



ATELIER

MIAMI









# PROJECT OVERVIEW

---

Atelier Residences is Miami's first-of-its-kind development offering a fully integrated short-term rental program, allowing owners to enjoy their home when they want and earn 90% of rental income when they're away. Nestled just west of Brickell, The Roads is a rare gem that combines the charm of old Miami with the convenience of urban proximity.

## PROPERTY TYPE

LUXURY STUDIOS TO 3-BEDROOM TOWNHOMES

## DELIVERY DATE

2027

## STORIES

10

## UNITS

148

## ARCHITECT

GENSLER

## INTERIOR DESIGN

PFEIFER HAUS

## PRICE

\$400K - \$2.5M



# LOCATION

---

**NESTLED JUST WEST OF BRICKELL**, THE ROADS IS A RARE GEM THAT COMBINES THE CHARM OF OLD MIAMI WITH THE CONVENIENCE OF URBAN PROXIMITY.

KNOWN FOR ITS TREE-LINED STREETS, HISTORIC HOMES, AND PRIVATE SCHOOLS, THE ROADS OFFERS A PEACEFUL, RESIDENTIAL ATMOSPHERE.





# INTERIOR DESIGN

---

AT **PFEIFER HAUS**, THEY BLEND INNOVATION, FUNCTIONALITY, AND AESTHETICS TO CREATE INSPIRING SPACES TAILORED TO THEIR CLIENTS' NEEDS—DESIGNING ENVIRONMENTS THAT ENHANCE BOTH BEAUTY AND WELL-BEING.





5



# RESIDENCES

132  
STUDIOS

12  
ONE BEDROOMS

4  
TOWNHOUSES



## OWNERS CAYA MEMBERS CLUB

---

MEMBER'S ONLY EVENTS &  
ACTIVATIONS

PRIVATE DINING & LOUNGE

1 YEAR MEMBERSHIP INCLUDED  
FOR ALL OWNERS



## OWNERS & GUEST RESORT-STYLE AMENITIES

---

SIGNATURE RESTAURANT

SERENE POOL

BRAND-NAME FITNESS CENTER

SPA, STEAM, SAUNA & COLD PLUNGE



## OWNERS WELLNESS & PERFORMANCE

---

THERMAL THERAPEUTIC IV  
NUTRIENT PROGRAM

REGENERATIVE THERAPY MASSAGES  
& TREATMENT

THERMAL SPA & SHOWER ADVANCED

FITNESS TRAINING PROGRAMS











# OWNER-FRIENDLY RENTAL PROGRAM

---

## **OWNERS BENEFIT FROM 90% OF THEIR UNIT'S ADR**

THROUGH OUR RENTAL MANAGEMENT PROGRAM,  
MAXIMIZING EARNING POTENTIAL

## **NO HASSLE OWNERSHIP**

SERVICE, SECURITY, MAINTENANCE, CHECK IN AND CHECK OUT  
ALL INCLUDED IN HOAS. SAY GOOD-BYE TO TRADITIONAL  
HIDDEN FEES

## **POWERED BY THE WORLD'S LARGEST HOSTING PLATFORM**

ATELIER OFFERS A FULLY CENTRALIZED MANAGEMENT PROGRAM  
FOR OWNERS TO HOST ON THE WORLD'S LARGEST HOSTING  
PLATFORM



# RESIDENCE FEATURES

---

## FEATURES & FINISHES

---

- |                                     |                        |
|-------------------------------------|------------------------|
| 10' CEILINGS                        | KITCHENETTE            |
| QUARTZ COUNTERTOPS                  | EXECUTIVE DESK         |
| HIGH-END BUILT-INS,<br>AND CASEWORK | THERAPEUTIC BEDS       |
| FLOOR TO CEILING<br>WINDOWS         | BLACKOUT ROLLER SHADES |
|                                     | SIGNATURE DESK CHAIR   |

## TECHNOLOGY, SECURITY & SERVICE

---

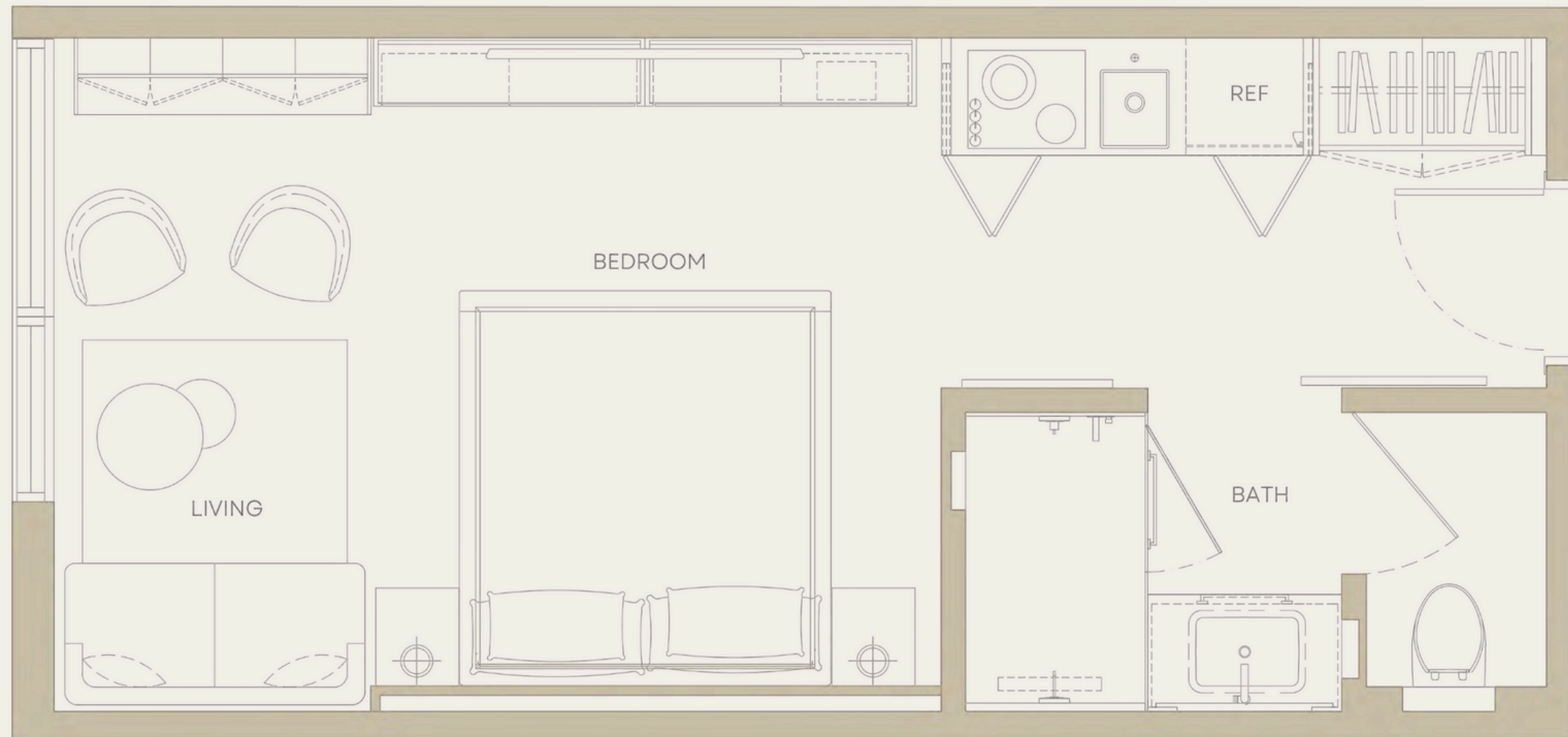
- |                         |                |
|-------------------------|----------------|
| KEYLESS ENTRY           | IN-ROOM SAFE   |
| SMART HOME + TV         | HIGHSPEED WIFI |
| A.I. PERSONAL ASSISTANT | ROOM SERVICE   |







# FLOORPLANS



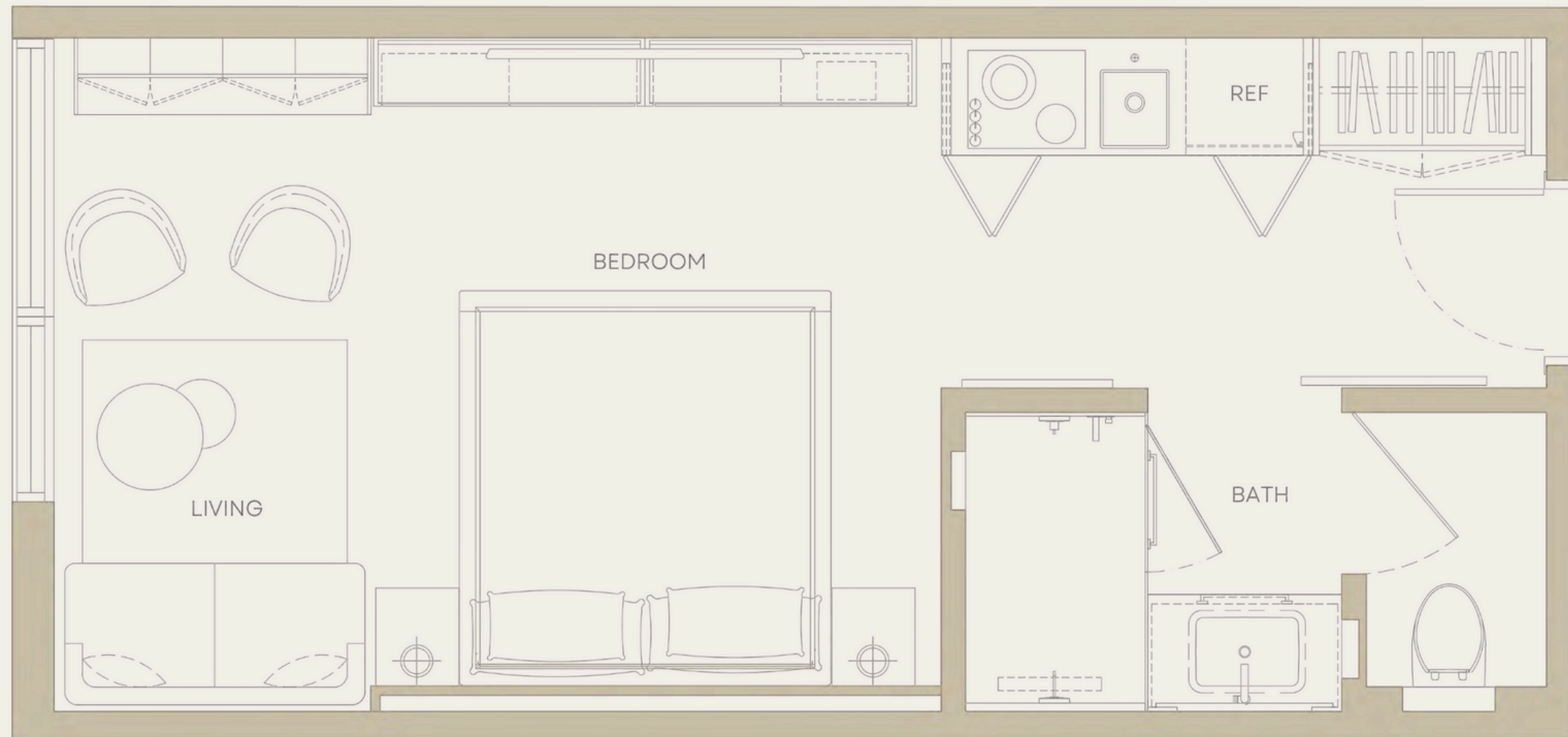
## STUDIO

STUDIO | 1 BATHROOM | 360 SF | 33 SM





# FLOORPLANS



## STUDIO

STUDIO | 1 BATHROOM | 360 SF | 33 SM





# FLOORPLANS



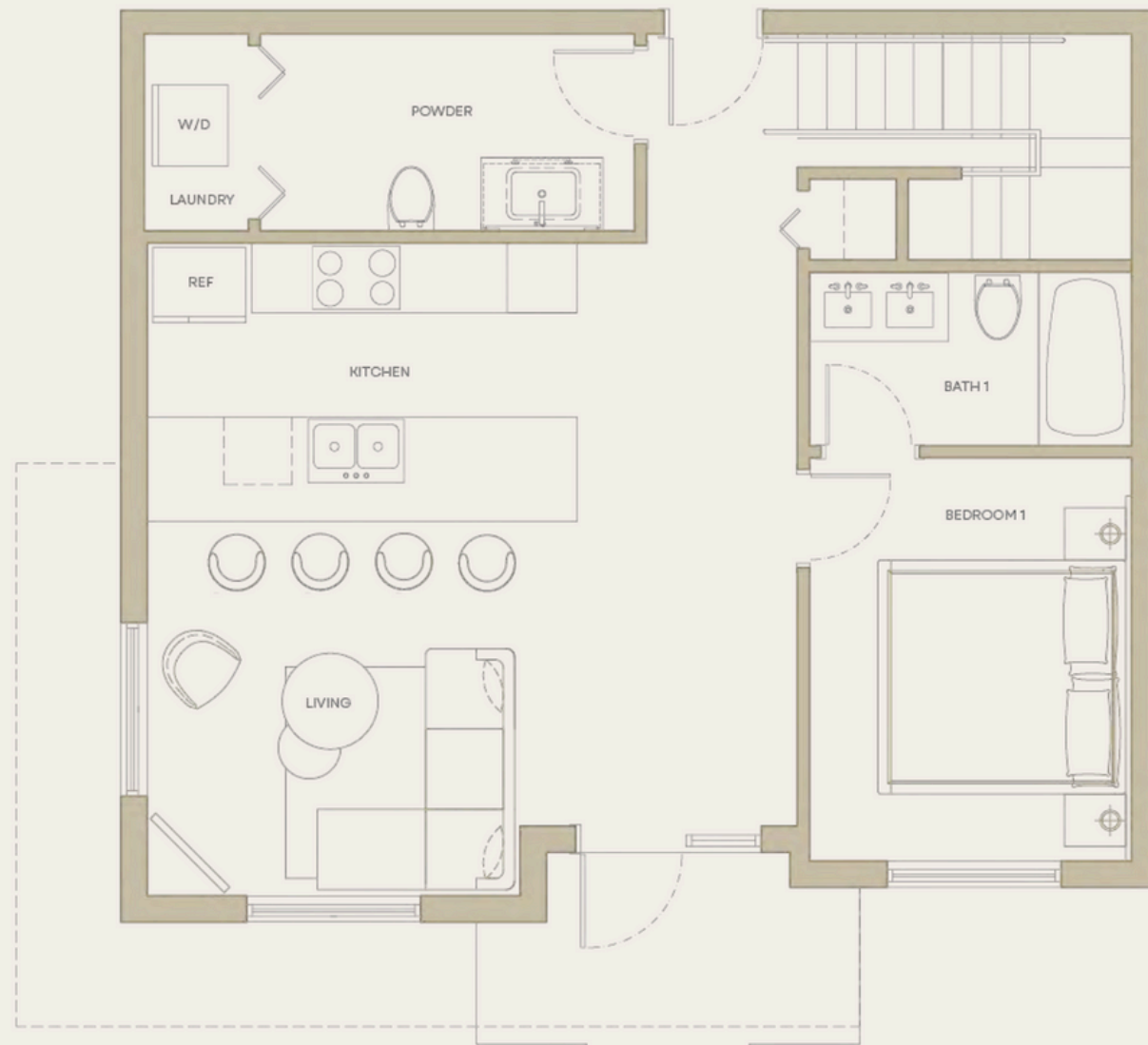
## 1 BEDROOM

1 BEDROOM | 1 BATHROOM | 500 SF | 46 SM

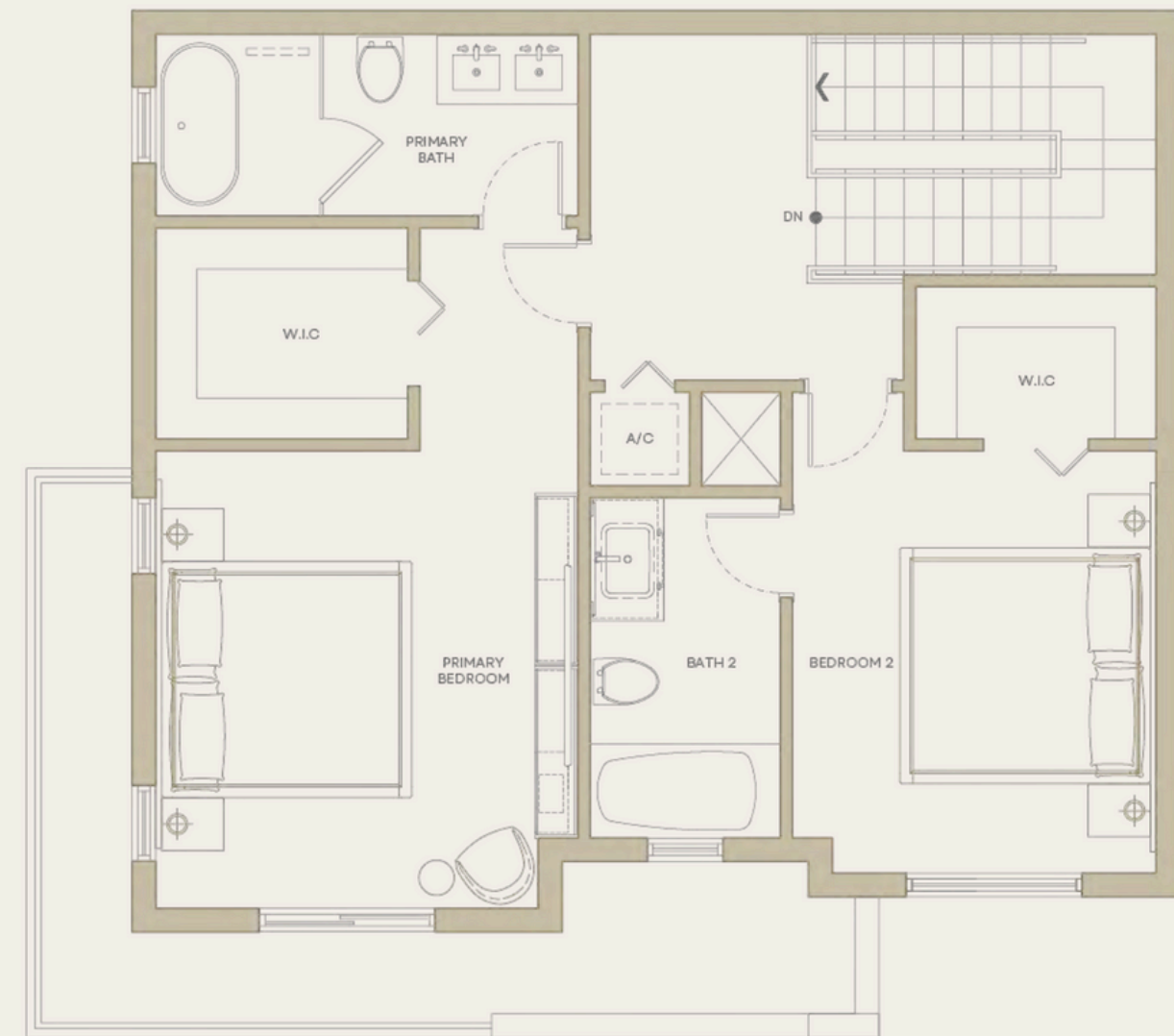




# FLOORPLANS



GROUND FLOOR



SECOND FLOOR

## TOWNHOUSE

3 BEDROOMS | 3.5 BATHROOMS

1500 SF | 139 SM





# PRICE SHEET

BEDROOM	BATH	INTERIOR	STARTING PRICE
STUDIO STUDIO	1 BATH	360 SF 33 SM	\$416,300
LOCK-OUT STUDIO	1 BATH	330 SF 31 SM	\$400,000
1 BEDROOM	1 BATH	500 SF 46 SM	\$660,000







# DEPOSIT SCHEDULE

---

## DEPOSIT SCHEDULE

20% AT CONTRACT SIGNING

20% AT GROUNDBREAKING

10% AT TOP OFF

50% AT CLOSING

## CONSTRUCTION TIMELINE

GROUNDBREAKING Q4 2025

TOP OFF Q4 2026

COMPLETION Q4 2027