



Urban by Nature

A NEW RESIDENTIAL DEVELOPMENT IN THE HEART OF HALLANDALE BEACH.



SEVEN PARK

is more than a building—it's a signal of what's next.

Across from a \$30 million green space and minutes from everywhere that matters, it's the new pulse of Hallandale's creative and residential revival. Designed for contemporary adults who want lifestyle, flexibility, and smart ownership—it's modern living made greener.

This is city living with outdoor soul. A community that values space, flow, and cultural energy. A new landmark for a city that's finally stepping into its potential.

Seven Park is urban by nature—and built for the way we want to live next.



SEVEN PARK



VISIONARY TEAM

SALES: Fortune Development Sales

DEVELOPER: Kadima Developers

ARCHITECT: SKLARchitecture

INTERIORS AND DESIGN: Addison House

MARKETING & BRANDING: TAMZ

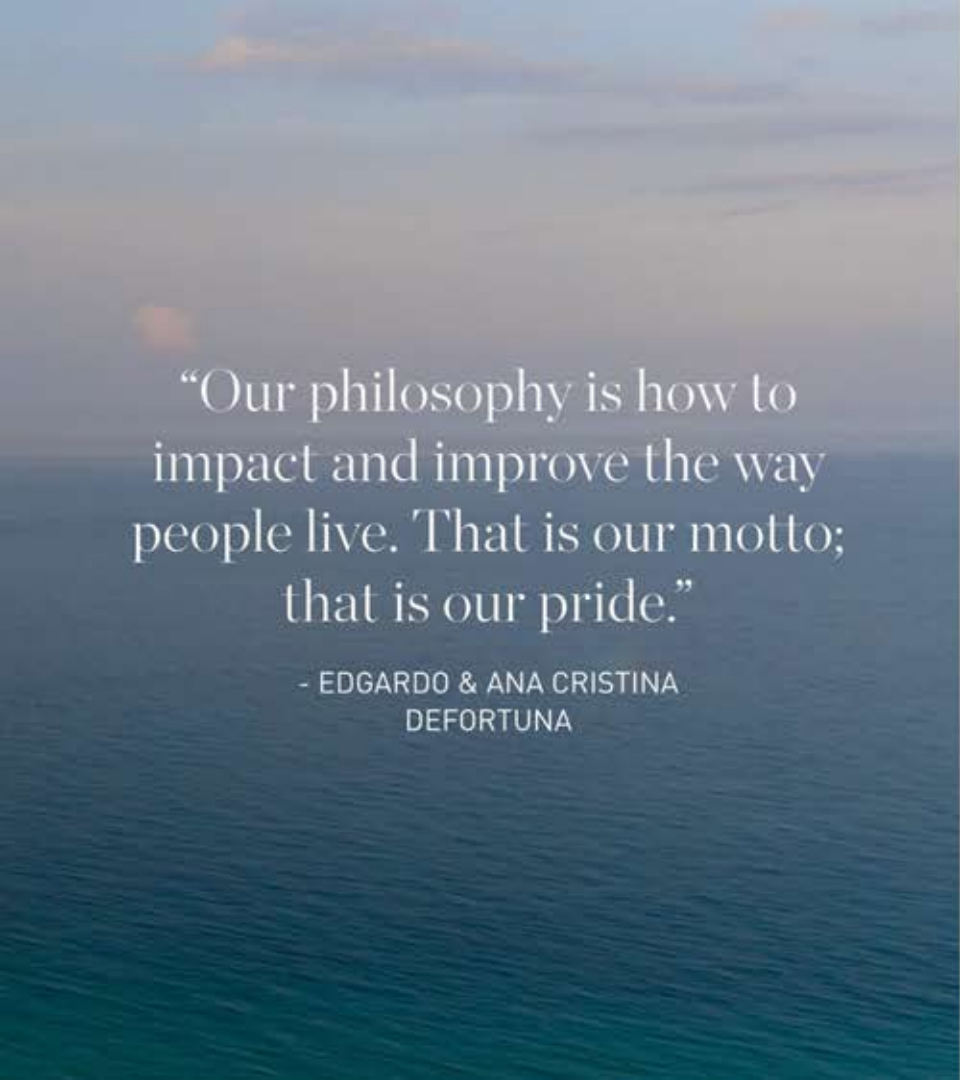


KADIMA

Transforming communities through innovation and visionary design.

At Kadima Developers, we are shaping the future of cities with residential, commercial, and mixed-use projects that elevate communities, drive economic growth, and redefine the urban landscape.

We aim not only to build but to generate long-term value for our investors, clients, and communities, integrating design, sustainability, and functionality into every project.



“Our philosophy is how to
impact and improve the way
people live. That is our motto;
that is our pride.”

- EDGARDO & ANA CRISTINA
DEFORTUNA

FORTUNE

Fortune International Group is the only privately owned real estate brand to artfully combine real estate development, sales and marketing representation, and brokerage services in South Florida.

Esteemed within the real estate development industry for an unwavering commitment to impeccable quality and craftsmanship, Fortune International Group raises design and engineering standards with each new building they deliver.

Guided by insightful leadership, an exceptional in-house team, and more than forty years of experience shaping South Florida's luxury real estate landscape, Fortune has become highly regarded for its boundary-pushing, expert approach.



SKLARchitecture

SKLARchitecture is a 10-person progressive architectural firm licensed in Florida which is made up of architects and designers who are committed to designing high impact spaces that remain in the memory of the users.

Our designers have worked on a variety of projects both in the United States and the Caribbean, ranging from public work to private and commercial projects.

Some of our satisfied clients include demanding groups such as: The United States Government, City of Hollywood, Forest Travel Headquarters, Miami Children's Hospital, Dade-County Public Schools, National Parkinson's Foundation, Fuddruckers, and The Original Pancake House.



Seven Park is the new cultural and lifestyle anchor of Hallandale Beach—designed for modern adults seeking movement, balance, value, and vibe.



Closer to Calm. Connected to Everything.

Welcome to Seven Park

WHERE YOUR SANCTUARY MEETS THE CITY.

Nestled in Hallandale, you're minutes from Miami's energy, but miles from its chaos. From sunrise yoga to sunset cocktails, you're always at peace, and always plugged in.

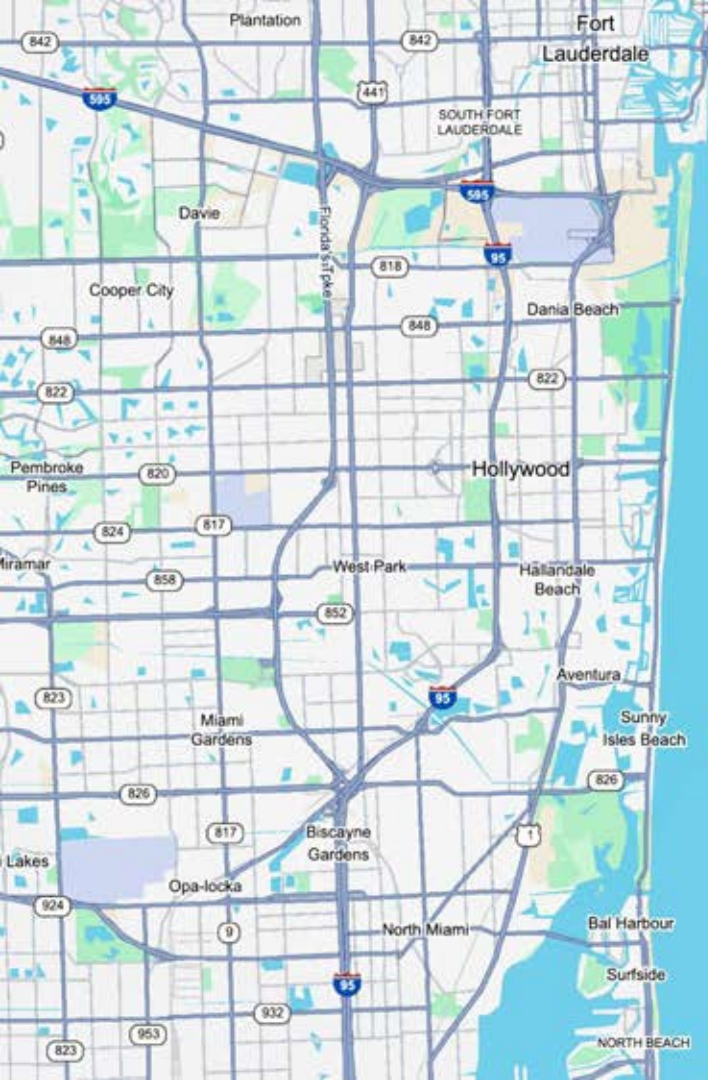


Seconds from the Scene

"At Seven Park, your mornings are quiet, your Wi-Fi's strong, and your weekends? Anywhere you want. Whether it's the pulse of Aventura or the peace of the Atlantic, it's all within reach. This is balance, by design."



This is Hallandale Beach, reimagined.



Seven Park redefines urban living with a fresh take on what it means to live well. Rooted in walkability, outdoor connection, and cultural energy, it offers a flexible lifestyle at an unmatched value—just steps from Aventura, the beach, and the new Brightline.

Project map coming soon.



"This isn't the other side.
It's the better side."



THE BUILDING

- Designed as a flexible vacation home or permanent resident
- Flexible rental
- Scooter, electric bike, and water sports storage center
- Intelligent connected building,
- Keypad entry for all residents
- Electric vehicle charging stations
- Ground floor retail space.
- Limited private storage available for sale
- Pet friendly
- Lushly landscaped to flow with park like setting
- Gold Leed certified Green Building



THE RESIDENCE

- Spacious open-concept layouts with 10FT ceilings & oversized balconies
- Open, light-filled layouts- Wood inlay floors
- Floor-to-ceiling glass windows
- Generous floor plans designed with ample storage space
- Walk-in closets in primary bedrooms
- Curated designer packages by Addison house available
- In-unit washer and dryer (except Studio)
- Programmable thermostats
- Owners closets in select residences**



KITCHENS

- Italian modern cabinetry
- Luxury European panel ready built-in appliances by Bosch
- Waterfall Italian one piece Quartz countertops
- Branded Brass Faucets & Fixtures

BATHROOMS

- Frameless glass walk-in showers
- Italian porcelain flooring
- Italian porcelain one-piece countertops
- Branded Brass Faucets & Fixtures & Accessories



THE AMENITIES

- Included Resident & Visitors Parking
- Large game room off the pool deck with game tables, theatre screen, wet bar, and cozy sofa sets
- Clean edge pool and 2x hot tubs
- Private cabanas, chaises, and a summer kitchen
- Residents Content creation room
- Residents Lounge & Party Room
- Media room with large screen
- Residents communal & private BBQ stations
- Wellness center with Steam showers, Sauna and cold plunges
- State of the art 3,000 s.f Fitness Center
- Personal Training, meditation & Yoga on demand**
- Outdoor-lawn; Ping pong tables & large sand box
- Co-working space with private conference room



7 Reasons why...



1. LOCATION

- Close to everything. Designed for more.
- Across from Hallandale's new \$30M park
- Minutes from Aventura, the beach, and nightlife
- Access to Brightline transit (Miami, FLL, Orlando and beyond)



2. COMPETITIVE PRICING

- Design and value, no compromise.
- Priced below Aventura and surrounding markets
- Premium finishes, modern layouts, smart investment timing
- Value built-in before the neighborhood transformation



3. FLEXIBILITY

- Your space. Your terms.
- Tailored for both short-term and long-term living
- Smart ownership models and payment plans
- Built for residents, investors, and everything in between



4. AMENITIES

- 25,000 sq. ft. of lifestyle energy.
- Resort-style pool deck, cabanas, pickleball courts
- Outdoor lounge zones and creative co-working
- Designed for community, creativity, and connection



5. OPPORTUNITY

- Get in before the skyline changes.
- Hallandale is next—Seven Park leads the movement
- Be part of the new cultural and residential core
- This is the ground floor of the city's next evolution



6. SERVICES

- Green living meets everyday ease.
- On-site scooters, bikes, and golf carts
- Programming that enhances lifestyle and movement
- Designed for walkability, sustainability, and flow



7. TEAM

- Visionaries who know how to build it.
- Kadima: rooted in Hallandale, proven in South Florida
- Sales by Fortune, branding by TAMZ
- World-class interiors by Mia Cucina
- A team aligned to build smarter, not just taller



PROJECT PAYMENT DETAILS

10% reservation

10% at contract estimated

10% at groundbreaking OCT 2025

10% on the 4th Floor pour

10% at top off

Total deposit: 50%

Remaining 50% due at closing (Q1- 2027)

HOA: \$1.20 per sf



ADDITIONAL CONVENIENCES FOR SALE

Residence turn FF&E package ready
\$25,000, \$35,000, \$40,000 (TBD pending Addison House)

Parking Spaces \$25,000

Mini Storages TBD Pricing

Large Storages TBD Pricing



TONE FOR SALES TEAM

Forward but grounded – we speak with vision & presence

Minimal but meaningful – say more with less

Rooted in lifestyle – not just what it is, but what it feels like

Real, not rigid – confident, clear, and casually elevated

Sustainably sharp – green with taste, not guilt



BUYER PERSONA SNAPSHOT

Modern professionals, young adults, value investors

MINDSET

"I want beauty and balance. I want to invest wisely, live better, and breathe easier."

WHAT THEY SEEK

Lower density luxury

Fast access to nightlife and retail

Nature without compromise

Smart pricing and future value