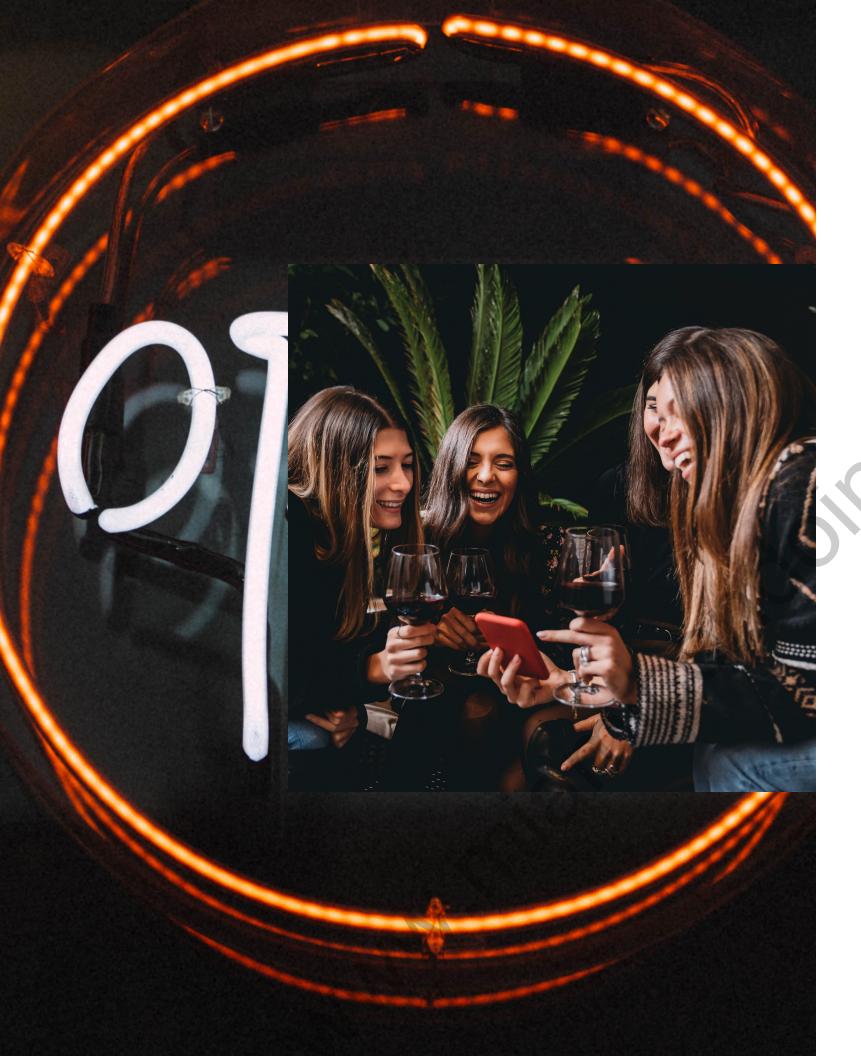
DISTRICT 225 MIAMI

FACT SHEET



## 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 resortstyle 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.



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

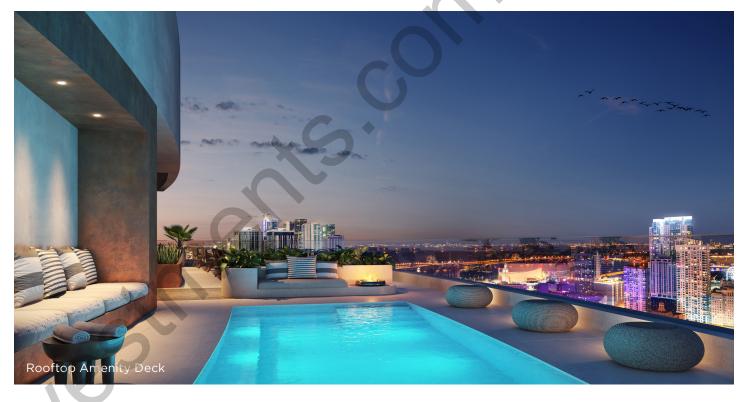
On-demand housekeeping services

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













RELATED



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