

ELEVEN

IN THE ROADS

NOW UNDER CONSTRUCTION
OCCUPANCY SPRING 2018

ELEVEN

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www.elevenintheroads.com

ELEVEN IN THE ROADS

LOCATION: The Roads - Brickell

ADDRESS: 529 SW 11th St., Miami, FL 33129

NUMBER OF UNITS: 24

NUMBER OF FLOORS: 3

UNIT TYPE: [2 Beds - 2- 2.5 Baths] [3 Beds -3- 3.5 Baths] [4 Beds - 4.5 Baths]

UNIT SIZE: 1,372 - 2,177 SQFT [127.46 - 202.25 M2]

RESIDENCE FEATURES: Gardens, decks, oversized balconies and Private rooftop terraces [in selected units]

PARKING: 61 Covered parking spaces

HOA: Approximately .49 cents per SQFT.

DEVELOPER: Roads 11, LLC.

ARCHITECT: Kobi Karp

INTERIOR DESIGN UPGRADES: Artefacto

SMART HOME CUSTOMIZED UPGRADE PACKAGES: Audio One

ESCROW ACCOUNT: Chicago Title Insurance Co.

ESTIMATED COMPLETION: Spring 2018

SALES GALLERY: 1801 SW 3rd Ave., Miami, FL 33129

WEBSITE: www.elevenintheroads.com

OVERVIEW

Eleven in the Roads is a boutique collection of 2, 3 & 4 bedroom modern residences, designed by award-winning architect Kobi Karp, at the nexus of the best arts, culture, shopping, restaurants and entertainment that Miami has to offer.

Overlooking the tree-tops, just steps from vibrant Brickell, Eleven in The Roads is Miami's best-kept secret in luxury, introducing the next generation of low-rise boutique urban living. The 24 bespoke residences sparkle with light, space, privacy and roof-top amenities.

The residences vary from 1,372 to 2,177 square feet and feature open floor plans with up to 10' foot ceilings, high-impact glass windows, imported Italian kitchen and bathroom cabinetry, quartz counter tops, en-suite bathrooms, oversized balconies, private gardens, decks and roof-top terraces. Eleven in the Roads also features luxurious rooftop amenities for all residents, including a Swimming Pool, Cabanas, Outdoor Kitchen & Bar, Children's playground and open exercise area with Zen garden surroundings. All while enjoying prime views of Brickell's skyline in a tropical setting.

24 BOUTIQUE RESIDENCES
FOR THE VISIONARIES THAT WILL CALL IT HOME

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UNIT TYPES

GARDEN RESIDENCES | 2 - 4 BEDROOMS & 2 - 4.5 BATHROOMS

- › Interior: 1,372 to 2,177 SQFT [127.46 - 202.25 M2]
- › Exterior: 354 to 1,514 SQFT [32.89 - 140.65 M2]
- › Private gate with call box [in selected units]
- › Private garden / deck
- › 2 parking spaces + option to purchase additional space(s)
- › Private Storage

SPA RESIDENCES | 3 - 4 BEDROOMS & 3 - 4.5 BATHROOMS

- › Interior: 1,674 to 2,161 SQFT [155.52 - 200.76 M2]
- › Exterior: 170 SQFT [15.79 M2]
- › Open-oversized balconies [23' feet wide by 6.10' feet deep]
- › 2 parking spaces + option to purchase additional space(s)
- › Private Storage

PENTHOUSE RESIDENCES | 3 - 4 BEDROOMS & 3 - 4.5 BATHROOMS

- › Interior: 1,674 to 2,161 SQFT [155.52 - 200.76 M2]
- › Exterior: 667 SQFT [61.97 M2]
- › Open- oversized balconies [23' feet wide by 6.10' feet deep]
- › Private Rooftop Terrace with pergola [42.2' feet wide by 12.4 feet deep]
- › 2 parking spaces + option to purchase additional space(s)
- › Private Storage

BUILDING FEATURES

- › 24 Residences
- › 16 Layouts
- › 3 Stories
- › 2 Elevators
- › Covered Parking Spaces per Unit
- › Rooftop Amenities Deck
- › Covered Parking
- › Private Storages
- › Private Covered Parking
- › Designated Bicycle Parking Areas

INTRODUCING LOW-RISE LUXURY
THE NEXT GENERATION OF URBAN LIVING

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PRIME LOCATION

Eleven in the Roads is within the green surroundings of the charming neighborhood of The Roads – planned By Mary Brickell in 1922 as a pedestrian- friendly residential neighborhood with wide streets, median parkways and roundabouts with Miami native plants.

The project is nestled in a residential environment for family living and a stroll away from vibrant Brickell and its upscale amenities.

| | | | | | | |
|-----------------|-----------|--------|--|--------------------|-----------|---------|
| Brickell | 0.5 miles | 2 min. | | Design District | 4.5 miles | 10 min. |
| Little Havanna | 1 | 2 | | Coral Gables | 5.5 | 12 |
| Downtown | 1.4 | 7 | | South Beach | 6.9 | 13 |
| Health District | 3.2 | 8 | | Key Biscayne | 7.6 | 16 |
| Wynwood | 3.5 | 10 | | Miami Intl Airport | 7.5 | 13 |
| Coconut Grove | 3.5 | 10 | | Port of Miami | 3.4 | 7 |
| Design District | 4.5 | 10 | | | | |

STATE-OF-THE-ART DESIGN

- › Architecture by award-winning Kobi Karp
- › Developed by Roads 11, LLC
- › Gated complex
- › 24hs. New York Style Concierge
- › High-tech security and monitoring systems in lobby
- › High speed Internet access in each residence and common areas
- › Energy efficient appliances
- › Environmental and Energy-efficient materials

CURATED AMENITIES

Rooftop amenity deck for all residents with:

- › Harmonious landscaping
- › Tropical-inspired rooftop garden
- › Panoramic views of the Brickell Skyline
- › Sundeck and swimming pool
- › Private lounging cabanas
- › Summer kitchen and bar
- › Shaded outdoor yoga and exercise area
- › Children's play area
- › High-speed internet

A MASTERPIECE BY KOBI KARP

SPARKLING WITH LIGHT, SPACE, AND ROOFTOP AMENITIES

EXCLUSIVE RESIDENCES

- › Smooth-finished ceilings up to 10' feet
- › Up to 9' feet oversized high-impact tinted windows and sliding doors
- › All residences offer spacious terraces (23' w x 6.10 deep) with glass railings
- › Custom-finished entry and interior doors
- › Stainless steel finished door fixtures
- › Front-loading stacked washer/dryer
- › Energy efficient air-conditioning system
- › Superior wall sound insulation
- › Energy efficient appliances and finishes
- › 2 private parking spaces per residence

GOURMET KITCHENS

- › Contemporary imported Italian kitchen cabinetry with exclusive custom design by Italkraft
- › Stainless Steel Bosch appliances
- › Wine cooler
- › Built-in paneled Bosch dishwasher
- › Elegant quartz countertops
- › Cabinet lighting feature

SPA-STYLE BATHROOMS

- › Contemporary imported Italian vanity with exclusive custom design by Italkraft
- › Elegant quartz countertops
- › Imported flooring
- › Shower and Tub in master bathroom
- › Freestanding ceramic tub in master bathroom
- › Frameless glass shower enclosures and baths
- › Superior European-style fixtures, sinks and accessories
- › LEED standard toilets with dual flush

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LEADING TECHNOLOGY

- › High-tech security and monitoring systems in lobby
- › Advanced smart building wiring for TV, multiple telephone / data lines and high speed internet access in each residence
- › Free high-speed internet within all common areas
- › Customized Smart Audio & Video upgrade packages by national leading company Audio One

PRICING: Starting from \$602,000

DEPOSIT STRUCTURE

- › 20% at Contract
- › 20% 30 Days after contract
- › 10% 90 Days after contract
- › 50% at Closing

 Disclosure: Broker participation welcome. 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 of the Florida Statutes, to be furnished by the Developer to a Buyer or Lessee. Obtain the property report or prospectus required by law and read it before signing anything. This advertisement does not constitute and offer or solicitation where prior registration or other qualification is required. Equal Housing Opportunity. All plans and renderings are conceptual and are subject to change without notice. Images and renderings are all artist conceptual composition. Prices, plans, architectural renderings and specifications are subject to change without notice.

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