



MIAMI

SOLERA PAD

MIAMI, LA CIUDAD ESTADOUNIDENSE DEL FUTURO

FLORIDA OCUPA EL TERCER LUGAR DE POBLACIÓN EN LOS EE. UU.

El excelente clima y el entorno empresarial son factores que contribuyen al crecimiento continuo de la población.

1: California
39 MILLONES
+371,000 vs. año anterior

2: Texas
27 MILLONES
+451,000 vs. año anterior

5: Illinois
13 MILLONES
+10,000 vs. año anterior

4: Nueva York
20 MILLONES
+50,000 vs. año anterior

**FLORIDA
OCUPA EL
PUESTO
20 MILLONES
+300,000 vs.
año anterior**



POBLACIONES ESTATALES DE LOS EE. UU.

Principales 5 en los EE. UU. por población y cambio con respecto al año anterior

Oficina del Censo de los EE. UU. - Estimaciones de 2013 y 2014

MIAMI, LA CIUDAD ESTADOUNIDENSE DEL FUTURO

CENTRO DE AMÉRICA

La ubicación central de Miami contribuye con su diversificación económica y su importancia como centro comercial del continente.

**PUERTO de
cruceros N.º 1 con
5 MILLONES DE
PASAJEROS AL AÑO**

**15 MILLONES DE
VISITANTES AL AÑO**

**41 MILLONES
PERSONAS VUELAN A
TRAVÉS DE MIAMI**

**5 MILLONES
PERSONAS TOMAN
CRUCEROS DESDE MIAMI**

1000+
SEDES CORPORATIVAS

75
CONSULADOS
EXTRANJEROS

21
OFICINAS DE COMERCIO
EXTERIOR

32%↑
INDUSTRIA DE FINANZAS
Y SEGUROS



MIAMI, LA CIUDAD ESTADOUNIDENSE DEL FUTURO

VALOR DE INVERSIÓN

CUÁNTOS PIES/METROS CUADRADOS DE PROPIEDAD DE PRIMERA COMPRA CON 1 MILLÓN DE DÓLARES EN TODO EL MUNDO.



MIAMI OCUPA EL PUESTO



EN INVERSIONES

Con el mayor promedio anual de inversión privada en propiedad durante el período de dos años a finales de 2017 – EL INFORME DE RIQUEZA DE KNIGHT FRANK 2018

CENTRO DE MIAMI, UN ESTADO DE ÁNIMO MILLENNIAL

Autoridad de Desarrollo del Centro de Miami 2016
Informe demográfico

\$110,000

Ingresos promedio por hogar dentro de los límites de DDA.

60%

de los residentes tienen al menos alguna forma de educación universitaria.

70%

de los residentes del centro llevan un estilo de vida activo y se ejercitan semanalmente.

53%

de residentes tienen entre 20 y 44 años.

30%

Incremento del ingreso per cápita en el Centro Expandido desde 2010.

CASI
90,000

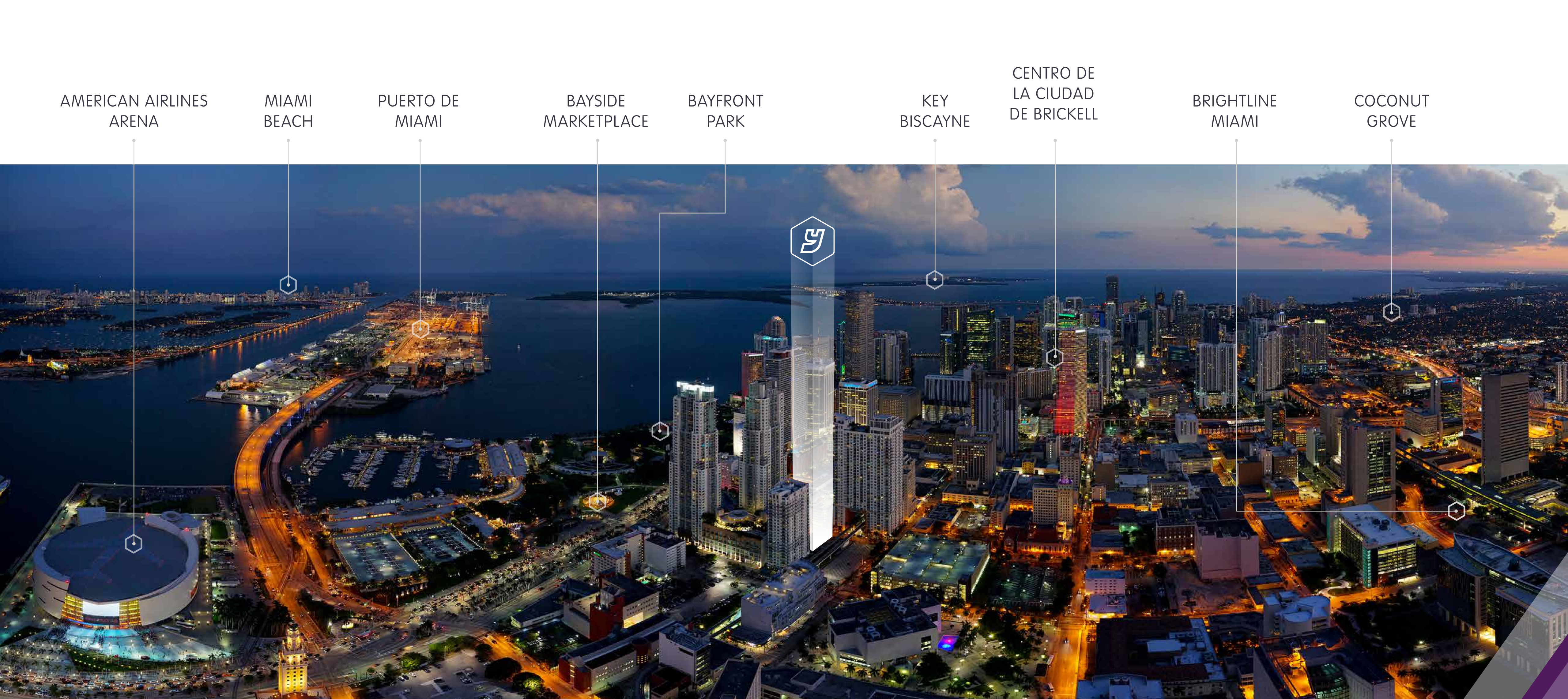
De los residentes consideran al centro de Miami su hogar de tiempo completo, lo que marca un incremento del 150% desde 2000.



LA PRÓXIMA GENERACIÓN DE VIDA EN MIAMI

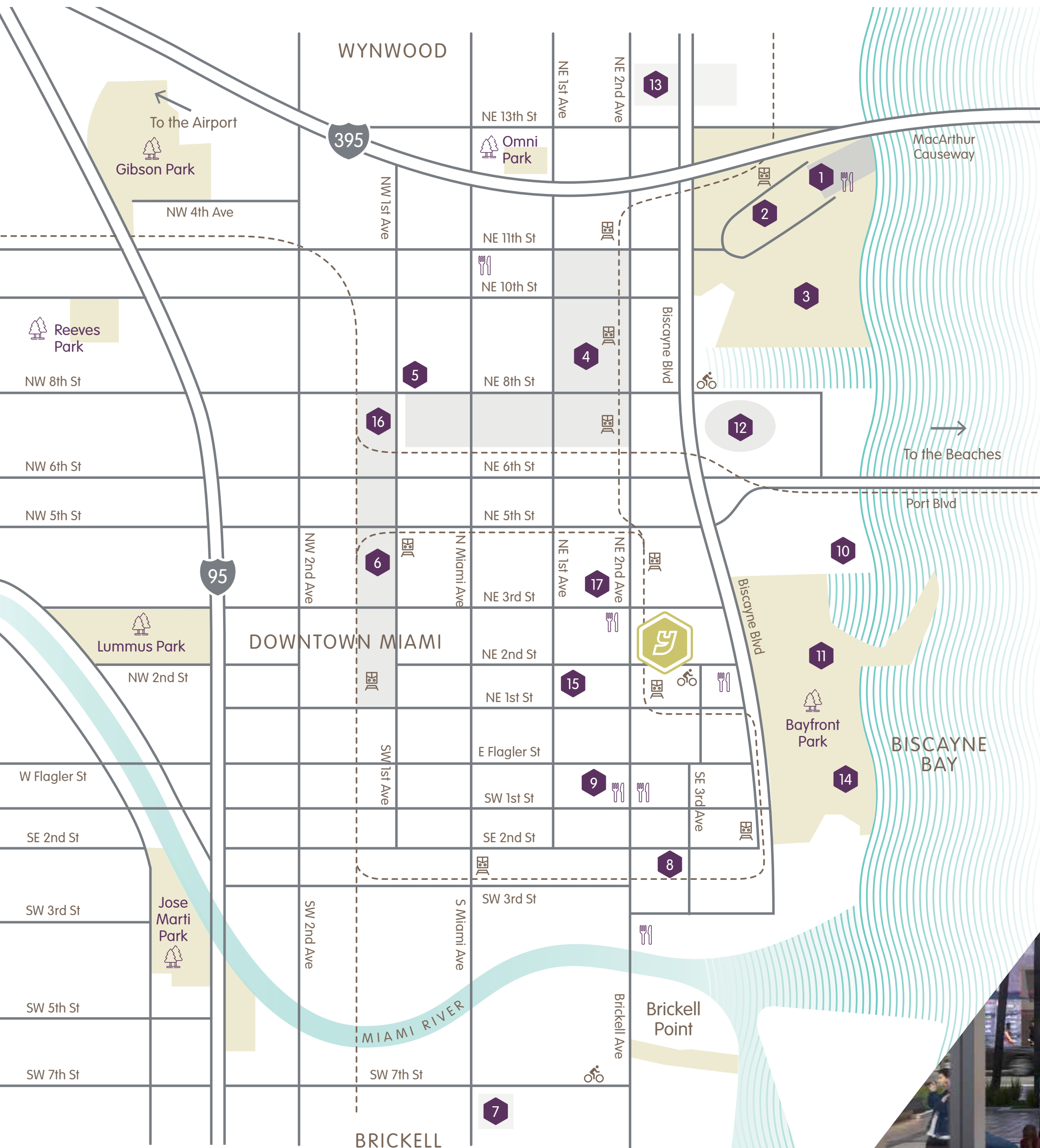
ESTÁ HACIA DONDE USTED VA

El espacio más cool en la ciudad más cálida. Cada pulgada está brillantemente organizada para ofrecer espacio para la diversión. El diseño innovador ofrece asequibilidad con valiosos servicios, todo en el corazón del centro de la ciudad y zonas sociales para descansar, sumergirse y conectarse. Impulsado digitalmente con la energía de las personas, su PAD es la forma



MIAMI es considerada la puerta a los Estados Unidos, y el centro es la conexión a todo Miami. A pocos minutos del Aeropuerto Internacional de Miami, recientemente ampliado, cruzando el puente desde la mundialmente famosa South Beach, e inmediatamente colindante a barrios como Wynwood y Brickell, **YOTELPAD realmente está en el centro de todo.**

DESCUBRA EL CENTRO DE MIAMI



- 1 Museo de Arte Pérez de Miami
- 2 Museo de Ciencia Frost
- 3 Parque del Museo
- 4 Miami Worldcenter
- 5 Centro de Convenciones Marriott Marquis
- 6 All Aboard Florida
- 7 Centro de la Ciudad de Brickell
- 8 Whole Foods
- 9 Teatro Olympia
- 10 Bayside Marketplace
- 11 Anfiteatro Bayfront Park
- 12 American Airlines Arena
- 13 Adrienne Arsht Center
- 14 Yoga en el parque
- 15 WeWork
- 16 Estación de ferrocarril Brightline
- 17 Universidad de Miami Dade

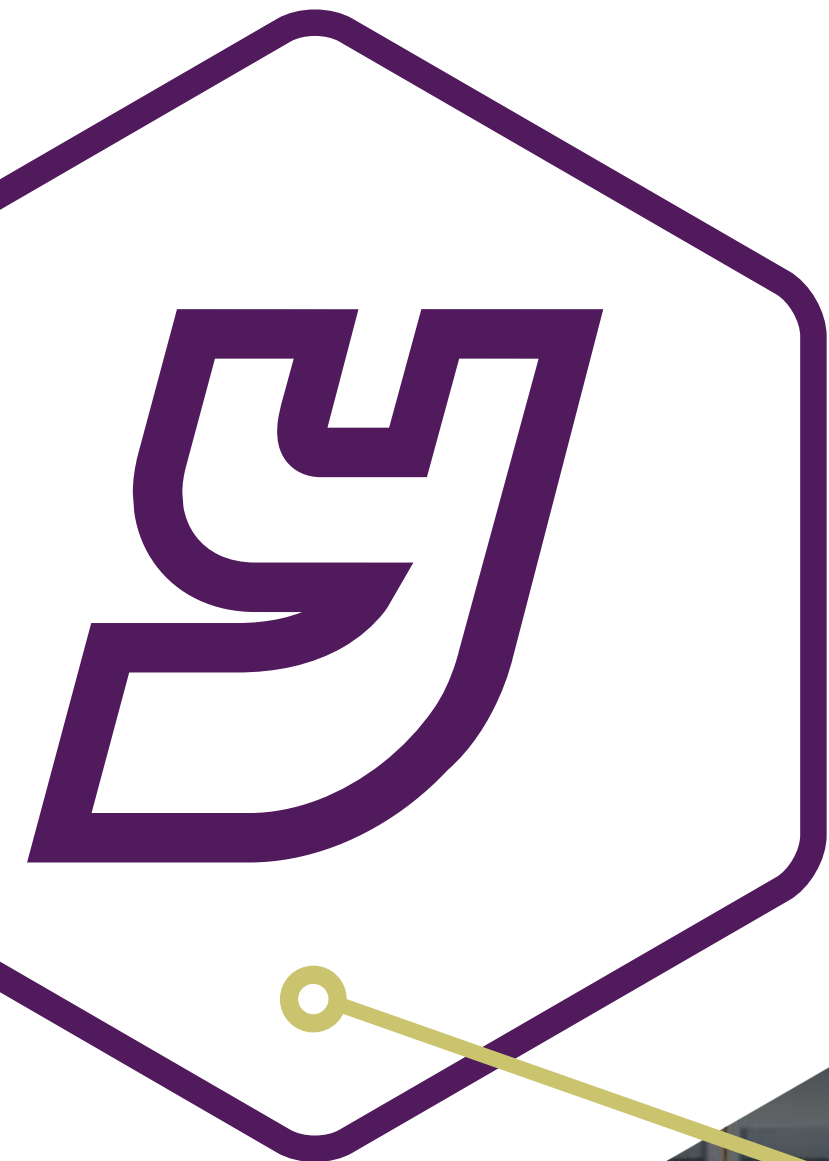
- Estaciones de Metromover
- Estaciones de Citibike

PUNTAJE CAMINATA **99**
 PUNTAJE TRÁNSITO **100**
PARAÍSO
 para caminantes



“ Más allá de South Beach:
 Destacados del centro de
 Miami. USA TODAY ”

LO QUE LE DEPARA SU DÍA...



1 CUADRA

Yoga gratis en Bayfront Park



10 CUADRAS

Tome el MetroMover hacia el Museo de Arte Pérez de Miami



12 CUADRAS

Asista a un espectáculo en el mundialmente famoso Centro Adrienne Arsht



wework

3 CUADRAS

Empaque algunas cosas en WeWork



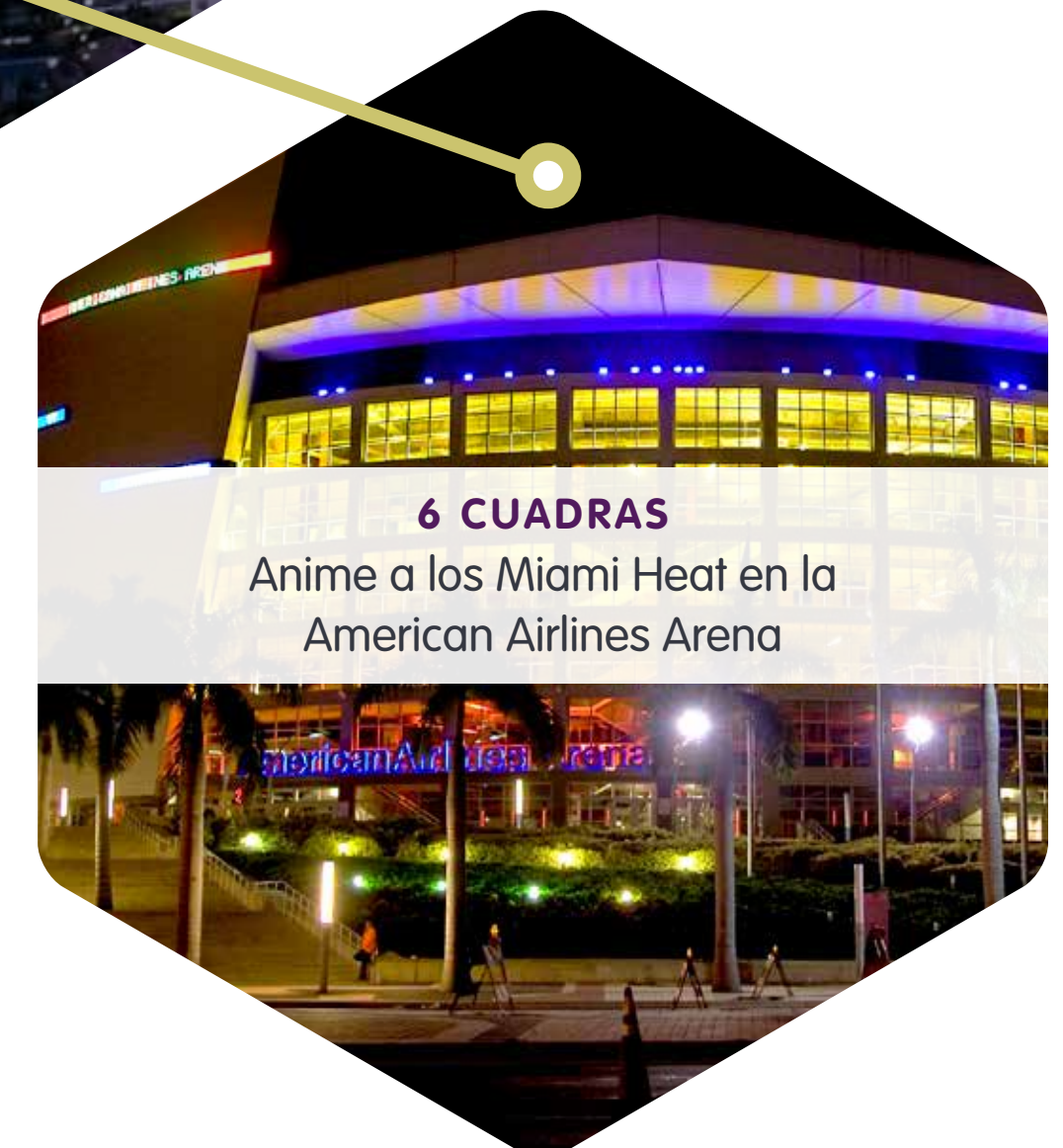
4 CUADRAS

Elija un jugo en Whole Foods Market



4 CUADRAS

Disfrute de cócteles y cena en uno de los lugares japoneses más lujosos de la ciudad, Zuma



6 CUADRAS

Anime a los Miami Heat en la American Airlines Arena

A pocos pasos de YOTELPad, se encuentran las mejores ofertas de restaurantes, arte y entretenimiento de Miami.

Un auténtico estilo de vida cosmopolita similar al de Londres, Nueva York, o São Paulo le espera frente a su puerta.



MIAMI

se unirá a otras ubicaciones internacionales de YOTEL

Cuidadosamente seleccionado por Aria Development Group, Yotel lleva hasta el centro de Miami una marca de experiencia en hotelería, servicio completo de restaurante distintivo, un bar junto a la piscina estilo Miami y un salón de trabajo conjunto con tecnología de avanzada.

Los huéspedes de YOTEL “parecen haber salido de un desfile de moda de Londres”... el hotel ha “renovado el concepto de espacio”.

- newyork.com

Mejor Ambiente Hotelero

PREMIO DESIGN WEEK

ESPACIOS SOCIALES EXCLUSIVOS

RESIDENCIAS YOTELPAD

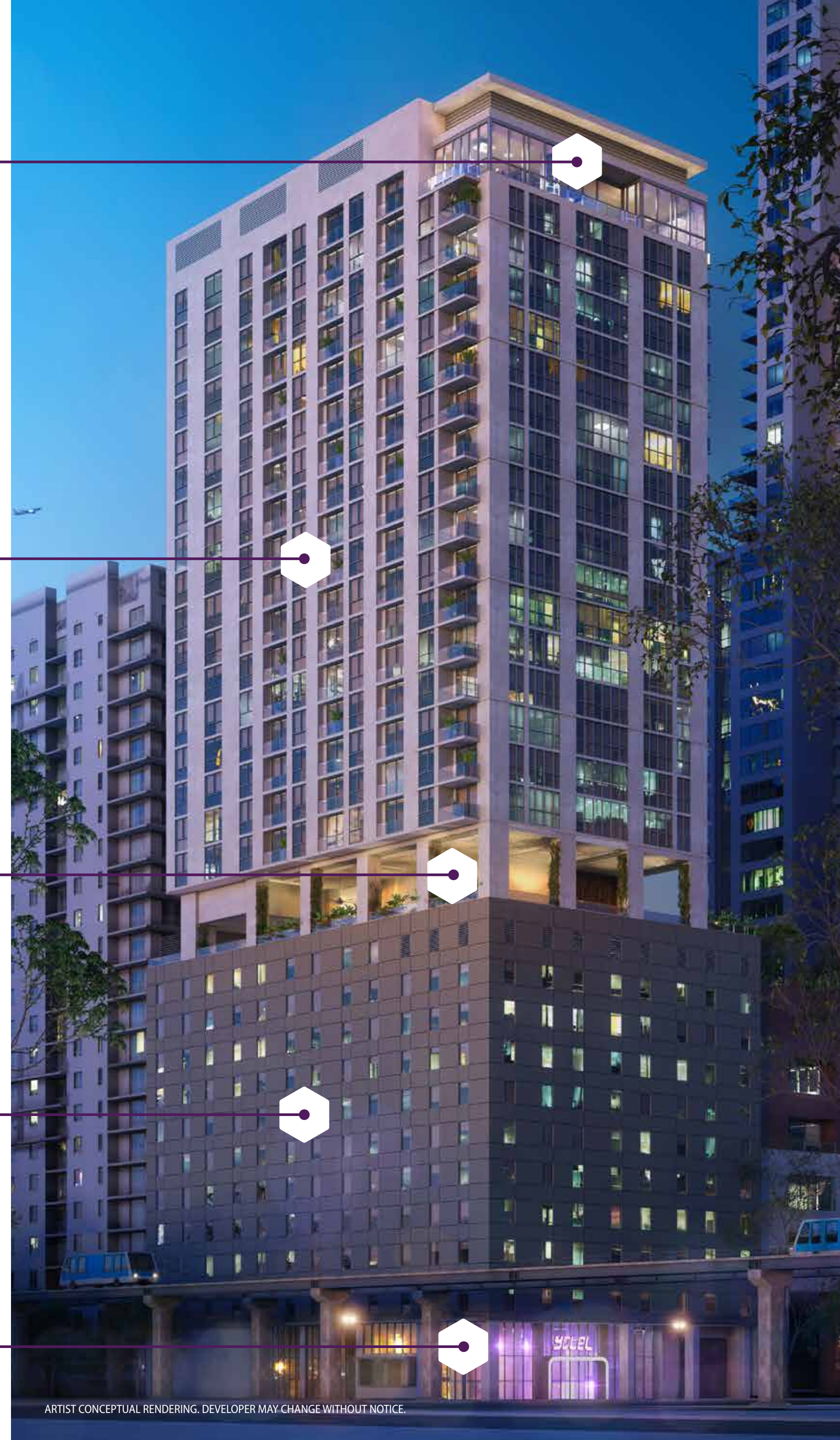
215 Unidades residenciales en los pisos 15 a 31

BAR Y RESTAURANTE CON PISCINA

HOTEL YOTEL

250 Habitaciones en los pisos 2 a 12

LOBBY Y BAR DE JUGOS



MÁS TIEMPO PARA USTED

UN LUGAR PARA TODOS

- // Terraza elevada con piscina, jacuzzi y bar
- // Restaurante y bar de servicio completo con paseo exterior
- // Barra matcha orgánica
- // Gimnasio con la última tecnología
- // Salones privados con espacio de trabajo conjunto
- // Valet parking
- // TransitScreen muestra todas nuestras opciones de movilidad, en tiempo real









PARA USTED Y SOLO PARA USTED

ESPACIOS SOCIALES EXCLUSIVOS

- // Vestíbulo residencial privado con ascensores de despacho de destino
- // Seguridad y conserje las 24 horas
- // Unidad de almacenamiento seguro para cada residencia
- // Almacenaje de bicicletas cerrado
- // Salón Skytop con área de juegos y cocina del chef
- // Conserje de paquete digital
- // Pet Pad con plenas capacidades de acicalamiento



CARACTERISTICAS RESIDENCIALES

- // Plantas cuidadosamente diseñadas con áreas de estar y comedor integrado
- // Interiores totalmente acabados con suelos contemporáneos
- // Ventanales del suelo al techo
- // Cocina europea personalizada y armarios de baño con acabados de piedra
- // Electrodomésticos Smeg de diseño italiano
- // Lavadora y secadora Electrolux
- // Accesorios de baño Grohe y Toto con ducha Monsoon
- // Termostatos Nest
- // Sistema Smart Lock
- // Paquetes de muebles personalizados disponibles



LA INTELIGENCIA ES MÁS QUE ESTILO

Mantente al frente de la tendencia en un *PAD* que es accesiblemente brillante, donde el espacio ha sido cuidadosamente planeada para hacer cada metro habitable.



ESTUDIO



1 DORMITORIO



2 DORMITORIOS





DESARROLLADORES

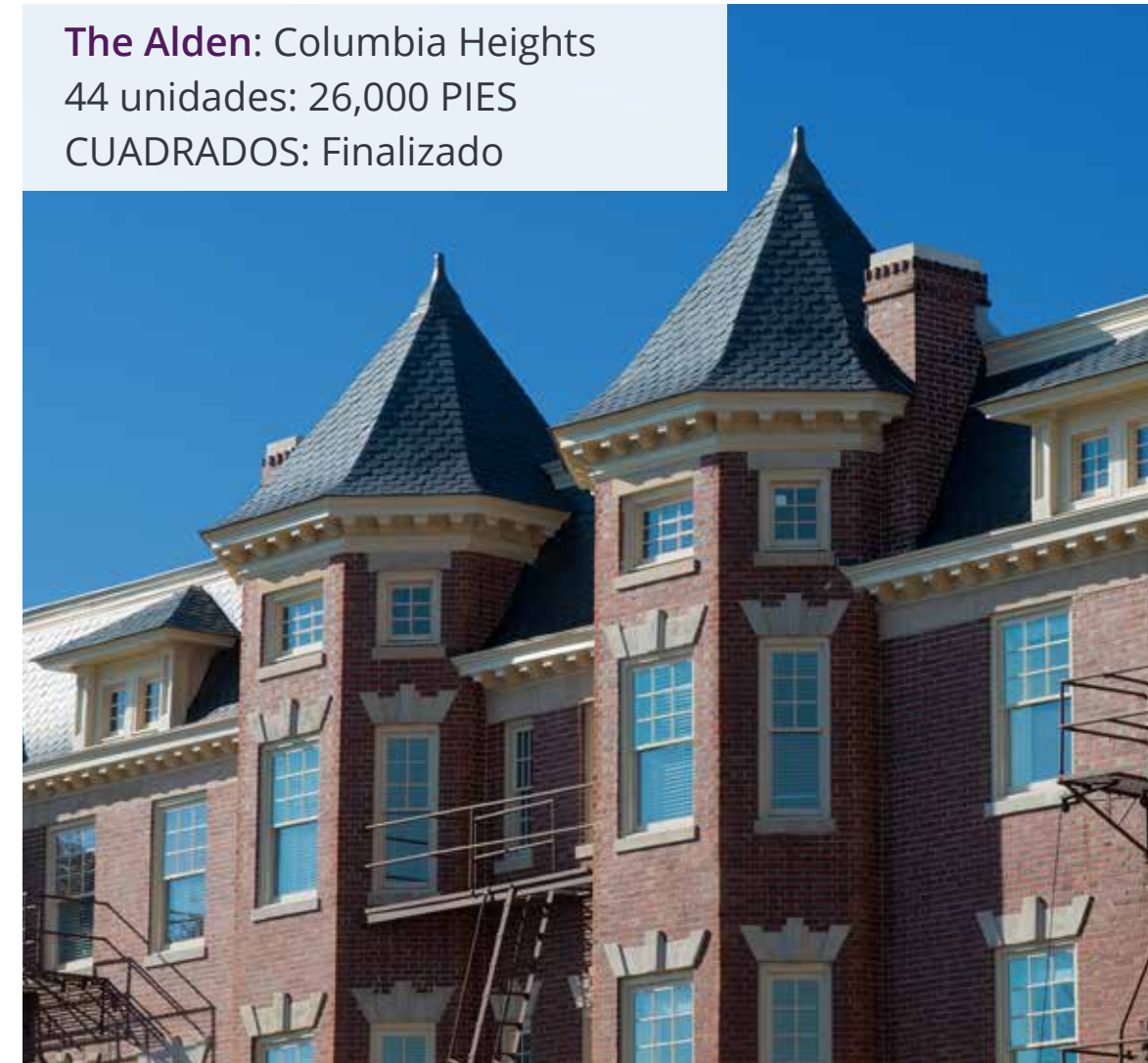
EQUIPO



ARIA DEVELOPMENT GROUP

es una firma inmobiliaria desarrolladora y de inversión, con propiedades en la Ciudad de Nueva York, Washington DC y Miami. Aria fue fundada en 2009 por los socios Joshua Benaim, David Ardit y Timothy Gordon. La empresa combina una estrategia de inversiones de valor clásica con los principios de bienes raíces de ubicación, escasez y belleza. Aria se enfoca en la construcción y adquisición de viviendas multifamiliares premier, hotelería, comercio y propiedades de uso mixto.

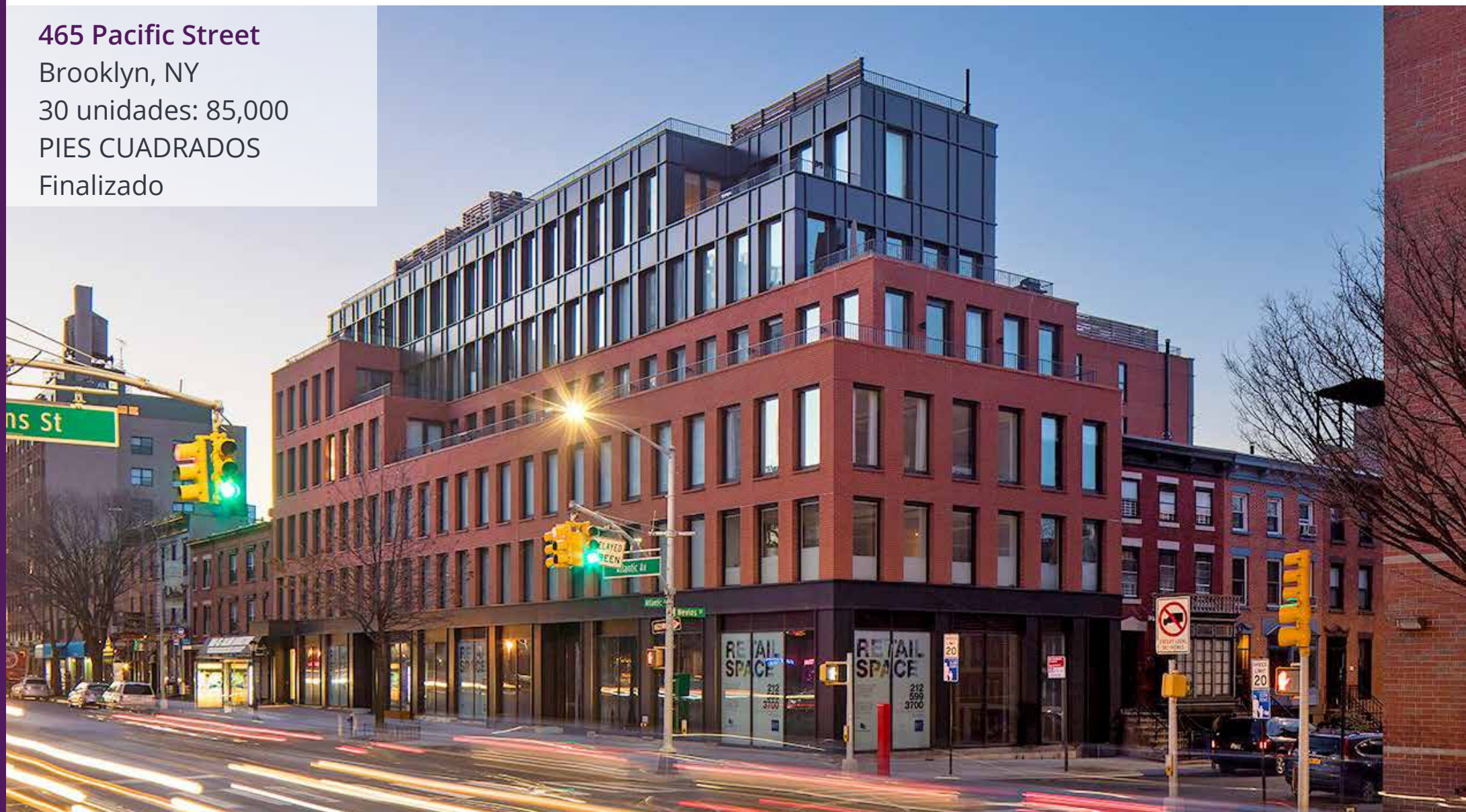
The Alden: Columbia Heights
44 unidades: 26,000 PIES CUADRADOS: Finalizado



The Bond: Dupont Circle, DC
83 unidades: 60,000 PIES CUADRADOS: Finalizado



465 Pacific Street
Brooklyn, NY
30 unidades: 85,000 PIES CUADRADOS
Finalizado



321 Ocean Drive: Miami Beach, FL
21 unidades: 130,000 PIES CUADRADOS: Finalizado

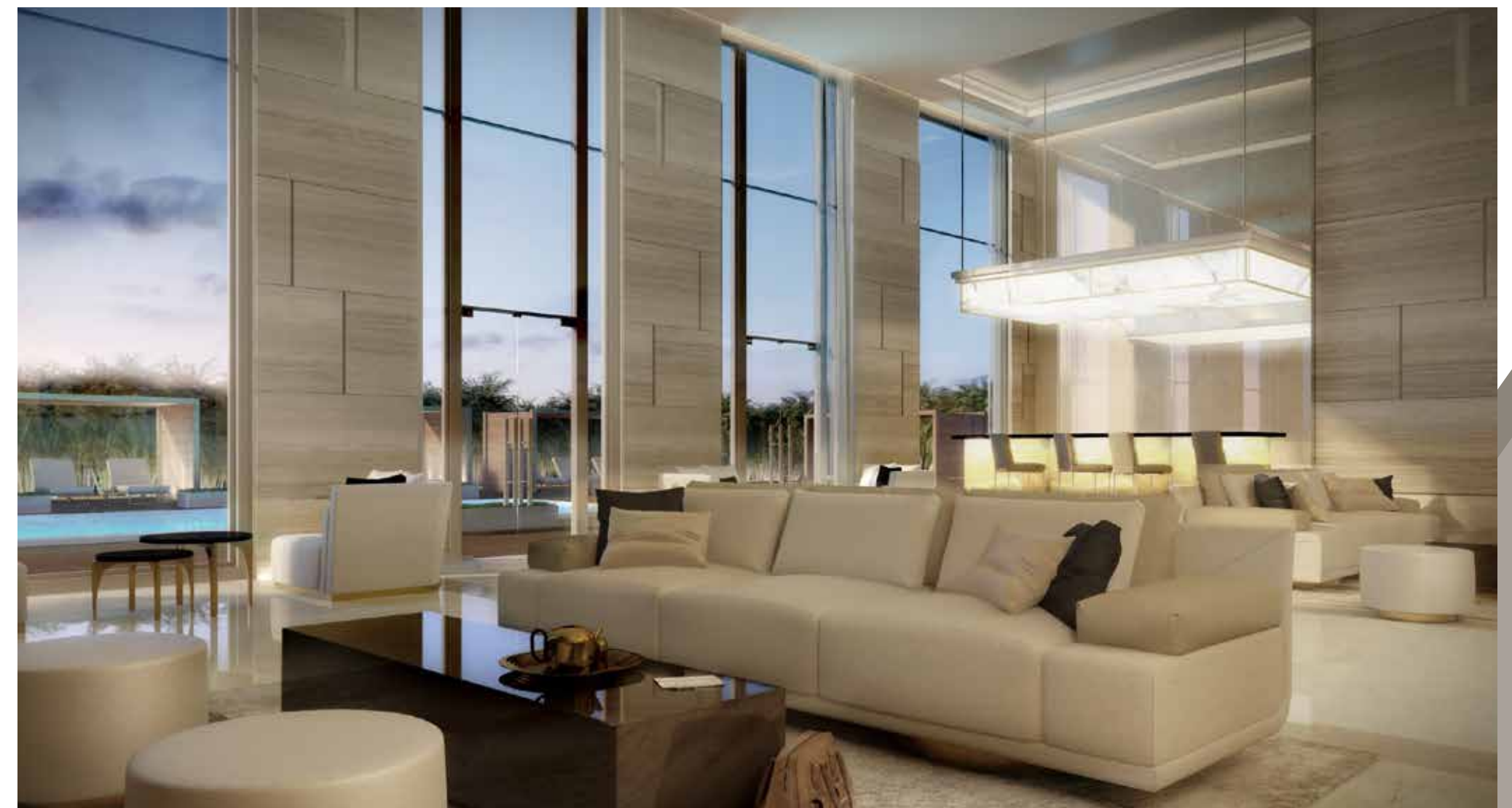


EQUIPO

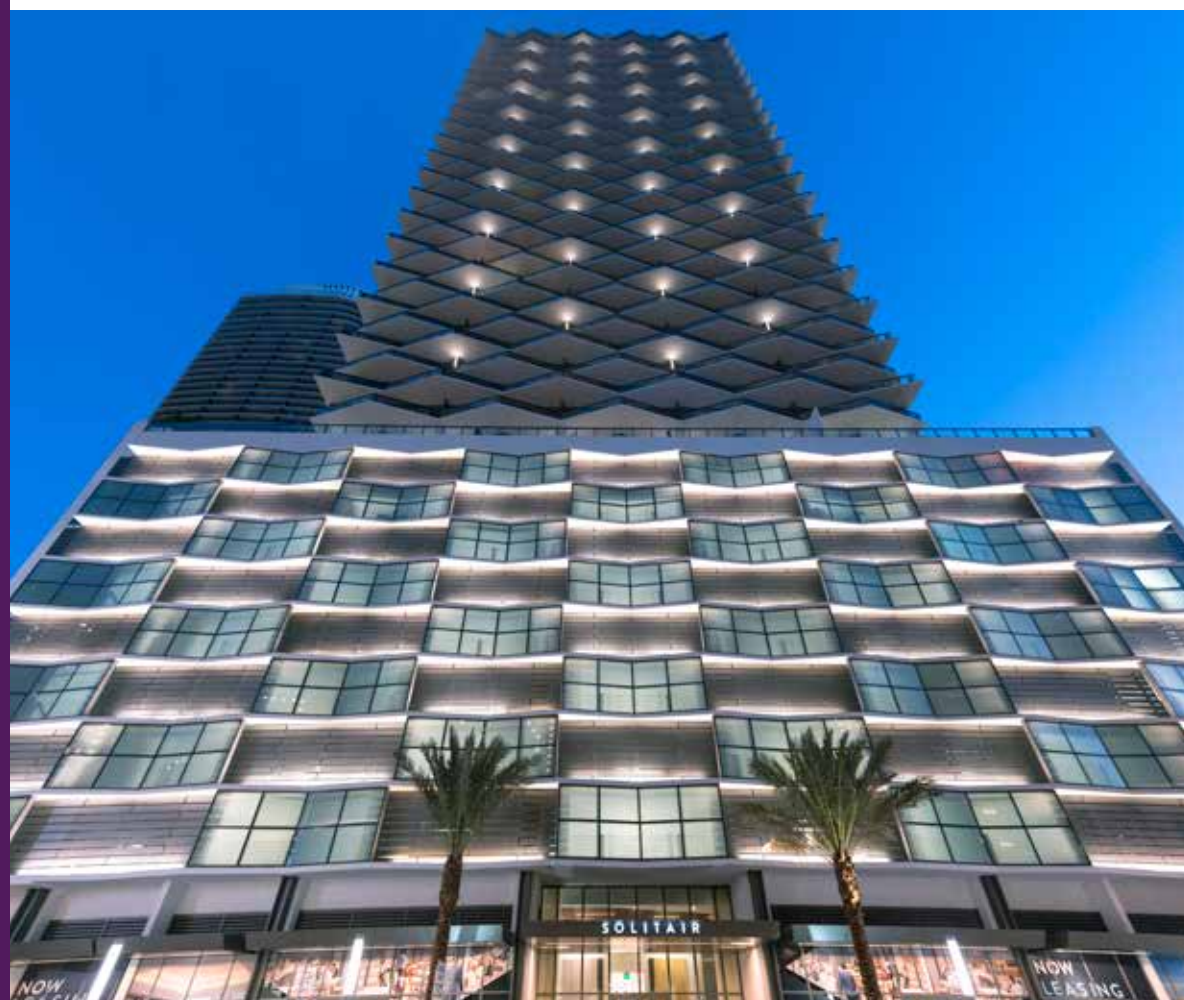
DESARROLLADORES



AQARAT es una prominente compañía global de bienes raíces, con participaciones significativas en Europa, Medio Oriente y los Estados Unidos. AQARAT ha forjado alianzas estratégicas internacionales y joint ventures con las principales compañías de desarrollo y hotelería, como Yotel New York, IFA Hotels & Resorts, EAU y Courtyard by Marriot, en Hamburgo, Alemania.



ARQUITECTO



STANTEC Fue fundada en 1954, es una de las mejores firmas de arquitectura, diseño de interiores e ingeniería de primera en Norteamérica. Hoy, STANTEC abarca una plantilla global que supera los 24,000 profesionales, y se sitúa entre las diez principales firmas internacionales de diseño.

Sus principales fortalezas incluyen: infraestructura, prospección, arquitectura, administración de proyectos y economía, energía y ciencias ambientales y arquitectura de paisaje. Como una empresa global, con recursos y conocimientos locales, STANTEC ofrece proyectos que fomentan la calidad de vida en cada comunidad en la que opera.



EQUIPO



Sergio Mannarino,
Vivian Cepero,
Peggy Fucci
(from left to right)

VENTAS Y MARKETING

ONEWORLD PROPERTIES , dirigida por Peggy Olin Fucci, es una firma de bienes raíces establecida en Florida que se especializa en la venta y el marketing de inmuebles residenciales en condominio en todo el mundo. OneWorld Properties se formó en 2008 con el objetivo de crear un nuevo tipo de intermediación con honestidad, decisión y entusiasmo para generar ideas originales e innovadoras.

OneWorld ofrece un enfoque único de asociación con los desarrolladores, desde la idea hasta el desarrollo de la estrategia, a fin de crear un programa integrado de venta y marketing.

OneWorld se creó con una base que resalta una cultura de trabajo en equipo y pensamiento colaborativo entre todos sus agentes. En los últimos años, este enfoque nos ha permitido concretar ventas de más de 2,500 propiedades residenciales por un total de aproximadamente \$3,000 millones.

PLANTA TÍPICA

MEZCLA RESIDENCIAL

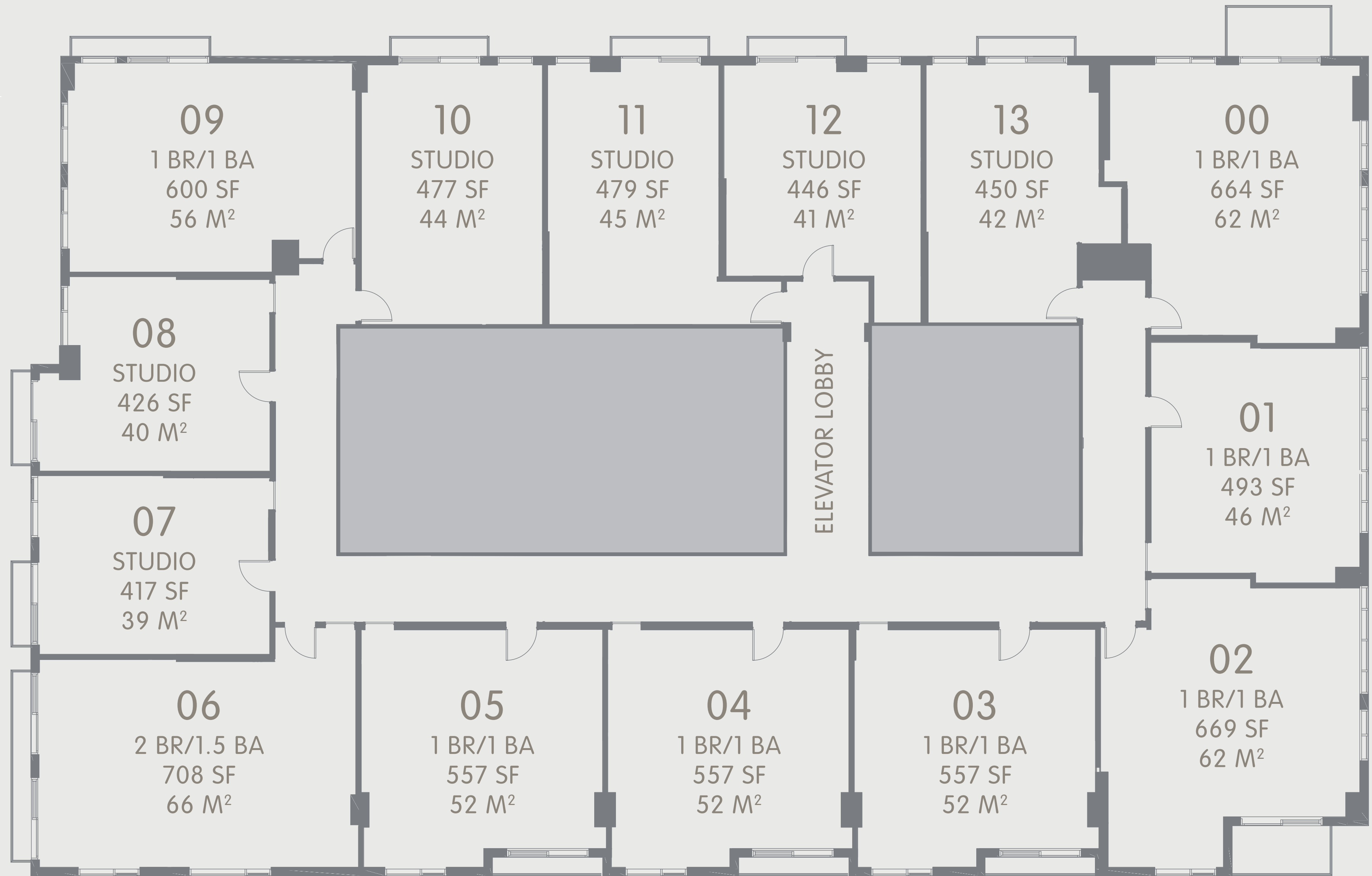
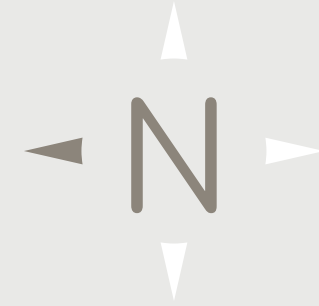
Estudios // 1 baño // 417-426 SQ. FT. // 39-40 M²

1 dormitorio // 1 baño // 493-669 SQ. FT. // 46-62 M²

2 dormitorios // 1.5 baño // 708 SQ. FT. // 66 M²

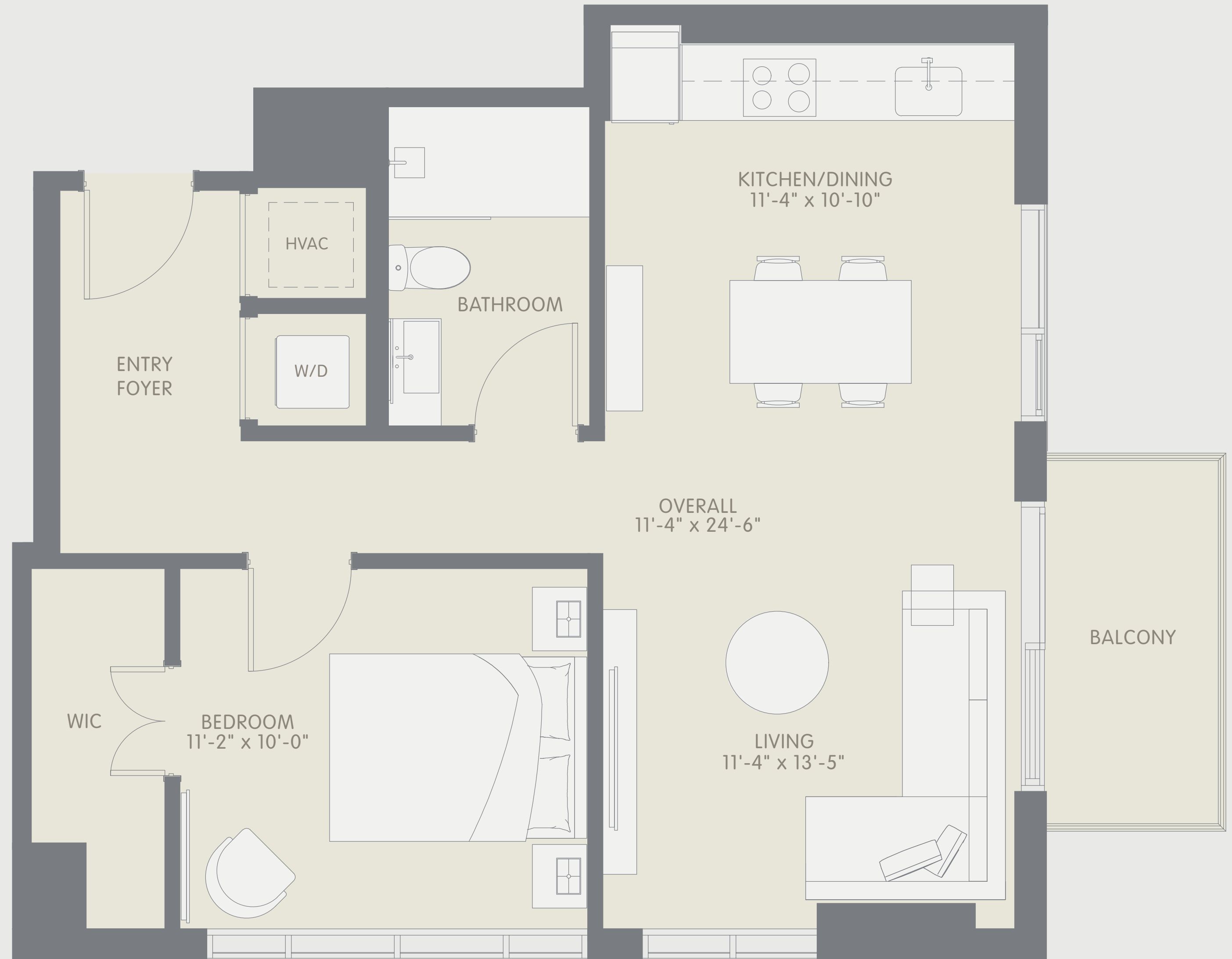
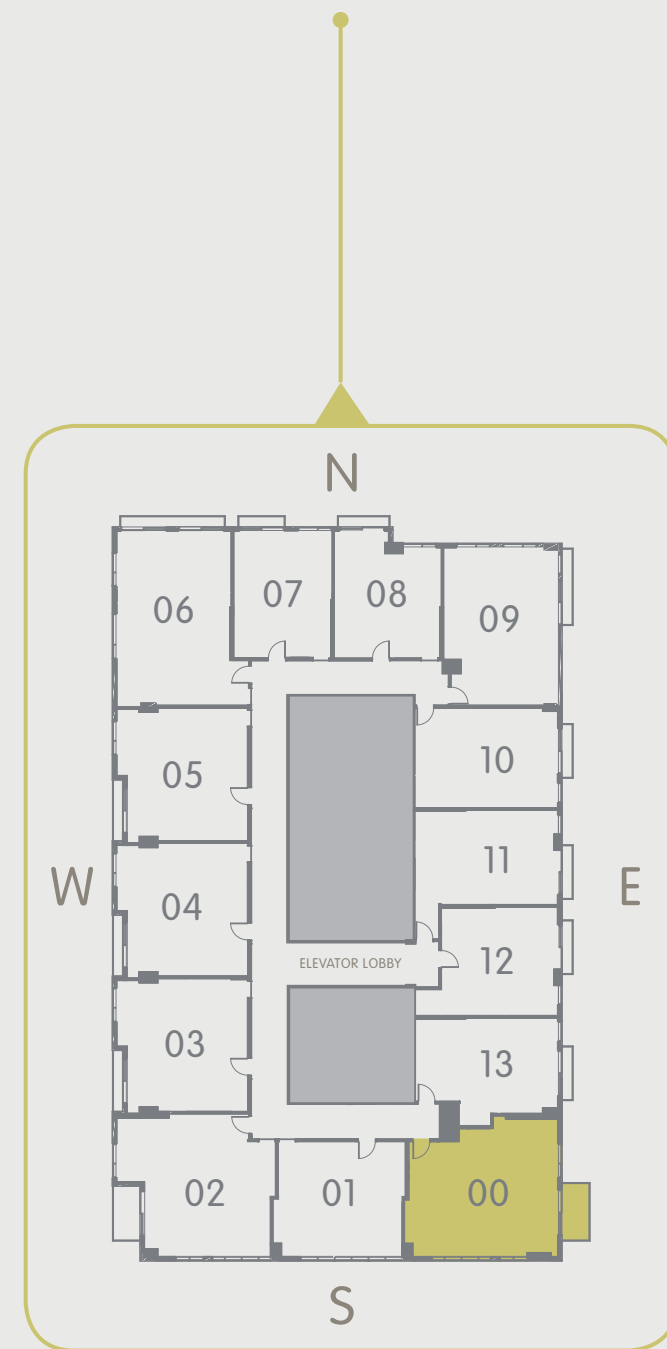
Permite alquileres de corto plazo

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00

1 DORMITORIO // 1 BAÑO
664 SQ. FT. // 62 M²

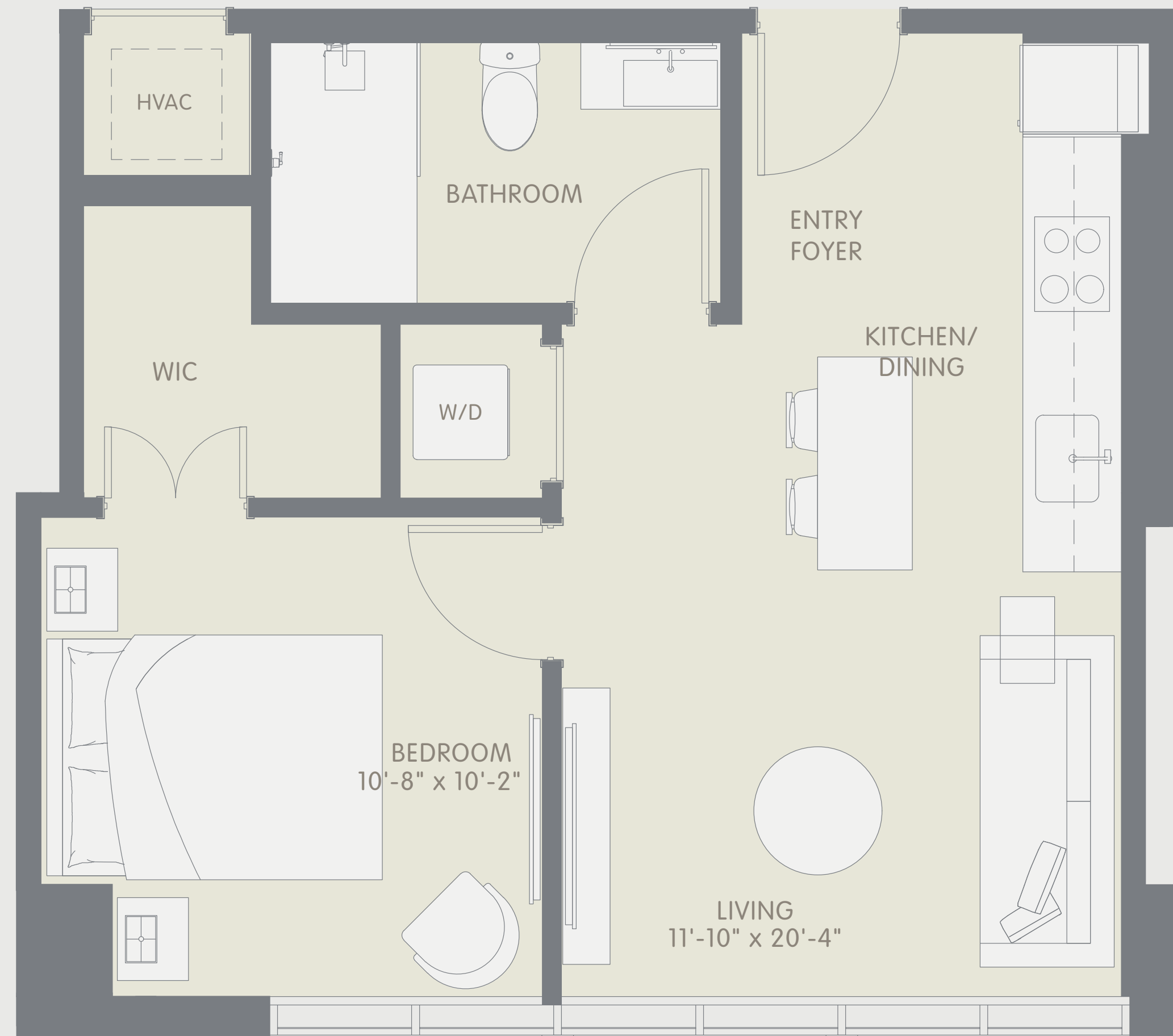
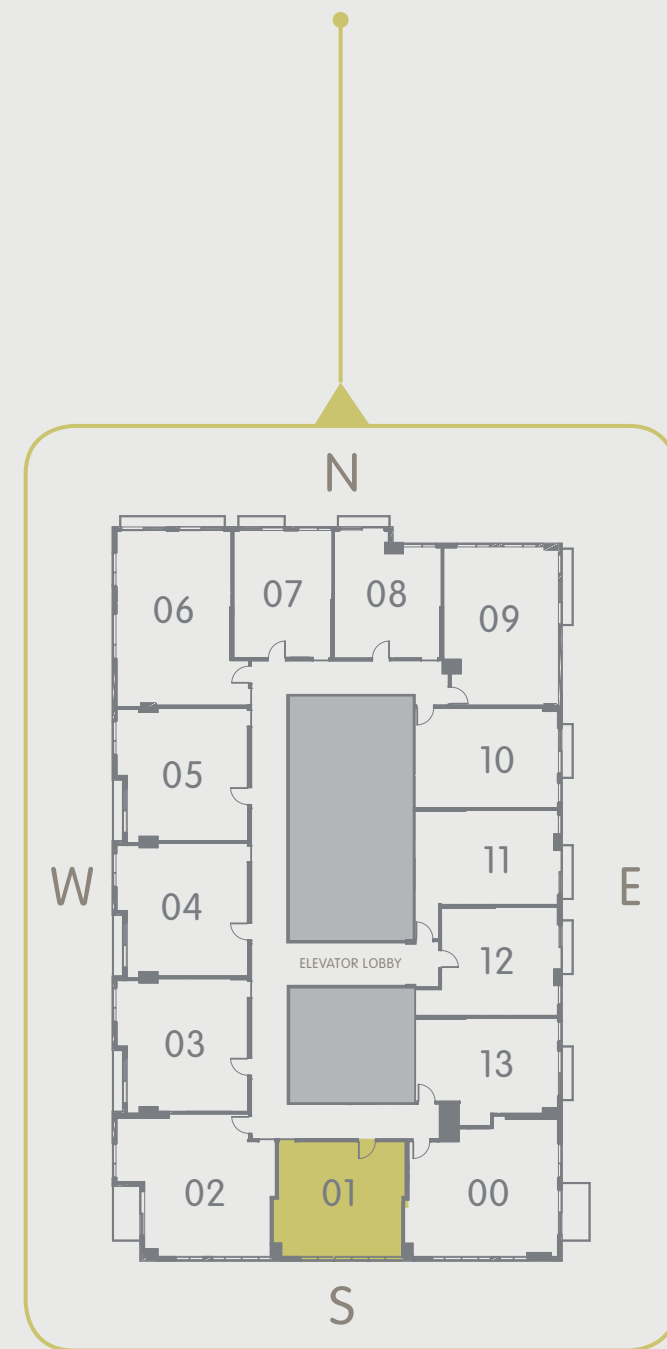


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01

1 DORMITORIO // 1 BAÑO
493 SQ. FT. // 46 M²

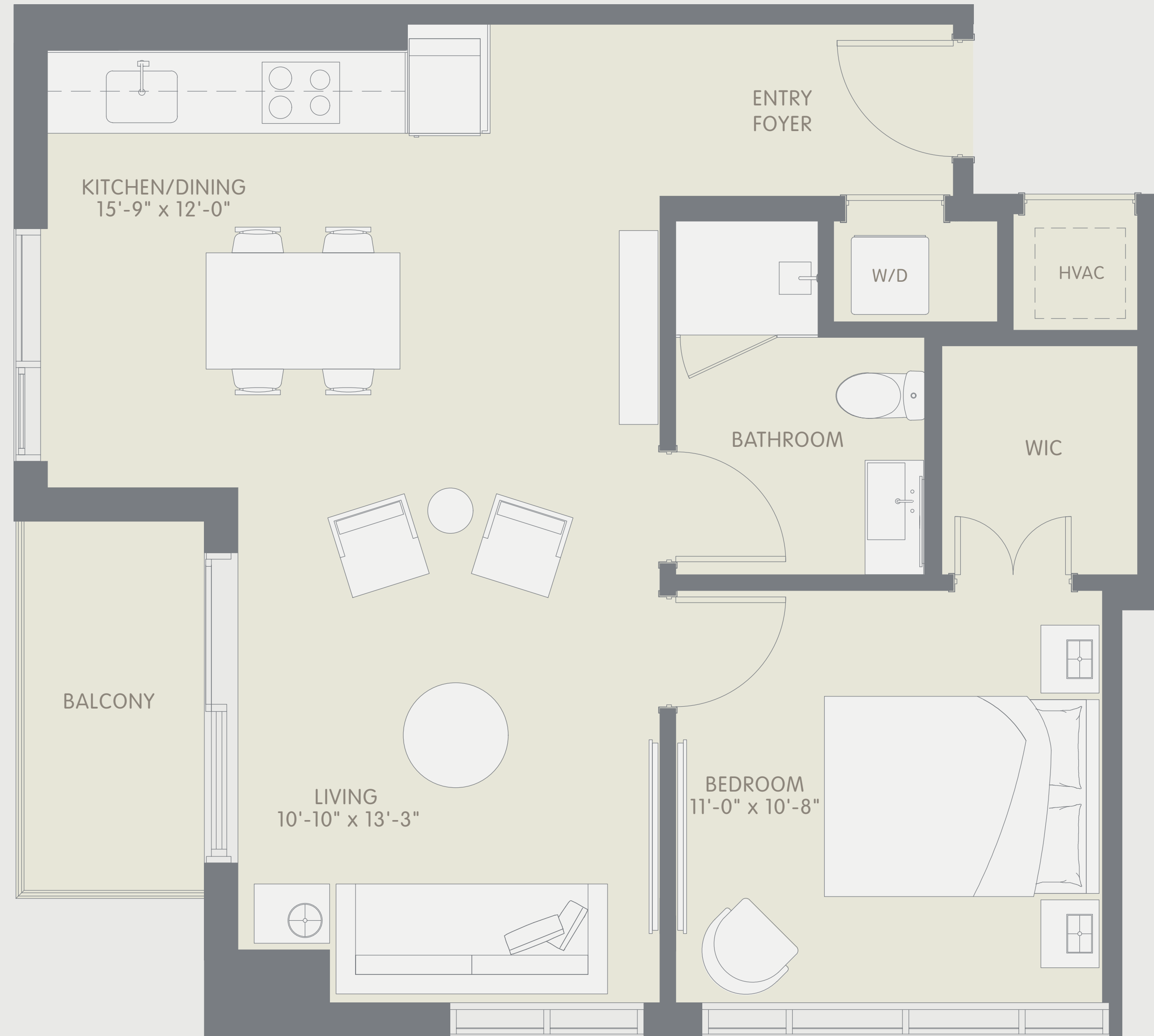
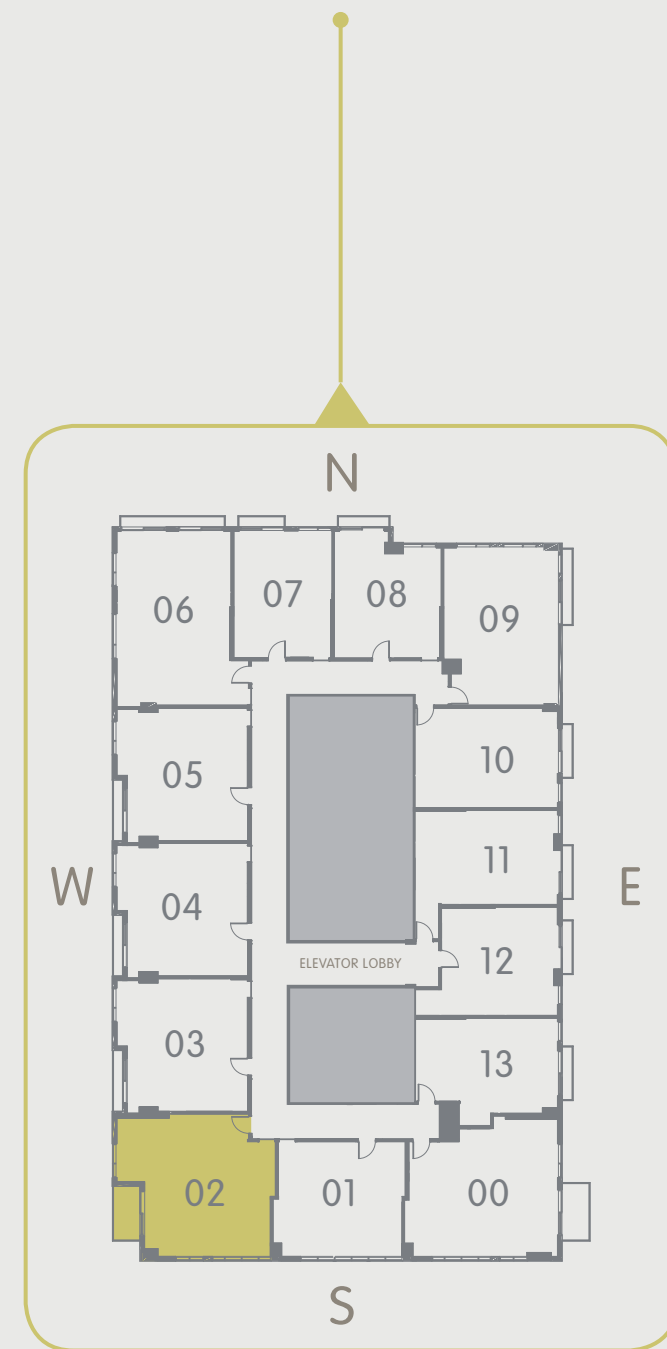


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02

1 DORMITORIO // 1 BAÑO
669 SQ. FT. // 62 M²

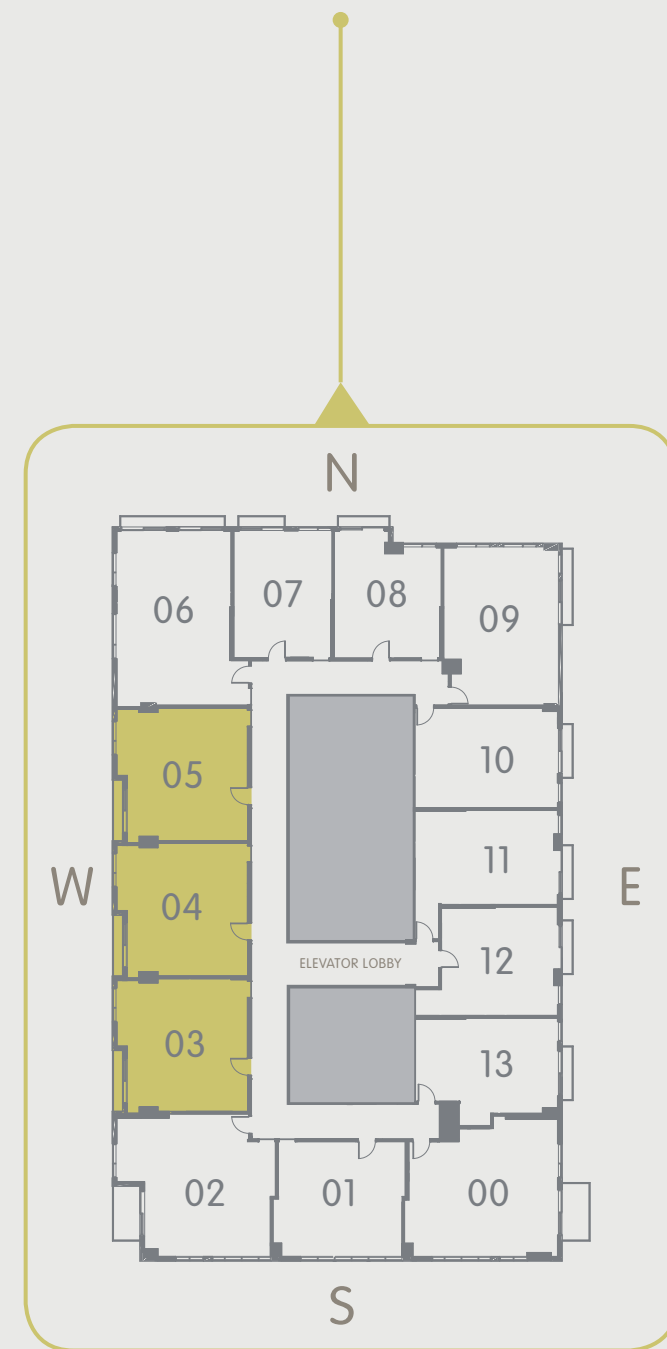


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03/04/05

1 DORMITORIO // 1 BAÑO
557 SQ. FT. // 52 M²

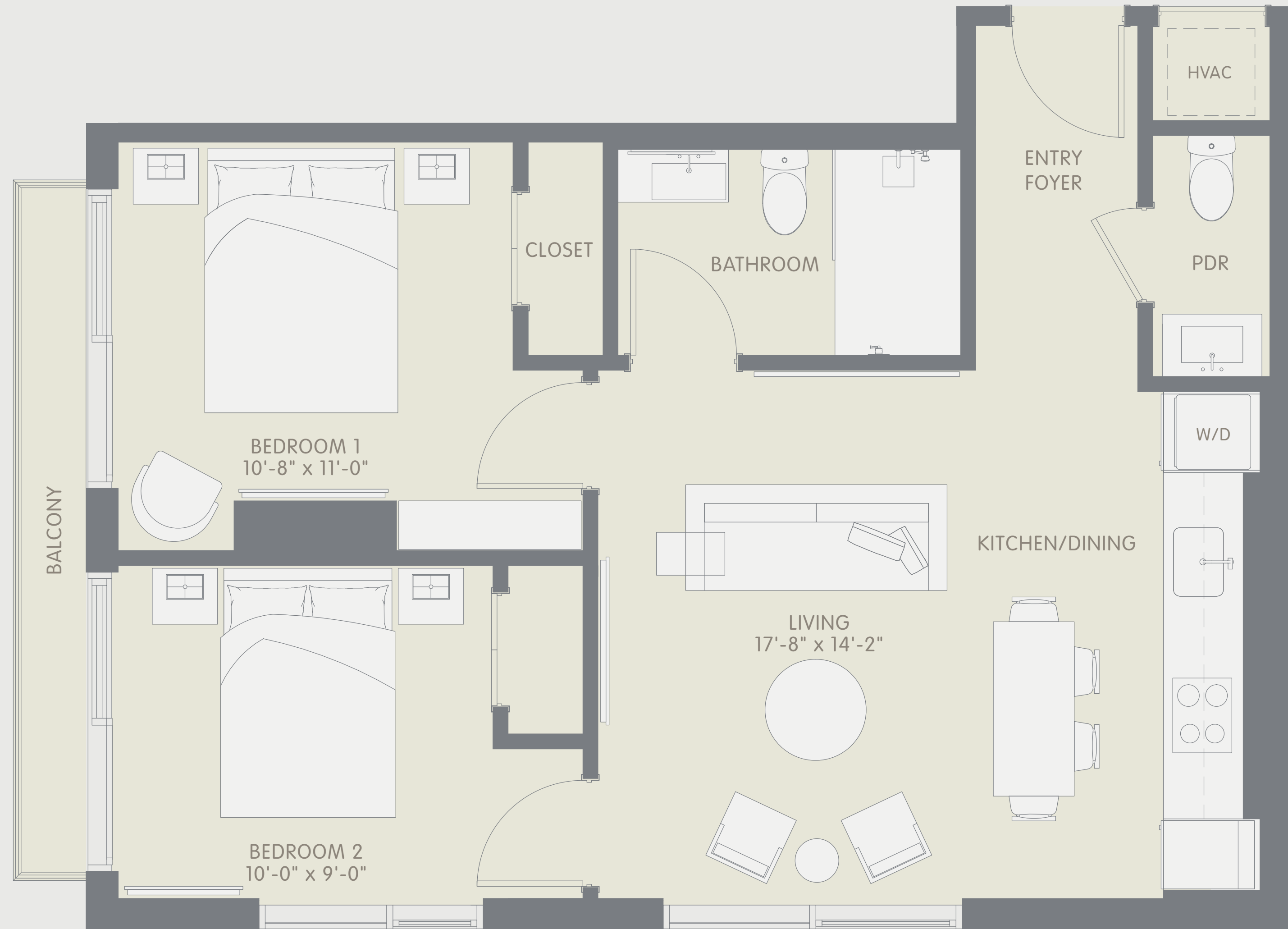
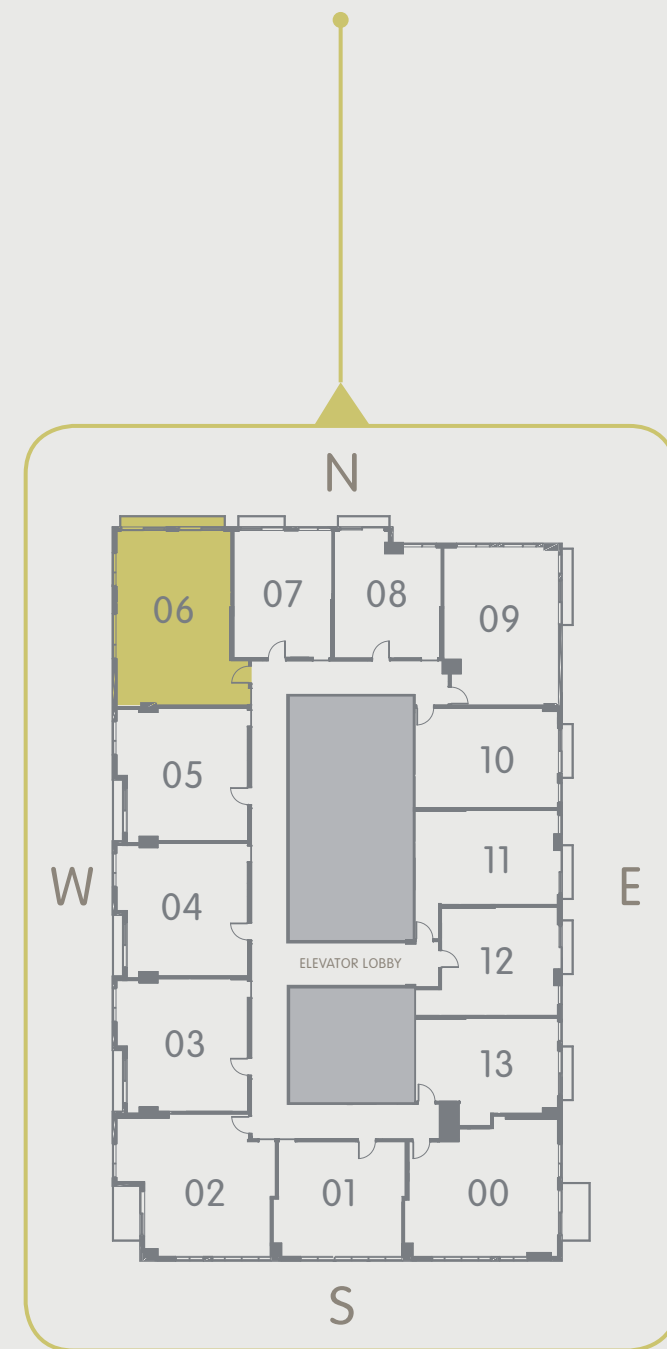


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06

2 DORMITORIOS // 1.5 BAÑO
708 SQ. FT. // 66 M²

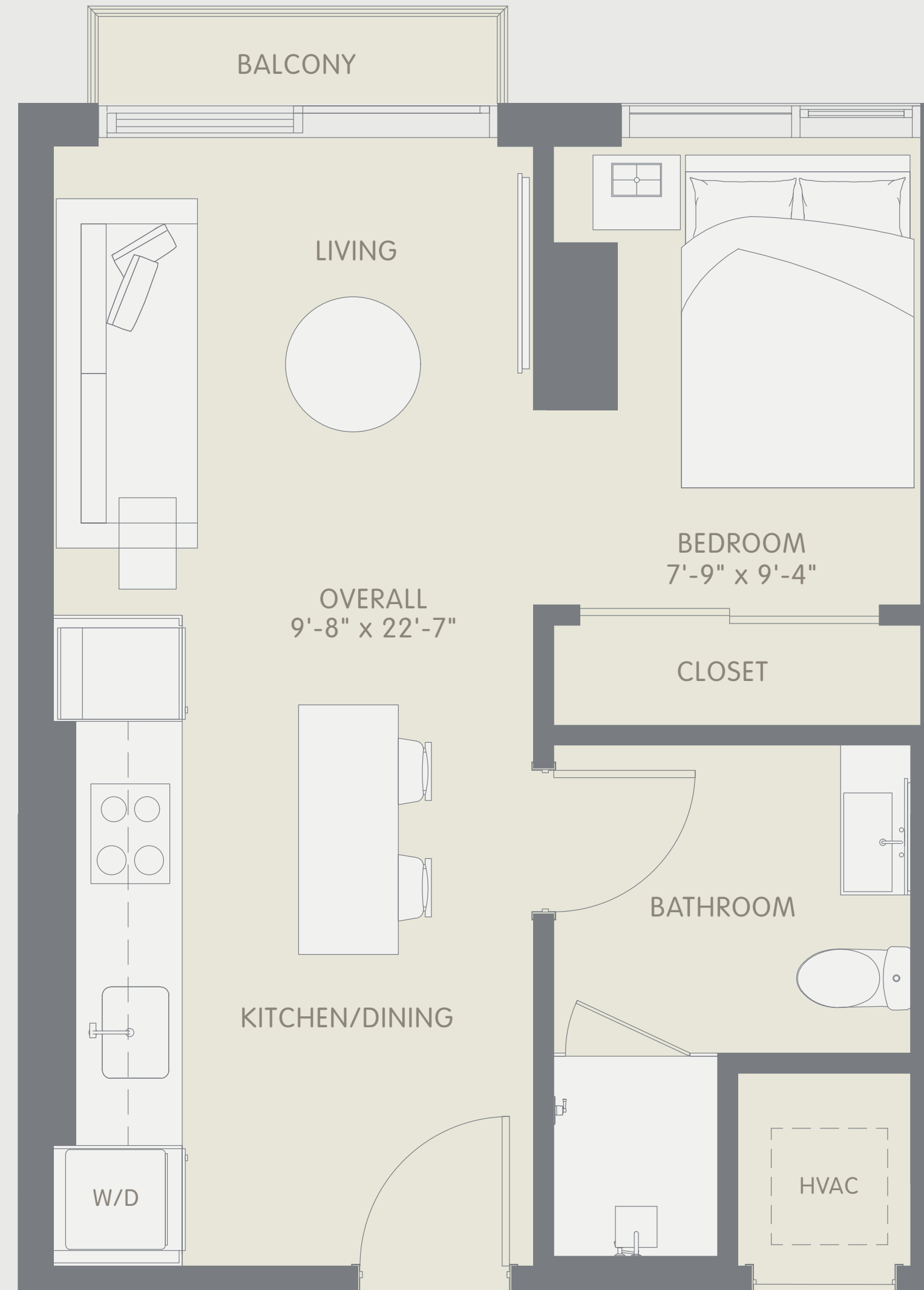
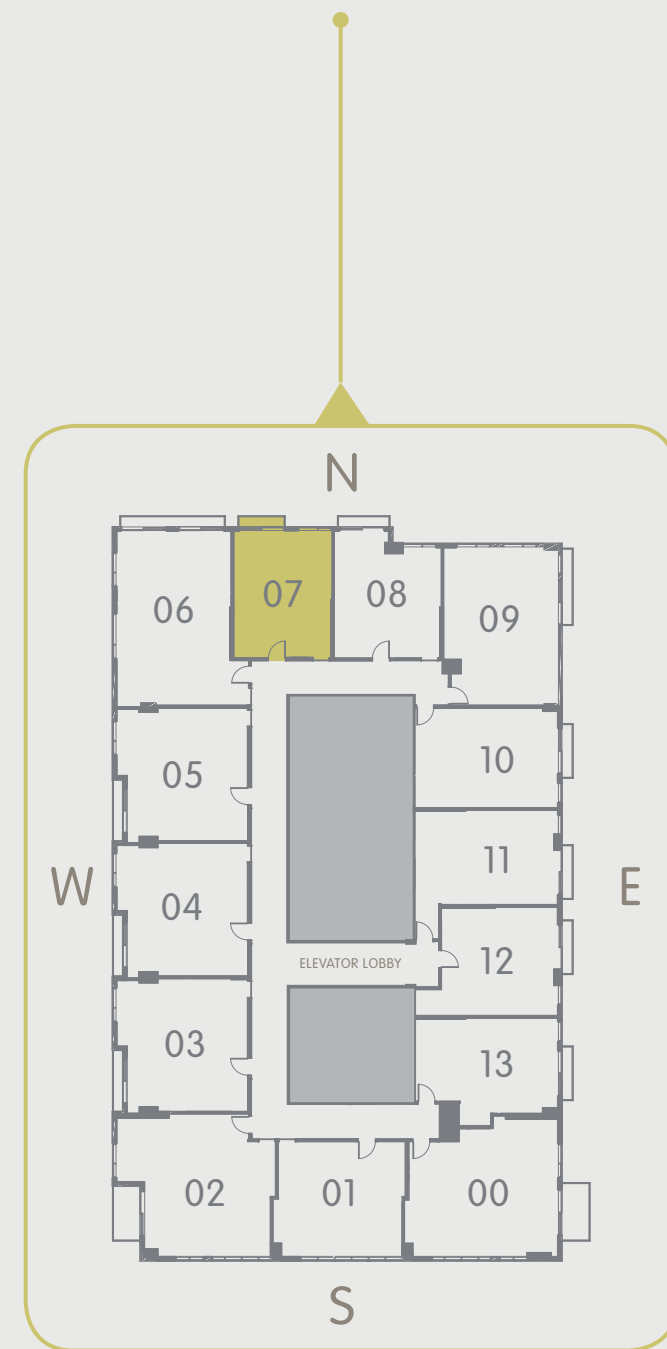


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07

ESTUDIO // 1 BAÑO
417 SQ. FT. // 39 M²

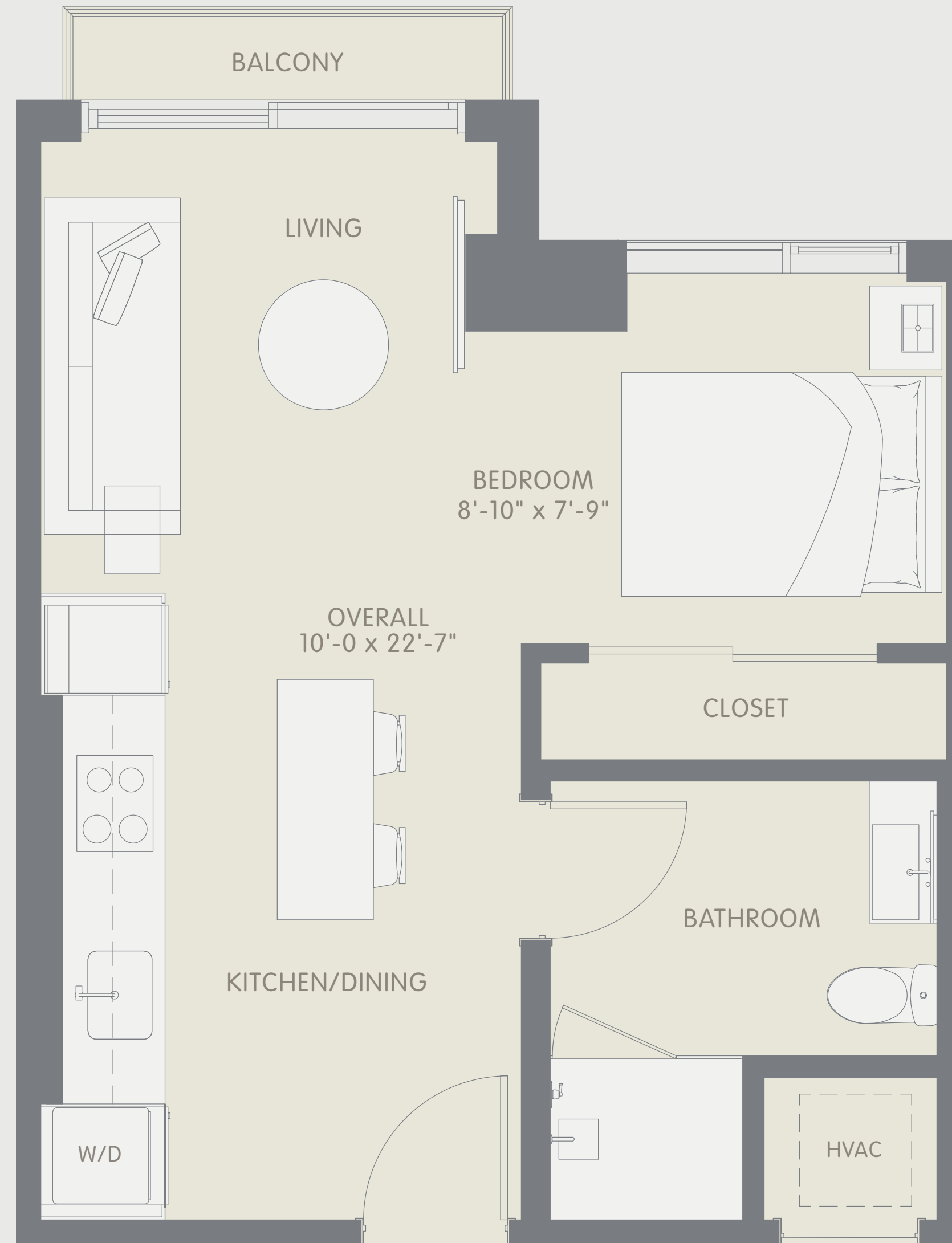
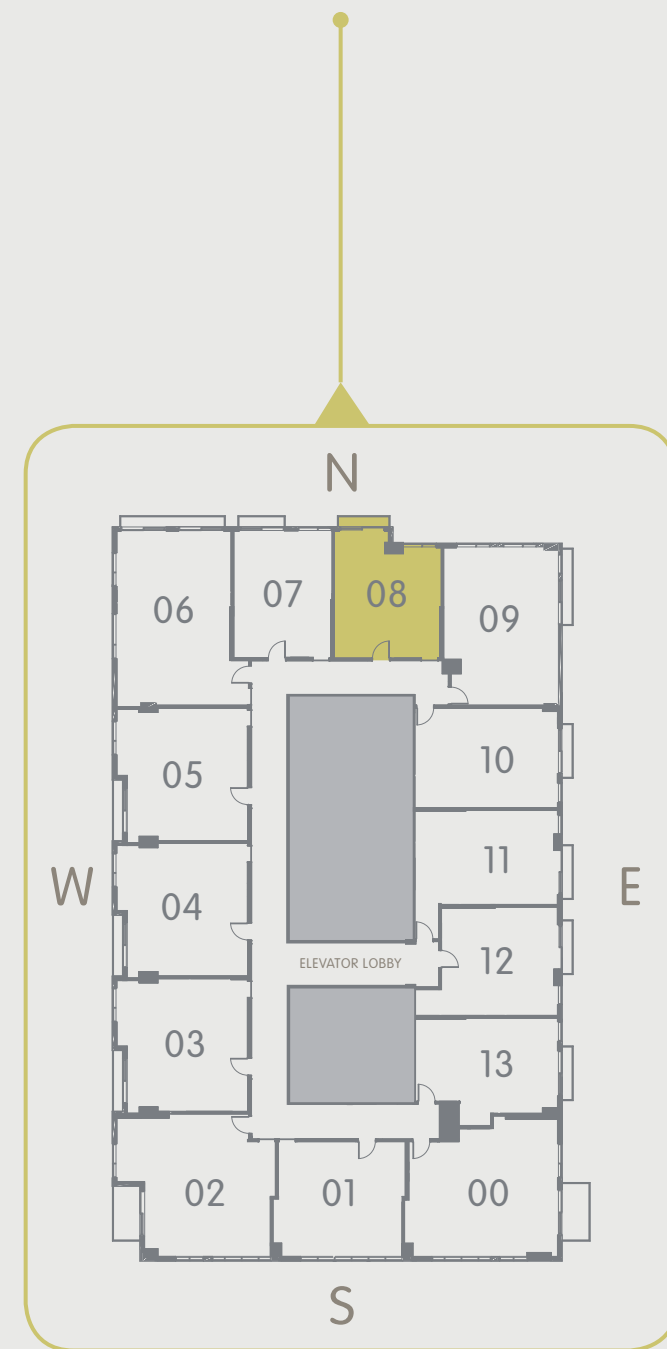


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08

ESTUDIO // 1 BAÑO
426 SQ. FT. // 40 M²

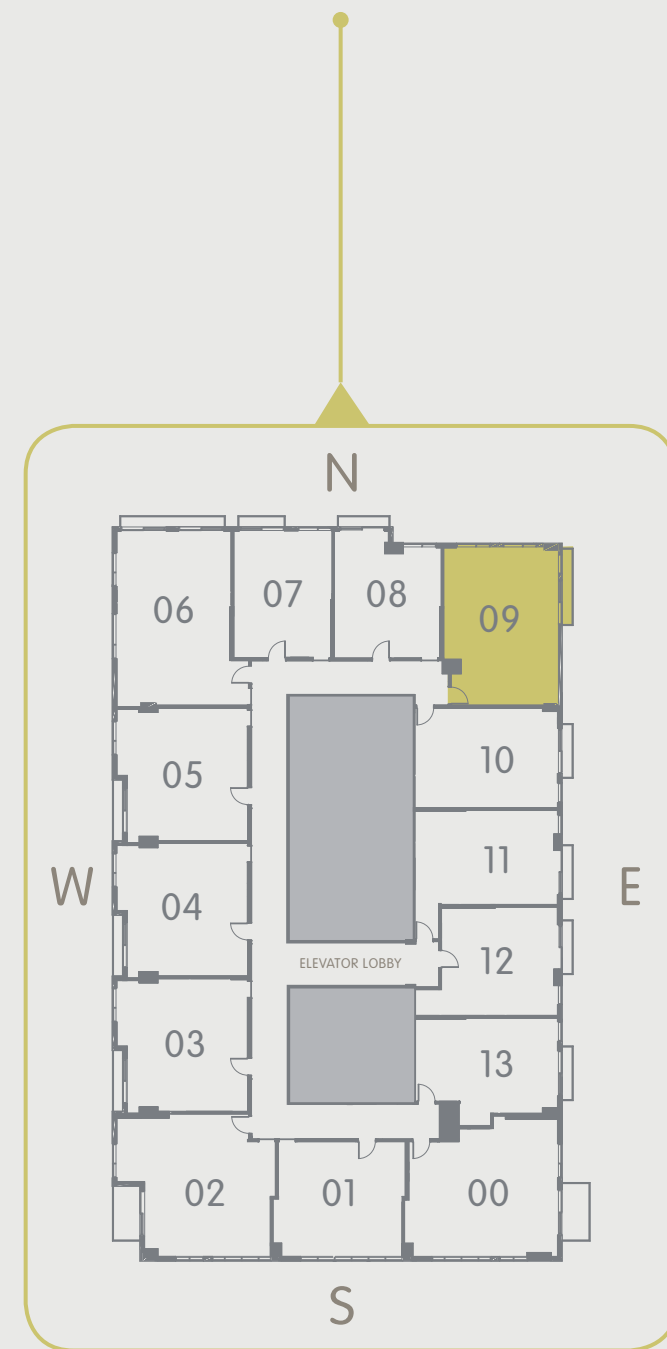


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09

1 DORMITORIO // 1 BAÑO
600 SQ. FT. // 56 M²

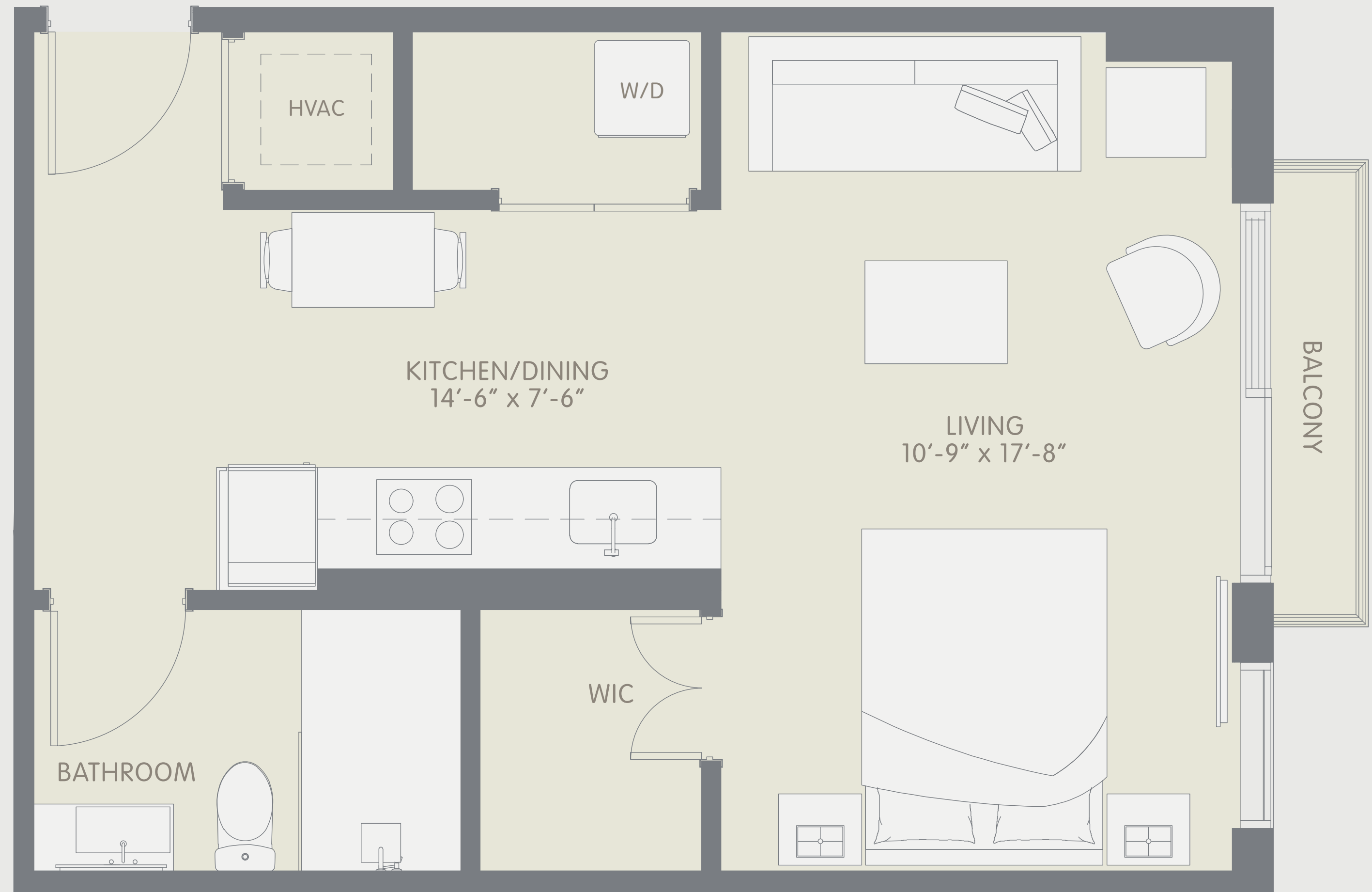
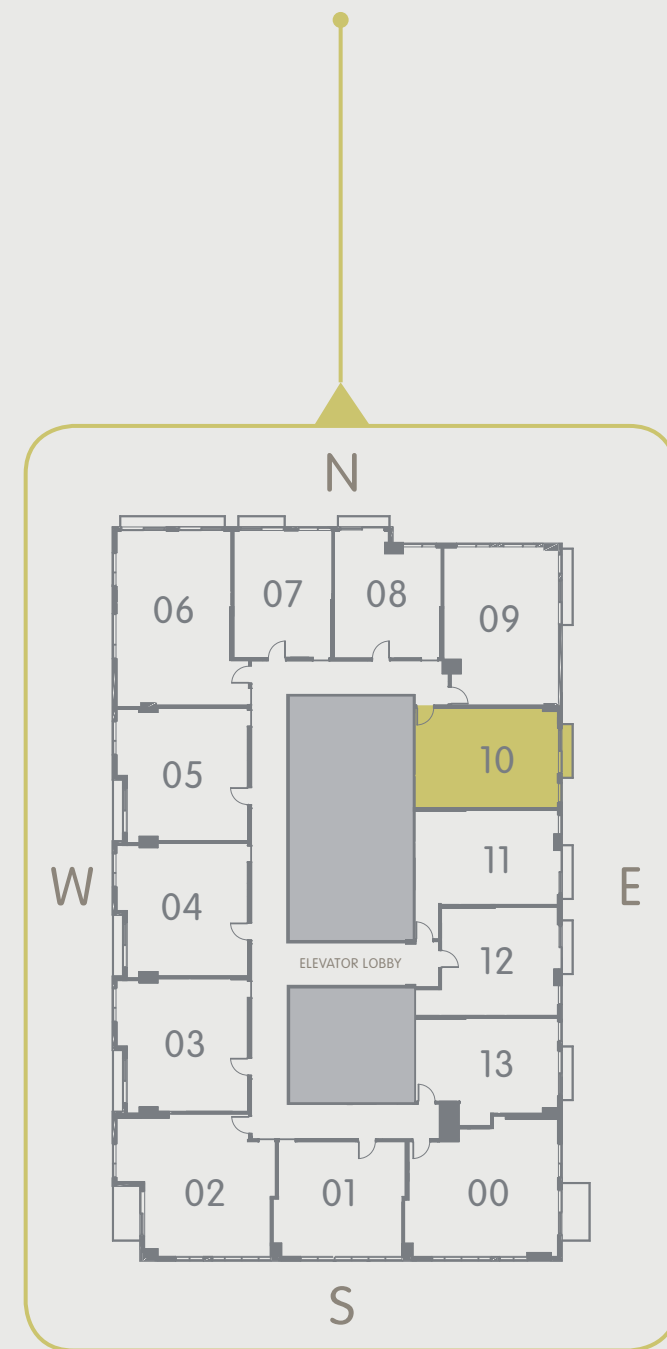


These drawings are conceptual only and are for the convenience of reference. They should not be relied upon as representations, express or implied, of the final detail of the residences. Units shown are examples of unit types and may not depict actual units. Stated square footages are ranges for a particular unit type and are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the area that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components). Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change. All fixtures and items of finish, furnishing and decoration are for display only and are not to be included with the Unit. Consult the Prospectus for a description of those features which are to be included in the Unit.



10

ESTUDIO // 1 BAÑO
477 SQ. FT. // 44 M²

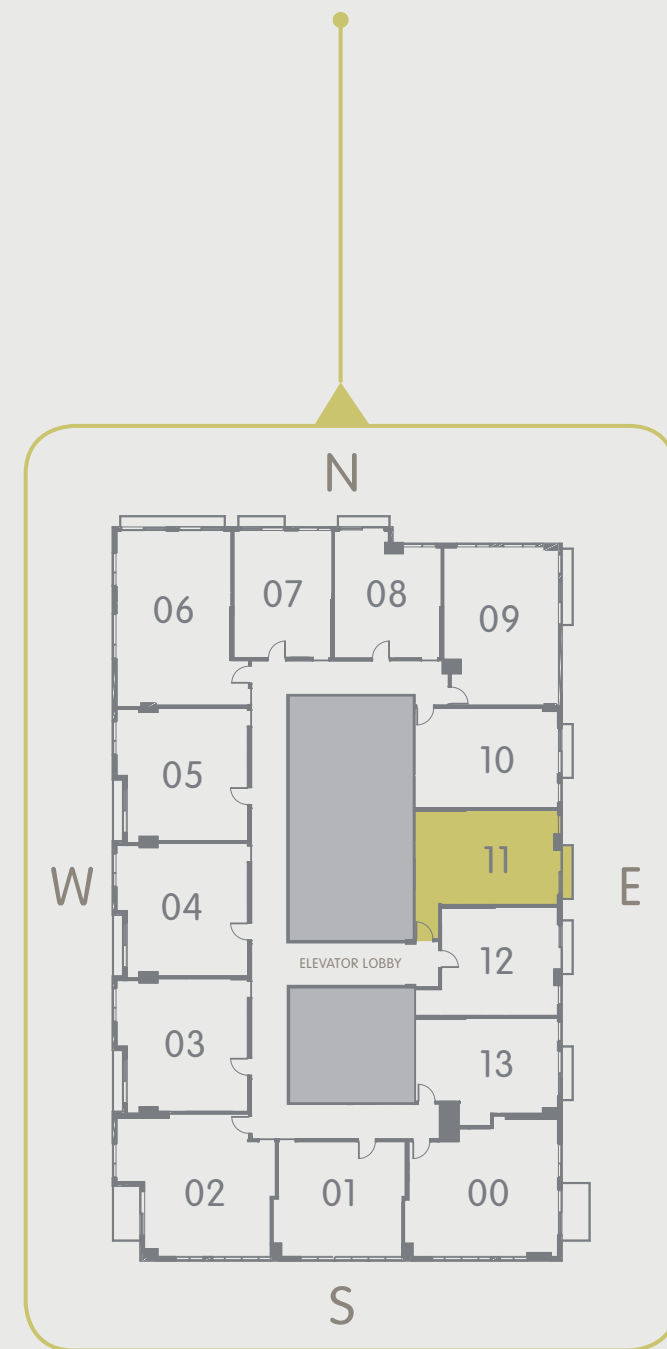


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11

ESTUDIO // 1 BAÑO
479 SQ. FT. // 45 M²

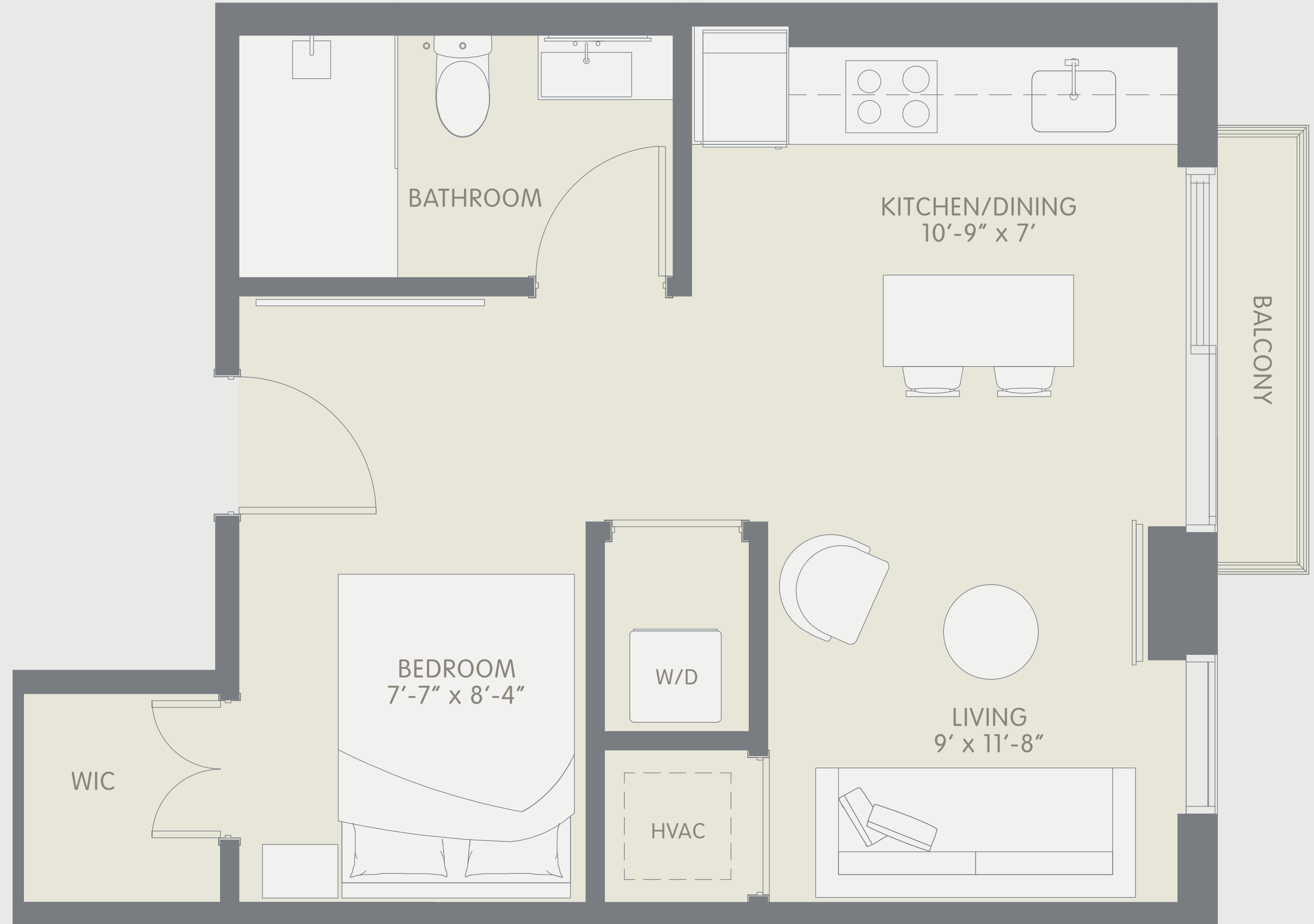
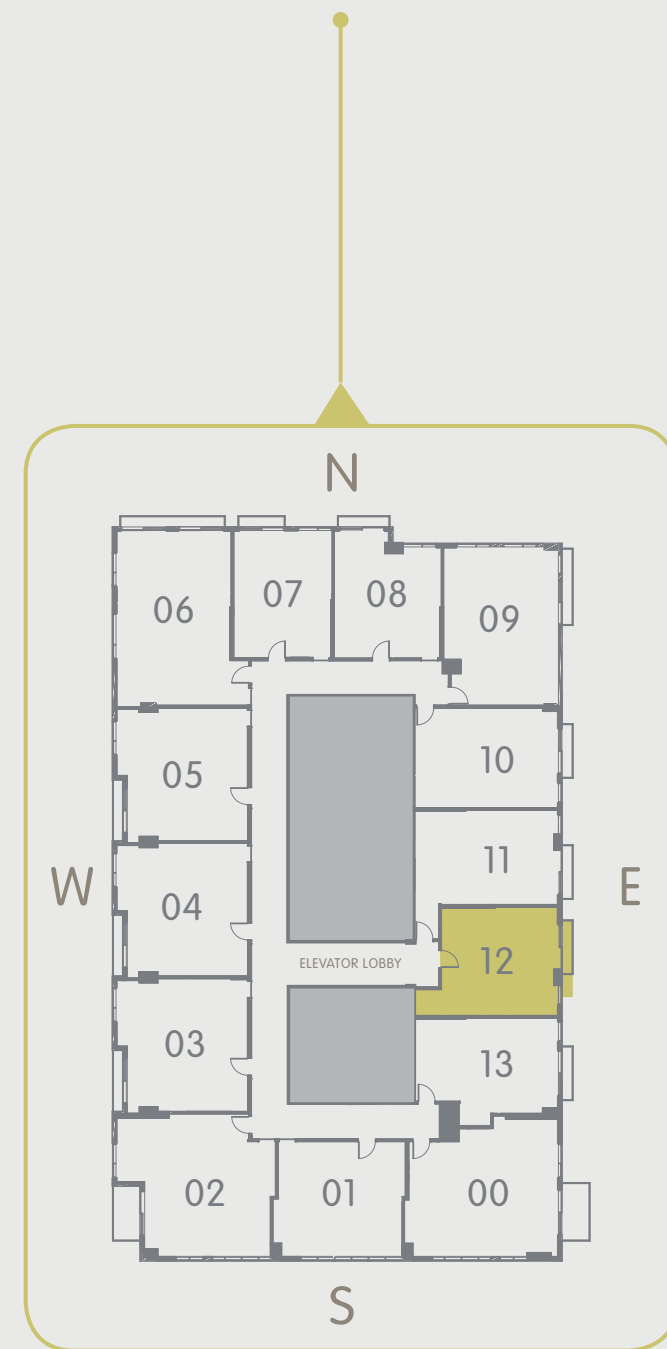


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12

ESTUDIO // 1 BAÑO
446 SQ. FT. // 41 M²

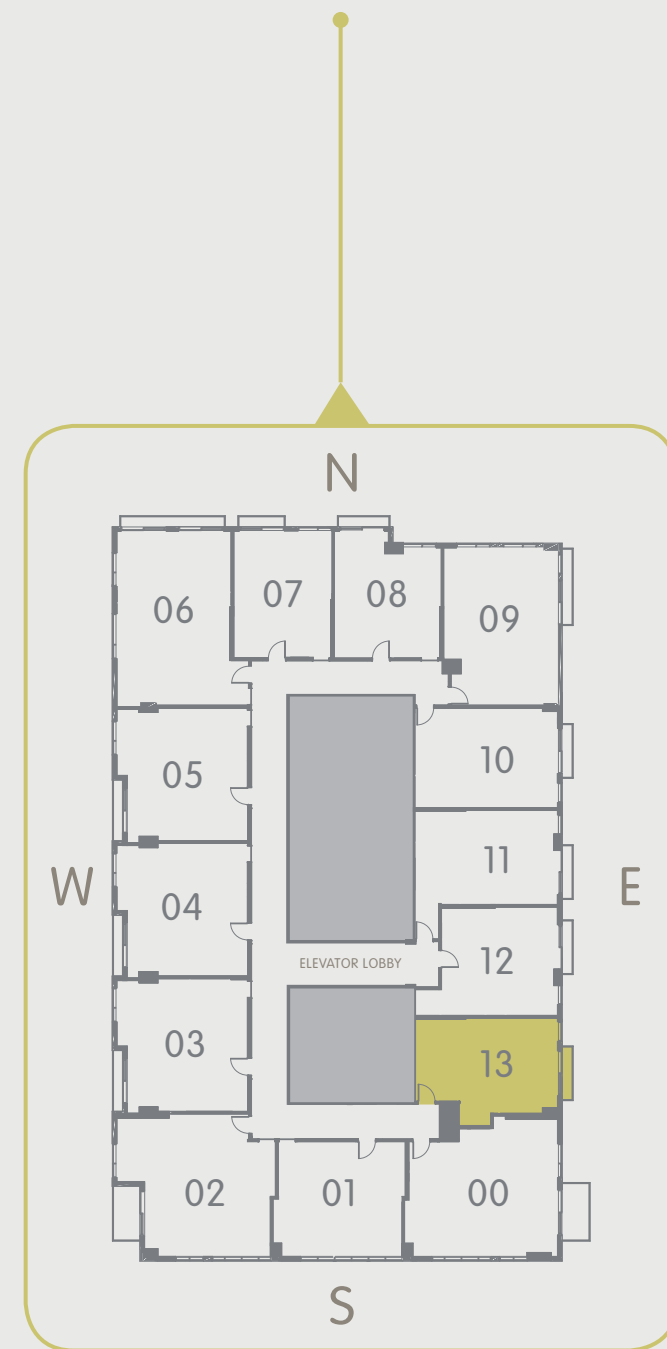


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13

ESTUDIO // 1 BAÑO
450 SQ. FT. // 42 M²



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