



Unit 109 has sold; Units 101-108 remain available. Units 101-103 and the ground-floor commercial space (pictured above) are currently under construction. Units 104-109, the completed rear building, are shown on the reverse.

Renderings, floor plans, dimensions, features, and pricing are for illustrative purposes only and are subject to change without notice.

Swell House Collective

Eight Luxury Townhome-Style Condominiums

1907 CYPRESS AVENUE • VIRGINIA BEACH, VA 23451

\$5,600,000
FULL PORTFOLIO

\$700,000
PER UNIT

6.5%
CAP RATE (PRO FORMA)



3 BEDROOMS
3.5 BATHS



PRIVATE
ONE-CAR GARAGE



PRIVATE
ROOFTOP DECK



APPROVED FOR
SHORT-TERM RENTAL

Steps from the Virginia Beach Oceanfront in the heart of the ViBe Creative District, Swell House Collective places every resident minutes from Atlantic Park, the Wavegarden surf lagoon, the Virginia Beach Convention Center, and the Sports Center — with restaurants, breweries, art studios, and year-round events just outside the door.



THE VIBE CREATIVE DISTRICT

Just minutes on foot from Atlantic Park and the Wavegarden surf lagoon — Virginia Beach's premier oceanfront entertainment district.

REAR BUILDING — UNITS 104-109 (COMPLETE)



The rear townhome building is complete and move-in ready — six 3-bedroom, 3.5-bath residences with private one-car garages and rooftop terraces.

SITE PLAN — UNITS 101-109

Units 104-109 complete · Commercial space, two apartments, and Units 101-103 under construction



FLOOR PLAN



ENTRY LEVEL



MAIN LEVEL



OWNER'S LEVEL



ROOFTOP TERRACE

WHY SWELL HOUSE COLLECTIVE

- ✓ Walking distance to the Virginia Beach Oceanfront
- ✓ Near the Virginia Beach Convention Center and Sports Center
- ✓ Available as a complete portfolio, individual units, or any combination of units
- ✓ Ground-floor commercial space with two additional short-term-rental-approved apartments available upon request
- ✓ Near Atlantic Park and the Wavegarden surf lagoon
- ✓ In the ViBe Creative District — restaurants, breweries, art studios, shops, farmers markets, concerts & festivals
- ✓ Ideal for 1031 exchange buyers