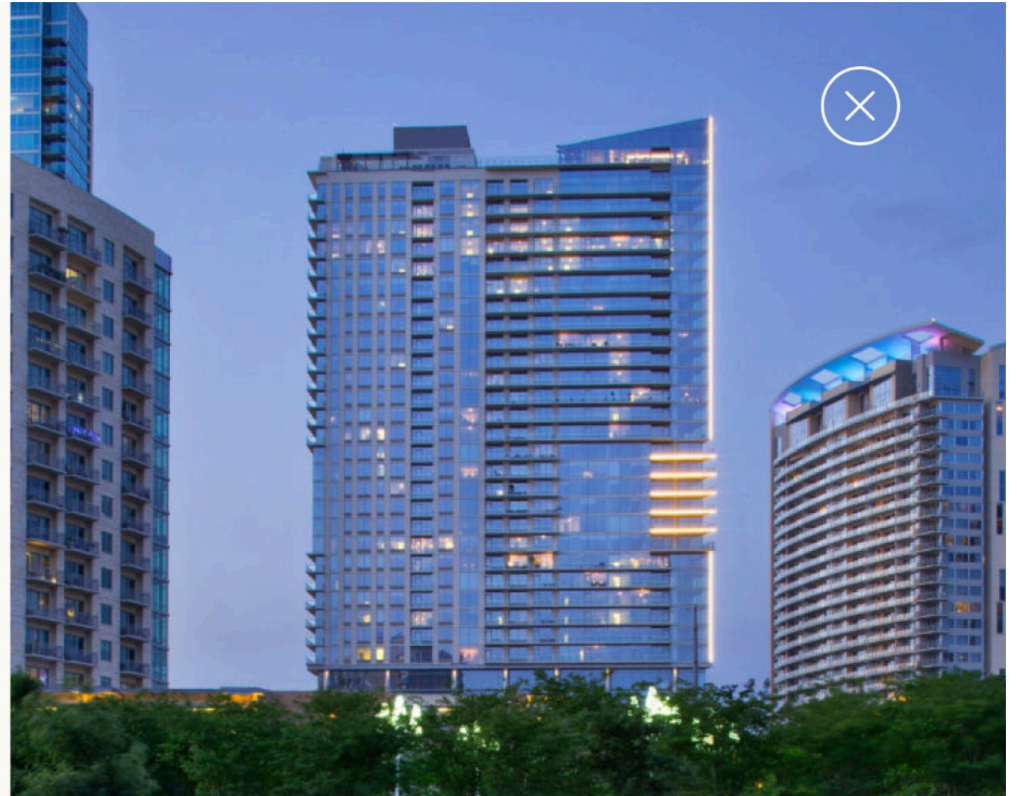
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**THE BOWIE**  
Austin, TX | 358 Units



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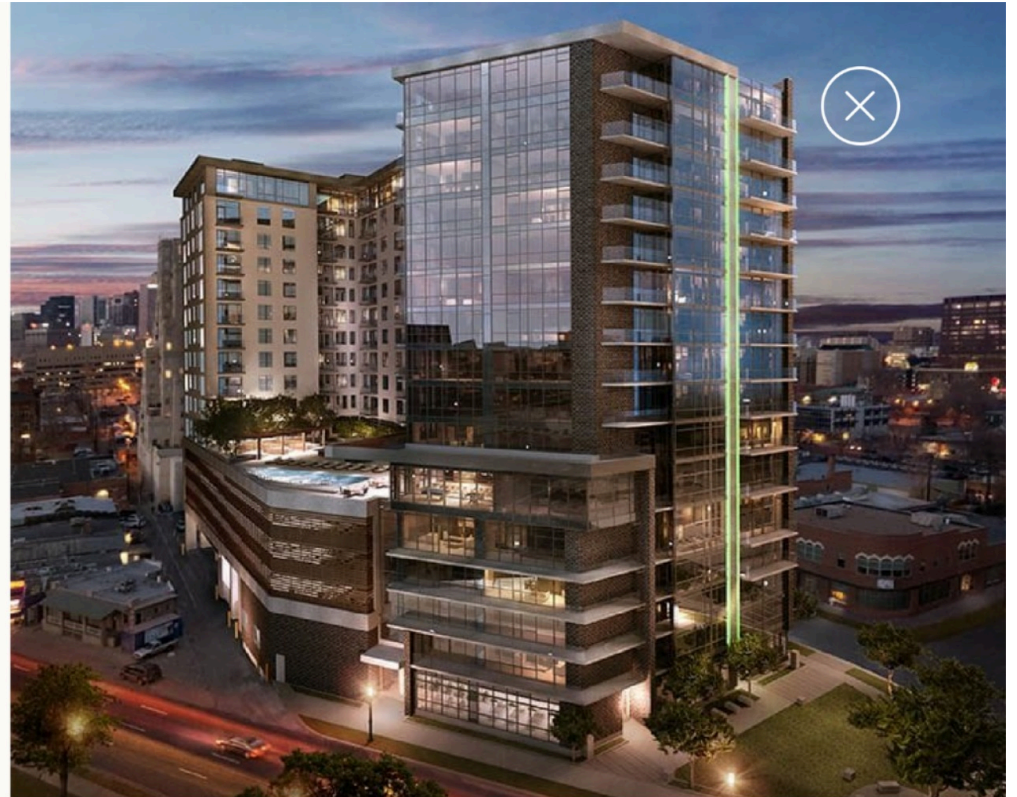
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**JOULE**

Denver, CO | 224 Units





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**THE JOSEPHINE**  
San Antonio, TX | 264 Units



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**Nichols Architects** - Renowned South Florida Architect with \$5 billion in projects, teamed with Specializing in a wide range of 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.



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HILLARY  
DESIGN LITTLEJOHN  
STUDIO

**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.

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## COMPASS DEVELOPMENT MARKETING GROUP

From project inception to building sellout, **Compass Development Marketing Group** 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 to our clients. The company offers a comprehensive range of developer services, including research and analysis, planning and design, and marketing and sales for luxury real estate. With nationwide representation in over 250 Compass offices, Compass Development Marketing Group empowers residential developers with an unparalleled sales footprint in the United States.



# LOCATION

Welcome to Aileron, where ownership is within reach. Perched 17 stories high, the perfect blend of small-town charm and big-city excitement. Explore the vibrant social scene, delicious dining experiences, and thrilling outdoor activities just moments from your doorstep. Welcome home to Aileron, where every moment is an invitation to live life to the fullest.

DANIA BEACH

DANIA POINTE

POINTS OF INTEREST



# DANIA BEACH

Dania Beach, FL, nestled along the southeastern coast of Florida, exudes a quaint charm fused with modern allure. With its pristine beaches, vibrant boardwalk, and diverse cultural scene, Dania Beach offers a perfect blend of relaxation and excitement. Visitors can soak up the sun on its sandy shores, indulge in fresh seafood at waterfront eateries, or explore the historic district's boutiques and art galleries.

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# DANIA POINTE

Discover a community of good vibes where families and friends gather to live their best life, featuring the best shopping and dining near Fort Lauderdale, Hollywood, and Dania Beach! Explore new styles with a wide selection of stores like Anthropologie, Urban Outfitters, American Eagle, Aerie, OFFLINE by Aerie, Sugarboo & Co and Tommy Bahama to suit your every taste.

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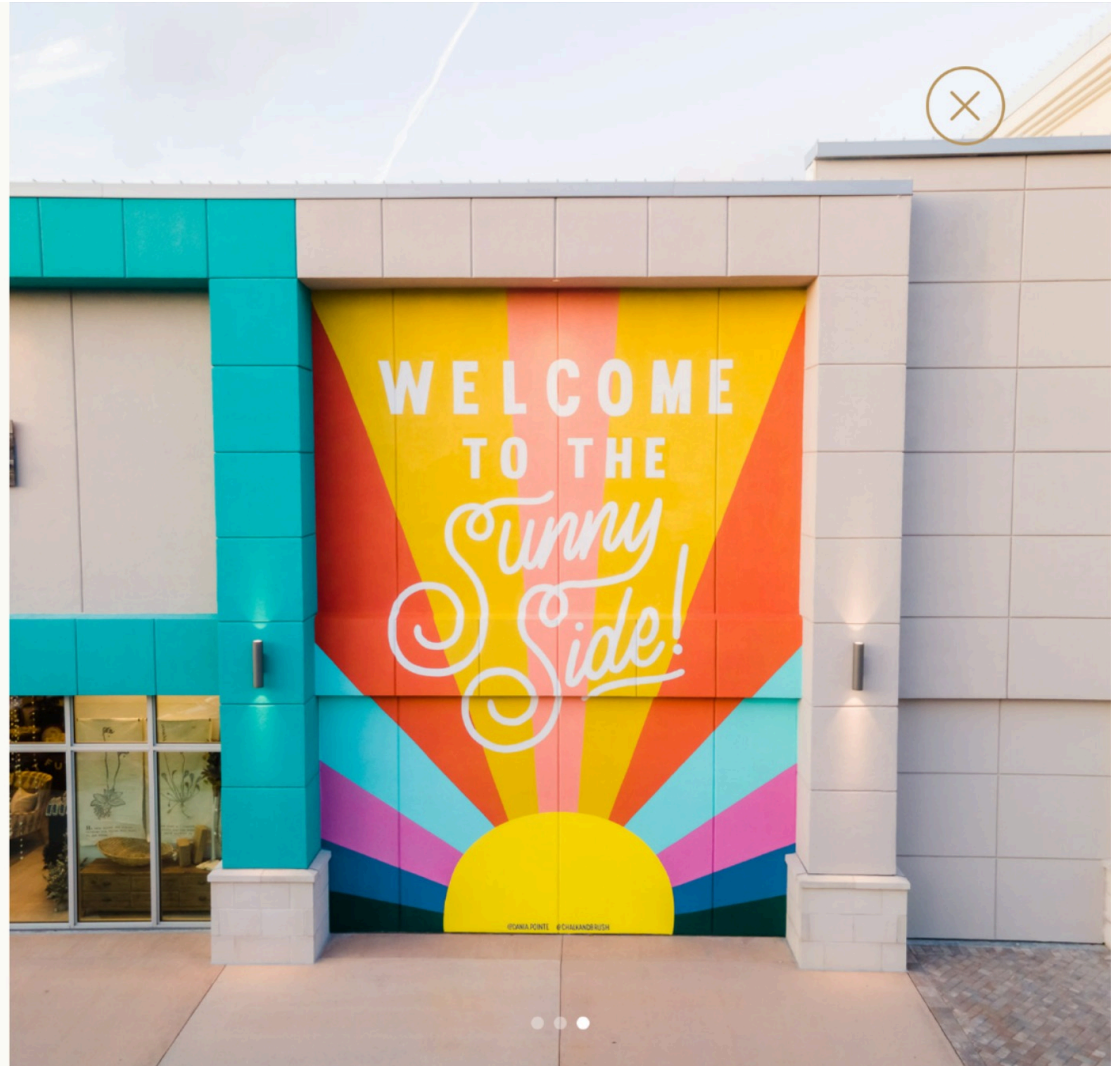
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[DANIA BEACH](#)[DANIA POINTE](#)[POINTS OF INTEREST](#)

# THE BUILDING

Nestled on 5 waterfront acres in Dania Beach, Florida, Aileron Residences offers 380 residences on 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.

[VIEW EXTERIORS](#)[RESIDENCE VIEWS](#)





EXTERIOR

# AMENITIES

Explore our extensive selection of amenities. With over 50,000 square feet of amenities, there is something for everyone.

[VIEW AMENITIES](#)







# AMENITIES



## GROUND

- 14,000 SF Waterfront Boardwalk
- 12 Boat Slips & Electric Boat Rentals - Paddle Board + Kayak Drops
- Tiki Bar Access
- 20,000 SF Public Park

## RESIDENTIAL AMENITY DECK 5TH FLOOR

- Residential Amenity Deck 5th Floor
- East Side Recreational Pool
- West Side Tranquility Pool
- 900 SF Tech-Centric Co-Working Pods
- 700 SF Resident Pool House
- 2,200 SF Lanai Lounge & Food Prep Area for Catering or Wine Tasting
- 800 SF Yoga, Pilates, and Infrared Studios
- 2,000 SF Wellness & Fitness Center
- EV Charging & Bike Storage
- Resident Smart Package Room  
Rooftop sunset and lounge viewing, enjoy water views and air activity of the neighboring airport true to the aviation spirit of the building

# RESIDENCES

Step into your sanctuary. Aileron's contemporary interiors are illuminated by floor-to-ceiling windows, inviting the warmth of natural light to embrace every corner. Luxurious finishes fuse with state-of-the-art appliances to create your modern oasis.

[VIEW RESIDENCES](#)[VIEW FLOORPLANS](#)





RESIDENCES

# FLOORPLANS

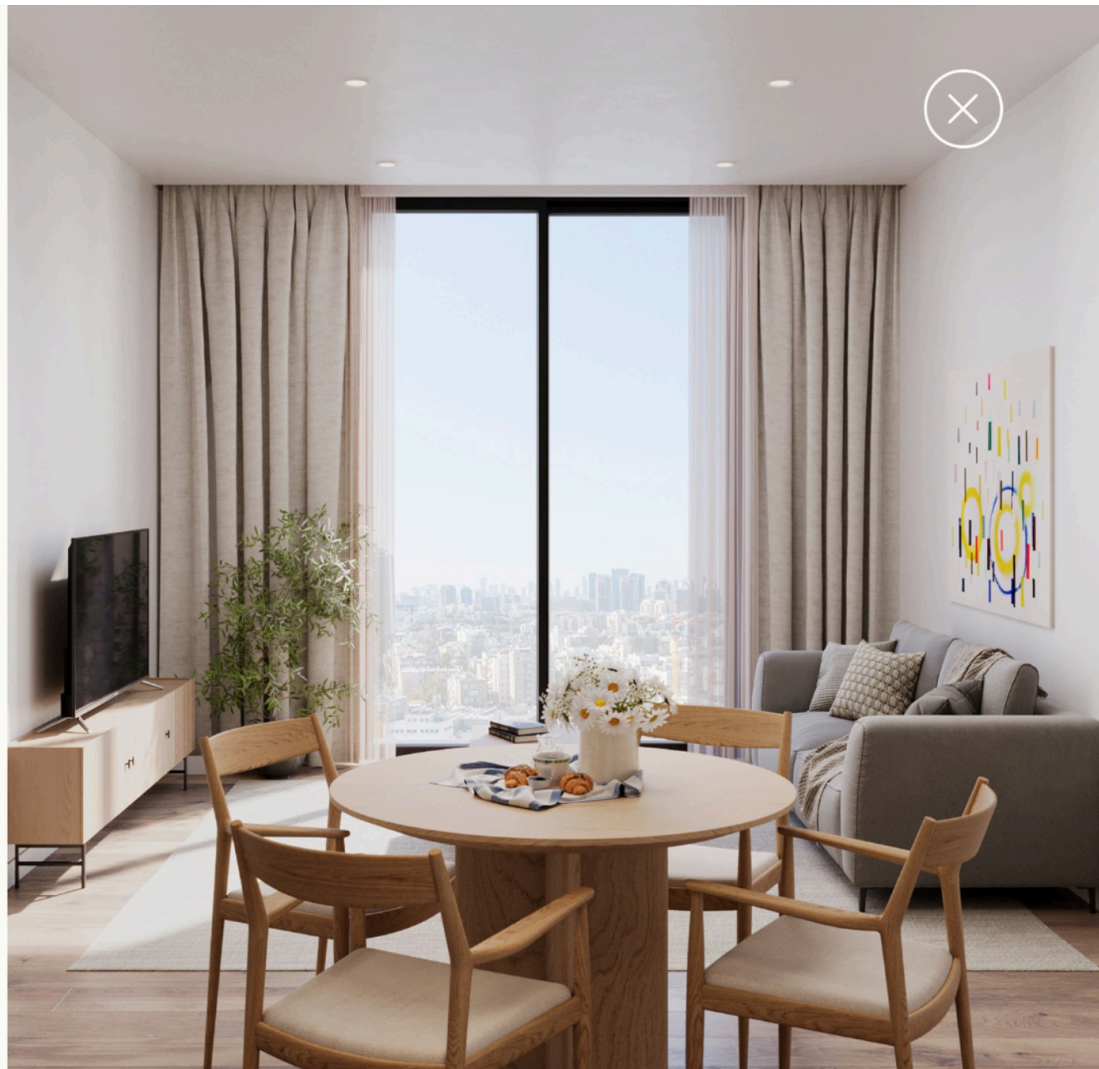
STUDIO

1 BEDROOM

1 BEDROOM +

2 BEDROOM

2 BEDROOM +





# PRICING & ESTIMATED TIMELINE

**STARTING FROM \$500,000**

## ESTIMATED TIMELINE

Sales Center Opening Q3 2024  
Groundbreaking Q2 2025  
Completion Q4 2027 - 32 Month Construction

## CONTRACT DEPOSIT STRUCTURE

10% at Contract  
20% at Driving of Pilings  
10% at Topping Off  
Balance at Closing







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[VIEW EXTERIORS](#)

[RESIDENCE VIEWS](#)





HOME

THE TEAM

LOCATION

THE BUILDING

AMENITIES

RESIDENCES

PRICING





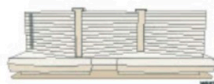
# MANGROVE

MI610\* | MI710

## Studio 1 bathroom

442 SQ FT / 41 SQ M INTERIOR

\*Only MI610 has the Juliet Balcony



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**LYND LIVING**  
KCH 11-10181

COMPASS  
DEVELOPMENT  
MARKETING  
GROUP



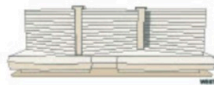
# SEAGRAPE

S606 | S706\* | S806

1 bedroom  
1 bathroom

771 SQ FT / 71.6 SQ M INTERIOR

\*Only S706 has the Juliet Balcony



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MARKETING  
545017



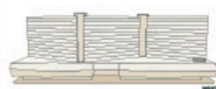


# SEAGRAPE

## S510

1 bedroom + den  
1 bathroom

1,006 SQ FT / 93.5 SQ M INTERIOR  
800 SQ FT / 74 SQ M EXTERIOR  
1,806 SQ FT / 167.8 SQ M TOTAL



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KORAL IS 10181

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64607

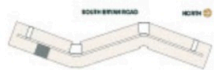


# SEAGRAPE

S703 | S1003 | S1403 | S1703

2 bedroom  
2 bathroom

1,061 SQ FT / 98.5 SQ M INTERIOR  
170 SQ FT / 15.7 SQ M EXTERIOR  
1,231 SQ FT / 114.3 SQ M TOTAL



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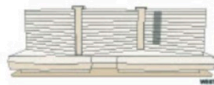


# MANGROVE

M904 | M1204 | M1604

2 bedroom + den  
2.5 bathrooms

1,180 SQ FT / 109.6 SQ M INTERIOR  
118 SQ FT / 11 SQ M EXTERIOR  
1,299 SQ FT / 120.6 SQ M TOTAL



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