

BUENAVISTA Villas

4510 NE 2 AVE - MIAMI

RETAIL SPACES • 12 EXCLUSIVE RESIDENCES • UNDERGROUND PARKING • PRIVATE ROOFTOP TERRACE

BUENAVISTA Villas



THE SUN CARESSES THE MATURE OAKS
BEHIND **BUENA VISTA VILLAS** BEFORE
LIGHTING YOUR ROOF DECK. A BLOCK AWAY
YOU PICK UP COFFEE AND A HOUSE-MADE
PEACH TART AT *BUENA VISTA DELI*, AND SIT
DOWN TO SCROLL THROUGH THE MORNING
NEWS, NODDING TO FAMILIAR FACES AT
NEARBY TABLES. LATER YOU'LL STROLL DOWN
TO MEET A CLIENT AT *MICHAEL'S GENUINE
FOOD & DRINK* FOR LUNCH, AND PICK UP
A GIFT FOR YOUR SIGNIFICANT OTHER AT
PRADA, OR MAYBE *TOM FORD*. YOU'LL HAVE
A MINUTE OR TWO AFTER THAT TO SWING BY
INTERNUM AND DESIGN TO LOOK AT THAT
BAXTER SOFA ONE MORE TIME, BECAUSE
EVERY HOME IS A WORK IN PROGRESS, AND
THAT THING WOULD LOOK GREAT
IN YOUR LIVING ROOM.



BUENA VISTA Villas

EVERY INCH OF THE VILLAS IS COVERED
WITH THE PERFECT SYNERGY BETWEEN
CLASSIC AND MODERN. ELEGANCE
THROUGHOUT THE GREEN BALCONIES AND
LUSH CORAL STONE FACADE.



BUENAVISTA HISTORIC DISTRICT

TO KNOW **BUENA VISTA VILLAS** IS TO KNOW WHAT IT IS NOT.

IT IS NOT A COOKIE-CUTTER, REDUNDANT BRICKELL AVENUE HIGH-RISE. THE INTIMATE NATURE OF ITS LOW-RISE DESIGN MEANS IT'S CONNECTED AND UNIQUE, AND IT'S THE ONLY NEW RESIDENTIAL CONSTRUCTION IN THE AREA. BUENA VISTA VILLAS IS NOT A VERTICAL SET OF UNITS, IT'S A HOME ENRICHED BY THE LIFE AROUND IT. IT'S FOR THE BUYER WHO WANTS SOMETHING NEW AND DISTINCT, YET WOVEN INTO THE FABRIC OF MIAMI.

LINED WITH MATURE HARDWOOD TREES, BUENA VISTA BLOCKS ARE PEPPERED WITH THE ECLECTIC ARCHITECTURE OF THE 20'S: MEDITERRANEAN REVIVAL, MISSION, BUNGALOW, AND ART DECO. IN THE LAST EIGHT YEARS, BUENA VISTA EAST HAS TRANSFORMED INTO ONE OF THE MOST DYNAMIC NEIGHBORHOODS IN MIAMI, FEATURING A CULINARY SURGE ON NE 2ND AVENUE WITH SPOTS SUCH AS *MANDOLIN AEGEAN BISTRO* AND *BUENA VISTA BISTRO*, AND A PROXIMITY TO SOME OF THE MOST HIGH-END LUXURY SHOPPING IN THE WORLD.



THE DESIGN DISTRICT

DEDICATED TO LUXURY FASHION, ARCHITECTURE, DINING EXPERIENCES—AND, OF COURSE, DESIGN—FORWARD-THINKING URBANISTS HAVE SPEARHEADED A TRANSFORMATION OF THE MIAMI DESIGN DISTRICT FROM A DESOLATE NEIGHBORHOOD TO A VIBRANT URBAN DESTINATION FOR RESIDENTS AND TOURISTS ALIKE.

WITH ART GALLERIES, HIGH-END FURNITURE SHOWROOMS, TOP-RATED DINING SPOTS, AND MIAMI'S BIGGEST CLUSTER OF INTERNATIONAL FASHION RETAILERS, THE DESIGN DISTRICT OFFERS A STRATEGIC MIX OF DESIGN, FASHION, ART AND ARCHITECTURE THAT SETS IT APART IN SOUTH FLORIDA AND BEYOND. INDEED, THE NEIGHBORHOOD ENCOURAGES CREATIVE EXPRESSION IN BOTH ART AND COMMERCIAL REAL ESTATE DEVELOPMENT.

THE DESIGN DISTRICT HAS AN ENVIABLE RETAIL PRESENCE.











BUENA VISTA VILLAS IS A MODERNIST 12-UNIT CONDOMINIUM WITH GROUND-FLOOR RETAIL. THE PROJECT ALLOWS BUYERS TO HAVE A NEW, STRIKING HOME SET IN A NEIGHBORHOOD PRESERVED FOR ITS HERITAGE AND CHARACTER.

VILLAS

- Underground Parking
- Private Roof Top Terraces with Hot Tubs
- European Kitchens & Appliances
- Open Floor Plans
- Natural Light
- Video Access Control
- Pre Wired Audio & Internet

NEIGHBORHOOD

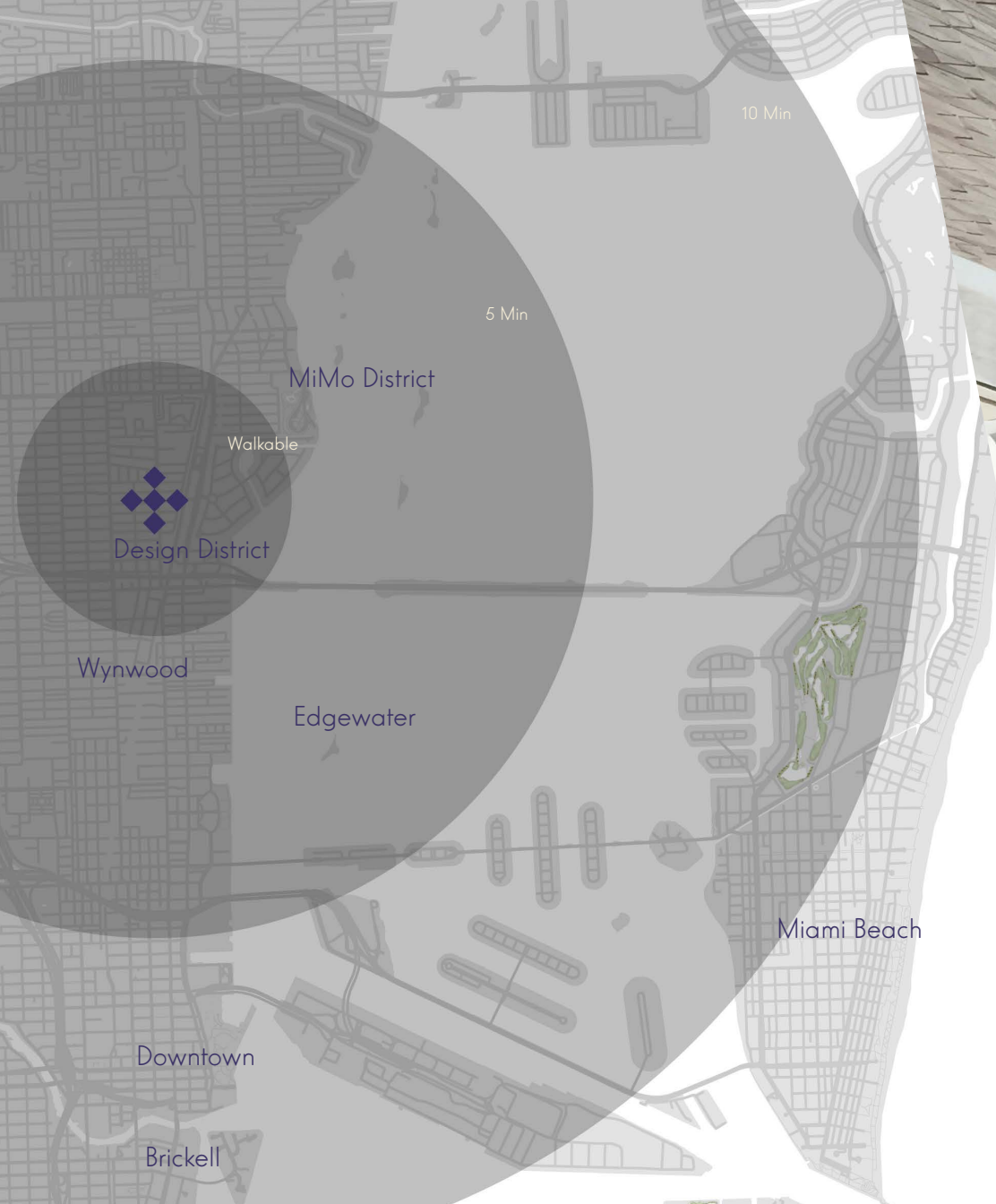
- Walk, Dine, Shop the Historic Buena Vista District
- Walk to Design District

Significant outdoor living space and rooftop terraces, as well as floor to ceiling windows, walk-in closets, suspended gardens and 9'4" ceilings.

Residences range in size from a 1 bedroom / 1.5 bath with 902 SF interior space, 108 SF of exterior space, totaling 1,010 SF, to a 3 bedrooms / 3.5 baths with 1,764 SF interiors, 1,408 SF exteriors, for a total of 3,172 SF

CHOOSE ONE TO THREE BEDROOMS





FLORIDA

Florida, the only state where the Sun shines tirelessly.

A paradise for everyone with some of the most beloved attractions in the World, Florida shines as one of the top states in the Nation.

MIAMI

Miami is the Gateway to the United States being the single city receiving the most international arrivals.

BUENA VISTA

The Historic Buena Vista District is rich in nature and history. It is one of the most sought after neighborhoods to live in Miami. Centrally located between the hottest areas in the city.

DESIGN DISTRICT

Where Fashion, Jewelry & Design happens. The Design District is the utmost spot for Art connoisseurs and culinary experts. It houses the most prestigious brands in the world.



NE 42 ST

NE 41 ST

NE 40 ST

NE 39 ST

NE 38 ST

NE 1 AVE

PASEO PONTE

NE 2 AVE

INTERSTATE
195

10 MIN TO MIAMI BEACH →



WALK THE DISTRICT

A 5 MINUTE WALK, A LOCAL EXPERIENCE, A DIFFERENT NEIGHBORHOOD THAT IS FAMILIAR, BUT PROGRESSIVE, COMFORTABLE BUT INNOVATIVE. THE MIAMI DESIGN DISTRICT IS THE EPICENTER OF AVANT-GARDE SHOPPING AND LIVING IN SOUTH FLORIDA. THE **BUENA VISTA VILLAS** IS IN THE MIDDLE OF IT ALL. A WALKABLE DISTRICT WITH SHOPPING, DINING, CHARACTER, AND AMBIANCE. AN UNMATCHABLE FEEL OF HISTORY AND TASTE, LIFESTYLE AND CHIC. A NEIGHBORHOOD THAT ENCOMPASSES FASHION, FOOD, DESIGN, ARCHITECTURE, AND A SENSE OF PLACE.

BUENA VISTA Villas





SHOKUDO



LEMONI



THE DISTRICT



BUENA VISTA DELI & BISTRO

BUENA VISTA Villas



MANDOLIN



MC KITCHEN



OAK TAVERN



HARRY'S PIZZERIA



MICHAEL'S GENUINE



CRUMB

CYPRESS ROOM



DINE THE DISTRICT

DINE IN THE HOTTEST CULINARY
EXPERIENCE OF MIAMI.

BUENA VISTA VILLAS IS LOCATED
CLOSE TO THE MOST SOUGHT
AFTER RESTAURANTS.