

M I A M I

# THE WAY TO LIVE WORK WELL



# URBIN

Designed to address the needs of today's residents. URBIN fosters creativity and ignites connections through design-forward units, an amenity rich program with a focus on wellness, and social programming that engages community.

URBIN is uniquely positioned as the perfect destination for an extended stay home for those with purpose, looking to relax, rewind and reconnect. The concept will offer a robust program to live work well through unique workspaces, lifestyle-oriented retail, a local gourmet market and a wellness space that brings movement and mindfulness together.



A circular community with two initial locations that provides a responsible, authentic and portable lifestyle created as a home of tomorrow, today.



1260 WASHINGTON AVENUE

## MIAMI BEACH

Units range from 279 SF to 1,545 SF

Less than a 5-minute walk to the Atlantic Ocean

Short walk to Ocean Drive, Lincoln Road Mall, and other Miami Beach shops and restaurants

Expansive streetscape with shaded plaza

**ARCHITECT** TOUZET STUDIO

**INTERIOR DESIGNER** MEYER DAVIS

3162 COMMODORE PLAZA

## COCONUT GROVE

Units range from 331 to 2,352 SF

Situated on a destination street in the heart of the neighborhood

Less than a 5-minute walk to CocoWalk, and other Coconut Grove shops and restaurants

Parks and marinas are located within blocks

**ARCHITECT** ARQUITECTONICA, PAREDES ARCHITECTURE

**INTERIOR DESIGNER** A.M. STUDIO

### UNIT FEATURES

Efficient layouts for optimized living

Bathrooms with walk-in-showers

Fully furnished with sophisticated finishes

Built-in storage

Laundry (washer + dryer) in all units

High-end fixtures

Energy-Star stainless appliances

### LIFESTYLE AND AMENITIES

Full-service concierge

Valet parking and onsite self parking

Gourmet market with a variety of offerings

Food and beverage venues on premises

Room service available

Wellness Center with guided program for mindfulness, movement, nourishment and healing

Roof deck with pool and sundeck

Outdoor lounge areas with places for work and play

Workspace with dedicated and flexible offering

URBIN



Ownership is maximized with the URBIN Leaseback Program. Upon purchasing a residence, the developer will offer to lease the residence back from purchasers for turnkey ownership of an asset that generates an annual return.

## THE OWNERSHIP PROGRAM

- The leaseback agreement equates to a 7% annual triple net return based on the purchase price.
- Initial leaseback term of five years, 5 year option to renew at developer option.
- Owner retains right to use their unit for up to 90 nights per year.
- For every 30 days of use the return drops by 1% for that year.
  - 6% annual return for use up to 30 days
  - 5% annual return for use up to 60 days
  - 4% annual return for use up to 90 days
- Staff services and maintains units avoiding the need for self-management.
- Instant access to socially curated events (*happy hours, movie nights*) and priority access to public amenities.
- Residences are a part of a managed extended stay rental program when not in use by the owner.

The South Florida lifestyle is at its best here, with an incredible mix of natural beauty, great weather, cultural attractions and activities.





**URBIN MIAMI BEACH**  
1260 WASHINGTON AVENUE  
MIAMI BEACH, FL 33139

**URBIN COCONUT GROVE**  
3162 COMMODORE PLAZA  
COCONUT GROVE, FL 33133

*Limited Availability*

For more information about  
ownership opportunities  
contact us today.

# URBIN

URBINCONDOS.COM

@URBIN\_CONDOS

305.376.7274

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.



DEVELOPED BY

**LOCATION**  
VENTURES

ONE | **Sotheby's**  
INTERNATIONAL REALTY

These materials are not intended to be an offer to sell, or solicitation to buy a unit in the condominium. Such an offering shall only be made pursuant to the prospectus (offering circular) for the condominium and no statements should be relied upon unless made in the prospectus or in the applicable purchase agreement. In no event shall any solicitation, offer or sale of a unit in the condominium be made in, or to residents of, any state or country in which such activity would be unlawful. All prices, plans, specifications, features, amenities and other descriptions are preliminary and are subject to change without notice, as provided in your purchase agreement. Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the square footage and dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes all interior structural components and other common elements). This method is generally used in sales materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the same method. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All descriptions, features and details are proposed only and should not be relied upon as representations, express or implied, of the final detail of the residences or the overall project. The developer expressly reserves the right to make modifications, revisions, and changes it deems desirable in its sole and absolute discretion. This project is being developed by URBIN Partners, LLC ("Developer"), which has a limited right to use the trademarked names and logos of Location Ventures. Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by Location Ventures and you agree to look solely to Developer (and not to Location Ventures and/or any of its affiliates) with respect to any and all matters relating to the marketing and/or development of the Condominium and with respect to the sales of units in the Condominium.