



DISTRICT 225

MIAMI

# LIVE. OWN. HOST. ON YOUR TERMS



Fully appointed and beautifully furnished studio, one-bedroom, and two-bedroom condominium residences, District 225 delivers a true turnkey experience.

Live at District 225.  
Host on Airbnb.

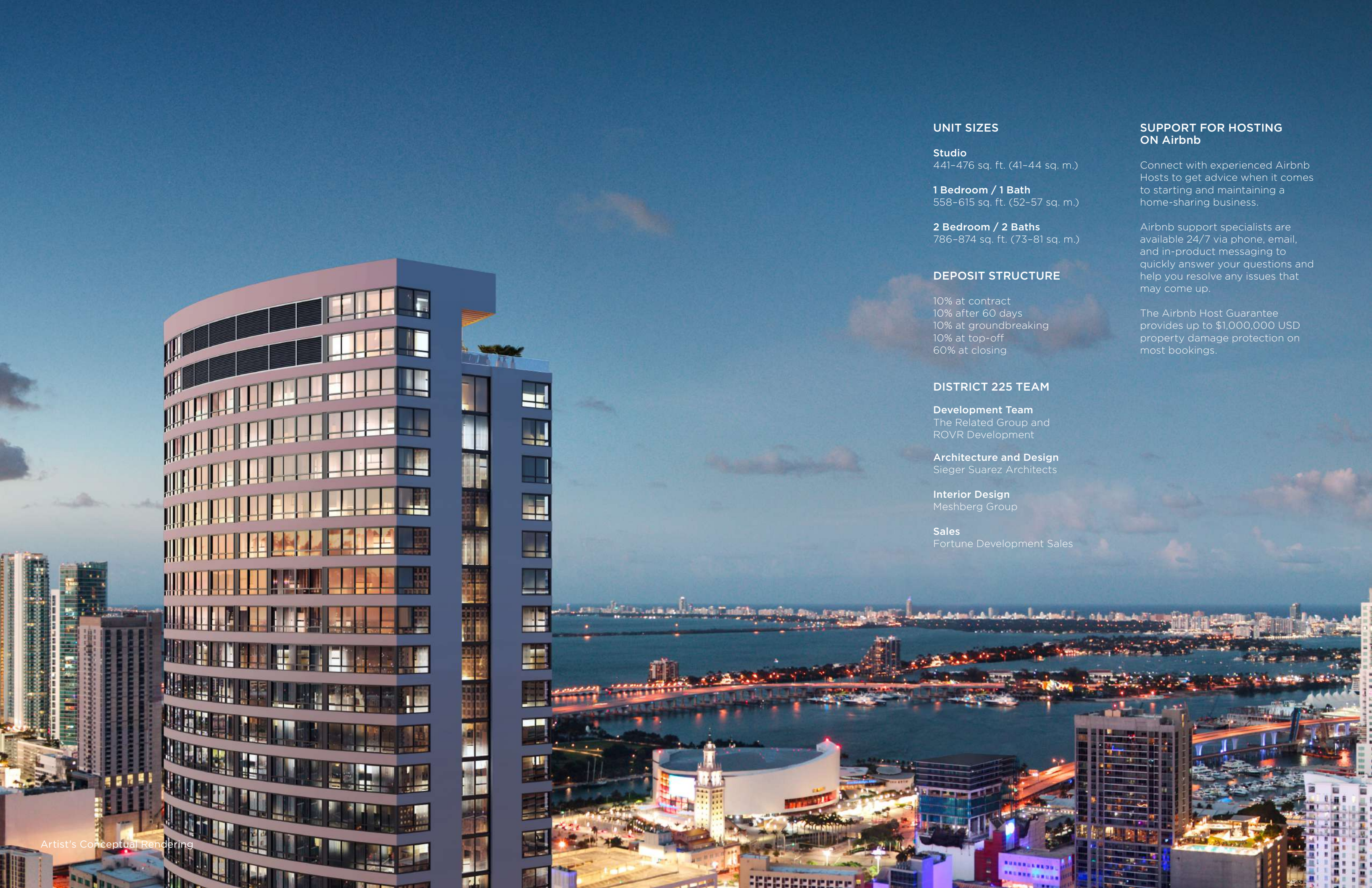


## HIGHLIGHTS

District 225 is perfectly situated in the heart of Miami's extraordinary social, cultural, culinary, and sporting offerings. A short distance from Miami Beach, Brickell, Wynwood Arts District, Design District, Miami International Airport, Adrienne Arsht Center for the Performing Arts, and the American Airlines Arena.

District 225 offers residents a resort-style pool deck, two floors of activity amenities—including a rock climbing wall, basketball court, fitness center, and spa—a fully outfitted co-working floor, an indoor/outdoor bar and lounge area, and so much more.

All residences are fully furnished and move-in ready.



Artist's Conceptual Rendering

## UNIT SIZES

### Studio

441-476 sq. ft. (41-44 sq. m.)

### 1 Bedroom / 1 Bath

558-615 sq. ft. (52-57 sq. m.)

### 2 Bedroom / 2 Baths

786-874 sq. ft. (73-81 sq. m.)

## DEPOSIT STRUCTURE

10% at contract

10% after 60 days

10% at groundbreaking

10% at top-off

60% at closing

## DISTRICT 225 TEAM

### Development Team

The Related Group and  
ROVR Development

### Architecture and Design

Sieger Suarez Architects

### Interior Design

Meshberg Group

### Sales

Fortune Development Sales

## SUPPORT FOR HOSTING ON Airbnb

Connect with experienced Airbnb Hosts to get advice when it comes to starting and maintaining a home-sharing business.

Airbnb support specialists are available 24/7 via phone, email, and in-product messaging to quickly answer your questions and help you resolve any issues that may come up.

The Airbnb Host Guarantee provides up to \$1,000,000 USD property damage protection on most bookings.

Inspired by some of the world's leading hospitality properties, District 225 has been designed to create an environment of comfort and indulgence.

### RESIDENCE FEATURES

Fully finished and furnished studio, 1-bedroom, and 2-bedroom residences

Gourmet kitchens featuring custom Italian cabinetry

Smeg appliances, including paneled refrigerator/freezer and dishwasher, built-in convection oven, cooktop, and microwave

Fully built-out closets

Rain showers in primary bathrooms and custom Italian vanities

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

9-foot-high ceilings

Full-size washer and dryer

Smart home technology for seamless personalization with the touch of a button, including controls for audio, climate, window treatments, and lighting systems

Pre-wired for high-speed communications and data connection

Smart access using keyless entry

### BUILDING FEATURES

Double-height lobby featuring professionally curated, museum-quality art

Expansive resort-style pool deck offering towel services, an indoor/outdoor bar area and social lounge with food/beverage service, and entertainment room with gaming tables

Two floors of activity amenities featuring a state-of-the-art, fully equipped fitness center that includes a private yoga/spinning room with virtual trainer, an indoor basketball court, 28-foot-high rock climbing wall, and a regulation-size racquetball court

Meshberg Group-designed treatment room and spa with separate his-and-hers saunas, steam rooms, and changing rooms

Co-working floor featuring private meeting rooms, conference room, lounge area, high-speed Internet, and a full-service kitchen

Rooftop amenity deck with plunge swim spa, fire pit, summer kitchen, and gorgeous views of Downtown Miami and Biscayne Bay

On-site cafe offering delivery service throughout the building, to residences and to amenity areas

Customized password-protected application for smart-home management, including integrated concierge services

Electric bikes with charging stations for residents on the go

On-demand housekeeping services

Climate-controlled package room

24/7 security services, high-speed elevators, and controlled property access

24/7 valet services and self-parking (valet parking included)

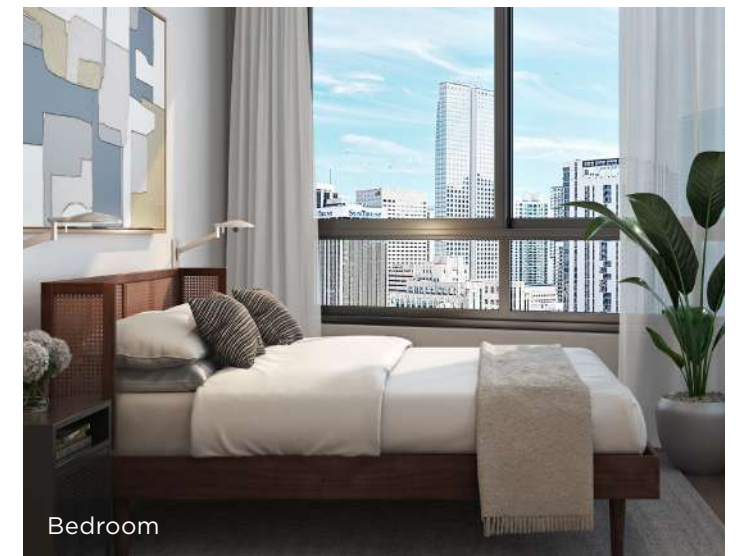
24/7 concierge services



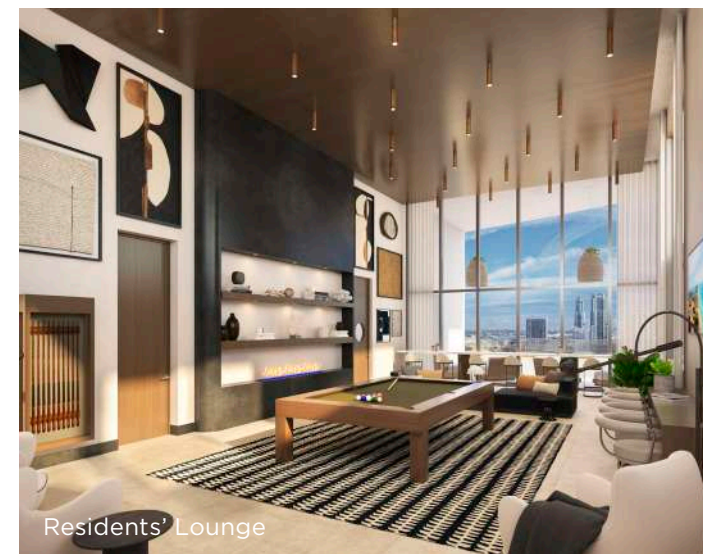
Rooftop Amenity Deck



Living Room



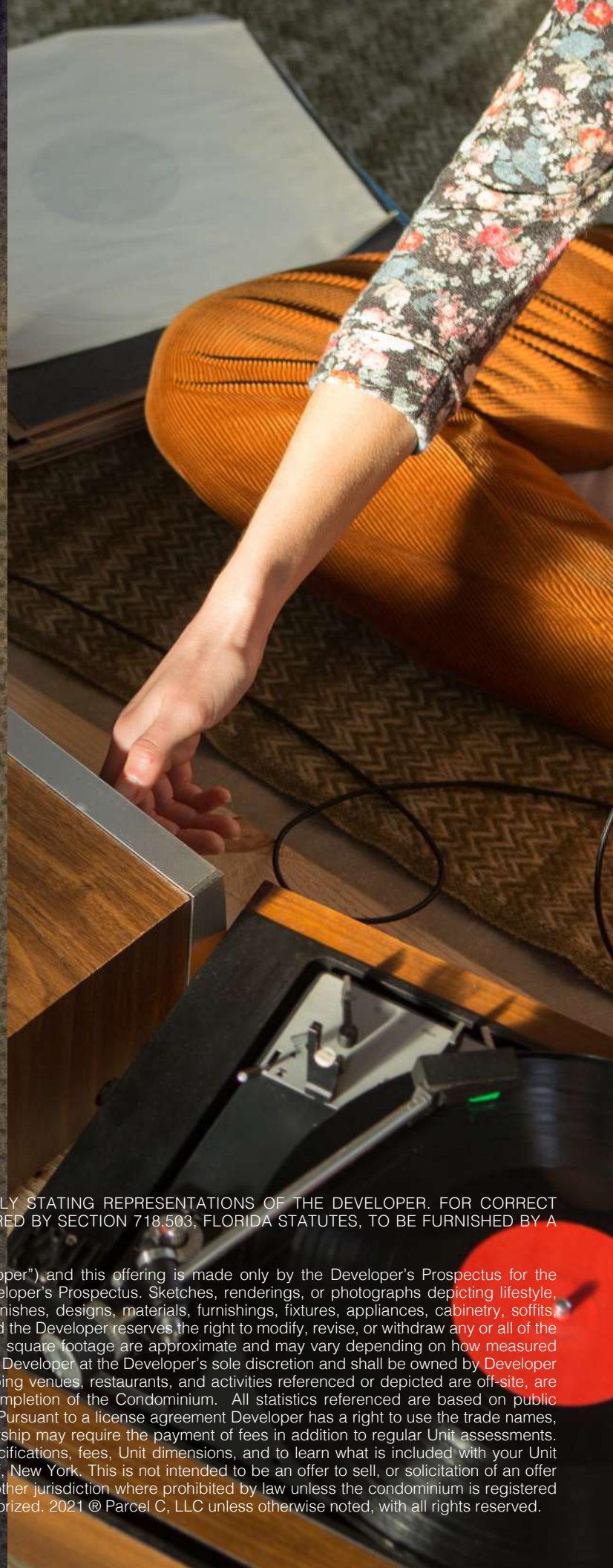
Bedroom



Residents' Lounge



Social Area



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, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

District 225 (the "Condominium") is developed by Parcel C, LLC ("Developer") and this offering is made only by the Developer's Prospectus for the Condominium. No statement should be relied upon if not made in the Developer's Prospectus. Sketches, renderings, or photographs depicting lifestyle, amenities, food services, club services, rental services, hosting services, finishes, designs, materials, furnishings, fixtures, appliances, cabinetry, soffits, lighting, countertops, floor plans, specifications, or art are proposed only, and the Developer reserves the right to modify, revise, or withdraw any or all of the same in its sole discretion. No specific view is guaranteed. Dimensions and square footage are approximate and may vary depending on how measured and based upon actual construction. Any art installed will be selected by the Developer at the Developer's sole discretion and shall be owned by Developer and not owned by the Condominium Association. Nearby attractions, shopping venues, restaurants, and activities referenced or depicted are off-site, are not controlled by the Developer, and are not guaranteed to exist upon completion of the Condominium. All statistics referenced are based on public information available as of the date of initial marketing of the Condominium. Pursuant to a license agreement Developer has a right to use the trade names, marks, and logos of The Related Group and ROVR. Some features of ownership may require the payment of fees in addition to regular Unit assessments. Consult the Prospectus for the proposed budget, all terms, conditions, specifications, fees, Unit dimensions, and to learn what is included with your Unit purchase. The Developer is not incorporated in, located in, nor a resident of, New York. This is not intended to be an offer to sell, or solicitation of an offer to buy, condominium units in New York or to residents of New York, or any other jurisdiction where prohibited by law unless the condominium is registered if required or exempt. Reproduction for private or commercial use is not authorized. 2021 © Parcel C, LLC unless otherwise noted, with all rights reserved.