SOMI WALK

RESIDENCES



FEATURES

UNIT SIZES

Junior Suite
Int 600 - 661 SQ.FT.
(56 - 61 sq. m.)

1Bed / 1Bath
Int 600 - 845 SQ.FT.
(56 - 66 sq. m.)

1Bed / 1Bath + Den
Int 766-845 SQ.FT.
(71 - 78 sq. m.)

2Bed / 2Bath
Int 793-900 SQ.FT.
(74-84 sq. m.)

RESIDENCE FEATURES

Gourmet kitchens featuring custom cabinetry

Different options for kitchen cabinet color & flooring

Integrated panel-ready 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

Smart access using keyless entry

Turnkey, fully furnished packages available

One assigned covered parking space is included per residence



First Ever Luxury Condominium With No Rental Restrictions in South Miami

Introducing Somi Walk Residences, the latest project by Alta Development. Located at 5959 SW 71st Street, this exclusive address offers an unparalleled lifestyle in the heart of South Miami. Somi Walk is meticulously designed for both comfort and investment.

Outside, discover the city of pleasant living, known for its lively atmosphere and welcoming community. Here, you'll find a mix of modern amenities and charming local businesses that create a unique and inviting environment while being just minutes from Coral Gables, Coconut Grove, Pinecrest, and more.

Developer

Alta Development LLC

Driven by Henry Pino, with over 30 years of experience in the South Florida real estate development market, Alta Development has a proven track record of success in condominium development. Mr. Pino's impressive resume of past development projects includes luxury multifamily and condominium projects such as One Paraiso, Paraiso Bayviews, Le Parc at Brickell, and Baltus House, among others. These projects reflect Mr. Pino's great ability to identify and visualize new projects, always putting him at the forefront and pioneering the path for future development in the areas and neighborhoods they occupy.

Somi Walk Residences is another one of Mr. Pino's visionary condominium developments in what is an ever-evolving community in South Miami. Alta Development has combined its expertise with an extensive professional network of trusted partners to deliver beautifully designed and efficiently crafted residences successfully.



Developments


One Paraiso


Quadro Miami


Casabella


River District 14

Scan to see additional completed developments or visit altadevelopment.com

FORMGROUP
architecture + planning

Architect
FormGroup

FORMGROUP has been offering complete and comprehensive architecture services for over 20 years in the South Florida market. They provide a full range of architectural design and technical consulting services necessary to execute construction projects of any scale. Their portfolio includes custom homes, high-end restaurants, office buildings, and multi-family residential projects, all focused on the highest quality of design and efficiency for our clients. Their focus is on modern architecture and maximizing the development potential of every site. They bring current and relative ideas to every project.

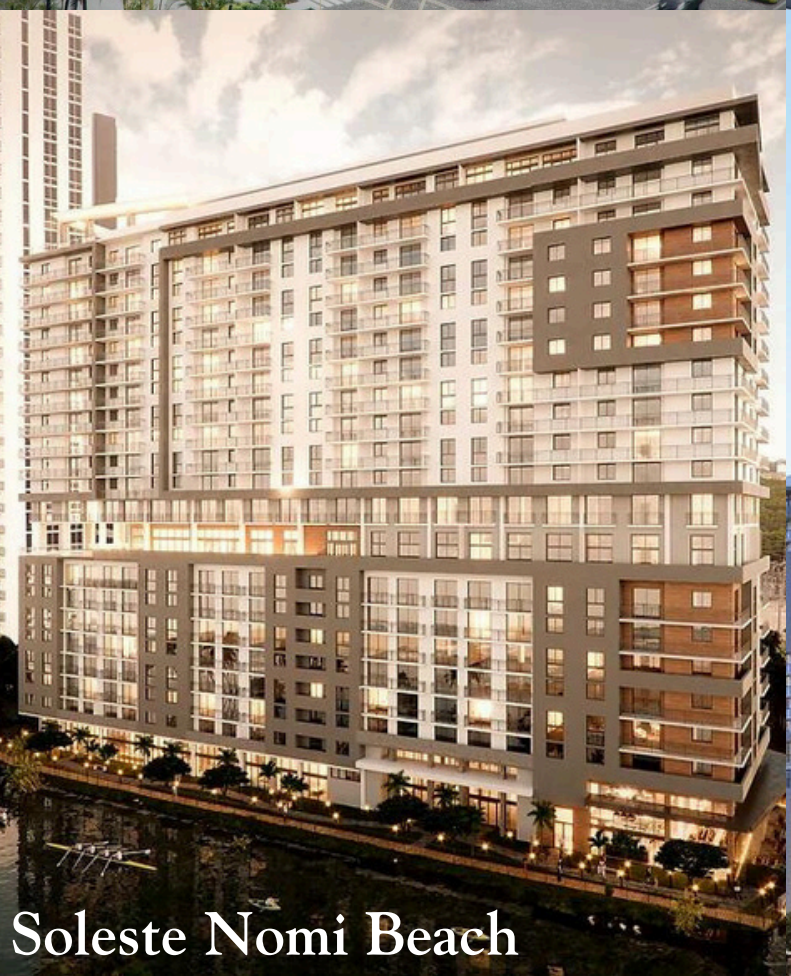
Their working method focuses on personal attention and a strong belief that architecture has the ability to change lives. As a small boutique firm, they have the ability to deliver projects of any scale while providing attention to detail and focus on constructibility, which is difficult in larger corporate firms. Every project is viewed as an opportunity to explore design ideas but also to ensure that ideas don't merely become design exercises but real buildings for real people.

Projects


The Riverwalk South



Bowery 100


Soleste Nomi Beach


Soleste on The Bay



Unrestricted Ownership Benefit

Somi Walk Residences offers a state-of-the-art residential experience with extensive services and amenities for your daily life. As an ownership benefit, this development provides the flexibility to list your residence on any home-sharing platform if needed. 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 their units for a few weeks, months, or a year.

Your Home

Full-time residents, make South Miami your forever home.

MIA
MIAMI INTERNATIONAL AIRPORT

MIAMI
FREEDOM PARK &
SOCCER VILLAGE

DOWNTOWN

LITTLE HAVANA

BRICKELL

FISHER ISLAND

Dodge Island

Rickenbacker Causeway

Virginia Key Park

Granada Golf Course

Coral Gables Canal

CORAL GABLES
THE CITY BEAUTIFUL

Coconut Grove

The Barnacle Historic State Park

UNIVERSITY OF MIAMI

UHealth
Lennar Foundation
Medical Center

SOUTH DIXIE HWY

SOUTH MIAMI

Crandon Golf Course

KEY BISCAYNE

Sunset Place
REDEVELOPMENT
Downtown South Miami

WHOLE FOODS MARKET
THE FRESH MARKET
AMC
puravida
fiola

Baptist Health South Florida

DADELAND MALL
A SIMON MALL

Location

The City of Pleasant Living





- Discover South Miami, renowned for its lively atmosphere and welcoming community. Here, you'll find a harmonious blend of modern amenities and charming local businesses that create a unique and inviting environment.

- Prime location with excellent accessibility to major highways and public transportation, making commuting and travel convenient.

- Amazing opportunity for investors, as Miami home prices average $579k, while South Miami averages $971k according to Zillow.

Premier Health Care, Steps Away



- Somi Walk is steps away from exceptional medical facilities and services. This district is anchored by prominent institutions such as Baptist Hospital and Larkin Community Hospital.

- Baptist Hospital is currently undergoing a significant expansion to enhance its services and capacity, further solidifying its reputation as a leading healthcare provider in the region.

- Additionally, this district is home to numerous plastic surgery centers, attracting patients from across the country. These centers offer a variety of cosmetic and reconstructive procedures.

Baptist Hospital Expansion

Larkin Community Hospital Centers

Baptist Expansion

Baptist Health

SW

DrJHONNY SALOMON
Plastic Surgery & Med Spa

ZURI
PLASTIC SURGERY
—MIAMI—

South Miami Health District

The Lennar Foundation Medical Center





Bascom Palmer Eye Institute
UNIVERSITY OF MIAMI HEALTH SYSTEM

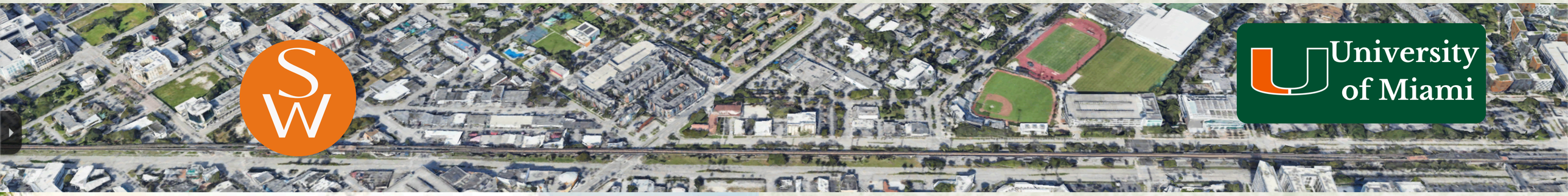
SYLVESTER COMPREHENSIVE CANCER CENTER
UNIVERSITY OF MIAMI HEALTH SYSTEM

UHealth UNIVERSITY OF MIAMI HEALTH SYSTEM | SPORTS MEDICINE INSTITUTE

- The Lennar Foundation Medical Center is less than a mile away from Somi Walk Residences and is a 200,000-square-foot outpatient center on the University of Miami's Coral Gables campus that provides easy health care access to leading physicians for students, faculty, staff, and surrounding communities.

- Specialized care by Sylvester Comprehensive Cancer Center, Bascom Palmer Eye Institute (ranked No. 1 eye hospital in the world for 17 years by U.S. News & World Report), and UM's Sports Medicine Institute.

University of Miami





Somi Walk Residences is just blocks away from the University of Miami, making it an ideal location for students, and their loved ones to stay nearby when visiting being less than a mile away.

- #1 private university in Florida
- Consistently ranked among the top universities in the USA
- 73% of UM students are from outside the state of Florida

Coral Gables







- Coral Gables is just minutes away from Somi Walk Residences, being less than a mile away.

- "The City Beautiful" is now the most prestigious real estate city in the USA, surpassing even Beverly Hills according to Bloomberg.

- The heart of Coral Gables features the iconic Miracle Mile, filled with boutique shops, gourmet restaurants, and vibrant nightlife. The city's renowned theater, art galleries, and museums provide cultural depth with various events and exhibitions throughout the year.

Bloomberg

Coconut Grove





- Nestled along the shores of Biscayne Bay, offering a unique blend of modern amenities and charming local businesses

- The revitalized CocoWalk, a central hub featuring high-end retail, dining, and entertainment options

- Just 2 miles away from Somi Walk Residences, and less than a 10-minute drive.

Matheson Hammock Park





- Plan a relaxing day at Matheson Hammock Park, just a few minutes from Somi Walk. Enjoy the natural beauty, manmade atoll pool, and vast mangroves.

- Explore the full-service marina with boating lessons, paddleboard rentals, and more. Dine at NOMA Beach at Redfish, Coral Gables' only waterfront restaurant with incredible views of Biscayne Bay.

- Utilize park amenities like picnic areas, nature trails, birdwatching spots, and a playground for children.

Lifestyle

Shops & Restaurants

Downtown South Miami







- Downtown South Miami offers a diverse range of restaurants and shops, all steps away from Somi Walk Residences.

- Enjoy various cuisines such as Italian at Fiola, American at Whisk, Portuguese seafood at Old Lisbon and much more.

- Explore a mix of local boutiques and well-known retailers, providing a comprehensive and convenient shopping experience for residents and visitors alike.



Sunset Place Redevelopment





- The upcoming redevelopment of Sunset Place in South Miami will transform the mall into a vibrant, world-class mixed-use destination. Designed by renowned architect Thomas Heatherwick, known for the Vessel at Hudson Yards and Google's headquarters, the project will feature incredible attractions, drawing visitors from around the globe.

- Somi Walk Residences, just a minute away, provide the perfect accommodation for visitors, offering luxury and convenience. This proximity ensures guests can fully enjoy the dynamic, revitalized atmosphere of South Miami.

Downtown Dadeland





- Downtown Dadeland is an open-air urban destination designed for living, working, and playing, featuring dining, nightlife, shopping, and fitness options, all a few minutes away from Somi Walk.

- Located right across is Dadeland Mall, a major shopping mall featuring over 185 retail stores and restaurants making it a premier destination in the area.



Transportation & Accessibility



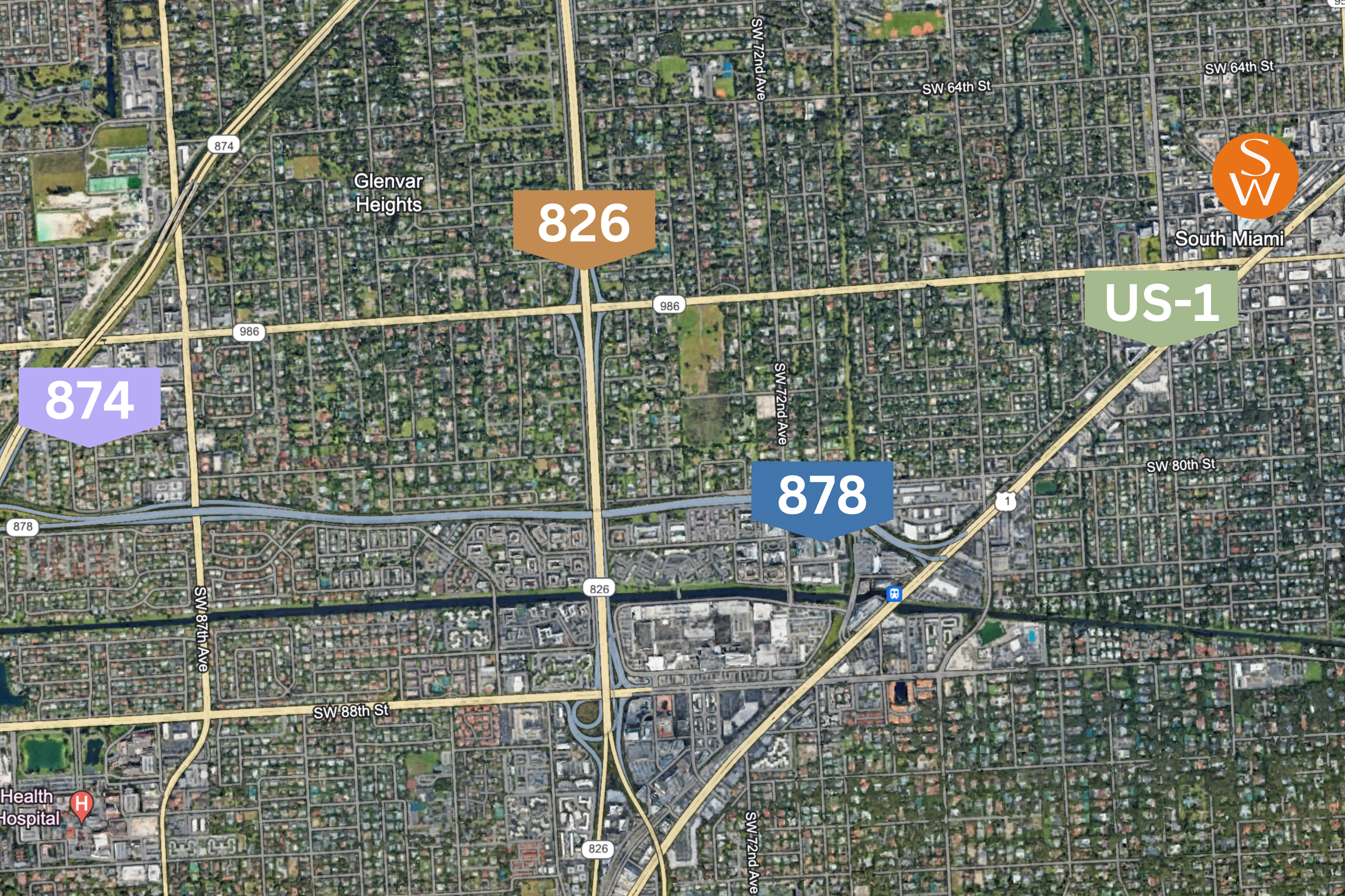


The Metro is steps away from Somi Walk Residences and provides easy travel throughout the city.

- *5 Minutes to the University of Miami.*
- *10 Minutes to Coconut Grove.*
- *15 Minutes to Brickell.*
- *20 Minutes to Airport*

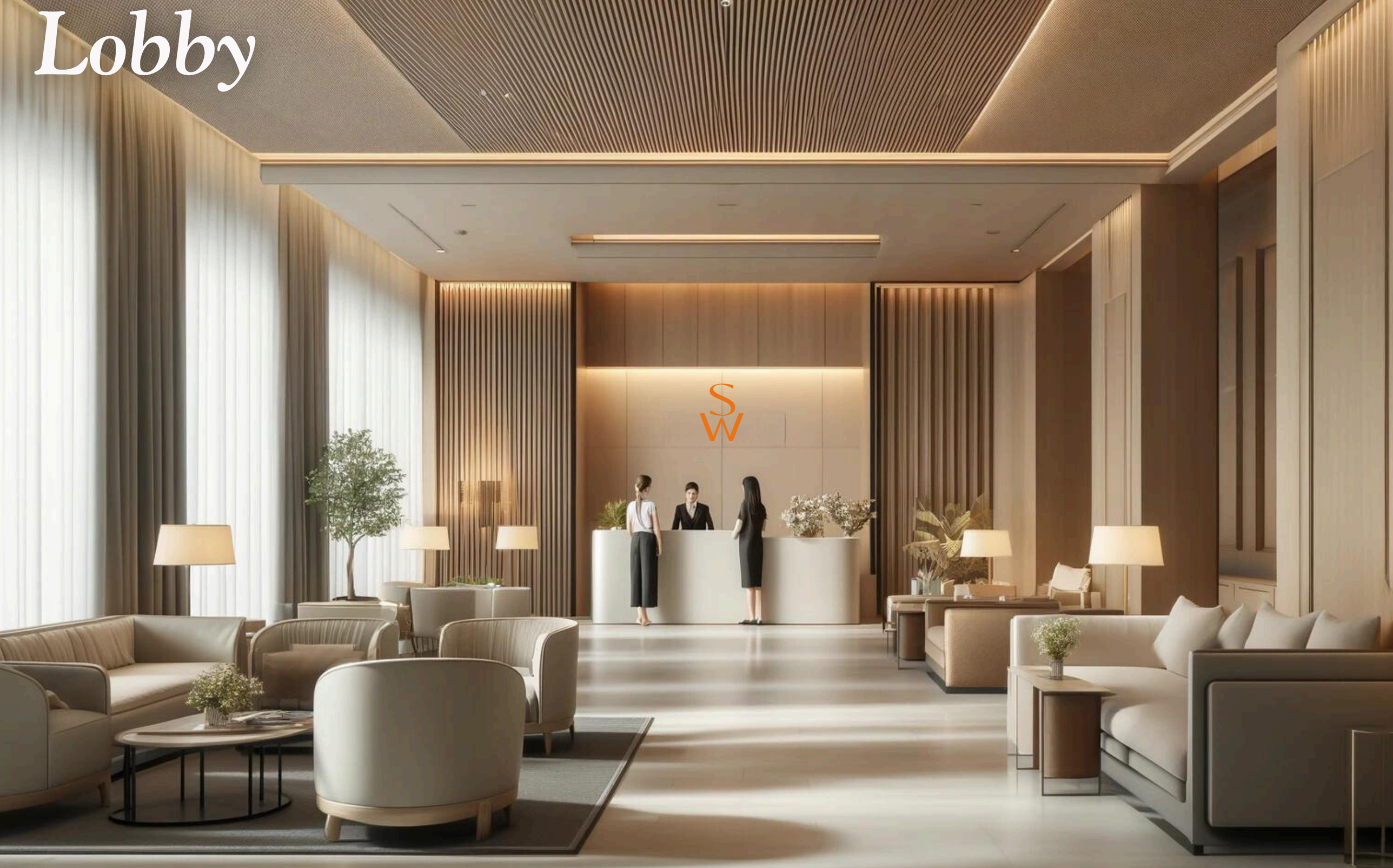
Minutes away is The Underline's Phase 3, a transformative project connecting SW 19th Avenue to the Dadeland South Metrorail Station. This 7.36-mile segment brings a wealth of amenities, including safe biking and walking paths, vibrant community spaces, and immersive natural environments.




Glenvar Heights
826
874
986
SW 72nd Ave
SW 64th St
SW 64th St
South Miami
US-1
986
SW 72nd Ave
878
SW 80th St
878
826
SW 87th Ave
SW 88th St
826
Health
Hospital
SW 72nd Ave

Amenities

Lobby



Artist conceptual renderings. Developer may change without notice

Business Center

Artist conceptual renderings. Developer may change without notice

Clubroom



Artist conceptual renderings. Developer may change without notice

Pet Spa

Pickleball

Artist conceptual renderings. Developer may change without notice

Fitness Center



Artist conceptual renderings. Developer may change without notice

Sauna

Artist conceptual renderings. Developer may change without notice

Pool



Northeast



South



Southeast



Southwest



Northwest



SOMI WALK
RESIDENCES

*Prices Subject to Change Without Notice

Prices

Junior Suites

Starting from $500,000s

One Bedroom

Starting from $600,000s

One Bedroom + Den

Starting from $700,000s

Two Bedroom

Starting from $800,000s

SOMI WALK
RESIDENCES

Deposit Structure

Junior Suites & 1 Bedroom

10% at Reservation

10% at Contract Signing

10% at Groundbreaking

10% at Pouring of Floor Slab

**Subject to Change Without Notice*

SOMI WALK
RESIDENCES

Deposit Structure

1 Bedroom + Den

10% at Reservation

10% at Contract Signing

10% at Groundbreaking

5% at Pouring of Floor Slab

2 Bedroom

10% at Reservation

10% at Contract Signing

10% at Groundbreaking

**Subject to Change Without Notice*

SOMI WALK

RESIDENCES

Thank You For Viewing our Presentation

