

M I A M I

THE WAY TO LIVE WORK WELL



URBIN

Designed to address the needs of today's residents. URBIN fosters creativity and ignites connections through design-forward units, an amenity rich program with a focus on wellness, and social programming that engages community.

URBIN is uniquely positioned as the perfect destination for an extended stay home for those with purpose, looking to relax, rewind and reconnect. The concept will offer a robust program to live work well through unique workspaces, lifestyle-oriented retail, a local gourmet market and a wellness space that brings movement and mindfulness together.



A circular community with two initial locations that provides a responsible, authentic and portable lifestyle created as a home of tomorrow, today.



1260 WASHINGTON AVENUE

MIAMI BEACH

Units range from 275 SF to 1,334 SF

10,000 SF + of amenities

Less than a 5-minute walk to the Atlantic Ocean

Short walk to Ocean Drive, Lincoln Road Mall, and other Miami Beach shops and restaurants

Expansive streetscape with shaded plaza

ARCHITECT TOUZET STUDIO

INTERIOR DESIGNER MEYER DAVIS

3162 COMMODORE PLAZA

COCONUT GROVE

Units range from 331 to 2,352 SF

Situated on a destination street in the heart of the neighborhood

Less than a 5-minute walk to CocoWalk, and other Coconut Grove shops and restaurants

Parks and marinas are located within blocks

ARCHITECT ARQUITECTONICA, PAREDES ARCHITECTURE

INTERIOR DESIGNER A.M. STUDIO

FEATURES

Efficient layouts for optimized living

Bathrooms with walk-in-showers

Fully furnished with sophisticated finishes

Built-in storage

Laundry (washer + dryer) in all units

High-end fixtures

Energy-Star stainless appliances

LIFESTYLE AND AMENITIES

Full-service concierge

Valet parking and onsite self parking

Housekeeping services included and available on-demand

Gourmet market with a variety of offerings

Food and beverage venues on premises

Room service available

Wellness Center with guided program for mindfulness, movement, nourishment and healing

Roof deck with pool and sundeck

Outdoor lounge areas with places for work and play

Workspace with dedicated and flexible offering

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Ownership is maximized with the URBIN Leaseback Program. Upon purchasing a residence, the developer will offer to lease the residence back from purchasers for turnkey ownership of an asset that generates an annual return.

THE OWNERSHIP PROGRAM

- The leaseback agreement equates to a 7% annual triple net return against the purchase price. URBIN covers the cost of HOA expenses, insurance and taxes.
- Payments are in quarterly installments.
- Leaseback term of five years with 5 year option to renew.
- Owner retains right to use their unit or a comparable residence for up to 90 nights per year.
- Usage rights for up to 90 days, for every 30 days the return drops by 1% for that year of usage.
 - 6% annual return for up to 30 days
 - 5% annual return for up to 60 days
 - 4% annual return for up to 90 days
- The owner will provide first right of refusal to the developer before listing residences for sale. For every annual anniversary of the closing date, the buyback option will include a 3% annual increase to be added to the original purchase price.
- Staff services maintains units avoiding the need for self-management.
- Instant access to socially curated events (*happy hours, movie nights*) and priority access to amenities.
- Residences are a part of a managed extended stay rental program when not in use by the owner.

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The South Florida lifestyle is at its best here, with an incredible mix of natural beauty, great weather, cultural attractions and activities.





URBIN MIAMI BEACH
1260 WASHINGTON AVENUE
MIAMI BEACH, FL 33139

URBIN COCONUT GROVE
3162 COMMODORE PLAZA
COCONUT GROVE, FL 33133

Limited Availability

For more information about
ownership opportunities
contact us today.

URBIN

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.



DEVELOPED BY

LOCATION
VENTURES

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. 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. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All descriptions, features and details are proposed only and should not be relied upon as representations, express or implied, of the final detail of the residences or the overall project. The developer expressly reserves the right to make modifications, revisions, and changes it deems desirable in its sole and absolute discretion. This project is being developed by URBIN Partners, LLC ("Developer"), which has a limited right to use the trademarked names and logos of Location Ventures. Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by Location Ventures and you agree to look solely to Developer (and not to Location Ventures and/or any of its affiliates) with respect to any and all matters relating to the marketing and/or development of the Condominium and with respect to the sales of units in the Condominium.