

14 WEST





14 WEST CONDOMINIUM

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



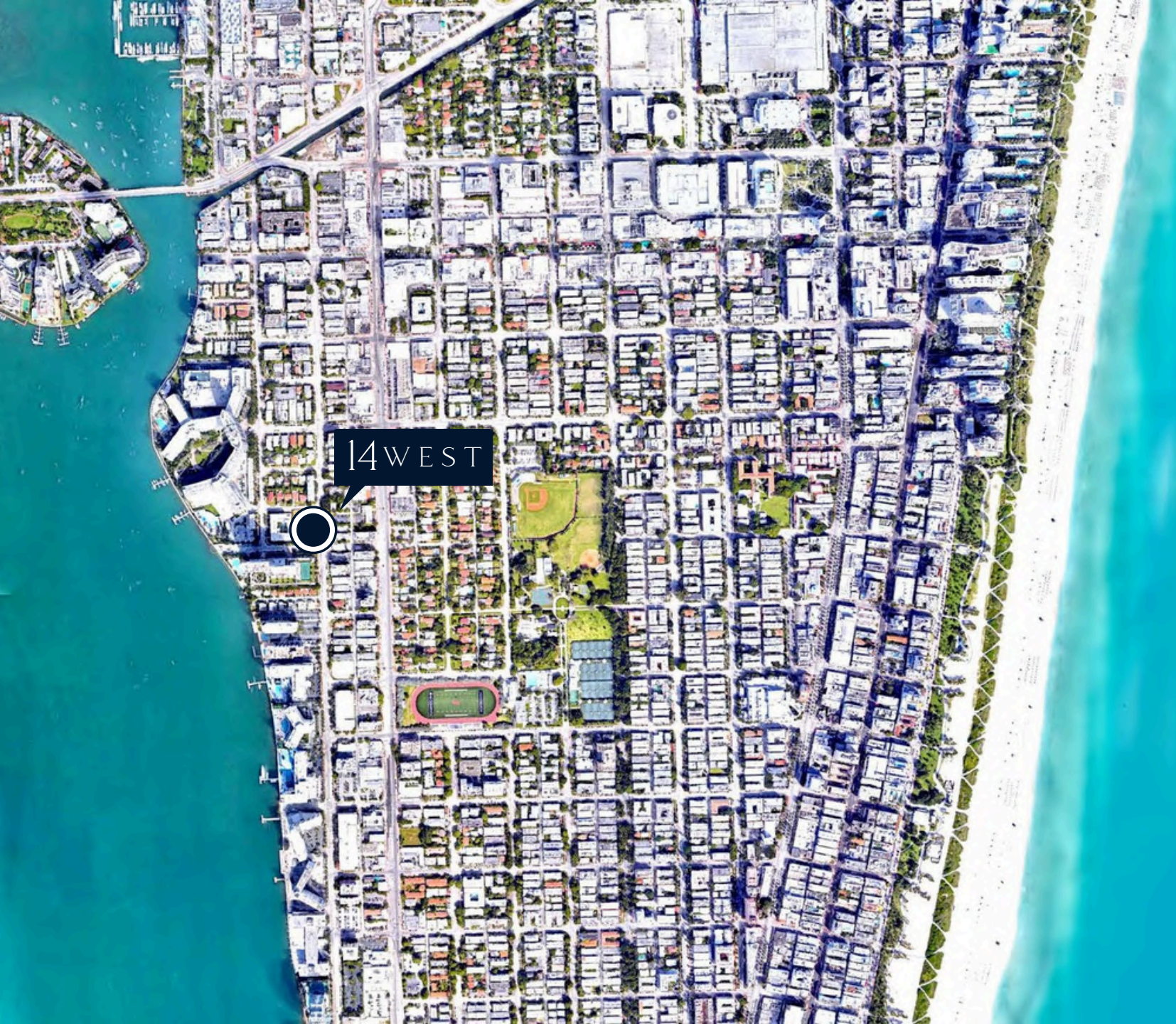
A LIFESTYLE THAT YOU CAN ENVISION

LIVE A GREAT LIFE WHILE BEING SURROUNDED BY BEAUTIFUL BEACHES AND THE TRANQUILITY OF NATURE WITH A MIX OF CITY LIVING. SOUTH BEACH OFFERS EVERYTHING FROM GOOD SCHOOLING FOR YOU KIDS TO GREAT LIFESTYLE FOR ADULTS, THE POSSIBILITIES ARE ENDLESS.





THE WEST AVENUE AREA IS ONE OF THE MOST HIGHLY DESIRED AREAS TO LIVE IN SOUTH BEACH, IT OFFERS GREAT SHOPPING AND RESTAURANTS ALONG WITH EASY ACCESS TO ALL OF THE REST OF MIAMI WHILE OFFERING A PEACEFUL VIBE TO THE NEIGHBORHOOD.



WEST AVENUE NEIGHBORHOOD

IN ADDITION TO BEING IN THE HEART OF SOUTH BEACH 14 WEST IS JUST A 30 MINUTE DRIVE TO BOTH MIAMI INTERNATIONAL AIRPORT AND FORT LAUDERDALE INTERNATIONAL AIRPORT. 14 WEST IS WITHIN WALKING DISTANCE TO MANY GOOD RESTAURANTS ALONG WITH CLOTHING STORES, GYMS, BARS AND GREAT NIGHT LIFE.



14 WEST

14 WEST AVENUE HAS ARRIVED TO MIAMI BEACH

THIS EXCLUSIVE 5 STORY CONDOMINIUM CONTAINS 14 BEAUTIFUL MODERN MIAMI STYLE RESIDENCES.

THE FIRST FLOOR CONTAINS 2 GROUND UNITS. THE SECOND, THIRD AND FOURTH FLOOR ALL CONTAIN 4 UNITS, WITH THE FOURTH FLOOR HAVING FOUR EXTRAVAGANT PENTHOUSES WITH VERY LARGE BALCONIES AND TERRACES.

1414 WEST OFFERS A ROOF TOP POOL FOR ALL OF THE RESIDENCES.

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MODERN DESIGN

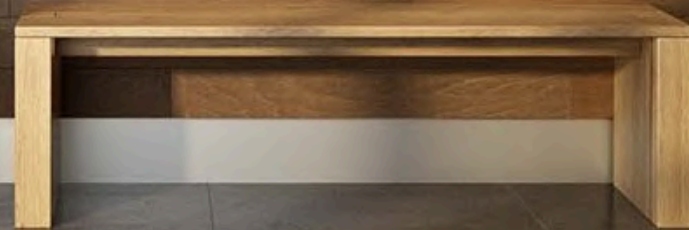
1414 WEST IS ONE OF THE MOST MODERN BUILDING IN THE SOUTH BEACH AREA THAT IS CURRENTLY BEING BUILT.

FROM THE IMMACULATE ARCHITECTURAL DESIGN TO THE DETAILED DESIGN OF THE FINISH MATERIALS, THE BUILDING OFFERS A PERFECT FEEL AND DESIGN FOR ANYONE LOOKING TO LIVE IN SOUTH BEACH.

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LIFESTYLE

THE RESIDENCES AT 1414 WEST HAVE A UNIQUE MODERN DESIGN THAT ALLOWS FOR GREAT SPACE USE INSIDE AND OUTSIDE OF THE UNITS OFFERING OUTDOOR KITCHENS AND LARGE TERRACES. ALL OF THE UNITS CONTAIN FLOOR TO CEILING WINDOWS THAT OFFER GREAT LIGHTING THROUGHOUT THE UNITS.

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KITCHENS

ALL OF THE RESIDENCES AT 14 WEST WILL HAVE CUSTOM LUXURY KITCHEN CABINETS WITH DEKTON COUNTERTOPS AND HIGH-END LUXURY APPLIANCES.



BATHROOMS

FROM FLOATING CABINETS TO RAINFALL WATERHEADS AND THE HIGHEST END FINISHES THAT THE MARKET HAS TO OFFER, THE BATHROOMS OFFER THE COMFORT THAT ONE WANTS.

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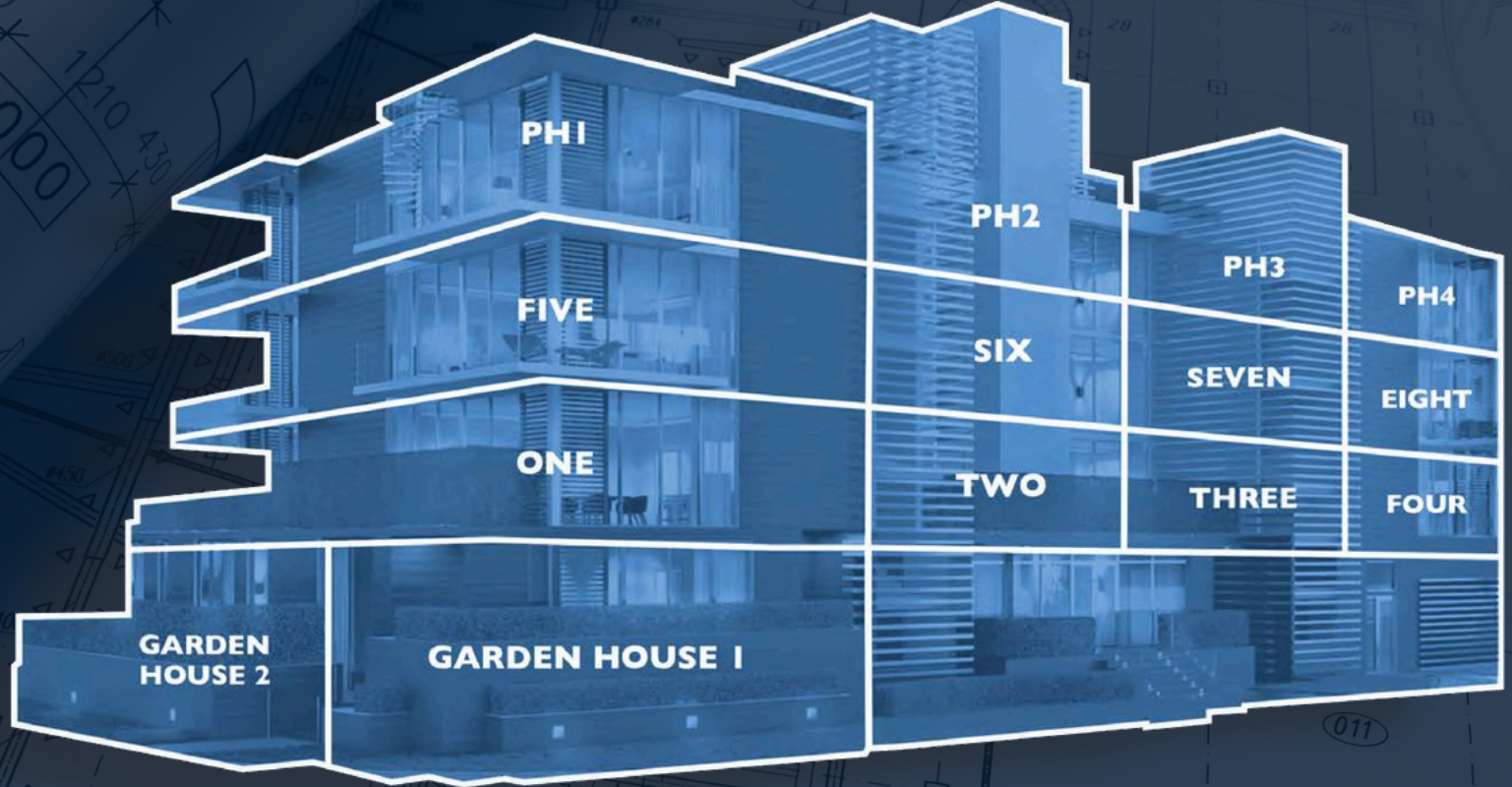




LUXURIOUS DOWNTOWN
VIEWS ALONG WITH EASY
ACCESS TO ALL OF MIAMI,
14 WEST OFFERS IT ALL.

14 WEST

PLANS



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GARDEN UNIT 101

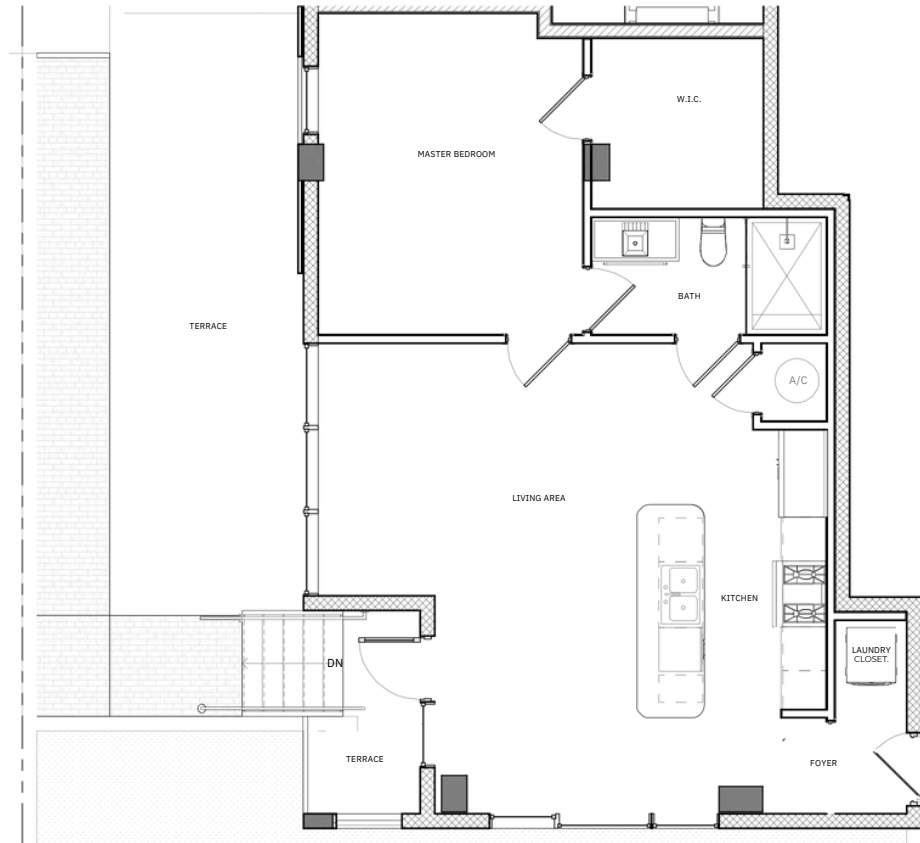
1 BED / 1 BATH

FLOOR LEVEL : LEVEL 01

INDOOR LIVING : 889 FT² / 83 M²

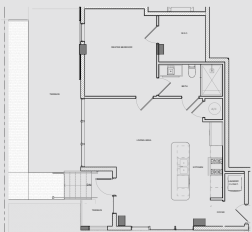
OUTDOOR LIVING : 392 FT² / 37 M²

TOTAL LIVING : 1,281 FT² / 120 M²



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GARDEN UNIT 102

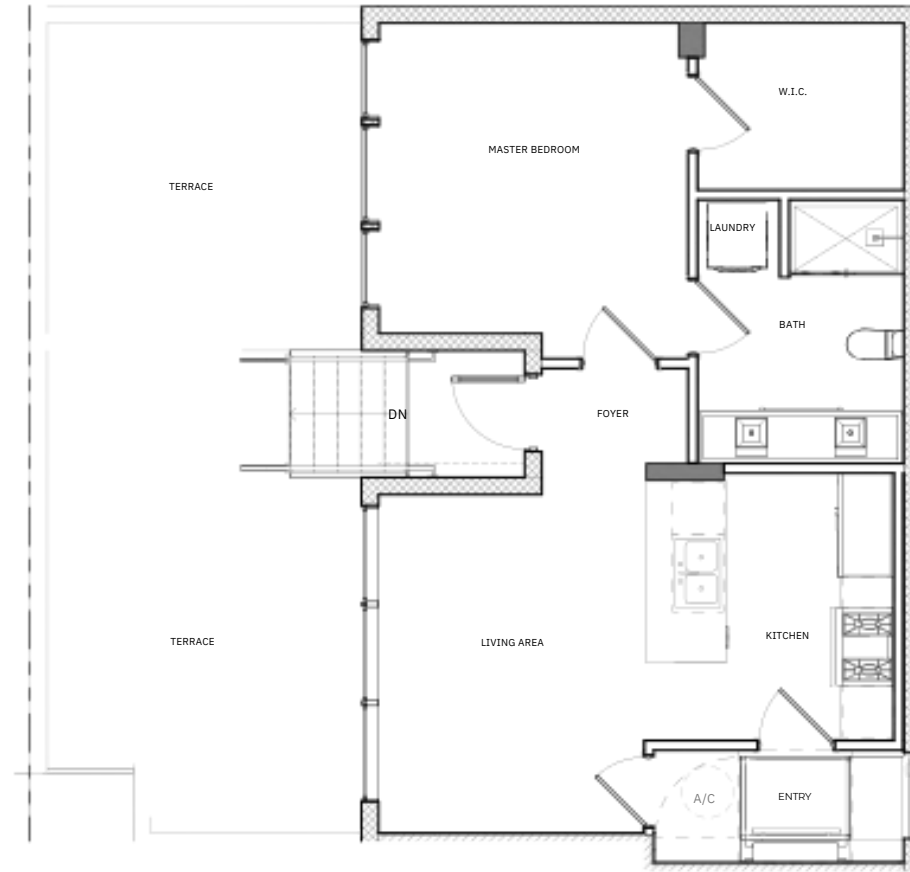
1 BED / 1 BATH

FLOOR LEVEL : LEVEL 01

INDOOR LIVING : 675 FT² / 63 M²

OUTDOOR LIVING : 375 FT² / 35 M²

TOTAL LIVING : 1,050 FT² / 98 M²



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RESIDENCE 201

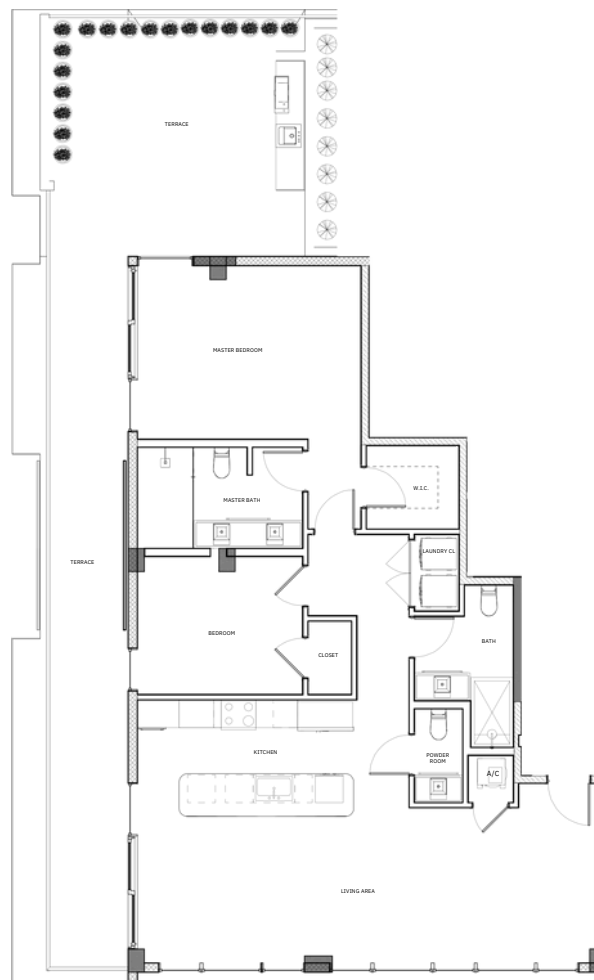
2 BED / 2. 1/2 BATH

FLOOR LEVEL : LEVEL 02

INDOOR LIVING : 1,345 FT² / 125 M²

OUTDOOR LIVING : 772 FT² / 72 M²

TOTAL LIVING : 2,117 FT² / 197 M²



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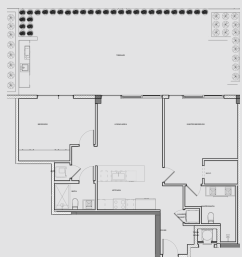
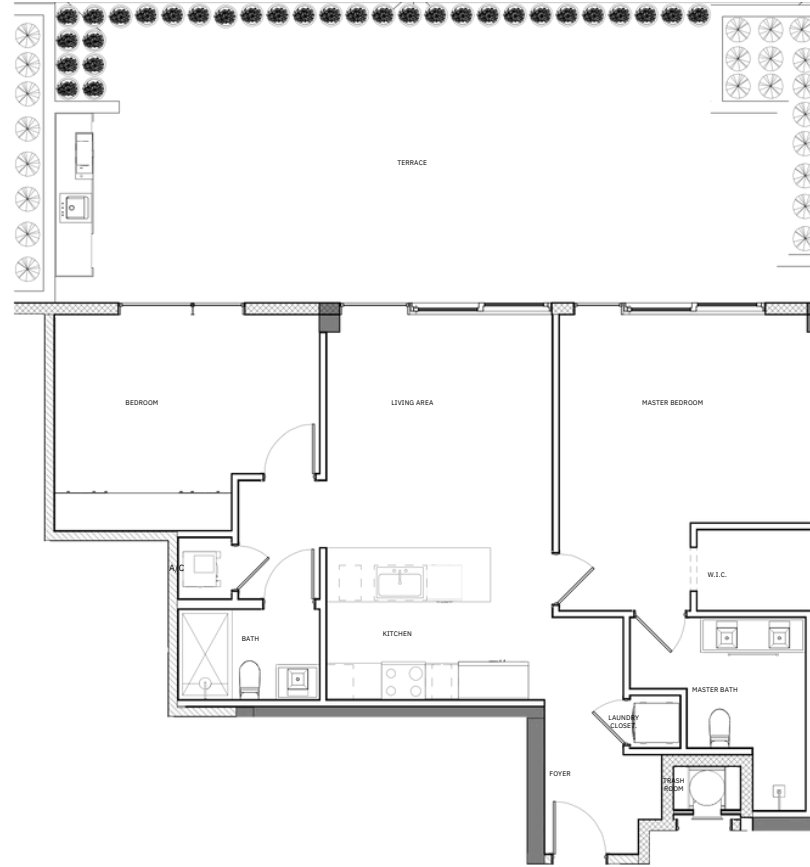
RESIDENCE 202 2 BED / 2 BATH

FLOOR LEVEL : LEVEL 02

INDOOR LIVING : 1,055 FT² / 99 M²

OUTDOOR LIVING : 709 FT² / 66 M²

TOTAL LIVING : 1,764 FT² / 165 M²



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RESIDENCE 203

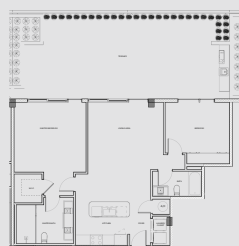
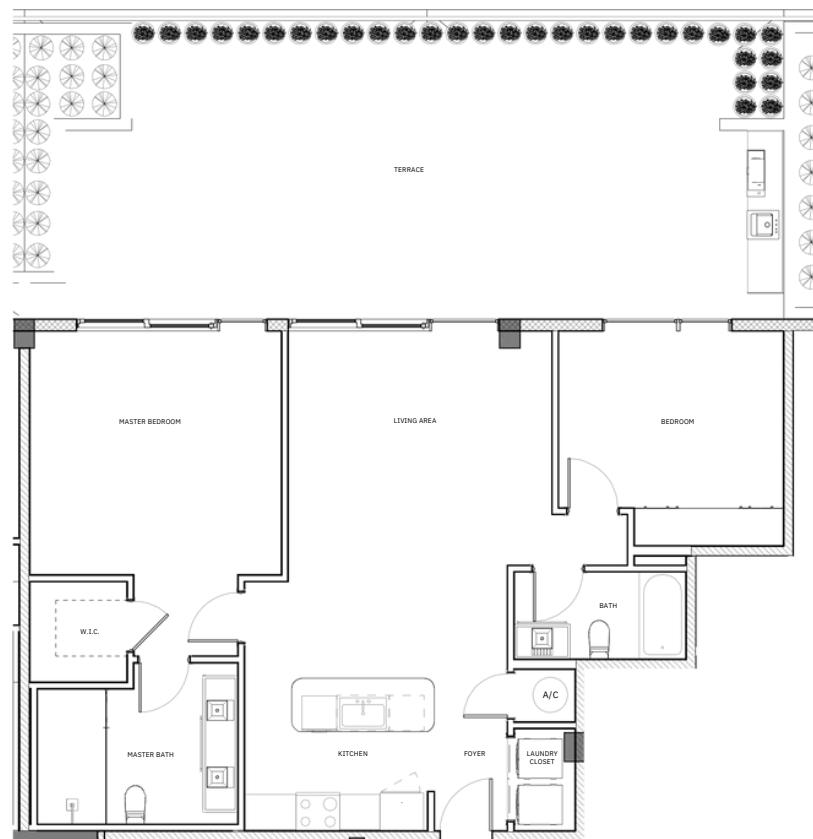
2 BED / 2 BATH

FLOOR LEVEL : LEVEL 02

INDOOR LIVING : 1,146 FT² / 107 M²

OUTDOOR LIVING : 709 FT² / 66 M²

TOTAL LIVING : 1,855 FT² / 173 M²



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RESIDENCE 204

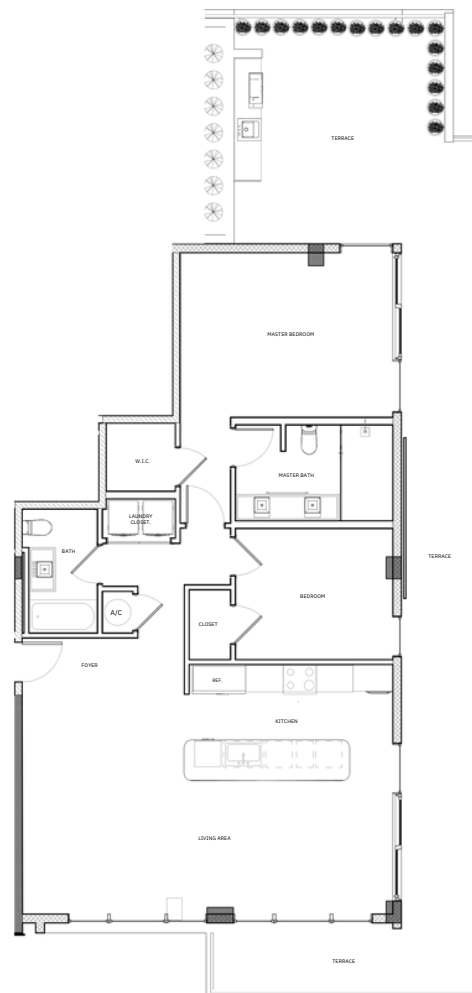
2 BED / 2 BATH

FLOOR LEVEL : LEVEL 02

INDOOR LIVING : 1,293 FT² / 121 M²

OUTDOOR LIVING : 772 FT² / 72 M²

TOTAL LIVING : 2,065 FT² / 193 M²



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RESIDENCE 301

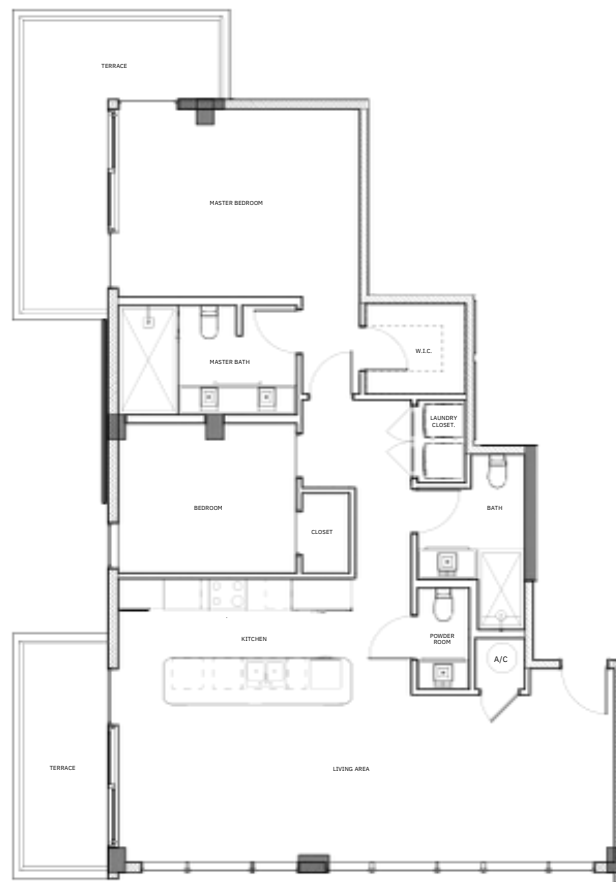
2 BED / 2. 1/2 BATH

FLOOR LEVEL : LEVEL 03

INDOOR LIVING : 1,315 FT² / 122 M²

OUTDOOR LIVING : 385 FT² / 37 M²

TOTAL LIVING : 1,700 FT² / 159 M²



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RESIDENCE 302

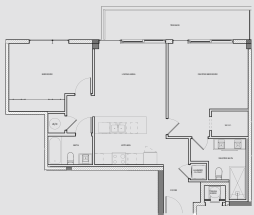
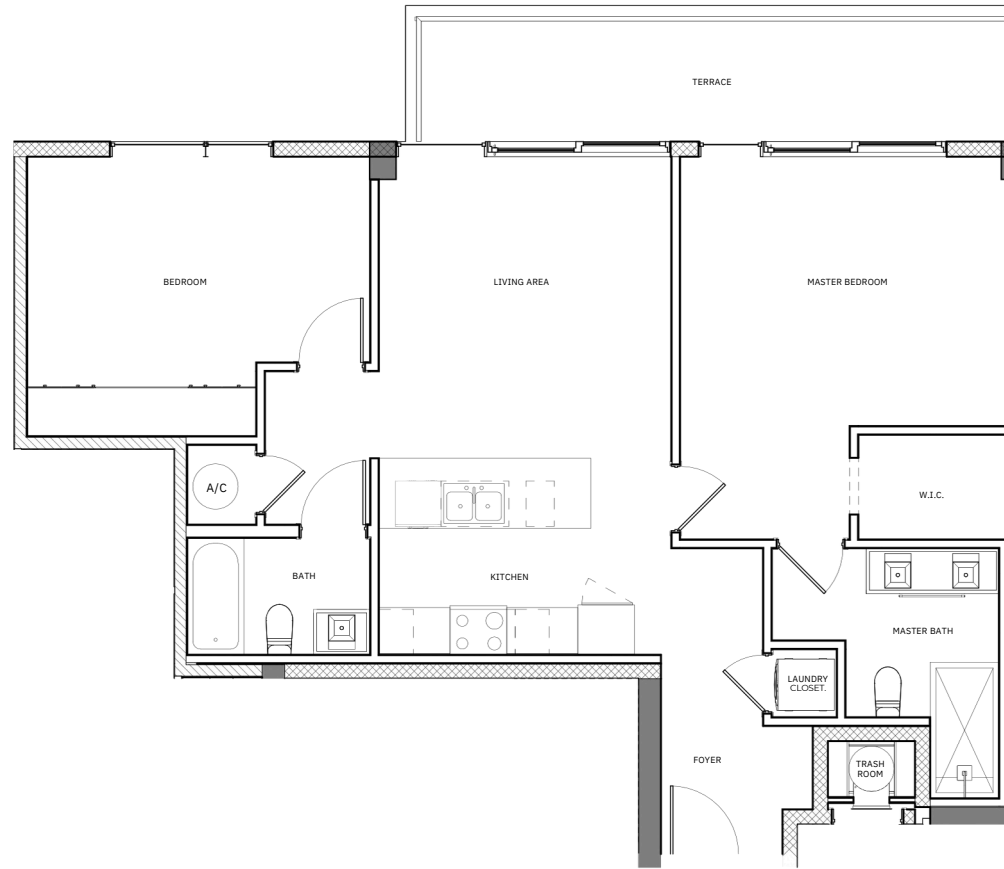
2 BED / 2 BATH

FLOOR LEVEL : LEVEL 03

INDOOR LIVING : 1,055 FT² / 99 M²

OUTDOOR LIVING : 161 FT² / 15 M²

TOTAL LIVING : 1,216 FT² / 114 M²



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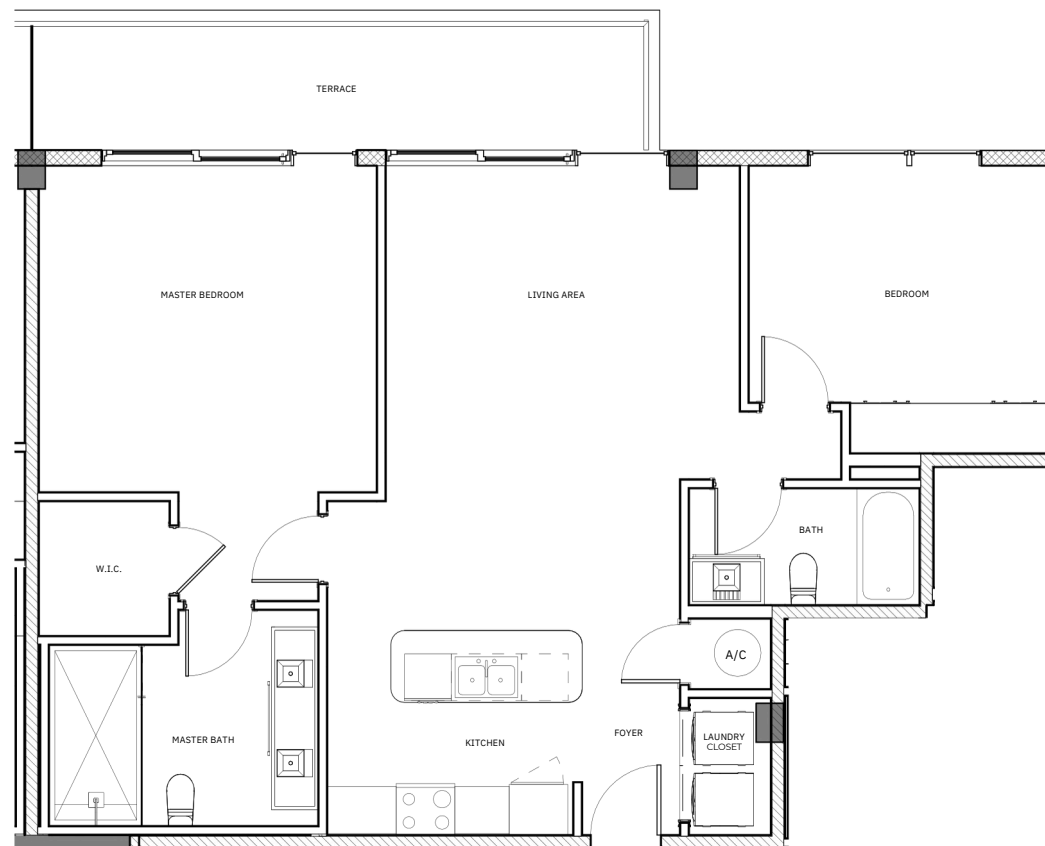
RESIDENCE 303 2 BED / 2 BATH

FLOOR LEVEL : LEVEL 03

INDOOR LIVING : 1,146 FT² / 107 M²

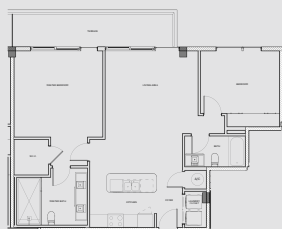
OUTDOOR LIVING : 161 FT² / 15 M²

TOTAL LIVING : 1,307 FT² / 122 M²



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RESIDENCE 304

2 BED / 2 BATH

FLOOR LEVEL : LEVEL 03

INDOOR LIVING : 1,293 FT² / 121 M²

OUTDOOR LIVING : 282 FT² / 27 M²

TOTAL LIVING : 1,575 FT² / 148 M²



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PENTHOUSE 01

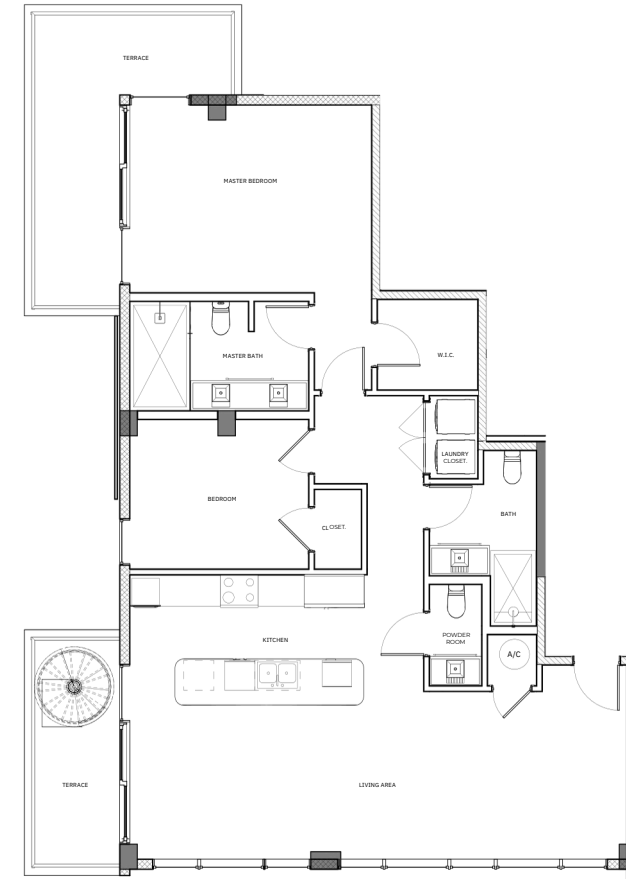
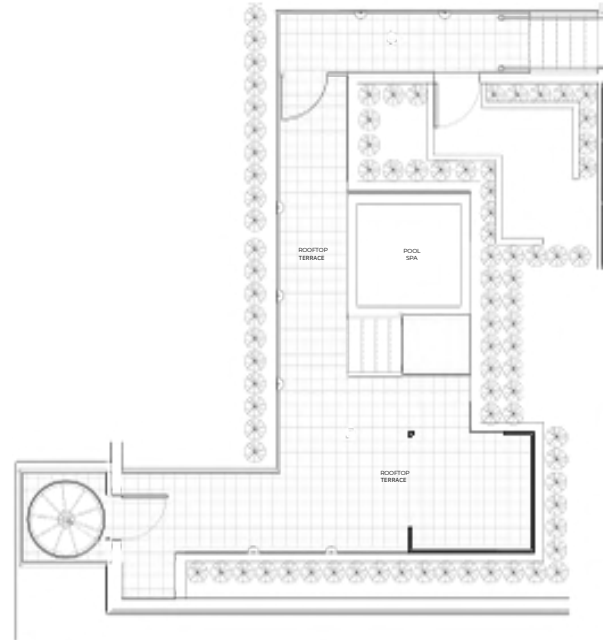
2 BED / 2. 1/2 BATH

FLOOR LEVEL : LEVEL 04

INDOOR LIVING : 1,345 FT² / 125 M²

OUTDOOR LIVING : 805 FT² / 75 M²

TOTAL LIVING : 2,150 FT² / 200 M²



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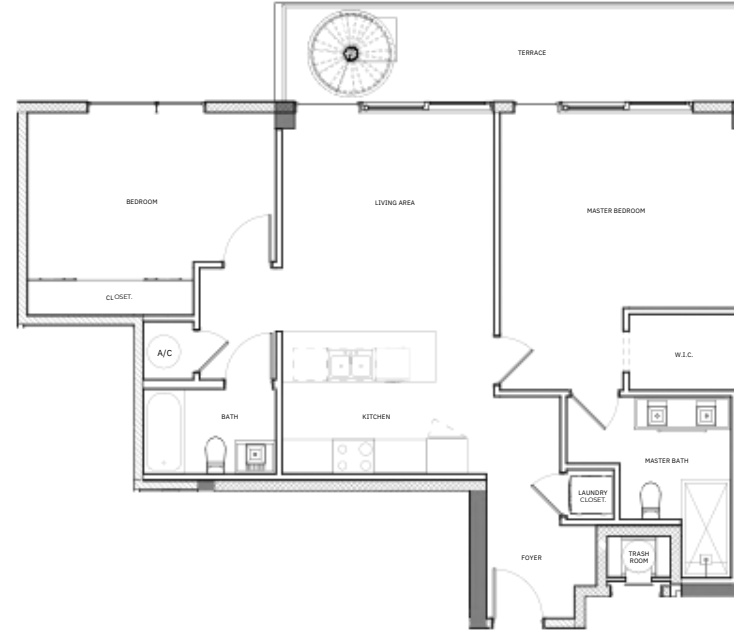
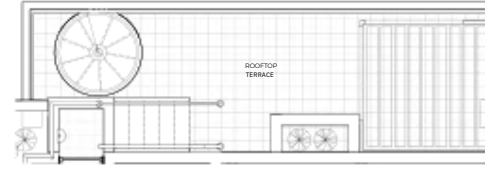
PENTHOUSE 02
2 BED / 2 BATH

FLOOR LEVEL : LEVEL 04

INDOOR LIVING : 1,055 FT² / 99 M²

OUTDOOR LIVING : 423 FT² / 40 M²

TOTAL LIVING : 1,478 FT² / 139 M²



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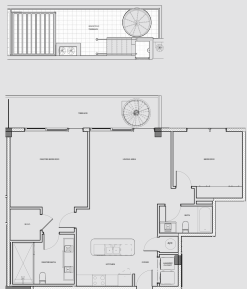
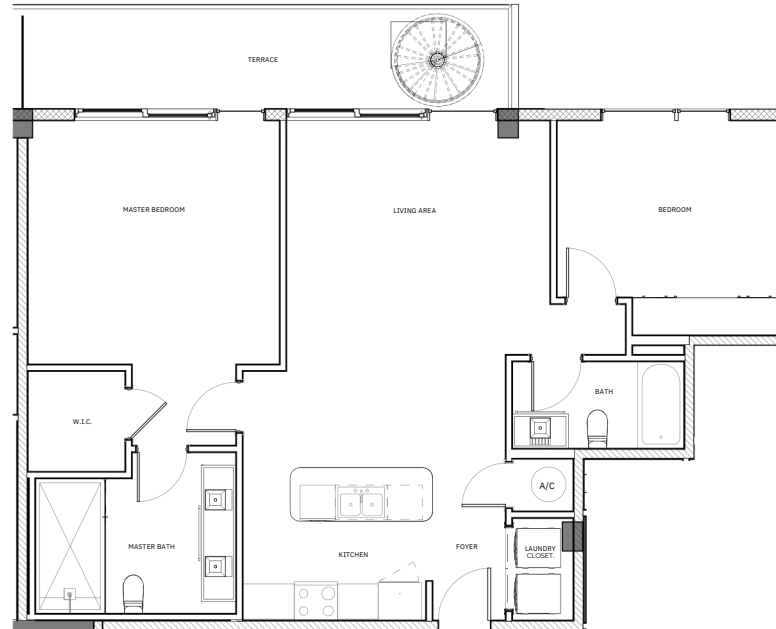
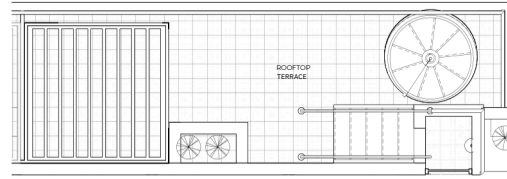
PENTHOUSE 03 2 BED / 2 BATH

FLOOR LEVEL : LEVEL 04

INDOOR LIVING : 1,146 FT² / 107 M²

OUTDOOR LIVING : 423 FT² / 40 M²

TOTAL LIVING : 1,569 FT² / 147 M²



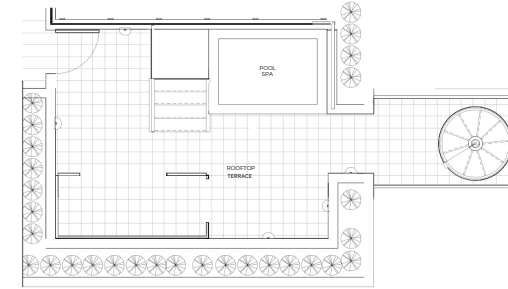
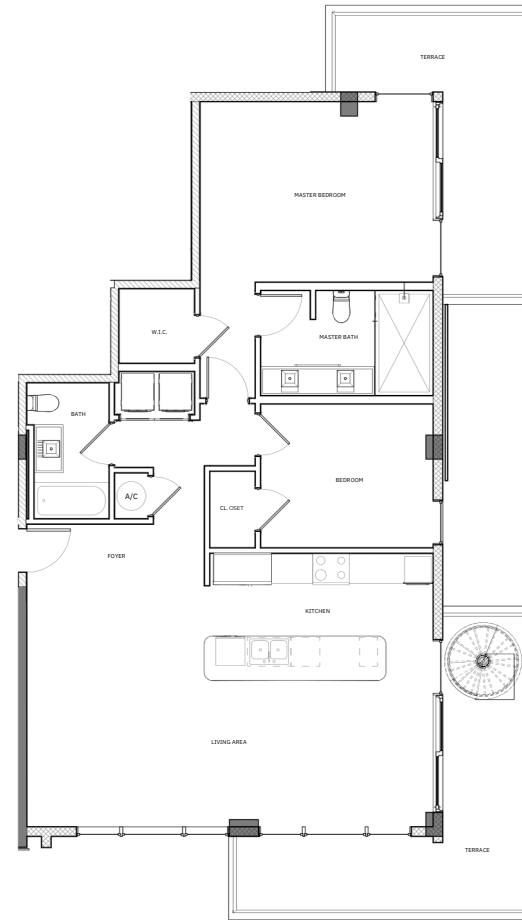
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PENTHOUSE 04
2 BED / 2 BATH

FLOOR LEVEL : LEVEL 04
INDOOR LIVING : 1,293 FT² / 121 M²
OUTDOOR LIVING : 415 FT² / 39 M²
TOTAL LIVING : 1,708 FT² / 160 M²



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MIAMI BEACH, FL 33131

GENERAL INFORMATION

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SALES

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DISCLAIMER

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The sketches, renderings, graphic materials, plans, specifications, terms, conditions and statements contained in this brochure are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of same in its sole discretion and without prior notice. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same. These drawings, depictions and statements are conceptual only and are for the convenience of reference and including artists renderings. They should not be relied upon as representations, express or implied, of the final detail of the residences or the Condominium. The Developer expressly reserves the right to make modifications, revisions, and changes it deems desirable in its sole and absolute discretion. The photographs contained in this brochure may be stock photography or have been taken off-site and are used to depict the spirit of the lifestyles to be achieved rather than any that may exist or that may be proposed and are merely intended as illustrations of the activities and concepts depicted therein. All depictions and statements of appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration, including landscaping and other plantings, are conceptual only and are not necessarily included in each Unit or the Condominium. The floor plan, unit layout, locations of windows, doors, closets, plumbing fixtures, mechanical equipment, appliances, architectural design elements, views and the uses, configurations, and entries to rooms may change based on final approved plans, permitting, and completed construction. The furniture plan and the uses of space illustrated are suggested uses only and not intended to guaranty or represent any specific use of space. All residence features and building features and amenities are subject to change, including, without limitation, changes in manufacturers, brands, amenities, services and/or the design team. Certain finishes, furnishings and services, may not be included with the purchase of a unit, and if provided, may be upgrades or extras and require additional payments. Consult the Developer’s prospectus and the Agreement for a description of those features/items which are to be included in the units. Consult your Agreement and the Prospectus for the items included with the Unit. Dimensions, square footage, balcony sizes and ceiling heights are approximate and may vary based on final permitting and actual construction. Additionally, ceiling height measurements exclude those areas where any soffits, moldings, drop and/or suspended ceilings and/or light fixtures may be installed. As such, the referenced ceiling height may not represent actual ceiling clearance. There are water views, but the Condominium is not waterfront and views will vary depending on the Unit purchased. No view, water or otherwise, is guaranteed.

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