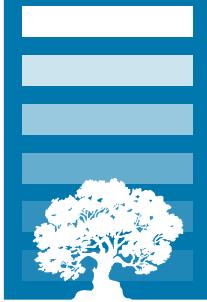


TERRAZAS





TERRAZAS

TWO SLEEK TOWERS CONTAINING 324 LUXURY RESIDENCES
GATED COMMUNITY LOCATED IN THE MIAMI RIVER DISTRICT, JUST 15 MINUTES FROM SOUTH BEACH
1, 2 AND 3 BEDROOM APARTMENTS, LOFTS, TOWNHOMES & PENTHOUSES
PRIVATE ACCESS TO THE MIAMI RIVER & E.G. SEWELL PARK
MIAMI SKYLINE & RIVER VIEWS
MINUTES FROM CIVIC CENTER HEALTH DISTRICT & MIAMI INTERNATIONAL AIRPORT

THE RESIDENCES

Stainless Steel Appliances
Porcelain Tile Floors
Granite Countertops
In-unit Washer / Dryer
Expansive Private Balconies

AMENITIES & SERVICES

24-Hour Concierge Service
Fitness Center
Business Center
Sauna
Jacuzzi
Yoga Room
Private Clubhouse
Landscaped Pool
Party Room with Bar & Kitchen
Additional Storage
Property Surveillance System
Covered Parking with Controlled Access
Pet-Friendly

1 BED / 1 BATH \$270K-\$320K (686-732 SQ FT)
1 BED / 2 BATH WITH DEN \$250K-\$460K (695-1187 SQ FT)
2 BED / 2 BATH \$300K-\$490K (929-1146 SQ FT)
3 BED / 3 BATH \$540K-\$630K (1490-1554 SQ FT)

A LIMITED NUMBER OF TOWNHOMES AND PENTHOUSES ARE ALSO AVAILABLE

1861 NW SOUTH RIVER DRIVE MIAMI, FL 33125

PRICES AND AVAILABILITY ARE SUBJECT TO CHANGE. THIS DOES NOT CONSTITUTE AN OFFER TO SELL OR A SOLICITATION OF AN OFFER TO BUY A UNIT IN THE CONDOMINIUM. NO SOLICITATION, OFFER OR SALE OF A UNIT IN THE CONDOMINIUM WILL BE MADE IN ANY JURISDICTION IN WHICH SUCH ACTIVITY WOULD BE UNLAWFUL PRIOR TO ANY REQUIRED REGISTRATION THEREIN. 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 TO A BUYER OR LESSEE.