

JEM
SKY VILLAS
INTERIORS BY
FENDI
CASA

A NAFTALI GROUP DEVELOPMENT

JEM

MIAMI WORLD CENTER



LA JOYA DE MIAMI

JEM es una joya de la arquitectura moderna que transformará el urbanismo de Miami y cambiará su estilo de vida. Su elegancia, integridad, precisión, servicio y la variedad de sus espacios—desde la porte-cochère privada hasta el exclusivo JEM Club — son insuperables.

Su exclusiva colección de residencias, cada una de ellas cuidadosamente diseñada, ofrece imponentes vistas llenas de luz y amplitud. La ubicación de JEM en Miami Worldcenter convierte al área en un centro internacional digno de su ambicioso nombre.



EL VECINDARIO

MIAMI
WORLD CENTER



TIENDAS

- APPLE*
- LULULEMON*
- RAY-BAN*
- SEPHORA*
- POSMAN BOOKS*
- SAVAGE X FENTY*
- HÿP*
- FREE PEOPLE*
- THE CONTAINER STORE*
- LUCID MOTORS*
- BIJOUX ET MONTRES

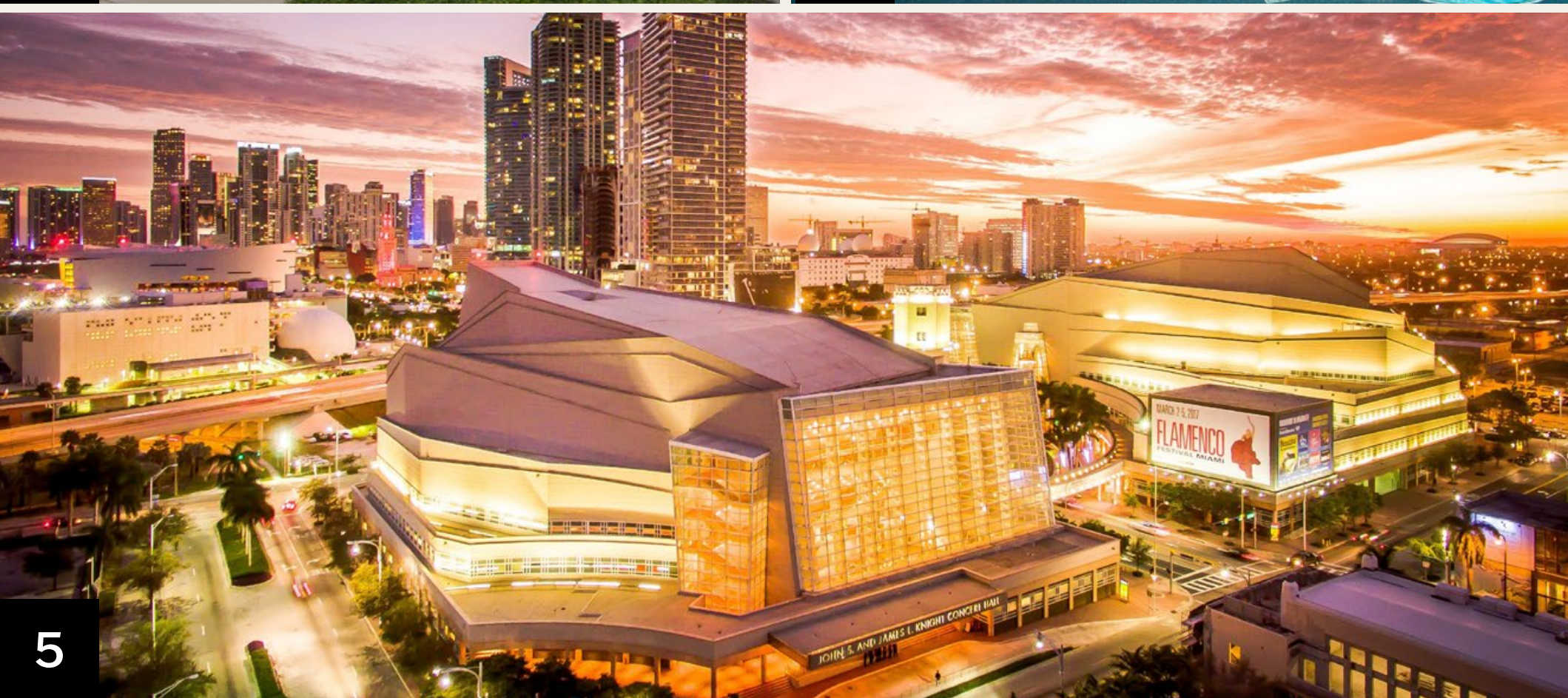
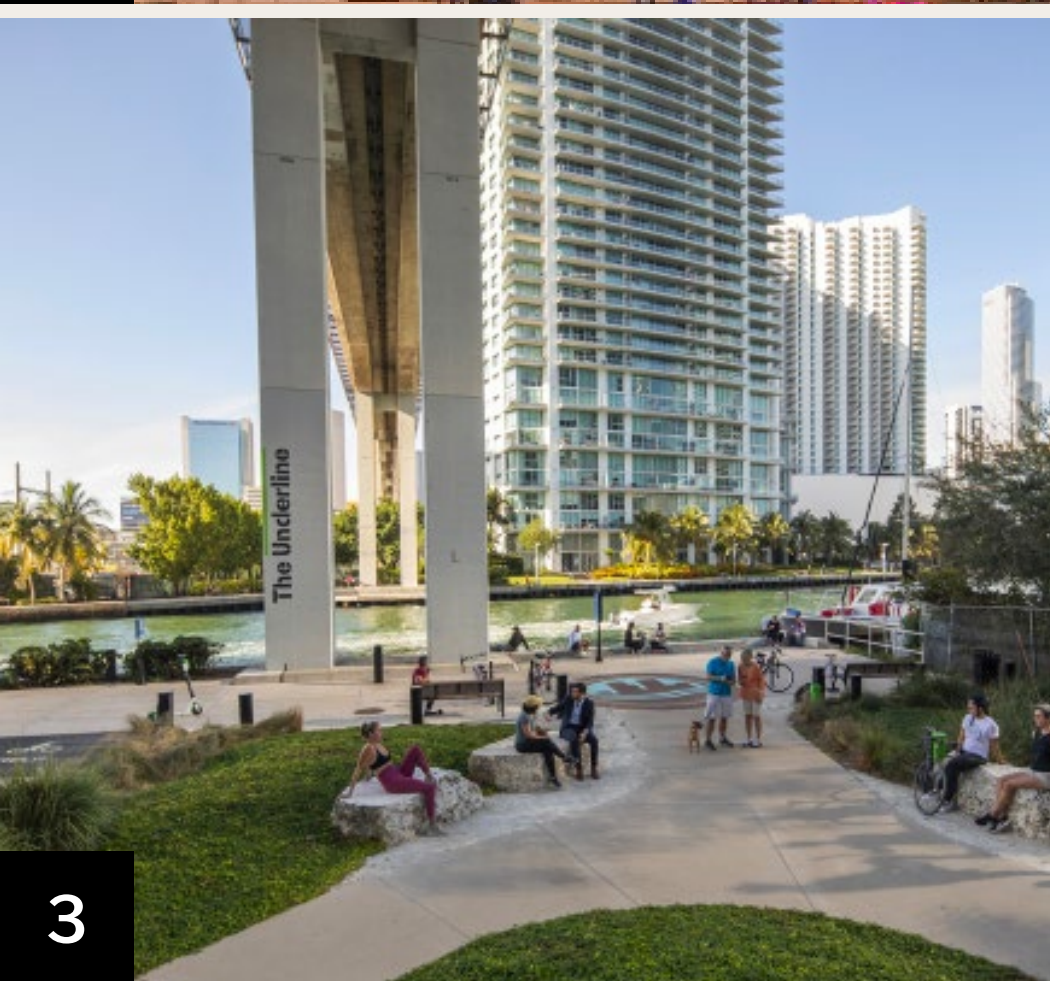
IMPRESINDIBLES Y ENTRETENIMIENTO

- THE SPOT BARBERSHOP*
- BLO BLOW DRY BAR
- SKIN SPIRIT
- SANTANDER BANK
- CLUB STUDIO
- MUSEUM OF ICE CREAM*
- SPORTS & SOCIAL
- LUCKY STRIKE*

RESTAURANTES

- STARBUCKS
- BRASSERIE LAUREL*
- MAPLE & ASH*
- SIXTY VINES*
- SERAFINA
- EARLS KITCHEN & BAR
- VILLA ONE TEQUILA GARDENS
- JUVIA RESTAURANT
- SWEET PARIS CRÊPERIE & CAFÉ
- EL VECINO CIGARS & COCKTAILS*
- GO GREEK YOGURT
- CHUG’S EXPRESS*

* ACTUALMENTE ABIERTO



ARTE Y CULTURA

1. PEREZ ART MUSEUM MIAMI

Un extenso campo de 30 acres desde donde se observan las incomparables vistas de Biscayne Bay y el deslumbrante perfil urbano de Miami. El parque alberga el Museo de Ciencia de Phillip y Patricia Frost, y la joya del paseo marítimo, el Pérez Art Museum Miami.

MÁS DE 300,000 VISITANTES AL AÑO

2. KASEYA CENTER

El Arena, casa de los Miami Heat, es un espacio versátil para eventos internacionales con capacidad para 20,000 personas, frente al mar. Está ubicado en el centro del próspero Downtown Miami y el Entertainment District. Anualmente, se celebran más de 80 eventos no relacionados con el básquet. Por ejemplo, conciertos, espectáculos familiares, eventos deportivos, congresos nacionales, entre otros.

MÁS DE 2 MILLONES DE VISITANTES AL AÑO

3. UNDERDECK PARK

El Underdeck estará justo debajo del Signature Bridge de la I-395. Se trata de un nuevo espacio abierto de 30 acres que transformará la antigua infraestructura que dividía las comunidades de Overtown, Downtown Miami y Edgewater. El Underdeck estará justo debajo del Signature Bridge de la I-395 y será un nuevo espacio abierto de 30 acres.

33 ACRES

4. FROST MUSEUM OF SCIENCE

Una de las pocas instituciones del mundo que cuenta con un planetario y un acuario de vanguardia. Las instalaciones de 250,000 ft² están situadas en un terreno de cuatro acres con vista a Biscayne Bay y rodeado por el deslumbrante horizonte de Downtown Miami.

MÁS DE 700,000 VISITANTES AL AÑO

5. ADRIENNE ARSHT CENTER

El Adrienne Arsht Center ha sido diseñado por el renombrado arquitecto César Pelli y es uno de los centros de artes escénicas más importantes del mundo. Tiene dos salas independientes donde se representa lo más selecto en arte clásico y popular, desde Hamilton hasta Don Quijote.

MÁS DE 450,000 VISITANTES AL AÑO

LA CIUDAD DEL FUTURO

1. **BRIGHTLINE** - Con Metrorail, Metromover y Tri-Rail, el servicio Brightline de alta velocidad conecta el sur de Florida con el centro, libera las autopistas de la congestión vehicular y ofrece a millones de viajeros una manera ecoamigable de movilizarse.

10 MILLONES DE VISITANTES PREVISTOS

2. **METRORAIL** - El metro de alta velocidad de Florida consta de dos líneas de 23 estaciones, a lo largo de 24.4 millas de vías. El Metrorail recorre el centro de Miami conectando los centros urbanos del aeropuerto internacional de Miami, el centro cívico, Downtown Miami y Brickell con los vecindarios del norte de la ciudad.

2.5 MILLONES DE USUARIOS AL AÑO

3. **METROMOVER** - Servicio de movilidad gratuito que opera los siete días de la semana en Downtown Miami y Brickell. Los principales destinos incluyen el FTX Arena, casa de los Miami Heat, Bayside Marketplace y Miami Dade College.

3 PARADAS EN MWC

4. **MIAMI BAYLINK** - Con 10 millones de usuarios al año, Miami Baylink ofrecerá mayor conectividad entre Downtown Miami y las atracciones de Miami Beach.

FINALIZACIÓN PREVISTA PARA 2029

5. **AEROPUERTO INTERNACIONAL DE MIAMI**

El tercer aeropuerto más importante de los Estados Unidos con 45 millones de pasajeros al año.

5 MILLAS AL OESTE DE MWC

6. **PUERTO DE MIAMI**

El puerto de cruceros más importante del mundo con 10 millones de visitantes previstos.

6.5 MILLONES DE CRUCERISTAS AL AÑO





ESPACIOS VERDES EL OASIS DE MIAMI



Más allá de las extraordinarias comodidades al aire libre de JEM, además de las mejores playas del mundo, Miami cuenta con una gran cantidad de parques, jardines, césped, campos de golf, canchas de tenis y senderos para caminar. El proyecto también creará un nuevo parque de 33 acres ubicado debajo del Puente Signature, a solo 1,4 millas de distancia, desde Overtown hasta la Bahía de Biscayne, llamado The Underdeck.



ARTE, CULTURA Y ENTRETENIMIENTO

- 1 Perez Art Museum Miami
- 2 Patricia + Philip Frost Museum of Science
- 3 Kaseya Center
- 4 Adrienne Arsht Center for the Performing Arts
- 5 Skyviews Miami Observation Wheel
- 6 Museum of Ice Cream*
- 7 Bowlero*
- 8 Jungle Island
- 9 Inter Miami CF Freedom Park (a 5.2 millas de JEM)
- 10 Wynwood Walls (a 1.6 millas de JEM)
- 11 Lucky Strike Miami

TIENDAS

- | | |
|-------------------------|--------------------------|
| 12 Miami Worldcenter | 18 Bayside Marketplace |
| 13 Lululemon | 19 Miami Design District |
| 14 Sephora | 20 Apple Store* |
| 15 Ray-Ban | 21 Free People* |
| 16 Lucid Motors | 22 Mary Brickell Village |
| 17 Brickell City Center | |

RESTAURANTES

- | | |
|----------------------|---------------------------------|
| 23 Brasserie Laurel | 33 Julia and Henry |
| 24 El Vecino | 34 Sports & Social* |
| 25 Joia Beach | 35 Maple & Ash* |
| 26 Il Gabbiano | 36 Etta* |
| 27 11th Street Pizza | 37 Earl's Kitchen* |
| 28 Verde | 38 Jaguar Sun |
| 29 All day Cafe | 39 Sixty Vines* |
| 30 Zuma | 40 Villa One Tequila Gardens* |
| 31 Niu Kitchen | 41 Sweet Paris Crêperie & Café* |
| 32 Hell's Kitchen | |

PARQUES + OCIO

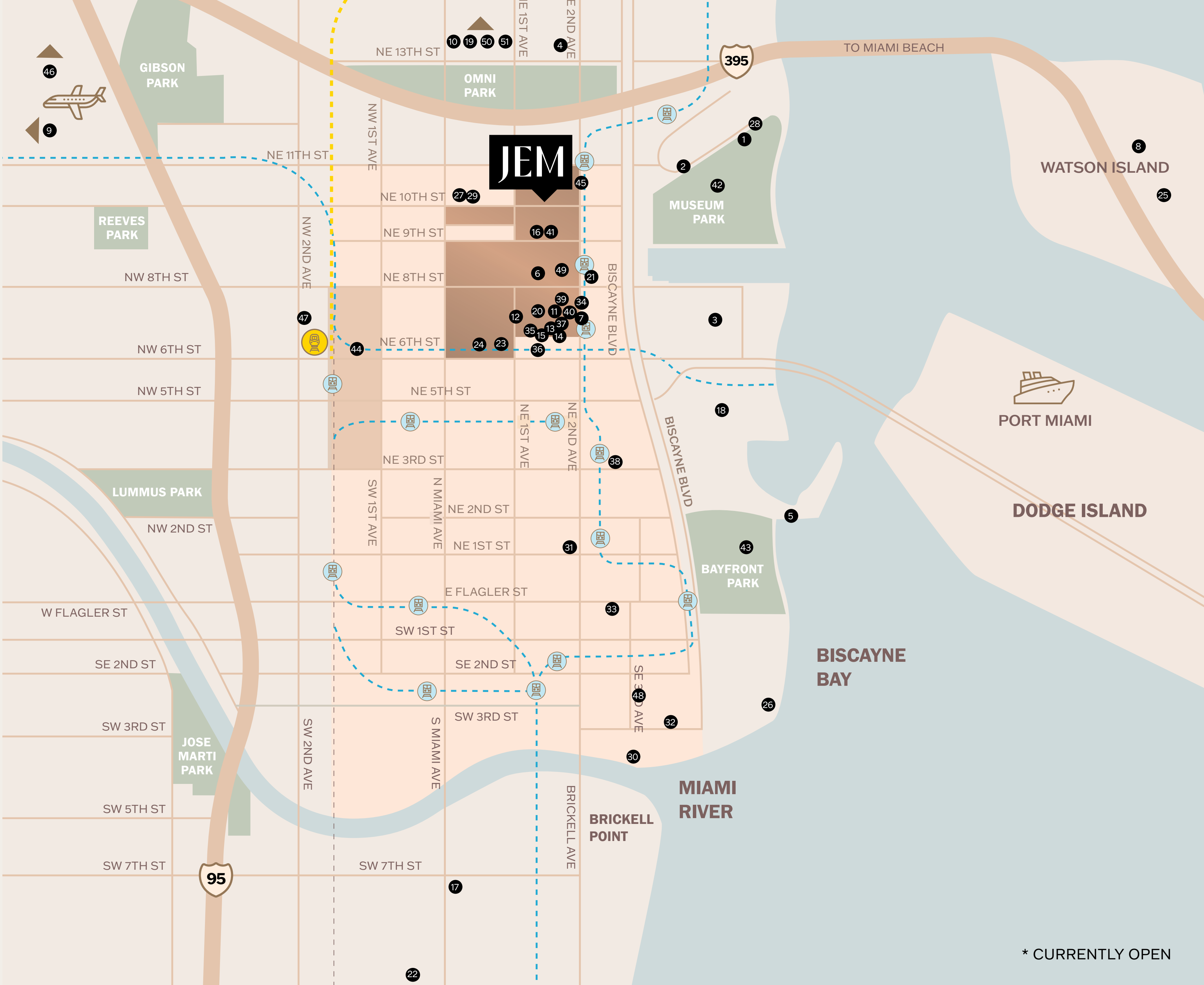
- 42 Museum Park/Maurice A Ferre Park
- 43 Bayfront Park

TRANSPORTE

- 44 Miami Central – Brightline
- 45 Miami Metromover
- 46 Miami International Airport (a 2.4 millas de JEM)

IMPRESINDIBLES

- | | |
|----------------|---------------------------------------|
| 47 Publix | 50 Trader Joe's (a 3.4 millas de JEM) |
| 48 Whole Foods | 51 Target (a 2.2 millas de JEM) |
| 49 Club Studio | |



* CURRENTLY OPEN

EL EQUIPO VISIONARIO



Naftali Group es una empresa global de bienes y raíces y desarrollo de capital privado con más de 35 proyectos, actuales y pasados, por un valor total de más de \$15 mil millones USD.

Con sede en la Ciudad de Nueva York, su extenso portafolio incluye muchas de las direcciones más memorables y ambiciosas en la Ciudad de Nueva York y más allá. El presidente y CEO Miki Naftali, reconocido visionario del sector, y su equipo están comprometidos en colaborar con los principales talentos de la arquitectura y el diseño para edificar construcciones de calidad inherente, perpetuidad y relevancia para las futuras generaciones.

AÑOS EN EL
SECTOR

MÁS
DE 33

PROYECTOS
TERMINADOS

MÁS
DE 40

VALOR
TOTAL

MÁS
DE \$15,000,000,000



PORTAFOLIO

- | | | | |
|-----|--|-----|---|
| 1. | 201 EAST 23RD STREET | 18. | 200 FRANKLIN STREET |
| 2. | 255 EAST 77TH STREET | 19. | 64, 66, 68 MASPETH AVENUE |
| 3. | THE HENRY 211 WEST 84TH STREET | 20. | 65 MASPETH AVENUE |
| 4. | WILLIAMSBURG WHARF 464-490 KENT AVENUE | 21. | 484 HUMBOLDT STREET |
| 5. | THE BELLEMONT 1165 MADISON AVE | 22. | THE PLAZA HOTEL
ONE CENTRAL PARK SOUTH |
| 6. | 200 EAST 83RD STREET | 23. | THE O'NEILL 655 SIXTH AVENUE |
| 7. | THE BENSON 1045 MADISON AVE | 24. | 250 WEST STREET |
| 8. | THE SHEPHARD 275 WEST 10TH STREET | 25. | THE LINK 310 WEST 52ND STREET |
| 9. | 221 WEST 77TH STREET | 26. | 49 EAST 21ST STREET |
| 10. | 210 WEST 77TH STREET | 27. | GRAND MADISON 225 FIFTH AVENUE |
| 11. | THE SEYMOUR 261 WEST 25TH STREET | 28. | ONE MADISON AVENUE |
| 12. | 234 EAST 23RD STREET | 29. | 21 ASTOR PLACE |
| 13. | 182 WEST 82ND STREET | 30. | 151 WEST 17TH STREET |
| 14. | 33 BEEKMAN STREET | 31. | 224 WEST 18TH STREET |
| 15. | THE ARTHUR 245 WEST 25TH STREET | 32. | 426 WEST 58TH STREET |
| 16. | LANDMARK PARK SLOPE 267 6TH STREET | | |
| 17. | THE BERGEN 361 BERGEN STREET | | |



NAFTALIGROUP PORTAFOLIO

THE PLAZA | 768 FIFTH AVENUE

THE HENRY | 211 W 84TH STREET



THE BENSON | 1045 MADISON AVENUE



200 EAST 83RD

NAFTALIGROUP
PORTAFOLIO

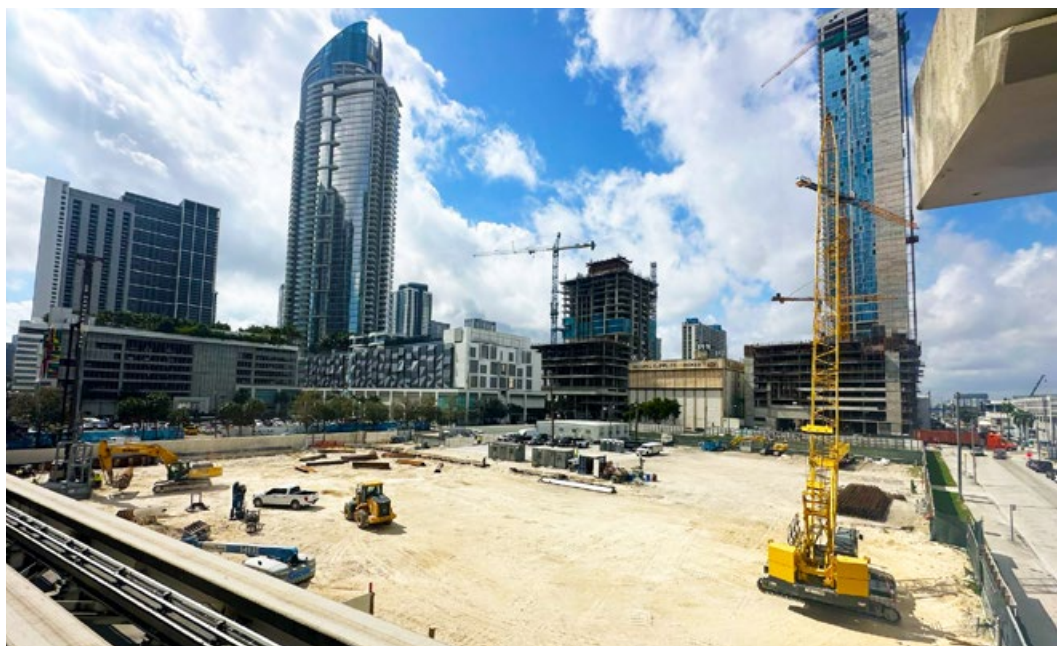


THE BELLEMONT | 1165 MADISON AVENUE



THE SHEPHARD | 275 WEST 10TH STREET

NAFTALIGROUP PORTAFOLIO



NAFTALIGROUP CONSTRUCCIÓN

Arquitectonica tiene presencia internacional debido a que su marca está identificada con proyectos de 59 países de cinco continentes.

Desde la cofundación de Arquitectonica en 1977 en Coconut Grove, Bernardo Fort-Brescia ha liderado el renacimiento del paisaje urbanístico de Miami. La empresa es reconocida por sus diseños modernos que muestran el uso innovador de materiales, geometría, diseño y color. Arquitectonica tiene presencia internacional debido a que su marca está identificada con proyectos de 59 países en cinco continentes.





Con sede en el centro de Nueva York y oficinas satélite en Los Ángeles y Madrid.

Rockwell Group es una empresa interdisciplinaria de arquitectura y diseño que enfatiza la invención y el liderazgo de cada proyecto. Fundada por David Rockwell, FAIA, esta empresa de 300 personas fusiona el arte y la arquitectura para crear experiencias extraordinarias y construir restaurantes, hoteles, instituciones culturales, terminales de transporte y escenografías en todo el mundo.



THE HIGHEST FORM OF CRAFTSMANSHIP

AN INSPIRED COLLABORATION
WITH FENDI CASA

Crowning the sculptural JEM tower, the exclusive collection of two breathtaking Sky Villas is a culmination of a visionary collaboration with FENDI Casa. Inspired by Miami's essential visual language, every piece and object traces the heritage that has always fused fashion, architecture, craftsmanship, and haute design. Spanning the top two floors of the sculptural tower, the residences encompass four bedrooms and four-and-a-half bathrooms—suspended above the endless panoramic views of Downtown Miami, Miami Beach, Brickell, and Edgewater.



Desde el principio, EDSA se propuso transformar el paradigma de la arquitectura paisajista y fomentar la colaboración entre todas las disciplinas del diseño.

EDSA es una empresa dedicada a la planificación, la arquitectura paisajista y el diseño urbanístico con sede en Fort Lauderdale. Por su esmero en usar adecuadamente los recursos naturales, la experiencia internacional de la empresa rinde homenaje a la creación de ambientes innovadores e inspiradores. Al trabajar con la naturaleza para conseguir resultados con un atractivo duradero, EDSA diseña espacios exteriores atemporales, sin forzarlos, y establecen relaciones que fortalecen estos conceptos para las futuras generaciones.



THE JEM



EL TESORO MÁS GRANDE DE MIAMI

Presentamos un nuevo proyecto, una colección de residencias privadas de lujo de Naftali Group. La ubicación principal en Miami Worldcenter, el vecindario más codiciado de la ciudad. A solo una cuadra de la bahía y a instantes del núcleo cultural de la ciudad. Diseñadas con una meticulosa atención al detalle, los mejores acabados y una abundancia de espacios cuidadosamente curados, las residencias privadas de este proyecto establecen un nuevo estándar de calidad de vida y de mano de obra en Miami.

ESTUDIO, 1, 2 Y 3 DORMITORIOS

274

RESIDENCIAS

43-65

PISOS



TORRE 2

278 CONDOMINIOS
RESIDENCIALES DE LUJO

ENTRADA PRIVADA AL LOBBY DEL
CONDOMINIO Y ASCENSORES

PISO DE AMENIDADES SKY CLUB EN EL PISO 50

ESTACIONAMIENTO: PISOS 2-8

LOBBY RESIDENCIAL DE LA TORRE 2



COLECCIÓN DE PENTHOUSES
INCLUYENDO SKYVILLAS DE FENDI CASA



TORRE 1

PISOS 10 – 42
APARTAMENTOS DE LUJO JEM

PISO DE AMENIDADES DE TORRE 1

LOBBY DE APARTAMENTOS DE TORRE 1

AMENIDADES Y SERVICIOS

Lobby con atención las 24 horas, con un mostrador de recepción hecho a medida exclusivo, un amplio salón con chimenea, obras de arte esculpidas a medida, iluminación e intrincados detalles en paredes, techos y suelos.

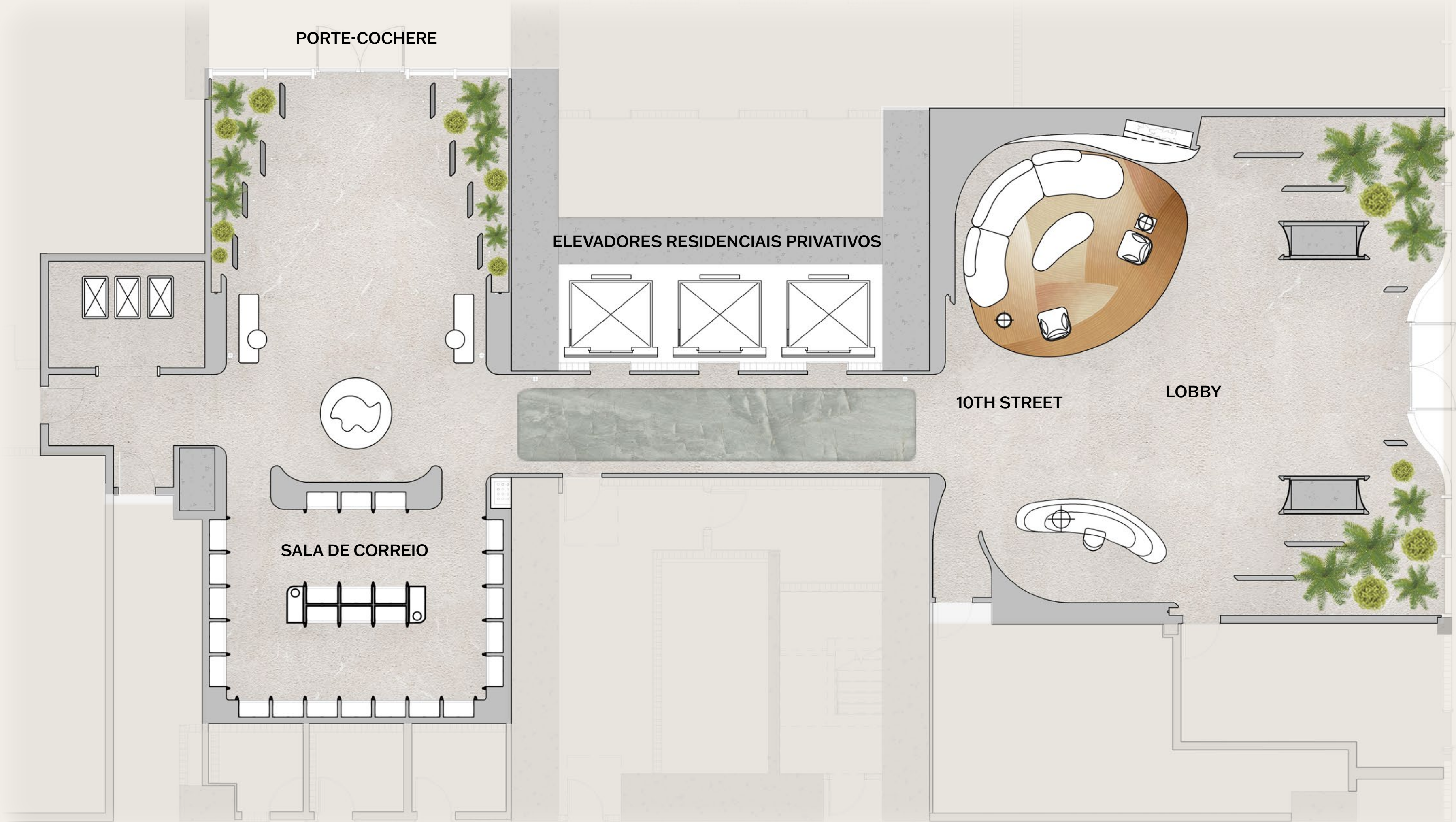
Gran porte-cochère con servicio de valet las 24 horas, decorada con abundante follaje, una pieza central escultórica y detalles de carpintería.

Entrada exclusiva de para residentes de valet en el segundo nivel.

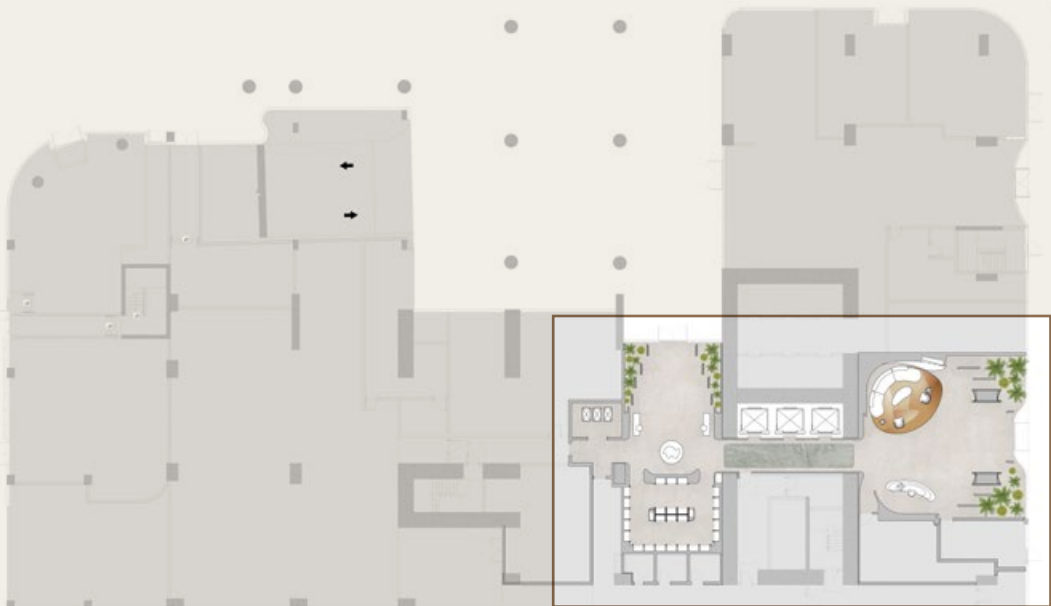
El JEM Club, una colección de comodidades interiores y exteriores magistralmente seleccionadas, ocupan la planta 50 del edificio.



PLACA DE CHAVE DO NÍVEL DO SAGUÃO



10TH STREET
▲





PORTA-COCHÈRE DE ENTRADA

ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.



LOBBY RESIDENCIAL

ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

JEM CLUB

PISO 50

1. PISCINA ESTILO RESORT

2. JACUZZI

3. ÁREA DE ASIENTOS EN SALÓN HUNDIDO

4. COCINA DE VERANO

5. SALÓN EN EL CIELO

6. COMEDOR PRIVADO

7. SALÓN DE JUEGOS

8. SALÓN DE DEGUSTACIÓN DE BEBIDAS
9. SALÓN DE COWORKING

10. CABINA TELEFÓNICA PRIVADA

11. SALA DE PODCAST

12. VESTÍBULO DE SPA

13. SAUNA EN SECO

14. SALA DE SALES ROSA DEL HIMALAYA

15. BAÑO DE VAPOR

16. VESTUARIOS Y SALAS DE LOCKERS PARA ÉL/ELLA
17. SALA DE TRATAMIENTOS PRIVADA

18. GIMNASIO DE ÚLTIMA GENERACIÓN

19. ESTUDIO DE YOGA

20. PATIO DE YOGA

21. PISCINA DE INMERSIÓN EN FRÍO

22. ARENA DE BOXEO



ENTRETENIMIENTO AL AIRE LIBRE

- Piscina estilo resort con cabañas, camas flotantes y una escultura exclusiva
- Zona de jacuzzi con asientos tipo lounge y ducha tropical al aire libre
- Salón al aire libre con exuberante vegetación tropical, detalles acuáticos y diversas zonas para sentarse
- Área de asientos tipo lounge hundidos rodeada por piscinas de reflexión
- Comedor exterior con cocina de verano, un oasis para comer al aire libre





PISCINA

ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.



PISCINA

ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.



PISCINA

ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.



JACUZZI

ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.



SALÓN DE LA PISCINA

ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.



JARDÍN DEL OASIS

ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

ENTRETENIMIENTO

- Sky Lounge interior con chimenea, barra de piedra personalizada y zonas de estar privadas
- Comedor privado acristalado con bar y acceso directo a la terraza
- Sala de juegos y entretenimiento con mobiliario personalizado y mesa de billar, televisor de gran formato, asientos y acceso directo al exterior
- Sala de degustación de licores con estanterías de vidrio / cristal ámbar y decantadores / botelleros de bronce





INTERIOR DEL SKY LOUNGE

ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.



COMEDOR PRIVADO



SALA DE JUEGOS Y SALÓN DE ENTRETENIMIENTO



SALA DE DEGUSTACIÓN

ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

OFICINAS

- Sala de coworking con salas de estar individuales o grupales
- Cabinas telefónicas privadas y una sala de podcast





SALA DE COWORKING

ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

SALUD Y BIENESTAR

- Gimnasio con estudio privado de entrenamiento/ yoga y equipos de última generación
- Zona de fitness al aire libre con ring de boxeo y espacios de entrenamiento de fuerza
- Patio de yoga con una piscina de inmersión fría al lado y jardín de niebla
- Suite de spa con sauna seca, sala de vapor y sala de sal del Himalaya
- Sala de tratamiento privada con una silla reclinable para masajes y servicios cosméticos
- Vestuarios con casilleros y zona de duchas



SAUNA SECA CON DISEÑO ESCULTURAL

ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.



SALA DE SAL DEL HIMALAYA

ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.



SALA DE VAPOR

ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.



SALA DE TRATAMIENTO



GIMNASIO CON ESTUDIO PRIVADO
DE ENTRENAMIENTO

ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.



PATIO DE YOGA

ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.



GIMNASIO EXTERIOR/RING DE BOXEO

ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE



ESTUDIO DE YOGA

ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

JEM

SKY VILLAS

INTERIORS BY

FENDI
CASA

JEM

SKY VILLAS

INTERIORS BY

FENDI

CASA



JEM

SKY VILLAS

INTERIORS BY

FENDI

CASA

GREAT ROOM

JEM

SKY VILLAS
INTERIORS BY
FENDI
CASA

RESIDENCIA

ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.



SALA DE SAL DEL HIMALAYA



SALA DE VAPOR



JEM

SKY VILLAS

INTERIORS BY

FENDI

CASA



RESIDENCIA

ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

JEM

SKY VILLAS
INTERIORS BY
FENDI
CASA

COCINA

ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

JEM

SKY VILLAS
INTERIORS BY
FENDI
CASA

DORMITORIO PRINCIPAL

ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

JEM

SKY VILLAS

INTERIORS BY

FENDI

CASA

DORMITORIO PRINCIPAL

ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

JEM

SKY VILLAS

INTERIORS BY

FENDI

CASA

DORMITORIO PRINCIPAL

ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

LAS RESIDENCIAS



LAS RESIDENCIAS

- Desde un estudio hasta residencias con cuatro habitaciones, incluyendo impresionantes penthouses en lo más alto del edificio
- Ventanas de impacto de suelo a techo que amplían toda la sala con puertas de balcón / balconeras que conducen a terrazas totalmente embaldosadas, con barandas de vidrio cristal
- Piso de roble blanco en todas las residencias
- Puertas interiores de madera con cerrajería cromada
- Las lavanderías incluyen lavadoras y secadoras de carga frontal apiladas o una al lado de la otra. Lavanderías con fregadero en residencias selectas



RESIDENCIA

ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE

LAS COCINAS

- Reposteros de madera personalizados diseñados por Rockwell Group
- Encimera y salpicadero de cuarzo pulido Calacatta Gold
- Isla de cocina de cuarzo pulido Calacatta Gold con bases de roble, disponible en residencias selectas
- Refrigeradora y congeladora Miele (o similar) con paneles de roble
- Lavavajilla Miele (o similar) con paneles de roble
- Refrigeradoras para vino Miele (o similar) totalmente integradas; Sub-Zero de altura completa (o similar en residencias selectas)
- Placa de cocción Miele (o similar) con horno rápido; cajón calentaplatos y horno de convección en residencias selectas
- Fregadero bajo encimera de acero inoxidable Kohler con rociador extraíble de tres funciones y triturador de basura





BAÑOS PRINCIPALES

- Lavabos a medida diseñados por Rockwell Group, con acabados en roble y cerrajería de níquel pulido con almacenamiento y estanterías abiertas.
- Botiquines diseñados a medida con iluminación y almacenamiento integrados en el espejo.
- Encimera de porcelana blanca pulida Bianco Dolomite.
- Pisos y paredes de porcelana blanca pulida Bianco Dolomite; azulejos de mosaico en la ducha.
- Lavamanos y grifería Kohler de níquel pulido.
- Cabezal de ducha y teleducha de níquel pulido Kohler.
- Bañera independiente de Porcelanosa con grifería de pie Kohler de níquel pulido; en residencias selectas.
- Nicho de piedra a medida en las duchas.
- Inodoro Kohler con mecanismo de doble descarga.





BAÑO PRINCIPAL

ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

BAÑOS

BAÑOS SECUNDARIOS

- Lavabos a medida diseñados por Rockwell Group con acabados en roble y cerrajería de níquel pulido
- Encimera de porcelana blanca pulida Bianco Dolomite
- Azulejos de piso y pared de porcelana blanca pulida Bianco Dolomite
- Lavamanos y grifería Kohler de níquel pulido
- Bañeras Kohler
- Inodoros Kohler

TOCADORES

- Los lavamanos a medida están hechos con losas de porcelana pulida y pared de losas estriadas Dolomita
- Piso de roble blanco
- Lavamanos y grifería Kohler en níquel pulido
- Apliques personalizados con espejo a medida
- Inodoro Kohler con mecanismo de doble descarga
- Iluminación empotrada personalizada



PISOS

43-46

ESTILOS DE RESIDENCIAS

ESTUDIO / 1 BAÑO

JR 1 DORMITORIO / 1 BAÑO

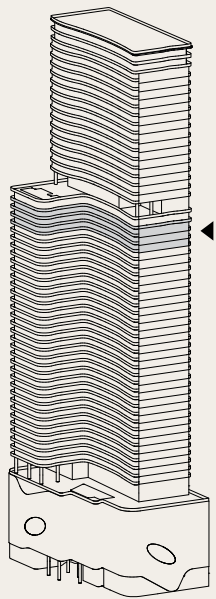
1 DORMITORIO / 1 BAÑO

1 DORMITORIO / 1.5 BAÑO / DEN

1 DORMITORIO / 2 BAÑOS / DEN

2 DORMITORIOS / 2.5 BAÑOS / DEN

3 DORMITORIOS / 2.5 BAÑOS



 This is not intended to be an offer to sell, or solicitation to buy, Condominium Units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. This offering is made only by the prospectus for the Condominium, and no statement should be relied upon if not made in the prospectus. The legal name of the Condominium is 175 NE 10th Street Condominium. Stated interior square footage shown on the floor plans is measured to the exterior face of exterior walls and to the centerline of interior demising walls, or to the exterior face of walls adjoining corridors or other common elements or shared facilities, without excluding areas that may be occupied by columns or other structural components. This method of measurement varies from, and is larger than, the dimensions that would be determined by using the description and the definition of the Unit set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes structural components). For reference, the area of the Unit, determined in accordance with the Unit boundaries set forth in the Declaration, is set forth in Exhibit "3" to the Declaration. All dimensions are approximate and may vary with actual construction. Balcony sizes may vary, and for a correct depiction of the size of each balcony appurtenant to a Unit, see Exhibit "2" to the Declaration. All floor plans and development plans are subject to change. The Developer expressly reserves the right to make modifications, revisions and changes it deems desirable in its sole and absolute discretion. All depictions of furnishings, appliances, built-ins, counters and other matters of detail are conceptual only and are not necessarily included in each Unit. Consult your prospectus and Purchase Agreement.

The plans, specifications, services, design techniques, design features, materials, amenities, terms, conditions and statements contained in this floorplan are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of same in its sole discretion and without prior notice. The Developer further reserves the right to modify, change or replace any members of the design team, and buyer has not relied upon the participation of any particular design professional. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same, and modifications may be made throughout the approvals process and construction. The building is not yet constructed and as such all depictions are renderings and are conceptual only and are for the convenience of reference. They should not be relied upon as representations, express or implied, of the final detail of the building, residences, amenity areas or building designs or materials. Materials described herein are reflective of the design vision, but are not representations of actual materials selected or to be utilized. The size and configuration of the cooktop shown herein, including the configuration and number of burners/zones, may vary per Unit. Please consult with the Developer regarding the specifications of the cooktop for the Unit. The Developer expressly reserves the right to make modifications, revisions and changes it deems desirable in its sole and absolute discretion. Views vary from each Unit and there is no assurance of the views from any particular Unit. Services provided may be offered on an a la carte basis, with charges for use required. Offering and then continuation of services is not assured and should not be relied upon. The Condominium is part of a larger mixed-use building and certain amenities and/or features may be shared with other owners and/or occupants of the larger mixed-use community (and not be exclusive to the Condominium). The project graphics, renderings and text provided herein are copyrighted works owned by the Developer. All rights reserved. Unauthorized reproduction, display or other dissemination of such materials is strictly prohibited. © 2023 1000 NE 2nd Ave Condo, LLC

PISOS

51-58

ESTILOS DE RESIDENCIAS

ESTUDIO / 1 BAÑO

JR 1 DORMITORIO / 1 BAÑO

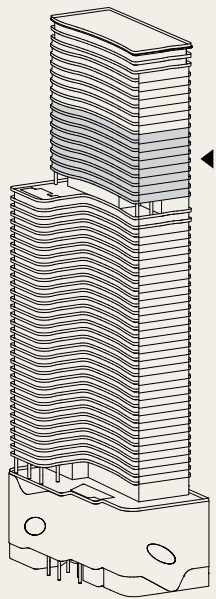
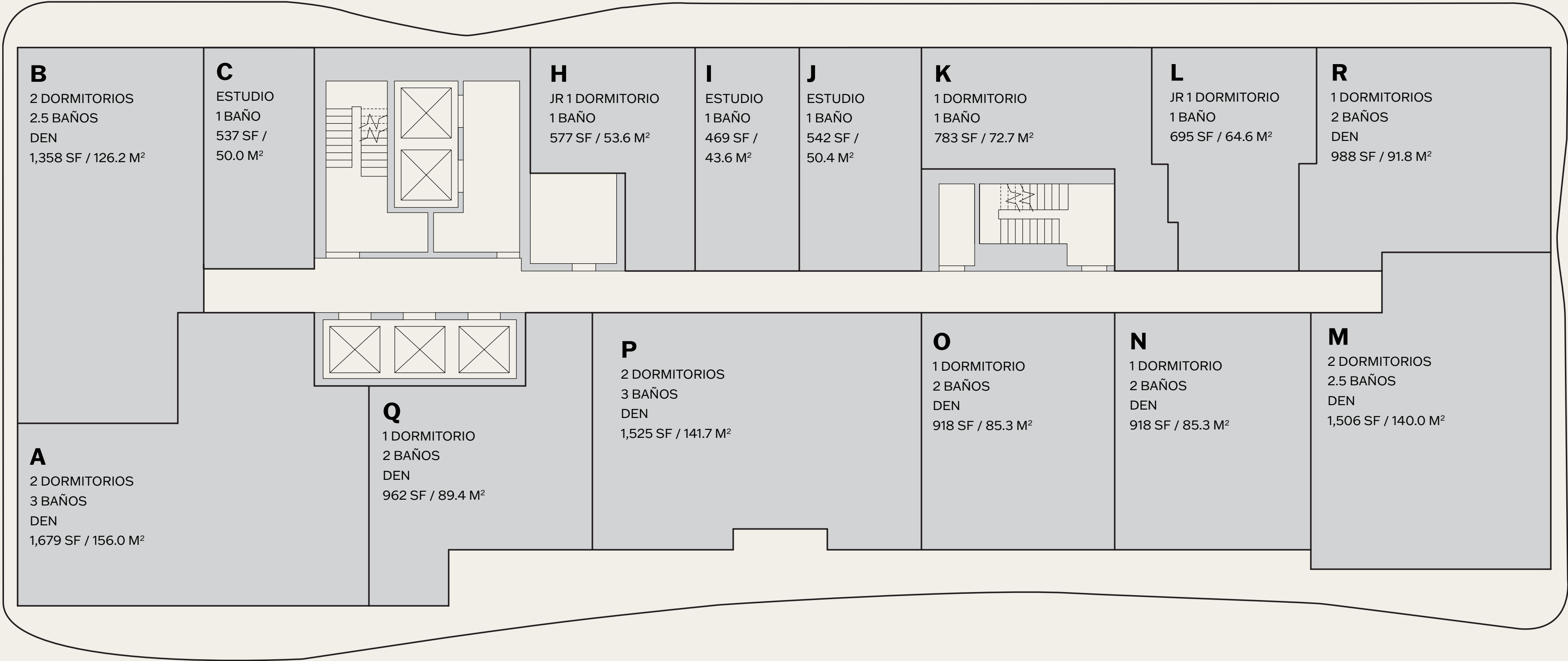
1 DORMITORIO / 1 BAÑO

1 DORMITORIO / 1 BAÑO / DEN

1 DORMITORIO / 2 BAÑOS / DEN

2 DORMITORIOS / 2.5 BAÑOS / DEN

2 DORMITORIOS / 3 BAÑOS / DEN



ⓘ This is not intended to be an offer to sell, or solicitation to buy, Condominium Units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. This offering is made only by the prospectus for the Condominium, and no statement should be relied upon if not made in the prospectus. The legal name of the Condominium is 175 NE 10th Street Condominium. Stated interior square footage shown on the floor plans is measured to the exterior face of exterior walls and to the centerline of interior demising walls, or to the exterior face of walls adjoining corridors or other common elements or shared facilities, without excluding areas that may be occupied by columns or other structural components. This method of measurement varies from, and is larger than, the dimensions that would be determined by using the description and the definition of the Unit set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes structural components). For reference, the area of the Unit, determined in accordance with the Unit boundaries set forth in the Declaration, is set forth in Exhibit "3" to the Declaration. All dimensions are approximate and may vary with actual construction. Balcony sizes may vary, and for a correct depiction of the size of each balcony appurtenant to a Unit, see Exhibit "2" to the Declaration. All floor plans and development plans are subject to change. The Developer expressly reserves the right to make modifications, revisions and changes it deems desirable in its sole and absolute discretion. All depictions of furnishings, appliances, built-ins, counters and other matters of detail are conceptual only and are not necessarily included in each Unit. Consult your prospectus and Purchase Agreement.

The plans, specifications, services, design techniques, design features, materials, amenities, terms, conditions and statements contained in this floorplan are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of same in its sole discretion and without prior notice. The Developer further reserves the right to modify, change or replace any members of the design team, and buyer has not relied upon the participation of any particular design professional. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same, and modifications may be made throughout the approvals process and construction. The building is not yet constructed and as such all depictions are renderings and are conceptual only and are for the convenience of reference. They should not be relied upon as representations, express or implied, of the final detail of the building, residences, amenity areas or building designs or materials. Materials described herein are reflective of the design vision, but are not representations of actual materials selected or to be utilized. The size and configuration of the cooktop shown herein, including the configuration and number of burners/zones, may vary per Unit. Please consult with the Developer regarding the specifications of the cooktop for the Unit. The Developer expressly reserves the right to make modifications, revisions and changes it deems desirable in its sole and absolute discretion. Views vary from each Unit and there is no assurance of the views from any particular Unit. Services provided may be offered on an a la carte basis, with charges for use required. Offering and then continuation of services is not assured and should not be relied upon. The Condominium is part of a larger mixed-use building and certain amenities and/or features may be shared with other owners and/or occupants of the larger mixed-use community (and not be exclusive to the Condominium). The project graphics, renderings and text provided herein are copyrighted works owned by the Developer. All rights reserved. Unauthorized reproduction, display or other dissemination of such materials is strictly prohibited. © 2023 1000 NE 2nd Ave Condo, LLC

PISOS

59-65

ESTILOS DE RESIDENCIAS

ESTUDIO / 1 BAÑO

JR 1 DORMITORIO / 1 BAÑO

1 DORMITORIO / 1 BAÑO

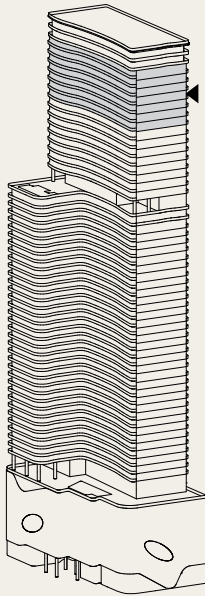
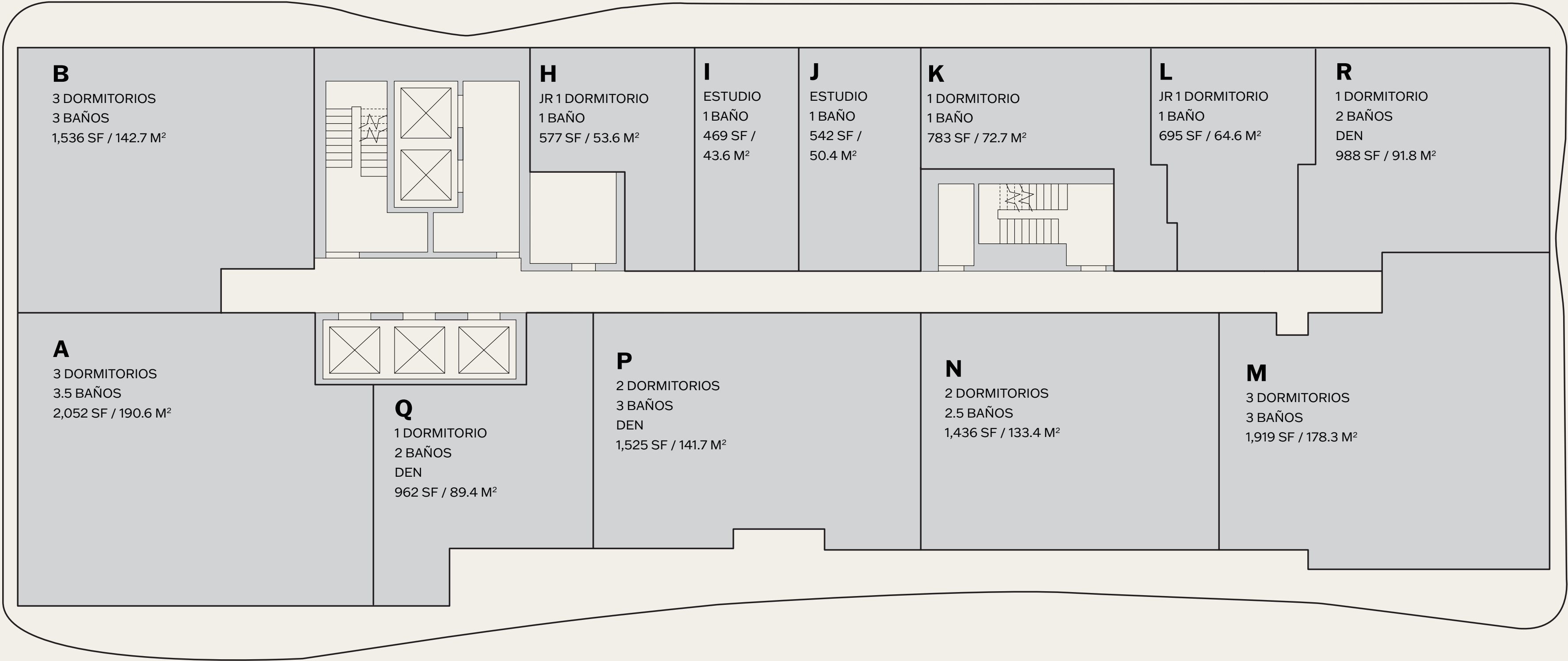
1 DORMITORIO / 2 BAÑOS / DEN

2 DORMITORIOS / 2 BAÑOS

2 DORMITORIOS / 3 BAÑOS / DEN

3 DORMITORIOS / 3 BAÑOS

3 DORMITORIOS / 3.5 BAÑOS



ⓘ This is not intended to be an offer to sell, or solicitation to buy, Condominium Units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. This offering is made only by the prospectus for the Condominium, and no statement should be relied upon if not made in the prospectus. The legal name of the Condominium is 175 NE 10th Street Condominium. Stated interior square footage shown on the floor plans is measured to the exterior face of exterior walls and to the centerline of interior demising walls, or to the exterior face of walls adjoining corridors or other common elements or shared facilities, without excluding areas that may be occupied by columns or other structural components. This method of measurement varies from, and is larger than, the dimensions that would be determined by using the description and the definition of the Unit set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes structural components). For reference, the area of the Unit, determined in accordance with the Unit boundaries set forth in the Declaration, is set forth in Exhibit "3" to the Declaration. All dimensions are approximate and may vary with actual construction. Balcony sizes may vary, and for a correct depiction of the size of each balcony appurtenant to a Unit, see Exhibit "2" to the Declaration. All floor plans and development plans are subject to change. The Developer expressly reserves the right to make modifications, revisions and changes it deems desirable in its sole and absolute discretion. All depictions of furnishings, appliances, built-ins, counters and other matters of detail are conceptual only and are not necessarily included in each Unit. Consult your prospectus and Purchase Agreement.

The plans, specifications, services, design techniques, design features, materials, amenities, terms, conditions and statements contained in this floorplan are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of same in its sole discretion and without prior notice. The Developer further reserves the right to modify, change or replace any members of the design team, and buyer has not relied upon the participation of any particular design professional. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same, and modifications may be made throughout the approvals process and construction. The building is not yet constructed and as such all depictions are renderings and are conceptual only and are for the convenience of reference. They should not be relied upon as representations, express or implied, of the final detail of the building, residences, amenity areas or building designs or materials. Materials described herein are reflective of the design vision, but are not representations of actual materials selected or to be utilized. The size and configuration of the cooktop shown herein, including the configuration and number of burners/zones, may vary per Unit. Please consult with the Developer regarding the specifications of the cooktop for the Unit. The Developer expressly reserves the right to make modifications, revisions and changes it deems desirable in its sole and absolute discretion. Views vary from each Unit and there is no assurance of the views from any particular Unit. Services provided may be offered on an a la carte basis, with charges for use required. Offering and then continuation of services is not assured and should not be relied upon. The Condominium is part of a larger mixed-use building and certain amenities and/or features may be shared with other owners and/or occupants of the larger mixed-use community (and not be exclusive to the Condominium). The project graphics, renderings and text provided herein are copyrighted works owned by the Developer. All rights reserved. Unauthorized reproduction, display or other dissemination of such materials is strictly prohibited. © 2023 1000 NE 2nd Ave Condo, LLC

PISOS

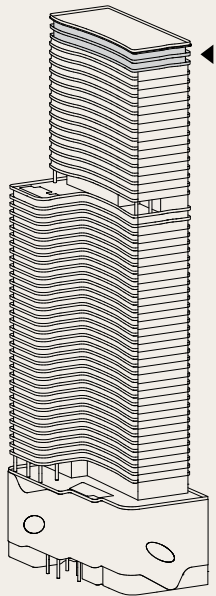
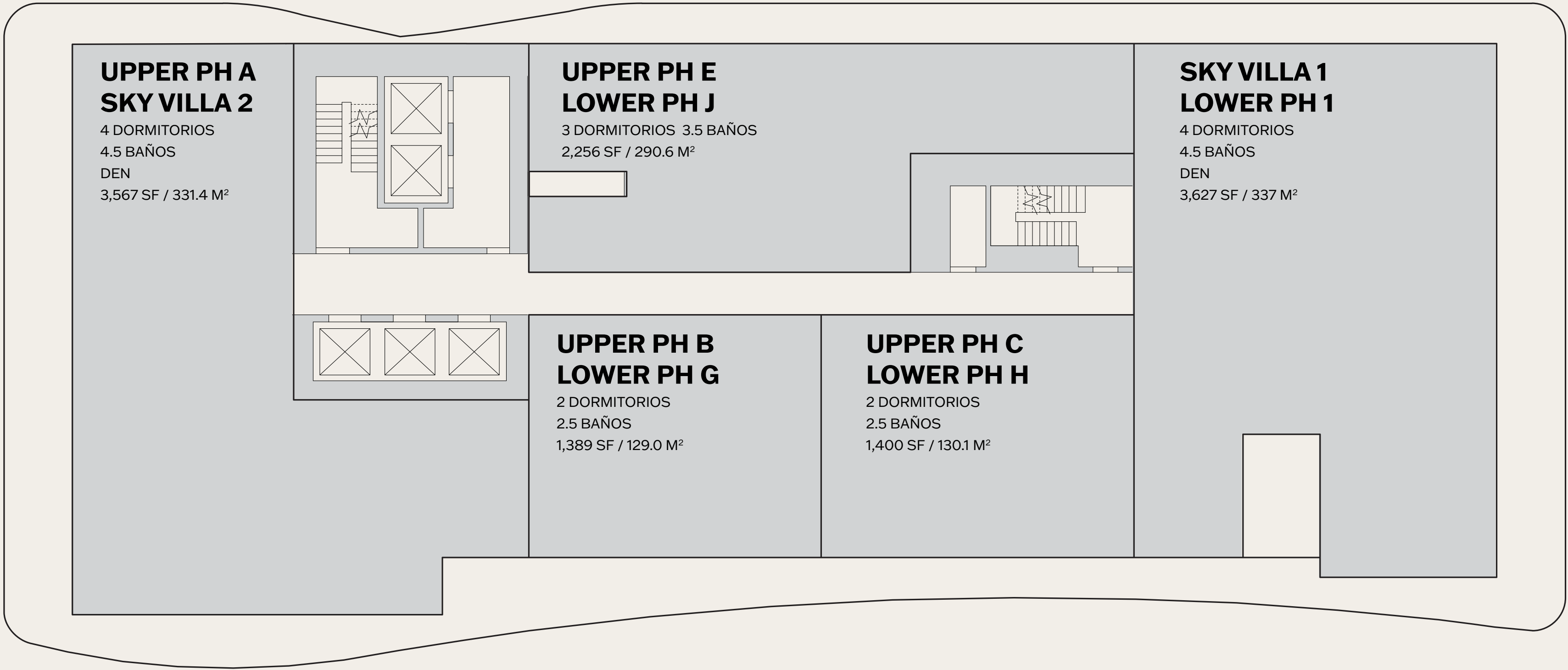
PH

ESTILOS DE RESIDENCIAS

2 DORMITORIOS / 2.5 BAÑOS

3 DORMITORIOS / 3.5 BAÑOS

4 DORMITORIOS / 4.5 BAÑOS / DEN



ⓘ ⚠ This is not intended to be an offer to sell, or solicitation to buy, Condominium Units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. This offering is made only by the prospectus for the Condominium, and no statement should be relied upon if not made in the prospectus. The legal name of the Condominium is 175 NE 10th Street Condominium. Stated interior square footage shown on the floor plans is measured to the exterior face of exterior walls and to the centerline of interior demising walls, or to the exterior face of walls adjoining corridors or other common elements or shared facilities, without excluding areas that may be occupied by columns or other structural components. This method of measurement varies from, and is larger than, the dimensions that would be determined by using the description and the definition of the Unit set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes structural components). For reference, the area of the Unit, determined in accordance with the Unit boundaries set forth in the Declaration, is set forth in Exhibit "3" to the Declaration. All dimensions are approximate and may vary with actual construction. Balcony sizes may vary, and for a correct depiction of the size of each balcony appurtenant to a Unit, see Exhibit "2" to the Declaration. All floor plans and development plans are subject to change. The Developer expressly reserves the right to make modifications, revisions and changes it deems desirable in its sole and absolute discretion. All depictions of furnishings, appliances, built-ins, counters and other matters of detail are conceptual only and are not necessarily included in each Unit. Consult your prospectus and Purchase Agreement.

The plans, specifications, services, design techniques, design features, materials, amenities, terms, conditions and statements contained in this floorplan are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of same in its sole discretion and without prior notice. The Developer further reserves the right to modify, change or replace any members of the design team, and buyer has not relied upon the participation of any particular design professional. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same, and modifications may be made throughout the approvals process and construction. The building is not yet constructed and as such all depictions are renderings and are conceptual only and are for the convenience of reference. They should not be relied upon as representations, express or implied, of the final detail of the building, residences, amenity areas or building designs or materials. Materials described herein are reflective of the design vision, but are not representations of actual materials selected or to be utilized. The size and configuration of the cooktop shown herein, including the configuration and number of burners/zones, may vary per Unit. Please consult with the Developer regarding the specifications of the cooktop for the Unit. The Developer expressly reserves the right to make modifications, revisions and changes it deems desirable in its sole and absolute discretion. Views vary from each Unit and there is no assurance of the views from any particular Unit. Services provided may be offered on an a la carte basis, with charges for use required. Offering and then continuation of services is not assured and should not be relied upon. The Condominium is part of a larger mixed-use building and certain amenities and/or features may be shared with other owners and/or occupants of the larger mixed-use community (and not be exclusive to the Condominium). The project graphics, renderings and text provided herein are copyrighted works owned by the Developer. All rights reserved. Unauthorized reproduction, display or other dissemination of such materials is strictly prohibited. © 2023 1000 NE 2nd Ave Condo, LLC

UN EQUIPO DE PRESTIGIO



DESARROLLADOR
Naftali Group



ARCHITECTURA
Arquitectonica



DISEÑO DE INTERIORES
Rockwell Group



ACABADOS PERSONALIZADOS
FENDI Casa



ARQUITECTURA DEL PAISAJE
EDSA

VENTAS Y MARKETING



Fundada por Peggy Olin, OneWorld Properties busca ir más allá de una típica empresa de corretaje al asociarse con prestigiosos desarrolladores estadounidenses de edificios de condominios de lujo. Aunque históricamente se han centrado en el sur de Florida. También han trabajado en mercados como Nueva York, Los Ángeles, Houston y Atlanta en nombre de destacadas instituciones, incluyendo AECOM, CIM, Starwood Capital, TPG, Encore, WCI Communities.

Como una empresa inmobiliaria de servicio completo, también han especializado en representar a compradores y vendedores con propiedades de lujo de alta gama en todo el sur de Florida y más allá.

MIAMI

FORT LAUDERDALE

SHANGHAI

JEM

MIAMI WORLDCENTER

NAFTALIGROUP

⚠️ This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. Please note that the “Developer” is 1000 NE 2nd Ave Condo, LCC a Delaware limited liability company. Neither the Naftali Group, nor Miki Naftali (collectively, including its or their affiliates or members, “Naftali”) are the Developer. Any and all statements, disclosures and/or representations, whether attributed to Naftali, Miki Naftali or any members of the design team, shall be deemed made by Developer and not by Naftali, Miki Naftali or any members of the design team and Buyer agrees to look solely to Developer (and not to any other party) with respect to any and all matters referenced herein, relating to the marketing and/or development of the Condominium and with respect to the sales of units in the Condominium.

The sketches, renderings, graphic materials, plans, specifications, services, design techniques, design features, materials, amenities, terms, conditions and statements contained in this brochure are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of same in its sole discretion and without prior notice. Developer further reserves the right to modify, change or replace any members of the design team and buyer has not relied upon the participation of any particular design professional. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same and modifications may be made throughout the approvals process and construction. The building is not yet constructed and as such all depictions are renderings and are conceptual only and are for the convenience of reference. They should not be relied upon as representations, express or implied, of the final detail of the building, residences, amenity areas or building designs or materials. Materials shown are reflective of the design vision, but are not representations of actual materials selected or to be utilized. The Developer expressly reserves the right to make modifications, revisions, and changes it deems desirable in its sole and absolute discretion. All depictions of appliances, counters, soffits, floor coverings, balcony railing configurations, landscaping plans and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit. The photographs contained in this brochure may be stock photography or have been taken off-site and are used to depict the spirit of the lifestyles to be achieved rather than any that may exist or that may be proposed, and are merely intended as illustrations of the activities and concepts depicted therein. Views vary from each unit and there is no assurance of the views from any particular unit. Services provided may be offered on an a la carte basis, with charges for use required. Offering and then continuation of services is not assured and should not be relied upon. The Miami community is constantly evolving and as such, shops, restaurants, museums, and other are attractions constantly change. Inclusion in the brochure is only intended to depict current offerings from the community and is not intended as a representation of community offerings that may be available at the time of delivery of the Condominium. The Condominium is part of a larger mixed-use building and certain amenities and/or features may be shared with other owners and/or occupants of the larger mixed-use community (and not be exclusive to the Condominium). The project graphics, renderings and text provided herein are copyrighted works owned by the Developer. All rights reserved. Unauthorized reproduction, display or other dissemination of such materials is strictly prohibited. The building is not yet constructed and as such all depictions (including artwork) are renderings and are conceptual only and are for the convenience of reference. Any artwork included may be temporary and may be removed by the Developer at any time.

THE COMPLETE OFFERING TERMS ARE IN A CPS-12 APPLICATION AVAILABLE FROM THE OFFEROR. FILE NO. CP24-0035. © 2024 1000 NE 2nd Ave Condo, LLC