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The New Heart of Aventura

## A Curated Mixed-Use Destination in Aventura

Central Aventura is a thoughtfully designed mixed-use destination located in the heart of Aventura, created to bring together luxury dining, lifestyle experiences, medical services, and high-end offices in one cohesive environment. The project features a carefully curated collection of upscale restaurants, cafés, and dessert concepts including coffee shops and ice cream boutiques designed to offer variety, quality, and a vibrant day-to-night experience. Central Aventura also includes medical office space tailored for pediatric care, general medicine, wellness providers, and specialized practices, offering patients and professionals a modern, accessible, and refined setting. Complementing the retail and medical components are luxury private offices, designed for professionals and businesses seeking an elevated work environment with direct access to amenities and services. To complete the experience, Central Aventura integrates fitness and wellness concepts, including boutique gyms and studios such as pilates, yoga, and cross-training, creating a destination that supports health, balance, and everyday life. With a balanced and intentional tenant mix, Central Aventura is designed to serve the Aventura community with a diverse selection of dining, services, and lifestyle offerings all within a single, connected destination.



### Built by JAXI Builders

Central Aventura is constructed by JAXI Builders, Inc., a leading general contractor based in Doral, Florida with more than three decades of experience delivering high-quality construction across South Florida. Known for their commitment to excellence from “foundation to finish,” JAXI Builders has a proven track record in mixed-use, multifamily, commercial, and hospitality projects—ranging from urban residences and retail spaces to large-scale community developments and healthcare facilities. Their portfolio includes notable projects such as modern mixed-use buildings in Miami and Fort Lauderdale, luxury residential complexes, and strategically designed structures that contribute to vibrant, walkable neighborhoods throughout the region. With rigorous standards for quality, safety, and on-time delivery, JAXI Builders brings the same level of precision and professionalism to Central Aventura, ensuring it stands as a lasting landmark in Aventura’s built environment.

## ELJA Developers

ELJA Developers is a real estate development company with over 20 years of experience delivering successful mixed-use, residential, office, and retail projects across Mexico and the United States.

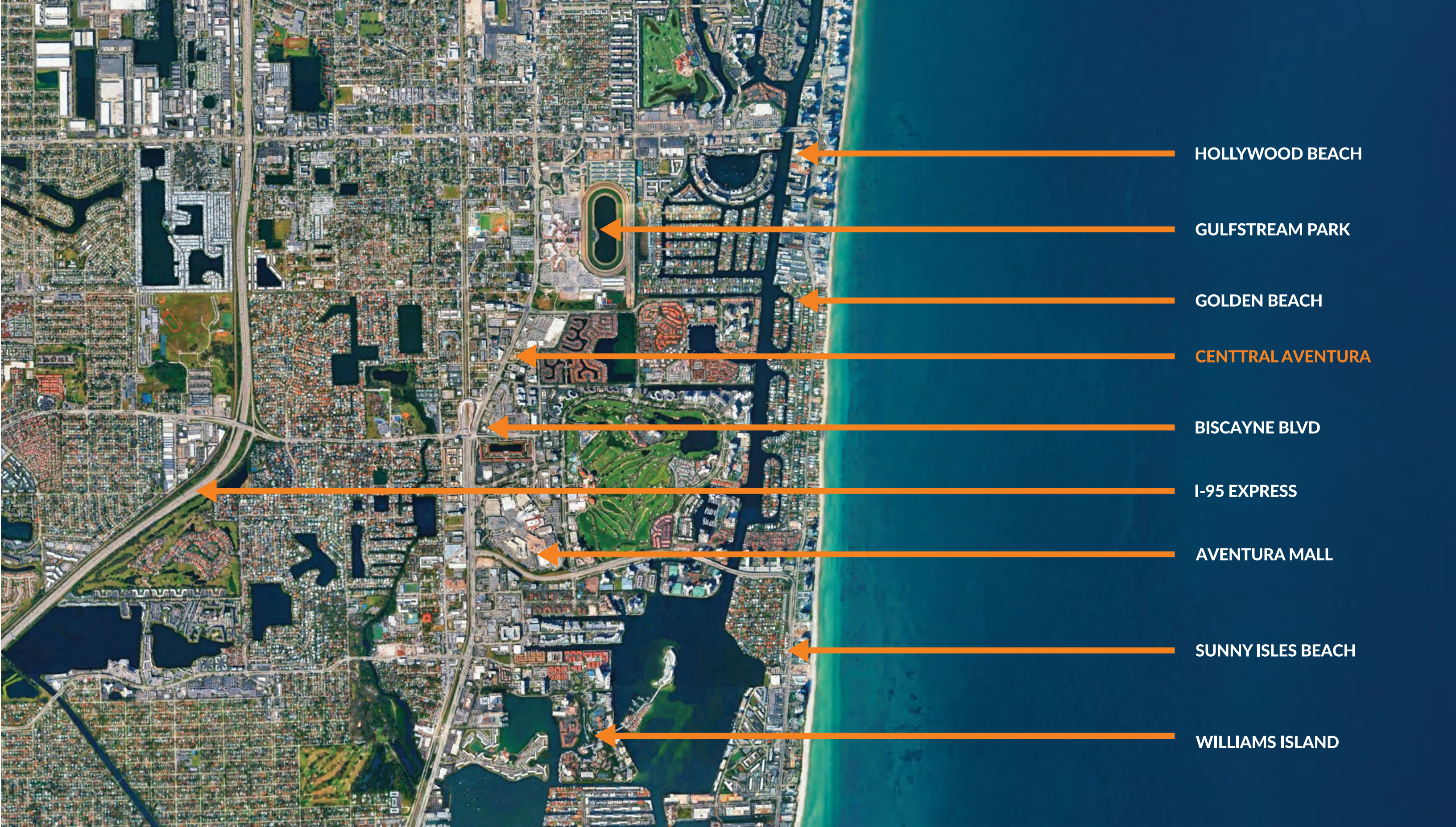
Our strength lies in understanding how people live, work, and interact in today’s evolving urban environments. We develop projects that respond to current market trends, consumer behavior, and long-term growth dynamics.

In retail and mixed-use developments, we specialize in creating the right tenant mix — carefully balancing complementary concepts, dining, services, and experiential components to ensure commercial vitality and sustained performance. Our strategic approach maximizes foot traffic, strengthens tenant success, and enhances long-term asset value.

### Architecture by Javier Font

Central Aventura’s architecture is led by Javier Font, Principal at the award-winning firm Behar Font & Partners, P.A., bringing more than three decades of design excellence to the project. With a distinguished portfolio of mixed-use, retail, residential, and urban developments across Miami and South Florida, Javier’s work reflects a commitment to thoughtful planning, refined proportions, and contextual modernity that responds to both environment and community. His experience shaping notable projects throughout Florida ensures that Central Aventura embodies a sophisticated architectural vision that is both functional and iconic—elevating the everyday experience for tenants, visitors, and the broader Aventura region.





HOLLYWOOD BEACH

GULFSTREAM PARK

GOLDEN BEACH

CENTRAL AVENTURA

BISCAYNE BLVD

I-95 EXPRESS

AVENTURA MALL

SUNNY ISLES BEACH

WILLIAMS ISLAND



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TURNBERRY

JW MARRIOTT

AVENTURA MALL

AVENTURA PARKSQUARE

aloft  
A VISION OF W HOTELS

NORDSTROM rack

ULTA BEAUTY

BEST BUY

WHOLE FOODS MARKET

BISCAYNE BLVD (+53,000 VPD)

Aventura Hospital and Medical Center

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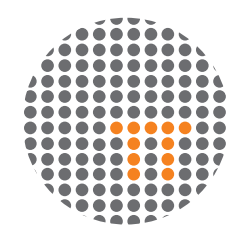


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