



Miami



CERVERA
REAL ESTATE • 1969

MIAMI, FLORIDA U.S.A.

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MIAMI, FLORIDA U.S.A. – A WELL ESTABLISHED CITY WITH ENDLESS OPPORTUNITIES

A spectacular, vibrant city full of opportunity, economic growth, culture, and one of the most sought-after destinations in the world. This is the promise of Miami.

Today Miami is recognized as one of the top global cities for business, trade, commerce, finance, technology, education, healthcare, entertainment, sports, fashion, the arts, and real estate. Long known as an exceptional vacation destination, the city currently is the 2nd largest foreign banking center in the U.S.A., and has been labeled as the Wall Street of the South for its business and commerce reach into South and Central America, the Caribbean and beyond.



For Over 46 Years Cervera Real Estate has been a Leading Force Driving the Growth of Miami and South Florida Real Estate

Cervera’s vision, values, and principles have secured its position as the trusted asset to buyers, sellers, developers and brokers. It is a distinction the company has earned through integrity that serves as the foundation by which the firm continues to shape the future of South Florida real estate.

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estyle

2988 Hours of Sunshine Per Year
Average High of 84.2 F | Average Low of 69.8 F
Average High of 29° C | Average Low of 21° C
84 Miles of Pristine Coastline | 135 km of Pristine Coastline



MIAMI A WORLD-CLASS CITY WITH A UNIQUE LIFESTYLE

At the heart of the Miami experience is a lifestyle like no other. Gorgeous views, beautiful beaches, clean air, pristine waters, stunning natural landscapes, an active outdoors scene, year-round tropical weather, designer shopping, world class arts and education, plus a non-stop nightlife come together in a one-of-a-kind mix that can only be found in Miami.

- Everglades National Park – Over 1.5 million acres
- Biscayne National Park – 172,000 acres of marine sanctuary
- Numerous botanical gardens, parks and green spaces enjoyed by cyclists, joggers and outdoor enthusiasts
- Thrilling activities like high-speed boat racing, parasailing, deep sea diving, sports fishing, and windsurfing
- 24-Hour nightlife with clubs, bars, lounges, casino gaming, each more exclusive than the next
- Designer shopping at exclusive boutiques from the top brands in fashion, jewelry, accessories, interior design, and art such as Hermes, Celine, Prada, Bulgari, Tiffany, and many more.
- Home to Sawgrass Mills Mall, the largest one story mall in the U.S.A.

RECENT DEVELOPMENTS SPOTLIGHT:

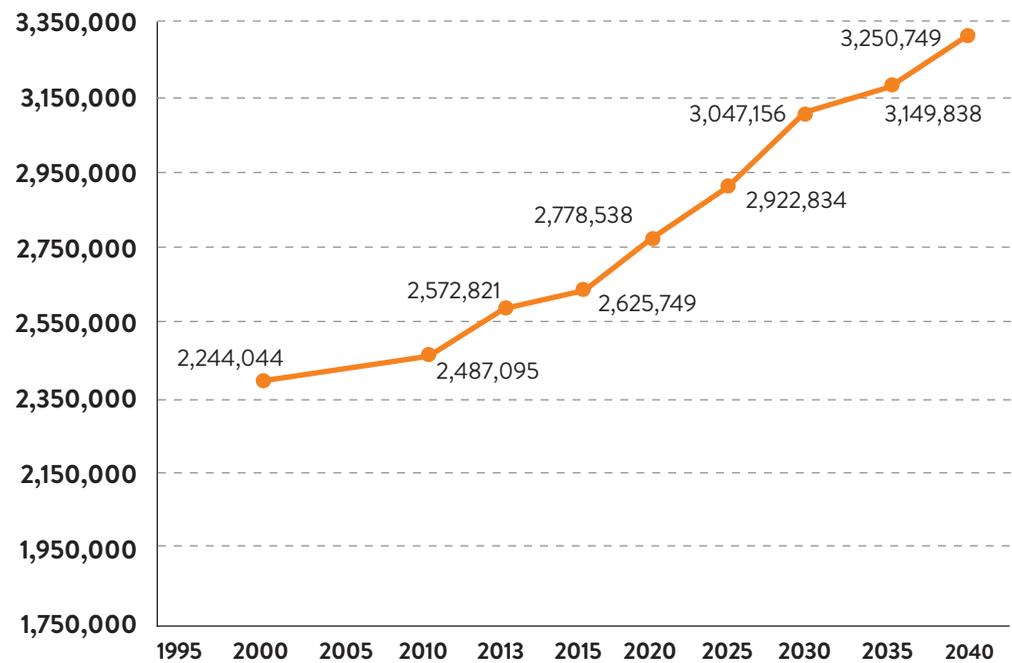
Brickell City Centre – 9 acres of shopping, hotels, residences, offices, and dining developed by Swire Properties, representing over \$1 billion USD in economic impact.

Miami Worldcenter – 28 acres of residences, hotels, offices, shopping, and dining in Downtown Miami, representing over \$1 billion USD in economic impact.

Deep Harbor Marina – a Mega Yacht Marina located at Island Gardens on Watson Island, will open December 2015 and hold up to 50 mega-yachts.



POPULATION GROWTH AND PROJECTION FOR MIAMI-DADE COUNTY



TOP 10 MOST IMPORTANT CITIES TO ULTRA HIGH NET WORTH INDIVIDUALS BASED ON 4 CRITERIA:

Economic Activity | Quality of Life | Knowledge/Influence | Political Power

	2013	2014	2015
1	London	London	London
2	New York	New York	New York
3	Singapore	Singapore	Hong Kong
4	Hong Kong	Hong Kong	Singapore
5	Geneva	Geneva	Shanghai
6	Shanghai	Shanghai	MIAMI
7	Dubai	MIAMI	Paris
8	MIAMI	Dubai	Dubai
9	Paris	Peking	Beijing
10	Peking	Paris	Zurich

Global

**INTERNATIONAL AND DOMESTIC COMPANIES
STRATEGICALLY CHOOSE MIAMI AS THEIR
DESTINATION FOR GLOBAL BUSINESS**

“MIAMI: THE NEW GLOBAL CITY” - WALL STREET JOURNAL

Only a few cities in the world can claim the same rapid growth, sustainability, and rise to global recognition as Miami... and indicators point to its continued growth. The city is a tropical waterfront paradise where people from around the world choose to meet, entrepreneurs gather, and is known as the capitol of South and Central America.

MIAMI GLOBAL AND U.S. RANKINGS:

- Second-most-important financial center in the U.S.A. following New York City
- Top 20 worldwide city in Gross Metropolitan Product (GMP)
- The richest city in the United States for purchasing power
- Ninth worldwide for economic activity
- Sixth out of top 10 most important cities for Ultra High Net Worth Individuals in 2015

MIAMI IS HOME TO:

- More than 1,400 international headquarters for major corporations
- More than 100 financial institutions
- The largest concentration of domestic and international banks south of New York City
- More than 150 consulates, trade offices, and Bi-National Chambers of Commerce

MIAMI OFFERS BIG TAX SAVINGS:

- No Florida state income tax
- Miami is Ranked #3 in the U.S.A. for lowest personal taxes, business taxes, and sales tax



THE NEWEST GLOBAL CAPITAL

Already regarded as a top destination internationally – Miami continues to expand across all industries. It is quickly setting new global standards of excellence in the areas of **Trade, Tourism, Technology, Education, Healthcare, Arts, Entertainment, Sports, and Real Estate.**

MIAMI IS THE GATEWAY TO THE WORLD

Miami's advantageous geographic location together with its infrastructure, access to trade, technology, communications, and global alliances make it a recognized point of entry to the world.

MIAMI INTERNATIONAL AIRPORT (MIA) RANKS THE 1ST IN FREIGHT AND 2ND FOR PASSENGERS IN THE U.S. A.

- MIA generates more than \$33.7 Billion USD and over 280,000 jobs every year
- MIA moves 40.5 Million total passengers per year including 20.2 Million international passengers
- MIA services more than 150 destinations worldwide

PORTMIAMI IS THE "CRUISE CAPITAL OF THE WORLD" AND THE CARGO GATEWAY TO THE AMERICAS.

With the Panama Canal expansion and PortMiami's deep dredge project; Miami will play an even more important roll in international trade and commerce.

- PortMiami contributes \$27 Billion USD and more than 200,000 jobs every year
- PortMiami is homeport to over 36 cruise ships
- In 2014, PortMiami processed 4.8 million passengers more than any other port in the world, and moved \$116 Billion USD in merchandise

TOURISM FACTS & FIGURES

- Miami has the second highest hotel occupancy rate in the U.S.A., following New York City
- Over 50,000 hotel rooms citywide
- Average occupancy 84.2%
- 8,000 new hotel rooms expected to be built over the next five years
- \$215 USD average hotel nightly rate
- 14.5 Million hotel/resort visitors in 2014
- 4.8 Million annual cruise passengers 2014
- 20 Million annual international arrivals through Miami International Airport 2014

ALL ABOARD FLORIDA – CONNECTING MIAMI TO ORLANDO

All Abourd Florida is a 240-mile, medium-speed rail project that will connect Miami, Fort Lauderdale, West Palm Beach, and Orlando. It will create \$6.4 billion USD in direct economic impact to Florida's economy over the next eight years.

TOP IMPORT AND EXPORT COUNTRIES: CHINA IS PORTMIAMI'S #1 TRADE PARTNER

TOP IMPORT COUNTRIES CHINA (2014) = 1.1 MILLION TONS | OTHER COUNTRIES = 1.4 MILLION TONS

TOP EXPORT COUNTRIES CHINA (2014) = 0.6 MILLION TONS | OTHER COUNTRIES = 1.7 MILLION TONS



top-tier

THE NEWEST GLOBAL CAPITAL

HEALTHCARE

Miami offers top medical institutions and healthcare services with a variety of premier doctors and hospitals, powered by groundbreaking research, clinical trials and education.

- **University of Miami Hospital**
 - Sylvester Cancer Center – recognized specialists and researchers
 - Bascom Palmer Eye Institute - #1 in the U.S.A.
 - Nationally ranked in multiple pediatric specialties
- **Baptist Health Network**
 - Extensive network of more than 8 area hospitals and numerous urgent care, imaging, diagnostic, and therapy centers
 - #1 Hospital network in the greater Miami/Ft. Lauderdale metro area
 - Top 10 Hospital network in the state of Florida
- **Other Top Area Healthcare Facilities**
 - Jackson Memorial/Ryder Trauma Center - Level 1 Trauma Center in the U.S.A., and a leading-edge transplant facility
 - Mount Sinai Medical Center – respected regionally and nationally for cardiology and rehabilitative care
 - Cleveland Clinic – nationally ranked for cancer, cardiology, diabetes, endocrinology, and orthopedics
 - Nicklaus Children’s Hospital – a multi-award winning facility specializing in pediatric care
 - Larkin Hospital – home to the Miami Neuroscience Center, a state of the art facility specializing in Gamma Knife

EDUCATION

Miami is a top rated center for learning and professional development.

- **University of Miami**
 - Top 150 Worldwide Universities
 - Top 50 in U.S.A.
 - Attracts nearly \$350 Million USD in research grants annually
 - Home to Miller School of Medicine with top tier biomedical, genomics, neurological centers and #1 Eye Institute in the U.S.A.
- **Florida International University –**
 - 4th largest University in the U.S.A.
 - #2 in the U.S.A. for Hospitality Management
 - College of Business is Top 10 in the U.S.A.
 - Top 15 in U.S.A. for International Real Estate
- **Other Miami-Based Private & Public Universities**
 - Miami-Dade College – second largest institution of higher learning in the U.S.A.
 - Barry University
 - Lynn University
 - Johnson & Wales University



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THE NEWEST GLOBAL CAPITAL

ARTS, ENTERTAINMENT AND SPORTS

Miami is an international center for arts, entertainment and sports hosting many annual events that attract millions of visitors each year.

- **Arts and Entertainment:**

- Art Basel – one of the world’s largest art exhibitions with more than 75,000 visitors and \$20 Million USD in revenue
- Perez Art Museum of Miami (PAMM) – New \$220 Million USD facility
- Patricia & Philip Frost Museum of Science - \$275 Million USD facility opening in 2016
- Adrienne Arsht Center for the Performing Arts – Home to the Florida Grand Opera, Miami City Ballet, and the New World Symphony. It is a \$475 Million USD facility that welcomes 500,000 visitors annually, generating nearly \$1 Billion USD in economic impact
- American Airlines Arena – a world-class sports, concert, and event space in the middle of the downtown core, the AAA is home to the NBA Miami Heat
- New World Symphony on Miami Beach
- Miami International Film Festival
- Miami International Boat Show
- Restaurants & Dining – From top international chefs to inventive regional cuisine, Miami’s food scene includes influences from all around the world

- **Professional Sports:**

- 3-TIME NBA Champion – The Miami Heat
- 2-Time MLB Champion – The Miami Marlins
- NFL Champion – The Miami Dolphins
- The NHL Florida Panthers
- Future MLS Soccer Team – proposed and backed by David Beckham
- Miami Open - a yearly tennis tournament in Key Biscayne

Art | Basel | Miami Beach

TECHNOLOGY – WELCOME TO SILICON BEACH

According to Kaufman Foundation, Miami Ranks #1 in entrepreneurship per capita in the U.S.A., and nowhere is that more apparent than in the burgeoning tech ecosystem. New technology companies are flocking to Miami.

Network Access Point (NAP) of the Americas, a Terremark company – is a Tier IV data center designed to interconnect Latin America with the rest of the world, making Miami one of the world’s top-five best interconnected cities in the world, ahead of San Francisco, Chicago, and Washington, D.C. It also makes Miami the only U.S. city where optical, Ethernet, voice, and internet traffic are handed off in one location.

eMerge Americas is the platform for the advancement of technology, connecting Latin America, North America, and Europe.

Venture Hive is an accelerator that provides entrepreneurial services with turnkey solutions for content, technology platforms, and accessibility.

The LAB Miami serves as an incubator and accelerator for tech startups. It is an international networking powerhouse rooted in cross-disciplinary learning and education, workshops, events and more.





experience

CERVERA REAL ESTATE – A TRADITION IN MIAMI REAL ESTATE SINCE 1969

Cervera Real Estate is a full-service real estate brokerage firm located in Miami, Florida with four strong divisions: Condominium Development Sales, General Real Estate Sales and Leasing, Commercial Sales and Leasing, and Property Management. VIP Concierge Services are also available to aid its customers in the entire transaction process of buying or selling real estate.

Since 1969, after three generations, more than \$12 Billion USD in sales, and over 110 exclusively-represented buildings sold, Cervera has made a broader mark on Miami's skyline than any other real estate sales and marketing company. Recognizing a weakness in the new development sales process, the firm created the "Development Sales and Marketing Model," which changed the way new buildings were sold. For the first time, the new business model offered the professional services of a real estate company to market and sell developer projects. Furthermore, the company is credited with opening new Miami neighborhoods, establishing famous brands and landmarks, collaborating with the most renowned developers and professionals, and accomplishing record-breaking sales.

Fueled by decades of proven results, creative solutions, and profound real-estate insight, Cervera Real Estate is the premier name when it comes to luxury sales in South Florida, U.S.A. The company has weaved into the fabric of Miami's business and social community providing its customers with an unmatched set of resources.

CERVERA REAL ESTATE: THE FACTS SPEAK FOR THEMSELVES

- Miami's #1 Development Sales Firm
- Miami's Largest Global Real Estate Network with 400+ Strategic International Alliances
- Over \$12 Billion in Sales
- Over 110 Exclusively Represented and sold Condominium Projects, including 17 current projects
- 50,000+ Condominium Units Sold
- Dedicated Team of 330 Specialized Licensed Professionals
- Expertise and Hands-On Service in More than 20 Languages
- 17 Real Estate Offices Throughout South Florida
- VIP Concierge Services are available to aid customers in the entire transaction process of buying or selling real estate

results

CERVERA REAL ESTATE CHANGING THE MIAMI SKYLINE

Over \$3.6 Billion USD of Luxury Condominium Inventory Exclusively Represented by Cervera Real Estate.

PRE-CONSTRUCTION



**BRICKELL FLATIRON
BRICKELL**
1001 South Miami Avenue
of Units: **548**

PRE-CONSTRUCTION



**ELYSEE MIAMI
EAST EDGEWATER**
700 NE 23rd Street
of Units: **100**

TOPPED OFF



**THE BOND ON BRICKELL
BRICKELL**
1080 Brickell Avenue
of Units: **328**

UNDER CONSTRUCTION



**BISCAYNE BEACH
EAST EDGEWATER**
711 NE 29th Street
of Units: **399**

UNDER CONSTRUCTION



**ELEVEN IN THE ROADS
BRICKELL**
529 SW 11th
of Units: **24**

TOPPED OFF



**GROVE AT GRAND BAY
COCONUT GROVE**
2669-2675 South Bayshore Drive
of Units: North Tower - **57**
South Tower - **40**

TOPPED OFF



**PELORO MIAMI BEACH
MIAMI BEACH**
6620, 6630 Indian Creek Drive
of Units: **114**

UNDER CONSTRUCTION



ARIA ON THE BAY
Arts & Entertainment District
1770 N. Bayshore Drive
of Units: **647**

DELIVERED



THE OCEAN RESORT RESIDENCES
Fort Lauderdale Beach
551 N. Fort Lauderdale Beach Blvd.
of Units: **290**

PRE-CONSTRUCTION



10 HARBOR HOLLYWOOD
2800 N. Ocean Drive
of Units: **10**

TOPPED OFF



CENTRO DOWNTOWN MIAMI
151 SE 1st Street
of Units: **352**

TOPPED OFF



LE PARC AT BRICKELL BRICKELL
1600 SW 1st Avenue
of Units: **128**

DELIVERED



BRICKELL HOUSE BRICKELL
1300 Bay Drive
of Units: **374**

DELIVERED



BAY HOUSE EAST EDGEWATER
600 NE 27th Street
of Units: **165**

DELIVERED



250 WYNWOOD | WYNWOOD
250 NW 24th St.
of Units: **11**

DELIVERED



321 OCEAN | SOUTH OF FIFTH
321 Ocean Drive
of Units: **21** including **2 PH**
and **2** two-story villas

DELIVERED



OCEAN HOUSE SOUTH OF FIFTH
125 Ocean Drive
of Units: **28**



Miami



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[www. Cervera.com](http://www.Cervera.com)

<http://www.juwai.com/Cervera-Real-Estate>

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