

Centralis Residences



Miami

Purchaser's Guide

RESIDENCE SIZES

1Bed / 1Bath

622 - 716 SQ.FT. (58 - 67 sq. m.)

2Bed / 2Bath

912 - 1,057 SQ.FT. (85 - 98 sq. m.)

TEAM

Gamla Cedron Group

Developer

Behar Font

Architect

RESIDENCE FEATURES

- Open-concept kitchens with modern floorplans.
- Approx. 9-foot ceilings
- Elegant quartz countertops.
- In-residence washer & dryer.
- Black-out shades in bedrooms for privacy and comfort.
- Luxury wood-style flooring throughout.
- Expansive city and skyline views from your residence, with serene sunset views overlooking the pool deck

An 8-story boutique condominium built in 2023, featuring 100 thoughtfully designed residences with assigned covered parking offering city and skyline views.



AMENITIES

- Pool deck with private cabanas.
- Elegant resident lounge
- State-of-the-art 24/7 fitness center.
- Sundeck grilling area
- Pet-friendly spaces designed for convenience.

LOCATION

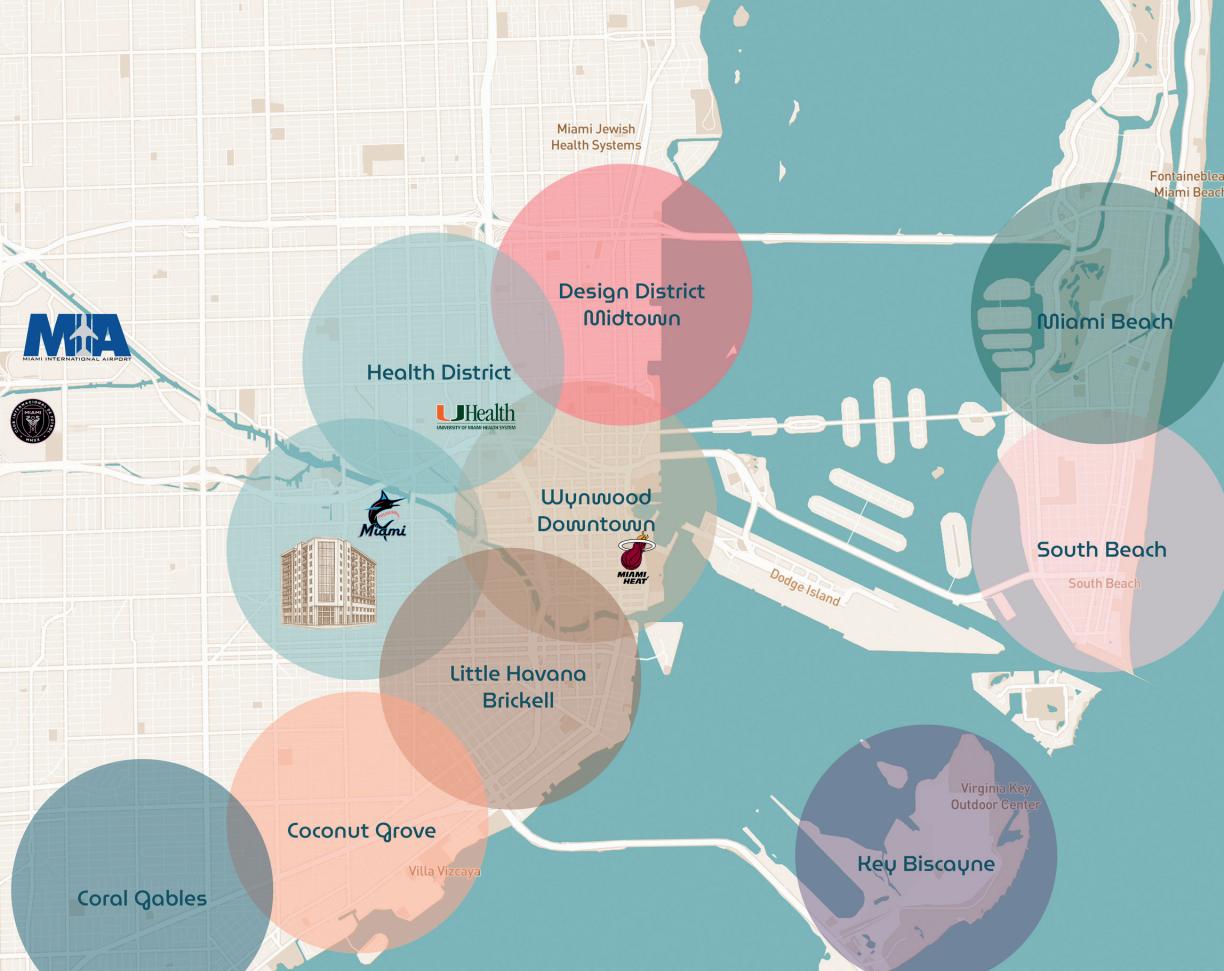
- Minutes from Downtown, Brickell, Wynwood, the Miami River, Coconut Grove, and Coral Gables.
- Steps from the revitalized Calle Ocho in Little Havana
- Less than a mile away from the second-largest health district in the United States
- Walking distance to Loan Depot Park (Miami Marlins Baseball Stadium)
- Minutes from Miami International Airport and Miami Freedom Park
- Prime access to SR-836's new double-decked expressway, connecting you seamlessly to Downtown, the Signature Bridge, and Miami Beach.



INVESTMENT OPPORTUNITY

A unique opportunity to invest in a newly converted 2023 condominium in Miami's vibrant and evolving Little Havana. With flexible rental policies, immediate cash flow, and prime location, this project offers both stability and growth potential.

- **Flexible Rental Policy** – 12x per Year: Investors can rent units monthly, maximizing short- or mid-term rental income with more flexibility than traditional condos.
- **Turnkey Income** – Some Units Already Leased: Immediate cash flow from existing tenants makes this a hassle-free, income-generating investment from day one.
- **Evolving Little Havana Location** - The area is rapidly revitalizing with new developments, restaurants, and cultural attractions, while being minutes from Downtown & Brickell.
- **Condo Conversion Advantage** - Completed in 2023 with modern interiors and systems. No pre-construction delays, priced below new luxury builds.
- **Strong Rental Demand & ROI Potential** - Miami's rental market continues to rise, with Little Havana offering strong yields at a lower entry point compared to nearby areas.



POINTS OF INTEREST

- Adrienne Arsht Center
- Calle Ocho
- Frost Science Museum
- Cruise Terminals
- FTX Arena
- History Miami Museum
- Miami Children's Museum
- Miami International Airport
- New World Symphony
- Perez Art Museum
- Wynwood Walls
- Viscaya Museum & Gardens

SHOPPING

- Aventura Mall
- Bal Harbour Shops
- Bayside Marketplace
- Brickell City Center
- Dadeland Mall
- Dolphin Mall
- Lincoln Road
- Merrick Park
- Miami Design District
- River Landing Shops

MARINAS

- 5th Street Marina
- Dinner Key Marina
- Grove Harbour Marina
- Marine Stadium Marina
- Miamarina at Bayside
- Rickenbacker Marina
- River Landing Marina
- Sunset Harbour Yacht Club
- Venetian Marina & Yacht Club
- Vice City Marina



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, REFERENCE SHOULD BE MADE TO THE DOCUMENTS REQUIRED BY SECTION 78.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

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