



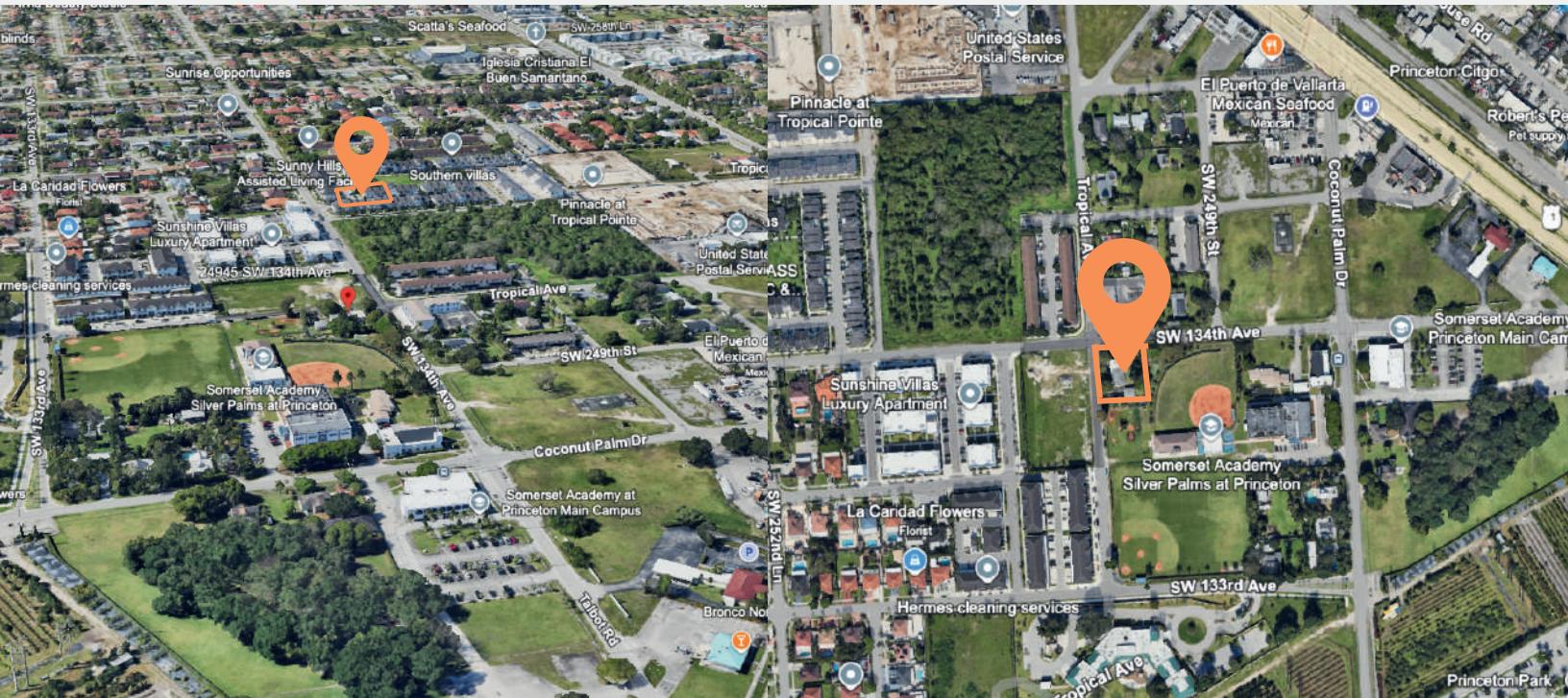
MAYUMA APARTMENTS

Prime Lot for Sale with County-Approved Building Plans

MULTIFAMILY DEVELOPMENT OPPORTUNITY



CARALEX
INTERNATIONAL REALTY GROUP



OPPORTUNITY OVERVIEW

Mayuma Apartments is an exclusive development opportunity presented by **Caralex International Realty Group**. Strategically located in Miami, Florida, the property spans 0 (19,602 SQSF, for a 3-story multifamily residential building. The approved plans include 25 residential units, thoughtfully designed with a sleek, contemporary architectural style that balances functionality and aesthetics. With all development approvals in place, this project offers a streamlined path to construction in one of Miami's most rapidly growing areas.

Project Type:	Residential Multifamily
Building Area:	23,600 SQFT
Building Height:	3 Stories (As per approved plans)
Total Units:	25 Units (As per approved plans)
Unit Mix:	1-Bedroom and 2-Bedroom Units

Parking:

32 Spaces Total Divided As Follows

- 29 Standard Spaces
- 1 Compact Space
- 2 Handicap Spaces
- 3 EV Charging Stations (EVSE)



Miami-Dade SMART Plan

Mayuma Apartments benefits from its strategic proximity to the South Dade TransitWay, one of the five key rapid transit corridors under the Strategic Miami Area Rapid Transit (SMART) Program. This 20-mile corridor connects some of Miami-Dade's fastest-growing communities, providing seamless mobility between the Miami Central Business District, Pinecrest, Palmetto Bay, Cutler Bay, Homestead, and Florida City.

Located just minutes from the SW 264th Street Station, Mayuma Apartments offers exceptional connectivity. This ensures residents have quick, easy access to public transportation, making commuting more efficient and enhancing the property's appeal for those seeking convenience and accessibility in the heart of Miami-Dade.



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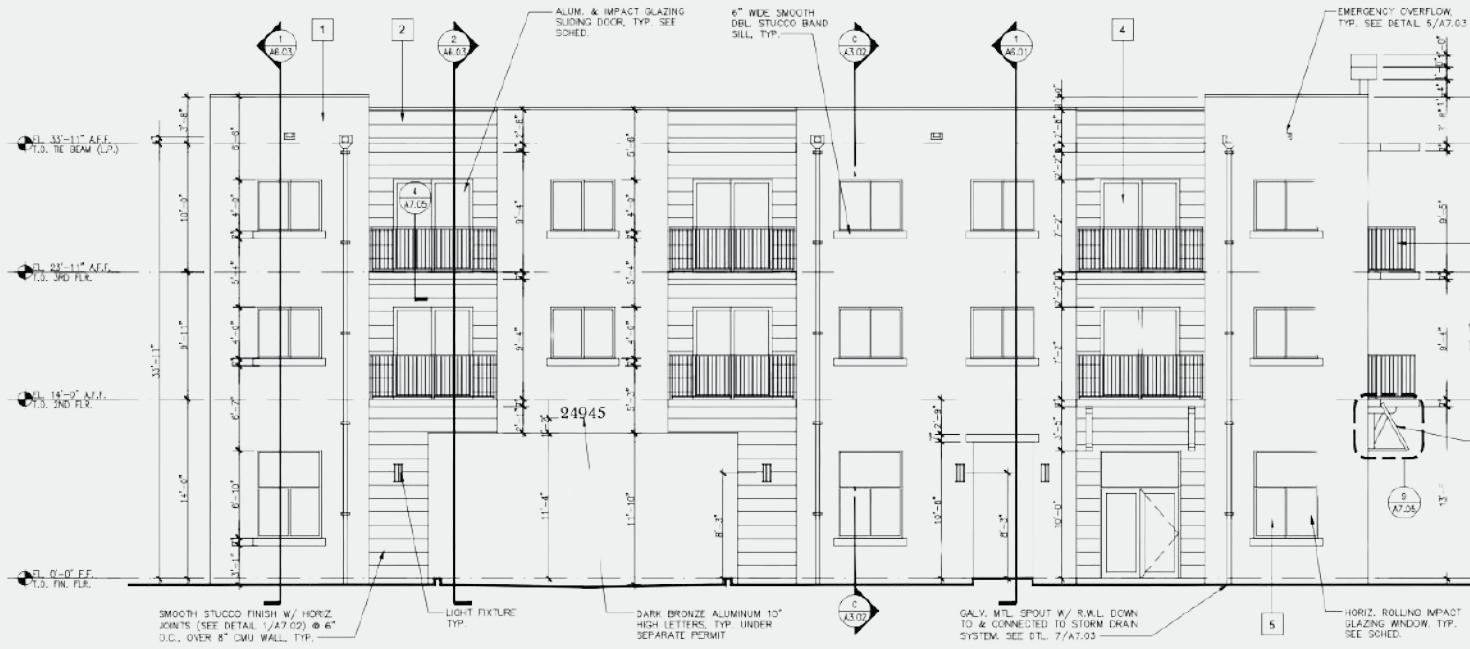


FLOOR	1B/1B	2B/2B	TOTAL
GROUND	I	2	3
SECOND	5	6	II
THIRD	5	6	II
TOTAL	II	14	25

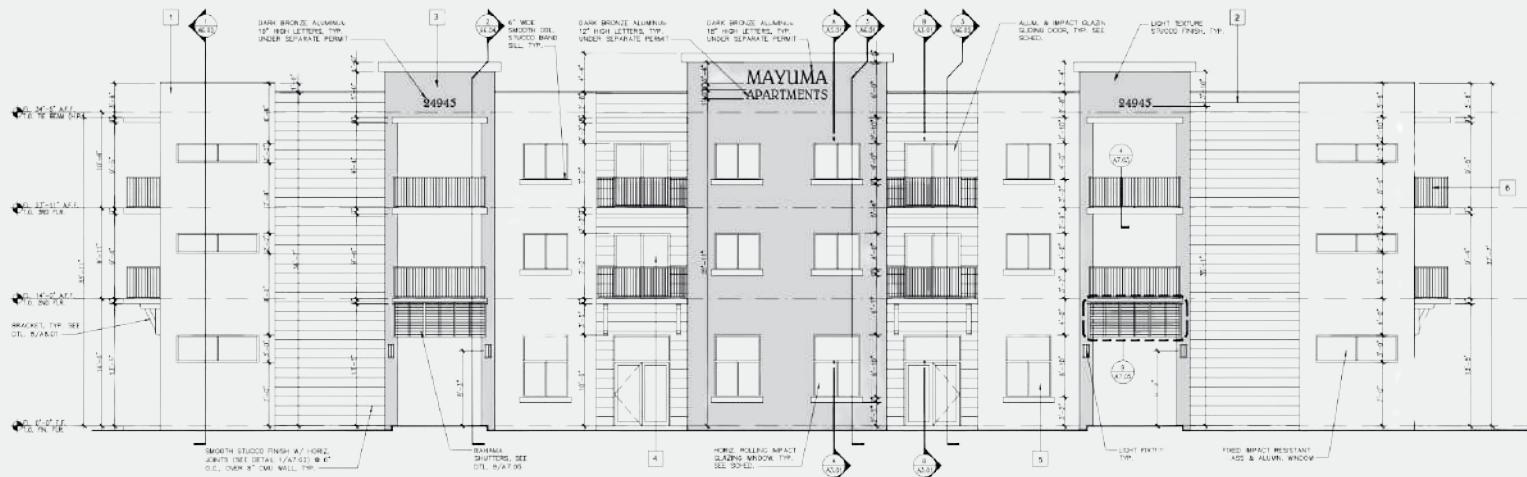


SITE PLAN

24945 SW 134 AVE



SIDE ELEVATION (WEST)



FRONT ELEVATION (SOUTH)

SCALE: 3/16"=1'-0"



MAYUMA APARTMENTS

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