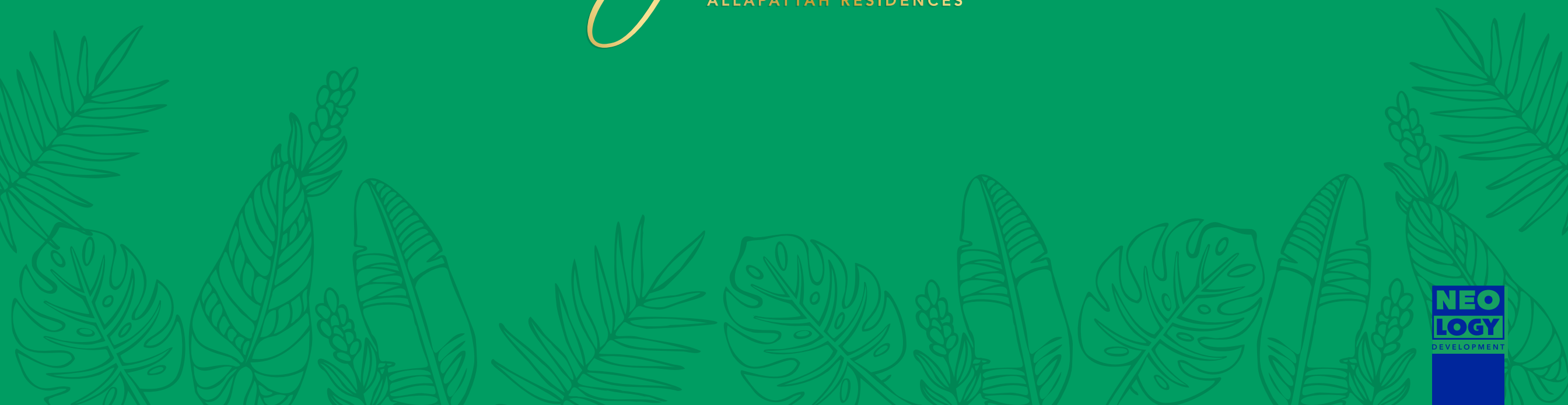




THE  
*Julia*  
ALLAPATTAH RESIDENCES







THE JULIA RESIDENCES

Artist's conceptual rendering



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# A GEM IN THE HEART OF ALLAPATTAH, MIAMI

Welcome to The Julia, a revolutionary addition to Allapattah, brought to you by Neology Development, a renowned real estate developer that has redefined urban neighborhoods in South Florida since the early 2000's.

This project reflects their vision of elevating Miami's urban core, bringing attainable luxury living options for the urbanite who wants to have everything the city has to offer at their fingertips.

Neology's aesthetic of clean, modern lines, high-end finishes and a commitment to sustainability make this project one of their most impressive to date.

*Artist's conceptual rendering*



# A TRIBUTE TO THE VISIONARY LEGACY OF JULIA TUTTLE IN THE HEART OF MIAMI

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The Julia Residences pays tribute to the influence and determination of Julia Tuttle, the founder of Miami, by encapsulating her pioneering spirit and relentless vision for this remarkable city.

This iconic project is strategically located in the heart of Allapattah on NW 20th St and 17th Ave, and central to everything in Miami, boasting premium amenities and spacious one- and two- bedroom apartments, making it an ideal location for those who want to live and immerse themselves in the city's dynamic and versatile environment.



THE JULIA  
RESIDENCES





# WHERE ALLAPATTAH LIVING BECOMES EFFORTLESSLY EXTRAORDINARY

---

Nestled in the heart of Miami, Allapattah is conveniently located to make the most of all Miami has to offer. From diverse dining experiences and cultural events to convenient access to work and leisure opportunities, you're at the epicenter of it all. The rich tapestry of Miami's lifestyle is at your doorstep, allowing you to enjoy the best of urban living.







# WELCOME TO THE NEW ALLAPATTAH!

This iconic project is strategically located in the heart of Allapattah, and central to everything Miami has to offer, making it an ideal location for those who want to live and immerse themselves in the city's dynamic and vibrant culture.





# AT THE CENTER OF IT ALL



## POINTS OF INTEREST

1. 17 Allapattah Residences
2. Fourteen Main Street Residences
3. Jackson Memorial Hospital
4. Miami VA Medical Center
5. University of Miami Health System
6. City of Miami Fire Rescue Station 5
7. Rubell Museum & Leku
8. Superblue Museum
9. National Produce Miami (Fruit Packing)
10. University of Miami Science and Technology Park
11. Juan Pablo Duarte Park
12. Sewell Park
13. Marlins Stadium
14. Calle 8
15. Adrienne Arsht Center
16. Frost - Museum Of Science
17. Kaseya Center
18. Bayfront Park
19. Brickell City Center





7 min. from  
MIAMI INTERNATIONAL  
AIRPORT



15 min. from  
DESIGN DISTRICT



10 min. from  
WYNWOOD



7 min. from  
DOWNTOWN MIAMI



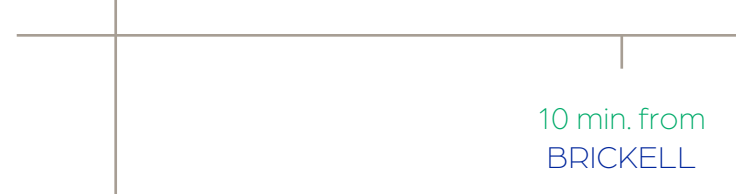
7 mins from  
FREEDOM PARK



5 min. from  
CALLE 8



3 mins from  
U-HEALTH DISTRICT



10 min. from  
BRICKELL



THE JULIA  
RESIDENCES















## A MODERN CITY ICON

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The Julia Residences stands as a beacon of modern urban living, setting a new standard for chic, city-centric living. The Julia features 323 apartments boasting designer finishes, crafted to exude an elegant vibe with spacious living rooms, modern kitchens, expansive closets, and floor to ceiling windows that flood the interiors with natural light. The Julia offers the perfect fusion of style and substance. This is urban living at its finest, a lifestyle that is both contemporary and accessible.





# ELEVATING YOUR LIVING EXPERIENCE



---

This green certified building has all the urban necessities covered, with luscious Zen Garden courtyards to infuse the building with energy, to its iconic Julia Lounge, a clubroom boasting floor to ceiling windows with views of Miami's skyline, a full kitchen, bar and lounge areas, including work-spaces and meeting and gathering areas.







THE JULIUS 16

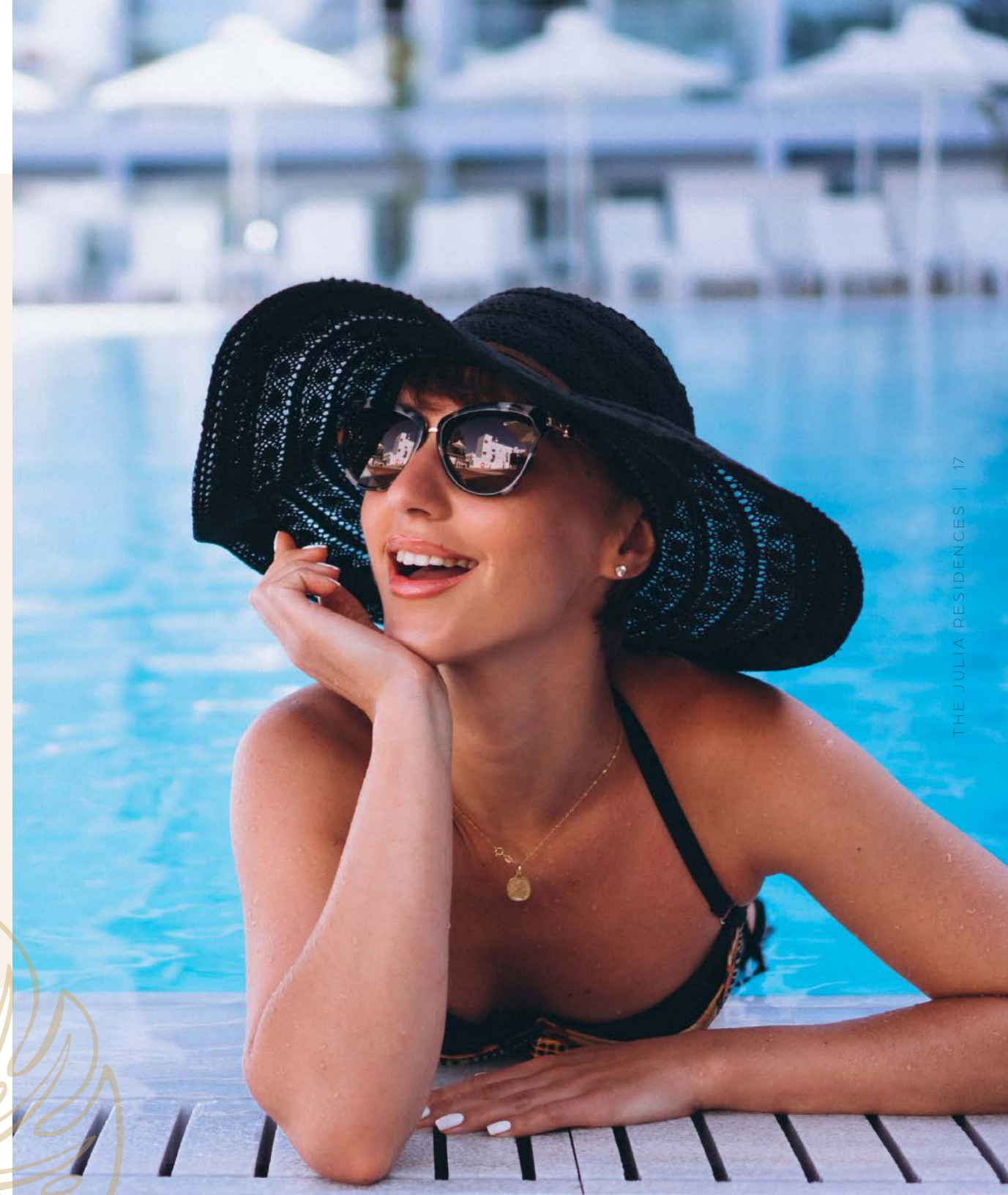
Artist's conceptual rendering



# A HOST OF EXTRAORDINARY AMENITIES

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Imagine starting your day at the state-of-the-art fitness center to invigorate your body and mind, or taking your morning zoom calls in one of the lounge areas thoughtfully designed with you in mind, or finishing your day with a refreshing dip on the rooftop pool as the sun sets on the horizon.





# BUILDING AMENITIES



Luscious Zen Garden courtyards



Pet Friendly building with pet run and grooming station



Rooftop deck pool



Resort style cabanas



Grill and bbq



Outdoor summer kitchen



Kid's play area



State-of-the-art fitness center



Clubroom









# BUILDING FEATURES



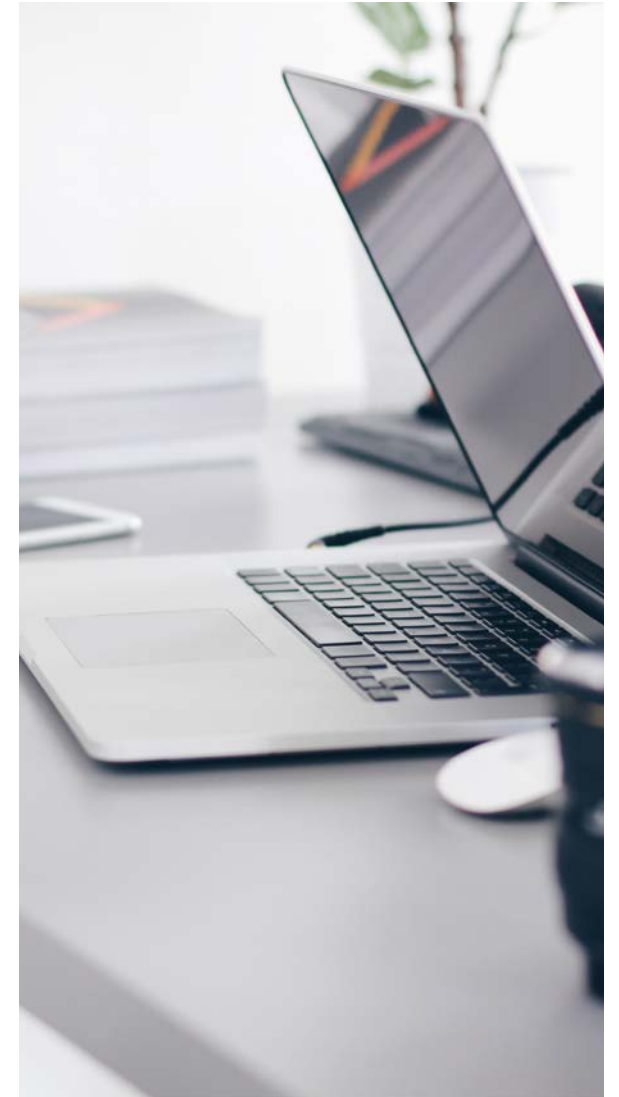
- Access control
- Smart package delivery
- Online & mobile rent payment



- Pet friendly
- Pet run
- Grooming station



- Curated resident events
- Virtual fitness classes



- Lobby lounge with free WiFi
- On-site property management



# RESIDENCES





# ELEVATED COMFORT, LUXURY AT YOUR REACH

---

Each apartment is thoughtfully crafted to offer both style and functionality. With spacious layouts, each apartment provides ample room to make your mark and call it home.

Expansive closets provide generous storage space, and floor-to-ceiling windows flood the interiors with natural light. The Julia Residences merges modern aesthetics with comfort, making it an ideal destination for those seeking a stylish, yet practical, place to live in the heart of Miami.







## TYPES OF RESIDENCES

Our residences are designed with your lifestyle in mind, crafted to provide you with a welcoming and functional space you'll be proud to call home.

### 1 BED / 1 BATH

575 Sq.Ft. to 694 Sq.Ft.

### 2 BED / 2 BATH

845 Sq.Ft. to 957 Sq.Ft.





# RESIDENCE FEATURES



*Artist's conceptual rendering*

- Balcony on every unit
- Private terrace on select units
- Stainless steel appliances
- European style cabinets
- Quartz countertops
- Elegant designer fixtures
- In-unit washer and dryer
- Wood style laminate flooring
- Energy efficient windows

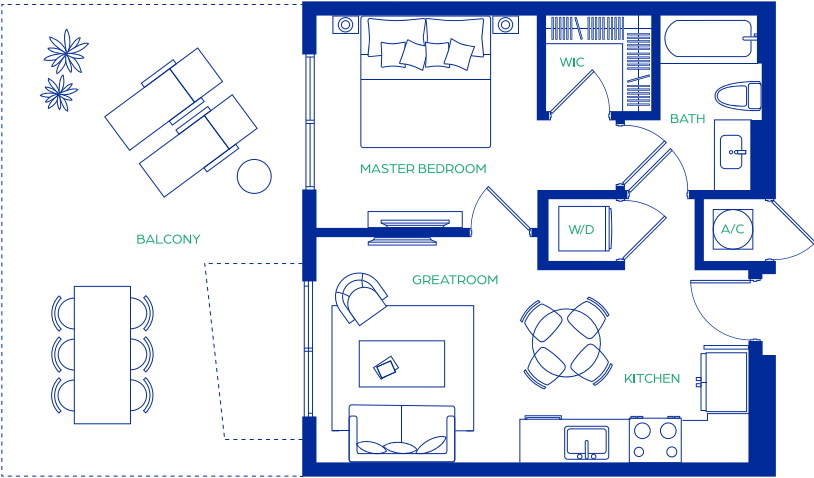






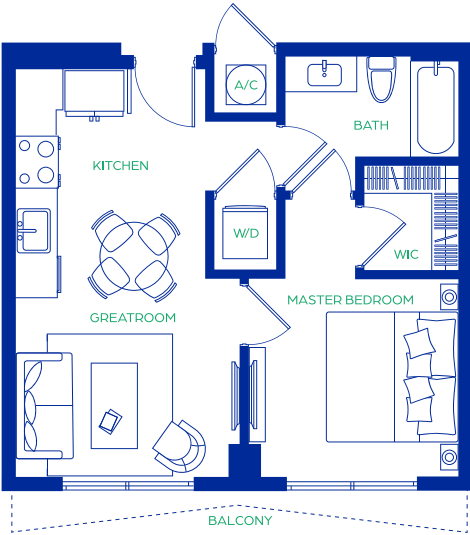
# RESIDENCE TYPE A

1 Bedroom / 1 Bathroom



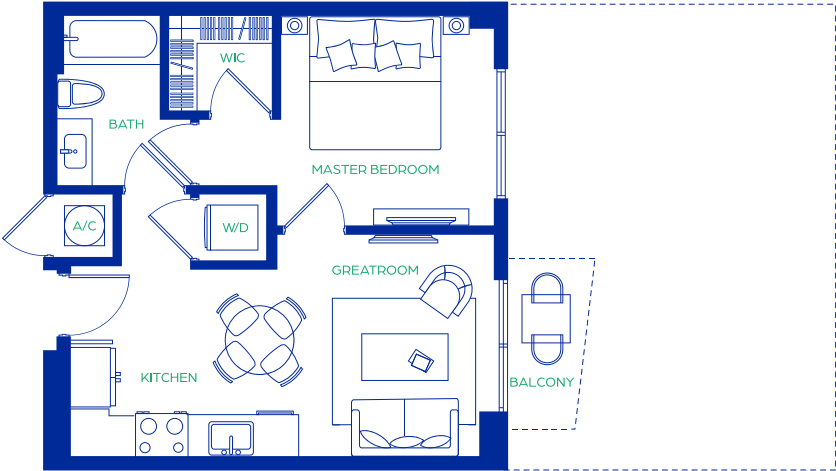
A1

Interior: 575 Sq.Ft.  
Balcony: from 31 Sq.Ft. to 38 Sq.Ft.



A2

Interior: 589 Sq.Ft.  
Balcony: from 51 Sq.Ft. to 66 Sq.Ft.



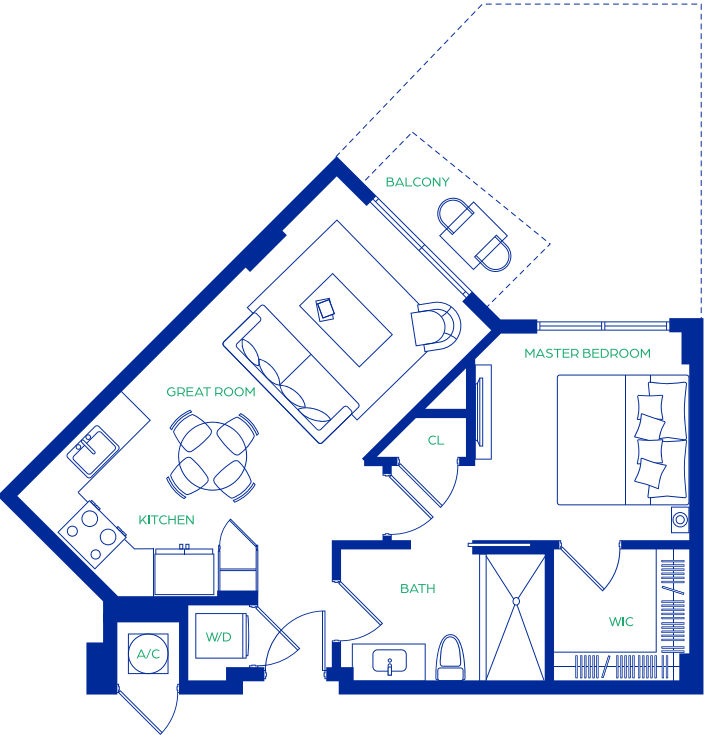
A3

Interior: 573 Sq.Ft.  
Balcony: from 38 Sq.Ft. to 377 Sq.Ft.



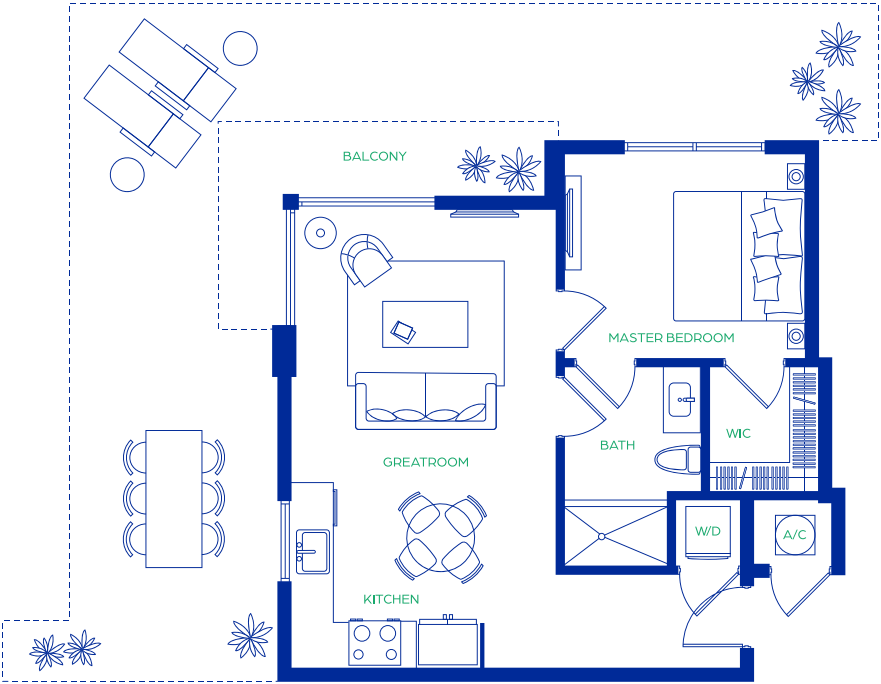
# RESIDENCE TYPE A

1 Bedroom / 1 Bathroom



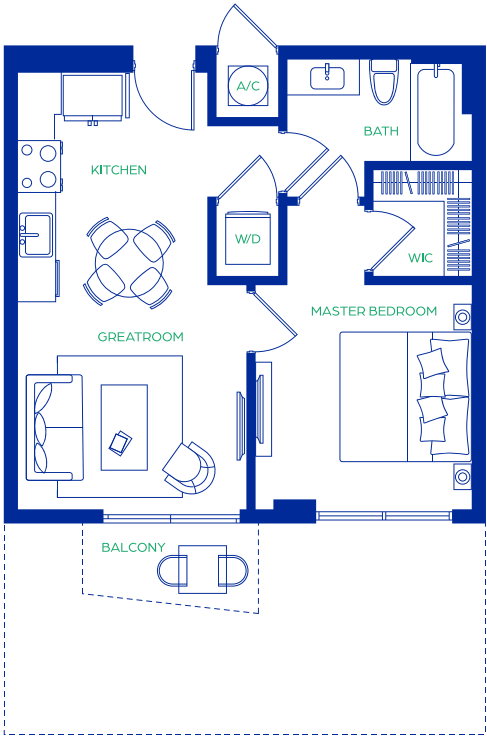
A4

Interior: 667 Sq.Ft.  
Balcony: from 38 Sq.Ft. to 207 Sq.Ft.



A5

Interior: 694 Sq.Ft.  
Balcony: from 87 Sq.Ft. to 516 Sq.Ft.



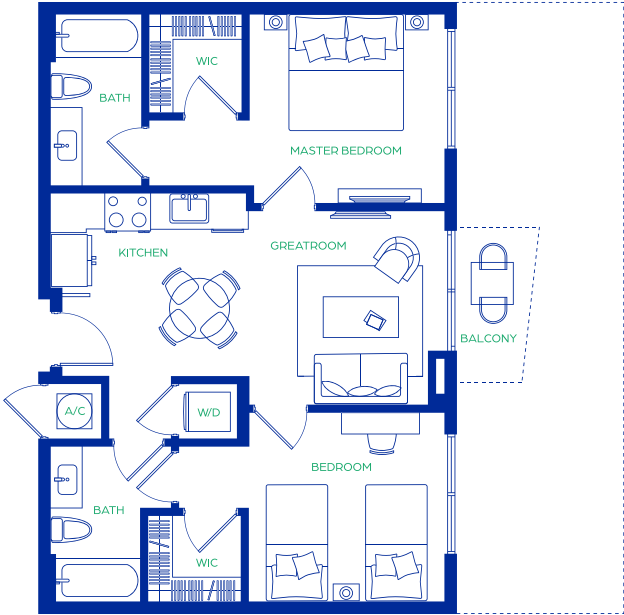
A7

Interior: 575 Sq.Ft.  
Balcony: from 38 Sq.Ft. to 234 Sq.Ft.



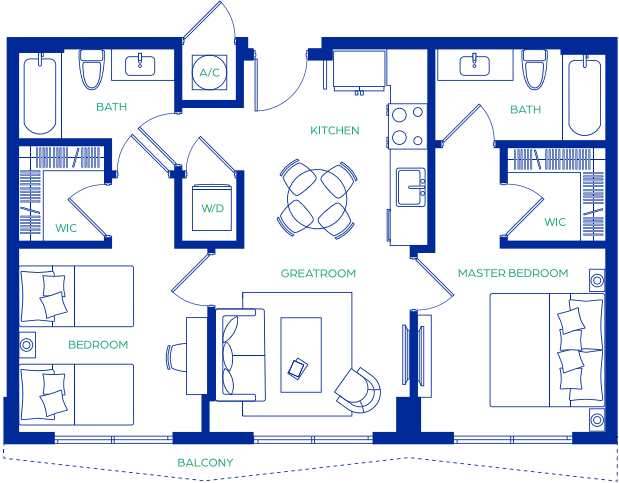
# RESIDENCE TYPE B

2 Bedroom / 2 Bathroom



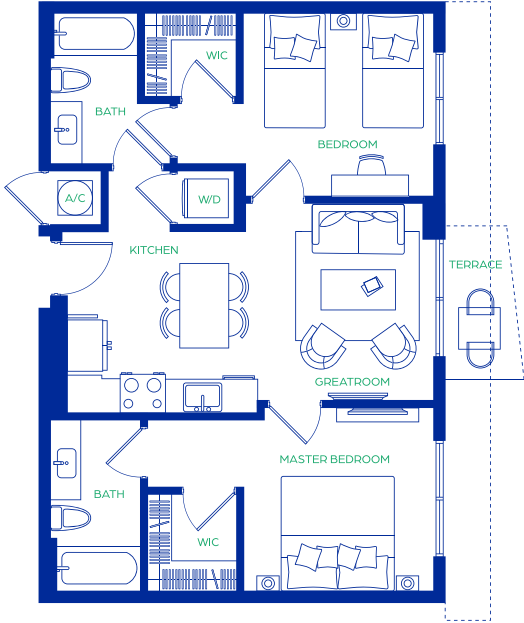
B1

Interior: 845 Sq.Ft.  
Balcony: from 38 to 578 Sq.Ft.



B2

Interior: 866 Sq.Ft.  
Balcony: from 75 to 95 Sq.Ft.

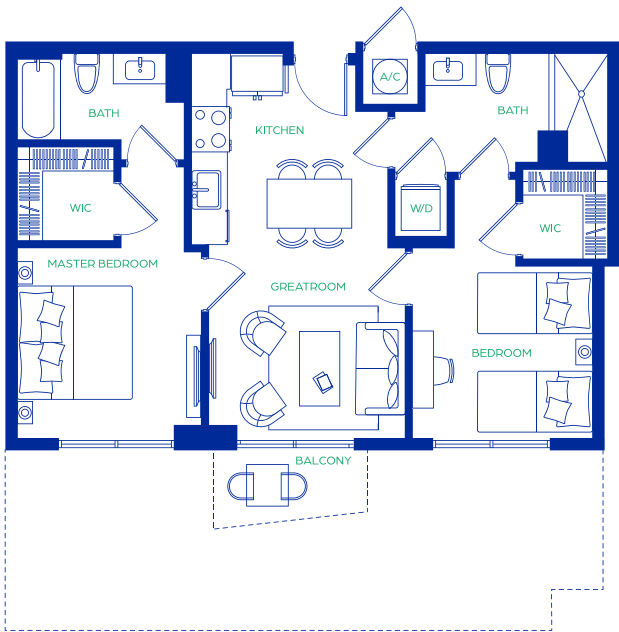


B3

Interior: 852 Sq.Ft.  
Balcony: from 31 to 97 Sq.Ft.

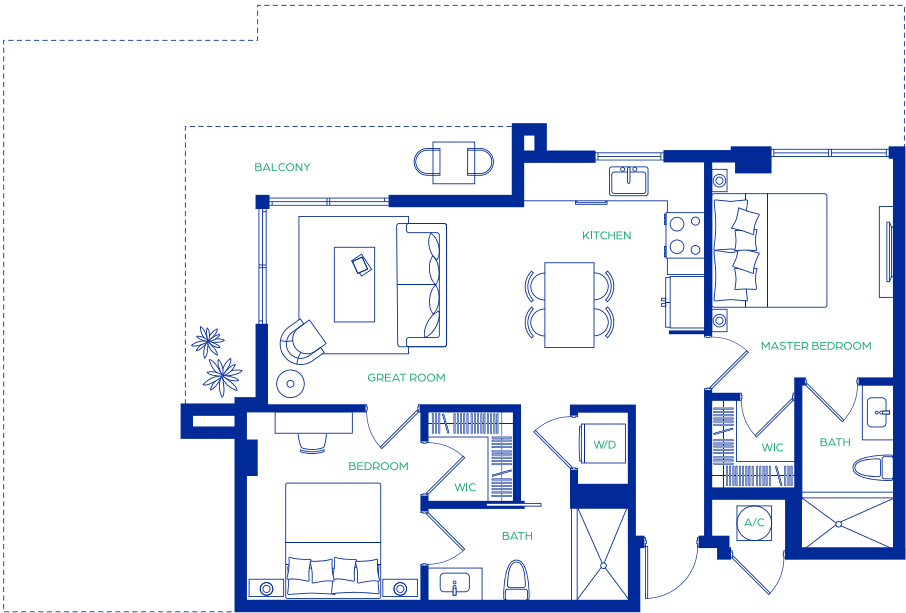
# RESIDENCE TYPE B

2 Bedroom / 2 Bathroom



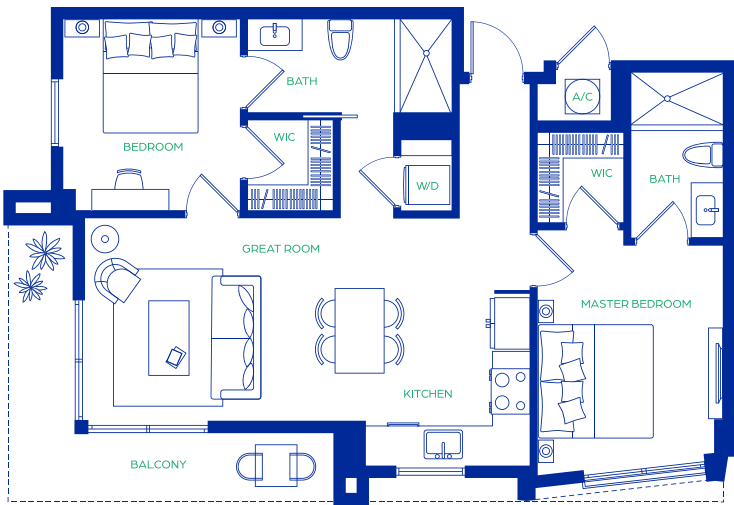
B4

Interior: 870 Sq.Ft.  
Balcony: from 38 to 338 Sq.Ft.



B5

Interior: 951 Sq.Ft.  
Balcony: from 127 to 938 Sq.Ft.



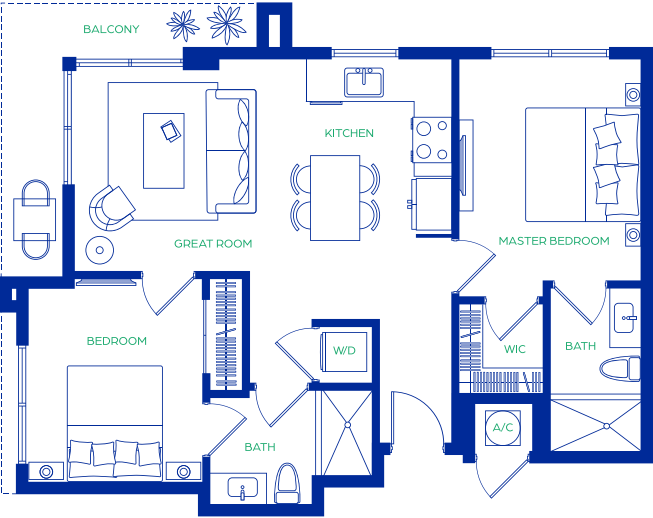
B6

Interior: 957 Sq.Ft.  
Balcony: from 127 to 180 Sq.Ft.



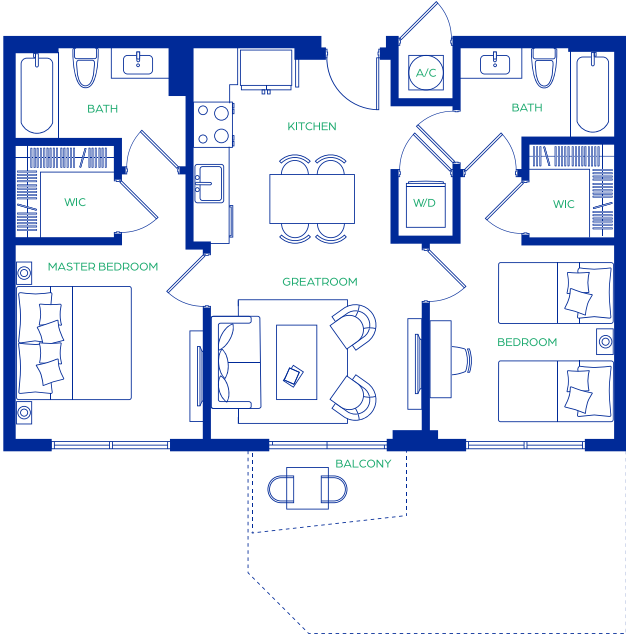
# RESIDENCE TYPE B

2 Bedroom / 2 Bathroom



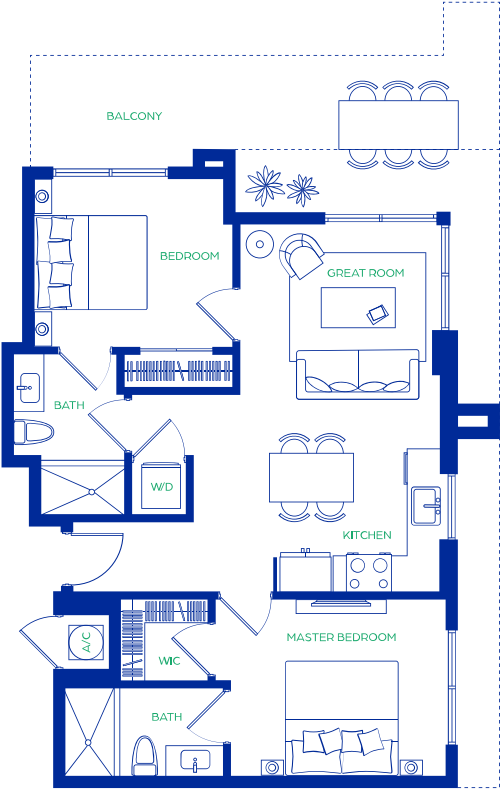
B7

Interior: 914 Sq.Ft.  
Balcony: from 114 to 165 Sq.Ft.



B8

Interior: 875 Sq.Ft.  
Balcony: from 38 to 342 Sq.Ft.



B9

Interior: 957 Sq.Ft.  
Balcony: from 127 to 180 Sq.Ft.

