
March 5, 2025

Construction Starts On Luxury Single-Family Development At 19438 N.E. 18th Ave., Miami, FL



Image from BH Group

BY: COLT DODD 7:00 AM ON MARCH 5, 2025

Two developers have broken ground on a luxury housing development in Miami-Dade County.

Greenview at Presidential Estates will transform the site of a former golf course into a single-family community featuring 103 homes. The four-bedroom to six-bedroom residences will measure 3,533 square feet to 4,677 square feet.

Each one will feature a private spa and swimming pool; select homes under the Lennar Next Gen banner will include separate entrances and a kitchenette “ideal for multi-generational families”, according to Lennar Corp. Conceptual renderings show that the homes sport a stucco exterior with low-hipped rooflines; some models come with optional stone finishings.



Renderings of one of the homes' kitchens. Image from BH Group

BH Group and Lennar Corp. have teamed up on the venture. They intend to finish the project by the end of this year—an eight-month turnaround. The South Florida-based firms acquired the 104-acre build site for \$17.5 million in summer 2024. At the time of publication, homes ranged from \$2.5 million to \$3.5 million.

Lennar has hit the ground running with residential developments in the Sunshine State. [Florida YIMBY](#) recently reported on the firm's intention to purchase an 18.2-acre property in Hialeah. The townhome development would offer 178 three-bedroom homes.

Greenview at Presidential Estates' address is listed as [19438 N.E. 18th Ave., Miami, FL, 33179](#), in Miami-Dade County. The community offers easy access to the Aventura Mall and is near a Brightline Train Station.