

THE DEFINITIVE GUIDE

To Success in the U.S.
Real Estate Market:

Strategies, Legality, and Profitability

 Miami, Fl.



MARIA CARRENO
REAL ESTATE INVESTMENT

mariacarreno.com

2023, Mary Carreno

Research, direction, and content creation: Mary Carreno

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Introduction



Hello! For me, it is always a pleasure to **WELCOME** new visionary dreamers who have decided to venture into the exciting **World of Miami Real Estate...**

Not without first **CONGRATULATING YOU**, because taking time out of your valuable day to read this document – *which, if I am honest, although it may seem like it, will not take you too long* – already tells me a lot about you.

And with certainty, I can say that you have a **HUGE** interest in taking the first steps toward creating **SOLID Wealth** in one of the most vibrant and promising Real Estate Markets in the United States.

So, I am pleased to be able to accompany you on this journey! In addition, I will share with you the knowledge and experience I have gained over the years in the exciting field of real estate investments in Florida.

This guide – *on the other hand* – is more than just a manual; **it is a compass**, a tool designed to illuminate your path to success in acquiring PROFITABLE OPPORTUNITIES and the container of **VALUABLE** information that will allow us to:

- ◆ Unravel the mysteries of **Legal and Immigration Advice.**
- ◆ Explore the fascinating **Miami Real Estate sector.**
- ◆ Delve into the **Florida Real Estate Market.**

- ◆ To have certainty of how **Real Estate Transactions** are handled.
- ◆ Know the **processes and legal requirements** that you must keep in mind when investing in a foreign country.
- ◆ And correctly identify the **BEST investment opportunities**.

A complete tour will end in the discovery of EXCELLENT Real Estate Projects and the step-by-step understanding that will lead you to have a clear vision of how to use this experience to invest in Miami successfully.

By the end of this reading, you will have confirmed that your investment will be safe – only and exclusively – if you base your Strategic Plan on statistics, analysis, and **REAL** information. And staying until the end will allow you to obtain the necessary tools to **REACH THE SUCCESS** you deserve...

That's my promise of value! So, without further ado...

Let's begin!



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THE DEFINITIVE GUIDE

To Success in the U.S.
Real Estate Market.

Specialized Legal and Immigration Advice



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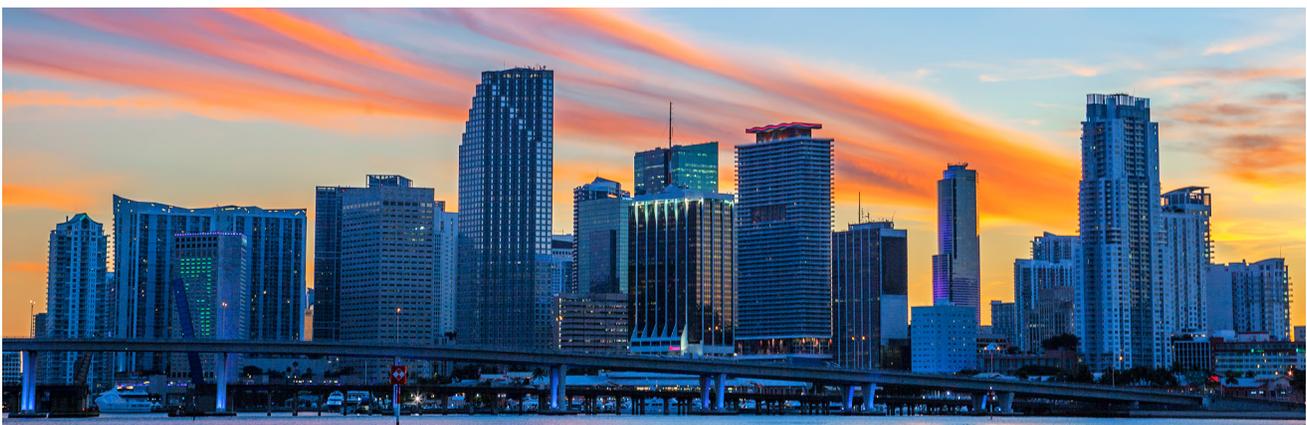
Whether you've ever traveled to, resided in, or passed through hot and vibrant **Miami**, you'll agree that every corner *of the city looks like it came out of a dream...*

Its imposing buildings, vibrant city life, palm trees, and white sand beaches make it the **IDEAL** scenario to focus your economic interests, **especially considering its promising real estate market.**

During the last few years, the Real Estate Sector in beautiful Florida has been cataloged as one of the MOST fruitful, prosperous, and productive in the United States, besides offering enormous fiscal advantages over the other states.

However, not everything is rosy... Well, at least for the Foreign Investor, to whom, *due to the massive difference in **Laws and Regulations** in the purchase of Properties*, this golden landscape may not be so easy to navigate.

Here, the importance of legal and immigration advice will present itself as the perfect **OPPORTUNITY** to save time, money, and unnecessary stress...



Importance of Legal and Immigration Advice in Real Estate Investing



Well, **why is it so important to receive LEGAL advice when acquiring a Property?**

For a foreigner to successfully invest in Florida Real Estate – and anywhere in the world –, certain legal requirements must be met

The United States, as one of **the world's LARGEST economic powers**, must **regulate how the sale and purchase of its goods** is handled to protect national interests, prevent illegal activities, maintain market stability, and ensure proper compliance with tax obligations.

In that vein, the requirements of the law can range from obtaining an **Individual Tax Identification Number (ITIN)** to understanding and complying with the **Foreign Investment in Real Property Act (FIRPTA)**.

And since each transaction may have unique laws and regulations, the list becomes much longer.

Knowing – *if not in-depth* – at least how the legal outlook of your investment abroad works will allow you **to go a step further in the process**, helping you to comply with your obligations and guaranteeing the protection of your assets in case of any unforeseen event.



Legal Requirements for Foreign Real Estate Investors in Florida



Let me then break down some of these requirements that are **KEY** when investing in Florida:

For starters, we have the **Legal Entity Formation**.

The... what?

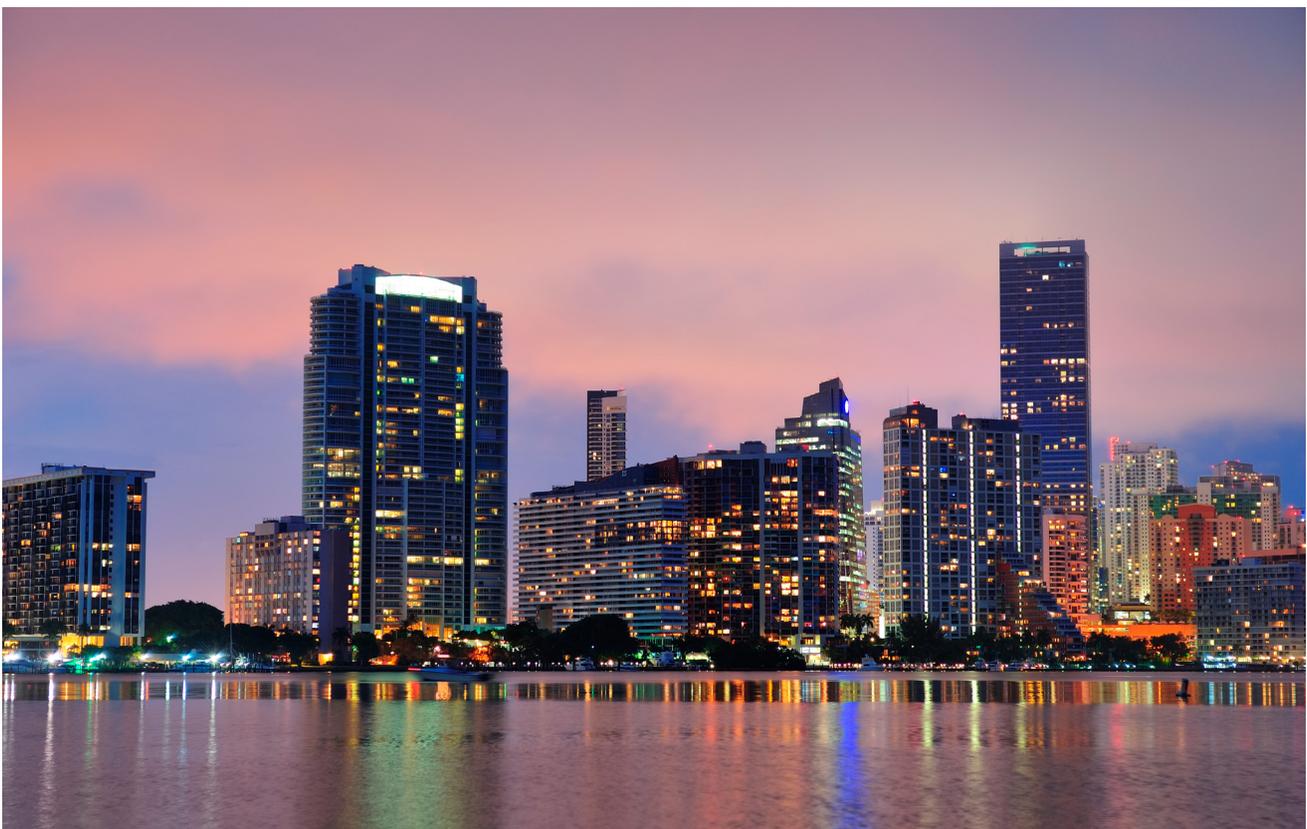
It turns out that when investing in real estate in Florida, certain recommendations make the investment process MUCH less risky, including the incorporation of a legal entity in the United States, such as a **Corporation** or an **LLC (Limited Liability Company)**.

But **I'll tell you about that later**, so I don't want to delve too much into the subject....

Moreover, foreign investors must obtain a **Taxpayer Identification Number or ITIN**, which the Internal Revenue Service (IRS) requires for filing their obligations.

Likewise, the **Foreign Investment in Real Property Act (FIRPTA)** laws, which regulate the sale of U.S. property by foreigners, must be complied with.

Not to mention that it is essential to obtain adequate **Property Insurance** in Florida due to the unique risks associated with the weather, in addition to compliance with specific **Banking Regulations** when accessing a mortgage loan.





Legal and Immigration Considerations in the Acquisition of Property in Miami



When acquiring property in Miami, in addition to legal requirements, certain **local laws, zoning regulations, and** – *in some instances* – **ownership restrictions must be considered.**

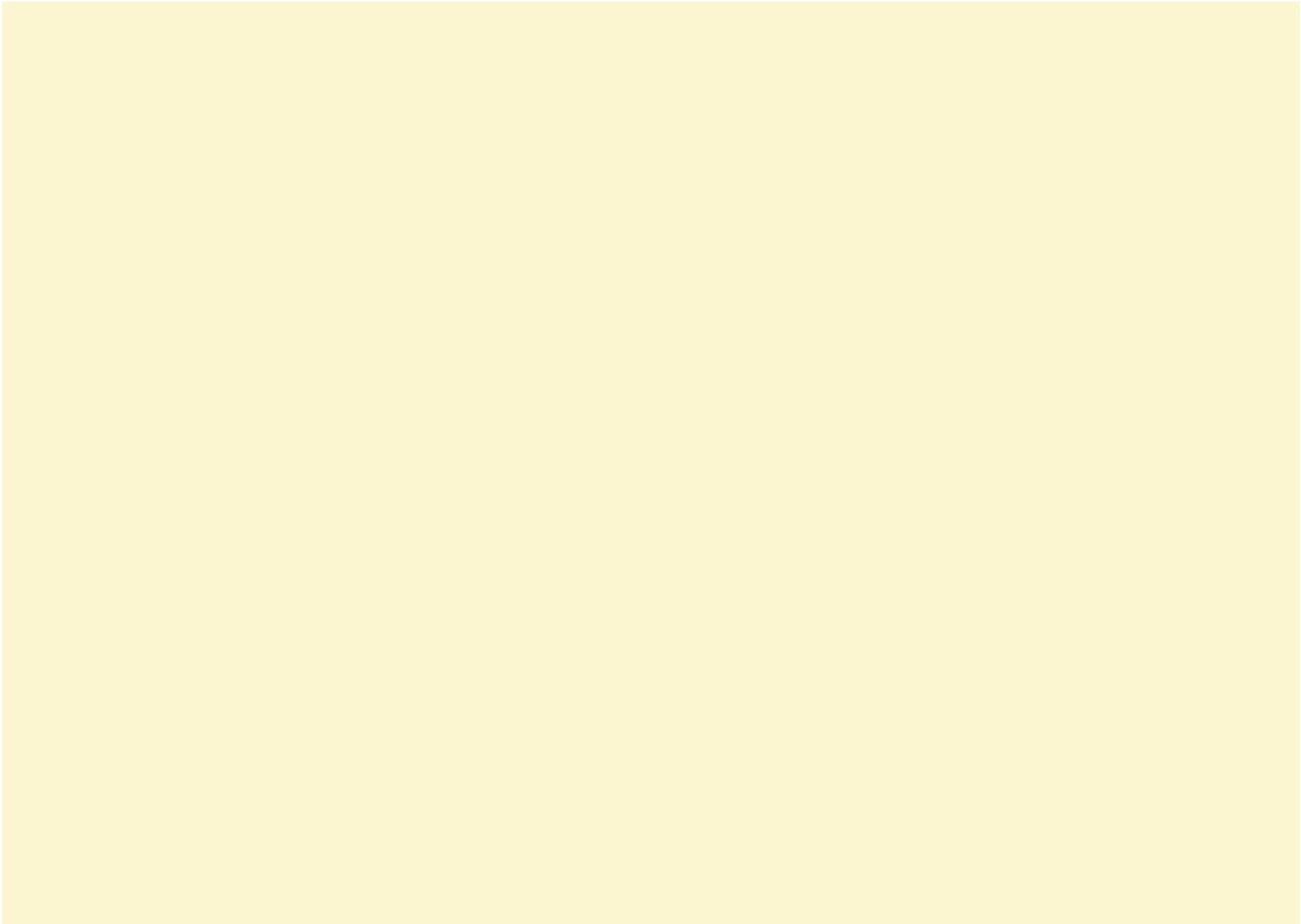
In addition, it has become crucial to perform thorough “**Due Diligence**” prior to acquiring a property, which involves title verification, physical inspection, and analysis of any potential environmental issues.

I think we understand the legal issue a little better... but what about immigration?

Well, as I know it can be of great interest, I prefer to tell you about that

in a SHORT video...

Click on the following link and find out what you should consider to consider your immigration status when purchasing a property.



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To Success in the U.S.
Real Estate Market.

Highly Profitable Property Portfolio



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I'm glad to hear you're back

We are moving forward slowly but surely... I can already feel your investing spirit starting to come alive.

And by this point, indeed, it is clear to you that **investing in Real Estate is much more than just buying a property**, right?

It is a strategic chess game, where the real victory – WATCH this tip– lies in creating a portfolio **of HIGHLY profitable properties.**

In this chapter, with special emphasis, we will delve into the exciting but titanic task of **property diversification and how to identify the best investment opportunities** in the Miami real estate market.

I hope that excites you as much as it excites me! ... Let's continue



Identifying Investment Opportunities in the Miami Real Estate Market



You will require a multi-pronged approach to identify these opportunities with **BIG** potential.

And what do I mean when I say your approach must be **Multiple**?
You are probably asking yourself.

In this case, you will need to examine **market trends**, familiarize yourself with **local demographics**, explore options, and consider factors such as **proximity to services and attractions**.

A detailed analysis and careful consideration will help you identify opportunities *that others might overlook...* So here are some of the things you should keep in mind:

KEY Tips for Identifying Valuable Investment Opportunities:



Have a solid understanding of **market trends**, **factors affecting property prices**, and growing areas.



Study the characteristics of each area, **such as safety**, **proximity to schools and hospitals**, **accessibility**, and **value of neighboring properties**.



Evaluate the **potential for rental income**, as well as the potential for appreciation of the property over time



Going to local real estate agents can be an **invaluable source of information** on investment opportunities.



Consider emerging trends, such as **short-term rental properties** and green real estate.

Bonus Tip: Sometimes, identifying and STRATEGICALLY acquiring undervalued properties can result in significant gains

Heeding these recommendations will help you recognize profitable opportunities in the Miami real estate market. In addition to becoming an excellent strategy to mitigate risks and take advantage of a wide range of possibilities.

Just remember that this requires **patience, research, and a strategic approach**

Short-Term or Vacation Rental Investment Strategies



With the rise of platforms such as **Airbnb and VRBO**, investing in short-term or Vacation Rentals has proven to be INCREDIBLY lucrative.

Not only do you benefit from the rental income, but also from the long-term appreciation of the property's value.

However, you should keep in mind that NOT (LOGO) all properties are suitable for this type of investment.

So, you must consider several factors, such as **local regulations, demand for tourist accommodation, and maintenance and management costs.**

And although it may seem a bit complex, fortunately, there is nothing that a well-defined strategy can't solve. As long as you consider:



- What types of properties are most in demand for vacation rentals in Miami? In what areas?. What prices do they usually have?
How much competition is there?.





- ◆ When renting a property for vacation use, it **may be subject** to specific **laws and regulations**.
- ◆ A location close to the beach, a private pool, an attractive view, or proximity to restaurants and stores can **significantly INCREASE demand** for your property.
- ◆ Managing a vacation rental property can involve everything from **regular cleaning to guest care**, so hiring a property management company can be an excellent alternative
- ◆ The rental price of your property must be competitive, but it must also ensure that you get an adequate return on your investment.

These are just a few of the strategies you can use. As always, the most important thing is to do your homework, research thoroughly, and be willing to learn and adapt as you go.

Portfolio Diversification: Residential and Commercial Properties



Fortunately, not only Short-Term Rental Properties will be your only ally since **investment in both in both Residential and Commercial Properties offers a WIDE variety of benefits.**

Moreover, residential properties tend to be in HIGH demand and can provide - *provided they are managed correctly* - a steady income stream.

On the other hand, commercial properties often offer higher yields and long-term rental contracts, which ensures a worry-free season...

A complete wonder!



The balance between these two investment forms can help you build a **robust and profitable** portfolio capable of withstanding market fluctuations and generating long-term passive income.



THE DEFINITIVE GUIDE

To Success in the U.S.
Real Estate Market.

In-depth Knowledge of the Miami Real Estate Market



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It's GREAT that you want to take the plunge and start your investment process in Miami... But wait a minute, dear investor!

Don't jump into the wonderful – *and sometimes turbulent* – ocean of the Miami Real Estate Market without first understanding the tide, the currents, and the sharks that could be just around the reef.

And no, I'm not talking about the crystal-clear waters of Miami Beach, but about its complex but fascinating **real estate scene**.

Well, even if it sounds a bit complicated... Don't worry!

This chapter will teach you about the trends, perspectives, and factors shaping the Miami real estate market.

Analysis of Trends and Perspectives of the Real Estate Sector



Every market has its rhythm, and Miami real estate is no exception.

Once fully immersed in this sector, you will notice how it tends to vary over the years through periods of growth, boom, slowdown, and contraction... As always, the IDEAL is that you form a shield that protects you against sudden movements.

And, of course, the key to capitalizing on these phases is to anticipate the trends

- ◆ **Are we in a buyer's or seller's market?**
- ◆ **What kinds of properties are in vogue?**
- ◆ **What to expect in the short, medium, and long term**

Answering these questions will allow you to **anticipate market movements, maximize profits, and minimize risks.**

Identification of areas of High Potential and Growth in the city



Miami is LIFE... A city full of neighborhoods, areas, and strategic points with their charm and **UNIQUE** opportunities

Neighborhoods like **Brickell**, known as South Manhattan, with its skyscrapers and vibrant nightlife, become a magnet for young professionals and investors.

Or in contrast, **Coral Gables**, with its tree-lined streets and historic mansions, attracts hundreds of families and architecture lovers.

But, there are **emerging areas with HUGE growth potential** beyond the known neighborhoods

Identifying these neighborhoods requires a trained eye and a deep understanding of the city. That's why, no matter what, you should lean towards those that show signs of:

- ◆ Urban Renewal
- ◆ New Developments
- ◆ Infrastructure Improvements
- ◆ And Increased Rental or Purchase Demand

These are indicators that an area may be undergoing gentrification and represent **attractive investment opportunities**.

Evaluation of Economic and Development Factors Impacting the Sector



As well as everything we have evaluated above, it is essential to emphasize that multiple external factors can influence the value of your investment, both positively and negatively

For example, strong economic growth may boost demand for property and drive up prices; however, if the economy enters a recession, demand may fall, and costs may stagnate or decline.

In that case, keeping abreast of the **economic and employment outlook** is IMPORTANT. Also, government policies can have a significant impact.



Viewed from another perspective, demographic factors such as population growth, an aging society, or changes in housing preferences can create new OPPORTUNITIES or CHALLENGES for investors.



In addition, Miami, being a coastal city, is particularly vulnerable to climate change and sea level rise. Therefore, investments in resilient and sustainable properties represent a long-term competitive ADVANTAGE.

In short... EVERY good investment relies on an excellent assessment of the options, requirements, and risks influencing the process.

THE DEFINITIVE GUIDE

To Success in the U.S.
Real Estate Market.

Support in the Creation of LLCs and Legal Structures



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In this exciting chapter, we will talk about something many people ignore, but if we are honest, **SPECIAL importance should be given.**

It is about **laws and codes...**

In the following sections, we will decipher the complexity of the **legal structures**, and I will provide you with the tips and tools necessary for the creation of your company to be done safely and effectively.

Let's begin with the most important thing!

Legal benefits of establishing an LLC in real estate investments



Many Florida real estate market investors choose to establish an **LLC, or Limited Liability Company.**

And if by now you are wondering what they mean and their role in your investment process, let me explain what they are all about.

Imagine that the LLC **is an invisible shield.** This shield protects your assets from potential debts or lawsuits that may arise with your real estate investments.

And it secures what really matters: **YOUR VALUABLE MONEY...**

In fact, the LLC goes beyond simple protection. It also offers significant tax advantages.

Since, for example, the profits and losses of your LLC can be passed directly to your personal tax return, **avoiding the double taxation that can occur with corporations.**

This risk-free flow can result in a **significant tax reduction**, allowing you to keep more of your hard-earned income.

And that's not all; having an LLC can also give your business an image of seriousness and professionalism, which can greatly help when negotiating with other players in the Real Estate Market!

LLC formation process and company registration in the United States



Creating an LLC may seem like a formidable feat at first glance, but in reality, it's like solving a puzzle...

- ◆ It all starts with **choosing a unique name for your LLC.** This name must reflect your business vision and comply with your state's rules and regulations.
- ◆ Next, **you select a registered agent.** This person or company will act as your representative to receive legal correspondence on behalf of your LLC.

- ◆ Next, you **file the formation documents**. These are known as “Articles of Incorporation” and generally detail basic information about your LLC, such as its name, purpose, and registered agent information. Once these documents are complete, you **pay the filing fee to the state**.
- ◆ Finally, you draft an Operating Agreement. This detailed document describes how your LLC is managed, who its members are, and how profits or losses will be distributed.

And voila! You have created an LLC...

But, well, although it is not a transcendental task, the IDEAL thing is that you rely on a professional, entity, or **Real Estate Agent** who knows about the subject and helps you to complete the transaction without any mishap.

Additional Legal Structures for Investors and Important Considerations



Beyond the LLC, there are other legal structures that real estate investors should consider.

These include partnerships, corporations, and limited liability companies.

Each structure has advantages and disadvantages, and the **right choice will depend mainly on your personal circumstances.**

But how do I know what best suits me according to my investor profile

CLICK on the following link and let me answer the question:

VIDEO

It is important to remember that choosing the RIGHT legal structure is not a one-time event but the beginning of an ongoing adventure. You need to keep your numbers in order, constantly analyze, and meet your tax obligations.

Fortunately, **with this guide and the proper support, you can meet these challenges and more!**

THE DEFINITIVE GUIDE

To Success in the U.S.
Real Estate Market.

Experience in Real Estate Transaction Management



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Time has gone by too fast, **don't you think?** We're already nearing the last few chapters, and it seems like you started reading only a few minutes ago

I'm so happy about that!

Especially since, in this fifth act of our real estate adventure, we surf through a meticulous and exciting journey that encompasses the management of real estate transactions.

So, consider this chapter your first-class ticket to mastering the best-kept secrets in property acquisition.

Negotiation and Closing Process for Real Estate Transactions in Florida



Beginning a real estate transaction in Florida initially **involves evaluating the property** in question.

The property's market value is determined based on location, features, and current market trends.

Negotiation is the next step, in which the buyer and seller discuss and agree on the final sales price.



Once the price is agreed upon, a **home inspection** is performed, where a professional verifies the property's condition and ensures no hidden defects or serious problems that could affect its value or habitability.

Sometimes, the inspection results may lead to new negotiations or cancellation of the sale.

The transaction's closing is the final phase, where the property is officially transferred from the seller to the buyer. The documents are signed and notarized, and the funds are transferred to the seller.

The real estate agent's role throughout this process is essential, providing guidance, advice, and facilitating communication between all parties.

Contracts and Key Clauses for Successful Real Estate Processes



In real estate transactions, contracts are **VITAL documents that establish the terms and conditions of the sale.**

These contracts detail essential aspects such as the sales price, buyer and seller responsibilities, and closing dates, among others.

However, the key clauses included can make a big difference in the transaction's outcome.

For example, **the inspection contingency clause** allows the buyer to have a professional inspection of the property and, if major problems are discovered, has the option to renegotiate the price or even terminate the contract without penalty. .

The **financing clause** ensures the sale is conditioned on the buyer obtaining a mortgage loan on specific terms .

While the **title clauses** address potential problems with the title to the property, such as liens or litigation, that could affect the transaction.

These clauses protect both parties and ensure that the agreed-upon obligations are fulfilled.

Learn about the role of the Real Estate Agent in Real Estate Negotiations



In the closing outlook, as well as the ENTIRE investment process, the **role of a real estate agent goes beyond simply finding the right property.**

We, agents, are *experts in the local market*. With an in-depth knowledge of current property trends and values, we act as mediators between buyer and seller, facilitating communication and ensuring that the contract terms are met.

In addition to preparing and presenting the necessary documentation for the sale, from the initial contract to the closing documents...

Providing advice and guidance throughout the process, **helping our clients make informed decisions.**

Finally, if for any reason problems arise during the transaction, as real estate agents, we have the expertise to *resolve them efficiently*, either by finding a compromise between the parties or ensuring that the contract terms are met.

Power your success with



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the key to your success in
the Real Estate Market



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You may be, at this point, trying to process all the information I've provided you... And perhaps, in some ways, you think the investment outlook in Miami looks a bit complex.

But luckily, you have me!

To back you up from start to finish and ensure everything goes as planned.

Although, of course, not before telling you...

Who I am?



My name is **Mary Carreno**... an **Architect of Dreams.**

I was born and raised in beautiful **Colombia**, a country full of diversity and contrasts, contagious rhythms, and hard-working people. It was there that I learned the value of **perseverance and entrepreneurship.**

That is why I decided to leap of faith and emigrate to the United States in search of my dreams and those of my family.

Little by little, I accumulated experience, knowledge, and an understanding of the real estate market, **especially in Florida.**





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Since then, I have dedicated myself to absorbing every detail and every nuance of this vibrant and changing market. **I have lived and breathed this market, understanding its dynamics, anticipating its trends, and adapting to its cycles.**

Throughout my career, I have met wonderful people, lived unforgettable experiences, and helped countless clients fulfil their dreams.

At every stage of my life, I have learned something new that has enriched my vision as a real estate agent.

My story, my journey from Colombia to the USA, is a story of **perseverance, determination, and success.**

And it is that story that I want to share with you so that together, we can write yours.



Follow me on my social networks



My passion is to be the master key that opens doors to opportunities, prosperity, and the future

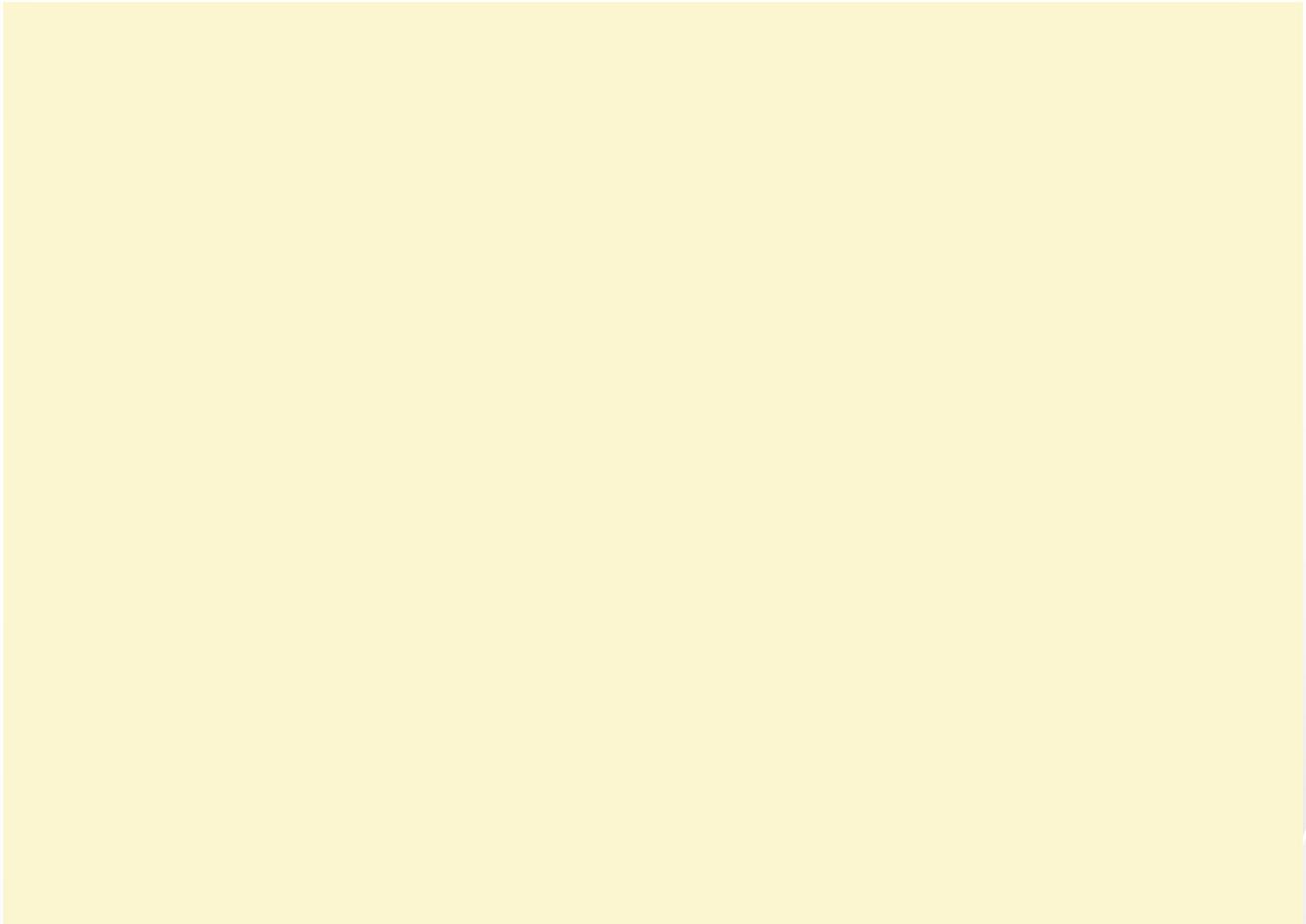
I am not just a real estate expert; **I am a fervent believer in the potential that Miami has to offer investors like you.**

How I can help you invest successfully in Miami



I'm sure my Experience and Knowledge will take you too far in this world of investments... But I prefer to tell you about it in a video.

So, I invite you to **CLICK the following link:**



What benefits will you get from working with Mary Carreno?

By leveraging my experience and knowledge, you will get benefits such as:



Specialized Legal and Immigration Advice: as a legal and fiscal expert in the real estate market, I offer you a comprehensive service that will guide you through every detail of the process



Access to a Portfolio of Highly Profitable Properties: My goal is to maximize your return on investment. To this end, I have a portfolio of carefully selected properties designed to generate high returns through short-term rentals.



In-depth Knowledge of the Miami Real Estate Market: My experience and constant sector analysis allow me to provide you with the most updated and accurate information.



Support in the Creation of Legal and Business Structures: I will provide you with advice and support throughout the process, ensuring that your investment is protected and supported.



Real Estate Transaction Management Experience: my extensive experience in negotiation, contracts, and closing transactions will provide you with security and confidence in every step of the way.

I am aware that choosing a real estate advisor is not a minor decision; **it is about selecting the person who will accompany you on a path full of crucial decisions.**

Therefore, my commitment is to be someone who, with her experience, knowledge, and dedication, will guide you toward the success of your real estate investments in Miami.

What do you say? Are you up for it?

**Let's schedule an
appointment**



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PROJECTS



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After showing you the Florida Real Estate Outlook, I will show you the real jewel of my work: **Residential Projects.**

In this chapter, I will introduce you to **Four Exclusive Real Estate Developments in Miami** that not only represent the finest in luxury living but also offer unparalleled OPPORTUNITIES for PROFITABLE investment.

Get ready to explore lucrative properties in the city of the sun with these impressive real estate developments!

THE ELSER

HOTEL & RESIDENCES MIAMI



Conceived to embody the essence of modernity and sophistication, **The Elser Hotel & Residences** is located in **Downtown Miami**, one of the BEST locations in the city and on the waterfront, offering unique views of Biscayne Bay.

Its 49 floors and 646 residences are located in the **epicenter of the entertainment, art, and world's gastronomy**, giving its residents the opportunity to experience a lively and dynamic lifestyle.

With direct access to many amenities and a wide range of entertainment, the residential experience offered by **The Elser** is truly **UNBEATABLE**.

There, comfort and luxury are evident in all the amenities and services available, standing out:

 Its modern Fitness and Wellness Center

 Yoga room Sauna

 Charging stations for electric vehicles

 Co-working spaces and conference rooms

 Impressive resort-style pool with a 16-foot LED screen.

 Smart technology throughout the building

 And Smart Lockers for deliveries.

Best of all, **The Elser Hotel & Residences** has unique characteristics that enhance its profitability; since there are no restrictions on land use and with significant legal and financial backing, this project offers



When you invest in The Elser, you don't just acquire a luxury property in a premium location. *You earn a lifestyle, a unique experience, and a profitable investment opportunity in the heart of vibrant Miami.*



Are you interested in investing in The Elser?

Let's talk on WhatsApp

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NEXO

RESIDENCE





Imagine waking up every morning to a breathtaking view of vibrant **North Miami Beach** in YOUR OWN Luxury Residence!

Welcome to Nexo Residences, your high-end real estate investment portal and a direct pass to the exclusive **EB-5 Immigration Visa**.

Nexo Residences, nestled on coveted **Biscayne Boulevard**, is a beacon of sophistication and comfort with **17 stories and 254 residences**, from elegant studios to four-bedroom townhouses...

There, you'll find prices to suit every taste and budget.

Developed by the renowned **Fortune International Group and Blue Road**, this architectural paradise is for those investors who seek **MAXIMUM** profitability without sacrificing elegance.



From enjoying a day in the sun by the resort-style pool (LOGO) or taking in the view while working out in the modern gym (LOGO), to simply relaxing in the comfortable hammock area, **you'll have access to an exclusive array of amenities.**

And as if all that were not enough, its strategic location and professional on-site management provide you with the convenience of renting your property on a short-term basis without any problems, offering you maximum profitability...

In addition to a high rental demand due to its proximity to Miami's best attractions, such as the **University of Miami Medical Center, Whole Foods, Miami International Airport, and several parks and golf courses.**

Nexo Residences is not just a real estate investment; it is a lifestyle full of luxury and comfort, a golden ticket that can put you on the path to an EB-5 Visa and a promise of a bright future.



Are you interested in investing
in Nexo Residences?

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VIDA[®]

R E S I D E N C E S





Meet Vida-Edgewater, Miami's heart shining residential jewel.

Located in the desirable and coveted **Edgewater** area, this innovative and contemporary 9-story building redefines the standard of luxury in one of the city's most sought-after districts...

And it provides a PERFECT **combination of urban sophistication and coastal tranquility**, creating a space where life reaches new heights.

Just minutes from the **Design District and Midtown**, Vida-Edgewater is resplendent with 121 exquisitely designed residences that offer a **UNIQUE** experience.

With impressive amenities spanning over **22,000 square feet** ranging from an expansive **rooftop pool, BBQ area** with grilling stations, **state-of-the-art fitness center**, and high-tech **co-working center** to a **private rooftop restaurant and bar...** Vida offers you the PERFECT environment in which to invest.



While prioritizing the security and comfort of its residents by having controlled property access and concierge services available 24/7 with advanced features such as **smart home systems and keyless entry systems**.

In addition to having an innovative **Flexshare** system, which allows the units to be divided into up to three independent residences for rent.

With comfortable prices and no rental restrictions, **Vida-Edgewater** presents an **attractive investment OPPORTUNITY** for those seeking profitability and flexibility in their investments. .

Vida-Edgewater is more than a residential building; it is a lifestyle of luxury and comfort in downtown Miami.



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in Vida Edgewater?

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ONE PARK TOWER

BY TURNBERRY





ONE Park Tower presents itself as the epitome of luxury and elegance in SoLe Mia, one of North Miami's MOST exclusive communities...

And it brings together 5 WINNING features that offer you a dream opportunity.

◆ **Location and Design**

SoLé Mia SoLe Mia redefines the concept of luxury lifestyle, and there, ONE Park Tower by Turnberry stands majestically as the first condominium tower in the area.

Despite being located in one of Miami's most desirable spots, ONE Park Tower offers residents elegant living surrounded by nature.

◆ **An Oasis in the City**

Despite being located in one of Miami's most desirable spots, ONE Park Tower offers residents elegant living surrounded by nature.



With panoramic views spanning from Oleta River State Park to the Atlantic Ocean and SoLe Lagoon, residents can enjoy **magnificent scenery in the comfort of their homes**, each equipped with floor-to-ceiling windows and spacious private balconies.

◆ Amenities

From a state-of-the-art fitness center to a golf simulator studio, the tower offers something for everyone.

Residents can also enjoy a luxurious meeting room, a game room, a cafe, and many more amenities.

◆ **Connections**

The strategic location in North Miami allows easy and quick access to various points of interest. Whether it's bustling **Downtown Miami** or **quiet Miami Beach**, everything is just minutes away.

◆ **Developers and Partners**

Under the expert leadership of **Jackie Soffer of Turnberry Development and Carlos Rosso of Rosso Development**, ONE Park Tower is not just a building but a vision come true.

ONE Park Tower is not just another residential building; it is an experience, a statement, and a testimony to the vibrant energy Miami has to offer



Are you interested in investing
in One Park Tower?

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