

# 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.**



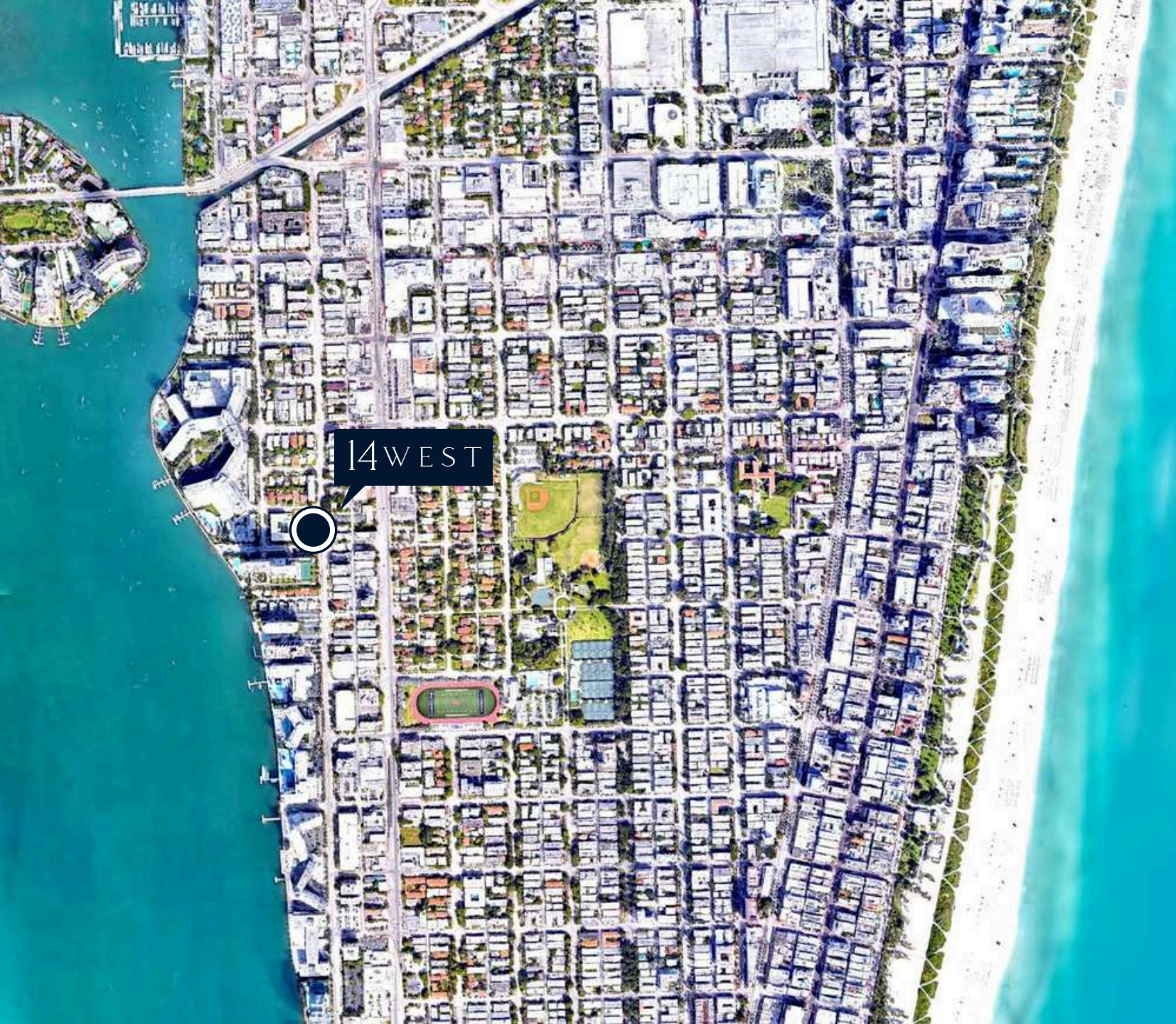
# A LIFESTYLE THAT YOU CAN ENVISION

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.

# 14 WEST





## 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.

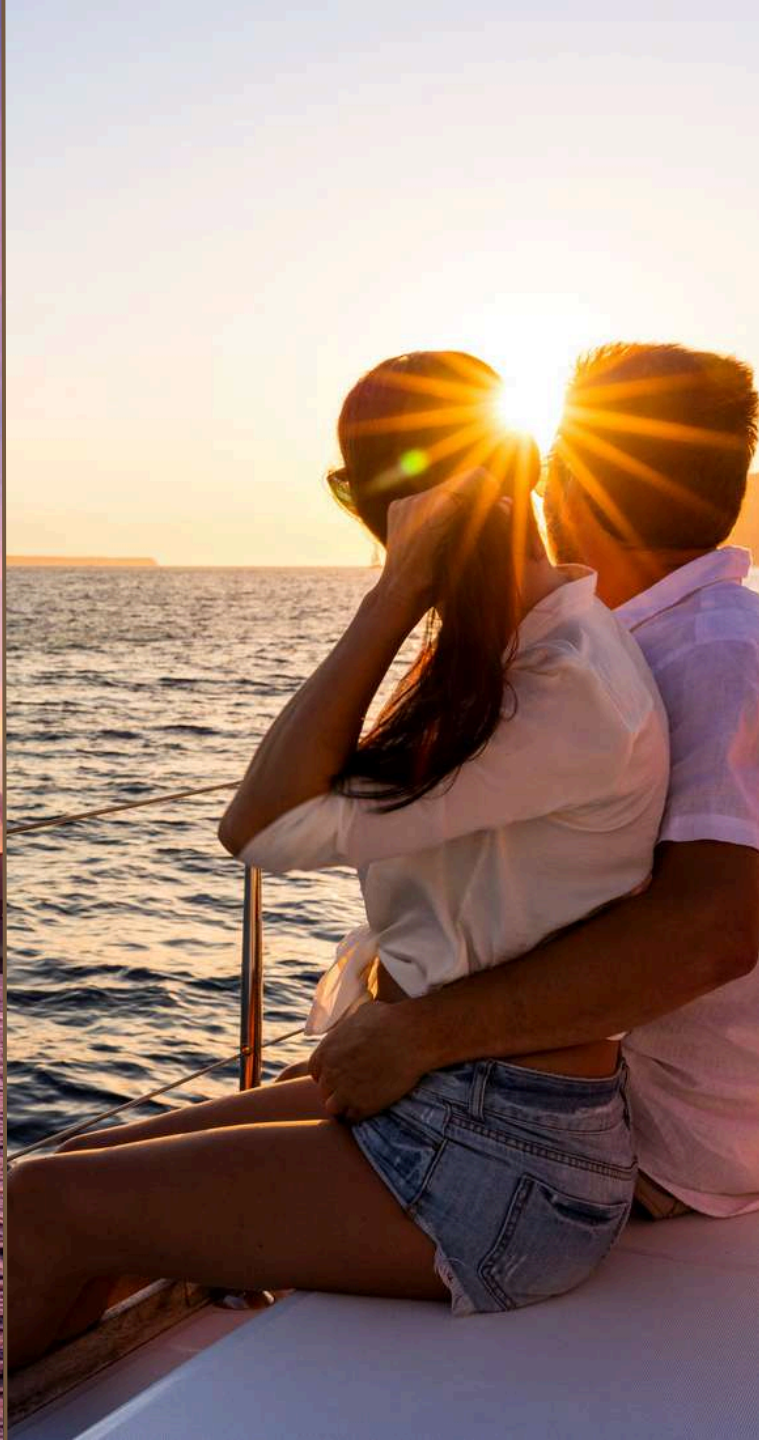


# BATHROOMS

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.



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PLANS



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## GARDEN UNIT 101

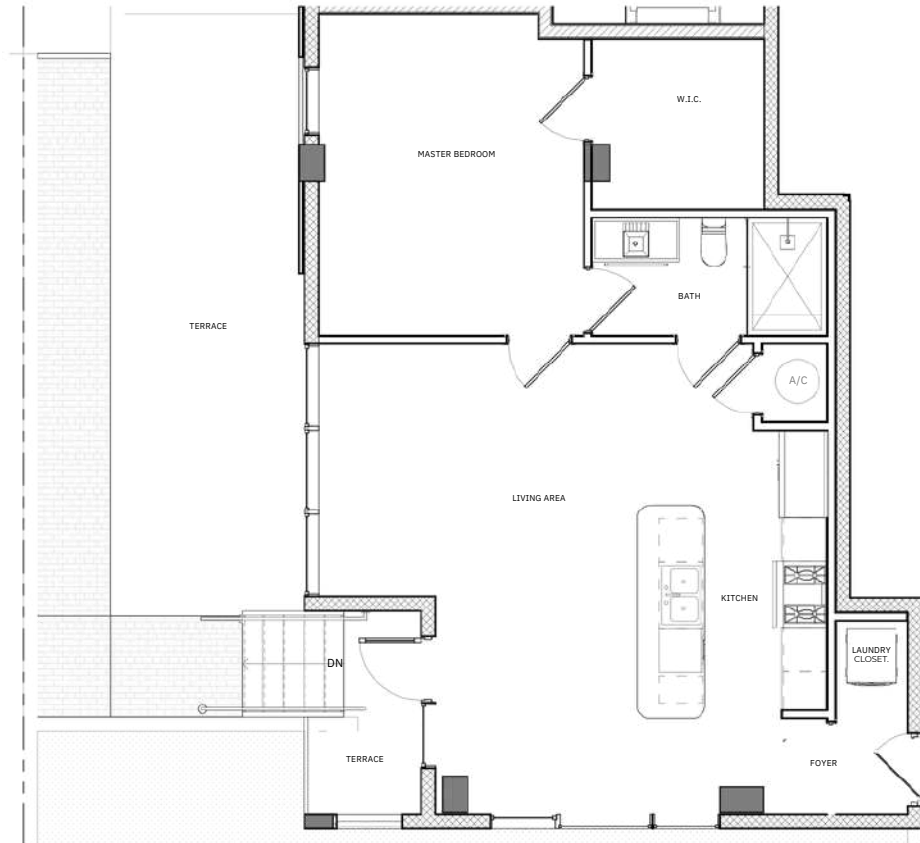
1 BED / 1 BATH

FLOOR LEVEL : LEVEL 01

INDOOR LIVING : 889 FT<sup>2</sup> / 83 M<sup>2</sup>

OUTDOOR LIVING : 392 FT<sup>2</sup> / 37 M<sup>2</sup>

TOTAL LIVING : 1,281 FT<sup>2</sup> / 120 M<sup>2</sup>



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Note that measurements of rooms set forth on this floor plan are generally taken at the greatest point of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction.



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## GARDEN UNIT 102

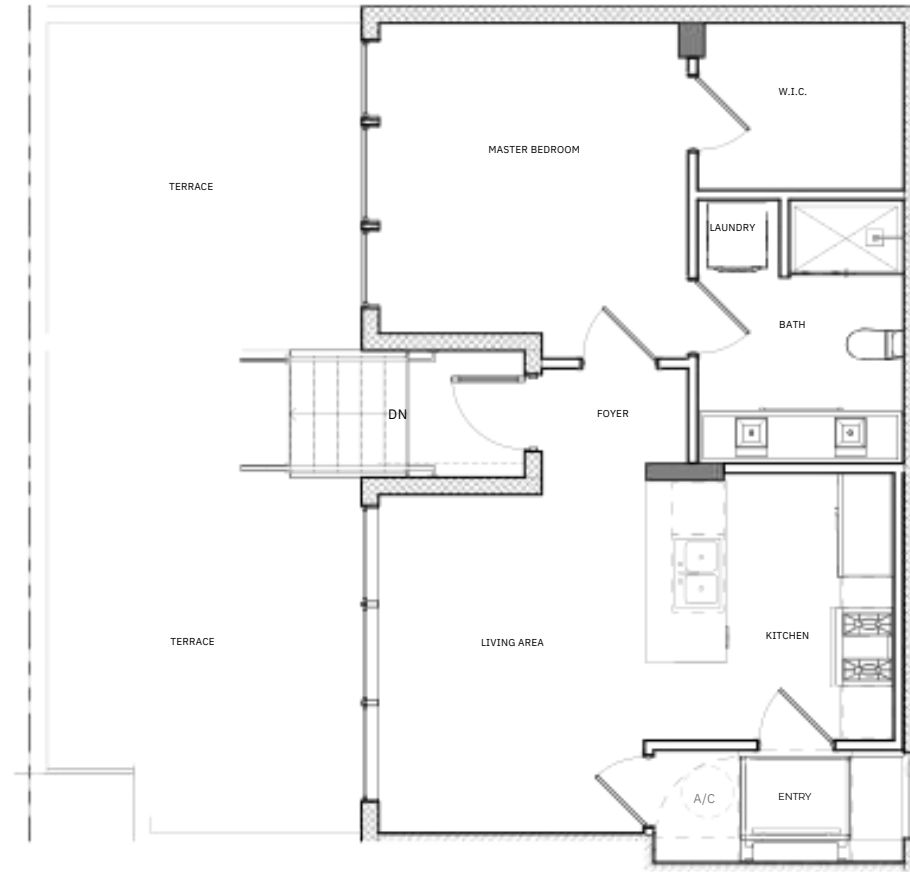
1 BED / 1 BATH

FLOOR LEVEL : LEVEL 01

INDOOR LIVING : 675 FT<sup>2</sup> / 63 M<sup>2</sup>

OUTDOOR LIVING : 375 FT<sup>2</sup> / 35 M<sup>2</sup>

TOTAL LIVING : 1,050 FT<sup>2</sup> / 98 M<sup>2</sup>



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## RESIDENCE 201

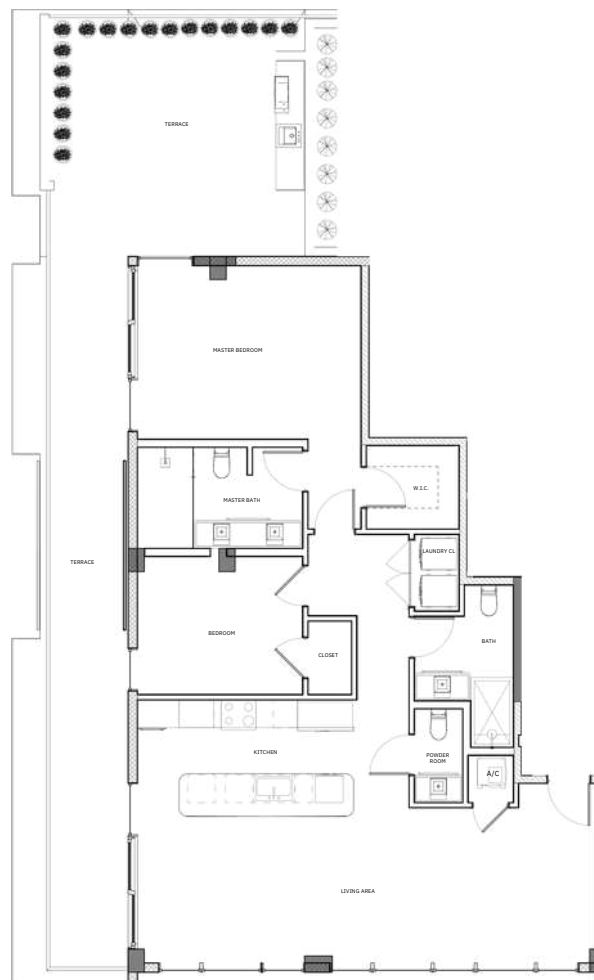
2 BED / 2. 1/2 BATH

FLOOR LEVEL : LEVEL 02

INDOOR LIVING : 1,345 FT<sup>2</sup> / 125 M<sup>2</sup>

OUTDOOR LIVING : 772 FT<sup>2</sup> / 72 M<sup>2</sup>

TOTAL LIVING : 2,117 FT<sup>2</sup> / 197 M<sup>2</sup>



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## RESIDENCE 202

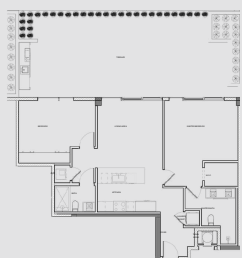
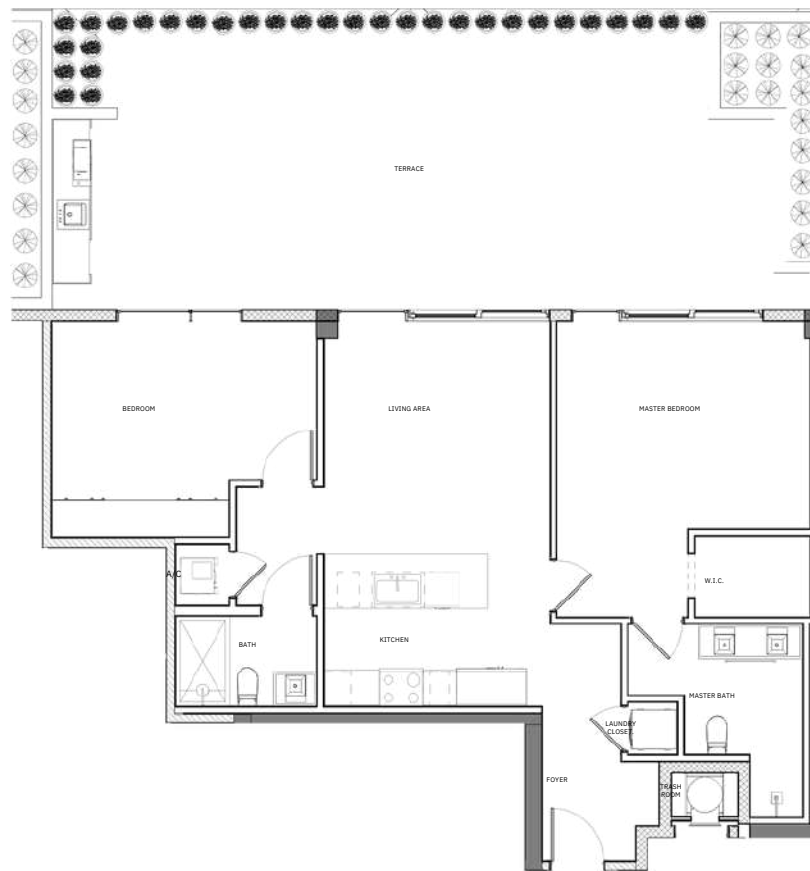
2 BED / 2 BATH

FLOOR LEVEL : LEVEL 02

INDOOR LIVING : 1,055 FT<sup>2</sup> / 99 M<sup>2</sup>

OUTDOOR LIVING : 709 FT<sup>2</sup> / 66 M<sup>2</sup>

TOTAL LIVING : 1,764 FT<sup>2</sup> / 165 M<sup>2</sup>



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## RESIDENCE 203

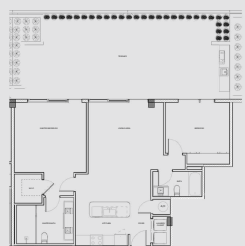
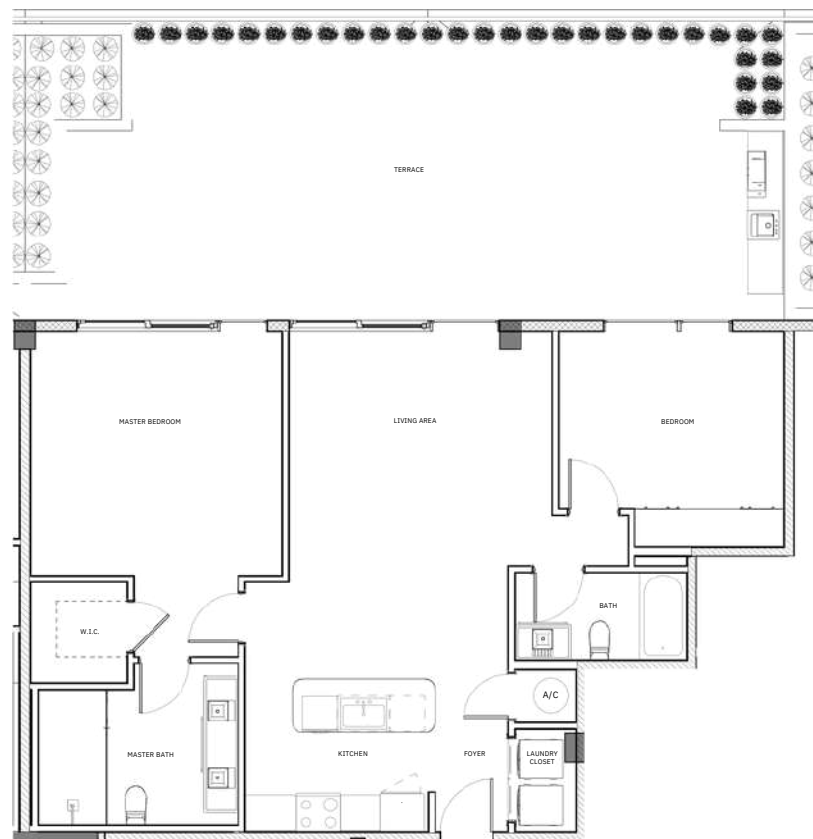
2 BED / 2 BATH

FLOOR LEVEL : LEVEL 02

INDOOR LIVING : 1,146 FT<sup>2</sup> / 107 M<sup>2</sup>

OUTDOOR LIVING : 709 FT<sup>2</sup> / 66 M<sup>2</sup>

TOTAL LIVING : 1,855 FT<sup>2</sup> / 173 M<sup>2</sup>



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## RESIDENCE 204

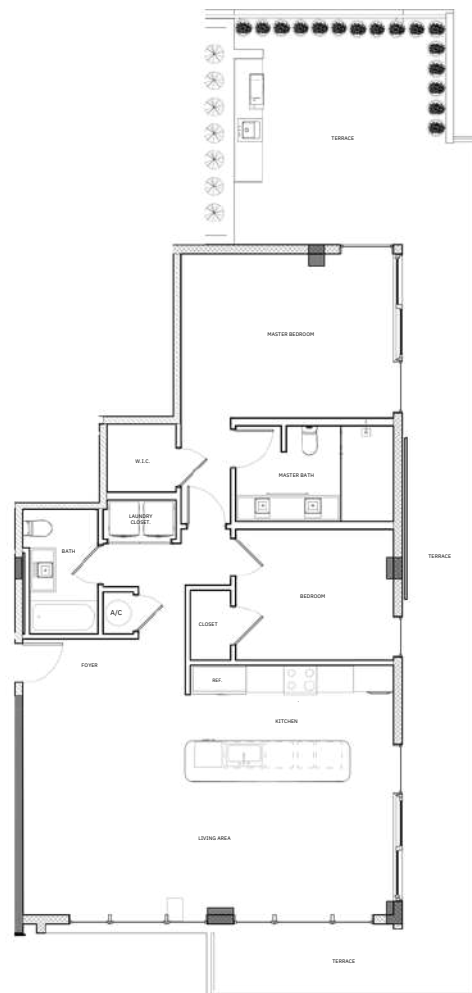
2 BED / 2 BATH

FLOOR LEVEL : LEVEL 02

INDOOR LIVING : 1,293 FT<sup>2</sup> / 121 M<sup>2</sup>

OUTDOOR LIVING : 772 FT<sup>2</sup> / 72 M<sup>2</sup>

TOTAL LIVING : 2,065 FT<sup>2</sup> / 193 M<sup>2</sup>



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## RESIDENCE 301

2 BED / 2. 1/2 BATH

FLOOR LEVEL : LEVEL 03

INDOOR LIVING : 1,315 FT<sup>2</sup> / 122 M<sup>2</sup>

OUTDOOR LIVING : 385 FT<sup>2</sup> / 37 M<sup>2</sup>

TOTAL LIVING : 1,700 FT<sup>2</sup> / 159 M<sup>2</sup>



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## RESIDENCE 302

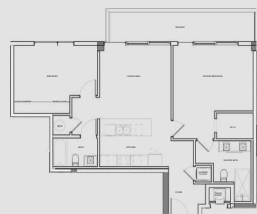
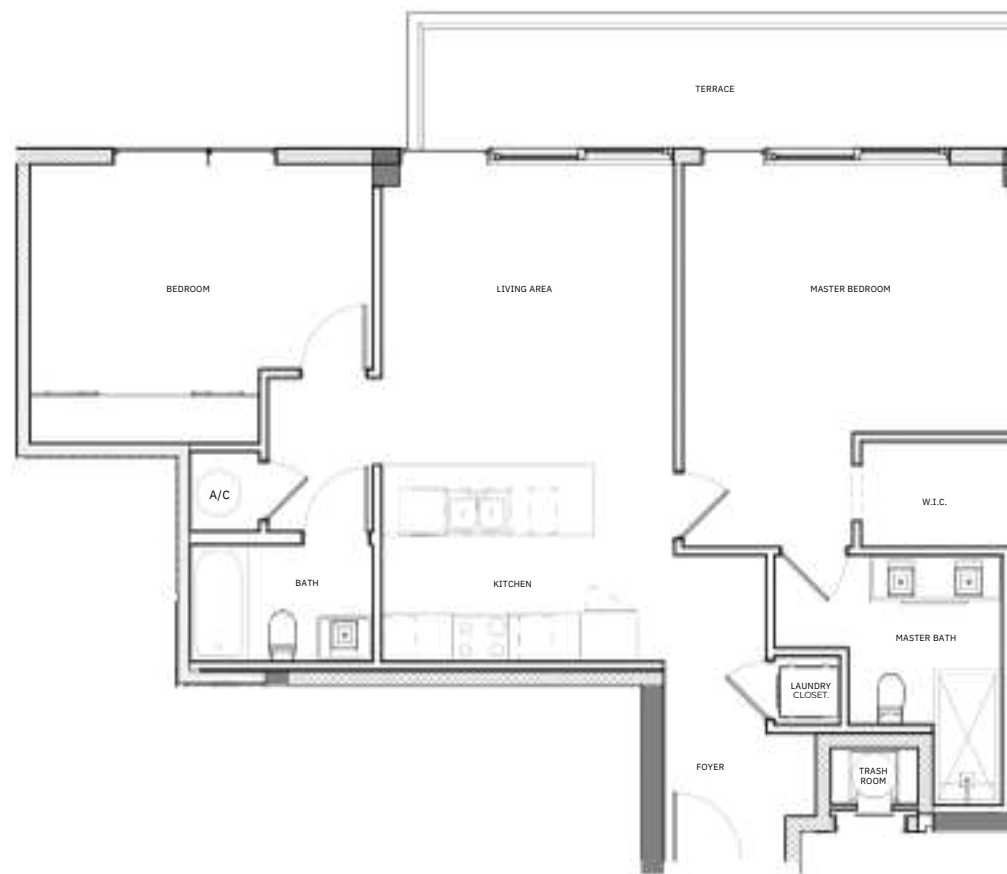
2 BED / 2 BATH

FLOOR LEVEL : LEVEL 03

INDOOR LIVING : 1,055 FT<sup>2</sup> / 99 M<sup>2</sup>

OUTDOOR LIVING : 161 FT<sup>2</sup> / 15 M<sup>2</sup>

TOTAL LIVING : 1,216 FT<sup>2</sup> / 114 M<sup>2</sup>



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## RESIDENCE 303

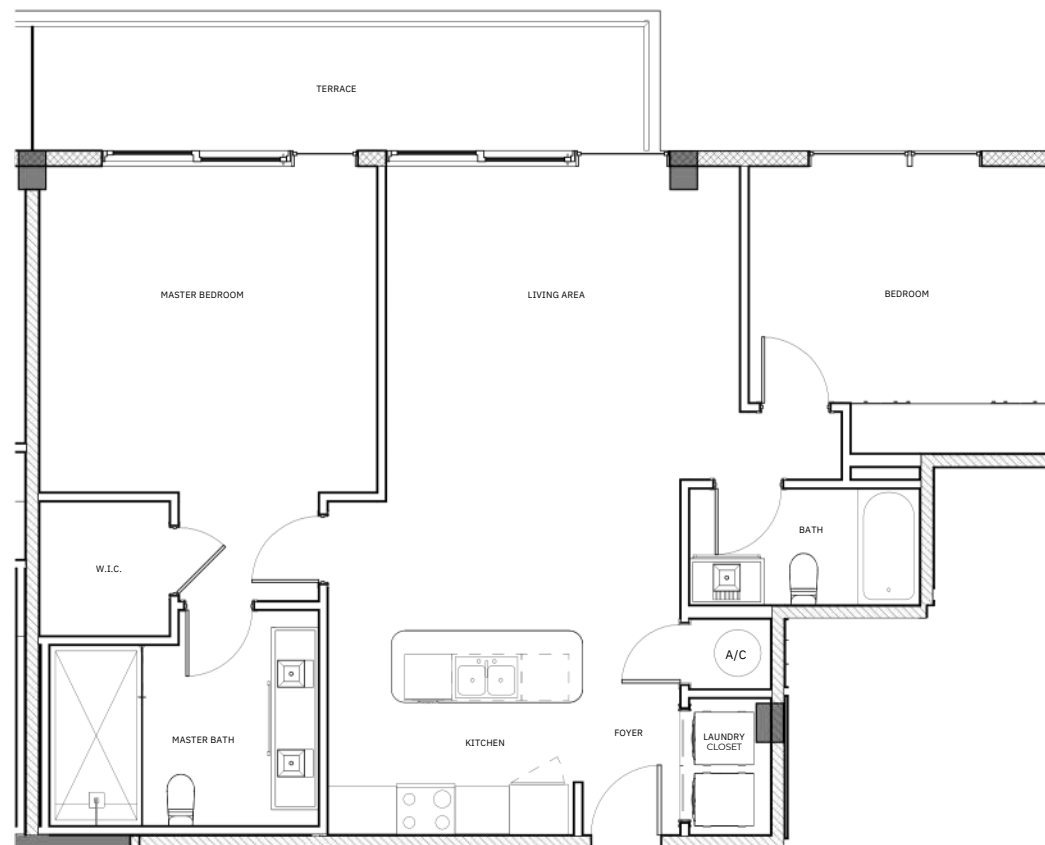
2 BED / 2 BATH

FLOOR LEVEL : LEVEL 03

INDOOR LIVING : 1,146 FT<sup>2</sup> / 107 M<sup>2</sup>

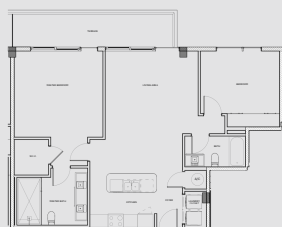
OUTDOOR LIVING : 161 FT<sup>2</sup> / 15 M<sup>2</sup>

TOTAL LIVING : 1,307 FT<sup>2</sup> / 122 M<sup>2</sup>



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## RESIDENCE 304

2 BED / 2 BATH

FLOOR LEVEL : LEVEL 03

INDOOR LIVING : 1,293 FT<sup>2</sup> / 121 M<sup>2</sup>

OUTDOOR LIVING : 282 FT<sup>2</sup> / 27 M<sup>2</sup>

TOTAL LIVING : 1,575 FT<sup>2</sup> / 148 M<sup>2</sup>



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## PENTHOUSE 01

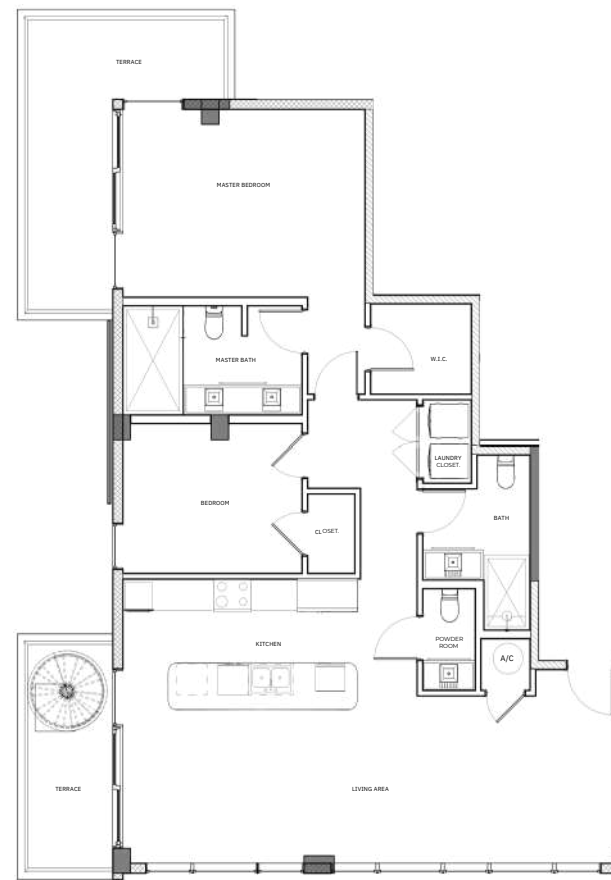
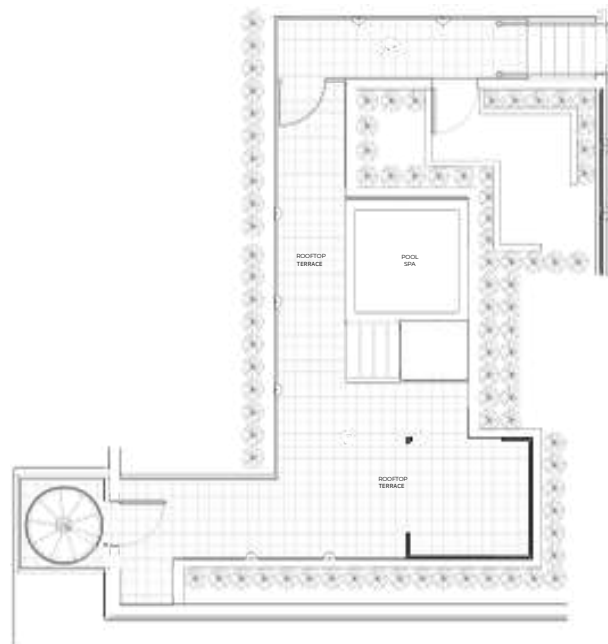
2 BED / 2. 1/2 BATH

FLOOR LEVEL : LEVEL 04

INDOOR LIVING : 1,345 FT<sup>2</sup> / 125 M<sup>2</sup>

OUTDOOR LIVING : 805 FT<sup>2</sup> / 75 M<sup>2</sup>

TOTAL LIVING : 2,150 FT<sup>2</sup> / 200 M<sup>2</sup>



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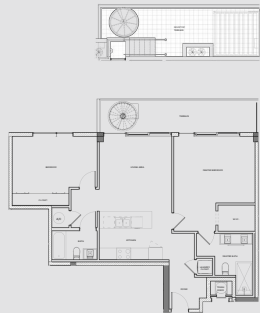
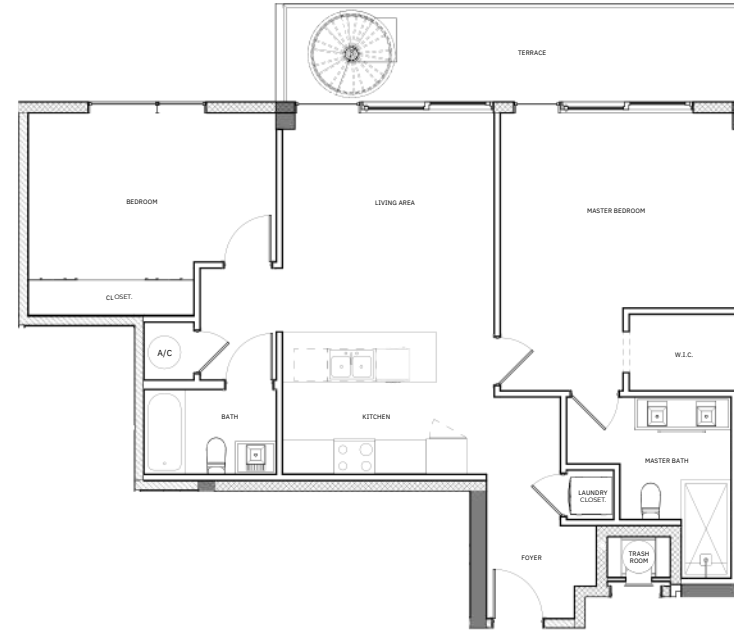
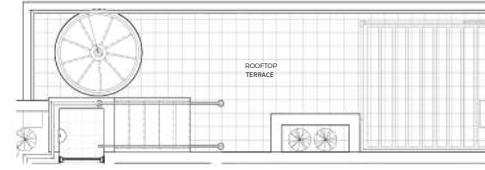
PENTHOUSE 02  
2 BED / 2 BATH

FLOOR LEVEL : LEVEL 04

INDOOR LIVING : 1,055 FT<sup>2</sup> / 99 M<sup>2</sup>

OUTDOOR LIVING : 423 FT<sup>2</sup> / 40 M<sup>2</sup>

TOTAL LIVING : 1,478 FT<sup>2</sup> / 139 M<sup>2</sup>



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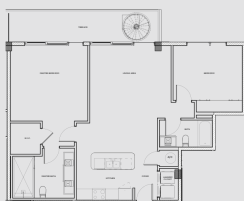
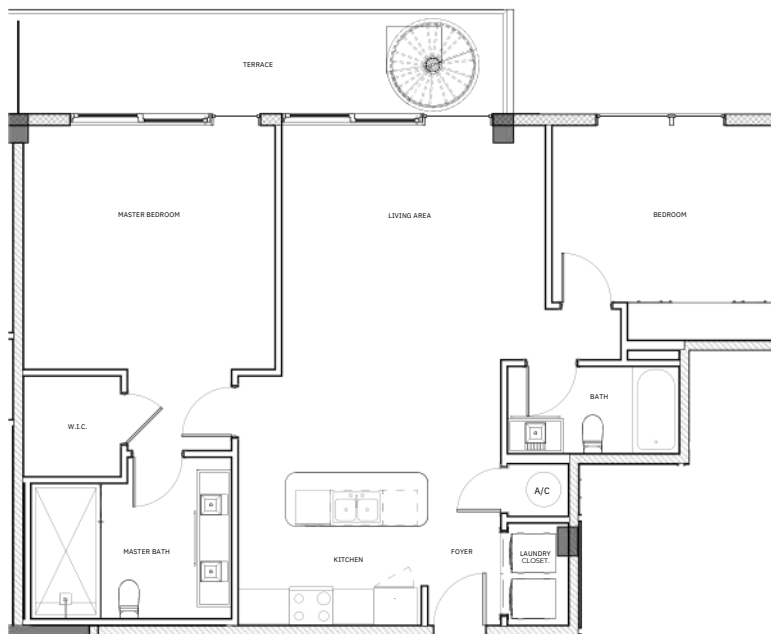
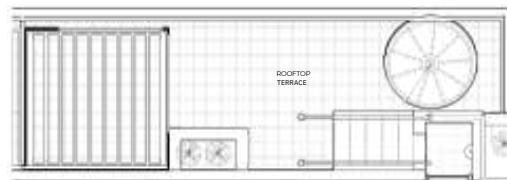
## PENTHOUSE 03 2 BED / 2 BATH

FLOOR LEVEL : LEVEL 04

INDOOR LIVING : 1,146 FT<sup>2</sup> / 107 M<sup>2</sup>

OUTDOOR LIVING : 423 FT<sup>2</sup> / 40 M<sup>2</sup>

TOTAL LIVING : 1,569 FT<sup>2</sup> / 147 M<sup>2</sup>



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PENTHOUSE 04  
2 BED / 2 BATH

FLOOR LEVEL : LEVEL 04  
INDOOR LIVING : 1,293 FT<sup>2</sup> / 121 M<sup>2</sup>  
OUTDOOR LIVING : 415 FT<sup>2</sup> / 39 M<sup>2</sup>  
TOTAL LIVING : 1,708 FT<sup>2</sup> / 160 M<sup>2</sup>



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All depictions of matters of detail shown hereon, including, without limitation, items of finish, furniture and decoration, are conceptual only and are not necessarily included in the Unit. For a correct representation of the items included in the Unit, see the Purchase Agreement. Stated dimensions shown hereon are approximate and are measured to the interior face of interior walls. All square footage/square meter calculations are determined from exterior face of exterior walls and centerline of dimising walls. This method of measurement varies from, and is larger than, the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally includes the interior airspace between the perimeter walls and excludes interior structural components). Note that measurements of rooms set forth on this floor plan are generally taken at the greatest point of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction.

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WEST

14 WEST CONDOMINIUM

1414 WEST AVENUE  
MIAMI BEACH, FL 33131

GENERAL INFORMATION

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