

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



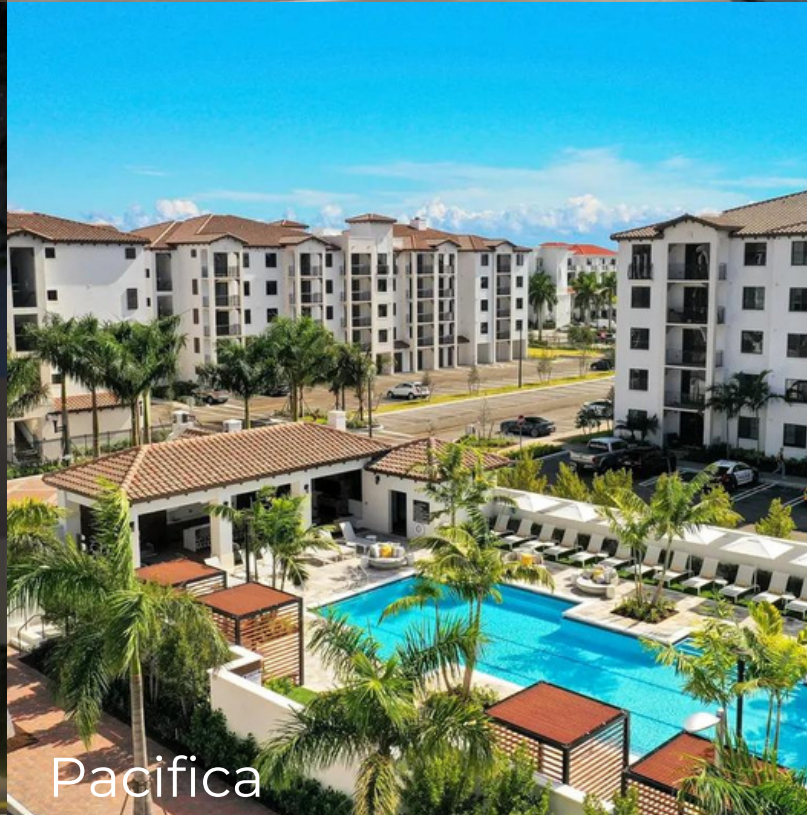
One Paraiso



Quadro Miami



Le Parc at Brickell



Pacifica

Scan to view additional completed developments or visit altadevelopment.com



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

River Landing

Publix	T.J. Maxx
ULTA BEAUTY	Pet Supermarket
CHASE	planet fitness
Chick-fil-A	Häagen-Dazs

Miami Freedom Park

Miami Signature Bridge





NW 12 AV

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

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*

50,000 JOBS

\$2.2 BILLION PAYROLL

600,000 DAY TIME POPULATION

*newmarkretail.com, med.miami.edu

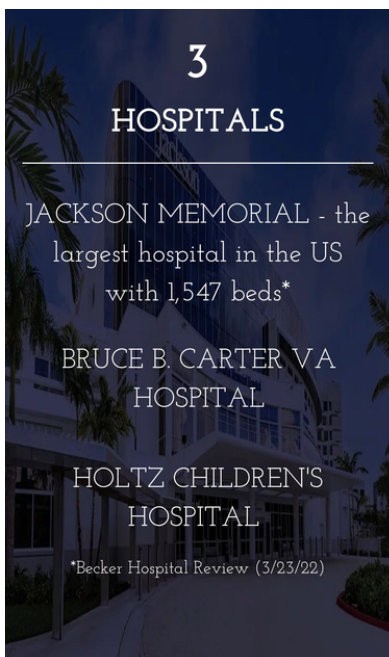


3
MEDICAL SCHOOLS

UNIVERSITY OF MIAMI
LEONARD M. MILLER
SCHOOL OF MEDICINE

FLORIDA
INTERNATIONAL
UNIVERSITY WERTHEIM
COLLEGE OF MEDICINE

MIAMI DADE COLLEGE
MEDICAL CAMPUS



3
HOSPITALS

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)



18+
RESEARCH INSTITUTES

SYLVESTER COMPREHENSIVE CANCER CENTER

BASC 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







loan Depot park

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



BRÜ
HAUS

BASKET

MARKET

22

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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Artist conceptual renderings. Developer may change without notice



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PET SPA





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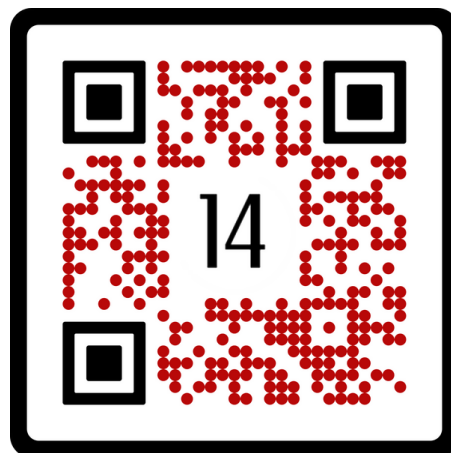
Spacious Living Floor Plans

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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South View



North-East View



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RIVER DISTRICT 14 | Living Room
STYLE 1



ASHEVILLE (CUSTOM HIGH PERFORMANCE FABRIC)
MEMORY FOAM SLEEPER SOFA
NOMAD BLACK COFFEE TABLE
NOMAD BLACK SERVER
DARBY END TABLE
GRAHAM END TABLE

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

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





NOMAD BACK 47" DINING TABLE
NOMAD GREEN CHAIR
VITA CHANDELIER

PEORIA LG TABLETOP
PEORIA SM TABLETOP
CATTLEYA ORCHID



NOMAD BACK 47" DINING TABLE
NOMAD BEIGE CHAIR
VITO CHANDELIER

PEORIA LG TABLETOP
PEORIA SM TABLETOP
CATTLEYA ORCHID



NOMAD BACK 47" DINING TABLE
CLAUDE VELVET BEIGE CHAIR
VITO CHANDELIER

PEORIA LG TABLETOP
PEORIA SM TABLETOP
CATTLEYA ORCHID



NOMAD BACK 47" DINING TABLE
NOMAD VELVET BEIGE CHAIR
VITO CHANDELIER

PEORIA LG TABLETOP
PEORIA SM TABLETOP
CATTLEYA ORCHID







PROVO GRAY KING UPHOLSTERED BED
PROVO BLACK NIGHTSTAND
PROVO DRESSER WITH MIRROR

ASHER WALL ART
ARIZONA 5 X 8 RUG
ANNIE TERRAZO LAMP
CRU & LEX TABLETOP
MICHAEL TABLETOP
RIVERSIDE MED & SML VASE

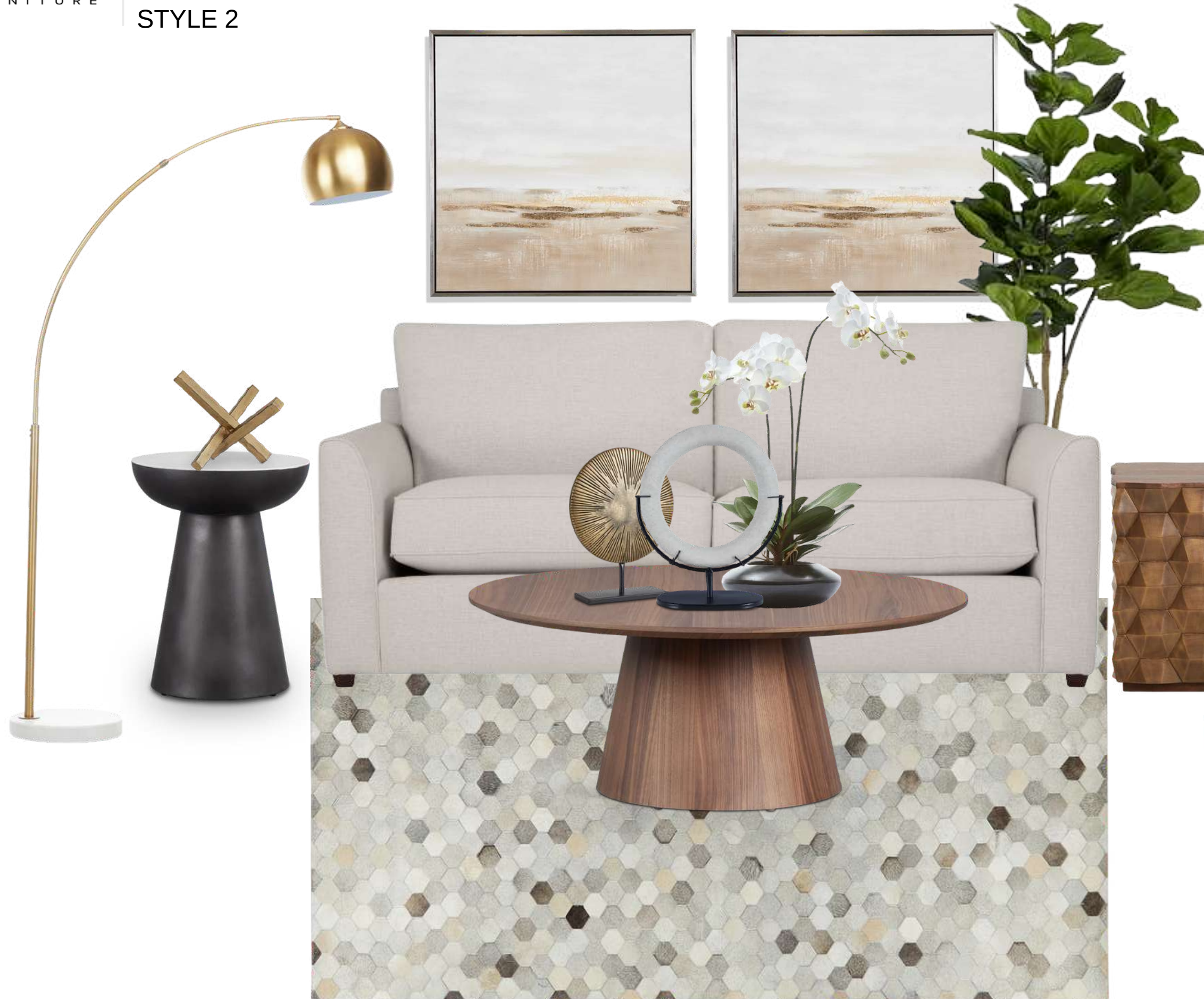




MONICA BEIGE QUEEN PLATFORM BED
SOHO NIGHSTAND
SOHO DRESSER WITH MIRROR

HARLOW WALL ART
CYRUS 5 X 8 RUG
LORNA TERRAZO LAMP
DEWEY TABLETOP
PAZ TABLETOP
CHARLIE VASE

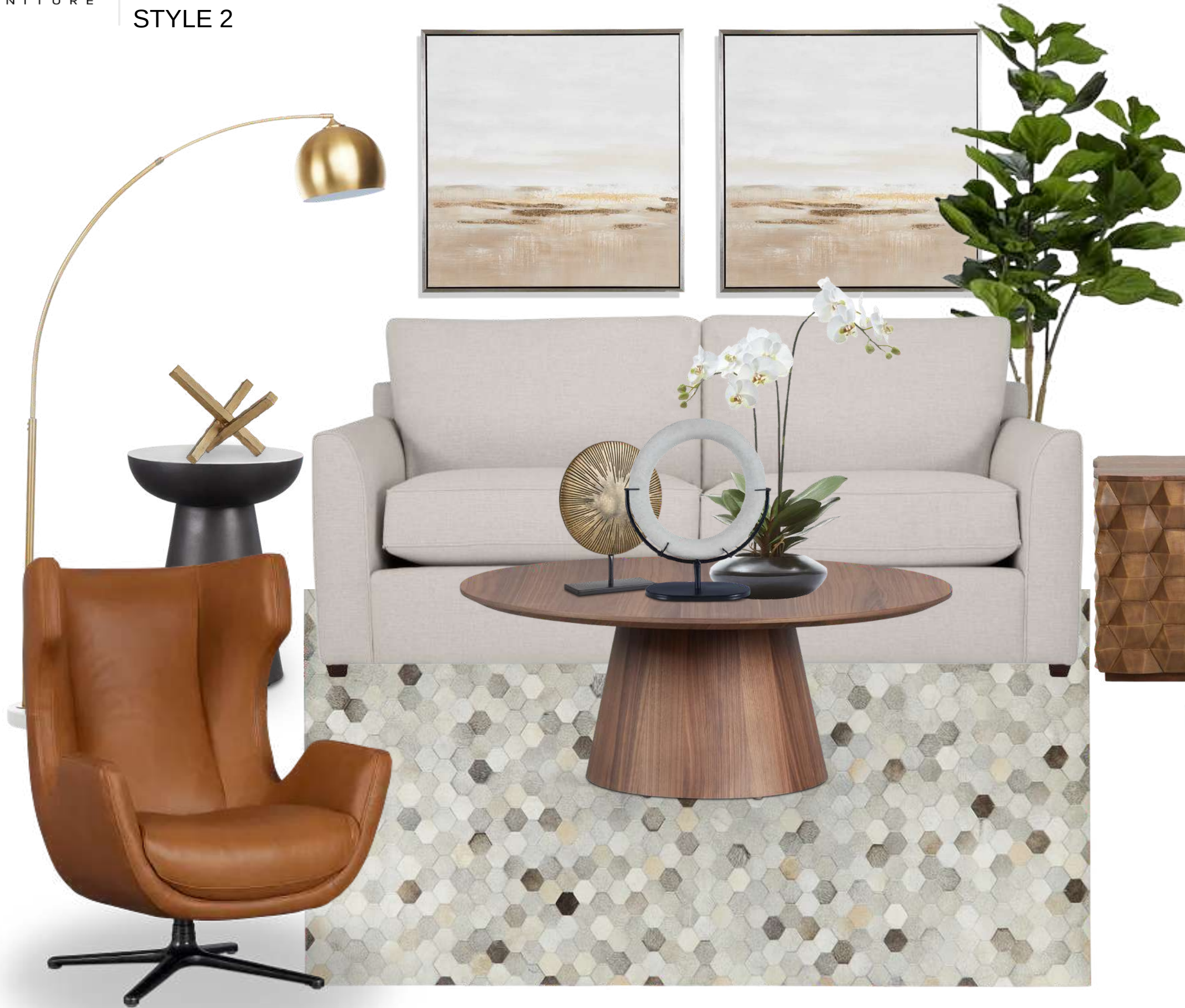
RIVER DISTRICT 14 | Living Room
STYLE 2



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





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 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

**Prices Subject to Change Without Notice*

14

RIVER DISTRICT
MIAMI

Residence Sizes

Pricing Range

Studio

520 SQ.FT. (48 sq. m.)

\$481,000 - \$525,000

1 Bed / 1Bath

560 - 640 SQ.FT. (52 - 59 sq. m.).

\$502,000 - \$636,000

2 Bed / 2Bath

865 - 915 SQ.FT. (80 - 85 sq. m.)

\$727,000 - \$866,000

Walkup / Villa - 1Bed / 2Bed

700 - 1130 SQ.FT. (65 - 105 sq. m.)

\$612,500 - \$994,400

Deposit Structure

10% at Reservation

10% at Contract Signing - Est. Nov/Dec.

20% at Groundbreaking - Q1 2024

10% at Top Off - Q4 2024

50% at Closing - Mid 2025

14

RIVER DISTRICT

M I A M I



Thank You
for Viewing our Presentation