

ГОРОДСКАЯ ЖИЗНЬ С ХАРАКТЕРОМ

600 FIRST RESIDENCES CONDOMINIUM



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

ИЗЫСКАННЫЙ ПОДХОД К ЖИЗНИ В ДАУНТАУНЕ МАИАМИ

ЗАСТРОЙЩИК

Aria Development Group
Merrimac Ventures

ДИЗАЙН ИНТЕРЬЕРА

The Design Agency

АРХИТЕКТУРНАЯ КОМПАНИЯ

Revuelta Architecture
International

ДЕТАЛИ

Полностью меблированные
резиденции
Нет минимума
Ограничения по аренде

МИКС ЖИЛЫХ ПОМЕЩЕНИЙ

Студия площадью	402 кв. фута 37 м ²
Джуниор-студия с 1 спальной площадью	538 кв. футов 50 м ²
Квартира с 1 спальней площадью	573 кв. фута 53 м ²
Квартира с 1 спальней + маленькая комната, площадью	600 - 668 кв. футов 56-62 м ²
Квартира с 2 спальнями площадью	830 кв. футов 77 м ²

СТРУКТУРА ДЕПОЗИТА

- 10% при бронировании
- 10% при подписании контракта
- 20% при начале строительства
- 10% по завершении строительства
- 50% при закрытии сделки

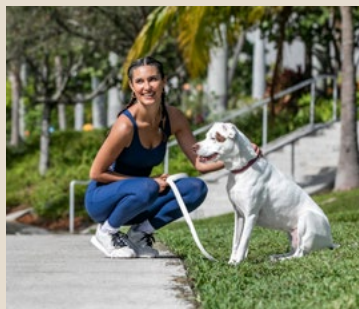
Диапазоны квадратных метров, указанные здесь, являются приблизительными и могут быть изменены, и на них нельзя полагаться. Обратитесь к Декларации для получения подробной информации о единицах площади в квадратных футах.

Цены

от 400 000 долл. США



ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE





ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

Бассейн на крыше



ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.



ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

Гостиная/кухня, главная спальня

ПРОЦВЕТАЮЩИЙ ГОРОД, ГДЕ ВЫ БУДЕТЕ ПРОЦВЕТАТЬ ВМЕСТЕ С НИМ

ЖИЛЫЕ ИНТЕРЬЕРЫ

Полностью отделанные и меблированные апартаменты, заботливо созданные дизайнерской фирмой The Design Agency, неоднократно отмеченной наградами

- _ Стеклопакеты от пола до потолка с индивидуальной обработкой
- _ Во всех апартаментах имеются балконы
- _ Готовые полы во всех жилых помещениях
- _ В кухнях и ванных комнатах предусмотрены сделанные на заказ итальянские шкафы и прилавки
- _ Инновационная бытовая техника Smeg (или аналогичная) со следующими характеристиками:
 - _ Духовой шкаф с высокоскоростным нагревом
 - _ Встроенный холодильник/морозильник с индивидуальной панелью
 - _ Посудомоечная машина
- _ Первоклассные отдельные встроенные стиральные и сушильные машины
- _ Полностью встроенные вместительные шкафы

ОСОБЕННОСТИ ЗДАНИЯ И ЭЛЕМЕНТЫ СОЦИАЛЬНОЙ ИНФРАСТРУКТУРЫ

- _ Крытые въездные ворота
- _ Круглосуточно обслуживаемое лобби
- _ Автоматизированное хранилище посылок Luxer one
- _ Хранилище с кондиционером
- _ Хранение велосипедов
- _ Жилая гостиная и развлекательное пространство
- _ Игровая комната с баром и открытой игровой террасой
- _ Комната отдыха с классическими аркадными играми
- _ Выделенное пространство для совместной работы с комплектами для создания контента
- _ Ультрасовременный фитнес-центр мирового класса с частной тренировочной зоной на открытом воздухе
- _ Оздоровительный центр с процедурными кабинетами и сауной
- _ Бассейн на крыше с местами для отдыха

РАБОТАЙ И ИГРАЙ

- _ Расположен на территории Miami World Center — новой столицы бизнеса, торговли, гостиничных комплексов и многого другого
- _ В нескольких минутах ходьбы от стадиона Miami-Dade Arena, набережной залива Бискейн, Музейного парка и других основных достопримечательностей.
- _ В нескольких секундах езды от Brightline, Metrorail, Metromover и основных автомагистралей
- _ В нескольких минутах езды на машине или поезде от международного аэропорта Майами



ИСКУССТВО, КУЛЬТУРА И РАЗВЛЕЧЕНИЯ

01. Музей науки Филиппа и Патрисии Фрост
02. Музей искусств Перес
03. Kaseya Center
04. Центр исполнительских искусств Адриенн Аршт

ПАРКИ

05. Парк Мориса А. Ферре/Музейный парк
06. Бэйфронт-парк

ПОКУПКИ И РАЗВЛЕЧЕНИЯ

07. Miami Worldcenter
08. Рынок Market
09. Колесо обозрения Skyviews Miami
10. Central Fare в MiamiCentral

ТРАНСПОРТ

11. MiamiCentral – (Brightline)

РЕСТОРАНЫ

12. La Industria
13. 11th Street Pizza
14. Verde
15. Sagrado Café
16. Brasserie Laurel
17. Sports & Social

СКОПО В MIAMI WORLDCENTER

- | | | |
|--------------|----------------|-------------|
| Bowlero | Savage X Fenty | El Vecino |
| Lucid Motors | Lululemon | Maple & Ash |
| Sephora | Ray-Ban | Etta |
| Posman Books | | |



600 First Residences Condominium (the "Condominium") is being developed by 600 NE 1ST AVE ACQUISITION LLC and 55 NE 6th Acquisition LLC, a Delaware limited liability company ("Developer") which may have affiliations with other entities and/or parent companies which have not confirmed the accuracy of any of the statements or representations made about the Condominium by the Developer. Any and all statements, disclosures and/or representations shall be deemed made by Developer and not any other entities and/or parent companies, nor their affiliates or principals, and any purchaser agrees to look solely to Developer with respect to any and all matters relating to the marketing and/or development of the Condominium and with respect to the sales of units in the Condominium. 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 sketches, renderings, graphic materials, plans, specifications, 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. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same. These drawings and depictions are conceptual only and are for the convenience of reference and including artists renderings. They should not be relied upon as representations, express or implied, of the final detail of the residences of the Condominium. The Developer expressly reserves the right to make modifications, revisions and changes it deemed desirable in its sole and absolute discretion. All stated dimensions and ceiling heights are approximate and all floor plans and development plans are subject to change. The floorplan designs, fixtures, furnishings, finishes, and décor depicted include creations which may not be included with the purchase of a Unit. There may be finishes available to purchase as an upgrade to your Unit. All depictions of appliances, counters, soffits, floor coverings, furniture and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and not necessarily included in each Unit. Developer has the right to select, retain, remove and/or change any particular design or construction professional (e.g., architect, contractor, interior designer) being involved in the development or design of the Condominium listed herein at any time without notice. The floor plan, unit layout, locations of windows, doors, closets, plumbing fixtures, mechanical equipment, appliances, structural elements, architectural design elements, views, and the uses, configurations, and entries to rooms may change based on final approved plans, permitting, and completed construction. The furniture plan and the uses of space illustrated are suggested uses only and not intended to guaranty or represent any specific use of space. All residence features and building amenities are subject to change, including, without limitation, changes in manufacturers, brands, amenities, services and/or the design team. Certain finishes, furnishings and services, may not be included with the purchase of a unit, and if provided, may be upgrades or extras and require additional payments. The Condominium views will vary depending on the Unit purchased. No view is guaranteed. The balconies depicted are conceptual and the size will vary based on final permitting and completed construction. 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. Consult your Agreement and the Prospectus for items included with the Unit. 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 and constitutes copyright infringement. No real estate broker is authorized to make any representations or other statements regarding the project, and no agreements with, deposits paid to or other arrangements made with any real estate broker are or shall be binding on the Developer. Restaurants, culinary experiences, and other business establishments and/or any operators of same referenced herein are subject to change at any time, and no representations regarding restaurants, culinary experiences and/or other businesses and/or operators within the Condominium may be relied upon. Restaurants, culinary experiences and/or other business establishments are anticipated to be operated from the commercial components of the Condominium which will be offered for sale to third parties. Determination regarding use of the commercial components will be in the discretion of the purchasers of those spaces and there is no assurance that they will be used for the purposes, and/or with the operators, named herein.