

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.





# 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.































Artist conceptual renderings. Developer may change without notice



















# PET SPA



















Artist conceptual renderings. Developer may change without notice



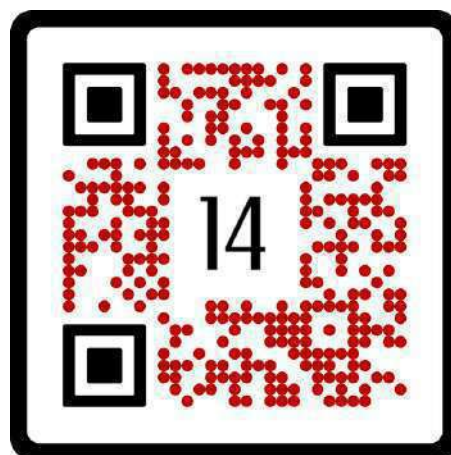
# Spacious Living Floor Plans

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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# South View





# North-East View







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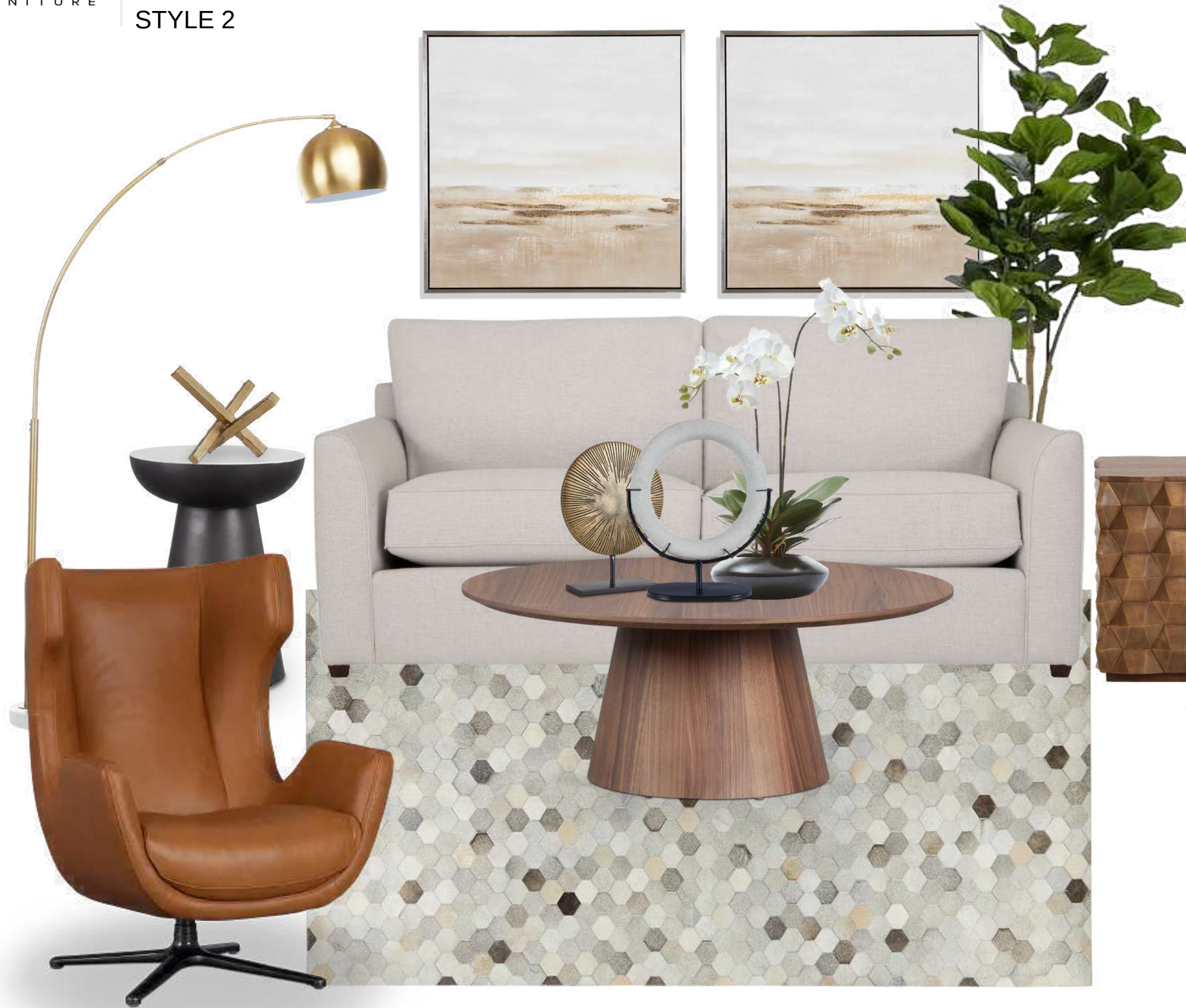
F1 & B1

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







## 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







MONICA BEIGE QUEEN PLATFORM BED  
SOHO NIGHTSTAND  
SOHO DRESSER WITH MIRROR

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



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



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Thank You  
for Viewing our Presentation