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BH Group and Lennar Begin Closings at Greenview at Presidential Estates, Transforming a Former Golf Course Near Aventura



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The developers behind Greenview at Presidential Estates — BH Group and Lennar Homes — have officially begun handing over keys to buyers, delivering on a long-awaited vision for upscale single-family living in Aventura. This milestone isn't just about new homes moving in — it's about reshaping the luxury housing landscape in a market starved for spacious, modern residences.

[Why Greenview Matters](#)

A rare supply infusion in a tight market

- Greenview sits on a massive 104-acre tract — the former golf course turned into the city's first large-scale, gated single-family community in over two decades. That addresses a glaring shortage of new single-family inventory in Aventura.

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- Each of the 103 homes is designed for high-end living: 3,500–5,000 sq ft, private pool/spa, and resort-style amenities, offering an appealing alternative to older, dated stock.

Upgrades, lifestyle, and location all in one

- Residents will enjoy walking and biking trails, a clubhouse, resort-style pool, fitness center, tot lot, guardhouse, and more — lifestyle features rare for newly built homes in Aventura.
- The location is a big win: minutes from Aventura Mall, major parks, transit via Brightline, and other amenities. That kind of convenience remains scarce in single-family style neighborhoods nearby.

[What's Driving the Demand](#)

Luxury-home demand remains strong across South Florida

- Recent reports show South Florida's high-end real estate market climbing, even amid broader economic uncertainty. For example, in Q2 2025, single-family homes and gated communities remained scarce — fueling demand for projects like Greenview.
- November-2025 data showed a 14% year-over-year increase in total residential sales volume across the tri-county region, with cash buyers and luxury transactions dominating much of that growth.

Aventura is becoming a magnet for new capital

- Industry commentary notes that Aventura's luxury real estate market is booming in 2025, driven by a mix of domestic and international buyers, constrained supply, and high demand for lifestyle-oriented homes.
- Single-family homes with privacy, size, and modern amenities are increasingly rare in this market — giving Greenview an edge over older comparable properties.

[From Golf Course to Gated Community — What That Transition Means](#)

Smart densification without sacrificing exclusivity

- Repurposing a large, under-utilized golf course into a gated single-family community delivers scale and exclusivity — something rare in South Florida, especially near Aventura/Miami.
- This transformation reflects a broader regional trend: converting open land into modern housing to meet demand from inbound domestic and global wealth.

Modern builds out-competing legacy homes

- New construction — especially with luxury features, modern layouts, and resort-style amenities — is increasingly preferred over older homes that often can't compete on design or infrastructure.

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- For investors and landlords, that trend warns that older single-family homes (without updates) may struggle to hold value or attract premium buyers/tenants as more modern alternatives emerge.

What This Means for Investors & Landlords

- **Potential for appreciation:** With demand high and supply still tight, Greenview homes could see healthy value growth, especially given Aventura's rising luxury profile.
- **Rent-up potential:** For investors who buy but don't occupy, these homes could attract high-income renters seeking spacious, amenity-rich living — but scarcity may keep absorption slow.
- **Older competition gets riskier:** Owners of legacy single-family homes in Aventura or nearby areas should evaluate whether upgrades are needed to remain competitive.

A New Moment for Aventura

The handover of Greenview at Presidential Estates signals more than the start of a new community — it reflects a pivotal moment for Aventura and South Florida's luxury single-family market. With modern space, high-end amenities, and a location few developments can match, Greenview is poised to set a new standard for investor appeal and homeowner demand