

ATLANTICA

AT DANIA BEACH

Why Invest in Atlantica?

- **Condo conversion project:** Atlantica is a newly built condominium and the only one under 10 years old in Dania Beach, making it a prime location with strong rental demand.
- **Prime location:** Dania, Florida is transforming rapidly with a proximity to casinos, beaches, Marinas, malls, golf clubs and airports making it a prime investment spot.
- **Immediate Returns:** Property values in areas like Hollywood and Dania are on the rise. Investing in Atlantica Residences now offers the opportunity to benefit from an 8% projected appreciation and potentially high returns in the future.
- **Affordable Luxury:** With units priced from the \$500K's to \$750K, Atlantica offers an affordable entry into the luxury real estate market.



About Atlantica

- 1, 2 & 2 + den bedroom Residences
- Ready to move-in
- Pool
- State of the art fitness center
- Dog Park.

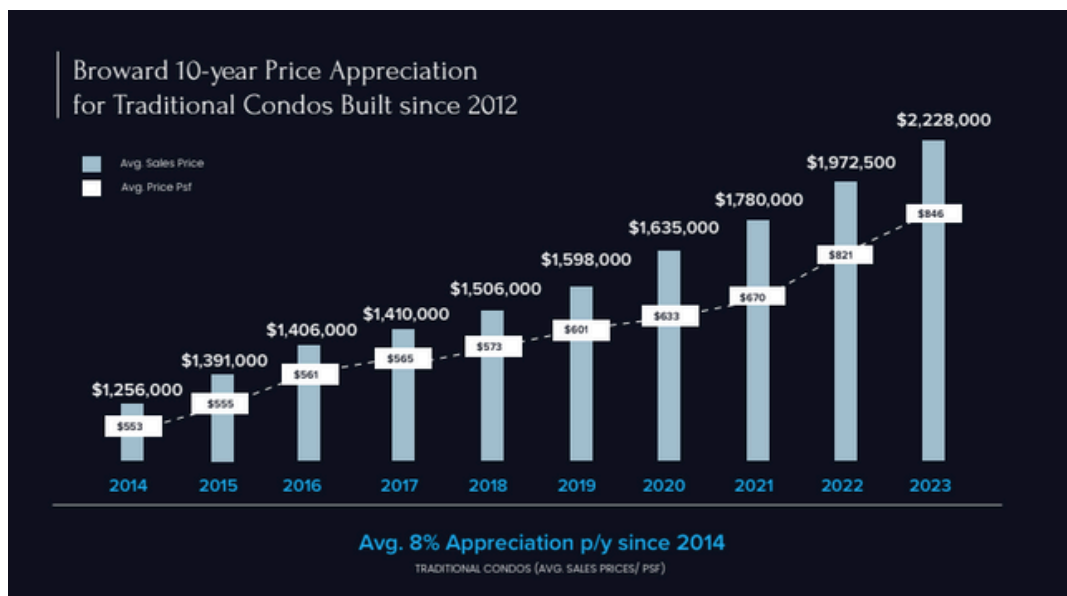


Active condo listing in Dania Beach under 10 years old



Why Dania?

- **Beach Proximity:** Two miles away from Dania Beach.
- **Airport Proximity:** Fort Lauderdale International Airport (FLL) is approximately six minutes away and Miami International airport is thirty minutes way.
- **Golf Courses Proximity:** Two golf courses aproximately fifteen minutes away.
- **Malls:** Dania Pointe Mall is five minutes away and aventura mall is twenty four minutes away.
- **Casinos Proximity:** three casinos within a 6-mile radius
- **Marinas:** two marinas within a 3-mile radius.
- **Appreciation Rate:** Broward's real estate market has seen an **8%** annual appreciation trend in the last ten years.
- **Scarcity Appreciation:** There are 0 active condo listings in Dania Beach under 10 years old. Atlantica is the first one



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