



TERRAZAS

MAGNIFICENT MIAMI LIVING



CLOSE TO EVERYTHING & ABOVE IT ALL

INSIDE THESE TWO SLEEK, FULL-SERVICE TOWERS KNOWN AS TERRAZAS, ARE GENEROUS AMENITIES, INCREDIBLE SKYLINE VIEWS AND 324 LUXURY RESIDENCES.

AT THE EPICENTER OF THE RAPIDLY EVOLVING RIVER DISTRICT, TERRAZAS PUTS THE BEST OF MIAMI AT YOUR FEET PROVIDING CONVENIENT ACCESS TO THE FINEST IN SOUTH FLORIDA LIVING IN EVERY DIRECTION. ONLY MINUTES AWAY FROM EVERY NEIGHBORHOOD AND ATTRACTION, THE ENTERTAINMENT, ACTIVITIES, CULTURE AND DINING CHOICES ARE UNLIMITED.





IN A WORD, MAGNIFICENT





RESIDENCES

A SUPERIOR WAY OF LIFE

TERRAZAS CONDOMINIUMS ARE NOT ONLY IDEALLY SITUATED, THEY ALSO OFFER EVERY REASON TO MAKE YOURSELF MORE THAN COMFORTABLE. BECOME ACCUSTOMED TO MODERN FINISHES AND EXTRAS LIKE A PRIVATE TERRACE IN EVERY RESIDENCE OVERLOOKING RIVER, PARK AND DOWNTOWN MIAMI SKYLINE VIEWS.

1, 2 AND 3 BEDROOMS, LOFTS, TOWNHOMES
AND PENTHOUSES ARE ALL AVAILABLE WITH:

AIRY, SPACIOUS, OPEN FLOOR PLANS

FLOOR-TO-CEILING WINDOWS

EXPANSIVE PRIVATE TERRACES WITH UNIQUE GLASS RAILINGS

BREATHTAKING MIAMI SKYLINE & RIVER PARK VIEWS

GOURMET KITCHEN FEATURING SLEEK, STAINLESS STEEL APPLIANCES

SOLID GRANITE COUNTERTOPS

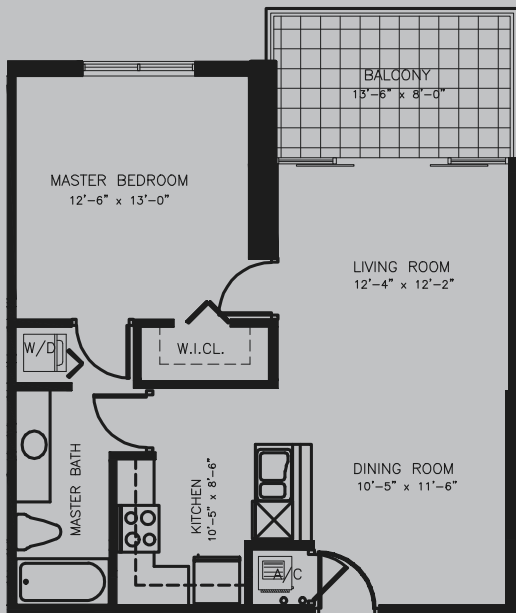
IN-UNIT WASHER/DRYER

EXPANSIVE WALK-IN CLOSETS

PRE-WIRED FOR CABLE & INTERNET

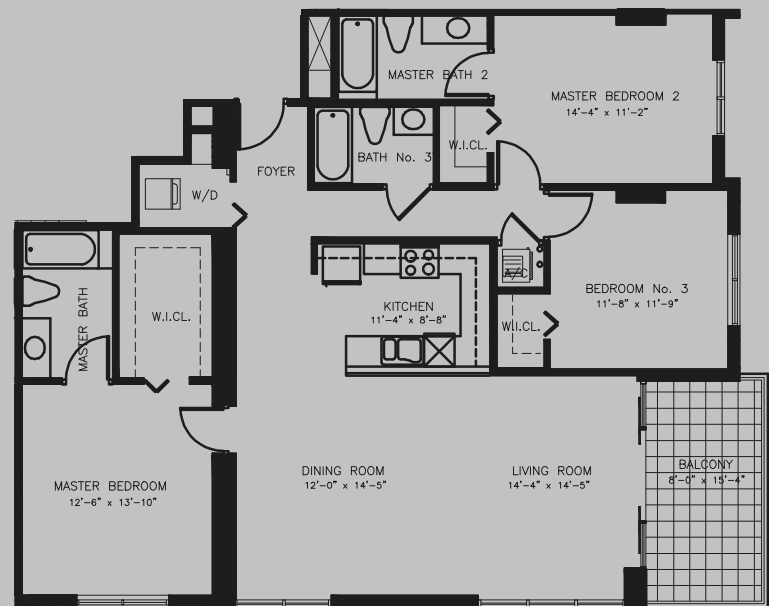
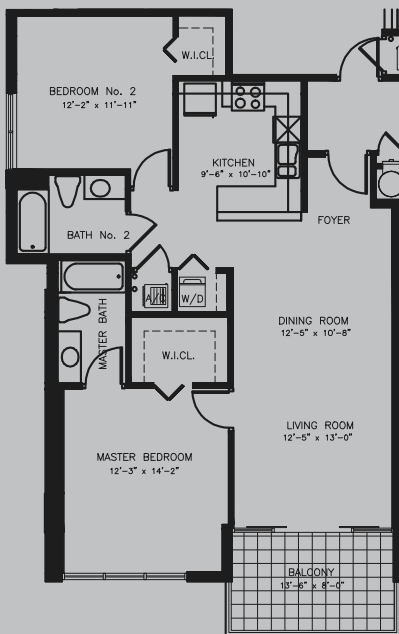
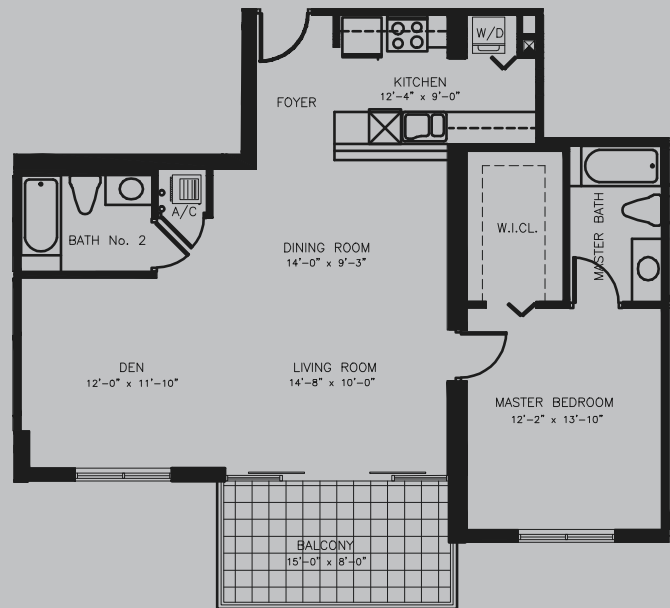
1 BED / 1 BATH

732 S.F. / 63.01 S.M. + BALCONY



1 BED + DEN / 1 BATH

1,049 S.F. / 97.46 S.M. + BALCONY



2 BED / 2 BATH

1,114 S.F. / 103.5 S.M. + BALCONY

3 BED / 3 BATH

1,554 S.F. / 144.37 S.M. + BALCONY

ONE OF MULTIPLE FLOORPLANS AVAILABLE FOR THIS RESIDENCE TYPE

PLANS, ARCHITECTURAL RENDERINGS, SPECIFICATIONS, PRICING AND LOCATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE SELLER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 719.503, FLORIDA STATUTES, TO BE FURNISHED TO A BUYER OR LESSEE. PRICES AND AVAILABILITY ARE SUBJECT TO CHANGE. THIS DOES NOT CONSTITUTE AN OFFER TO SELL OR A SOLICITATION OF AN OFFER TO BUY A UNIT IN THE CONDOMINIUM. NO SOLICITATION, OFFER OR SALE OF A UNIT IN THE CONDOMINIUM WILL BE MADE IN ANY JURISDICTION IN WHICH SUCH ACTIVITY WOULD BE UNLAWFUL PRIOR TO ANY REQUIRED REGISTRATION THEREIN.

THE BEAUTY OF TERRAZAS ISN'T JUST THE LIFESTYLE. IT'S ALSO THE INCREDIBLE OPTIONS YOU HAVE TO EXPLORE AND ENJOY SOUTH FLORIDA.

RIVER LANDING

A NEW, RECENTLY-APPROVED DEVELOPMENT IN THE AREA IS ONLY 2 MINUTES FROM TERRAZAS BRINGING WITH IT A MASSIVE 537,000 SF RETAIL COMPLEX INCLUDING AN IMMENSE PUBLIX, NEW PUBLIC PARK, SHOPS, FINE DINING AND A LUSH, RELAXING RIVER WALK.

MIAMI HEALTH DISTRICT

ONLY 1 MILE EAST OF TERRAZAS IS THIS 153-ACRE CAMPUS WITH WORLD-CLASS RESEARCH INSTITUTIONS AND STATE-OF-THE-ART MEDICAL TREATMENT AND EDUCATIONAL RESOURCES. THE AREA IS HIGHLIGHTED BY THE JACKSON HEALTH SYSTEM, UNIVERISTY OF MIAMI MEDICAL SCHOOL AND HOSPITAL, UNIVERISTY OF MIAMI LIFE SCIENCE AND TECHNOLOGY PARK AND THE BRUCE W. CARTER DEPARTMENT OF VETERANS AFFAIRS MEDICAL CENTER. THE MIAMI HEALTH DISTRICT EMPLOYS OVER 39,000 PEOPLE AND IS THE SECOND LARGEST HEALTH DISTRICT IN THE UNITED STATES.

SOUTH BEACH

WORLD-FAMOUS FOR THE ART DECO SPARKLE IT GIVES SOUTH FLORIDA, SOBE IS WHERE THE FAMOUS, THE FABULOUS AND THOSE WHO JUST WANT TO EXPRESS THEMSELVES COME FOR THE BEST TIME OF THEIR LIVES. LESS THAN 15 MINUTES FROM TERRAZAS, TAKE IN THE BEACH, NIGHTLIFE, DELICIOUS DINING, AND ALL THE DECADENCE OF OCEAN DRIVE.

BRICKELL & DOWNTOWN

IN LESS THAN 5 MINUTES, FIND YOURSELF IN THE CENTER OF A MAGNIFICENT MIX OF BUSINESS, RETAIL, RESTAURANTS, PARKS, MUSEUMS AND SPORTS ARENAS INCLUDING THE ADRIENNE ARSHT CENTER FOR THE PERFORMING ARTS, AMERICA AIRLINES ARENA AND THE SHOPS AT MARY BRICKELL VILLAGE.

DESIGN DISTRICT & WYNWOOD

HOME TO OVER 70 ART GALLERIES AND ONE OF THE LARGEST OPEN-AIR STREET ART INSTALLATIONS IN THE WORLD, HIGH-END SHOPPING AS WELL AS ECLECTIC BARS AND FINE DINING, THERE IS SO MUCH TO SATISFY EVERY CULTURAL CRAVING HERE. EXPERIENCE THE VIBRANT WORK & ART OF WELL-KNOWN VISIONARIES LIKE JONATHAN ADLER, CHRISTIAN LOUBOUTIN AND KENNY SHARF OR EXPLORE CONTEMPORARY INSTALLATIONS FROM TOMORROW'S NEXT BIG THING DURING THE SECOND SATURDAY ART WALK. LESS THAN 10 MINUTES FROM TERRAZAS, THE OPTIONS HERE ARE SPECTACULARLY LIMITLESS.

MIDTOWN

DRIVE JUST 10 MINUTES WHEN YOU'RE IN THE MOOD FOR A MORE URBAN EXPERIENCE. HERE, BOUTIQUES, CAFÉS, GALLERIES & RESTAURANTS BRING THE CITY VIBE TO YOUR SOUTH FLORIDA DAY & NIGHTLIFE.

THESE ARE ONLY A FEW OF THE DESTINATIONS THAT TERRAZAS BRINGS CLOSE TO HOME. AND WITH MIAMI INTERNATIONAL AIRPORT ALSO JUST MINUTES AWAY, YOU'LL TRULY HAVE ACCESS TO THE WORLD.



EXTRAS THAT MAKE TERRAZAS A HIGHER LEVEL OF HOME

LOBBIES AND POOL DECK BY THE AWARD-WINNING INTERIORS BY STEVEN G.
GROUND LEVEL AND POOL DECK LANDSCAPING BY THE WORLD-RENOWNED EDSA

24-HOUR DOORMAN / SECURITY

GATED & SECURE COVERED PARKING

FULLY-EQUIPPED BUSINESS CENTER WITH COMPUTER, FAX AND INTERNET ACCESS

AVAILABLE PRIVATE SECURED STORAGE

ADJACENT TO E.G. SEWELL WATERFRONT PARK

PRIVATE ACCESS TO MIAMI RIVER BOARDWALK

PET-FRIENDLY WITH NEW PRIVATE DOG PARK

STATE-OF-THE-ART FITNESS CENTER

INDOOR LOUNGE AREA FOR GATHERING & RELAXING

REJUVENATING SAUNA

20,000 SF OUTDOOR POOL DECK WITH PANORAMIC RIVER & MIAMI SKYLINE VIEWS

78-FOOT SWIMMING POOL

PRIVATE CABANAS

HYDROTHERAPEUTIC HOT TUB

TWO OUTDOOR BBQ GRILL AREAS

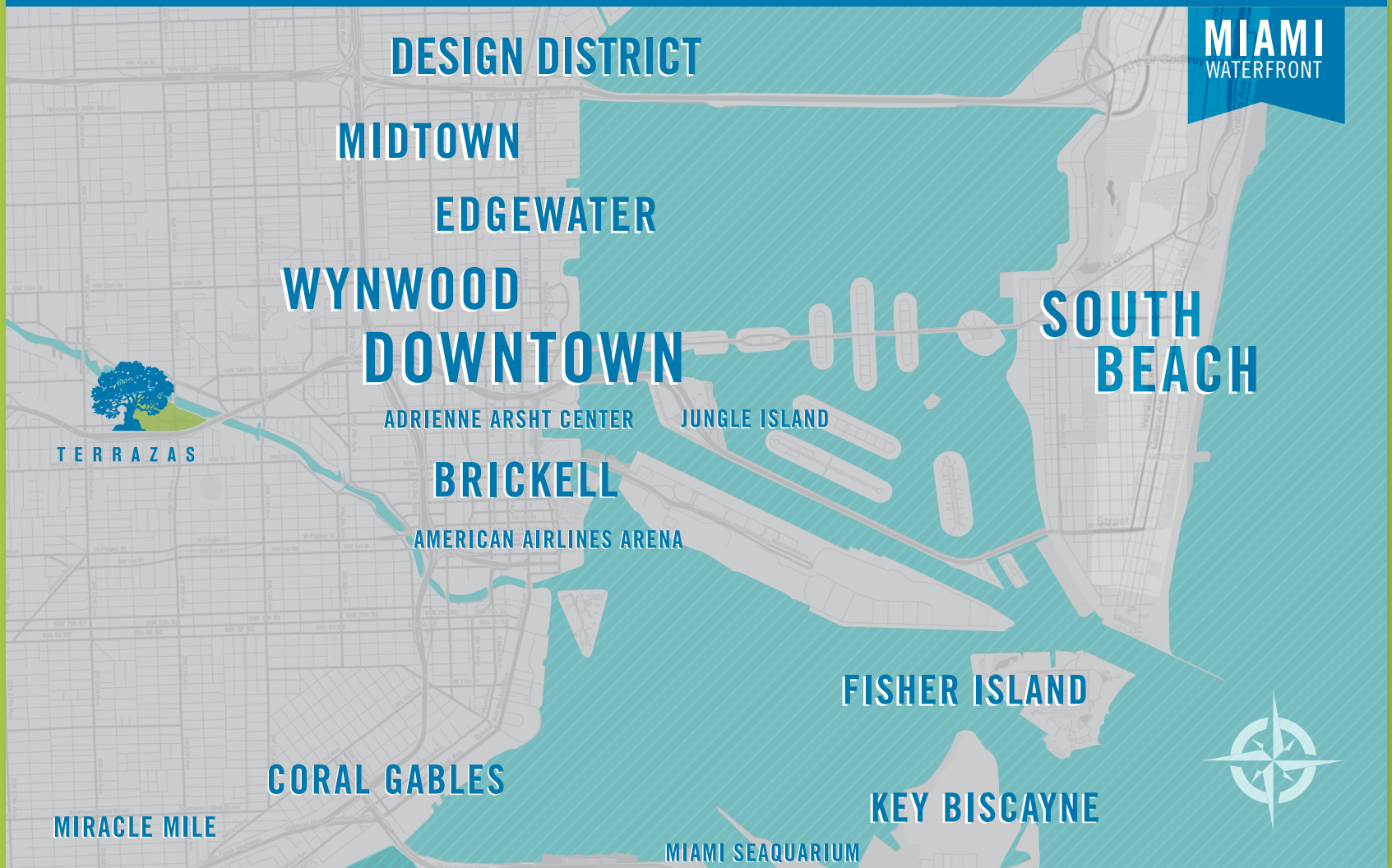
MULTIPLE OUTDOOR SEATING AREAS WITH LOUNGES

WIFI IN COMMON AREAS COMING SOON

INCOMPARABLE SKYLINE VIEWS

AMENITIES

LIVE IN ONE NEIGHBORHOOD, PLAY IN ALL THE OTHERS



TERRAZAS IS SURROUNDED BY SOME OF SOUTH FLORIDA'S TOP EMPLOYERS SUPPORTING A HEALTHY AND STABLE LOCAL ECONOMY

Terrazas is less than one mile from the Miami Health District's 153-acre campus which is the second largest health district in the United States and employs 39,000*. The Miami Dade County Courthouse is adjacent to the Health District and employs over 2,000*. Three miles west of Terrazas is The Miami International Airport, which employs over 35,000*. Terrazas is less than two miles from the Downtown Brickell financial district, which employs 115,000* and is home to the largest concentration of international banks in the United States. Nowhere else but Terrazas can you find this kind of affordable luxury living combined with proximity to the largest employment hubs in Miami.

JACKSON HEALTH SYSTEM (12,571 EMPLOYEES) • UNIVERSITY OF MIAMI MEDICAL SCHOOL AND HOSPITAL (9,700 EMPLOYEES)
MIAMI-DADE COUNTY COURTHOUSE (2,000 EMPLOYEES) • MIAMI INTERNATIONAL AIRPORT (35,000 EMPLOYEES)

*DISCLAIMER: EMPLOYMENT FIGURES WERE GATHERED FROM VARIOUS SOURCES AT TIME OF PUBLICATION. TERRAZAS OWNER LLC MAKES NO REPRESENTATION AS TO THE ACCURACY OF THE INFORMATION.

1861 NW SOUTH RIVER DRIVE MIAMI, FL 33125 

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