

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

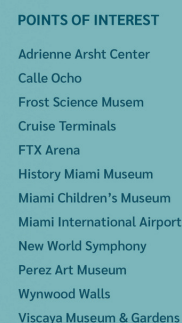
- Minutes from Downtown, Brickell, Wynwood, the Miami River, Coconut Grove, and Coral Gables.
- Steps from the revitalized Calle Ocho in Little Havana
- Less than a mile away from the second-largest health district in the United States
- Walking distance to Loan Depot Park (Miami Marlins Baseball Stadium)
- 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.



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

- 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



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