

JEM

PRIVATE RESIDENCES

A NAFTALI GROUP DEVELOPMENT

JEM

PRIVATE RESIDENCES



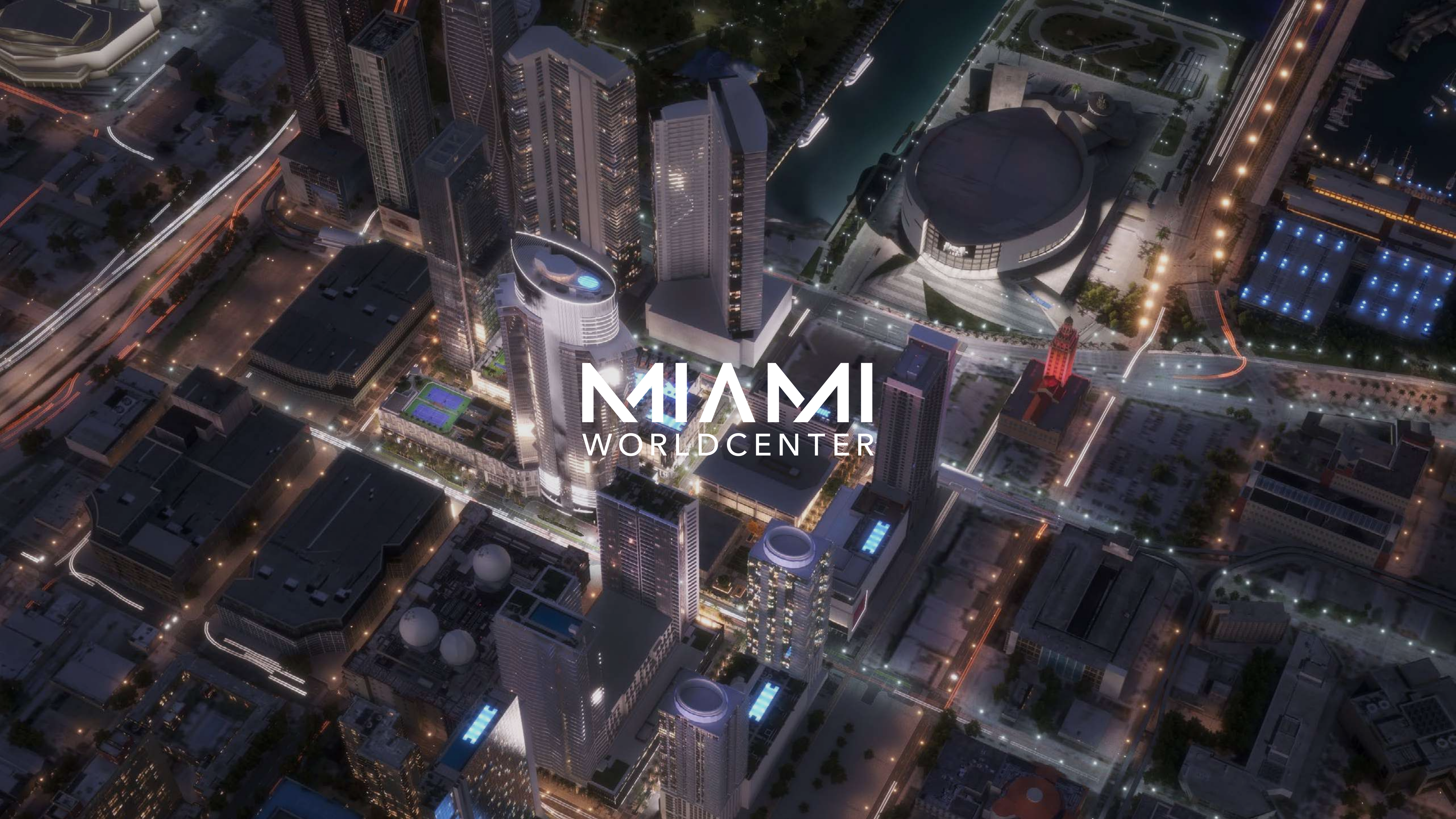
LA JOYA DE MIAMI

JEM es una joya de la arquitectura moderna que transformará el urbanismo de Miami y cambiará su estilo de vida. Su elegancia, integridad, precisión, servicio y la variedad de sus espacios—desde la porte-cochère privada hasta el exclusivo JEM Club — son insuperables.

Su exclusiva colección de residencias, cada una de ellas cuidadosamente diseñada, ofrece imponentes vistas llenas de luz y amplitud. La ubicación de JEM en Miami Worldcenter convierte al área en un centro internacional digno de su ambicioso nombre.



EL VECINDARIO



MIAMI
WORLD CENTER



El componente comercial de alta frecuencia en Miami Worldcenter, impulsado por el estilo de vida de los residentes, es clave en el plan maestro de este complejo de 27 acres. Un paseo comercial al aire libre recorre de norte a sur, desde Northeast 10th St. hasta Northeast 7th St. y entre Northeast 1st y 2nd Ave. Una gran plaza pública rodeada de tiendas y restaurantes creará un punto de encuentro importante y un lugar para eventos al aire libre.

300,000 FT²

DE TIENDAS CONSTRUIDAS

139,000 FT²

CON CONTRATOS DE ALQUILER FIRMADOS

130,000 FT²

DE TIENDAS ESTÁ POR TERMINAR



MAPLE & ASH

EL VECINO
CIGARS & COCKTAILS

LAUREL
BRASSERIE

SEPHORA

LUCID

posman
books

SAVAGE

lululemon

Ray-Ban

CLUB
STUDIO

Earls
KITCHEN + BAR

Bowlero

...y mucho más próximamente.

ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

TIENDAS

- LULULEMON*
- RAYBAN*
- SEPHORA*
- POSMAN BOOKS
- SAVAGE X FENTY
- LULI FAMA

IMPRESINDIBLES Y ENTRETENIMIENTO

- LUCID MOTORS*
- BOWLERO
- CLUB STUDIO
- MUSEUM OF ICE CREAM
- SPORTS & SOCIAL
- EL VECINO CIGARS & COCKTAILS*

RESTAURANTES

- LAUREL BRASSERIE*
- MAPLE & ASH
- SIXTY VINES
- SERAFINA
- EARL'S KITCHEN & BAR
- JUVIA RESTAURANT
- SWEET PARIS CRÊPERIE & CAFÉ
- ANTHONY'S COAL FIRE PIZZA
- BURGERFI

* ACTUALMENTE ABIERTO



MIAMI WORLD CENTER

SPORTS & SOCIAL



SEPHORA



LAUREL BRASSERIE



LULULEMON



LUCID MOTORS

SAVAGE FENTY



EL NUEVO DOWNTOWN MIAMI

WORLD PROMENADE

Tiendas de moda regionales rodeadas de restaurantes de cocina local y regional de la más alta calidad.

7TH ST. PROMENADE

Necesidades diarias: salones de belleza, nails bar, cafeterías, heladerías, bancos y restaurantes

WORLD SQUARE

El corazón de Miami Worldcenter alberga reuniones sociales, mercados al aire libre y conciertos.

CENTRO DE ENTRETENIMIENTO

Área de esparcimiento de 90,000 pies² de primera clase, con un patio de comidas, actividades orientadas a la experiencia y un hotel CitizenM.

PROYECTO DE USO MIXTO WITKOFF

Centro de convenciones de 600,000 pies² 1,800 habitaciones de lujo.

LEGACY HOTEL & RESIDENCES

Hotel de lujo y torre residencial con 310 viviendas exclusivas sobre un hotel de 219 habitaciones.

BLUE ZONES CENTER

El centro de salud y bienestar de 120,000 ft² es el primero de su clase.



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ARTE Y CULTURA

1. PEREZ ART MUSEUM MIAMI

Un extenso campo de 30 acres desde donde se observan las incomparables vistas de Biscayne Bay y el deslumbrante perfil urbano de Miami. El parque alberga el Museo de Ciencia de Phillip y Patricia Frost, y la joya del paseo marítimo, el Pérez Art Museum Miami.

MÁS DE 300,000 VISITANTES AL AÑO

2. KASEYA CENTER

El Arena, casa de los Miami Heat, es un espacio versátil para eventos internacionales con capacidad para 20,000 personas, frente al mar. Está ubicado en el centro del próspero Downtown Miami y el Entertainment District. Anualmente, se celebran más de 80 eventos no relacionados con el básquet. Por ejemplo, conciertos, espectáculos familiares, eventos deportivos, congresos nacionales, entre otros.

MÁS DE 2 MILLONES DE VISITANTES AL AÑO

3. UNDERDECK PARK

El Underdeck estará justo debajo del Signature Bridge de la I-395. Se trata de un nuevo espacio abierto de 30 acres que transformará la antigua infraestructura que dividía las comunidades de Overtown, Downtown Miami y Edgewater. El Underdeck estará justo debajo del Signature Bridge de la I-395 y será un nuevo espacio abierto de 30 acres.

33 ACRES

4. FROST MUSEUM OF SCIENCE

Una de las pocas instituciones del mundo que cuenta con un planetario y un acuario de vanguardia. Las instalaciones de 250,000 ft² están situadas en un terreno de cuatro acres con vista a Biscayne Bay y rodeado por el deslumbrante horizonte de Downtown Miami.

MÁS DE 700,000 VISITANTES AL AÑO

5. ADRIENNE ARSHT CENTER

El Adrienne Arsht Center ha sido diseñado por el renombrado arquitecto César Pelli y es uno de los centros de artes escénicas más importantes del mundo. Tiene dos salas independientes donde se representa lo más selecto en arte clásico y popular, desde Hamilton hasta Don Quijote.

MÁS DE 450,000 VISITANTES AL AÑO

LA CIUDAD DEL FUTURO

1. **BRIGHTLINE** - Con Metrorail, Metromover y Tri-Rail, el servicio Brightline de alta velocidad conecta el sur de Florida con el centro, libera las autopistas de la congestión vehicular y ofrece a millones de viajeros una manera ecoamigable de movilizarse.

10 MILLONES DE VISITANTES PREVISTOS

2. **METRORAIL** - El metro de alta velocidad de Florida consta de dos líneas de 23 estaciones, a lo largo de 24.4 millas de vías. El Metrorail recorre el centro de Miami conectando los centros urbanos del aeropuerto internacional de Miami, el centro cívico, Downtown Miami y Brickell con los vecindarios del norte de la ciudad.

2.5 MILLONES DE USUARIOS AL AÑO

3. **METROMOVER** - Servicio de movilidad gratuito que opera los siete días de la semana en Downtown Miami y Brickell. Los principales destinos incluyen el FTX Arena, casa de los Miami Heat, Bayside Marketplace y Miami Dade College.

3 PARADAS EN MWC

4. **MIAMI BAYLINK** - Con 10 millones de usuarios al año, Miami Baylink ofrecerá mayor conectividad entre Downtown Miami y las atracciones de Miami Beach.

FINALIZACIÓN PREVISTA PARA 2029

5. **AEROPUERTO INTERNACIONAL DE MIAMI**

El tercer aeropuerto más importante de los Estados Unidos con 45 millones de pasajeros al año.

5 MILLAS AL OESTE DE MWC

6. **PUERTO DE MIAMI**

El puerto de cruceros más importante del mundo con 10 millones de visitantes previstos.

6.5 MILLONES DE CRUCERISTAS AL AÑO

7. **SIGNATURE BRIDGE DE LA I-395** - Los grandes arcos del puente redefinirán el horizonte de Miami con la mejora de la I-395 desde la intersección hasta MacArthur Causeway.

1.4 MILLAS





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ESPACIOS VERDES EL OASIS DE MIAMI

Más allá de las extraordinarias comodidades al aire libre de JEM y de tener las mejores playas del mundo, como la famosa South Beach, además de una gran cantidad de parques jardines, campos de golf, canchas de tenis, y senderos para caminar.



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ARTE, CULTURA Y ENTRETENIMIENTO

- 1 Perez Art Museum Miami
- 2 Patricia + Philip Frost Museum of Science
- 3 Kaseya Center
- 4 Adrienne Arsht Center for the Performing Arts
- 5 Skyviews Miami Observation Wheel
- 6 Museum of Ice Cream*
- 7 Bowlero*
- 8 Jungle Island
- 9 Inter Miami CF Freedom Park (a 5.2 millas de JEM)
- 10 Miami International Airport (a 2.4 millas de JEM)
- 11 Wynwood Walls (a 1.6 millas de JEM)

TIENDAS

- 12 Miami Worldcenter
- 13 Lulu Lemon
- 14 Sephora
- 15 Ray Ban
- 16 Lucid Motors
- 17 Brickell City Center
- 18 Bayside Marketplace
- 19 Miami Design District

RESTAURANTES

- 20 Brasserie Laurel
- 21 El Vecino
- 22 Joia Beach
- 23 Il Gabbiano
- 24 11th Street Pizza
- 25 Verde
- 26 All day Cafe
- 27 Zuma
- 28 Niu Kitchen
- 29 Hell's Kitchen
- 30 Julia and Henry
- 31 Sports & Social*
- 32 Maple & Ash*
- 33 Etta*
- 34 Earl's Kitchen*

PARQUES + OCIO

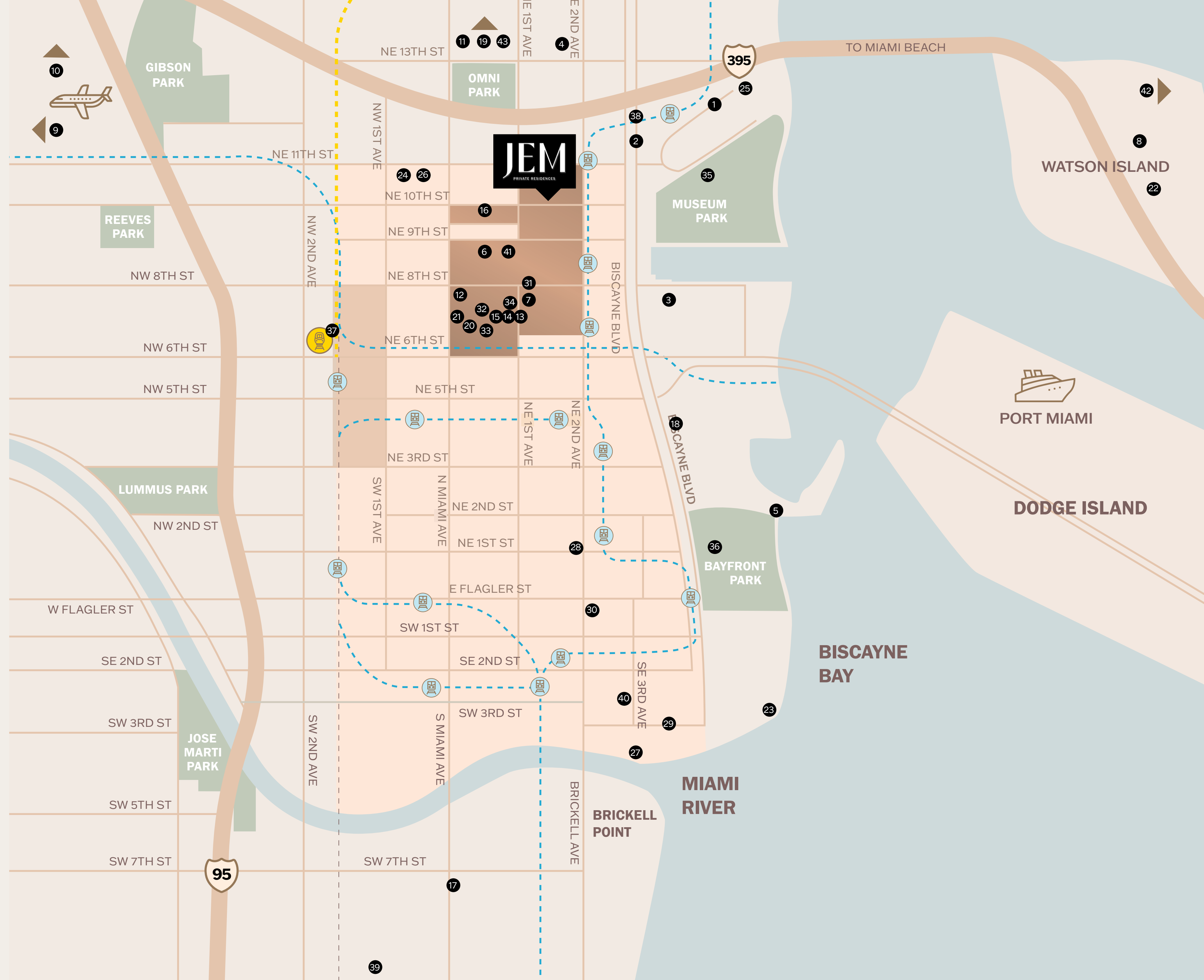
- 35 Museum Park/Maurice A Ferre Park
- 36 Bayfront Park

TRANSPORTE

- 37 Miami Central – Brightline
- 38 Miami Metromover

IMPRESINDIBLES

- 39 Publix
- 40 Whole Foods
- 41 Club Studio
- 42 Trader Joe's (a 3.4 millas de JEM)
- 43 Target (a 2.2 millas de JEM)



EL EQUIPO VISIONARIO



Naftali Group es una empresa global de bienes y raíces y desarrollo de capital privado con más de 35 proyectos, actuales y pasados, por un valor total de más de \$15 mil millones USD.

Con sede en la Ciudad de Nueva York, su extenso portafolio incluye muchas de las direcciones más memorables y ambiciosas en la Ciudad de Nueva York y más allá. El presidente y CEO Miki Naftali, reconocido visionario del sector, y su equipo están comprometidos en colaborar con los principales talentos de la arquitectura y el diseño para edificar construcciones de calidad inherente, perpetuidad y relevancia para las futuras generaciones.

AÑOS EN EL SECTOR

MÁS DE **33**

PROYECTOS TERMINADOS

MÁS DE **40**

VALOR TOTAL

MÁS DE **\$15,000,000,000**



200 EAST 83RD



THE SHEPHARD



THE PLAZA HOTEL



THE BELLEMONT



THE BENSON



THE BENSON



200 EAST 83RD

Arquitectonica tiene presencia internacional debido a que su marca está identificada con proyectos de 59 países de cinco continentes.

Desde la cofundación de Arquitectonica en 1977 en Coconut Grove, Bernardo Fort-Brescia ha liderado el renacimiento del paisaje urbanístico de Miami. La empresa es reconocida por sus diseños modernos que muestran el uso innovador de materiales, geometría, diseño y color. Arquitectonica tiene presencia internacional debido a que su marca está identificada con proyectos de 59 países en cinco continentes.





Con sede en el centro de Nueva York y oficinas satélite en Los Ángeles y Madrid.



Rockwell Group es una empresa interdisciplinaria de arquitectura y diseño que enfatiza la invención y el liderazgo de cada proyecto. Fundada por David Rockwell, FAIA, esta empresa de 300 personas fusiona el arte y la arquitectura para crear experiencias extraordinarias y construir restaurantes, hoteles, instituciones culturales, terminales de transporte y escenografías en todo el mundo.

Desde el principio, EDSA se propuso transformar el paradigma de la arquitectura paisajista y fomentar la colaboración entre todas las disciplinas del diseño.

EDSA es una empresa dedicada a la planificación, la arquitectura paisajista y el diseño urbanístico con sede en Fort Lauderdale. Por su esmero en usar adecuadamente los recursos naturales, la experiencia internacional de la empresa rinde homenaje a la creación de ambientes innovadores e inspiradores. Al trabajar con la naturaleza para conseguir resultados con un atractivo duradero, EDSA diseña espacios exteriores atemporales, sin forzarlos, y establecen relaciones que fortalecen estos conceptos para las futuras generaciones.



THE JEM



EL TESORO MÁS GRANDE DE MIAMI

Presentamos un nuevo proyecto, una colección de residencias privadas de lujo de Naftali Group. La ubicación principal en Miami Worldcenter, el vecindario más codiciado de la ciudad. A solo una cuadra de la bahía y a instantes del núcleo cultural de la ciudad. Diseñadas con una meticulosa atención al detalle, los mejores acabados y una abundancia de espacios cuidadosamente curados, las residencias privadas de este proyecto establecen un nuevo estándar de calidad de vida y de mano de obra en Miami.

ESTUDIO, 1, 2 Y 3 DORMITORIOS

259

RESIDENCIAS

43-65

PISOS

AMENIDADES Y SERVICIOS

Lobby con atención las 24 horas, con un mostrador de recepción hecho a medida exclusivo, un amplio salón con chimenea, obras de arte esculpidas a medida, iluminación e intrincados detalles en paredes, techos y suelos.

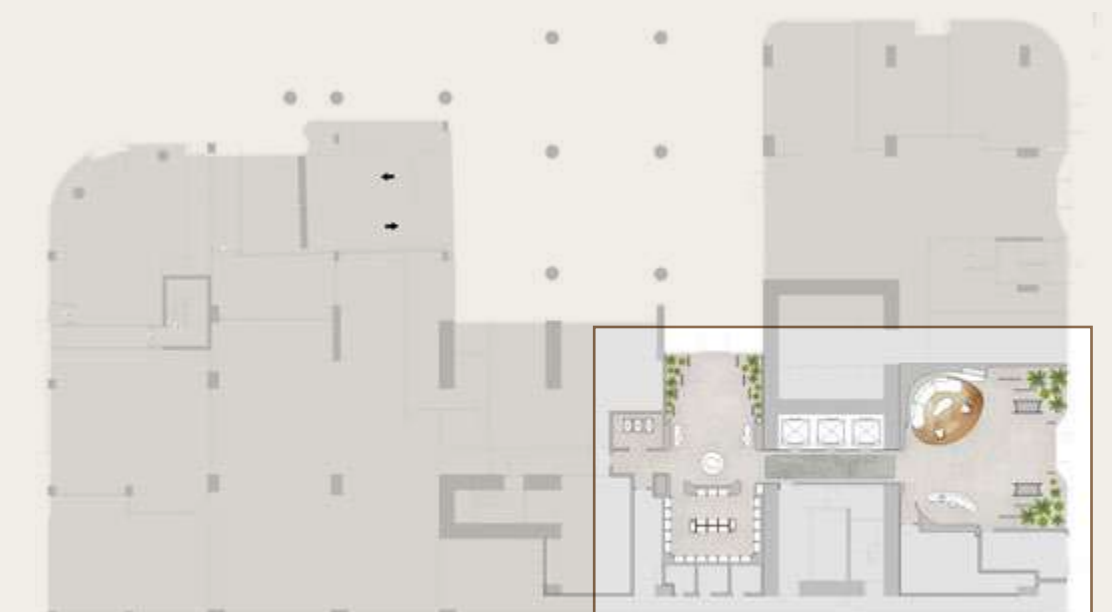
Gran porte-cochère con servicio de valet las 24 horas, decorada con abundante follaje, una pieza central escultórica y detalles de carpintería.

Entrada exclusiva de para residentes de valet en el segundo nivel.

El JEM Club, una colección de comodidades interiores y exteriores magistralmente seleccionadas, ocupan la planta 50 del edificio.



PLACA DE CHAVE DO NÍVEL DO SAGUÃO





PORTA-COCHÈRE DE ENTRADA

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LOBBY RESIDENCIAL

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JEM CLUB

PISO 50

- | | | |
|--------------------------------------|--|-----------------------------------|
| 1. PISCINA ESTILO RESORT | 9. SALÓN DE COWORKING | 17. SALA DE TRATAMIENTOS PRIVADA |
| 2. JACUZZI | 10. CABINA TELEFÓNICA PRIVADA | 18. GIMNASIO DE ÚLTIMA GENERACIÓN |
| 3. ÁREA DE ASIENTOS EN SALÓN HUNDIDO | 11. SALA DE PODCAST | 19. ESTUDIO DE YOGA |
| 4. COCINA DE VERANO | 12. VESTÍBULO DE SPA | 20. PATIO DE YOGA |
| 5. SALÓN EN EL CIELO | 13. SAUNA EN SECO | 21. PISCINA DE INMERSIÓN EN FRÍO |
| 6. COMEDOR PRIVADO | 14. SALA DE SALES ROSA DEL HIMALAYA | 22. ARENA DE BOXEO |
| 7. SALÓN DE JUEGOS | 15. BAÑO DE VAPOR | |
| 8. SALÓN DE DEGUSTACIÓN DE BEBIDAS | 16. VESTUARIOS Y SALAS DE LOCKERS PARA ÉL/ELLA | |



10TH STREET

ENTRETENIMIENTO AL AIRE LIBRE

- Piscina estilo resort con cabañas, camas flotantes y una escultura exclusiva.
- Zona de jacuzzi con asientos tipo lounge y ducha tropical al aire libre.
- Salón al aire libre con exuberante vegetación tropical, detalles acuáticos y diversas zonas para sentarse.
- Área de asientos tipo lounge hundidos rodeada por piscinas de reflexión.
- Comedor exterior con cocina de verano, un oasis para comer al aire libre.











JARDÍN DEL OASIS

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JACUZZI

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SALÓN DE LA PISCINA

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ENTRETENIMIENTO

- Sky Lounge interior con chimenea, barra de piedra personalizada y zonas de estar privadas.
- Comedor privado acristalado con bar y acceso directo a la terraza.
- Sala de juegos y entretenimiento con mobiliario personalizado y mesa de billar, televisor de gran formato, asientos y acceso directo al exterior.
- Sala de degustación de licores con estanterías de vidrio / cristal ámbar y decantadores / botelleros de bronce.





INTERIOR DEL SKY LOUNGE

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COMEDOR PRIVADO

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SALA DE JUEGOS Y SALÓN DE ENTRETENIMIENTO

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SALA DE DEGUSTACIÓN

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OFICINAS

- Sala de coworking con salas de estar individuales o grupales.
- Cabinas telefónicas privadas y una sala de podcast.





SALA DE COWORKING

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SALUD Y BIENESTAR

- Gimnasio con estudio privado de entrenamiento/ yoga y equipos de última generación.
- Zona de fitness al aire libre con ring de boxeo y espacios de entrenamiento de fuerza.
- Patio de yoga con una piscina de inmersión fría al lado y jardín de niebla.
- Suite de spa con sauna seca, sala de vapor y sala de sal del Himalaya.
- Sala de tratamiento privada con una silla reclinable para masajes y servicios cosméticos.
- Vestuarios con casilleros y zona de duchas.



SAUNA SECA CON DISEÑO ESCULTURAL

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GIMNASIO CON ESTUDIO PRIVADO
DE ENTRENAMIENTO

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ESTUDIO DE YOGA

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PATIO DE YOGA

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GIMNASIO EXTERIOR/RING DE BOXEO



SALA DE SAL DEL HIMALAYA

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SALA DE VAPOR

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SALA DE TRATAMIENTO

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LAS RESIDENCIAS







LAS RESIDENCIAS

- Desde un estudio hasta residencias con cuatro habitaciones, incluyendo impresionantes penthouses en lo más alto del edificio.
- Ventanas de impacto de suelo a techo que amplían toda la sala con puertas de balcón / balconeras que conducen a terrazas totalmente embaldosadas, con barandas de vidrio cristal.
- Piso de roble blanco en todas las residencias.
- Puertas interiores de madera con cerrajería cromada.
- Las lavanderías incluyen lavadoras y secadoras de carga frontal apiladas o una al lado de la otra. Lavanderías con fregadero en residencias selectas.

LAS COCINAS

- Reposteros de madera personalizados diseñados por Rockwell Group.
- Encimera y salpicadero de cuarzo pulido Calacatta Gold.
- Isla de cocina de cuarzo pulido Calacatta Gold con bases de roble, disponible en residencias selectas.
- Refrigeradora y congeladora Miele (o similar) con paneles de roble.
- Lavavajilla Miele (o similar) con paneles de roble.
- Refrigeradoras para vino Miele (o similar) totalmente integradas; Sub-Zero de altura completa (o similar en residencias selectas).
- Placa de cocción Miele (o similar) con horno rápido; cajón calentaplatos y horno de convección en residencias selectas.
- Fregadero bajo encimera de acero inoxidable Kohler con rociador extraíble de tres funciones y triturador de basura.





COCINA

ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.



DORMITORIO PRINCIPAL

BAÑOS PRINCIPALES

- Lavabos a medida diseñados por Rockwell Group, con acabados en roble y cerrajería de níquel pulido con almacenamiento y estanterías abiertas.
- Botiquines diseñados a medida con iluminación y almacenamiento integrados en el espejo.
- Encimera de porcelana blanca pulida Bianco Dolomite.
- Pisos y paredes de porcelana blanca pulida Bianco Dolomite; azulejos de mosaico en la ducha.
- Lavamanos y grifería Kohler de níquel pulido.
- Cabezal de ducha y teleducha de níquel pulido Kohler.
- Bañera independiente de Porcelanosa con grifería de pie Kohler de níquel pulido; en residencias selectas.
- Nicho de piedra a medida en las duchas.
- Inodoro Kohler con mecanismo de doble descarga.





BAÑO PRINCIPAL

ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

BAÑOS

BAÑOS SECUNDARIOS

- Lavabos a medida diseñados por Rockwell Group con acabados en roble y cerrajería de níquel pulido.
- Encimera de porcelana blanca pulida Bianco Dolomite.
- Azulejos de piso y pared de porcelana blanca pulida Bianco Dolomite.
- Lavamanos y grifería Kohler de níquel pulido.
- Bañeras Kohler.
- Inodoros Kohler.

TOCADORES

- Los lavamanos a medida están hechos con losas de porcelana pulida y pared de losas estriadas Dolomita.
- Piso de roble blanco.
- Lavamanos y grifería Kohler en níquel pulido.
- Apliques personalizados con espejo a medida
- Inodoro Kohler con mecanismo de doble descarga.
- Iluminación empotrada personalizada.

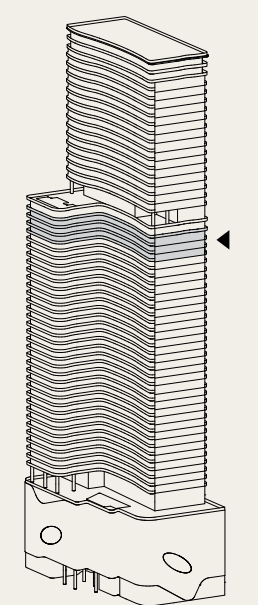
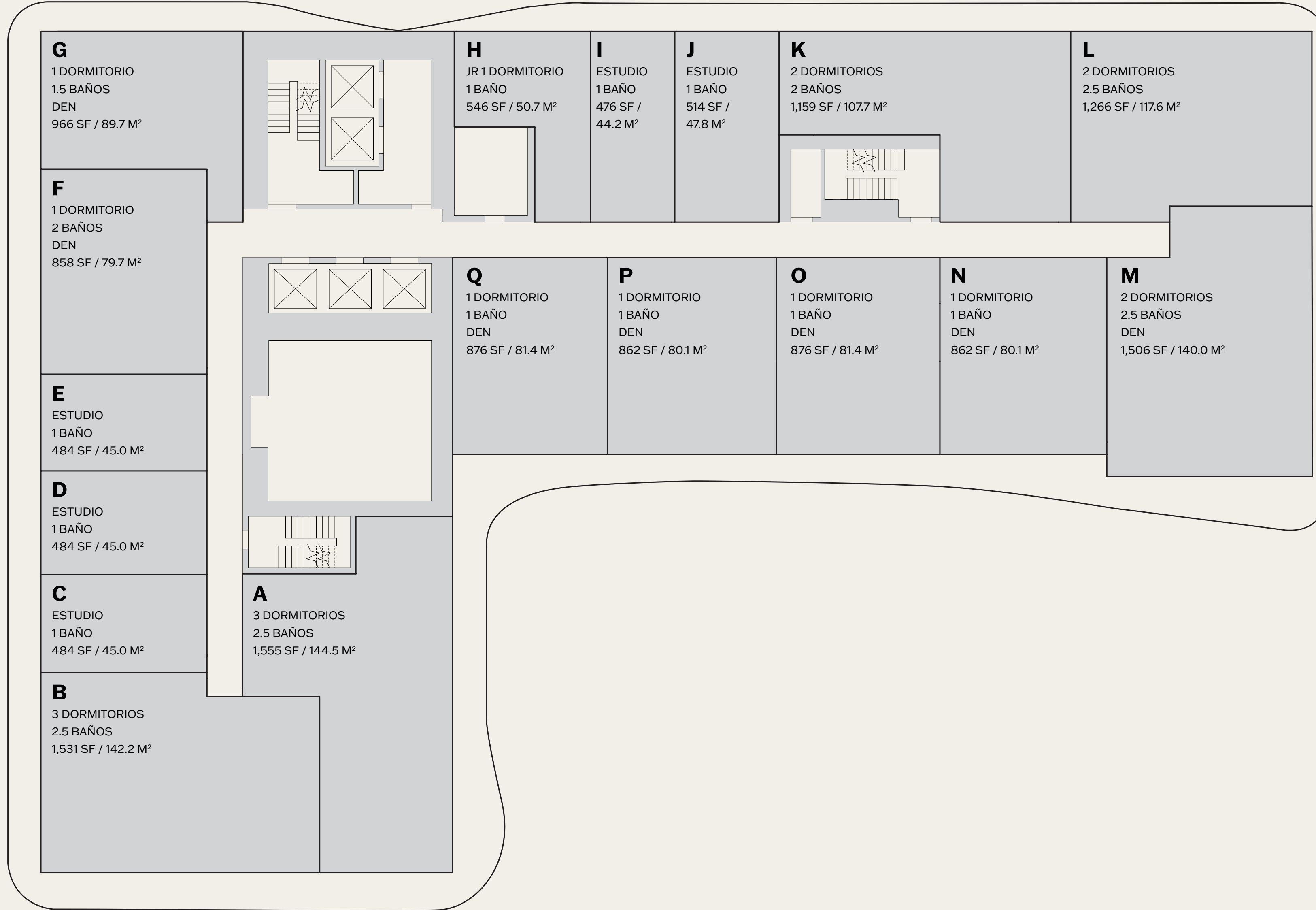


PISOS

43-46

ESTILOS DE RESIDENCIAS

- ESTUDIO / 1 BAÑO
- JR 1 DORMITORIO / 1 BAÑO
- 1 DORMITORIO / 1.5 BAÑO / DEN
- 1 DORMITORIO / 2 BAÑOS / DEN
- 2 DORMITORIOS / 2 BAÑOS
- 2 DORMITORIOS / 2.5 BAÑOS
- 2 DORMITORIOS / 2.5 BAÑOS / DEN



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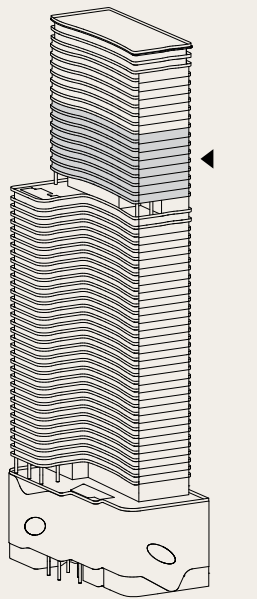
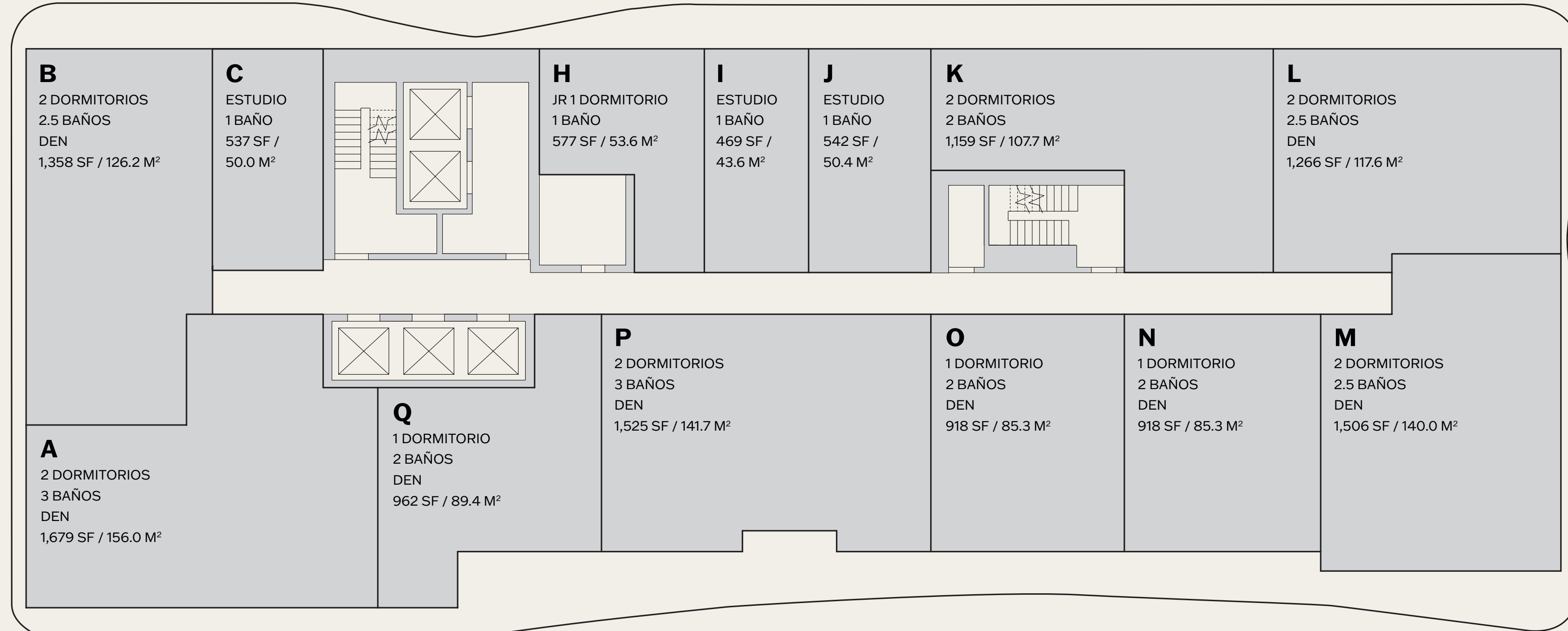
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PISOS

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ESTILOS DE RESIDENCIAS

- ESTUDIO / 1 BAÑO
- JR 1 DORMITORIO / 1 BAÑO
- 1 DORMITORIO / 1 BAÑO / DEN
- 1 DORMITORIO / 2 BAÑOS / DEN
- 2 DORMITORIOS / 2.5 BAÑOS
- 2 DORMITORIOS / 2.5 BAÑOS / DEN
- 2 DORMITORIOS / 3 BAÑOS



ⓘ This is not intended to be an offer to sell, or solicitation to buy, Condominium Units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. This offering is made only by the prospectus for the Condominium, and no statement should be relied upon if not made in the prospectus. The legal name of the Condominium is 175 NE 10th Street Condominium. Stated interior square footage shown on the floor plans is measured to the exterior face of exterior walls and to the centerline of interior demising walls, or to the exterior face of walls adjoining corridors or other common elements or shared facilities, without excluding areas that may be occupied by columns or other structural components. This method of measurement varies from, and is larger than, the dimensions that would be determined by using the description and the definition of the Unit set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes structural components). For reference, the area of the Unit, determined in accordance with the Unit boundaries set forth in the Declaration, is set forth in Exhibit "3" to the Declaration. All dimensions are approximate and may vary with actual construction. Balcony sizes may vary, and for a correct depiction of the size of each balcony appurtenant to a Unit, see Exhibit "2" to the Declaration. All floor plans and development plans are subject to change. The Developer expressly reserves the right to make modifications, revisions and changes it deems desirable in its sole and absolute discretion. All depictions of furnishings, appliances, built-ins, counters and other matters of detail are conceptual only and are not necessarily included in each Unit. Consult your prospectus and Purchase Agreement.

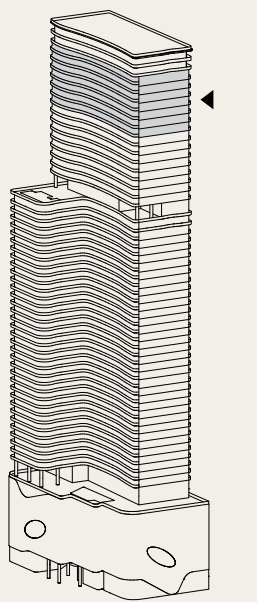
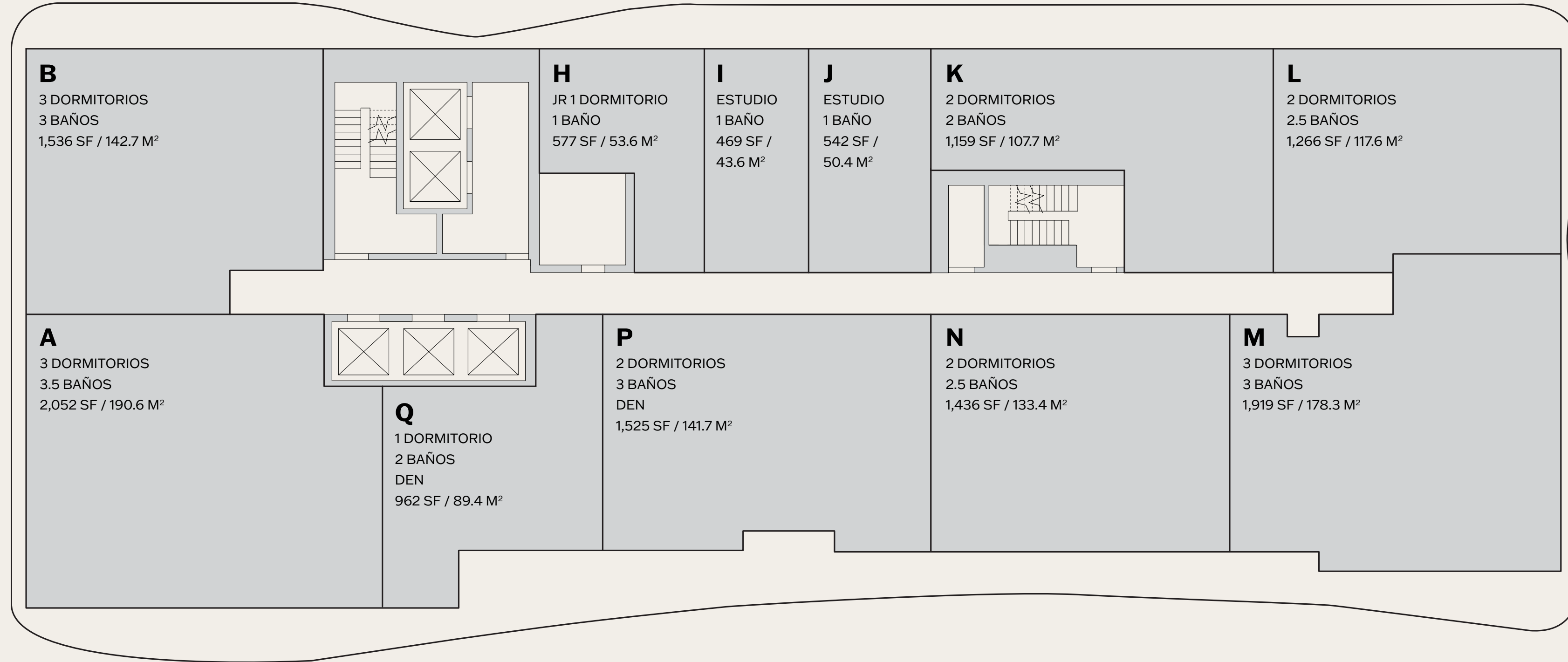
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PISOS

59-65

ESTILOS DE RESIDENCIAS

- ESTUDIO / 1 BAÑO
- JR 1 DORMITORIO / 1 BAÑO
- 1 DORMITORIO / 2 BAÑOS / DEN
- 2 DORMITORIOS / 2 BAÑOS
- 2 DORMITORIOS / 2.5 BAÑOS
- 2 DORMITORIOS / 3 BAÑOS / DEN
- 3 DORMITORIOS / 3 BAÑOS



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UN EQUIPO DE PRESTIGIO



DESARROLLADOR
Naftali Group



ARQUITECTURA
Arquitectonica



DISEÑO INTERIOR
Rockwell Group



ARQUITECTURA PAISAJISTA
EDSA

VENTAS Y MARKETING



Fundada por Peggy Olin, OneWorld Properties busca ir más allá de una típica empresa de corretaje al asociarse con prestigiosos desarrolladores estadounidenses de edificios de condominios de lujo. Aunque históricamente se han centrado en el sur de Florida. También han trabajado en mercados como Nueva York, Los Ángeles, Houston y Atlanta en nombre de destacadas instituciones, incluyendo AECOM, CIM, Starwood Capital, TPG, Encore, WCI Communities.

Como una empresa inmobiliaria de servicio completo, también han especializado en representar a compradores y vendedores con propiedades de lujo de alta gama en todo el sur de Florida y más allá.

MIAMI FORT LAUDERDALE SHANGHAI

JEM

PRIVATE RESIDENCES

NAFTALIGROUP

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