



ONE W12  
RESIDENCES



# INSPIRADO POR EL GLAMOUR ICÓNICO CON UN ALMA MODERNA

Sumérjase en One West Twelve Residences, donde cada detalle está compuesto con un encanto histórico y un toque atemporal. One West Twelve le ofrecerá un estilo de vida energético con proximidad centralizada a los vecindarios más dinámicos de Miami. Desde el espíritu lúdico que inspirará su alma hasta la modernidad icónica que cautivará sus sentidos, One West Twelve le invita a embarcarse en el viaje de una vida vibrante.



The image shows a modern building facade with a grid of windows and decorative panels. The panels are arranged in a pattern of vertical and horizontal lines, creating a textured, geometric appearance. The building is illuminated from within, casting a warm glow. The sky is a clear, light blue. The text "DESCRIPCIÓN DEL PROYECTO" is centered over the image in a white, serif font. Below the text is a decorative flourish consisting of a horizontal line with a central, ornate scrollwork element.

# DESCRIPCIÓN DEL PROYECTO



# EQUIPO

## DESARROLLADORES

Property Markets Group (PMG)  
Lion Development Group  
LNDMRK Development

## ARQUITECTOS

CUBE 3

# DESCRIPCIÓN DEL EDIFICIO

## CARACTERÍSTICAS DEL EDIFICIO

- 372 Residencias
- Flexibilidad para alquiler a corto plazo
- Lobby elegante inspirado en el glamour y el espíritu lúdico de esta histórica zona
- Restaurante de autor con lounge del premiado chef Marcus Samuelsson
- Jardín atmosférico y piscina en la azotea con zonas de descanso
- Gimnasio de última generación
- Cuenta con la última tecnología en edificios inteligentes
- Colección curada de instalaciones artísticas
- Bicicletas de paseo disponibles



ARTIST CONCEPTUAL RENDERING

TRANQUILA PISCINA EN LA AZOTEA Y LOUNGE EN EL JARDIN



# BAR EN LA AZOTEA Y LOUNGE



ARTIST CONCEPTUAL RENDERING

RESIDENCIAS



ARTIST CONCEPTUAL RENDERING

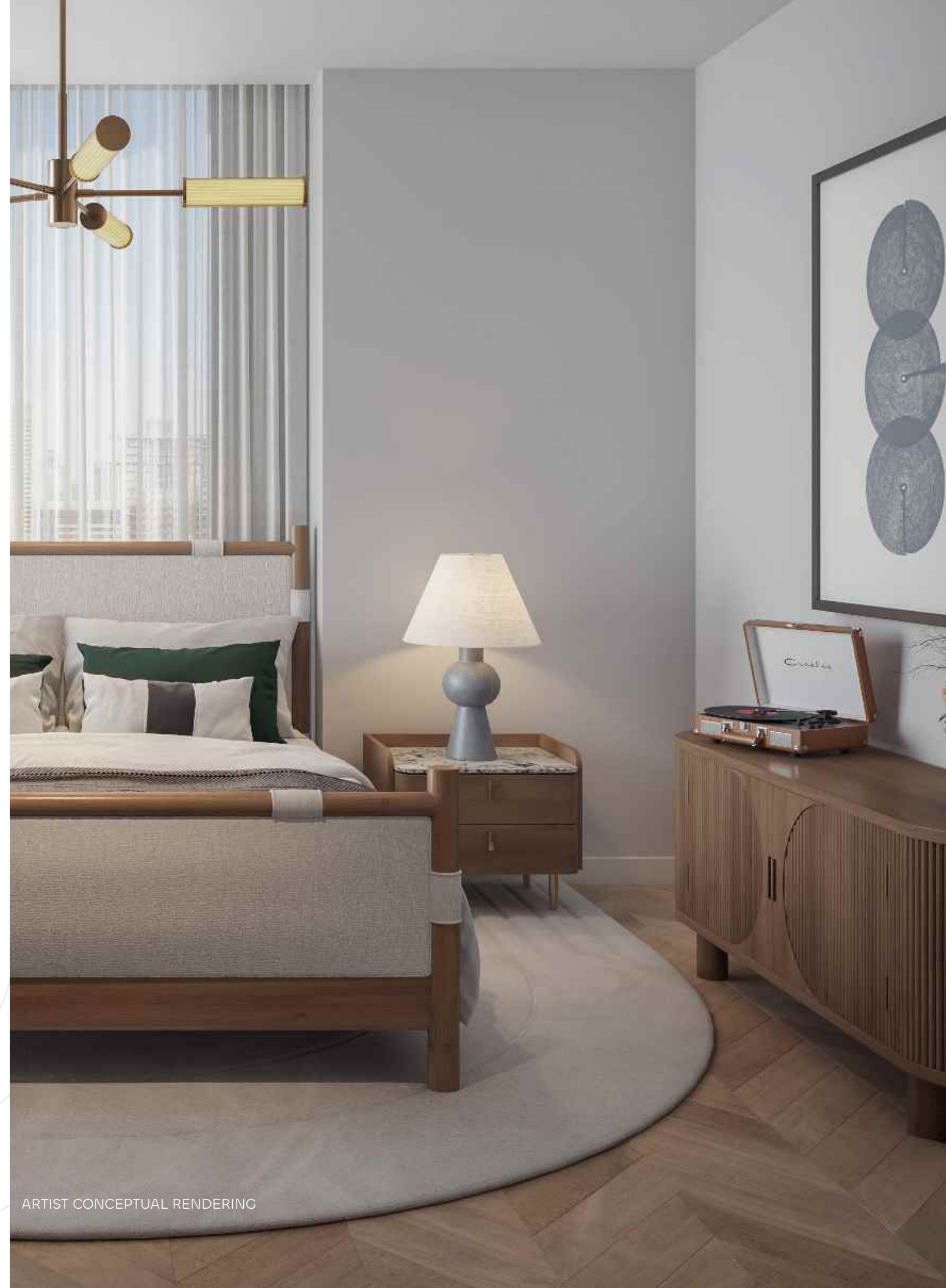




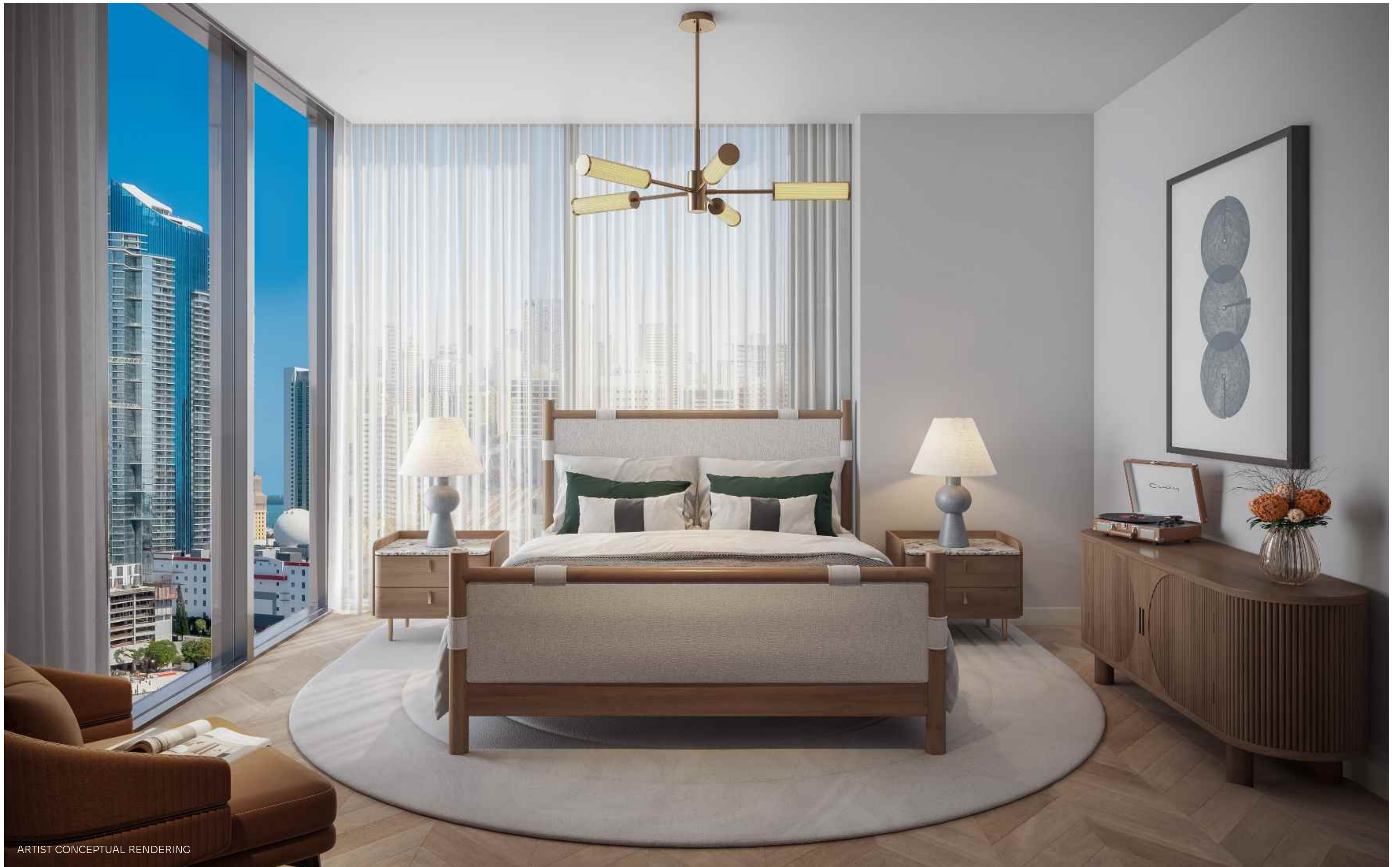
# DESCRIPCIÓN DE LA RESIDENCIA

## CARACTERÍSTICAS DE LA RESIDENCIA

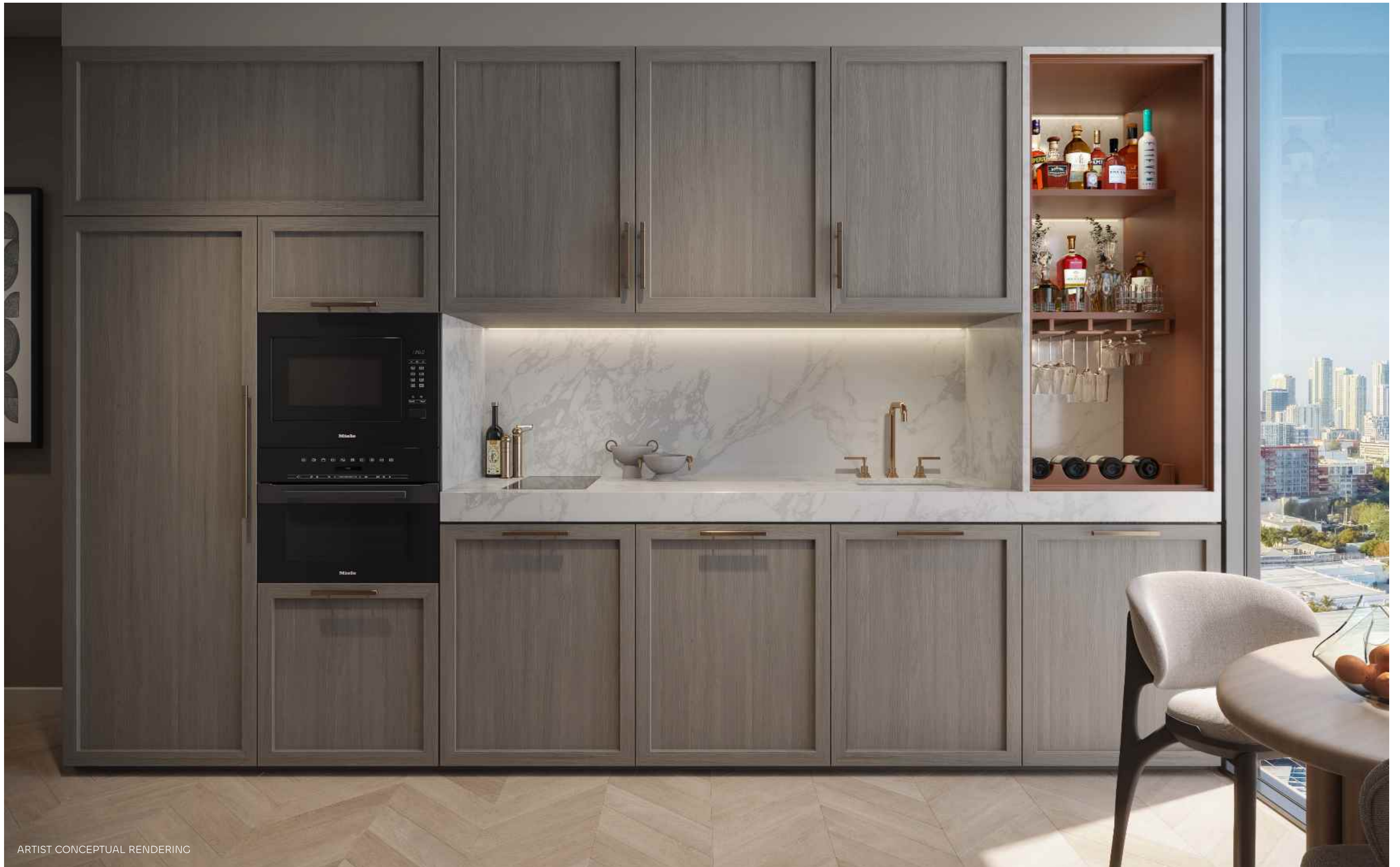
- Estudios y residencias de 1 dormitorio completamente amoblados y terminados
- Vistas cautivadoras del icónico horizonte de Miami y vibrantes atardeceres
- Clósets empotrados en las habitaciones principales incluyendo estantes y gavetas pre-instaladas
- Cocinas totalmente integradas con encimeras personalizadas, salpicaderos y un fregadero contemporáneo bajo la encimera
- Paquete de electrodomésticos Miele
- Gabinetes de cocina y baño importados y personalizados de Italkraft
- Accesorios de baño modernos
- Topes de baño personalizados, pisos terminados y paredes en áreas húmedas
- Lavadora y secadoras integradas
- Todas las residencias están equipadas con un paquete de iluminación contemporánea



ARTIST CONCEPTUAL RENDERING



ARTIST CONCEPTUAL RENDERING



ARTIST CONCEPTUAL RENDERING

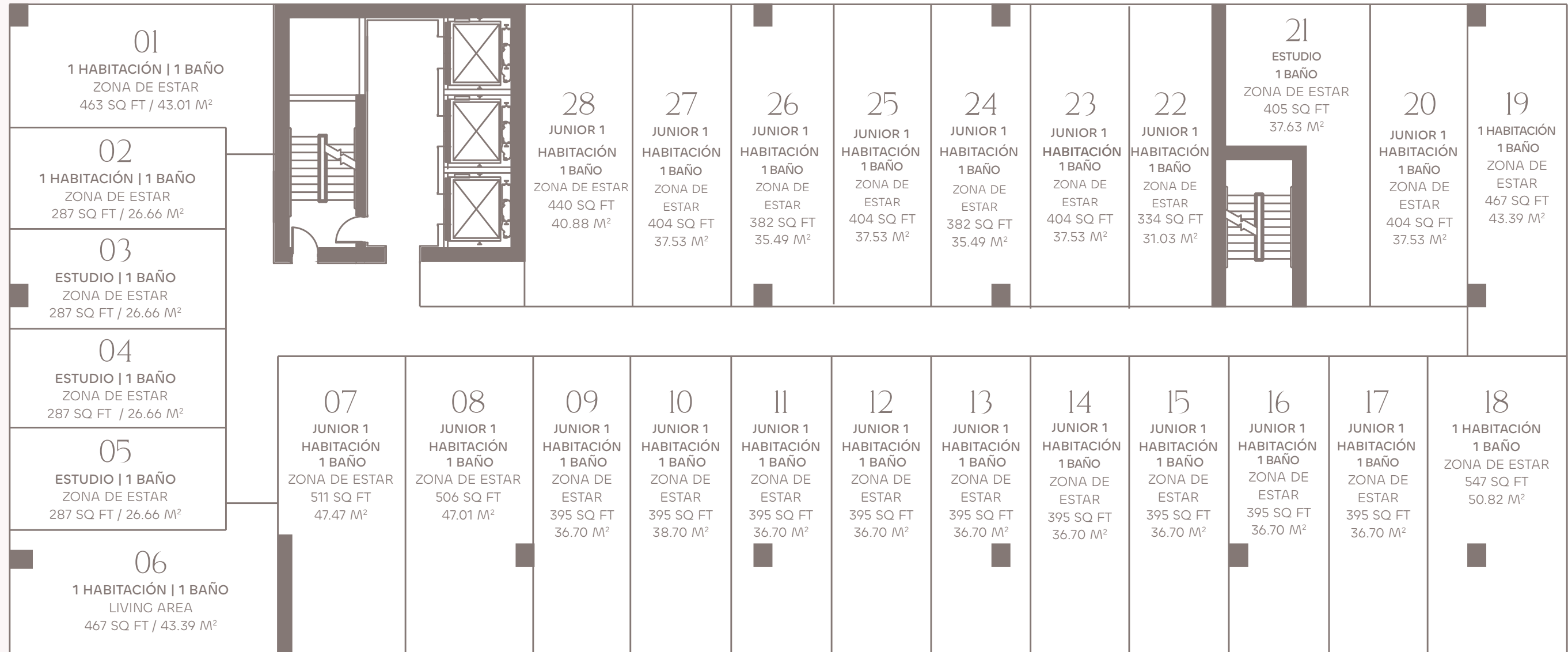


ARTIST CONCEPTUAL RENDERING



# RESIDENCIAS

NIVELES 10-22



N >

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# VISTAS



# VISTA ESTE



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# VISTA NORESTE



NE



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# VISTA NORTE



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# VISTA NOROESTE



NW



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# VISTA OESTE



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# VISTA SUROESTE



SW



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# VISTA SUR



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# VISTA SUDESTE



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# UBICACIÓN







BRICKELL

DOWNTOWN MIAMI

BAYSIDE

KESAYA CENTER

BRIGHTLINE MIAMICENTRAL STATION

PORT MIAMI

FROST MUSEUM OF SCIENCE

SIGNATURE BRIDGE

MIAMI WORLD CENTER

E11EVEN RESIDENCES BEYOND

E11EVEN HOTEL & RESIDENCES

E11EVEN MIAMI

WEST ELEVENTH RESIDENCES



ADRIENNE ARSHT CENTER FOR THE PERFORMING ARTS

THE UNDERDECK

# PUNTOS DE INTERÉS

Otros lugares de interés cercanos son:

1. The Underdeck
2. E11EVEN® Miami
3. Miami Worldcenter
4. Adrienne Arsht Center for the Performing Arts of Miami-Dade County
5. Pérez Art Museum Miami (PAMM)
6. Phillip & Patricia Frost Museum of Science
7. Museum Park
8. Kesaya Center
9. Freedom Tower at Miami Dade College
10. Port Miami
11. Bayside Marketplace
12. Miami Dade College - Wolfson Campus
13. Bayfront Park
14. Olympia Theater
15. MiamiCentral Station
16. Waldorf Astoria Residences Miami
17. West Eleventh Residences Miami
18. E11EVEN Hotel & Residences
19. E11EVEN Residences Beyond
20. Red Rooster
21. Block 55 at Sawyer's Walk



An architectural rendering of the Signature Bridge at night. The bridge features a large, illuminated arch structure with a complex network of cables. The scene is set against a dark blue sky with some clouds. In the foreground, there are palm trees, a sidewalk with people walking, and a road with cars. A white text box is overlaid on the center of the image, containing the title 'THE UNDERDECK' and two paragraphs of text. The text is in a clean, sans-serif font. The overall atmosphere is modern and urban.

## THE UNDERDECK

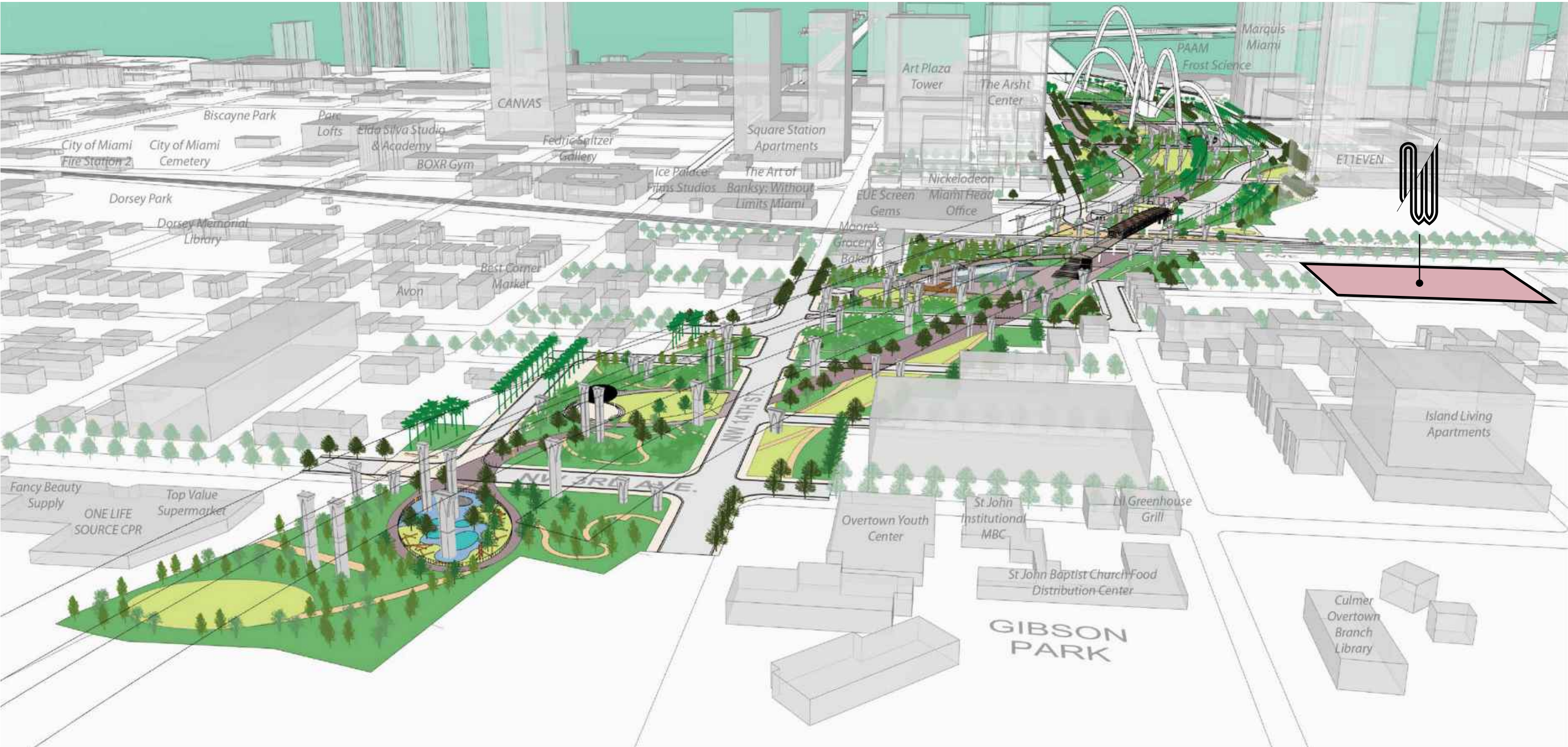
The Underdeck es un espacio público abierto de 33 acres bajo el puente reconstruido de la I-395, Signature Bridge, que servirá como espacio verde polivalente que conectará Overtown en el oeste con la bahía de Biscayne en el este.

El Underdeck ofrecerá diversos servicios al aire libre, como un anfiteatro, césped para eventos, plaza pública, zona de juegos infantiles, zona de juegos para perros, pista multiusos y fuente de agua. Con un amplio espacio para eventos públicos y actividades culturales, las opciones de entretenimiento del Underdeck serán tan diversas como los vecindarios que este espacio conecta.

# THE UNDERDECK

**33 Acres**  
**1 Milla de distancia**  
**Culminación: 2026**

El Underdeck ofrecerá diversos servicios al aire libre: anfiteatro, césped para eventos, plaza pública, zona de juegos infantiles, zona de juegos para perros, pista multiusos y fuente de agua. Con un amplio espacio para eventos públicos y actividades culturales, las opciones de entretenimiento del Underdeck serán tan diversas como los vecindarios que este espacio conecta.



# THE UNDERDECK

1 MILLA / 1.60 KM





ARTIST CONCEPTUAL RENDERING



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## MIAMI WORLD CENTER

El componente de tiendas de alto nivel del Miami World Center, orientado al estilo de vida, es la pieza central del plan maestro de 27 acres de la urbanización, con aproximadamente 300.000 pies cuadrados de espacio comercial, de gastronomía y de entretenimiento. Un paseo comercial al aire libre recorre de norte a sur la zona, desde la calle 10 Noreste hasta la calle 7 Noreste y entre las avenidas 1 y 2 Noreste. Una gran plaza pública rodeada de tiendas y restaurantes creará un punto de encuentro central y un espacio para eventos al aire libre.

**300,000+ SF**

CONSTRUCCIÓN DE COMERCIOS FINALIZADA

**95%**

DE COMERCIOS RENTADOS







ARTIST CONCEPTUAL RENDERING



ARTIST CONCEPTUAL RENDERING



# GASTRONOMÍA Y ENTRETENIMIENTO

- Brasserie Laurel (Michelin Star)
- El Vecino Cigar & Cocktail Bar
- Night Swim Rooftop Bar
- Lucky Strike

## PRÓXIMAMENTE

- Museo del Helado
- Chug's Express
- Sweet Paris Creperie & Cafe
- JUVIA
- Villa One Tequila Gardens Rooftop Restaurant
- Serafina
- Maple & Ash
- Sixty Vines
- Anthony's Coal Fired Pizza & Wings
- Earls Kitchen & Bar
- Starbucks



Maple&Ash



BRASSERIE LAUREL



Lucky Strike



## COMERCIOS

- Sephora
- Lucid Motors
- Lululemon
- Ray-Ban

## PRÓXIMAMENTE

- Apple Store
- Luli Fama
- The Container Store
- Savage X Fentry
- Free People
- Sander Bank
- The Barber Shop
- Club Studio
- Posman Books



Savage X Fentry



Apple Store



Lululemon



MARC JACOBS

Sephora



Lucid Motors



Public Art Walk



Fitness

Club Studio (afiliado con LA Fitness)  
Próximamente

## BLOCK 55

El Block 55 es una propiedad de uso mixto de 1.400.000 pies cuadrados. Ofrecerá ±250.000 pies cuadrados de locales comerciales, aproximadamente 1.000 plazas de aparcamiento y 578 apartamentos asequibles. Target abrirá la planta baja con un Starbucks de servicio completo y una farmacia CVS. Otros coarrendatarios serán un gimnasio, ALDI Grocery, Ross Dress for Less, Burlington Department Store y varios conceptos de ropa y artículos de consumo. En la primera planta también habrá restaurantes con mesas al aire libre en Sawyer's Walk, un parque de una manzana situado en la parte norte del proyecto.

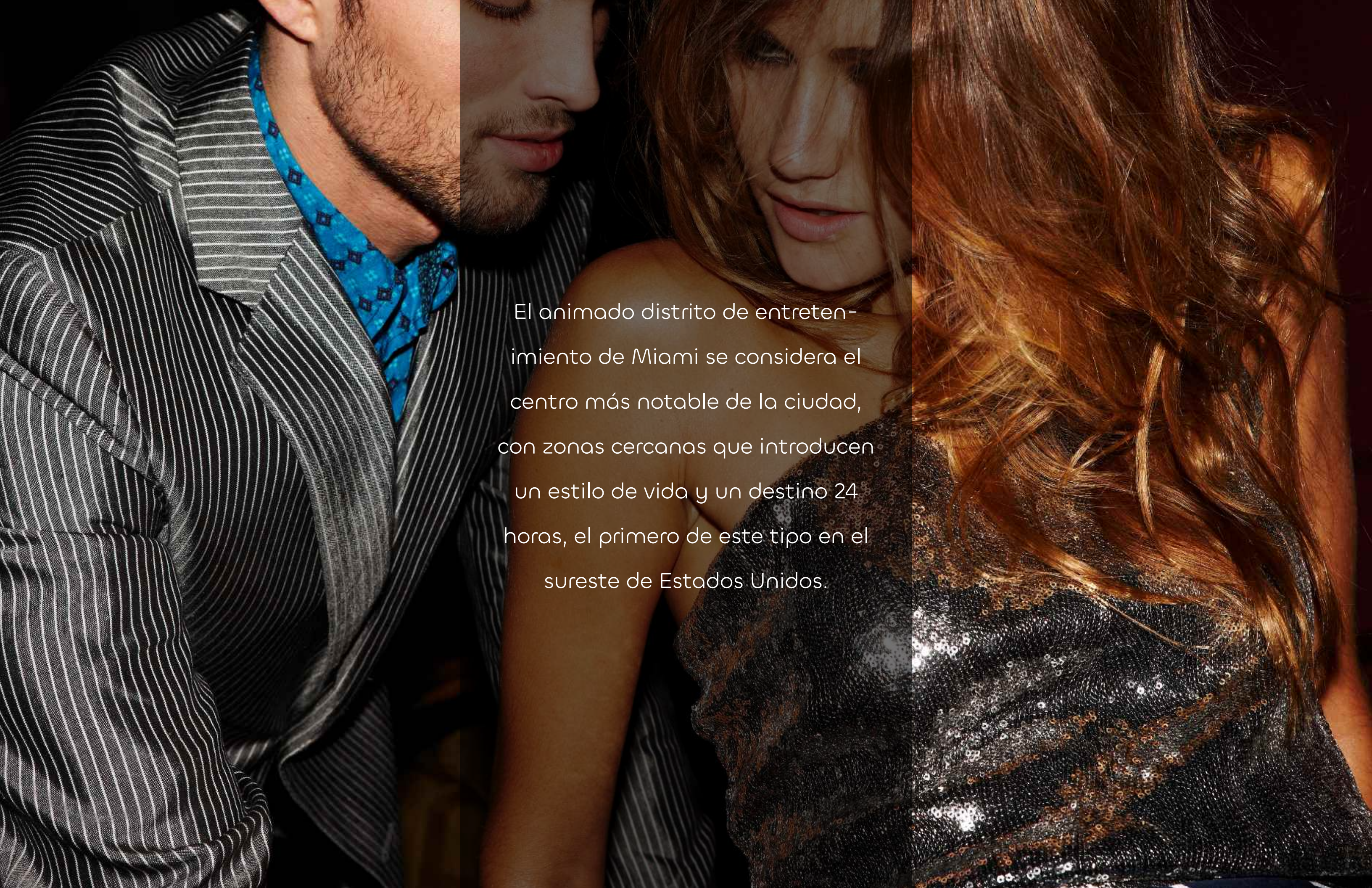
# 250,000 SF

DE ESPACIO COMERCIAL

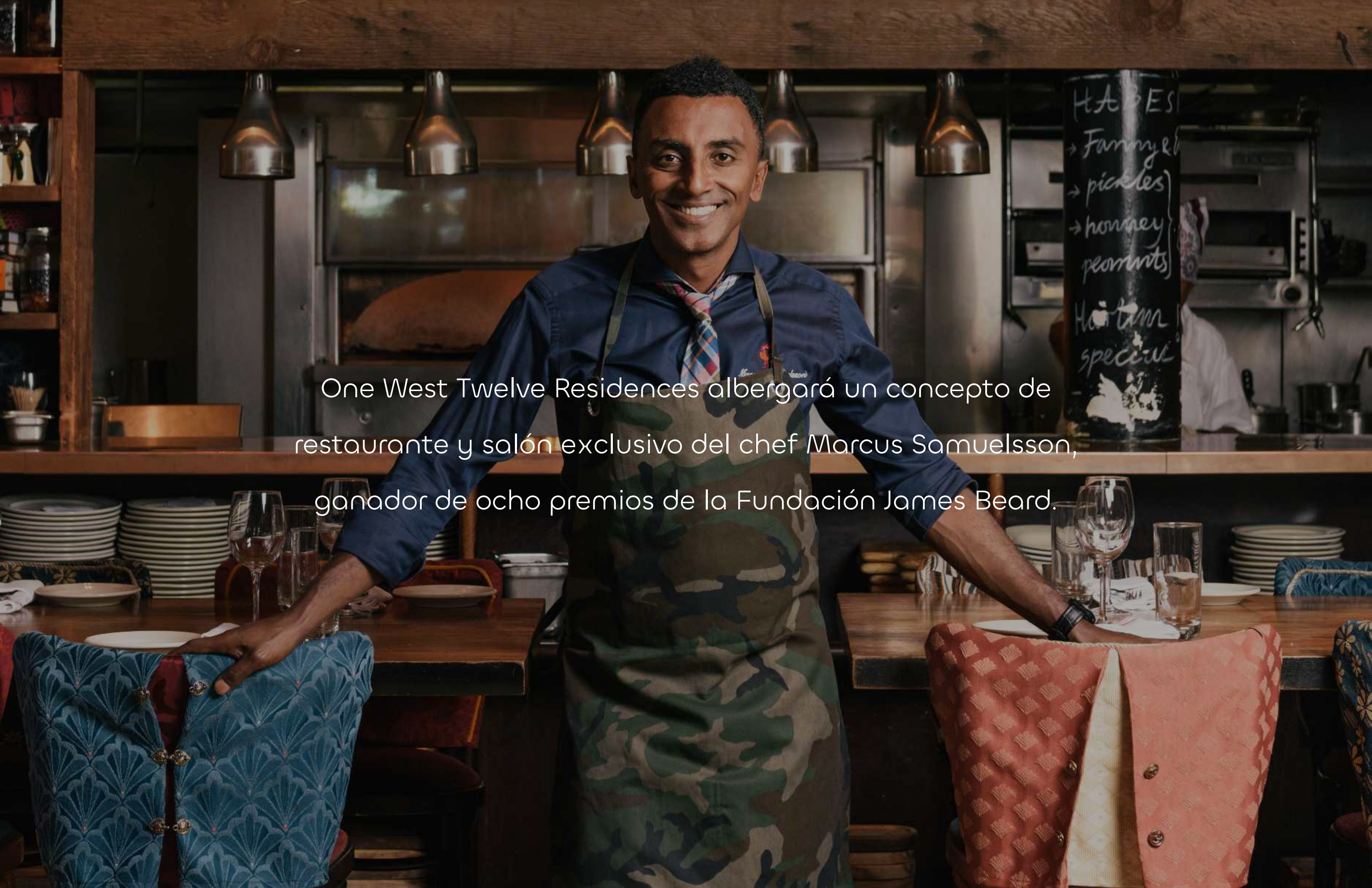


ARTIST CONCEPTUAL RENDERING





El animado distrito de entretenimiento de Miami se considera el centro más notable de la ciudad, con zonas cercanas que introducen un estilo de vida y un destino 24 horas, el primero de este tipo en el sureste de Estados Unidos.

A smiling man, identified as chef Marcus Samuelsson, stands in a restaurant kitchen. He is wearing a blue button-down shirt, a patterned tie, and a green and brown camouflage apron. He is leaning on a wooden table with his hands. The background shows a kitchen with stainless steel equipment, hanging pendant lights, and a chalkboard menu. The menu lists items like 'HABES', 'Fanny & pickles', 'honney', 'peanuts', 'Hortum', and 'specie'. There are stacks of white plates and glasses on the table in front of him. The overall atmosphere is warm and professional.

One West Twelve Residences albergará un concepto de restaurante y salón exclusivo del chef Marcus Samuelsson, ganador de ocho premios de la Fundación James Beard.



# RED ROOSTER

Deléitese con sabores exquisitos y disfrute de un viaje culinario cerca de casa en Red Rooster, el restaurante y bar insignia del chef Marcus Samuelsson, ocho veces galardonado con el premio de la Fundación James Beard.





Adrienne Arsht Center for  
the Performing Arts



PHILLIP & PATRICIA FROST MUSEUM  
OF SCIENCE



Miami World Center



# CONECTIVIDAD

BRIGHTLINE  
\$10MIL

Visitantes estimados

Metrorail  
2.5MIL

Pasajeros anuales

Metromover  
3 STOPS

Hacia el Miami Worldcenter







## DESARROLLADORES



Fundada en 1991 por Kevin Maloney, Property Markets Group («PMG») tiene experiencia directa en la adquisición, renovación, financiamiento, operación y comercialización de bienes raíces comerciales y residenciales. Empresa promotora de ámbito nacional, PMG ha realizado más de 150 transacciones inmobiliarias, incluidos más de 80 edificios residenciales en Manhattan, durante sus 25 años de historia. PMG se ha distinguido en la última década por su desarrollo de promociones de condominios de nueva construcción en Nueva York, Miami y Chicago.



The Elser Hotel & Residences Miami



Waldorf Astoria Residences Miami



E11EVEN® Hotel & Residences Miami



One Park Sarasota



111 W 57th Street Nueva York



# DESARROLLADORES



LION  
DEVELOPMENT  
GROUP

Lion Development Group fue fundada por el líder empresarial Michael Simkins. La empresa está especializada en proyectos de desarrollo y reurbanización de categoría mundial en entornos urbanos y vecindarios emergentes centrados en la intersección de la tecnología, la cultura y las artes. Desde el inicio de la empresa en 2009, Lion ha desarrollado con éxito algunos de los destinos más notables de Miami. Como líder en la creación de espacios y la revitalización de los vecindarios de Miami, Lion Development Group continúa ampliando su historial de excelencia en la regeneración urbana a través de proyectos como la reurbanización de Overtown Culture and Entertainment y District 11 en Downtown Miami. Además, Lion ha sido pionera en vecindarios como Allapattah, Hialeah, Miami Beach y Mimo District. Fuera de Miami, Lion desarrolla su actividad en Tampa y Orlando y sigue centrada en invertir y desarrollar en todo el estado de Florida.

ARTIST CONCEPTUAL RENDERINGS





## DESARROLLADORES



LNDMRK Development, dirigida por Alex Karakhanian, es una empresa de inversión boutique impulsada por sus directivos y centrada en el desarrollo urbano de uso mixto y en adquisiciones oportunistas basadas en el valor.





# ONE W12

RESIDENCES



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ⓘ This project has been filed in the State of Florida and no other state. This is not an offer to sell or solicitation of offers to buy the condominium units in states where such offer or solicitation cannot be made. Prices, square footage and availability are subject to change at any time without notice. This is a limited time offer. Developer may withdraw offering at any time. Equal Housing Opportunity. NO FEDERAL AGENCY HAS JUDGED THE MERITS OR VALUE, IF ANY, OF THIS PROPERTY. THIS IS NOT AN OFFER TO SELL, OR SOLICITATION OF OFFERS TO BUY, THE CONDOMINIUM UNITS IN STATES WHERE SUCH OFFER OR SOLICITATION CANNOT BE MADE. 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 ARE LARGER THAN THE AREA THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION OF CONDOMINIUM (WHICH GENERALLY ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES INTERIOR STRUCTURAL COMPONENTS). THE AREA OF THE UNIT AS DEFINED IN THE DECLARATION IS LESS THAN THE SQUARE FOOTAGE REFLECTED HERE. ALL DEPICTIONS OF APPLIANCES, PLUMBING FIXTURES, EQUIPMENT, COUNTERS, SOFFITS, FLOOR COVERINGS AND OTHER MATTERS OF DETAIL ARE CONCEPTUAL ONLY AND ARE NOT NECESSARILY INCLUDED IN EACH UNIT. THE FURNISHINGS AND DECOR ILLUSTRATED OR DEPICTED ARE NOT INCLUDED WITH THE PURCHASE OF THE UNIT. CONSULT YOUR PURCHASE AGREEMENT AND ANY ADDENDA THERETO FOR THE ITEMS INCLUDED WITH THE UNIT. DIMENSIONS AND SQUARE FOOTAGE ARE APPROXIMATE, WILL VARY WITH SPECIFIC UNIT TYPE AND MAY VARY WITH ACTUAL CONSTRUCTION. ADDITIONALLY, MEASUREMENTS OF ROOMS SET FORTH ON ANY FLOOR PLAN ARE NOMINAL AND GENERALLY TAKEN AT THE GREATEST POINTS OF EACH GIVEN ROOM (AS IF THE ROOM WERE A PERFECT RECTANGLE), WITHOUT REGARD FOR ANY CUTOUTS. UNIT ORIENTATION AND WINDOWS (INCLUDING NUMBER, SIZE, ORIENTATION AND AWNINGS), BALCONY/LANAI (INCLUDING CONFIGURATION, SIZE AND RAILING/BALUSTRADE), STRUCTURE AND MECHANICAL CHASES MAY VARY. THE DEVELOPER EXPRESSLY RESERVES THE RIGHT TO MAKE MODIFICATIONS, REVISIONS AND CHANGES IT DEEMS DESIRABLE IN ITS SOLE AND ABSOLUTE DISCRETION AND WITHOUT NOTICE. ALL DRAWINGS ARE CONCEPTUAL RENDERINGS AND THE DEVELOPER EXPRESSLY RESERVES THE RIGHT TO MAKE MODIFICATIONS. ACTUAL VIEWS MAY VARY AND CANNOT BE GUARANTEED. VIEWS SHOWN CANNOT BE RELIED UPON AS THE ACTUAL VIEW FROM ANY PARTICULAR UNIT WITHIN THE CONDOMINIUM. IMPROVEMENTS, LANDSCAPING AND AMENITIES DEPICTED MAY NOT EXIST. PRICES, PLANS, ARCHITECTURAL INTERPRETATIONS AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. THE INFORMATION PRESENTED WITHIN THIS DOCUMENT IS CONCEPTUAL. THE IMAGES AND FEATURES CONTAINED HEREIN ARE NOT TO BE RELIED UPON OR USED AS A REFERENCE FOR SPECIFICATIONS. THE FOREGOING MATTERS ARE FURTHER ADDRESSED IN THE PURCHASE AGREEMENT AND ANY ADDENDA THERETO AND THE CONDOMINIUM DOCUMENTS.