

MODERN RESIDENCES

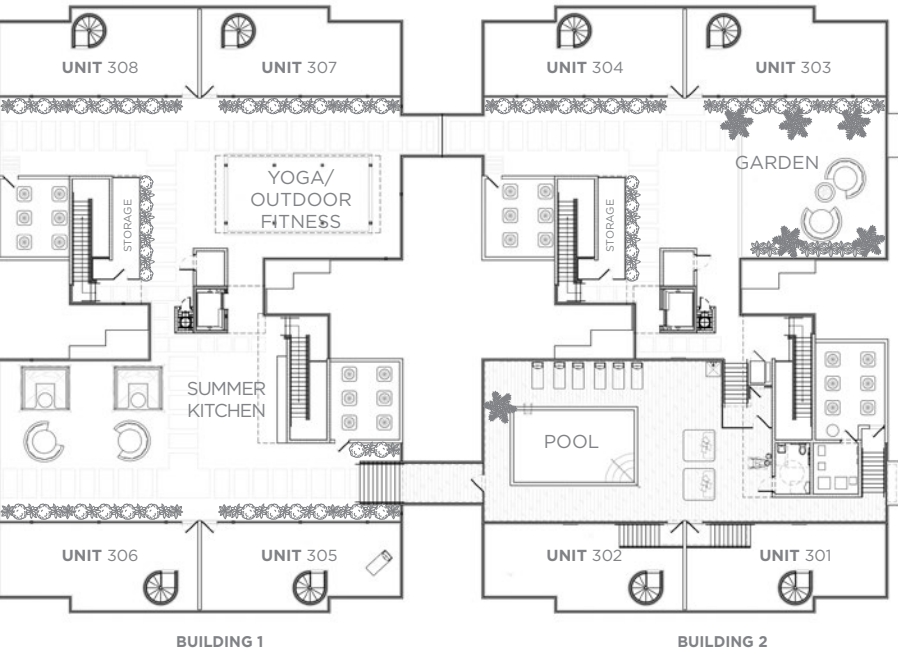
24 BOUTIQUE RESIDENCES FOR THE VISIONARIES THAT WILL CALL IT HOME

Eleven in the Roads is a boutique collection of 2, 3 & 4 bedroom modern residences, designed by award-winning architect Kobi Karp, at the nexus of the best arts, culture, shopping, restaurants and entertainment that Miami has to offer.

Overlooking the tree-tops, just steps from vibrant Brickell, Eleven in The Roads is Miami's best-kept secret that introduces the next generation of low-rise boutique urban living. The 24 bespoke residences that vary from 1,373 to 2,177 square feet and have assigned parking. They are all corner units that sparkle with light and feature open and spacious floor plans with up to 10' foot ceilings.

The residences vary from 1,372 to 2,177 square feet and feature open floor plans with up to 10' foot ceilings, high-impact glass windows, imported Italian kitchen and bathroom cabinetry, quartz counter tops, en-suite bathrooms, oversized balconies, private gardens, decks and roof-top terraces.

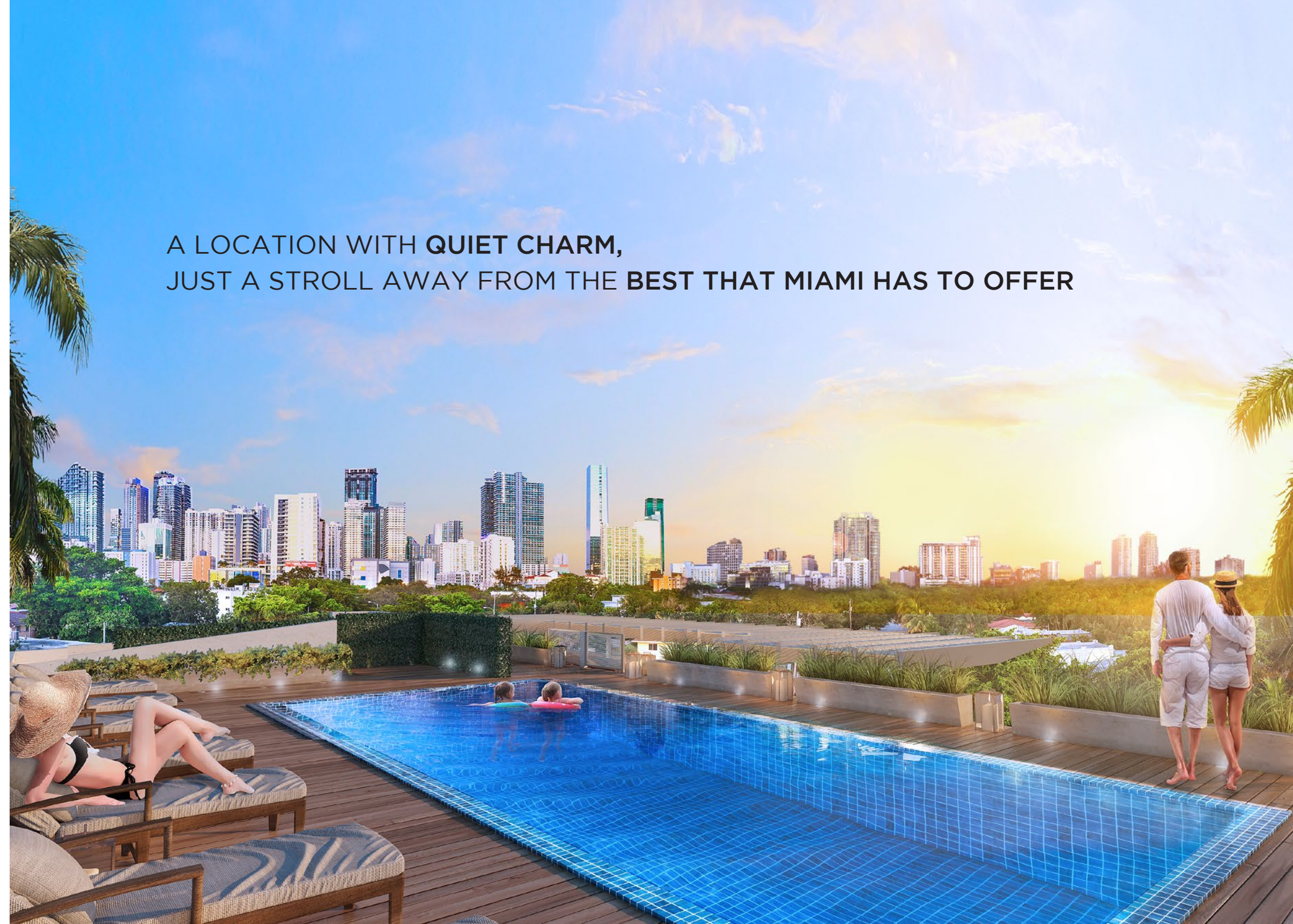
ROOFTOP AMENITIES



GOURMET KITCHENS



SPA-STYLE BATHROOMS



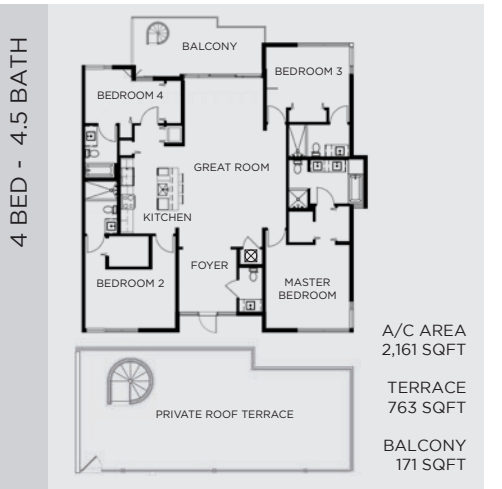
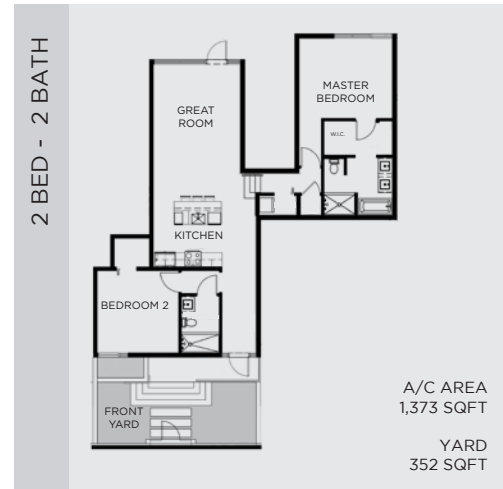
A LOCATION WITH **QUIET CHARM,**  
JUST A STROLL AWAY FROM THE **BEST THAT MIAMI HAS TO OFFER**

PRIME LOCATION

Eleven in the Roads is within the green surroundings of the charming neighborhood of The Roads – planned by Mary Brickell in 1922 as a pedestrian-friendly residential neighborhood with wide streets, median parkways and roundabouts with Miami native plants. The project is nestled in a residential environment for family living and a stroll away from vibrant Brickell and its upscale amenities.



- 1 Coral Way: Restaurants
- 2 I-95 Access
- 3 Walgreens
- 4 Publix
- 5 Brickell Metromover Station
- 6 Brickell Metrorail Station
- 7 Simpson Park
- 8 Brickell Ave.: Banks & Restaurants
- 9 Mary Brickell Village
- 10 Brickell City Centre
- 11 Whole Foods Market
- 12 Miami Dade College
- 13 Bayfront Park
- 14 Miami Central: All Aboard Florida
- 15 American Airlines Arena
- 16 Miami World Center
- 17 Museum Park
- 18 Perez Art Museum Miami
- 19 Patricia and Phillip Frost Museum of Science
- 20 Adrienne Arsht Center of the Performing Arts
- 21 Resort World Miami
- 22 UM Hospital
- 23 Vizcaya Museum Gardens
- 24 Mercy Hospital



BUILDING FEATURES

- > 24 Residences
- > 18 Layouts
- > 3 Stories
- > 2 Elevators
- > Rooftop amenities deck
- > Covered parking spaces for each unit
- > Covered bicycle parking area
- > Private storage available for all units





A BOUTIQUE PROJECT OF 24 RESIDENCES  
SPARKLING WITH LIGHT, SPACE, AND ROOFTOP AMENITIES



design by unlimited

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PROJECT LOCATION: 551 S1 11TH ST. MIAMI, FL 33129



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# ELEVEN

IN THE ROADS

WELCOME TO  
THE NEXT GENERATION  
OF LOW-RISE URBAN LIVING