



HC Home-C
International Realty LLC.



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



TEAM

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

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.



Artist's Conceptual Rendering





Artist's Conceptual Rendering





Artist's Conceptual Rendering

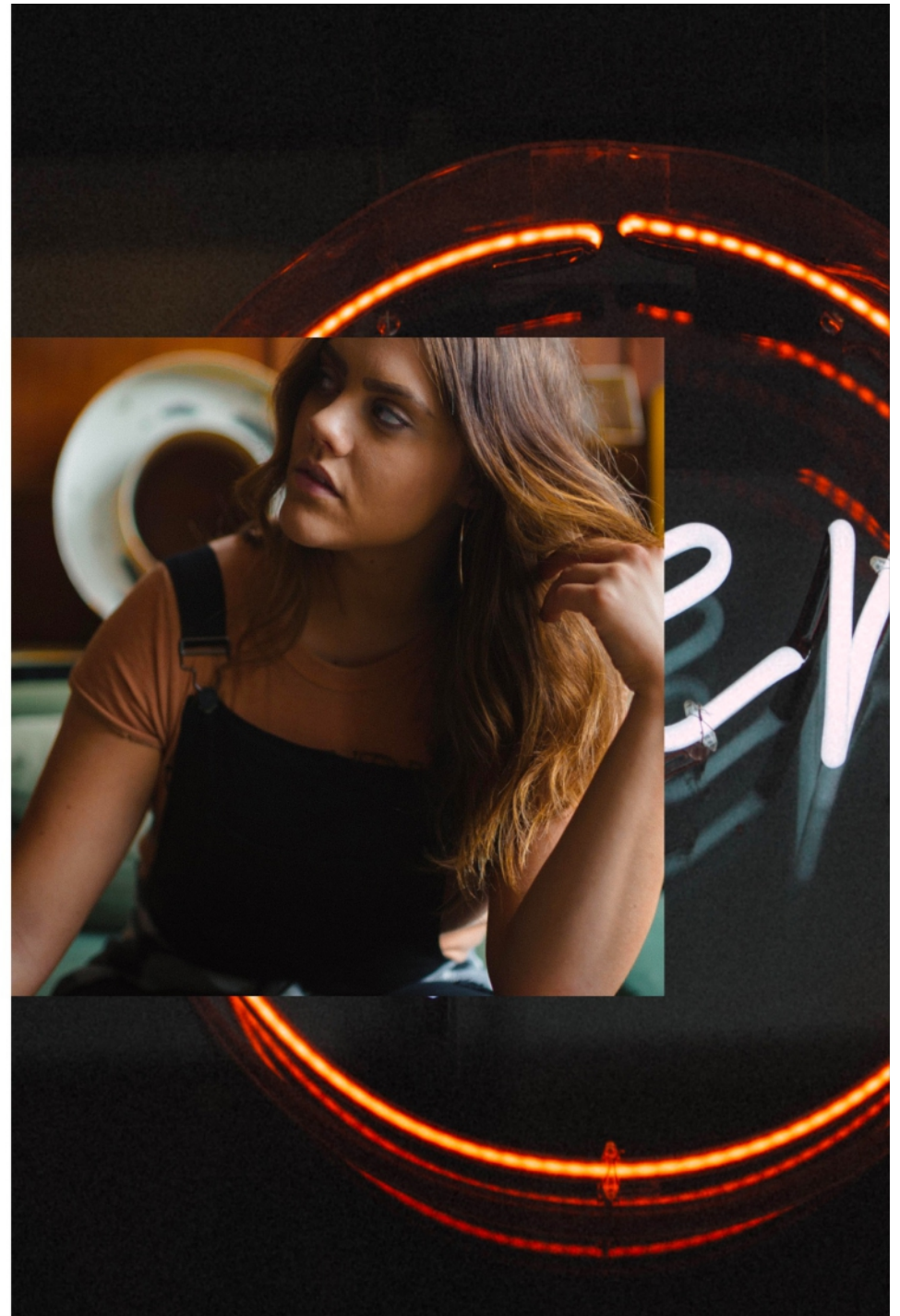
Rooftop Pool

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.

AMENITIES

The District offers the ultimate option for residents with busy lives, good taste, and a love for the vibrancy of Miami.

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. Phillip and Patricia Frost Museum of Science 5 min. 🚶 | 8. Bayside Marketplace Mmphitheater 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. E!Eleven 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.

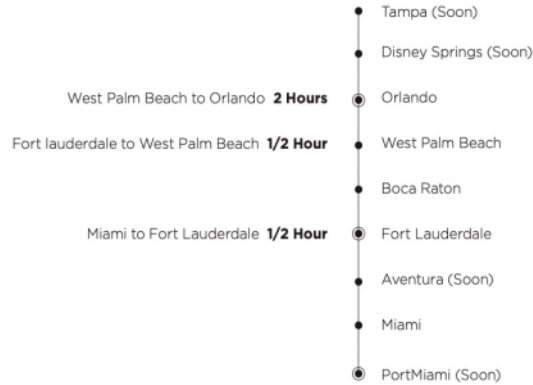




Distances to be reviewed

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





Artist's Conceptual Rendering

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 accessories





Deposit

10% - With reservations/ contract

10% - 60 days after contract

10% - at Groundbreaking (scheduled end 2021)

10% - at Top-Off (schedule 3rd quarter of 2022)

60% - at Closing (scheduled 2nd quarter 2023)

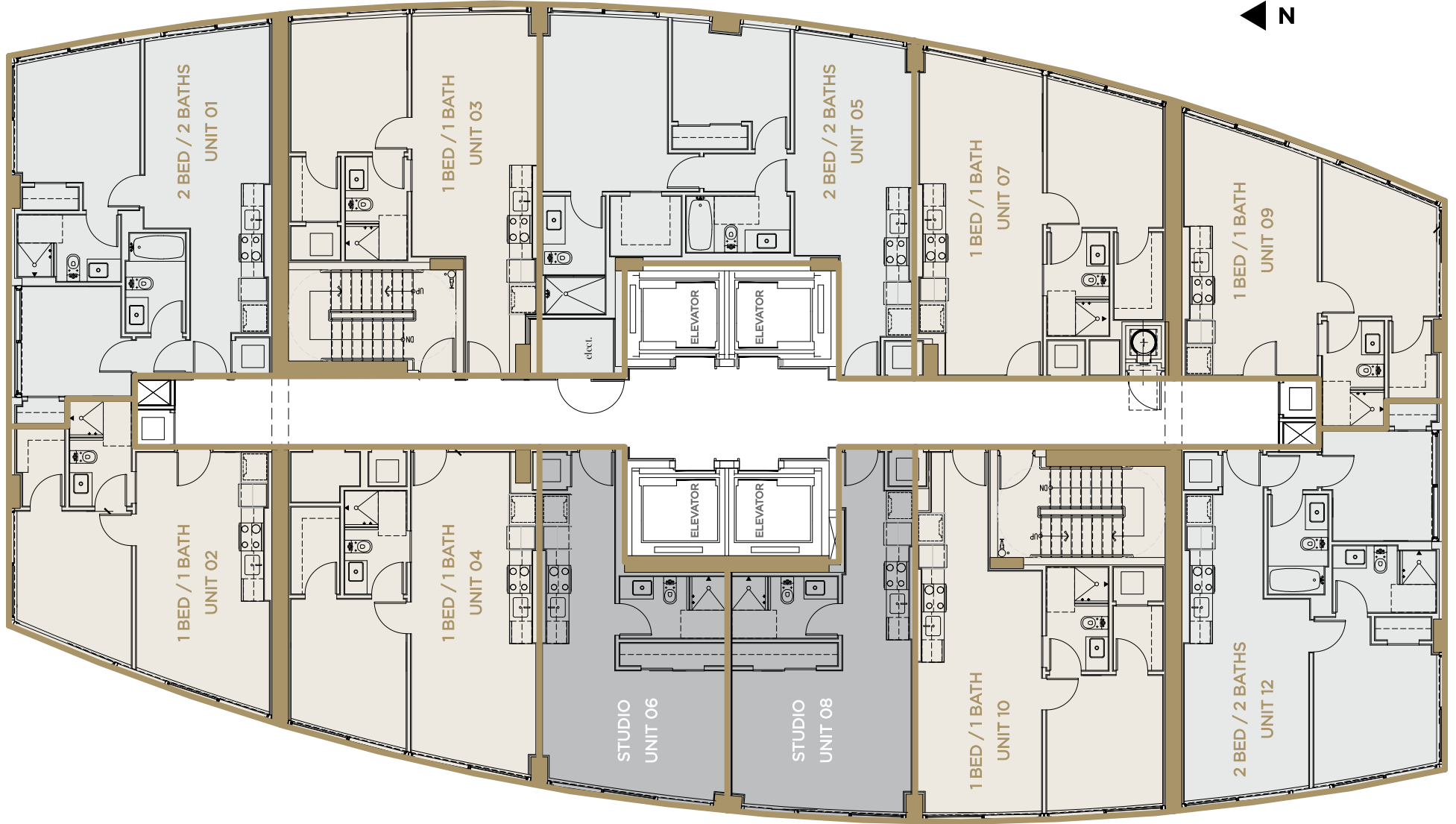


Prices

Unit	Floors	Size	Price
Studio	4-33	458 SF - 469 SF	From \$352,900
1 B/1 B	4-37	558 SF - 615 SF	From \$385,900
2 B/2 B	4-37	786 SF - 884 SF	From \$573,900

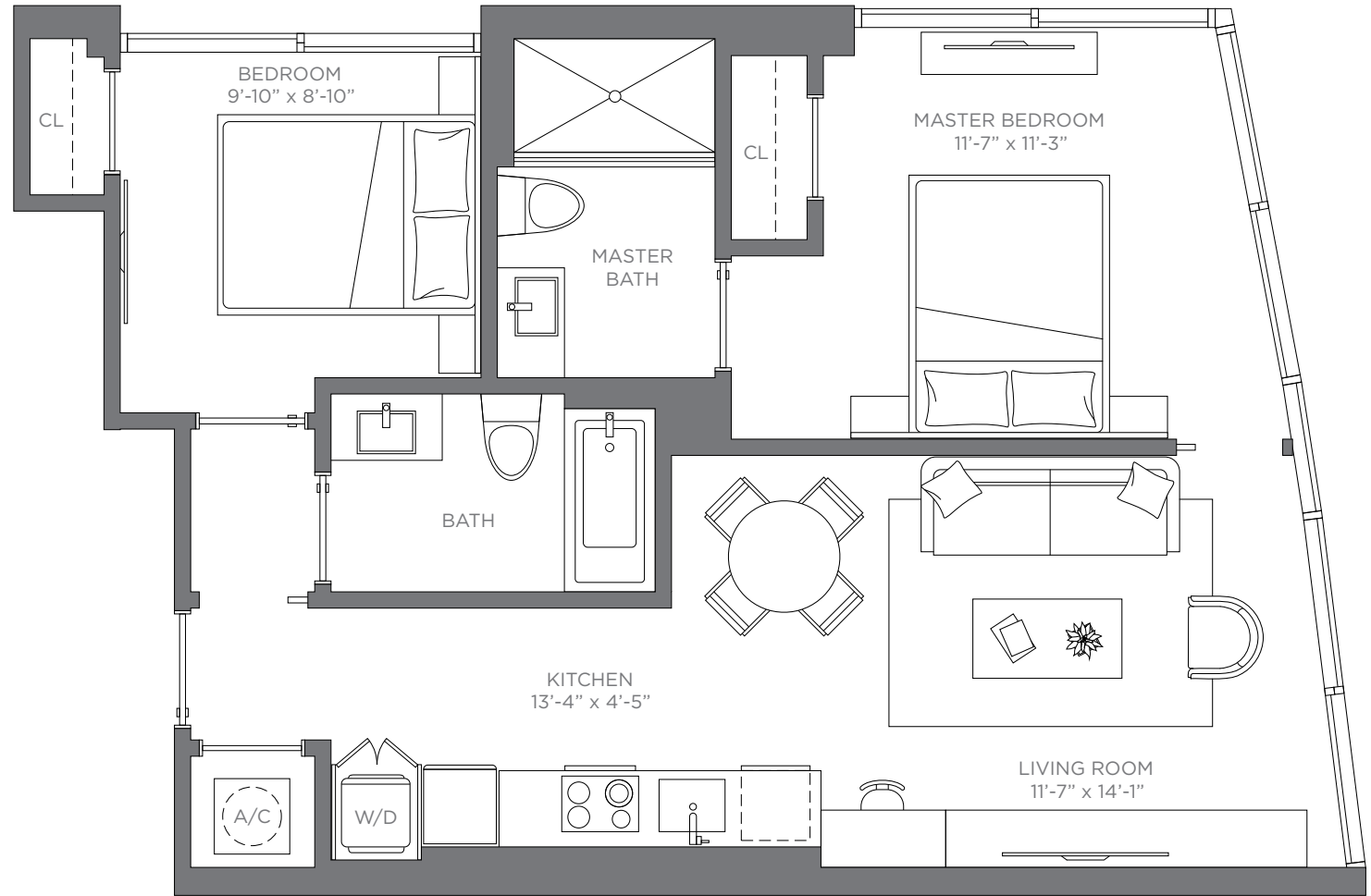
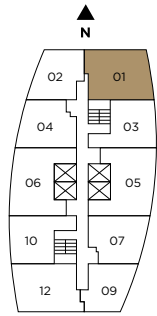


Site Plan



DISTRICT 225

MIAMI



UNIT 01

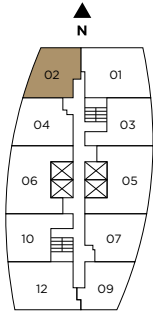
2 BED | 2 BATH
786 sq. ft.
73.02 m²

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DISTRICT 225

MIAMI

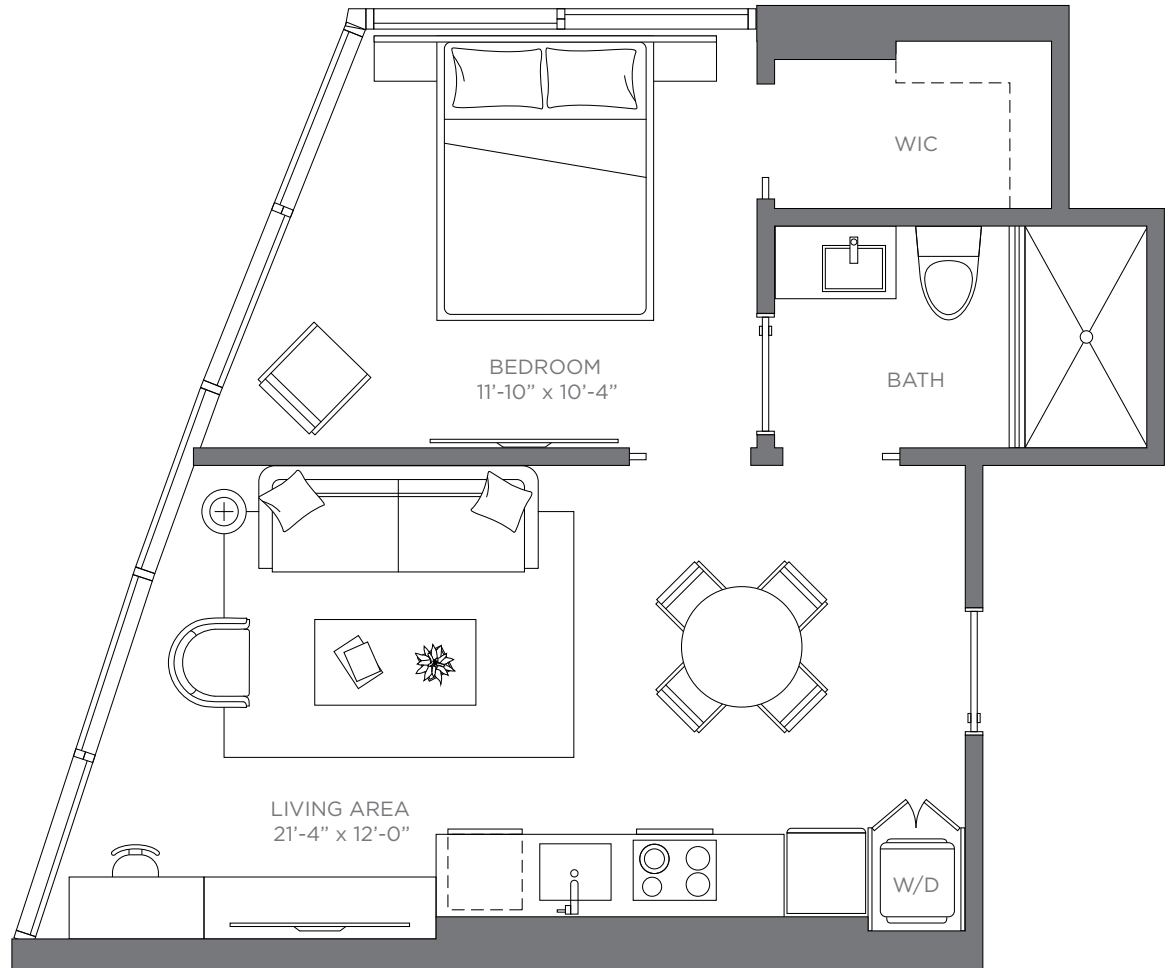


UNIT 02

1 BED | 1 BATH

558 sq. ft.

51.83 m²

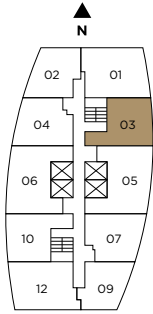


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DISTRICT 225

MIAMI

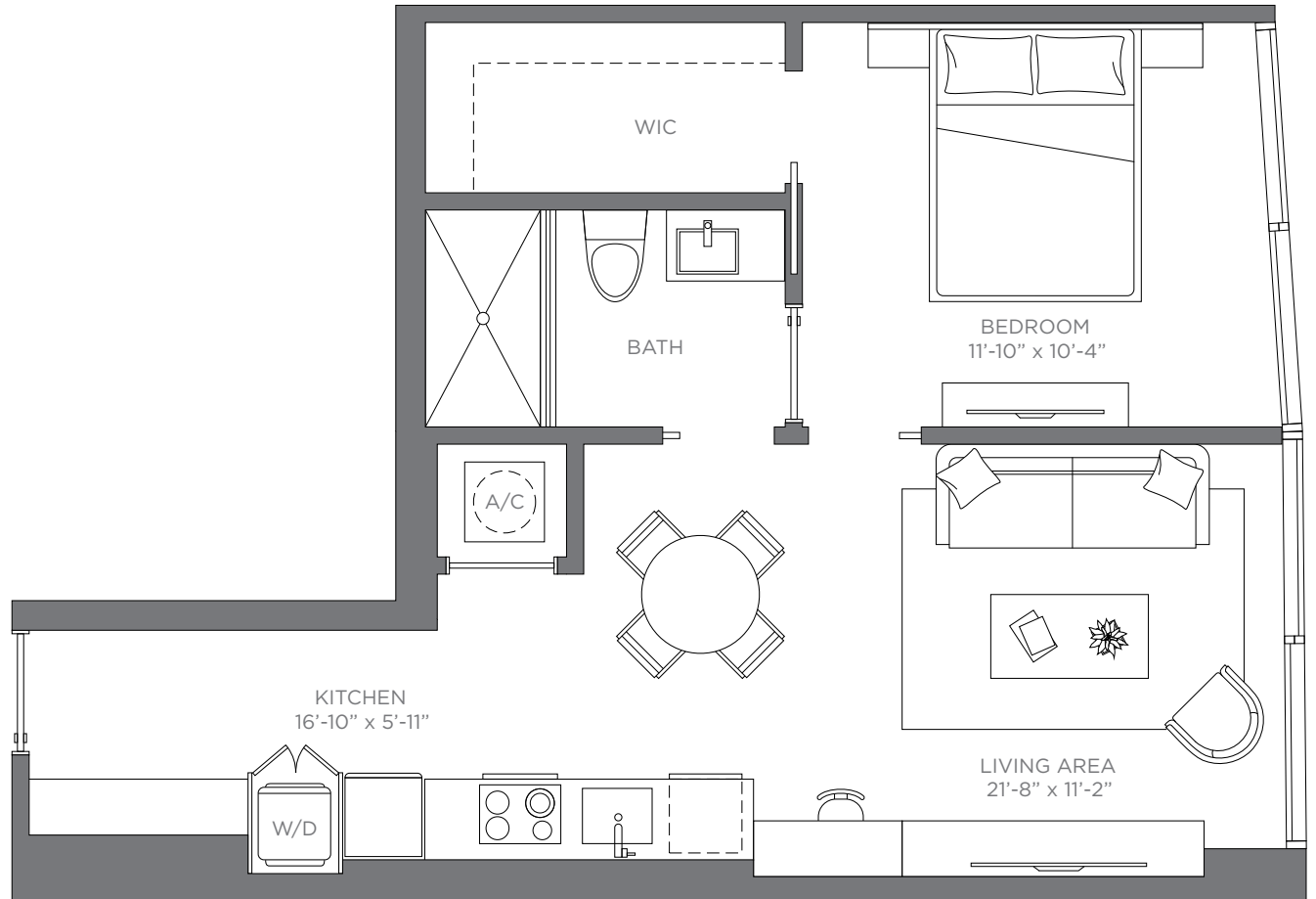


UNIT 03

1 BED | 1 BATH

615 sq. ft.

57.13 m²

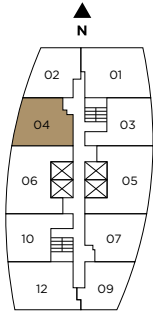


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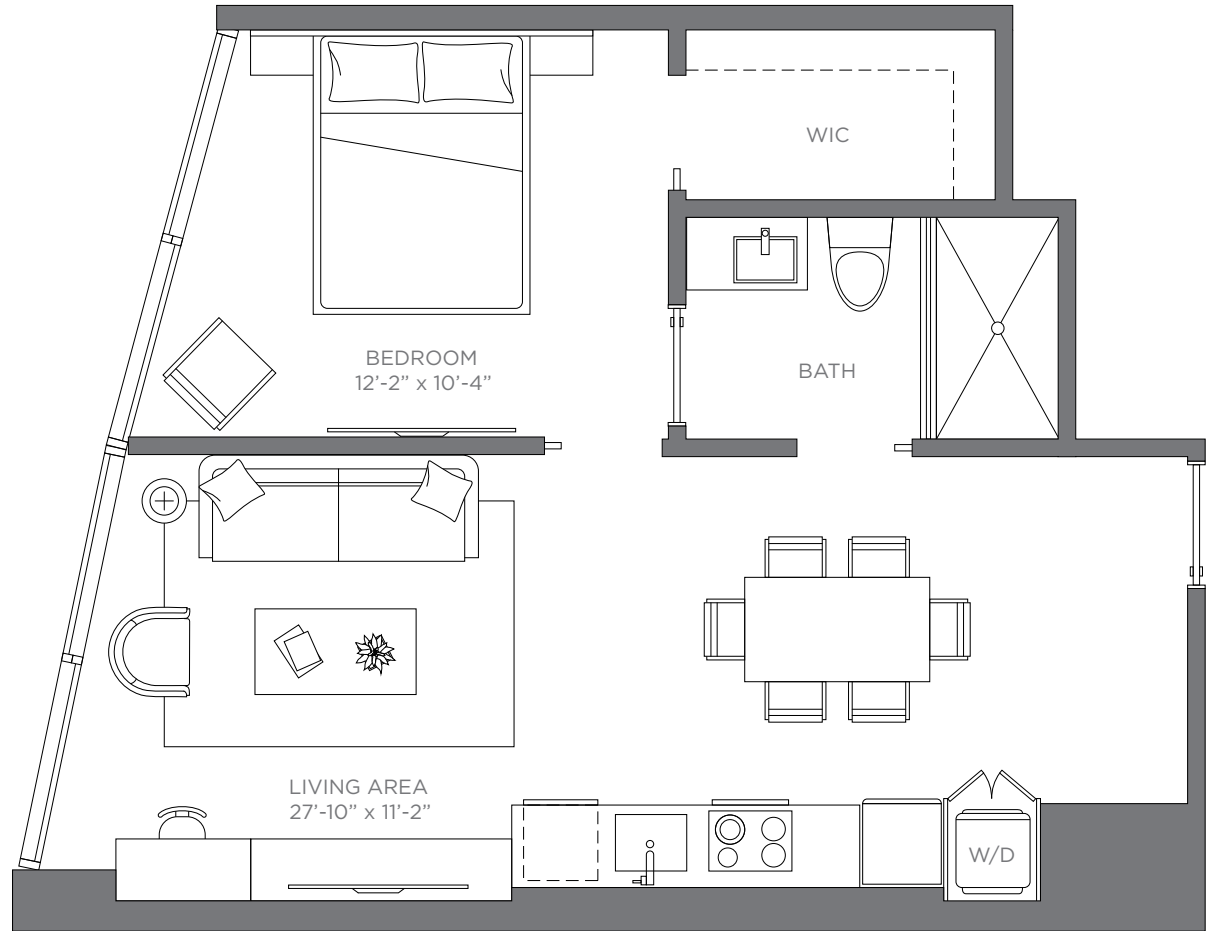


UNIT 04

1 BED | 1 BATH

608 sq. ft.

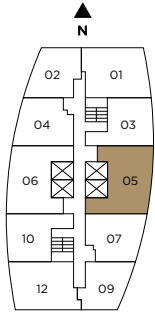
56.48 m²



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DISTRICT 225 MIAMI

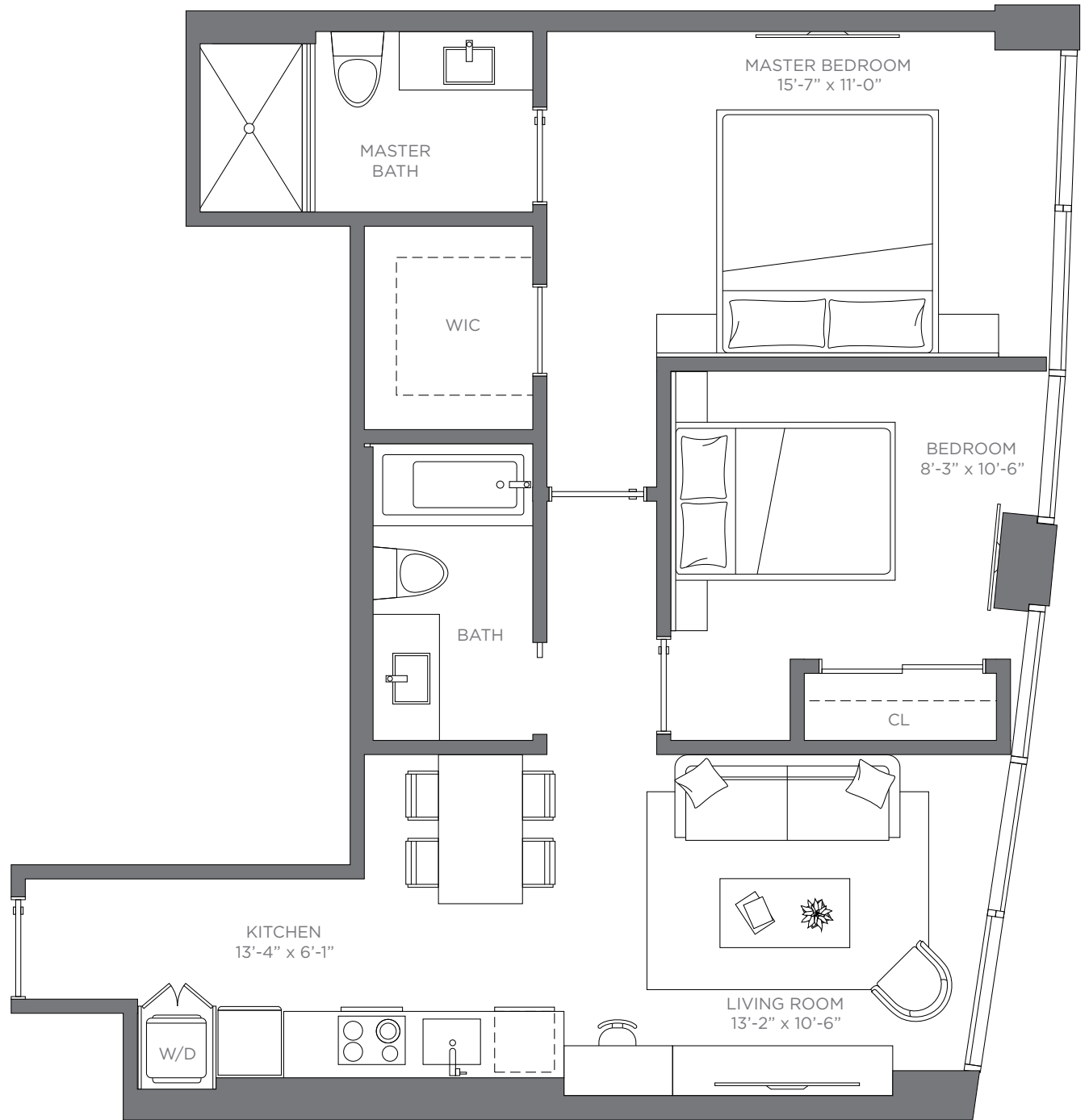


UNIT 05

2 BED | 2 BATH

884 sq. ft.

82.12 m²

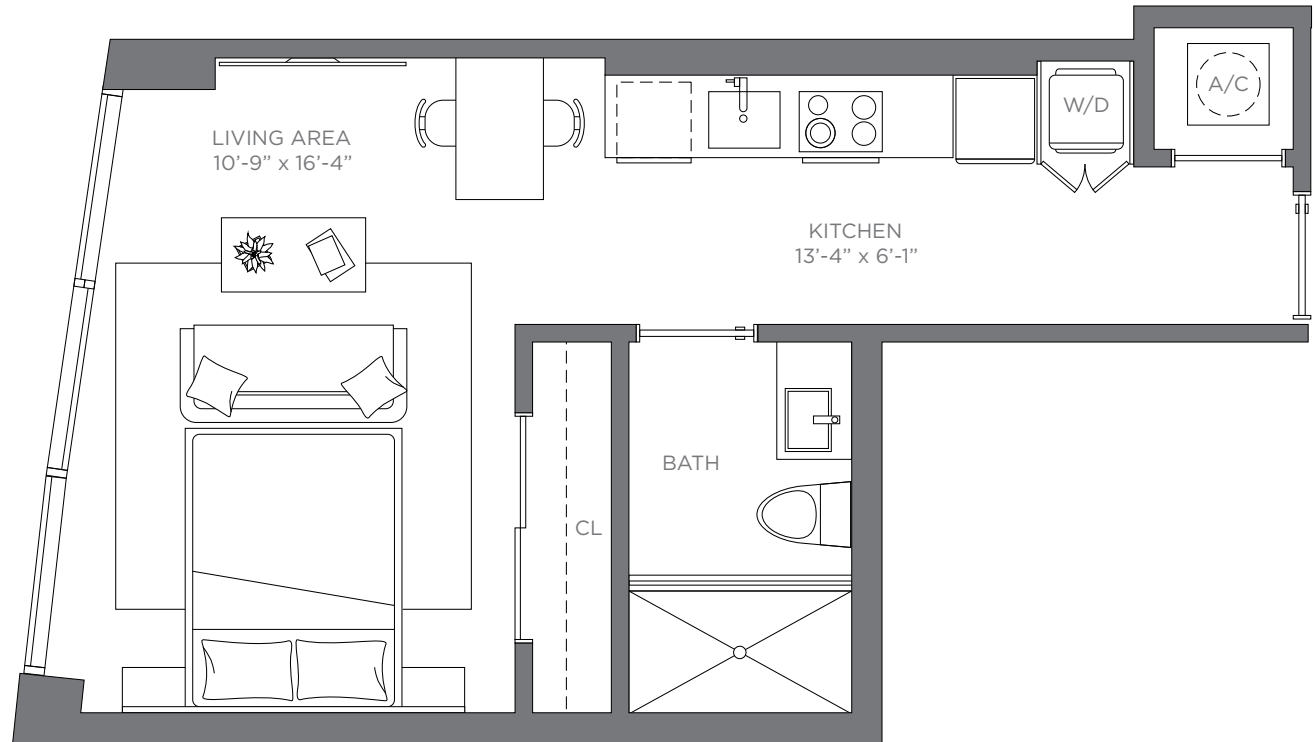
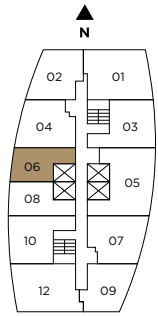


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DISTRICT 225

MIAMI



UNIT 06

STUDIO | 1 BATH

458 sq. ft.

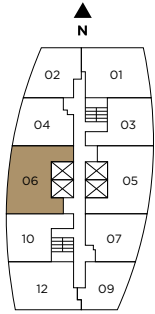
42.54 m²

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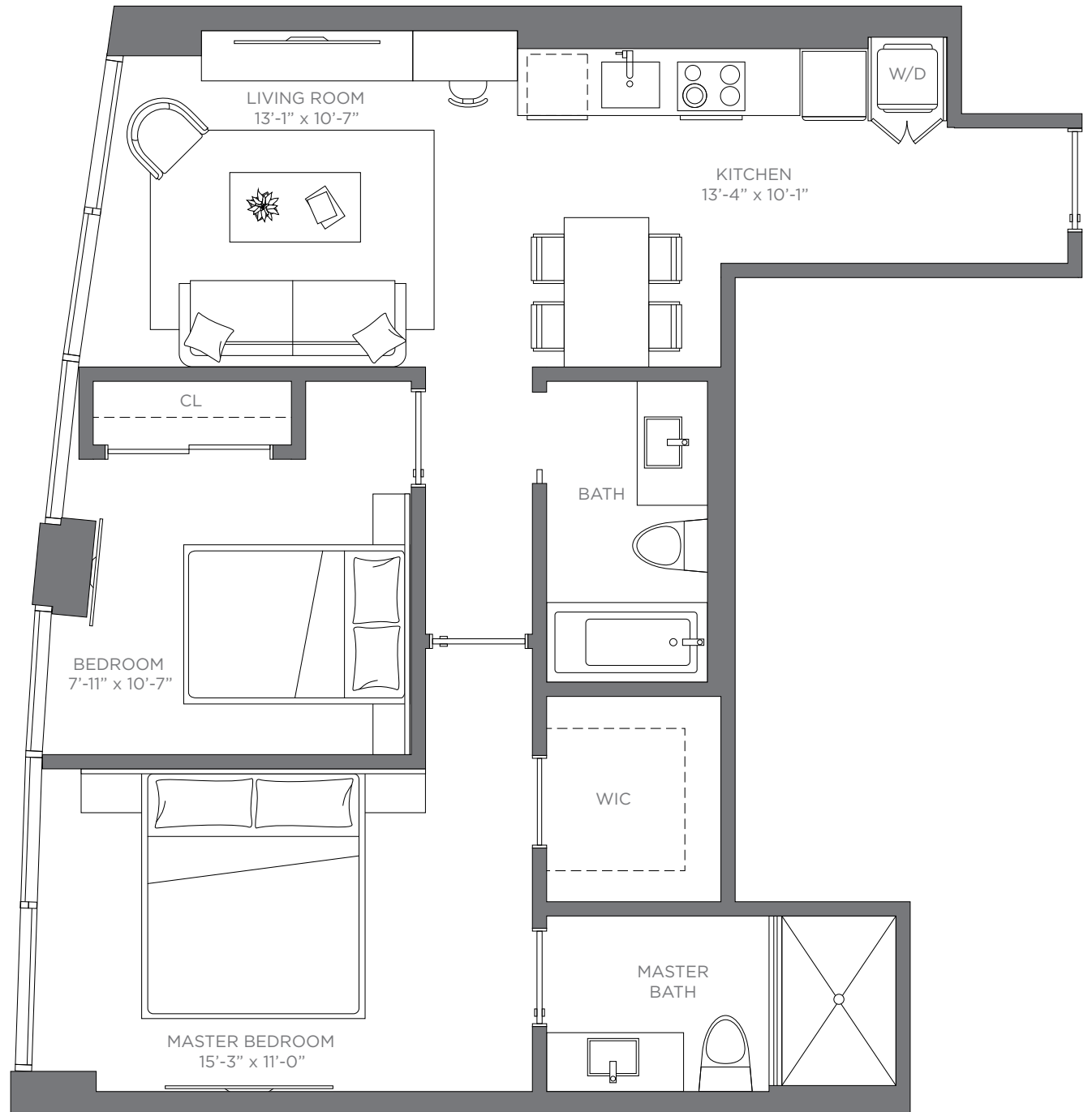


UNIT 06

2 BED | 2 BATH

878 sq. ft.

81.56 m²

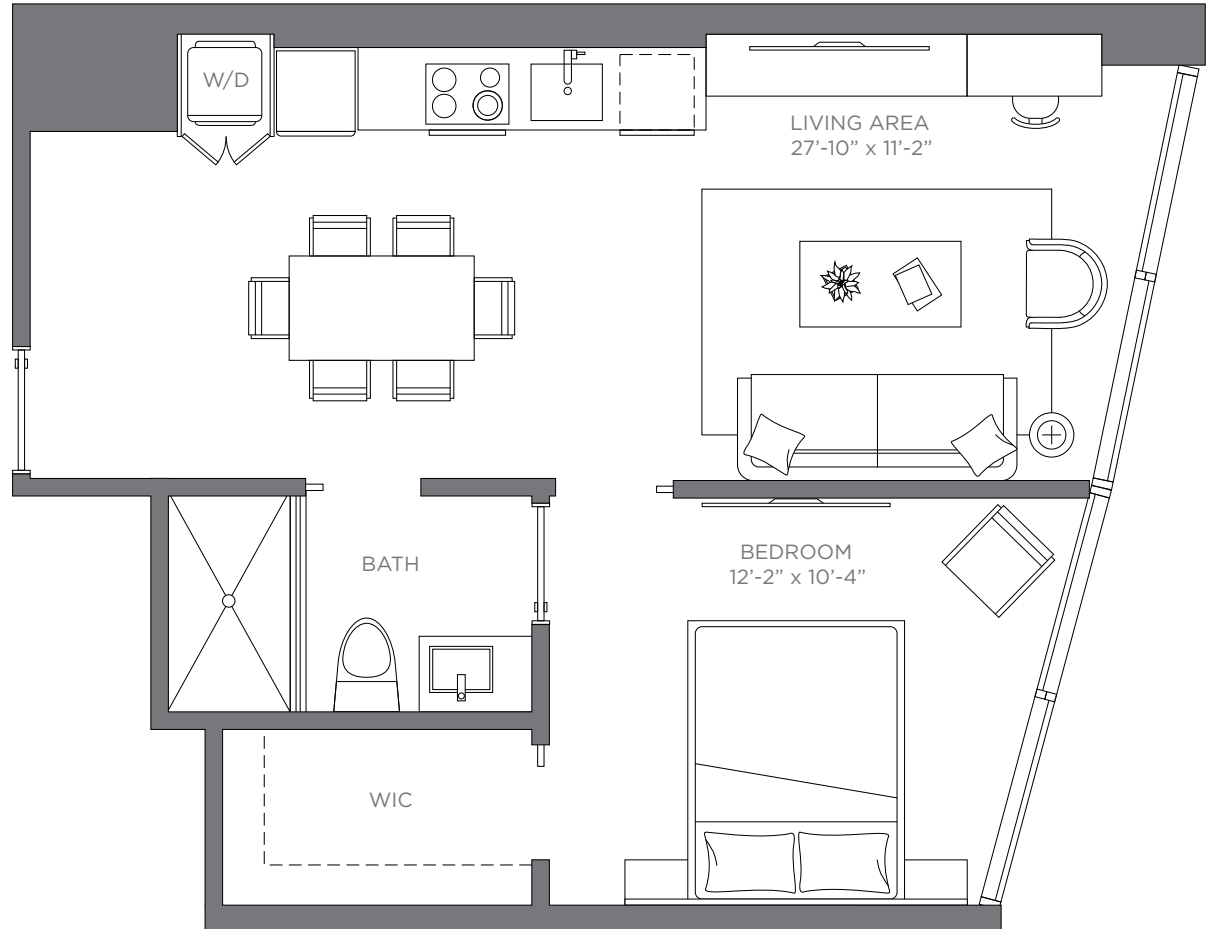
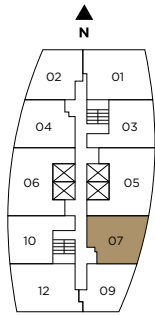


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DISTRICT 225

MIAMI



UNIT 07

1 BED | 1 BATH

608 sq. ft.

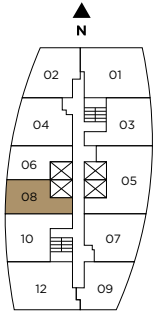
56.48 m²

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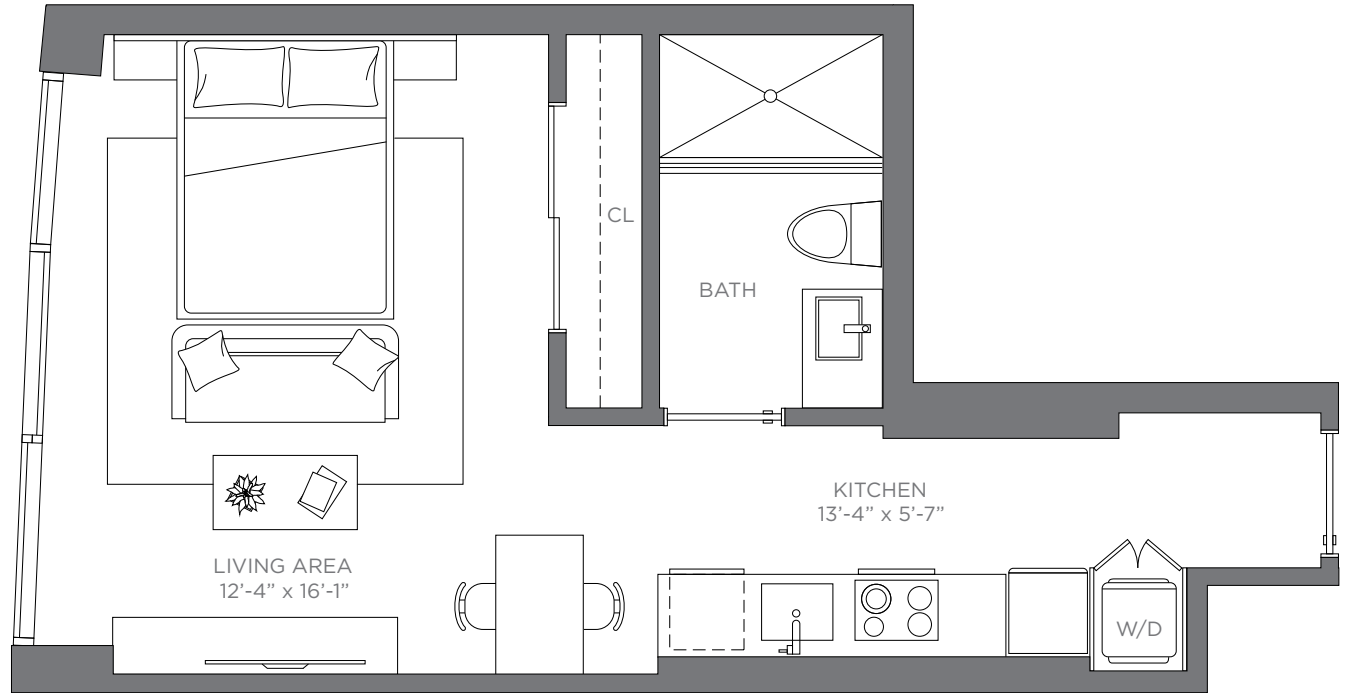


UNIT 08

STUDIO | 1 BATH

469 sq. ft.

43.57 m²

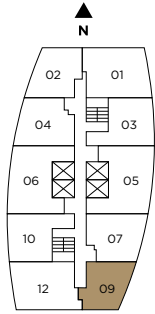


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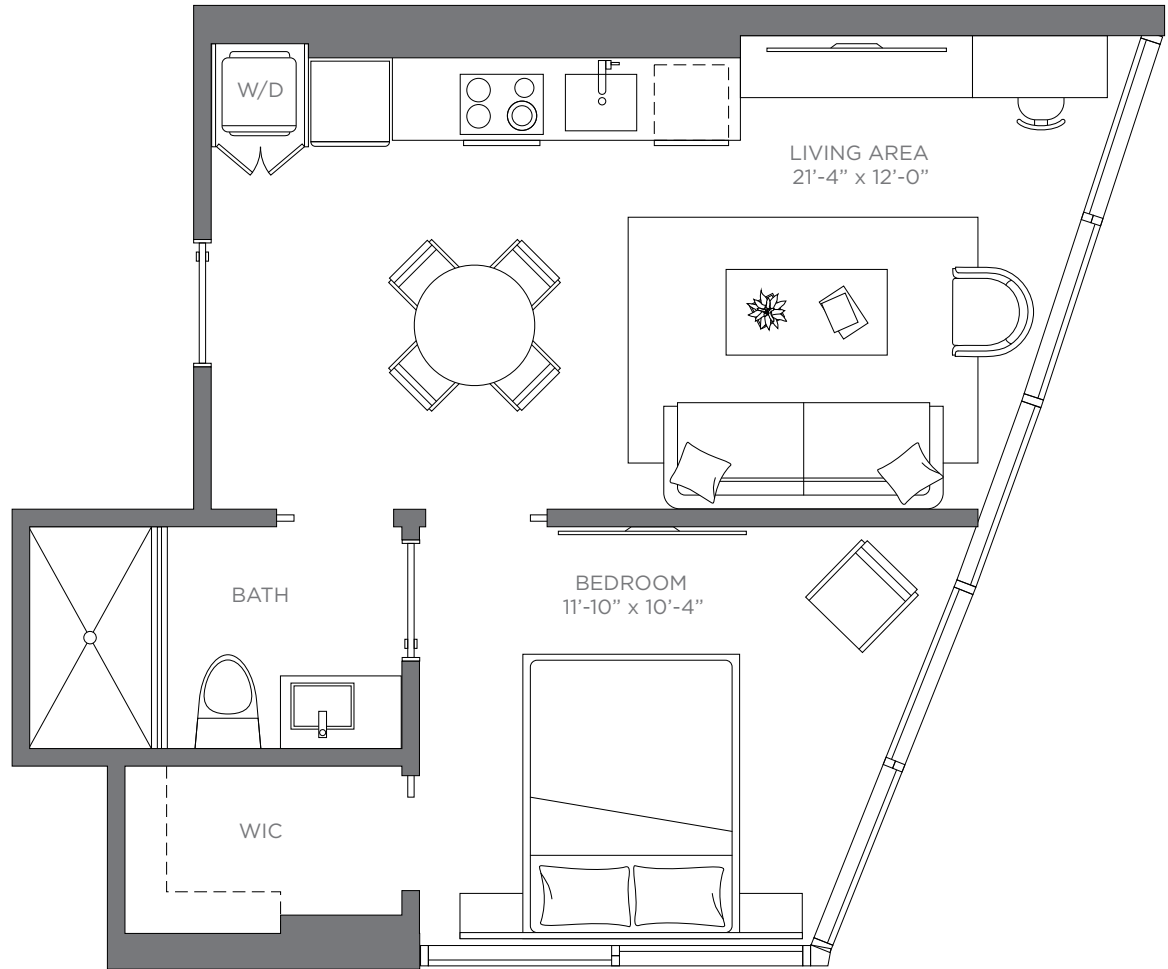


UNIT 09

1 BED | 1 BATH

558 sq. ft.

51.83 m²

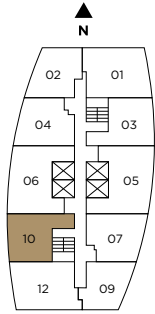


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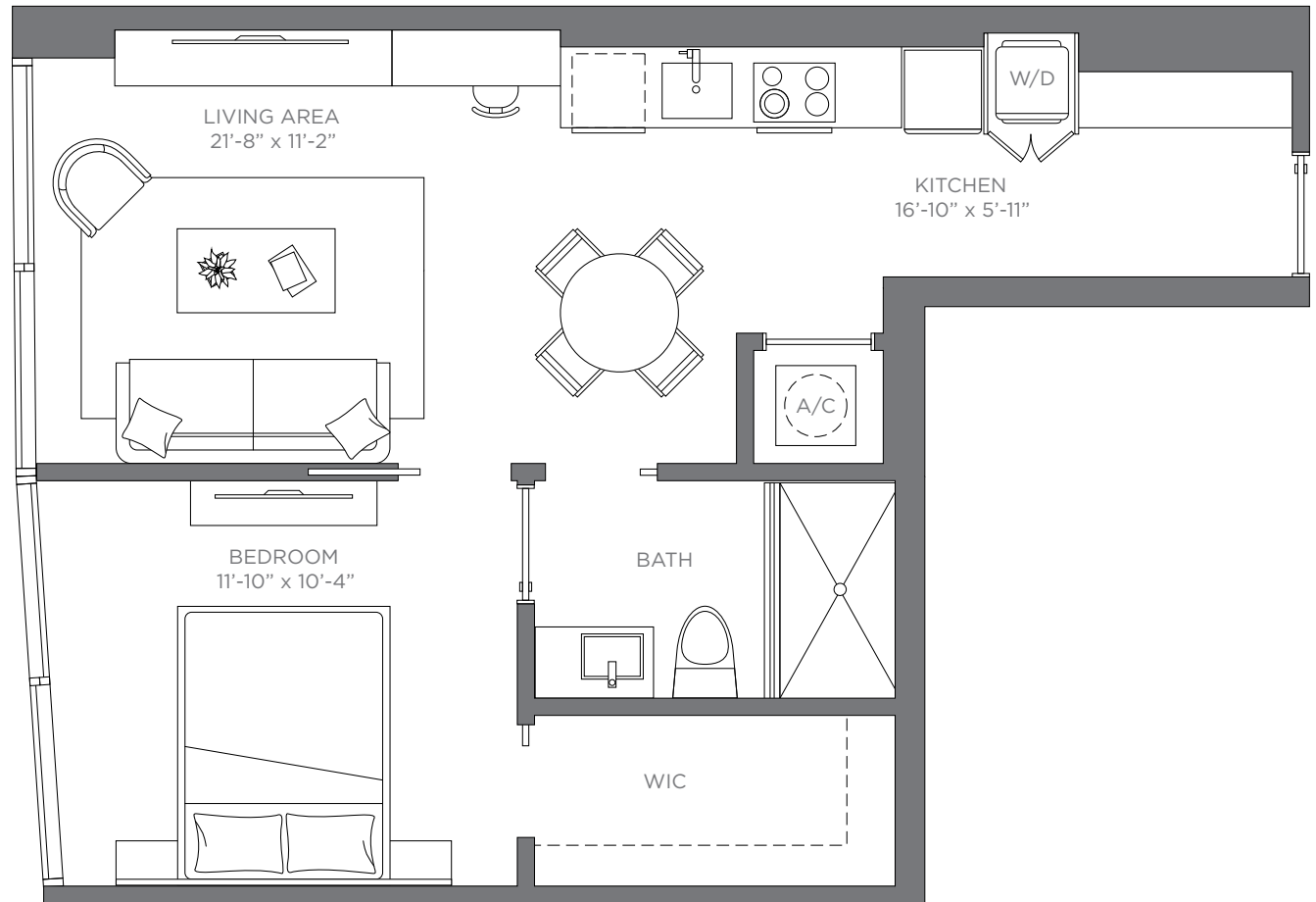


UNIT 10

1 BED | 1 BATH

615 sq. ft.

57.13 m²

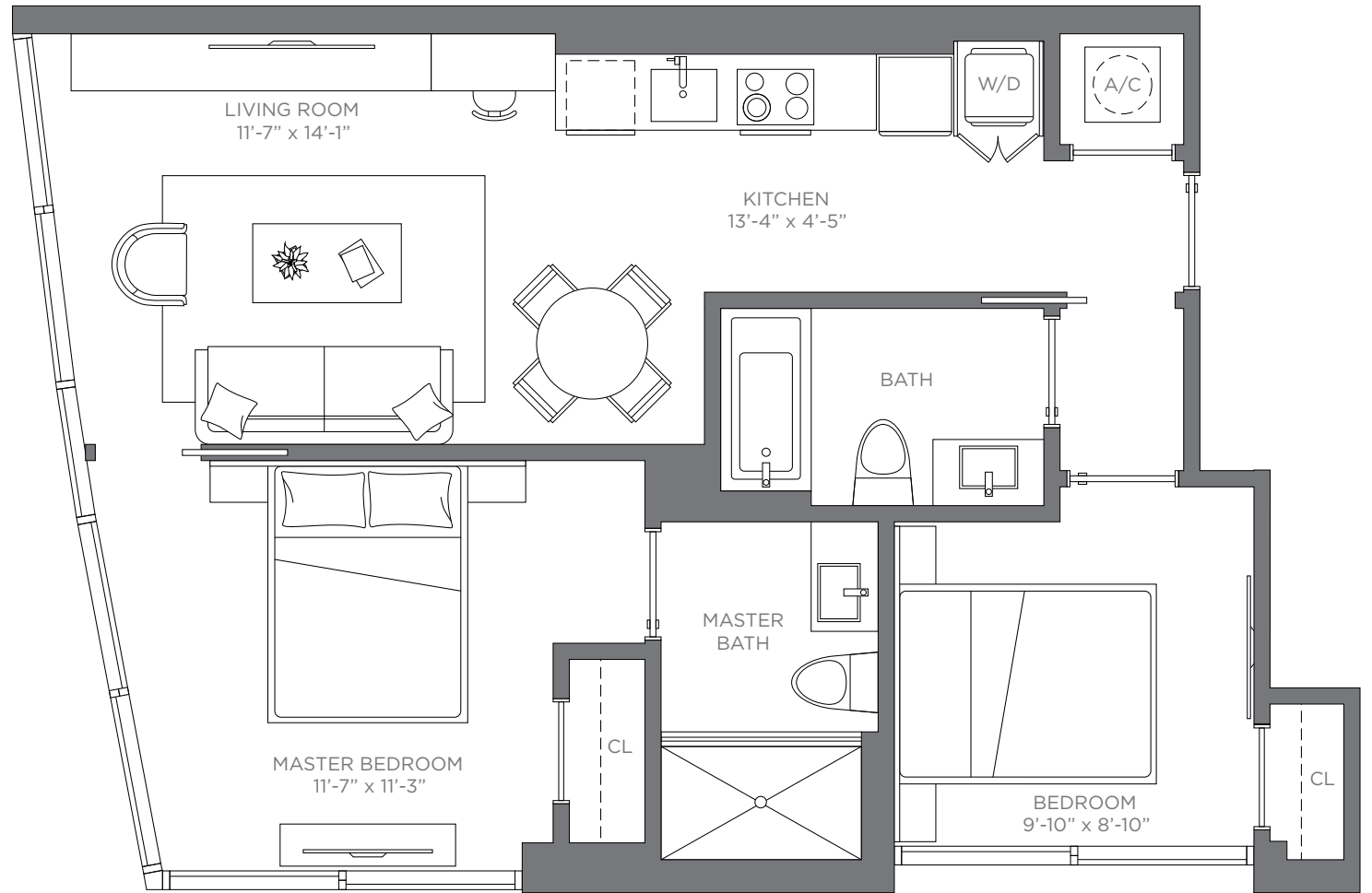
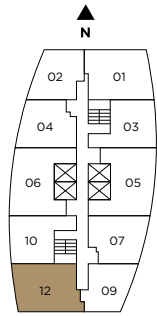


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DISTRICT 225

MIAMI



UNIT 12

2 BED | 2 BATH

786 sq. ft.

73.02 m²

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Argentina

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