



ONE

Residences Collection



Eduardo Caballero



Abel Ramirez



Adriana Hoyos

ONE great team

Lead by Eduardo Caballero and Abel Ramirez, JAXI CMD is the development team and JAXI Builders is the General Contractor behind ONE. With over 36 years of development expertise, JAXI has long been known for their vision and contemporary design. Named as one of South Florida's Top 25 Builders/Developers, and South Florida Business Journal's Top 20 Builders/Developers of 2022, JAXI consistently demonstrates an uncompromising commitment to its homeowners of yesterday, today and tomorrow.

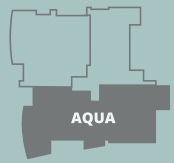


Building the finest homes at a fair price, JAXI delivers the ultimate in craftsmanship wrapped within superior customer service. Adriana Hoyos Design Studio is the team behind the design inspiration of the interiors, while world-renowned architects Behar & Font is providing the architectural expertise for the project.









TOTAL UNDER A/C
2391 SQF - 222.13 M²

BALCONY AREA
436 SQF - 40.50 M²

TOTAL AREA
2827 SQF - 262.64 M²

ONE

AQUA

3RD THRU 18TH



TOTAL UNDER A/C	ONE
1555 SQF - 144.46 M ²	
BALCONY AREA	BEACH
311 SQF - 28.89 M ²	
TOTAL AREA	8TH THRU 18TH
1866 SQF - 173.36 M ²	



TOTAL UNDER A/C
1555 SQF - 144.46 M²

BALCONY AREA
311 SQF - 28.89 M²

TOTAL AREA
1866 SQF - 173.36 M²

ONE

CASCADE

3RD THRU 7TH



ONE of a kind

And just a short stroll from historic downtown Fort Myers is where you'll find ONE. An exclusive and private waterfront community of only 34 total condominiums units, offering 21 stories of pure luxury living in a picturesque setting along the river.

The two and three-bedroom condominiums range from over 1,500 sq. ft. to over 5,000 sq. ft. and offer features that include:

- Private entrance elevators
- Infinity edge pool
- Spacious owners' lounge
- Chef Inspired Cabana BBQ
- Private owners' club room
- Convenient mail and parcel station
- Concierge Services
- Wifi all Across Amenities



Riverfront wellness center



Riverside beach area



Hotwater Central Boiler



Kayak ramp & storage



EV Charging Stations



Smart HVAC Thermostat (Wi-fi)



Gas Cooktop
Convection Oven



Smart Lockset Entrance
Door (Wi-fi)



Pet grooming salon



Courtesy Riverfront Trolley



ONE
POOL DECK
& **GROUND FLOOR**



ONE in a million

Rich in history, including the winter residences of Thomas Edison and Henry Ford, Fort Myers is the epi-center of beautiful Southwest Florida, bordered by the glorious beaches of the Gulf of Mexico and home to the many shopping and dining destinations in the notable River District in downtown Fort Myers.

Today the city includes a vibrant, walkable downtown area where residents and visitors alike, live, work, shop, dine, dance and thrive.

Close proximity to Southwest Florida International Airport, numerous attractions and sporting venues, colleges and more, makes ONE, one in a million.

A quintessential area for outdoor activities, is surrounded by several golf courses, natural walking preserves with exuberant natural wildlife and vegetation; and famous coastal barrier Islands of Sanibel and Captiva. ONE overlooks the Intracoastal Waterway, offering magnificent Florida sunsets over the mile-wide Caloosahatchee River.





Sales Gallery: 2214 First St., Fort Myers, FL 33901
239-500-5294 Ext. 1 • OneFtMyers.com



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE/ADVERTISING AND THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. SQUARE FOOTAGE AND ROOM DIMENSIONS ARE APPROXIMATE AND SUBJECT TO CHANGE WITHOUT NOTICE. PRICES, SPECIFICATIONS, FEATURES, FINISHES AND AVAILABILITY SUBJECT TO CHANGE WITHOUT NOTICE.

