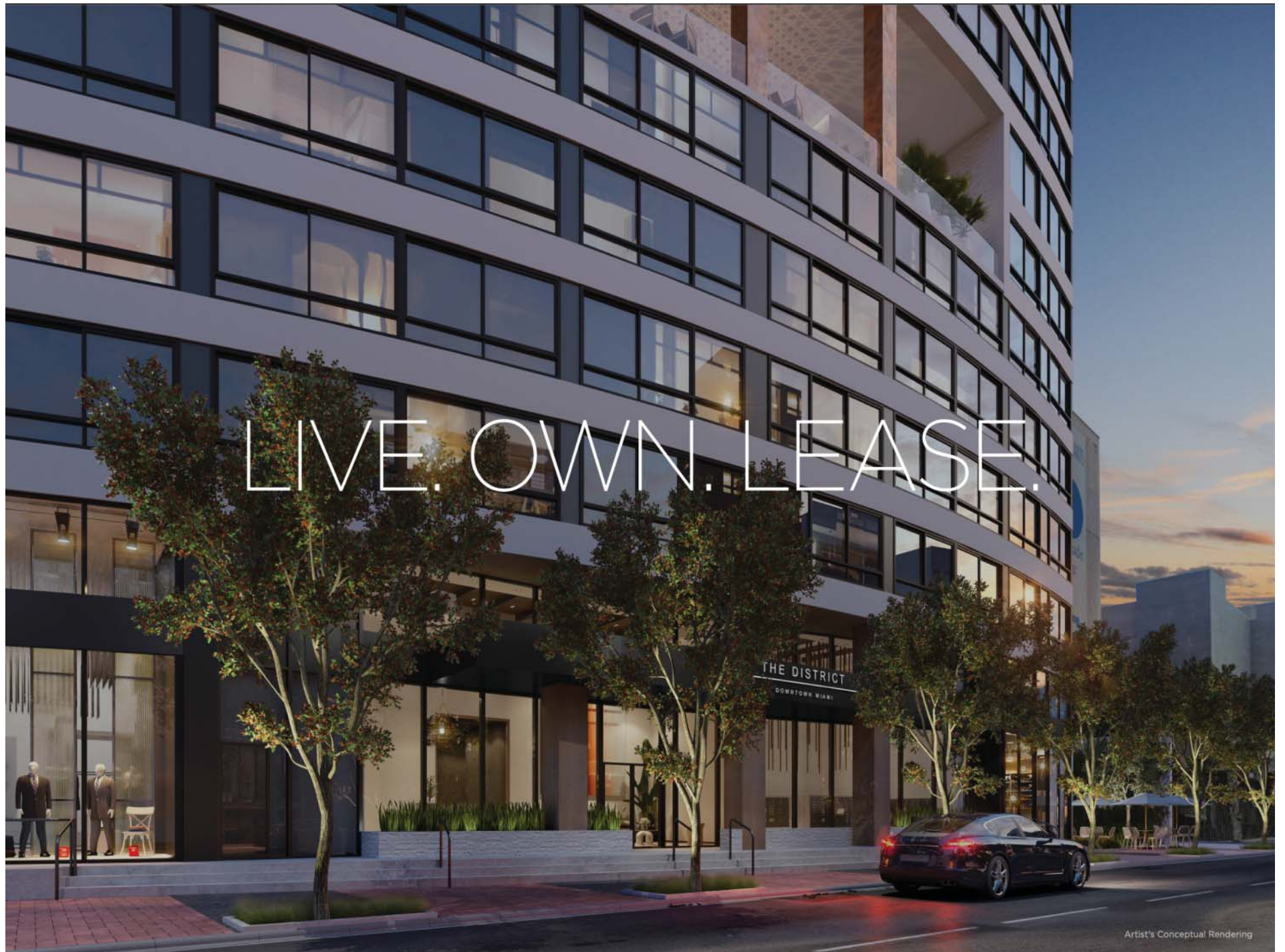




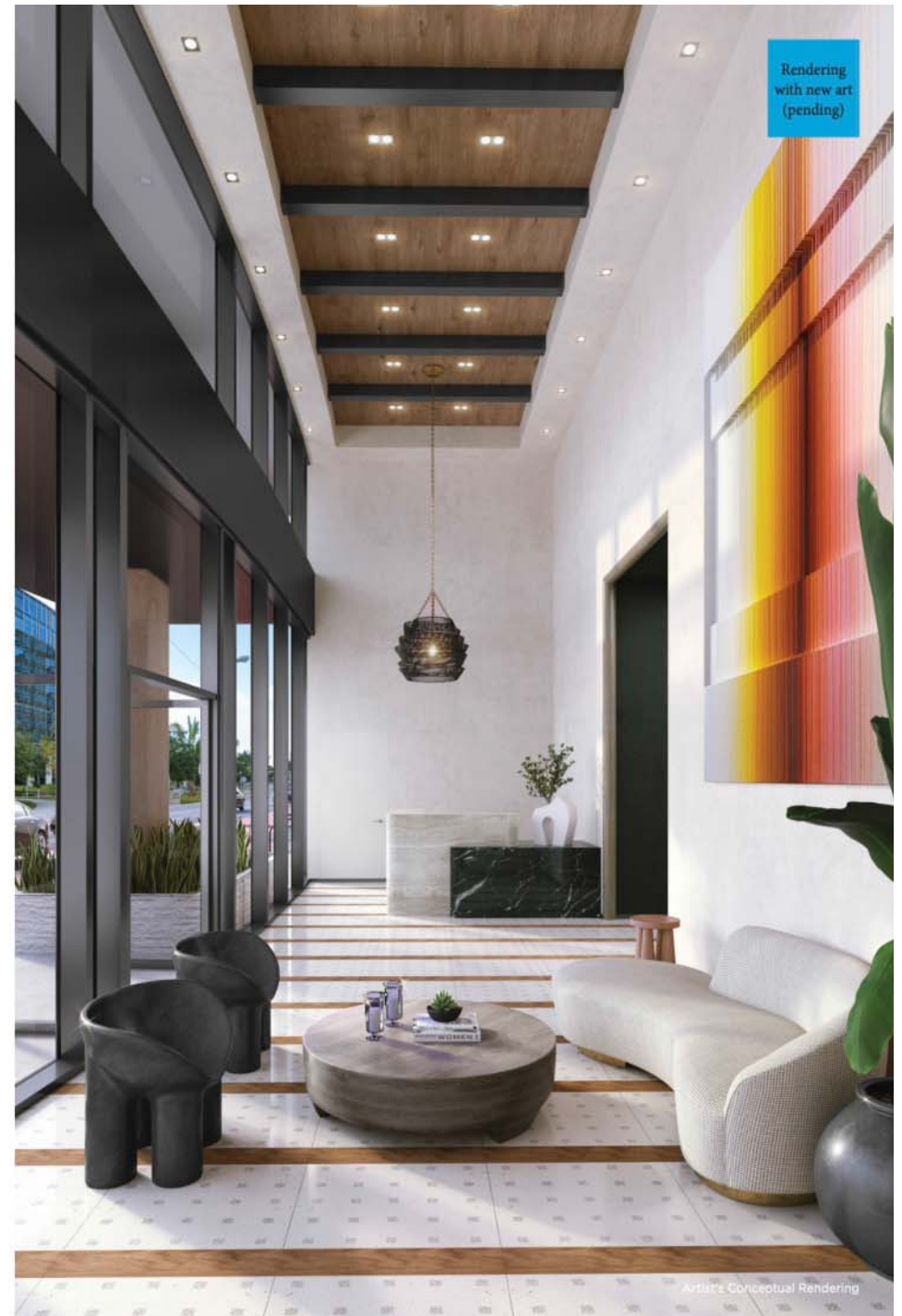
LIVE. OWN. LEASE.



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.

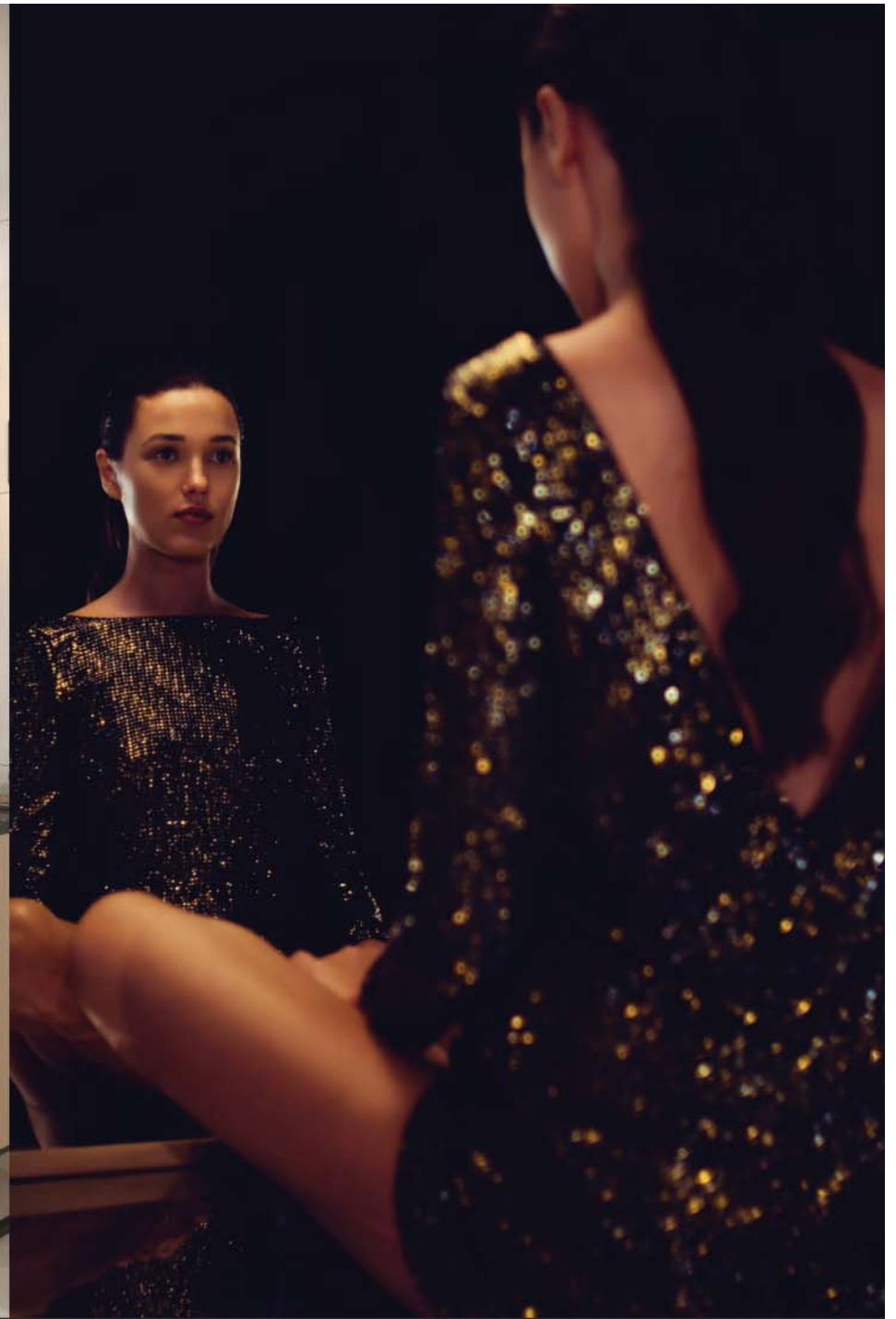
All apartments are delivered completely furnished, enabling residents to begin living their ideal Downtown Miami life from the moment they arrive. Contemporary interiors feature warm, inviting neutral palettes highlighted by designer-grade finishes.

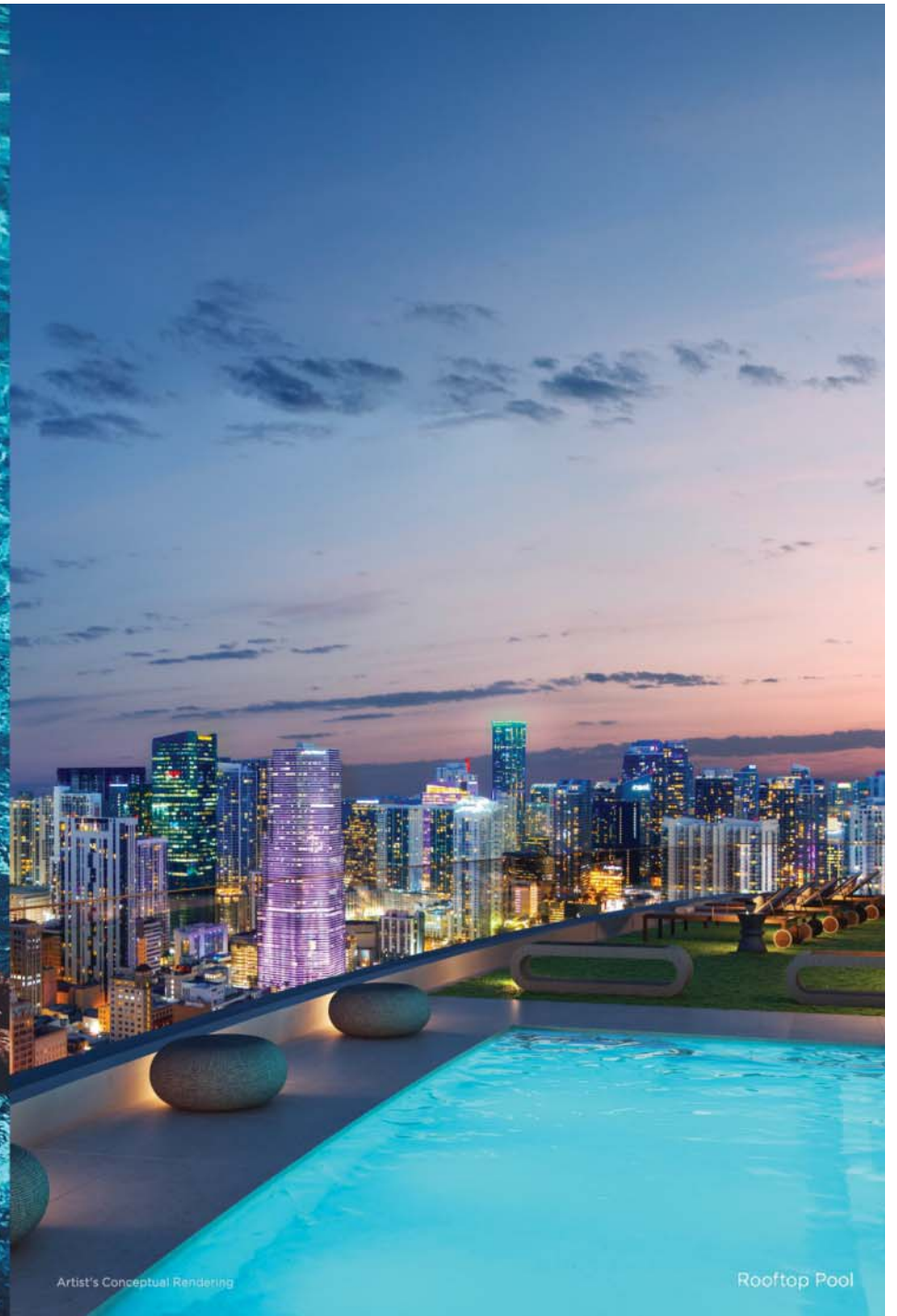






Artist's Conceptual Rendering





Artist's Conceptual Rendering

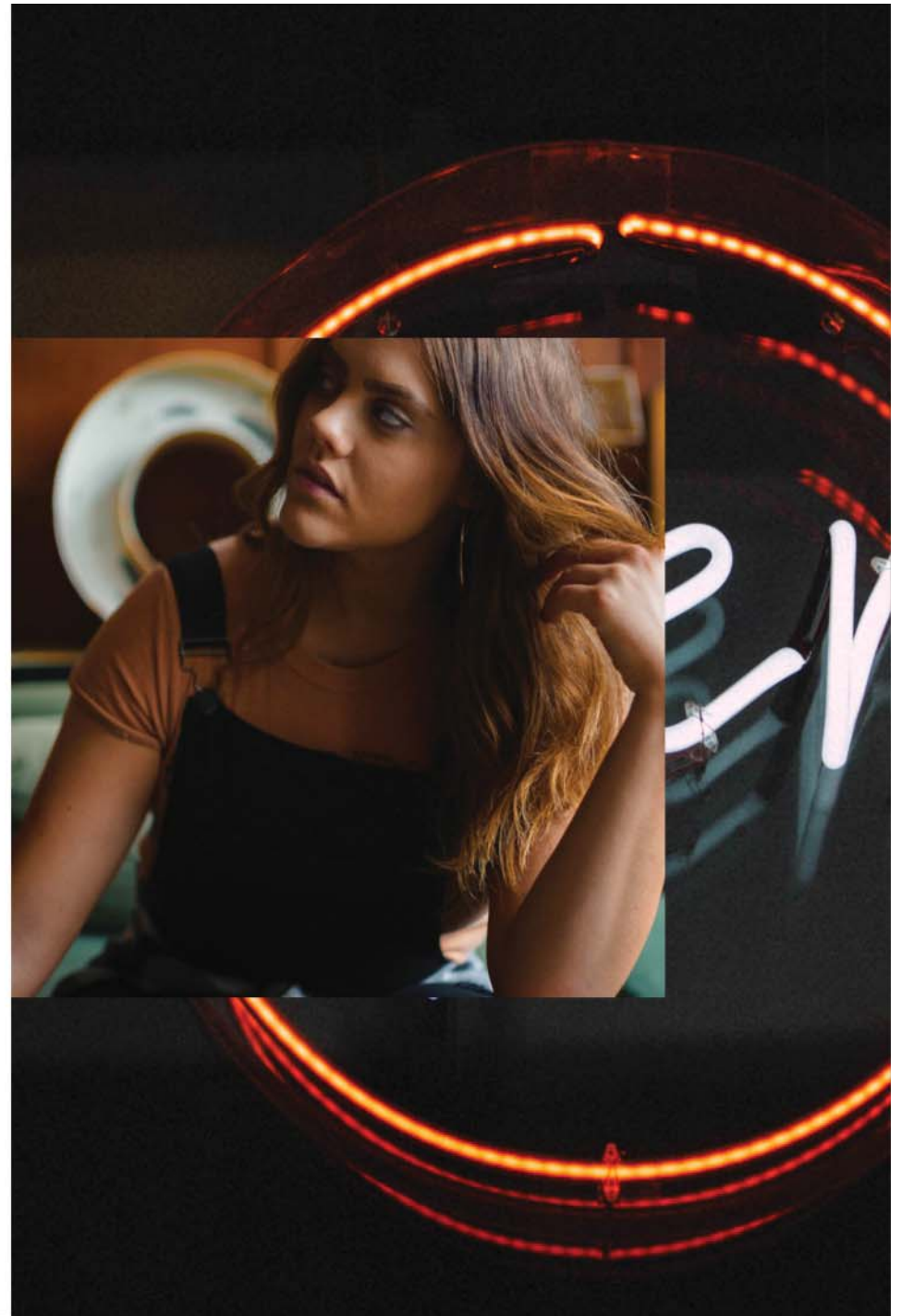
Rooftop Pool

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

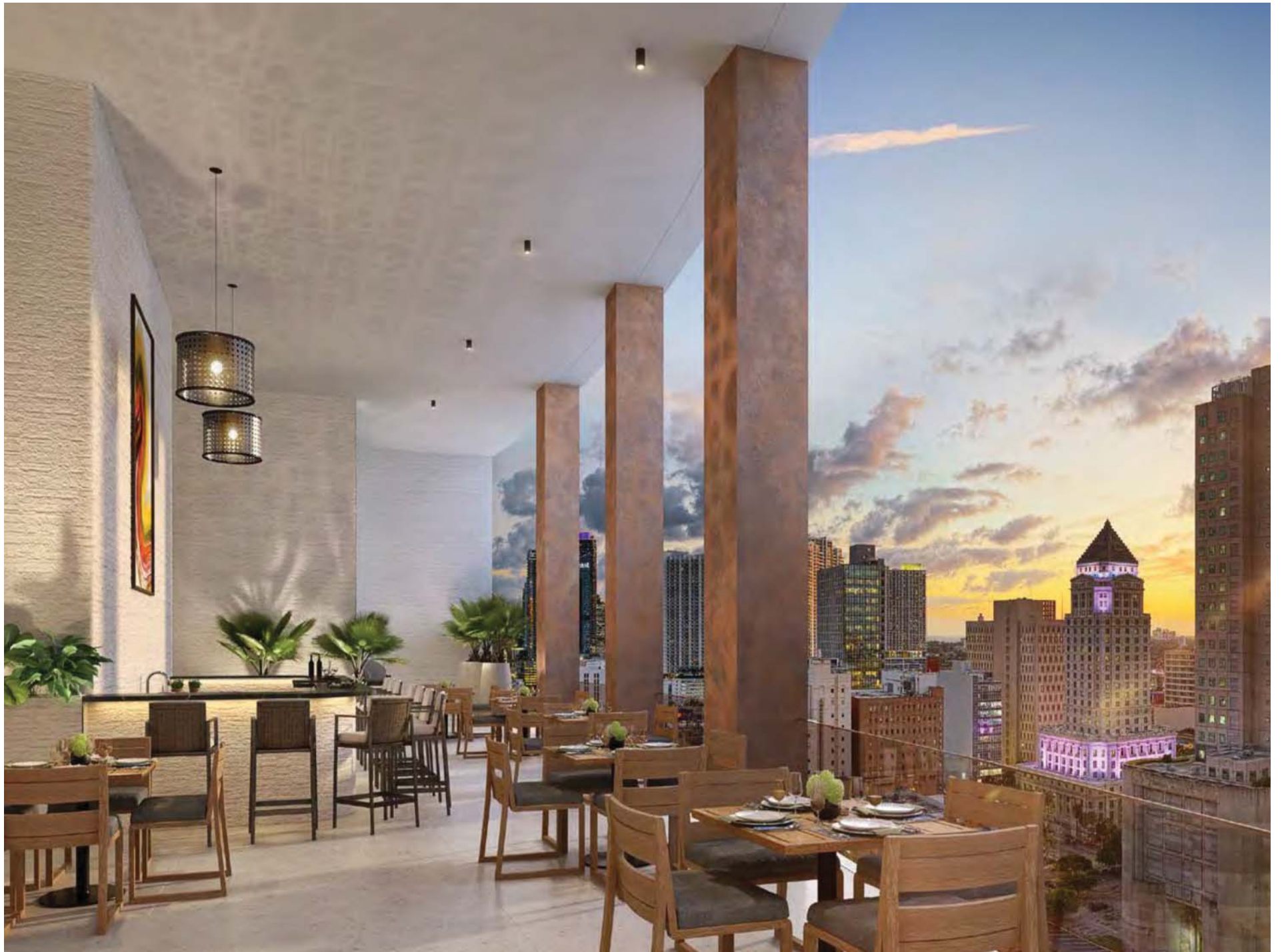
Beautifully appointed,
amenity-rich, and as
exciting as the Magic City.





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



Basketball Court

Artist's Conceptual Rendering



Racquetball Court

Artist's Conceptual Rendering



Spa Area

Artist's Conceptual Rendering



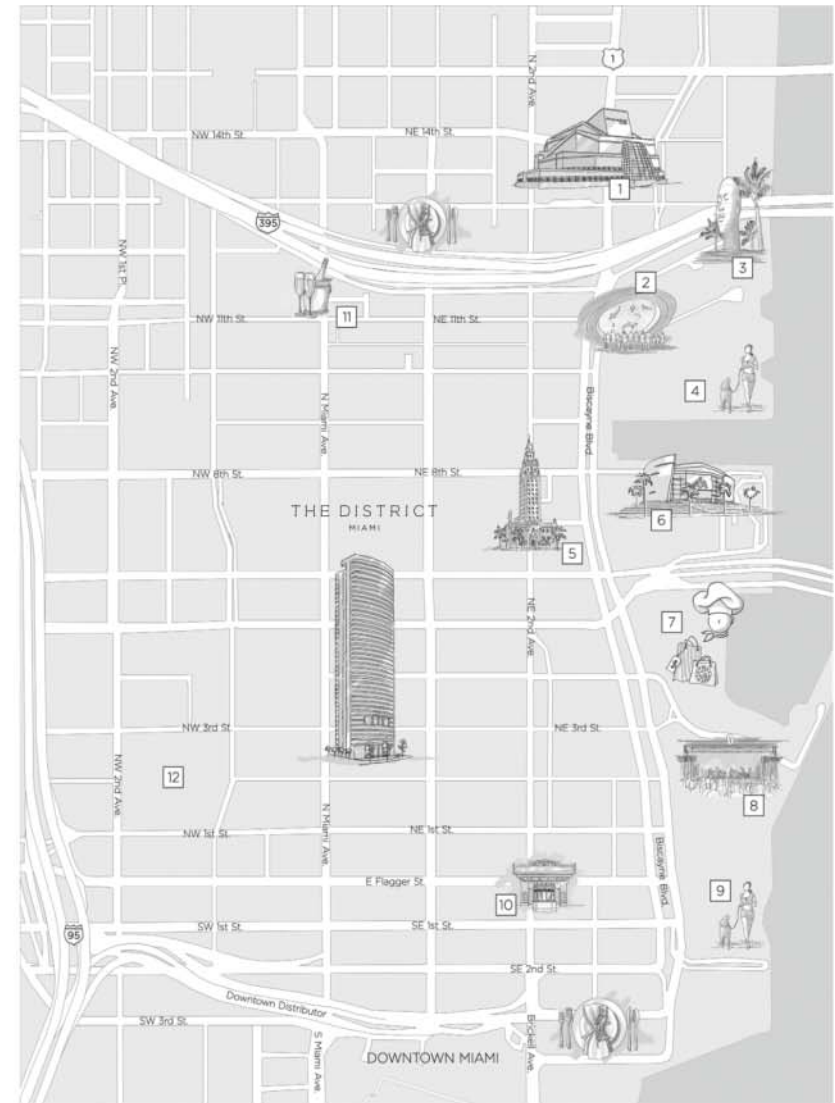
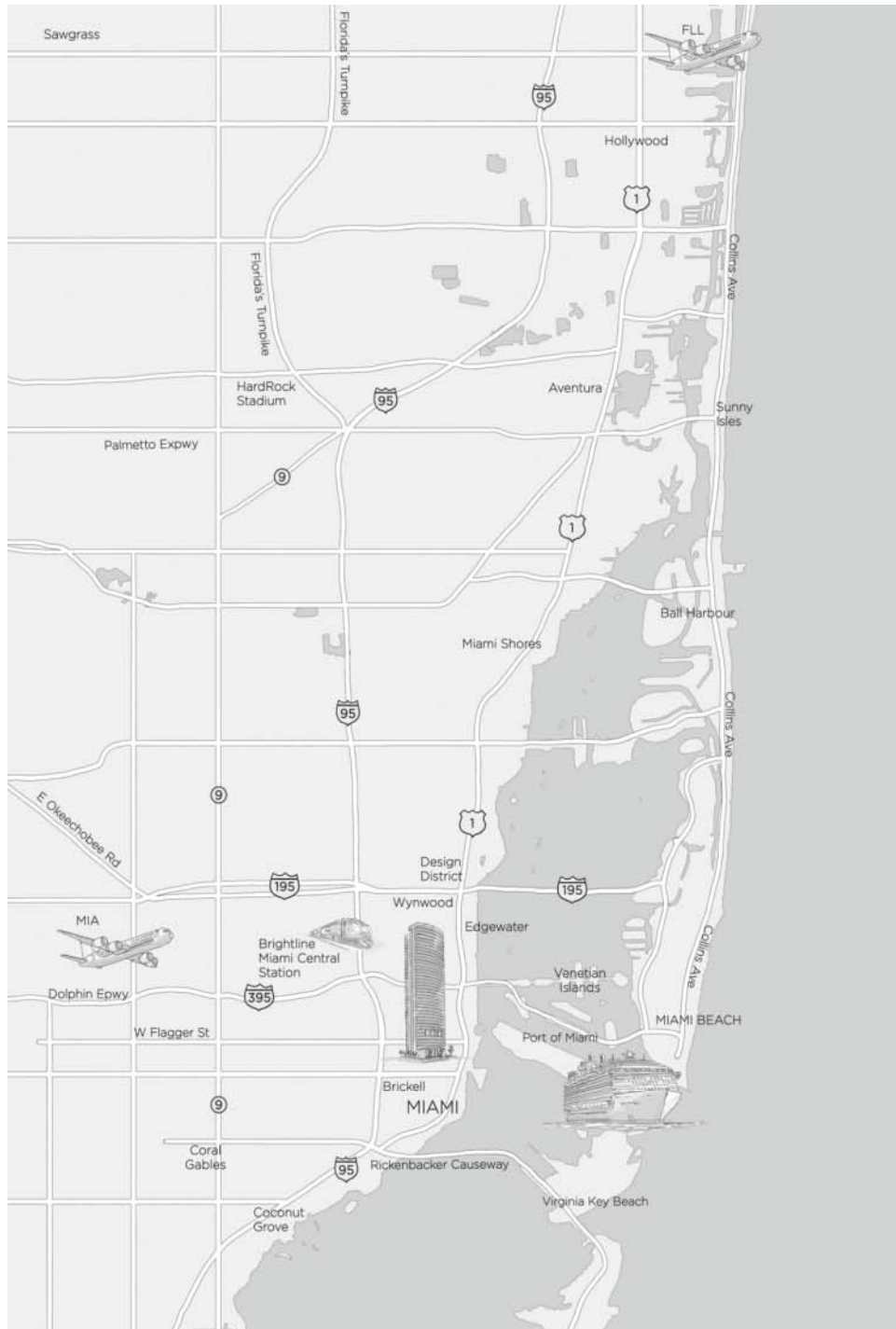




THE DISTRICT THE DISTRICT
THE DISTRICT THE DISTRICT
DOWNTOWN
MIAMI

A stunning new tower
in Downtown Miami.





- | | |
|--|---|
| 1. Adrienne Arsht Center for the Performing Arts 7 min. | 7. Bayside Marketplace 10 min. |
| 2. Philip and Patricia Frost Museum of Science 5 min. | 8. Bayside Marketplace Mmphis theater 10 min. |
| 3. Pérez Art Museum Miami 5 min. | 9. Bayfront Park 10 min. |
| 4. Maurice A. Ferré Park 15 min. | 10. Olympia Theater 5 min. |
| 5. Freedom Tower at Miami-Dade College 7 min. | 11. ElEleven Miami 5 min. |
| 6. American Airlines Arena 10 min. | 12. Government Center Metromover Station 12 min. |

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

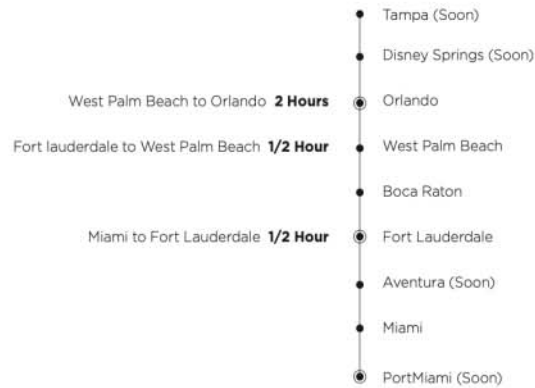
Modern apartments with
sought-after views and
exquisite finishes will delight
discerning residents seeking
the best that Downtown
Miami has to offer.





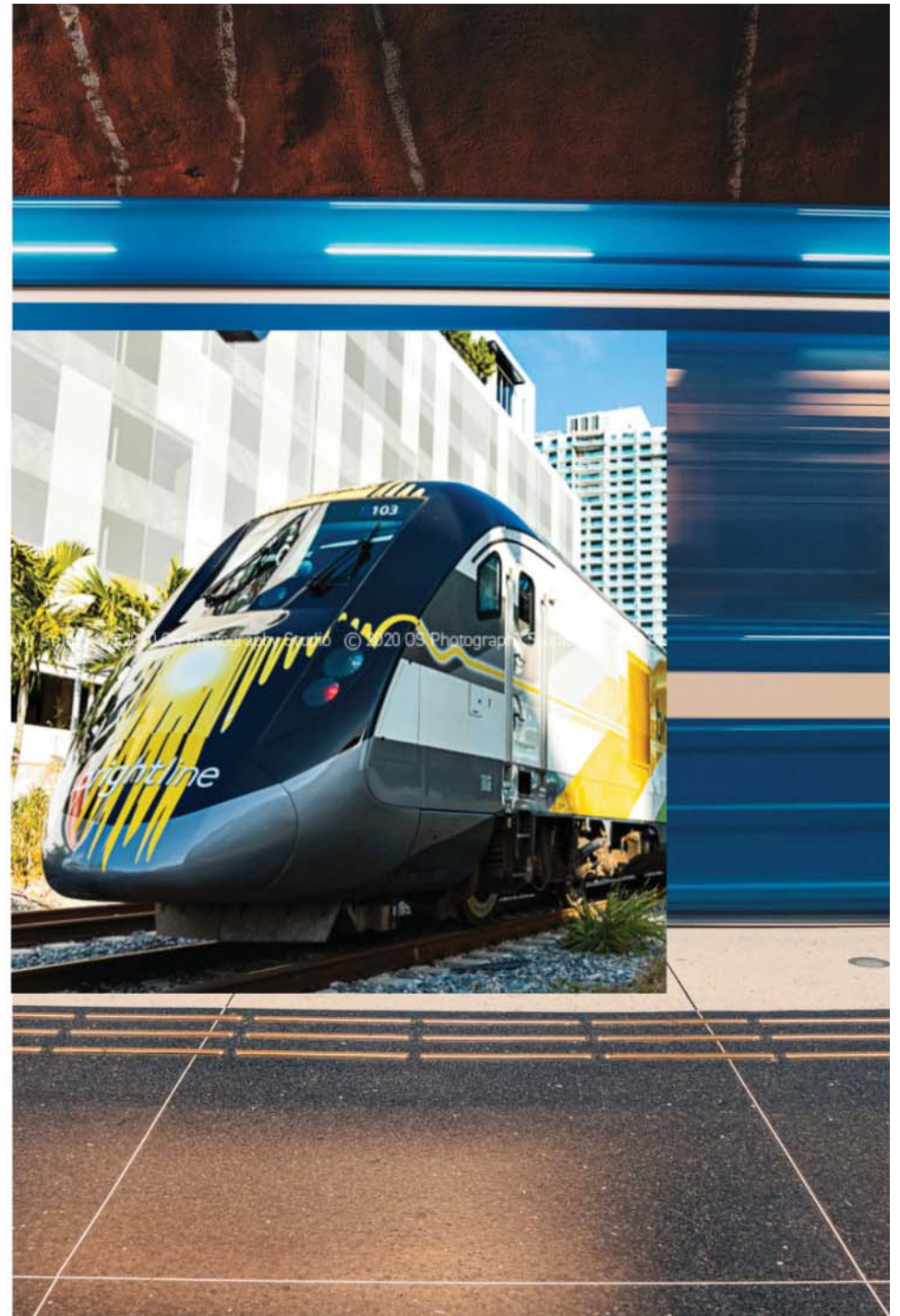
Brightline will take you
where you need to go with
ease—and it's economically
and environmentally friendly.

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.

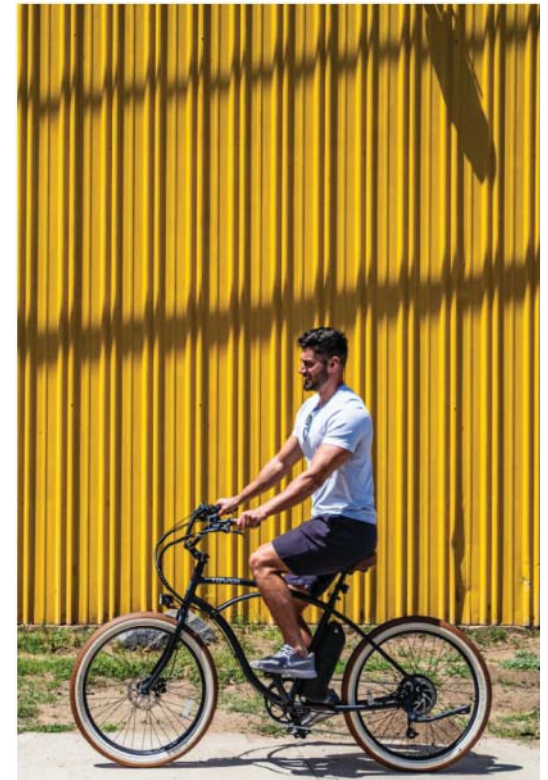
Brightline





Building 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 racquet ball 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 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
- **Housekeeping:** On-demand full housekeeping services
- Climatized receiving and storage room
- Resort Style pool deck with lounge and recreation room

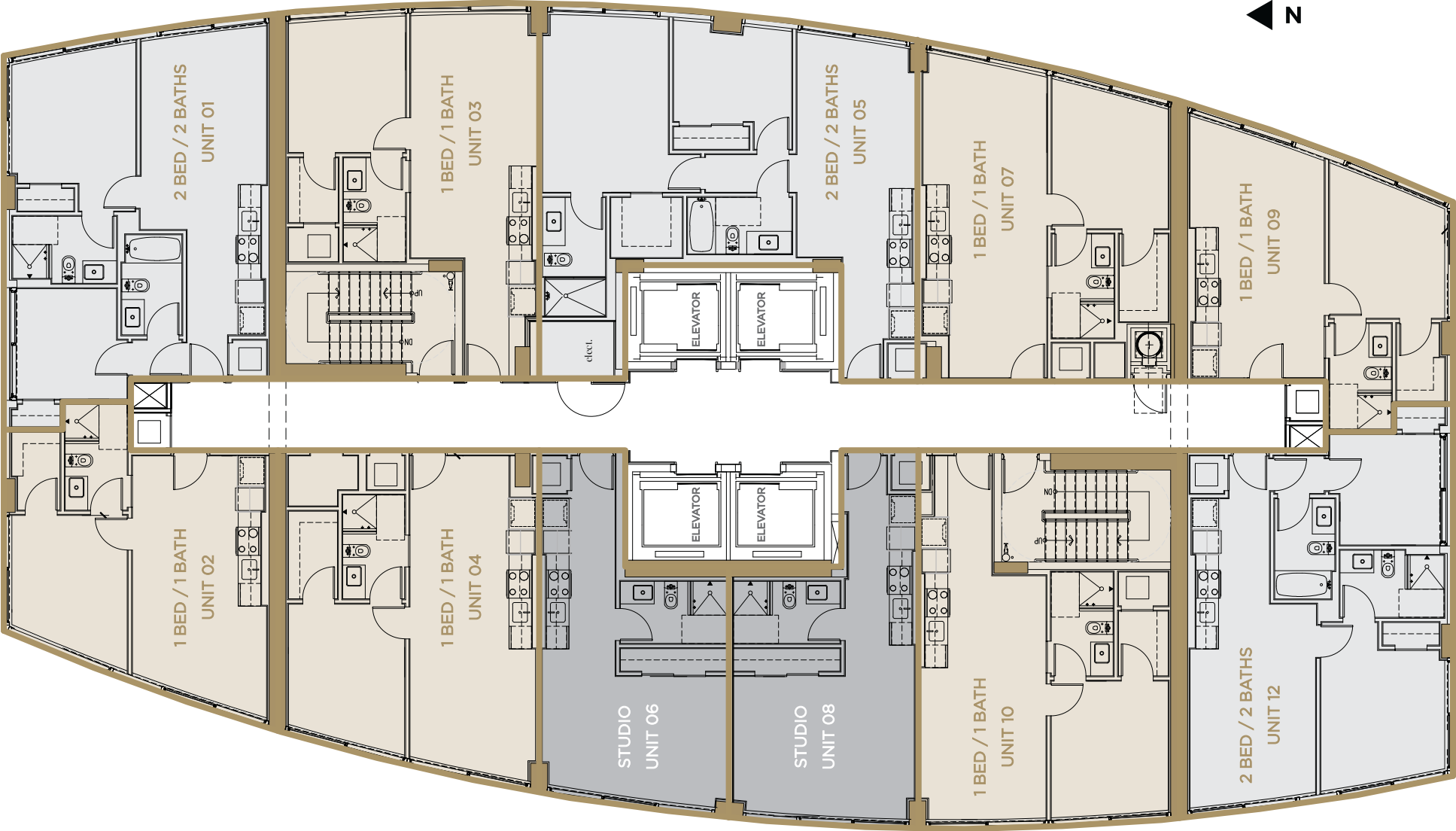


Residences Features

- 37 Floors and 343 residences
FULLY FINISHED & FURNISHED
- Studio, 1 and 2 Bedroom residences
- All residential interiors are designed by awardwinning 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 accesories

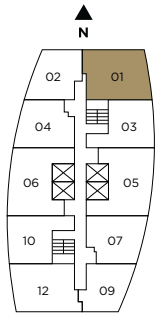


Site Plan



DISTRICT 225

MIAMI

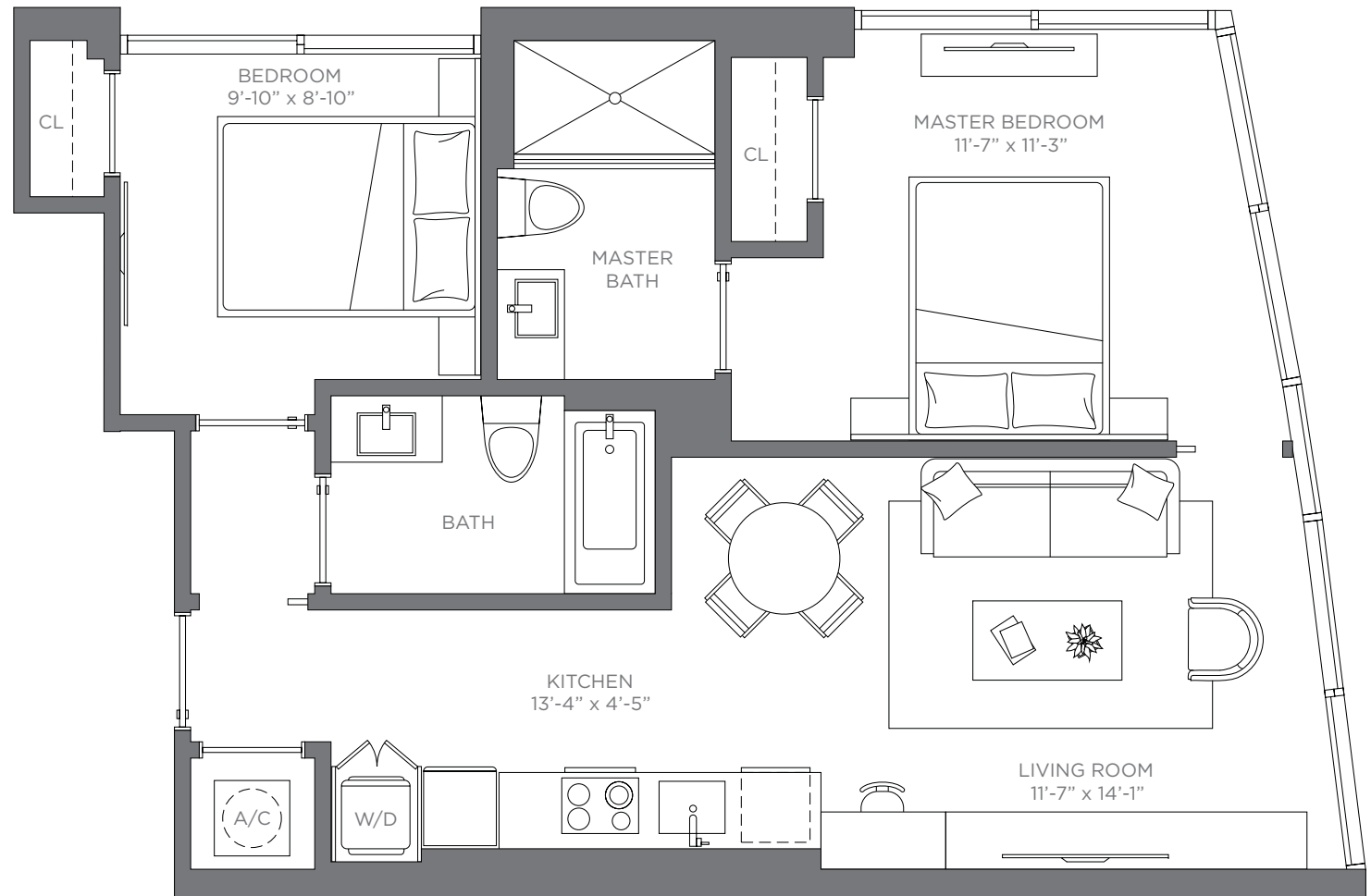


UNIT 01

2 BED | 2 BATH

786 sq. ft.

73.02 m²

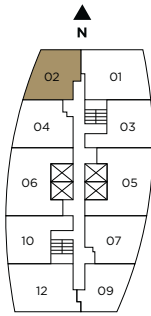


Exclusive Sales and Marketing by Related Realty in collaboration with Fortune Development Sales

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DISTRICT 225

MIAMI

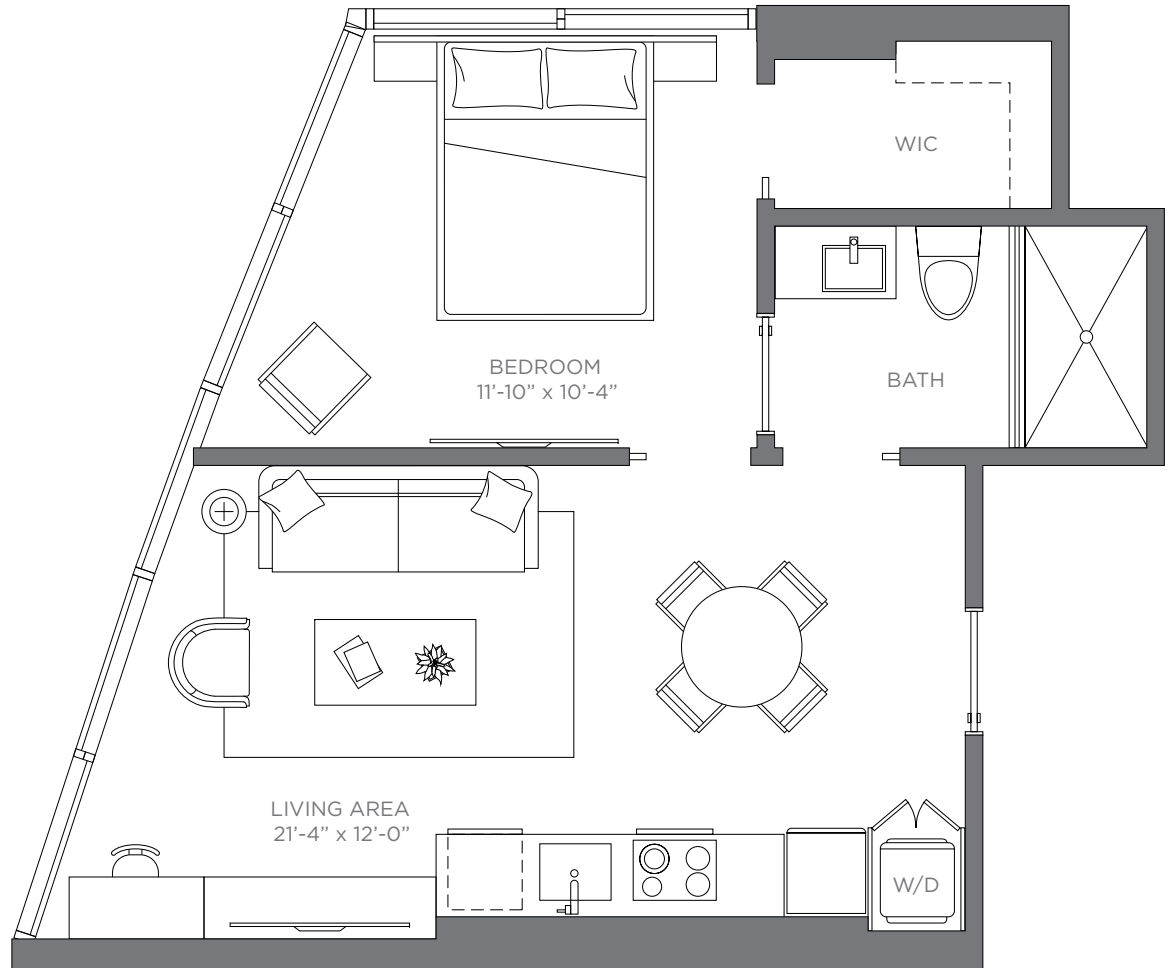


UNIT 02

1 BED | 1 BATH

558 sq. ft.

51.83 m²

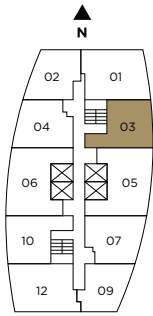


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DISTRICT 225

MIAMI

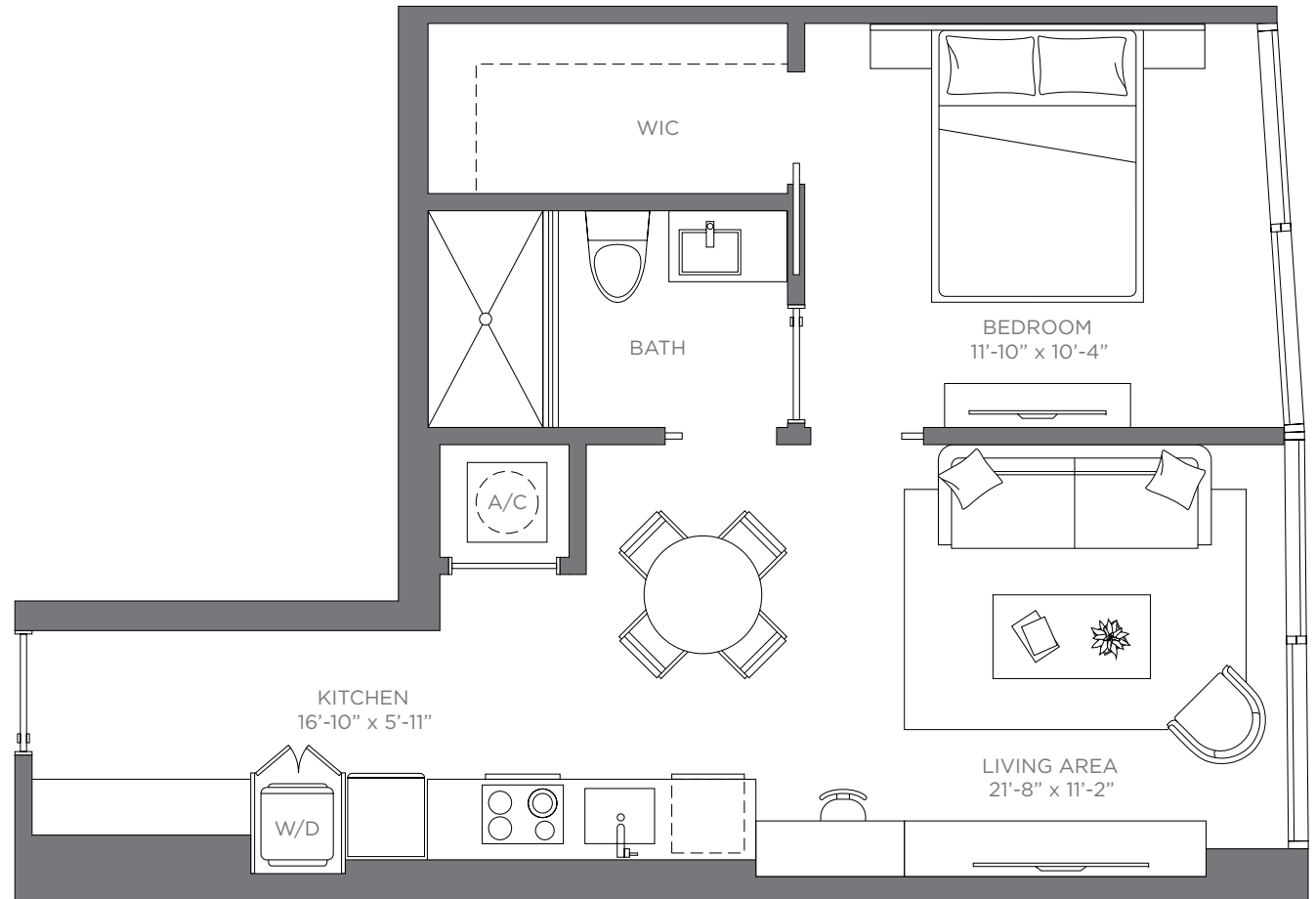


UNIT 03

1 BED | 1 BATH

615 sq. ft.

57.13 m²

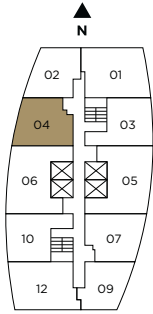


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DISTRICT 225

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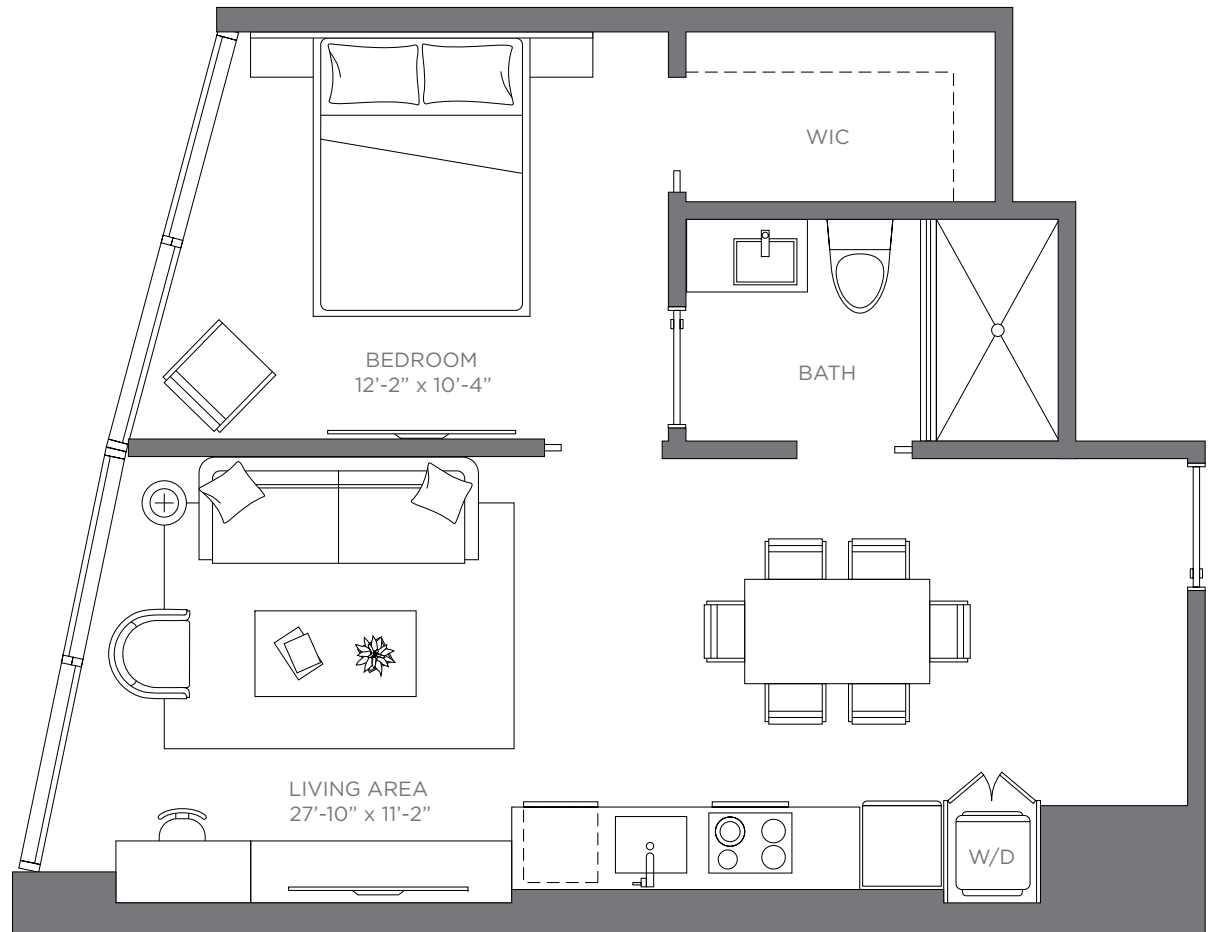


UNIT 04

1 BED | 1 BATH

608 sq. ft.

56.48 m²

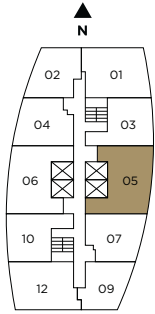


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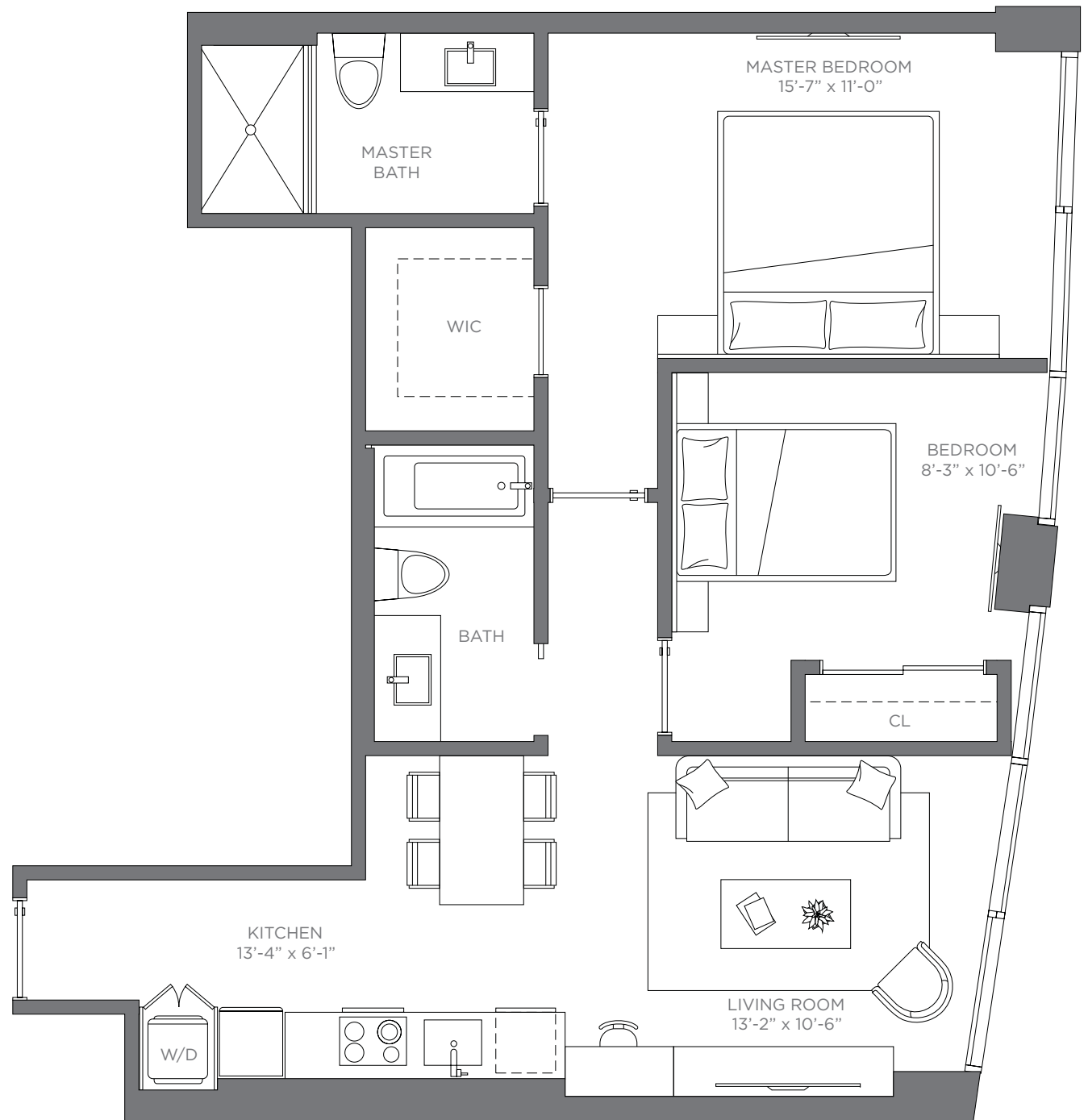


UNIT 05

2 BED | 2 BATH

884 sq. ft.

82.12 m²

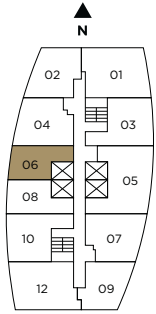


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DISTRICT 225

MIAMI

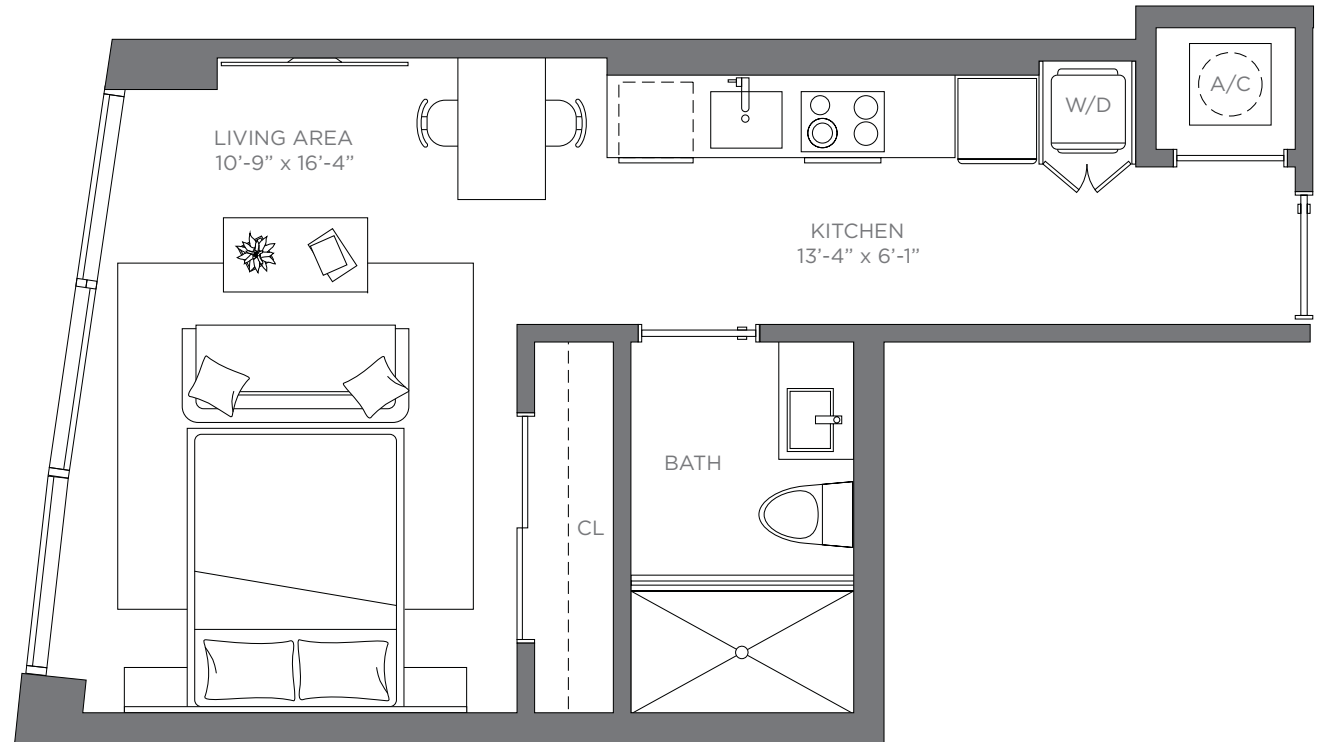


UNIT 06

STUDIO | 1 BATH

458 sq. ft.

42.54 m²

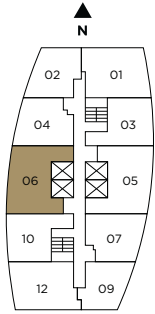


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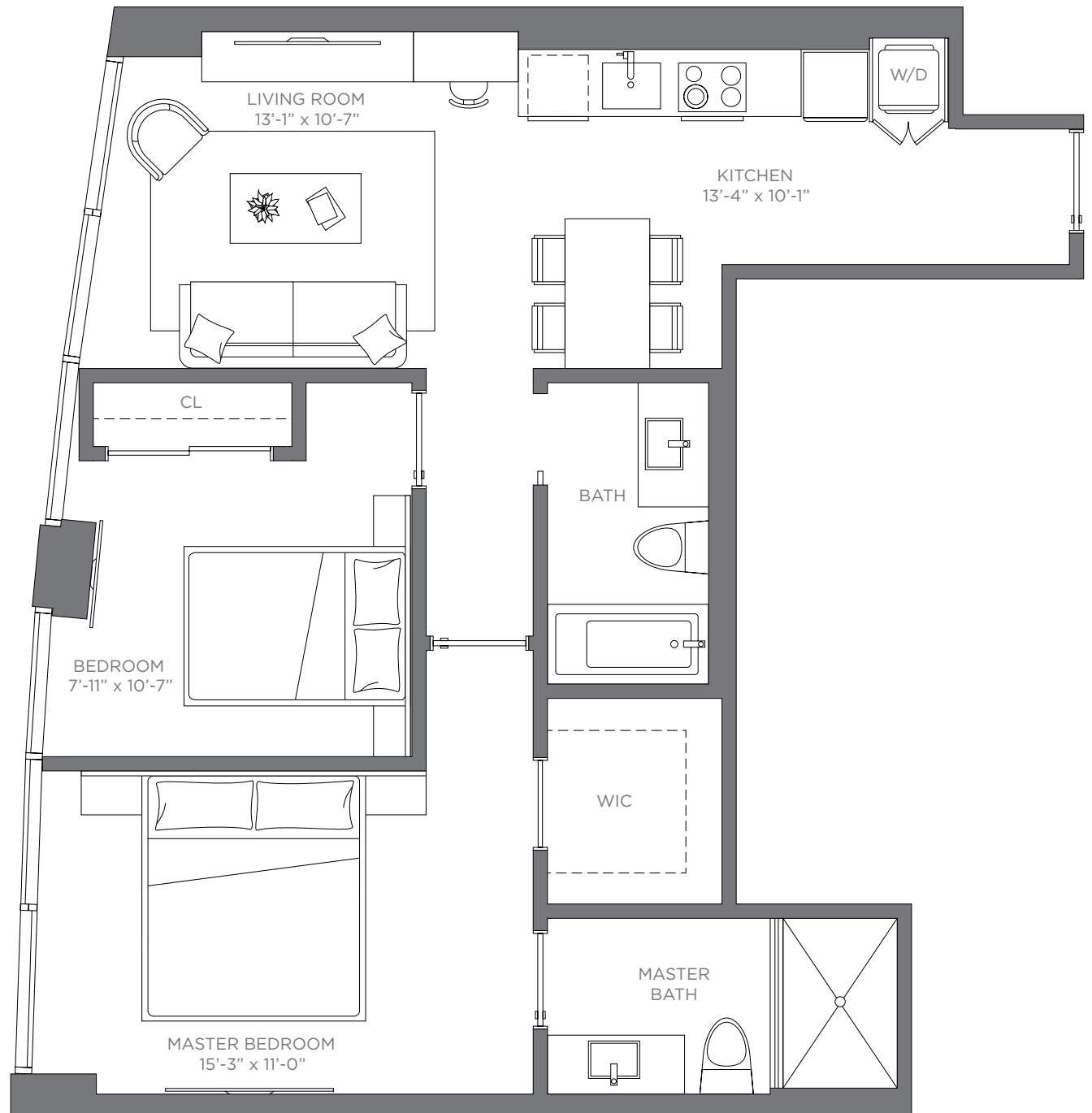


UNIT 06

2 BED | 2 BATH

878 sq. ft.

81.56 m²

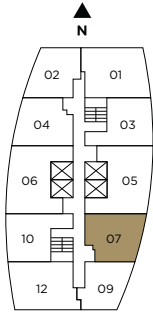


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DISTRICT 225

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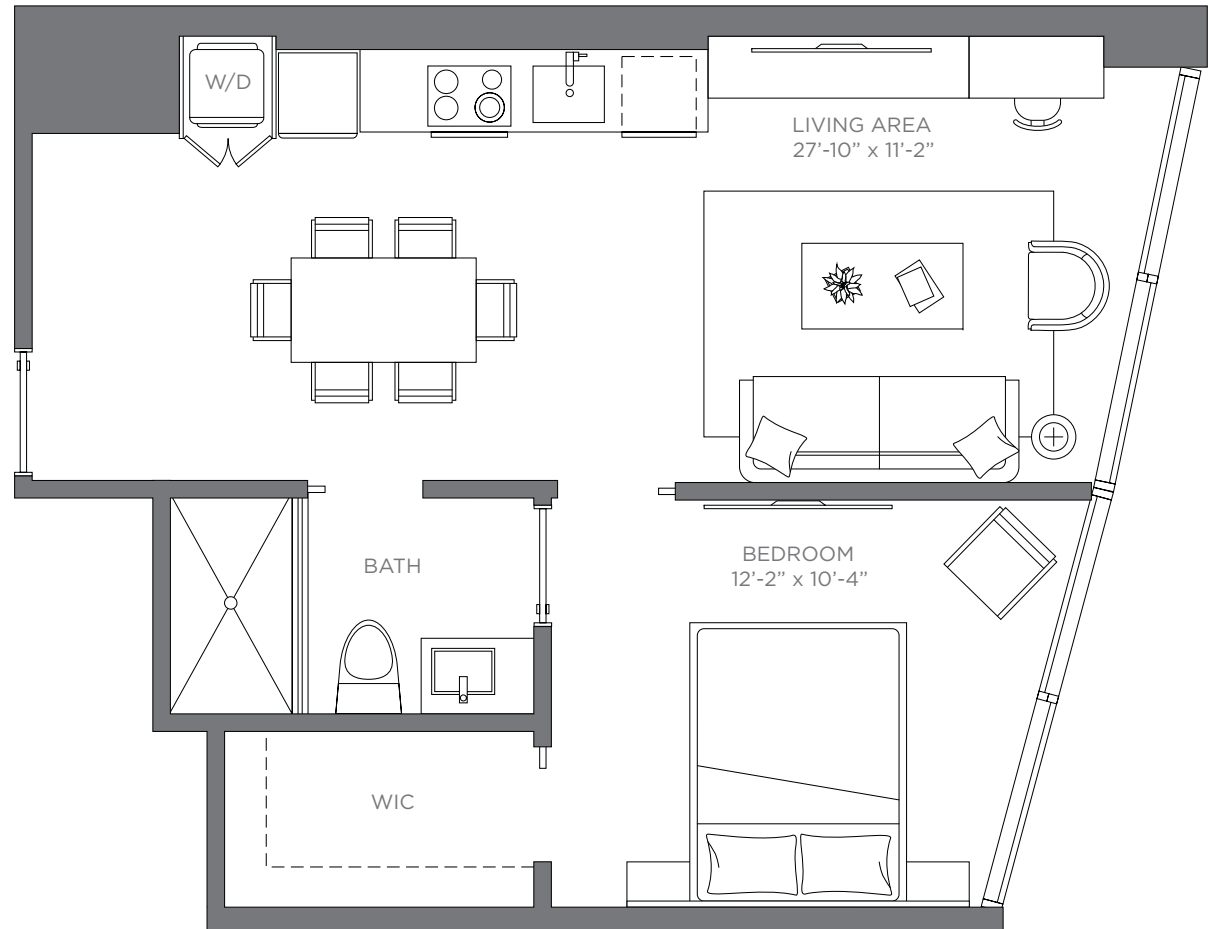


UNIT 07

1 BED | 1 BATH

608 sq. ft.

56.48 m²

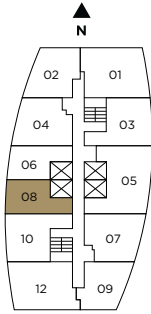


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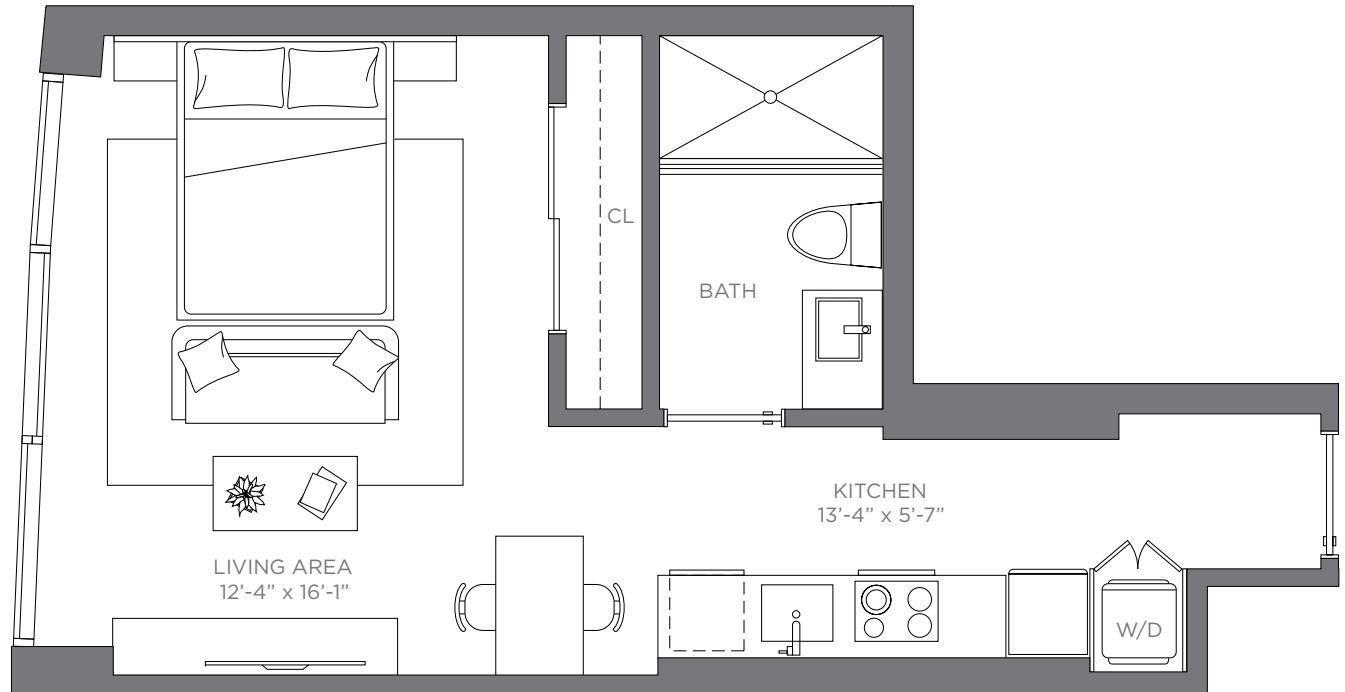


UNIT 08

STUDIO | 1 BATH

469 sq. ft.

43.57 m²

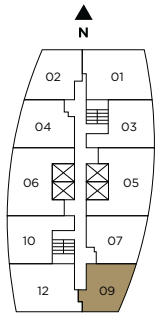


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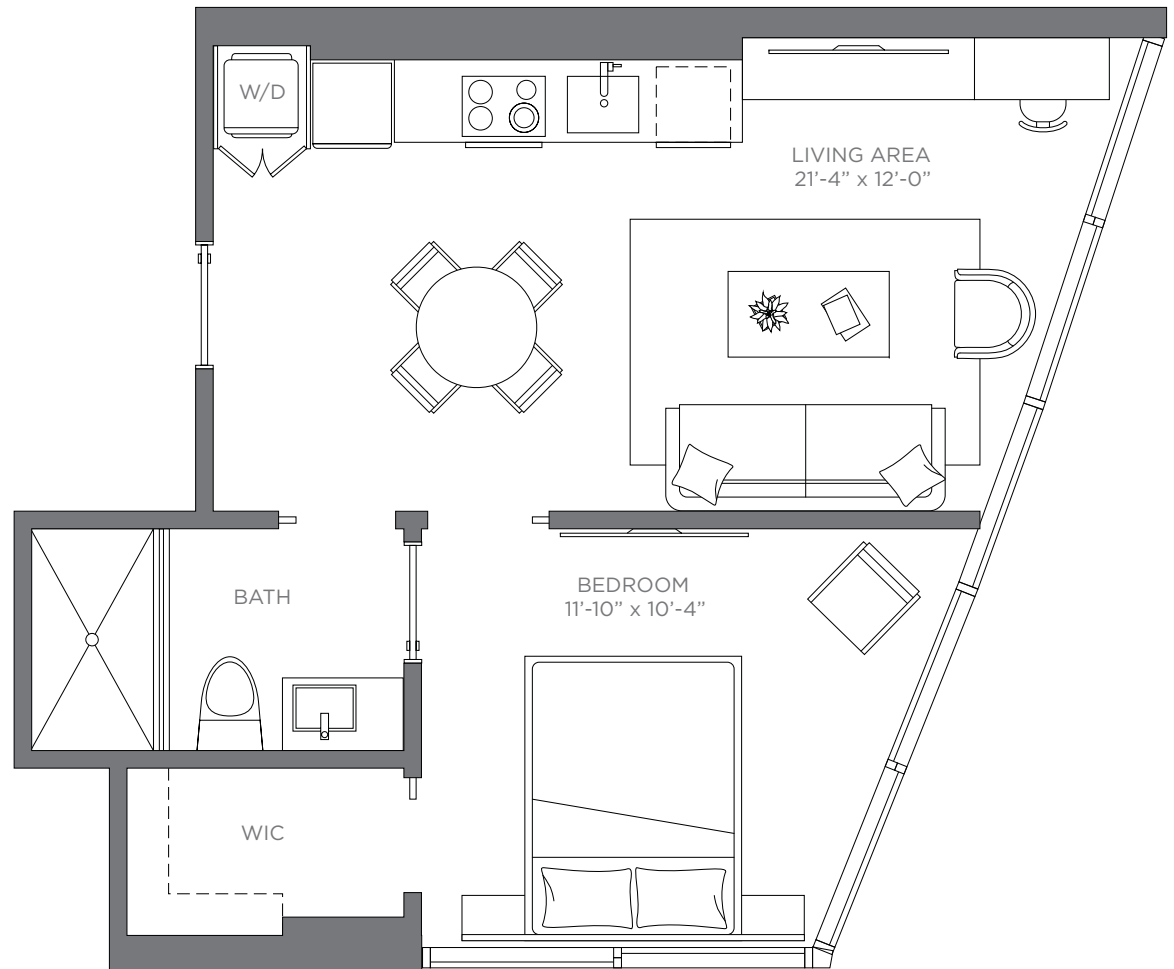


UNIT 09

1 BED | 1 BATH

558 sq. ft.

51.83 m²

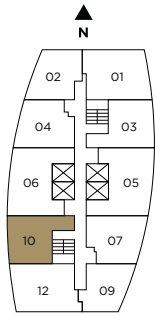


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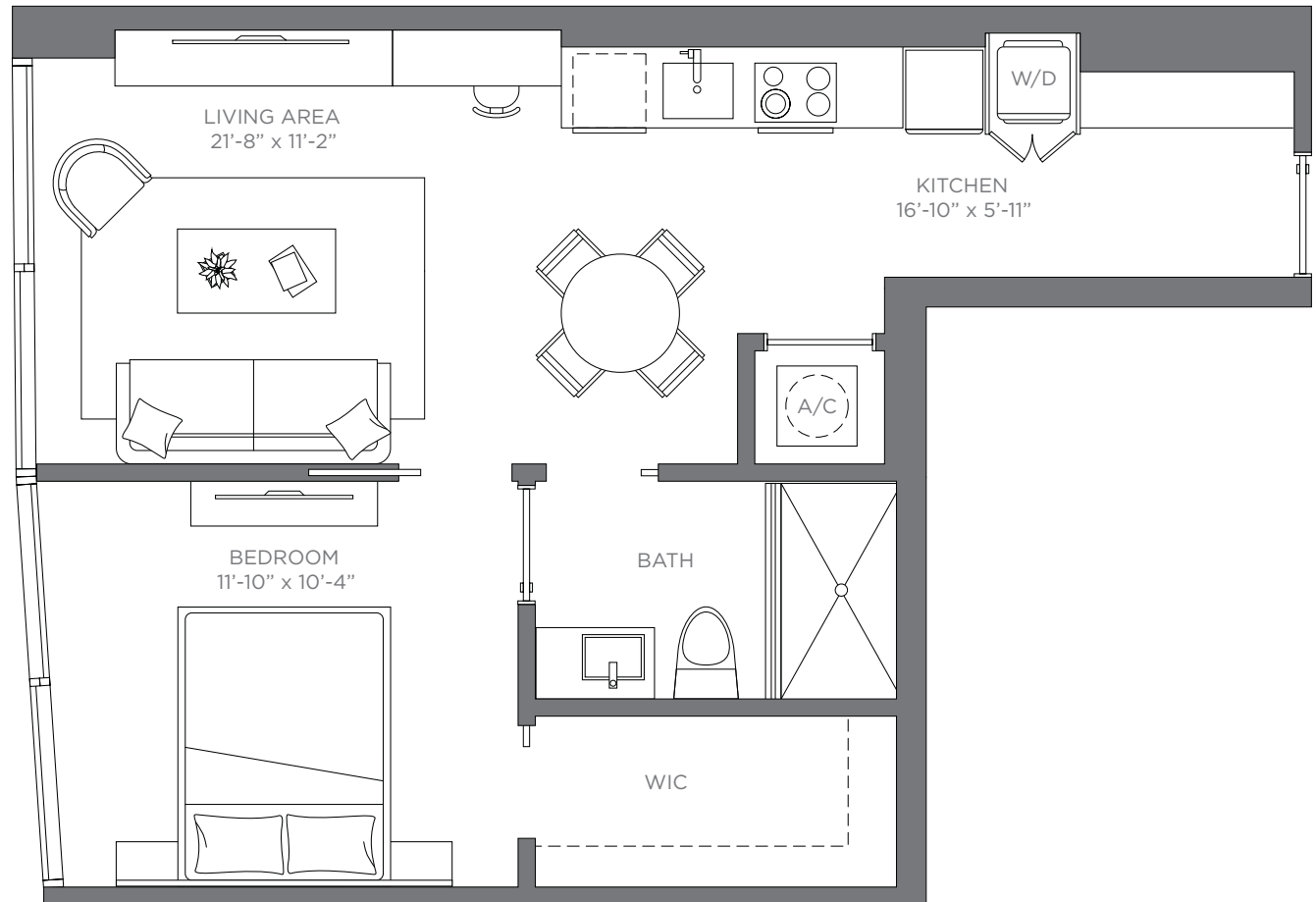


UNIT 10

1 BED | 1 BATH

615 sq. ft.

57.13 m²

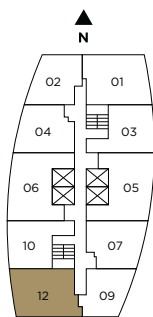


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DISTRICT 225

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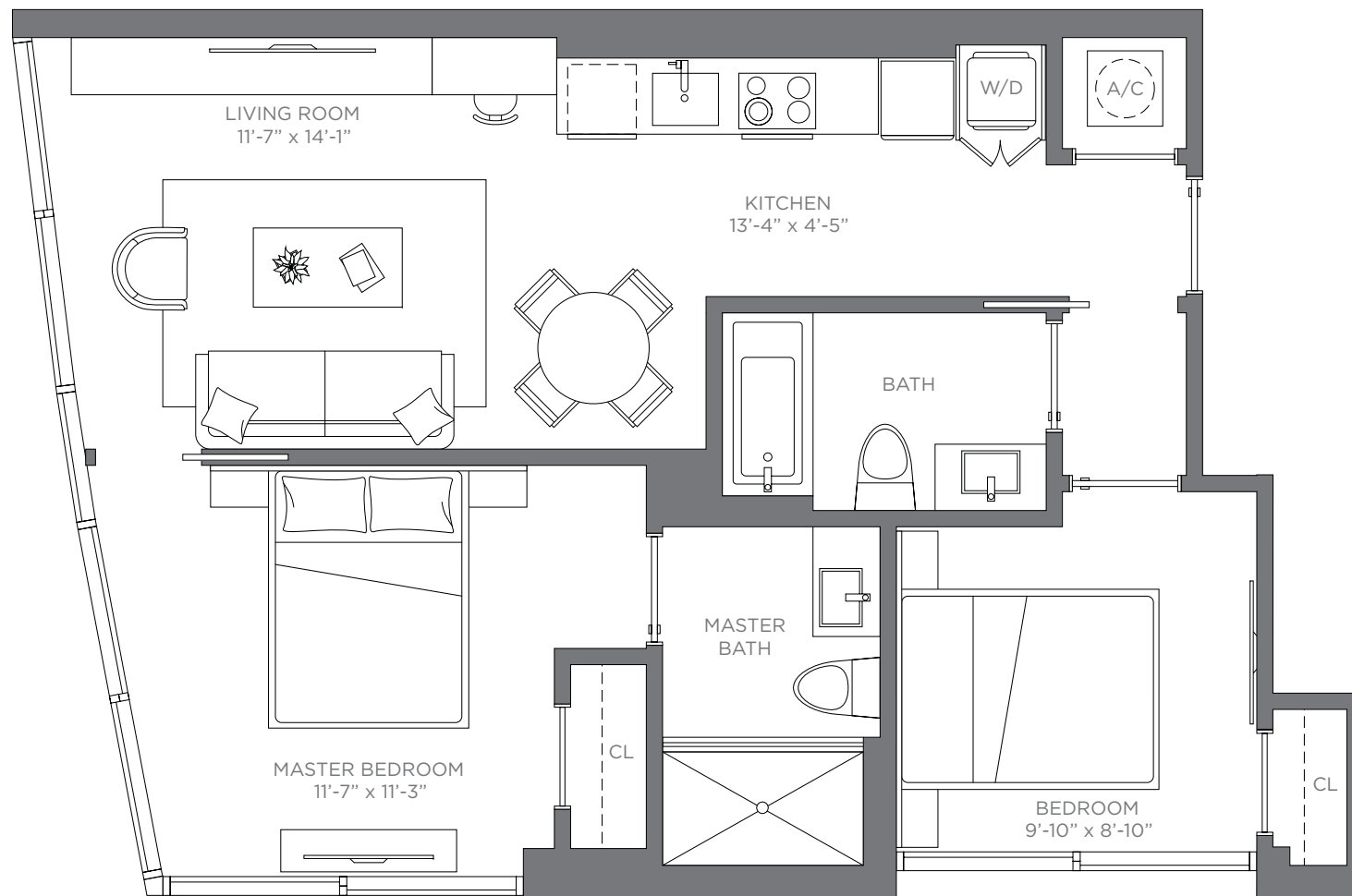


UNIT 12

2 BED | 2 BATH

786 sq. ft.

73.02 m²



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