

14

RIVER DISTRICT
MIAMI



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



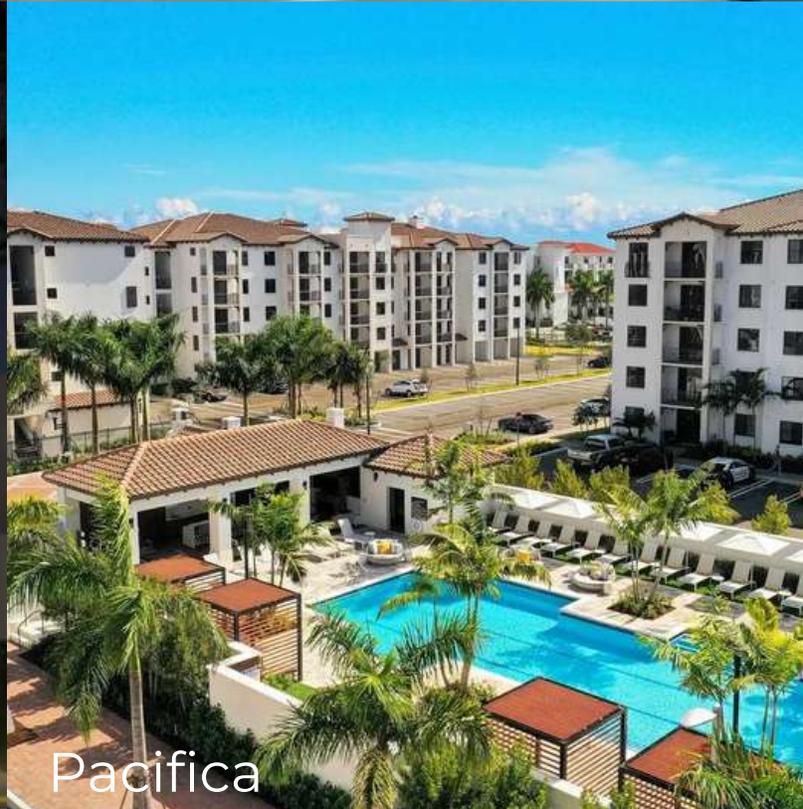
One Paraiso



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

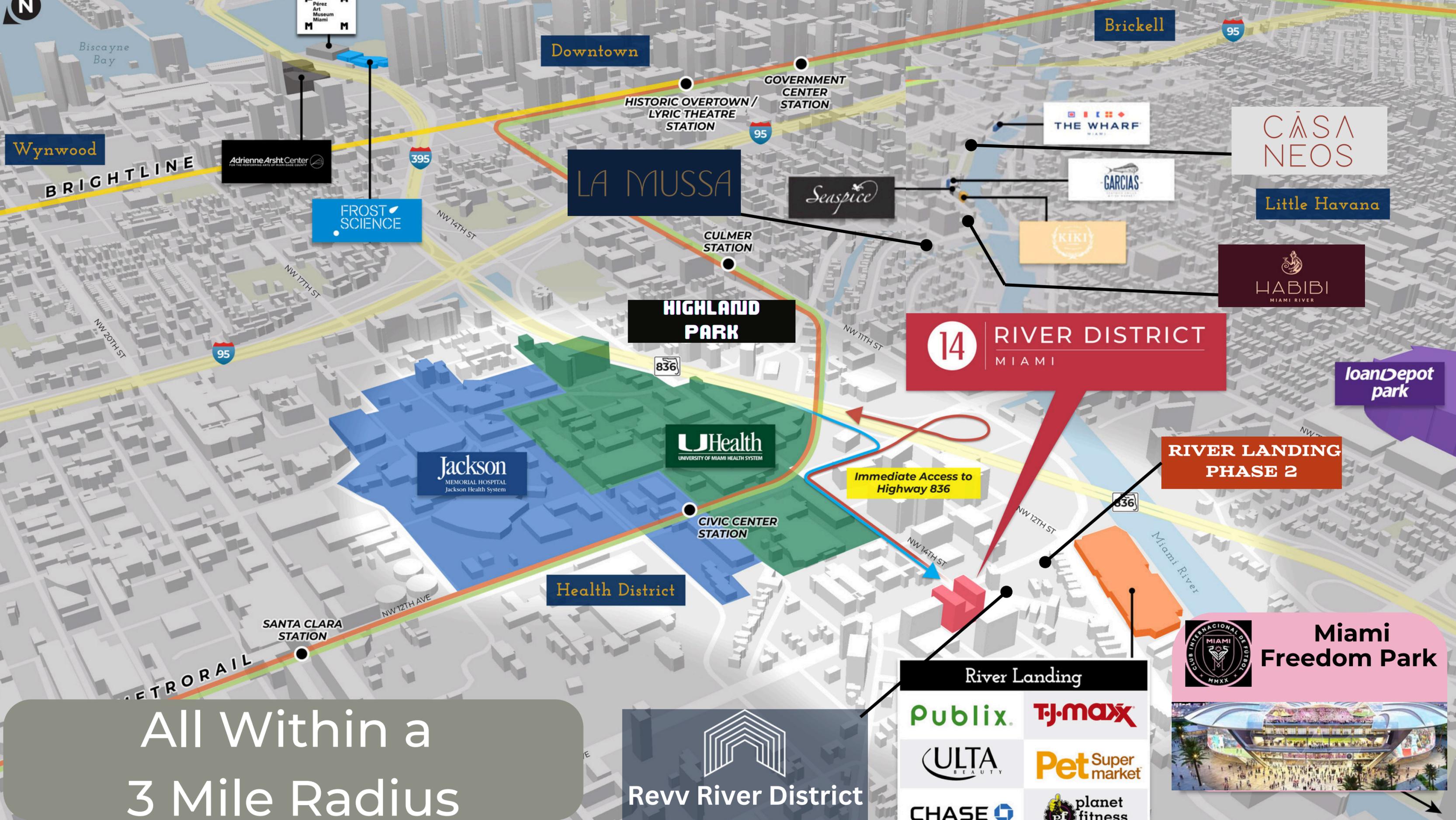
Owners can rent your unit for a few weeks, months or a year.

YOUR HOME

Full time residents, make Miami and River District 14 your forever home.

SHORT-TERM RENTAL PLATFORMS





Downtown

Brickell

Wynwood

BRIGHTLINE

Adrienne Arsht Center

FROST SCIENCE

HISTORIC OVERTOWN / LYRIC THEATRE STATION

GOVERNMENT CENTER STATION

LA MUSSA

Seaspice

THE WHARF MIAMI

CASA NEOS

Little Havana

GARCIAS

KIKI

HABIBI MIAMI RIVER

CULMER STATION

HIGHLAND PARK

14 RIVER DISTRICT MIAMI

loanDepot park

Jackson MEMORIAL HOSPITAL Jackson Health System

UHealth UNIVERSITY OF MIAMI HEALTH SYSTEM

Immediate Access to Highway 836

RIVER LANDING PHASE 2

CIVIC CENTER STATION

Health District



Miami Freedom Park



River Landing

Publix TJ-maxx

ULTA BEAUTY Pet Supermarket

CHASE planet fitness

Revv River District

All Within a 3 Mile Radius

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

Transit-Oriented Development

The Miami Health District Transit-Oriented Development (TOD) is a plan to make the Miami Health District near downtown Miami more sustainable and accessible by emphasizing public transportation and walkability.





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

*newmarketail.com.med.miami.edu

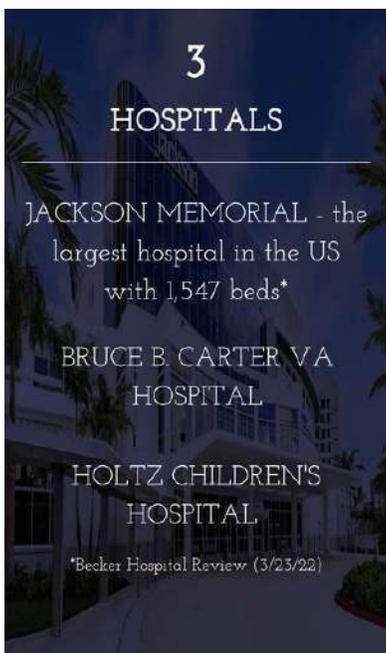


3
MEDICAL SCHOOLS

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

BASCOM PALMER EYE INSTITUTE

MIAMI PROJECT TO CURE PARALYSIS

MAILMAN CENTER FOR CHILD DEVELOPMENT





REVV RIVER DISTRICT



Revv River District will redefine the skyline of the River District with world-class design by Corwill Architects, integrating modern and luxurious offices with vibrant commercial spaces.

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.







loanDepot



MIAMI FREEDOM PARK

14

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





Terry's

ALCANTARA

b.lan

naumi

RIVERSIDE WHARF

An architectural rendering of the Riverside Wharf complex at night. The image shows a multi-story building with a curved glass facade, illuminated from within. The building features multiple levels of outdoor dining and entertainment spaces, including a large central courtyard with palm trees and a waterfront area with a yacht marina. The scene is vibrant with city lights and the glow of the building's interior.

The hospitality-focused complex on the waterfront will feature a renovated version of The Wharf Miami.

Multiple dining options on the waterfront, 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.















PET SPA











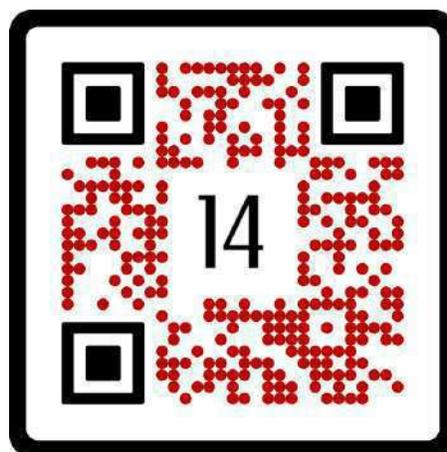
Spacious Living Floor Plans

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**





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. 3DPlans.com



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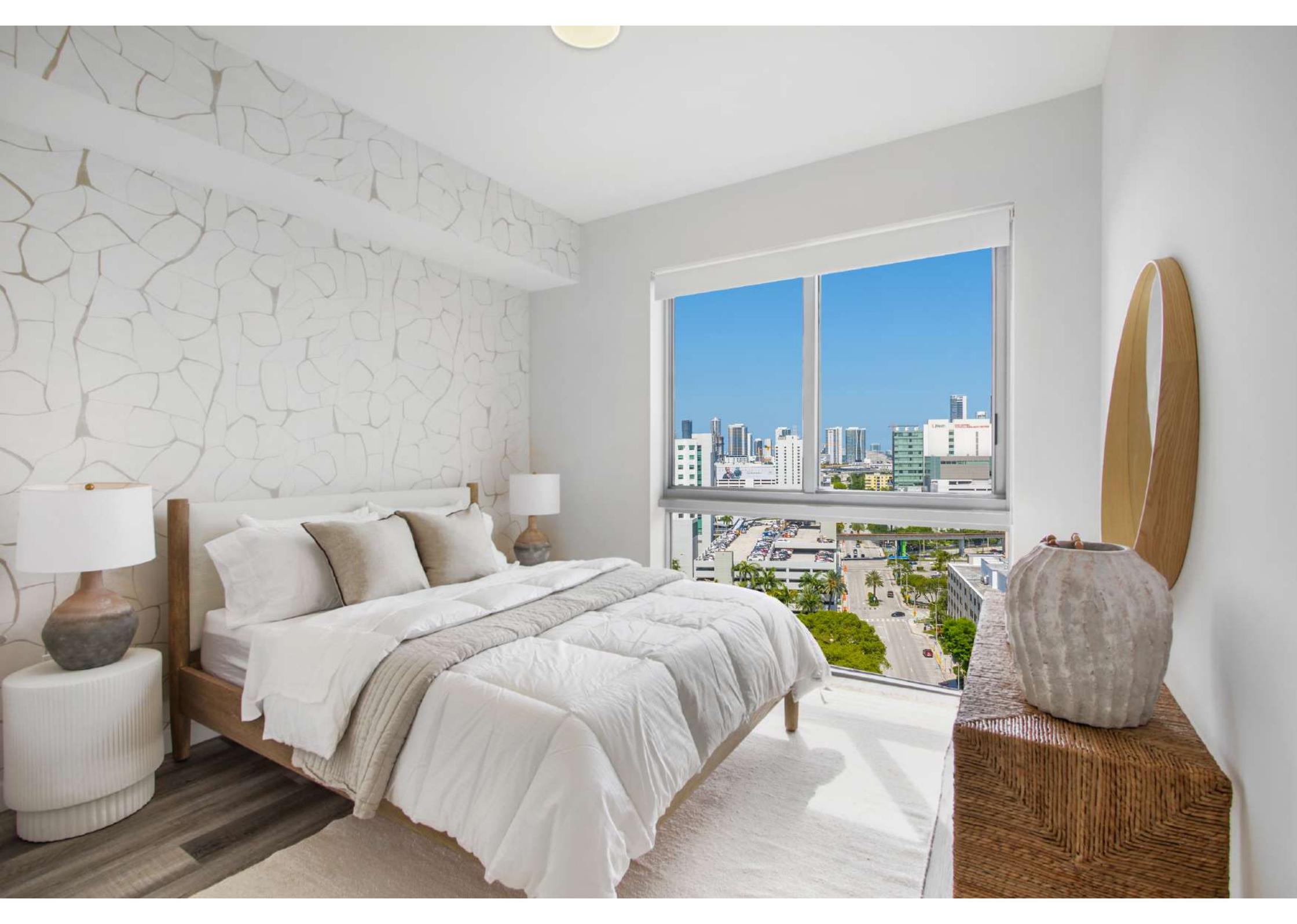


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Artist conceptual renderings. Developer may change without notice

© iUSE Photography



Artist conceptual renderings. Developer may change without notice

© iUSE Photography





South View



North-East View





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**Prices Subject to Change Without Notice*

Residence Sizes

~~Studio~~

SOLD

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

1 Bed / 1Bath

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

2 Bed / 2Bath

850 - 915 SQ.FT. (80 - 85 sq. m.)

Walkup / Villa - 1Bed / 2Bed

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

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Pricing Range

Starting at \$550,000

Starting at \$649,000

Starting at \$825,000

Starting at \$675,000

Deposit Structure

20% at Contract

10% Within 90 Days

10% at Pouring of Slab
(floor in which residence was purchased)

10% Q1 2026

50% at Closing - Summer 2026

20% at Contract

10% Within 120 Days

70% at Closing

*2 Bedroom Incentive Units**

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Thank You
for Viewing our Presentation