







Neology's newest concept, No. 17 Residences, Allapattah, is a lifestyle-driven project in the up and coming, newly re-discovered Fruit Packing District.

The 14-story, attainable luxury rental building is comprised of 192 residential units, in addition to seven ground-floor,

walk-up units. Aiming for an integrated experience, residents will have access to state-of-the-art amenities, including smart technology for package receiving, a digital concierge, a gym featuring virtual fitness, a pool, a rooftop deck with unparalleled views of the Miami skyline, and a Bark Park for dogs to play.







# Welcome

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The building focuses on authenticity, on bringing an experience that is modern, forward thinking and attainable to cater to all the needs of today's urbanites,

fostering a sense of community that shares many social spaces expressed through its architecture and interiors, high-end finishes and comfort.

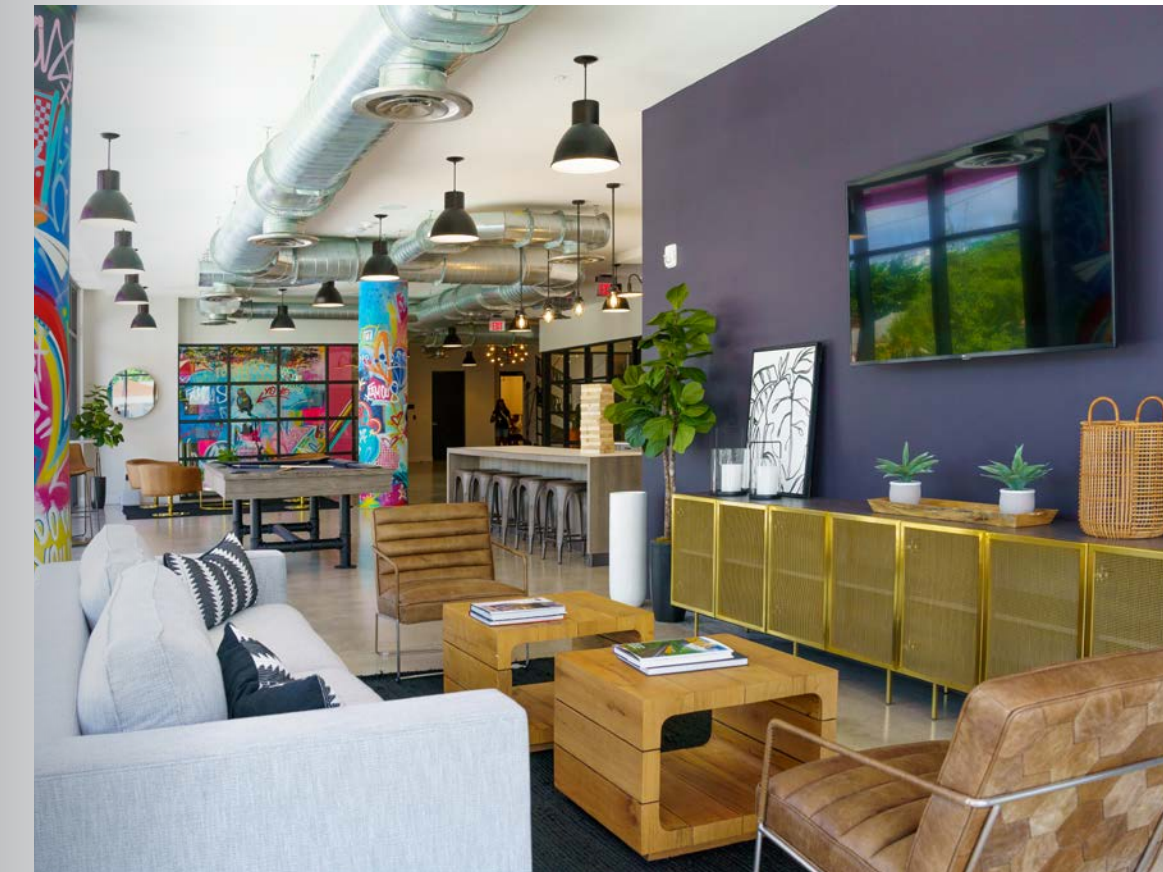
# A community created by visionaries, for visionaries.





# Community Amenities

- Expansive urban park
- Lobby lounge with co-working and social spaces
- TV lounge area
- Art-inspired Pool Deck
- Indoor/outdoor clubroom area
- Pool side cabanas
- Fitness Center
- On Demand virtual fitness classes
- Outdoor movie theater
- Bark Park
- Bike storage
- 24-hr secure package rooms
- On-site parking
- Zoom room
- Smart technology building
- WIFI in common areas





**Perfect  
sunsets in  
a perfect  
setting.**







# Unit Features

- Full-length windows
- Open floorplan kitchen
- Stainless steel appliances
- Quartz Countertops
- Washer-Dryer in every unit
- Balconies (in select units)
- Walk-in closet (in select units)
- Smart home technology





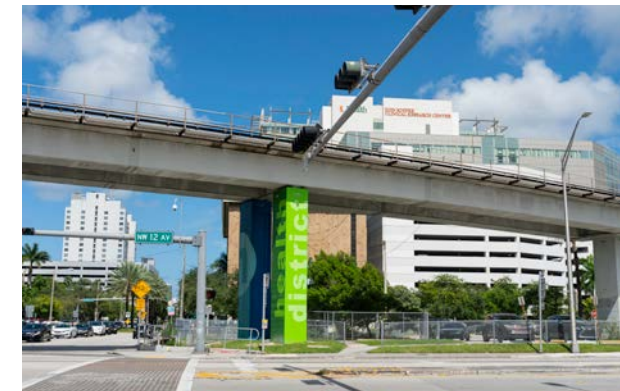
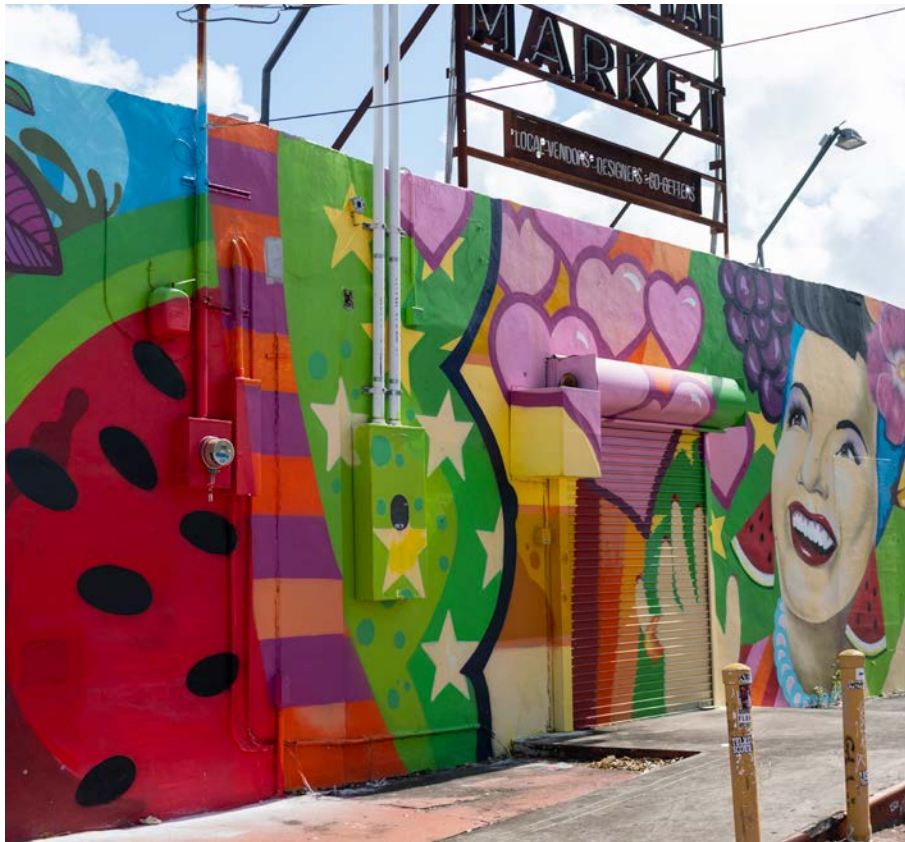
# Our Neighborhood

Allapattah is one of the original neighborhoods that comprised Miami. It is now an up and coming area in the urban core that is centrally located to the Brickell, Downtown, Wynwood and Miami River areas. Long dubbed the Fruit Packing District

and named for the seminole word for alligator, the area boasts of all good things Miami, from quiet streets all the way to the bustling Health District area. It has charm, authenticity, amazing dining options and many hidden gems to discover.



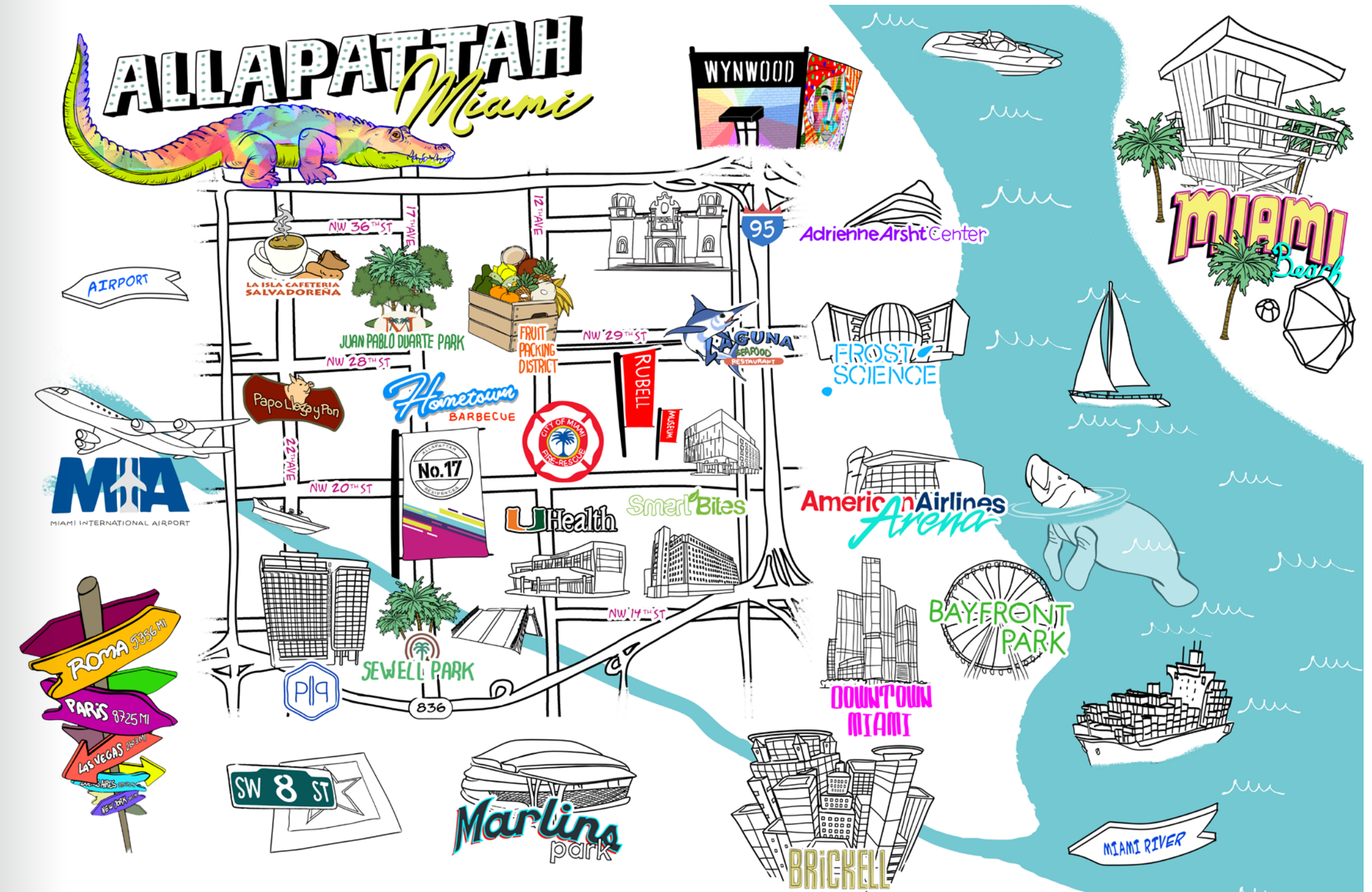






# Points of Interest

- Miami River
- Jackson Memorial Hospital
- Miami VA Medical Center
- University of Miami Health System
- City of Miami Fire Rescue Station 5
- Rubell Museum
- National Produce Miami (Fruit Packing)
- City Courthouse (Richard Gerstein Justice Building)
- University of Miami Science and Technology Park
- Corpus Christi Catholic Church
- Civic Center Train Station
- Juan Pablo Duarte Park
- Sewell Park
- Smart Bites to Go
- Papo Llega y Pon
- Hometown BBQ
- Laguna Seafood Restaurant
- La Isla Cafeteria Salvadoreña
- Miami International Airport (4.5 miles)
- Marlins Park (0.7 miles)
- Calle 8 (1.7 miles)
- Miami Beach (6.7 miles)
- Wynwood (2.5 miles)
- Adrienne Arsh Center (2.5 miles)
- Frost Science ( 2.6 miles)
- American Airlines Arena ( 3 miles)
- Bayfront Park ( 3.6 miles)
- Downtown Miami ( 3 miles)
- Brickell ( 3.7 miles)







The newest concept of



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