

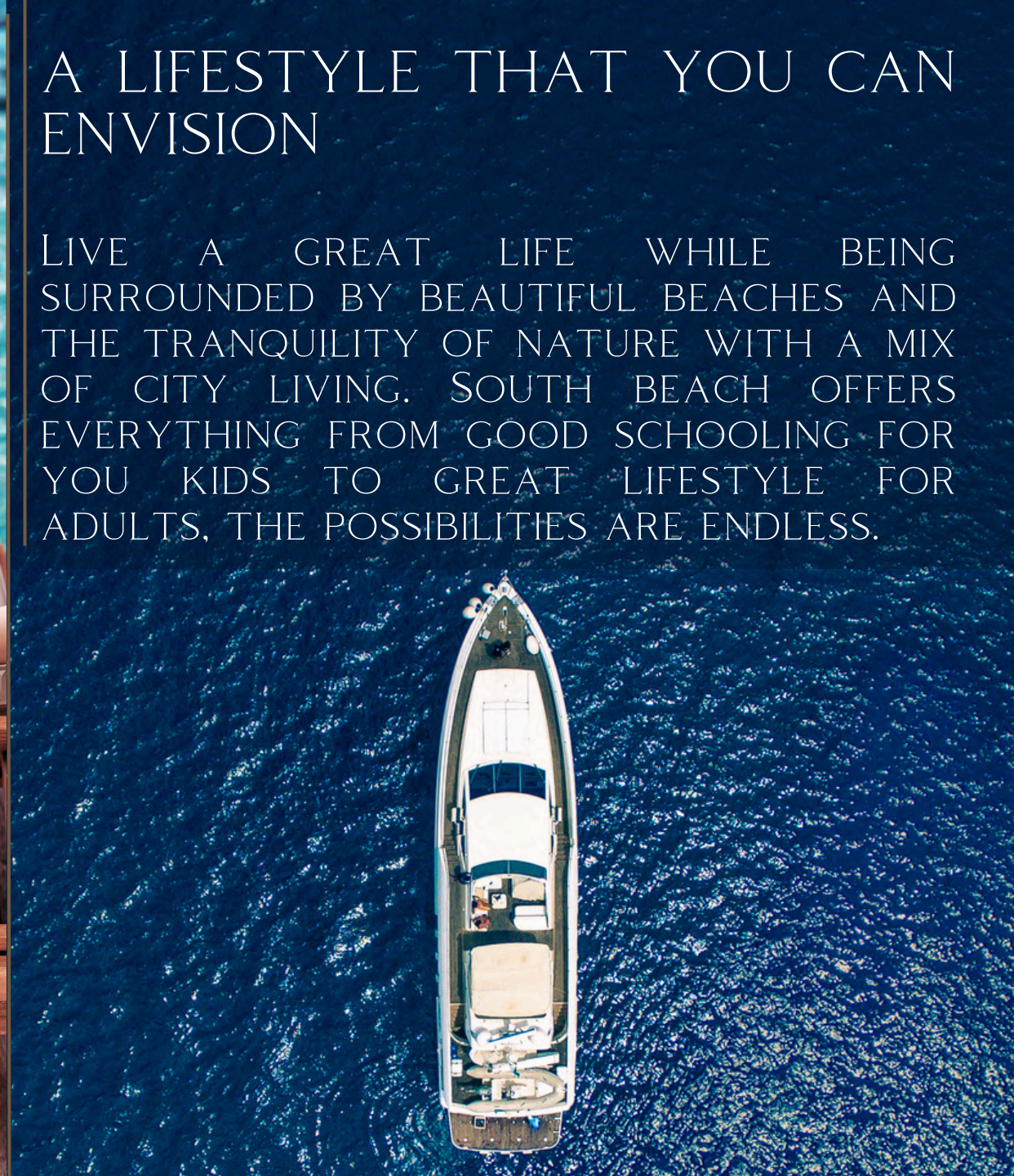
14 WEST





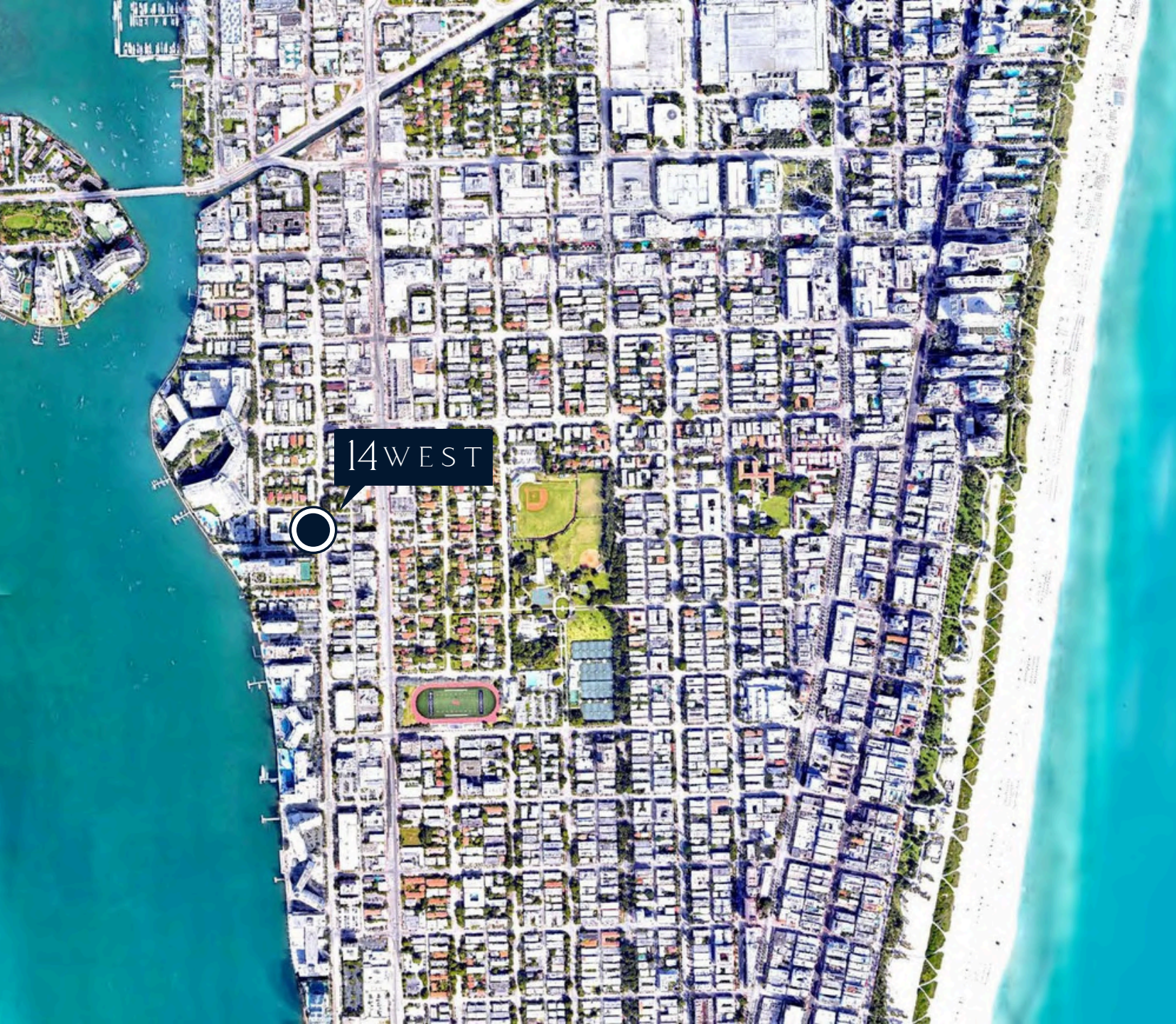
A LIFESTYLE THAT YOU CAN ENVISION

LIVE A GREAT LIFE WHILE BEING SURROUNDED BY BEAUTIFUL BEACHES AND THE TRANQUILITY OF NATURE WITH A MIX OF CITY LIVING. SOUTH BEACH OFFERS EVERYTHING FROM GOOD SCHOOLING FOR YOU KIDS TO GREAT LIFESTYLE FOR ADULTS, THE POSSIBILITIES ARE ENDLESS.





THE WEST AVENUE AREA IS ONE OF THE MOST HIGHLY DESIRED AREAS TO LIVE IN SOUTH BEACH. IT OFFERS GREAT SHOPPING AND RESTAURANTS ALONG WITH EASY ACCESS TO ALL OF THE REST OF MIAMI WHILE OFFERING A PEACEFUL VIBE TO THE NEIGHBORHOOD.



WEST AVENUE NEIGHBORHOOD

IN ADDITION TO BEING IN THE HEART OF SOUTH BEACH 14 WEST IS JUST A 30 MINUTE DRIVE TO BOTH MIAMI INTERNATIONAL AIRPORT AND FORT LAUDERDALE INTERNATIONAL AIRPORT. 14 WEST IS WITHIN WALKING DISTANCE TO MANY GOOD RESTAURANTS ALONG WITH CLOTHING STORES, GYMS, BARS AND GREAT NIGHT LIFE.



14 WEST

14 WEST AVENUE HAS ARRIVED TO MIAMI BEACH

THIS EXCLUSIVE 5 STORY CONDOMINIUM CONTAINS 14 BEAUTIFUL MODERN MIAMI STYLE RESIDENCES.

THE FIRST FLOOR CONTAINS 2 GROUND UNITS. THE SECOND, THIRD AND FOURTH FLOOR ALL CONTAIN 4 UNITS, WITH THE FOURTH FLOOR HAVING FOUR EXTRAVAGANT PENTHOUSES WITH VERY LARGE BALCONIES AND TERRACES.

1414 WEST OFFERS A ROOF TOP POOL FOR ALL OF THE RESIDENCES.

14 WEST





MODERN DESIGN

14 WEST IS ONE OF THE MOST MODERN BUILDING IN THE SOUTH BEACH AREA THAT IS CURRENTLY BEING BUILT.

FROM THE IMMACULATE ARCHITECTURAL DESIGN TO THE DETAILED DESIGN OF THE FINISH MATERIALS, THE BUILDING OFFERS A PERFECT FEEL AND DESIGN FOR ANYONE LOOKING TO LIVE IN SOUTH BEACH.

14
WEST



14
WEST





LIFESTYLE

THE RESIDENCES AT 14 WEST HAVE A UNIQUE MODERN DESIGN THAT ALLOWS FOR GREAT SPACE USE INSIDE AND OUTSIDE OF THE UNITS OFFERING OUTDOOR KITCHENS AND LARGE TERRACES. ALL OF THE UNITS CONTAIN FLOOR TO CEILING WINDOWS THAT OFFER GREAT LIGHTING THROUGHOUT THE UNITS.

14
WEST





KITCHENS

ALL OF THE RESIDENCES AT 14 WEST WILL HAVE IMPORTED, ITALIAN CABINETS BY PAOLO CASTELLI WITH DEKTON COUNTERTOPS AND SUBZERO/WOLF APPLIANCES.



BATHROOMS

FROM FLOATING CABINETS TO RAINFALL WATERHEADS AND THE HIGHEST END FINISHES THAT THE MARKET HAS TO OFFER, THE BATHROOMS OFFER THE COMFORT THAT ONE WANTS.

14
WEST

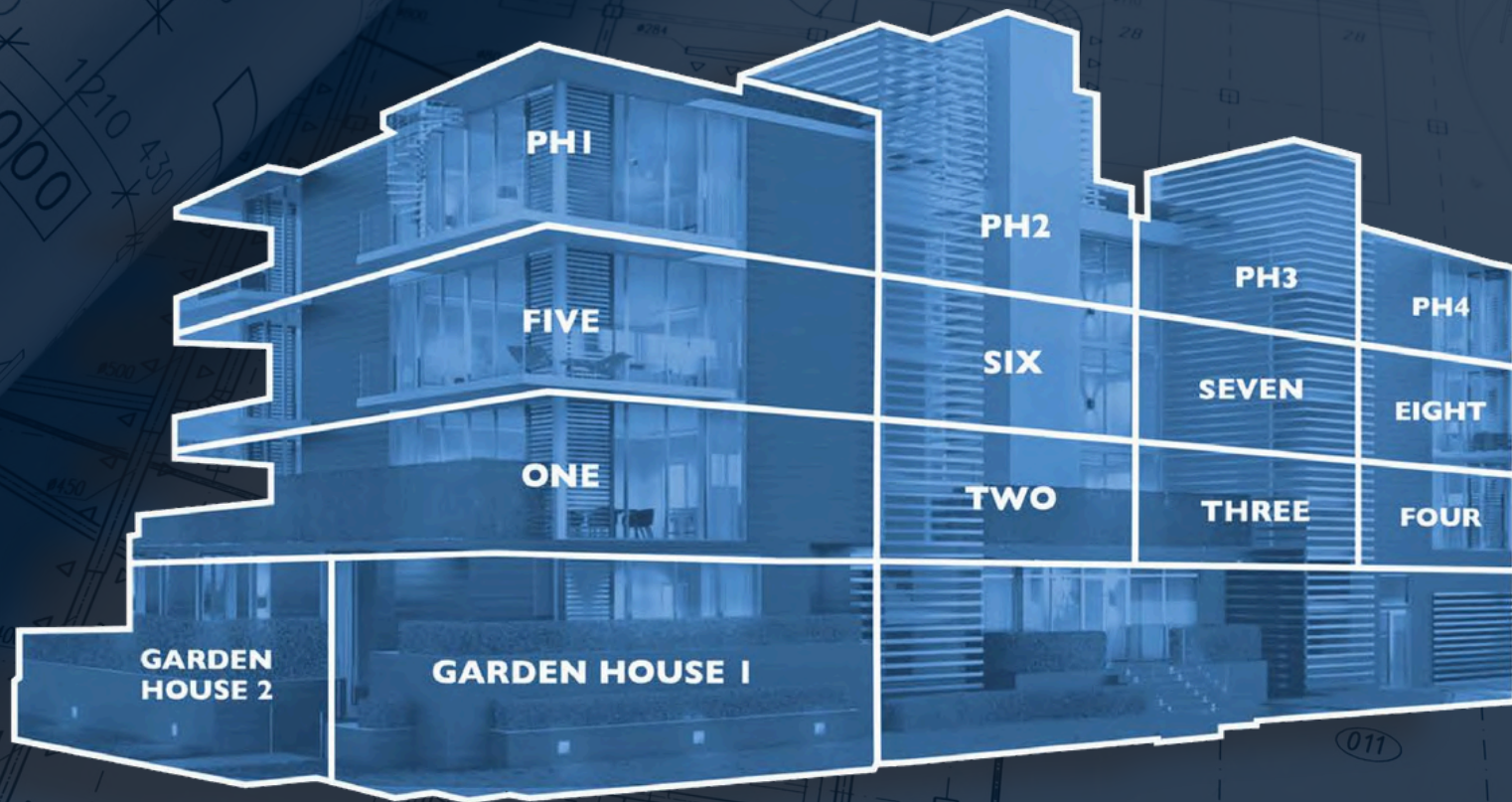




LUXURIOUS DOWNTOWN
VIEWS ALONG WITH EASY
ACCESS TO ALL OF MIAMI,
14 WEST OFFERS IT ALL.

14
WEST

PLANS

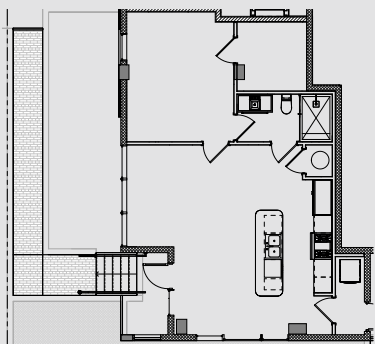
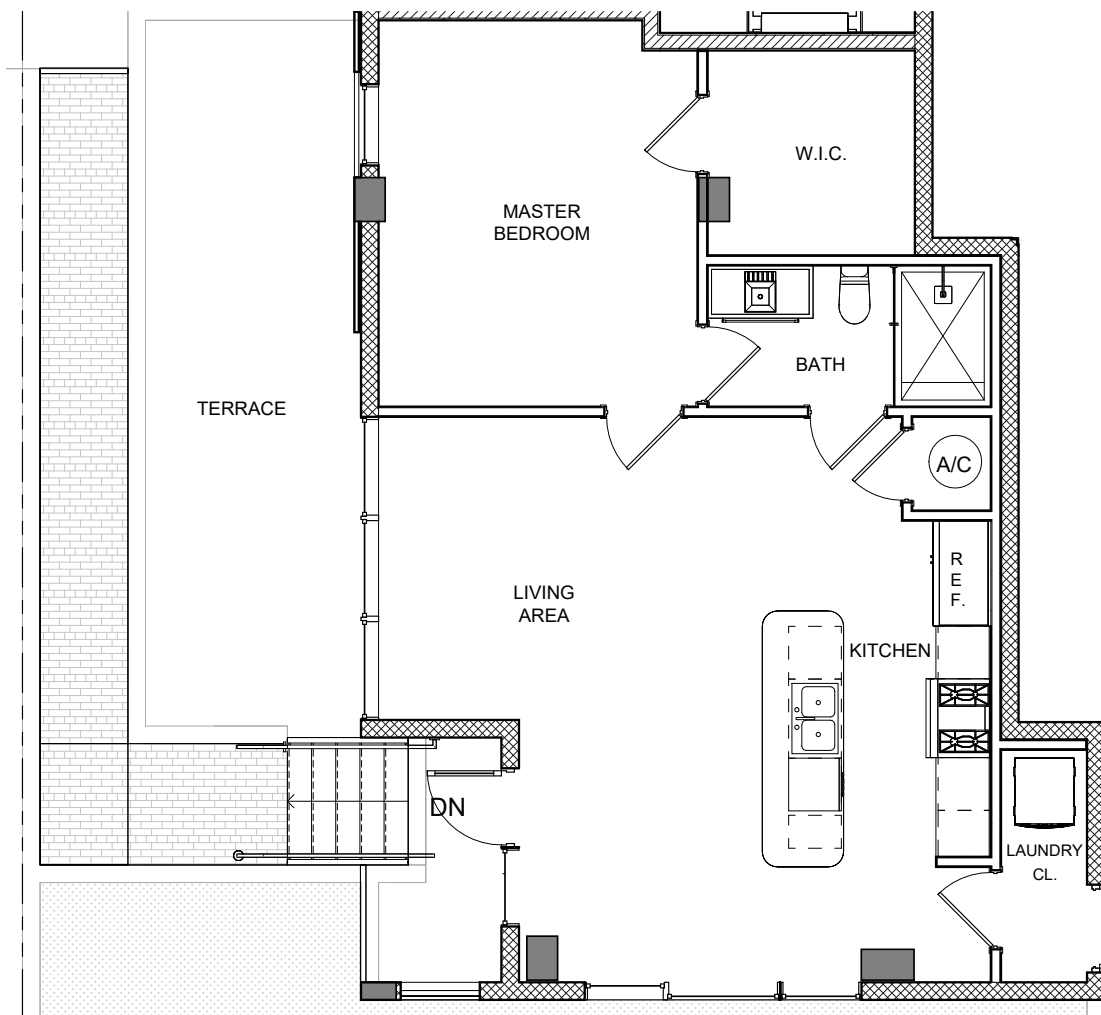


14 WEST

GARDEN RESIDENCE 101

1 BED / 1 BATH

FLOOR LEVEL : LEVEL 01
 INDOOR LIVING : 675 FT² / 63 M²
 OUTDOOR LIVING : 375 FT² / 35 M²
 TOTAL LIVING : 1,050 FT² / 98 M²



1414 WEST AVENUE, MIAMI BEACH FLORIDA

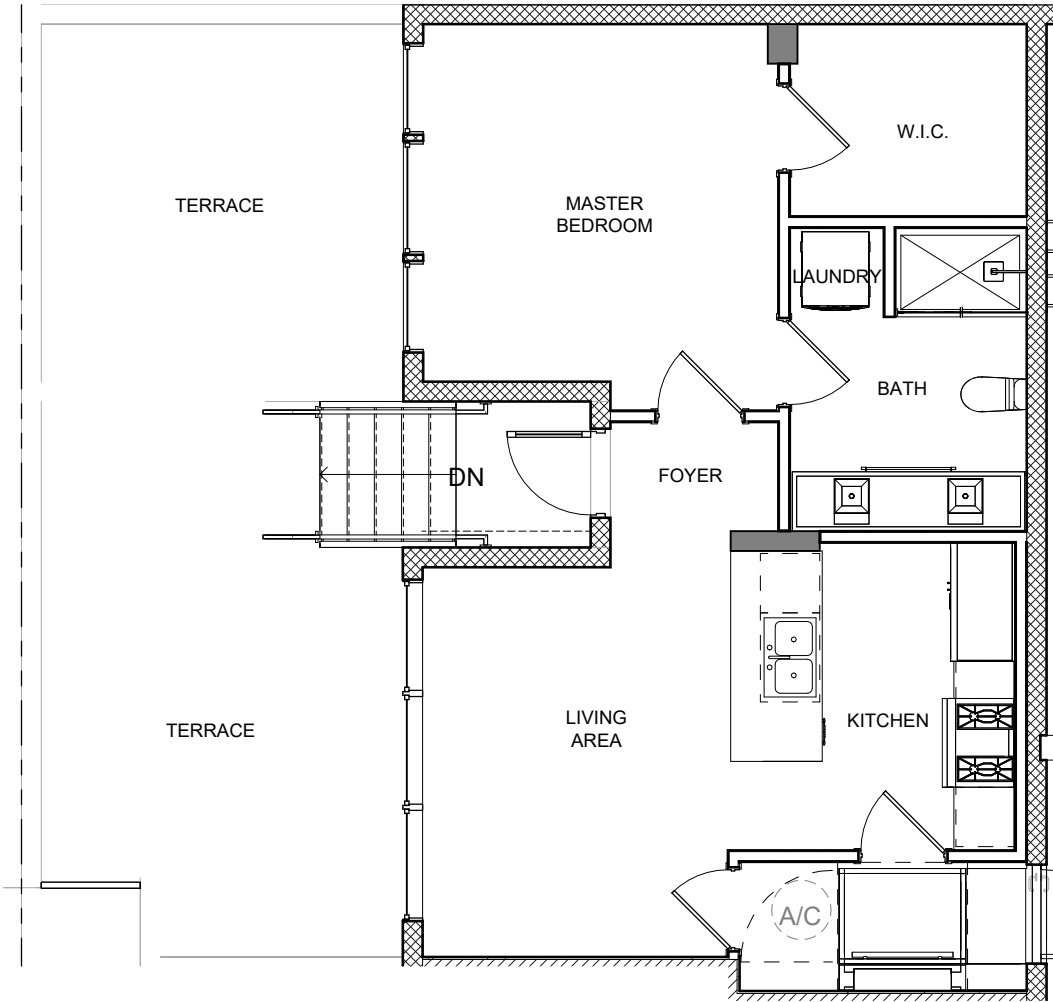
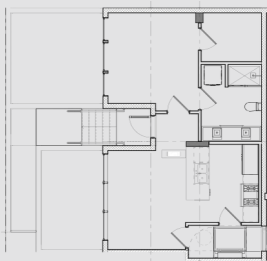
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14 WEST

GARDEN RESIDENCE 102

1 BED / 1 BATH

FLOOR LEVEL :	LEVEL 01
INDOOR LIVING :	889 FT2 / 86 M2
OUTDOOR LIVING :	392 FT2 / 36 M2
TOTAL LIVING:	1,264 FT2 / 122 M2



1414 WEST AVENUE, MIAMI BEACH FLORIDA

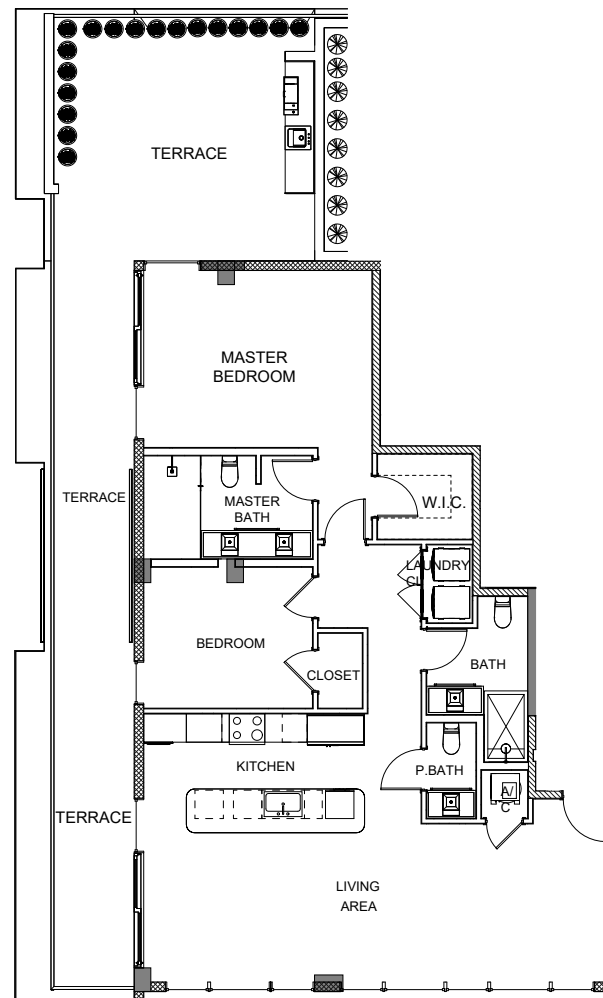
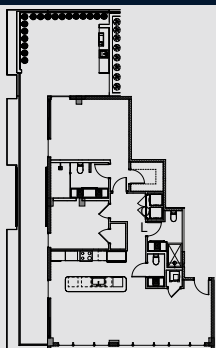
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14 WEST

RESIDENCE 201

2 BED / 2 - 1/2 BATH

FLOOR LEVEL : LEVEL 02
 INDOOR LIVING : 1,345 FT² / 125 M²
 OUTDOOR LIVING : 772 FT² / 72 M²
 TOTAL LIVING : 2,117 FT² / 197 M²



1414 WEST AVENUE, MIAMI BEACH FLORIDA

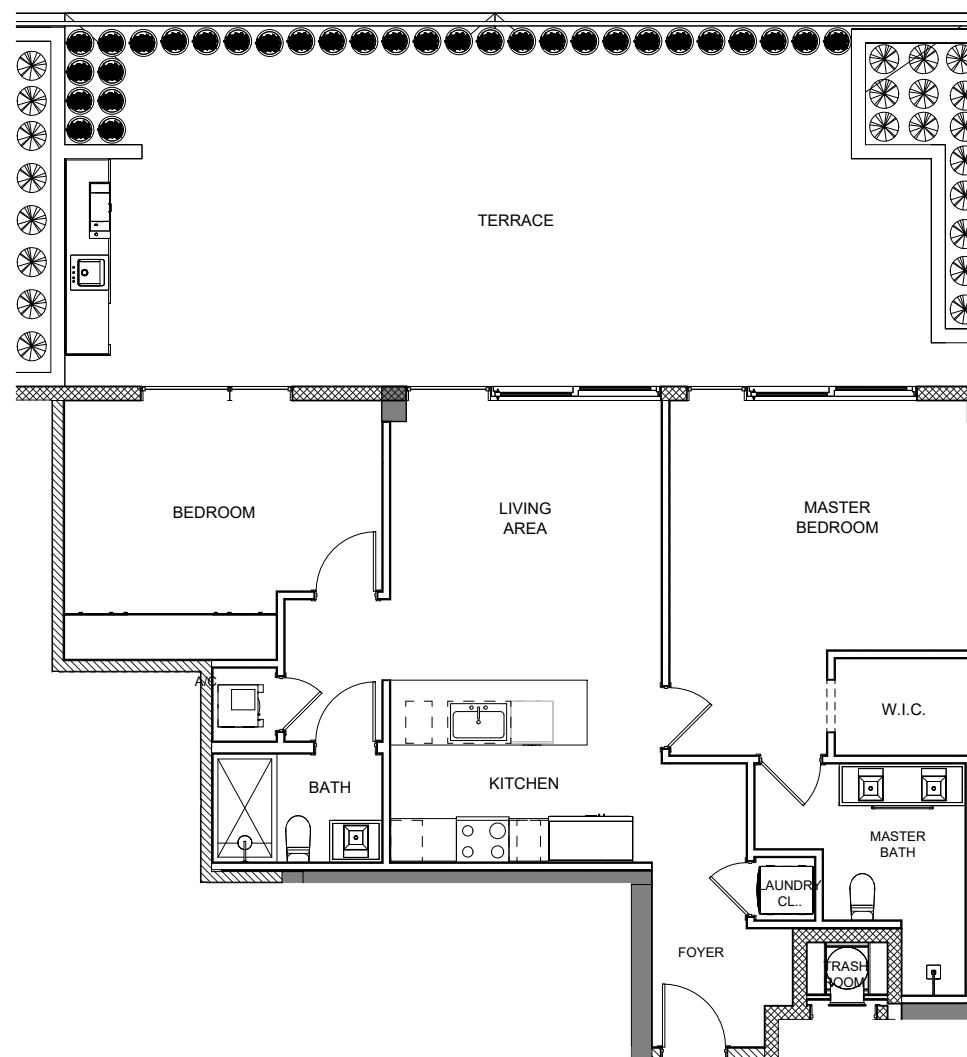
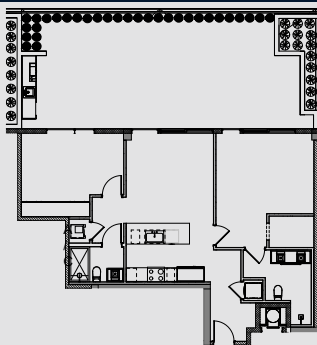
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14 WEST

RESIDENCE 202

2 BED / 2 BATH

FLOOR LEVEL : LEVEL 02
 INDOOR LIVING : 1,055 FT² / 98 M²
 OUTDOOR LIVING : 709 FT² / 66 M²
 TOTAL LIVING : 1,764 FT² / 164 M²



1414 WEST AVENUE, MIAMI BEACH FLORIDA

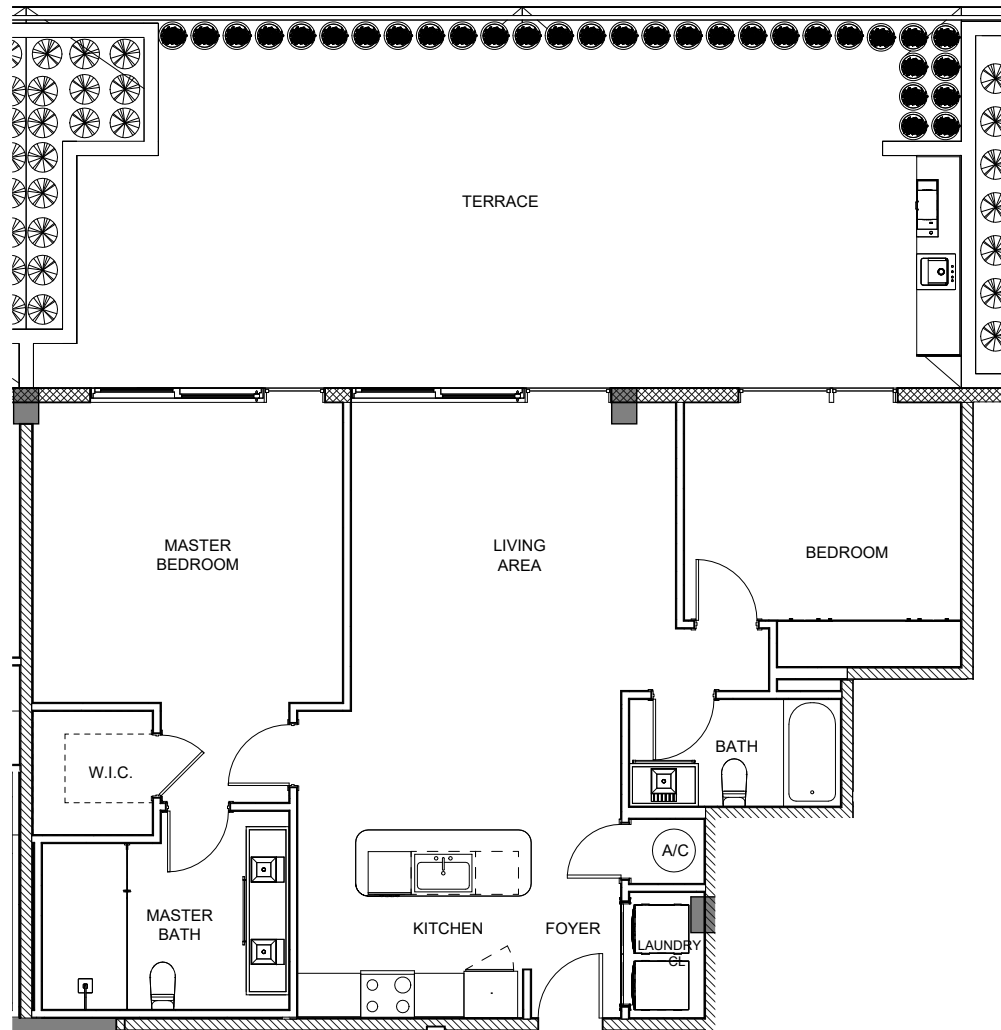
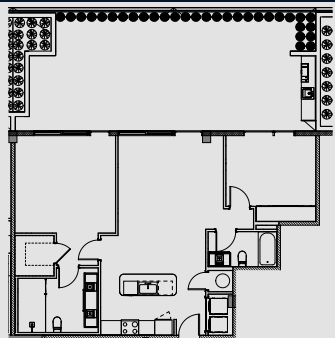
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14 WEST

RESIDENCE 203

2 BED / 2 BATH

FLOOR LEVEL : LEVEL 02
 INDOOR LIVING : 1,146 FT² / 107 M²
 OUTDOOR LIVING : 709 FT² / 66 M²
 TOTAL LIVING : 1,885 FT² / 173 M²



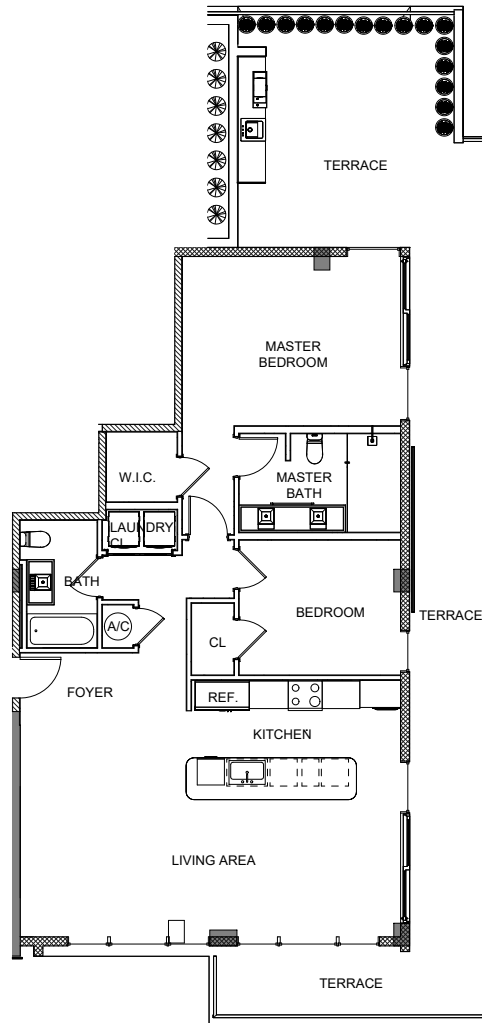
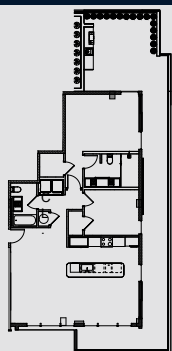
1414 WEST AVENUE, MIAMI BEACH FLORIDA

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14 WEST

RESIDENCE 204 2 BED / 2 BATH

FLOOR LEVEL : LEVEL 02
INDOOR LIVING : 1,293 FT² / 120 M²
OUTDOOR LIVING : 772 FT² / 72 M²
TOTAL LIVING : 2,065 FT² / 192 M²



1414 WEST AVENUE, MIAMI BEACH FLORIDA

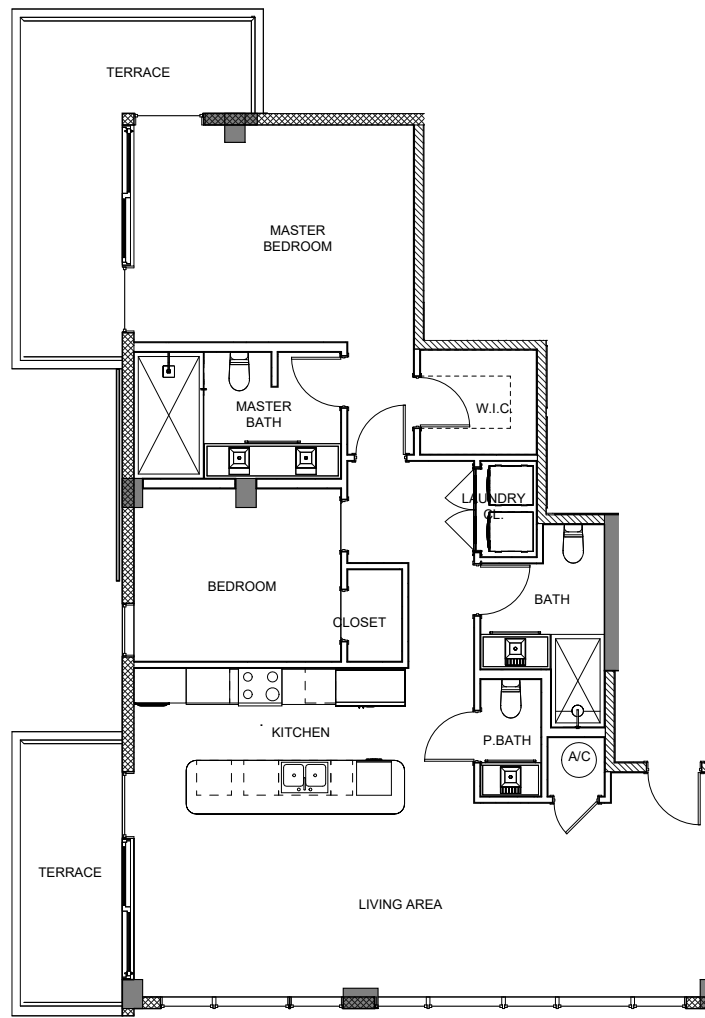
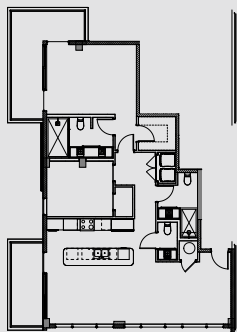
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14 WEST

RESIDENCE 301

2 BED / 2 1/2 BATH

FLOOR LEVEL : LEVEL 03
 INDOOR LIVING : 1,345 FT² / 125 M²
 OUTDOOR LIVING : 282 FT² / 26 M²
 TOTAL LIVING : 1,627 FT² / 151 M²



1414 WEST AVENUE, MIAMI BEACH FLORIDA

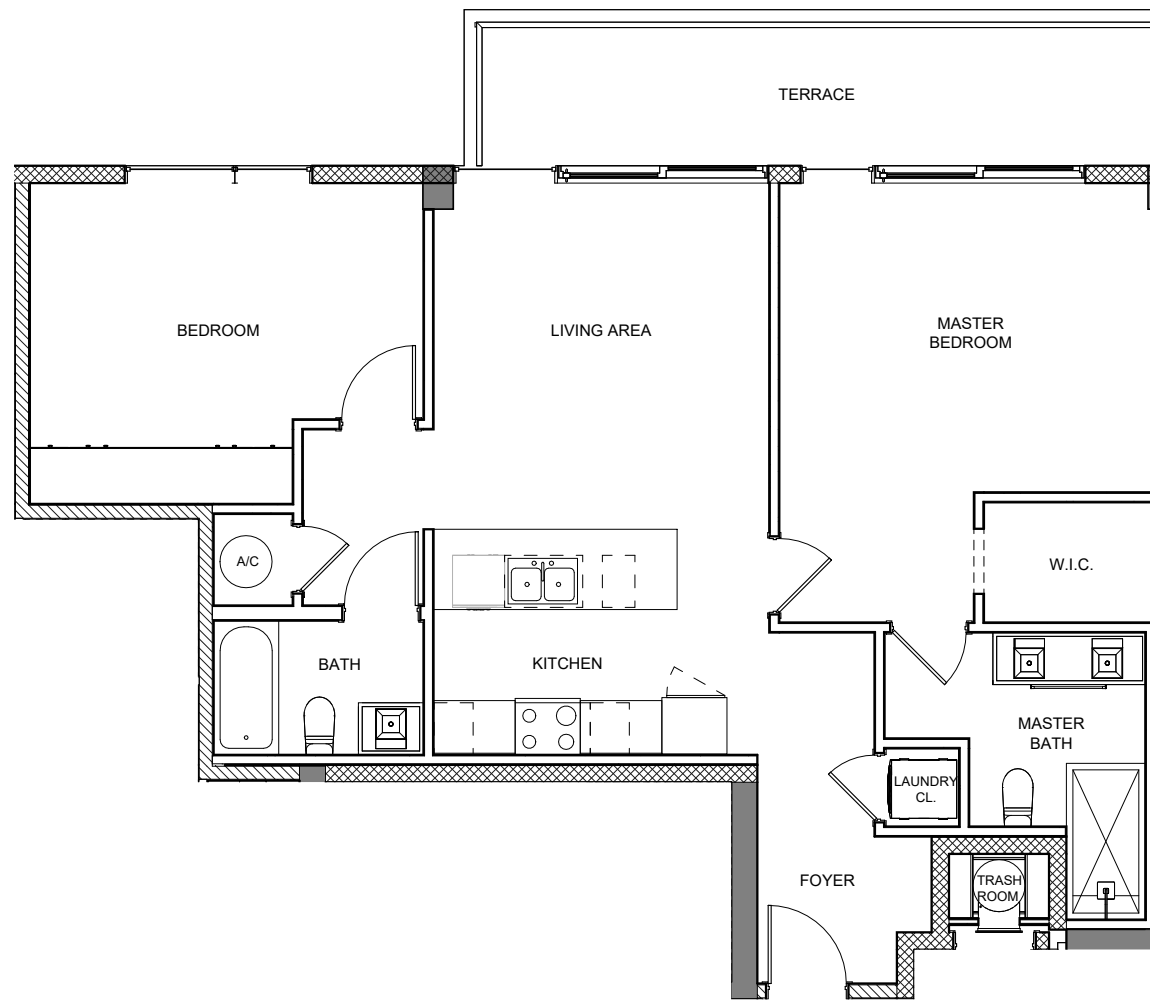
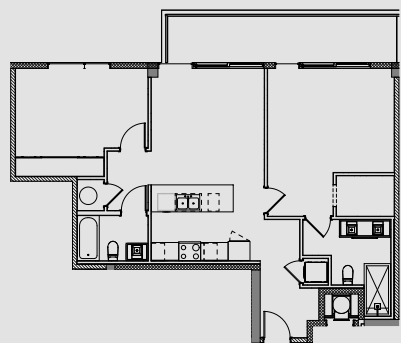
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14 WEST

RESIDENCE 302

2 BED / 2 BATH

FLOOR LEVEL : LEVEL 03
 INDOOR LIVING : 1,055 FT² / 98 M²
 OUTDOOR LIVING : 161 FT² / 15 M²
 TOTAL LIVING : 1,216 FT² / 113 M²



1414 WEST AVENUE, MIAMI BEACH FLORIDA

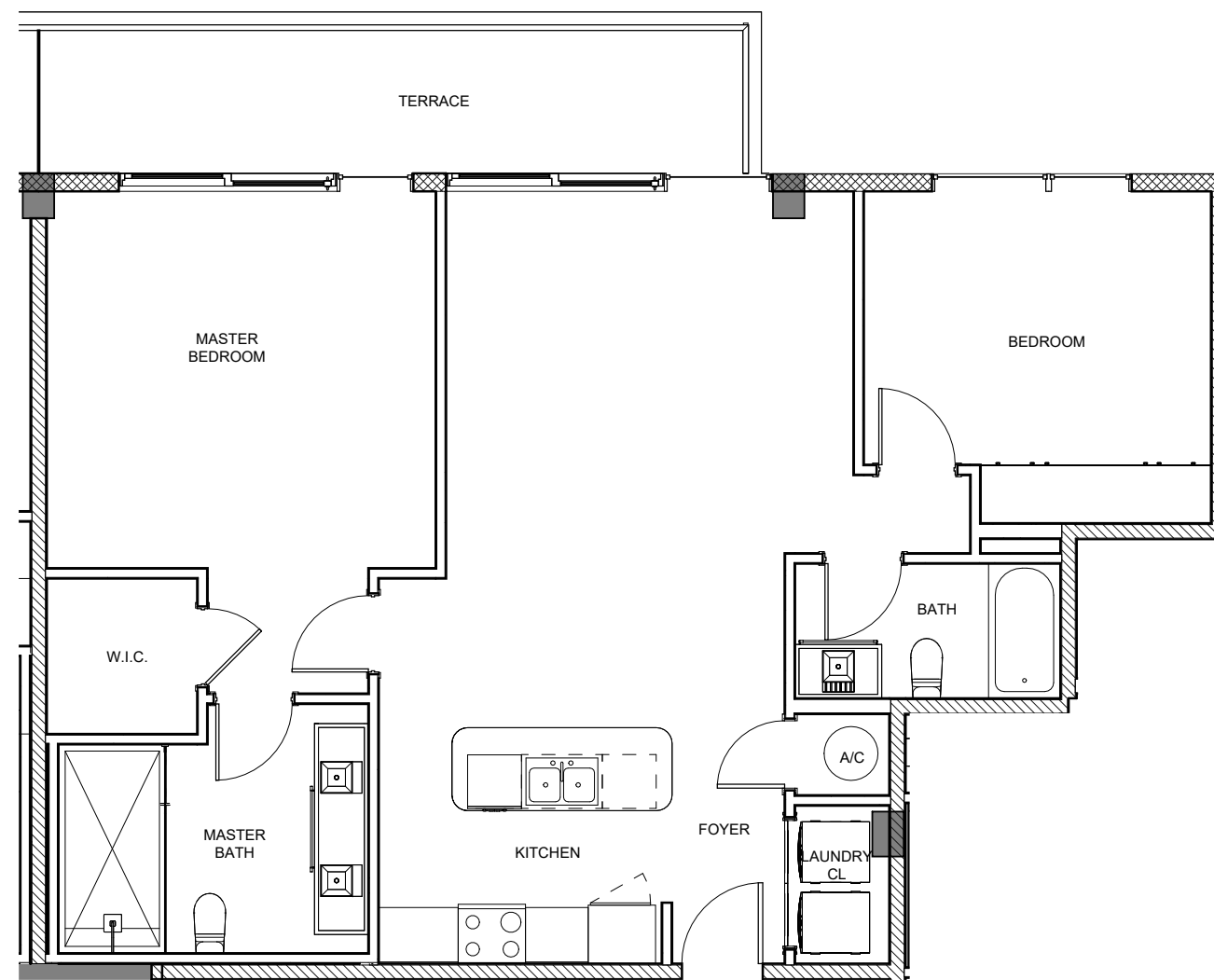
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RESIDENCE (03)

2 BED / 2 BATH

FLOOR LEVEL : LEVEL 00
INDOOR LIVING : 1,146 FT² / 107 M²
OUTDOOR LIVING : 88 FT² / 8 M²
TOTAL LIVING : 1,234 FT² / 115 M²



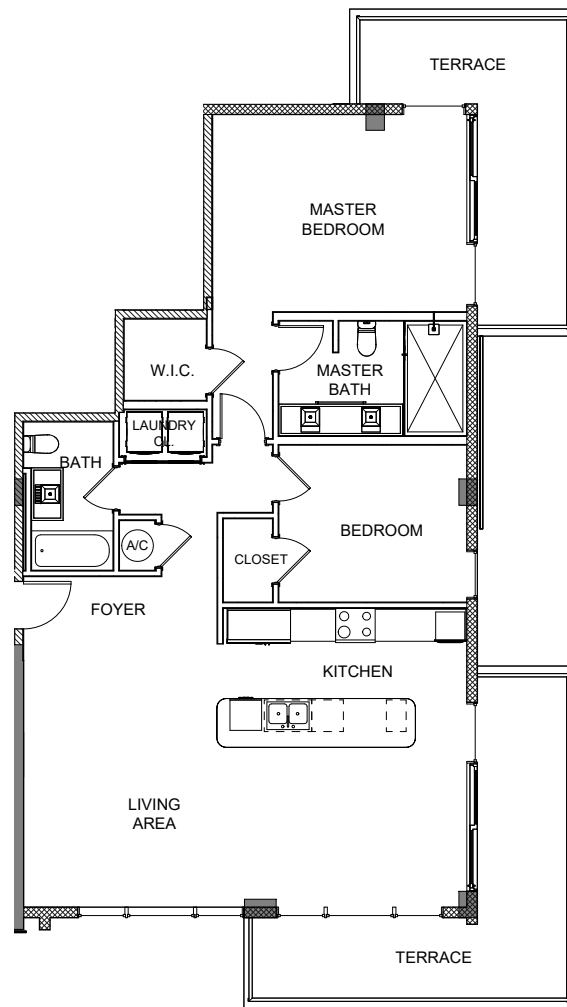
1414 WEST AVENUE, MIAMI BEACH FLORIDA

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RESIDENCE 304

2 BED / 2 BATH

FLOOR LEVEL : LEVEL 03
 INDOOR LIVING : 1,293 FT² / 120 M²
 OUTDOOR LIVING : 282 FT² / 26 M²
 TOTAL LIVING : 1,627 FT² / 146 M²



1414 WEST AVENUE, MIAMI BEACH FLORIDA

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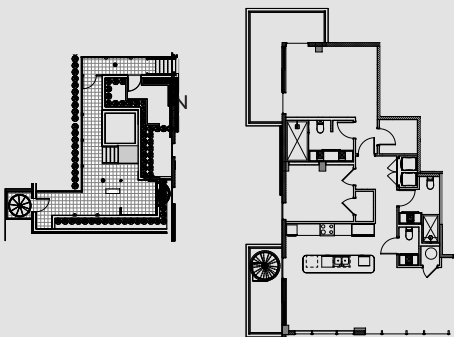
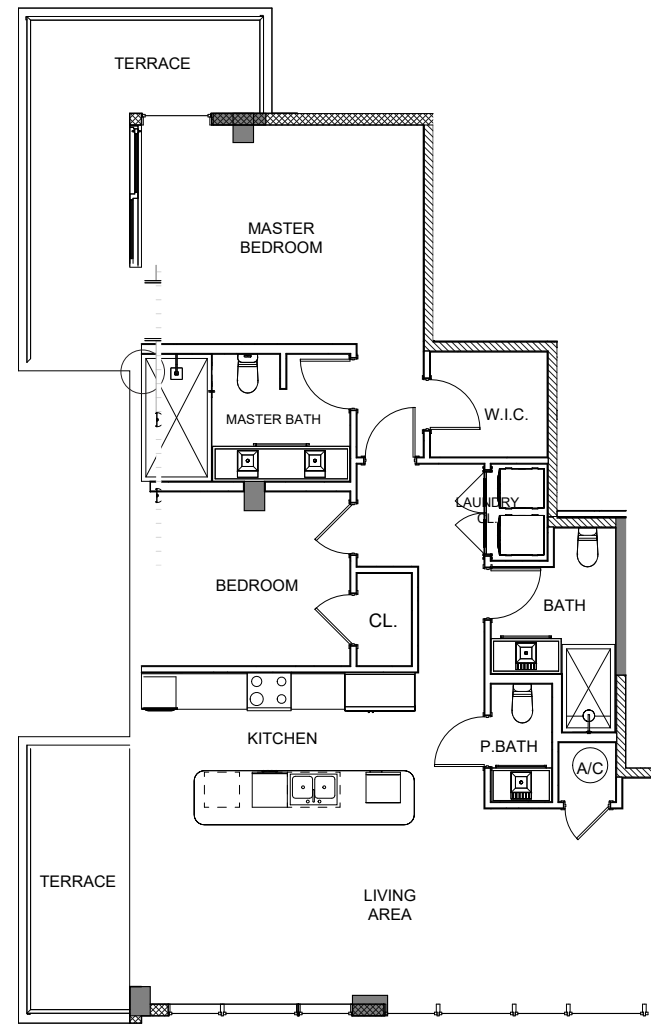
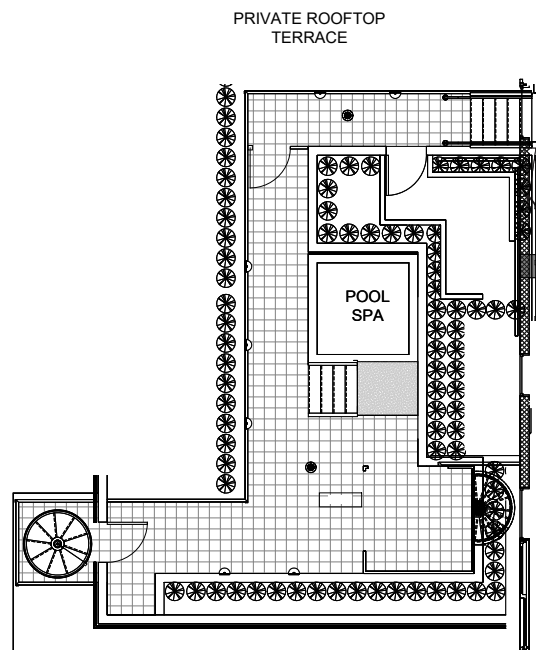


14 WEST

PENTHOUSE 01

2 BED / 2 - 1/2 BATH

FLOOR LEVEL : LEVEL 04
 INDOOR LIVING : 1,345 FT² / 125 M²
 OUTDOOR LIVING : 805 FT² / 75 M²
 TOTAL LIVING : 2,150 FT² / 200 M²



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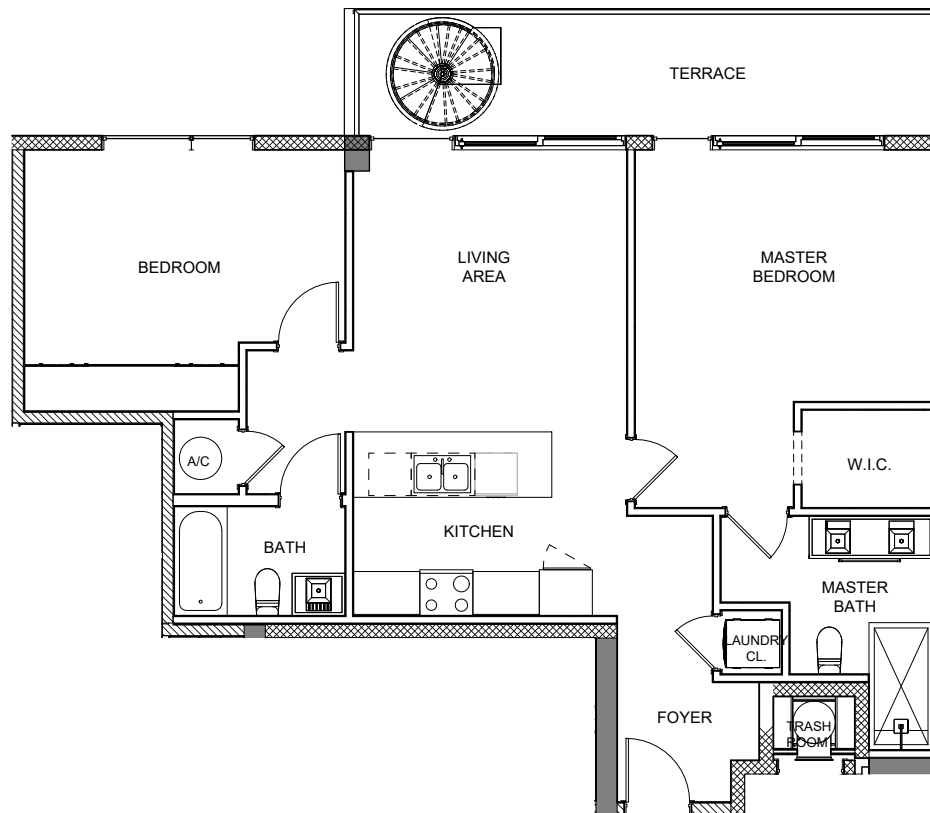
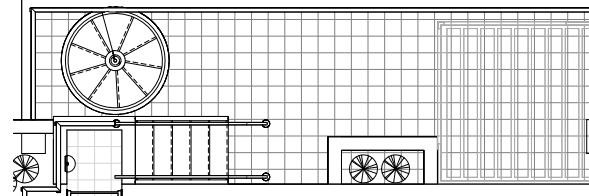
14
WEST

PENTHOUSE 02

2 BED / 2 BATH

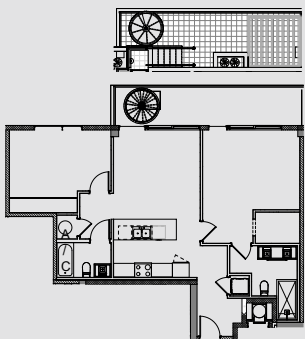
FLOOR LEVEL : LEVEL 04
 INDOOR LIVING : 1,055 FT² / 98 M²
 OUTDOOR LIVING : 423 FT² / 40 M²
 TOTAL LIVING : 1,478 FT² / 138 M²

PRIVATE ROOFTOP
TERRACE



1414 WEST AVENUE, MIAMI BEACH FLORIDA

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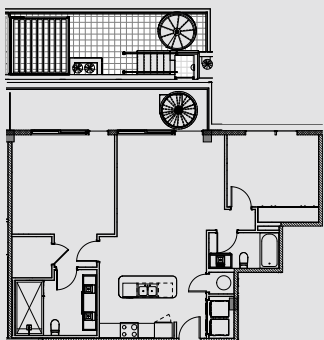
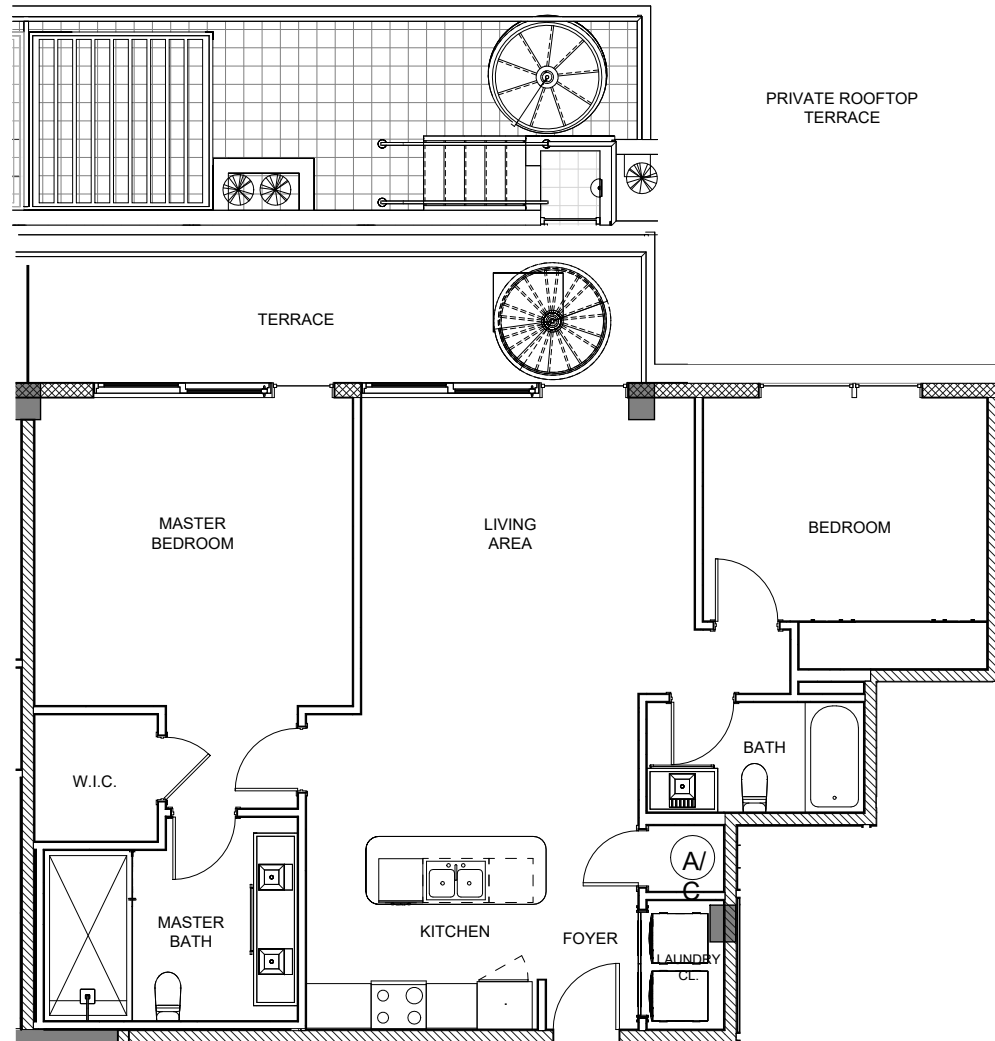


14
WEST

PENTHOUSE 03

2 BED / 2 BATH

FLOOR LOCATION : LEVEL 04
 INDOOR LIVING : 1,145 FT² / 107 M²
 OUTDOOR LIVING : 415 FT² / 39 M²
 TOTAL LIVING : 1,561 FT² / 146 M²



1414 WEST AVENUE, MIAMI BEACH FLORIDA

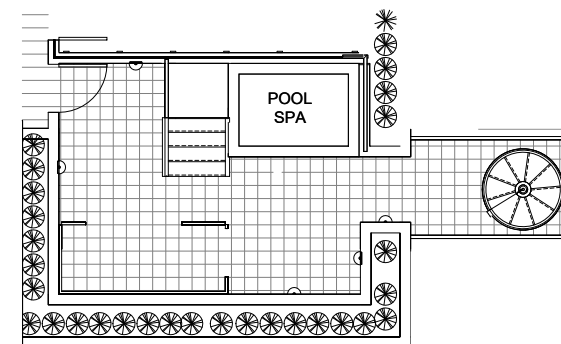
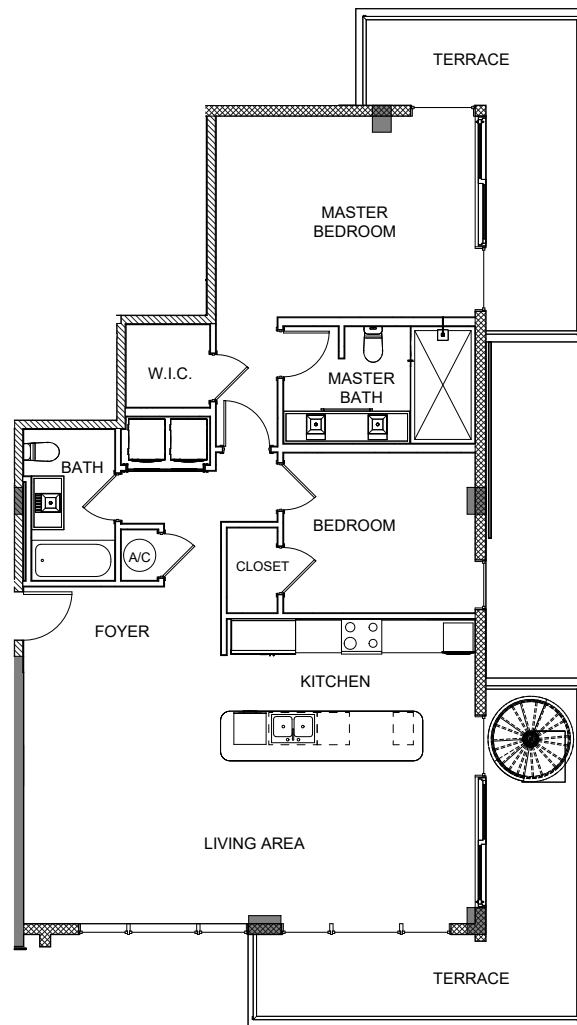
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14 WEST

PENTHOUSE 04

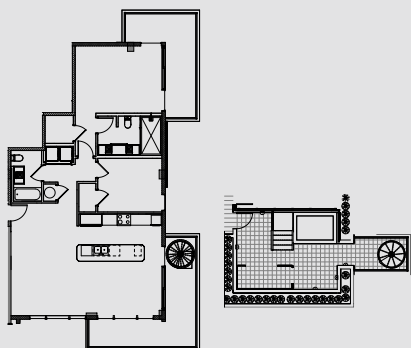
2 BED / 2 BATH

FLOOR LOCATION : LEVEL 04
 INDOOR LIVING : 1,293 FT² / 120 M²
 OUTDOOR LIVING : 792 FT² / 74 M²
 TOTAL LIVING : 2,085 FT² / 194 M²



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WEST

