

14

# RIVER DISTRICT

MIAMI



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



## 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



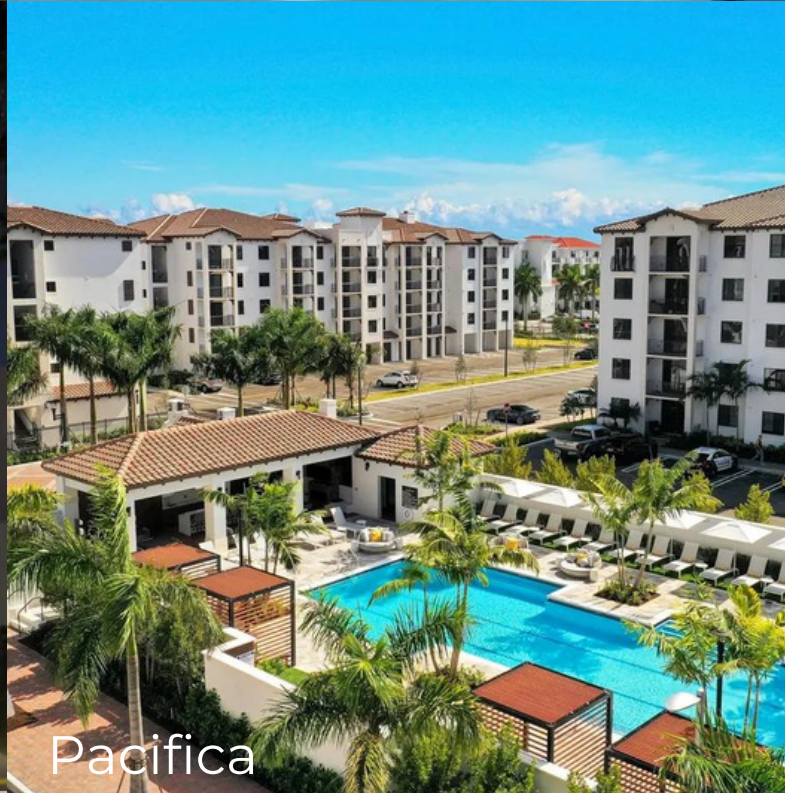
One Paraiso



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







Everything You Need in a  
5 Mile Radius

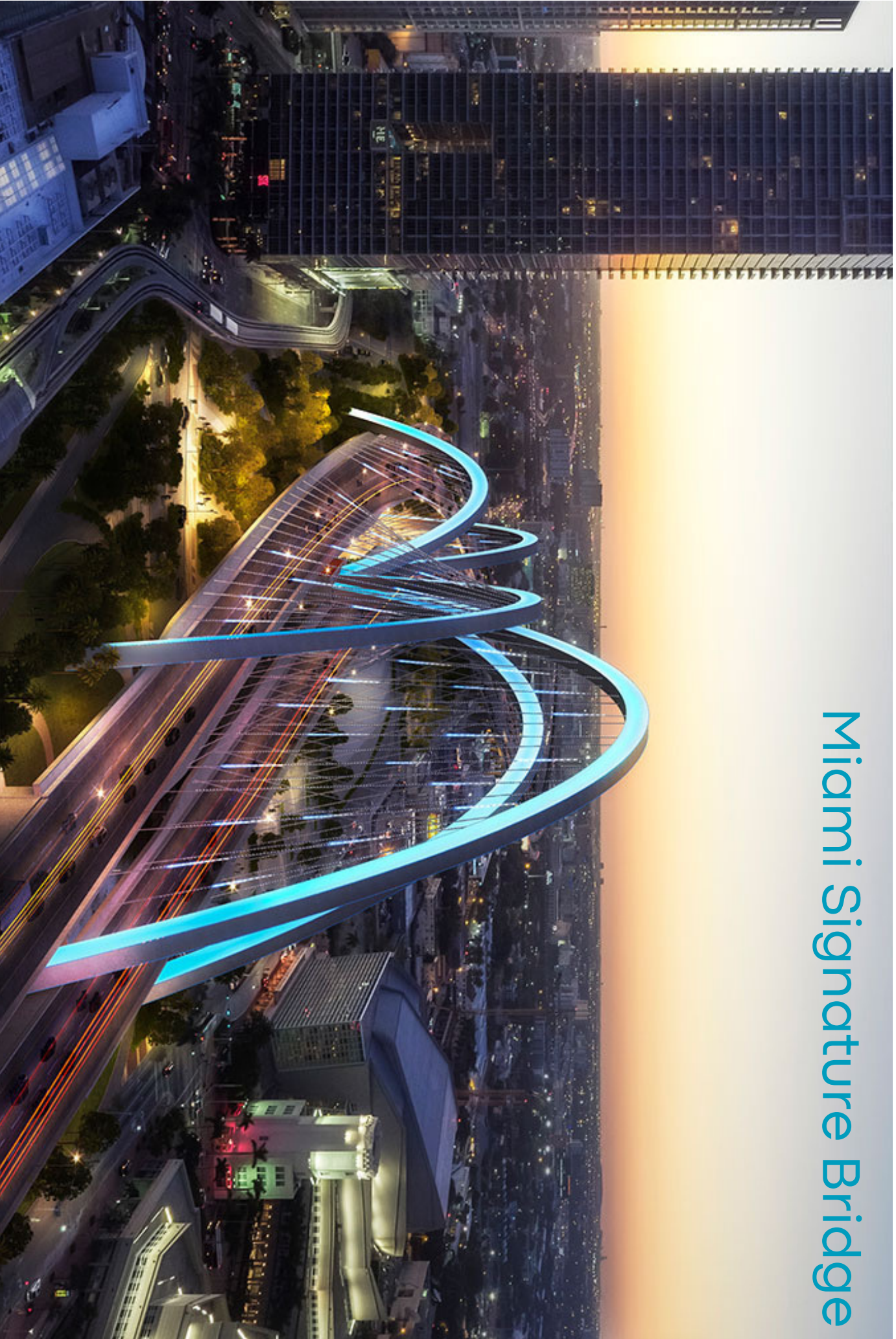
**14**  
**RIVER DISTRICT**  
MIAMI

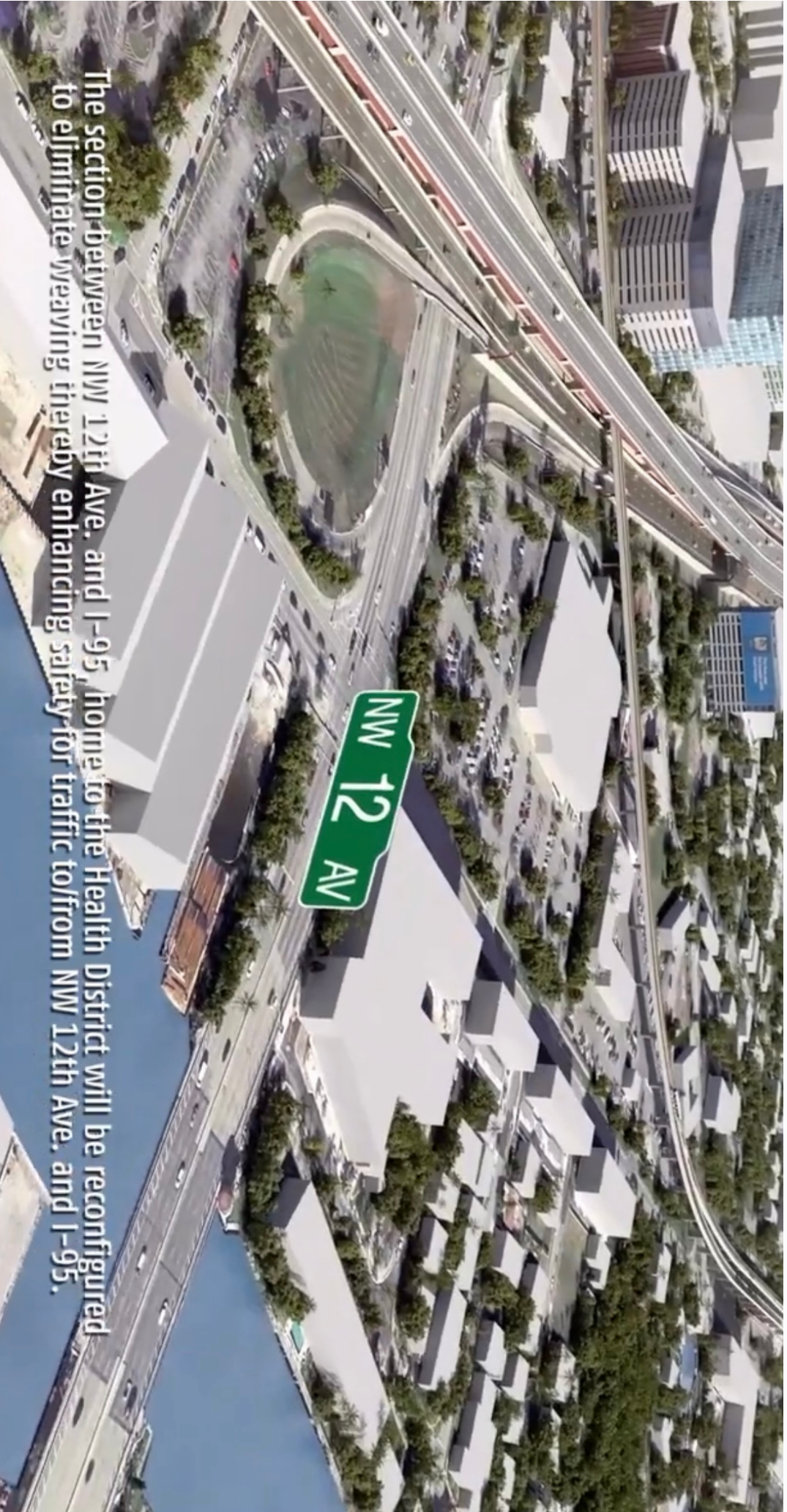
**River Landing**


**Miami Freedom Park**

**Wynwood**  
**BRIGHTLINE**  
**Downtown**  
**Brickell**  
**Little Havana**  
**Health District**  
**Jackson**  
**UHealth**  
**River District**  
**Immediate Access to Highway 836**  
**Metrorail**  
**Santa Clara Station**  
**Civico Center Station**  
**Government Center Station**  
**Historic Overton / Lyric Theatre Station**  
**Culmer Station**  
**Frost Science**  
**Adrienne Arsht Center**  
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# Miami Signature Bridge





**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**

# 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

\*newmarkretail.com; med.miami.edu



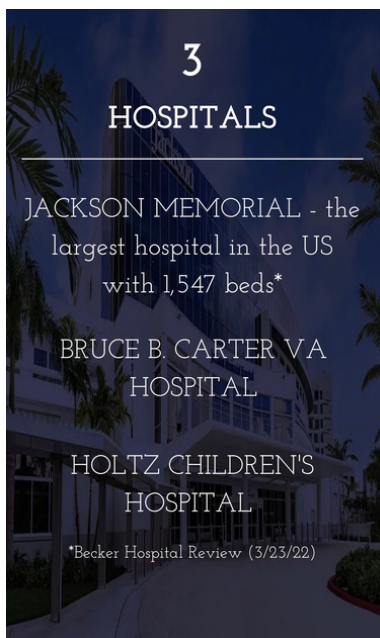
**3**  
MEDICAL SCHOOLS

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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



**3**  
HOSPITALS

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JACKSON MEMORIAL - the largest hospital in the US with 1,547 beds\*

BRUCE B. CARTER VA HOSPITAL

HOLTZ CHILDREN'S HOSPITAL

\*Becker Hospital Review (3/23/22)



**18+**  
RESEARCH INSTITUTES

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SYLVESTER COMPREHENSIVE CANCER CENTER

BASCOM PALMER EYE INSTITUTE

MIAMI PROJECT TO CURE PARALYSIS

MAILMAN CENTER FOR CHILD DEVELOPMENT



# 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 - 10 minute drive

Downtown Miami / Brickell - 10 minute drive

Design District / Wynwood - 10 minute drive

Port of Miami - 10 minute drive

Coral Gables - 15 minute drive

Coconut Grove - 15 minute drive







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# RIVER DISTRICT

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Thank You  
for Viewing our Presentation