# 14 ROC

MIAMI

A SOLID FOUNDATION FOR MODERN LIVING.

# INSPIRED BY NATURE, INFUSED WITH ELEGANCE.

31 STORIES

283 EXCLUSIVE RESIDENCES

STUDIO, 1-, AND 2-BEDROOM RESIDENCES

At 14 ROC, innovative architecture meets urban connectivity in the heart of Downtown Miami. Thoughtfully designed residences rise from an organic rock-like form at the tower's base, creating a structure that's also a work of art.



Artist's Conceptual Rendering

ROOFTOP POOL

Artist's Conceptual Rendering




## BUILDING FEATURES

- Distinctive and elegant 31-story building designed by the innovative firm RSP Architects
- Prime central Miami location near the developing Signature Bridge and the Underdeck, a 33-acre public park that will offer ample green recreation space, cultural activations, dog parks, water features, and more
- Pedestrian-friendly neighborhood offers connectivity to nearby Bayfront Park, Pérez Art Museum Miami, Adrienne Arsht Performing Arts Center, and Miami Worldcenter, as well as greater connectivity throughout the city and South Florida via the Metromover and the Brightline
- Approved for short-term rentals, granting flexibility and possibilities
- Double-height lobby with floor-to-ceiling windows
- 24-hour reception
- 24-hour building security
- Advanced smart building technology offers high-speed fiber-optic wireless internet access throughout common areas and residences
- High-speed passenger elevators

## BUILDING AMENITIES

- 25,000 square feet of building amenities are distributed on two building floors and the roof
- Rooftop pool with views of Biscayne Bay and the Miami skyline
- Bar and grill amenities on 5th floor deck
- Coworking lounge
- Private meeting and event rooms
- State-of-the-art fitness center
- Private workout studios
- Yoga lounge with terrace
- Locker rooms featuring steam room, sauna, and experience shower
- Karaoke room
- Table games and poker room
- Theater room
- Residents' entertainment lounge with open kitchen
- Kids' room

# INTEGRATED INDOOR AND OUTDOOR AMENITIES TOPPED BY A GLITTERING ROOFTOP POOL.






KITCHEN

Artist's Conceptual Rendering

## RESIDENCE FEATURES

- 283 urban luxury residences with modern, open layouts from 418 to 951 sq. ft.
- Offering a selection of studio, 1-, and 2-bedroom residences
- All residences are delivered fully finished and furnished with fixtures and furniture curated by MAWD | March and White Design
- Private balconies accessible from living rooms or primary bedrooms
- High 10’ ceilings in all units
- Floor-to-ceiling sliding glass doors and sound-attenuating, impact-resistant laminated glass throughout
- Advanced technology smart building wiring for HD TV, multiple telephone/data lines, and ultra-high-speed internet access
- Individually controlled energy-efficient central air conditioning and heating system

## KITCHEN FEATURES

- Imported European-style cabinets with premium hardware and drawer pulls
- Monogram premium-grade appliances including refrigerator, oven, cooktop, microwave, and panelled dishwasher
- Elegant imported stone countertops
- Contemporary stainless steel under-mounted sink
- Gourmet faucet with integral sprayer

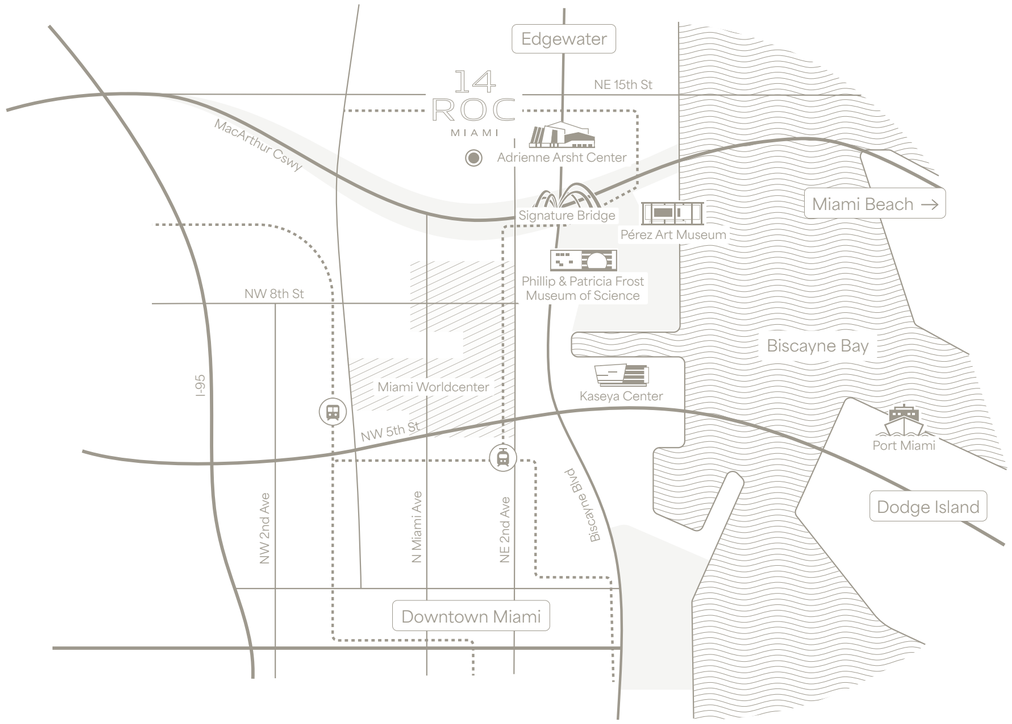
## PRIMARY BATHROOM FEATURES

- Imported European-style cabinets with premium hardware and drawer pulls
- Elegant imported stone countertops and backsplashes
- Porcelain sinks with dual faucets in select residences
- Custom-finished floors and walls in wet areas
- Frameless glass shower enclosures
- Spacious, deep soaking tubs

Seamlessly blending form and function, offering a stylish yet practical living space perfectly suited to the needs of modern city dwellers.




## LOCATION




14 ROC is building for the future today.

Miami is currently creating the Signature District, anchored by the Signature Bridge and the Underdeck, which will feature 33 acres of green space, parks, recreation, and more, linking many of the city’s neighborhoods and arts and cultural destinations.

Just steps away from all this, 14 ROC is also situated directly across from the Baywalk in Bayfront Park, Pérez Art Museum Miami, and Adrienne Arsht Performing Arts Center. Miami Worldcenter, just to the south, is the second-largest urban development in the country.

## THE TEAM

### RSP Architects
ARCHITECTURE

### Cervera Real Estate
SALES AND MARKETING

### March and White Design
INTERIOR DESIGN

### 14th Street Miami Investments
DEVELOPER

### Urban Robot Associates
LANDSCAPE ARCHITECT

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