

DISTRICT 225 MIAMI



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DISTRICT 225

MIAMI

Live at District 225.
Host on Airbnb.



Artist's Conceptual Rendering



AUTHENTIC. CONNECTED. ADVENTUROUS.



LIVE. OWN. HOST.

DISTRICT 225
MIAMI



ON YOUR OWN TERMS.

District 225 is Downtown Miami's new paradigm for modern living.

Live at District 225.
Host on Airbnb.

OVERVIEW



Airbnb was born in 2007 when two Hosts welcomed three guests to their San Francisco home. Today it has grown to a global community where, every day, Hosts offer one-of-a-kind stays and unique experiences that make it possible for guests to experience the world in a more authentic, connected way.

Hosting is subject to applicable laws and restrictions.



Artist's Conceptual Rendering





YES TO
LUXURY,
NO TO
HASSLE.

With 343 fully appointed and beautifully furnished studio, one-bedroom, and two-bedroom condominium residences, District 225 delivers a true turnkey experience, whether you are staying temporarily or living here permanently.

OVERVIEW

With no rental minimum or maximum stays, residences can be immediately leased for both short- and long-term durations (in accordance with applicable laws and restrictions). No other comparable property can offer this combination of flexibility, expertise, and reputation.

RESIDENCES



RESIDENCES

Your contemporary urban lifestyle awaits.

Inspired by some of the world's leading hospitality properties, District 225's residences have been designed by internationally renowned Sieger Suarez 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 feature 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.

Residence Features

Fully finished and furnished studio, 1-bedroom, and 2-bedroom residences

Gourmet kitchens featuring custom Italian cabinetry

Bosch appliances, including paneled refrigerator/freezer and dishwasher, built-in convection oven, cooktop, and microwave

Fully built-out closets

Rain showers in primary bathrooms and custom Italian vanities

Contemporary lighting packages, including recessed lighting, dimmers, and lighting control

9-foot-high ceilings

Full-size washer and dryer

Smart home technology for seamless personalization with the touch of a button, including controls for audio, climate, window treatments, and lighting systems

Pre-wired for high-speed communications and data connection

Smart access using keyless entry



Artist's Conceptual Rendering







Artist's Conceptual Rendering



As a benefit of ownership at District 225, the property has been designed for effortless hosting on Airbnb, the service known for one-of-a-kind travel.

The building has been optimized to support home sharing on Airbnb, and each listing is created with the support of District 225, so you can enjoy the flexibility and benefits while maintaining peace of mind.

Home Sharing Facts and Figures



448+ MILLION PEOPLE WORLDWIDE

are actively engaging in home sharing.



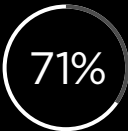
\$88 BILLION TOTAL REVENUE

is projected from vacation rentals in the United States by 2023.



MILLENNIALS CHOOSE RENTALS OVER HOTELS

this is one of the largest age cohorts globally.



71% OF TRAVELERS WITH KIDS

said access to cooking their own meals was a major reason they chose a vacation rental.



1 IN 4 AMERICANS ENGAGE

with short-term rental platforms.

Home Sharing in Miami



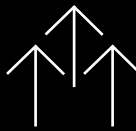
\$810 MILLION IN INCOME

was earned by Florida Airbnb Hosts in 2018, who welcomed 4.5 million guests.



TOP 5 MOST-SEARCHED

destination in the United States, alongside Los Angeles, San Diego, New York, and the South Florida Gulf Coast.



TOP 10 MOST-BOOKED

destination in the United States, seeing some of the highest bookings nationwide in the first seven days of a new listing.

SOURCES:
ipropertymanagement.com
mashvisor.com

Host with confidence on Airbnb



**MORE THAN
220 COUNTRIES
AND REGIONS**

around the world with
Airbnb listings
(as of Sept. 30, 2020).



**HOSTS HAVE
EARNED
\$110 BILLION**

all-time (as of Oct. 2020) and
welcomed over 900 million guests
(as of March 31, 2021).



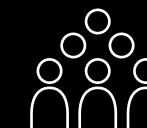
**ONE-OF-A-KIND
TRAVEL
EXPERIENCE**

Airbnb has become synonymous
with one-of-a-kind travel on a
global scale.



**5.6 MILLION
LISTINGS**

are active on Airbnb worldwide
(as of Sept. 30, 2020).



**54 MILLION
ACTIVE BOOKERS**

worldwide booked 327 million
nights and experiences on
Airbnb in 2019.



Hosting Support

DISTRICT 225

Effortlessly list the availability of your residence on Airbnb with the guidance of our expertly trained concierge, who will assist you in creating your personalized listing, from providing professional photographs of the building and amenities to helping you craft the perfect description.

Both owners and guests can enjoy the thoughtfully designed and furnished residences.



Connect with experienced Airbnb Hosts to get advice when it comes to starting and maintaining a home sharing business.

Airbnb support specialists are available 24/7 via phone, email, and in-product messaging to quickly answer your questions and help you resolve any issues that may come up.

The Airbnb Host Guarantee provides up to \$1,000,000 USD property damage protection on most bookings.

AMENITIES



AMENITIES

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.

District 225 offers the ultimate option for residents with busy lives, good taste, and a love for the vibrancy of Miami.

AMENITIES

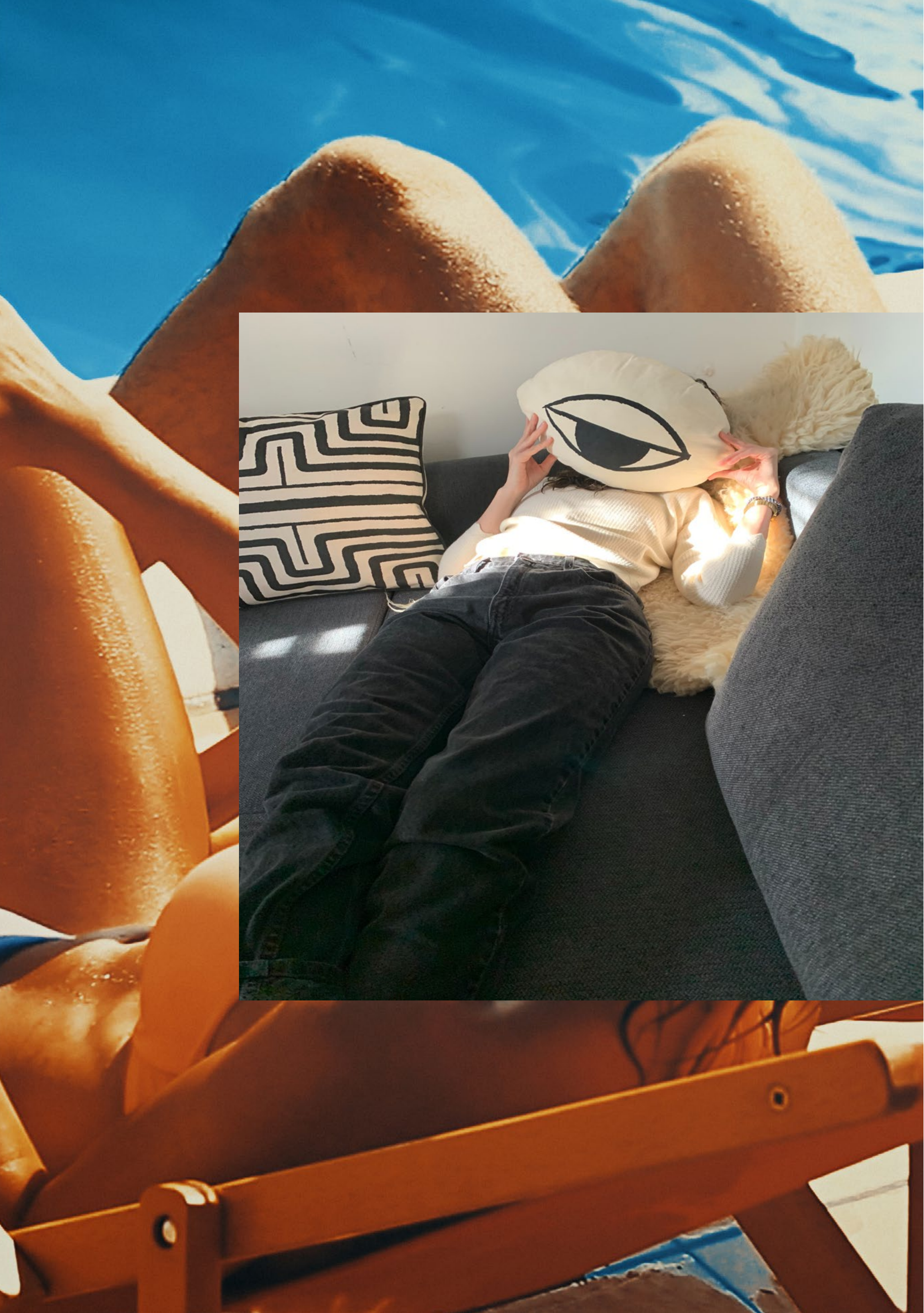
Beautifully appointed,
amenity-rich, and as
exciting as the Magic City.





Artist's Conceptual Rendering

Residents' Lounge



For District 225's residents, no detail has been spared. Every property feature has been carefully selected to exceed expectations and add to the experience of this incredible new tower.

Building Features

Double-height lobby featuring professionally curated, museum-quality art

Expansive resort-style pool deck offering towel services, an indoor/outdoor bar area and social lounge with food/beverage service, and entertainment room with gaming tables

Two floors of activity amenities featuring a state-of-the-art, fully equipped fitness center that includes a private yoga/spinning room with virtual trainer, an indoor basketball court, a 28-foot-high rock climbing wall, and a regulation-size racquetball court

Meshberg Group-designed treatment room and spa with separate his-and-hers saunas, steam rooms, and changing rooms

Co-working floor featuring private meeting rooms, conference room, lounge area, high-speed Internet, and a full-service kitchen

Rooftop amenity deck with plunge swim spa, fire pit, summer kitchen, and gorgeous views of Downtown Miami and Biscayne Bay

On-site cafe offering delivery service throughout the building, to residences and to amenity areas

Customized password-protected application for smart-home management, including integrated concierge services

Electric bikes with charging stations for residents on the go

On-demand housekeeping services

Climate-controlled package room

24/7 security services, high-speed elevators, and controlled property access

24/7 valet services and self-parking (valet parking included)

24/7 concierge services





Social Area

Artist's Conceptual Rendering





Social Area



Co-working Space

Artist's Conceptual Rendering











GUEST		8:36		HOME	
104	B	PERIOD	4	129	B
FOULS	10	TIME OUTS LEFT	2	FOULS	8

Basketball Court

Artist's Conceptual Rendering





Rooftop Amenity Deck

Artist's Conceptual Rendering





Rooftop Pool

Artist's Conceptual Rendering





Rooftop Amenity Deck

Artist's Conceptual Rendering

LOCATION



LOCATION



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.

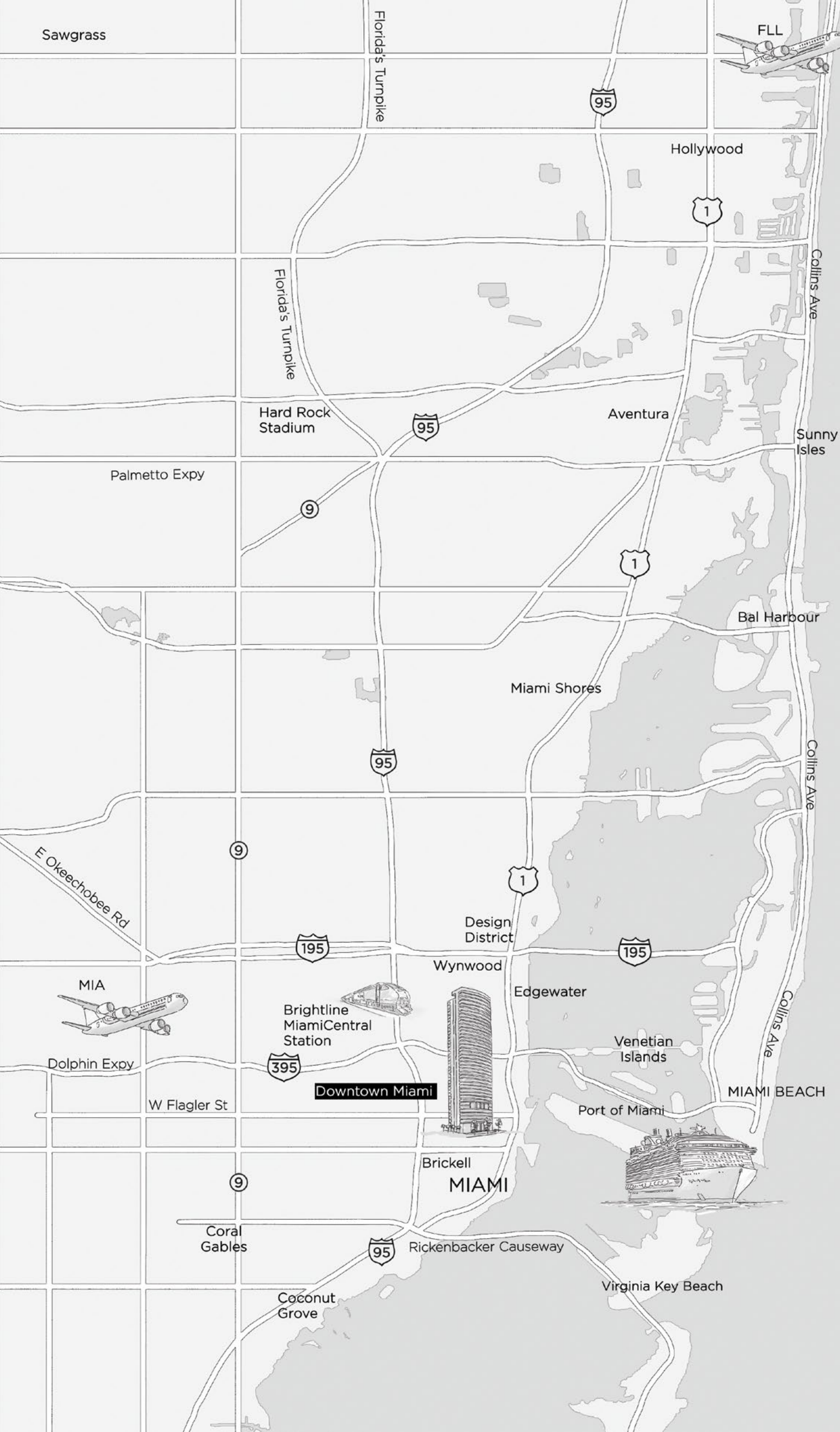
LOCATION



A stunning new tower
in Downtown Miami.

DISTRICT 225
MIAMI





With everything nearby,
anything is possible.

DOWNTOWN DINING

Novikov Miami
Il Gabbiano
Toro Toro
Jar + Fork
NIU Kitchen
Motek Café
Soya e Pomodoro
Ristorante Fratelli Milano
Ceviche 105
Seaspice
Kiki on the River
Casablanca Seafood Bar and Grill
Starbucks
Juan Valdez Café

BRICKELL DINING

Zuma

Cipriani

The Capital Grille

Fleming's Prime Steakhouse and Wine Bar

The River Oyster Bar

Hutong Miami

Tacology

Pubbelly Sushi

Trulucks

Ojo de Agua

Komodo

LPM Restaurant and Bar

Cantina La Veinte

Casa Tua

Sugar Rooftop Bar and Lounge

Area 31

Quinta La Huella

CULTURAL/RECREATIONAL

Adrienne Arsht Center for the Performing Arts
Phillip and Patricia Frost Museum of Science
Pérez Art Museum Miami
American Airlines Arena

WYNWOOD/DESIGN DISTRICT DINING

Uchi
KYU Miami
Bakan
The Salty Donut
Salt and Straw
Swan
Itamae
Mandolin Aegean Bistro
ZZ Sushi Bar
Harry's Pizzeria
COTE Miami
Pura Vida
Michael's Genuine Food and Drink
L'Atelier de Joël Robuchon
Le Jardinier
Baccarat Boutique BBar and Lounge

SHOPPING

Bayside Marketplace
Brickell City Centre
Mary Brickell Village

SUPERMARKETS/PHARMACIES

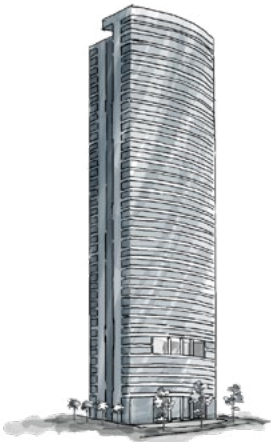
Whole Foods
Publix
CVS
Walgreens

PARKS

Maurice A. Ferré Park
Bayfront Park
Miami Circle

TRANSPORTATION

Brightline MiamiCentral Station
Metrorail and Metromover Government Center Station

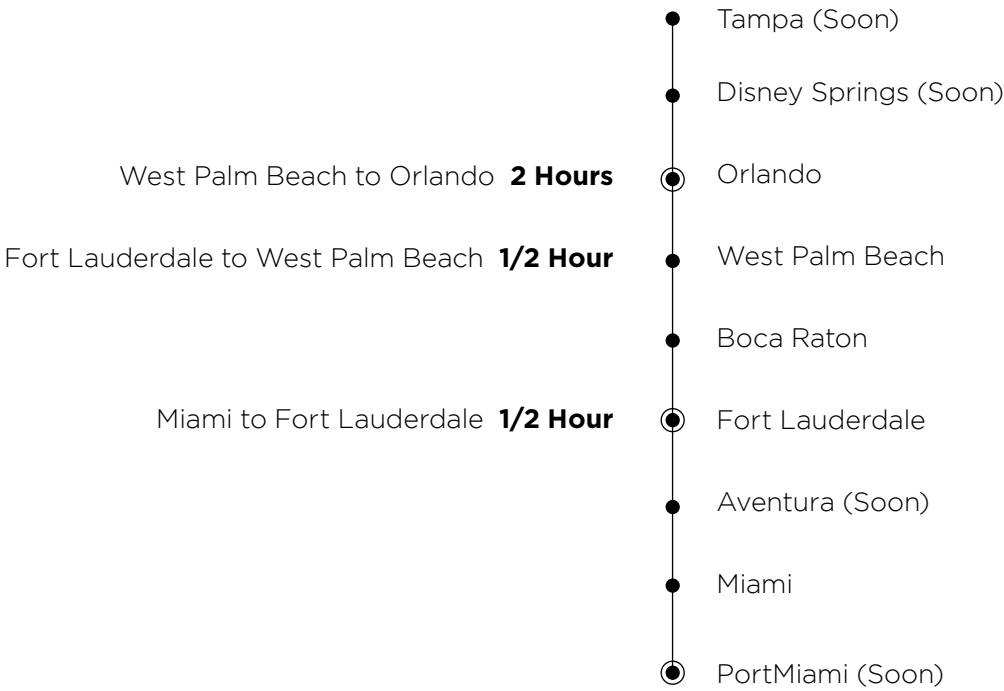


- | | |
|--|---|
| 1. Adrienne Arsht Center for the Performing Arts 7 min. 🚗 | 7. Bayside Marketplace 10 min. 🚶 |
| 2. Phillip and Patricia Frost Museum of Science 5 min. 🚗 | 8. Bayfront Park Amphitheatre 10 min. 🚶 |
| 3. Pérez Art Museum Miami 5 min. 🚗 | 9. Bayfront Park 10 min. 🚶 |
| 4. Maurice A.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



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

LOCATION

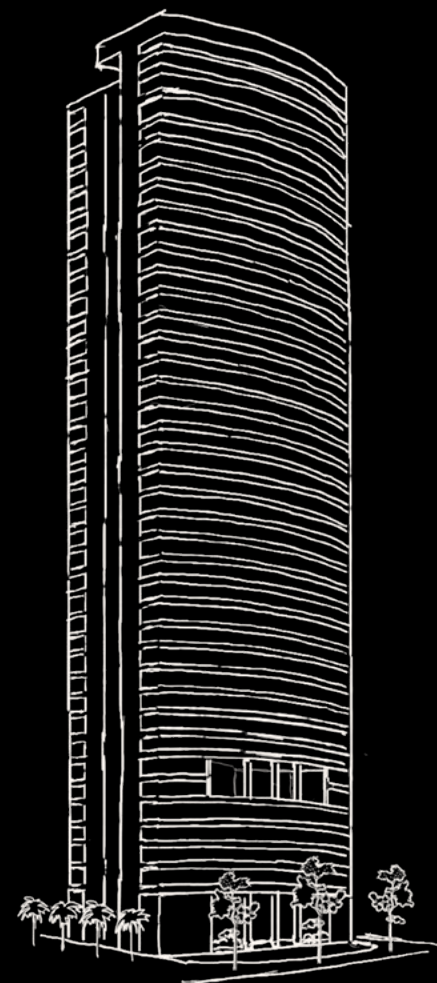


Currently under expansion and set to reopen in 2022, Brightline is actively constructing a new high-speed rail line to connect passengers from Miami, Fort Lauderdale, and West Palm Beach to Orlando. The MiamiCentral Brightline Station is just a few blocks from District 225. Designed to take cars off the road and offer millions of travelers an eco-friendly way to move between some of the nation's most visited cities, Brightline is redefining train travel.



District 225 Team

Trusted partners,
world-class creativity,
unparalleled standards
of excellence.



“Over the past three and a half decades, The Related Group has been a pioneer in the transformation of Miami into a world-class destination. One neighborhood at a time, our market-leading luxury high-rises have reshaped the skyline and reimagined the lifestyle of Brickell, Midtown, and South Beach. With District 225, we are bringing the same spirit to the very heart of the city.”

Jorge M. Pérez
Chairman, CEO & Founder
The Related Group

“As Downtown Miami evolves into one of the Magic City’s most dynamic live-work-play-stay destinations, it has become the ideal location for a luxury condo tower designed in every detail for those seeking effortless, fully flexible residential ownership.”

Jon Paul Pérez
President
The Related Group

The 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



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 its full-time curators in order to achieve the perfect balance of nature, art, and design.



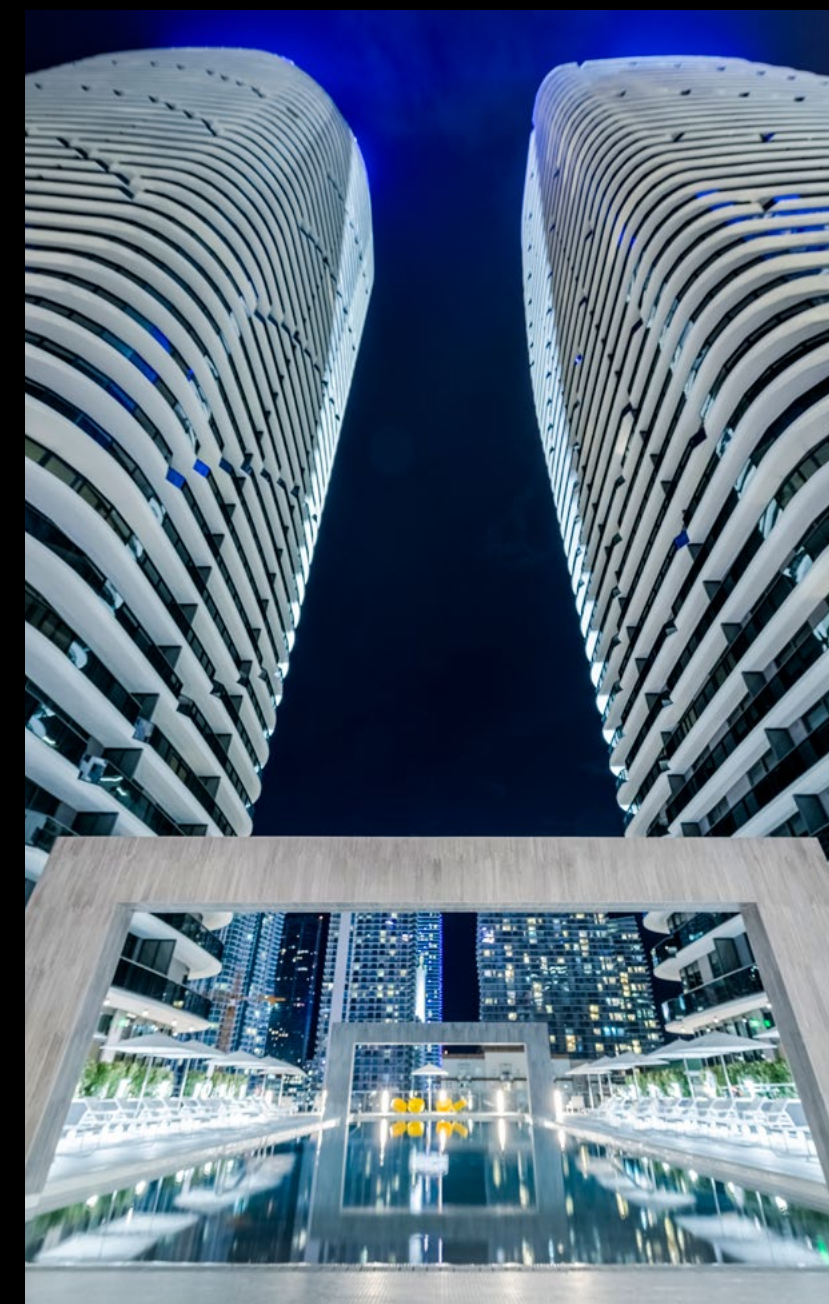
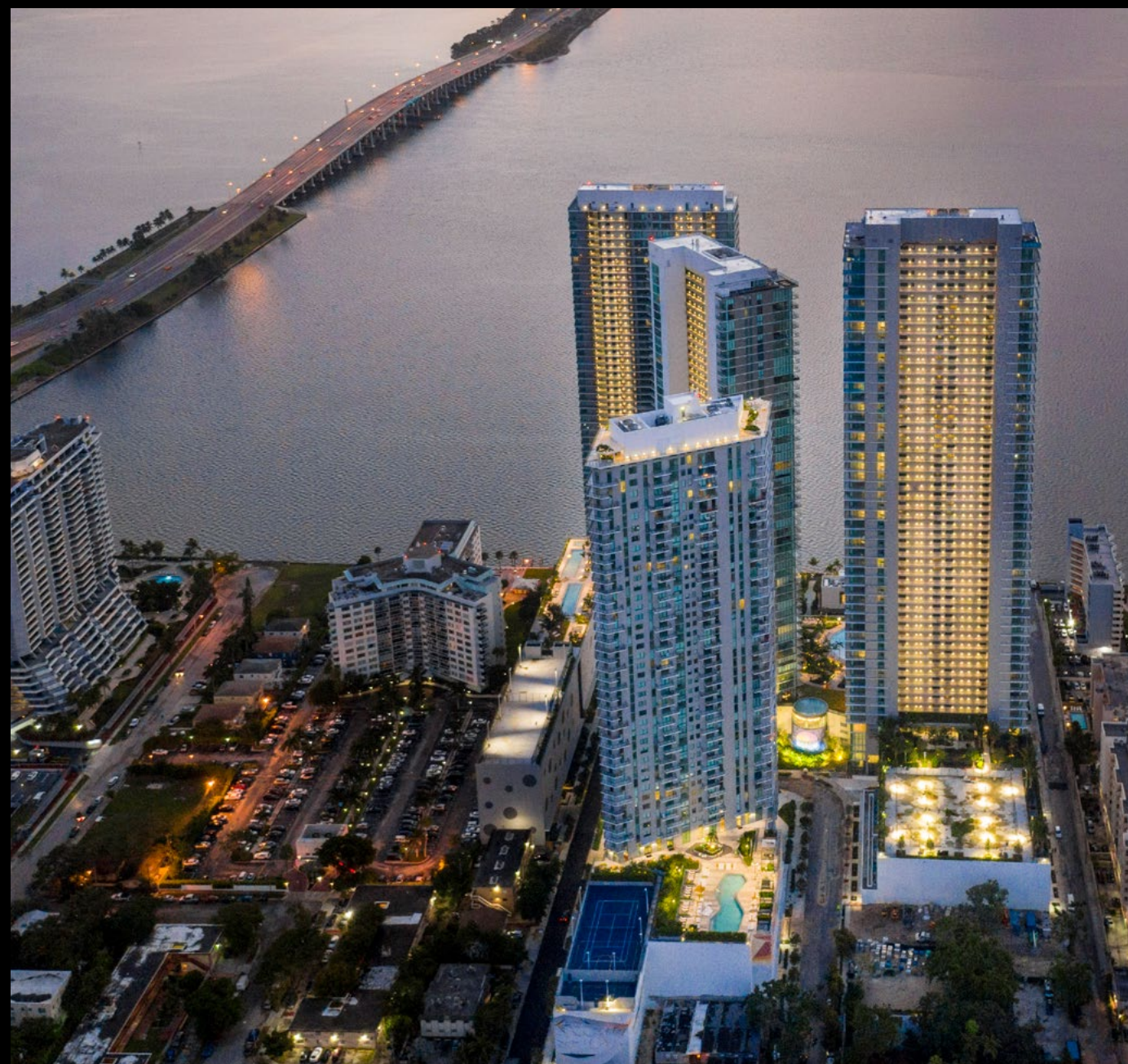
SLS Brickell



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 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 Suarez Architects

Architecture
& Landscaping

SIEGER SUAREZ
ARCHITECTS

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, hotel, retail, mixed use, and religious buildings, resulting in an excess of \$20 billion 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



Founded in 2006 by Adam Meshberg, the Miami- and Brooklyn-based architecture and interior design 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.

TEAM



Townhouse, New York City



W25 lobby, Miami



Lounge, Dallas



Club room, Miami

Multi-family workspace, Dallas



TEAM

DISTRICT 225
MIAMI

District225Miami.com

Sales by RELATED REALTY in collaboration with FORTUNE DEVELOPMENT SALES

 ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

District 225 (the "Condominium") is developed by Parcel C, LLC ("Developer") and this offering is made only by the Developer's Prospectus for the Condominium. No statement should be relied upon if not made in the Developer's Prospectus. Sketches, renderings, or photographs depicting lifestyle, amenities, food services, club services, rental services, hosting services, finishes, designs, materials, furnishings, fixtures, appliances, cabinetry, soffits, lighting, countertops, floor plans, specifications, or art are proposed only, and the Developer reserves the right to modify, revise, or withdraw any or all of the same in its sole discretion. No specific view is guaranteed. Dimensions and square footage are approximate and may vary depending on how measured and based upon actual construction. Any art installed will be selected by the Developer at the Developer's sole discretion and shall be owned by the Developer and not owned by the Condominium Association. Nearby attractions, shopping venues, restaurants, and activities referenced or depicted are off-site, are not controlled by the Developer, and are not guaranteed to exist upon completion of the Condominium. All statistics referenced are based on public information available as of the date of initial marketing of the Condominium. Pursuant to a license agreement Developer has a right to use the trade names, marks, and logos of The Related Group and ROVR. Some features of ownership may require the payment of fees in addition to regular Unit assessments. Consult the Prospectus for the proposed budget, all terms, conditions, specifications, fees, Unit dimensions, and to learn what is included with your Unit purchase. The Developer is not incorporated in, located in, nor a resident of, New York. This is not intended to be an offer to sell, or solicitation of an offer to buy, condominium units in New York or to residents of New York, or any other jurisdiction where prohibited by law unless the condominium is registered if required or exempt. Reproduction for private or commercial use is not authorized. 2021 © Parcel C, LLC unless otherwise noted, with all rights reserved.

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