

14

# RIVER DISTRICT

M I A M I



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

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

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## 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



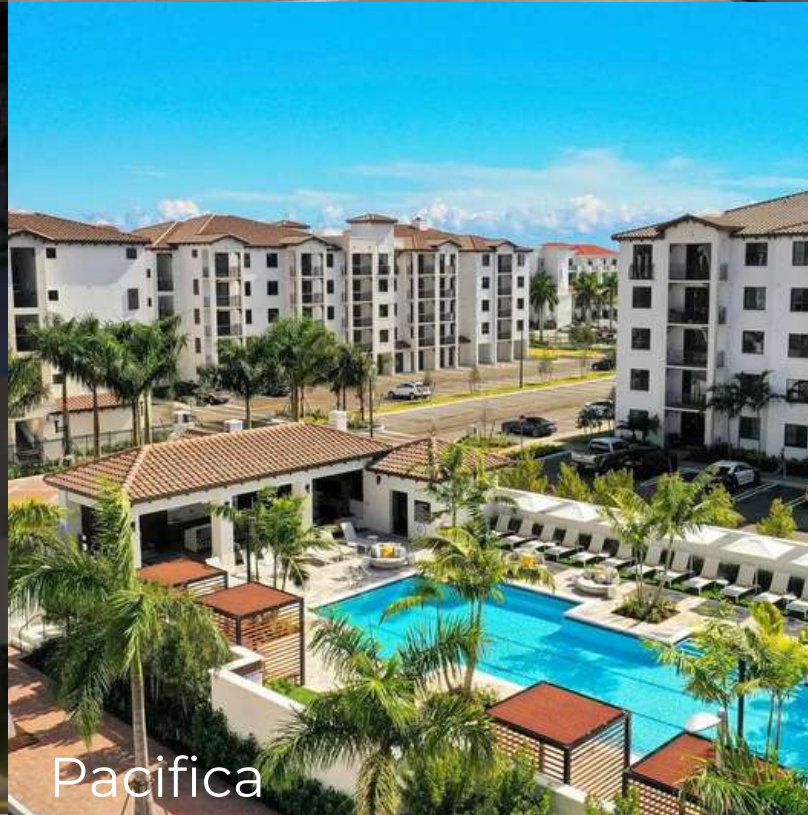
One Paraiso



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







Wynwood

Downtown

Brickell

Little Havana

Health District

14 RIVER DISTRICT  
MIAMI

loan Depot park

Miami Freedom Park

River Landing

Publix	T.J. maxx
ULTA BEAUTY	Pet Super market
CHASE	planet fitness
Chick-fil-A	Häagen-Dazs



Everything You Need in a  
5 Mile Radius



# 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-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\***

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50,000 JOBS

\$2.2 BILLION PAYROLL

600,000 DAY TIME POPULATION

\*newmarketdetail.com.med.miamiedu



**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

**18+**  
**RESEARCH INSTITUTES**

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SYLVESTER  
COMPREHENSIVE CANCER  
CENTER

BASC PALMER EYE  
INSTITUTE

MIAMI PROJECT TO CURE  
PARALYSIS

MAILMAN CENTER FOR  
CHILD DEVELOPMENT

**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)





# 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













An aerial night-time rendering of the Miami Freedom Park development. The central feature is a large, circular stadium with a white, ribbed roof and a glowing interior. To the left of the stadium is a large, modern building with a curved facade and a white, zigzag pattern. To the right of the stadium is a large, rectangular building with a flat roof. In the foreground, there are several tennis courts and a large, open area with palm trees and walkways. The background shows the dense urban landscape of Miami, with many high-rise buildings and a bridge in the distance. The sky is a mix of orange, pink, and blue, suggesting a sunset or sunrise. A white line points from the number '14' in a dark circle to the stadium.

14

# MIAMI FREEDOM PARK

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](#)





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# PET SPA

















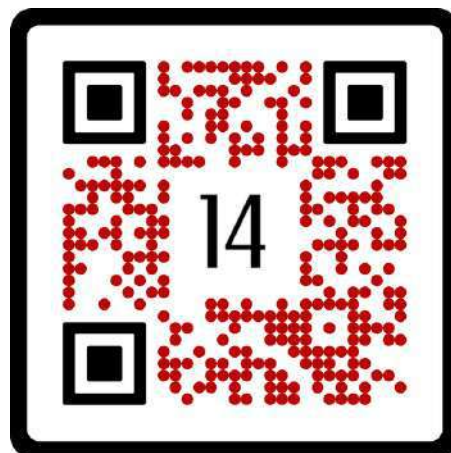
# Spacious Living Floor Plans

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**







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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



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RIVER DISTRICT 14 | Living Room  
STYLE 1

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



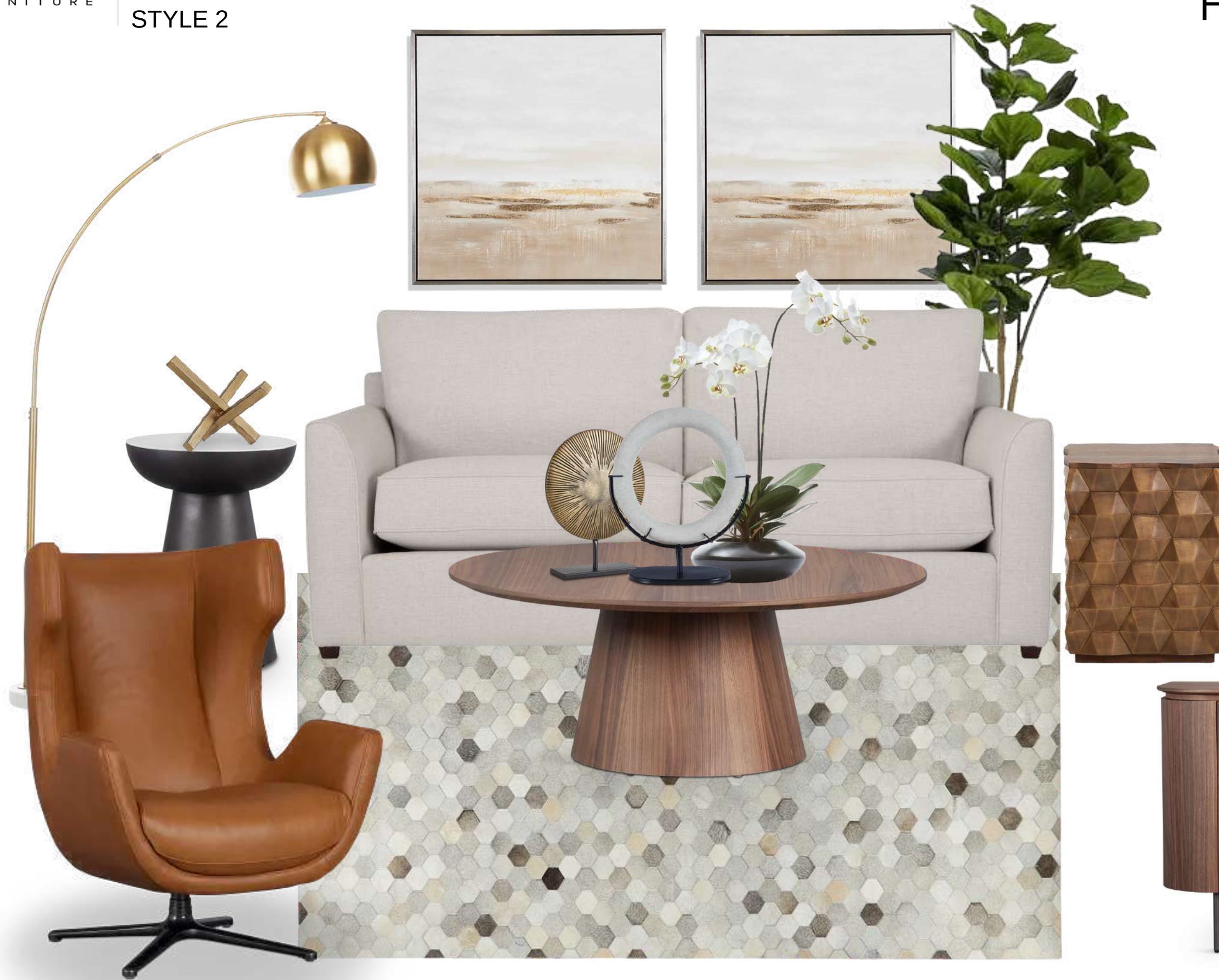


RIVER DISTRICT 14 | Living Room  
STYLE 2

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





RIVER DISTRICT 14 | Guest Bedroom  
STYLE 1



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





# 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