

14

RIVER DISTRICT

M I A M I



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Purchaser's Guide



River District 14 offers owners a true turnkey experience with its beautifully designed, studios, one-bedroom, two-bedroom and walk-up condominium residences. Each residence is provided a parking space.

River District 14 is perfectly situated in the heart of Miami. A short distance from all the major transportation hubs including Miami International Airport, Port of Miami, and the Brightline Train Station. The tower is located within walking distance of the exceptional shopping, entertainment, and dining experiences at River Landing, as well as, minutes from the UHealth Towers and Hospitals, one of the most celebrated and largest public health districts in the nation.

With over 20,000 square feet of amenities, River District 14 offers residents a resort-style pool with cabanas, two indoor pickleball courts, a recreation area, a state-of-the-art fitness center, a fully outfitted co-working floor, and so much more.

All residences will be move-in ready. Furniture packages are available for selection.



FEATURES



UNIT SIZES

Studio

520 SQ.FT.
(48 sq. m.)

1Bed / 1Bath

560 - 640 SQ.FT.
(52 - 59 sq. m.)

2Bed / 2Bath

865 - 915 SQ.FT.
(65 - 110 sq. m.)

Walkup

700-1130 SQ.FT.
(65 - 110 sq. m.)

RESIDENCE FEATURES

Fully furnished studios, 1-bedroom, 2-bedroom and walk-up residences

Gourmet kitchens featuring custom cabinetry

Stainless steel appliances, including refrigerator/freezer and dishwasher, cooktop, and microwave

Fully built-out closets

Rain showers in primary bathrooms and custom vanities

Contemporary lighting packages, including recessed lighting, dimmers, and lighting control

Approximately 9-foot ceilings

Stackable washer and dryer

Pre-wired for high-speed communication and data connection

Smart access using keyless entry

Furniture package available

One parking space included per residence









FEATURES

BUILDING FEATURES

- River District 14 is a new 16-story development featuring 283 beautifully designed turnkey condominium residences near the Miami River
- Located in the heart of Miami within a block and a half from the hustle and bustle of the shops, entertainment, and dining at River Landing. Nearby stores and shopping.
- River District 14 is two blocks walking distance from the University of Miami health campus (UHealth), and Jackson Memorial Hospitals, comprising one of the largest public health districts in the United States
- Easily accessible to all the major transportation hubs including Miami International Airport, Port of Miami, and the Brightline Train Station
- Take a leisurely stroll down the Miami River and dine at one of the many popular restaurants on the river.

Discover The Flexibility of Hosting

Valued at \$15.1B by the end of 2022, the US vacation rental industry is the most lucrative worldwide. Miami is considered one of the strongest tourist markets in the US with approximately 38.1M visitors annually. Miami's lucrative location, weather, and entertainment venues have made it one of the top three most profitable short term vacation rental market globally for hosts.

River District 14's proximity to one of the nation's largest public health district is key to attracting guests for your home sharing business. Not only will River District 14 provide a beautiful and serene atmosphere so that your guests will feel at home, but it offers ease of access to UM's slew of medical specialties, doctors, and hospitals. Guests will feel comfortable and right at home while visiting the health district for their medical procedures or exams.







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Amenties



Fully Furnished Residences

Ready to host and place on your short term rental platform.



Resort-style Pool & Cabanas

On a hot day, enjoy the outdoor patio area where you can swim or grill.



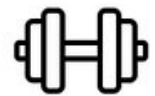
Spacious Co-Working Centers

Flex office spaces available to residents and guests.



Indoor Pickleball Courts

Two indoor pickleball courts available to residents and guests.



State of the Art Fitness Center

Stay fit and active with our fully equipped gym facility



Lounge Area

Spacious lounge and media area to meet friends and relax.



Shops & Restaurants

Short walk to River Landing mall and restaurants on the Miami River.



Parking Space

One parking space included in the purchase of your residence.





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Everything You Need In A 5 Mile Radius



Location

Poised on the edge of the nation's second-largest public health district and doorsteps from the Miami River and celebrated downtown Miami's shopping, dining, and entertainment, River District 14 sets a higher standard for what a neighborhood should be. Just 1000 feet from the river's edge, and 15 minutes from Biscayne Bay by boat, enjoy the ultimate lifestyle in the new center of Miami.

Exceptional Connectivity To Nearby Neighborhoods And Transportation Hubs

River Landing – 5 minute walk

Wynwood Walls – 5 minute drive

Downtown Miami, Brickell – 10 minute drive

Coral Gables – 15 minute drive

Coconut Grove – 15 minute drive

Miami International Airport – 5 minute drive

Port of Miami – 10 minute drive

Brightline Train Station – 5 minute walk

Civic Center Metrorail Station – 5 minute walk





WYNWOOD WALLS

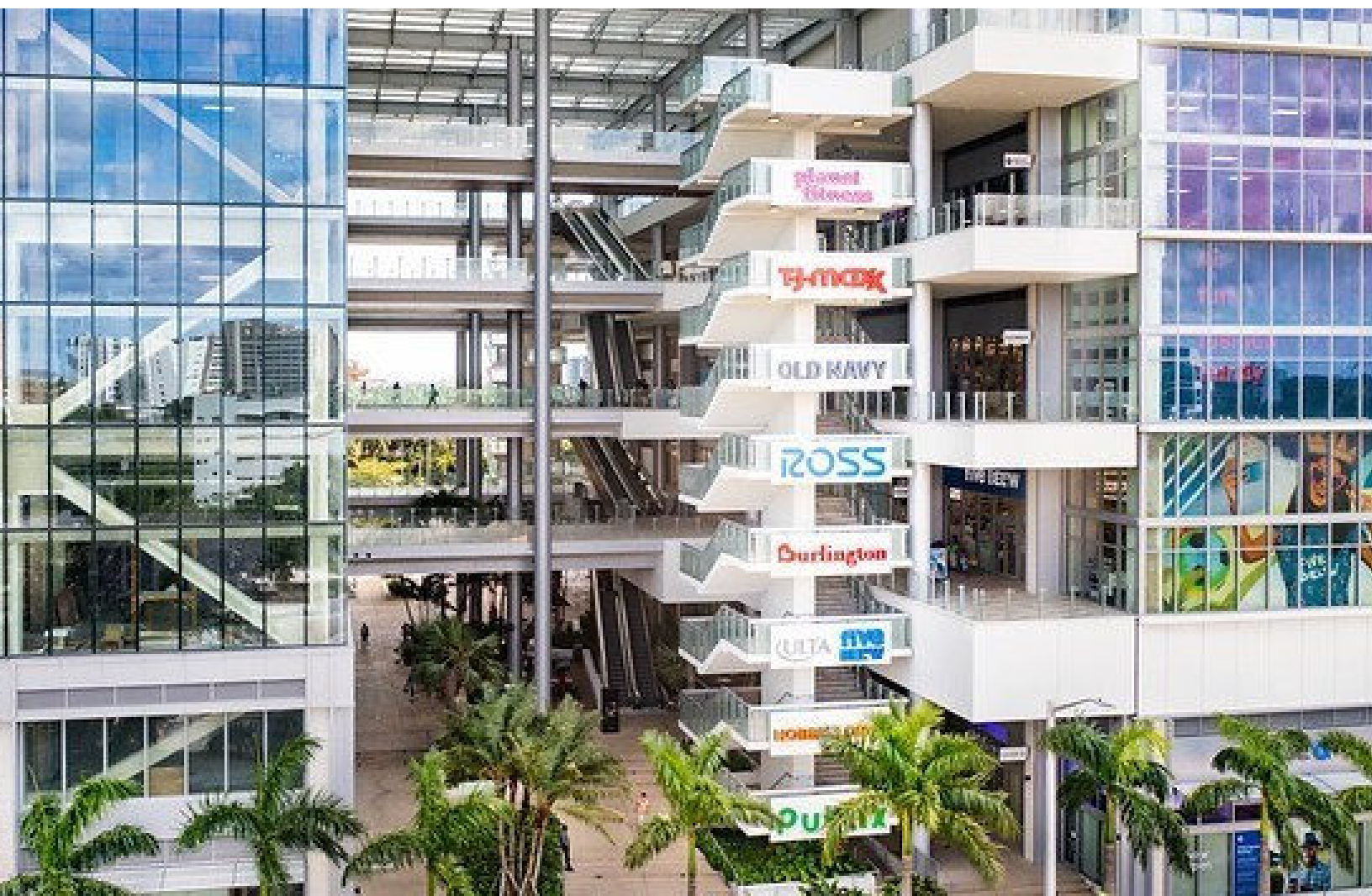


River Landing Shops & Residences

Perfectly placed along the Miami River, River Landing is the catalyst for a new urban hub in the heart of Miami. An eclectic, lively community, River Landing brings the city's top shopping, dining, and culture to your doorstep. Residents and guests can walk down to local shops such as Publix, ULTA Beauty, Pet Supermarket, Ross and TJ Maxx, or enjoy authentic local cuisine at Tanuki, Ficelle, Chick-Fil-A, or Carrot Express.

Minutes from Downtown Miami and the Miami International Airport, River Landing is centrally located to all the major destinations in Miami and the beaches. Residents and guests can take a stroll along the riverwalk and have access to 10 boat slips with water access to Biscayne Bay, or walk down to local shops, and even commute in a manner of minutes







Miami's Health District

Discover this new investment opportunity in the heart of the nation's second-largest Health District and steps from the Miami River.

River District 14 is located in Miami's Health District which is also called the Civic Center. The district boundaries include some of the top-rated hospitals and research institutions in the country. It has attracted numerous local employers including the University of Miami, Florida International University, Jackson Memorial Hospital and Miami Dade College.



2nd
LARGEST HEALTH
DISTRICT*

50,000 JOBS

\$2.2 BILLION PAYROLL

600,000 DAY TIME
POPULATION

*newmarkretail.com, med.miami.edu



3
MEDICAL SCHOOLS

UNIVERSITY OF MIAMI
LEONARD M. MILLER
SCHOOL OF MEDICINE

FLORIDA
INTERNATIONAL
UNIVERSITY WERTHEIM
COLLEGE OF MEDICINE

MIAMI DADE COLLEGE
MEDICAL CAMPUS



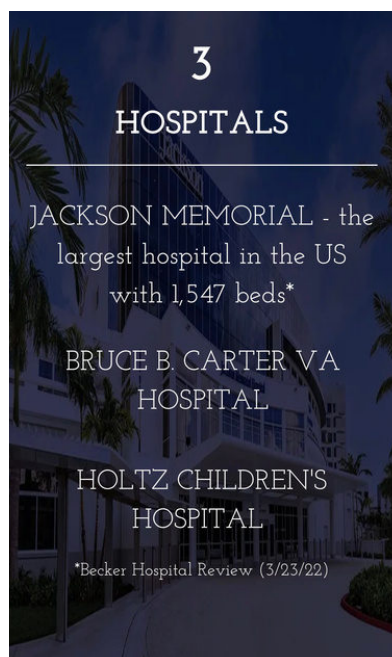
18+
RESEARCH INSTITUTES

SYLVESTER
COMPREHENSIVE CANCER
CENTER

BASC PALMER EYE
INSTITUTE

MIAMI PROJECT TO CURE
PARALYSIS

MAILMAN CENTER FOR
CHILD DEVELOPMENT



3
HOSPITALS

JACKSON MEMORIAL - the
largest hospital in the US
with 1,547 beds*

BRUCE B. CARTER V.A.
HOSPITAL

HOLTZ CHILDREN'S
HOSPITAL

*Becker Hospital Review (3/23/22)





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Developer

Alta Development LLC



Driven by Henry Pino with more than 30 years of experience in the South Florida real estate development market, Alta Development has a record of success in developing condominiums. Mr. Pino's impressive resume of past development projects includes luxury multi-family and condominium projects such as One Paraiso, Paraiso Bayviews, Le Parc at Brickell, and Baltus House to highlight a few. These projects reflect Mr. Pino's keen ability to identify and envision new projects that have always placed him ahead of the curve, pioneering the way for future development in the areas and neighborhoods they occupy.

River District 14 is another one of Mr. Pino's visionary condo developments in what is a new growing community known as the Mid River District. Alta Development has blended its experience with an extensive professional network of trusted partners to successfully deliver beautifully and efficiently designed residences such as these at River District 14.



Architect

Behar Font & Partners. P.A.



Behar Font is a professional organization dedicated to the practice of architecture, planning, and interior design. Our principals have a combined total of 65 years of architectural experience and, as such, have served as architects and designers for a wide variety of project types. This varied experience includes retail facilities from individual stores to shopping malls, residential facilities from single-family residences to multi-unit complexes, professional office centers, religious architecture, governmental facilities, educational facilities and multi-use complexes. Confident in our ability and experience, we continue to dedicate ourselves to the design of creative, functional, flexible and efficient projects.





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