



QUADRO
MIAMI DESIGN DISTRICT

THE QUADRO EXPERIENCE

OWN.LIVE.SHARE

The first resort-style, boutique condominium optimized for short-term use

RENTAL FLEXIBILITY

Choose the use of your property with short-term, weekly, monthly, seasonal, and long-term stays. You also have the option to purchase an occupied unit with a long-term tenant in place.

OPTIONAL SHORT-TERM UNIT MANAGEMENT

Nomada Residences is a full-service management company that takes care of everything, from the set up of your unit to the management of your tenants.

LOCATION

Walk one block to the hottest destination neighborhood, the Miami Design District. Minutes to Miami Beach, Wynwood, and Miami International Airport.

MOVE IN TODAY



BAY VIEWS

Quadro itself is a work of art framing the gorgeous views of Biscayne Bay. Enjoy watching the sunrise and sunset from the resort-style pool deck overlooking the water.

TURN-KEY RESIDENCES

Fully finished residences are move-in ready and fully equipped for short-term use.

FURNITURE PACKAGES

Choose from six interior design packages with hand selected accessories and furniture pieces available.

FINANCING AVAILABLE

We can refer you to potential lenders – Terms and conditions may apply.

ACCOUNTING & CORPORATE SETUP

We can refer you to third parties to assist with accounting and for legal advice regarding corporate setup.

WHY SHORT-TERM?

RANKED #4 TOP 10 CITIES

Miami ranked #4 in the top 10 cities for vacation rentals because of its year-long tourism market, according to Realtor.com.

<https://www.bizjournals.com/southflorida/news/2019/06/12/miami-ranks-among-most-profitable-cities-for.html>

FORBES 2020 RANKED

Forbes ranked Miami-Dade as the top county for short-term rentals.

<https://www.forbes.com/sites/franciscoalvarado/2020/01/23/florida-airbnb-hosts-generated-12-billion-in-2019/#66559a41653c>

NY TIMES REPORTS MORE FLEXIBILITY THAN HOTELS

The ability to cook, enjoy a wine and cheese, or start your day with breakfast without going to a restaurant has become a main attraction whether traveling alone, in a group, or with your family.

<https://www.nytimes.com/wirecutter/reviews/best-gear-to-outfit-a-vacation-rental-or-airbnb/>

Disclaimer: Please note that the Developer makes no representation or guarantee regarding the short-term or long-term rentals of any Units. Past performance described by the independent third parties described herein may not accurately represent the performance of any Unit at Quadro. Each purchaser shall purchase their Units without any expectation of rental income.

INTRODUCING

THE LIMITED COLLECTION

HAND SELECTED 1 BEDROOM UNITS FOR SHORT-TERM USE



COLLECTION RESIDENCE 206

1 BED | 1 BATH | UNIT TYPE A11 | 762 SF

PURCHASE BASE PRICE \$ 369,450



RENTAL FLEXIBILITY



FULL-SERVICE HOA \$ 7,955.28



SHORT-TERM, SEASONAL STAYS, OR
PURCHASE AN OCCUPIED UNIT WITH A
LONG-TERM TENANT IN PLACE



OPTIONAL FULL-SERVICE
UNIT MANAGEMENT



FURNITURE & ACCESSORIES
PACKAGES AVAILABLE
DESIGNED FOR
SHORT-TERM USE



24/7 FRONT DESK, ON-CALL
MAINTENANCE, & VALET PARKING



CABLE, WIFI,
& WATER



POOL ATTENDANT
& TOWEL SERVICE



PROPERTY TAXES \$ 3,842.35
& INSURANCE \$ 550



OPTIONAL UNIT
MANAGEMENT FEE
ESTIMATED - \$ 10,950



ELECTRICITY \$ 840

The costs of ownership described herein may vary and may include other expenses which are not described herein. Each purchaser should consult their own accountants and advisors regarding same. All prices and offerings are subject to change and services may be modified or eliminated. See the disclaimers page at the end of this brochure. Contact the Developer if you have any questions regarding the services provided by the Condominium Association versus the services provided by Nomada Residences (for an additional fee). The election to use Nomada Residences or any third party to manage your Unit is discretionary and not a requirement of purchasing a Unit.

COLLECTION RESIDENCE 508

1 BED | 1 BATH | UNIT TYPE A1A | 775 SF

PURCHASE BASE PRICE \$ 402,750



RENTAL FLEXIBILITY



FULL-SERVICE HOA \$ 8,091



SHORT-TERM, SEASONAL STAYS, OR
PURCHASE AN OCCUPIED UNIT WITH A
LONG-TERM TENANT IN PLACE



OPTIONAL FULL-SERVICE
UNIT MANAGEMENT



FURNITURE & ACCESSORIES
PACKAGES AVAILABLE
DESIGNED FOR
SHORT-TERM USE



24/7 FRONT DESK, ON-CALL
MAINTENANCE, & VALET PARKING



CABLE, WIFI,
& WATER



POOL ATTENDANT
& TOWEL SERVICE



PROPERTY TAXES \$ 3,970.43
& INSURANCE \$ 550



OPTIONAL UNIT
MANAGEMENT FEE
ESTIMATED - \$ 10,950



ELECTRICITY \$ 840



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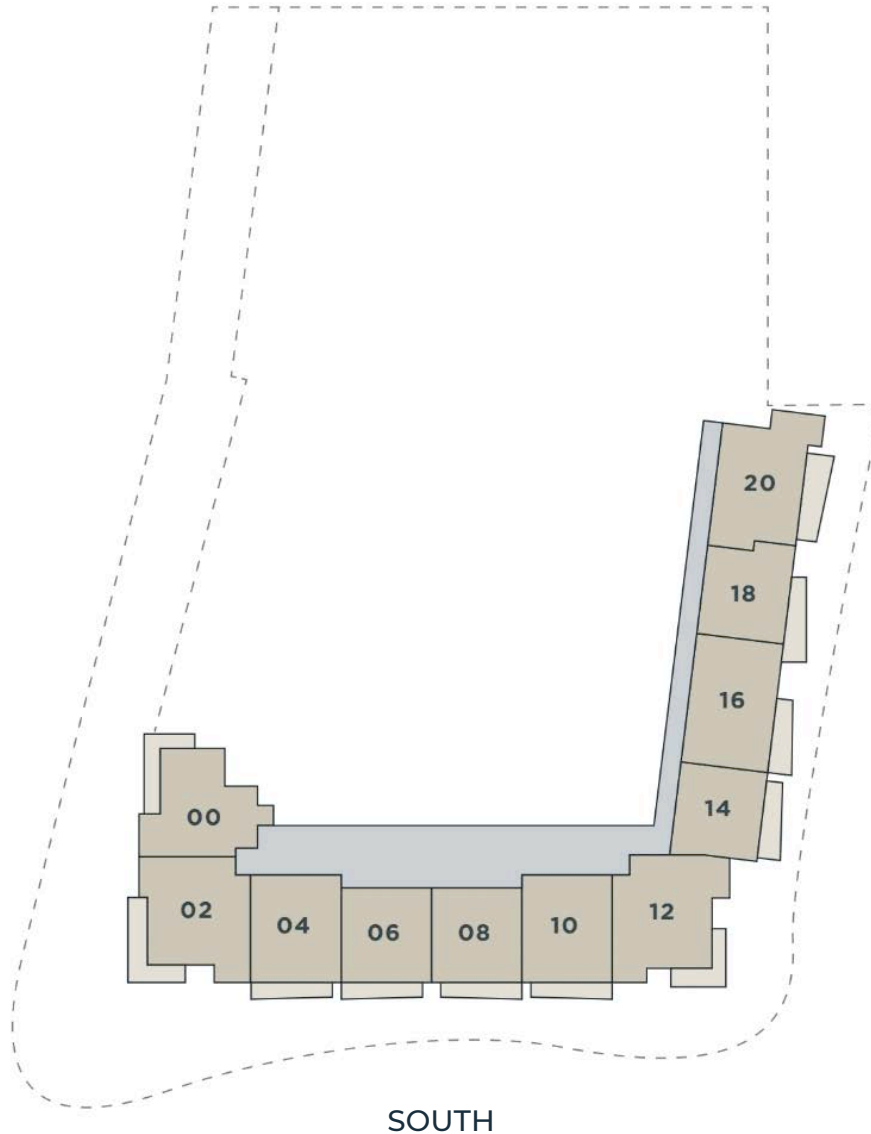
2ND– 5TH FLOOR

KEYPLAN



MIAMI DESIGN DISTRICT

BISCAYNE BOULEVARD
(EAST VIEW)



SOUTH

THE LIMITED COLLECTION

LISTING PRICES

**Parking and Turn-key Packages are Optional.*

View	Model	Unit #	Type	SqFt	Base Price	*Parking	*Turn-key Package	Total
Bay/East	A14	514	1BR	779	\$444,550	\$20,000	\$21,250	\$485,800
Bay/East	A14	214	1BR	779	\$402,750	\$20,000	\$21,250	\$444,000
Bay/East	A15	418	1BR	811	\$444,450	\$20,000	\$21,250	\$485,800
Bay/East	A15	218	1BR	811	\$425,550	\$20,000	\$21,250	\$466,800
South	A1	404	1BR	855	\$417,950	\$20,000	\$21,250	\$459,200
South	A1	304	1BR	855	\$408,450	\$20,000	\$21,250	\$449,700
South	A1A	308	1BR	775	\$378,950	\$20,000	\$21,250	\$420,200
South	A1A	508	1BR	775	\$402,750	\$20,000	\$21,250	\$444,000
South	A11	406	1BR	762	\$388,450	\$20,000	\$21,250	\$429,700
South	A11	206	1BR	762	\$369,450	\$20,000	\$21,250	\$410,700
South	A10	510	1BR	861	\$422,650	\$20,000	\$21,250	\$463,900
South	A10	210	1BR	861	\$389,450	\$20,000	\$21,250	\$430,700

All prices are subject to change. See the disclaimer page at the end of this brochure.

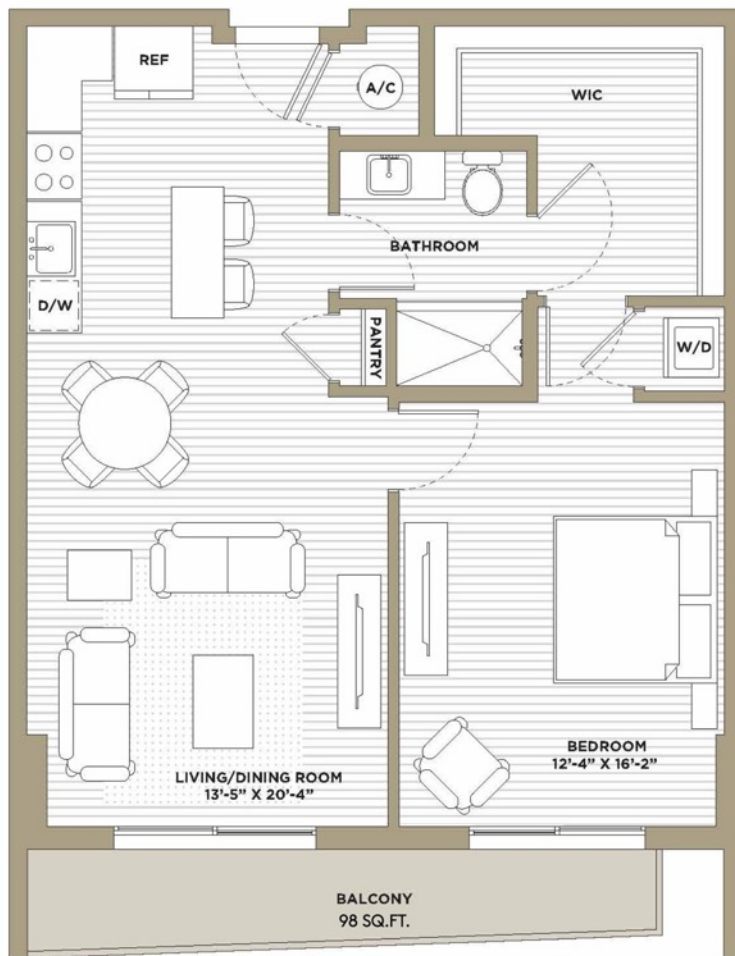
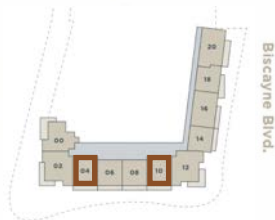


A1/A10

1 BEDROOM
1 BATHROOM

INTERIOR
855/861 SQ.FT.
FLOORS 2-12
SOUTH TOWER

Miami
Design District



Floor plans are artist's rendering. All dimensions are approximate. Actual product and specifications may vary in dimension or detail. Balconies may vary based on layout and location. Not all features are available in every apartment. Prices and availability are subject to change. Please refer to an agent for details.



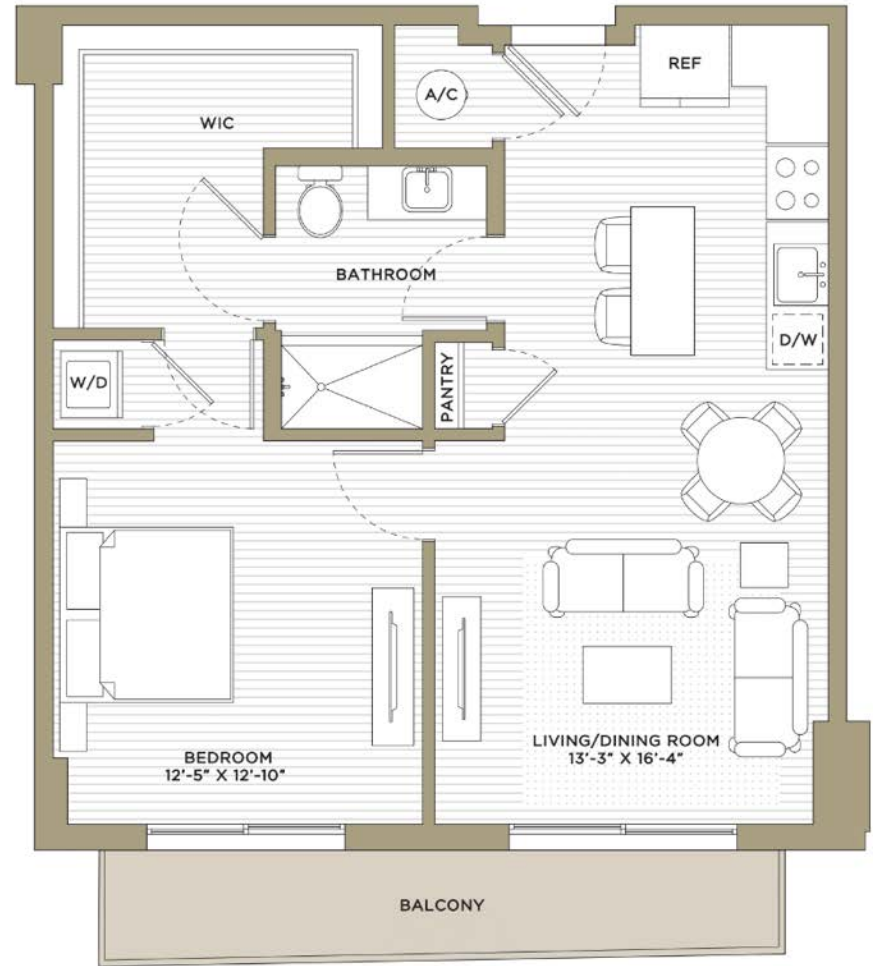
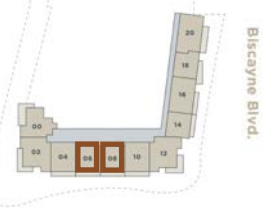


AIA/AII

1 BEDROOM
1 BATHROOM

INTERIOR
762/775 SQ. FT.
FLOORS 2-12
SOUTH TOWER

Miami
Design District



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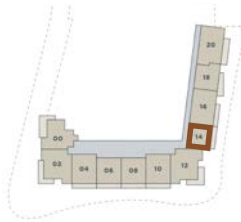


A14

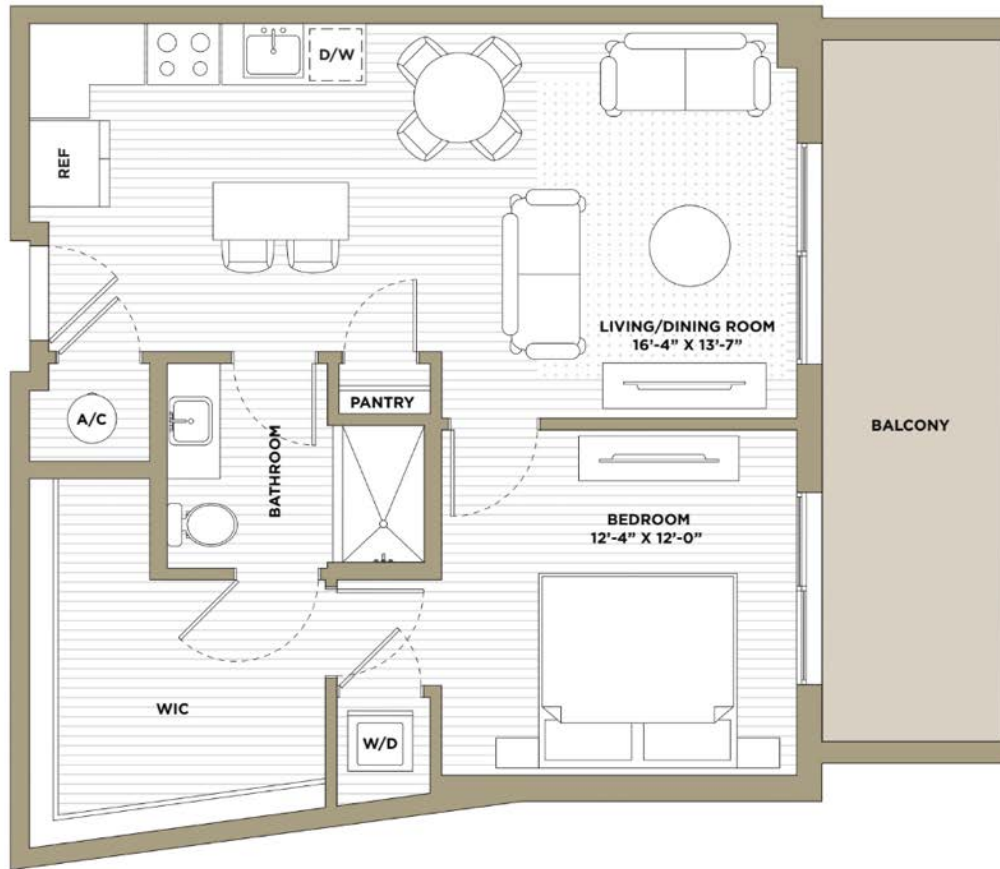
1 BEDROOM
1 BATHROOM

INTERIOR
779 SQ.FT.
FLOORS 2-5
SOUTH TOWER

Miami
Design District



Biscayne Blvd.



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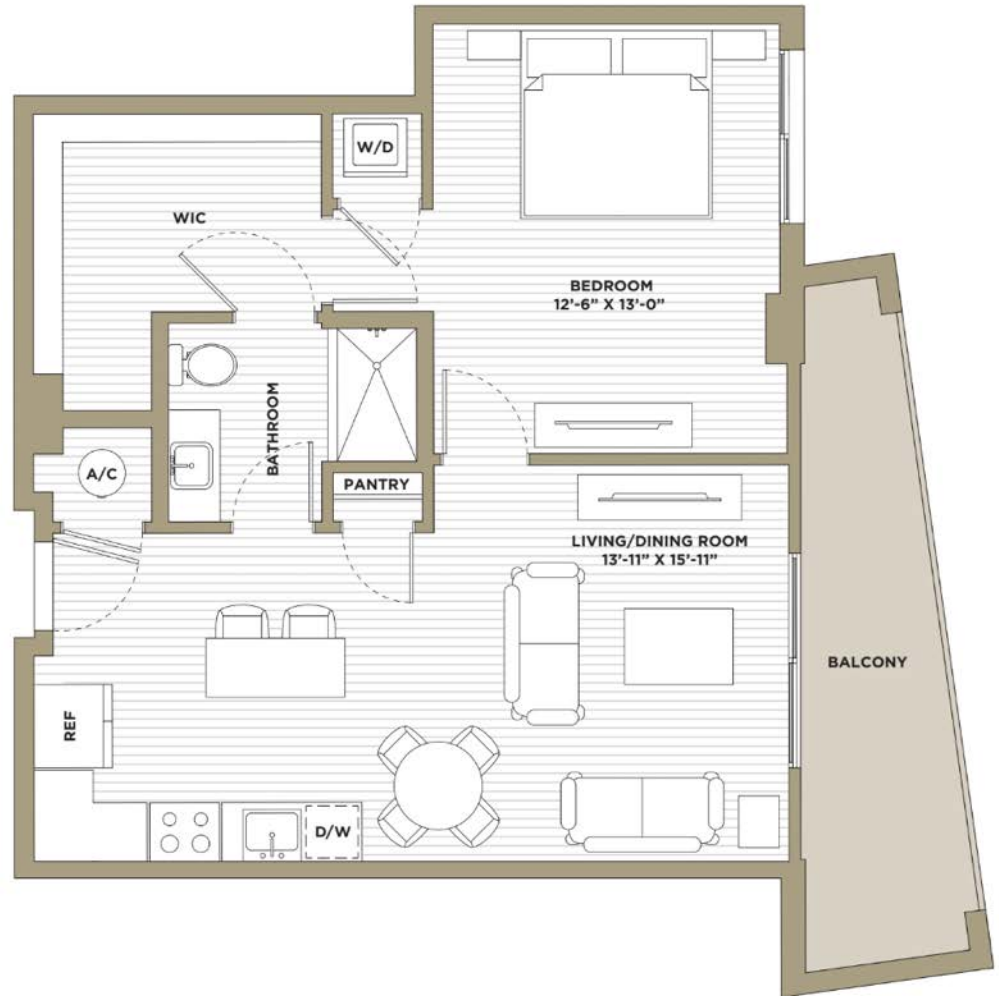
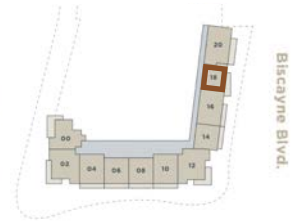


A15

1 BEDROOM
1 BATHROOM

INTERIOR
811 SQ.FT.
FLOORS 2-5
SOUTH TOWER

Miami
Design District



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LIVE IN STYLE

WALK TO THE DESIGN DISTRICT

Modern, smart, inviting, and exclusive, Quadro is where everything comes together. Explore a world of expression without limits, where art, fashion, and form co-exist in Miami's hottest residential destination. Art, couture, and works by the world's top designers, the flavors of eclectic eateries and chef-led bistros, nightclubs and events, concerts and shows... it all happens here like nowhere else. That is the feeling of Quadro and the Design District.



FASHION



ART



DESIGN



EVENTS



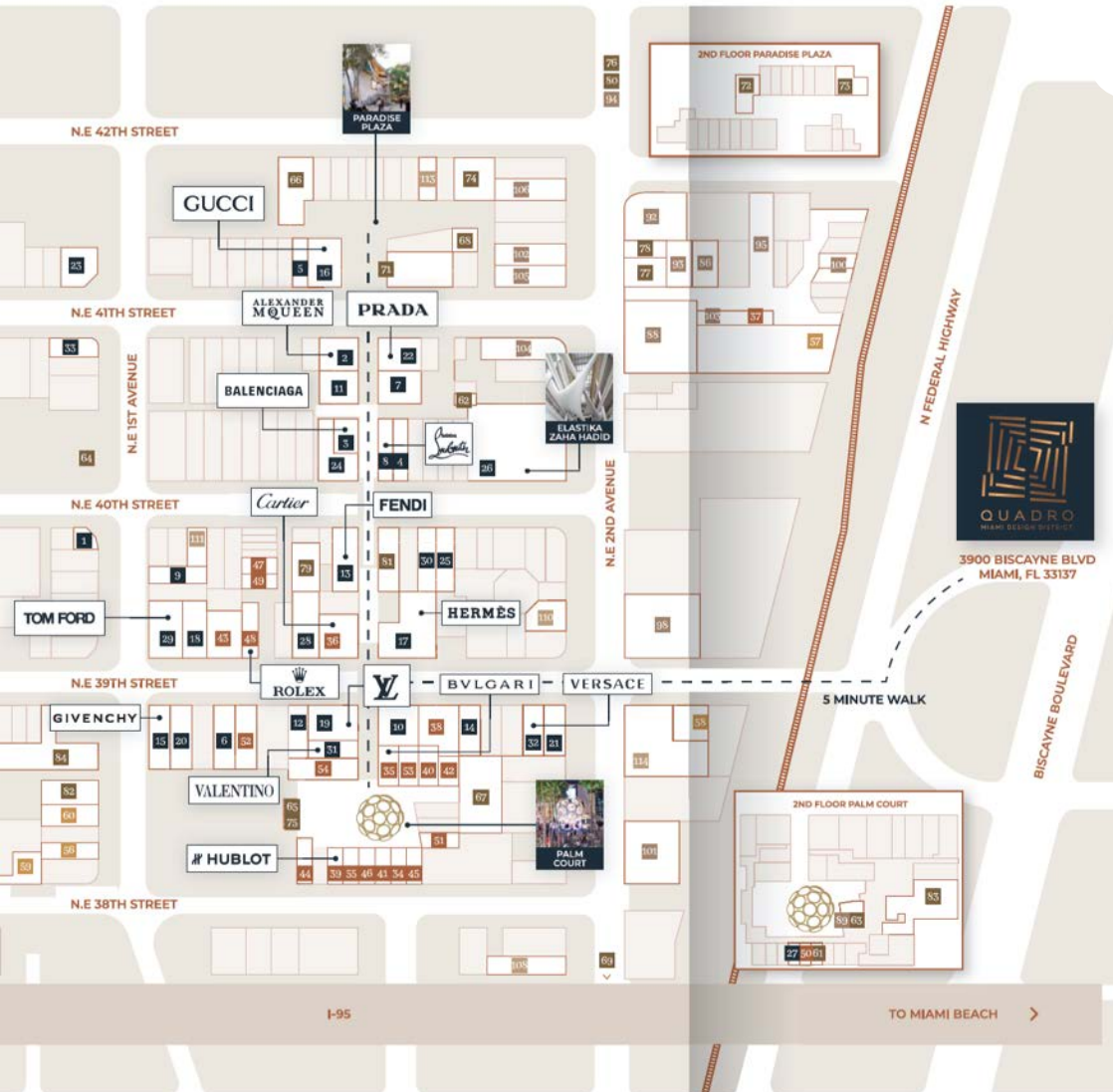
FOOD



ARCHITECTURE



MIAMI DESIGN DISTRICT



POINTS OF INTEREST

FASHION

1. ALICE AND OLIVIA
2. ALEXANDER MCQUEEN
3. BALENCIAGA
4. BERLUTI
5. BOTTEGA VENETA
6. BURBERRY
7. CELINE
8. CHRISTIAN LOUBOUTIN
9. COS
10. DIOR
11. DOLCE & GABBANA
12. ERMENEGILDO ZEGNA
13. FENDI
14. GIORGIO ARMANI
15. GIVENCHY
16. GUCCI
17. HERMÈS
18. LANVIN
19. LOUIS VUITTON
20. MAX MARA
21. MIU MIU
22. PRADA
23. RAG & BONE
24. SAINT LAURENT
25. SALVATORE FERRAGAMO
26. THOM BROWNE
27. TIGHEMI
28. TOD'S
29. TOM FORD
30. TORY BURCH
31. VALENTINO
32. VERSACE
33. WARBY PARKER

JEWELRY & WATCHES

34. A. L. ANGE & SÖHNE
35. BVLGARI
36. CARTIER
37. DANIELLA KRONFLE
38. HARRY WINSTON
39. HUBLOT
40. IWC SCHAFFHAUSEN
41. JAEGER-LECOULTRE
42. JASON OF BEVERLY HILLS
43. OMEGA
44. PANERAI
45. PARMIGIANI FLEURIER
46. PIAGET
47. ROBERTO COIN
48. ROLEX
49. SEIKO
50. SEVAN BIÇAKÇI
51. TAG H EUER
52. TIFFANY & CO
53. VACHERON CONSTANTIN
54. VAN CLEEF & ARPELS
55. VHERNIER

FITNESS

56. AHANA YOGA
57. AVIVA PILATES
58. DBC FITNESS
59. ORANGE THEORY
60. RISE NATION

RESTAURANTS

61. ABACO WINES & WINE BAR
62. AUBI & RAMSA
63. BACCARAT B&B & LOUNGE
64. BODEGA TAQUERIA Y TEQUILA
65. ELLA
66. EMBER
67. ESTEFAN KITCHEN
68. FROHZEN
69. GHEE INDIAN
70. HARRY'S PIZZERIA
71. JAPOW SHAVED ICE
72. KAIDO
73. L'ATELIER DE JOËL ROBUCHON
74. LE JARDINIER
75. MAD LAB CREAMERY
76. MANDOLIN AEGEAN BISTRO
77. MC KITCHEN
78. MERCATO
79. MICHAEL'S GENUINE FOOD & DRINK
80. MRS. MANDOLIN
81. OTL
82. PURA VIDA
83. POLITAN ROW MIAMI
84. SWAN & BAR BEVY
85. YOSO SUSHI

HOME DECOR

86. ADRIANA HOYOS
87. ARMANI/CASA
88. B&B ITALIA
89. BACCARAT
90. CERAMIC MATRIX
91. CITCO
92. DESIGN WITHIN REACH
93. DISEÑO
94. EMILIO ROCCA
95. HAUSSCAPE
96. ITALIAN LUXURY DESIGN
97. KARTELL
98. LUMINAIRE LAB
99. LUXURY LIVING
100. MIAMI HOME DESIGN
101. MINOTTI
102. MOLteni & C DADA
103. OGGETTI
104. ORNARE
105. POLIFORM
106. POLTRONA FRAU

MUSEUMS & GALLERIES

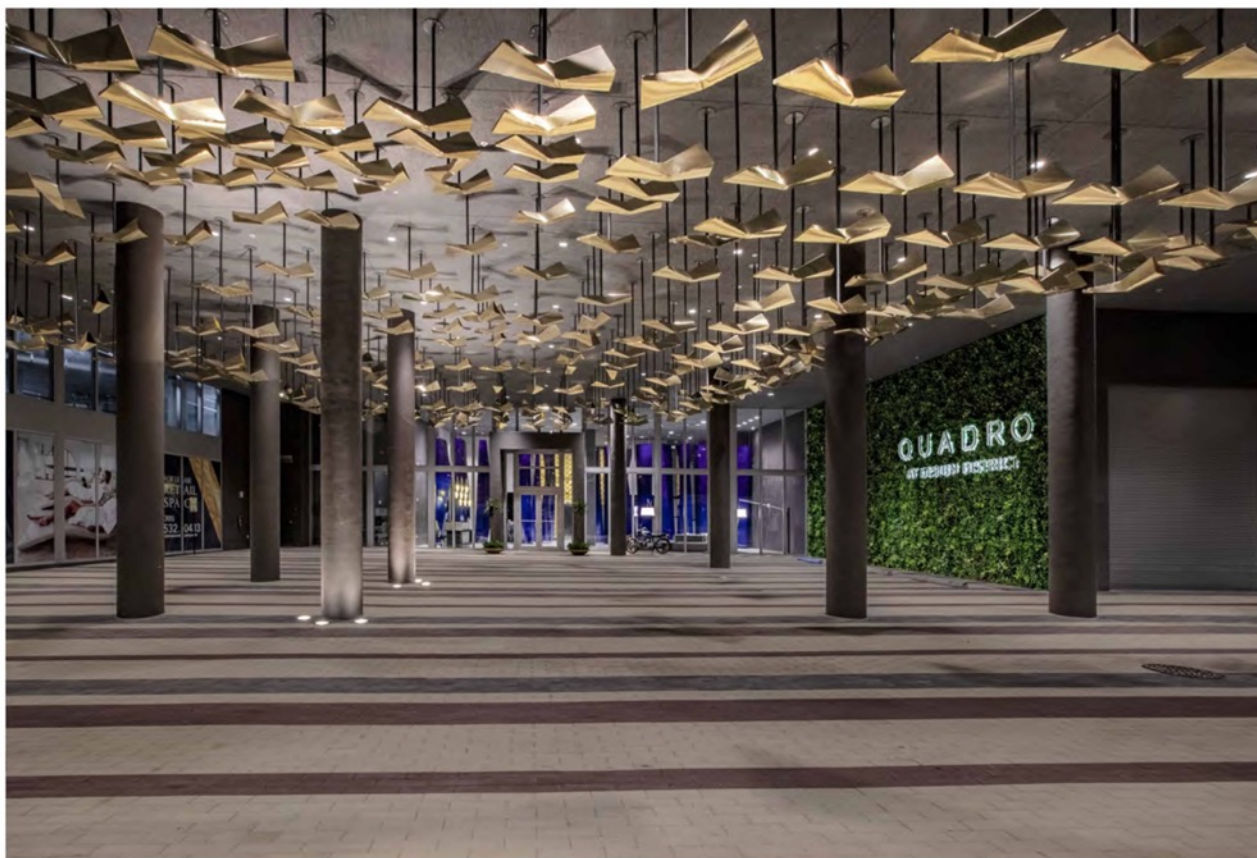
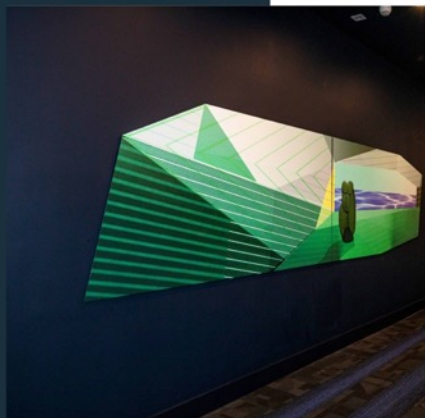
107. INSTITUTE OF CONTEMPORARY ART MIAMI
108. ISTITUTO MARANGONI
109. LOCUST PROJECTS
110. MAMAN FINE ART
111. MARKOWICZ FINE ART
112. MIAMI SYMPHONY ORCHESTRA
113. OPERA GALLERY
114. PERFORMING ART POP-UP
115. SWAMPSPACE



BY FRANCISCO DEL RÍO

WHERE ART MEETS LOCATION

Over 500 works of art and installations by Art With DNA are inspired by South Florida's sparkling coastline and Miami's vibrant culture, tropical colors, and bold shapes.





BUILDING FEATURES

- Completed and operating since November 2019
- Approximately 26,000 SF of retail spaces and 188,000 residential SF
- 198 art-inspired residences
- 12-story boutique residential landmark
- 1 and 2-bedroom residences ranging from 762 sq.ft. to 1,199 sq. ft.
- Located within the Miami Design District
- Panoramic views of Biscayne Bay, Bay Point, and the Downtown Miami skyline
- Porte-cochère entry showcasing sculptures in motion
- Serene swimming pool with panoramic bay views
- Elegant lobbies & lounge area featuring avant-garde art installations
- Lush patio deck with resort-style cabanas
- Outdoor wet bar with summer kitchen & BBQ stations
- Custom artwork & sculptures by Art with DNA
- Sophisticated game room & conference area
- Poolside lounge with indoor kitchen & bar
- Ground floor retail areas
- Hi-tech on-demand fitness center with yoga & spinning room
- State-of-the-art self-service pet wash facility
- Air-conditioned bike room & repair station
- Expansive club room
- Electric car charging stations
- Luxer One smart package system

SHORT-TERM RENTALS PERMITTED

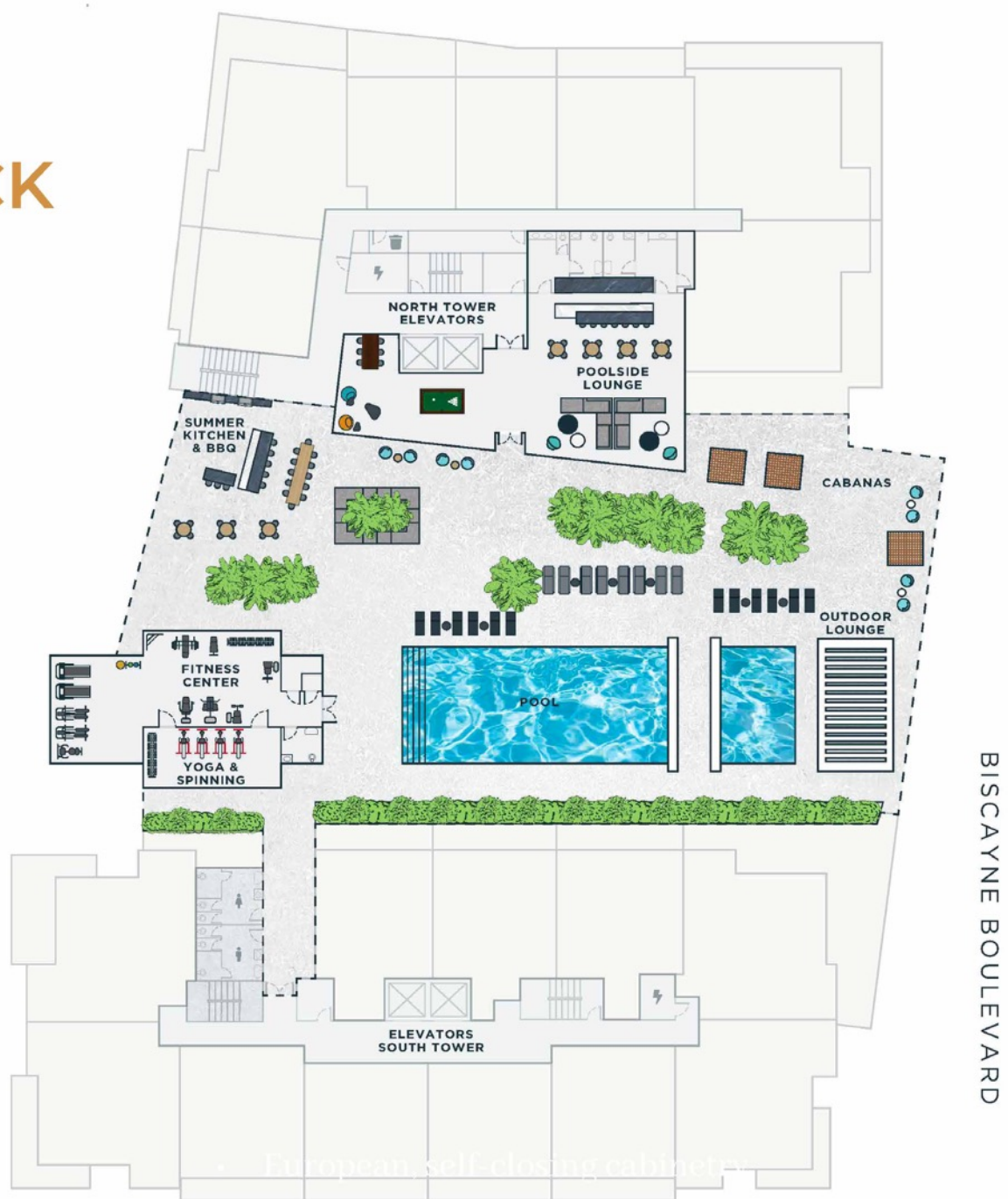
See the Condominium Documents for leasing restrictions.



6TH FLOOR AMENITY DECK

KEY PLAN

MIAMI DESIGN DISTRICT



• European self-closing cabinetry









RESIDENCE FEATURES

- Turn-key residences
- Stainless steel appliances
- Washer & dryer
- Private balcony with spectacular views
- High-ceilings ranging from 9ft to 13ft
- Floor-to-ceiling windows in select units
- Sleek compac quartz countertops in kitchen & bathrooms
- European, self-closing cabinetry
- Custom, designer lighting package
- Latch keyless unit entry
- Nest thermostat
- Italian porcelain tile throughout
- Modern, white roller shades
- Open concept kitchen & living room



NOMADA

DESTINATION RESIDENCES



Nomada Residences is a third-party, full-service management company that takes care of everything, from the set up of your unit to the management of your tenants.

LEARN MORE ABOUT NOMADA
nomadaresidences.com



Interior Design Packages

Hand selected designs, furniture, accessories, linens, artwork, and more.

URBAN

STONE

LINEAR

JUNGLE

FOREST

ART

URBAN

SETTE DESIGN offers complete interior design packages tailored to each owner with hand-picked furniture and accessories, including linens & towels, appliances, and cooking tools, among other essentials. Experience turn-key living at its finest.



Karina Onetto
Designer
305.305.0478
karina@sette.design.com
2950 SW 27th Avenue, suite 220
Miami, FL 33133



1 BEDROOM STARTING AT \$21,250

STONE

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LINEAR

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SALES GALLERY

3900 Biscayne Blvd. Miami, FL 33137

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[@quadromiami](https://www.instagram.com/quadromiami)

[quadroresidences.com](https://www.quadroresidences.com)



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. These materials are not intended to be an offer to sell, or solicitation to buy a unit in the condominium. Such an offering shall only be made pursuant to the prospectus (offering circular) for the condominium and no statements should be relied upon unless made in the prospectus or in the applicable purchase agreement. In no event shall any solicitation, offer or sale of a unit in the condominium be made in, or to residents of, any state or country in which such activity would be unlawful. All prices, plans, specifications, features, amenities and other descriptions are preliminary and are subject to change without notice, as provided in your purchase agreement. Interior photos shown may depict options and upgrades and are not representative of standard features and may not be available for all model types. All fixtures, furniture and items of finish and decoration of units described herein are for display only and may not to be included with the unit, unless expressly provided in the purchase agreement. Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the square footage and dimensions 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 all interior structural components and other common elements). This method is generally used in sales materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the same method. For your reference, the area of the Unit, determined in accordance with these defined unit boundaries, is set forth on Exhibit "3" to the Declaration. Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All dimensions are estimates which will vary with actual construction, and all floor plans, specifications and other development plans are subject to change and will not necessarily accurately reflect the final plans and specifications for the development. This project was developed by 3900 Bayviews LLC, a Florida limited liability company, which was formed solely for such purpose. Alta Developers is affiliated with this entity, but is not the developer of this project.