



RIVER DISTRICT T4

LOCATION: MIAMI, FL, UNITED STATES

PRICES FROM: \$ 600,000

 **Douglas Elliman**
Development Marketing



RIVER DISTRICT 14

A sophisticated real estate development located at 1428 NW 14th Avenue in the heart of Miami, near the Miami River. Crafted by award-winning architects Behar Font, this impressive condominium rises 16 stories and offers 283 fully furnished turn-key residences. Owners have the flexibility to self-manage or use third-party services for rentals. With high ceilings, outdoor spaces, and contemporary finishes, these thoughtfully designed residences provide a fusion of comfort and style. Gourmet kitchens, fully built-out closets, and included parking add convenience. The intelligently crafted floor plans range from 520 to 1130 square feet, accommodating diverse preferences.

River District 14 collaborates with the ALTA Development team, a renowned group with over 30 years of experience in South Florida's real estate market. The development features over 20,000 square feet of beautifully appointed amenities, including indoor pickleball courts, a fitness center, poolside relaxation areas, and outdoor grilling spots. The selection includes studio, one-bedroom, and two-bedroom condominiums, as well as one or two-bedroom Walkup Villas, catering to discerning buyers seeking a perfect fit.

Immerse yourself in the epitome of luxurious living at River District 14, where sophistication meets convenience in Miami's desirable district. With its exceptional location, prestigious



architecture, fully furnished residences, and diverse amenities, this development redefines elevated living. Experience the perfect fusion of comfort and style in a setting that caters to your desires, offering a truly unparalleled lifestyle opportunity in the heart of Miami.



conception and are intended only as
subject to change by the developer





ABOUT ME

Guided by trust. Driven by results - The Art of Real Estate and Investment

Marion is a leading Miami real estate expert with nearly two decades of market knowledge. A Miami Beach resident since 2006, she understands every facet of the industry and guides her clients seamlessly through each transaction.

Why Work With a Pre-Construction Specialist in Miami

Miami's pre-construction market is one of the most dynamic—and complex—in the world. Buying early means access to the best pricing, premium units, and long-term upside. But it also comes with risks, timelines, contract structures, and developer nuances that only experienced professionals truly understand.

That's where I come in.

As a specialized pre-construction Realtor, I don't just sell units—I guide my clients through the entire process: from selecting the right project and negotiating favorable terms, to understanding deposit structures, timelines, and exit strategies. I work directly with top developers, giving my clients early access, insider knowledge, and a strategic advantage.

In a market like Miami, the difference between a good investment and a great one is timing, positioning, and expertise.



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That's why working with someone who truly understands
pre-construction isn't optional—it's essential.

FEATURES



UNIT SIZES

Studio

520 SQ.FT.
(48 sq. m.)

1Bed / 1Bath

560 - 640 SQ.FT.
(52 - 59 sq. m.)

2Bed / 2Bath

865 - 915 SQ.FT.
(65 - 110 sq. m.)

Walkup

700-1130 SQ.FT.
(65 - 110 sq. m.)

RESIDENCE FEATURES

Fully furnished studios, 1-bedroom, 2-bedroom and walk-up residences

Gourmet kitchens featuring custom cabinetry

Stainless steel appliances, including refrigerator/freezer and dishwasher, cooktop, and microwave

Fully built-out closets

Rain showers in primary bathrooms and custom vanities

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

Approximately 9-foot ceilings

Stackable washer and dryer

Pre-wired for high-speed communication and data connection

Smart access using keyless entry

Furniture package available

One parking space included per residence



FEATURES



BUILDING FEATURES

-- River District 14 is a new 16-story development featuring 283 beautifully designed turnkey condominium residences near the Miami River

-- Located in the heart of Miami within a block and a half from the hustle and bustle of the shops, entertainment, and dining at River Landing. Nearby stores and shopping.

-- River District 14 is two blocks walking distance from the University of Miami health campus (UHealth), and Jackson Memorial Hospitals, comprising one of the largest public health districts in the United States

-- Easily accessible to all the major transportation hubs including Miami International Airport, Port of Miami, and the Brightline Train Station

-- Take a leisurely stroll down the Miami River and dine at one of the many popular restaurants on the river.



AMENITIES



State of the Art Fitness Center

Stay fit and active with our fully equipped gym facility.



Outdoor Partial Concierge

On a hot day, enjoy the outdoor patio area where you can swim or grill.



Pool with Cabanas

On a hot day, enjoy the outdoor patio area where you can swim or grill.

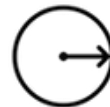


Shops & Restaurants The River Landing Mall and restaurants on the Miami River are a short walk away.



Spacious Coworking Center

The River Landing Mall and restaurants on the Miami River are a short walk away.

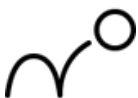


15 Minute Radius From Downtown Miami, Miami Airport, Wynwood Art District, and the Port of Miami.



Media Room

Downtown Miami, Miami Airport, Wynwood Art District, and the Port of Miami.



Pickleball Courts

Stay fit and active with our fully equipped gym facility and pickleball courts.

