

# WEA

WESTSIDE ESTATE AGENCY

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# 01 CERO UNO/

MIMO DISTRICT

Miami · Florida

01

**INVEST IN THE PLACE WHERE EVERYONE  
WILL WANT TO LIVE.**

There 's something going on in Miami. **MiMo District**, the area  
which is becoming the Trendiest place in **MIAMI**.

The focus of everyone 's attention.

An area in which the best bars, restaurants, fashionable clubs,  
top art galleries and the most tempting shops are emerging.  
y una zona comercial con las tiendas más tentadoras.

**MiMo District** is the place to invest in, this is the moment to take  
advantage of the real- estate boom in the area, and Vitrium Capital  
will show you how.

For you to be **MiMo** too.

**Now is the moment.**

**MIMOTIZATE**

**your self!**



01  
CERO  
UNO/  
MIMO DISTRICT

MORNINGSIDE

DESIGN DISTRICT

WYNWOOD

EDGEWATER

SOUTH BEACH

DOWNTOWN

BRICKELL

## 02

### LOCATION

The project is located on the corner of Biscayne Blvd and 64th, at the heart of **MiMo District**, an area experiencing a renaissance of redevelopment with new businesses, cultural centers, galleries, clubs and luxury stores.

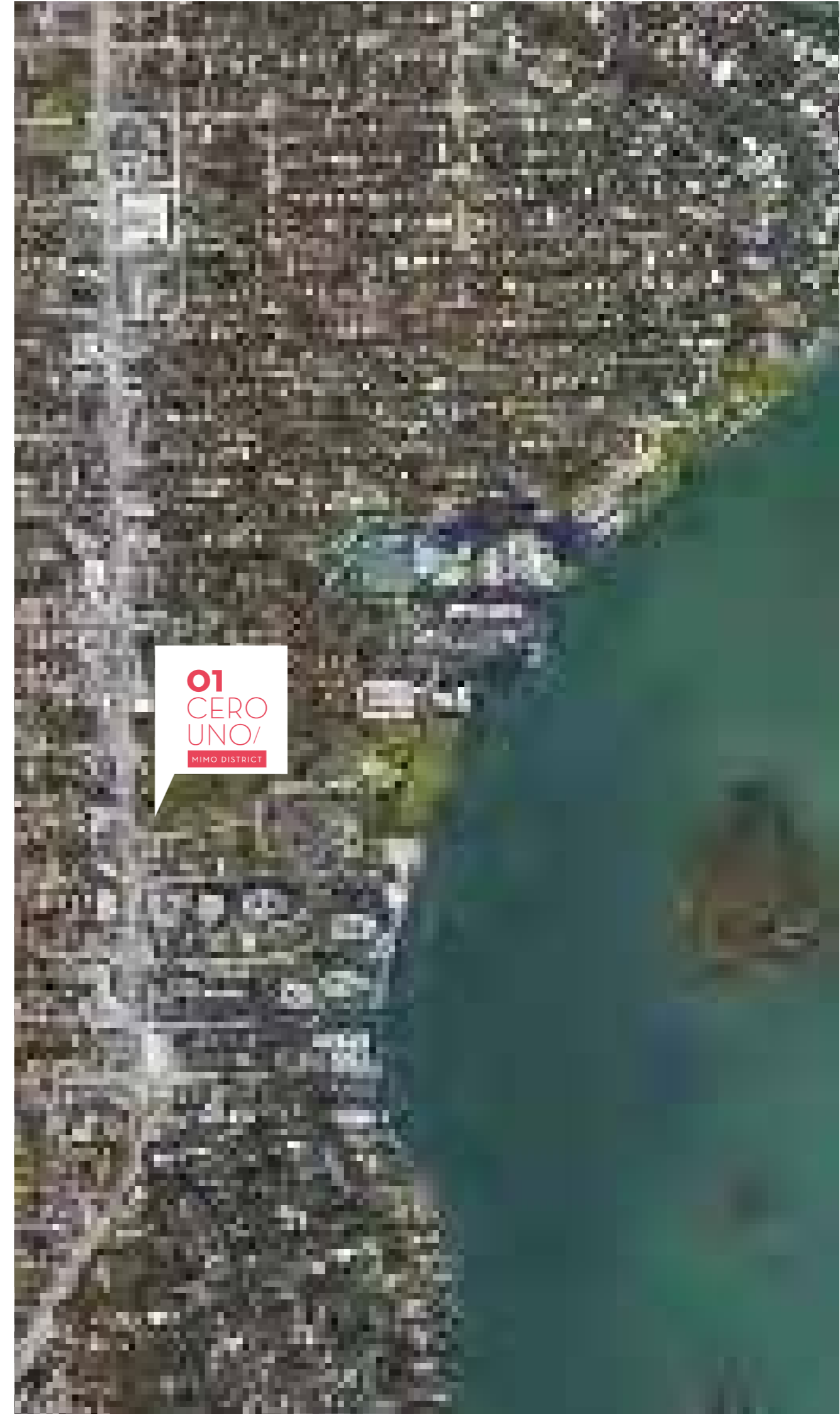
Biscayne Blvd. is its main avenue and a busy business corridor in Miami which connects with other important areas of the city.

Projects like **01 MIMO DISTRICT** and Belle Meade in the east, together with the Upper Eastside and Miami Shores in the north, are an example of preservation and maintenance of the city parks.

**MiMo District is a new, fast-growing trendy neighbourhood in Miami.**

THE MOST VIP AREA IN MIAMI

01  
CERO  
UNO/  
MIMO DISTRICT



# 03

## 68 WAYS of *MIMOTIZARTE* yourself and 2 commercial spaces on Biscayne Blvd.

Our 65,399 sq.ft project has various proposals for you to choose the most suitable one.

- 5 townhomes

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- 13 two- bedroom apartments

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- 16 three- bedroom apartments

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- 34 one- bedroom apartments

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- 2 commercial spaces on Biscayne Blvd.

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- 117 roofed parking spaces

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new style

JOY





## Exclusive welcoming designs

- Bamboo-like indoor garden
- Terrace with gardens overlooking Legion Park, the bay and the city
- Climatized pool on the terrace and spa
- Conference room
- Gym
- Latest generation access control
- Pet friendly
- Roofed parking spaces for every unit
- Retail spaces on Biscayne Blvd.

**MORE THAN A HOME, A LIFESTYLE**

## Careful attention to every detail

- Spacious private balconies and terraces
- Cable installation for cable TV, high-speed broadband internet access and multiple telephone lines
- Modern stainless steel kitchen appliances
- Granite and marble countertops
- Washer and dryer
- Decorator- ready finishes
- High raw concrete ceilings

## SPACES MEANT TO ENJOY







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Investing In MiMo District,  
**A GREAT IDEA.**

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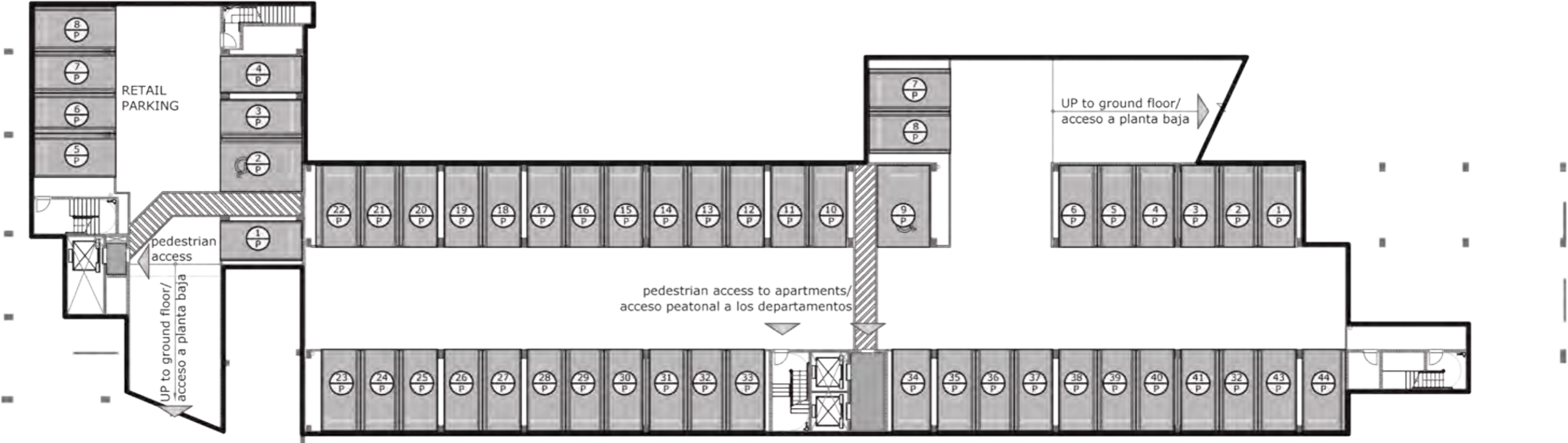
## A GREAT OPPORTUNITY

This is the best moment to invest in MiMo District. For many reasons:

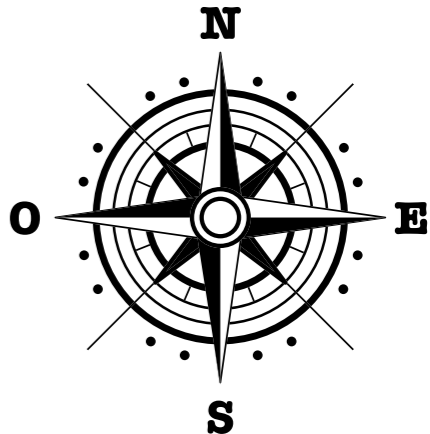
- The area where the biggest growth in the history of Miami is taking place.
- More than U\$ 10 billion on new projects around Biscayne Blvd area.
  - The tunnel that will connect the bay to the port of Miami.
  - A luxury yacht marina.
  - Museum Park with Art and Science museums.
  - Gentings Resort World, one of the largest resorts in the USA.
  - Miami World Center...
- And multimillion investments to transform and embellish parks and pedestrian areas.
- A redeveloping area which will become the trendiest place in the city.
- An area with new hotels, restaurants, gymnasiums and stores sprouting every week.
- Already rentals in the area have increased 50% in the last 3 years.
- And everything in an exceptional location along Biscayne Bay.

BASEMENT

Biscayne Blvd



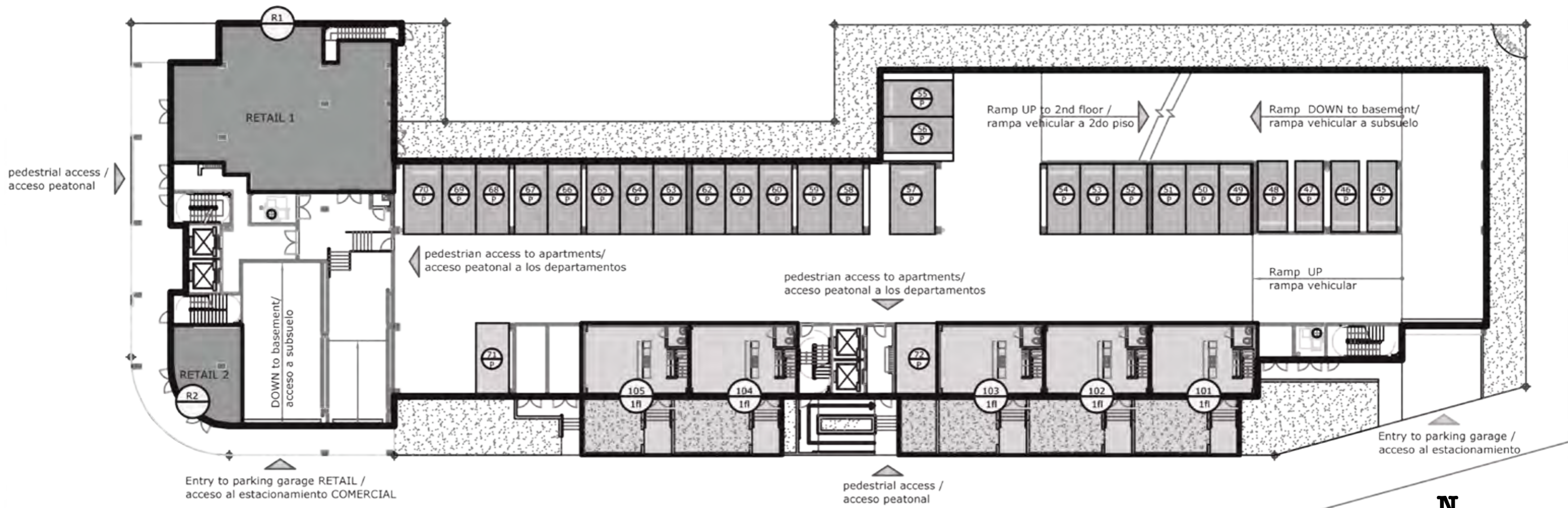
N.E. 64th Terrace



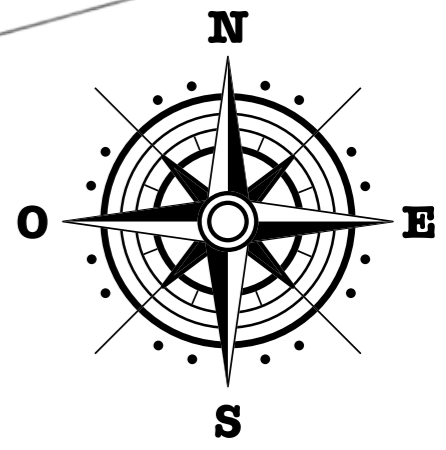


# GROUND FLOOR / FIRST FLOOR

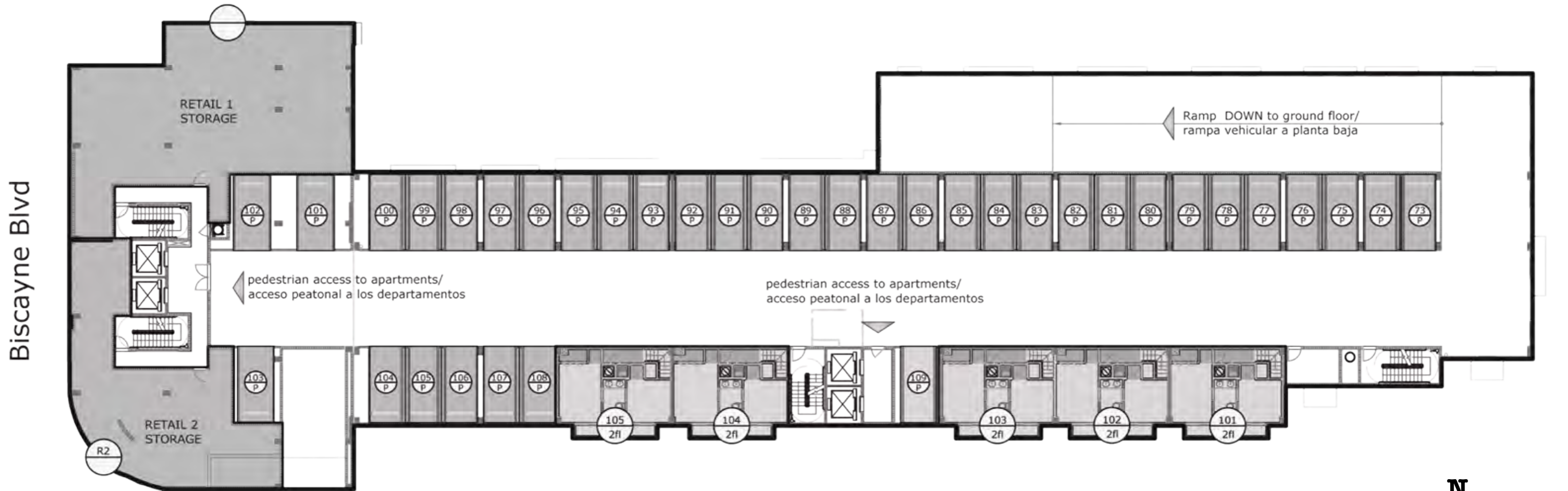
Biscayne Blvd



N.E. 64th Terrace

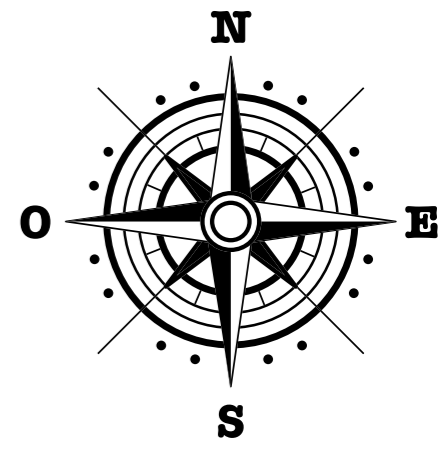


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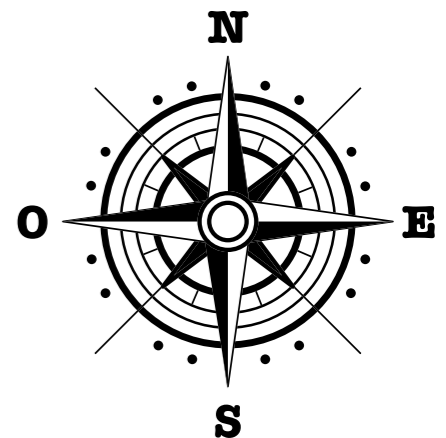
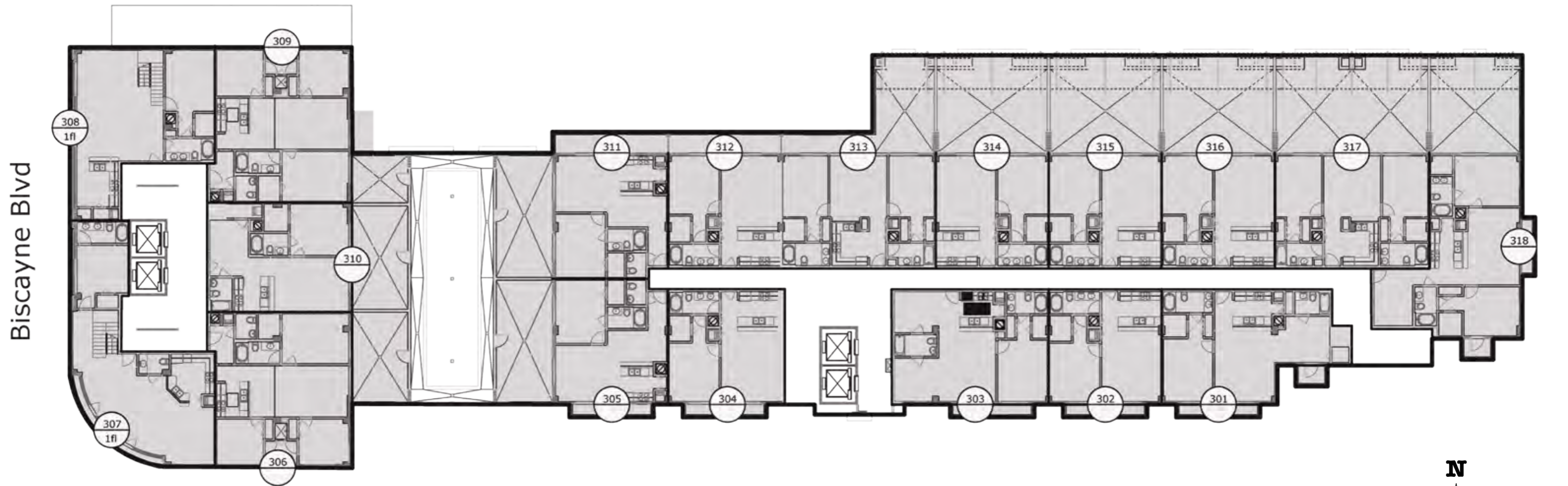


Biscayne Blvd

N.E. 64th Terrace

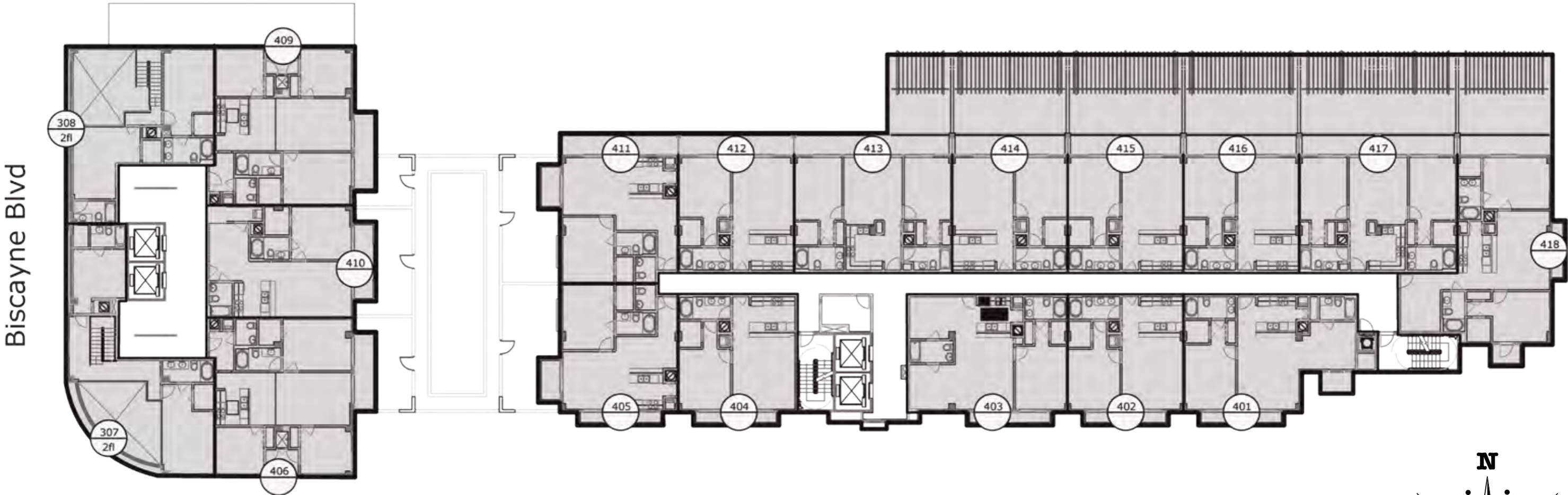


# THIRD FLOOR



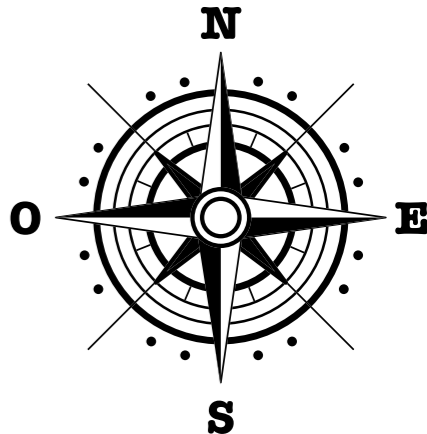
N.E. 64th Terrace

FOURTH FLOOR

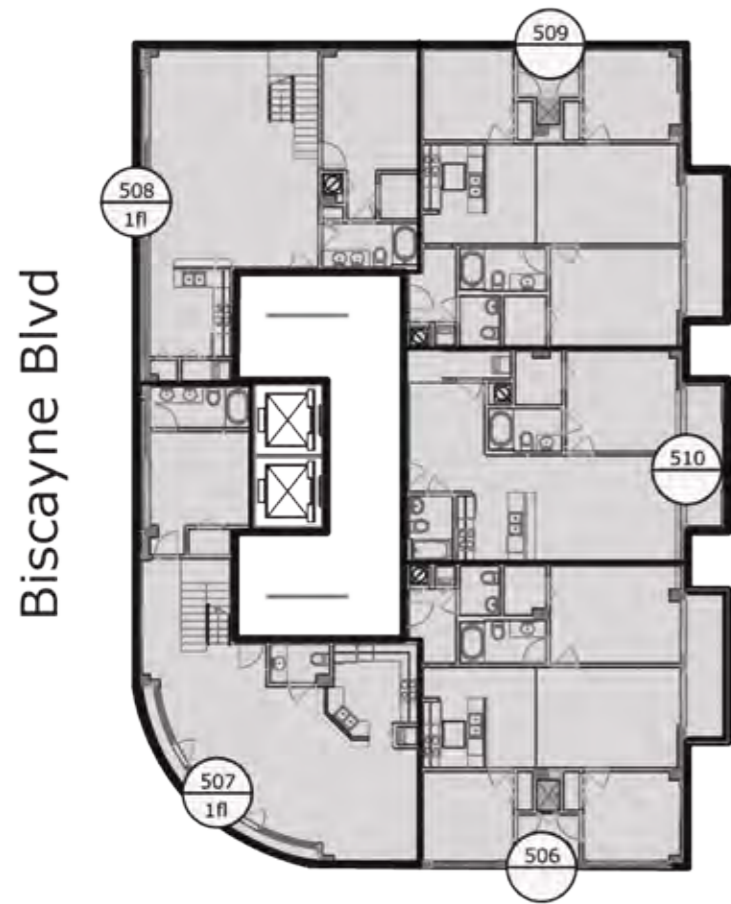


Biscayne Blvd

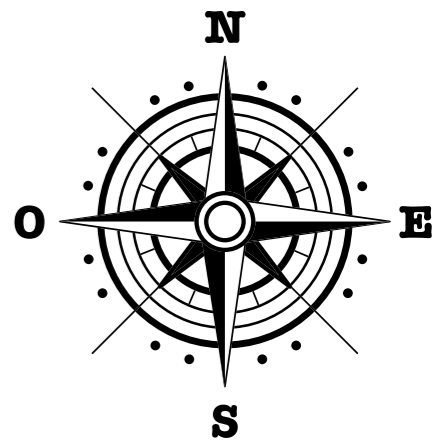
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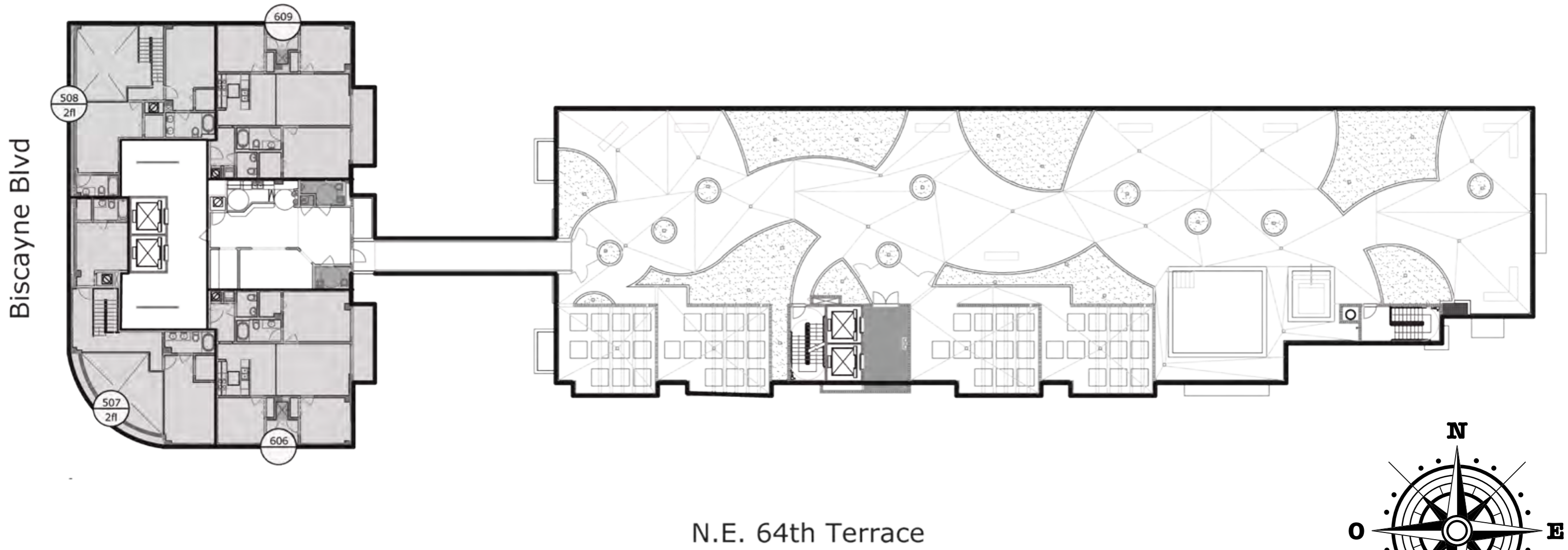
# FIFTH FLOOR



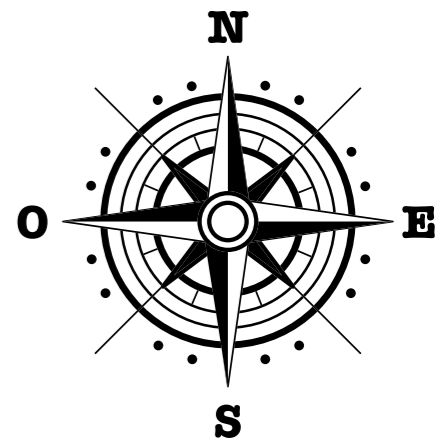
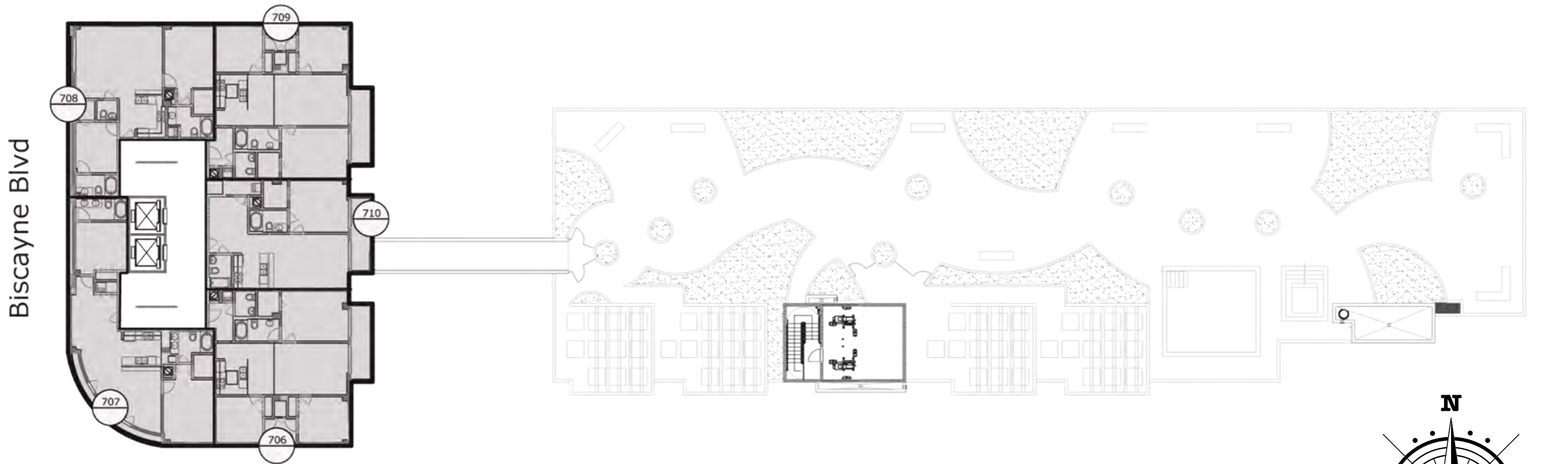
N.E. 64th Terrace



# SIXTH FLOOR



# SEVENTH FLOOR

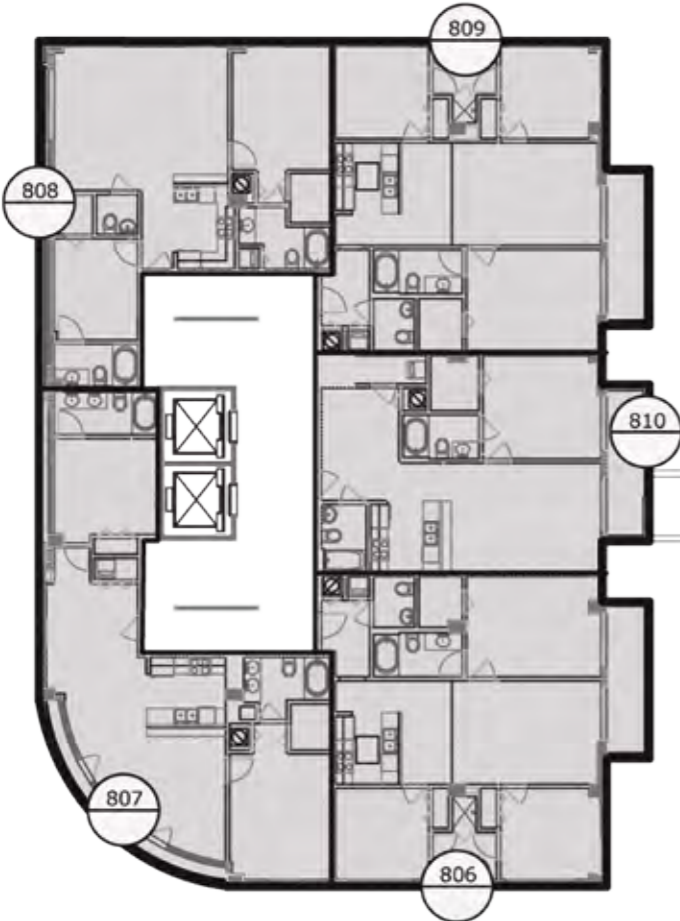


N.E. 64th Terrace

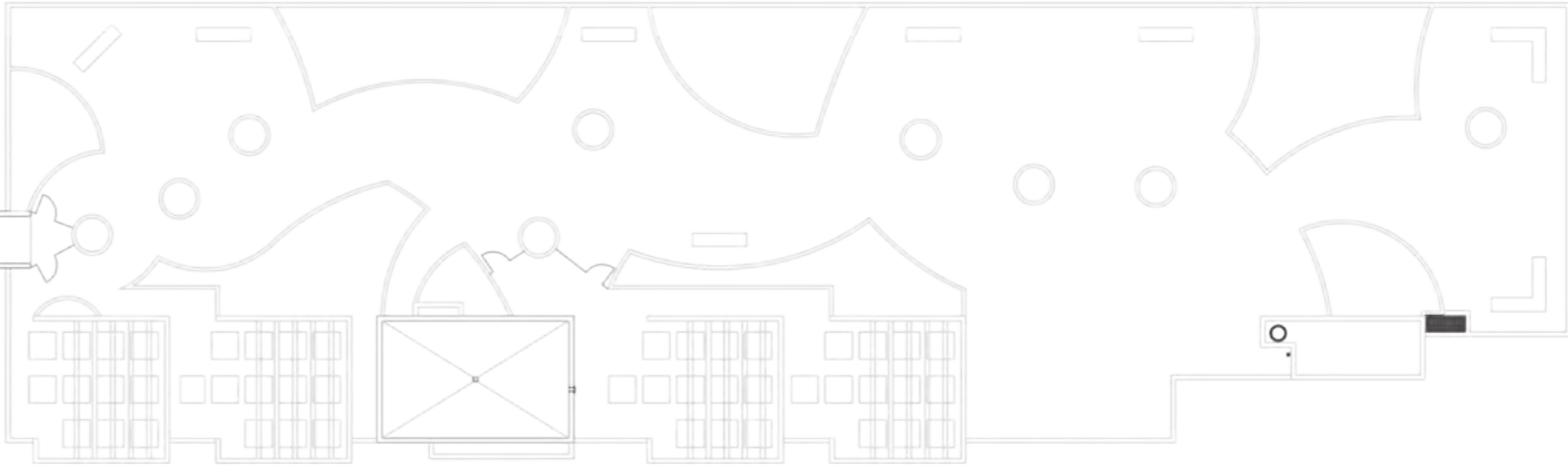
# EIGHTTH FLOOR

BISCAYNE Blvd

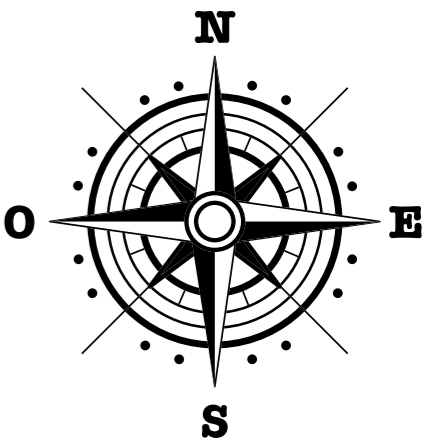
Biscayne Blvd



810



N.E. 64th Terrace







## Unit A1

Á. PROPIA (s.f.)	724
Á. PROPIA (m2)	67,26
BALCÓN/TERRAZA (s.f.)	134
BALCÓN/TERRAZA (m2)	12,45
ÁREA TOTAL (s.f.)	858
ÁREA TOTAL (m2)	79,7

## Unit A2

Á. PROPIA (s.f.)	724
Á. PROPIA (m2)	67,26
BALCÓN/TERRAZA (s.f.)	622
BALCÓN/TERRAZA (m2)	57,79
ÁREA TOTAL (s.f.)	1.346
ÁREA TOTAL (m2)	125,0



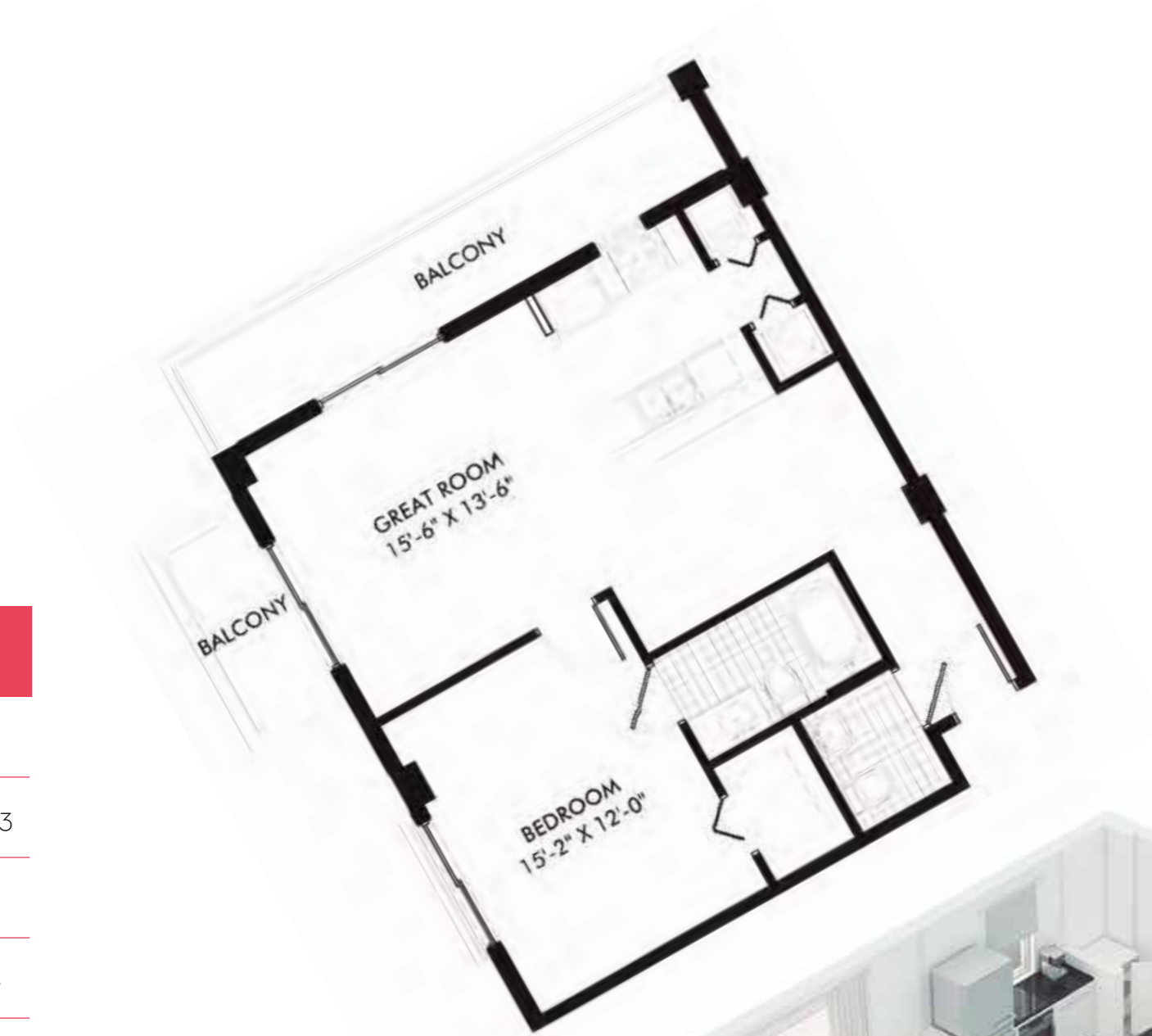


## Unit A3

Á. PROPIA (s.f.)	724
Á. PROPIA (m2)	67,26
BALCÓN/TERRAZA (s.f.)	60
BALCÓN/TERRAZA (m2)	5,57
ÁREA TOTAL (s.f.)	784
ÁREA TOTAL (m2)	72,8

## Unit B1

Á. PROPIA (s.f.)	799
Á. PROPIA (m2)	74,23
BALCÓN/TERRAZA (s.f.)	191
BALCÓN/TERRAZA (m2)	17,74
ÁREA TOTAL (s.f.)	990
ÁREA TOTAL (m2)	92,0





## Unit B2

Á. PROPIA (s.f.)	799
Á. PROPIA (m2)	74,23
BALCÓN/TERRAZA (s.f.)	113
BALCÓN/TERRAZA (m2)	10,50
ÁREA TOTAL (s.f.)	912
ÁREA TOTAL (m2)	84,7



## Unit B3

Á. PROPIA (s.f.)	799
Á. PROPIA (m2)	74,23
BALCÓN/TERRAZA (s.f.)	479
BALCÓN/TERRAZA (m2)	44,50
ÁREA TOTAL (s.f.)	1.278
ÁREA TOTAL (m2)	118,7





## Unit B4

Á. PROPIA (s.f.)	799
Á. PROPIA (m2)	74,23
BALCÓN/TERRAZA (s.f.)	557
BALCÓN/TERRAZA (m2)	51,75
ÁREA TOTAL (s.f.)	1.356
ÁREA TOTAL (m2)	126,0





## Unit C

Á. PROPIA (s.f.) 1.756

Á. PROPIA (m<sup>2</sup>) 163

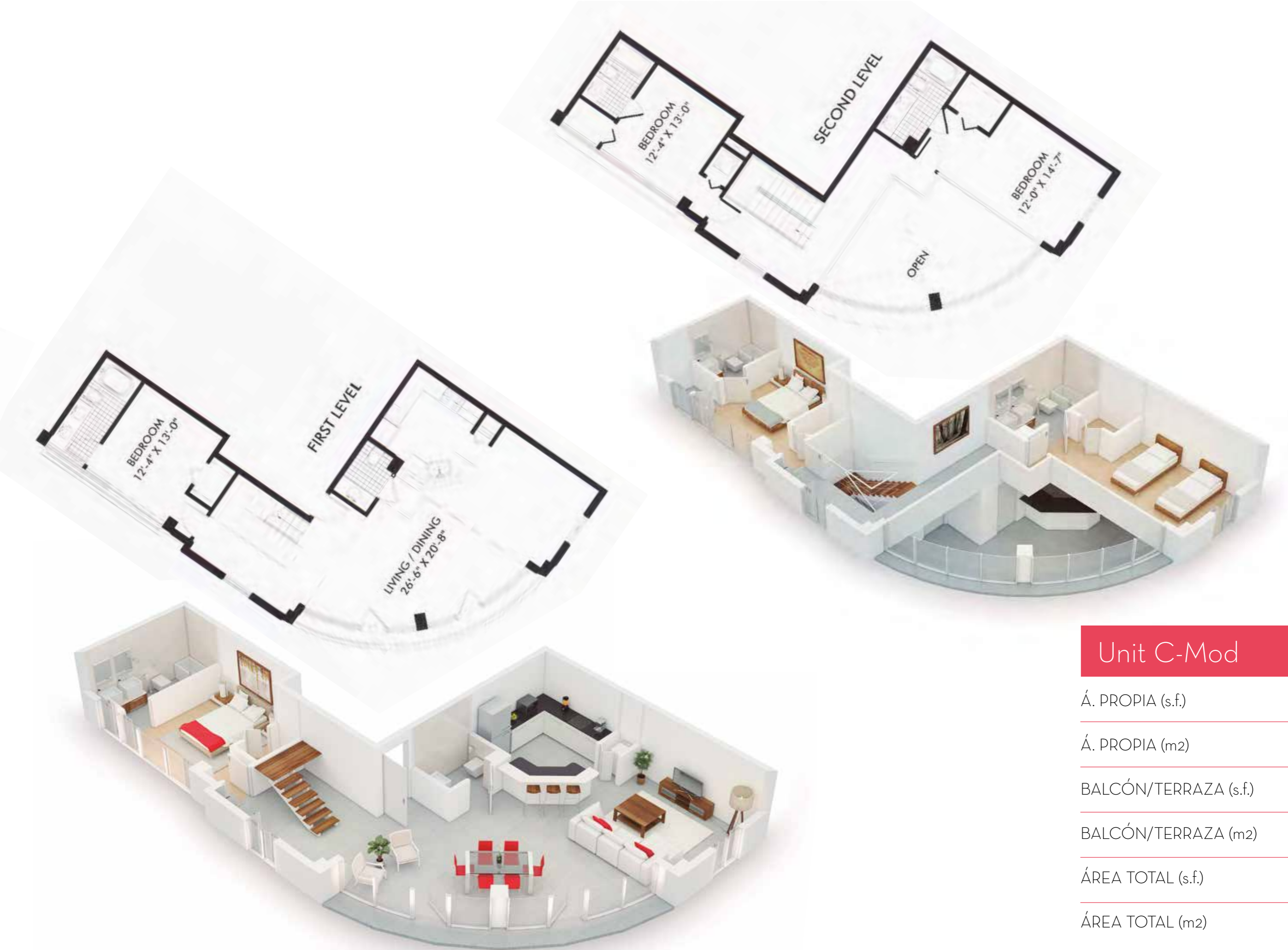
BALCÓN/TERRAZA (s.f.) 17

BALCÓN/TERRAZA (m<sup>2</sup>) 1,58

ÁREA TOTAL (s.f.) 1.773

ÁREA TOTAL (m<sup>2</sup>) 164,7





## Unit C-Mod

Á. PROPIA (s.f.)	1.925
Á. PROPIA (m2)	178,84
BALCÓN/TERRAZA (s.f.)	51
BALCÓN/TERRAZA (m2)	4,74
ÁREA TOTAL (s.f.)	1.976
ÁREA TOTAL (m2)	183,6

## Unit D1

Á. PROPIA (s.f.) 864

Á. PROPIA (m2) 80,27

BALCÓN/TERRAZA (s.f.) 93

BALCÓN/TERRAZA (m2) 8,64

ÁREA TOTAL (s.f.) 957

ÁREA TOTAL (m2) 88,9





## Unit D2

Á. PROPIA (s.f.)	864
Á. PROPIA (m2)	80,27
BALCÓN/TERRAZA (s.f.)	353
BALCÓN/TERRAZA (m2)	32,79
ÁREA TOTAL (s.f.)	1.217
ÁREA TOTAL (m2)	113,1

## Unit E

Á. PROPIA (s.f.)	1.002
Á. PROPIA (m2)	93,09
BALCÓN/TERRAZA (s.f.)	60
BALCÓN/TERRAZA (m2)	5,57
ÁREA TOTAL (s.f.)	1.062
ÁREA TOTAL (m2)	98,7





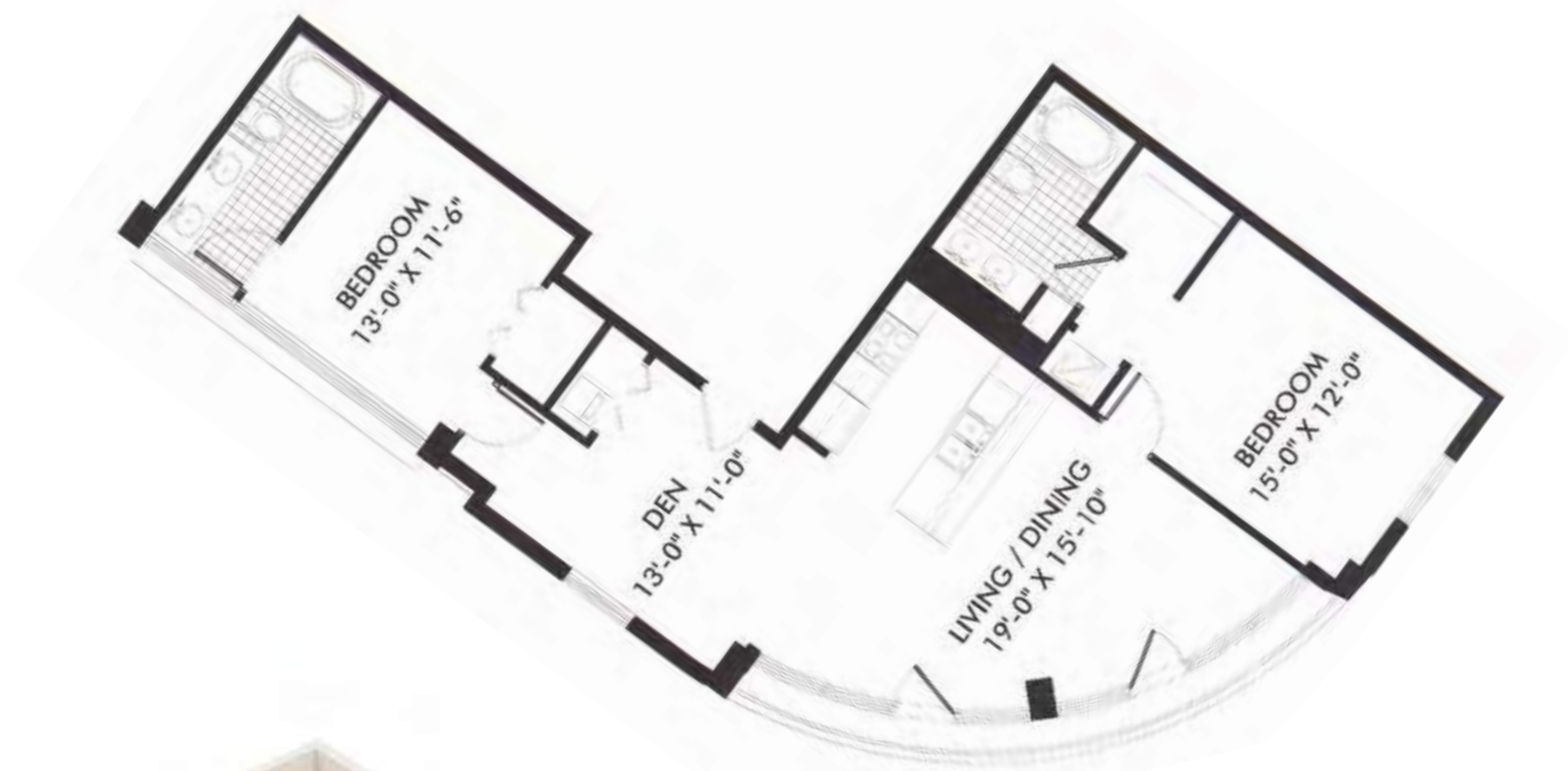
## Unit F

Á. PROPIA (s.f.)	992
Á. PROPIA (m2)	92,16
BALCÓN/TERRAZA (s.f.)	98
BALCÓN/TERRAZA (m2)	9,10
ÁREA TOTAL (s.f.)	1.090
ÁREA TOTAL (m2)	101,3

## Unit G

Á. PROPIA (s.f.)	1.060
Á. PROPIA (m2)	98,48
BALCÓN/TERRAZA (s.f.)	17
BALCÓN/TERRAZA (m2)	1,58
ÁREA TOTAL (s.f.)	1.077
ÁREA TOTAL (m2)	100,1





## Unit G-Mod

Á. PROPIA (s.f.)	1.128
Á. PROPIA (m2)	104,79
BALCÓN/TERRAZA (s.f.)	63
BALCÓN/TERRAZA (m2)	5,85
ÁREA TOTAL (s.f.)	1.191
ÁREA TOTAL (m2)	110,6

## Unit H

Á. PROPIA (s.f.)	994
Á. PROPIA (m <sup>2</sup> )	92,34
BALCÓN/TERRAZA (s.f.)	183
BALCÓN/TERRAZA (m <sup>2</sup> )	17,00
ÁREA TOTAL (s.f.)	1.177
ÁREA TOTAL (m <sup>2</sup> )	109,3







## Unit H

Á. PROPIA (s.f.)	944
Á. PROPIA (m2)	92,34
BALCÓN/TERRAZA (s.f.)	456
BALCÓN/TERRAZA (m2)	42,36
ÁREA TOTAL (s.f.)	1.450
ÁREA TOTAL (m2)	134,7

## Unit H

Á. PROPIA (s.f.)	994
Á. PROPIA (m2)	92,34
BALCÓN/TERRAZA (s.f.)	849
BALCÓN/TERRAZA (m2)	78,87
ÁREA TOTAL (s.f.)	1.843
ÁREA TOTAL (m2)	171,2





## Unit 11

Á. PROPIA (s.f.)	1.163
Á. PROPIA (m <sup>2</sup> )	108,05
BALCÓN/TERRAZA (s.f.)	200
BALCÓN/TERRAZA (m <sup>2</sup> )	18,58
ÁREA TOTAL (s.f.)	1.363
ÁREA TOTAL (m <sup>2</sup> )	126,6

## Unit 12

Á. PROPIA (s.f.)	1.163
Á. PROPIA (m2)	108,05
BALCÓN/TERRAZA (s.f.)	603
BALCÓN/TERRAZA (m2)	56,02
ÁREA TOTAL (s.f.)	1.766
ÁREA TOTAL (m2)	164,1





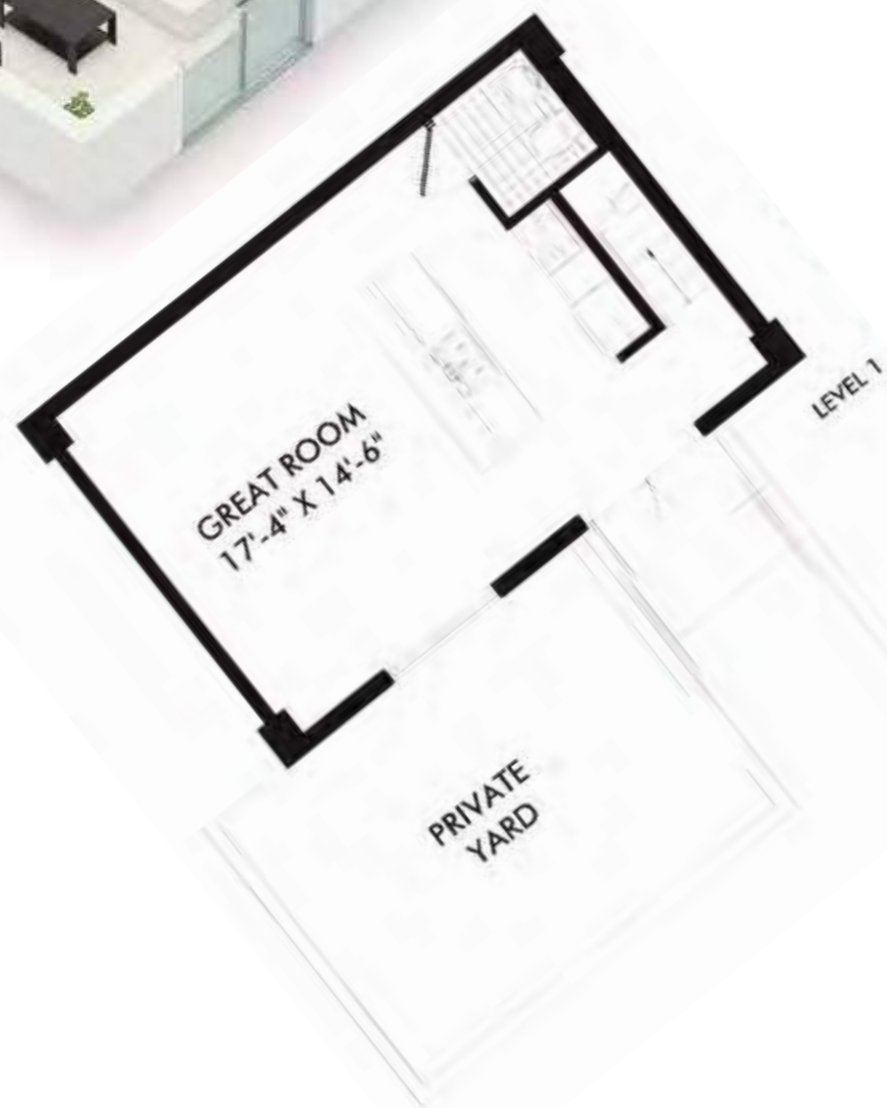
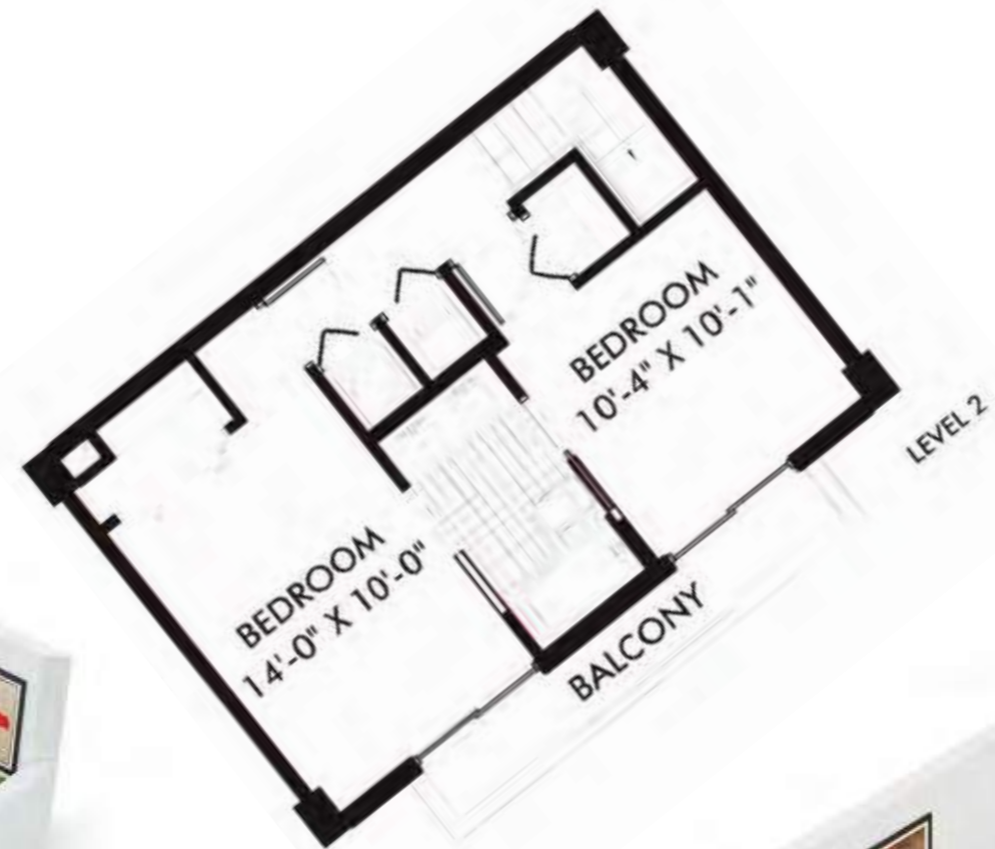
## Unit J

Á. PROPIA (s.f.)	1.204
Á. PROPIA (m2)	111,85
BALCÓN/TERRAZA (s.f.)	93
BALCÓN/TERRAZA (m2)	8,64
ÁREA TOTAL (s.f.)	1.297
ÁREA TOTAL (m2)	120,5

## Unit J

Á. PROPIA (s.f.)	1.204
Á. PROPIA (m2)	111,85
BALCÓN/TERRAZA (s.f.)	313
BALCÓN/TERRAZA (m2)	29,08
ÁREA TOTAL (s.f.)	1.517
ÁREA TOTAL (m2)	140,9





## TH-1

Á. PROPIA (s.f.)	954
Á. PROPIA (m2)	88,63
BALCÓN/TERRAZA (s.f.)	60
BALCÓN/TERRAZA (m2)	5,57
ÁREA TOTAL (s.f.)	1.014
ÁREA TOTAL (m2)	94,2

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