

HUB

**MIAMI** RESIDENCES

## ¡Sin restricción de alquiler!

¡Precios desde los US\$470M! con solo 50% total de inversión en 4 pagos, saldo contra entrega con hipoteca garantizada exclusivamente para nuestros clientes.

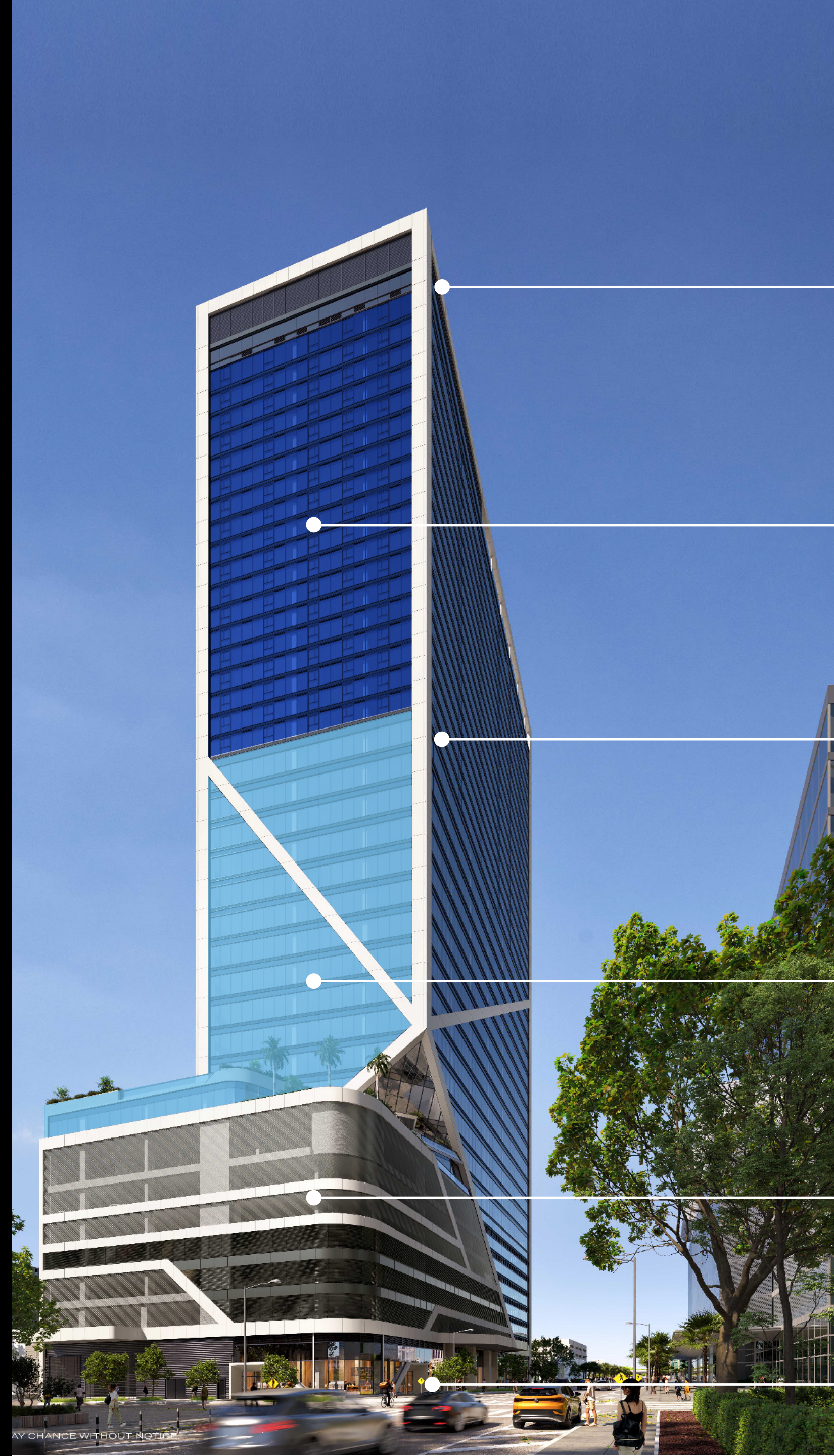
## ¡Incentivos exclusivos!

¡Totalmente amueblado, decorado, pisos con porcelanato en toda la unidad!  
¡Separamos las mejores unidades para usted! Reserve hoy para congelar el precio lista cero.

## ¡100 días para pensarlo!

Hasta que reciba el contrato; que debe decidir si invierte o le regresan su depósito del 10%!

¿Detalles? Esperamos su llamada al 1954.445.0593  
o vía email [dany@rutois.com](mailto:dany@rutois.com)



### SALÓN RESIDENCIAL AL AIRE LIBRE Y PISCINA

Pisos 41

### RESIDENCIAS

Pisos 23 al 40

### AMENITIES RESIDENCIALES

Piso 22

### OFICINAS

Piso 8 al 21

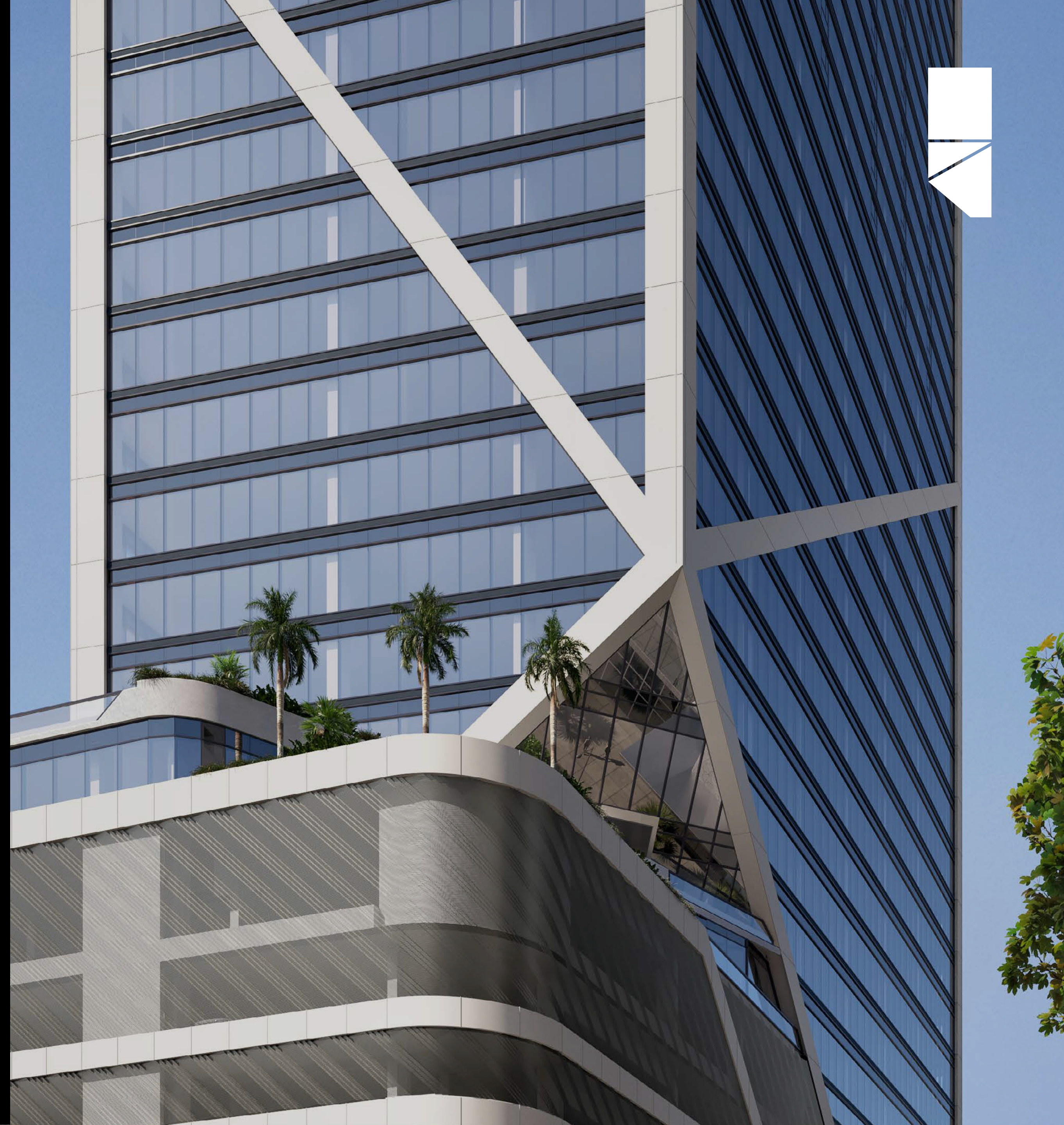
### COCHERAS

Piso 2 al 7

### COMERCIOS EN PLANTA BAJA

Piso 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.
- 
- 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.
- 
- 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.
- 
- Estacionamiento: Garage en el Edificio. Servicio de Valet para Propietarios Incluido.
- 
- Restricciones: Sin Restricciones de Alquiler.
- 
- 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

VIRGINIA KEY /  
KEY BISCANE

MIAMI DADE  
COLLEGE

BRICKELL

HUB  
MIAMI RESIDENCES

MIAMI  
BEACH

BAYSIDE  
MARKETPLACE

BAYFRONT  
PARK

METROMOVER

BRIGHTLINE

WATSON  
ISLAND

HIBISCUS  
ISLAND

DOWNTOWN  
MIAMI

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 BISCAYNE

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**

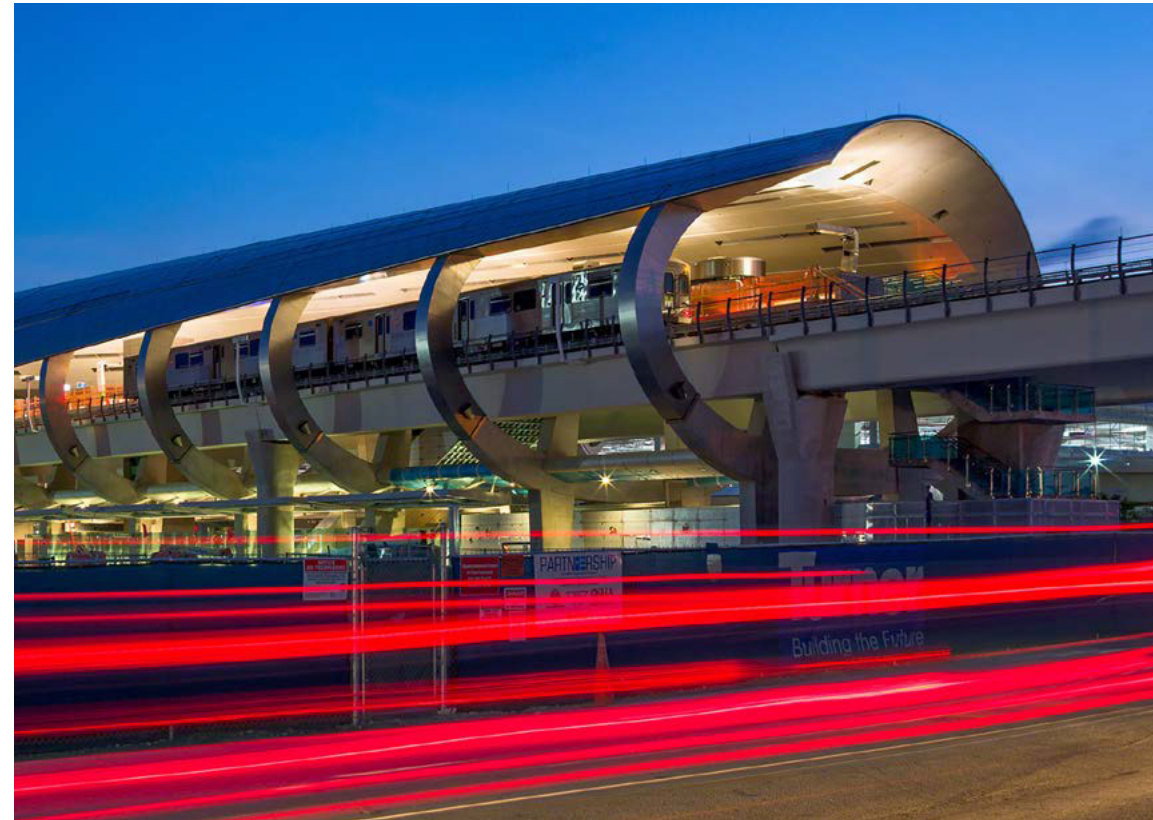
*1.4 Miles* **APPROXIMATE LENGTH**

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

# TRANSPORTATION CONNECTIONS



**BRIGHTLINE**



**METRO RAIL**



**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 <sup>2</sup>
Studio + Den	589 SQFT	55 M <sup>2</sup>
1 Bedroom	588 SQFT	55 M <sup>2</sup>
1 Bedroom + Den	705 - 799 SQFT	65 - 74 M <sup>2</sup>
2 Bedroom	750 - 1,048 SQFT	70 - 97 M <sup>2</sup>

## 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		



**Consulte por los incentivos EXCLUSIVOS para nuestros clientes**

**¡Déjeme saber si desea estar entre los primeros  
en ver las unidades disponibles!**

---

**RUTOIS**

---

INTERNATIONAL REALTY

**International Brokers Welcome**



**+1(954) 445-0593**

**dany@rutois.com**