

Centralis

Residences

Miami

Fact Sheet

Building Overview

- 8-story boutique condominium built in 2023 consisting of 100 residences
- Assigned, covered parking
- One-bed one-bath (622-716 SF)
- Two-bed two-bath (912-1,057 SF)
- Private balconies with sweeping 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.

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.
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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
- Minutes to River Landings Shops and Marina
- Walking distance to Loan Depot Park (Miami Marlins Baseball Stadium)
- Minutes from Miami International Airport and Miami Freedom Park
- Ideal access to Dolphin Expressway, I-95, and I-395, providing direct connections across Miami—including a route east to Miami Beach via I-395/MacArthur Causeway & the future Signature Bridge



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.
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