

14

RIVER DISTRICT
MIAMI





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



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



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

*newmarketdetail.com.med.miamiedu



3
MEDICAL SCHOOLS

UNIVERSITY OF MIAMI
LEONARD M. MILLER
SCHOOL OF MEDICINE

FLORIDA
INTERNATIONAL
UNIVERSITY WERTHEIM
COLLEGE OF MEDICINE

MIAMI DADE COLLEGE
MEDICAL CAMPUS



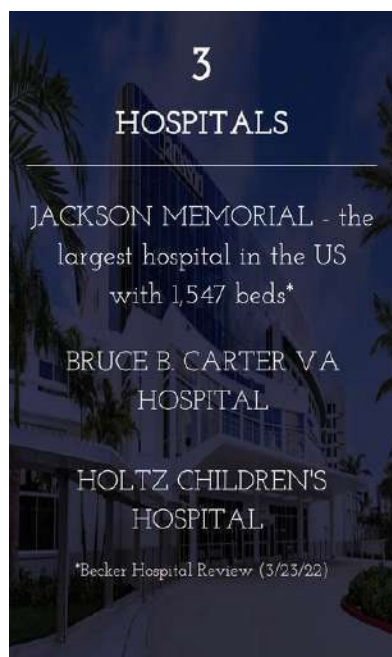
18+
RESEARCH INSTITUTES

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)





REVV RIVER DISTRICT



Revv River District will redefine the skyline of the River District with world-class design by Corwill Architects, integrating modern and luxurious offices with vibrant commercial spaces.

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.







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 building has multiple levels of outdoor terraces and walkways, some with red umbrellas and people. A large, curved walkway with a glass railing runs along the side of the building. In the foreground, there is a paved plaza with palm trees, striped umbrellas, and people. A small boat is docked at a pier in the water in the bottom left corner. 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.















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.



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

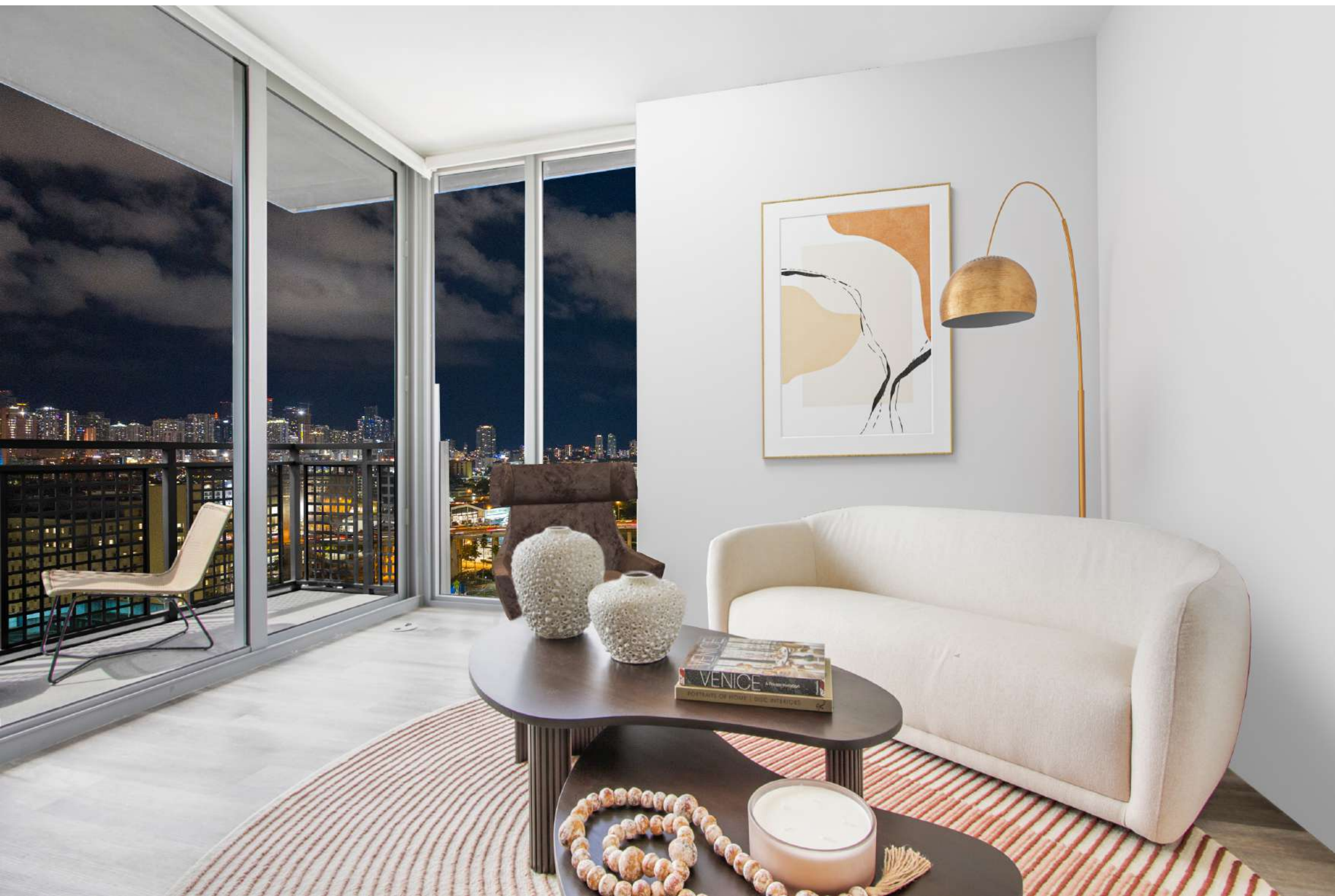
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Artist conceptual renderings. Developer may change without notice

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South View



North-East View



