

14

RIVER DISTRICT  
MIAMI

\*Renderings are an artist's conception and are intended only as a general reference, and are subject to change by the developer.



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 spot.

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 at 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

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## SIZES

### Studio

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

### 1Bed / 1Bath

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

### 2Bed / 2Bath

865 - 915 SQ.FT.  
(80 - 85 sq. m.)

### Walkup

700 - 1130 SQ.FT.  
(65 - 105 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

Ceiling heights approximately 9 feet

Stackable washer and dryer

Pre-wired for high-speed communication and data connection

Smart access using keyless entry

One parking space included per residence

Furniture package available



# FEATURES

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## BUILDING FEATURES

- ❖ River District 14 is a new 16-story condominium 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.



# SUPPORT FOR HOSTING

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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.



# AMENITIES

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## Fitness Center

Stay fit and active with our fully equipped gym facility and pickleball courts.



## Partial Concierge

Professional staff provide services and assistance to residents and guests



## Pool with Cabanas

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



## Shops & Restaurants |

The River Landing Mall and restaurants on the Miami River are a short walk away.



## Coworking Center

Unlimited access to shared workspaces that provide ample seating

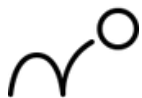


15 Minute Radius From Downtown Miami, Miami Airport, Wynwood Art District, and the Port of Miami.



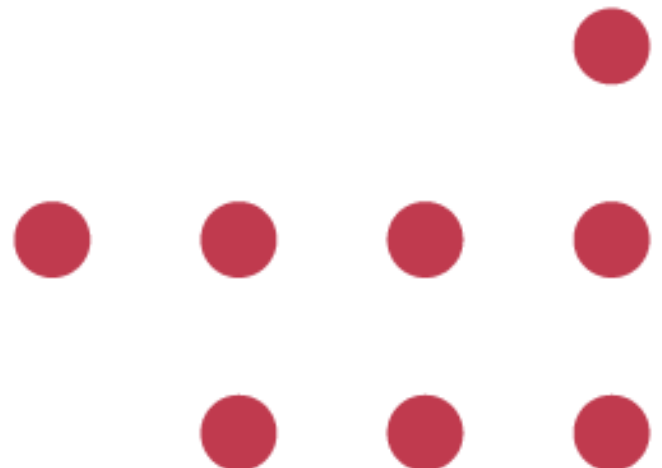
## Media Room

Enjoy our multi-purpose space that is outfitted with a large flat-screen TV, surround sound and cozy seating



## Pickleball Courts

Two indoor pickleball courts to play with friends and family



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Appointment*

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River District 14 (the "Condominium") is developed by River North Property Owner LLC ("Developer") and you should rely only on the Developer's written representations. The illustrations and images are conceptual and may vary from concept to actual construction. The images are examples and do not reflect the design or décor of the completed Condominium. The floor plan, unit layout, locations of windows, doors, closets, plumbing fixtures, mechanical equipment, appliances, structural elements, architectural design elements, views, and the uses, configurations, and entries to rooms may change based on final approved plans, permitting, and completed construction. The furniture plan and the uses of space illustrated are suggested uses only and not intended to guaranty or represent any specific use of space. Furnishings, design features, and décor illustrated are not included with purchase of a Unit. Certain amenities and features may require additional expense by Unit owner. There are water views, but the Condominium is not waterfront and views will vary depending on the Unit purchased. No view, water or otherwise, is guaranteed. Consult only the Developer's Prospectus for the Condominium to learn terms, conditions, specifications, estimated costs, Unit views, and to learn what is included with a Unit purchase and how to calculate the Unit size. The balconies depicted are conceptual and the size will vary based on final permitting and completed construction. Pursuant to a license agreement, Developer has the right to use the trade names, marks, images, and logos of Alta Development LLC for so long as the license agreement is not terminated or otherwise lapses. Developer is not incorporated in, located in, nor a resident of, New York and this is not intended to be an offer to sell, or solicitation of an offer to buy, condominium units in New York or to residents of New York, or residents of any other jurisdiction were prohibited by law.

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