

14

RIVER DISTRICT  
MIAMI



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



# 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.



# Completed Developments



One Paraiso



Quadro Miami



Le Parc at Brickell



Pacifica

Scan to view additional completed developments or visit [altadevelopment.com](http://altadevelopment.com)



# 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.



# Projects



Okan Tower



Nordica



Merrick Manor



Nine at Mary

Scan to view additional projects



# The Flexibility of Home Sharing



## BENEFITS OF OWNERSHIP WITHOUT RESTRICTIONS

River District 14 offers state-of-the-art residential experience with ample services and amenities for your daily living. As a benefit of ownership, River District 14 gives you the flexibility to list your residence on any homeshare platform should you need to. Owners can self manage their listings or use a third party management service.

### SHORT-TERM RENTALS

365 days a year.

### LONG-TERM RENTALS

Owners can rent your unit for a few weeks, months or a year.

### YOUR HOME

Full time residents, make Miami and River District 14 your forever home.

### SHORT-TERM RENTAL PLATFORMS







**14 RIVER DISTRICT MIAMI**

Immediate Access to Highway 836

Everything You Need in a 5 Mile Radius

River Landing

Publix	T.J. Maxx
ULTA BEAUTY	Pet Supermarket
CHASE	planet fitness
Chick-fil-A	Häagen-Dazs

**Miami Freedom Park**

loan Depot park

Little Havana

Brickell

Downtown

Wynwood

Jackson MEMORIAL HOSPITAL Jackson Health System

UHealth UNIVERSITY OF MIAMI HEALTH SYSTEM

FROST SCIENCE

THE WHARF MIAMI

GARCIAS

KTKT

CIVIC CENTER STATION

HISTORIC OVERTOWN / LYRIC THEATRE STATION

GOVERNMENT CENTER STATION

CULMER STATION

SANTA CLARA STATION

Health District

METRORAIL

BRIGHTLINE

Adrienne Arsht Center

Pérez Art Museum Miami

Biscayne Bay

NW 7TH ST

NW 12TH ST

NW 14TH ST

NW 11TH ST

NW 14TH ST

NW 17TH ST

NW 20TH ST

NW 20TH ST

NW 12TH AVE

836

836

95

95

395

95

# Miami Signature Bridge





The section between NW 12th Ave. and I-95, home to the Health District will be reconfigured to eliminate weaving thereby enhancing safety for traffic to/from NW 12th Ave. and I-95.

**River District 14 will be just 2 blocks to connectivity off NW 12th Ave that will allow drivers to jump on the double-decker section of 836 providing drivers with a direct connection to the MacArthur Causeway leading you through the future iconic Miami Signature Bridge and making this an easy short drive to Miami Beach**

# Transit-Oriented Development

The Miami Health District Transit-Oriented Development (TOD) is a plan to make the Miami Health District near downtown Miami more sustainable and accessible by emphasizing public transportation and walkability.





# 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\*

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50,000 JOBS

\$2.2 BILLION PAYROLL

600,000 DAY TIME POPULATION

\*newmarketail.com.med.miami.edu



**3**  
MEDICAL SCHOOLS

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UNIVERSITY OF MIAMI  
LEONARD M. MILLER  
SCHOOL OF MEDICINE

FLORIDA  
INTERNATIONAL  
UNIVERSITY WERTHEIM  
COLLEGE OF MEDICINE

MIAMI DADE COLLEGE  
MEDICAL CAMPUS

**3**  
HOSPITALS

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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)

**18+**  
RESEARCH INSTITUTES

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SYLVESTER COMPREHENSIVE CANCER CENTER

BASCOM PALMER EYE INSTITUTE

MIAMI PROJECT TO CURE PARALYSIS

MAILMAN CENTER FOR CHILD DEVELOPMENT



# River Landing Shops & Residences

Nestled along the Miami River, River Landing serves as a vibrant urban hub in Miami. This diverse community seamlessly integrates premier shopping and dining options, including Publix, ULTA Beauty, Pet Supermarket, Ross, TJ Maxx, Tanuki, Ficelle, Chick-fil-A, and Carrot Express, all within walking distance. Conveniently positioned near Downtown Miami and Miami International Airport, it offers quick access to key Miami destinations and beaches. The riverwalk and ten boat slips with access to Biscayne Bay cater to guests, providing a dynamic urban lifestyle just minutes from everywhere.

River Landing is poised to embark on Phase 2, known as River VU, **exclusively dedicated to long-term rentals**. This exciting endeavor represents another remarkable addition to the thriving Miami River District.







# 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

**Civic Center Metrorail Station** - 5 minute walk

**Brightline Train Station** - 5 minute walk

**Miami Freedom Park** - 5 minute drive

**Miami International Airport** - 7 minute drive

**Downtown Miami / Brickell** - 7 minute drive

**Design District / Wynwood** - 7 minute drive

**Port of Miami** - 10 minute drive

**Coral Gables** - 15 minute drive

**Coconut Grove** - 15 minute drive







loan Depot park

# MIAMI FREEDOM PARK

14

The Miami Freedom Park, future home of the Inter Miami soccer team, will be located only 2 miles away from River District 14

Miami Freedom Park will become a recreation destination that all Miamians can enjoy, providing 58 acres of public parks and green space, a tech hub, restaurants and shops, soccer fields for the community, a 25,000 stadium for Inter Miami, and many more features.

River District 14 will be the perfect place to host visitors from all over the world





# RIVERSIDE WHARF



- The waterfront hospitality-centric complex will feature a re-imagined The Wharf Miami
- Multiple waterfront dining options,
- Entertainment venues
- Deep-water yacht marina along the Miami River in Downtown Miami.

# HIGHLAND PARK MIAMI



Black Salmon and The Allen Morris Company plan Highland Park Miami, a \$1 billion mixed-use project spanning 7 acres.





# In The News

## Jackson Health System prepares for \$300 million expansion



Jackson Health System in Miami is readying a \$300 million expansion of its main emergency department, more than tripling the size of the facility at its flagship hospital. [Source: Floridamedspace.com | BizJournals.com](#)

## iFLY Indoor Skydiving opening first location in Miami-Dade



iFLY, a world leader in indoor skydiving tunnels, has announced a new franchise facility in Miami's Health District at 1501 NW North River Drive.

[Source: BloopLoop.com](#)

## River Landing Phase 2 Announced



[Source: SouthFloridaBusinessJournal.com](#)

## Roman Jones opening restaurants on Miami River



Roman Jones plans three new restaurants in the Miami River District, adding to his existing neighborhood eateries Kiki on The River and Crust.

[Source: TheRealDeal.com | WorldRedEye.com](#)

## Construction Begins at Miami Freedom Park



Inter Miami CF announces that construction has begun on Miami Freedom Park. The Inter Miami CF stadium, 58-acre public park, and entertainment district at Miami Freedom Park are scheduled to open in 2025.

[Source: InterMiamiCF.com](#)

## The Wharf Closes, Making Way for New Riverside Wharf



[Source: Miami.Eater.com](#)











Artist conceptual renderings. Developer may change without notice











# PET SPA









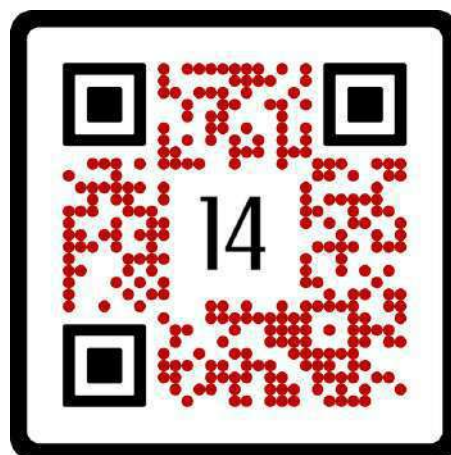
# Spacious Living Floor Plans

Our thoughtfully designed and expertly crafted floor plans cater to your every need and lifestyle, from spacious studios to 2 bedroom floor plans, ensuring a seamless blend of style and functionality. With high ceilings, ample natural light, and modern finishes, our floor plans offer the perfect living space that fits your unique tastes and preferences.

# Fully Furnished Residences

Our fully furnished condos offer the ultimate convenience, allowing you to move in seamlessly and start enjoying your new home immediately. Equipped with everything you need for a comfortable living experience, there's no need to worry about buying furniture or appliances. By eliminating the stress and cost of furnishing your new space, you can focus on settling in and making it your own.

**Scan to View  
All Floor Plans**







Renderings are an artist's conception and are intended only as a general reference. Features, materials, finishes and layout of subject unit may be different than shown. 3DPlans.com



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# South View



# North-East View





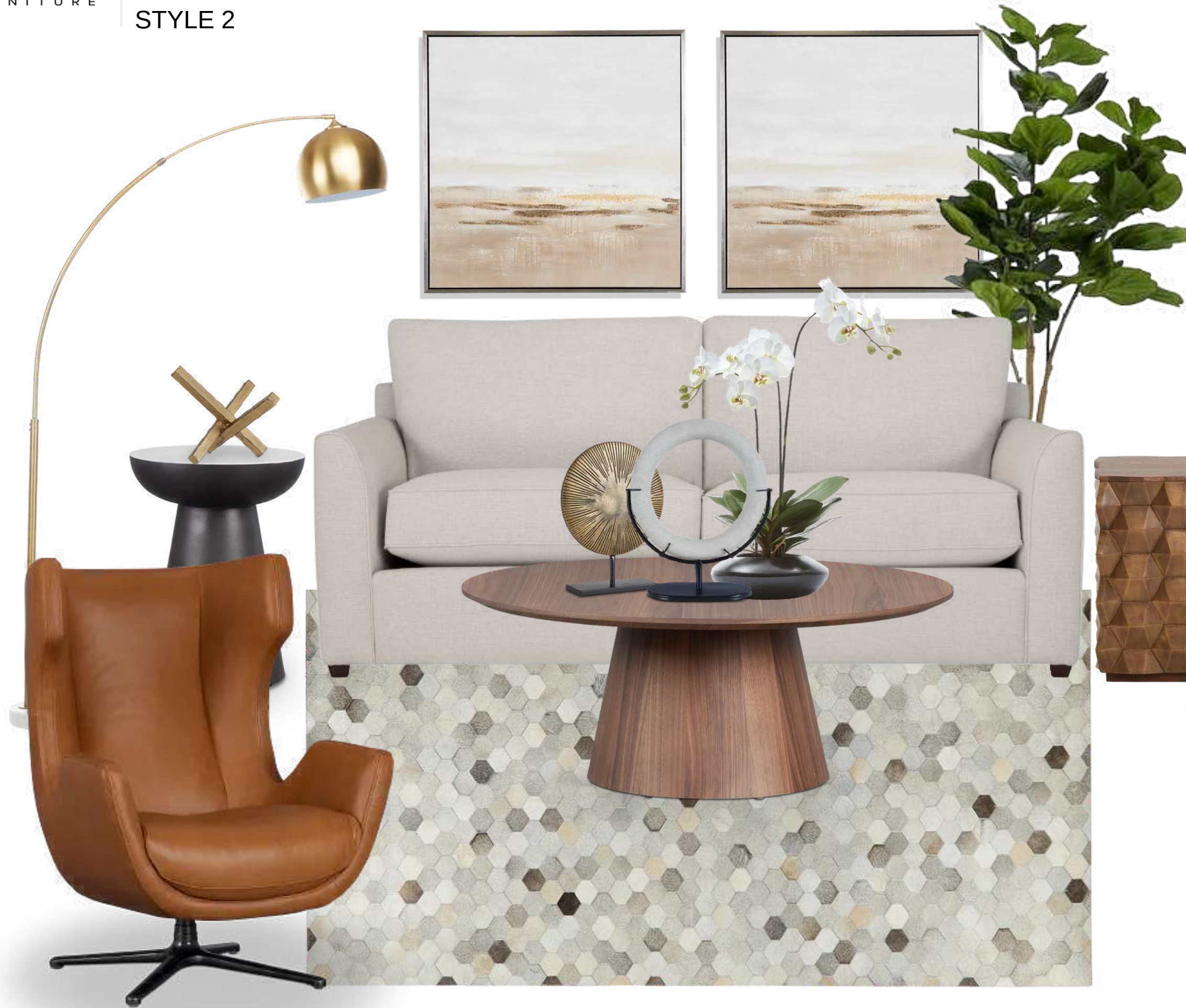
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# F1 & B1

ASHEVILLE (CUSTOM HIGH PERFORMANCE FABRIC)  
MEMORY FOAM SLEEPER SOFA  
NOMAD BLACK COFFEE TABLE  
NOMAD BLACK SERVER  
DARBY END TABLE  
GRAHAM END TABLE  
PENN GRAY SWIVEL CHAIR

GASTON 5 X 8 RUG  
FINLEY & EMERSON WALL ART  
KAI BLACK FLOOR LAMP  
PHALAENOPSIS ORCHID  
PLUME GREENERY  
HONOR TABLETOP  
POSEY TABLETOP  
JUNE GREENERY  
PAZ TABLETOP





## F1 & B1

ASHEVILLE (CUSTOM HIGH PERFORMANCE FABRIC)  
MEMORY FOAM SLEEPER SOFA  
NOMAD MID TONE COFFEE TABLE  
NOMAD MID TONE SERVER  
VERSIE END TABLE  
DARBY END TABLE

CORBIT 5 X 8 LEATHER RUG  
SANDY WALL ART  
KAI FLOOR LAMP  
PHALAENOPSIS ORCHID  
BELLA VASE  
MAEVE FIG  
JUNE GREENERY  
CLEMENS TABLETOP  
MYLES LG TABLETOP





MONICA BEIGE QUEEN PLATFORM BED  
SOHO NIGHTSTAND  
SOHO DRESSER WITH MIRROR

HARLOW WALL ART  
CYRUS 5 X 8 RUG  
LORNA TERRAZO LAMP  
DEWEY TABLETOP  
PAZ TABLETOP  
CHARLIE VASE

RIVER DISTRICT 14 | Guest Bedroom  
STYLE 2



CHATHAM PEWTER QUEEN UPHOLSTERED BED  
PORTLAND NIGHTSTAND  
PORTLAND DRESSER WITH MIRROR

MIKA WALL ART  
MASON 5 X 8 RUG  
LANZA LAMP  
EMMIE VASE  
SKYLAR VASE



# Deposit Structure

10% at Reservation

10% at Contract Signing - Est. Feb 2024

20% at Groundbreaking - Q2 2024

10% at Top Off - Q1 2025

50% at Closing - Mid 2025

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# RIVER DISTRICT

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Thank You  
for Viewing our Presentation