

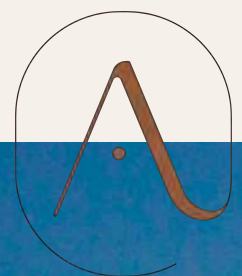


ATELIER

MIAMI

1265 SW 22ND ST, MIAMI, FL





LOCATION

TEAM

RESIDENCES

PROPERTY

RENTAL PROGRAM

FAQ

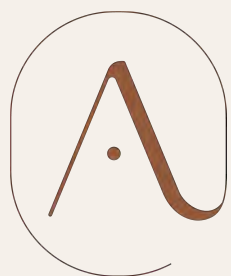
MINUTES FROM
EVERYTHING, EVERYONE, EVERYWHERE AT
ATELIER





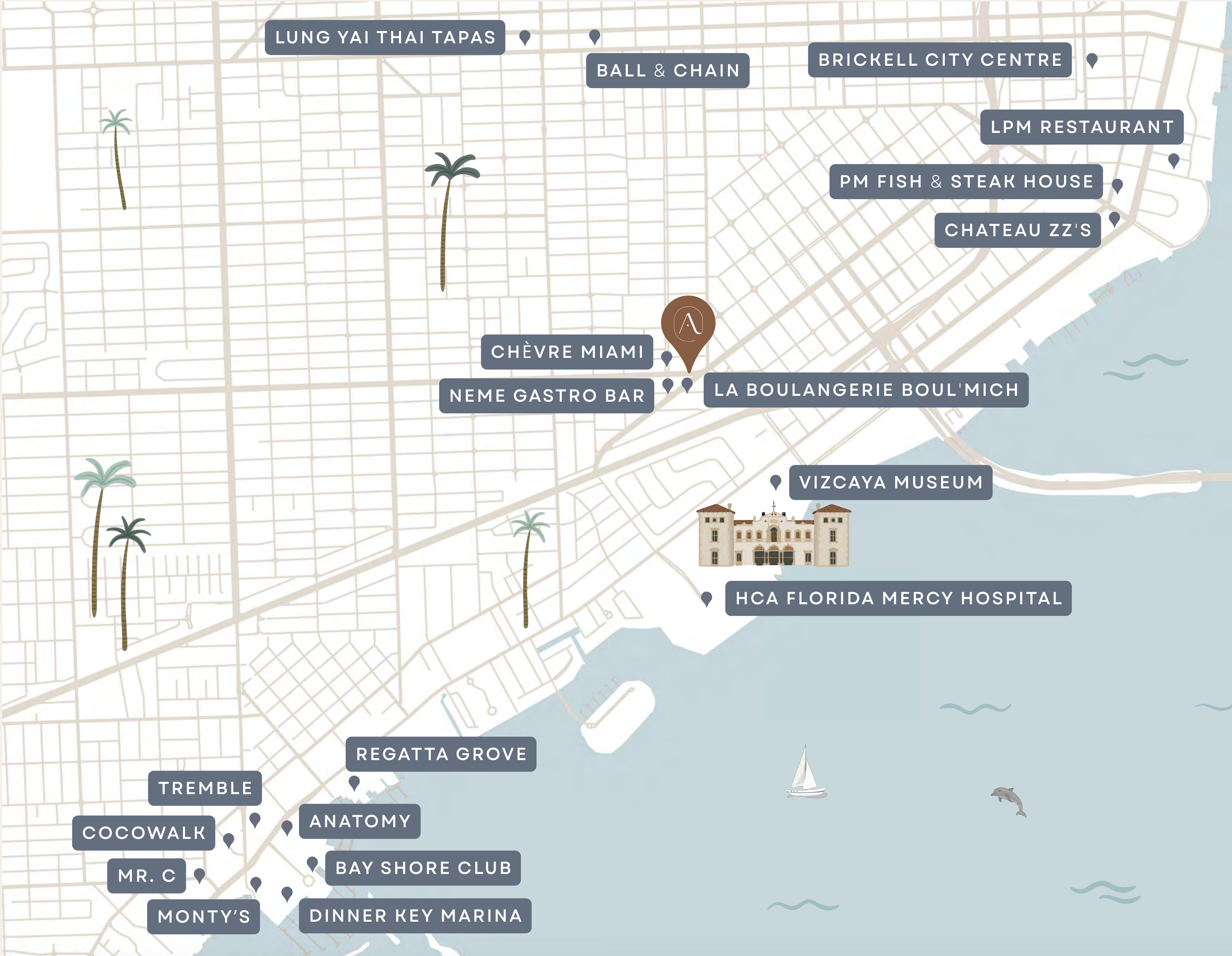
1265 SW 22ND ST
MIAMI, FL

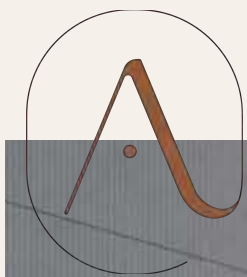
The Property is conveniently located just minutes away from major attractions, sporting venues, fine dining, art and museums, and the beach.



Nestled just west of Brickell, The Roads is a rare gem that combines the charm of old Miami with the convenience of urban proximity. Known for its tree-lined streets, historic homes, and private schools, The Roads offers a peaceful, residential atmosphere while remaining just minutes from the bustling energy of Downtown Miami and Brickell’s vibrant business district.

The Roads stands out with its distinctive layout, where every street is named a “Road,” giving the area a character all its own. This blend of historic charm and close-knit community, along with easy access to the city’s major transit hubs like the Vizcaya and Brickell Metrorail stations, makes it a sought-after location for those who appreciate both tradition and convenience.





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DEVELOPER



ARCHITECT

Gensler



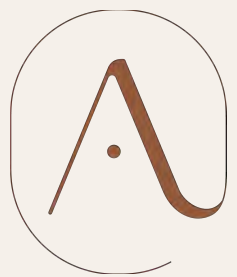
INTERIOR
DESIGN

PFEIFER HAUS



SALES &
MARKETING

POWERED BY DMT



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DEVELOPER



Founded in 2020, BLDG Ventures is a real estate investment and development firm focused on creating lasting value through innovative urban projects. Specializing in residential, mixed-use, and hospitality developments, BLDG combines visionary design with practical execution, tailoring each project to meet the unique needs of its surroundings. With over 1.25 million square feet delivered and more than 1,500 residential units completed, the firm is known for its agility and ability to adapt to market dynamics. Led by Rene Bello, a former architect with a reputation for pushing boundaries, BLDG Ventures is dedicated to shaping skylines, enriching communities, and building the cities of tomorrow. Rene brings deep expertise from Royal Palm Companies, where he played a pivotal role in high-profile projects like Paramount Miami Worldcenter, Legacy Miami Worldcenter, and the Hyatt Regency Grand Reserve.

DEVELOPER

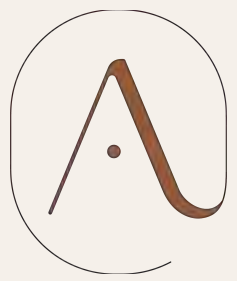
ARCHITECT

INTERIOR DESIGN

SALES & MARKETING



ATELIER MIAMI
RESIDENCES



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ARCHITECT

Gensler

Gensler is a global architecture, design, and planning firm with 55 locations across Asia, Europe, Australia, the Middle East, and the Americas. Every day we impact millions of people’s lives with the spaces we create, which is why people are at the center of everything we do. Designing for the human experience is what allows us to tackle the toughest challenges facing cities and shape a more resilient and equitable future for everyone.

At Gensler, the value of our work stems from its positive impact on the human experience. We are a dynamic and collaborative design firm uniting creativity, research, and innovation to solve complex problems for our clients. Our work challenges conventional ideas about architecture and the built environment. We aren’t just designing buildings – we are reimagining cities and places that make a difference in people’s lives. Founded in 1965, Gensler has built a team of 6,000 professionals who partner with clients in over 100 countries each year. Everything we do is guided by our mission: to create a better world through the power of design.

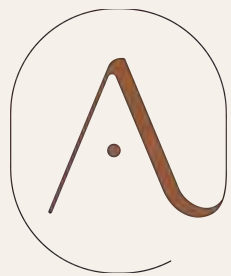
DEVELOPER

ARCHITECT

INTERIOR DESIGN

SALES & MARKETING





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INTERIOR DESIGN

PFEIFER HAUS

At Pfeifer Haus, our approach to design is centered around innovation, functionality, and aesthetic excellence. We believe in creating spaces that inspire creativity and cater to the unique needs of our clients. Our process involves close collaboration with our clients to understand their vision and transform it into reality through meticulous planning, attention to detail, and the use of high-quality materials. We aim to design environments that are not only beautiful but also enhance the well-being and productivity of those who inhabit them.

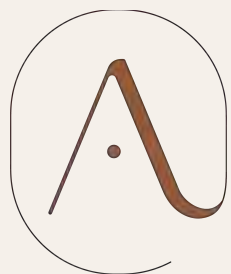
DEVELOPER

ARCHITECT

INTERIOR DESIGN

SALES & MARKETING





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SALES & MARKETING

POWERED BY DMT

In the dynamic world of real estate, Development Marketing Team (DMT) — co-founded by Alyssa Soto Brody and Erica Sachse — has emerged as a transformative force in real estate sales and marketing since its inception. DMT proudly unveils a new era — “Powered by DMT” — symbolizing its pivotal role in activating real estate projects from the ground up.

Powered by DMT redefines traditional models by operating as a robust integrated marketing and sales brokerage that embodies a buyer-first mentality, centering all strategies around consumer needs and expectations. This approach epitomizes the company’s dedication to blended services that not only supercharge development projects and sales teams but also empower agents with cutting-edge tools and insights. From pre-development planning to lead generation, sales strategies, digital marketing, design, and branding, Powered by DMT leverages real-time data and innovative technology to craft adaptable tactics, responsive to today’s ever-evolving market dynamics.

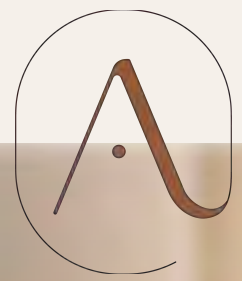
DEVELOPER

ARCHITECT

INTERIOR DESIGN

SALES & MARKETING





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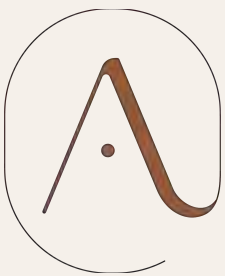
132 STUDIOS



12 ONE BEDROOMS



4 TOWNHOUSES



LOCATION

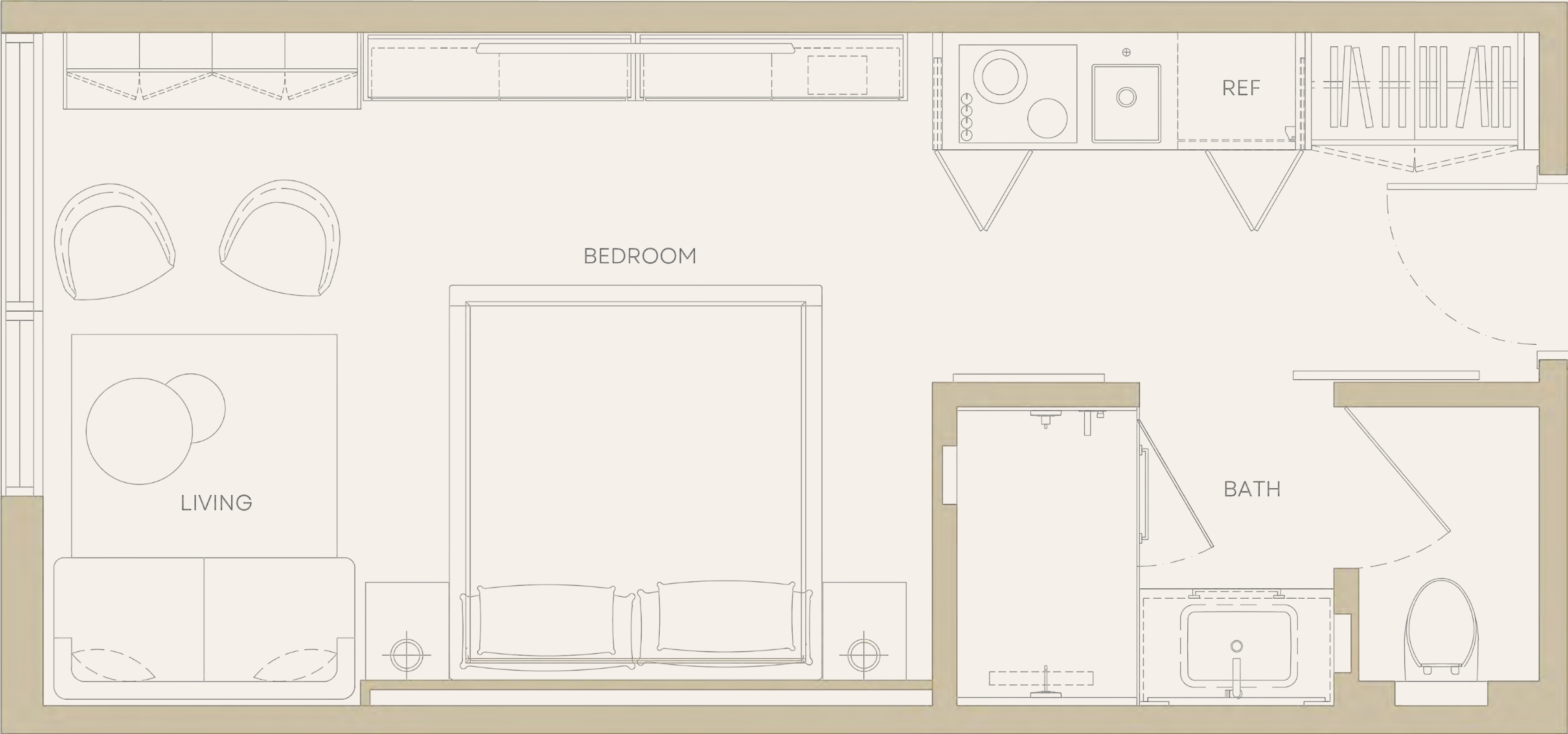
TEAM

RESIDENCES

PROPERTY

RENTAL PROGRAM

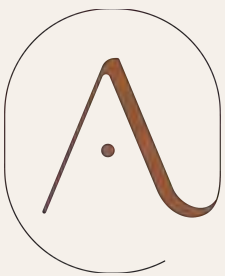
FAQ



STUDIO

STUDIO | 1 BATHROOM | 360 SF | 33 SM





LOCATION

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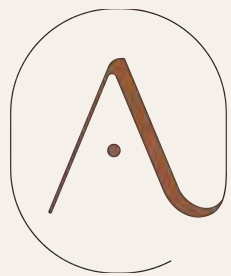
FAQ



1 BEDROOM

1 BEDROOM | 1 BATHROOM | 500 SF | 46 SM





LOCATION

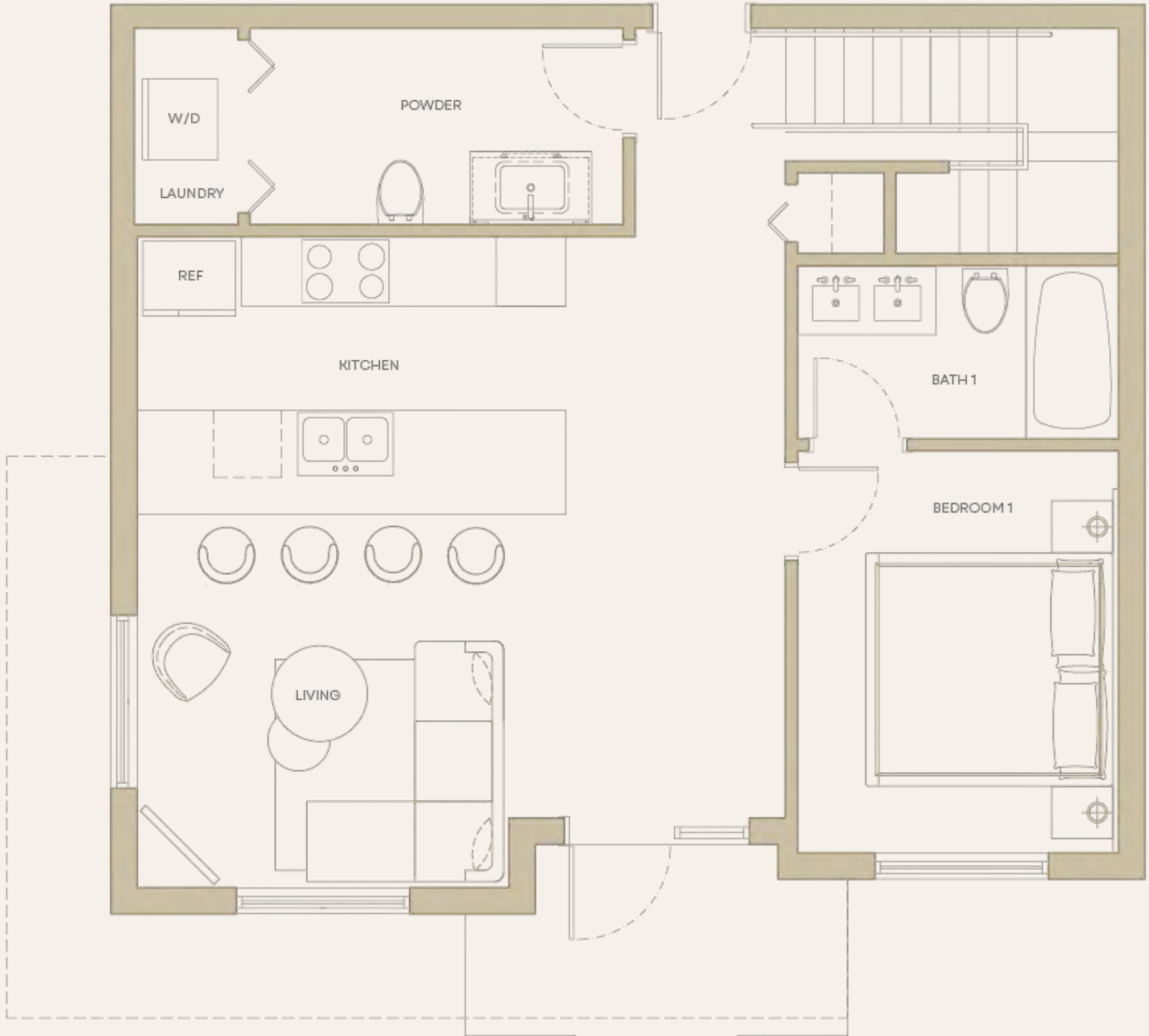
TEAM

RESIDENCES

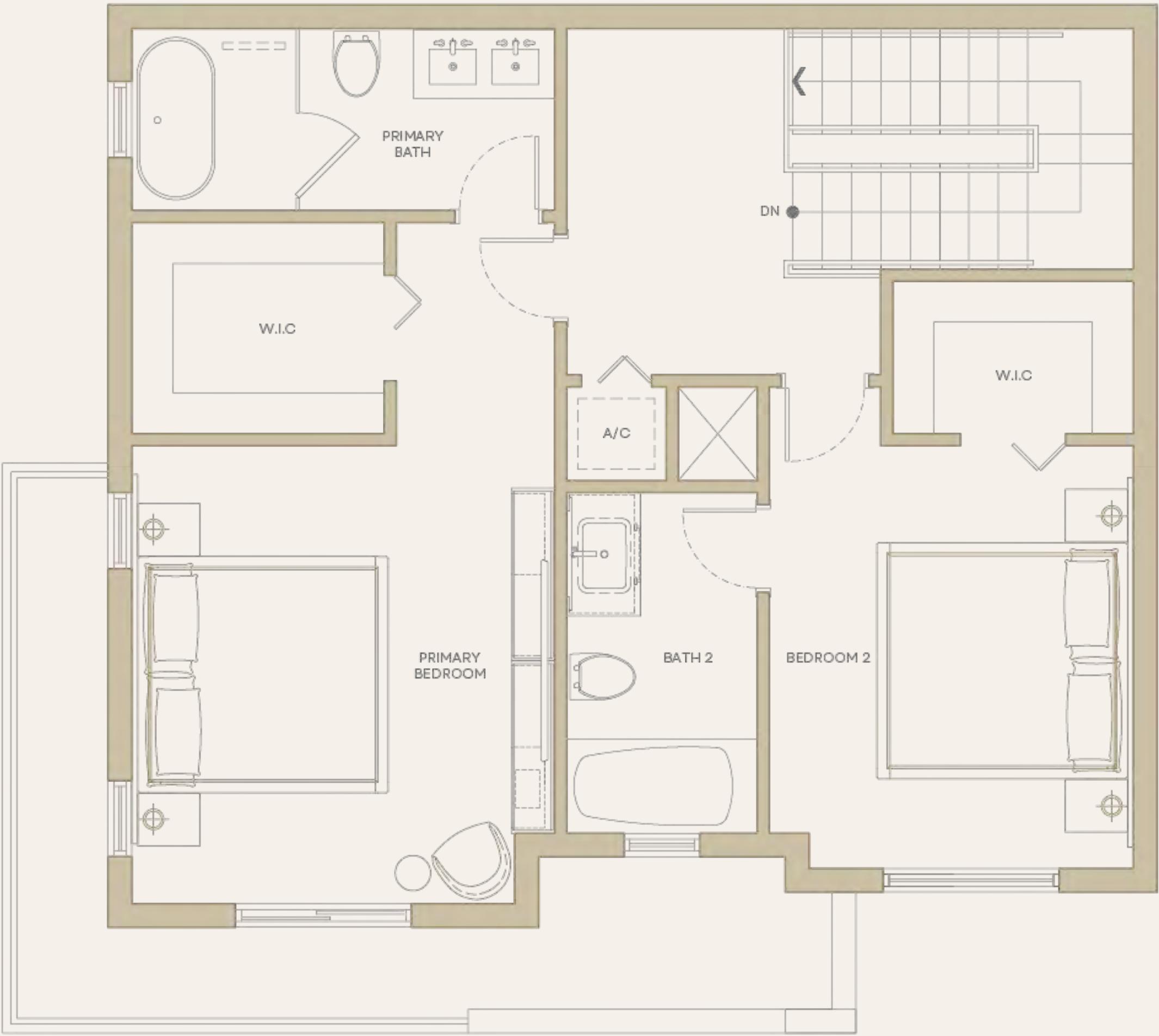
PROPERTY

RENTAL PROGRAM

FAQ



GROUND FLOOR

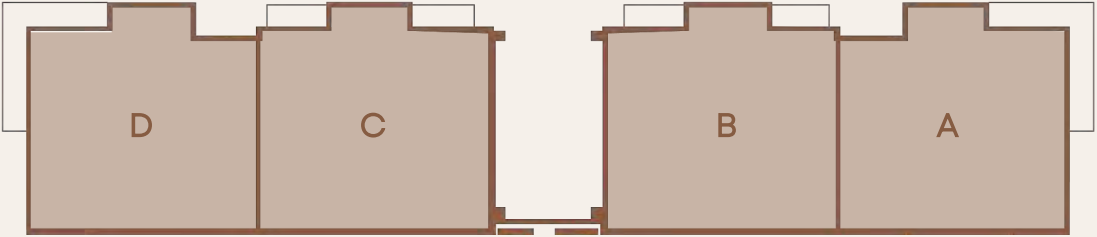


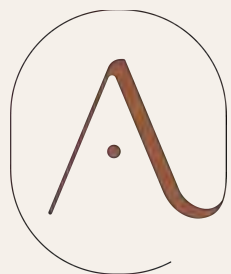
SECOND FLOOR

TOWNHOUSE

3 BEDROOMS | 3.5 BATHROOMS

1500 SF | 139 SM





RESIDENCE FEATURES

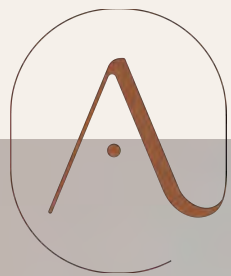
Features & Finishes

- 10' Ceilings
- Quartz Countertops
- High-end built-ins, and casework
- Floor to Ceiling Windows
- Kitchenette
- Executive Desk
- Therapeutic Beds
- Blackout roller shades
- Signature desk chair

Technology, Security & Service

- Keyless Entry
- Smart Home + TVs
- A.I. Personal Assistant
- In-room safe
- Highspeed WIFI
- LED lighting
- Room Service





10' ceilings

Black out roller shades

High-end built-ins, and casework

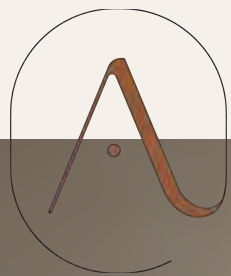
Smart Home + TVs

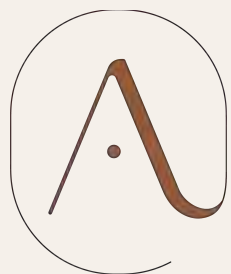
Floor to ceiling windows

Therapeutic Beds

Executive Desk

Signature Desk Chair





[LOCATION](#)

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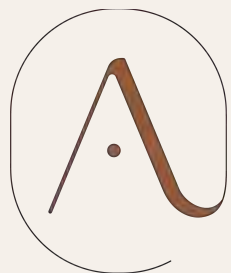
[RESIDENCES](#)

[PROPERTY](#)

[RENTAL PROGRAM](#)

[FAQ](#)





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TEAM

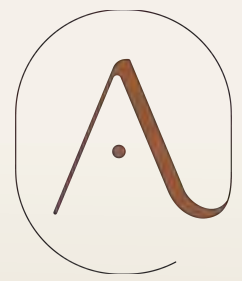
RESIDENCES

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RESIDENCES

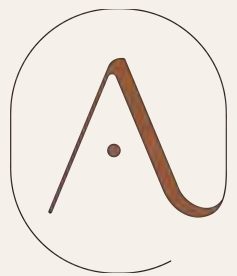
PROPERTY

RENTAL PROGRAM

FAQ

DESIGN LIFE YOUR WAY





GROUND FLOOR

- Townhomes with private entrances
- Valet Parking Entrance
- Covered Parking
- Lobby
 - 24/7 Front desk concierge
 - Coffee / Beverage Station
 - Multifunctional lobby space
- Fine Dining Restaurant
 - Breakfast dining area
 - Signature Bar
 - Ghost kitchen concept

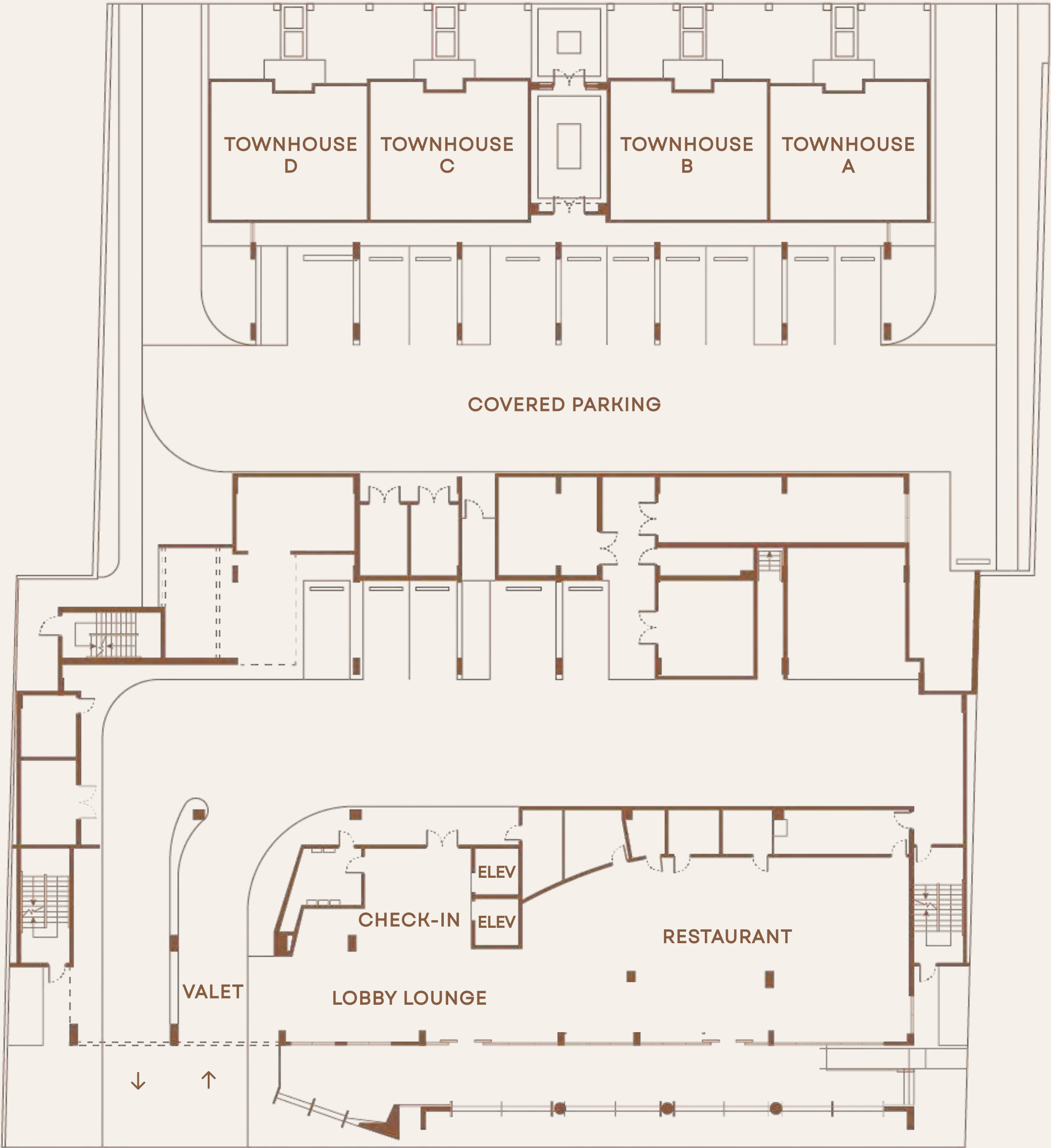
GROUND FLOOR

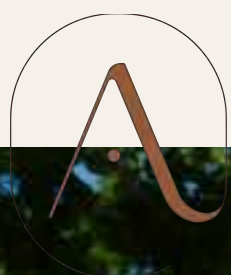
SECOND FLOOR

THIRD FLOOR

FOURTH FLOOR

FLOORS FIVE - TEN





LOCATION

TEAM

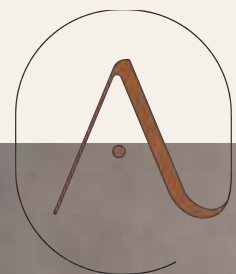
RESIDENCES

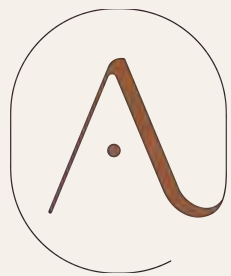
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FAQ

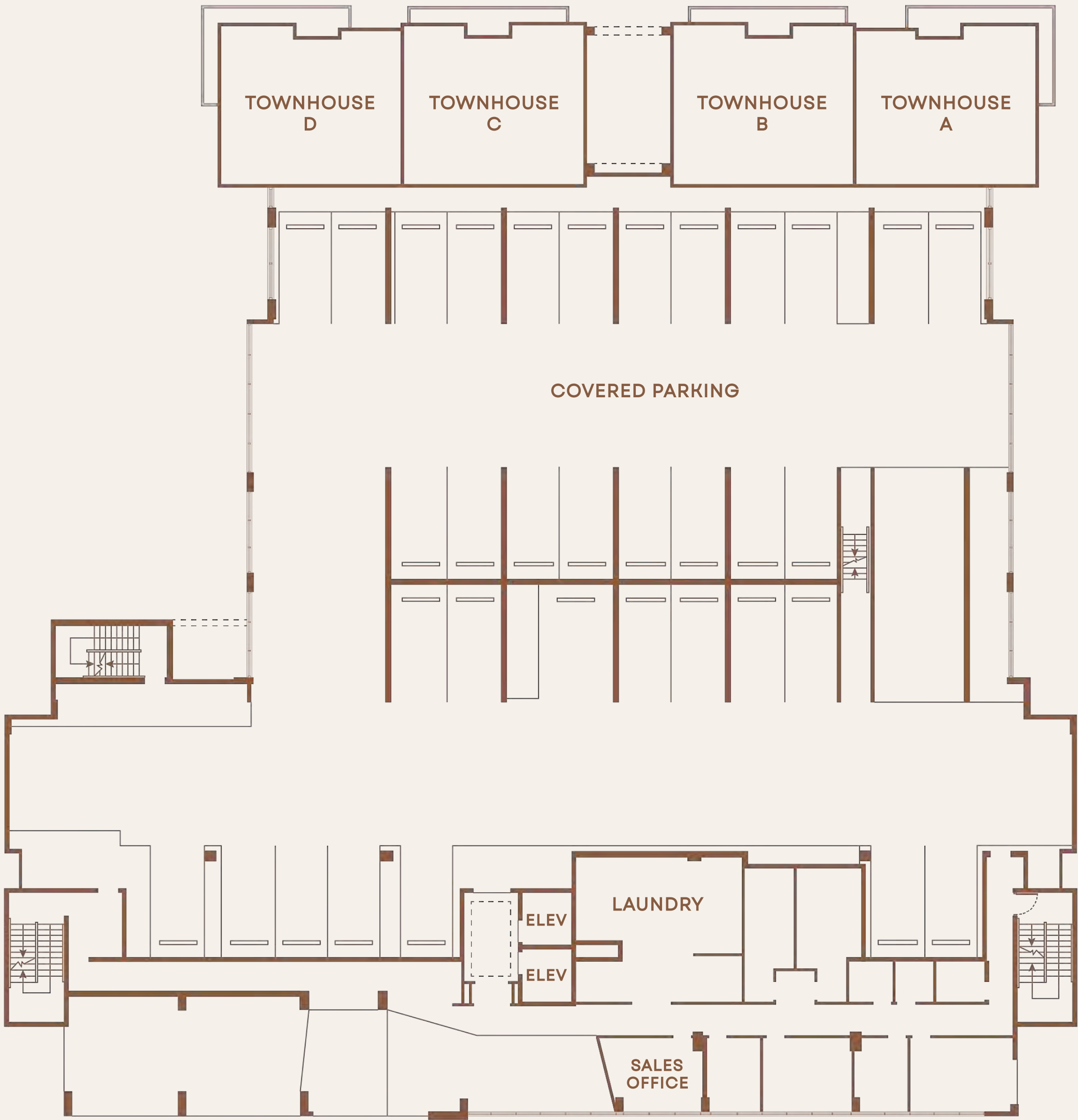






SECOND FLOOR

- Townhouses
- Laundry Room
- Leasing & Management
- Covered Parking



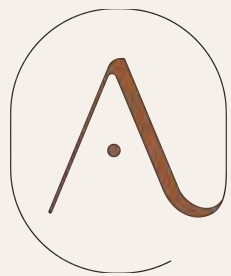
GROUND FLOOR

SECOND FLOOR

THIRD FLOOR

FOURTH FLOOR

FLOORS FIVE - TEN



THIRD FLOOR

CAYA Members Club

- 1 Year Membership Included for Owners
- Member's only events & activations
- Private Dining & Lounge

Social Spaces

- Accessible to Owners & Guests
- Programming for Salon Style Thought Leader & Speaker Events
- Kid-Friendly Health & Wellness Education
- Signature Coffee Bar
- Private Meeting Rooms
- Music & Event Programming

Covered Parking

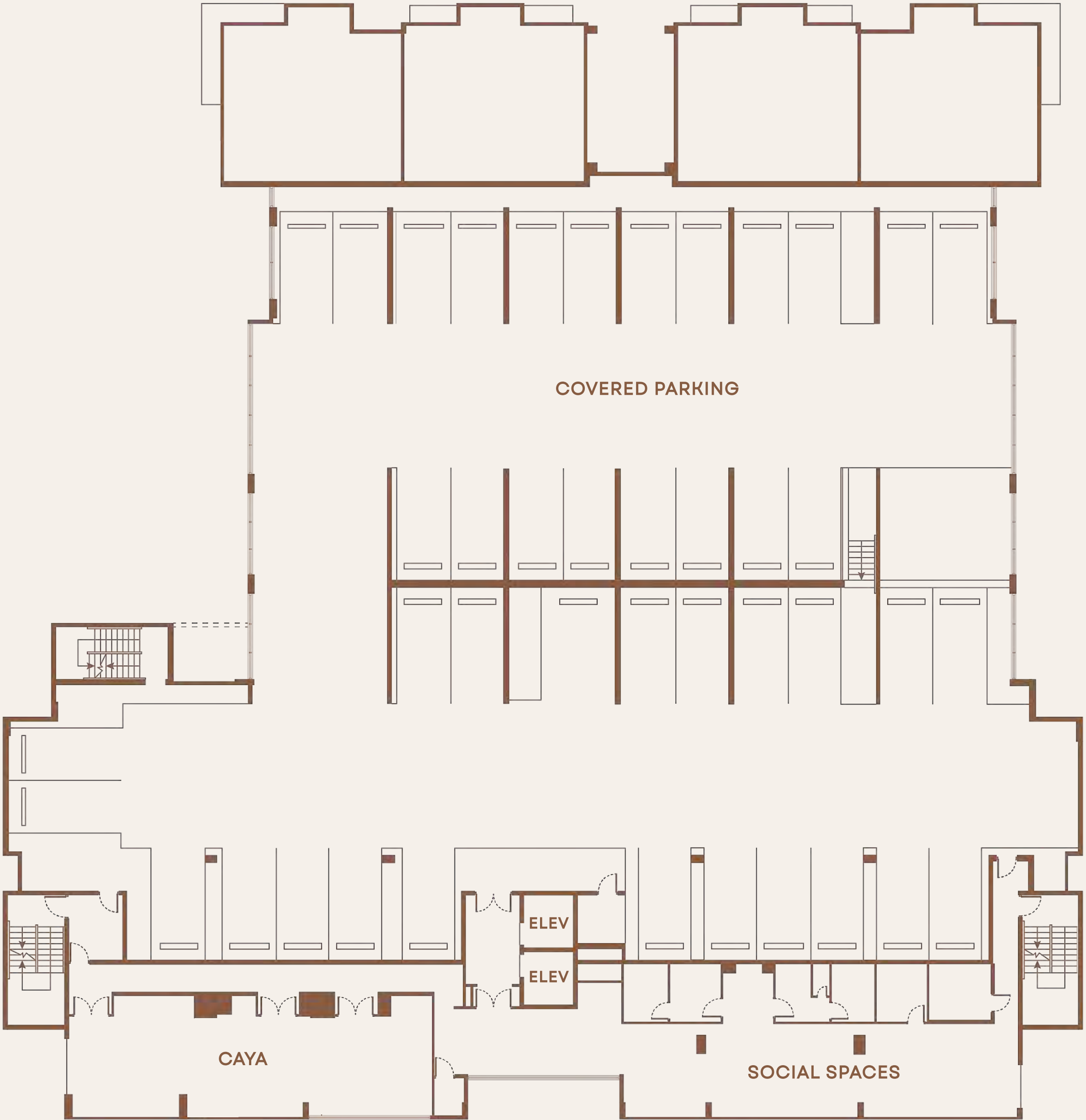
GROUND FLOOR

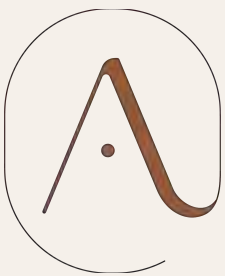
SECOND FLOOR

THIRD FLOOR

FOURTH FLOOR

FLOORS FIVE - TEN





LOCATION

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FOURTH FLOOR

Pool

- Outdoor Showers
- Shaded Cabanas
- Poolside food & beverage service

Gym

- Partnership with brand-name gym
- Cardio & Weights

Spa

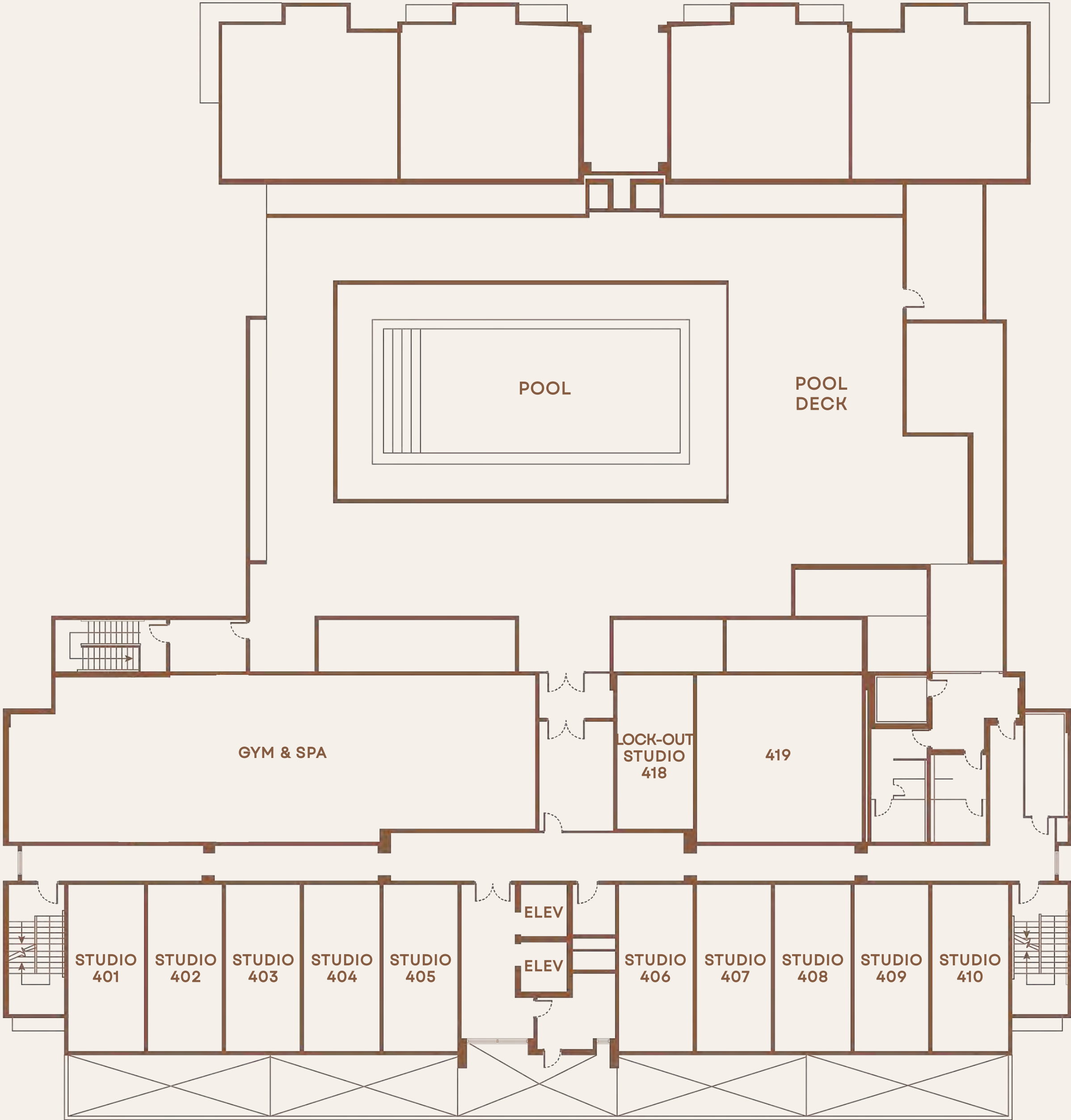
- Steam, Sauna, Cold Plunge
- Yoga Studio Meditation Area

WELLNESS & PERFORMANCE PROGRAMS & FEATURES

- Longevity & Vitalization Programs
- Coach/Trainer/Counsel
- Hormone Balancing
- Thermal Therapeutic
- IV Nutrient Program
- Juice/Beverage/M meal Program

SPA & BEAUTY FEATURES

- Skin treatment/ vitality Programs
- Advanced Fitness Training Programs
- Nutrition Coaching
- Regenerative Therapy
- Massages & Treatment
- Thermal Spa & Shower



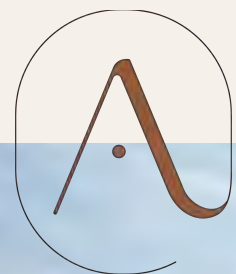
GROUND FLOOR

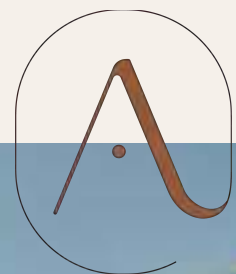
SECOND FLOOR

THIRD FLOOR

FOURTH FLOOR

FLOORS FIVE - TEN





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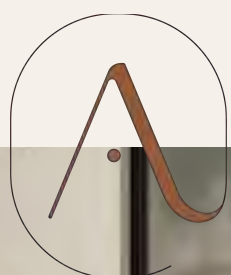
[RESIDENCES](#)

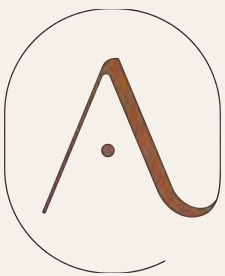
[PROPERTY](#)

[RENTAL PROGRAM](#)

[FAQ](#)







FLOORS

FIVE – TEN

- Studios
- Lock-Out Studios
- 1 Bedrooms

GROUND FLOOR

SECOND FLOOR

THIRD FLOOR

FOURTH FLOOR

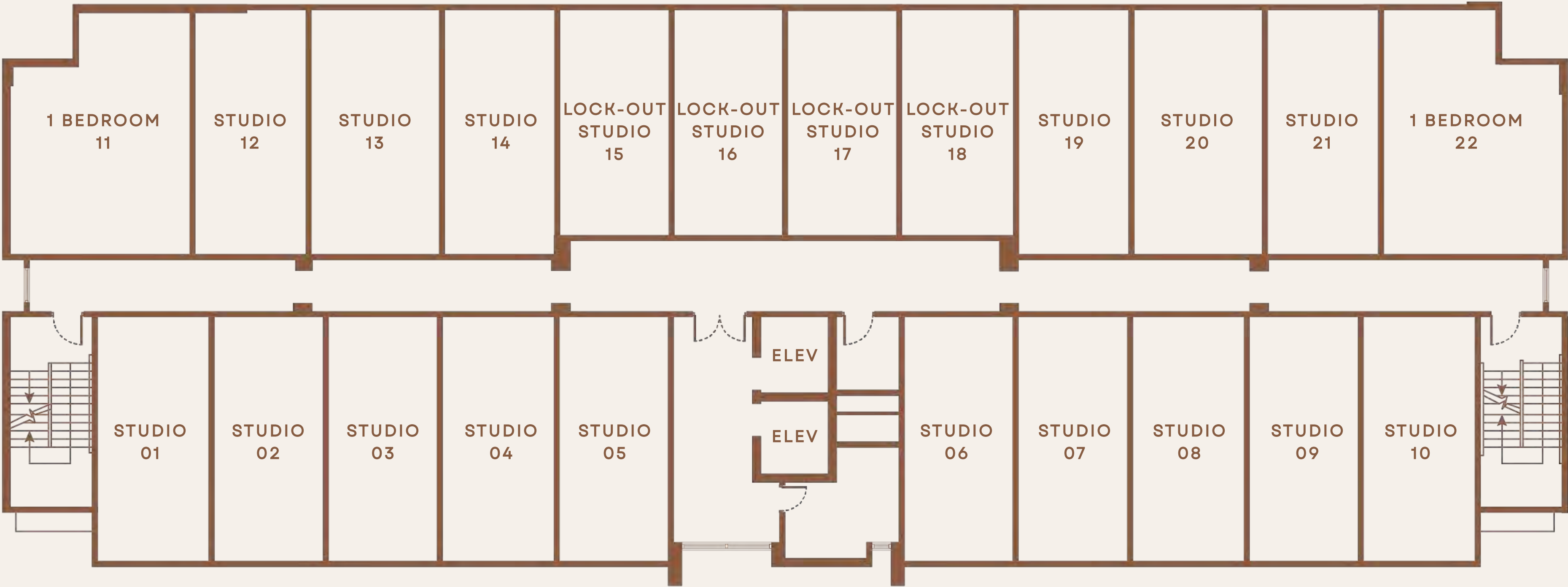
FLOORS FIVE – TEN

NORTHWEST

VIEW

NORTHEAST

VIEW



SOUTHWEST

VIEW

SOUTHEAST

VIEW



FLOOR 10

NORTHEAST VIEW

NORTHWEST VIEW

SOUTHEAST VIEW

SOUTHWEST VIEW





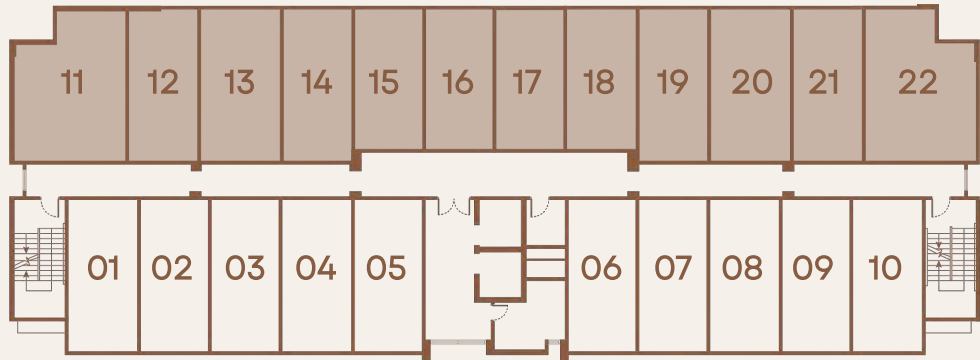
FLOOR 10

NORTHEAST VIEW

NORTHWEST VIEW

SOUTHEAST VIEW

SOUTHWEST VIEW





FLOOR 10

NORTHEAST VIEW

NORTHWEST VIEW

SOUTHEAST VIEW

SOUTHWEST VIEW





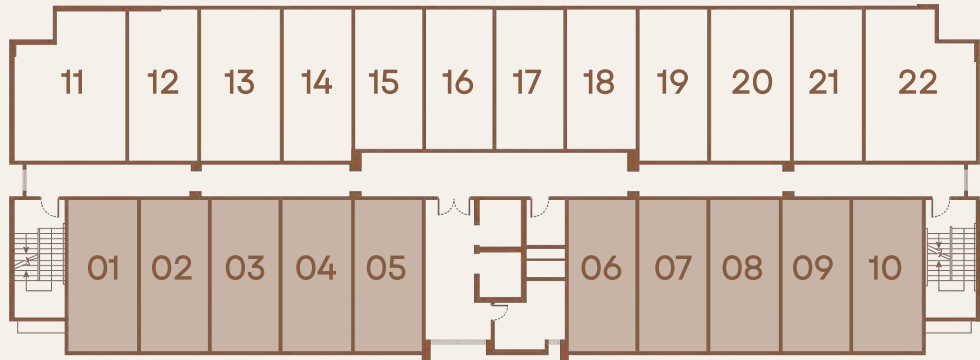
FLOOR 10

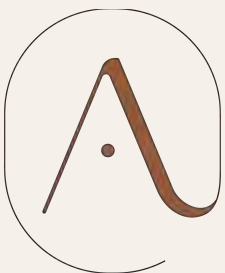
NORTHEAST VIEW

NORTHWEST VIEW

SOUTHEAST VIEW

SOUTHWEST VIEW





TRADITIONAL CONDO/HOTEL MODEL

Not Owner Friendly

REVENUE IS SPLIT

Revenue is split with condo hotel operator =
less revenue to condo owner

~50%-60% of rental revenue goes to hotel operator*

MORE FEES

Owners pay Rental Management fees* +
Franchise & licensing fees* +
Any service fees* +
HOA fees

CONFLICT OF INTEREST

The condo hotel operator is incentivized to fill
hotel keys before condo hotel rooms.



ATELIER MIAMI MODEL

Owner's Paradise

NO SPLITS, REVENUE GOES TO OWNER

No splits, no hotel operator =
more revenue to condo owner

~90% of rental revenue goes to the condo owner**

LESS FEES

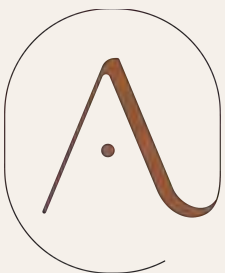
Owner pays only one fee HOA Fees

HOA fee covers room cleaning and rental
management from First Service Residential.

OWNER FRIENDLY & CONFLICT FREE

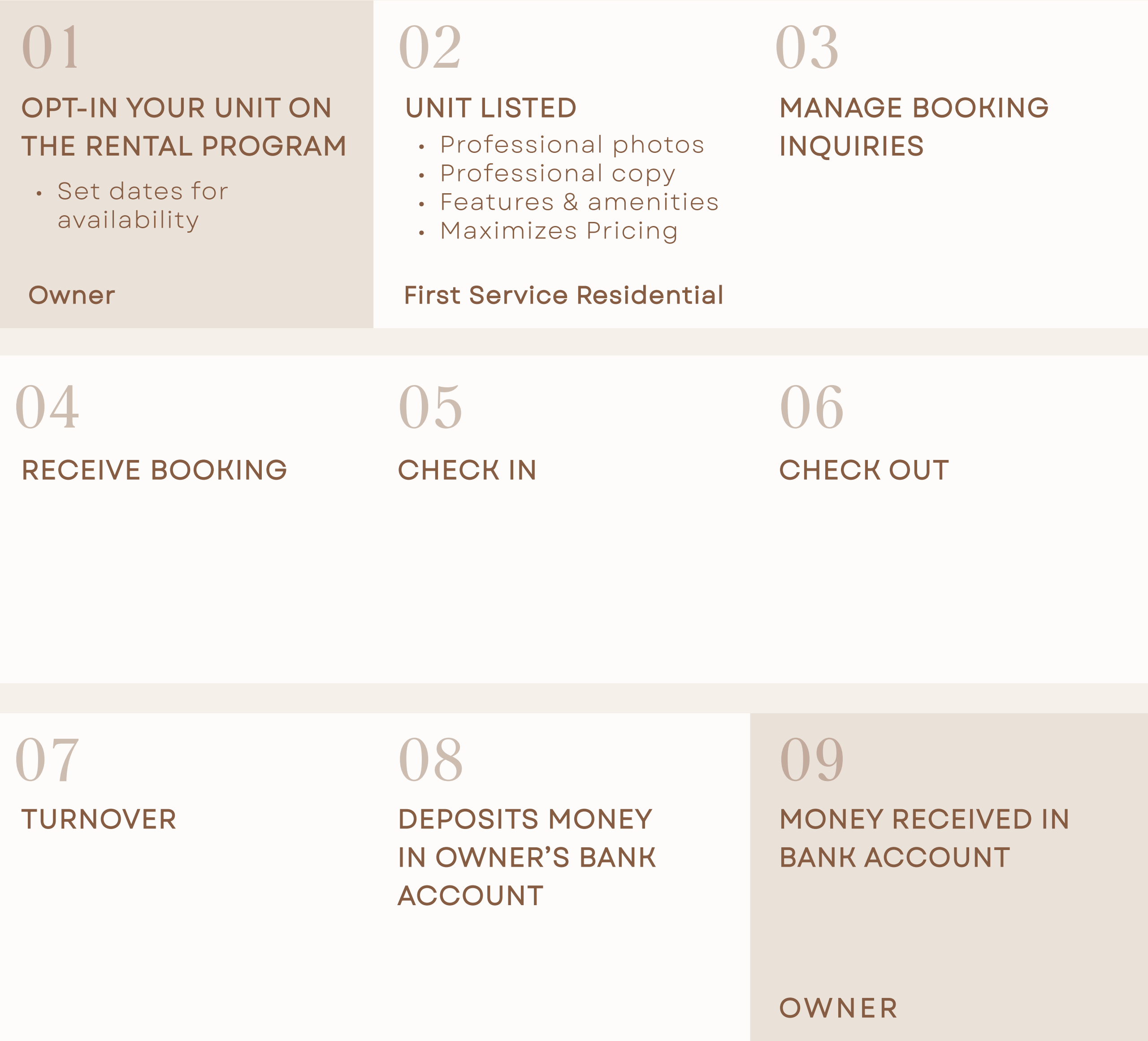
Owners choose to list their unit directly on the
centralized listing platform, guest experience
managed by First Service Residential.

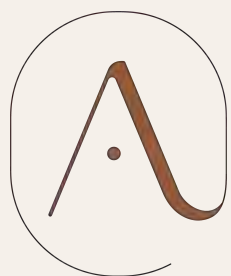
*Depending on the rental program and operator, stats are indicative
**Stats for units that are in the centralized rental pool



HASSLE-FREE OWNERSHIP

Owners will be able to host their units under a centralized management system on the world’s largest hosting platform. The entire guest experience will be managed by First Service Residential, providing hassle-free ownership.



[LOCATION](#)[TEAM](#)[RESIDENCES](#)[PROPERTY](#)[RENTAL PROGRAM](#)[FAQ](#)

HOA~\$1.65/FT

If in rental pool, all included:

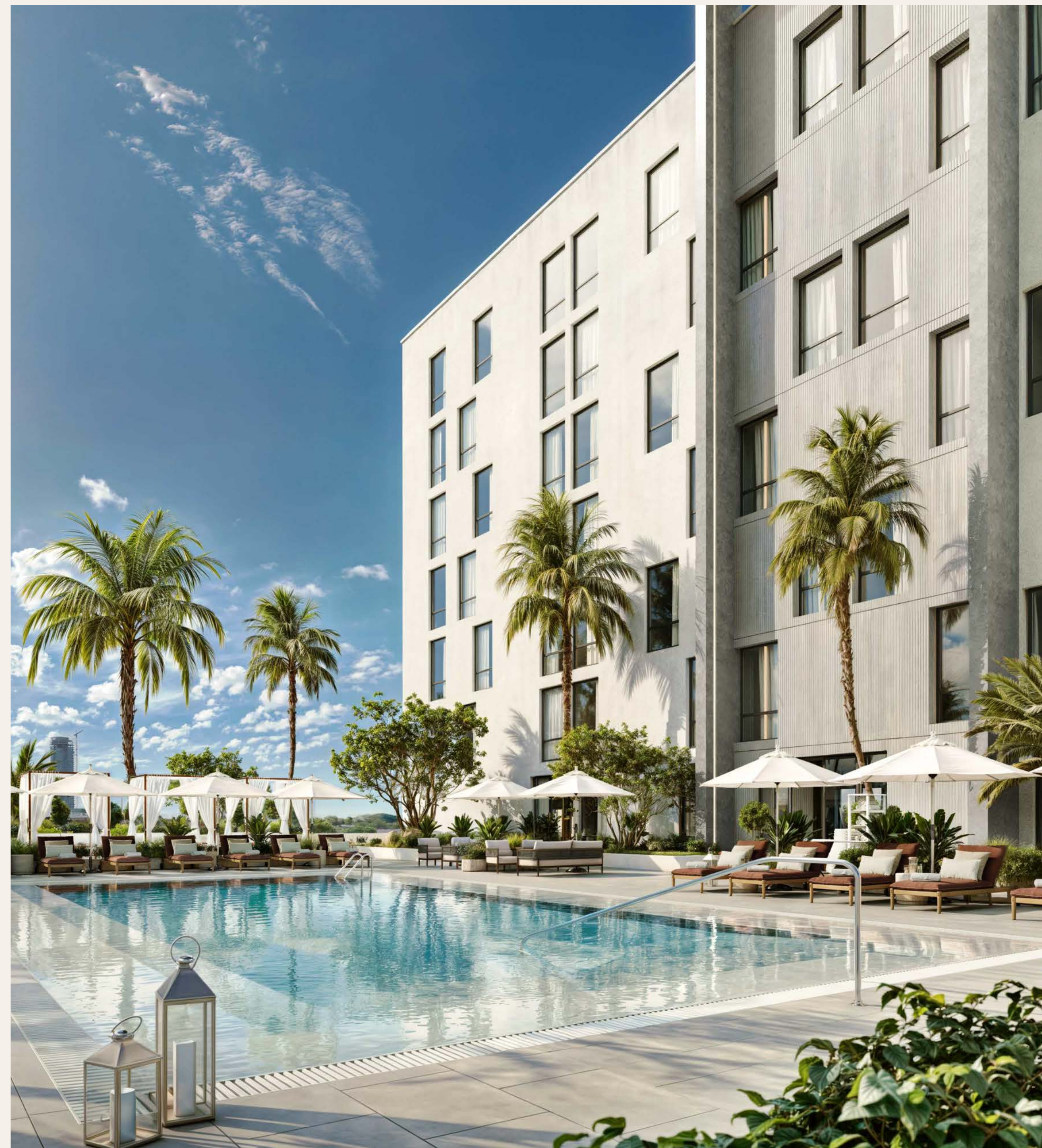
- Access to & maintenance for all amenities
- Property taxes exterior & common
- First Service Residential
- Exterior insurance
- Landscaping on shared facilities
- Amenities & maintenance
- Utilities for common areas
- Water for common & residential
- Window cleaning on exterior
- Pest control
- Waste management
- WiFi & Basic Cable
- Reserves included

If not in rental pool, additional expenses could include:

- Services & maintenance
- Cleaning expenses

Owner's expense:

- Electrical utilities for residential units - metered separately
- Taxes for the residential units
- Insurance for residential units





CONSTRUCTION TIMELINE

- Acquisition Q4 2024
- Groundbreaking Q2 2025
- Top off Q4 2026
- Completion Q2 2027

DEPOSIT STRUCTURE

- 20% at Contract Signing
- 20% at Groundbreaking
- 10% at Top Off
- 50% at Closing



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

This project has been filed in the State of Florida and no other state. This is not an offer to sell or solicitation of offers to buy the condominium units in states where such offer or solicitation cannot be made. Prices, square footage and availability are subject to change at any time without notice. This is a limited time offer. Developer may withdraw offering at any time. Equal Housing Opportunity. NO FEDERAL AGENCY HAS JUDGED THE MERITS OR VALUE, IF ANY, OF THIS PROPERTY. THIS IS NOT AN OFFER TO SELL, OR SOLICITATION OF OFFERS TO BUY, THE CONDOMINIUM UNITS IN STATES WHERE SUCH OFFER OR SOLICITATION CANNOT BE MADE. THESE DRAWINGS 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 RESIDENCES. UNITS SHOWN ARE EXAMPLES OF UNIT TYPES AND MAY NOT DEPICT ACTUAL UNITS. STATED SQUARE FOOTAGES ARE RANGES FOR A PARTICULAR UNIT TYPE AND ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND IN FACT ARE LARGER THAN THE AREA THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION OF CONDOMINIUM (WHICH GENERALLY ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AN EXCLUDES INTERIOR STRUCTURAL COMPONENTS). THE AREA OF THE UNIT AS DEFINED IN THE DECLARATION IS LESS THAN THE SQUARE FOOTAGE REFLECTED HERE. ALL DEPICTIONS OF APPLIANCES, PLUMBING FIXTURES, EQUIPMENT, COUNTERS, SOFFITS, FLOOR COVERINGS AND OTHER MATTERS OF DETAIL ARE CONCEPTUAL ONLY AND ARE NOT NECESSARILY INCLUDED IN EACH UNIT. THE FURNISHINGS AND DÉCOR ILLUSTRATED OR DEPICTED ARE NOT INCLUDED WITH THE PURCHASE OF THE UNIT. CONSULT YOUR PURCHASE AGREEMENT AND ANY ADDENDA THERETO FOR THE ITEMS INCLUDED WITH THE UNIT. DIMENSIONS AND SQUARE FOOTAGE ARE APPROXIMATE, WILL VARY WITH SPECIFIC UNIT TYPE AND MAY VARY WITH ACTUAL CONSTRUCTION. ADDITIONALLY, MEASUREMENTS OF ROOMS SET FORTH ON ANY FLOOR PLAN ARE NOMINAL AND GENERALLY TAKEN AT THE GREATEST POINTS OF EACH GIVEN ROOM (AS IF THE ROOM WERE A PERFECT RECTANGLE), WITHOUT REGARD FOR ANY CUTOUTS. UNIT ORIENTATION AND WINDOWS (INCLUDING NUMBER, SIZE, ORIENTATION AND AWNINGS), BALCONY/ LANAIS (INCLUDING CONFIGURATION, SIZE AND RAILING/BALUSTRADE), STRUCTURE AND MECHANICAL CHASES MAY VARY. THE DEVELOPER EXPRESSLY RESERVES THE RIGHT TO MAKE MODIFICATIONS, REVISIONS AND CHANGES IT DEEMS DESIRABLE IN ITS SOLE AND ABSOLUTE DISCRETION AND WITHOUT NOTICE. ALL DRAWINGS ARE CONCEPTUAL RENDERINGS AND THE DEVELOPER EXPRESSLY RESERVES THE RIGHT TO MAKE MODIFICATIONS. ACTUAL VIEWS MAY VARY AND CANNOT BE GUARANTEED. VIEWS SHOWN CANNOT BE RELIED UPON AS THE ACTUAL VIEW FROM ANY PARTICULAR UNIT WITHIN THE CONDOMINIUM. IMPROVEMENTS, LANDSCAPING AND MENITIES DEPICTED MAY NOT EXIST. PRICES, PLANS, ARCHITECTURAL INTERPRETATIONS AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. THE INFORMATION PRESENTED WITHIN THIS DOCUMENT IS CONCEPTUAL. THE IMAGES AND FEATURES CONTAINED HEREIN ARE NOT TO BE RELIED UPON OR USED AS A REFERENCE FOR SPECIFICATIONS. THE FOREGOING MATTERS ARE FURTHER ADDRESSED IN THE PURCHASE AGREEMENT AND ANY ADDENDA THERETO AND THE CONDOMINIUM DOCUMENTS.