



THE DISTRICT MIAMI

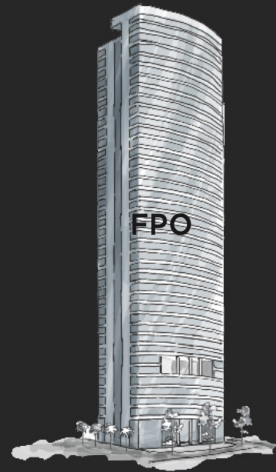


Artist's Conceptual Rendering

## The District Team

TEAM

Trusted partners,  
world-class creativity,  
unparalleled standards  
of excellence.



“Over the past three and a half decades, The Related Group has been a pioneer in the transformation of Miami into a world-class destination. One neighborhood at a time, our market-leading luxury high-rises have reshaped the skyline and reimagined the lifestyle of Brickell, Midtown, and South Beach. With The District, we are bringing the same spirit to the very heart of the city.”

Jorge M. Pérez  
Chairman, CEO & Founder  
Related Group

“As Downtown Miami evolves into one of the Magic City’s most dynamic live-work-play-stay destinations, it has become the ideal location for a luxury condo tower designed in every detail for those seeking effortless, fully flexible residential ownership.”

Jon Paul Pérez  
President  
Related Group

TEAM

## 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 Hispanic-owned businesses in the United States with a development portfolio in excess of \$40 billion in 40+ years.

The Related Group has earned awards and recognition throughout the United States and internationally for its visionary designs and development of luxury condominiums, market-rate 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,

expanding internationally while also sponsoring public art installations that enhance cities' global culture and streetscapes.

TIME named Founder, Chairman and CEO of The Related Group, Jorge M. Pérez, one of the Top 25 Most Influential Hispanics in the United States. Currently, The Related Group has over 70 projects in varying phases of development. In addition, Pérez and The Related Group boast one of the most extensive, private international contemporary art collections in the world, one in which each piece is carefully selected by our full-time curators in order to achieve the perfect balance of nature, art and design.



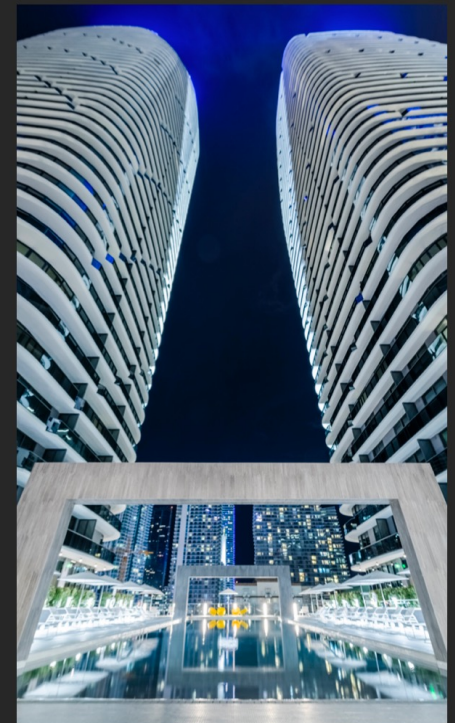
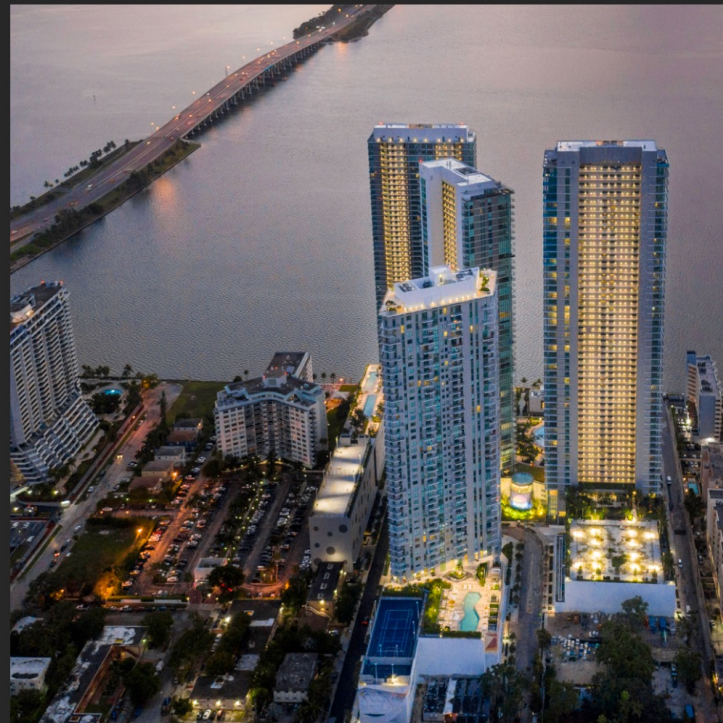
SLS Brickell



SLS LUX

Paraiso District

Brickell Heights



# ROVR

Developer



TEAM

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 partnership while working together in the early 2000s at The Related Group, where they delivered more than 5,800 luxury condominiums, rental and affordable housing units, with a development value of more than \$1 billion. Individually, their 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



The Fairchild



# Sieger Suárez Architects

Architecture  
& Landscaping



TEAM

Sieger Suarez Architects enjoys a distinguished 45-year reputation for award-winning, design-forward, quality architecture. Owned and managed by Charles M. Sieger and Jose J. Suarez, the firm has received a multitude of awards, in addition to peer and community recognition for its outstanding work over the decades.

The firm has a wide spectrum of project experience in luxury high-rise residential, hotels, retail, mixed use and religious buildings, resulting in an excess of \$20B of construction. The firm has designed many of the most prestigious and successful projects in South Florida including such notable new projects as Porsche Design Tower, Sunny Isles Beach; St. Regis Hotel and Residences, Bal Harbour, Apogee, Miami Beach; and Brickell House and 50 Biscayne, Miami.



Porsche



Muse

Armani



# Meshberg Group

Interior Design



TEAM

Founded in 2006 by Adam Meshberg, the Brooklyn-based practice is focused on integrating timeless architectural elements of the past with contemporary materials and methods of the present. Incorporating principles of sustainability, branding and modern technology is central to the firm's practice, whose unique, innovative approach is heavily influenced by the evolution of contemporary life.

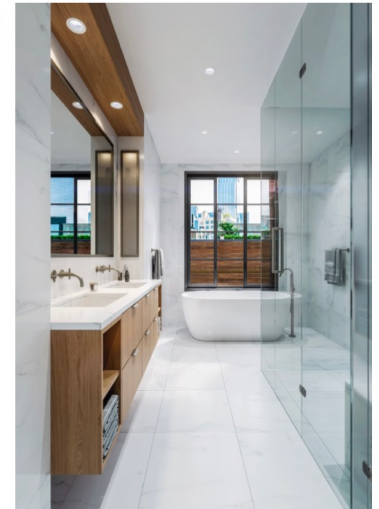
413 East 50th Street



North 6th Street



575 Fourth Ave.



15 Jay Street

Interbay Tampa



LIVE. OWN. LEASE.

THE DISTRICT  
DOWNTOWN MIAMI

Artist's Conceptual Rendering

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

OVERVIEW



## 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.

RESIDENCES

Modern apartments with sought-after views and exquisite finishes will delight discerning residents seeking the best that Downtown Miami has to offer.





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

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

RESIDENCES

All apartments are delivered completely furnished, enabling residents to begin living their ideal Downtown Miami life from the moment they arrive. Contemporary interiors feature warm, inviting neutral palettes highlighted by designer-grade finishes.

## Residences Features

- Fully finished Studio, 1 and 2-bedroom residences
- All residential interiors are designed by award-winning 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 accessories



Artist's Conceptual Rendering



Artist's Conceptual Rendering





Artist's Conceptual Rendering





Artist's Conceptual Rendering

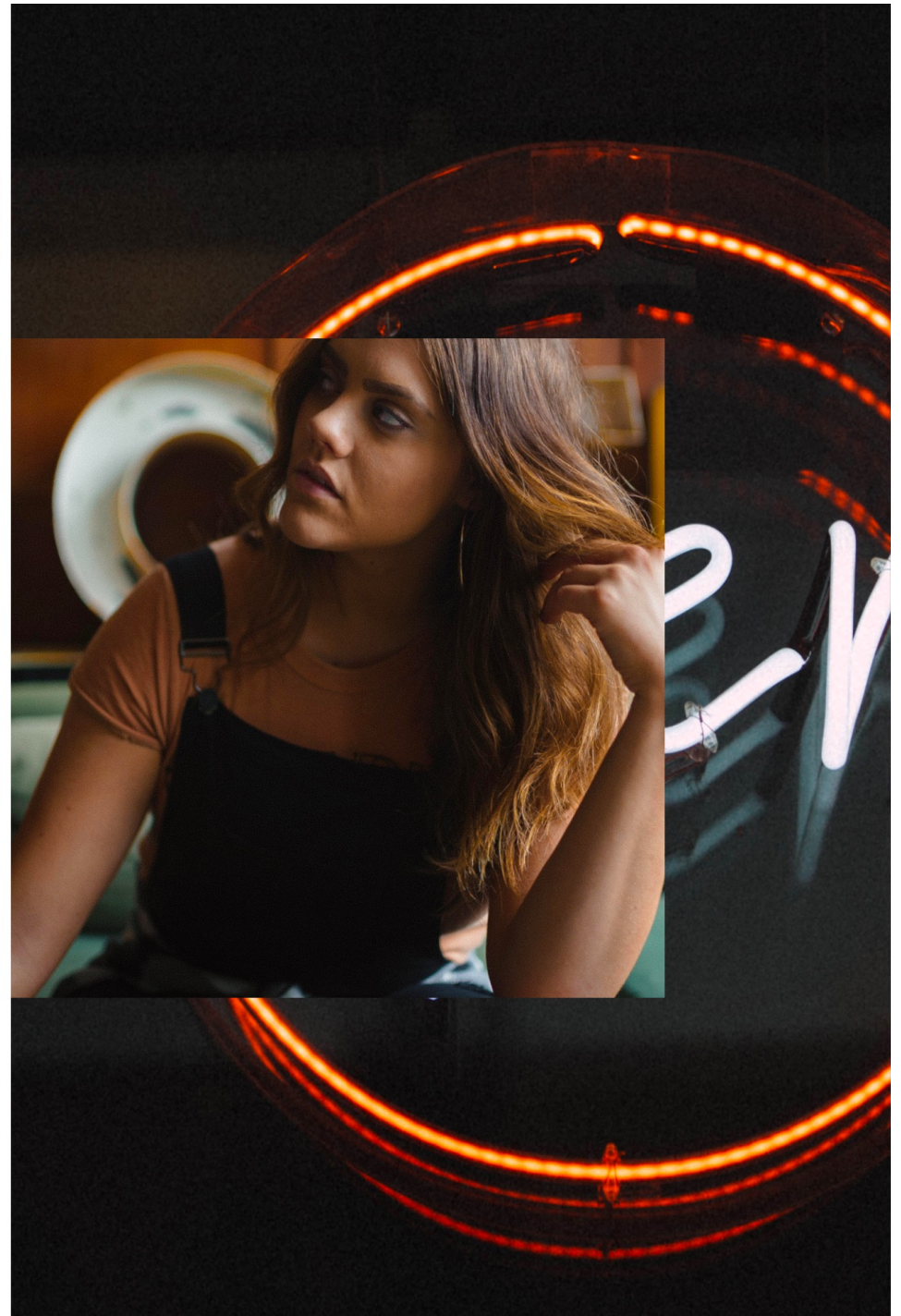
Rooftop Pool

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.

AMENITIES

Beautifully appointed,  
amenity-rich, and as  
exciting as the Magic City.



## 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 racquetball court.

### Co-working Space

Co-working floor with multiple seating options, high-speed Internet, private meeting rooms, 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 spas 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

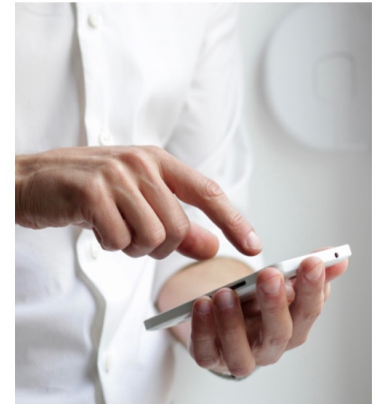
On-site cafe with full room service.

### Electric Bikes

Electric bikes with charging stations are available for residents on the go.

### Housekeeping

On-demand full housekeeping services available at your convenience.





Rooftop Amenity Deck

Artist's Conceptual Rendering





Social Area

Artist's Conceptual Rendering



Artist's Conceptual Rendering

Resident's Lounge



Co-working Space

Artist's Conceptual Rendering



Social Area

Artist's Conceptual Rendering





Fitness Center

Artist's Conceptual Rendering



GUEST	04	PERIOD	4	HOME	129
PTS	18	TIME OUTS LEFT	2	PTS	3
					8

Basketball Court

Artist's Conceptual Rendering



Racquetball Court

Artist's Conceptual Rendering



Spa Area

Artist's Conceptual Rendering







THE DISTRICT THE DISTRICT  
THE DISTRICT THE DISTRICT  
DOWNTOWN  
MIAMI

A stunning new tower  
in Downtown Miami.





- |                                                                  |                                                           |
|------------------------------------------------------------------|-----------------------------------------------------------|
| 1. Adrienne Arsht Center for the Performing Arts <b>7 min.</b> 🚶 | 7. Bayside Marketplace <b>10 min.</b> 🚶                   |
| 2. Phillip and Patricia Frost Museum of Science <b>5 min.</b> 🚶  | 8. Bayside Marketplace Mmphitheater <b>10 min.</b> 🚶      |
| 3. Pérez Art Museum Miami <b>5 min.</b> 🚶                        | 9. Bayfront Park <b>10 min.</b> 🚶                         |
| 4. Maurice A. Ferré Park <b>15 min.</b> 🚶                        | 10. Olympia Theater <b>5 min.</b> 🚶                       |
| 5. Freedom Tower at Miami-Dade College <b>7 min.</b> 🚶           | 11. E!Eleven Miami <b>5 min.</b> 🚶                        |
| 6. American Airlines Arena <b>10 min.</b> 🚶                      | 12. Government Center Metromover Station <b>12 min.</b> 🚶 |

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.

LOCATION

Modern apartments with  
sought-after views and  
exquisite finishes will delight  
discerning residents seeking  
the best that Downtown  
Miami has to offer.

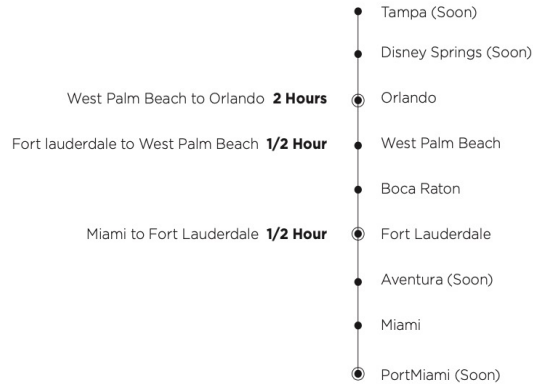




Distances to be reviewed

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

LOCATION



Currently under expansion and set to reopen in 2022, Brightline is actively constructing a new high-speed rail line to connect passengers from Miami, Fort Lauderdale, and West Palm Beach to Orlando. Miami's central Brightline station is just a few blocks from The District. Designed to take cars off the road and offer millions of travelers an eco-friendly way to move between the nation's most visited cities, Brightline is redefining train travel.

Brightline





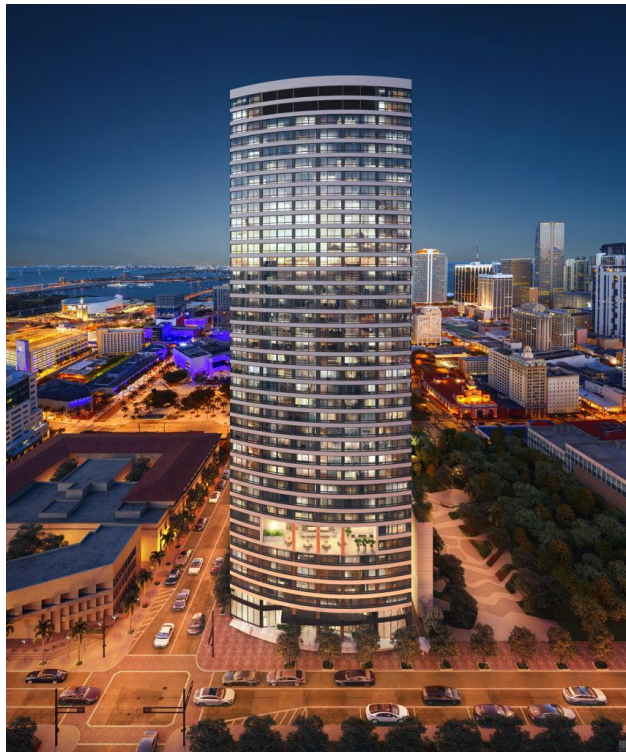
## THE DISTRICT | DOWNTOWN MIAMI

### Team

Developer: Related Group [www.relatedgroup.com](http://www.relatedgroup.com)  
ROVR [www.rovrdevelopment.com](http://www.rovrdevelopment.com)

Architect: Sieger Suarez Architects [www.siegersuarez.com](http://www.siegersuarez.com)  
Interior Designer: Meshberg Group [www.meshberggroup.com](http://www.meshberggroup.com)

**Location: 233 N.Miami Ave, Downtown Miami**



### Residences Features

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### 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 racquetball 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/ 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 are available for residents on the go.
- Housekeeping :On-demand full housekeeping services available at your convenience.
- Climatized receiving and storage room
- Resort Style pool deck with lounge and recreation room



Unit Type	Floors	Sq.Ft Range	Starting Prices
Studios	4th - 33rd	458 Sq.Ft - 469 Sq.Ft	From \$362,900
1 BD / 1 BA	4th - 37th	558 Sq.Ft. - 615 Sq.Ft.	From \$385,900
2 BD / 2 BA	4th - 37th	786 Sq.Ft. - 884 Sq.Ft.	From \$573,900

### Unit distribution

343 residences, 37 floors

### Deposits

10% with reservations/ contract

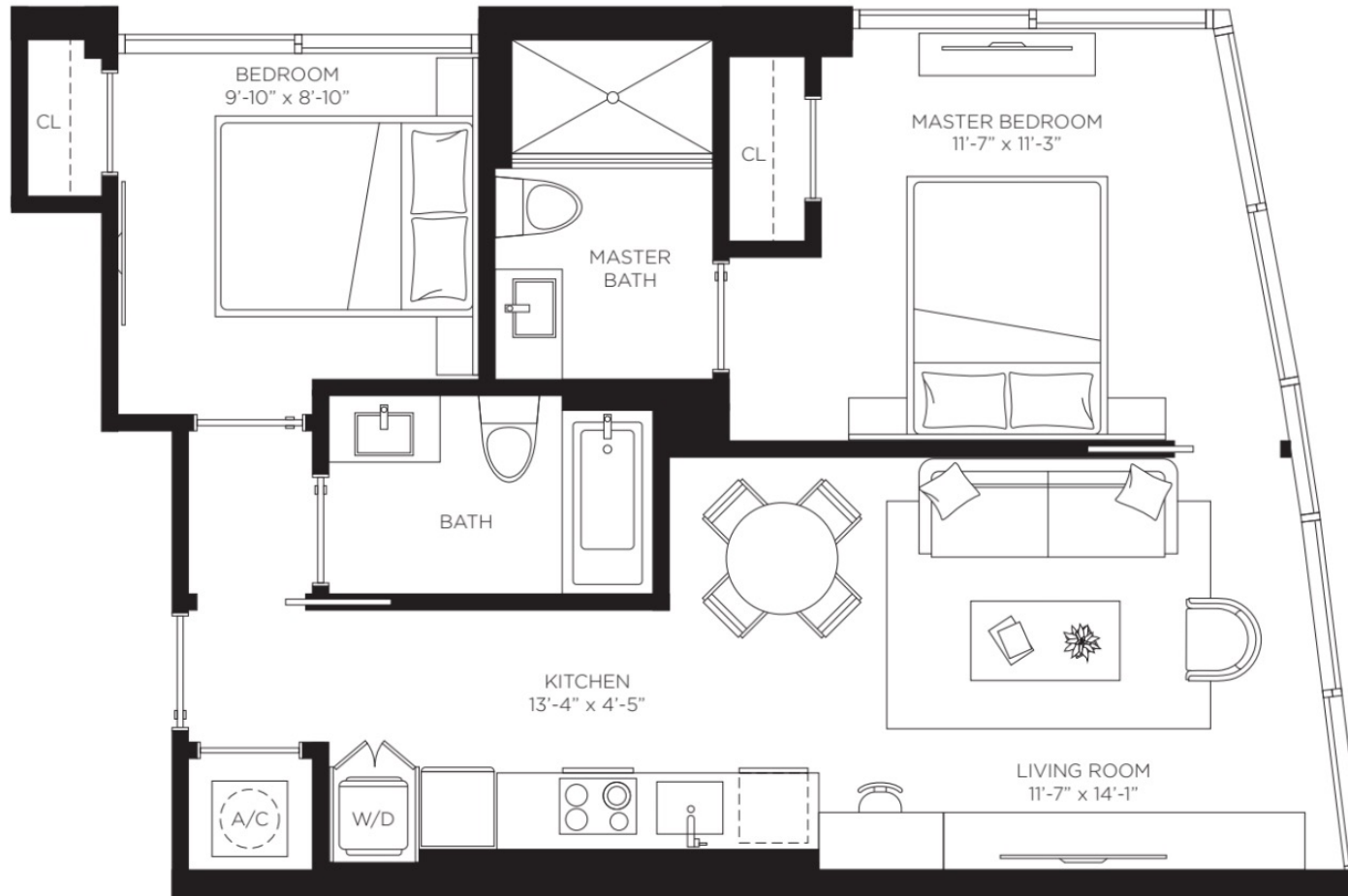
10% 60 days after contract

10% at groundbreaking (scheduled end 2021)

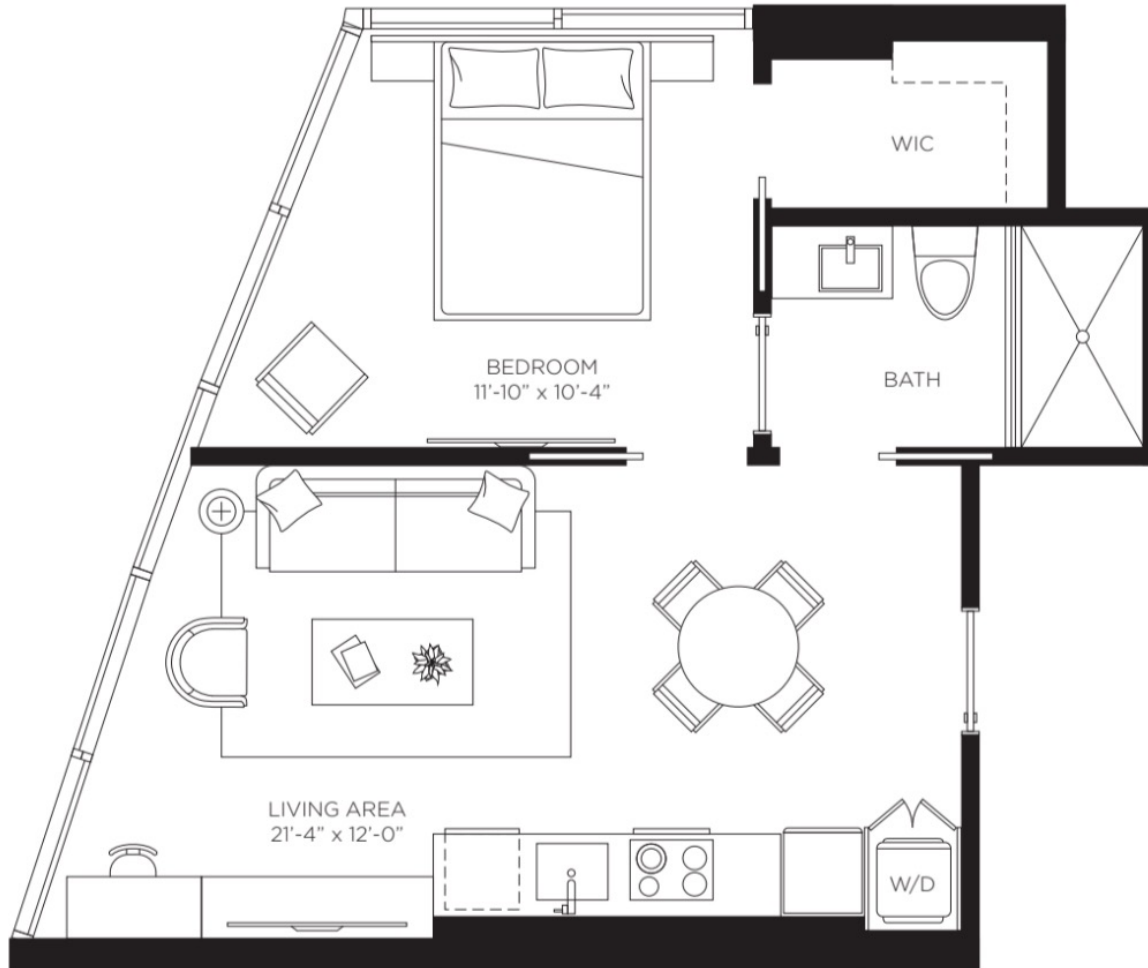
10% at top off (schedule 3<sup>rd</sup> quarter of 2022)

60% at closing (scheduled 2<sup>nd</sup> quarter 2023)

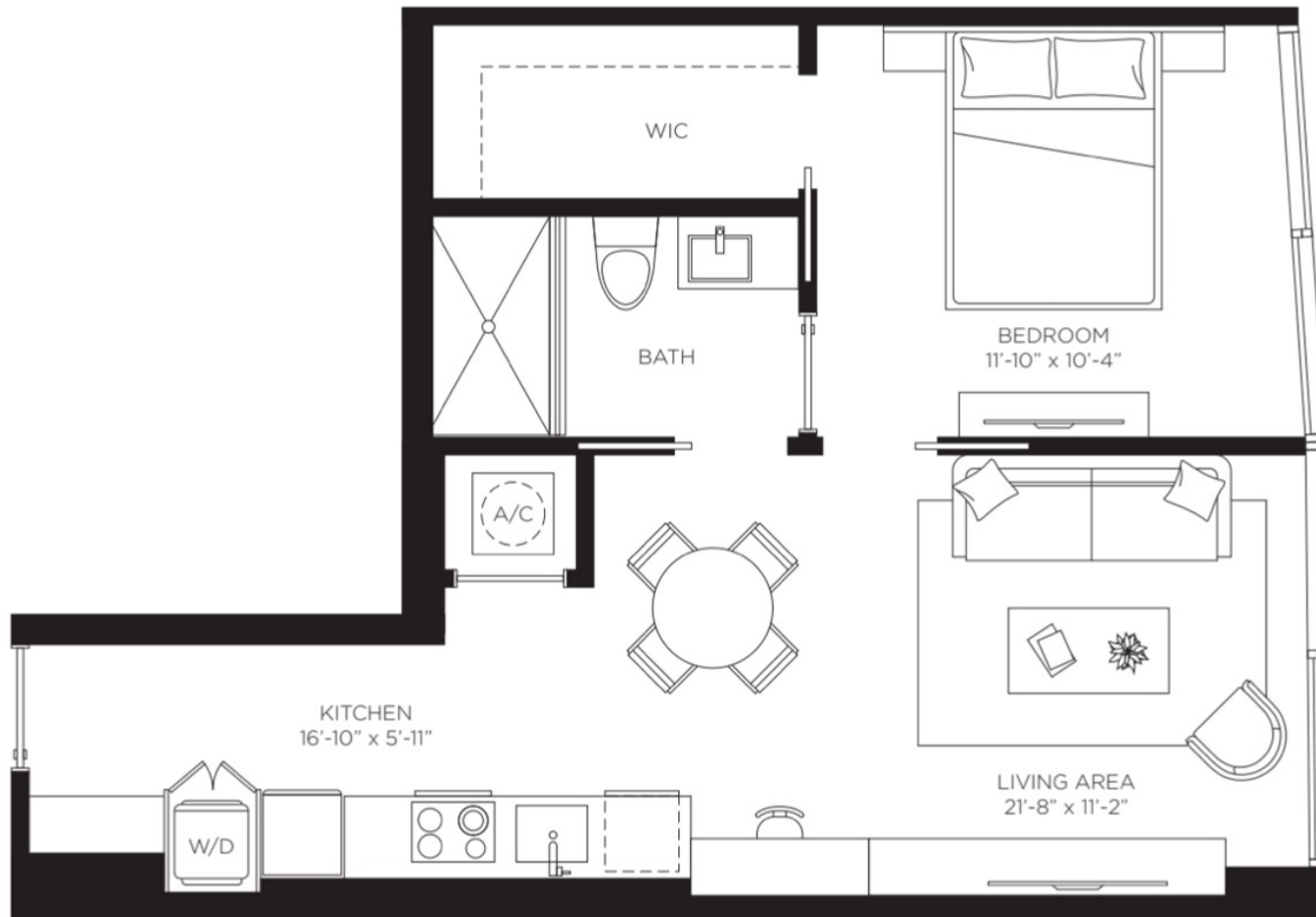




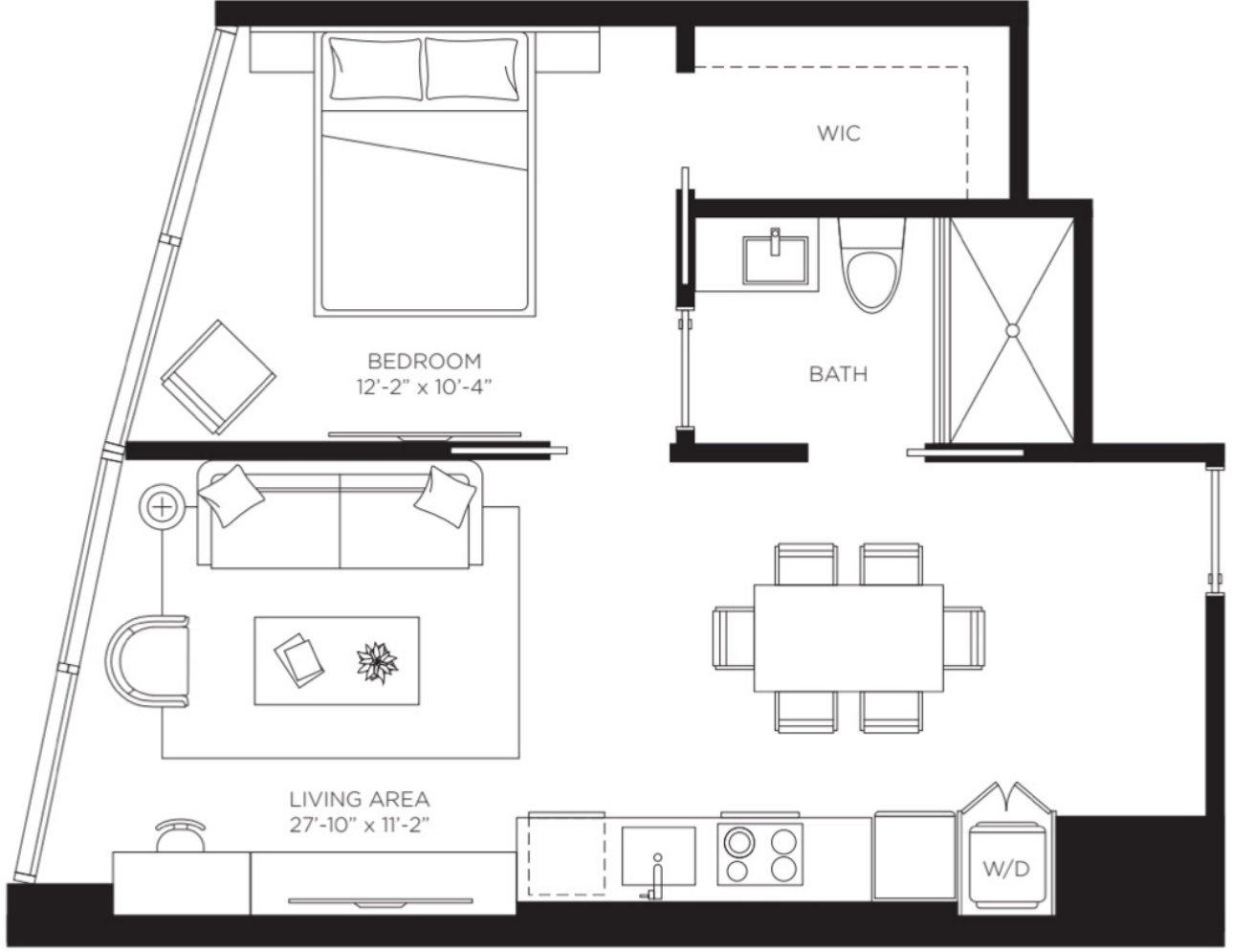
01  
2 Bedroom / 2 Bath  
786 SF  
NE Corner



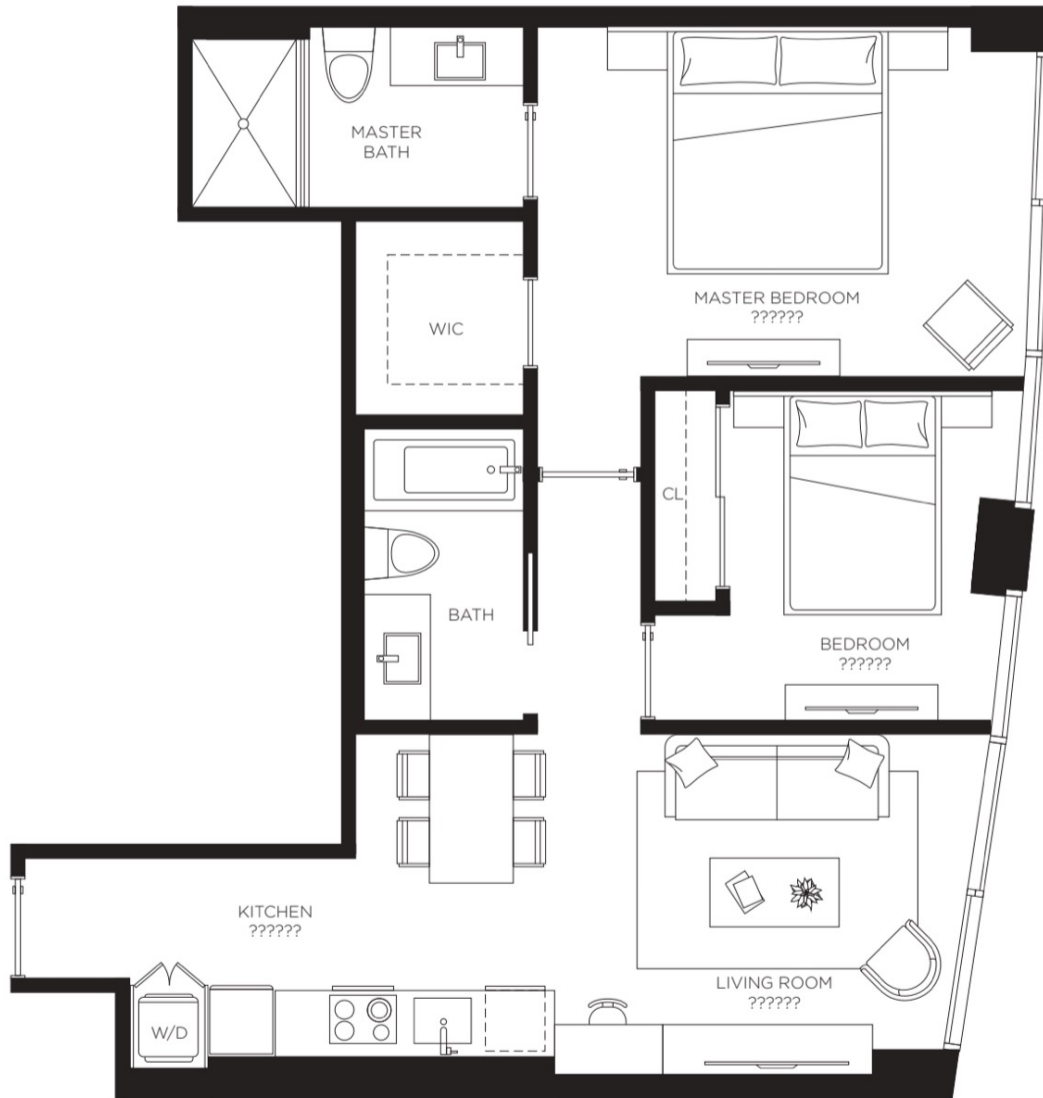
02  
1 Bedroom / 1 Bath  
558 SF  
NW Corner



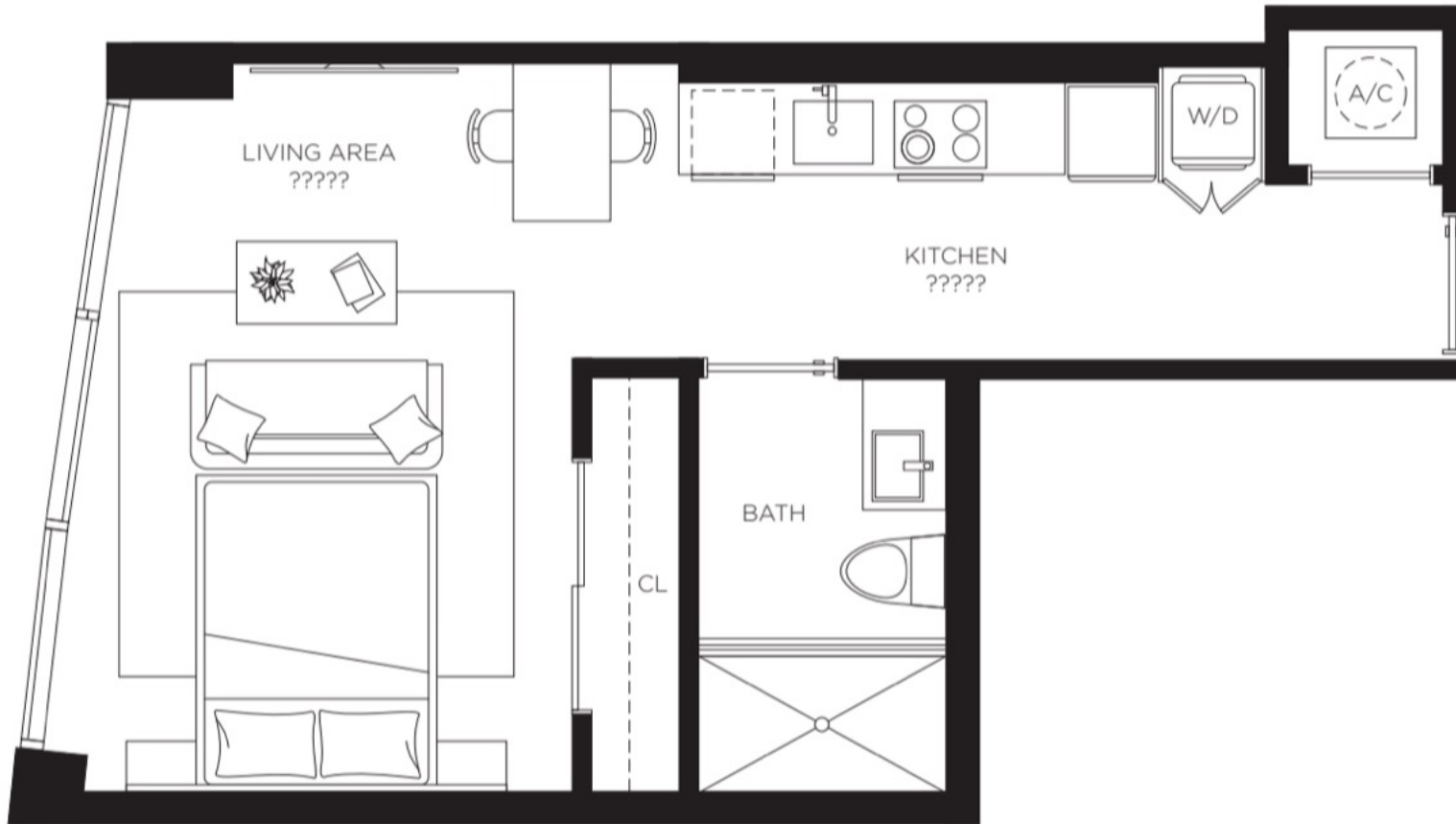
03  
1 Bedroom / 1 Bath  
615 SF  
East



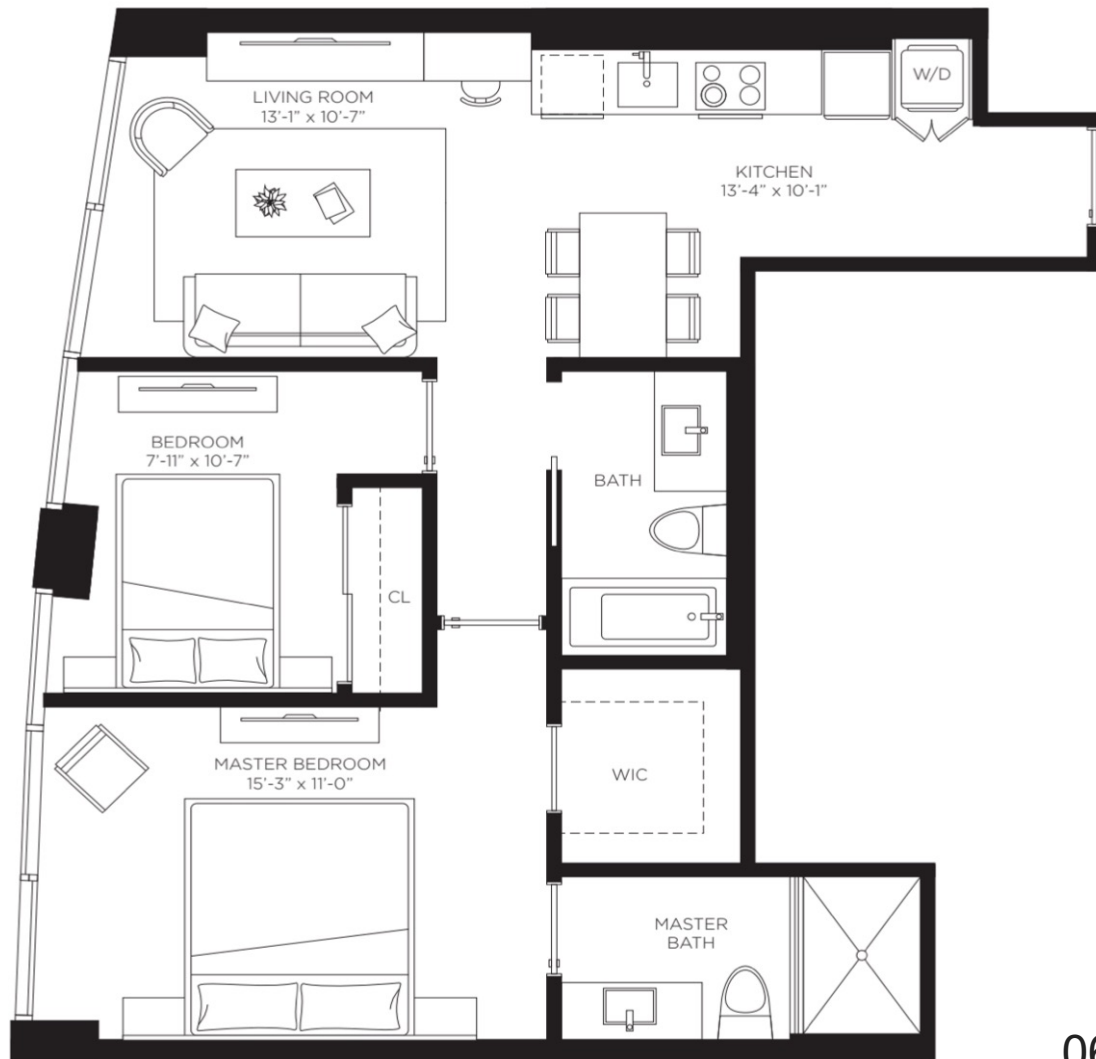
04  
1 Bedroom / 1 Bath  
608 SF  
West



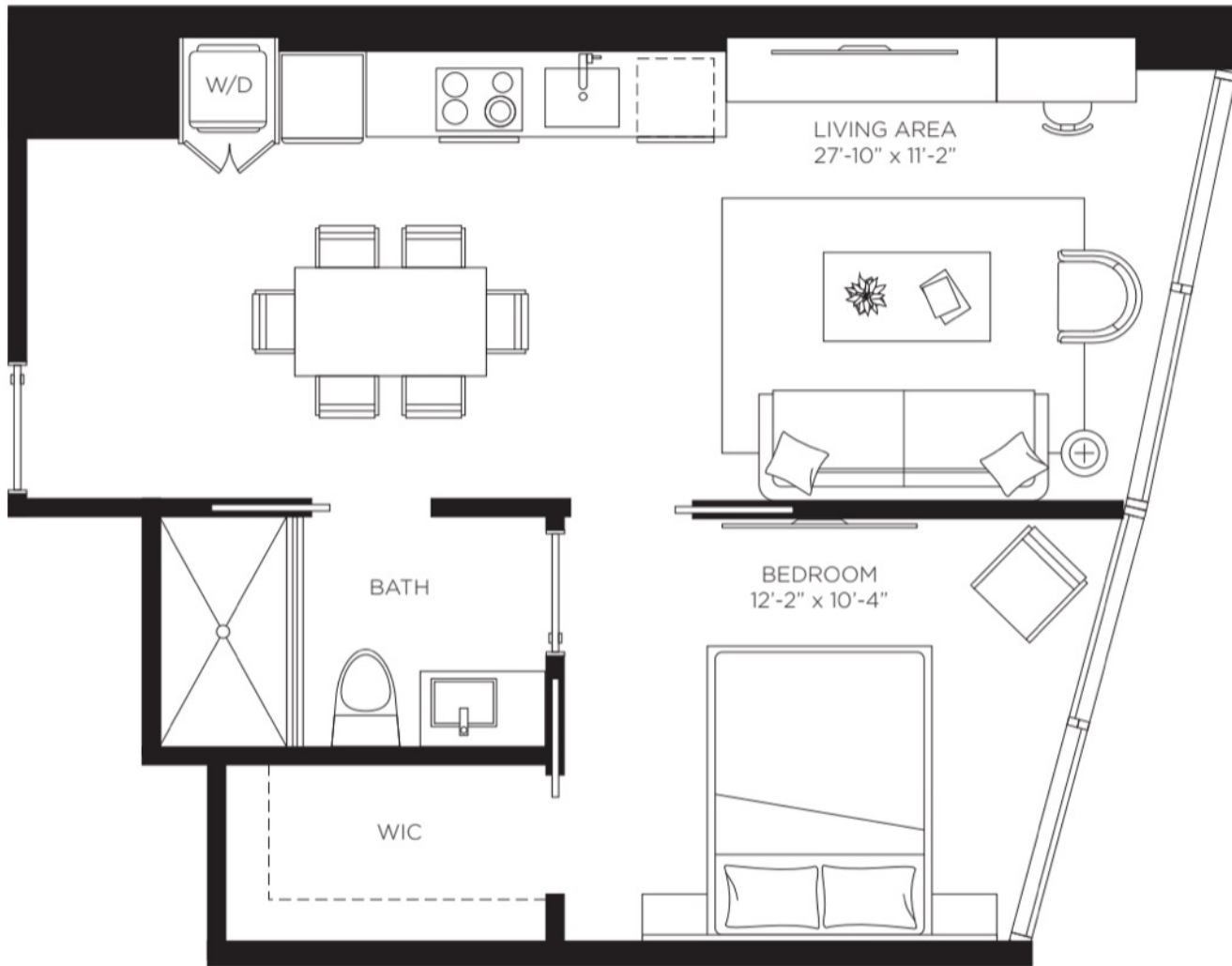
05  
2 Bedroom / 2 Bath  
884 SF  
East



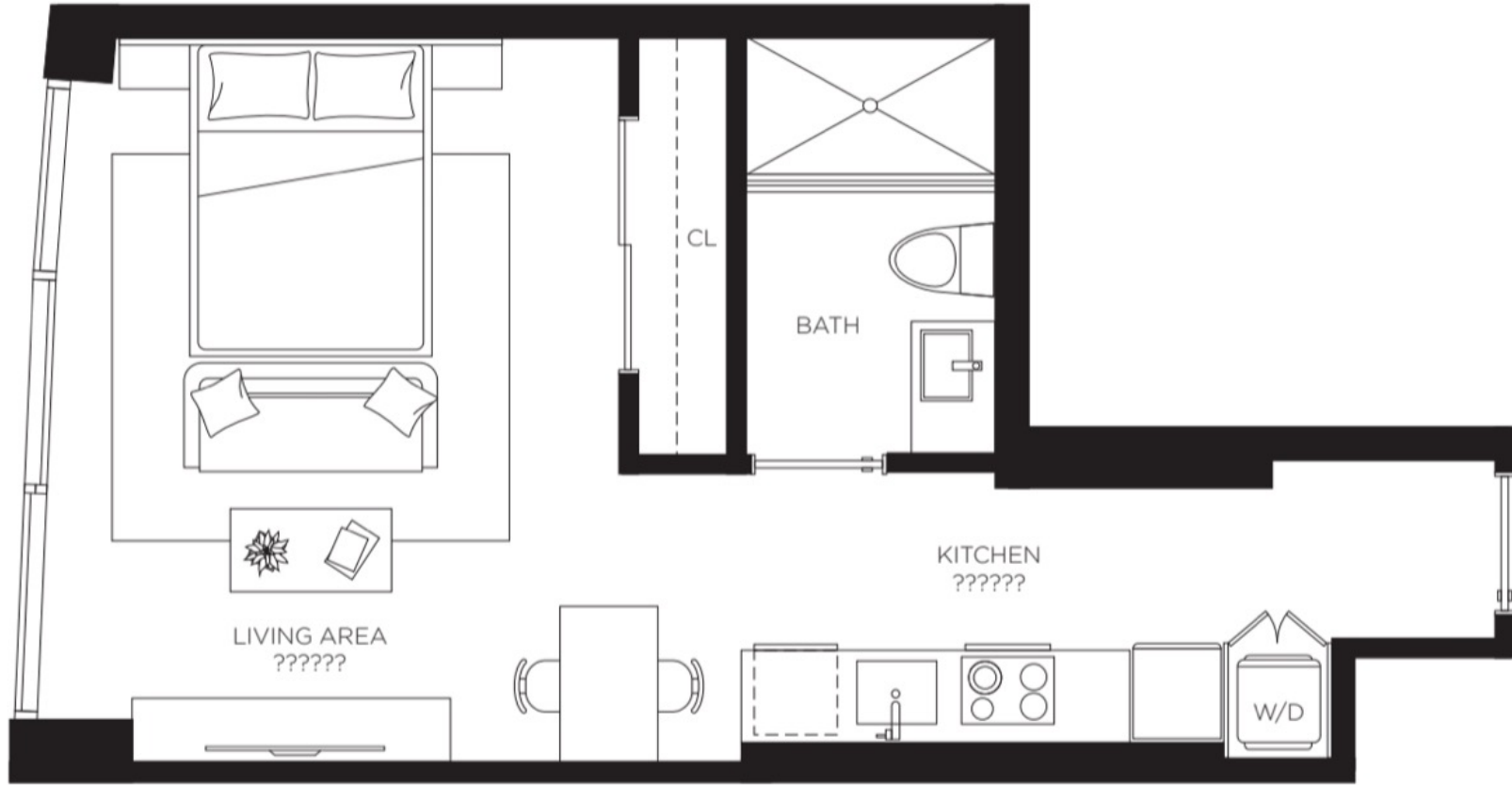
06  
Flrs 2-5, 8-33  
Studio  
458 SF  
West



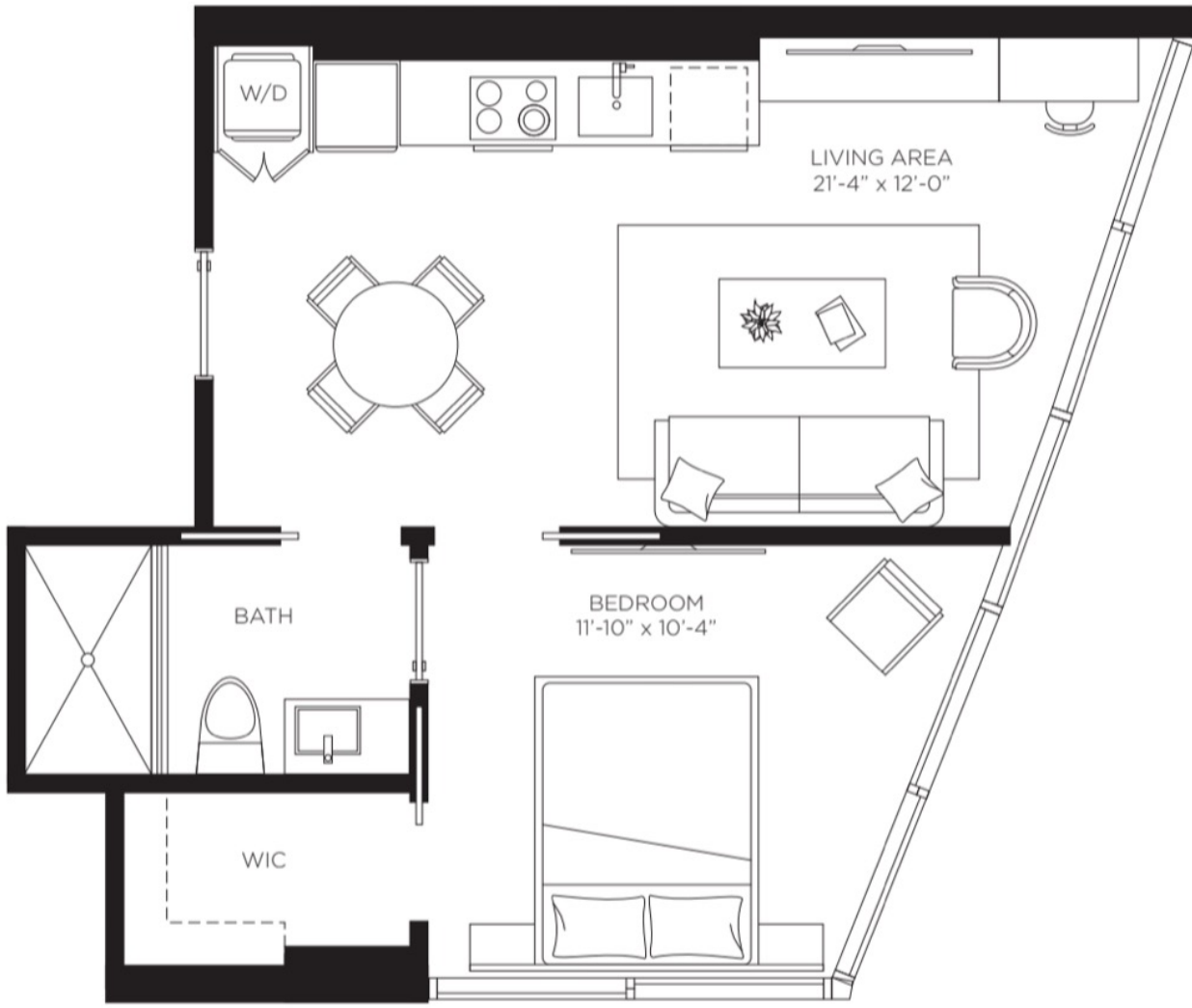
06  
Flrs 34-37  
2 Bedroom / 2 Bath  
874 SF  
West



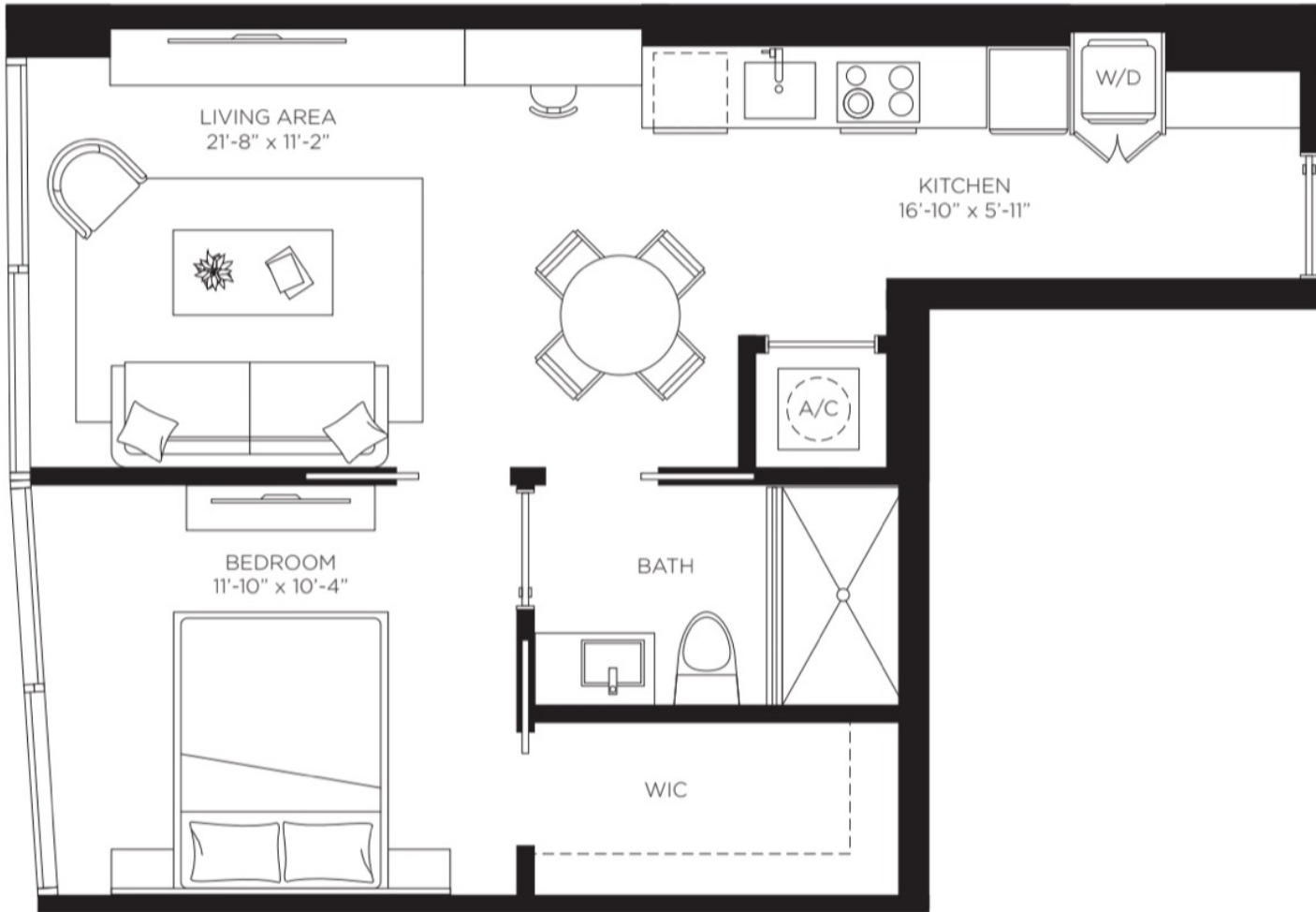
07  
1 Bed / 1 Bath  
608 SF  
East



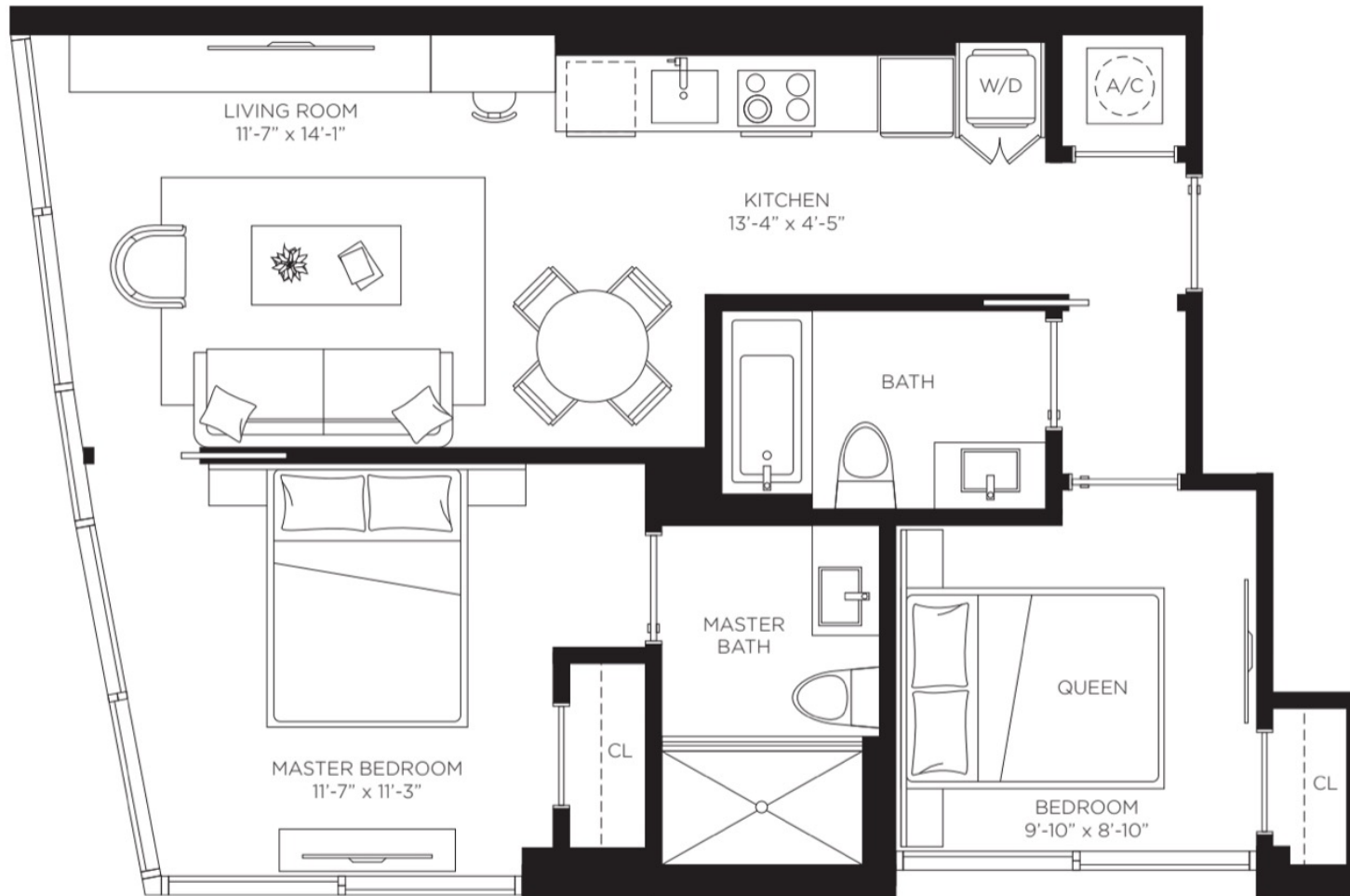
08  
Flrs 8-33  
Studio  
469 SF  
West



09  
1 Bedroom/ 1 Bath  
558 SF  
SE Corner



10  
1 Bed / 1 Bath  
615 SF  
West



12  
2 Bedroom / 2 Bath  
786 SF  
SW Corner

