

HUB

MIAMI RESIDENCES

No rental restrictions!

Prices from US\$470M! with only 50% total investment in 4 payments, balance upon delivery with a guaranteed mortgage exclusively for our clients.

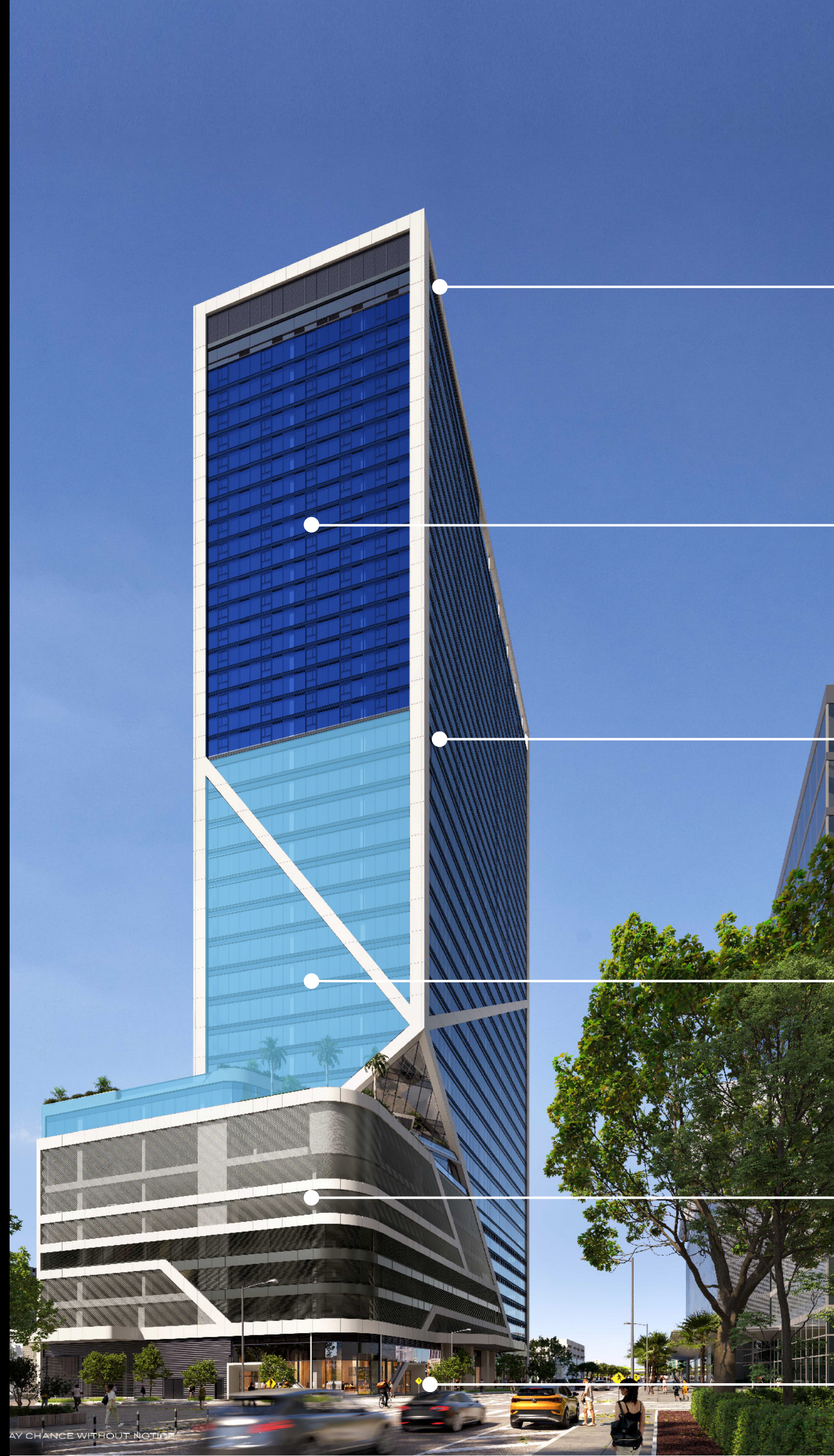
Exclusive incentives!

Fully furnished, decorated, porcelain floors throughout the unit! We separate the best units for our clients! Reserve today to freeze the price as friends & Family prices!

You will have 100 days to decide!

Once you receive the contract you need to decide; if for any reason you don't want to move forward, they return your 10% deposit.

Details? We look forward to your call at 1954.445.0593
or via email dany@rutois.com



RESIDENTIAL OUTDOOR LOUNGE & ROOFTOP POOL
Level 41

RESIDENTIAL
Levels 23–40

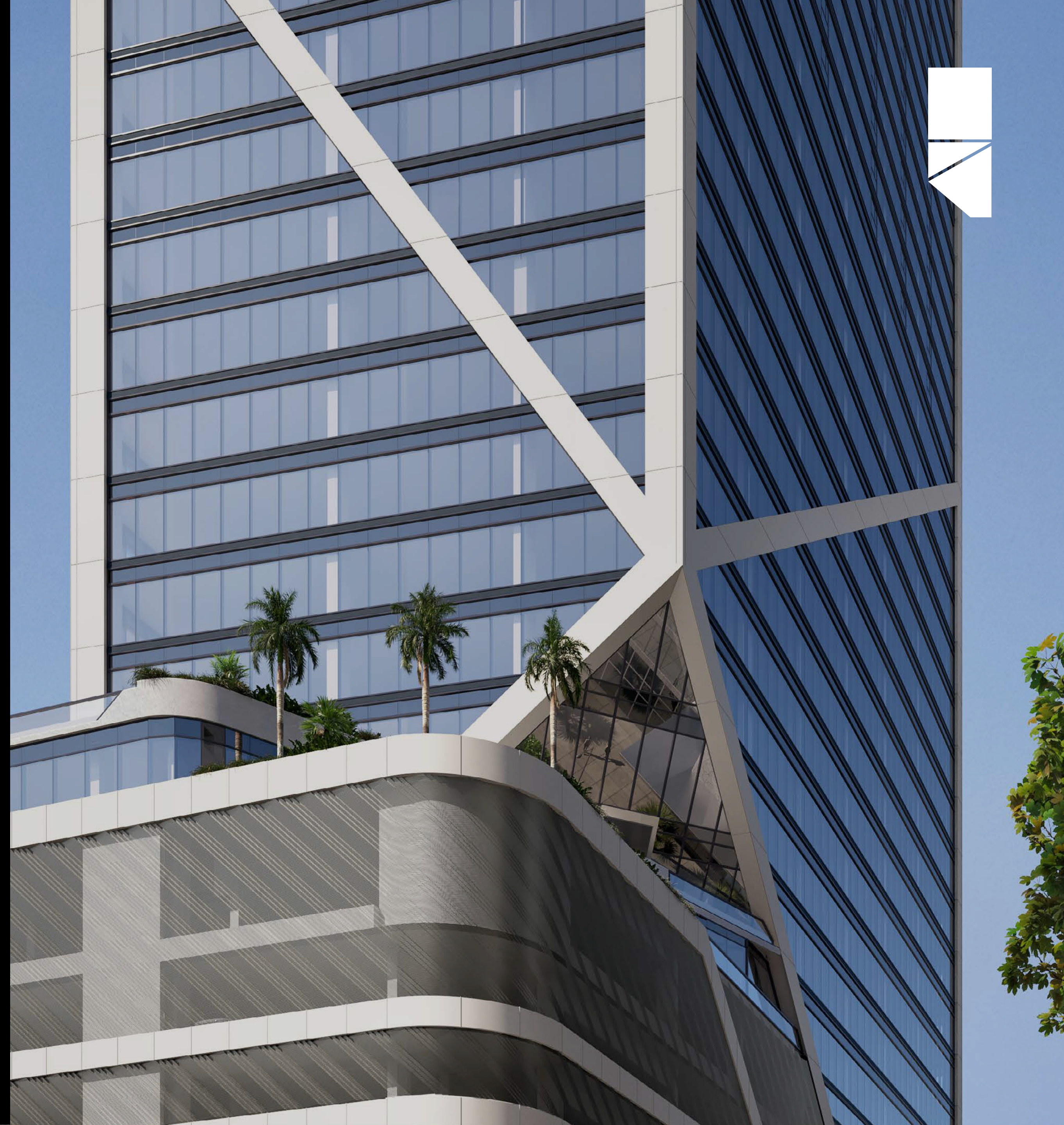
RESIDENTIAL AMENITY SPACES
Level 22

OFFICES
Levels 8–21

GARAGE
Levels 2–7

GROUND FLOOR RETAIL
Level 1

- Tipo de Edificio: Residencial, de Uso Mixto, Permite Renta Corta.
 - Locación: Downtown Miami | 525 NW 2nd Ave, Miami, FL 33136
 - Desarrollador: The John Buck Company
 - Co-Desarrolladores: Florida Value Partners, BH Group, and Pebb Enterprises
 - Arquitecto: ODP Architects
 - Ventas: One World Properties
 - Pisos: 41 Pisos
 - Condos: 306 Unidades
 - Tipo de Unidad: Studios, Studios con Den, Un Dormitorio, Un Dormitorio con Den y Dos Dormitorios.
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- Características del Edificio: Salón de Usos Múltiples, Sala de Juegos, Espacio de Co-Working con oficinas y Pods Telefónicos, Gimnasio, Spa con Sauna e Inmersión Fría, Sala de Yoga Spinning, Lounge/Bar en la Azotea, Piscina Estilo Resort en la Azotea, Lobby con Entrada Exclusiva a las Residencias, Ascensores de Alta Velocidad, Servicio de Seguridad y Conserjería las 24 horas.
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- Residence Features: Totalmente Terminadas y Amuebladas. Cocinas Gourmet con Electrodomésticos Bosch, Mesetas de Cuarzo, y Gabinetes Estilo Europeo. Todas las Unidades incluyen Lavadora y Secadora, Closets Terminados, Ventanas de Vidrio de Piso a Techo, Sistema de Ingreso Remoto y Mucho mas.
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- Estacionamiento: Garage en el Edificio. Servicio de Valet para Propietarios Incluido.
-
- Restricciones: Sin Restricciones de Alquiler.
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- Cronograma : Construcción programada para comenzar en el segundo trimestre del 2024 con entrega a principios del 2027.





PEREZ
ART MUSEUM
MIAMI

FROST
SCIENCE

PORT MIAMI

FISHER
ISLAND

KASEYA
CENTER

MIAMI DADE
COLLEGE

HUB
MIAMI RESIDENCES

MIAMI
BEACH

BAYSIDE
MARKETPLACE

VIRGINIA KEY /
KEY BISCANE

BRICKELL

HIBISCUS
ISLAND

WATSON
ISLAND

BAYFRONT
PARK

DOWNTOWN
MIAMI

METROMOVER

BRIGHTLINE

MIAMI
WORLD CENTER

ADRIENNE ARSHT
CENTER FOR THE
PERFORMING ARTS
KNIGHT
CONCERT HALL

JUNGLE
ISLAND
MIAMI
CHILDREN'S
MUSEUM
PEREZ
ART MUSEUM
MIAMI
WATSON
ISLAND

HIBISCUS
ISLAND

MIAMI BEACH

KASEYA
CENTER

PORT MIAMI

FISHER
ISLAND

BAYFRONT
PARK

ASTON MARTIN
RESIDENCES

KEY BISCAIYNE

MIAMI DADE
COLLEGE

BRICKELL

FROST
SCIENCE

BAYSIDE
MARKETPLACE

HUB
MIAMI RESIDENCES

METROMOVER

MIAMI
WORLD CENTER

BRIGHTLINE

DOWNTOWN
MIAMI



A dynamic new destination
to experience the best of
Miami's shopping, dining
and entertainment.

MIAMI WORLD CENTER



TRANSPORTATION CONNECTIONS



MIAMI INTERNATIONAL AIRPORT

5 Miles **WEST OF DOWNTOWN**

America's 3rd busiest airport
45 Million passengers annually



PORTMIAMI

6.5M **ANNUAL CRUISE PASSENGERS**

The world's leading cruise port
10 Million projected visitors



I-395 SIGNATURE BRIDGE

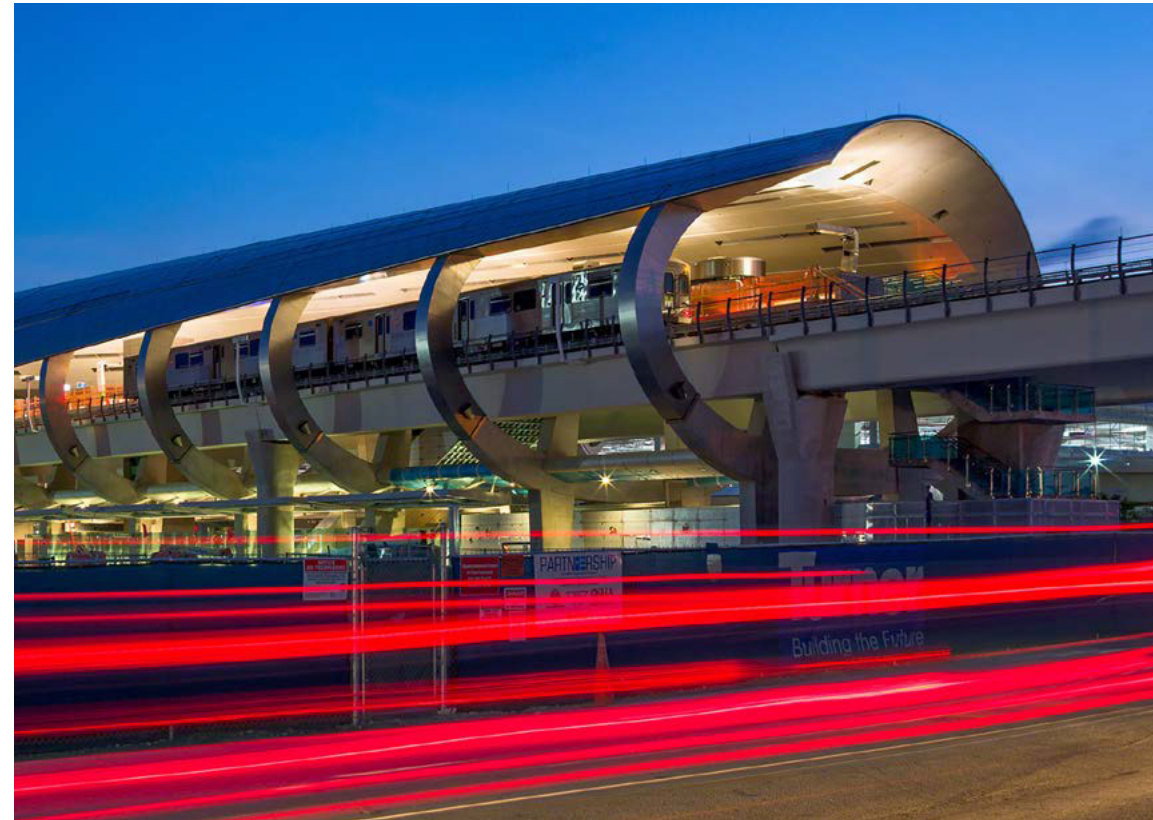
1.4 Miles **APPROXIMATE LENGTH**

I-395 enhancements from the interchange to MacArthur Causeway. Will redefine the Miami skyline with sweeping arches.

TRANSPORTATION CONNECTIONS



BRIGHTLINE



METRORAIL



METROMOVER



MIAMI BAYLINK

10M PROJECTED VISITORS

With Metrorail, Metromover & Tri-rail access, Brightline high-speed rail service is designed to connect South Florida to Central Florida while taking cars off the road and offering millions of travelers an eco-friendly way to move.

2.5M ANNUAL RIDERS

Florida's rapid transit metro system is currently composed of two lines of 23 stations. Metrorail connects the urban centers of Miami International Airport, the Civic Center, Downtown Miami, and Brickell with northern developed neighborhoods.

4 Stops IN WALKING DISTANCE

Metromover is a free people mover service that operates seven days a week in the downtown Miami and Brickell area. Major destinations include the Kaseya Center, home of the Miami HEAT, Bayside Marketplace, and Miami Dade College.

2026 EXPECTED COMPLETION

With 10 Million riders annually, Miami Baylink will provide greater connectivity between Downtown Miami and the City of Miami Beach attractions. The project is a revival of a plan from the 1980s, now an extension of the existing Metromover service.

RESIDENTIAL FEATURES

306

RESIDENCES

41

STORIES

RESIDENTIAL MIX

Studio	394 - 475 SQFT	37 - 44 M ²
Studio + Den	589 SQFT	55 M ²
1 Bedroom	588 SQFT	55 M ²
1 Bedroom + Den	705 - 799 SQFT	65 - 74 M ²
2 Bedroom	750 - 1,048 SQFT	70 - 97 M ²

DEVELOPERS

John Buck Company
Florida Value Partners
BH Group
PEBB Enterprises

ARCHITECTURE

ODP Architects

INTERIOR DESIGN

One Line Design Studio

SALES & MARKETING

OneWorld Properties



Rooftop Pool

AMENITIES



NO MINIMUM RENTAL RESTRICTIONS

Miami is one of the hottest vacation destinations, and has the strongest hotel market in the world.

24.2M

Annual visitors to the city of Miami

MANAGEMENT OPTIONS

OneFineStay	Execustay	Orbitz
AirBnB	Turnkey	Trivago
VRBO	Roomarama	LateRooms.com
TripAdvisor	Hotels.com	Hotwire
Booking.com	Housetrip	Kayak
Home Away	Bedycasa	Travelocity
Flipkey	Roomkey	LastMinute.com
Homestay	Thirdhome	Agoda
House Sitting	Expedia	Splendia
Villas Direct	9Flats	VacationRentals.com
Wimdu	Priceline	and many more
Interhome		



Ask about EXCLUSIVE incentives for our clients

**Let me know if you want to be among the first!
to see the available units!**

RUTOIS

INTERNATIONAL REALTY

International Brokers Welcome



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dany@rutois.com