



# ONE

Exclusive Penthouse 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**  
3946 SQF - 366.6 M<sup>2</sup>

**BALCONY AREA**  
849 SQF - 78.8 M<sup>2</sup>

**TOTAL AREA**  
4795 SQF - 445.4 M<sup>2</sup>

**ONE**

**WAVE PH**  
**LEVEL 19<sup>TH</sup>**



**20TH LVL UNDER A/C**

2774 SQF - 257.8 M<sup>2</sup>

**BALCONY AREA**

2197 SQF - 204.1 M<sup>2</sup>

**TOTAL AREA**

4971 SQF - 461.9 M<sup>2</sup>

**ONE**

**DUPLEX PH  
LEVEL 20<sup>TH</sup>**

**COMBINED TOTAL UNDER A/C**

5381 SQF - 499.9 M<sup>2</sup>

**COMBINED TOTAL AREA**

8135 SQF - 755.7 M<sup>2</sup>





DUPLEX PH

**21<sup>ST</sup> FL UNDER A/C**  
 2607 SQF - 242.2 M<sup>2</sup>

**BALCONY AREA**  
 557 SQF - 51.7 M<sup>2</sup>

**TOTAL AREA**  
 3164 SQF - 293.9 M<sup>2</sup>

**ONE**

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**DUPLEX PH**

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**LEVEL 21<sup>ST</sup>**

**COMBINED TOTAL UNDER A/C** 5381 SQF - 499.9 M<sup>2</sup>  
**COMBINED TOTAL AREA** 8135 SQF - 755.7 M<sup>2</sup>







# 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 luxury penthouse condominiums range from over 3,900 sq. ft. to over 5,400 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**



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