


## Related Group

To create Downtown Miami's most exciting new lifestyle-driven condominium, the Related Group brought together a team of trusted partners with world-class creativity and unparalleled standards of excellence.

Developer

Established in 1979, The Related Group is Florida's leading developer of sophisticated metropolitan living and one of the country's largest real estate conglomerates. Since its inception, the privately held company has built, rehabilitated and managed over 100,000 condominium, rental and commercial units. The firm is one of the largest Hispanicone of businesses in the United States with a development portfolio in excess of $\$ 40$ billio in $40+$ years.

The Related Group has earned awards and recognition throughout the United States and internationally for its visionary designs and development of luxur condominiums, market-rate rentals mived-use centers rentals, mixed-use centers
and affordable properties - often in emerging neighborhoods that impact the lives of all demographics Related has also redefined real estate by diversifying both its products and buyers

## RELATED


sLs LUX

Paraiso District


Brickell Heights


## ROVR

Developer
$\square$

With over 35 years of combined ₹ experience, Miami-born and -raised Oscar Rodriguez and Ricardo Vadia together make a formidable force. The two began their friendship and professional their friendship and profession together in the early 2000 s tog The Related Group where they delivered more thare 5,800 they delivered more than 5,800 luxury condominiums, rental and with a development value of more than $\$ 1$ billion. Individually, thei vast experience spans a variety of development disciplines, and together, their extensive market knowledge and impeccable track record catapulted them to the top of South Florida's real estate industry. After leading their own firms separately, Rodriguez and Vadia reunited in 2015 to form ROVR Development.


The Fairchild

Grand Station


Sieger Suárez
Architects


Porsche



Meshberg Group of the past with contemporary materials and methods of the present. Incorporating principles of sustainability, branding and of sustainability, branding and modern technology is central to , fle bpran is heavily of contemporary life.



575 Fourth Ave


15 Jay Street



The District is Downtown Miami's new paradigm for modern living, offering a hybrid ownership model.


## Your contemporary urban lifestyle awaits

Inspired by some of the world's leading hospitality properties, The District's residences have been designed by internationally renowned Sieger Suárez Architects and the award-winning Meshberg Group to create an environment of comfort and indulgence.



Contemporary residences featuring furnished studio, one-bedroom, and twobedroom floor plans.

Full gourmet kitchens.
Premium Italian cabinetry.
High-end appliance packages.
Designer bathroom fixtures and accessories.




Over 25,000 square feet of amenity spaces offer opportunities to connect with neighbors, stay in shape, take advantage of co-working spaces, or relax in the sun. The District offers the ultimate option for residents with busy lives, good taste, and a love for the vibrancy of Miami.


















## A magnificent city right outside your door.

Downtown Miami is home to some of the city's finest cultural institutions, corporate offices, retail destinations, and restaurants, all easily accessible by car or rail.



Brightline will take you where you need to go with ease-and it's economically and environmentally friendly.




## Building Amenities

- Rooftop Amenity Deck: Expansive resort-style rooftop amenity deck with plunge swim spa, fire pit, summer kitchen, and gorgeous views of Downtown Miami and Biscayne Bay.
- Basketball \& Racquetball Courts: Full-height indoor basketball court and regulation-size racquet ball court and Rock climbing wall.
- Co-working Space: Co-working floor with multiple seating options, high-speed Internet, private meeting rooms, conference room and a full-service kitchen.
- Fitness Center: State-of-the-art fully equipped fitness center including a private yoga/spinning room with virtual trainer and men's/women's sauna and locker rooms.
- Museum-quality Art: Double-height lobby featuring professionally curated museum-quality art.
- Monitoring Services: 24/7 security services and controlled property access.
- The District App: Customized password-protected app for home/away smart-home management.
- Parking: $24 / 7$ valet services and self parking.
- Dining: On-site cafe servicing the residences and recreation areas
- Electric bikes: with charging stations
- Housekeeping: On-demand full housekeeping services
- Climatized receiving and storage room
- Resort Style pool deck with lounge and recreation room



## Residences Features

- 37 Floors and 343 residences FULLY FINISHED \& FURNISHED
- Studio, 1 and 2 Bedroom residences
- All residential interiors are designed by awardwinning interior design firm Meshberg Design
- Smart home technology experience for seamless personalization with the touch of a button. Includes integrated audio, video window treatment and lighting systems
- All residences come equipped with a contemporary lighting package, including recessed lighting dimmers, and lighting control
- Fully built-out closets in all residences curated by Meshberg Design
- Built in top-of-the-line in-unit washer and dryer
- Flooring selections included with specifications recommended by Meshberg Design
- Pre-wired for high-speed communications and data connection
- Valet parking included
- Kitchens feature custom Italian cabinetry curated by Meshberg Design
- Smeg appliance package includes integrated paneled microwave, dishwasher, built-in convection oven and refrigerator/ freezer
- Primary bathrooms offer rain showers and custom Italian vanities
- Dornbracht and Duravit bathroom fixtures, features and accesories




## Deposit

10\% - With reservations/ contract
10\% - 60 days after contract
10\% - at Groundbreaking (scheduled end 2021)
$10 \%$ - at Top-O ff(schedule 3rd quarter of 2022)
60\%- at Closing (scheduled 2nd quarter 2023)


## Prices

| Unit | Floors | Size | Price |
| :---: | :---: | :---: | :---: |
| Studio | $4-33$ | 458 SF - 469 SF | From $\$ 352,900$ |
| 1 B/1 B | $4-37$ | 558 SF - 615 SF | From $\$ 385,900$ |
| 2 B/2 B | $4-37$ | 786 SF - 884 SF | From $\$ 573,900$ |



Site Plan
ISTRICT 225
MIAMI


## Exclusive Sales and Marketing by Related Realty in collaboration with Fortune Development Sales


 multiolving the stated length and width. All dimensions are estimates that will vary with actual construction, and all floor plans, speci fications and other develorment plans are subiect to change and will not necessarily accurately re flect the final plans and specfications for the development


## UNIT 02

1 BED | 1 BATH
558 sq . ft.
$51.83 \mathrm{~m}^{2}$


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 utilize the same method. Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the area of the actual room will typically be smaller than
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MIAMI


## UNIT O3

1 BED | 1 BATH
615 sq. ft.
$57.13 \mathrm{~m}^{2}$


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## UNIT O4

1 BED | 1 BATH
608 sq . ft.
$56.48 \mathrm{~m}^{2}$


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ISTRICT 225
MIAMI


## UNIT 05

2 BED | 2 BATH
884 sq. ft.
$82.12 \mathrm{~m}^{2}$
MASTER
BATH
BATH


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## UNIT 06

## STUDIO | 1 BATH

458 sq . ft.
$42.54 \mathrm{~m}^{2}$


[^0]JSTRICT 225
MIAMI


## UNIT 06

2 BED | 2 BATH
878 sq. ft.
$81.56 \mathrm{~m}^{2}$


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## UNIT 07

1 BED | 1 BATH
608 sq . ft.
$56.48 \mathrm{~m}^{2}$


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## UNIT 08

## STUDIO |1 BATH

469 sq. ft.
$43.57 \mathrm{~m}^{2}$


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## UNIT 09

1 BED | 1 BATH
558 sq . ft.
$51.83 \mathrm{~m}^{2}$


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## UNIT 10

1 BED | 1 BATH
615 sq . ft.
$57.13 \mathrm{~m}^{2}$


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