



SOMI WALK

RESIDENCES



FEATURES

UNIT SIZES

Studio

Int 401 - 546 SQ.FT.
(37 -50 sq. m.)

1Bed / 1Bath

Int 551 - 657 SQ.FT.
(51 - 61 sq. m.)

1Bed / 1Bath

+ Den

785 Int SQ.FT.
(72 sq. m.)

2Bed / 2Bath

756 Int SQ.FT.
(70 sq. m.)

RESIDENCE FEATURES

Fully furnished & 100% turnkey 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

Smart access using keyless entry

One assigned covered parking space is included per residence





First Ever Luxury Condominium With No Rental Restrictions in South Miami

Introducing Somi Walk Residences, the latest project by Alta Development. Located at 5959 SW 71st Street, this exclusive address offers an unparalleled lifestyle in the heart of South Miami. SOMI Walk is meticulously designed for both comfort and investment. These turnkey, fully furnished residences are Airbnb-friendly units, providing the ultimate flexibility for both short-term stays and a permanent, modern lifestyle. Outside, discover the city of pleasant living, known for its lively atmosphere and welcoming community. Here, you'll find a mix of modern amenities and charming local businesses that create a unique and inviting environment while being just minutes from Coral Gables, Coconut Grove, Pinecrest, and more.



Developer

Alta Development LLC

Driven by Henry Pino, with over 30 years of experience in the South Florida real estate development market, Alta Development has a proven track record of success in condominium development. Mr. Pino's impressive resume of past development projects includes luxury multifamily and condominium projects such as One Paraiso, Paraiso Bayviews, Le Parc at Brickell, and Baltus House, among others. These projects reflect Mr. Pino's great ability to identify and visualize new projects, always putting him at the forefront and pioneering the path for future development in the areas and neighborhoods they occupy.

Somi Walk Residences is another one of Mr. Pino's visionary condominium developments in what is an ever-evolving community in South Miami. Alta Development has combined its expertise with an extensive professional network of trusted partners to deliver beautifully designed and efficiently crafted residences successfully.



Developments



One Paraiso



Quadro Miami



Casabella



River District 14

Scan to see additional completed developments or visit altadevelopment.com





FORMGROUP
architecture + planning

Architect *FormGroup*

FORMGROUP has been offering complete and comprehensive architecture services for over 20 years in the South Florida market. They provide a full range of architectural design and technical consulting services necessary to execute construction projects of any scale. Their portfolio includes custom homes, high-end restaurants, office buildings, and multi-family residential projects, all focused on the highest quality of design and efficiency for our clients. Their focus is on modern architecture and maximizing the development potential of every site. They bring current and relative ideas to every project.

Their working method focuses on personal attention and a strong belief that architecture has the ability to change lives. As a small boutique firm, they have the ability to deliver projects of any scale while providing attention to detail and focus on constructibility, which is difficult in larger corporate firms. Every project is viewed as an opportunity to explore design ideas but also to ensure that ideas don't merely become design exercises but real buildings for real people.

Projects



The Riverwalk South



Bowery 100



Soleste Nomi Beach



Soleste on The Bay

The Flexibility of Home Sharing

Unrestricted Ownership Benefit

Somi Walk Residences offers a state-of-the-art residential experience with extensive services and amenities for your daily life. As an ownership benefit, this development provides the flexibility to list your residence on any home-sharing platform if needed. 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 their units for a few weeks, months, or a year.

Your Home

Full-time residents, make South Miami your forever home.





LITTLE HAVANA

DOWNTOWN

BRICKELL



The Location



Sunset Place REDEVELOPMENT
Downtown South Miami

WHOLE FOODS MARKET THE FRESH MARKET AMC

puravida LIVE FREE Fiola FABIO TRABOCCIO



The City of Pleasant Living



- Discover South Miami, renowned for its lively atmosphere and welcoming community. Here, you'll find a harmonious blend of modern amenities and charming local businesses that create a unique and inviting environment.
- Prime location with excellent accessibility to major highways and public transportation, making commuting and travel convenient.
- Amazing opportunity for investors, as Miami home prices average \$579k, while South Miami averages \$971k according to Zillow.

Premier Health Care, Steps Away



- Somi Walk is steps away from exceptional medical facilities and services. This district is anchored by prominent institutions such as Baptist Hospital and Larkin Community Hospital.
- Baptist Hospital is currently undergoing a significant expansion to enhance its services and capacity, further solidifying its reputation as a leading healthcare provider in the region.
- Additionally, this district is home to numerous plastic surgery centers, attracting patients from across the country. These centers offer a variety of cosmetic and reconstructive procedures.

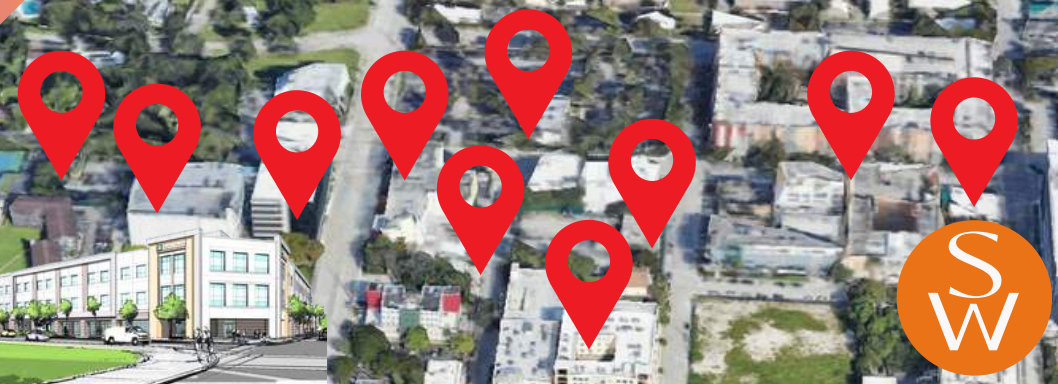
Baptist Hospital Expansion



Larkin Community
Hospital Centers



Baptist
Expansion



Dr. JHONNY SALOMON
Plastic Surgery & Med Spa

South Miami
Health District



University of Miami



Somi Walk Residences is just blocks away from the University of Miami, making it an ideal location for students, and their loved ones to stay nearby when visiting being less than a mile away.

- #1 private university in Florida
- #2 overall in the state
- Consistently ranked among the top universities in the USA
- 73% of UM students are from outside the state of Florida

Coral Gables



- Coral Gables is just minutes away from Somi Walk Residences, being less than a mile away.
- “The City Beautiful” is now the most prestigious real estate city in the USA, surpassing even Beverly Hills according to Bloomberg.



- The heart of Coral Gables features the iconic Miracle Mile, filled with boutique shops, gourmet restaurants, and vibrant nightlife. The city's renowned theater, art galleries, and museums provide cultural depth with various events and exhibitions throughout the year.

Bloomberg

Coconut Grove



- Nestled along the shores of Biscayne Bay, offering a unique blend of modern amenities and charming local businesses
- The revitalized CocoWalk, a central hub featuring high-end retail, dining, and entertainment options
- Just 2 miles away from Somi Walk Residences, and less than a 10-minute drive.

Lifestyle

Shops &

Restaurants

Downtown South Miami



- Downtown South Miami offers a diverse range of restaurants and shops, all steps away from Somi Walk Residences.
- Enjoy various cuisines such as Italian at Fiola, American at Whisk, Portuguese seafood at Old Lisbon and much more.
- Explore a mix of local boutiques and well-known retailers, providing a comprehensive and convenient shopping experience for residents and visitors alike.



Sunset Place Redevelopment



- The upcoming redevelopment of Sunset Place in South Miami will transform the mall into a vibrant, world-class mixed-use destination. Designed by renowned architect Thomas Heatherwick, known for the Vessel at Hudson Yards and Google's headquarters, the project will feature incredible attractions, drawing visitors from around the globe.
- Somi Walk Residences, just a minute away, provide the perfect accommodation for visitors, offering luxury and convenience. This proximity ensures guests can fully enjoy the dynamic, revitalized atmosphere of South Miami.

Downtown Dadeland



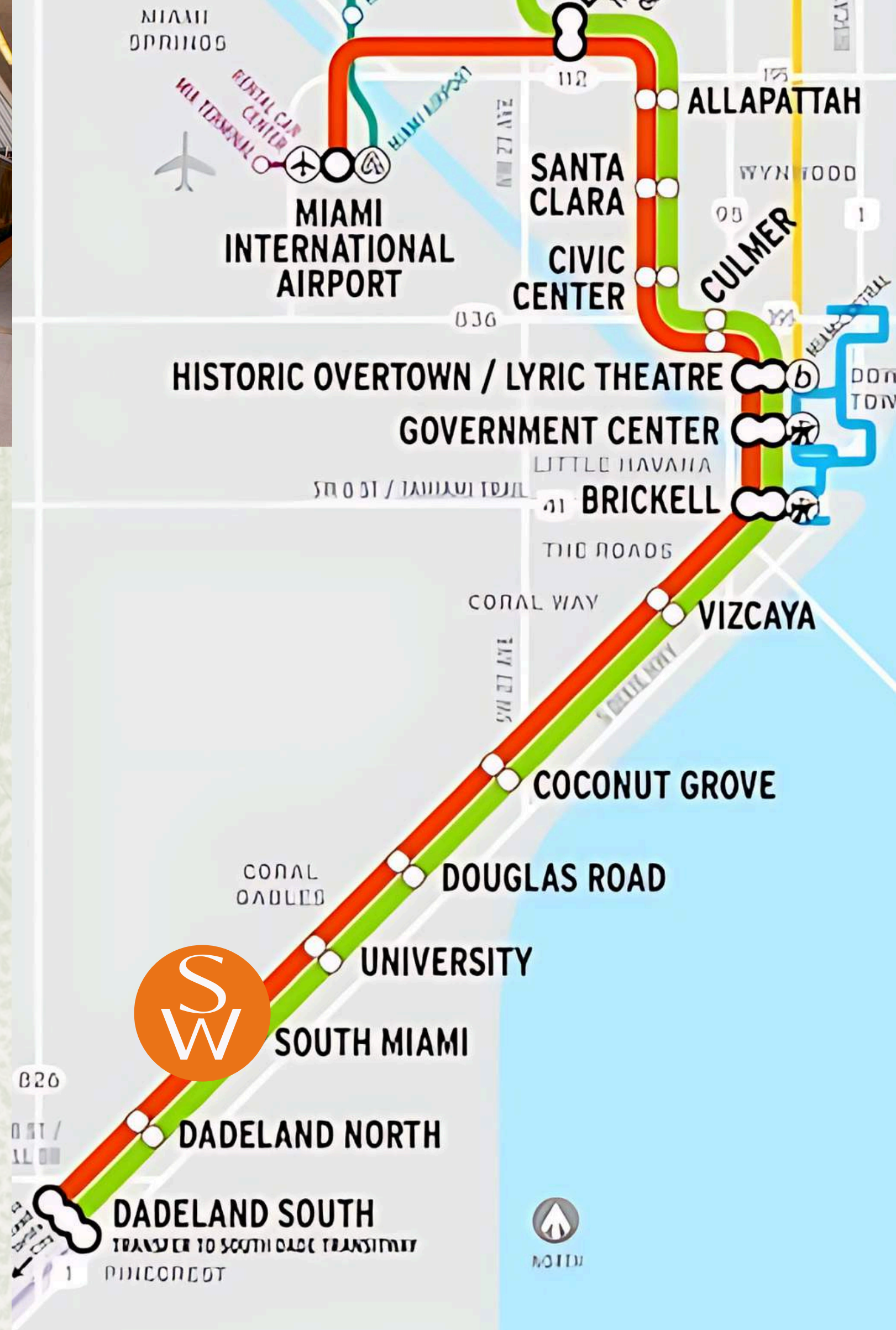
- Downtown Dadeland is an open-air urban destination designed for living, working, and playing, featuring dining, nightlife, shopping, and fitness options, all a few minutes away from Somi Walk.

- Located right across is Dadeland Mall, a major shopping mall featuring over 185 retail stores and restaurants making it a premier destination in the area.





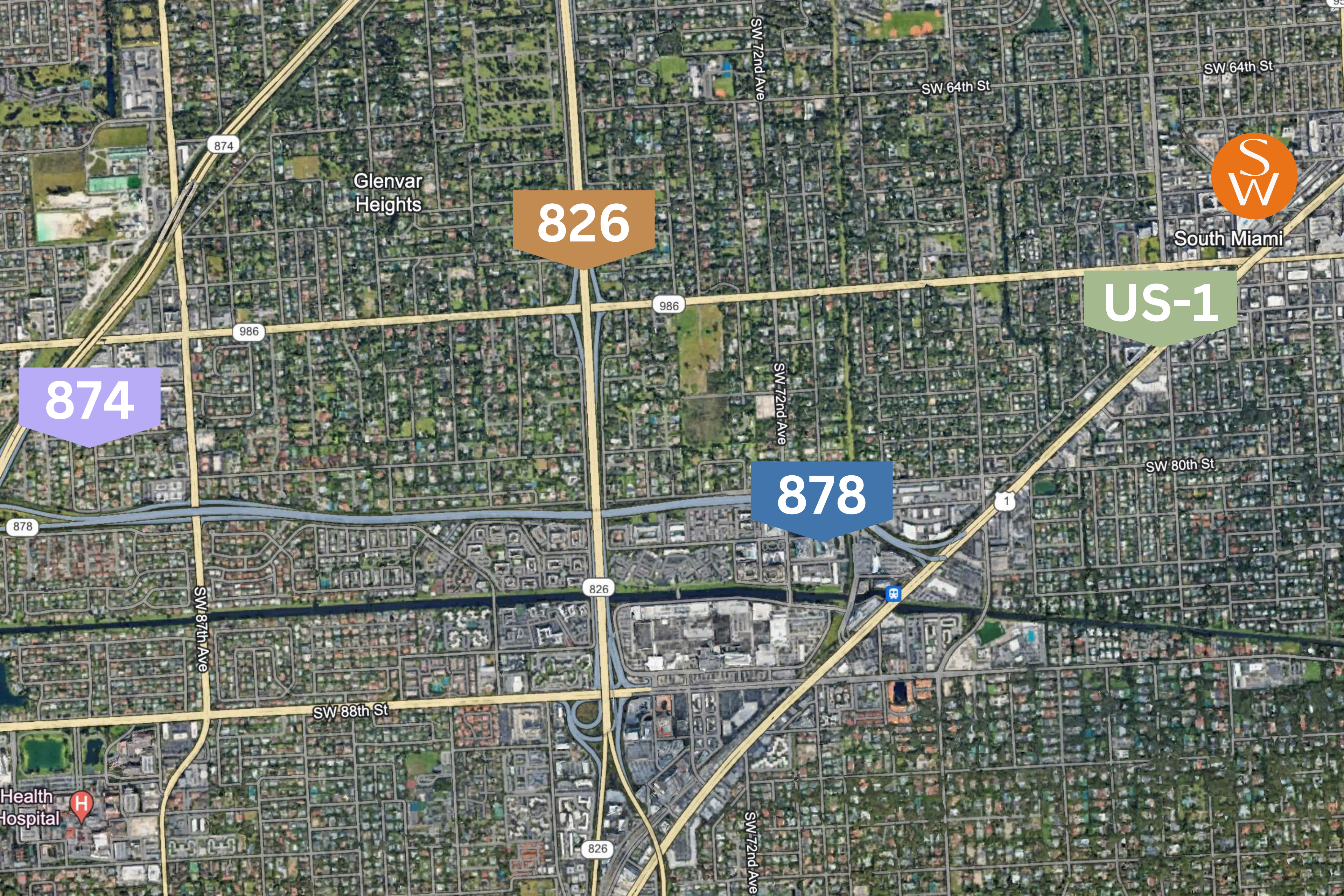
*Transportation
& Accessibility*



The Metro is steps away from Somi Walk Residences and provides easy travel throughout the city.

- 5 Minutes to the University of Miami.
- 10 Minutes to Coconut Grove.
- 15 Minutes to Brickell.

A few more stops will take you to the Brightline station, offering luxurious and easy travel to Fort Lauderdale, West Palm Beach, and now Orlando.



874

826

878

US-1

Glenvar Heights

South Miami



Health hospital

874

986

986

878

826

1

SW 87th Ave

SW 88th St

SW 72nd Ave

826

SW 64th St

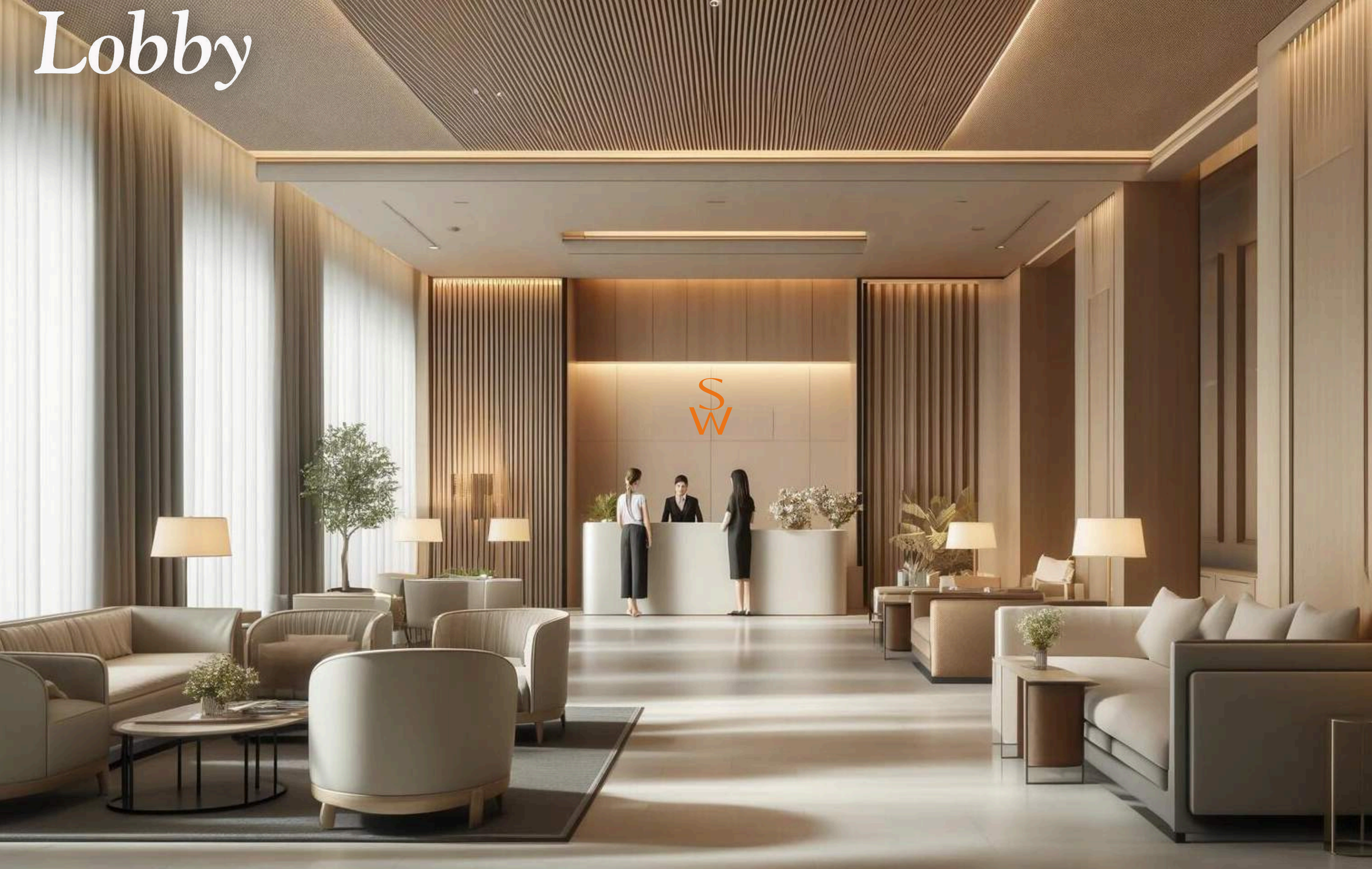
SW 64th St

SW 80th St

The image features a dense, textured background of various shades of green leaves, likely from a tropical plant like a philodendron. The leaves are layered and overlapping, creating a rich, naturalistic pattern. In the center of the image, the word "Amenities" is written in a large, white, elegant cursive font. The text is clearly legible against the darker green background.

Amenities

Lobby



Business Center



Clubroom



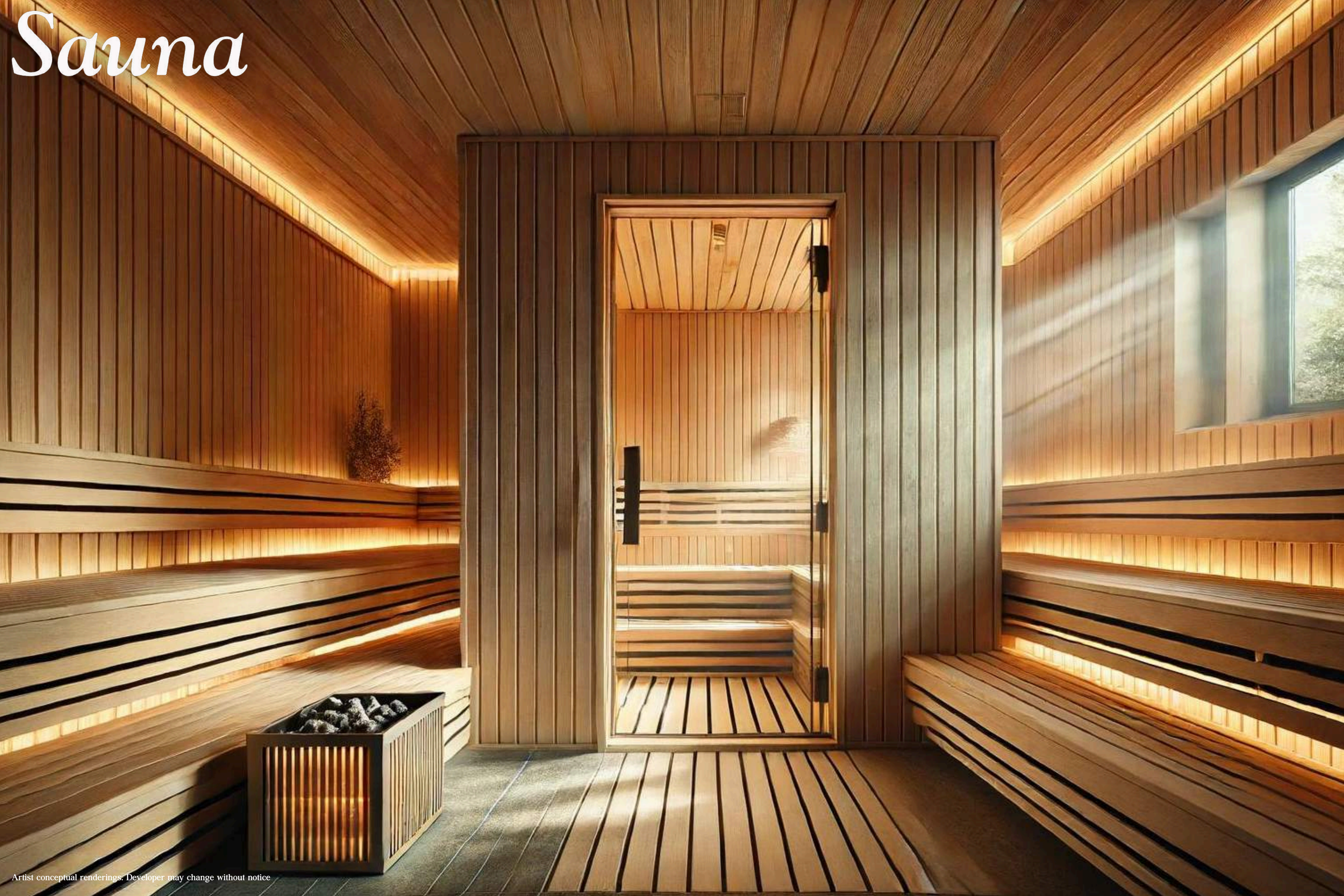
Pickleball



Fitness Center



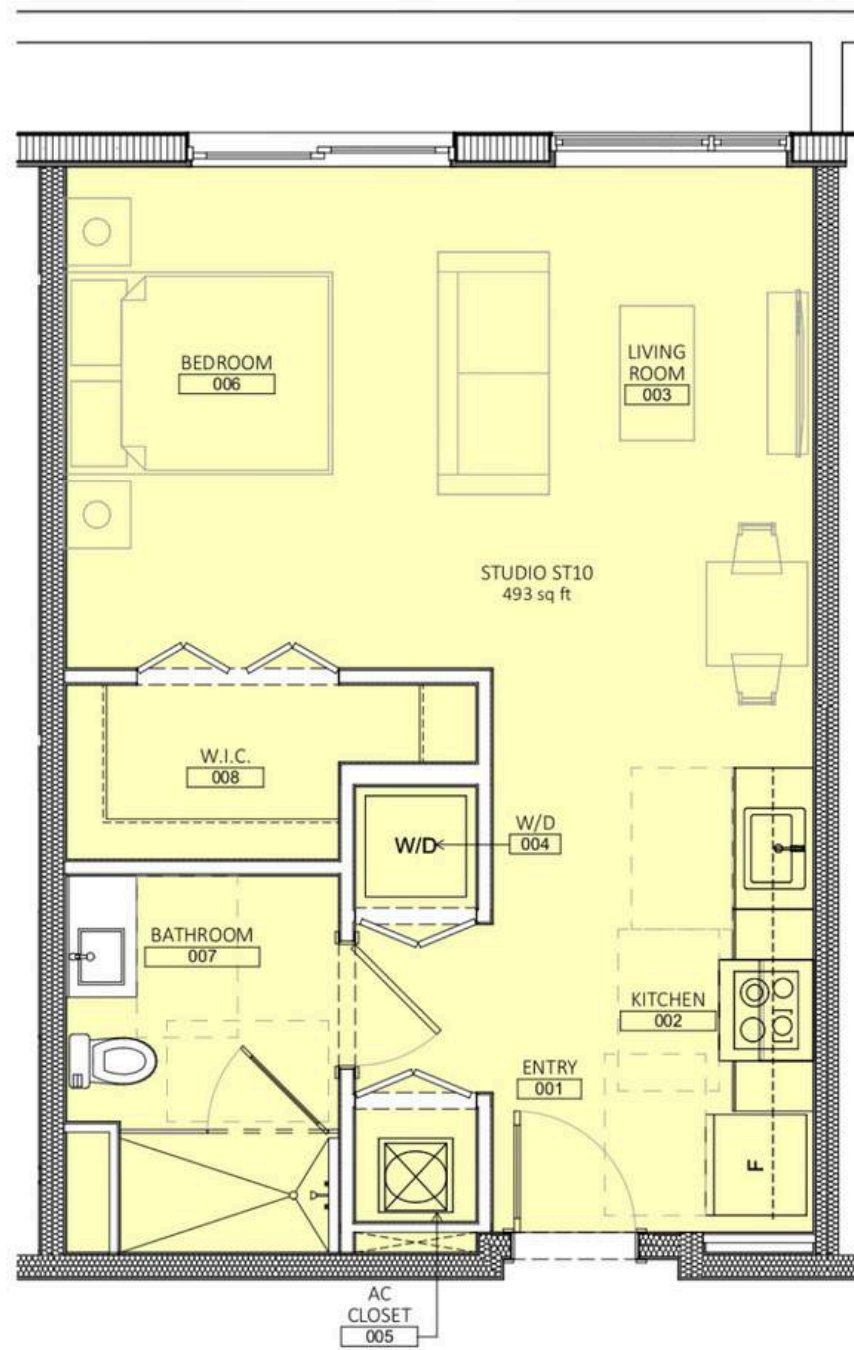
Sauna



Pool

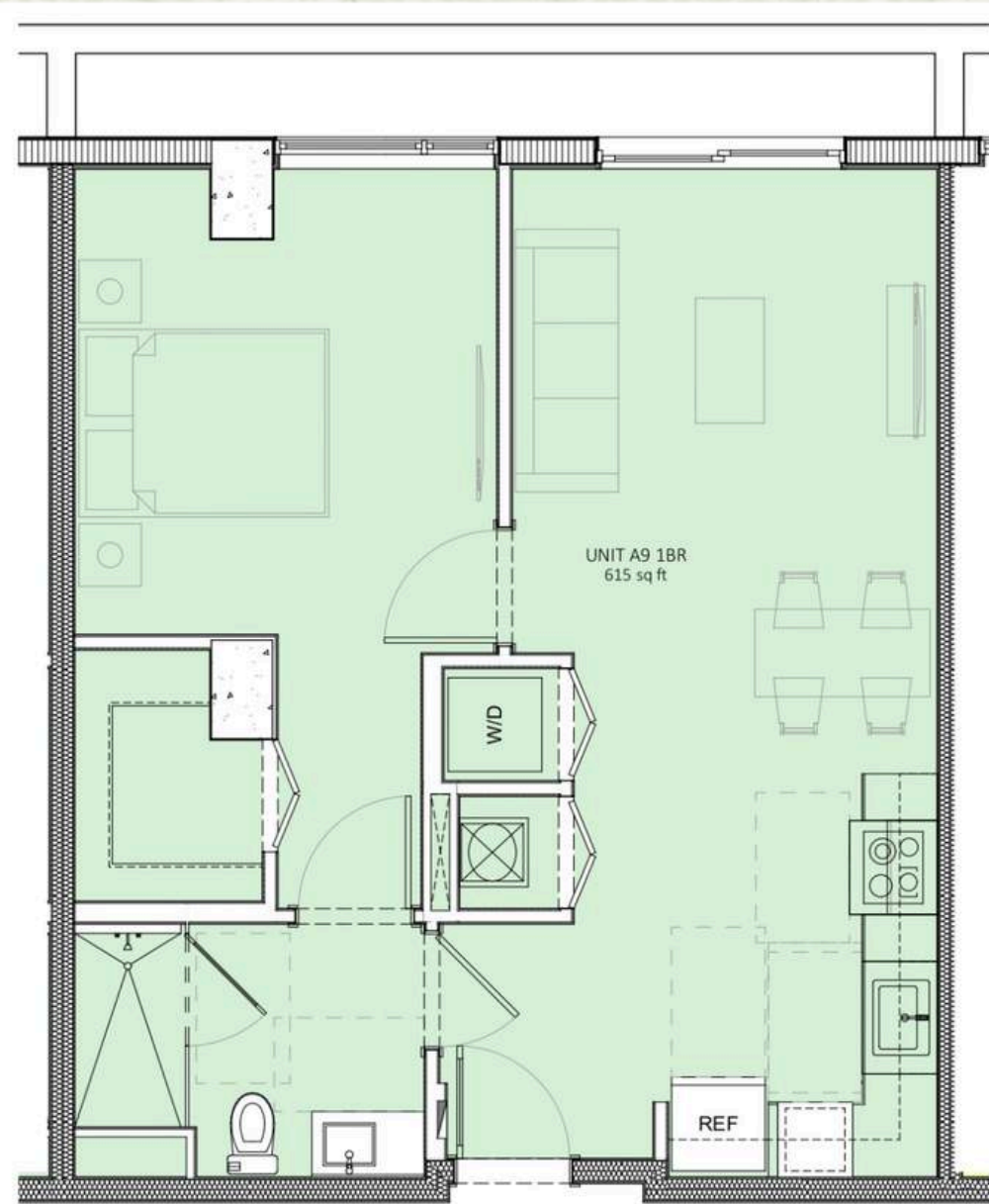


Floor Plan Examples



A SAMPLE STUDIO UNIT
SCALE: 1/4" = 1'-0"

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.



C SAMPLE 1BD UNIT
SCALE: 1/4" = 1'-0"

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D SAMPLE 2BD/2BA UNIT
SCALE: 1/4" = 1'-0"

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.

Northeast



South



Southeast



Southwest



Northwest



*Prices Subject to Change Without Notice

Prices



SOMI WALK
RESIDENCES



Studio

Starting from \$400,000

One Bedroom

Starting from \$510,000

One Bedroom + Den

Starting from \$706,000

Two Bedroom

Starting from \$750,000



SOMI WALK
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Deposit Structure

10% at Reservation

10% at Contract Signing

10% at Groundbreaking

10% at Pouring of Slab

10% at Top Off



SOMI WALK
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*Thank You
For Viewing our
Presentation*

