

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



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





Everything You Need
in a 5 Mile Radius

- River Landing
- Publix
 - TJ-maxx
 - ULTA BEAUTY
 - Pet Super market
 - CHASE
 - planet fitness
 - Chick-fil-A
 - Häagen-Dazs



Miami Signature Bridge





NW 12 AV

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-decked 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*

50,000 JOBS

\$2.2 BILLION PAYROLL

600,000 DAY TIME POPULATION

*newmarketail.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

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)

18+
RESEARCH INSTITUTES

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.







loanDepot



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

An architectural rendering of the Riverside Wharf complex at night. The image shows a multi-story building with a curved glass facade, illuminated from within. The ground floor is a large, open-air plaza with a paved walkway, palm trees, and outdoor seating areas with umbrellas. A small pool or fountain is visible in the center of the plaza. The building's upper floors are visible through the glass, showing interior spaces. The overall atmosphere is vibrant and modern.

The hospitality-focused complex on the waterfront will feature a renovated version of The Wharf Miami.

Multiple dining options on the waterfront, 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.













Artist conceptual renderings. Developer may change without notice









PET SPA











Artist conceptual renderings. Developer may change without notice

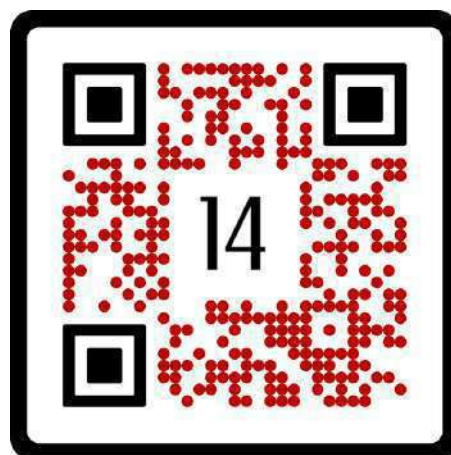
Spacious Living Floor Plans

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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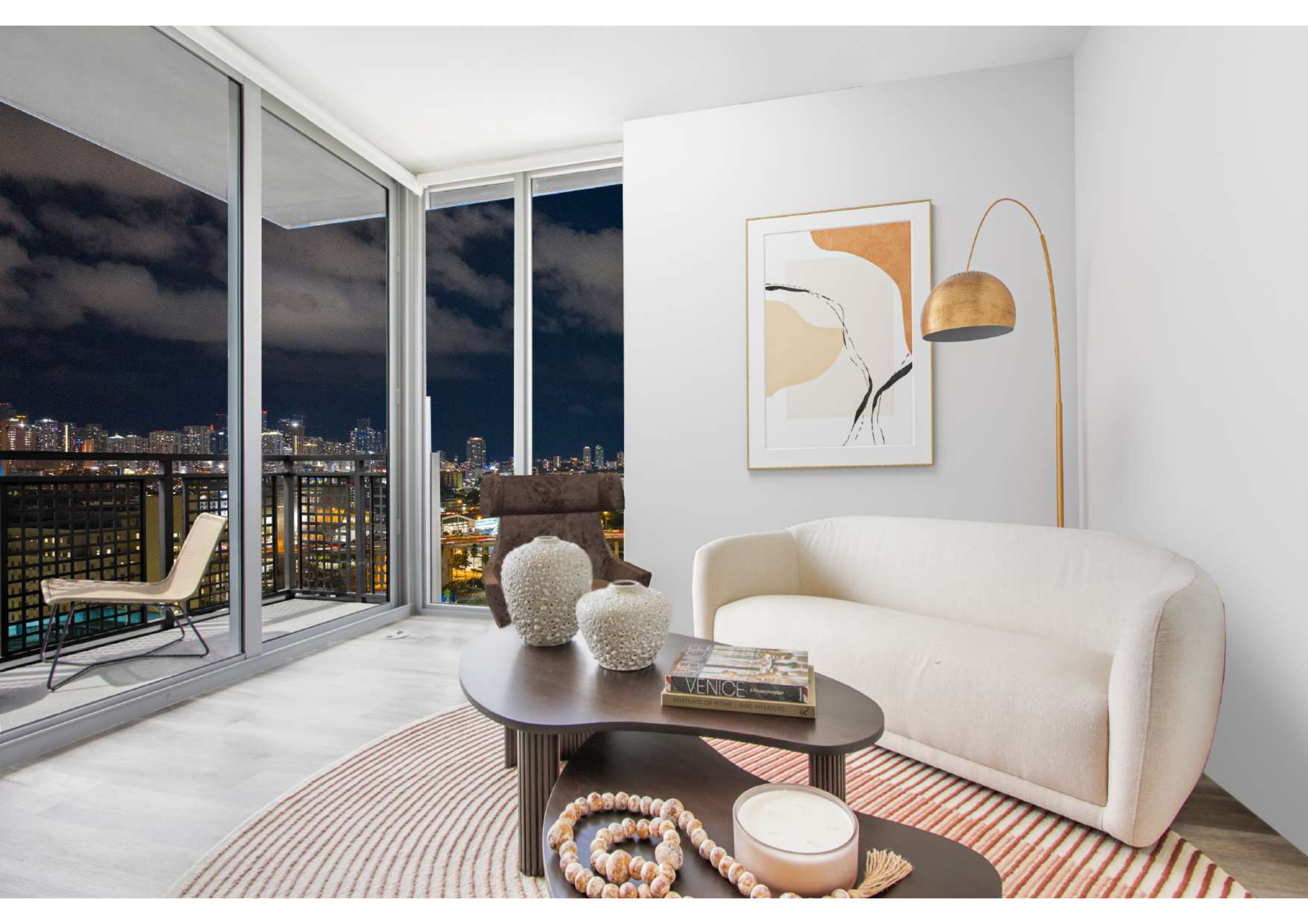
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South View



North-East View





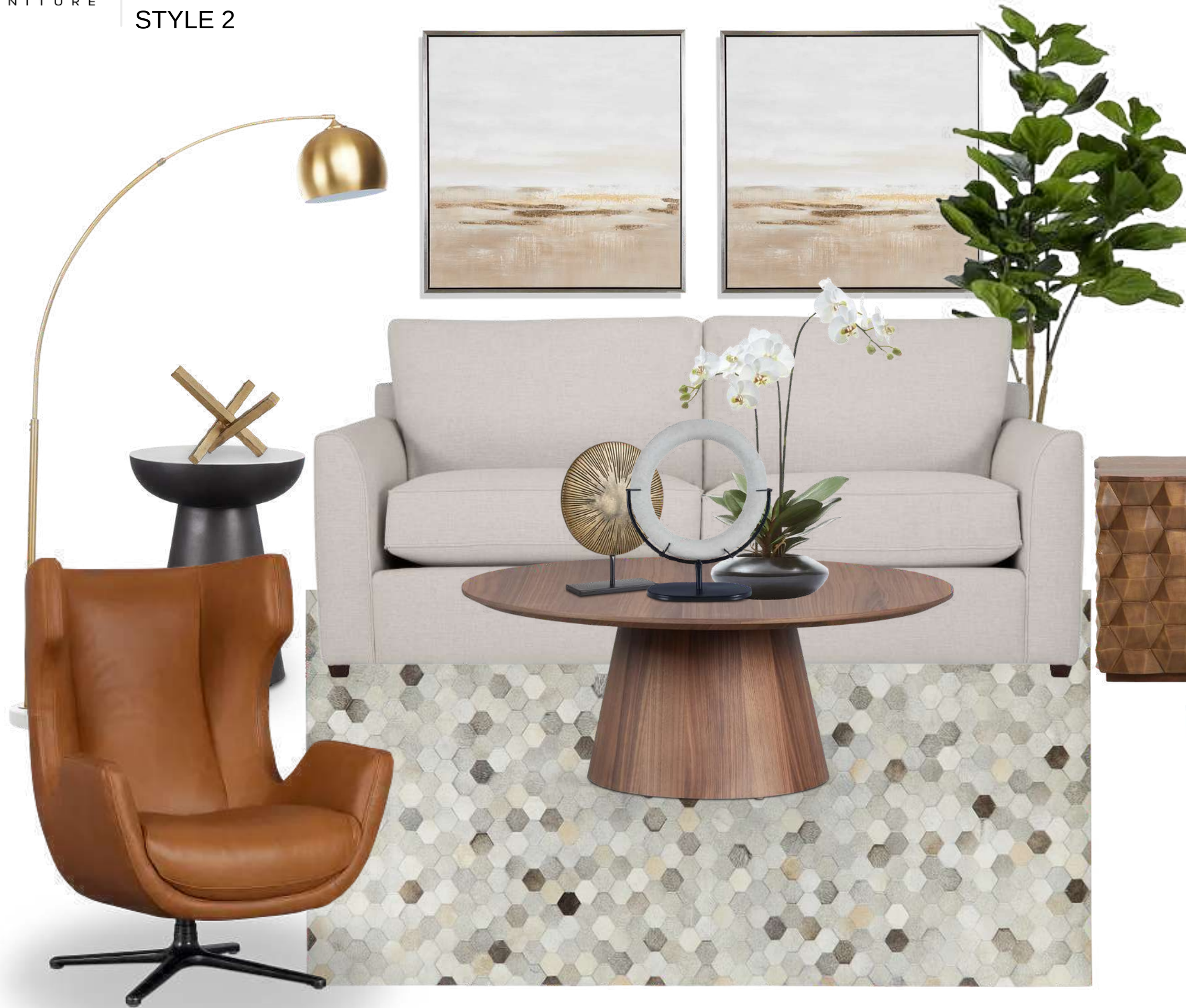
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F1 & B1

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 NIGHSTAND
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

**Prices Subject to Change Without Notice*

Residence Sizes



Pricing Range

~~Studio~~



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

Starting at \$550,000

1 Bed / 1Bath

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

Starting at \$649,000

2 Bed / 2Bath

850 - 915 SQ.FT. (80 - 85 sq. m.)

Starting at \$795,000

Walkup / Villa - 1Bed / 2Bed

700 - 1130 SQ.FT. (65 - 105 sq. m.)

Starting at \$675,000

Deposit Structure

14

RIVER DISTRICT
MIAMI

20% at Contract

10% at Groundbreaking - Mid-Summer 2024

10% at Pouring of the Slab (floor in which residence was purchased)

10% at Top Off - Mid-Summer 2025

50% at Closing - End of 2025

14

RIVER DISTRICT

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Thank You
for Viewing our Presentation